SPRINGDALE™

WE'RE MAKING IT HAPPEN

OCTOBER 6, 2026

PLANNING COMMISSION MEETING

SECURITY

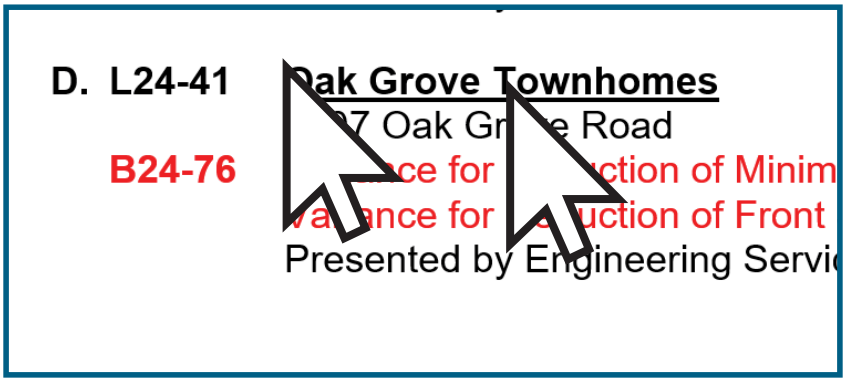
The City of Springdale has been notified of scam emails targeting planning and zoning applicants nationwide. These emails may impersonate city staff and request illegitimate payments. Verify all payment instructions by contacting the city directly using official contact information (479-750-8119). Report suspicious activity to our office immediately.

Please be aware:

- ☐ The City of Springdale **does not** request payment via wire transfer.
- ☐ If you receive a suspicious message that appears to come from a city employee, **do not respond or send any money.** Instead, contact our office directly.

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PACKET NAVIGATION



Click on any agenda item to jump to the corresponding page number



Click on “Return to Agenda” on the bottom corner of any page to return to the agenda contents

SPRINGDALE PLANNING COMMISSION
201 SPRING STREET
5:00 P.M.
OCTOBER 6, 2026
TENTATIVE AGENDA

I. Pre-Meeting Activities
Pledge of Allegiance
Invocation

II. Call to Order

III. Roll Call

IV. Approval of Minutes (September 1, 2026)

V. Tabled Items

A. C26-07 **Sabor del Campo**
2246 E. Robinson Avenue
Use Unit 44 (Mobile Vending) in a C-2
B26-41 Variance from Utility Requirement for Use Unit 44 (Mobile Vending)
Variance for Increased Mobile Vending Unit Size from 160ft^2 to 176ft^2
Presented by Maria Elena Ceja Centeno

B. L26-02 **Success Avenue Flats**
North of Success Avenue, East of S. Cleveland Street
Presented by Engineering Services, Inc.

C. L26-17 **RaceTrac**
4720 W. Sunset Avenue
B26-95 Variance for Maximum Freestanding Sign Limit
Variance from Minimum Distance Between Drives on Single Tract & Adjacent Tract
B26-96 Variance from Commercial Design Standards
(A) Parking Lot Orientation
(B) Pedestrian Flow
(C) Entryway and Foundation Landscaping
W26-49 Waiver of Street Improvements on W. Sunset Avenue
Presented by Crafton Tull

D. L26-22 **Hank's Furniture**
5177 Watkins Avenue
W26-40 Waiver of Street Improvements on Mary Frances Lane
Presented by A4Civil

E. B26-90 **Ury Portilla Juarez & Jairo Y. Portilla**
200 E. Sunset Avenue
Variance from Paving Requirements
Presented by Jairo Y. Portilla

F. B26-98 **DJ Custom Homes, Inc.**
804 N. Virginia Street
Variance from Minimum Lot Size for a Duplex in an MF-16 from 9,000ft^2 to 8,700ft^2
Presented by Daniel Jimenez

G. W26-39 **Robinson Trailer Sales**
3018 E. Robinson Avenue
Waiver of Street Improvements on E. Robinson Avenue
Presented by Cody Smith

VI. Public Hearing – Rezoning

A. R26-42 **Goodwin Joint Revocable Trust**
1650 Albright Road
From A-1 to SF-2
RP26-12 Clear Creek Acres, Lot 38
B26-112 Variance from Minimum Street Frontage in an A-1 from 200' to 170'
W26-47 Waiver of Street Improvements on Albright Road
Presented by Alan Reid & Associates

B. R26-43 **TLJ Properties, LLC**
836 N. 48th Street
From C-2 to C-5
Presented by Crafton Tull

VII. Public Hearing – Conditional Use

A. C26-17 **Queen Beans Espresso**
TABLED PER STAFF
983 W. Sunset Avenue
Use Unit 44 (Mobile Vending) in a C-2
Presented by NWA Real Estate Solutions, LLC

VIII. Preliminary Plats, Replats, & Final Plats

A. PP26-08 **Stagecoach Subdivision**
TABLED PER W26-45
2544 Butterfield Coach Road
Waiver of Street Improvements on Butterfield Coach Road
APPLICANT Presented by Bates & Associates

B. PP26-10 RASAE Investments, LLC
2230 N. 48th Street
FP26-09 RASAE Investments, LLC
B26-111 Variance from Minimum Lot Size in an A-1 from 2 Acres to 1 Acre
W26-42 Waiver of Street Improvements on N. 48th Street
Presented by Alan Reid & Associates

C. PP26-11 Turner Street Subdivision
SW Corner of W. Don Tyson Parkway & Turner Street
B26-121 Variance from Minimum Centerline Offset Requirement for Streets Facing Each Other from 200' to 135'
W26-48 Waiver of Street Stub-Outs to the West
Waiver of Street Improvements on W. Don Tyson Parkway
Presented by Blew & Associates

D. RP26-12 Clear Creek Acres
1650 Albright Road
Lot 38
Presented by Alan Reid & Associates

E. FP26-09 RASAE Investments, LLC
2230 N. 48th Street
Presented by Alan Reid & Associates

IX. Large Scale Developments

A. L26-21 518 Mill Street
518 Mill Street
FB26-14 Deviation from Neighborhood Center Type 2 (NC2) Access Requirements
Presented by Odyssey Engineering

B. L26-23 Ministerio Restaurada Mana
2919 E. Emma Avenue
B26-120 Variance from Minimum Width of Two-Way Drive from 24' to 20'
Variance from Minimum Width of One-Way Drive from 15' to 12'
Variance from Minimum Distance between a Drive to an Arterial Street Intersection from 120' to 66.65'
B26-122 Variance from Commercial Design Standards
(A) Parking Lot Orientation
(B) Landscaping
W26-46 Waiver of Street Improvements, Sidewalk, on E. Huntsville Avenue
Presented by SiteWise Civil Engineering

C. L26-24 Iglesia de Cristo-Miel
1820 N. 48th Street
B26-119 Variance from Commercial Design Standards
(A) Landscaping
W26-44 Waiver of Street Improvements on N. 48th Street
Presented by Blew & Associates

D. L26-25 Single Parent Scholarship Fund of NWA
Corner of Young Farms Avenue & Founders Park Drive
Presented by Engineering Services, Inc.

X. Public Hearing – Form Based Code

A. FB26-14 518 Mill Street
518 Mill Street
Deviation from Neighborhood Center Type 2 (NC2) Access Requirements
Presented by Odyssey Engineering

B. FB26-15 Harvey & Bernice Jones Center for Families, Inc
Parcel Southeast of Huntsville Avenue & Laura Street
From NC1 to NC2
Presented by Crafton Tull

XI. Board of Adjustment

A. B26-111 RASAE Investments, LLC
2230 N. 48th Street
Variance from Minimum Lot Size in an A-1 from 2 Acres to 1 Acre
Presented by Alan Reid & Associates

B. B26-112 Goodwin Joint Revocable Trust
1650 Albright Road
Variance from Minimum Street Frontage in an A-1 From 200’ to 170’
Presented by Alan Reid & Associates

C. B26-114 Cadillac Properties AR LLC
3427 S. Thompson Street
Variance from Maximum Freestanding Sign Height from 30’ to 60’
Variance from Maximum Freestanding Sign Size from 150ft^2 to 257.28ft^2
Presented by Larry Rogers

D. B26-115 Shirley & Jeffery Murphy
1407 Buena Vista Circle
Variance from Maximum Front Fence Height Requirements from 3’ to 6’
Presented by Shirley Murphy

E. B26-116 Alexander & Kristin Passantino
269 Via Taldo Street
Variance for Reduction of Rear Setback from 20’ to 10’
Presented by Dana Roza

F. B26-117 JDA Home Investment, LLC
1001 W. Center Avenue
Variance from Minimum Parking Requirement from 5 Spaces to 2 Spaces
Presented by Oscar Rodriguez Medina

G. B26-118 ISC East Hwy 265, LLC
Parcels south of 1517 E. Robinson Avenue & East of Old Missouri Road
Variance from Paving Requirement
Presented by Will A. Kellstrom, Watkins, Boyer, Gray & Curry, PLLC

H. B26-119 Iglesia de Cristo-Miel
1820 N. 48th Street
Variance from Commercial Design Standards
(A) Landscaping
Presented by Blew & Associates

I. B26-120 Ministerio Restaurada Mana
2919 E. Emma Avenue
Variance from Minimum Width of Two-Way Drive from 24' to 20'
Variance from Minimum Width of One-Way Drive from 15' to 12'
Variance from Minimum Distance between a Drive to an Arterial Street Intersection from 120' to 66.65'
Presented by SiteWise Civil Engineering

J. B26-121 Turner Street Subdivision
SW Corner of W. Don Tyson Parkway & Turner Street
Variance from Minimum Centerline Offset Requirement for Streets Facing Each Other from 200' to 135'
Presented by Blew & Associates

K. B26-122 Ministerio Restaurada Mana
2919 E. Emma Avenue
Variance from Commercial Design Standards
(A) Parking Lot Orientation
(B) Landscaping
Presented by SiteWise Civil Engineering

L. B26-123 Michael & Audrey Copeland
TABLED PER STAFF
8836 Carrie Smith Road
Variance to Allow Existing Non-Conforming Structures to Remain
Presented by Michael & Audrey Copeland

XII. Waivers

A. W26-42 RASAE Investments, LLC
2230 N. 48th Street
Waiver of Street Improvements on N. 48th Street
Presented by Alan Reid & Associates

B. W26-44 Iglesia de Cristo-Miel
1820 N. 48th Street
Waiver of Street Improvements on N. 48th Street
Presented by Blew & Associates

C. W26-45 **Stagecoach Subdivision**
TABLED PER APPLICANT
2544 Butterfield Coach Road
Waiver of Street Improvements on Butterfield Coach Road
Presented by Bates & Associates

D. W26-46 **Ministerio Restaurada Mana**
2919 E. Emma Avenue
Waiver of Street Improvements, Sidewalk, on E. Huntsville Avenue
Presented by SiteWise Civil Engineering

E. W26-47 **Goodwin Joint Revoable Trust**
1650 Albright Road
Waiver of Street Improvements on Albright Road
Presented by Alan Reid & Associates

F. W26-48 **Turner Street Subdivision**
SW Corner of W. Don Tyson Parkway & Turner Street
Waiver of Street Stub-Outs to the West
Waiver of Street Improvements on W. Don Tyson Parkway
Presented by Blew & Associates

G. W26-49 **RaceTrac**
4720 W. Sunset Avenue
Waiver of Street Improvements on W. Sunset Avenue
Presented by Crafton Tull

XIII. Other

A. Springdale Planning Commission 2027 Schedule of Meeting Dates & Submission Deadlines
Presented by Sharon Tromburg

XIV. Planning Director's Report

XV. Adjourn

Conditional Use Memo

To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: October 6, 2026
Re: **C26-07 Conditional Use Request**

A request by Sabor del Campo, LLC (Ma Elena Ceja Centeno) for a Use Unit 44 (Mobile Vending) in a General Commercial District (C-2). Mobile vending is the sale of goods or food from a portable, non-permanent setup (such as a vehicle, trailer, cart, or stand). It requires Conditional Use approval and must meet additional standards in the zoning ordinance *(Article 6, Section 3.16)*

LOCATION
The proposed food truck's location is 2246 E. Robinson Avenue, at the current business of E&S Auto Sales.

EXISTING CONDITIONS & PARKING
UPDATE: The requests were tabled in May to allow the applicants to address concerns regarding parking, circulation, vehicle inventory, and the overall condition of the site. Since that time, they have retained a professional to complete a property survey and site plan, reduced vehicle inventory by approximately 80 percent, cleaned and reorganized the property, sealed and striped the parking area, and began additional fencing, lighting, signage, and appearance improvements. The applicants are returning to the Planning Commission with a revised submission and substantial site improvements addressing the concerns raised at the previous hearing.

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.

SIZE AND LOCATION
☒ Max 160 sq. ft. if accessory use
Variance requested
☑ Cannot be in front setback
☒ No utility connections allowed
Variance requested
☑ 1,320 ft. separation between units
☑ Must maintain 3 parking spaces for vendor use

SITE STANDARDS
☑ Property must meet dustproofing/paving rules
☑ Cannot block required parking for other uses
☑ Parking lot lighting required
☑ Signs = temporary only, no flashing lights
☑ Health certificate must be displayed *(if required)*

HOURS
☑ Allowed 7:00 a.m. – 10:00 p.m. only

CONDUCT & CLEANLINESS
☑ Must not obstruct traffic, sidewalks, or signage
☑ No loud devices/no ordinance violations
☑ Vendors must collect trash within 20 ft. of site

DISTANCE RESTRICTIONS
☑ Not allowed within 100 ft. of residential zoning, freeway ramps, or building entrances/exits
☑ Not allowed within 50 ft. of intersections, crosswalks, driveways, bus stops, fire hydrants, ADA spaces, pedestrian areas, or public ROW/sidewalks

ADDITIONAL RESTRICTIONS ON MOBILE VENDING SITES:

- Parking and loading areas identified
- May not operate between the hours of 10:00 p.m. and 7:00 a.m.
- No obstruction of parking spaces is required for the operation of any other use on the site.
- Maintain on the site a minimum of three parking spaces designated for their use.
- If a health certificate is required, display the health certificate in a manner visible to customers.
- No obstruction of pedestrian or motor vehicle traffic flow.
- No obstruction of traffic signals or regulatory signs.
- No vending upon a public way.
- No sound device that produces a loud and raucous noise in violation of city ordinance, or violation of any other city ordinances in connection with the vending operation.
- Keep vending sites clean and free of paper or refuse of any kind generated from the operation of their business. Collect and deposit all trash or debris accumulating within twenty (20) feet of any vending stand into a trash container.
- Submission of approved gray water disposal by Springdale Water Utilities.
- Submission of an approved grease disposal method approved by the Arkansas Department of Health.
- All signs must meet the requirements of a temporary sign (Section 98-61). No flashing signs or lights are allowed.

SITE SPECIFIC CONDITIONS FOR 2246 E. ROBINSON AVENUE

- The property shall be operated and maintained in substantial conformance with the revised site plan approved by the Planning Department.
- Vehicles associated with the automobile-sales business shall be confined to the designated spaces shown on the approved site plan, and the cleared rear portion of the property shall remain free of vehicles, automotive parts, tires, equipment, and debris.
- Parking-lot striping, fencing, lighting, screening, and other site improvements shown on the approved plan shall be maintained in good condition.
- Before issuance of a business license, staff shall complete a final site inspection confirming compliance with the approved site plan and all conditions of approval.

Conditional Use Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Ma Elena Ceja Centeno	Name: José Moisés Andrade, Ma Elena Ceja Centeno José M. Andrade, Guadalupe Andrade, Araseli Andrade
E-mail:	E-mail:
Address: 2246 E Robinson Ave	Address: 2246 E Robinson Ave
Springdale, AR 72764	Springdale, AR 72764
Phone: (479) 318-8020	Phone: (479) 365-6521
Site/ Location: 2246 E Robinson Ave, Springdale, AR 72764	Current Zoning: C-2 Commercial
Assessor's Parcel Number(s): 815-28601-000	Use Unit Requested: 44 (Mobile Vending)
	Total Acreage: .80 for the whole property

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Application Requirements

- ☐ A copy of the warranty deed indicating ownership of the property.
- ☐ The zoning classification of the intended location.
- ☐ A site plan in accordance with Chapter 130, Article 2, Section 13.
- ☐ A brief statement explaining the reason for the conditional use request, the intended use of the property, and the effect of property changes upon surrounding land uses.
- ☐ A layman's description of the property (physical address if possible).
- ☐ A list of all adjacent property owners cerfitied by a licensed abstractor or surveyor in the past sixty (60) days.
- ☐ An accurate legal description if the conditional use applies only to a portion of the land.
- ☐ Once application has been accepted and date of public hearing is confirmed, a notification should be sent to all adjacent property owners.
- ☐ Provide the required affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- ☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Fee:

☐ $75.00

STAFF USE ONLY

Date Application Submitted: 8/12/2026 Project Number: C26-07

Date Accepted as Complete: 9/11/2026 Receipt Number: 6931

Conditional Use Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☒ Representative ☐

Describe the conditional use sought and the reasons why it should be approved:

Sabor del Campo, LLC respectfully requests approval of a Conditional Use Permit to operate a mobile food unit at 2246 E Robinson Ave, Springdale, AR 72764. This project is designed as a low-impact, community-focused business that will provide affordable, freshly prepared Mexican food while maintaining full compatibility with surrounding uses. The operation will include controlled hours, adequate parking, and careful management of traffic, noise, and cleanliness. Sabor del Campo will strictly comply with all regulations of the Arkansas Department of Health and local ordinances, ensuring a safe and well-managed environment. Approval of this request will enhance local food options, support small business growth, and contribute positively to the community without creating adverse impacts.

Describe the effects the proposed conditional use would have on the character of the neighborhood and residents:

The proposed mobile food unit is expected to have a minimal and well-managed impact on the character of the neighborhood and its residents. Sabor del Campo LLC has been carefully planned to address common concerns such as traffic, parking, noise, and cleanliness. The operation will utilize existing on-site parking to prevent congestion on public streets, and customer flow will be managed to avoid disruptions. Hours of operation will remain reasonable, and no amplified music or excessive noise will be permitted. The business will maintain strict cleanliness standards, including proper waste disposal and daily site maintenance, in full compliance with regulations of the Arkansas Department of Health and local ordinances. Rather than detracting from the neighborhood, the proposed use will provide a convenient service to residents and contribute positively to the area while preserving its overall character and livability.

Record Property Owner(s): José Moisés Andrade Cortés, Ma Elena Ceja Centeno, José Moisés Andrade Guadalupe Andrade, Araseli Andrade

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Ma Elena Ceja Centeno

Signature: Ma. Elena Ceja Date: 8-6-26

Name of Representative (if applicable): Ma Elena Ceja Centeno

Signature: Ma. Elena Ceja Date: 8-6-26

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www.SpringdaleAR.gov

Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Ma Elena Ceja Centeno	Name: José Moisés Andrade, Ma Elena Ceja Centeno José M. Andrade, Guadalupe Andrade, Araseli Andrade
E-mail:	E-mail:
Address: 2246 E Robinson Ave Springdale, AR 72764	Address: 2246 E Robinson Ave Springdale, AR 72764
Phone: (479) 318-8020	Phone: (479) 365-6521
Site/ Location: 2246 E Robinson Ave Springdale, AR 72764	Current Zoning: C-2 Commercial
Assessor's Parcel Number(s): 815-28601-000	Rezone Required:
	Total Acreage: .80 for the whole property

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

☒ Board of Adjustments
☐ Commercial Design Standards

Application Requirements:

☒ A complete application.
☒ A copy of the warranty deed indicating ownership of property.
☒ A site plan in conformance with Chapter 130, Article 2, Section 13.
☒ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☒ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

☒ $75.00

STAFF USE ONLY

Date Application Submitted: 8/12/26 Project Number: B26-41

Date Accepted as Complete: 9/11/2026 Receipt Number: B26-6931

Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☒ Representative ☐

Describe your variance request:

Sabor del Campo, LLC requests a variance to allow operation of a mobile food unit measuring 176 square feet in lieu of the 160-square-foot limit, a minimal deviation of 16 square feet necessary for food preparation, refrigeration, and sanitation equipment. Applicant also requests approval to connect the food truck to the electrical service of E & S Auto Sales, LLC, providing a safe, quiet, and code-compliant alternative to generator power.

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

Strict application of the size limit unreasonably restricts use of the property by preventing operation due to a minor dimensional difference necessary for safe and compliant food service. The additional square footage does not increase intensity of use or negatively impact surrounding properties. Prohibiting electrical connection would also impose unnecessary hardship by requiring generator-only operation, increasing noise and operational burdens.

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

The requested relief is the minimum necessary to alleviate a practical hardship, not to obtain a special privilege. The variance allows reasonable use of the property while maintaining the spirit of the ordinance, with no adverse effect on neighboring properties, traffic, or public welfare. Approval would support safe, efficient operation and reduce impacts through use of an electrical connection rather than generator power.

Record Property Owner(s): José Moisés Andrade, Ma Elena Ceja Centeno, José M. Andrade Guadalupe Andrade, Araseli Andrade

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Ma Elena Ceja Centeno

Signature: Ma. Elena Ceja Date: 8-6-26

Name of Representative (if applicable): _____

Signature: _____ Date: 8-6-26

CAPITAL
ABSTRACT & TITLE Co., LLC

6804 Rogers Ave., Ste. A
Fort Smith, AR 72903
(479) 782-4500 / (479) 782-4501 FAX
www.capitalabstracttitle.com

List of Adjacent property owners to parcel 815-28601-000

815-28600-000: 2210 E. Robinson Ave., Springdale, AR 72764 Mailing Address – 2901 N. Tobin Ln., Fayetteville, AR 72703 - Patrick J. Tobin, Trustee of the Patrick J. Tobin Revocable Living Trust dated March 4, 1997

815-28602-000 2270 E Robinson Ave., Springdale, AR 72764 - Mailing Address: 5362 Cordell Dr, Fayetteville, AR 72704 - Jaime and Vianey B. Flores

815-31761-000 2359 Zared Ave, Springdale, AR 72764 - Naomi C. Williams and James A. Williams

815-28639-000 2241 E. Robinson Ave., - Mailing Address: 1035 A Sunrise Ave, Springdale, AR 72764 - Northwest Auto of Arkansas, Inc.

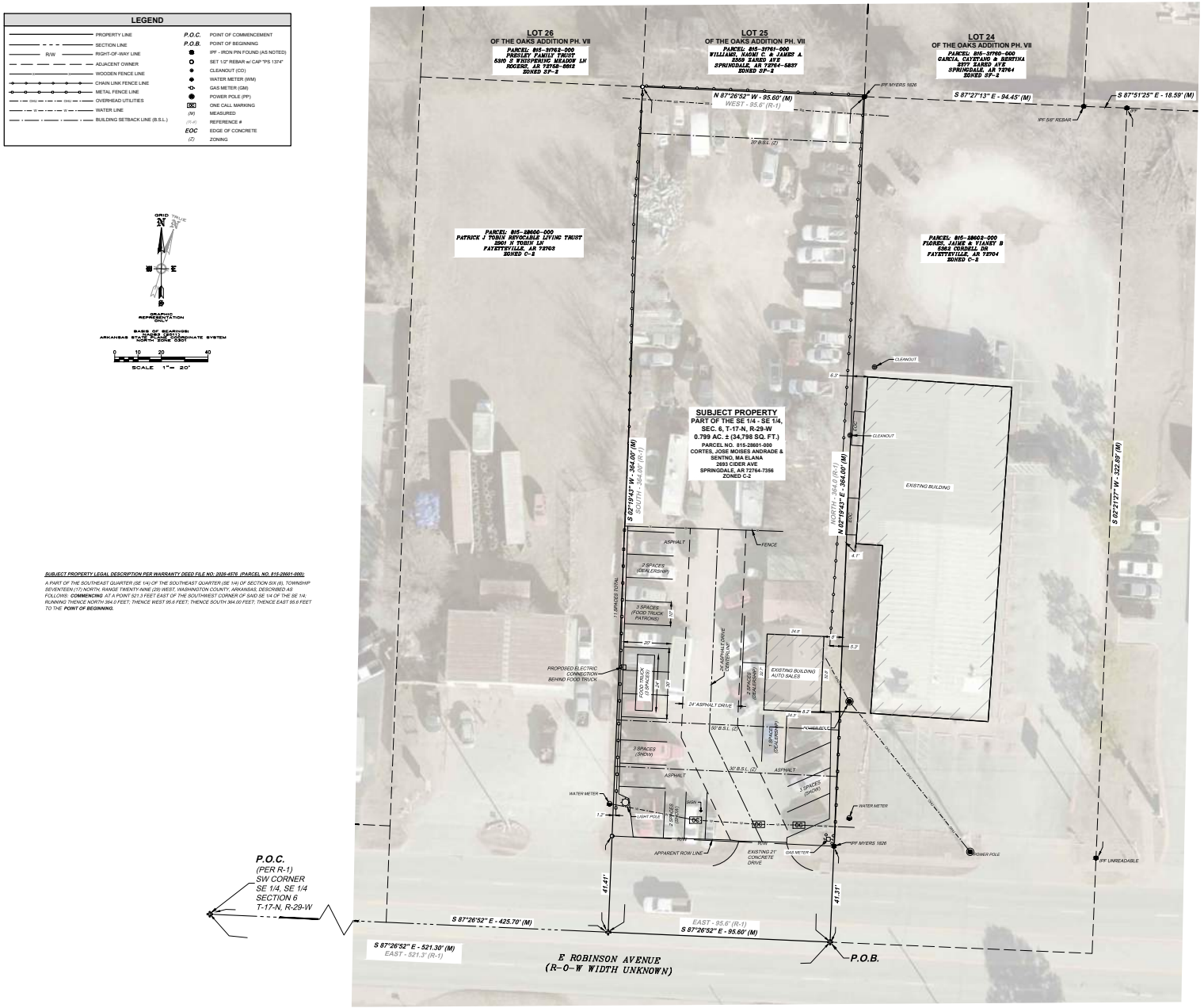
815-28641-020 2259 E Robinson Ave., Springdale, AR 72764 - Raul and Maria Aguilar

815-31760-000 2377 Zared Ave., Springdale, AR 72764 - Reyes Casillas and Brenda Casillas

John D. Alford, License #16559374

Dated: July 1, 2026

FILE: BOM26-96





SUBJECT PROPERTY LEGAL DESCRIPTION PER WARRANTY DEED FILE NO: 2026-4576 (PARCEL NO. 815-28601-000):

A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION SIX (6), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST, WASHINGTON COUNTY, ARKANSAS, DESCRIBED AS FOLOWS: **COMMENCING** AT A POINT 521.3 FEET EAST OF THE SOUTHWEST CORNER OF SAID SE 1/4 OF THE SE 1/4; RUNNING THENCE NORTH 364.0 FEET; THENCE WEST 95.6 FEET; THENCE SOUTH 364.00 FEET; THENCE EAST 95.6 FEET TO THE **POINT OF BEGINNING.**

GROSS SITE AREA:	0.799 ACRES
NET SITE AREA:	0.706 ACRES
USE UNIT:	AUTO SALES
EXISTING PARKING:	2 DESIGNATED SPACES
REQUIRED PARKING: GENERAL BUSINESS	ONE SPACE PER 200 SQUARE FEET = 4 SPACES
PROPOSED PARKING:	19 SPACES

SURVEYOR'S NOTES:

THE FIELD WORK WAS COMPLETED ON: 7/6/2026

FEMA FLOOD PLAIN ZONE:

THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE F.I.R.M. MAP #05143C0090G, PANEL 90 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS, EFFECTIVE JAN. 25 2024

(NOTE: FLOOD STATEMENT DOES NOT GUARANTEE AGAINST LOCALIZED FLOODING.)

UTILITIES:

THE UTILITY INFORMATION, IF ANY SHOWN HEREON, WAS OBSERVED BY THE SURVEYOR ON-SITE AND IS BASED ON ABOVE GROUND UTILITY FEATURES AND CITY OF SPRINGDALE G.I.S. ONLY. NO ONE CALL PROVIDED.

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 (R-#):

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. NO TITLE COMMITMENT OR BII EXCEPTIONS HAVE BEEN PROVIDED TO SURVEYOR.

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

1. **WARRANTY DEED:** JOSE MOISES ANDRADE CORTES AND MA ELANA CEJA SENTENO, RECORDED FEBRUARY 19, 2026, FILE NO: 2026-4576
2. **WARRANTY DEED:** JAIME FLORES AND VIANEY B. FLORES, RECORDED APRIL 16, 2020, FILE# 2020-00011800
3. **WARRANTY DEED:** PATRICK J. TOBIN REVOCABLE LIVING TRUST, RECORDED JULY 2, 2015, FILE# 2015-00018367
4. **FINAL PLAT OF THE OAKS ADDITION, PHASE VII:** BY PRESLEY ENGINEERING CO., JACK E STIFFLER, AR PLS NO. 772, RECORDED MAY 19, 1992, 12-6

OWNER:	CORTES, JOSE MOISES ANDRADE & SENTENO, MA ELANA
MAILING ADDRESS	2693 CIDER AVE SPRINGDALE, AR 72764-7356
PHYSICAL ADDRESS	2246 E ROBINSON AVE SPRINGDALE, AR 72764
SURVEYOR:	ENGINEERING SERVICES, INC. 1207 S. OLD MISSOURI ROAD P.O. BOX 282 SPRINGDALE, AR 72765
WORK ORDER #:	26087
CITY ZONING:	C-2
SETBACKS:	FRONT W/PARKING - 50' FRONT W/O PARKING - 30' SIDE ADJ TO NON-RESIDENTIAL - 0' SIDE ADJ TO RESIDENTIAL - 20' REAR - 20'
	NO ZONING REPORT PROVIDED TO THE SURVEYOR. ZONING INFORMATION SHOWN PER CITY OF SPRINGDALE ZONING G.I.S. AND ORDINANCE.

ENGINEERING SERVICES, INC. 131 STATE OF ARKANSAS REGISTERED ENGINEER

REVISION	DATE	DESCRIPTION

SITE PLAN EXHIBIT
FOR E&S AUTO SALES
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

SCALE: 1"=20'	DATE: August 14, 2026	DRAWN BY: KND

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

W.O.# 26087 | SHEET 1 / 1

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AUTO SALES
EVERYBODY
WEL COME
479-365-6521







PROJECT AREA

PUBLIC NOTICE

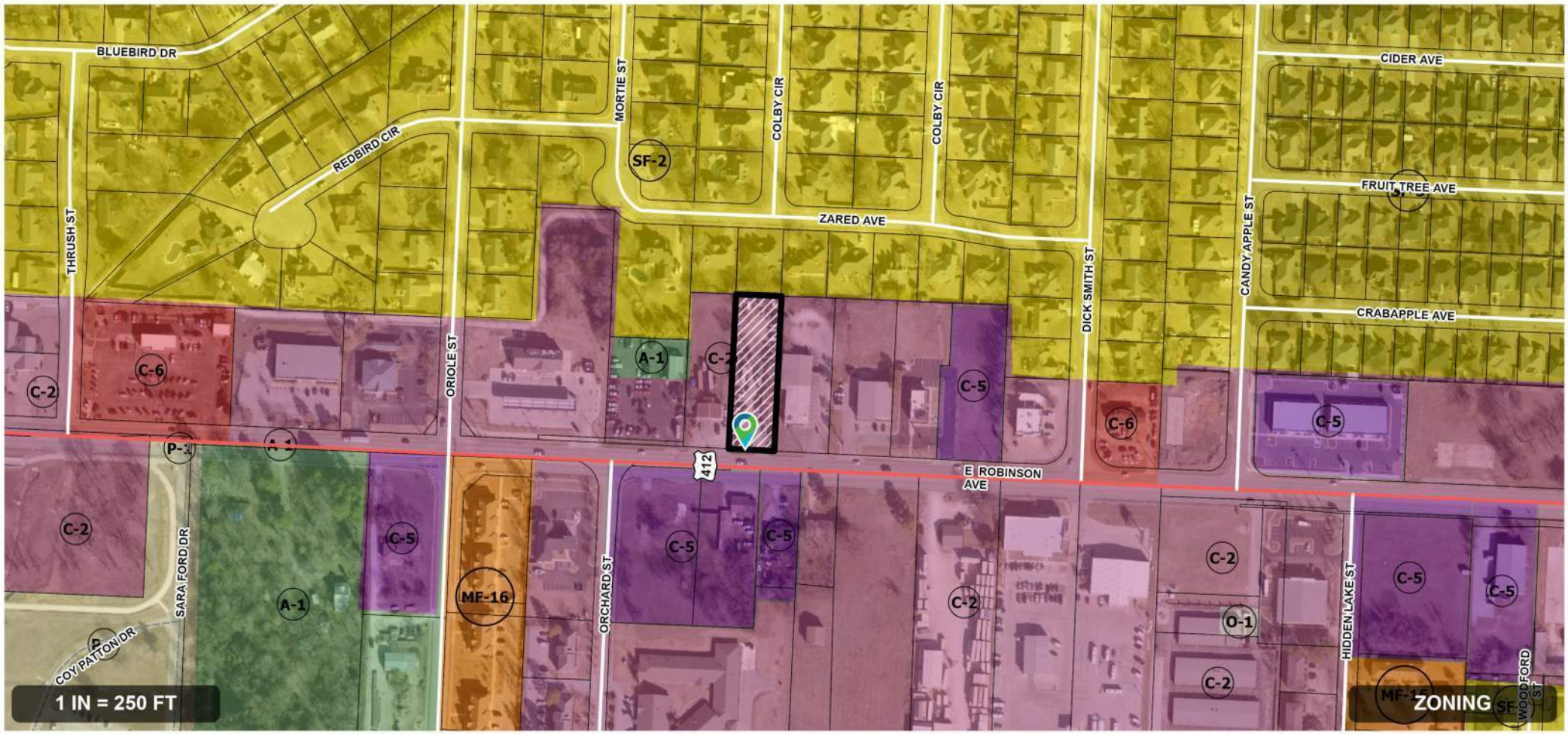
C26-07: Sabor del Campo, LLC

2246 E. Robinson Avenue

C26-07: Conditional Use for Use Unit 44 (Mobile Vending) in a C-2 District

B26-41: Variance for Increased Mobile Vending Unit Size & from Utility Requirements for a Use Unit 44 (Mobile Vending)

N



PROJECT AREA

PUBLIC NOTICE

C26-07: Sabor del Campo, LLC

2246 E. Robinson Avenue

C26-07: Conditional Use for Use Unit 44 (Mobile Vending) in a C-2 District

B26-41: Variance for Increased Mobile Vending Unit Size & from Utility Requirements for a Use Unit 44 (Mobile Vending)

N

Memo

To: Planning Commission Members

From: Sharon Tromburg, Planning Director

Date: October 6, 2026

Re: L26-02 Large Scale Development Success Avenue Flats

Large scale multi-family development proposed for a 3.151-acre property located at the north side of Success Avenue, East of 419 S Cleveland Street. The project proposes 4 apartment buildings of stacked flats, totaling 56 units. L26-02 was previously approved at the February 2026 planning commission meeting under a similar layout. There is one approved deviation (FB26-02) for access requirements.

PLANNING COMMENTS
Reviewed by Jacqueline Perez-Pharr
Date Reviewed: 09.30.26

Standard Comments

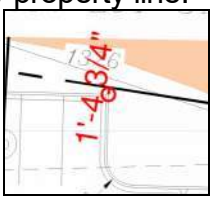
1. *This Large-Scale Development Plan has been given the number L26-02. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development. (Standard comment)*
2. *Submit PDF files at time of resubmission. (Standard comment)*
3. *A written response to all comments is required with resubmission. (Standard comment)*
4. *On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (Standard comment)*
5. *All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (Standard comment)*
6. *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. Exceptions are outlined here. (Standard comment).*

FB26-02: Frontage Type: Awnings are only allowed if a porch is present.
   a. Deviation granted.

Planning Comments
Reviewed by: Jacqueline Perez-Pharr
Date: September 29, 2026

7. Submit the $500.00 review fee.
8. Show the floor area per dwelling unit and the total floor area. Add that information to the unit type table.

9. No off-street parking area, exclusive of access drives, shall be located within three feet (3') of any property line.



10. The submitted plans call out a note to coordinate w/ utility to modify existing power pole to have an attachment. However, all utility wires, lines, and/or cables in developments utilized by electric and/or telecommunications companies shall be placed underground. Confirm existing poles are 12KV and above.
11. Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street. Show location and the State Plane Coordinates (NAD 83, Feet) for each streetlight.
12. The developer is required to dedicate right-of-way of an abutting street in conformance with the City of Springdale Master Street Plan. A separate dedication document shall be submitted to the City for filing, and preferably accomplished with the submitted replat (RP26-02).
13. Show the size of the freestanding monument sign proposed.
14. Indicate mechanical equipment screening on site plan and in the details.

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 09.30.26

All comments addressed.

Please fill in the highlighted sections below. Utilize "n/a" if something does not apply.

BUILD-TO-LINE			PROPOSED
[A] Primary Street	10' Minimum	25' Maximum	West Bldg – [X']
			Central Bldg – [X']
			Central Bldg(R) – [X']
			East Bldg – [X']
[B] Side Street	10' Minimum	25' Maximum	**N/A**
SETBACK			**PROPOSED**
[C] Side	0' Minimum	10' Maximum	West Bldg – [X']
			East Bldg – [X']
[D] Alley	5' Minimum	10' Maximum	**N/A**
BUILDING FORM			**PROPOSED**
[E] Primary Street	≥ 85% of BTL		
[F] Side Street	≥ 25% of BTL		**N/A**
[G] Lot Width	Per Existing		**N/A**
[H] Lot Depth	Per Existing		**N/A**
BUILDING HEIGHT			**PROPOSED**
[I] Bldg HTS Min.	2 Stories | 35' Min.		West Bldg – [X']
			Central Bldg – [X']
			Central Bldg(R) – [X']
			East Bldg – [X']
[J] Bldg HTS Max.	3 Stories | 45' Max.		West Bldg – [X']
			Central Bldg – [X']
			Central Bldg(R) – [X']
			East Bldg – [X']
[K] Max. from B.O. Eave T.O. Parapet or Roof	15' Maximum		
[L] Finished Ground Floor Level	6" Minimum	3' Maximum	
[M] First Floor Ceiling HTS	8' Min. (F to C)		
[N] Upper Floor Ceiling HTS	8' Min. (F to C)		
[O] Mezzanines & Podiums	> than ¾ of the Floor Plate Area = Full Story		
PARKING REQ.			**PROPOSED**
[P] Primary Street SB	30' Minimum		
[Q] Side Street SB	30' Minimum		**N/A**
[R] Side SB	0' if surface lot/per main bldg. if structured parking		
[S] Alley SB	5' Minimum		
ENCROACHMENTS			**PROPOSED**
[T] Primary Street	12' Maximum		
[U] Side Street	10' Maximum		**N/A**
[V] Alley	5' Maximum		

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 09.30.26

STANDARD COMMENTS

(no response required)

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

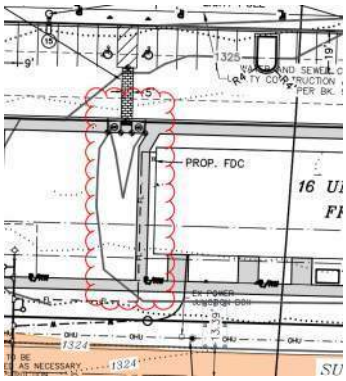
****Please note new ROW permitting process****

- Work in city ROW associated with a development plan shall receive a ROW Permit from the Engineering Department prior to construction.
- A performance bond must be provided for any work in city ROW including street or curb cuts, utility bores, asphalt and concrete work, storm drainage installation or alteration, etc. A cost estimate for this work shall be reviewed and approved by the Engineering Department prior to issuance of any ROW permits.
- A maintenance bond for all ROW work shall be provided to Engineering at the end of the project prior to Certificate of Occupancy.
- Any sidewalk or street closures require a Work Zone Permit from the Engineering Department.
- A traffic management plan and dates of closure must be submitted to Engineering prior to issuance of Work Zone Permit.

PROJECT SPECIFIC COMMENTS

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

   - Recommend aligning the sidewalk and the crosswalk here. In the case that a road is built, the sidewalk can be relocated if needed. Alternatively, move the crosswalk east.



   - Success Ave needs to be milled and overlaid after all the utility cuts associated with this development

2. **Chapter 50 – Floods**
   (Ord. No. 4110, § 1, 9-11-07)
   - Floodplain notes are not correct.
       - Lots 2A and 3A – This property is within 100 year floodplain, zone AE, and the 500 year floodplain, zone X (shaded), as shown on…
       - Lot 1A – This property is in zone X and is not within the 100 year or the 500 year floodplain, as shown on…

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Large Scale/Non-Large Scale Application

Date: 12/23/2025 Permit No.: 250428

Applicant / Owner

Applicant Name:	Housing Authority of the City of Springdale AR	Owner Name:	Housing Authority of the City of Springdale AR
Address:	5 Applegate Dr	Address:	5 Applegate Dr
City, State, Zip:	Springdale, AR, 72764	City, State, Zip:	Springdale, AR, 72764
Phone:	4797518733	Phone:	4797518733
Email:	c/0 [redacted]	Email:	c/o [redacted]
Application Contact:	Representative		

Property

Job Address:	700 Success Ave	Rezone Required:	NC2
Parcel No(s).:	815-25984-000, 815-25985-000, 815-25986-000, 815-25987-000, 815-25988-000, 815-25989-000, 815-25990-000, 815-25991-000, 815-25992-000, 815-25993-000, 815-25994-000, 815-25995-000, 815-25996-000, & 815-25997-000	Total Acreage:	8.82
Current Zoning:	NC2		

Development Point of Contact

Name:	Nicholas Bohning	Address:	1207 S Old. Missouri Road
E-mail:	[redacted]	Phone:	4797518733

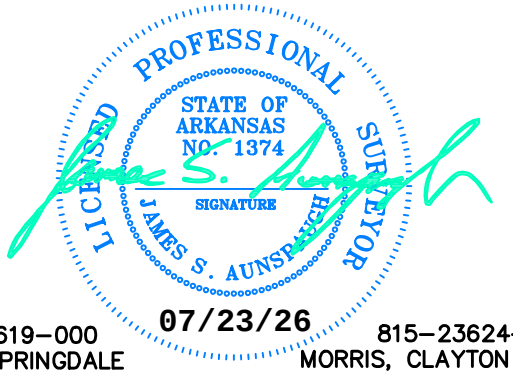
APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Nicholas Bohning	12/23/2025
Name	Date

SUCCESS AVE FLATS

CERTIFIED LIST OF ADJACENT PROPERTY OWNERS

I , James S. Aunspaugh, PS, hereby certify that, based upon the records of the Circuit Clerk of Washington County, Arkansas, the names and addresses listed below represent all of the owners of properties adjacent to the property to be rezoned.



Signature: James S. Aunspaugh

Date: 07/23/26

815–27619–000
CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE, AR 72764
ZONED: CITY PARK

815–23624–000
MORRIS, CLAYTON & ANDREA
415 S CLEVELAND ST
SPRINGDALE, AR 72764–4610
ZONED: NR–1

815–27469–000
CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE, AR 72764
ZONED: CITY PARK/P–1

815–23625–000
HERRERA, JUAN MUNOZ
409 FINK DR
SPRINGDALE, AR 72764–6428
ZONED: NR–1

815–27469–000
CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE, AR 72764
ZONED: CITY PARK/P–1

815–27469–000
CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE, AR 72764
ZONED: CITY PARK/P–1

815–27472–000
DAVID DUPLEX LLC
204 ARCADIA DR
BENTONVILLE, AR 72712
ZONED: NR–1

815–27471–000
DAVID DUPLEX LLC
204 ARCADIA DR
BENTONVILLE, AR 72712
ZONED: NR–1

815–27477–000
RIGGS, NICOLE; RIGGS JULIE
803 SUCCESS AVE
SPRINGDALE, AR 72764
ZONED: NR–1

815–27620–000
ALVARENGA, JOSE P & ROSA RIVERA
2837 HABBERTON RD
SPRINGDALE, AR 72764
ZONED: NR–1

815–27621–000
ALVARENGA, JOSE P & ROSA RIVERA
2837 HABBERTON RD
SPRINGDALE, AR 72764
ZONED: NR–1

815–27476–000
MORALES, JOSE TORRES
725 SUCCESS AVE
SPRINGDALE, AR 72764
ZONED: NR–1

815–27624–000
COLYER, KATHLEEN REVOCABLE TRUST; ARGO, BRIAN JOSEPH
715 SUCCESS AVE
SPRINGDALE, AR 72764
ZONED: NR–1

815–27625–000
RUANO, ELBA Y IBANEZ
717 SUCCESS AVE
SPRINGDALE, AR 72764
ZONED: NR–1

815–27626–000
KATUPITIYA, CHARITHA
2502 EIDSON ST
SPRINGDALE, AR 72764
ZONED: NR–1

815–27622–000
CENTRO EVANGELICO SPRINGDALE INC
2236 SPRING CREEK
SPRINGDALE, AR 72764
ZONED: NR–1

815–27618–000
PERDOMO, MARIO ERNESTO GONZALEZ
5604 RONNIE PL
SPRINGDALE, AR 72762–1778
ZONED: NR–1

815–27623–000
MEDINA, JAVIER
709 SUCCESS AVE
SPRINGDALE, AR 72764
ZONED: NR–1

815–23626–000
HOMESTEAD INC
PO BOX 8835
FAYETTEVILLE, A 72703
ZONED: NR–1

815–27619–000
CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE, AR 72764
ZONED: CITY PARK

CONTACT LIST
BLACK HILLS ENERGY
SCOTT STOKES – 479-575-1424
CARROLL ELECTRIC COOPERATIVE CORP.
JESSE GOFORTH – 870-480-3320
SPRINGDALE WATER UTILITIES
LARRY PECKHAM – 479-751-5751
COX COMMUNICATION
CHRIS BYRD – 479-751-2000
AT&T
KENNY HATSFIELD – 479-368-3952
SPRINGDALE FIRE DEPARTMENT
STEVE GOSS – 479-751-4510

REVIEW PLANS FOR

LARGE SCALE DEVELOPMENT

SERVING

EQUAL HOUSING OPPORTUNITY

SPRINGDALE ARKANSAS HOUSING AUTHORITY

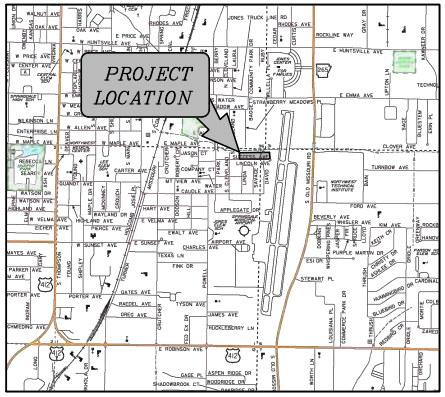
SUCCESS AVE FLATS

700 SUCCESS AVE
SPRINGDALE, ARKANSAS

REV. L26-02

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
–	COVER
1	EXISTING CONDITIONS
2	LARGE SCALE DEVELOPMENT
3	GRADING PLAN
4	STORM, PAVING & SIGNAGE PLAN
5	TYPICAL DETAILS
6	UTILITY PLAN
7	UTILITY DETAILS
8	LANDSCAPING PLAN
9	STORM WATER POLLUTION PREVENTION PLAN
10–11	LIGHTING PLAN

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



VICINITY MAP

July 23, 2026

BY
ENGINEERING SERVICES INC.

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

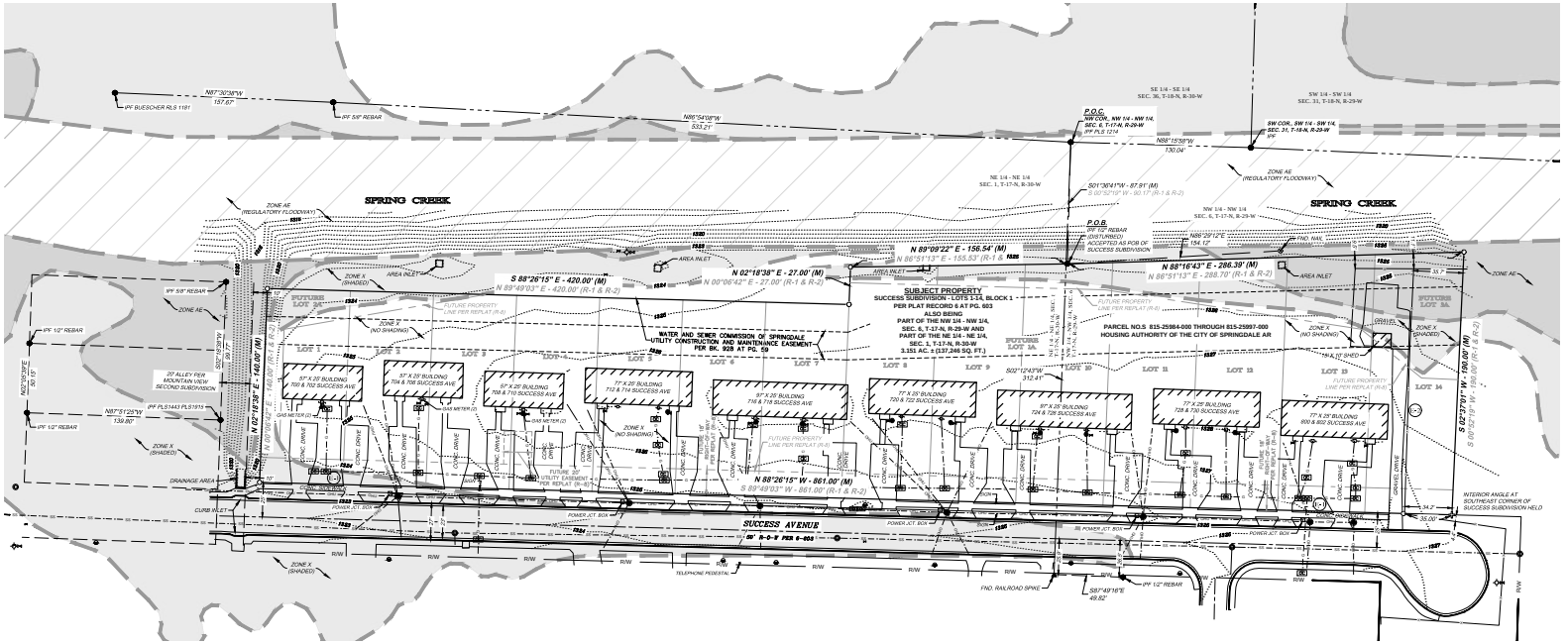
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

THOMAS J. APPEL, P.E. No. 13828
ENGINEERING SERVICES, INC.

NOTES:

1. REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.
2. ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS, AS CONTAINED IN CHAPTER 110, ART. III, OF THE CODE OF ORDINANCES, CITY OF SPRINGDALE, ARKANSAS.
3. ALL WATER AND SEWER MAIN EXTENSIONS AND SERVICES SHALL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES REVISED JANUARY 20, 2021, AND SEALED MAY 6, 2021.
4. FB25-13, ORDINANCE #6170 REZONE FROM NR1 TO NC2.
5. FB26-02, BUILDING ACCESS AND TO ALLOW BOTH GROUND FLOOR AND UPPER FLOORS TO BE USED FOR RESIDENTIAL.
6. RP26-02, SUCCESS SUBDIVISION LOTS 1-14, CREATING LOTS 1A, 2A & 3A
7. FB26-02, ALLOW SEPARATE ENTRANCES FOR UPPER AND LOWER FLOORS.

Return to Agenda





ENCROACHMENTS (E-1) :
- (E-1) GAS CROSSES SUBJECT PROPERTY WITHOUT AN EASEMENT BEING KNOWN OR PROVIDED TO SURVEYOR.
- (E-2) FENCE LINE CROSSES SUBJECT PROPERTY ALONG THE EAST LINE OF THE PROPERTY.

EXHIBIT "A" DESCRIPTION PER TITLE COMMITMENT 25-6381:

PART OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION SIX (6), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST AND PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: FROM THE NORTHWEST CORNER OF SAID SECTION 6 RUN SOUTH 00 DEGREES 52 MINUTES 18 SECONDS WEST 90.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 51 MINUTES 13 SECONDS EAST 288.70 FEET; THENCE SOUTH 00 DEGREES 52 MINUTES 18 SECONDS WEST 190.0 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 03 SECONDS WEST 861.0 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 42 SECONDS EAST 140.0 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 03 SECONDS EAST 420.0 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 42 SECONDS EAST 27.0 FEET; THENCE NORTH 86 DEGREES 51 MINUTES 13 SECONDS EAST 155.53 FEET TO THE POINT OF BEGINNING. THE ABOVE LEGAL DESCRIPTION ALSO BEING SUCCESS SUBDIVISION TO THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD 6, AT PAGE 603.

LEGEND

	PROPERTY LINE	P.O.C.	POINT OF COMMENCEMENT
	SECTION LINE	P.O.B.	POINT OF BEGINNING
	FUTURE PROPERTY LINE PER REPLAT IN CITY APPROVAL PROCESS (R-8)	●	IPF - IRON PIN FOUND (AS NOTED)
	ADJACENT OWNER	○	SET 1/2" REBAR w/ CAP "PS 1374"
	EASEMENT (AS NOTED)	✣	COMPUTED POINT
R/W	RIGHT-OF-WAY	Ⓢ	SANITARY SEWER MANHOLE
	BUILDING SETBACK LINE (B.S.L.)	⊕	CLEANOUT
	CENTERLINE OF ROAD	⊛	WATER METER
	FENCE LINE	⊶	FIRE HYDRANT
	FLOOD ZONE LINE	⋈	WATER VALVE
	OVERHEAD UTILITIES	⊙	GAS METER
	SANITARY SEWER LINE	●	POWER POLE
	UNDERGROUND GAS LINE	MB	MAILBOX
	CURB AND GUTTER	OC	ONE CALL MARKING
XX.XX' (M)		XX.XX' (M)	MEASURED DISTANCE
(E-1)	LABELED ENCROACHMENT	XX.XX' (R-#)	REFERENCE DISTANCE

SURVEYOR'S NOTES:

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

CERTIFICATION IS MADE ONLY TO THOSE PARTIES REFERENCED IN THE SURVEYOR'S CERTIFICATION STATED HEREON AND IS NOT TRANSFERABLE TO ANY ADDITIONAL INSTITUTIONS, SUBSEQUENT OWNERS OR ASSIGNS EXCEPT AS SPECIFICALLY SET FORTH IN THE CERTIFICATION.

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FILE NO. 25-6381 WITH AN EFFECTIVE DATE OF OCTOBER 22, 2025, AS LAST REVISED, AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN, HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR AFFECT ON THE SUBJECT PROPERTY.

THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF ARKANSAS.

A REPLAT IS IN THE APPROVAL PROCESS FOR THE CITY OF SPRINGDALE AS CITY JOB NO. RP26-02. FUTURE LOT LINES ARE SHOWN PER SAID REPLAT. PINS HAVE ALSO BEEN SET AT PROPERTY CORNERS AS SHOWN PER SAID REPLAT. (R-8)

PUBLIC ROADWAY ACCESS:

SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO SUCCESS AVENUE, A DEDICATED PUBLIC STREET, (ACCESS IS SUBJECT TO CITY, COUNTY, AND / OR STATE APPROVAL.)

CEMETERIES:

THE SURVEYOR WAS NOT GIVEN ANY INFORMATION ON THE LOCATION OF CEMETERIES AND DID NOT OBSERVE ANY WHEN CONDUCTING FIELDWORK.

WATER FEATURES:

WATER FEATURES WERE OBSERVED WHEN CONDUCTING FIELDWORK AND ARE SHOWN HEREON.

FEMA FLOOD PLAIN ZONE:

A PORTION OF THIS PROPERTY IS WITHIN THE SPECIAL FLOOD HAZARD AREA "AE", DESIGNATED AS AN AREA WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED, THE BASE FLOOD ELEVATION IS THE 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. A PORTION OF THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE "X" (SHADED) DESIGNATED AS AN AREA OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE. A PORTION OF THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE "X" (NO SHADING) DESIGNATED AS AN AREA OF MINIMAL FLOOD HAZARD, ALL AS SHOWN ON THE F.I.R.M. MAP # 05143C0395G, PANEL 50 OF 570, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS, LOMR 24-06-003IP EFFECTIVE DATE: MARCH 24, 2025.

(NOTE: FLOOD STATEMENT DOES NOT GUARANTEE AGAINST LOCALIZED FLOODING.)

UTILITIES:

THE UTILITY INFORMATION, IF ANY SHOWN HEREON, WAS OBSERVED BY THE SURVEYOR ON-SITE AND IS BASED ON ABOVE GROUND UTILITY FEATURES, CITY OF SPRINGDALE G.I.S. AND ARKANSAS ONE CALL TICKET NO. 251014-2218 ONLY.

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

REFERENCES:

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

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

1. **WARRANTY DEED**: HOUSING AUTHORITY OF THE CITY OF SPRINGDALE, ARKANSAS, RECORDED DECEMBER 16, 1981, BOOK 1052 AT PAGES 725 THROUGH 727.
2. **FINAL PLAT OF SUCCESS SUBDIVISION**: BY SURENCO CORPORATION, ROBERT E. SULLIVAN, AR RLS NO. 196, RECORDED NOVEMBER 20, 1973, PLAT RECORD 6 AT PAGE 603.
3. **DEED**: CITY OF SPRINGDALE, ARKANSAS, RECORDED NOVEMBER 13, 1975, BOOK 865 AT PAGES 569 THROUGH 572.
4. **MOUNTAIN VIEW SECOND SUBDIVISION**: RECORDED JANUARY 23, 1943 AS PLAT RECORD 4 AT PAGE 149 AND NOVEMBER 23, 1943 AS PLAT RECORD 1 AT PAGE 75.
5. **SURVEY**: BY COMBS & ASSOCIATES, JAMES C. COMBS, PLS NO. 1093, RECORDED APRIL 6, 1987, PLAT RECORD K AT PAGE 676.
6. **SURVEY**: BY ARROW LAND SURVEYING AND MAPPING, PAUL WALLA, PLS NO. 1214, RECORDED NOVEMBER 23, 2005, FILE NO. 2005-52599.
7. **REPLAT**: BY SATTERFIELD LAND SURVEYORS, RICKY W. HILL, PLS NO. 1443, RECORDED AUGUST 11, 2025, FILE NO. 24-660.
8. **REPLAT OF LOTS 1-14, BLOCK 1 OF SUCCESS SUBDIVISION**: BY ENGINEERING SERVICES, INC., JAMES S. ALINSPAUGH, AR PS NO. 1374 - CURRENTLY IN CITY OF SPRINGDALE APPROVAL PROCESS AS CITY JOB NO. RP26-02.

A TITLE INSURANCE COMMITMENT WAS PROVIDED TO THE SURVEYOR BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 25-6381, DATE: OCTOBER 22, 2025, AS LAST REVISED. SAID COMMITMENT WAS ISSUED THROUGH AMERICAN LAND TITLE ASSOCIATION. THE "EXCEPTIONS" LISTED UNDER SCHEDULE B- SECTION II OF THIS DOCUMENT, THAT ARE SURVEY RELATED, ARE SHOWN BELOW WITH THEIR CORRESPONDING NUMBER AS DEFINED BY THE INSURANCE TITLE COMMITMENT.

ONLY THOSE TITLE EXCEPTIONS RELEVANT TO THE SUBJECT PROPERTY ARE MARKED WITH A ○ .

5. MATTERS AS SET FORTH ON SURVEY/PLAT RECORDED IN/AS PLAT BOOK 6 AT PAGE 603 OF THE PUBLIC RECORDS OF WASHINGTON COUNTY, ARKANSAS, INCLUDING BUT NOT LIMITED TO RESERVATIONS, RESTRICTIONS, EASEMENTS, DEDICATIONS, RIGHTS OF WAY, AND SETBACK LINES. **PLAT BOOK 6 AT PAGE 603 IS SUBJECT PROPERTY, BUT THERE ARE NO PLOTTABLE EASEMENTS OR SETBACK LINES TO SHOW.**
6. UTILITY CONSTRUCTION AND MAINTENANCE AGREEMENT IN FAVOR OF WATER AND SEWER COMMISSION OF THE CITY OF SPRINGDALE, ARKANSAS, RECORDED MARCH 8, 1977, IN/AS BOOK 928 AT PAGE 59 OF THE PUBLIC RECORDS OF WASHINGTON COUNTY, ARKANSAS. **THE EASEMENT IN BOOK 928 AT PAGE 59 IS WITHIN SUBJECT PROPERTY AND SHOWN HEREON.**
7. COVENANTS AS SET FORTH IN WARRANTY DEED EXECUTED BY AND BETWEEN CITY OF SPRINGDALE, ARKANSAS, AND THE URBAN RENEWAL AGENCY OF THE CITY OF SPRINGDALE, ARKANSAS, RECORDED MARCH 2, 1977, IN/AS BOOK 933 AT PAGE 742 OF THE PUBLIC RECORDS OF WASHINGTON COUNTY, ARKANSAS. **THE OVERALL DESCRIPTION IN BOOK 925 AT PAGE 742 IS CONTAINED WITHIN SUBJECT PROPERTY.**
8. MATTERS AS SET FORTH IN DECLARATION OF TRUST RESTRICTIVE COVENANTS RECORDED IN/AS LAND DOCUMENT NO. 2324-0000970 OF THE PUBLIC RECORDS OF WASHINGTON COUNTY, ARKANSAS, INCLUDING BUT NOT LIMITED TO TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS, AND LIENS. **SUBJECT PROPERTY IS CONTAINED WITHIN THE OVERALL DESCRIPTION IN EXHIBIT A OF DOCUMENT NO. 2024-0000970A.**
9. TERMS, CONDITIONS, AND PROVISIONS AS SET FORTH IN URBAN RENEWAL PLAN, RECORDED OCTOBER 9, 1970, IN/AS BOOK 792 AT PAGE 179, OF THE PUBLIC RECORDS OF WASHINGTON COUNTY, ARKANSAS. **SUBJECT PROPERTY IS CONTAINED WITHIN THE OVERALL DESCRIPTION IN EXHIBIT I OF BOOK 792 AT PAGE 179.**

SURVEYOR'S CERTIFICATION:

TO HOUSING AUTHORITY OF THE CITY OF SPRINGDALE, ARKANSAS; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; CITY TITLE & CLOSING LLC.

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, 8, 11(b), 17 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MARCH 13, 2026

DATE OF PLAT OR MAP: _____

_____

JAMES S. ALINSPAUGH, PS - AR 1374

STATE OF ARKANSAS — ENGINEERING SERVICES, INC. — 131 — REGISTERED LAND SURVEYOR

OWNER:	HOUSING AUTHORITY OF THE CITY OF SPRINGDALE, ARKANSAS
MAILING ADDRESS	5 APPLEGATE DR SPRINGDALE, AR 72764
PHYSICAL ADDRESS	700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 800 & 802 SUCCESS AVENUE SPRINGDALE, AR 72764
SURVEYOR:	ENGINEERING SERVICES, INC. 1207 S. OLD MISSOURI ROAD P.O. BOX 267 SPRINGDALE, AR 72765
WORK ORDER #:	25948
ZONING REPORT:	NO ZONING REPORT PROVIDED TO SURVEYOR.

RECORDING INFORMATION

PLAT CODE: 500-17N-30W-0-01-110-72-1374
PLAT CODE: 500-17N-29W-0-06-440-72-1374

REVISION	DATE	DESCRIPTION
1	04/06/26	REVISED PER INTERNAL REVIEW

ALTA/NSPS LAND TITLE SURVEY

FOR HOUSING AUTHORITY OF THE CITY OF SPRINGDALE

SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

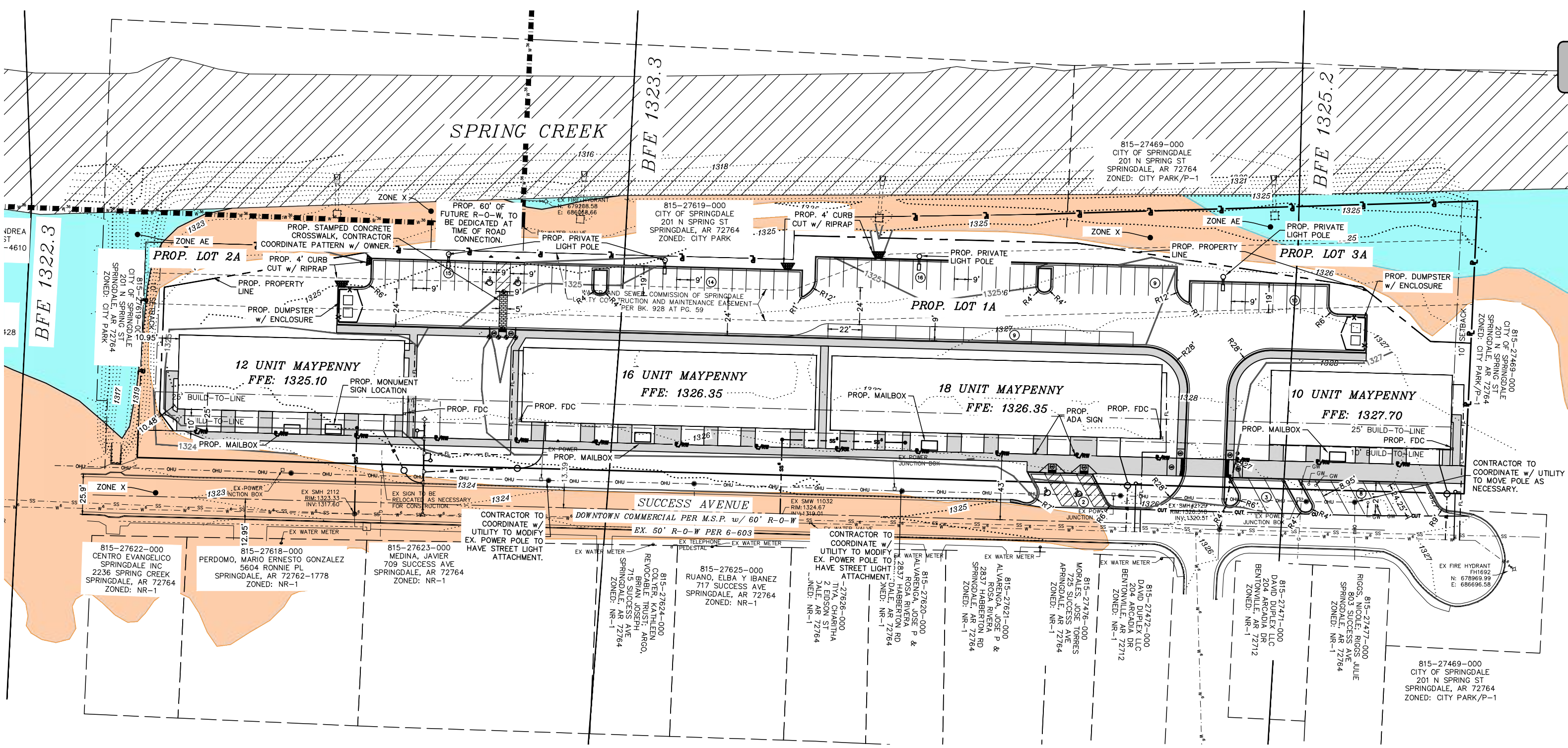
SCALE: 1"=40' | DATE: November 21, 2025 | DRAWN BY: KND

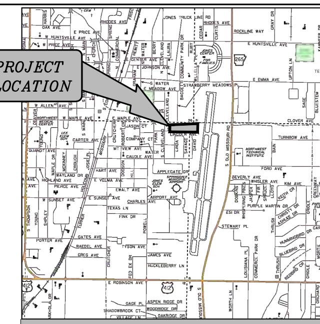
ENGINEERING SERVICES, INCORPORATED
Springdale, Arkansas

W.O.# 25948 | SHEET 1 / 1

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L26-02





VICINITY MAP
N.T.S.

OWNER/DEVELOPER: HOUSING AUTHORITY OF THE CITY OF SPRINGDALE AR, 5 APPLEGATE DR, SPRINGDALE, AR 72764

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

PROPOSED USE: STACKED FLATS

CITY ZONING: NC2

PROPOSED ZONING: NC2

BUILDING SETBACKS/ BUILD-TO-LINES: PRIMARY STREET (BTL) = 10' MIN, 25' MAX; SIDE STREET (BTL) = 10' MIN, 25' MAX; SIDE SETBACK = 0' MIN, 10' MAX; ALLEY = 5' MIN, 10' MAX (SUBJECT TO APPLICABLE FIRE AND BUILDING CODES)

GROSS SITE AREA: 3.15 ACRES

NET SITE AREA: 3.82 ACRES

STREET IMPROVEMENTS: APPROXIMATELY 850 LF OF STREET IMPROVEMENTS.

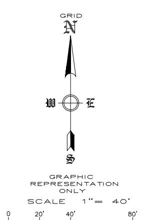
PARKING REQUIRED: STACKED FLATS = 0.5 SPACES/UNIT; 56 UNITS = 36 SPACES (2 ADA)

PARKING PROVIDED: 90 SPACES (INCLUDING 5 ADA)

PARCELS: 815-25984-000, 815-25985-000, 815-25986-000, 815-25987-000, 815-25988-000, 815-25989-000, 815-25990-000, 815-25991-000, 815-25992-000, 815-25993-000, 815-25994-000, 815-25995-000, 815-25996-000, 815-25997-000

PROPOSED LOT: PROPOSED DEVELOPMENT TO TAKE PLACE ON LOT 1A

LOTS 2A & 3A ARE NOT APART OF THE DEVELOPMENT AND ARE BEING SPLIT OFF WITH RP26-02.



LEGEND

- IRON PIN FOUND
- IRON PIN SET
- PROPERTY LINE
- EX. EASEMENT LINE
- EX. BUILDING SETBACK LINE
- EX. ROAD CENTERLINE
- EX. CURB & GUTTER
- EX. WATER LINE
- EX. 8" SEWER LINE
- EX. STORM DRAIN LINE
- EX. OVERHEAD POWER LINE
- EX. FIBER OPTIC LINE
- EX. ONE CALL MARK
- EX. WATER METER
- EX. FIRE HYDRANT
- EX. SEWER MANHOLE
- EX. POWER POLE
- EX. WATER VALVE
- EX. LIGHT POLE
- EX. WATER METER
- EX. CONTOUR
- PROPOSED CONTOUR
- PROPOSED FENCE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING SETBACK LINE
- PROPOSED CURB & GUTTER
- PROPOSED FIRE HYDRANT
- PROPOSED WATERLINE
- PROPOSED SEWER MANHOLE & PIPE
- PROPOSED SINGLE WATER SERVICE
- PROPOSED DOUBLE WATER SERVICE
- PROPOSED SEWER SERVICE
- PROPOSED LIGHT POLE
- PROPOSED HANDICAP RAMP
- PROPOSED STORM BOX & PIPE

FEMA FLOODPLAIN ZONE LOTS 2A & 3A:

THIS PROPERTY IS WITHIN A 100 YEAR FLOODPLAIN ZONE X (SHADED) AS SHOWN ON THE F.I.R.M. MAP #05143C0090G, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: JANUARY 01, 2024.

FEMA FLOODPLAIN ZONE LOT 1A:

THIS PROPERTY IS NOT WITHIN A 100 YEAR FLOODPLAIN ZONE X (SHADED) AS SHOWN ON THE F.I.R.M. MAP #05143C0090G, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: JANUARY 01, 2024.

NOTES:

1) ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED (EXAMPLE: 15'BC) AS TO BACK OF CURB.
2) A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
3) ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
4) MODIFIED CURB REQUIRED AT ALL DRIVES.
5) OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS MUST BE LANDSCAPED, SO THAT THEIR FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW OF THE ADJACENT PROPERTY AND THE PUBLIC RIGHT-OF-WAY.
6) THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
7) THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAT ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TOTHE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
8) ALL DEVELOPMENTS AFTER AUGUST 20, 2007 MUST HAVE UTILITY WIRES, LINES, AND/OR CABLES IN SAID DEVELOPMENTS MUST BE PLACED UNDERGROUND. EXCLUDING 12Kv AND ABOVE.
9) STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
   A) DEVELOPMENT AND GRADING WITH THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
   B) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
   C) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING.
   D) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
   E) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
10) ALL CROSSINGS UNDER ROADWAYS BY OPEN CUT MUST BE BACKFILLED WITH FLOWABLE FILL
11) STREET LIGHTS ARE REQUIRED AT EACH INTERSECTION AND ALONG THE STREET AT INTERVALS OF 300 TO 350 FEET AS MEASURED ALONG THE CENTERLINE OF THE STREET. THE MINIMUM INITIAL RATING FOR THE STREETLIGHT SHALL BE 6,800 LUMENS FOR A LOCAL STREET, 11,000 LUMENS FOR A COLLECTOR STREET, OR 20,000 LUMENS FOR AN ARTERIAL STREET.
12) CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR ALL STREET CUTS, BORES, AND RESPECTIVE RIGHT-OF-WAY PERMITS FOR THE PROPOSED PROJECT.
13) HVAC EQUIPMENT WILL BE SCREENED PER CITY ORDINANCE.

TYPES OF UNITS:
BUILDING 1: 12 UNIT MAYPENNY

- 4 – 1 BEDROOM UNITS (1,168 SQ. FT.)
- 4 – 2 BEDROOM UNITS (1,168 SQ. FT.)
- 4 – 3 BEDROOM UNITS (1,168 SQ. FT.)

BUILDING 2: 16 UNIT MAYPENNY

- 4 – 3 BEDROOM UNITS
- 6 – 2 BEDROOM UNITS
- 6 – 1 BEDROOM UNITS

BUILDING 3: 18 UNIT MAYPENNY

- 4 – 3 BEDROOM UNITS
- 8 – 2 BEDROOM UNITS
- 6 – 1 BEDROOM UNITS

BUILDING 4: 10 UNIT MAYPENNY

- 4 – 3 BEDROOM UNITS
- 2 – 2 BEDROOM UNITS
- 4 – 1 BEDROOM UNITS

FOR A TOTAL OF 56 UNITS

ESI
ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

LARGE-SCALE DEVELOPMENT PLAN
SUCCESS AVE FLATS
700 SUCCESS AVE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2026, ENGINEERING SERVICES, INC. 9/18/2026 10:00 AM
Z:\LSD\25948 SHA SUCCESS AVE\25948 - LARGE SCALE DEVELOPMENT PLAN.DWG

SCALE: 1"=40'
DATE: Sep 18, 2026
ENGINEER: TJA
DRAWN BY: NMB
W.O. #: 25948

L26-02

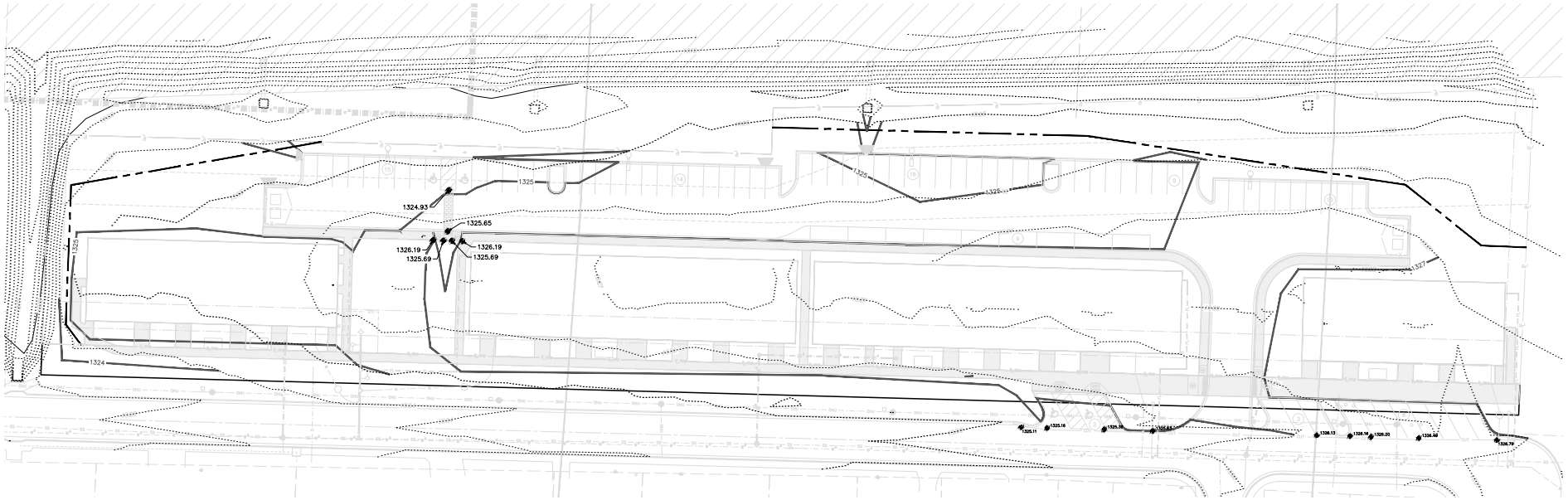
2

GRID N

GRAPHIC REPRESENTATION ONLY
SCALE 1"= 30'
0 15' 30' 60'

NOTES:

1) ALL SPOT ELEVATIONS ARE THE FLOWLINE OF THE GUTTER UNLESS OTHERWISE NOTED.



L26-02

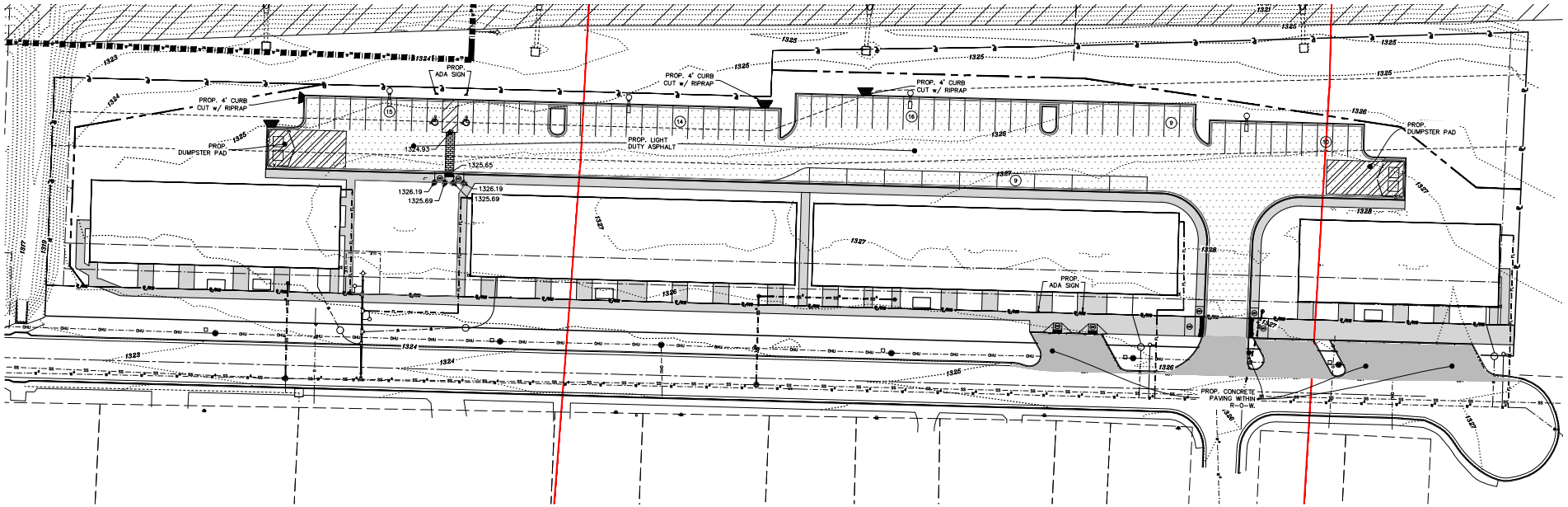
ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

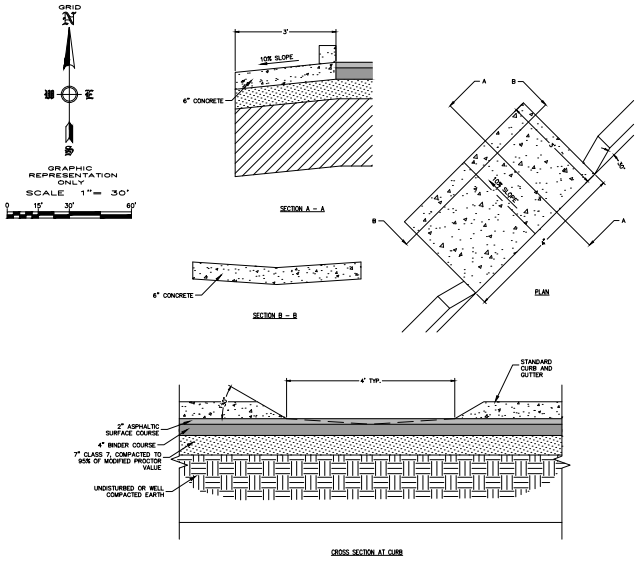
GRADING PLAN
SUCCESS AVE FLATS
700 SUCCESS AVE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

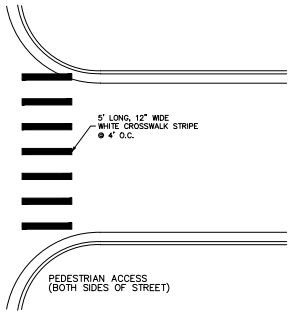
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DATE: Jul 23, 2026
ENGINEER: TJR
DRAWN BY: MB
W.O. #: 25948

3





TYPICAL 4' CURB CUT WITH CONCRETE FLUME
NOT TO SCALE



NOTES:
1. ALL CROSSWALKS & STOP BARS TO BE THERMOPLASTIC MATERIAL.
2. CROSSWALK TO BE CENTERED ON HANDICAP RAMP AND BE PERPENDICULAR TO STREET CENTERLINE.

TYPICAL CROSSWALK MARKING DETAIL
NOT TO SCALE

*NOTE:

1. *PAVING SECTIONS ARE TO BE DETERMINED BY A GEOTECHNICAL ENGINEER. SECTIONS SHOWN SHALL BE MODIFIED TO THE GEOTECHNICAL ENGINEER RECOMMENDATION.*
2. *ALL STRIPING AND SYMBOLS SHALL BE COORDINATED WITH OWNER PRIOR TO INSTALLATION.*
3. *CONTRACTOR IS TO SUBMIT A PLAN SHOWING JOINTS FOR OWNER APPROVAL AS PART OF THE PAVING SUBMITTAL.*
4. *WITHIN 40 DAYS OF PLACEMENT OF CURBS, THEY SHALL BE BACKFILLED, FINE GRADED WITH A MINIMUM OF 4–INCHES OF TOPSOIL, AND HYDROMULCHED OR SODDED WITH PERMANENT GRASSES.*
5. *CUT LINE SHOWN ON PLANS ONLY AS REFERENCE, GEOTECH TO DETERMINE ACTUAL CUT LINE BASED ON ANALYSIS OF THE EXISTING STREET SECTION WITH A FORMAL DESIGN PROVIDED BY THE GEOTECH.*

LIGHT DUTY ASPHALT PAVING:
HEAVY DUTY DUMPSTER PAD:
CONCRETE PAVING IN ROW:

L26–02

ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

STORM , PAVING & SIGNAGE PLAN
SUCCESS AVE FLATS
700 SUCCESS AVE
SPRINGDALE, ARKANSAS

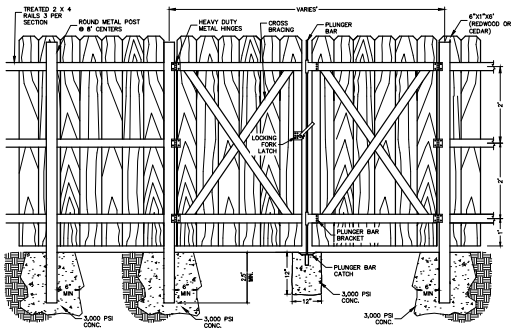
REVISION	DATE	DESCRIPTION

SCALE: 1"=30'
DATE: Jul 23, 2026
ENGINEER: TJR
DRAWN BY: MBR
W.O. #: 25948

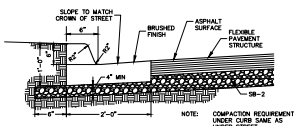
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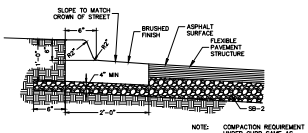
Return to Agenda



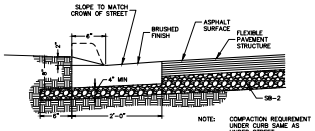
DUMPSTER SCREENING FENCE DETAIL
NOT TO SCALE



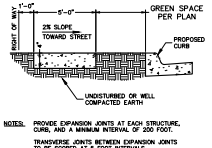
STANDARD 6" CONCRETE CURB & GUTTER
NOT TO SCALE



STANDARD 6" CONCRETE SPILL CURB & GUTTER
NOT TO SCALE



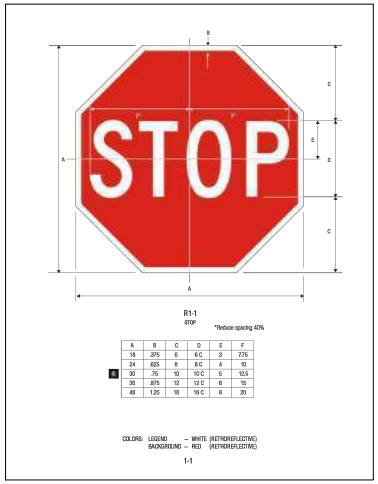
MODIFIED CONCRETE CURB & GUTTER
NOT TO SCALE

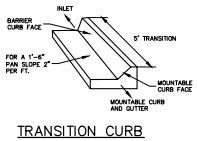


SIDEWALK DETAIL
NOT TO SCALE

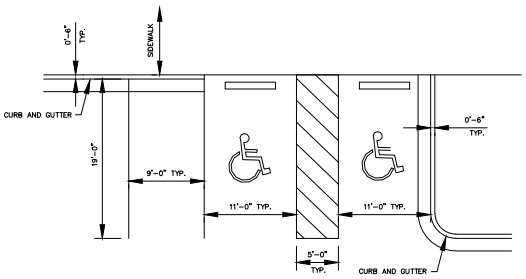




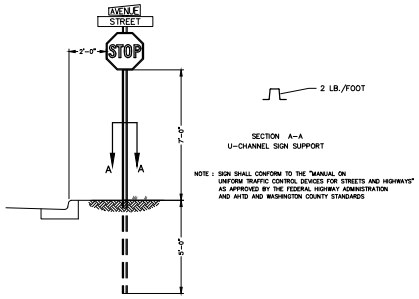




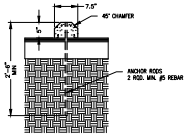
TRANSITION CURB
NOT TO SCALE



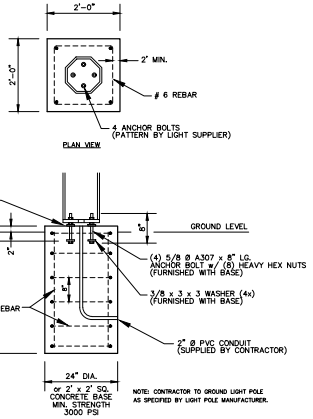
HANDICAPPED RAMP AND PARKING DETAILS



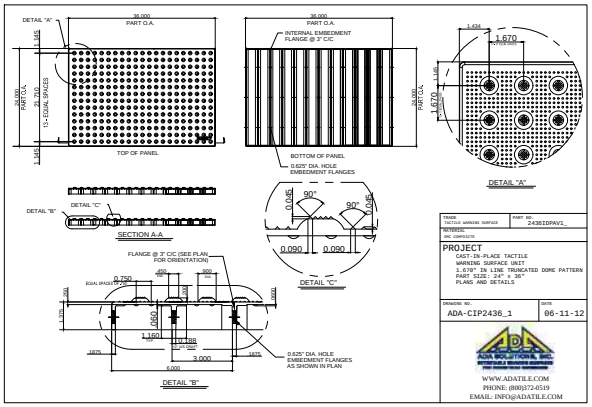
STOP SIGN DETAIL
NOT TO SCALE



WHEEL STOP DETAIL
NOT TO SCALE



LIGHT POLE FOOTING DETAIL
NOT TO SCALE



L26-02

ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS
SUCCESS AVE FLATS
700 SUCCESS AVE
SPRINGDALE, ARKANSAS

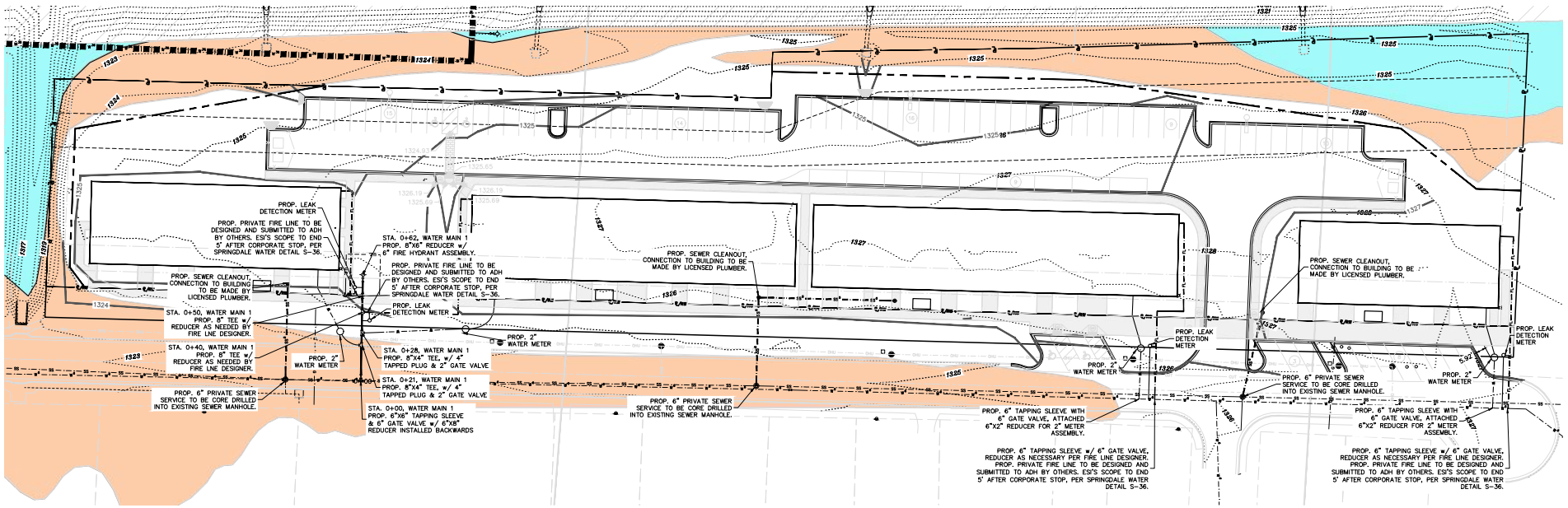
REVISION	DATE	DESCRIPTION

SCALE: N.T.S.
DATE: Jan 21, 2026
ENGINEER: TJA
DRAWN BY: MB
W.O. #: 25948

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GRID N

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 30'
0 15' 30' 60'

NOTES :

1. ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES REVISED JANUARY 20, 2021, AND SEALED MAY 6, 2021.
2. CONSTRUCTION PLANS AND SPECIFICATIONS WILL NEED TO BE SUBMITTED AND APPROVED BY SWU AND THE ARKANSAS DEPARTMENT OF HEALTH PRIOR TO BEGINNING ANY WATER AND SEWER CONSTRUCTION.
3. A PRE-CONSTRUCTION MEETING IS TO BE HELD WITH THE WATER AND SEWER CONTRACTOR AND SWU PRIOR TO BEGINNING ANY CONSTRUCTION.
4. ALL WATER MAIN SHALL BE DR-14 PVC WATER PIPE.
5. CONTRACTOR SHALL CONTACT SWU PRIOR TO PERFORMING WORK.
6. SWU STAFF SHALL BE PRESENT DAY OF TAPPING, DISINFECTION AND FLUSHING. SWU SHALL BE PRESENT FOR ALL TAPS TO EXISTING SYSTEM.
7. ALL UTILITIES SHALL HAVE FULL DEPTH BACKFILL (FLOWABLE FILL) UNDER PUBLIC ROADWAYS.
8. STAKE FIRE HYDRANT LOCATIONS FOR SWU APPROVAL PRIOR TO INSTALLATION.
9. CONTRACTOR TO FIELD VERIFY DEPTH, MATERIAL, AND DIMENSIONS PRIOR TO ORDERING PARTS.
10. INSTALL TRACER WIRE PORT PER SWU STD. DETAIL M-1 (EVERY 400' OR CHANGE IN HORIZONTAL DIRECTION).
11. CONTRACTOR TO INSTALL VERTICAL BENDS AS DIRECTED BY SWU OR THE ENGINEER. VERTICAL BENDS ARE SUBSIDIARY TO WATER MAIN CONSTRUCTION.
12. CONTRACTOR TO COORDINATE OFFSITE UTILITY CONSTRUCTION & SITE RESTORATION WITH PROPERTY OWNER.
13. FULL DEPTH COMPACTED CLASS 7 BASE MATERIAL IS REQUIRED FOR THE WATER AND SEWER TRENCHES UNDER PRIVATE EXISTING OR PROPOSED DRIVING SURFACES. ALL UTILITIES SHALL HAVE FULL DEPTH BACKFILL (FLOWABLE FILL) UNDER PUBLIC ROADWAYS.

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- PROPERTY LINE
- EX. EASEMENT LINE
- EX. BUILDING SETBACK LINE
- EX. ROAD CENTERLINE
- EX. CURB & GUTTER
- EX. WATER LINE
- EX. 8" SEWER LINE
- EX. STORM DRAIN LINE
- EX. OVERHEAD POWER LINE
- EX. FIBER OPTIC LINE
- EX. ONE CALL MARK
- EX. WATER METER
- EX. FIRE HYDRANT
- EX. SEWER MANHOLE
- EX. POWER POLE
- EX. WATER VALVE
- EX. LIGHT POLE
- EX. WATER METER
- EX. CONTOUR
- PROPOSED CONTOUR
- PROPOSED FENCE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING SETBACK LINE
- PROPOSED CURB & GUTTER
- PROPOSED FIRE HYDRANT
- PROPOSED WATERLINE
- PROPOSED SEWER MANHOLE & PIPE
- PROPOSED SINGLE WATER SERVICE
- PROPOSED DOUBLE WATER SERVICE
- PROPOSED SEWER SERVICE
- PROPOSED LIGHT POLE
- PROPOSED HANDICAP RAMP
- PROPOSED STORM BOX & PIPE

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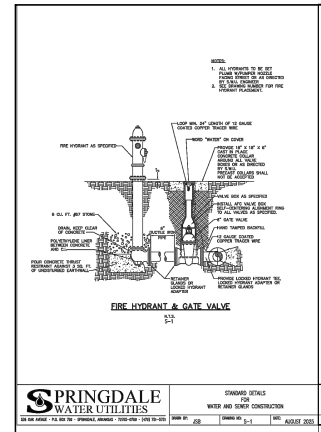
UTILITY PLAN
SUCCESS AVE FLATS
700 SUCCESS AVE
SPRINGDALE, ARKANSAS

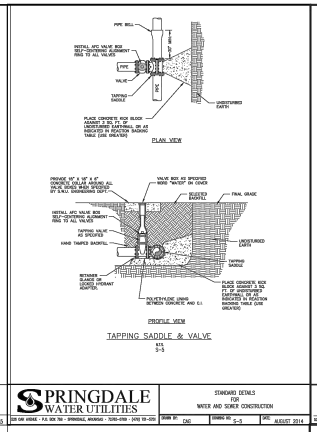
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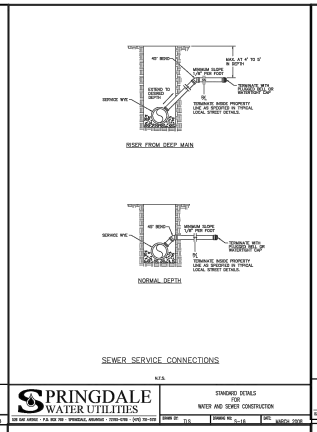
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ENGINEER: TJR
DRAWN BY: MB
W.O. #: 25948

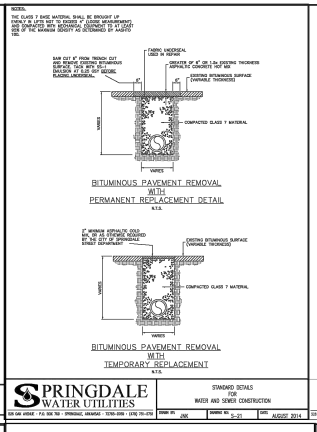
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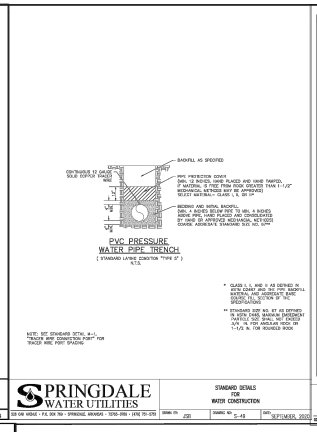
L26-02

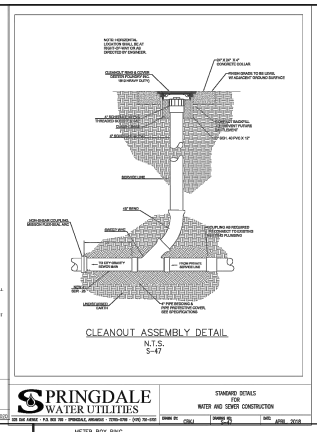


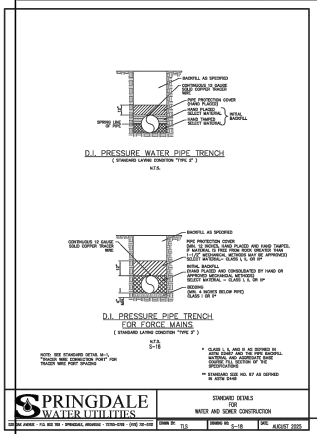


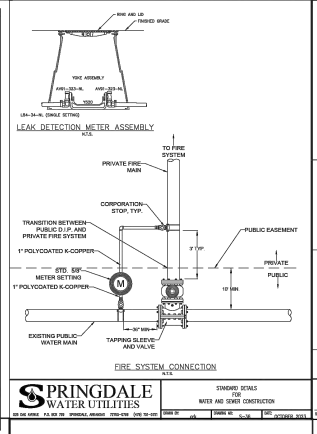


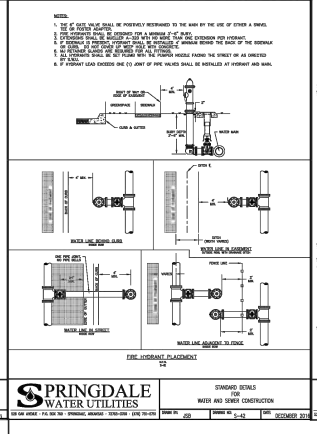


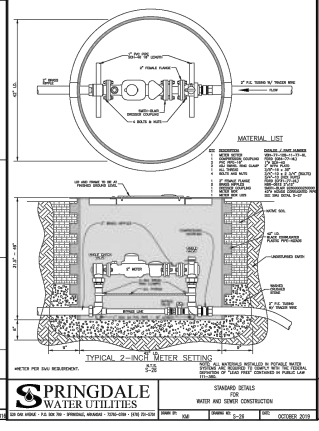


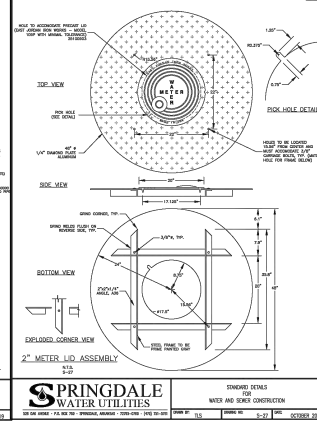


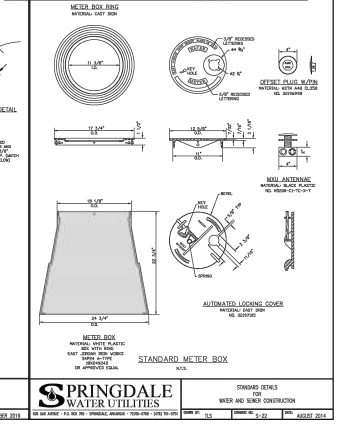


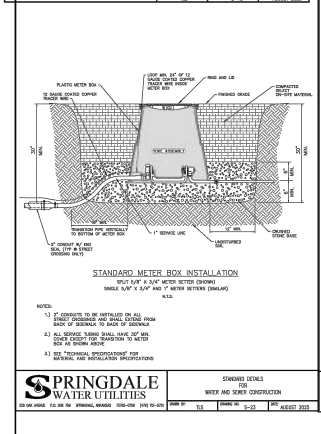


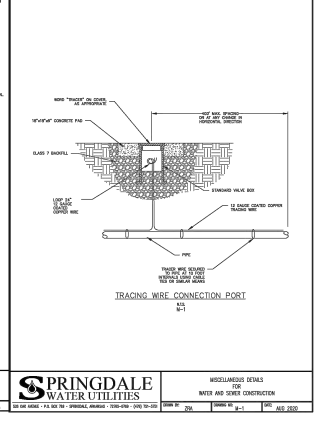












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UTILITY DETAILS
SUCCESS AVE FLATS
700 SUCCESS AVE
SPRINGDALE, ARKANSAS

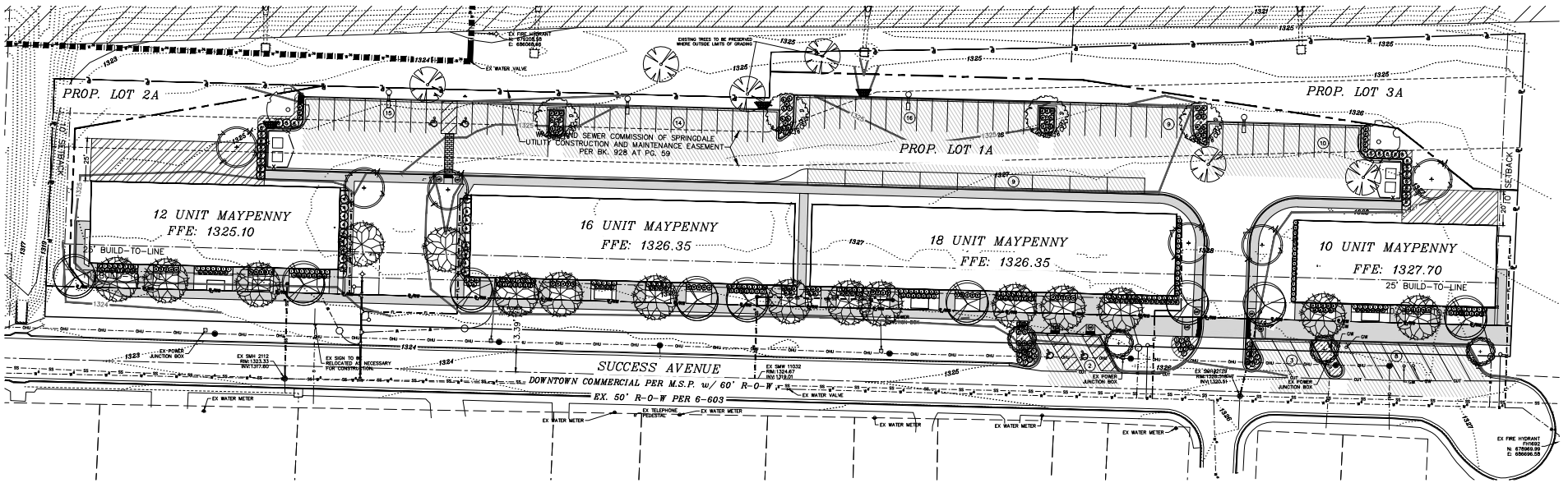
REVISION	DATE	DESCRIPTION

SCALE: N.T.S.
DATE: Jul 23, 2026
ENGINEER: TJR
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L26-02

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INDEX OF TREES

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	SIZE	MATURE HEIGHT
	Jefferson Elm	Ulmus Americana 'Jefferson'	2	2" Cal B & B	50–70'
	Eastern Redbud	Cercis canadensis	4	1.5" Cal B & B	15'–25'
	Legacy Sugar Maple	Acer saccharum 'Legacy'	4	2" Cal B & B	40'–50'
	Willow Oak	Quercus phellos	6	2" Cal B & B	60'–75'
	Autumn Gold Ginkgo	Ginkgo biloba 'Autumn Gold'	16	2" Cal B & B	45'–65'
	Thornless Honeylocust 'Shademaster'	Gleditsia triacanthos inermis	9	2" Cal B & B	45'–65'

INDEX OF SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
1	Soft Touch Holly	Ilex crenata 'Soft Touch'	130	3 GAL.
2	Virginia Sweetspire 'Little Henry'	Itea virginica 'Little Henry'	50	3 GAL.
3	Candy Corn Spirea	Spirea japonica 'Candy Corn'	16	3 GAL.
4	Grey Owl Juniper	Juniperus virginiana 'Grey Owl'	18	3 GAL.
5	Hameln Dwarf Fountain Grass	Pennisetum alopecuroides 'Hameln'	38	1 GAL.
6	Shenandoah Switch Grass	Calamagrostis x acutiflora	70	3 GAL.
7	Red Drift Rose	Rosa x drift	22	3 GAL.
8	North Pole Arborvitae	Thuja occidentalis 'Smaragd'	23	5 GAL.
9	Bobo Panicle Hydrangea	Hydrangea paniculata 'Bobo'	40	3 GAL.

1. AUTOMATIC DESIGN/BUILD IRRIGATION SYSTEM OR HOSE BIBS SHALL BE PROVIDED FOR ALL LANDSCAPED AREAS AND SHALL CONFORM TO CITY OF SPRINGDALE REQUIREMENTS. 150' MAX RADIUS FOR HOSE BIBS

NOTES:
1. TREES SHALL BE 2" CALIPER MINIMUM.
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOT BALL.
3. STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.
4. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
5. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
6. ROOTBALL – ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP OF BALL 1"-3" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING. BEFORE BACKFILLING, REMOVE TOP 1/3 OF BURLAP, THE ENTIRE WIRE BASKET, CUT OR REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, PEEL THE WIRE AND/OR BURLAP BACK TO THE BOTTOM OF THE PLANTING HOLE AND REMOVE ANY PEELED BACK MATERIAL.

SET TREE PLUMB SO THE MAIN LEADER IS STRAIGHT
BEGIN MULCH 3" TO 4" AWAY FROM TRUNK
2" TO 3" OF ORGANIC MULCH. NO CYPRESS MULCH SHALL BE USED.
EXCAVATE AND REPLACE EXISTING SOIL. ADD SOIL AMENDMENTS IF NECESSARY AS DIRECTED BY PROJECT MANAGER. WATER THOROUGHLY TO ELIMINATE AIR POCKETS. DO NOT TAMP.
WIDE SHALLOW HOLES WITH TAPERED SIDES. BREAK DOWN OR ROUGHEN SIDES OF THE HOLE.
SET BALL ON FIRM SOIL
UNDISTURBED SUBGRADE
FINISH GRADE
2 TO 3 TIMES ROOTBALL DIAMETER

TREE PLANTING DETAIL
NOT TO SCALE

GRID N
GRAPHIC REPRESENTATION ONLY
SCALE 1"= 30'
0 15' 30' 60'

FOR WOODY PLANTS, PRUNE ALL DAMAGED, DISEASED OR WEAK STEMS
BEGIN MULCH 3"-4" AWAY FROM BASE
3"-4" OF MULCH
EXCAVATE & REPLACE EXISTING SOIL. ADD SOIL AMENDMENTS IF NECESSARY. WATER THOROUGHLY TO ELIMINATE AIR POCKETS. DO NOT TAMP.
ROOT BALL-ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP OF BALL 1"-3" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING
TAPERED SIDES – BREAK DOWN OR ROUGHEN SIDES OF HOLE
SET BALL ON FIRM SOIL
UNDISTURBED SUBGRADE
2 TO 3 TIMES ROOT DIAMETER

SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE REQUIREMENTS:

TOTAL FRONTAGE DISTANCE: 775 LINEAR FT. (SUCCESS AVENUE)

–TOTAL FRONTAGE LANDSCAPE REQUIRED: 1 TREE AND 7 SHRUBS PER 25' = 31 TREES AND 217 SHRUBS

–TOTAL FRONTAGE LANDSCAPE PROVIDED:
31 TREES AND 269 SHRUBS
8 TREES RELOCATED THROUGHOUT SITE

LANDSCAPE PARKING REQUIREMENTS:

TOTAL PARKING AREA PROVIDED: 25,750 SQ. FT.
TOTAL INTERIOR LANDSCAPE REQUIRED: 2,060 SQ. FT. (8%)
TOTAL INTERIOR LANDSCAPE PROVIDED: 2,100 SQ. FT. (8%)

INTERIOR LANDSCAPING AREAS: | AREAS COUNTED TOWARD PARKING LOT SQ FOOTAGE: | REAR OUTDOOR SPACE:

LANDSCAPE NOTES:

1. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
2. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT OR QUANTITY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
3. ALL PLANTING BEDS SHALL RECEIVE 6" OF TOPSOIL AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. SOIL MIX SHALL BE TILLED INTO BED AREA TO A MINIMUM DEPTH OF 12" AND BE FREE OF ROCKS/WEEDS/DEBRIS PRIOR TO INSTALLATION OF PLANT MATERIAL
4. ALL PLANTING BEDS SHALL RECEIVE 3–4" ORGANIC MULCH AT TIME OF INSTALLATION. MULCH SHALL NOT BE PLACED IMMEDIATELY ADJACENT TO TRUNK, AND SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE. ALL TREES NOT LOCATED IN PLANTING BEDS SHALL RECEIVE MULCH PER PLANTING DETAIL.
5. SHADE TREES SHALL HAVE A MIN. CALIPER OF 2" AND A HEIGHT OF 8'
6. EVERGREEN TREE MATERIALS SHALL BE A MIN HEIGHT OF 8'
7. REMOVE ALL TAGS, NURSERY FLAGGING, GUARDS, OR ROPE FROM TREES AND PLANT MATERIAL DURING INSTALLATION.
8. ALL PLANT SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
9. ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED WITHIN THE NEXT APPROPRIATE GROWING SEASON.
10. IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED FEATURES.
11. ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITY TO BE SODDED, HYDROSEEDED, OR REVEGETATED WITH BERMUDA MIX WHICH IS CERTIFIED FREE FROM WEED SEEDS.
12. LANDSCAPING SHALL BE GUARANTEED FOR A PERIOD OF 2 YEARS FROM DATE OF TOTAL ACCEPTANCE BY THE CITY.
13. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO; WATERING SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY OWNER.

L25–02

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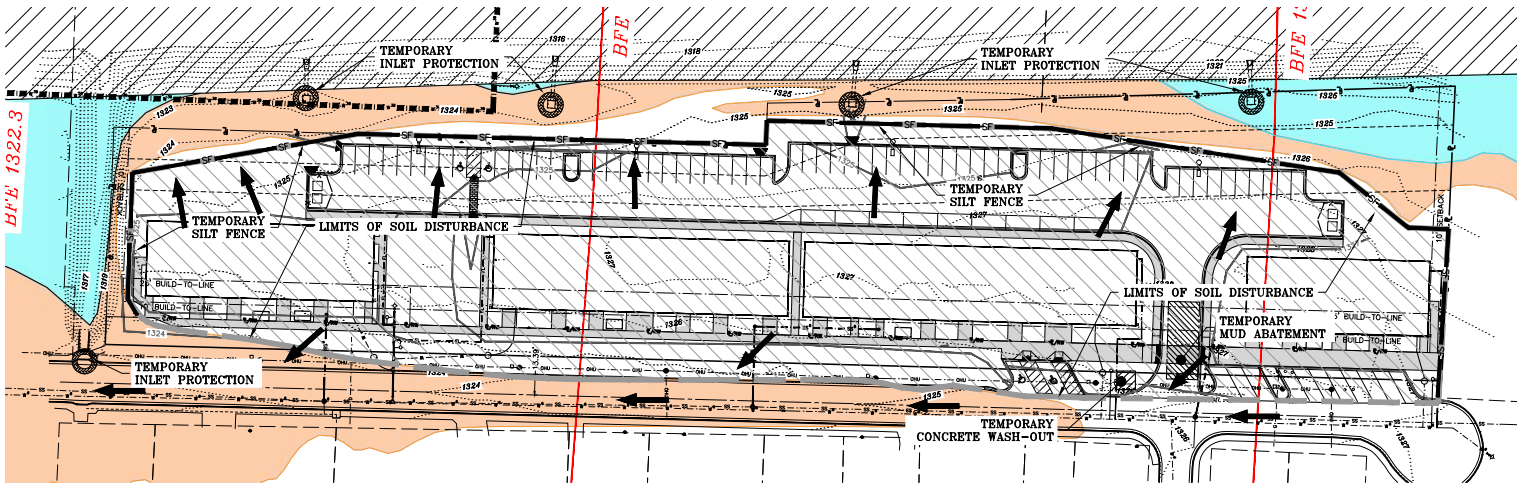
LANDSCAPING PLAN
SUCCESS AVE FLATS
700 SUCCESS AVE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'
DATE: Sep 18, 2026
ENGINEER: TJA
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TOTAL DISTURBED AREA: 2.90 ACRES

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
- WATTLE

GRID N

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 40'
0 20' 40' 80'

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.

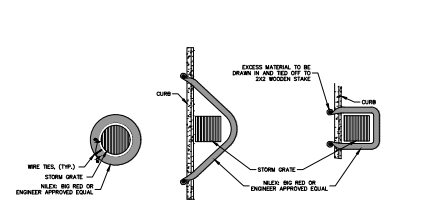
*SILT FENCE IS USED AS AN ENERGY DISSIPATION DEVICE

*SILT FENCE IS USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE

*SILT FENCE MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED

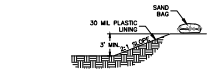
Maximum Slope Length for Silt Fence		
Slope – Percent	Maximum Slope Length (ft) Above Fence	
	Standard (18" High) Silt Fence	Reinforced (30" High) Silt Fence
2 (or less)	150	250
5	100	250
10	50	150
15	35	100
20	25	70
25	20	55
30	15	45
35	15	40
40	15	35
45	10	30
50	10	25

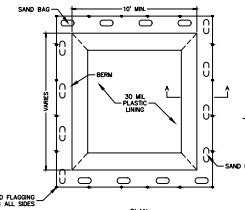
NOTES:
1. THE SLOPE LENGTH SHOWN IS THE DISTANCE FROM THE FENCE TO THE DRAINAGE DIVIDE OR THE NEAREST UPSLOPE CHANNEL.
2. SLOPE LENGTH CANNOT BE ADDRESSED BY USE OF MULTIPLE ROWS OF SILT FENCE.



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.

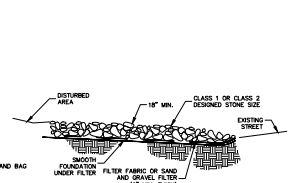
INLET PROTECTION
NOT TO SCALE





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

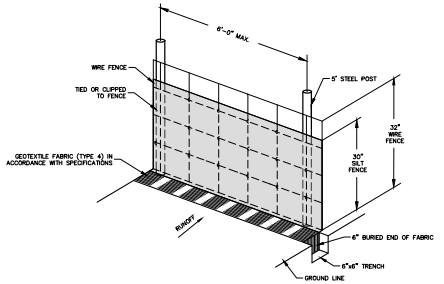


NOTES:
1) MINIMUM THICKNESS SHALL BE 18", THE STONE DIAMETER, NEVER LESS THAN 6".
2) MINIMUM LENGTH SHALL BE 50'

MUD ABATEMENT ENTRANCE
NOT TO SCALE

NOTES:
1.) 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 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 AND 100' 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.



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

L26-02

ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

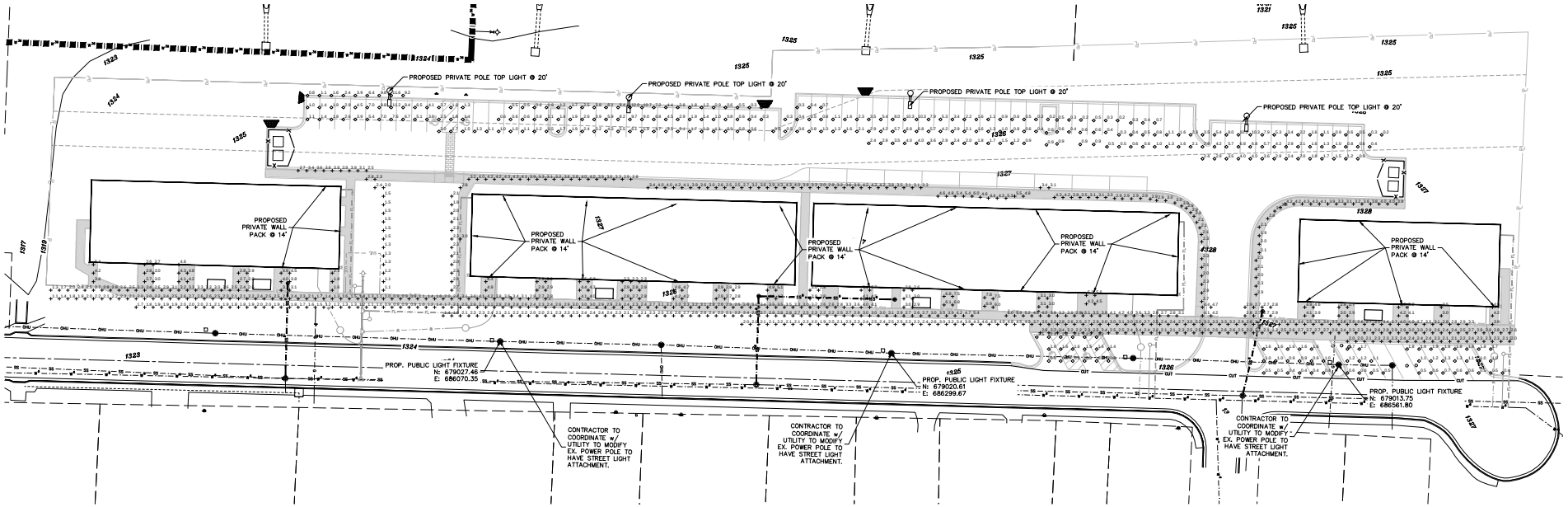
STORM WATER POLLUTION PREVENTION PLAN
SUCCESS AVE FLATS
700 SUCCESS AVE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=40'
DATE: Sep 18, 2026
ENGINEER: TJA
DRAWN BY: MBB
W.O. #: 25948

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Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Front Parking Areas	◇	1.0 fc	2.5 fc	0.1 fc	25.0:1	10.0:1
Pedestrian Areas	+	3.0 fc	8.0 fc	0.9 fc	8.9:1	3.3:1
Rear Parking Areas	◇	3.0 fc	12.0 fc	0.2 fc	60.0:1	15.0:1

GRID N

GRAPHIC REPRESENTATION ONLY
SCALE 1"= 30'
0 15' 30' 60'

NOTES :

1. COORDINATE WORK IN R.O.W. WITH PUBLIC WORKS/SIGNALIZATION DEPARTMENT TO PREVENT DAMAGE TO STREETLIGHTS. PUBLIC WORKS NEEDS TO OVERSEE DEPTHS, BACKFILL, WIRE SIZING, CONDUIT SIZING, ETC. DURING INSTALLATION.
2. ALL LIGHTS ARE PRIVATE PARKING LOT/PEDESTRIAN LIGHTS EXCEPT AS NOTED.
3. ALL LIGHTS TO BE FULL CUT-OFF DESIGN WITH HOUSE SIDE SHIELDS AS NOTED.

ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

LIGHTING PLAN
SUCCESS AVE FLATS
700 SUCCESS AVE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'
DATE: Jul 23, 2026
ENGINEER: TJR
DRAWN BY: MB
W.O. #: 25948

L26-02

10

HOLOPHANE®
LEADER IN LIGHTING SOLUTIONS

Catalog Number	HLWPC2 P30 30K XX T4M
Notes	Type

HLWPC2
Wallpack® Full Cutoff LED



Mechanical
- Heavy grade A360 cast aluminum (aluminum with <1% copper)
- Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering
- Mounts to a standard junction box
- Wet location listed
- IP65 rated housing, down light only
- ¾" painted threaded entry(¾" - 14 NPT) on each side and on top, accepts ¾" and ½" conduit
- ¾" threaded plugs are painted on each side
- Vibration tested to 1.5G per ANSI C136.31.

Electrical
- Certified by UL or CSA
- Rated for -40°C (-40°F) minimum ambient
- A programmable electronic driver with 0-10V control leads
- Available in: 120-277V 50/60 Hz and 347-480V 50/60 Hz,
- Standard: 3000K, 4000K and 5000K CCT (>70 CRI)
- Optional >80 CRI (3000K, 4000K and 5000K CCT)
- Internally mounted emergency battery backup for operation in an ambient temperature ranging from -20°C (-4°F) to 30°C (86°F), available with P10 thru P40 performance packages, non CEC compliant
- All surge protection meets ANSI/IEEE C62.41.2 10kV/10kA
- Standard surge protection is 20kV/10kA per ANSI C136.2
- Optional surge protection is 10kV/5kA per ANSI C136.2

Optical
- Light engine housing is IP66 rated
- Acrylic optical system
- Type V: E (entry), M (medium), R (rectangle) & W (wide)
- Asymmetric

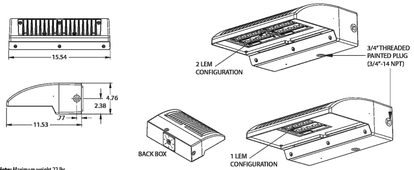
Controls
- Field adjustable output (AO)
- Button style photocontrol (PE)
- Motion sensor & ambient photocontrol combination for mounting low (8-15') (MASL) and high (15-30') (MASH) mounting heights

Certification and Standards
- Luminaire is CSA listed, US and Canada
- Suitable for operation in an ambient temperature up to 40°C/104°F per UL or CSA certification
- Design lights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- LM-79 compliant
- The projected LED Lumen Maintenance shall be based only on IES LM-80-08 and TM-21

Government Procurement
BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

Warranty
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions.

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.



Note: Maximum weight 22 lbs.

HLWPC2
Wallpack® Full Cutoff LED

HOLOPHANE

ORDERING INFORMATION — **Example:** HLWPC2 P20 40K MVOLT T3M BZSDP

Series	Lumen Package	Color Temperature	Voltage	Optics	Color	CRI
HLWPC2 Wallpack Full Cutoff LED	1 LEM Package P10 3,100 lm P20 5,600 lm 2 LEM Package [illegible] P40 9,900 lm P50 11,700 lm (Nominal Lumens, 4000K)	AMB True Amber [illegible] 40K 4,000 K CCT 50K 5,000 K CCT	120 120 volts 208 208 volts 240 240 volts 277 277 volts 347 347 volts 480 480 volts HVOLT 347/480 volts MVOLT 120-277 volts	T2S Type 2 Short T2M Type 2 Medium T3S Type 3 Short T3M Type 3 Medium [illegible] TFTM Forward Throw Medium ASYDF Asymmetric Diffuse SYMDF Symmetric Diffuse	BKSDP Black BZSDP Bronze GYSDP Grey WHSDP White	Blank 70 CRI (STD) 80CRI 80 CRI

Options:

Adjustable/Programmable Options
AO Field Adjustable Output

Circuit Options
2CI 2 Independent Circuits

Control - Motion Sensor Options
MASL[1,2] Motion / Ambient Sensor, 8-15' Mounting Height Ambient Sensor Enabled at 5 FC
MASH[1,2] Motion / Ambient Sensor, 15-30' Mounting Height Ambient Sensor Enabled at 5 FC

Control - Photocontrol Options
PE Button Style Photocontrol
P3 N.E.M.A. Twistlock Receptacle Mount -3 PIN
P7 N.E.M.A. Twistlock Receptacle Mount -7 PIN
PCLL DTL Long Life Twistlock Photocontrol for Solid State
PSC Shorting Cap

Fuse Option
SF Single Fuse
DF Double Fuse

Safety Option
EM Integral Emergency Battery
TP Tamper Resistant Hardware

Surge Protection Option - 20kV/10kA is Standard
10KV 10kV/5kA Surge Protection, in place of 20kV/10kA

MISC
BAA Buy America(n) Act and/or Build America Buy America Qualified

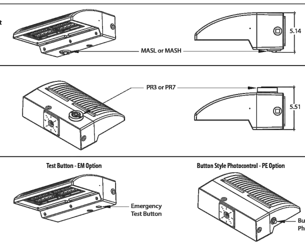
Notes
1 MASL and MASH sensors are not allowed with P10 lumen package option selected.
2 MASL and MASH options reduce luminaire light output to roughly 30% (not full OFF) when no motion is detected. When motion is detected, light output temporarily increases to 100%.

Options Location

Motion/Ambient Sensor mount options for Low (8-15') (MASL) and Height (15-30') (MASH) applications

N.E.M.A. Twistlock Receptacle P3 and P7 Options, P7 Shown

Internal Emergency Battery Test Button - EM Option



PR5-07-20D2
RAB



Color: Bronze Weight: 233.0 lbs

Project:	Type:
Prepared By:	Date:

Technical Specifications

Compliance
CSA Listed:
Suitable for wet locations

Performance
Description:
Steel pole 5" round 7 gauge 20 foot drilled two sides square base

Construction
Shaft:
46,000 p.s.i. minimum yield.

Hand Holes:
Reinforced with grounding lug and removable cover

Base Plates:
36,000 p.s.i. minimum yield.

Color:
Bronze powder coating

Height:
20 ft

Gauge:
7

Wall Thickness:
3/16"

Shaft Size:
5"

Anchor Bolt Templates:
WARNING Template must be printed on 12" x 18" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available online.

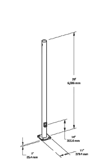
Max EPA's/Max Weights:
70MPH 25.0 ft/450 lb.
80MPH 18.2 ft/420 lb.
90MPH 13.6 ft/400 lb.
100MPH 10.2 ft/380 lb.
110MPH 7.8 ft/170 lb.
120MPH 5.9 ft/160lb.
130MPH 4.4 ft/150 lb.
140MPH 3.3 ft/135 lb.
150MPH 2.4 ft/50 lb

Accessories:
[illegible]
[illegible]

Other
Terms of Sale:
Pole Terms of Sale is available online.

PR5-07-20D2
RAB

Dimensions



Features
- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- [illegible]
- Custom manufactured for each application

Ordering Matrix

Family	Shape	Size	Gauge	Height	Drilled/Welded Tenon
P	R	5	7	20	D2
	R = Round TR = Tapered Round	4 = 4" 5 = 5" 6 = 6" 7 = 7" 8 = 8"	7 = 7 11 = 11	10 = 10' 15 = 15' 20 = 20' 25 = 25' 30 = 30'	D2 = Drilled WT = Welded Tenon

A22-100
RAB



Color: Bronze Weight: 11.2 lbs

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type	Constant	Watts	100/80/60W
120V	0.83A/0.67A/0.50A	Color Temp	3000/4000/5000K
208V	0.48A/0.38A/0.25A	Color Accuracy	80-84 CRI
240V	0.42A/0.33A/0.25A	L70 Lifespan	100,000 Hours
277V	0.72A/0.29A/0.22A	Lumens	9,023-14,537 lm
Input Watts	59.9-101W	Efficacy	130.3-161.5 lm/W

Technical Specifications

Field Adjustability
Field Adjustable:
Field Adjustable Light Output:
100W/80W/60W (factory default: 100W)
Color Temperature Selectable:
3000K, 4000K and 5000K (factory default:4000K)

Compliance
UL Listed:
Suitable for wet locations. Suitable for mounting within 4 ft (1.2m) of the ground.

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

IP Rating:
Ingress protection rating of IP66 for dust and water

Trade Agreements Act Compliant:
This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

DLC Listed:
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: S-NSJQHH

Performance
Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:
100W: Replaces up to 400W Metal Halide (MH) or 310W High Pressure Sodium (HPS)
80W: Replaces up to 350W Metal Halide (MH) or 250W High Pressure Sodium (HPS)
60W: Replaces up to 250W Metal Halide (MH) or 200W High Pressure Sodium (HPS)

Electrical
Driver:
Constant Current, Class 1, 120-277V, 50/60 Hz:
100W: 120V: 0.83A, 208V: 0.48A, 240V: 0.42A, 277V: 0.36A
80W: 120V: 0.67A, 208V: 0.38A, 240V:0.33A, 277V: 0.29A
60W: 120V: 0.5A, 208V: 0.29A, 240V:0.25A, 277V: 0.22A

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:
3.25% at 120V, 5.82% at 277V

Power Factor:
99.7% at 120V, 94.5% at 277V

7-Pin Receptacle with Shorting Cap:
ANSI C136.41 7-pin receptacle, compatible with wireless control systems

Surge Protection:
6kV

Construction
IES Classification:
The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:
Suitable for use in up to 40°C (104°F)

Lens:
Polycarbonate lens

Housing:
Die-cast aluminum

A22-100
RAB

Technical Specifications (continued)

Effective Projected Area:
1 Fixture: 0.3
2 Fixtures: 0.7
3 Fixtures: 1.2
4 Fixtures: 1.2

Finish:
Formulated for high durability and long-lasting color

Gaskets:
High-temperature silicone gaskets

Green Technology:
Mercury and UV free. RoHS-compliant components.

LED Characteristics
LEDs:
Long-life, high-efficacy, surface-mount LEDs

Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

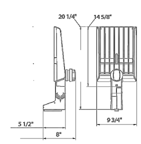
Installation
Mounting:
Adjustable universal pole mount (standard). Slipfitter and wall mount accessory available.

Optical
BUG Rating:
Type 3
100W: B2 U0 G2
80W: B2 U0 G2
60W: B2 U0 G1

Other
5-Year Limited Warranty:
The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

A22-100
RAB

Dimensions



Features
- DLC Premium listed
- Adjustable Universal Pole Mount
- 7-Pin Receptacle with Shorting Cap
- IP66 Rated
- 100,000-Hour LED lifespan
- 5-Year, limited warranty

Ordering Matrix

Family		Optics	Wattage	Mounting	Color Temp	Finish	Driver	Options
A22	–		100					
		[illegible] 4T = Type IV 5T = Type V Blank = Type III	70 = 70/60/50W 100 = 100/80/60W 150 = 150/120/100W 200 = 200/180/160W 320 = 320/280/250W	Blank = Universal Adjustable Pole Mount Blank = Universal Non-Adjustable Pole Mount	[illegible]/4000/5000K CCT Adjustable Y = 3000K	Blank = Bronze W = White B = Black	Blank = 120-277V, 0-10V Dimming /480 = 480V, 0-10V Dimming	Blank = 7-Pin Receptacle with Shorting Cap /MVS = 7-Pin Receptacle with Shorting Cap and Microwave Motion Sensor /LCBS = Lightcloud Blue w/PIR Sensor /LCBS/MVS = Lightcloud Blue w/MVS Sensor

ESI ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

LIGHTING DETAILS
SUCCESS AVE FLATS
700 SUCCESS AVE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

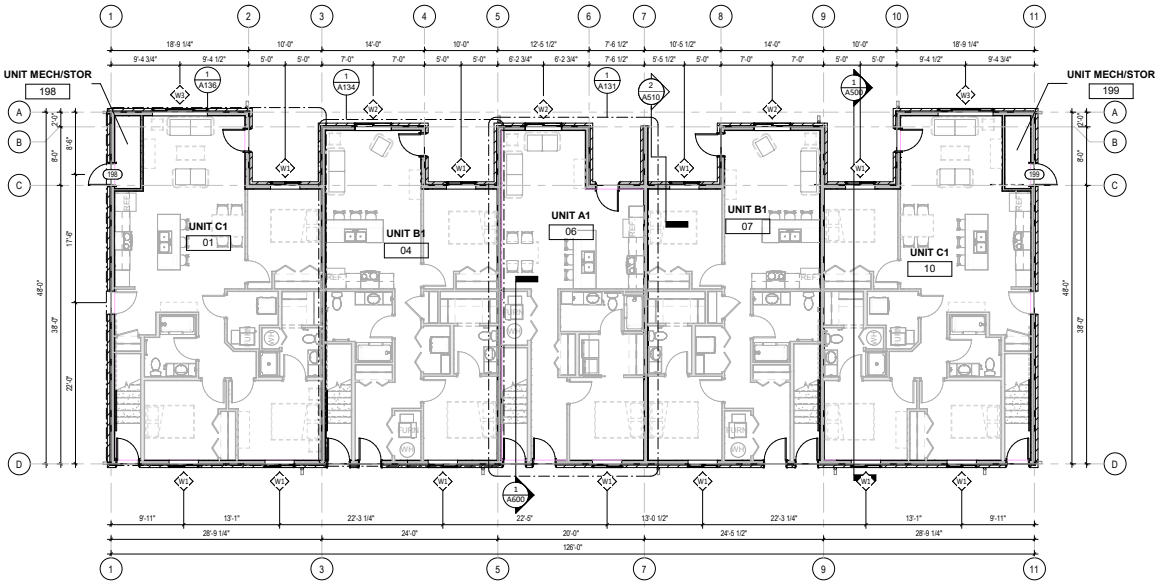
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Z:\LSD\25948 SHA Success Ave\25948 - Lighting Plan.dwg

SCALE: N.T.S.
DATE: Jul 23, 2026
ENGINEER: TJA
DRAWN BY: NMB
W.O. #: 25948

L26–02

11

Return to Agenda



1 FIRST FLOOR PLAN 5,297 SF
1/8" = 1'-0"

FLOOR PLAN NOTES

1. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND / OR THE SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE A/E FOR RESOLUTION PRIOR TO WORK. SHOULD THE DRAWINGS OR THE SPECIFICATIONS DISAGREE WITH THEMSELVES OR WITH EACH OTHER, THE CONTRACTOR SHALL PROVIDE THE BETTER QUALITY OR GREATER QUANTITY OF WORK AND/OR MATERIALS.
2. ALL TRADES ARE REQUIRED TO REVIEW THE CONTRACT DOCUMENTS AS A WHOLE. NOT REVIEWING THE CONTRACT DOCUMENTS IN THEIR ENTIRETY, IS AT THE SOLE RISK OF THE CONTRACTOR. ERRORS AND OMISSIONS FROM NOT REVIEWING THE ENTIRE PROJECT SCOPE WILL NOT BE ACCEPTABLE.
3. FIRE RATED WALL ARE INDICATED ON THE CODE PLANS.
4. PROVIDE FIRE EXTINGUISHERS AND CABINETS AS SHOWN ON THE CODE PLAN(S).
5. REFER TO SHEET A002 FOR ADA STANDARDS.
6. REFER TO SHEET A005 FOR FLOOR, ROOF & WALL TYPES.
7. INTERIOR DIMENSIONS ARE FROM FACE OF STUD/CMU TO FACE OF STUD/CMU UNLESS OTHERWISE NOTED.
8. ALL WALL TYPES TO EXTEND TO TRUSS BEARING UNLESS OTHERWISE NOTED ON WALL TYPES.
9. EXTERIOR DIMENSIONS ARE FROM FACE OF BRICK/SHEATHING UNLESS OTHERWISE NOTED.
10. COORDINATE WORK DONE BY OTHERS AS INDICATED ON THE DRAWINGS.
11. INCREASE WALL THICKNESS OF METAL STUD AND CONCRETE BLOCK WALLS AS REQUIRED TO ACCOMMODATE MECHANICAL AND ELECTRICAL DEVICES - VERIFY w/ ARCHITECT PRIOR TO WORK.
12. SEE MECHANICAL FOR ALL FLOOR DRAIN SIZES AND LOCATIONS U.N.O. SET FLOOR DRAINS MINIMUM ½" BELOW FINISHED FLOOR. PROVIDE EVEN SLOPE FROM WALL TO DRAIN W/ A MAXIMUM SLOPE OF ½" PER FOOT.
13. VERIFY DRYWALL CONTROL JOINT LOCATIONS w/ ARCHITECT ON SITE PRIOR TO INSTALLATION. THIS INCLUDES, BUT IS NOT LIMITED TO, CONTROL JOINTS AT 30'-0" O.C. MAX. IN LONG WALL EXPANSES. CONTROL JOINTS AT DOOR JAMBS EXTENDING FROM DOOR HEAD TO CEILING. CONSIDERATION SHALL ALSO BE GIVEN TO LOCATING CONTROL JOINTS FROM FLOOR TO CEILING AT EITHER EDGE OF LARGE WINDOW OPENINGS.
14. VERIFY HOISTWAY SHAFT SIZE REQUIREMENTS w/ ELEVATOR MANUFACTURER & COORDINATE.
15. COORDINATE ALL CHASE SIZES AND LOCATIONS W/ MECHANICAL. PROVIDE CHASES AT ALL EXPOSED MECHANICAL & ELECTRICAL WITH ADJACENT WALL MATERIAL AS REQUIRED.
16. COORDINATE ALL SHEAR WALL LOCATIONS W/ STRUCTURAL PLANS.
17. THE AIR & MOISTURE WEATHER BARRIER IS TO BE CONTINUOUS FROM THE BASE OF THE WALLS UP TO & TYING INTO THE ROOF BARRIER SYSTEM.
18. VERIFY ALL APPLIANCE DIMENSIONS PRIOR TO ORDER / INSTALL OF CASEWORK.
19. PROVIDE 2X BLOCKING AT ALL GRAB BAR & FUTURE GRAB BAR LOCATIONS. FUTURE GRAB BAR LOCATIONS OCCUR @ MAIN FLOOR UNITS ONLY.
20. PROVIDE 2X BLOCKING AT ALL TV LOCATIONS
21. GWB MUST RUN BEHIND TUB / SHOWER UNITS TO MAINTAIN RATED ASSEMBLIES.
22. CAULK PERIMETER OF ALL (BUT NOT LIMITED TO) TUB / SHOWER UNITS, TOILETS, BACKSPLASHES, TYP.
23. WALL PENETRATIONS SHALL NOT INTERFERE WITH REQUIRED FIRE RATINGS. ALL FIRE-RATED SHAFT WAYS OR OTHER RATED ELEMENTS WHICH PASS THROUGH THE LIMITS OF THE WORK ARE TO BE MAINTAINED OR COMPLETED IN A PROPERLY RATED MANNER.
24. AIR BARRIER AND THERMAL BARRIER EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS IS INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH BUILDING ENVELOPE AIR BARRIER. ALL BREAKS AND JOINTS IN THE AIR BARRIER ARE TO BE REPAIRED AND FILLED. AIR-PERMEABLE INSULATION IS NOT TO BE USED AS A SEALING MATERIAL AND SHOULD BE LOCATED ON THE INSIDE OF THE AIR BARRIER.
25. WALL CORNERS AND HEADERS ARE TO BE INSULATED.
26. PLUMBING AND WIRING: PLACE INSULATION TO EXTERIOR SIDE OF WIRING AND PIPES. BATT INSULATION IS CUT TO FIT AROUND WIRING AND PLUMBING. INSULATION TO EXTEND BEHIND PIPING AND WIRING.
27. SHAFTS, PENETRATIONS, UTILITY PENETRATIONS, KNEE WALLS AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE ARE SEALED.
28. SHOWERS AND TUBS ON EXTERIOR WALLS HAVE INSULATION AND AN AIR BARRIER SEPARATING THEM FROM THE EXTERIOR WALL.

KEYNOTE SCHEDULE

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CIVIL:

STRUCTURAL:

MECHANICAL:

ELECTRICAL:

LDG PROJECT NO: 26101

PRELIMINARY NOT FOR CONSTRUCTION

ISSUE:
12-11-2025

REVISION SCHEDULE:
REV. # REV. DSC. REV. DATE

PROJECT:
SPRINGDALE - SUCCESS AVE 10
UNIT MAYPENNY
3251 N MARTINDALE RD
SIOUX FALLS, SOUTH DAKOTA

SHEET TITLE:
OVERALL FIRST FLOOR PLAN

A101

9/11/2020 9:41:00 AM

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1 SIDE ELEVATION - A
1/8" = 1'-0"



2 SIDE ELEVATION - B
1/8" = 1'-0"



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EXTERIOR ELEVATION NOTES

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5. EXTERIOR METER PANELS TO FIXED ON FLAT PANEL SIDING WITH 4" TRIM. VERIFY FINAL SIZE WITH ELECTRICAL PRIOR TO ORDER / INSTALLATION.
6. PROVIDE WEATHER TIGHT SEAL AROUND ALL PENETRATIONS THROUGH BUILDING ENVELOPE.
7. ALL INSTALLED MATERIALS TO BE COMPATIBLE WITH ONE ANOTHER CAUSING NO DELETERIOUS EFFECTS.

KEYNOTE SCHEDULE

4.01	BRICK VENEER (B.O.D. HEBRON BRICK "ONYX IRONSPOT")
4.02	BRICK SOLDIER COURSING (B.O.D. HEBRON BRICK "ONYX IRONSPOT")
5.74	HANDRAIL (MATCH GUARDRAIL PROFILE & FINISH) (REFERENCE ARCHITECTURAL & STRUCTURAL)
7.30	ASPHALT SHINGLES; MUST BE MIN. 215LBS, SEAL 3-TAB TYPE OVER 30LB FELT WITH METAL DRIP EDGE, WITH MIN. 30 YEAR PRODUCT WITH NAILS
7.32	ROOF SYSTEM CONSISTS OF: 30 YEAR LAMINATED FIBERGLASS SHINGLES, #15 ASPHALT FELT UNDERLAYMENT (SELF ADHERED ICE AND WATER SHIELD RUBBERIZED MEMBRANE 69" UP FROM EAVE & 30" EACH SIDE OF ALL VALLEYS), PLYWOOD ROOF SHEATHING (SEE STRUCT.) W/ EDGE CLIPS, & ROOF TRUSSES @ 24" O.C. (VERIFY W/ STRUCT. & ROOF TRUSS MFR.) COLOR: VERIFY WITH ARCHITECT
7.36	ANTI-FUNGAL ROOF TREATMENT
7.45	ROOF AWNING CONSITS OF - STANDING SEAM METAL ROOFING, ROOFING WATERPROOF MEMBRANE (PER MANUFACTURER REQUIRMENTS), ROOF SHEATHING (PER STRUCTURAL) W/ EDGE CLIPS, ROOF AWNING STRUCTURE (PER STRUCTURAL)
7.51	4" PREFINISHED FIBER-CEMENT BOARD CORNER TRIM. COLOR - WHITE
7.55	FIBER-CEMENT BOARD SIDING. COLOR EVENING BLUE (B.O.D. = JAMES HARDIE)
7.56	FIBER-CEMENT BOARD SIDING. COLOR COBBLE STONE (B.O.D. = JAMES HARDIE)
7.76	ALUMINUM WRAPPED FASCIA TO MATCH SOFFIT
7.85	5" PRE-FINISHED GUTTER, COLOR: WHITE
7.86	2"X3" PRE-FINISHED DOWNSPOUT, COLOR: WHITE
10.04	UNIT SIGNAGE. REFER TO 9/A151 SIGNAGE DETAILS
10.05	CUSTOM DIMENSIONAL LETTER SIGNAGE, REFER TO 8/A151 SIGNAGE DETAILS
26.04	WALL SCONCE LIGHT FIXTURE. BTM OF FIXTURE 72" AFF (REFERENCE ARCHITECTURAL & ELECTRICAL)

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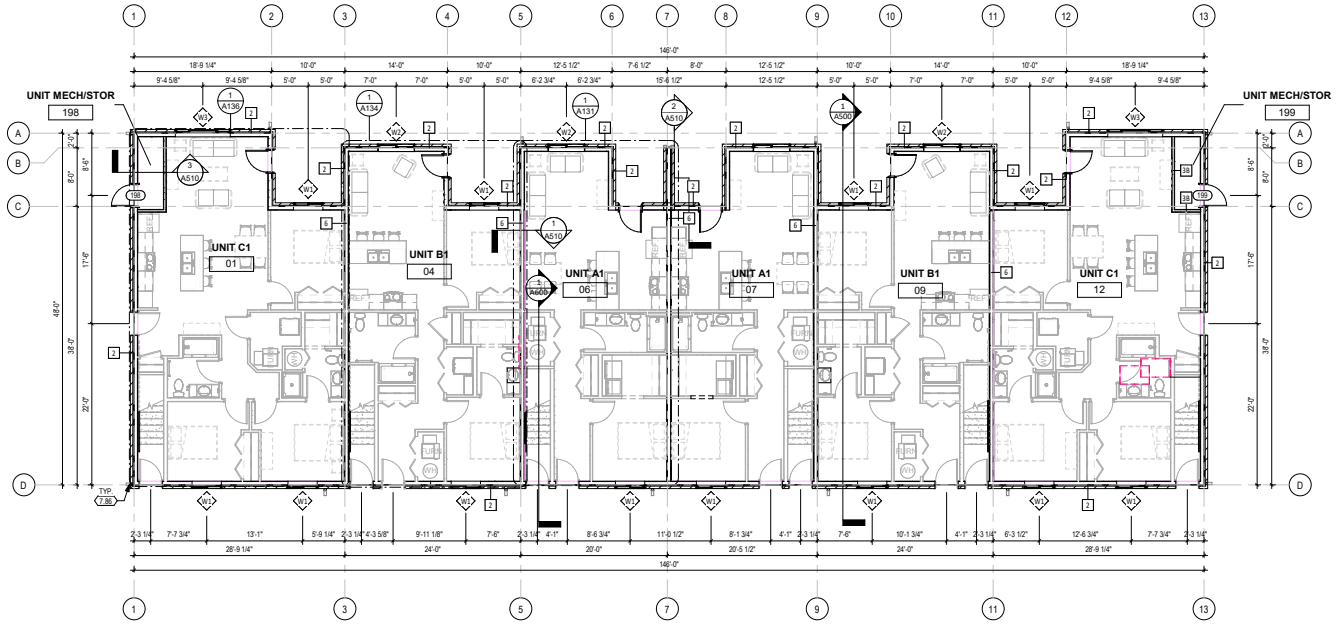
PROJECT:
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SHEET TITLE:
EXTERIOR ELEVATIONS

A400

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1/8" = 1'-0"

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5. REFER TO SHEET A002 FOR ADA STANDARDS.
6. REFER TO SHEET A005 FOR FLOOR, ROOF & WALL TYPES.
7. INTERIOR DIMENSIONS ARE FROM FACE OF STUD/CMU TO FACE OF STUD/CMU UNLESS OTHERWISE NOTED.
8. ALL WALL TYPES TO EXTEND TO TRUSS BEARING UNLESS OTHERWISE NOTED ON WALL TYPES.
9. EXTERIOR DIMENSIONS ARE FROM FACE OF BRICK/SHEATHING UNLESS OTHERWISE NOTED.
10. COORDINATE WORK DONE BY OTHERS AS INDICATED ON THE DRAWINGS.
11. INCREASE WALL THICKNESS OF METAL STUD AND CONCRETE BLOCK WALLS AS REQUIRED TO ACCOMMODATE MECHANICAL AND ELECTRICAL DEVICES - VERIFY w/ ARCHITECT PRIOR TO WORK.
12. SEE MECHANICAL FOR ALL FLOOR DRAIN SIZES AND LOCATIONS U.N.O. SET FLOOR DRAINS MINIMUM ½" BELOW FINISHED FLOOR. PROVIDE EVEN SLOPE FROM WALL TO DRAIN W/ A MAXIMUM SLOPE OF ½" PER FOOT.
13. VERIFY DRYWALL CONTROL JOINT LOCATIONS w/ ARCHITECT ON SITE PRIOR TO INSTALLATION. THIS INCLUDES, BUT IS NOT LIMITED TO, CONTROL JOINTS AT 30'-0" O.C. MAX. IN LONG WALL EXPANSES. CONTROL JOINTS AT DOOR JAMBS EXTENDING FROM DOOR HEAD TO CEILING. CONSIDERATION SHALL ALSO BE GIVEN TO LOCATING CONTROL JOINTS FROM FLOOR TO CEILING AT EITHER EDGE OF LARGE WINDOW OPENINGS.
14. VERIFY HOISTWAY SHAFT SIZE REQUIREMENTS w/ ELEVATOR MANUFACTURER & COORDINATE.
15. COORDINATE ALL CHASE SIZES AND LOCATIONS W/ MECHANICAL. PROVIDE CHASES AT ALL EXPOSED MECHANICAL & ELECTRICAL WITH ADJACENT WALL MATERIAL AS REQUIRED.
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KEYNOTE SCHEDULE

7.86	2"X3" PRE-FINISHED DOWNSPOUT, COLOR: WHITE

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LDG PROJECT NO: 25XXX

PRELIMINARY NOT FOR CONSTRUCTION

ISSUE:
11-24-2026 PERMIT SET

REVISION SCHEDULE:
REV. # REV. DSC. REV. DATE

PROJECT:
SPRINGDALE - SUCCESS AVE 12
UNIT MAYPENNY
700 SUCCESS AVE
SPRINGDALE, ARKANSAS

SHEET TITLE:
OVERALL FIRST FLOOR PLAN

A101

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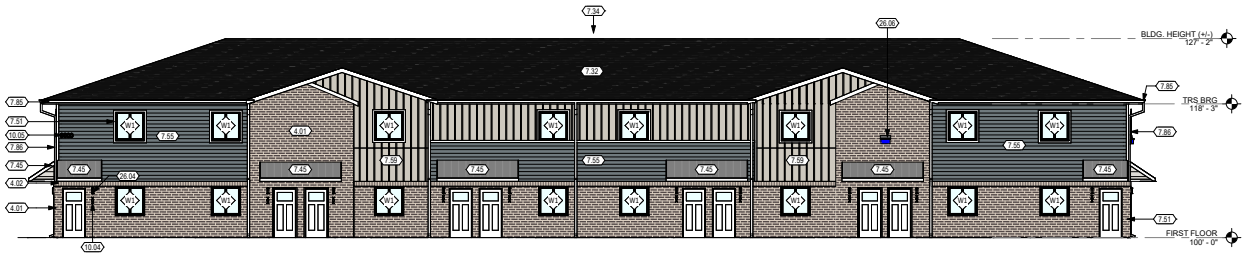
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1 SIDE ELEVATION - A
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2 SIDE ELEVATION - B
1/8" = 1'-0"



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4 BACK ELEVATION
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KEYNOTE SCHEDULE

4.01	BRICK VENEER (B.O.D. HEBRON BRICK "ONYX IRONSPOT")
4.02	BRICK SOLDIER COURSING (B.O.D. HEBRON BRICK "ONYX IRONSPOT")
6.25	42" TALL RAILING, TOP AND BOTTOM RAIL TO BE WOOD, BALUSTERS TO BE METAL RODS, COLOR - BLACK, TYPICAL
7.32	ROOF SYSTEM CONSISTS OF: 30 YEAR LAMINATED FIBERGLASS SHINGLES, #15 ASPHALT FELT UNDERLAYMENT (SELF ADHERED ICE AND WATER SHEILD RUBBERIZED MEMBRANE 60" UP FROM EAVE & 30' EACH SIDE OF ALL VALLEYS), PLYWOOD ROOF SHEATHING (SEE STRUCT.) W/ EDGE CLIPS, & ROOF TRUSSES @ 24" O.C. (VERIFY W/ STRUCT. & ROOF TRUSS MFR.) COLOR: VERIFY WITH ARCHITECT
7.34	CONTINUOUS RIDGE VENT. LENGTH BASED ON "GAF MASTERFLOW RIDGE VENT (AR10)"
7.44	6/4x4 PREFINISHED CEMENT BOARD TRIM. COLOR - ARCTIC WHITE (B.O.D. = JAMES HARDIE)
7.45	ROOF AWNING CONSITS OF - STANDING SEAM METAL ROOFING, ROOFING WATERPROOF MEMBRANE (PER MANUFACTURER REQUIRMENTS), ROOF SHEATHING (PER STRUCTURAL) W/ EDGE CLIPS, ROOF AWNING STRUCTURE (PER STRUCTURAL)
7.51	4" PREFINISHED FIBER-CEMENT BOARD CORNER TRIM. COLOR - WHITE
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7.56	FIBER-CEMENT BOARD SIDING. COLOR COBBLE STONE (B.O.D. = JAMES HARDIE)
7.59	PREFINISHED CEMENT BOARD, BOARD AND BATTEN 1' 1/2" @ 12 O.C. COLOR - COBBLE STONE (B.O.D. = JAMES HARDIE)
7.76	ALUMINUM WRAPPED FASCIA TO MATCH SOFFIT
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7.86	2"X3" PRE-FINISHED DOWNSPOUT, COLOR: WHITE
10.04	UNIT SIGNAGE, REFER TO 9/A151 SIGNAGE DETAILS.
10.05	CUSTOM DIMENSIONAL LETTER SIGNAGE, REFER TO 8/A151 SIGNAGE DETAILS
26.04	WALL SCONCE LIGHT FIXTURE. BTM OF FIXTURE 72" AFF (REFERENCE ARCHITECTURAL & ELECTRICAL)
26.06	EXTERIOR WALL PACK

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PROJECT:
SPRINGDALE - SUCCESS AVE 12 UNIT MAYPENNY
700 SUCCESS AVE
SPRINGDALE, ARKANSAS

SHEET TITLE:
EXTERIOR ELEVATIONS

A400

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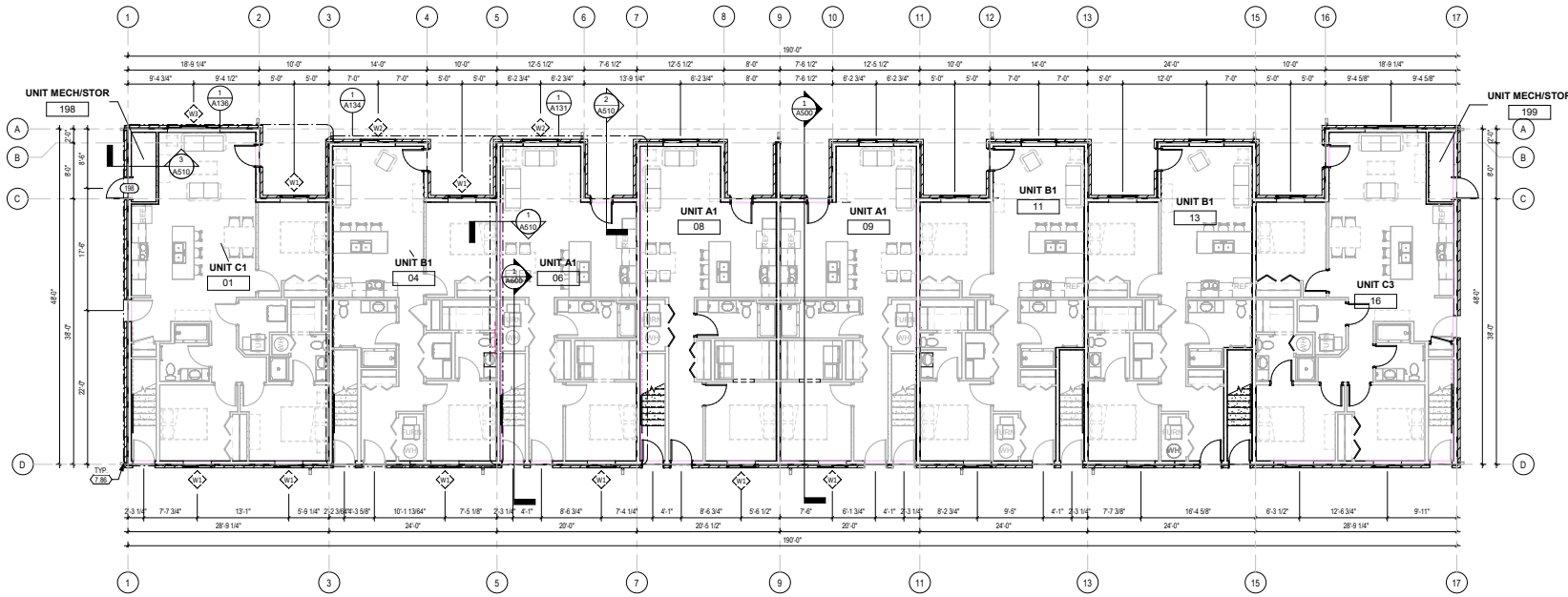
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LDG PROJECT NO: 26101

PRELIMINARY NOT FOR CONSTRUCTION

ISSUE:
12-11-2025 50% CD SET

REVISION SCHEDULE:
REV. # REV. DSC. REV. DATE

PROJECT:
RIPARDIAN FLATS (SHA)

SUCCESS AVE
SPRINGDALE, ARKANSAS

SHEET TITLE:
OVERALL FIRST FLOOR PLAN

A101

9/11/2025 9:54:23 AM

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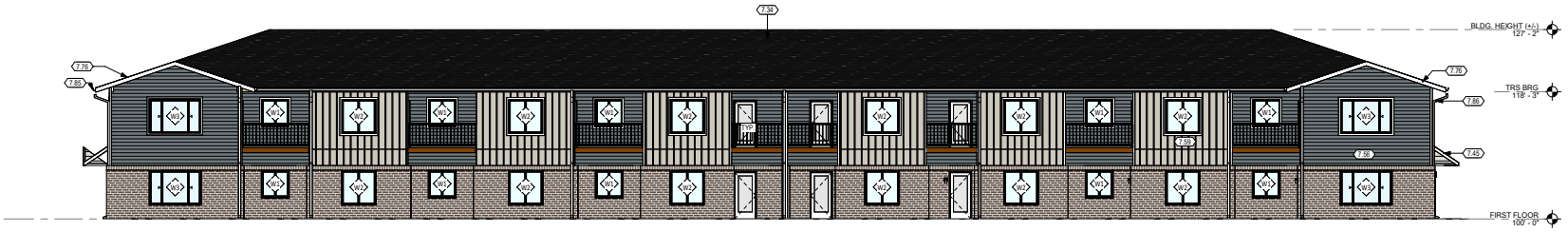
1 SIDE ELEVATION - A
1/8" = 1'-0"



2 SIDE ELEVATION - B
1/8" = 1'-0"



3 FRONT ELEVATION
1/8" = 1'-0"



4 BACK ELEVATION
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EXTERIOR ELEVATION NOTES

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6. PROVIDE WEATHER TIGHT SEAL AROUND ALL PENETRATIONS THROUGH BUILDING ENVELOPE.
7. ALL INSTALLED MATERIALS TO BE COMPATIBLE WITH ONE ANOTHER CAUSING NO DELETERIOUS EFFECTS.

KEYNOTE SCHEDULE

4.01	BRICK VENEER (B.O.D. HEBRON BRICK "ONYX IRONSPOT")
4.02	BRICK SOLDIER COURSING (B.O.D. HEBRON BRICK "ONYX IRONSPOT")
7.32	ROOF SYSTEM CONSISTS OF: 30 YEAR LAMINATED FIBERGLASS SHINGLES, #15 ASPHALT FELT UNDERLAYMENT (SELF ADHERED ICE AND WATER SHIELD RUBBERIZED MEMBRANE 60" UP FROM EAVE & 30" EACH SIDE OF ALL VALLEYS), PLYWOOD ROOF SHEATHING (SEE STRUCT.) W/ EDGE CLIPS, & ROOF TRUSSES @ 24" O.C. (VERIFY W/ STRUCT. & ROOF TRUSS MFR.) COLOR: VERIFY WITH ARCHITECT
7.34	CONTINUOUS RIDGE VENT. LENGTH BASED ON 'GAF MASTERFLOW RIDGE VENT (AR10)'
7.45	ROOF AWNING CONSITS OF: - STANDING SEAM METAL ROOFING, ROOFING WATERPROOF MEMBRANE (PER MANUFACTURER REQUIRMENTS), ROOF SHEATHING (PER STRUCTURAL) W/ EDGE CLIPS, ROOF AWNING STRUCTURE (PER STRUCTURAL)
7.51	4" PREFINISHED FIBER-CEMENT BOARD CORNER TRIM. COLOR - WHITE
7.55	FIBER-CEMENT BOARD SIDING. COLOR EVENING BLUE (B.O.D. = JAMES HARDIE)
7.56	FIBER-CEMENT BOARD SIDING. COLOR COBBLE STONE (B.O.D. = JAMES HARDIE)
7.59	PREFINISHED CEMENT BOARD, BOARD AND BATTEN 1' 1\/2" @ 12 O.C. COLOR - COBBLE STONE (B.O.D. = JAMES HARDIE)
7.76	ALUMINUM WRAPPED FASCIA TO MATCH SOFFIT
7.85	6" PRE-FINISHED GUTTER. COLOR: WHITE
7.86	2"X3" PRE-FINISHED DOWNSPOUT. COLOR: WHITE
10.04	UNIT SIGNAGE. REFER TO 9/A151 SIGNAGE DETAILS.
10.05	CUSTOM DIMENSIONAL LETTER SIGNAGE. REFER TO 9/A151 SIGNAGE DETAILS
26.04	WALL SCONCE LIGHT FIXTURE. BTM OF FIXTURE 72" AFF (REFERENCE ARCHITECTURAL & ELECTRICAL)
26.06	EXTERIOR WALL PACK

LLOYD DESIGN GROUP

150 E. 4TH PLACE SUITE 600
SIOUX FALLS, SD 57104
PH: 605-323-2820

LLOYDCOMPANIES.COM

ARCHITECT:

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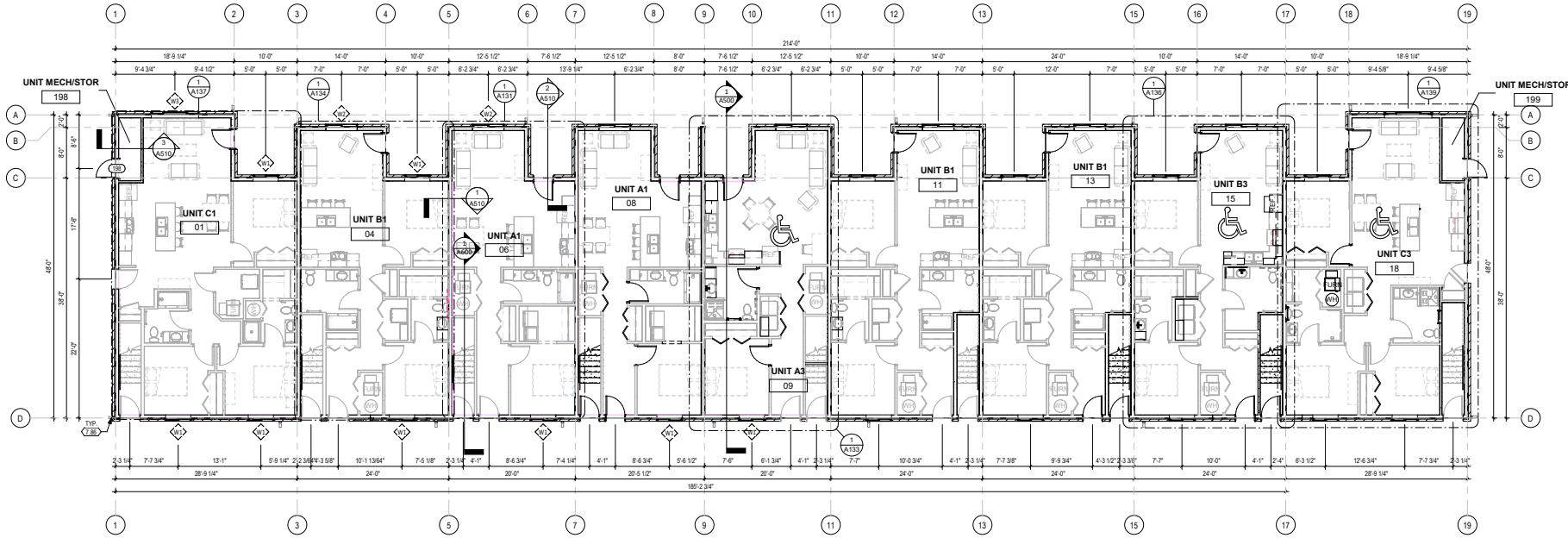
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FLOOR PLAN NOTES

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3. FIRE RATED WALL ARE INDICATED ON THE CODE PLANS.
4. PROVIDE FIRE EXTINGUISHERS AND CABINETS AS SHOWN ON THE CODE PLAN(S).
5. REFER TO SHEET A002 FOR ADA STANDARDS.
6. REFER TO SHEET A005 FOR FLOOR, ROOF & WALL TYPES.
7. INTERIOR DIMENSIONS ARE FROM FACE OF STUD/CMU TO FACE OF STUD/CMU UNLESS OTHERWISE NOTED.
8. ALL WALL TYPES TO EXTEND TO TRUSS BEARING UNLESS OTHERWISE NOTED ON WALL TYPES.
9. EXTERIOR DIMENSIONS ARE FROM FACE OF BRICK/SHEATHING UNLESS OTHERWISE NOTED.
10. COORDINATE WORK DONE BY OTHERS AS INDICATED ON THE DRAWINGS.
11. INCREASE WALL THICKNESS OF METAL STUD AND CONCRETE BLOCK WALLS AS REQUIRED TO ACCOMMODATE MECHANICAL AND ELECTRICAL DEVICES . VERIFY w/ ARCHITECT PRIOR TO WORK.
12. SEE MECHANICAL FOR ALL FLOOR DRAIN SIZES AND LOCATIONS U.N.O. SET FLOOR DRAINS MINIMUM ½" BELOW FINISHED FLOOR. PROVIDE EVEN SLOPE FROM WALL TO DRAIN W/ A MAXIMUM SLOPE OF ½" PER FOOT.
13. VERIFY DRYWALL CONTROL JOINT LOCATIONS w/ ARCHITECT ON SITE PRIOR TO INSTALLATION. THIS INCLUDES, BUT IS NOT LIMITED TO, CONTROL JOINTS AT 30'-0" O.C. MAX. IN LONG WALL EXPANSES. CONTROL JOINTS AT DOOR JAMBS EXTENDING FROM DOOR HEAD TO CEILING. CONSIDERATION SHALL ALSO BE GIVEN TO LOCATING CONTROL JOINTS FROM FLOOR TO CEILING AT EITHER EDGE OF LARGE WINDOW OPENINGS.
14. VERIFY HOISTWAY SHAFT SIZE REQUIREMENTS w/ ELEVATOR MANUFACTURER & COORDINATE.
15. COORDINATE ALL CHASE SIZES AND LOCATIONS W/ MECHANICAL. PROVIDE CHASES AT ALL EXPOSED MECHANICAL & ELECTRICAL WITH ADJACENT WALL MATERIAL AS REQUIRED.
16. COORDINATE ALL SHEAR WALL LOCATIONS W/ STRUCTURAL PLANS.
17. THE AIR & MOISTURE WEATHER BARRIER IS TO BE CONTINUOUS FROM THE BASE OF THE WALLS UP TO & TYING INTO THE ROOF BARRIER SYSTEM.
18. VERIFY ALL APPLIANCE DIMENSIONS PRIOR TO ORDER / INSTALL OF CASEWORK.
19. PROVIDE 2X BLOCKING AT ALL GRAB BAR & FUTURE GRAB BAR LOCATIONS. FUTURE GRAB BAR LOCATIONS OCCUR @ MAIN FLOOR UNITS ONLY.
20. PROVIDE 2X BLOCKING AT ALL TV LOCATIONS
21. GWB MUST RUN BEHIND TUB / SHOWER UNITS TO MAINTAIN RATED ASSEMBLIES.
22. CAULK PERIMETER OF ALL (BUT NOT LIMITED TO) TUB / SHOWER UNITS, TOILETS, BACKSPLASHES, TYP.
23. WALL PENETRATIONS SHALL NOT INTERFERE WITH REQUIRED FIRE RATINGS. ALL FIRE-RATED SHAFT WAYS OR OTHER RATED ELEMENTS WHICH PASS THROUGH THE LIMITS OF THE WORK ARE TO BE MAINTAINED OR COMPLETED IN A PROPERLY RATED MANNER.
24. AIR BARRIER AND THERMAL BARRIER EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS IS INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH BUILDING ENVELOPE AIR BARRIER. ALL BREAKS AND JOINTS IN THE AIR BARRIER ARE TO BE REPAIRED AND FILLED. AIR-PERMEABLE INSULATION IS NOT TO BE USED AS A SEALING MATERIAL AND SHOULD BE LOCATED ON THE INSIDE OF THE AIR BARRIER.
25. WALL CORNERS AND HEADERS ARE TO BE INSULATED.
26. PLUMBING AND WIRING: PLACE INSULATION TO EXTERIOR SIDE OF WIRING AND PIPES. BATT INSULATION IS CUT TO FIT AROUND WIRING AND PLUMBING. INSULATION TO EXTEND BEHIND PIPING AND WIRING.
27. SHAFTS, PENETRATIONS, UTILITY PENETRATIONS, KNEE WALLS AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE ARE SEALED.
28. SHOWERS AND TUBS ON EXTERIOR WALLS HAVE INSULATION AND AN AIR BARRIER SEPARATING THEM FROM THE EXTERIOR WALL.

KEYNOTE SCHEDULE

7.86	2"X3" PRE-FINISHED DOWNSPOUT, COLOR: WHITE



1 FIRST FLOOR PLAN 8,230 SF
1/8" = 1'-0"

LLOYD DESIGN GROUP

150 E. 4TH PLACE SUITE 600
SIOUX FALLS, SD 57104
PH: 605-323-2820

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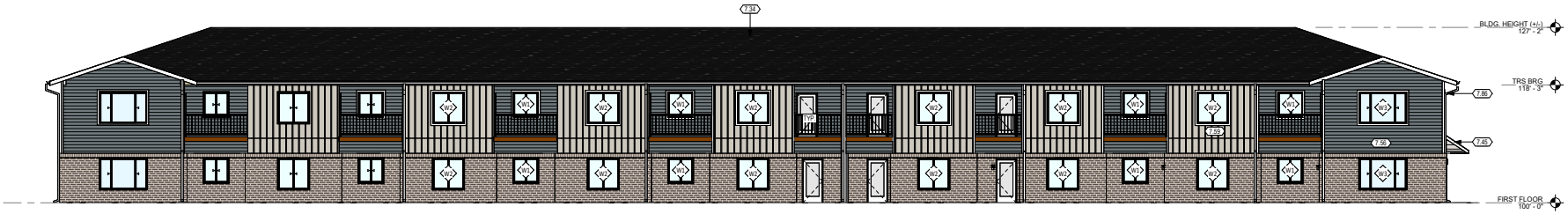
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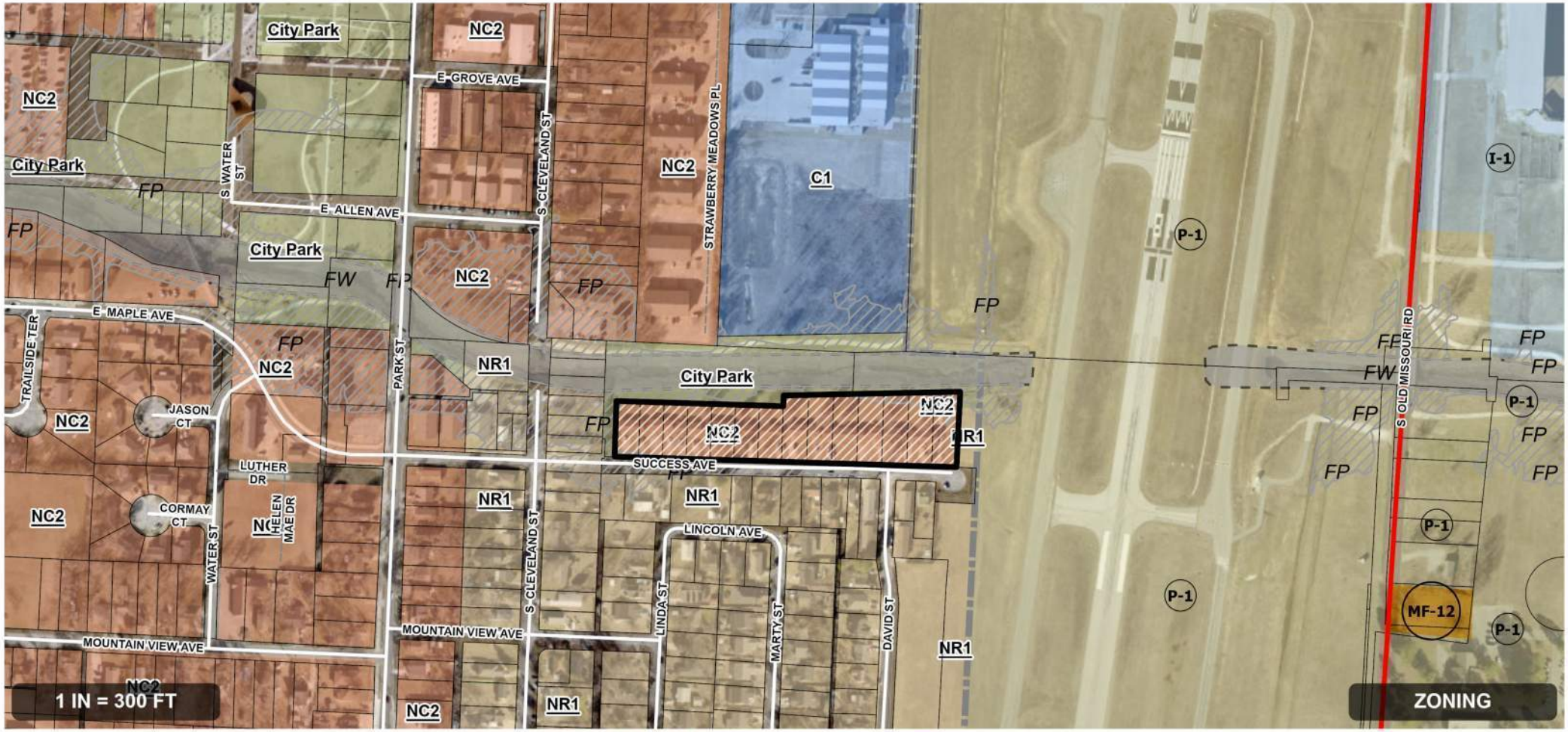
PROJECT AREA

L26-02: Success Avenue Flats

North of Success Avenue, East of S. Cleveland Street

L26-02: Large Scale Development

N



PROJECT AREA

L26-02: Success Avenue Flats

North of Success Avenue, East of S. Cleveland Street

L26-02: Large Scale Development

N

Memo

To: Planning Commission Members

From: Sharon Tromburg, Planning Director

Date: October 6, 2026

Re: L26-17 Large Scale Development RaceTrac

Large scale development proposed for a 4.55-acre property located at 4720 W. Sunset Avenue. The proposed gas station project includes one variance (B26-95) for signage and drive separation requirements and variance (B26-96) from commercial design standards.

PLANNING COMMENTS

Reviewed by Jacqueline Perez-Pharr
Date Reviewed: 09.30.26

Standard Comments

1. *This Large-Scale Development Plan has been given the number L26-17. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development. (Standard comment)*
2. *Submit PDF files at time of resubmission. (Standard comment)*
3. *A written response to all comments is required with resubmission. (Standard comment)*
4. *On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (Standard comment)*
5. *All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (Standard comment)*
6. *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. Exceptions are outlined here. (Standard comment).*
7. *The developer is required to dedicate right-of-way of an abutting street in conformance with the City of Springdale Master Street Plan. A separate dedication document shall be submitted to the City for filing.*

B26-95:

- Variance to allow a second free-standing sign
- Variance for minimum distance between drives from 150’ to 111’

B26-96:

- Parking lot orientation – “proposed front parking gives customers direct access to the store while keeping them away from the main truck routes” (2nd application)
- Entryway landscaping – provide landscaping in other areas “while keeping enough room for the site to operate safely since large turn radii are needed on the driveways” (2nd application)

- Building foundation landscaping – "omitting foundation landscaping provides enough room for the patio west of the building while maintaining adequate sidewalk width for accessibility" (3rd application)

W26-49

- Waiver of street improvements along W. Sunset Avenue.

8. Perimeter landscaping is required in accordance with Chapter 56.
    a. 5' landscape buffer along the *westernmost* property line.
9. Show the size of all freestanding signs. Include distances from street right-of-way.

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 09.30.26

All comments addressed.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 09.30.26

STANDARD COMMENTS
(no response required)

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

****Please note new ROW permitting process****

- Work in city ROW associated with a development plan shall receive a ROW Permit from the Engineering Department prior to construction.
- A performance bond must be provided for any work in city ROW including street or curb cuts, utility bores, asphalt and concrete work, storm drainage installation or alteration, etc. A cost estimate for this work shall be reviewed and approved by the Engineering Department prior to issuance of any ROW permits.
- A maintenance bond for all ROW work shall be provided to Engineering at the end of the project prior to Certificate of Occupancy.
- Any sidewalk or street closures require a Work Zone Permit from the Engineering Department.
- A traffic management plan and dates of closure must be submitted to Engineering prior to issuance of Work Zone Permit.

PROJECT SPECIFIC COMMENTS

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

- Driveways on 48th Pl do not meet minimum separation of 150' on the same parcel and driveways on Sunset to not meet minimum separation of 50' on an adjacent parcel. (variance requested)
- Submit approved ARDOT permit prior to construction

- Submit engineer's estimate for work in city ROW (on 48th Pl) for the ROW permit bond. Prefer to have this submitted prior to the preconstruction meeting so the ROW permit can be issued at the same time as the grading permit.
- *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.
    - 10' sidewalk is required on Sunset (waiver requested)
    - City recommends payment in lieu of sidewalk
    - Provide typical section for improvements on 48th Pl. The typical section provided is not the most current section for a collector, please see 2025 Master Street Plan. Show how the existing street will be brought up to this standard including any pavement widening, mill and overlay, addition of curb/gutter, sidewalk, etc.
    - Show street trees in between back of curb and sidewalk on 48th place. If space is limited we would be ok with these trees going outside the ROW in this case.

Development Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Libby Topping	Name: RaceTrac, Inc.
E-mail: [redacted]	E-mail: [redacted]
Address: 901 N. 47th St, Suite 400	Address: 200 Galleria Pkwy SE, Suite 900
Rogers, AR 72756	Atlanta, GA 30339
Phone: 479-636-4838	Phone: 479-774-4010
Site/ Location: 4720 W Sunset Ave	Current Zoning: C-2
Assessor's Parcel Number(s): 815-30052-010	Rezone Required:
	Total Acreage: 4.418

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

☒ Large Scale Development Plan **(≥1 acre parcel)**
☐ Non-Large Scale Development Plan **(< 1 acre parcel)**

Development Submittal Criteria:

☒ Pre-application meeting held with the Springdale Planning Department on March 5, 2026.
☒ Three (3) hard copies and a digital copy of plans as well as SWPPP/Drainage documents.
☐ Complete colored architectural elevations and lighting plan.
☐ A copy of the warranty deed indicating ownership of property.
☐ If large scale development plan, submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the last sixty (60) days.

Review Fee:

☒ **Large Scale Development:** $500.00
☐ **Non-Large Scale Development:** $250.00

STAFF USE ONLY

Date Application Submitted: 7/23/2026 Project Number: L26-17

Date Accepted as Complete: 9/25/2026 Receipt Number: 6360

Indicate person of contact for this request: Applicant/Representative ☒ Property Owner ☐

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Libby Topping

Signature: Elizabeth Topping Date: _____

Name of Representative (if applicable): _____

Signature: _____ Date: _____

Name of Property Owner (if applicable): Ben Phillip Daniel

Signature: [signature] Date: 7.7.2026

Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Libby Topping	Name: BUSINESS SOLUTIONS INCORPORATED
E-mail: [redacted]	E-mail:
Address: 901 N. 47th St, Suite 400	Address: 4720 W Sunset Ave
Rogers, AR 72756	Springdale, AR 72756
Phone: 479-636-4838	Phone: 479-774-4010
Site/ Location: 4720 W Sunset Ave	Current Zoning: C-2
Assessor's Parcel Number(s): 815-30052-010	Rezone Required:
	Total Acreage: 4.418

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

☒ Board of Adjustments
☐ Commercial Design Standards

Application Requirements:

☐ A complete application.
☐ A copy of the warranty deed indicating ownership of property.
☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
☐ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

☐ $75.00

STAFF USE ONLY

Date Application Submitted: 8/12/2026 Project Number: B26-95

Date Accepted as Complete: 9/25/2026 Receipt Number: 6895

Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☒ Representative ☐

Describe your variance request:

We are requesting a variance from Sec. 98-63 (d-1-b), "Each lot or parcel shall contain, for each separately licensed business located thereon, no more than:One nonflashing, freestanding sign". The variance would allow for a second freestanding sign. A variance for minimum distance between drives is also requested.

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

Because this property is located near I-49 and also fronts Highway 412, limiting the site to one freestanding sign would force that sign to serve two separate traffic audiences. A sign positioned for interstate visibility would not adequately serve drivers approaching from Highway 412, while a sign placed near Highway 412 would have limited visibility from I-49. Following the one-sign rule would therefore reduce the site's visibility and make it harder for drivers to identify the business and its entrances. Allowing a second sign would let each sign serve a different roadway and address the property's unique location.

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

Granting the variance would allow the N1 sign to serve traffic on I-49 and the second sign to serve drivers traveling along Highway 412. This would provide clear visibility from both roadways without relying on one sign that cannot effectively serve both directions. The variance would help drivers see the business and find the entrance more easily from both roads.

Record Property Owner(s): BUSINESS SOLUTIONS INCORPORATED

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Libby Topping

Signature: Elizabeth Topping Date: 8/12/2026

Name of Representative (if applicable): _____

Signature: _____ Date: _____

Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Libby Topping	Name: RaceTrac, Inc.
E-mail: [redacted]	E-mail: [redacted]
Address: 901 N. 47th St, Suite 400	Address: 200 Galleria Pkwy SE, Suite 900
Rogers, AR 72756	Atlanta, GA 30339
Phone: 479-636-4838	Phone: 479-774-4010
Site/ Location: 4720 W Sunset Ave	Current Zoning: C-2
Assessor's Parcel Number(s): 815-30052-010	Rezone Required:
	Total Acreage: 4.418

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

☐ Board of Adjustments
☒ Commercial Design Standards

Application Requirements:

☐ A complete application.
☐ A copy of the warranty deed indicating ownership of property.
☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
☐ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

☐ $75.00

STAFF USE ONLY

Date Application Submitted: 8/11/2026 Project Number: B26-96

Date Accepted as Complete: 9/25/2026 Receipt Number: 6895

Variance Application- Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☐ Representative ☐

Check Item(s) for which Variance is Requested:

☐ **ENTRANCES** – one (1) 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 & 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 the 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 a 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 & COMMUNITY SPACES**

- ☐ Provision of at least two (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 & 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 no attention is attached to the function by the use of screening material.

☐ **FACADES & 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 three (3) elements (color change, texture change, material change).
- ☐ At least one (1) 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 linear feet in building length.

☐ **MATERIALS & COLORS**

- ☐ Predominate exterior materials high quality materials.
- ☐ Façade color – low reflectance, subtle, neutral or earth tone.

☐ **ENTRYWAYS**– three (3) defined, highly visible customer entrance elements.

☐ **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 on all four (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 – 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.

Variance Application – Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☒ Representative ☐

Describe your variance request:

We are requesting a variance for "Sidewalk along all sides of lot abutting public right-of-way required per the Master Street Plan." This would include the south side of the lot that is abutting to highway 412.

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

ARDOT is planning future improvements along W Sunset Avenue that could affect the right-of-way, grades, drainage, driveways, and frontage of this property. Building the sidewalk now could mean removing and rebuilding it later, creating extra costs and unnecessary impacts to the site. We are requesting that the sidewalk be delayed until ARDOT finalizes its plans so it can be designed with the future roadway improvements.

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

This variance would prevent the property owner from having to design and build a sidewalk that may need to be removed once ARDOT's improvement plans are finalized. It would avoid unnecessary costs and construction impacts while allowing the future sidewalk to be designed to match ARDOT's roadway improvements.

Record Property Owner(s): _____

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Elizabeth Topping

Signature: Elizabeth Topping Date: 07-23-2026

Name of Representative (if applicable): _____

Signature: _____ Date: _____

Waiver Request

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant (person making request)	Site/ Location: 4720 W Sunset Ave
Name: Libby Topping	Assessor's Parcel Number(s): 815-30054-010
E-mail: Libby.Topping@craftontull.com	
Address: 901 N. 47th St, Suite 400 Rogers, AR 72756	Current Zoning: C-2
	Waiver Requested: Sidewalk Variance
Phone: 479-636-4838	Total Acreage: 4.418

Please describe your request in detail:

We are requesting a waiver from the sidewalk construction requirement along W. Sunset Avenue. Due to ARDOT's future improvement plans for this section of Highway 412, we believe it would be appropriate to defer construction of the sidewalk at this time to avoid potential conflicts with the planned roadway improvements.

If you have any additional comments, please attach additional pages to this document.

STAFF USE ONLY

Date Application Submitted: 9/30/2026 Project Number: W26-49

L26-17; B26-95; B26-96

Crafton Tull

901 N 47th Street, Suite 400
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

September 18, 2026

Re: Adjacent Property Owners
CTA Project #: 26102600

To whom it may concern,

I hereby certify that on this date I have made a due and diligent search of the Records in the Assessor's Office for Washington County, and found the property owners and their addresses, which are adjacent to the property designated as Parcel Number 815-30052-010, to be as shown on the attached page's consisting of 16 individual parcel numbers. This certification does not apply to the accuracy of said county Assessor's Records, only to their listing of the current owner's names and addresses.

Signed: _____ Date: September 18, 2026

Nathaniel J. Cagle
Professional Land Surveyor #1944
Crafton, Tull & Associates, Inc.

Crafton Tull
901 N 47th Street, Suite 400
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

Parcels adjacent to 815-30052-010

PARCEL 815-30052-060
BUSINESS SOLUTIONS INCORPORATED
PO BOX 727
TONTITOWN AR 72770

PARCEL 815-30046-000
MCDONALD'S #11061
PO BOX 1366
SPRINGDALE AR 72765

PARCEL 815-30048-000
ARKANSAS STATE HIGHWAY COMM
PO BOX 2261
LITTLE ROCK AR 72203

PARCEL 815-30052-000
ARKANSAS STATE HIGHWAY COMM
PO BOX 2261
LITTLE ROCK AR 72203

PARCEL 815-30049-000
ARKANSAS STATE HIGHWAY COMM
PO BOX 2261
LITTLE ROCK AR 72203

PARCEL 815-30052-050
MARDIS INVESTMENTS INC
41 BUCKINGHAM DR
ROGERS AR 72758

PARCEL 815-30053-000
SUNSET LIQUORS INC
PO BOX 1
SPRINGDALE AR 72765-0001

PARCEL 815-30054-260
PHILLIPS, JAMES A REVOCABLE TRUST
PO BOX 1
SPRINGDALE AR 72765-0001

PARCEL 815-30054-280
SKY LIMIT HOSPITALITY LLC
1042 N 48TH PL
SPRINGDALE AR 72762

Crafton Tull
901 N 47th Street, Suite 400
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

PARCEL 815-30059-000
ARKANSAS STATE HIGHWAY COMM
PO BOX 2261
LITTLE ROCK AR 72203

PARCEL 815-30060-000
ARKANSAS STATE HIGHWAY COMM
PO BOX 2261
LITTLE ROCK AR 72203

PARCEL 815-30061-000
ARKANSAS STATE HIGHWAY COMM
PO BOX 2261
LITTLE ROCK AR 72203

PARCEL 815-30069-000
RCP SPRINGDALE LLC
411 THEODORE FREMD AVE STE 206
RYE NY 10580

PARCEL 815-30068-000
RCP SPRINGDALE LLC
411 THEODORE FREMD AVE STE 206
RYE NY 10580

PARCEL 815-30067-000
ESCH FAMILY LIMITED PARTNERSHIP
4100 CORPORATE SNTR DR STE 220
SPRINGDALE AR 72762-5768

PARCEL 815-30066-000
VISION HOSPITALITY LLC
P O BOX 7479
SPRINGDALE AR 72766

RACETRAC

SPRINGDALE, ARKANSAS

LARGE SCALE DEVELOPMENT #L26-17



VICINITY MAP (NTS)

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
BENCHMARK	EASEMENT
FOUND IRON PIPE/REBAR	CURB
PRIMARY CONTROL/SET MONUMENT	INTERMEDIATE CONTOUR
FOUND MONUMENT/ROW	INDEX CONTOUR
AIR CONDITIONER	SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
ARV AIR RELEASE VALVE	GAS LINE
ELECTRIC BOX/PEDESTAL	WATER LINE (SPECIFY SIZE & TYPE)
ELECTRIC JUNCTION BOX	UNDERGROUND TELEPHONE
ELECTRIC METER	UNDERGROUND ELECTRIC
ELECTRIC TRANSFORMER	OVERHEAD ELECTRIC
FDC FIRE DEPARTMENT CONNECTION	UNDERGROUND TELEVISION
FH FIRE HYDRANT	OVERHEAD TELEVISION
GM GAS METER	CHAIN LINK FENCE
GV GAS VALVE	WOOD FENCE
GUARD POST	BARBED WIRE FENCE
LP LIGHT POLE	FIBER OPTIC
PP POWER POLE	RIGHT OF WAY
SANITARY MANHOLE	ROAD CENTERLINE
CO SANITARY SEWER CLEANOUT	
SIGN	
SPRINKLER HEAD	
TELEPHONE PEDESTAL	
TV PEDESTAL	
WATER FAUCET	
WM WATER METER	
WV WATER VALVE	
DOWN GUY	
STORM SEWER MANHOLE	
STORM SEWER PIPE	

DROP/CURB INLET — GRATED INLET

TREE — TREE TO BE REMOVED

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR
TELEPHONE PEDESTAL	INDEX CONTOUR
TV PEDESTAL	SANITARY SEWER LINE
MANHOLE	GAS LINE
SANITARY SEWER CLEANOUT	WATER LINE
GAS METER	UNDERGROUND TELEPHONE
GAS VALVE	UNDERGROUND ELECTRIC
STORM SEWER PIPE	OVERHEAD ELECTRIC
STRUCTURE NUMBER	FIBER OPTIC
WATER VALVE	UNDERGROUND TELEVISION
FIRE HYDRANT ASSEMBLY (TEE, VALVE & FIRE HYDRANT)	CHAIN LINK FENCE
FIRE HYDRANT	WOOD FENCE
AIR RELEASE VALVE	BARBED WIRE FENCE
FIRE DEPARTMENT CONNECTION	BUILDING SET BACK
WATER METER	RIGHT OF WAY
BACK FLOW PREVENTER	PROPERTY LINE
REDUCER	ROAD CENTERLINE
RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	
CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	

Arkansas One Call 811

Know what's **below.**

Call before you dig.

SITE STABILIZATION AND CERTIFICATION

CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.

VARIANCES REQUESTED

COMMERCIAL DESIGN STANDARD AND BOARD OF ADJUSTMENT VARIANCE B26-95 AND B26-96

GENERAL NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
3. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
4. THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
5. CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
6. CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
8. ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS. BEYOND THAT SCOPE, CRAFTON TULL & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CRAFTON, TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON, TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.
9. ALL MATERIALS TESTING SHALL BE PERFORMED BY A GEO-TECHNICAL ENGINEER LICENSED IN THE STATE OF ARKANSAS. ALL TESTING SHALL BE PREFORMED PER THE GEO-TECHNICAL REPORT REQUIREMENTS, TECHNICAL SPECIFICATION, OR LOCAL REQUIREMENTS, WHICHEVER IS MORE RESTRICTIVE AT CONTRACTORS EXPENSE.
10. ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.

UTILITY CONTACTS

WATER & SEWER	ELECTRIC
CITY OF SPRINGDALE	OZARK ELECTRIC
526 OAK AVE.	406 W. EMMA AVE.
SPRINGDALE, AR. 72762	SPRINGDALE, AR. 72764
PHONE: (479) 751-5751	PHONE: (479) 684-4903

PROJECT INFORMATION

BUILDING SETBACK:	FRONT 30' FRONT (IF PARKING IS ALLOWED BETWEEN R/W AND BUILDING) 50' SIDE 0' REAR 20'
GROSS SITE AREA:	±4.71 AC. (±205,059.98 SQ.FT.)
NET SITE AREA (LESS R/W):	±4.55 AC. (±198,147.77 SQ.FT.)
BUILDING SIZE:	6,100 SQ. FT.
BUILDING USAGE:	CONVENIENCE STORE/GAS STATION
FINISHED FLOOR ELEVATION:	SEE GRADING PLAN
ZONING:	C-2
PROPERTY USAGE:	CONVENIENCE STORE/GAS STATION
MAX. BUILDING HEIGHT:	NO MAX HEIGHT
BUILDING HEIGHT:	24'-11 1/2"
ADDRESS:	4720 W. SUNSET AVE SPRINGDALE, AR 72762
LANDSCAPE BUFFERS:	FRONT: 10' WHEN ADJACENT TO RESIDENTIAL AREA: 5'
SITE OWNER:	RACETRAC, INC. JOSHUA KNOTT 200 GALLERIA PKWY SE, STE. 900 ATLANTA, GA 30339 479-774-4010 JKNOTT@RACETRAC.COM
SITE ENGINEER:	CRAFTON TULL LIBBY TOPPING, P.E. 901 N. 47TH ST., SUITE 400 ROGERS, AR 72756 479-636-4838 LIBBY.TOPPING@CRAFTONTULL.COM
REQUIRED PARKING:	1 SPACE PER EMPLOYEE AT MAX SHIFT (7 AT MAX SHIFT) PLUS 1 SPACE PER 250 SQ. FT. OF NET FLOOR AREA 6,100 SQ. FT / 250 = 24 7 EMPLOYEES + 24 = 31 TOTAL REQUIRED SPACES
PROVIDED PARKING:	SPACES AT THE PUMP COUNT AS 1/2 SPACE 32 SPACES AT PUMP / 2 = 16 PROVIDED SPACES 33 STANDARD PARKING SPACES 4 ADA PARKING SPACES 33+16+4 = 53 TOTAL PROVIDED PARKING SPACES

PROPERTY DESCRIPTION

PART OF THE SOUTHWEST QUARTER (SW/4) OF THE NORTHEAST QUARTER (NE/4) OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND COTTON PICKER SPINDLE FOR THE NORTHWEST CORNER OF SAID SW/4 NE/4;
THENCE ALONG THE WEST LINE OF SAID SW/4 NE/4, SOUTH 02°10'57" WEST A DISTANCE OF 893.03 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 88°02'37" EAST A DISTANCE OF 494.80 FEET, CROSSING A FOUND MAG NAIL AT 0.60 FEET, TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY, FROM WHICH A FOUND 5/8" REBAR WITH CAP BEARS SOUTH 88°02'37" EAST A DISTANCE OF 0.27 FEET;
THENCE SOUTH 02°10'15" WEST A DISTANCE OF 473.43 FEET TO A SET 5/8" REBAR ON THE NORTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY No. 412;
THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 89°51'32" WEST A DISTANCE OF 49.03 FEET TO A FOUND 5/8" REBAR;
THENCE ALONG SAID RIGHT-OF-WAY, NORTH 88°01'28" WEST A DISTANCE OF 149.98 FEET TO A FOUND 5/8" REBAR WITH CAP;
THENCE ALONG SAID RIGHT-OF-WAY, NORTH 82°19'32" WEST A DISTANCE OF 171.69 FEET TO A FOUND 5/8" REBAR WITH 2" ALUMINUM CAP;
THENCE NORTH 02°21'16" EAST A DISTANCE OF 210.61 FEET, CROSSING A CHISELED HOLE IN A CONCRETE AT 210.08 FEET;
THENCE NORTH 87°44'12" WEST A DISTANCE OF 125.67 FEET TO THE WEST LINE OF SAID SW/4 NE/4, FROM WHICH A MAGNETIC SIGNAL UNDER PAVEMENT BEARS NORTH 87°44'12" WEST A DISTANCE OF 0.37 FEET;
THENCE ALONG SAID WEST LINE, NORTH 02°10'57" EAST A DISTANCE OF 246.79 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PROPERTY, CONTAINING 4.71 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS OR RIGHTS-OF-WAY OF RECORD

FLOOD NOTE:

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05143C0070G, EFFECTIVE DATE JANUARY 25, 2024.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	PROJECT CONTROL SHEET
C-003	DEMO PLAN
C-101	OVERALL SITE PLAN (C)
C-102	SITE PLAN
C-103	UTILITY PLAN (C)
C-104	UTILITY PLAN – ENLARGED VIEW (C)
C-105	GRADING PLAN
C-106	PAVING PLAN (C)
C-107	EROSION CONTROL PLAN PHASE I
C-108	EROSION CONTROL PLAN PHASE II
C-201	STORM SEWER LINE 1 P&P 1 OF 2 (C)
C-202	STORM SEWER LINE 1 AND 2 P&P (C)
C-203	FIRE LINE 1 P&P (C)
C-501	SITE DETAILS
C-502	DRAINAGE DETAILS 1 OF 2
C-503	DRAINAGE DETAILS 2 OF 2
C-504	EROSION CONTROL DETAILS 1 OF 2
C-505	EROSION CONTROL DETAILS 2 OF 2
C-506	SPRINGDALE MUNICIPAL DETAILS 1 OF 4
C-507	SPRINGDALE MUNICIPAL DETAILS 2 OF 4
C-508	SPRINGDALE MUNICIPAL DETAILS 3 OF 4
C-509	SPRINGDALE MUNICIPAL DETAILS 4 OF 4
C-510	SWU DETAILS 1 OF 2
C-511	SWU DETAILS 2 OF 2
SD1	RACETRAC DETAILS
SD2	RACETRAC DETAILS
SD3	RACETRAC DETAILS
SD4	RACETRAC DETAILS
SD5	RACETRAC DETAILS
SD6	RACETRAC DETAILS
SD7	RACETRAC DETAILS
SD8	RACETRAC DETAILS
SP-1	SITE PHOTOMETRY PLAN
SP-2	SITE PHOTOMETRY CUTSHEETS
SP-3	SITE PHOTOMETRY CUTSHEETS
300	BUILDING ELEVATIONS
A010	DUMPSTER DETAILS
L-170	PLANTING PLAN
L-171	PLANTING DETAILS
L-172	IRRIGATION DETAILS SHT. 1
L-173	IRRIGATION DETAILS SHT. 2

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CERTIFICATE OF AUTHORIZATION

CRAFTON, TULL & ASSOCIATES, INC. No. 109

RACETRAC
SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 261026001
ISSUE DATE: 09/17/2026
CONTACT: L. TOPPING
QC by: K. PAXTON
QC Date: 09/17/2026

PRELIMINARY PLANS

FOR CONSTRUCTION — REVIEW SET — NOT FOR CONSTRUCTION

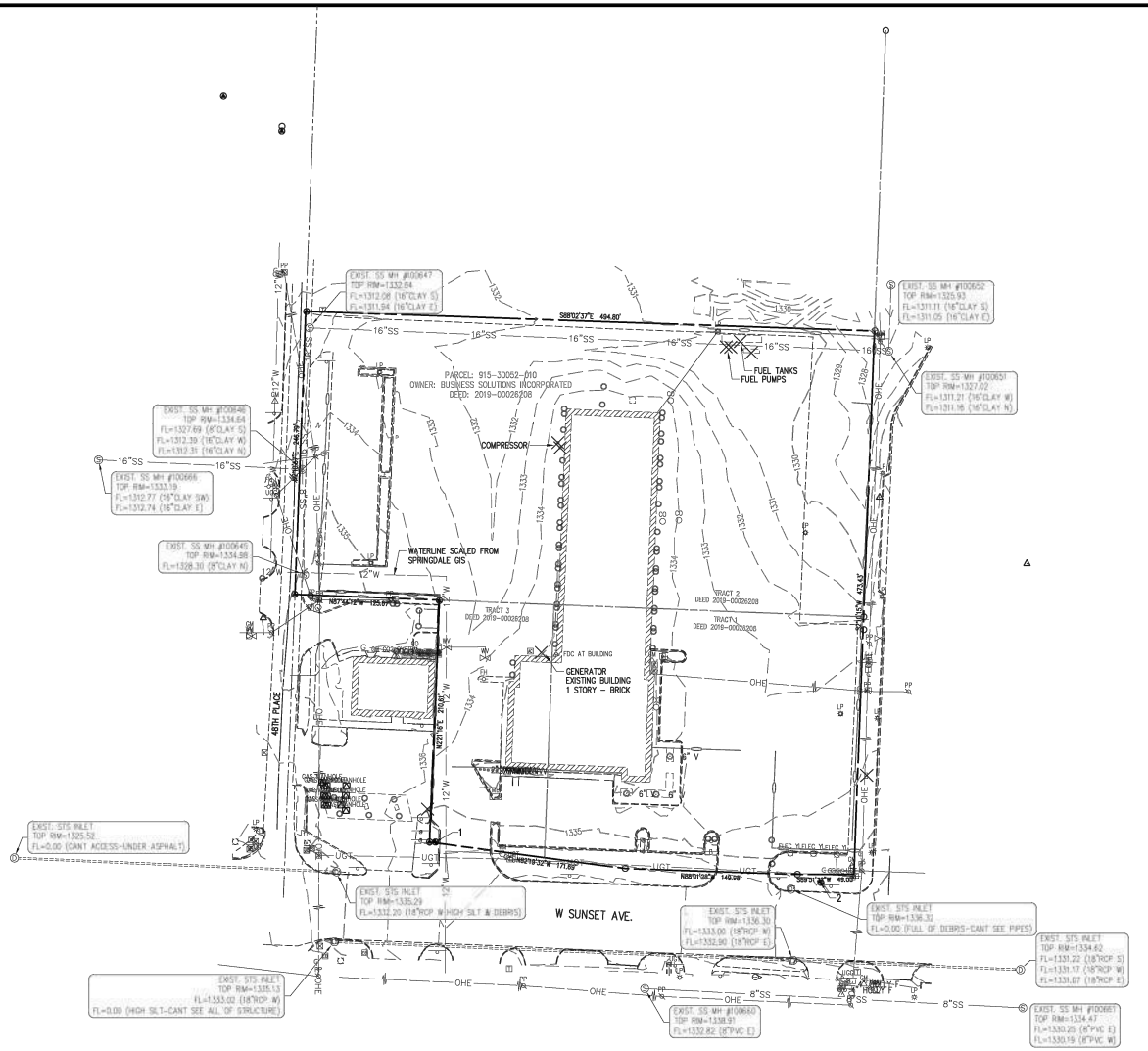
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COVER SHEET

C-001

DRAWING: G:\261026_RACETRAC\SPRINGDALE\ARKANSAS\SHEETS\261026_C-001_COVER SHEET.DWG
LAST SAVED BY: LTOPPING ON: 9/17/2026 2:57:57 PM
LAST PLOTTED BY: ARKANSAS ON: 9/17/2026 2:57:57 PM



LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
BENCHMARK	EASEMENT
FOUND IRON PIPE/REBAR	CURB
PRIMARY CONTROL/SET MONUMENT	INTERMEDIATE CONTOUR
FOUND MONUMENT/ROW	INDEX CONTOUR
AIR CONDITIONER	SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
ARV AIR RELEASE VALVE	GAS LINE
ELECTRIC BOX/PEDESTAL	WATER LINE (SPECIFY SIZE & TYPE)
ELECTRIC JUNCTION BOX	UNDERGROUND TELEPHONE
ELECTRIC METER	UNDERGROUND ELECTRIC
ELECTRIC TRANSFORMER	OVERHEAD ELECTRIC
FDC FIRE DEPARTMENT CONNECTION	UNDERGROUND TELEVISION
FH FIRE HYDRANT	OVERHEAD TELEVISION
GM GAS METER	CHAIN LINK FENCE
GV GAS VALVE	WOOD FENCE
GUARD POST	BARBED WIRE FENCE
LP LIGHT POLE	FIBER OPTIC
PP POWER POLE	RIGHT OF WAY
SANITARY MANHOLE	ROAD CENTERLINE
CO SANITARY SEWER CLEANOUT	
SIGN	
SPRINKLER HEAD	
TELEPHONE PEDESTAL	
TV PEDESTAL	
WATER FAUCET	
WM WATER METER	
WV WATER VALVE	
DOWN GUY	
STORM SEWER MANHOLE	
STORM SEWER PIPE	
DROP/CURB INLET	GRATED INLET
TREE	TREE TO BE REMOVED

CONTROL POINT TABLE

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	677661.76	668036.64	1336.49	CTL 5/8 BLUE
2	677625.64	668371.76	1336.11	CTL 5/8 BLUE
7	685351.47	670831.49	1333.90	SPRINGDALE CONTROL

PROJECT CONTROL NOTE

ONLY THE CONTROL POINTS, COORDINATE VALUES, AND ELEVATIONS SHOWN ON THIS SHEET SHALL BE USED ON THIS PROJECT. CRAFTON, TULL & ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES OF USING CONTROL POINTS, COORDINATE VALUES OR ELEVATIONS ESTABLISHED OR DERIVED FROM OTHER SOURCES. CRAFTON, TULL & ASSOCIATES, AT ITS SOLE DISCRETION, MAY ALLOW THE USE OF ALTERNATIVE OR ADDITIONAL CONTROL, BY A WRITTEN AMENDMENT TO THIS SHEET SEALED BY THE RESPONSIBLE SURVEYOR. USERS OF THESE CONTROL POINTS SHALL EXERCISE DUE CARE AND GOOD SURVEYING PRACTICE AND IMMEDIATELY NOTIFY THE CRAFTON, TULL & ASSOCIATES PROJECT ENGINEER OF ANY INCONSISTENCIES IN THE OBSERVED COORDINATE VALUES, ELEVATIONS AND DESCRIPTIONS FOR CONTROL POINTS SHOWN ON THIS SHEET.

THE ABOVE CONTROL POINT TABLE ITEM VALUES DO NOT CONSTITUTE A "SURVEYING MEASUREMENT CERTIFICATION" AS DEFINED BY ARKANSAS CODE SECTION 17-46-101 (6) (A) (B) AS OF JULY 2014. THERE IS NO WARRANTY TO THIRD PARTIES AS TO ACCURACY OR CORRECTNESS OF THE NUMERICAL VALUES SHOWN HEREON.

BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF SPRINGDALE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.
BEARING: GRID
DISTANCE: GRID
CONVERGENCE ANGLE: -01°15'54.63"
COMBINED SCALE FACTOR: 0.99992916
VALUES PUBLISHED FOR SPRINGDALE MONUMENT: 7
N 685351.47 E 670831.49 Z 1333.90

PROJECT CONTROL CERTIFICATE:

I HEREBY DECLARE THAT ON THE 7TH DAY OF APRIL, 2026 THE ABOVE CONTROL POINT TABLE ITEM VALUES WERE CHECKED TO FOR CONSISTENCY WITH THE FIELD DATA FOR EACH ITEM PROVIDED BY THE FIELD CREW UNDER MY SUPERVISION. THE CONTROL HORIZONTAL AND VERTICAL DATUM WAS CONFIRMED IN RELATION TO THE RELEVANT LOCAL MUNICIPAL CONTROL SYSTEM. THIS CERTIFICATION IS APPLICABLE ONLY TO THE CONTROL POINT VALUES AS THEY EXISTED AT THE TIME OF IMPLEMENTATION BY THE FIELD CREW UNDER MY SUPERVISION. THIS CERTIFICATE DOES NOT EXTEND TO ANY ITEM OR DEPICTION SHOWN HEREON, OTHER THAN THE CONTROL POINT VALUES SHOWN IN THE CONTROL POINT TABLE.

CRAFTON, TULL, & ASSOCIATES, INC.
BY NATHANIEL J. CAGLE (AGENT)

NATHANIEL J. CAGLE PS 1944

NOTE:
THIS PLAN SHEET DOES NOT CONSTITUTE A BOUNDARY SURVEY OR ALTA/ASPS LAND TITLE SURVEY. EXCEPT FOR THE CONTROL POINT TABLE VALUES, ALL ELSE IS SHOWN FOR INFORMATION ONLY.

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CERTIFICATE OF AUTHORIZATION:
CRAFTON, TULL & ASSOCIATES, INC.
No. 109

GRAPHIC SCALE IN FEET
50' 0 50'

RACETRAC
SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

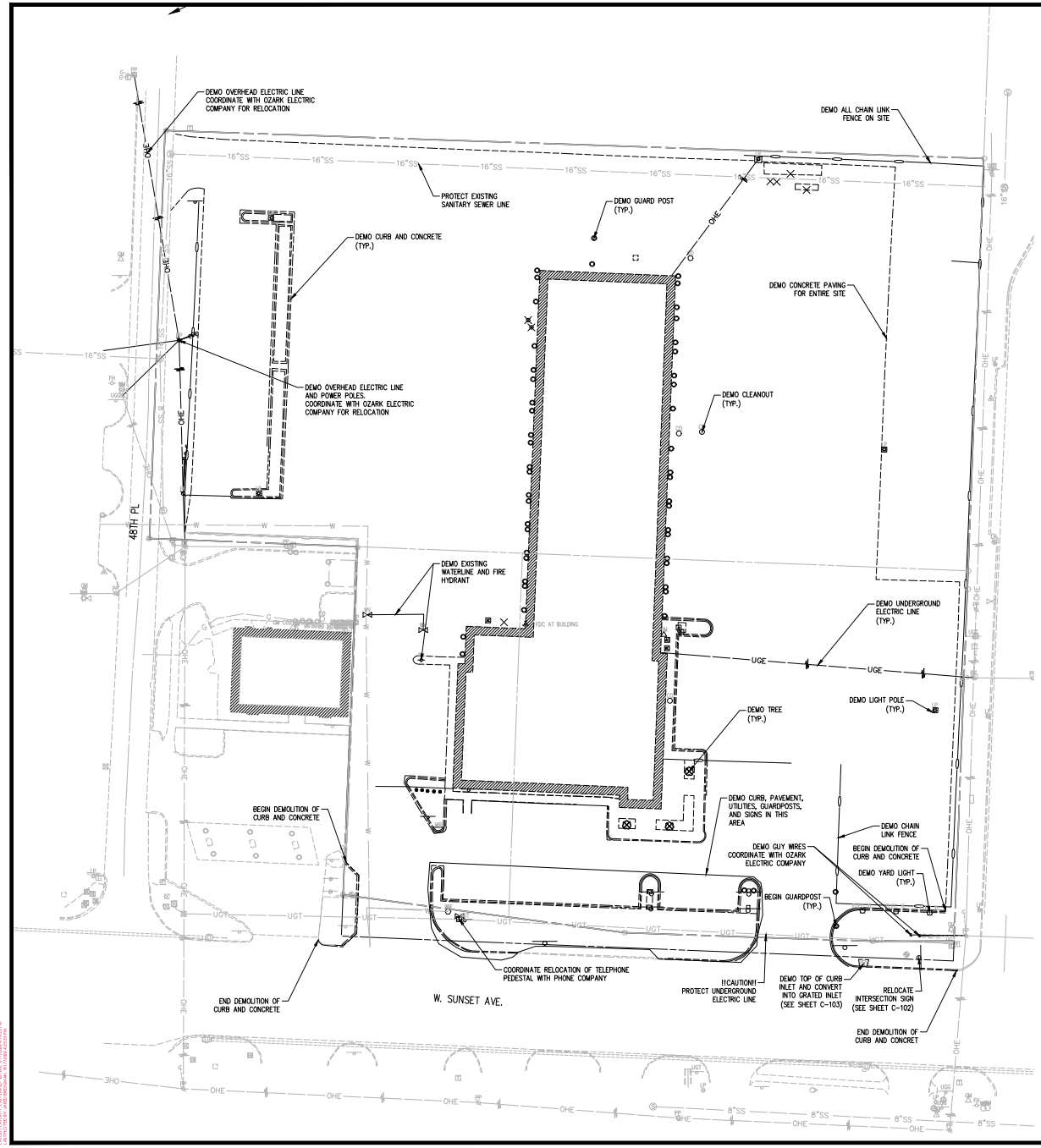
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PROJECT NO: 26102600
ISSUE DATE: 4/7/2026
CONTACT: S. JOHNSON
QC by:
QC Date:

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PROJECT CONTROL SHEET

C-002



DEMOLITION NOTES

1. CONTRACTOR SHALL ABIDE BY ALL FEDERAL, STATE, AND LOCAL CODES FOR THE DEMOLITION AND DISPOSAL OF ALL MATERIALS.
2. CRAFTON, TULL AND ASSOCIATES, INC. SHALL NOT BE LIABLE FOR ANY DEMOLITION PROCEDURES, SCHEDULING, AND DISPOSAL OF ANY MATERIALS.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE SURE THAT ADJACENT PROPERTY IS NOT DAMAGED AND IS ACCESSIBLE AT ALL TIMES, AND THAT CONSTRUCTION DOES NOT CREATE ANY HARDSHIP TO LAND OWNERS ADJACENT TO THE CONSTRUCTION SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
5. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE DISCONNECTION, REMOVAL AND RELOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
6. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING EXISTING IRRIGATION SYSTEM IN THE AREAS OF SITE IMPROVEMENTS. THE CONTRACTOR SHALL CAP THE EXISTING IRRIGATION SYSTEM TO REMAIN SUCH THAT THE REMAINING SYSTEM SHALL CONTINUE TO FUNCTION PROPERLY.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS.
8. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
9. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDINGS.
10. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
11. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC.
12. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO DEMOLITION.
13. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
14. 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.
15. THE CONTRACTOR SHALL COORDINATE WATERMAIN WORK WITH THE FIRE DEPARTMENT AND THE CITY/COUNTY UTILITY DEPARTMENT TO PLAN WATERMAIN IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATERMAIN SHUT-OFFS WITH THE CITY/COUNTY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATERMAIN SHUT-OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
16. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE. REPAIRS SHALL RESTORE DAMAGED ITEMS TO EQUAL OR BETTER THAN, EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING ALL EXISTING DAMAGE AND NOTIFYING CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
17. ALL TRENCHES AND/OR EXCAVATED AREAS SHALL BE FILLED/TESTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.
18. IF SEPTIC TANKS ARE FOUND PRESENT WITHIN THE LIMITS OF DISTURBANCE THEY SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL LAWS.
19. IF THE CONTRACTOR FINDS ANY UNDERGROUND TANKS ON SITE THEY SHALL CONTACT THE ENGINEER IMMEDIATELY.
20. ALL WELLS SHALL BE CAPPED AND CLOSED IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL LAW.

LEGEND

SYMBOLS TO BE DEMOLISHED

- AC UNIT
- MB MAILBOX
- LIGHT POLE
- POWER POLE
- TELEPHONE PEDESTAL
- GUARDPOST
- SANITARY SEWER CLEANOUT
- GAS METER
- STORM SEWER PIPE
- DOWN GUY
- WATER METER
- ELECTRIC PEDESTAL
- SIGN
- TREE TO BE REMOVED

LINEWORK TO BE DEMOLISHED

- CURB
- WATERLINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- SANITARY SEWER LINE
- CHAIN LINK FENCE
- DEMOLISHED AREA

SYMBOLS TO REMAIN

- LIGHT POLE
- POWER POLE
- TELEPHONE PEDESTAL
- TV PEDESTAL
- MANHOLE
- SANITARY SEWER CLEANOUT
- GAS METER
- GAS VALVE
- STORM SEWER PIPE
- DOWN GUY
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- AIR RELEASE VALVE
- FIRE DEPARTMENT CONNECTION
- WATER METER
- ELECTRIC PEDESTAL

LINEWORK TO REMAIN

- CURB
- SANITARY SEWER LINE
- GAS LINE
- WATER LINE (SPECIFY SIZE & TYPE)
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE

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CERTIFICATE OF AUTHORIZATION

CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. — No. 109 — EXPIRATION: 06/30/2027

GRAPHIC SCALE IN FEET
30' 0 30'

RACETRAC
SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 26102600
ISSUE DATE: 09/17/2026
CONTACT: L. TOPPING
QC by: K. PAXTON
QC Date: 08/20/2026

PRELIMINARY PLANS

FOR CONSTRUCTION — REVIEW SET — NOT FOR CONSTRUCTION

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DEMO PLAN

C-003

DRAWING: G:\2610\26102600_RACETRAC\SPRINGDALE\WORKING\DEMO PLAN.DWG
LAST MODIFIED: 9/17/2026 8:46:19 AM BY: TOPPING, LOGAN
LAYOUT: DEMO PLAN
PLOTTED BY: JOSEPH SOLIS, PLA, ASLA



LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
BENCHMARK	EASEMENT
FOUND IRON PIPE/REBAR	CURB
PRIMARY CONTROL/SET MONUMENT	OVERHEAD ELECTRIC
FOUND MONUMENT/ROW	CHAIN LINK FENCE
GUARD POST	RIGHT OF WAY
LIGHT POLE	ROAD CENTERLINE
POWER POLE	
SIGN	
SPRINKLER HEAD	
DOWN GUY	
STORM SEWER MANHOLE	
STORM SEWER PIPE	
DROP/CURB INLET	
GRATED INLET	

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	CHAIN LINK FENCE
	WOOD FENCE
	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. 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.
11. 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.
12. ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT THAT IS COMPATIBLE WITH THE BUILDING ARCHITECTURE.
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:
    - 13.a. DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
    - 13.b. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
    - 13.c. NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
    - 13.d. NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
    - 13.e. ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.

NOTE: SEE RACETRAC STANDARD DETAILS

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CERTIFICATE OF AUTHORIZATION

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GRAPHIC SCALE IN FEET
60' 0 60'

RACETRAC
SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 26102600
ISSUE DATE: 09/17/2026
DRAWN BY: L. TOPPING
QC by: K. PAXTON
QC Date: 09/17/2026

PRELIMINARY PLANS

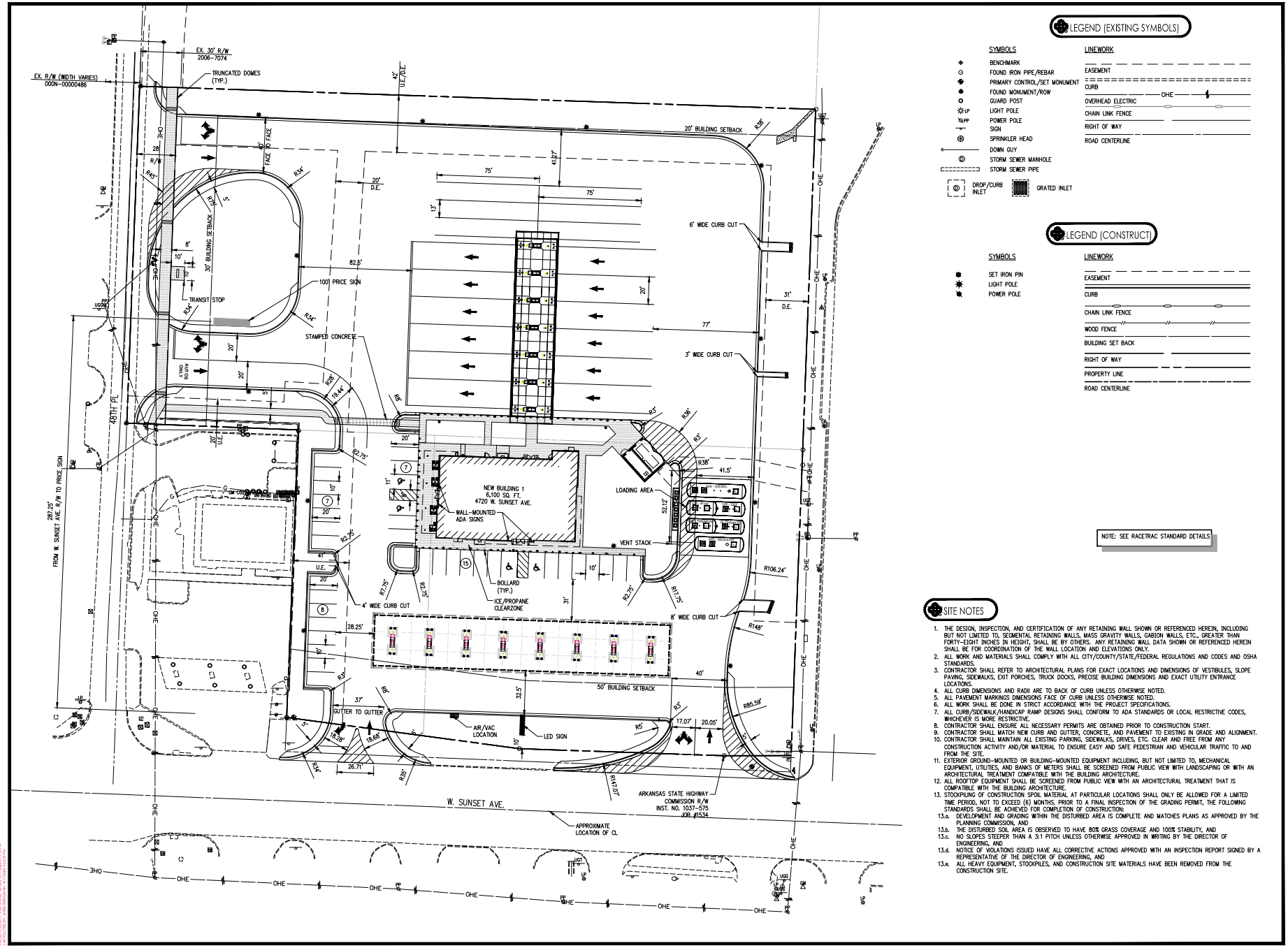
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OVERALL SITE PLAN (C)

C-101



LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
BENCHMARK	EASEMENT
FOUND IRON PIPE/REBAR	
PRIMARY CONTROL/SET MONUMENT	CURB
FOUND MONUMENT/ROW	OHE
GUARD POST	OVERHEAD ELECTRIC
LIGHT POLE	CHAIN LINK FENCE
POWER POLE	RIGHT OF WAY
SIGN	ROAD CENTERLINE
SPRINKLER HEAD	
DOWN GUY	
STORM SEWER MANHOLE	
STORM SEWER PIPE	
DROP/CURB INLET	GRATED INLET

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	CHAIN LINK FENCE
	WOOD FENCE
	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE

NOTE: SEE RACETRAC STANDARD DETAILS

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
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3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
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5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
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8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. 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.
11. 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.
12. ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT THAT IS COMPATIBLE WITH THE BUILDING ARCHITECTURE.
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:
    - 13.a. DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
    - 13.b. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
    - 13.c. NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
    - 13.d. NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
    - 13.e. ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.

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RACETRAC
SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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CONTACT: L. TOPPING
QC by: K. PAXTON
QC Date: 08/05/2026

PRELIMINARY PLANS

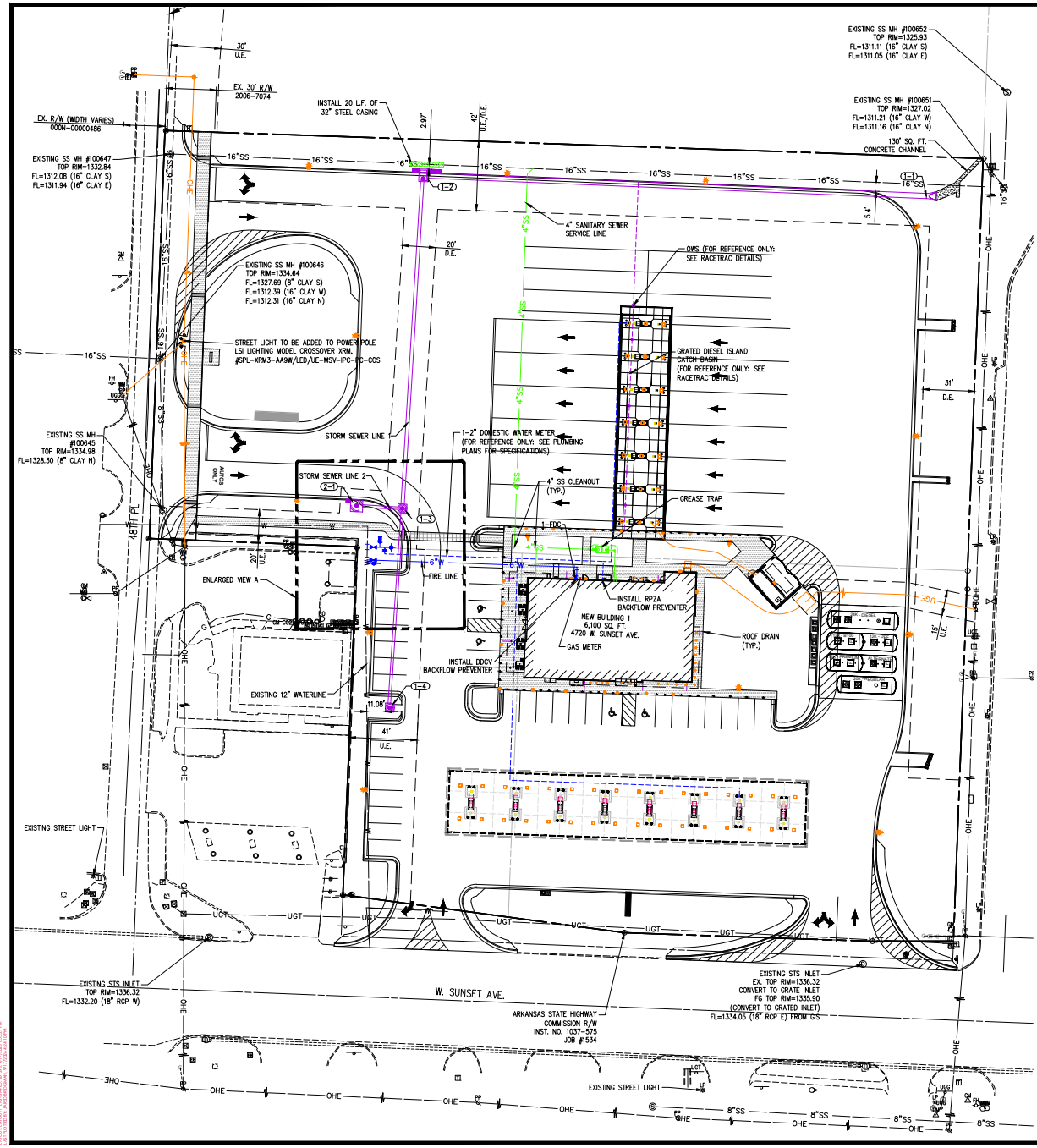
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SITE PLAN

C-102



UTILITY NOTES

1. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES WITHIN THE WORK ZONE.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES' INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING FACILITIES. CONTRACTOR SHALL COORDINATE AND SCHEDULE TIE-INS/CONNECTIONS WITH ALL UTILITY COMPANIES.
3. ALL UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO BACKFILLING.
4. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
5. GENERAL CONTRACTOR IS TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES.
6. THRUST BLOCKING SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
7. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
8. MINIMUM HORIZONTAL SEPARATION BETWEEN THE OUTSIDE WALL OF THE WATERLINE AND THE OUTSIDE WALL OF THE SANITARY SEWER LINE OR SANITARY SEWER MANHOLE SHALL BE AT LEAST TEN FEET. WHERE WATERLINES CROSS SANITARY SEWERS THE WATERLINE SHALL BE PLACED ABOVE THE SEWER WITH A MINIMUM VERTICAL SEPARATION, OUTSIDE-TO-OUTSIDE, OF 18". IF IT IS NOT POSSIBLE TO CONFORM TO THESE DIMENSIONS OR DEFINED PLACEMENT, THE WATERLINE SHALL BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING.
9. THE CONTRACTOR SHALL INCLUDE IN THE BID PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY THE LOCAL AND/OR STATE AGENCIES.
10. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH FINISHED PAVEMENT ELEVATIONS, AND MANHOLES IN UNPAVED AREAS TO BE 1' ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
11. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL REGULATIONS.
12. REFER TO BUILDING PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
13. ALL MATERIALS, CONSTRUCTION, AND INSPECTION FOR WATER AND SANITARY SEWER LINES SHALL BE PER THE SPECIFICATIONS OF THE APPROPRIATE AGENCY.
14. THE CONTRACTOR SHALL COORDINATE WITH THE FIRE DEPARTMENT AND THE WATER COMPANY TO PLAN THE IMPROVEMENTS TO THE WATER MAINS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THE PROJECT. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING ANY REQUIRED WATER MAIN SHUT-OFFS WITH THE WATER COMPANY DURING CONSTRUCTION. ALL COSTS ASSOCIATED WITH WATERMAIN SHUT-OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR; NO ADDITIONAL COMPENSATION WILL BE PROVIDED.
15. DAMAGE TO ALL EXISTING FACILITIES DESIGNATED TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
16. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE LOCATIONS.
17. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED AS WELL AS COSTS OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
18. GENERAL CONTRACTOR SHALL PROVIDE ALL CONDUITS AS SHOWN ON THE PLANS, VERIFY LOCATION OF UTILITY TIE-INS, AND PROVIDE NYLON PULL CORDS INSIDE THE CONDUIT.
19. THE CONTRACTOR SHALL INCLUDE IN BID PRICE THE DAILY RECORD KEEPING OF THE RECORD CONDITION OF ALL OF THE UNDERGROUND UTILITIES, CONSTRUCTION STAKE-OUT, PREPARATION OF THE NECESSARY/REQUIRED WATER AND SEWER RECORD DRAWINGS TO BE SUBMITTED, AND ALL OTHER INFORMATION REQUIRED FOR OBTAINING PERMITS AND RELEASE OF BONDS.
20. CONTRACTOR SHALL PROVIDE IN-DITCH AS-BUILT INFORMATION TO ENGINEER AS REQUIRED BY LOCAL UTILITY PROVIDERS
21. ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
BENCHMARK	EASEMENT
FOUND IRON PIPE/REBAR	CURB
PRIMARY CONTROL/SET MONUMENT	INTERMEDIATE CONTOUR
FOUND MONUMENT/ROW	INDEX CONTOUR
AIR CONDITIONER	SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
ARV AIR RELEASE VALVE	GAS LINE
ELECTRIC BOX/PEDESTAL	WATER LINE (SPECIFY SIZE & TYPE)
ELECTRIC JUNCTION BOX	UNDERGROUND TELEPHONE
ELECTRIC METER	UNDERGROUND ELECTRIC
ELECTRIC TRANSFORMER	OVERHEAD ELECTRIC
FDC FIRE DEPARTMENT CONNECTION	CHAIN LINK FENCE
FH FIRE HYDRANT	WOOD FENCE
GM GAS METER	BARBED WIRE FENCE
GV GAS VALVE	RIGHT OF WAY
GUARD POST	ROAD CENTERLINE
LP LIGHT POLE	
PP POWER POLE	
SANITARY MANHOLE	
SANITARY SEWER CLEANOUT	
SIGN	
TELEPHONE PEDESTAL	
TV PEDESTAL	
WM WATER METER	
WV WATER VALVE	
DOWN GUY	
STORM SEWER MANHOLE	
STORM SEWER PIPE	
DROP/CURB INLET	GRATED INLET

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	SANITARY SEWER LINE
MANHOLE	GAS LINE
SANITARY SEWER CLEANOUT	WATER LINE
GAS METER	RIGHT OF WAY
GAS VALVE	PROPERTY LINE
STORM SEWER PIPE	ROAD CENTERLINE
STRUCTURE NUMBER	
WATER VALVE	
FIRE HYDRANT ASSEMBLY (TEE, VALVE & FIRE HYDRANT)	
FIRE HYDRANT	
FIRE DEPARTMENT CONNECTION	
WATER METER	
RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	
CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	

NOTE: SEE RACETRAC STANDARD DETAILS

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SPRINGDALE, ARKANSAS

Key Plan

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QC by: K. PAXTON
QC Date: 08/10/2026

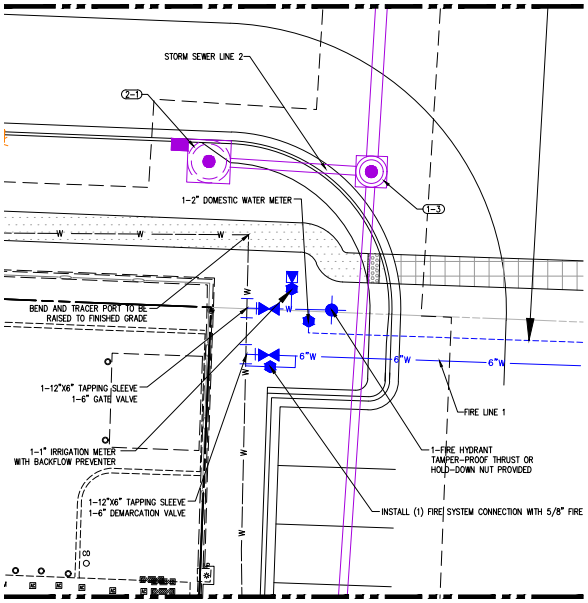
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UTILITY PLAN (C)

C-103



ENLARGED VIEW: A
SCALE: 1"=10'

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SPRINGDALE, ARKANSAS

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DESIGN: L. TOPPING
QC by: K. PAXTON
QC Date: 09/17/2026

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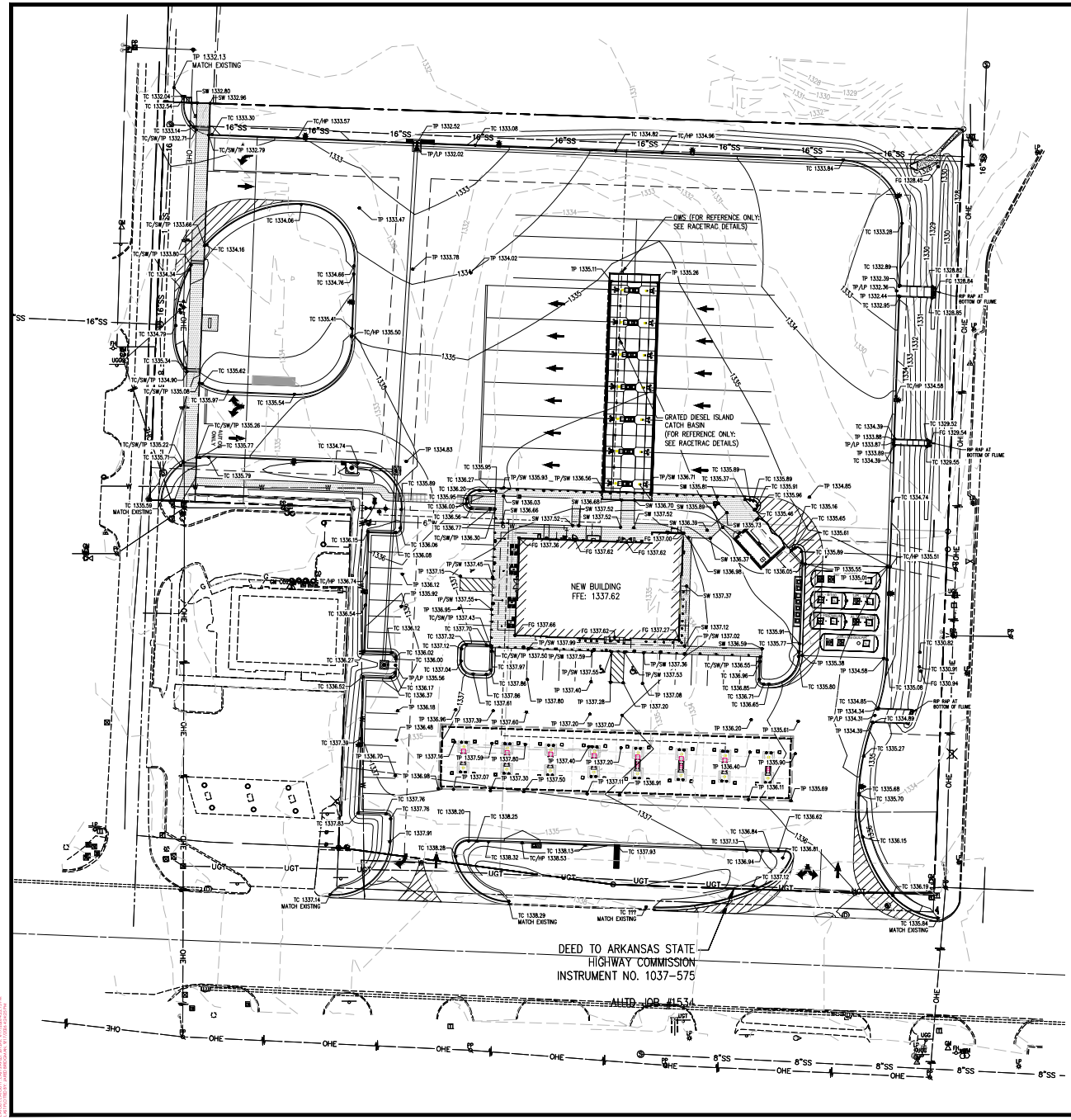
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UTILITY PLAN - ENLARGED VIEW (C)

C-104



LEGEND (EXISTING SYMBOLS)

SYMBOLS		LINEWORK	
	POWER POLE		EASEMENT
	SANITARY MANHOLE		CURB
	DOWN GUY		INTERMEDIATE CONTOUR
	STORM SEWER PIPE		INDEX CONTOUR
	DROP/CURB INLET		SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
	GRATED INLET		WATER LINE (SPECIFY SIZE & TYPE)
	TREE		OVERHEAD ELECTRIC
	TREE TO BE REMOVED		BARBED WIRE FENCE
			RIGHT OF WAY

LEGEND (CONSTRUCT)

SYMBOLS		LINEWORK	
	STORM SEWER PIPE		EASEMENT
X-X	STRUCTURE NUMBER		CURB
	RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)		INTERMEDIATE CONTOUR
	CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)		INDEX CONTOUR
			RIGHT OF WAY
			PROPERTY LINE
			GRADE BREAK LINE
			PHASE LINE

TC XX.XX	TOP OF CURB
TP XX.XX	TOP OF PAVEMENT
HP XX.XX	HIGH POINT
LP XX.XX	LOW POINT
FG XX.XX	FINISH GRADE
SW XX.XX	SIDEWALK
TW XX.XX	TOP OF WALL
BW XX.XX	BOTTOM OF WALL
FF XX.XX	FINISHED FLOOR
TG XX.XX	TOP OF GRATE
TC/TP XX.XX	TOP OF CURB/TOP OF PAVEMENT

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ACCESSIBILITY NOTES

INDICATES ACCESSIBLE ROUTE.

1. THE AREAS ON THIS SHEET INDICATED BY THIS HATCH PATTERN ARE CONSIDERED AN ACCESSIBLE ROUTE AND SHALL MEET THE LATEST EDITIONS AND GUIDELINES PROVIDED BY THE FAIR HOUSING ACT (FHA) AND/OR THE AMERICANS WITH DISABILITIES ACT (ADA).
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE ACCESSIBLE ROUTES PER THESE PLANS AND THE FHA/ADA GUIDELINES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY IN THE DETAILS AND GRADES PROVIDED ON THE GRADING PLAN PRIOR TO PLACING ANY CONCRETE.
3. THE MAXIMUM CROSS SLOPE SHALL NOT EXCEED 2% FOR ANY ACCESSIBLE ROUTE.
4. THE MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% FOR AN ACCESSIBLE ROUTE UNLESS A RAMP IS PROVIDED THAT MEETS THE REQUIREMENTS OF AN ACCESSIBLE ROUTE (SEE DETAILS).
5. THE MAXIMUM SLOPE OF AN ACCESSIBLE PARKING STALL NOT EXCEED 2% IN ANY DIRECTION.
6. ACCESSIBLE ROUTE DETAILS FOR SIDEWALKS, CROSSWALKS, RAMPS, HANDRAILS, AND HANDICAP PARKING STALLS ARE PROVIDED ON SHEETS C-505.
7. NEITHER THE OWNER NOR THE ENGINEER WILL MAKE EXHAUSTIVE CHECKS OF THE CONTRACTOR'S WORK ON THE ACCESSIBLE ROUTES. RATHER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE ACCESSIBLE ROUTES PER THE PLANS AND DETAILS TO ENSURE COMPLIANCE WITH THE FHA/ADA.
8. AT HIS OWN EXPENSE, THE CONTRACTOR SHALL REMOVE AND REPLACE ANY SECTIONS OF AN ACCESSIBLE ROUTE THAT EXCEED THE MAXIMUM GRADES. THIS SHALL BE STRICTLY ENFORCED.

NOTE: SEE RACETRAC STANDARD DETAILS

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RACETRAC
SPRINGDALE, ARKANSAS

Key Plan

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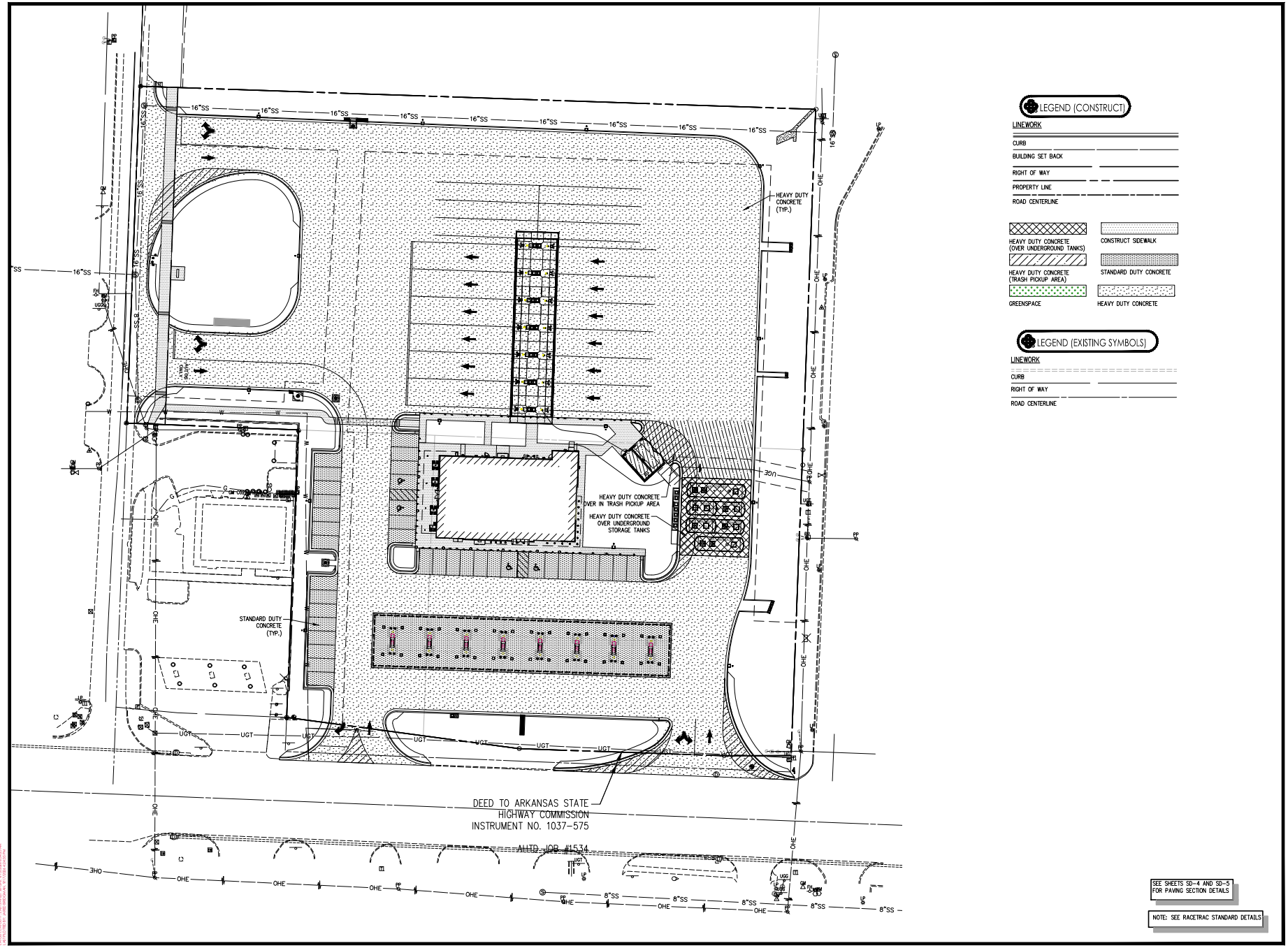
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GRADING PLAN

C-105



LEGEND (CONSTRUCT)

LINEWORK

- CURB
- BUILDING SET BACK
- RIGHT OF WAY
- PROPERTY LINE
- ROAD CENTERLINE

- HEAVY DUTY CONCRETE (OVER UNDERGROUND TANKS)
- CONSTRUCT SIDEWALK
- HEAVY DUTY CONCRETE (TRASH PICKUP AREA)
- STANDARD DUTY CONCRETE
- GREENSPACE
- HEAVY DUTY CONCRETE

LEGEND (EXISTING SYMBOLS)

LINEWORK

- CURB
- RIGHT OF WAY
- ROAD CENTERLINE

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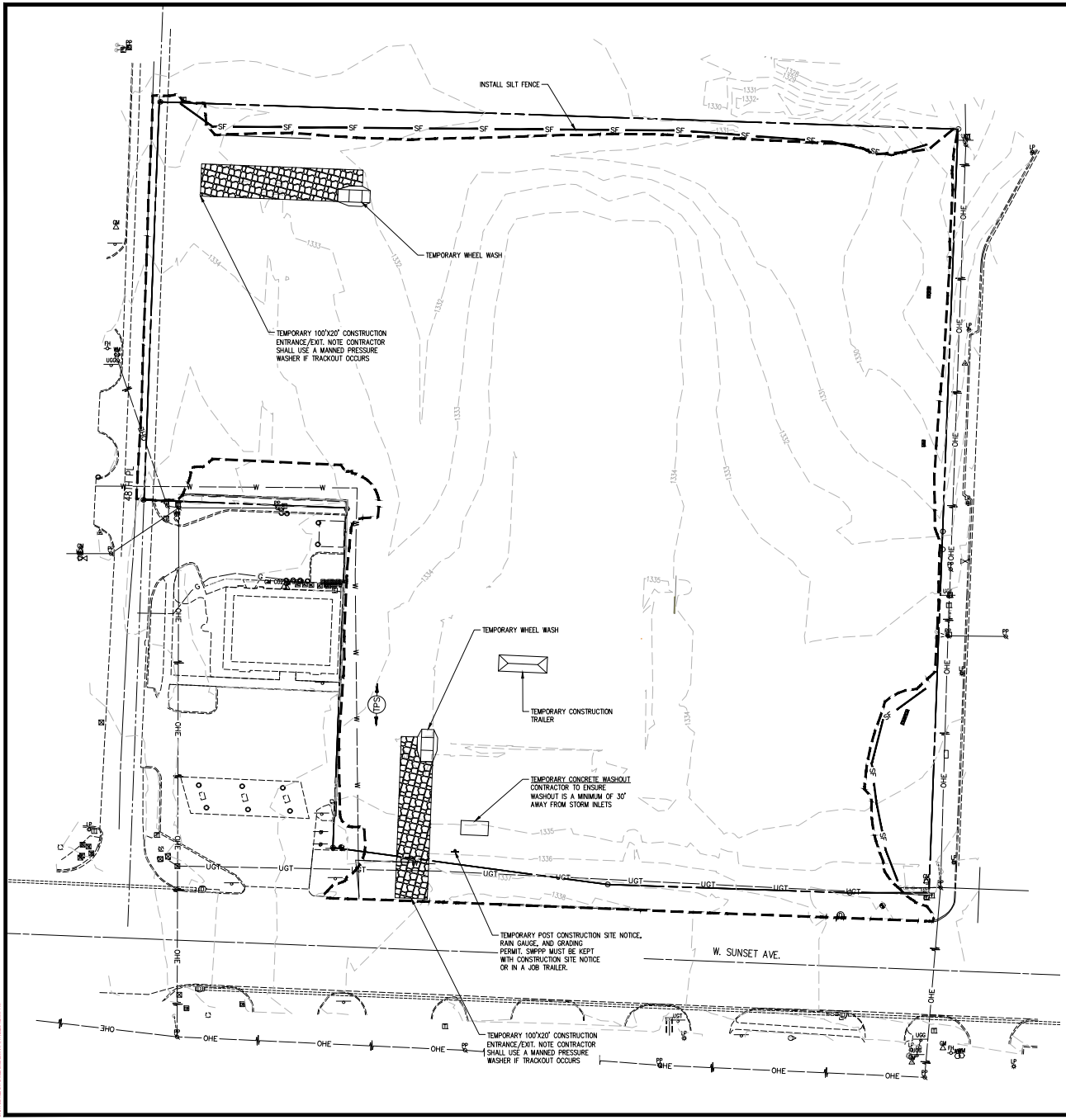
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PAVING PLAN (C)

C-106



NOTE: SEE RACETRAC STANDARD DETAILS

EROSION CONTROL LEGEND

CD	CD	ROCK CHECK DAM
CE	CE	STABILIZED CONSTRUCTION EXIT (ENTRANCE)
DD	DD	CHANNELED DIVERSIONS
DS	DS	DEWATERING SYSTEM / STRUCTURE
SF	SF	SILT FENCE
ST	ST	SEDIMENT BASIN WITH STONE OUTLET
IP1	IP1	BLOCK AND AGGREGATE INLET SEDIMENT DEVICE
IP2	IP2	CURB INLET FILTER SOCK
IP3	IP3	GRATED INLET GRAVEL SEDIMENT FILTER
IP4	IP4	SILT FENCE INLET PROTECTION
OP1	OP1	RIP RAP SLOPE PROTECTION (SEE SIZE THIS SHEET)
ECL	ECL	PERMANENT EROSION CONTROL LINING
SB	SB	TEMPORARY SEDIMENT BASIN
FFT	FFT	FIBER FLOCCULENT TUBE
PS	PS	PERMANENT SEEDING
TPS	TPS	TEMPORARY PARKING AND STORAGE
		BOUNDARY LINE
		RIGHT OF WAY LINE
		LIMITS OF DISTURBANCE
		GRADE BREAK
XXX		CONTOUR ELEVATIONS
		STORM DRAIN
XX.X%		DIRECTION OF OVERLAND FLOW W/ GRADE
		LIMITS OF DRAINAGE SUB-BASIN

NOTE: SEE SITE PLAN FOR EXISTING LEGEND SYMBOLS

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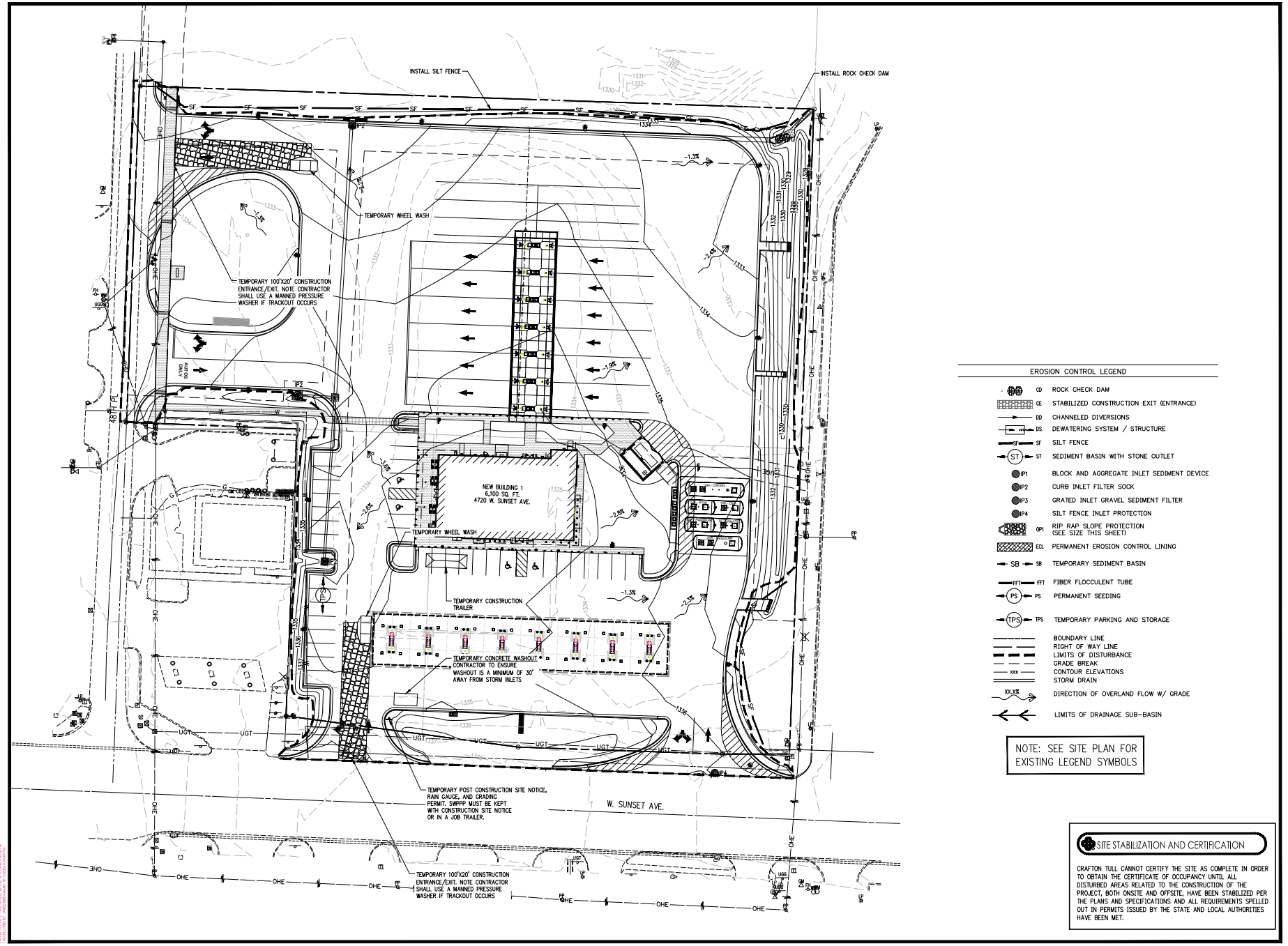
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EROSION CONTROL PLAN PHASE I

C-107



EROSION CONTROL LEGEND

CD	CD	ROCK CHECK DAM
CE	CE	STABILIZED CONSTRUCTION EXIT (ENTRANCE)
DD	DD	CHANNELED DIVERSIONS
DS	DS	DEWATERING SYSTEM / STRUCTURE
SF	SF	SILT FENCE
ST	ST	SEDIMENT BASIN WITH STONE OUTLET
IP1	IP1	BLOCK AND AGGREGATE INLET SEDIMENT DEVICE
IP2	IP2	CURB INLET FILTER SOCK
IP3	IP3	GRATED INLET GRAVEL SEDIMENT FILTER
IP4	IP4	SILT FENCE INLET PROTECTION
OP1	OP1	RIP RAP SLOPE PROTECTION (SEE SIZE THIS SHEET)
EDL	EDL	PERMANENT EROSION CONTROL LINING
SB	SB	TEMPORARY SEDIMENT BASIN
FFT	FFT	FIBER FLOCCULENT TUBE
PS	PS	PERMANENT SEEDING
TPS	TPS	TEMPORARY PARKING AND STORAGE
		BOUNDARY LINE
		RIGHT OF WAY LINE
		LIMITS OF DISTURBANCE
		GRADE BREAK
XXX		CONTOUR ELEVATIONS
		STORM DRAIN
XX.X%		DIRECTION OF OVERLAND FLOW W/ GRADE
		LIMITS OF DRAINAGE SUB-BASIN

NOTE: SEE SITE PLAN FOR EXISTING LEGEND SYMBOLS

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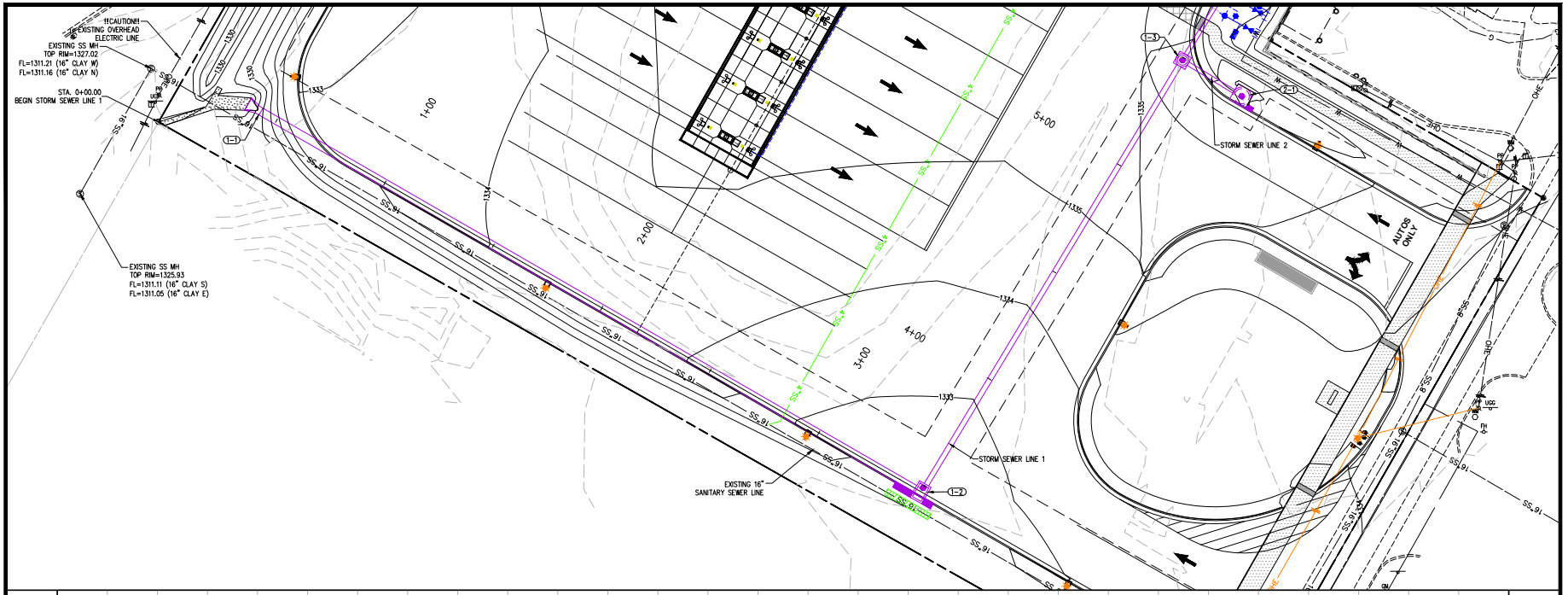
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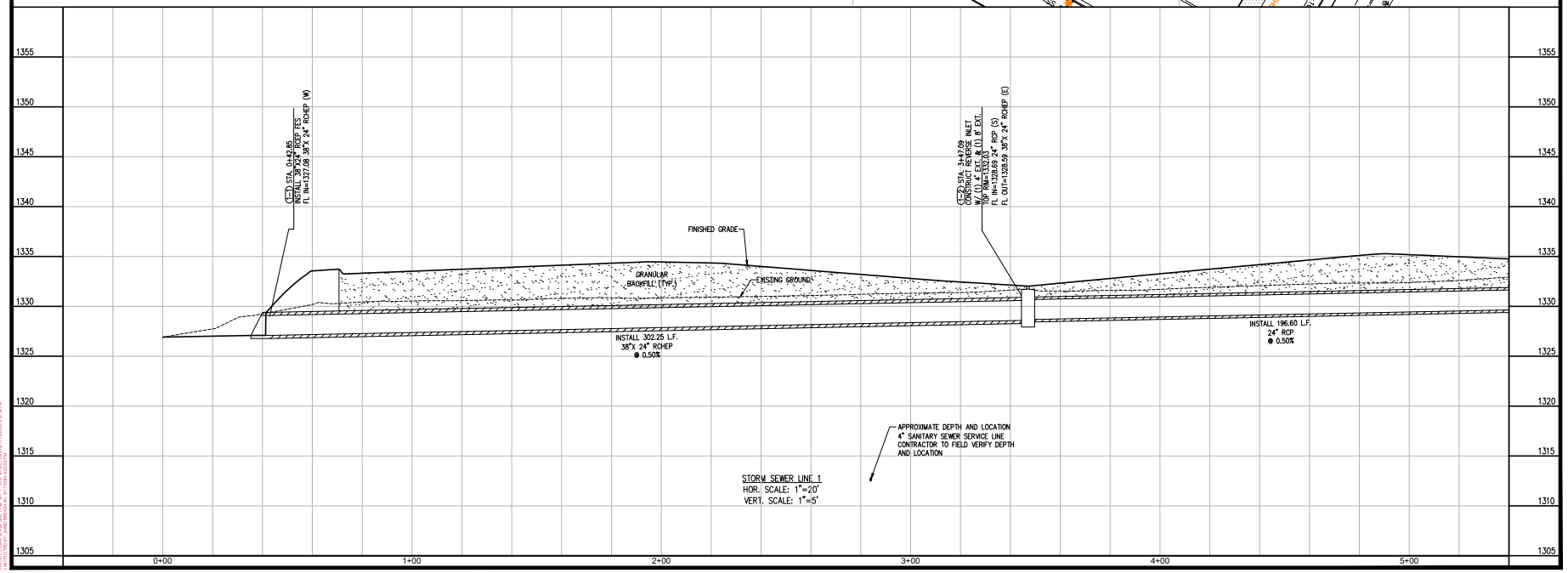
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EROSION CONTROL PLAN PHASE II

C-108





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QC by: K. PAXTON
QC Date: 09/17/2026

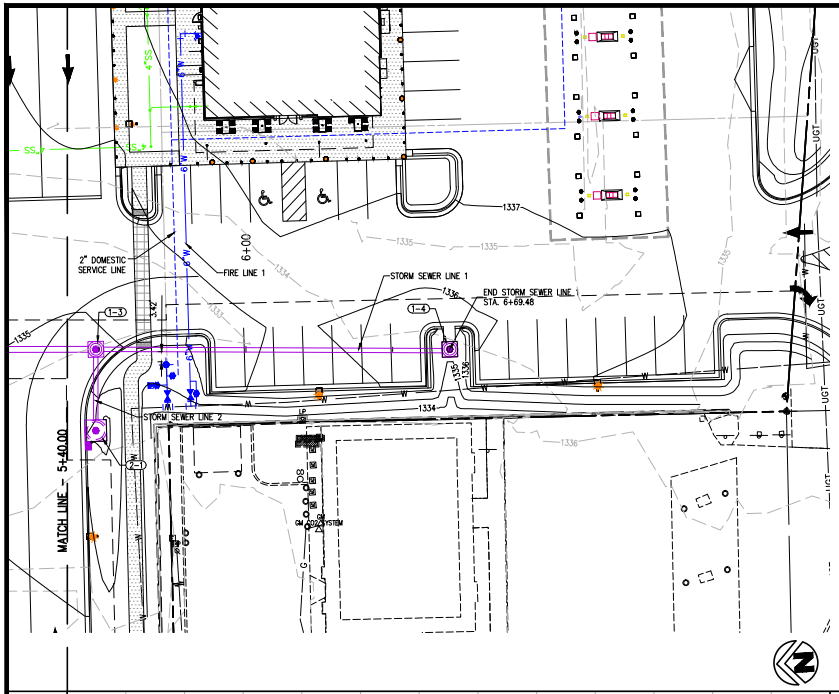
PRELIMINARY PLANS

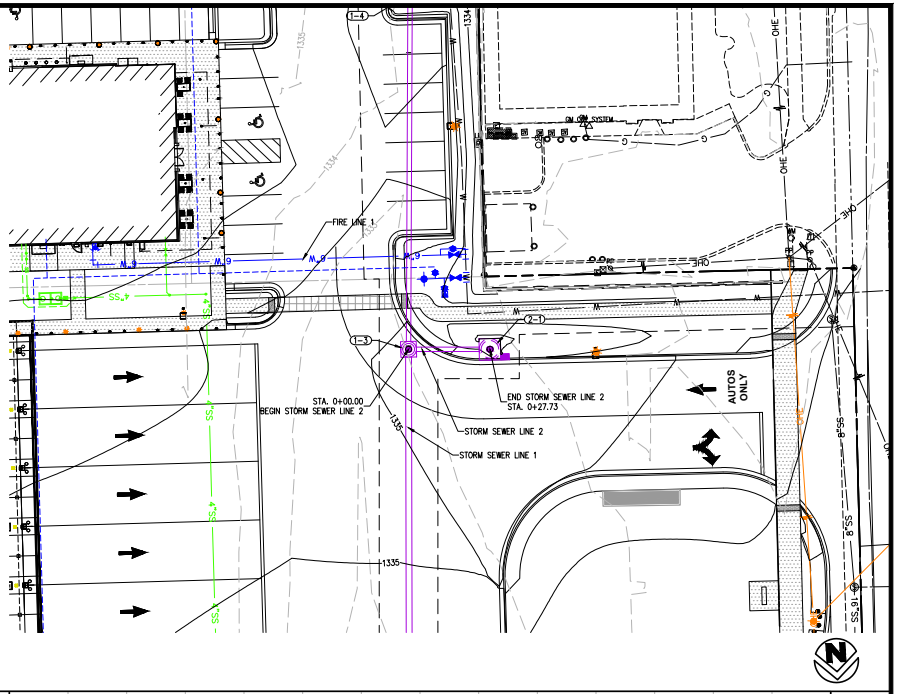
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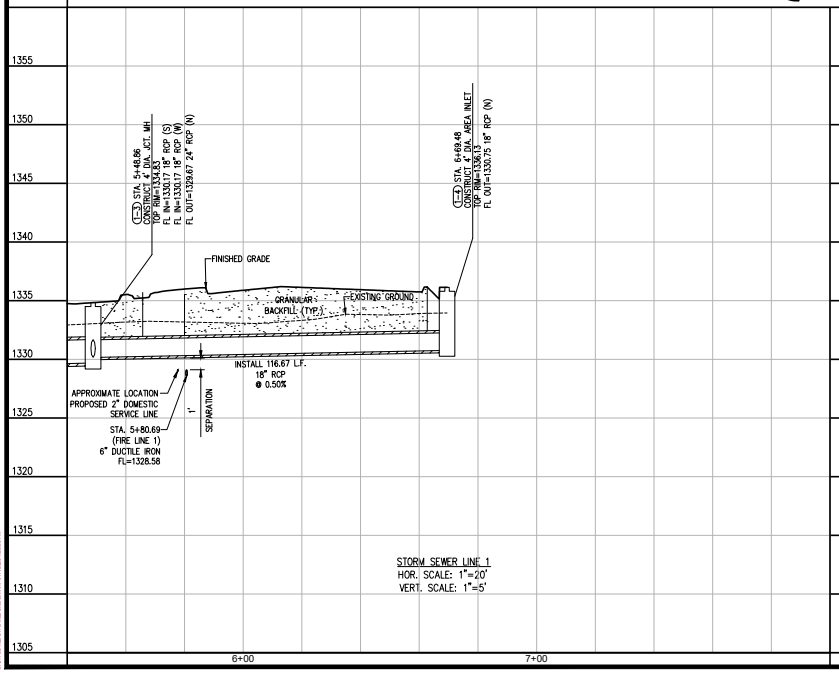
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STORM SEWER LINE 1 P&P 1 OF 2 (C)

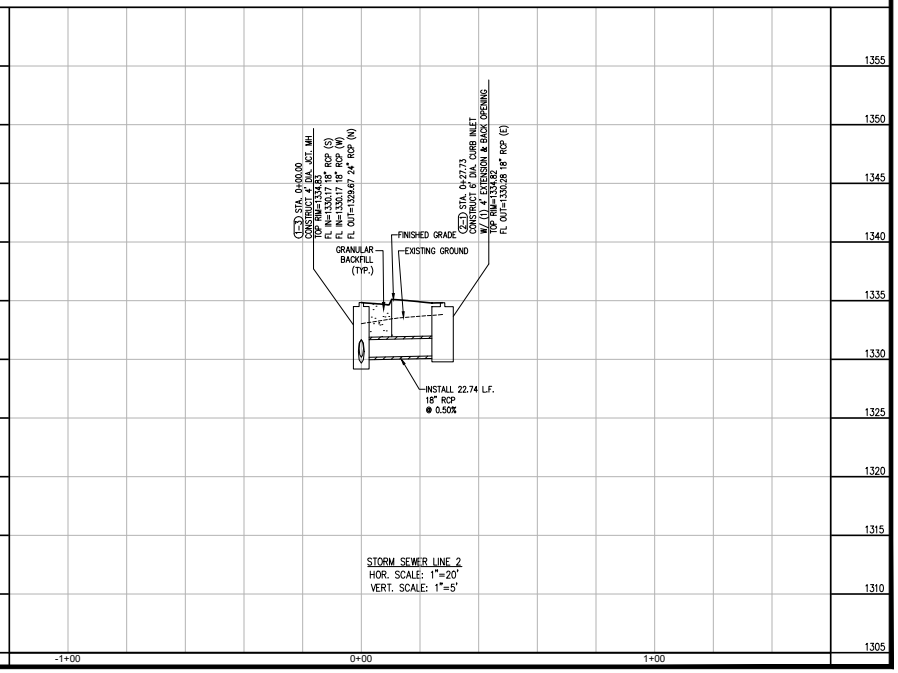
C-201







STORM SEWER LINE 1
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'



STORM SEWER LINE 2
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
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www.craftontull.com

CERTIFICATE OF AUTHORIZATION

GRAPHIC SCALE IN FEET
20' 0 20'

RACETRAC
SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 26102600
ISSUE DATE: 09/17/2026
CONTACT: L. TOPPING
QC by: K. PAXTON
QC Date: 09/30/2026

PRELIMINARY PLANS

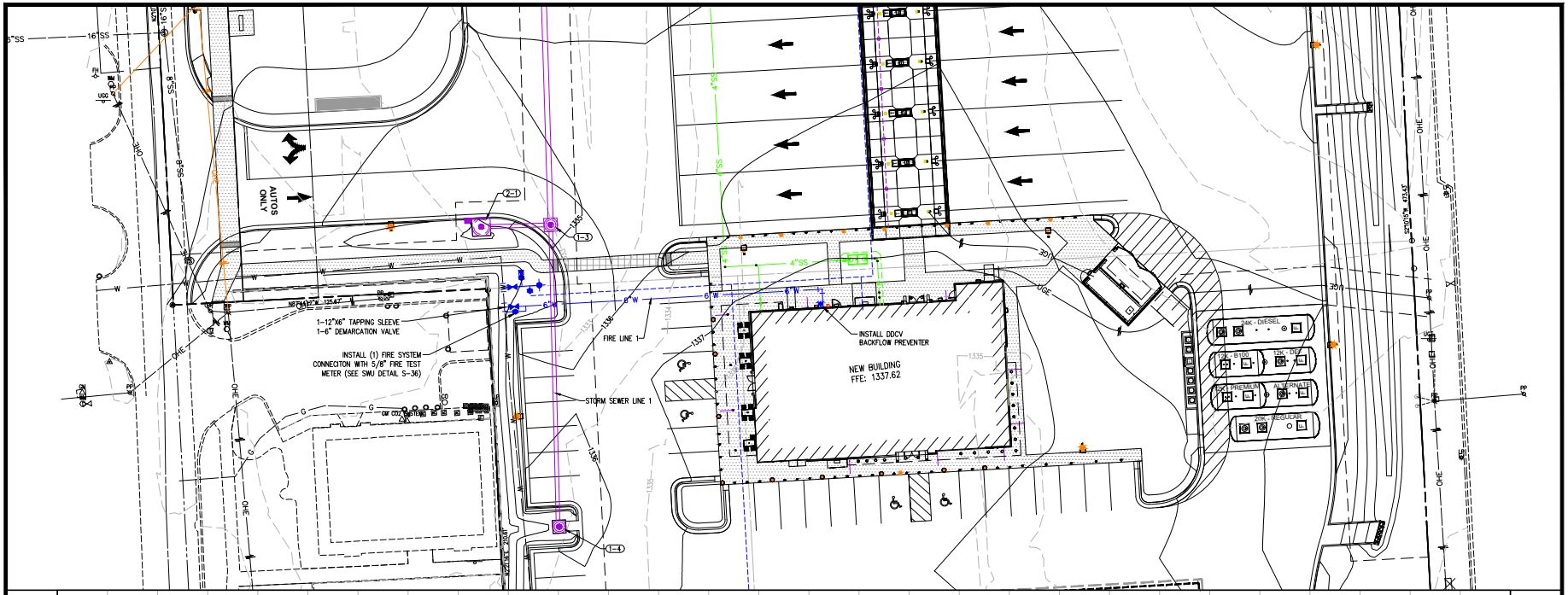
THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

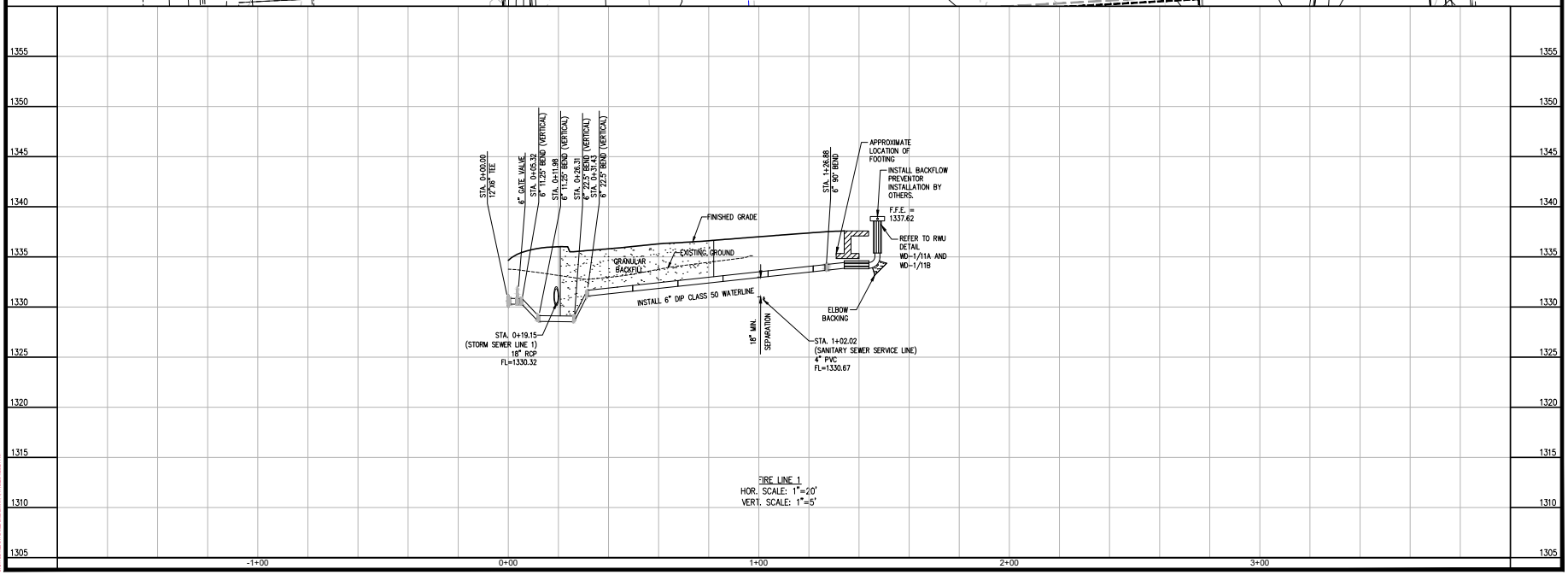
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STORM SEWER LINE 1 AND 2 P&P (C)

C-202

Return to Agenda





FIRE LINE 1
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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No. 109

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PROJECT NO: 261026I00
ISSUE DATE: 09/17/2026
CONTACT: L. TOPPING
QC by: K. PAXTON
QC Date: 08/10/2026

PRELIMINARY PLANS

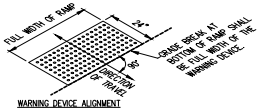
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FIRE LINE 1 P&P (C)

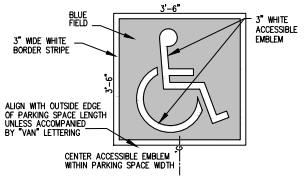
C-203



WARNING DEVICE ALIGNMENT

1. DETECTABLE WARNING SURFACES SHALL CONSIST OF TRUNCATED DOMES ALIGNED IN A SQUARE OR RADIAL GRID PATTERN AND SHALL COMPLY WITH ADA 705 GUIDELINES.
2. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, STREET OR HIGHWAY, OR PEDESTRIAN ACCESS ROUTE SURFACE, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.

DETECTABLE WARNING DEVICE
NTS
AUG. 25, 2020



NOTE: LOCAL CODE MAY REQUIRE A WHITE FIELD WITH BLUE EMBLEM OR ANOTHER COLOR ARRANGEMENT. THE CONTRACTOR SHALL VERIFY THE REQUIRED PAINT COLOR WITH LOCAL OFFICIAL PRIOR TO PAINTING PAVEMENT MARKINGS.

ACCESSIBLE PAVEMENT EMBLEM
NTS
AUG. 25, 2020

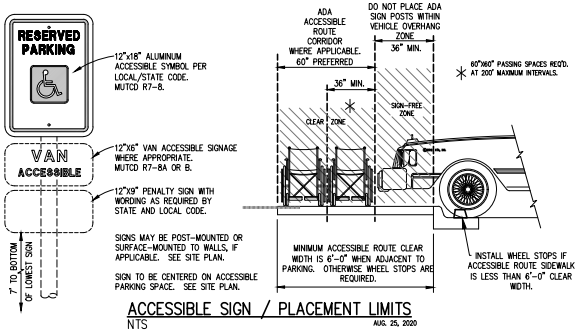
MINIMUM ACCESSIBLE PARKING SPACE REQUIREMENTS

ON-SITE (PRIVATE) ACCESSIBLE PARKING SCHEDULE		
TOTAL NUMBER OF PARKING SPACES REQUIRED PROVIDED (PER LOT)	TOTAL MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES (60" & 96" AISLES) COLUMN "A"	VAN-ACCESSIBLE PARKING SPACES WITH MIN. 96" WIDE ACCESS AISLE
1 TO 25	1	1
26 TO 50	2	1
51 TO 75	3	1
76 TO 100	4	1
101 TO 150	5	1
151 TO 200	6	1
201 TO 300	7	2
301 TO 400	8	2
401 TO 500	9	2
501 TO 1000	2% OF TOTAL PARKING PROVIDED IN EACH LOT	1/6 OF COLUMN "A"
1001 & OVER	20 PLUS 1 FOR EACH 100 OVER 1000	1/6 OF COLUMN "A"

ON-STREET (PUBLIC) ACCESSIBLE PARKING SCHEDULE	
TOTAL NUMBER OF MARKED OR METERED PARKING SPACES ON THE BLOCK PERIMETER	TOTAL REQUIRED NUMBER OF ACCESSIBLE PARKING SPACES
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 AND OVER	4 PERCENT OF TOTAL

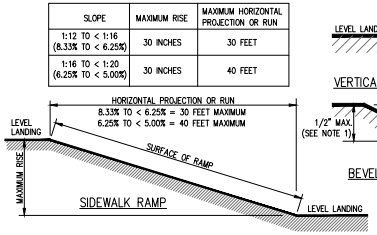
CARPORT AND GARAGE PARKING SPACES:
AT LEAST ONE CARPORT OR GARAGE SPACE SHALL BE ADA ACCESSIBLE IF EITHER ARE FEATURED AS SITE AMENITIES.

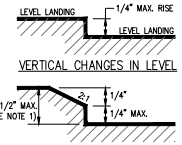
208.2.4 VAN PARKING SPACES:
FOR EVERY SIX OR FRACTIONAL OF SIX PARKING SPACES REQUIRED BY 208.2 TO COMPLY WITH 502, AT LEAST ONE SHALL BE A VAN PARKING SPACE COMPLYING WITH 502.



ACCESSIBLE SIGN / PLACEMENT LIMITS
NTS
AUG. 25, 2020

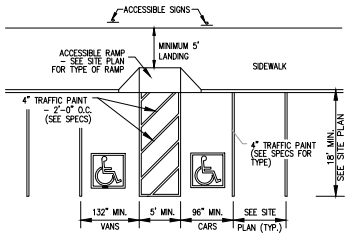
SLOPE	MAXIMUM RISE	MAXIMUM HORIZONTAL PROJECTION OR RUN
1:12 TO < 1:16 (8.33% TO < 6.25%)	30 INCHES	30 FEET
1:16 TO < 1:20 (6.25% TO < 5.00%)	30 INCHES	40 FEET





NOTES:
1. CHANGES IN LEVEL GREATER THAN 1/2 INCH SHALL BE ACCOMPLISHED BY MEANS OF A RAMP.
2. RAMP RUNS GREATER THAN SIX INCHES OF RISE OR GREATER SIX FEET IN HORIZONTAL PROJECTION SHALL HAVE HANDRAILS ON BOTH SIDES, EXCEPT CURB RAMPS.
3. HANDRAILS SHALL BE 34" TO 38" HIGH AND A MINIMUM OR 36" APART AND MUST EXTEND 12" BEYOND TOP AND BOTTOM OF THE RAMP SEGMENT. SEE HANDRAIL DETAILS.

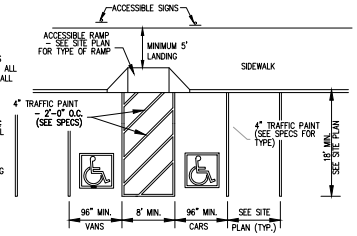
IN-LINE ACCESSIBLE ROUTE / SIDEWALK RAMP - CHANGES IN LEVEL
NTS
AUG. 25, 2020



ALTERNATE "A"

ALL DIMENSIONS ARE TO CENTERLINE OF STRIPE UNLESS OTHERWISE NOTED. COLOR OF ALL ACCESSIBLE TRAFFIC PAINT SHALL BE PER LOCAL CODE (WHITE, YELLOW, ETC.)

208.2.4 VAN PARKING SPACES:
FOR EVERY SIX OR FRACTIONAL OF SIX PARKING SPACES REQUIRED BY 208.2 TO COMPLY WITH 502, AT LEAST ONE SHALL BE A VAN PARKING SPACE COMPLYING WITH 502.



ALTERNATE "B"

VAN ACCESSIBLE PARKING STRIPING
NTS
AUG. 25, 2020

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CERTIFICATE OF AUTHORIZATION

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RACETRAC
SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 26102600
ISSUE DATE: 09/17/2026
DRAWN BY: L. TOPPING
QC by: K. PAXTON
QC Date: 08/05/2026

PRELIMINARY PLANS

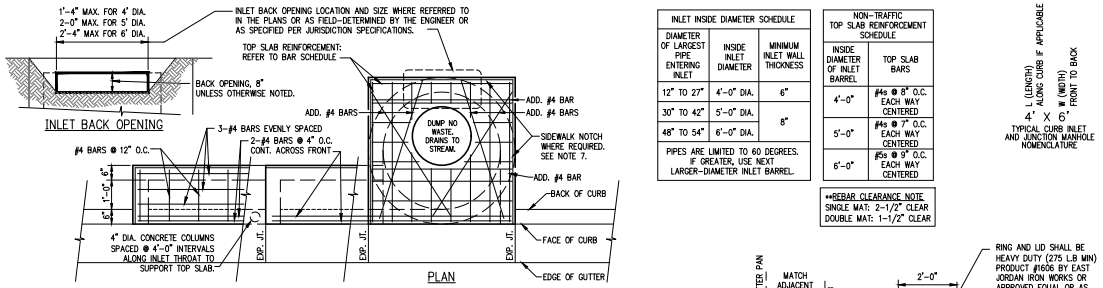
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SITE DETAILS

C-501



INLET NOTES:
1. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION AS APPROVED BY ENGINEER AND ACCEPTABLE BY THE GOVERNING JURISDICTION.
2. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE O.D. BY 1-1/2".
3. PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES.
4. ALL REINFORCING BARS SHALL HAVE 1-1/2" MINIMUM COVER
5. FOR STRUCTURES OVER 5 FEET IN HEIGHT, PROVIDE NEENAH R-1980-E OR EQUAL CAST IRON MANHOLE STEPS @ 16" O.C. IF REQUIRED BY OWNER OR JURISDICTION.
6. FOR GENERIC GRATED INLET, USE SIMILAR TO EAST JORDAN 1020M1 GRATE WITH APPROPRIATE RING UNLESS OTHERWISE SPECIFIED BY ENGINEER OR REQUIRED BY JURISDICTION.
7. IN LIEU OF SIDEWALK NOTCH, CONTRACTOR MAY INSTALL 12" LONG #4 SMOOTH DOWEL BARS WITH EXP. CAPS @ 12" O.C. BETWEEN INLET TOP AND ADJACENT SIDEWALK.
8. PROVIDE 6" MINIMUM CLEARANCE BETWEEN PIPE O.D. AND INLET SIDES, TOP, EXTENSIONS, DEPRESSIONS, AND OPENINGS.
9. CONCRETE TO BE CLASS B, 3500#, WITH 4%-7% A.E.
10. TOP OF INLET AND SURFACE OF LID MUST BE FLUSH WITH SIDEWALK. MAXIMUM VERTICAL CHANGE SHALL NOT EXCEED 1/4 INCH.

INLET INSIDE DIAMETER SCHEDULE		
DIAMETER OF LARGEST PIPE ENTERING INLET	INSIDE INLET DIAMETER	MINIMUM INLET WALL THICKNESS
12" TO 27"	4'-0" DIA.	6"
30" TO 42"	5'-0" DIA.	8"
48" TO 54"	6'-0" DIA.	
PIPES ARE LIMITED TO 60 DEGREES. IF GREATER, USE NEXT LARGER-DIAMETER INLET BARREL.		

NON-TRAFFIC TOP SLAB REINFORCEMENT SCHEDULE	
INSIDE DIAMETER OF INLET BARREL	TOP SLAB BARS
4'-0"	#4s @ 8" O.C. EACH WAY CENTERED
5'-0"	#4s @ 7" O.C. EACH WAY CENTERED
6'-0"	#5s @ 9" O.C. EACH WAY CENTERED

**REBAR CLEARANCE NOTE
SINGLE MAT: 2-1/2" CLEAR
DOUBLE MAT: 1-1/2" CLEAR

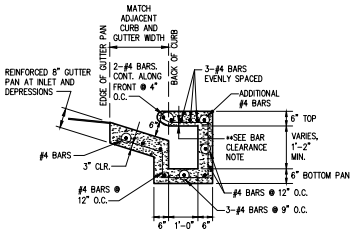
NON-TRAFFIC ONLY

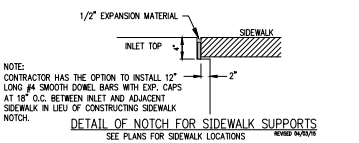
TYPICAL CIRCULAR NON-TRAFFIC CURB INLET (TYPICAL CIRCULAR NON-TRAFFIC JUNCTION BOX & GRATED INLET SIMILAR)

NTS

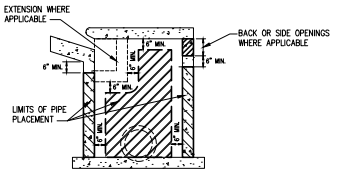
NOTE: THIS DETAIL IS GENERIC, NOT JURISDICTION OR SITE-SPECIFIC. USE JURISDICTION-SPECIFIC DETAILS WHEN AND WHERE REQUIRED.
THIS NON-TRAFFIC DETAIL IS INTENDED FOR SIDEWALK LOADING ONLY WITH UNIFORMLY DISTRIBUTED LIVE LOAD OF 100 PSF OF CONCENTRATED LIVE LOAD OF 3000 POUNDS.

REVISED 8/07/2020





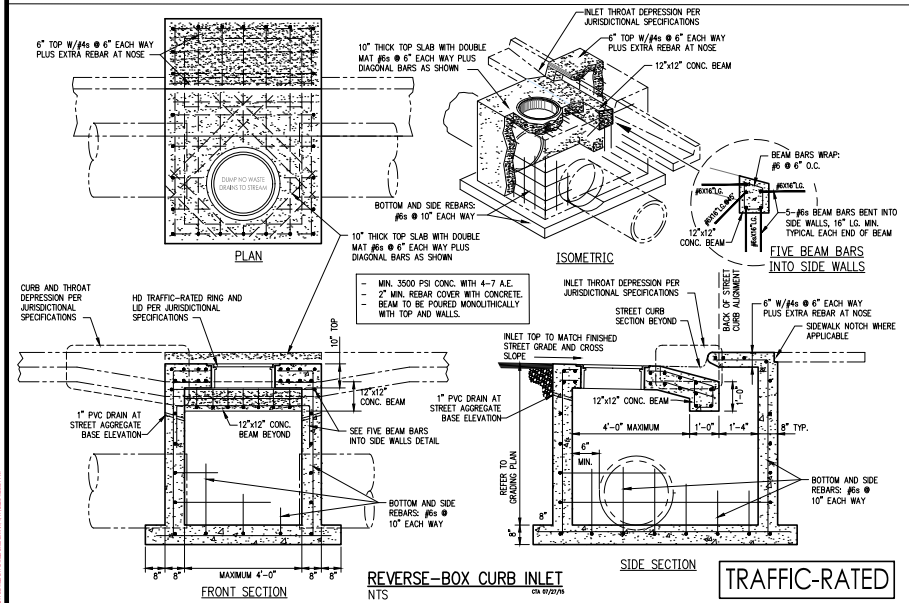
NOTE:
CONTRACTOR HAS THE OPTION TO INSTALL 12" LONG #4 SMOOTH DOWEL BARS WITH EXP. CAPS AT 18" O.C. BETWEEN INLET AND ADJACENT SIDEWALK IN LIEU OF CONSTRUCTING SIDEWALK NOTCH.



MAINTAIN 6" MINIMUM CLEARANCE BETWEEN PIPE O.D. AND INLET SIDES, TOP, EXTENSIONS, DEPRESSIONS, AND OPENINGS.

CONCRETE CHARACTERISTICS	CLASS A	CLASS B
MIN. COMPRESSION STRENGTH (PSI AT 28 DAYS)	3000	3500
MIN. CEMENT CONTENT (BAGS PER CUBIC YARD)	5.5	6.0
MAX. NET WATER / 94LB. BAG (GALLONS)	6.5	5.5
SLUMP RANGE (INCHES)	1-4*	1-4*
AIR CONTENT RANGE (%)	4-7	4-7
MAX. FLY ASH CONTENT (%)	20	20

* MAX. SLUMP SHALL BE 2" WHEN SLIP FORM PAVEMENT METHODS ARE USED.



REVERSE-BOX CURB INLET

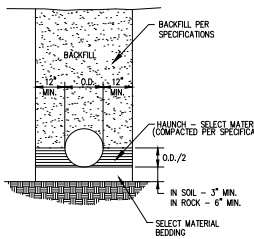
NTS

CTA 07/27/15

TRAFFIC-RATED

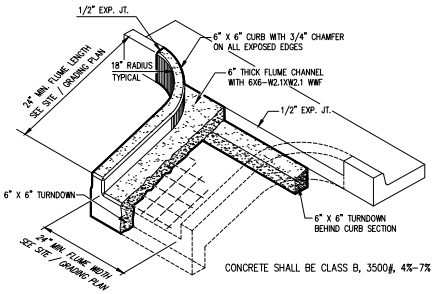
NOTES:
1. UNDER PAVEMENT, BACKFILL ENTIRE EXCAVATION WITH "ENTER TYPE HERE" AGGREGATE BASE MATERIAL COMPACTED IN 8" LIFTS TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY.

CONSTRUCTION SEQUENCE
1. PLACE SELECT BEDDING MATERIAL TO GRADE.
2. COMPACT SELECT BEDDING BELOW THE PIPE.
3. INSTALL PIPE TO GRADE.
4. PLACE AND COMPACT THE HAUNCH AREA UP TO THE MIDDLE OF THE PIPE.
5. COMPLETE BACKFILL ACCORDING TO SPECIFICATIONS.



CONCRETE PIPE INSTALLATION

NTS



CONCRETE SHALL BE CLASS B, 3500#, 4%-7% A.E.

CONCRETE FLUME

NTS

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CERTIFICATE OF AUTHORIZATION

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RACETRAC
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Key Plan

No.	Description	Date

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PROJECT NO: 26102600
ISSUE DATE: 09/17/2026
CONTACT: L. TOPPING
QC by: K. PAXTON
QC Date: 08/10/2026

PRELIMINARY PLANS

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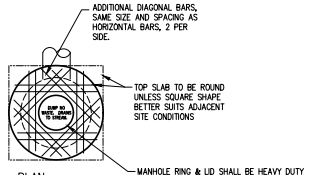
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DRAINAGE DETAILS 1 OF 2

C-502

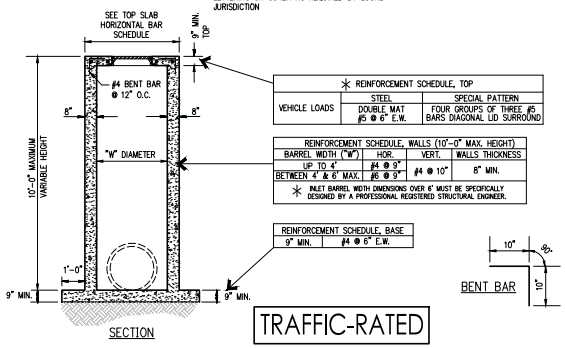
NOTES:
1. PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES UNLESS ADJACENT TO SIDEWALKS OR OTHER CONCRETE SURFACES.
2. BASE AND INLET WALLS TO BE POURED MONOLITHICALLY.
3. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION APPROVED BY THE ENGINEER.
4. ALL #4 & #5 REINFORCING BARS TO BE GRADE 60 AND HAVE 1-1/2" MINIMUM COVER. >#5, 2" COVER.
5. PROVIDE DOUBLE MAT FOR SQUARE-TOP SLAB.
6. TOP SLAB, CLASS B, 3500#, 4%-7% A.E.
7. PIPES SHALL NOT PENETRATE OR CONNECT AT OR WITHIN 6" OF ANY INSIDE CORNER EDGE.



PLAN

CONCRETE CHARACTERISTICS	CLASS A	CLASS B
MIN. COMPRESSION STRENGTH (PSI AT 28 DAYS)	3000	3500
MIN. CEMENT CONTENT (BAGS PER CUBIC YARD)	5.5	6.0
MAX. NET WATER / 94LB. BAG (GALLONS)	6.5	5.5
SLUMP RANGE (INCHES)	1-4**	1-4**
AIR CONTENT RANGE (%)	4-7	4-7
MAX. FLY ASH CONTENT (%)	20	20

** MAX. SLUMP SHALL BE 2" WHEN SLIP FORM METHODS ARE USED.



SECTION

TRAFFIC-RATED

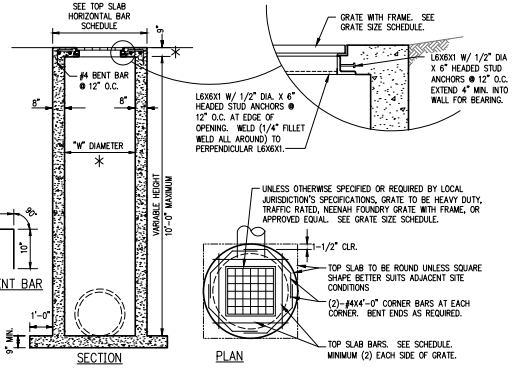
TYPICAL TRAFFIC-RATED CIRCULAR-BARREL JUNCTION BOX

NTS

* BARREL WIDTH DIMENSIONS OVER 6' MUST BE SPECIFICALLY DESIGNED BY A PROFESSIONAL REGISTERED STRUCTURAL ENGINEER.

REVISED 2/17/25 ML

* TOP SLAB HORIZONTAL REINFORCEMENT SCHEDULE		
TOP SLAB THICKNESS	"W" INSIDE DIAMETER OF INLET BARREL	TOP SLAB BARS, VEHICLE LOADS
VEHICLE LOADS, 9"	6'-0" MAXIMUM	#5 @ 6" O.C. EACH WAY, DOUBLE MAT



GRATE SIZE SCHEDULE			
INSIDE BARREL DIAMETER	GRATE SIZE	NEENAH GRATE	FRAME
4'-0"	30" X 30"	R-4880-C	NEENAH PROVIDED
5'-0"	36" X 36"	R-4884-A	
* 6'-0"	36" X 66"	R-4895-2	CONTRACTOR PROVIDED

NOTE: THIS DETAIL IS GENERIC, NOT JURISDICTION OR SITE-SPECIFIC. USE JURISDICTION-SPECIFIC DETAILS WHEN AND WHERE REQUIRED.

NOTES:
1. PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES UNLESS ADJACENT TO SIDEWALKS OR OTHER CONCRETE SURFACES.
2. BASE AND INLET WALLS TO BE POURED MONOLITHICALLY.
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4. ALL #4 & #5 REINFORCING BARS TO BE GRADE 60 AND HAVE 1-1/2" MINIMUM COVER. >#5, 2" COVER.
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TYPICAL TRAFFIC-RATED CIRCULAR-BARREL GRATED INLET

NTS

* BARREL WIDTH DIMENSIONS OVER 6' MUST BE SPECIFICALLY DESIGNED BY A PROFESSIONAL REGISTERED STRUCTURAL ENGINEER.

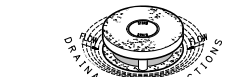
REVISED 2/24/25 ML

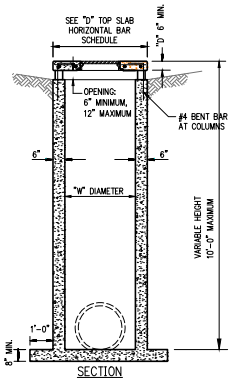
TRAFFIC-RATED

"D" TOP SLAB HORIZONTAL REINFORCEMENT SCHEDULE		
"D" TOP MIN. SLAB THICKNESS	"W" INSIDE DIAMETER OF INLET BARREL	"D" TOP SLAB BARS, NON-VEHICLE
NON-VEHICLE LOADS, 6"	4'-0"	#4s @ 8" O.C. EACH WAY SEE NOTE 5
	5'-0"	#4s @ 7" O.C. EACH WAY SEE NOTE 5
	6'-0"	#5s @ 6" O.C. EACH WAY SEE NOTE 5

"W" INLET INSIDE DIAMETER SCHEDULE	
DIAMETER OF LARGEST PIPE ENTERING INLET	"W" MINIMUM INLET DIAMETER
12" TO 27"	4'-0" DIA.
30" TO 42"	5'-0" DIA.
48" TO 54"	6'-0" DIA.
PIPES ARE LIMITED TO 60 DEGREES. IF GREATER, USE NEXT LARGER-DIAMETER INLET BARREL.	

"W" BARREL DIAMETER TO BE DETERMINED BY DEPTH OF BURY, PIPE SIZES AND PIPE ARRANGEMENT REQUIREMENTS.

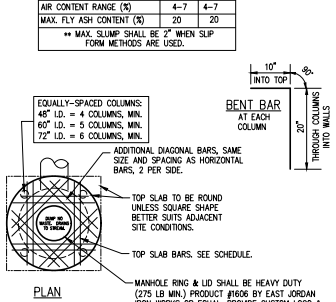




SECTION

CONCRETE CHARACTERISTICS	CLASS A	CLASS B
MIN. COMPRESSION STRENGTH (PSI AT 28 DAYS)	3000	3500
MIN. CEMENT CONTENT (BAGS PER CUBIC YARD)	5.5	6.0
MAX. NET WATER / 94LB. BAG (GALLONS)	6.5	5.5
SLUMP RANGE (INCHES)	1-4**	1-4**
AIR CONTENT RANGE (%)	4-7	4-7
MAX. FLY ASH CONTENT (%)	20	20

** MAX. SLUMP SHALL BE 2" WHEN SLIP FORM METHODS ARE USED.



PLAN

NOTES:
1. PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES UNLESS ADJACENT TO SIDEWALKS OR OTHER CONCRETE SURFACES.
2. BASE AND INLET WALLS TO BE POURED MONOLITHICALLY.
3. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION APPROVED BY THE ENGINEER.
4. ALL #4 & #5 REINFORCING BARS TO BE GRADE 60 AND HAVE 1-1/2" MINIMUM COVER. >#5, 2" COVER.
5. PROVIDE DOUBLE MAT FOR SQUARE-TOP SLAB.
6. TOP SLAB, CLASS B, 3500#, 4%-7% A.E.
7. PIPES SHALL NOT PENETRATE OR CONNECT AT OR WITHIN 6" OF ANY INSIDE CORNER EDGE.

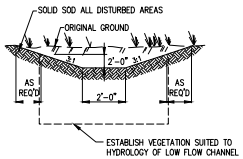
NON-TRAFFIC ONLY

TYPICAL NON-TRAFFIC CIRCULAR-BARREL AREA INLET

NTS

REVISED 2/17/25 ML

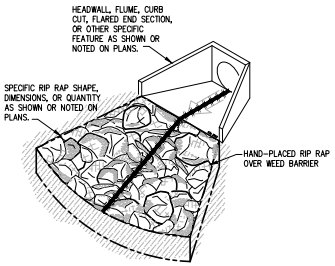
NOTES:
1. THE GRASS SWALE SHALL BE VEGETATED WITH DENSE GRASSES THAT CAN REDUCE FLOW VELOCITIES AND PROTECT AGAINST EROSION DURING LARGER STORM EVENTS.



VEGETATED LOW CHANNEL

NTS

REVISED 04/16/15



NOTES:
1. FINAL DESIGN SHALL COMPLY WITH LOCAL CODES AND REGULATIONS.
2. STONES SHALL CONSIST OF FIELD STONE OR ROUGH, UNHEWN QUARRY STONE AS NEARLY UNIFORM IN SIZE AS PRACTICAL.
3. STONES SHALL BE DENSE, RESISTANT TO THE ACTION OF WIND AND WATER, AND SUITABLE IN ALL ASPECTS FOR THE INTENDED USE.
4. ALL STONES SHALL WEIGH BETWEEN 50-150 POUNDS EACH AND AT LEAST 60% OF THE STONES SHALL WEIGH MORE THAN 100 POUNDS EACH.
5. STONES SHALL BE HAND-PLACED, OVER WEED BARRIER, AND FLUSH WITH ADJACENT FINISH GRADES.
6. RIP RAP SHALL BE GROUTED IN PLACE IF SPECIFIED ON THE PLANS OR DIRECTED BY THE ENGINEER.

RIP-RAP SLOPE PROTECTION

NTS

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Rogers, Arkansas 72756
Crafton Tull
479.636.4838 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION

CRAFTON, TULL & ASSOCIATES, INC. No. 109 EXPIRATION: 12/31/2026

RACETRAC
SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 26102600
ISSUE DATE: 09/17/2026
CONTACT: L. TOPPING
QC by: K. PAXTON
QC Date: 08/20/2026

PRELIMINARY PLANS

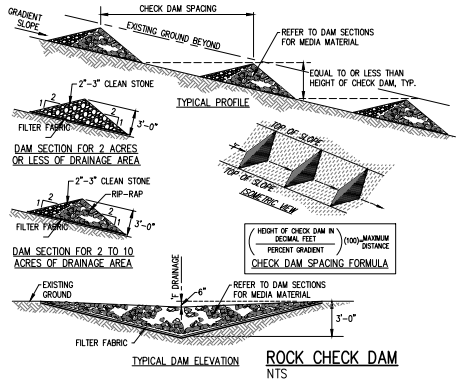
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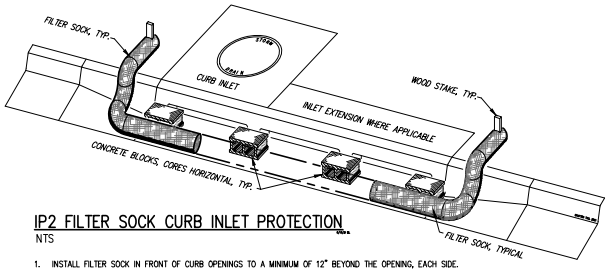
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DRAINAGE DETAILS 2 OF 2

C-503



ROCK CHECK DAM
NTS



IP2 FILTER SOCK CURB INLET PROTECTION
NTS

1. INSTALL FILTER SOCK IN FRONT OF CURB OPENINGS TO A MINIMUM OF 12" BEYOND THE OPENING, EACH SIDE.
2. ANCHOR THE FILTER SOCK BEHIND THE CURB WITH WOODEN STACKS 12" MINIMUM INTO SOIL.
3. USE 8" DIAMETER FILTER SOCK FOR STANDARD CURB INLET. SLIGHTLY COMPACT TO CURB HEIGHT DURING CURB INSTALLATION.
4. MAINTAIN FREE OF DEBRIS AND SEDIMENT TO ENSURE PROPER FLOW AND FUNCTION. OVERFLOW OF FILTER IS ACCEPTABLE DURING SEVERE STORM EVENTS.
5. FILTER SOCK SHALL BE POSITIONED TO PROVIDE A PERMEABLE BARRIER TO THE DRAIN AND COLLECT SEDIMENT OUTSIDE THE SOCK.
6. CONCRETE BLOCKS SHALL BE PLACED WITH CORES HORIZONTAL AT EACH END AND EVERY FOUR FEET MAXIMUM WITHIN.

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RACETRAC
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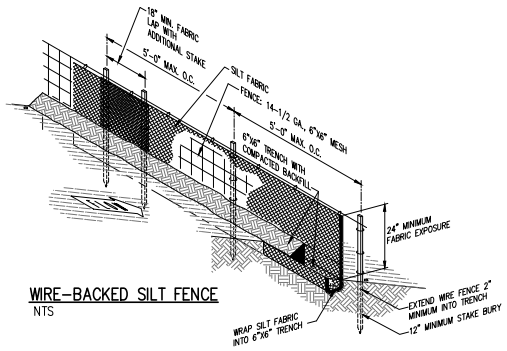
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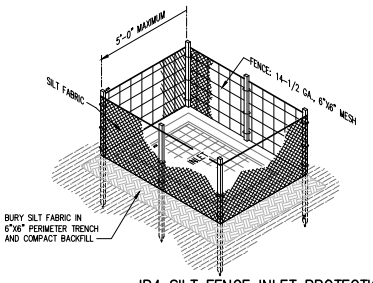
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EROSION CONTROL DETAILS 1 OF 2

C-504

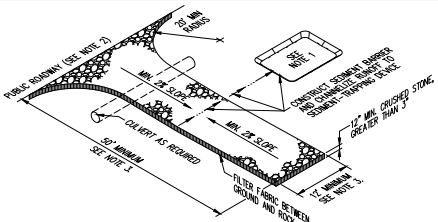


WIRE-BACKED SILT FENCE
NTS



SILT FABRIC SHALL BE SECURITY FASTENED TO WIRE FENCING.

IP4 SILT FENCE INLET PROTECTION
NTS



STABILIZED CONSTRUCTION EXIT (ENTRANCE)
NTS

1. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCE/EXIT IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES EXIT ONTO THE PUBLIC ROADS. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF SITE.

2. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

3. LENGTH AND WIDTH TO SUIT SITE, CONSTRUCTION TRAFFIC AND EFFECTIVENESS.

PHASE I
1. INSTALL STABILIZED CONSTRUCTION ENTRANCES/EXITS.
2. PREPARE TEMPORARY PARKING AND STORAGE AREAS. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASH-OUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS.
5. 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.
6. CLEAR AND GRUB THE SITE.
7. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
8. BEGIN GRADING THE SITE.

PHASE II
1. TEMPORARILY SEED DENUDED 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. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IF SITE IS STABILIZED.

GENERAL EROSION NOTES:

A. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING (SITE MAP), THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS SECTION 312800 (EROSION AND SEDIMENTATION CONTROL), PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

B. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND THE STATE OF ARKANSAS NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

C. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

D. BEST MANAGEMENT PRACTICES (BMP) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AND APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.

E. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON THE SITE AT ALL TIMES.

F. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.

G. 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.

H. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE AND EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

I. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN UP FUEL OR CHEMICAL SPILLS AND LEAKS.

J. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

K. RUBBISH, TRASH, GARBAGE, LITTER OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM BEING BLOWN OR WASHED OFF-SITE.

L. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN AND SWPPP SHALL BE INITIATED AS SOON AS POSSIBLE.

M. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS SHALL BE TEMPORARY SEEDED.

N. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.

O. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCE/EXIT IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES EXIT ONTO THE PUBLIC ROADS. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF-SITE.

P. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

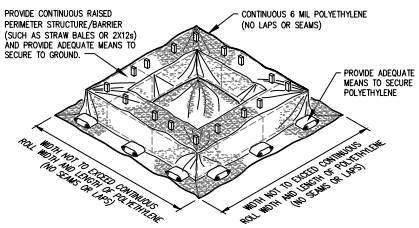
Q. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

R. ON-SITE AND OFF-SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH THE GENERAL PERMIT.

S. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

T. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO PREVENT EROSION.

U. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.



CONCRETE WASH-OUT BASIN
NTS

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
ROUGH GRADE / SEDIMENT CONTROL																		
TEMPORARY CONTROL MEASURES																		
STRIP & STOCKPILE TOPSOIL																		
STORM FACILITIES																		
TEMPORARY CONSTRUCTION ROADS																		
FOUNDATION / BUILDING CONSTRUCTION																		
SITE CONSTRUCTION																		
PERMANENT CONTROL STRUCTURES																		
FINISH GRADING																		
LANDSCAPING/SEED/FINAL STABILIZATION																		

ACREAGE SUMMARY

IMPERVIOUS AREA	3.34 ACRES
SEEDED AREA	1.19 ACRES
TOTAL DISTURBED	4.53 ACRES

DEVELOPER/OWNER:
ENTER DEVELOPER INFORMATION

SITE OPERATOR/GENERAL CONTRACTOR:

SUPERINTENDENT:

T.B.M.
ENTER BENCHMARK INFORMATION



USGS QUADRANGLE MAP
NTS



VICINITY MAP
NTS

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Rogers, Arkansas 72756
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RACETRAC
SPRINGDALE, ARKANSAS

Key Plan

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PROJECT NO: 26102600
ISSUE DATE: 09/17/2026
CONTACT: L. TOPPING
QC by: K. PAXTON
QC Date: 08/10/2026

PRELIMINARY PLANS

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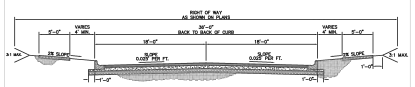
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EROSION CONTROL DETAILS 2 OF 2

C-505

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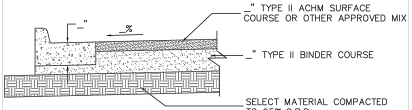


TYPICAL SECTION
MINOR COLLECTOR - 36'
NOT TO SCALE

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-2	

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NOTE:
AS AN ALTERNATE THE CURB MAY BE PLACED DIRECTLY ON THE SUBGRADE

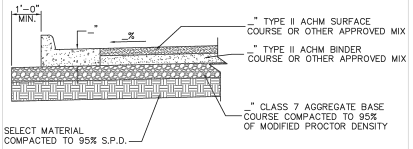
FULL DEPTH ASPHALT SECTION
NOT TO SCALE

Note To Engineers:
Paving depth to be per ordinance or formal design.

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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-5	

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COMPOSITE PAVEMENT SECTION
NOT TO SCALE

Note to Engineers: Paving depths and other dimensions to be per ordinance or formal design.

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SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-6	

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RACETRAC
SPRINGDALE, ARKANSAS

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SPRINGDALE MUNICIPAL DETAILS 1 OF 4

C-506

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CLASS OF STREET	GROUP INDEX	SOIL DESCRIPTION	SN REQUIRED	COMPOSITE FLEXIBLE (SN)	COMPOSITE FLEXIBLE (SN)	FULL DEPTH ASPHALT (SN)	CONCRETE PAVEMENT
I/I	A-1 A-2 A-3	GRAVEL/SAND NO CLAY	1.70	2" SURF. 6" BASE (1.72)	2" SURF. 4" CT. BASE (1.88)	2" SURF. 4" B. BASE (1.88)	5" CONCRETE 2" DRAINAGE BLANKET
I/I	A-4 A-6	SILT, SILTY SAND, SANDY SILTY CLAY	1.85	2" SURF. 7" BASE (1.85)	2" SURF. 4" CT. BASE (1.88)	2" SURF. 4" B. BASE (1.88)	5½" CONCRETE 2" DRAINAGE BLANKET
I/I	A-5 A-7 A-7-6	CLAYS LL OVER 40 PI OVER 10	2.35	3" SURF. 8" BASE (2.44)	2" SURF. 6" CT. BASE (2.38)	2" SURF. 6" B. BASE (2.38)	6" CONCRETE 2" DRAINAGE BLANKET
II	A-1 A-2 A-3	GRAVEL/SAND NO CLAY	1.85	2½" SURF. 6" BASE (1.94)	2" SURF. 4" CT. BASE (1.88)	2" SURF. 4" B. BASE (1.88)	5½" CONCRETE 2" DRAINAGE BLANKET
II	A-4 A-6	SILT, SILTY SAND, SANDY SILTY CLAY	2.30	2" SURF. 2" BINDER 4" BASE (2.32)	2" SURF. 6" CT. BASE (2.38)	2" SURF. 6" B. BASE (2.38)	6" CONCRETE 2" DRAINAGE BLANKET
III	A-5 A-7 A-7-6	CLAYS LL OVER 40 PI OVER 10	3.15	2" SURF. 3" BINDER 7" BASE (3.15)	2" SURF. 2" BINDER 6" CT. BASE (3.26)	2" SURF. 2" BINDER 6" B. BASE (3.26)	6½" CONCRETE 2" DRAINAGE BLANKET
IV	A-1 A-2 A-3	GRAVEL/SAND NO CLAY	2.30	2" SURF. 2" BINDER 4" BASE (2.32)	2" SURF. 6" CT. BASE (2.38)	2" SURF. 6" B. BASE (2.38)	6½" CONCRETE 2" DRAINAGE BLANKET
IV	A-4 A-6	SILT, SILTY SAND, SANDY SILTY CLAY	2.75	2" SURF. 3" BINDER 4" BASE (2.76)	2" SURF. 2" BINDER 4" CT. BASE (2.76)	2" SURF. 2" BINDER 4" B. BASE (2.76)	7" CONCRETE 2" DRAINAGE BLANKET
IV	A-5 A-7 A-7-6	CLAYS LL OVER 40 PI OVER 10	3.45	2" SURF. 4" BINDER 8" BASE (3.48)	2" SURF. 3" BINDER 5" CT. BASE (3.45)	2" SURF. 3" BINDER 5" B. BASE (3.45)	7½" CONCRETE 2" DRAINAGE BLANKET
V OR HIGHER		BY FORMAL DESIGN ONLY.					

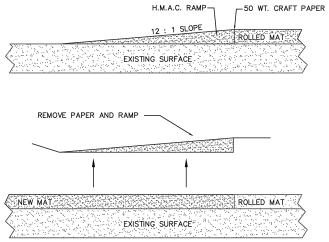
NOTE:
INFORMATION IN THE TABLE REPRESENTS MINIMUM PAVEMENT SECTIONS FOR EACH STREET CLASSIFICATION AS SPECIFIED IN THE SPRINGDALE CITY CODE. ACTUAL PAVEMENT SECTIONS WILL BE DESIGNED AND/OR SELECTED ON A PROJECT-SPECIFIC BASIS AND APPROVED BY THE CITY.

MINIMUM PAVEMENT SECTION BY STREET AND SOIL CLASSIFICATION

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NOTE: JOINT TO BE CONSTRUCTED AT END OF EACH DAY'S PAVING.

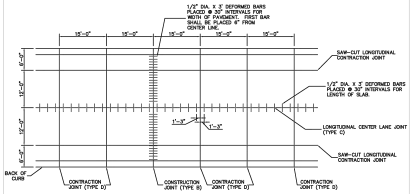
H.M.A.C. TRANSVERSE CONSTRUCTION JOINT

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CONCRETE PAVEMENT JOINT LAYOUT PLAN

(30' STREET WIDTH)

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Note to Engineers: Joint layout for other street widths to be similar in joint spacing.

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RACETRAC
SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 26102600
ISSUE DATE: 09/17/2026
CONTACT: L. TOPPING
QC by: K. PATTON
QC Date: 08/10/2026

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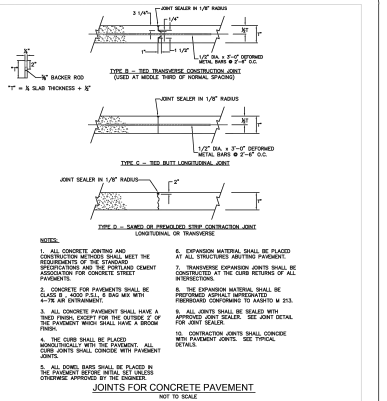
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SPRINGDALE MUNICIPAL DETAILS 2 OF 4

C-507

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NOTES:

1. ALL CONCRETE JOINTING AND CONSTRUCTION METHODS SHALL MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE PORTLAND CEMENT ASSOCIATION FOR CONCRETE STREET PAVEMENTS.
2. CONCRETE FOR PAVEMENTS SHALL BE CLASS B , 4000 P.S.I, 6 BAG MIX WITH 4–7% AIR ENTRAINMENT.
3. ALL CONCRETE PAVEMENT SHALL HAVE A TINES FINISH, EXCEPT FOR THE OUTSIDE 2' OF THE PAVEMENT WHICH SHALL HAVE A BROOM FINISH.
4. THE CURB SHALL BE PLACED MONOLITHICALLY WITH THE PAVEMENT. ALL CURB JOINTS SHALL COINCIDE WITH PAVEMENT JOINTS.
5. ALL DOWEL BARS SHALL BE PLACED IN THE PAVEMENT BEFORE INITIAL SET UNLESS OTHERWISE APPROVED BY THE ENGINEER.
6. EXPANSION MATERIAL SHALL BE PLACED AT ALL STRUCTURES ABUTTING PAVEMENT.
7. TRANSVERSE EXPANSION JOINTS SHALL BE PLACED OPPOSITE OF THE CURB RETURNS OF ALL INTERSECTIONS.
8. THE EXPANSION MATERIAL SHALL BE PREFORMED ASPHALT IMPREGNATED FIBERBOARD CONFORMING TO AASHTO M 213.
9. ALL JOINTS SHALL BE SEALED WITH APPROVED JOINT SEALER. SEE JOINT DETAIL FOR JOINT SEALER.
10. CONTRACTION JOINTS SHALL COINCIDE WITH PAVEMENT JOINTS. SEE TYPICAL DETAILS.

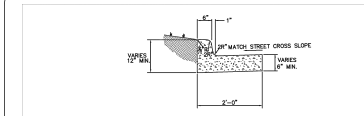
JOINTS FOR CONCRETE PAVEMENT

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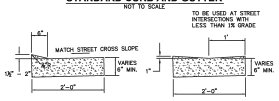
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-11	

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STANDARD CURB AND GUTTER

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MODIFIED CURB AND GUTTER

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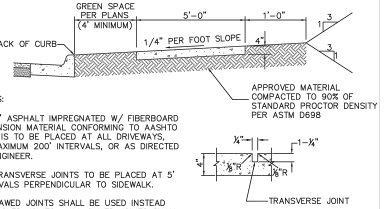
NOTES:

1. CONCRETE FOR CURB AND GUTTER TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4–7 % AIR ENTRAINMENT.
2. ALL CURB AND GUTTER SHALL HAVE A BROOMED FINISH UNLESS OTHERWISE SPECIFIED.
3. MODIFIED CURB (TYPE I) SHALL BE PLACE ACROSS ALL DRIVEWAY ENTRANCES.
4. MODIFIED CURB (TYPE II) SHALL BE PLACED ACROSS SIDE STREETS WHERE THE LONGITUDINAL GRADE IS LESS THAN 1%.
5. SAW CUT JOINTS AT 15' O.C. SEAL WITH ONE PART COLD APPLIED ELASTOMERIC JOINT SEALER OR OTHER APPROVED SEALANT. ALL JOINTS TO BE SEALED PRIOR TO FINAL ASPHALT PLACEMENT.
6. PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL (ASPHALT IMPREGNATED FIBERBOARD OR OTHER APPROVED MATERIAL) AT STATIONARY STRUCTURES, (DROP INLETS, END OF CURBS, DRIVEWAYS – SEE DETAIL) OR AS DIRECTED BY ENGINEER.

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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

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SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-1	

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SPRINGDALE, ARKANSAS

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PROJECT NO: 26102600
ISSUE DATE: 09/17/2026
CONTACT: L. TOPPING
QC by: K. PAXTON
QC Date: 08/10/2026

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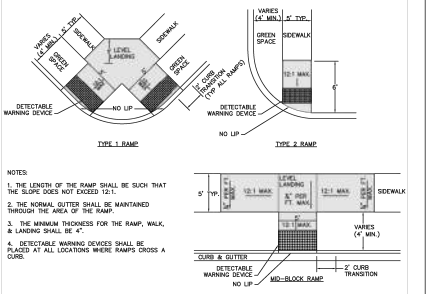
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SPRINGDALE MUNICIPAL DETAILS 3 OF 4

C-508

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LAST SAVED BY: JHOLLOWAY ON: 9/17/2026 9:47:39 AM
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NOTES:

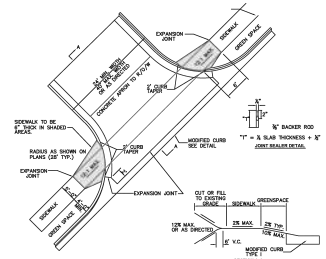
1. THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.
2. THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
3. THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".
4. DETECTABLE WARNING DEVICES SHALL BE PLACED AT ALL LOCATIONS WHERE RAMPS CROSS A CURB.

HANDICAP RAMP DETAILS
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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-2	

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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 I OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3. CONCRETE CURB TO BE SAWCUT AT 10' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
4. HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
5. CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
6. DRIVEWAY SECTION TO BE 6" PORTLAND CEMENT CONCRETE (3,500 P.S.I.) WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.
7. CONCRETE APRONS SHALL HAVE 10' SAWCUTS IN EACH DIRECTION (BOTH HORIZONTAL AND VERTICAL).
8. INDUSTRIAL DRIVES SHOULD INCREASE RADIUS AT DRIVEWAY ENTRANCES TO 50 FT.

COMMERCIAL DRIVEWAY DETAIL
NOT TO SCALE

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SECTION 'C' OF SPRINGDALE STANDARD DETAILS , PAVEMENT MARKING DETAILS, ARE NOW DEFINED BY MOST RECENT VERSION OF MUTCD.

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SECTION C PAVEMENT MARKING DETAILS	FILE NO. SD-C	

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QC by: K. PAXTON
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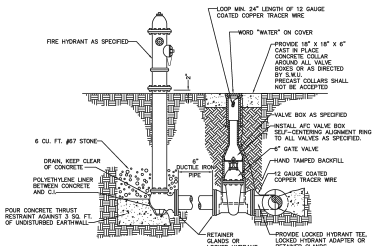
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SPRINGDALE MUNICIPAL DETAILS 4 OF 4

C-509

NOTES:
1. ALL HYDRANTS TO BE SET PLUMB W/ PUMPER NOZZLE FACING STREET OR AS DIRECTED BY S.W.U. ENGINEER.
2. SEE DRAWING NUMBER FOR FIRE HYDRANT PLACEMENT.



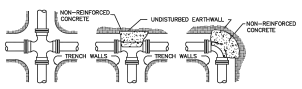
FIRE HYDRANT & GATE VALVE

N.T.S.
S-1

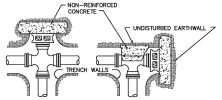
SPRINGDALE WATER UTILITIES
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: JSB | DRAWING NO: S-1 | DATE: AUGUST 2025



CROSS TEE 90° BEND
45° BEND SIMILAR
22 1/2° BEND SIMILAR



CROSS W/PLUG TEE W/PLUG

NOTES:
1. ALL FITTINGS SHALL BE MECHANICAL JOINTS, UNLESS OTHERWISE SPECIFIED.
2. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
3. WRAP ALL FITTINGS WITH POLYETHYLENE AS SPECIFIED.
4. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
5. BACKING FOR FUTURE LINE EXTENSIONS SHALL BE SUCH THAT REMOVAL OF BACKING IS POSSIBLE IN THE FUTURE.
6. ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL AND VERTICAL, SHALL BE BACKED.
7. THE REACTION BACKING TABLE IS BASED ON 150 PSI AND A SOIL BEARING PRESSURE OF 2,500 LB/SQ FT. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS DIRECTED BY THE ENGINEER.

REACTION BACKING TABLE

SIZE	REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING			
	TYPE OF FITTINGS			
	TEE	90°	45°	22 1/2°
2"	1	1	1	1
3"	1	1	1	1
4"	1	2	1	1
6"	3	3	2	1
8"	4	4	3	2
10"	7	7	4	2
12"	10	10	5	3
14"	13	13	7	4
16"	17	17	9	5
18"	22	22	12	6
20"	28	28	14	7
24"	38	38	20	10
30"	59	59	32	16
36"	85	85	46	23

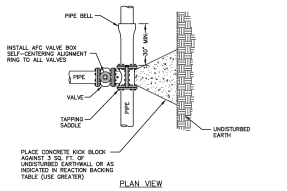
REACTION BACKING

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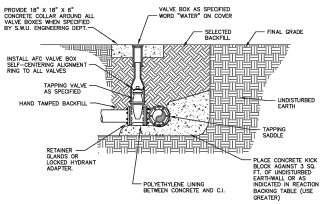
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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PLAN VIEW



PROFILE VIEW

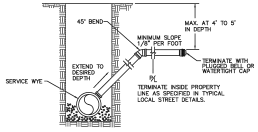
TAPPING SADDLE & VALVE

N.T.S.
S-5

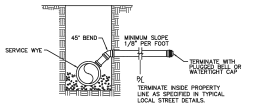
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: CAG | DRAWING NO: S-5 | DATE: AUGUST 2014



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) 751-5731

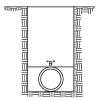
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-16 | DATE: MARCH 2008

NOMINAL PIPE DIAMETER	"B"
3" AND 4"	2'-4"
6"	2'-6"
8"	2'-8"
10"	2'-10"
12"	3'-0"
14"	3'-2"
16"	3'-4"
18"	3'-6"
20"	3'-8"
24"	4'-0"
27"	4'-4"
30"	4'-6"
36"	5'-0"
42"	5'-6"
48"	6'-0"

TRENCH WIDTH SCHEDULE

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



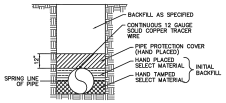
TYPICAL PIPE TRENCH

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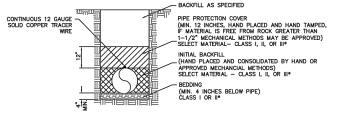
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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.
S-18

NOTE: SEE STANDARD DETAIL M-1, "TRACER WIRE CONNECTION PORT" FOR TRACER WIRE PORT SPACING

* CLASS I, II, AND III AS DEFINED IN ASTM D2487 AND THE PIPE BACKFILL MATERIAL AND AGGREGATE BASE COURSE FILL SECTION OF THE SPECIFICATIONS

** STANDARD SIZE NO. 67 AS DEFINED IN ASTM D448

SPRINGDALE WATER UTILITIES
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-18 | DATE: AUGUST 2025

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
479.636.4838 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION

CRAFTON, TULL & ASSOCIATES, INC. No. 109

RACETRAC
SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 26102600
ISSUE DATE: 09/17/2026
CONTACT: L. TOPPING
QC by: K. PAXTON
QC Date: 08/10/2026

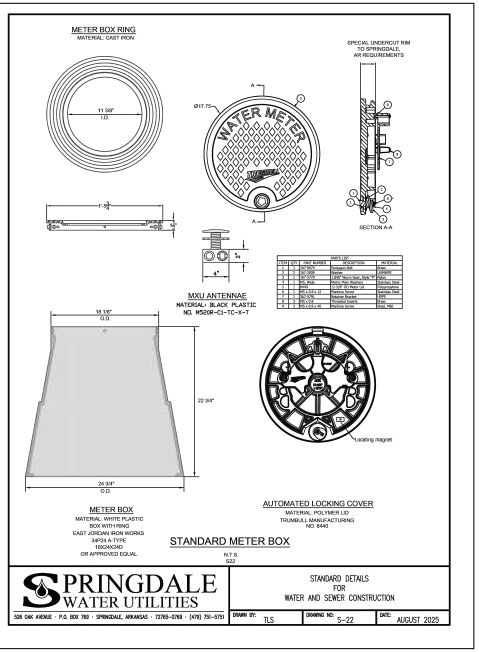
PRELIMINARY PLANS

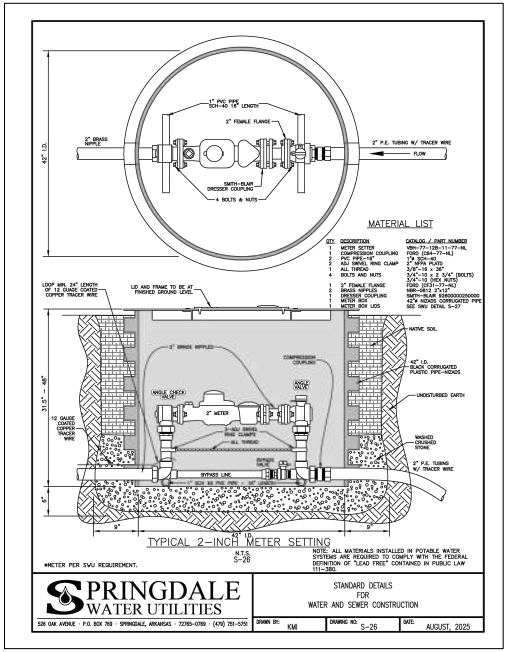
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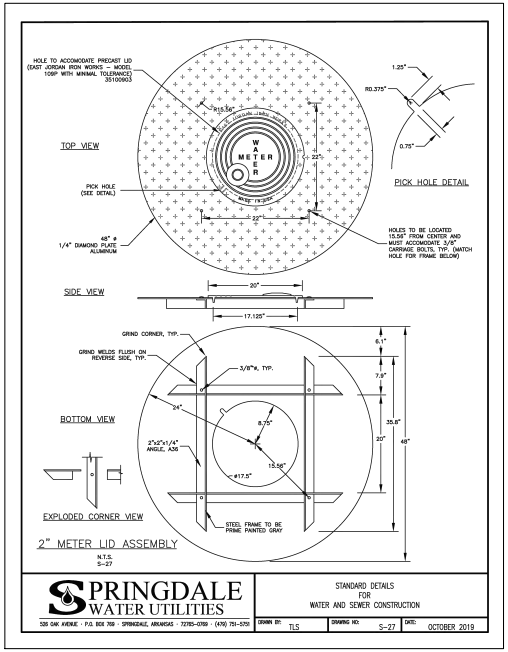
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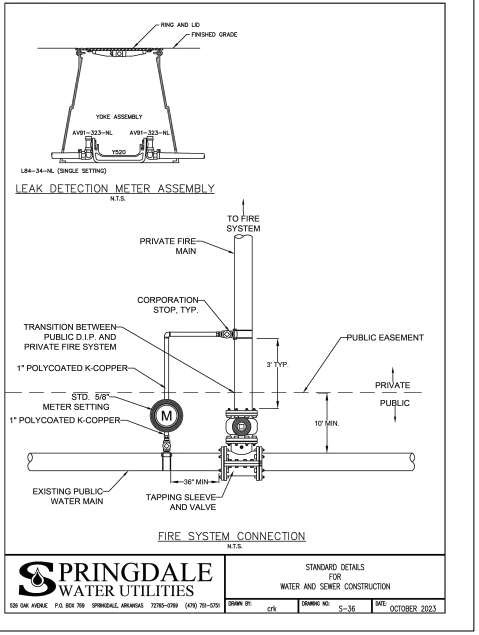
SWU DETAILS 1 OF 2

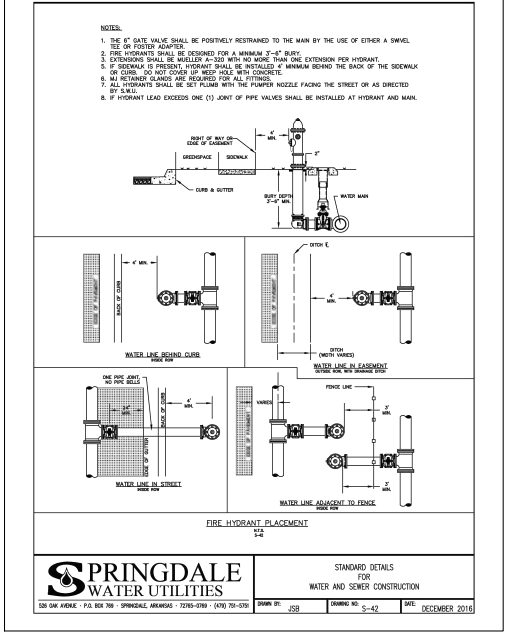
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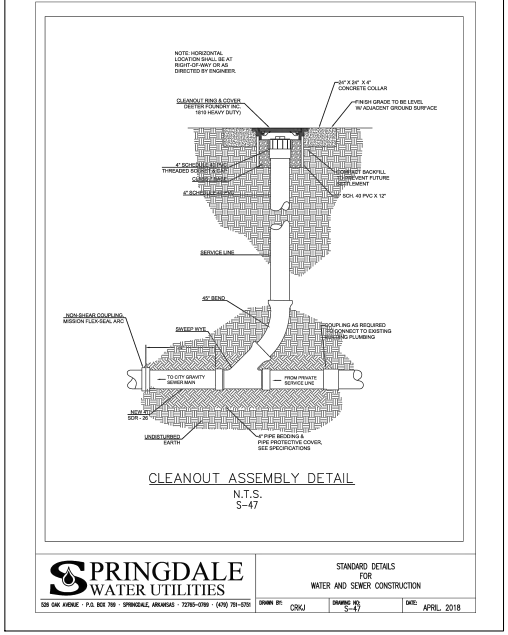












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Rogers, Arkansas 72756
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CERTIFICATE OF AUTHORIZATION

CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
EXPIRATION: 06/30/2027

RACETRAC
SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 26102600
ISSUE DATE: 09/17/2026
CONTACT: L. TOPPING
QC by: K. PAXTON
QC Date: 09/30/2026

PRELIMINARY PLANS

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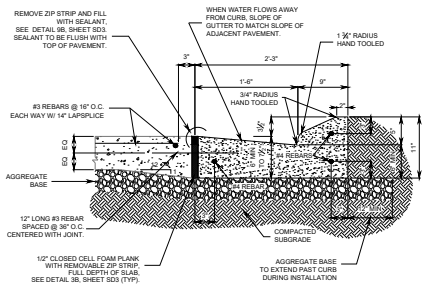
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SWU DETAILS 2 OF 2

C-511

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LAST SAVED BY: KPAXTON ON: 9/17/2026 8:47:47 AM
LAST PLOTTED BY: KPAXTON ON: 9/17/2026 8:49:04 AM

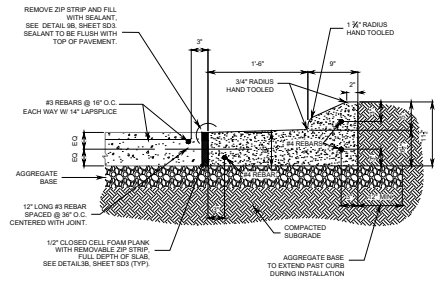
Return to Agenda



NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 9A, SHEET SD3.
4. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.

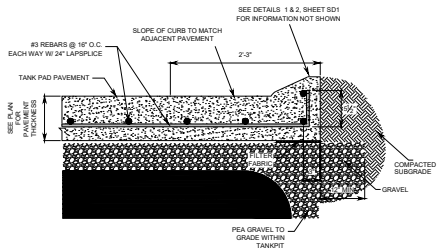
1 SD1 ROLLOVER CURB (CATCH) @ CONCRETE SLAB — NTS



NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 9A, SHEET SD3.
4. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
5. USE THIS DETAIL WHEN ADJACENT PAVEMENT SLOPES AWAY FROM CURBING.

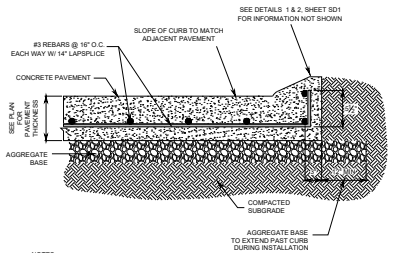
2 SD1 ROLLOVER CURB (SHED) @ CONCRETE SLAB — NTS



NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 9A, SHEET SD3. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
4. THIS CURB TYPE IS TO BE USED ALONG THE CURB LINE ADJACENT TO THE TANK PAVEMENT. SEE PLAN FOR LOCATION.

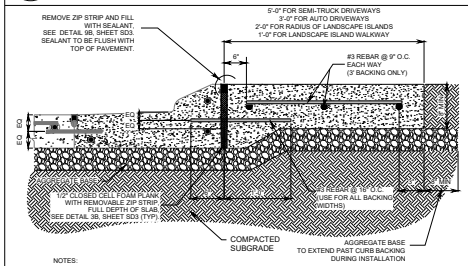
3 SD1 ROLLOVER CURB @ TANK AREA — NTS



NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 9A, SHEET SD3. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
4. THIS CURB TYPE IS TO BE USED ALONG THE CURB LINE ADJACENT TO THE DRIVEWAY TRENCH DRAINS. SEE PLAN FOR LOCATIONS.

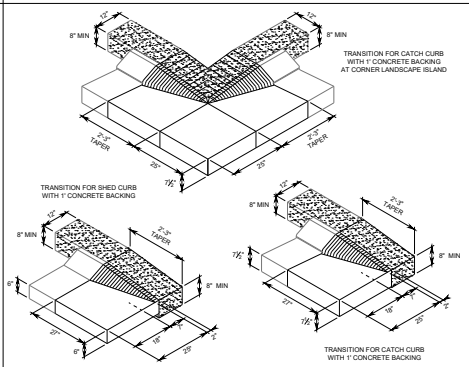
4 SD1 ROLLOVER CURB (MONOLITHIC) — NTS



NOTES:

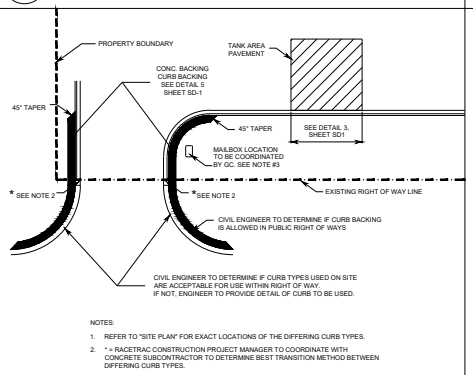
1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OFAGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP. FILL JOINTS WITH PAVEMENT SEALANT PER DETAIL 3B, SHEET SD3. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
4. CURB BACKING WIDTHS:
   A. THREE (3) FOOT BACKING IS TO BE USED ALONG THE RADIUS OF DRIVEWAYS AND IS STRUCTURALLY REINFORCED WITH #3 REBARS @ 9" O.C. EACH WAY.
   B. TWO (2) FOOT BACKING IS TO BE USED ALONG THE RADIUS OF LANDSCAPE ISLANDS WITHIN HIGH TRAFFIC AREAS. TWO (2) FOOT BACKING IS NOT STRUCTURALLY REINFORCED.
   C. ONE (1) FOOT BACKING IS TO BE USED AS A PEDESTRIAN WALKWAY WITHIN LANDSCAPE ISLANDS. ONE (1) FOOT BACKING IS NOT STRUCTURALLY REINFORCED.
5. SEE PAVING PLAN FOR EXACT LOCATIONS OF CURB BACKING.

5 SD1 CONCRETE BACKING FOR ON-SITE CURB — NTS



SEE SITE PLAN FOR EXACT LOCATIONS

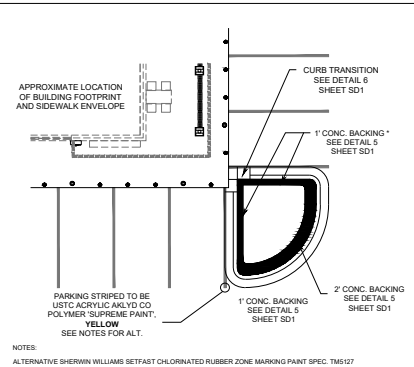
6 SD1 CURB TRANSITION DETAILS — NTS



NOTES:

1. REFER TO "SITE PLAN" FOR EXACT LOCATIONS OF THE DIFFERING CURB TYPES.
2. * = RACETRAC CONSTRUCTION PROJECT MANAGER TO COORDINATE WITH CONCRETE SUBCONTRACTOR TO DETERMINE BEST TRANSITION METHOD BETWEEN DIFFERING CURB TYPES.
3. MAILBOX TO BE PROVIDED BY GC. INSTALL LOCATION TO BE COORDINATED BY GC WITH USPS

7 SD1 CURB LAYOUT PLAN VIEW — NTS

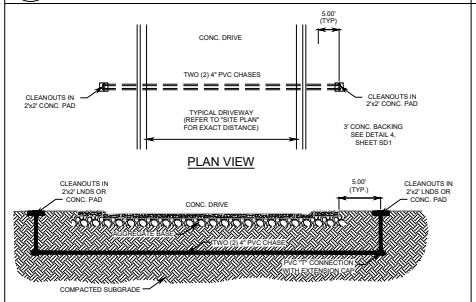


NOTES:

ALTERNATIVE SHERWIN WILLIAMS SETFAST CHLORINATED RUBBER ZONE MARKING PAINT SPEC. TM5127 LED-FREE. TO BE USED

1. REFER TO "SITE PLAN" FOR EXACT LOCATIONS OF THE DIFFERING CURB TYPES.
2. REFER TO SITE PLAN FOR EXACT LOCATIONS.

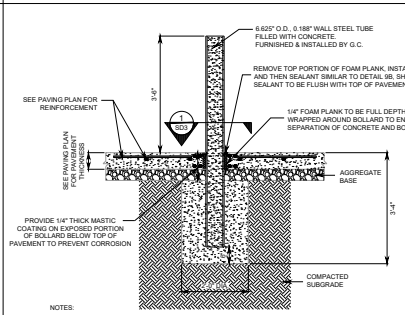
8 SD1 CONCRETE BACKING & AUTO COURT PAINT DETAIL — NTS



NOTES:

1. PVC CHASE TO BE PLACED UNDER ALL DRIVEWAYS. REFER TO "SITE PLAN" FOR EXACT LOCATIONS.
2. CHASES ARE NOT TO BE USED FOR IRRIGATION INSTALLED WITH THIS DEVELOPMENT. IRRIGATION SLEEVES WILL BE SEPARATE.
3. REFER TO "UTILITY PLAN" AND IRRIGATION PLAN FOR IRRIGATION SLEEVE LOCATIONS.

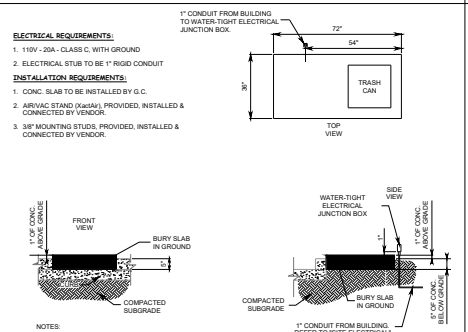
9 SD1 PVC CHASE DETAIL — NTS



NOTES:

1. BUMPER POSTS TO BE PLUMB AND ALIGNED IN A STRAIGHT LINE AND FILLED WITH CONCRETE.
2. TOPS TO BE GROUND SMOOTH W/ SQUARE EDGE, THE PRIMED WITH "END RUST" BY DURO AND PAINTED WITH INDUSTRIAL OIL BASED ENAMEL. COLOR TO MATCH DECORATIVE LIGHT POLES.
3. REFER TO PAVING PLAN FOR EXACT CONCRETE THICKNESS.
4. REFER TO PAVING PLAN FOR CONCRETE COMPRESSIVE STRENGTH & SUBGRADE COMPACTION REQUIREMENTS.

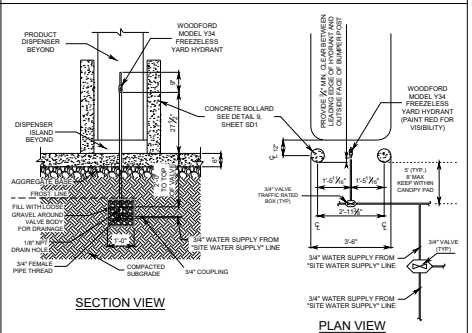
10 SD1 CANOPY BOLLARD DETAIL — NTS



NOTES:

1. SECURE VAULT TO PAD W/ TWO (2) 29-00450 ANGLE BRACKETS AND FOUR (4) ⅜"Ø x 4" SIMPSON TITAN HD SCREWTYPE ANCHORS (TYP.)
2. REFER TO PAVING PLAN FOR EXACT CONCRETE THICKNESS.
3. REFER TO PAVING PLAN FOR CONCRETE COMPRESSIVE STRENGTH & SUBGRADE COMPACTION REQUIREMENTS.

11 SD1 AIR/VAC SERVICE DETAIL — NTS



NOTES:

1. SEE "SITE PLAN" FOR EXACT LOCATIONS.
2. REFER TO PAVING PLAN FOR EXACT CONCRETE THICKNESS.
3. REFER TO PAVING PLAN FOR CONCRETE COMPRESSIVE STRENGTH & SUBGRADE COMPACTION REQUIREMENTS.

12 SD1 AUTO CANOPY YARD HYDRANT DETAIL — NTS

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(770) 431-7600

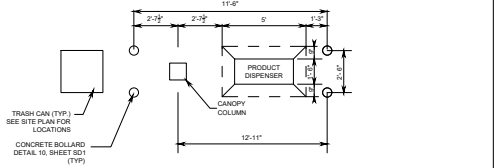
STANDARD DETAILS

PROJECT NAME / INTERSECTION

Address
City, State
County

DRAWN-BY	JB1296
DATE	9/17/2026
SCALE	
DRAWING NAME:	RACETRAC DETAILS.dwg
SD1	
SHEET NO.	VERSION

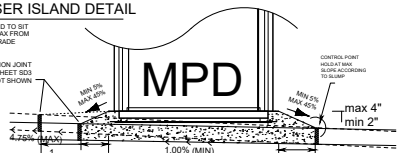
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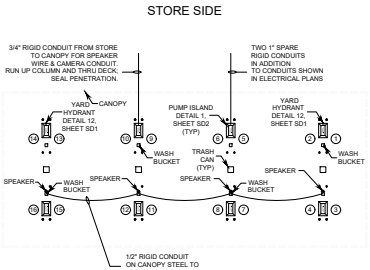


1 SD2 DISPENSER ISLAND DETAIL

NTS

NOTE: ISLAND TO SIT 2"-MIN / 4"-MAX FROM EXISTING GRADE



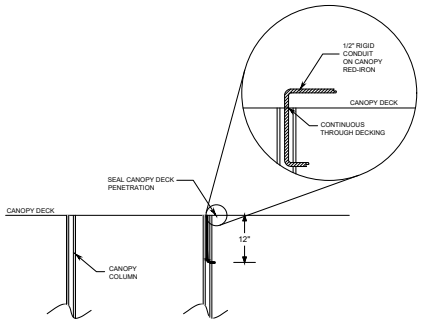


NOTES:

1. ADA PLACARD TO BE POSTED @ ADA ALLOWABLE PUMPS
2. DOUBLE ROW OF FOUR (4) SINGLE COLUMN MPD'S.
3. SIXTEEN (16) FUELING POSITIONS.
4. REFER TO CANOPY PLANS FOR CANOPY DIMENSIONS AND COLUMN LOCATIONS.
5. CONDUIT TO BE DRILLED AND RUN THROUGH COLUMN

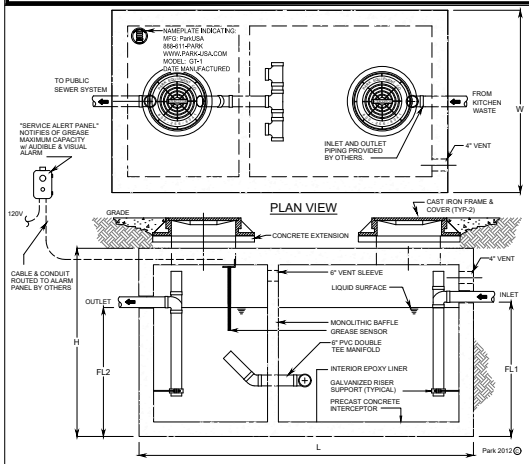
2 SD2 CANOPY ACCESSORIES LAYOUT

NTS



3 SD2 CONDUIT PENETRATION DETAIL

NTS



ELEVATION

TYPICAL APPLICATIONS INCLUDE COMMERCIAL AND INDUSTRIAL FOOD SERVICE KITCHENS WHERE EXCESSIVE GREASE MAY INTERFERE WITH THE PROPER DRAINAGE OF THE SEWER SYSTEM. THE GREASE INTERCEPTOR IS GENERALLY BURIED BELOW GRADE FOR GRAVITY FLOW SEWER SYSTEMS. A SAMPLE WELL IS UTILIZED ON THE OUTLET SIDE FOR SAMPLING BY THE LOCAL WATER AUTHORITY.

SPECIFICATIONS:

CONCRETE:

CLASS II CONCRETE WITH DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNIT IS OF MONOLITHIC CONSTRUCTION AT FLOOR, FIRST STAGE OF WALL AND BAFFLE WITH SECTIONAL RISER TO REQUIRED DEPTH. (MONOLITHIC BAFFLE REQUIRED. SLIDE-IN TYPE IS NOT ACCEPTABLE).

REINFORCEMENTS:

GRADE 60 REINFORCEMENT WITH STEEL REBAR CONFORMING TO ASTM A615 ON REQUIRED CENTERS OR EQUAL.

C.I. CASTINGS:

MANHOLE FRAMES, COVERS OR GRATES ARE MANUFACTURED OF GRAY CAST IRON CONFORMING TO ASTM A48-76 CLASS 30. MANHOLE SHALL BE NOMINAL 24 INCH DIAMETER AND BE TRAFFIC DUTY.

GREASE INTERCEPTOR SCHEDULE								
MODEL NO.	CAPACITY USGAL	GREASE CAP. (LBS)	EMPTY WT (LBS)	LENGTH L	WIDTH W	HEIGHT H	INLET FL1	OUTLET FL2
GT-1500	1,500	3,500	16,050	9'-2"	5'-8"	7'-0"	5'-9"	5'-6"

OTHER SIZES ARE AVAILABLE. CONTACT RACETRAC FOR MORE INFORMATION.

ENGINEERING DATA:

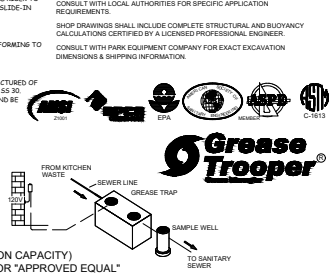
THE GREASE INTERCEPTOR IS STRUCTURALLY & HYDRAULICALLY ENGINEERED TO CONFORM TO REGIONAL PLUMBING CODES RECOMMENDED IN MOST CITIES. CONSULT WITH LOCAL AUTHORITIES FOR SPECIFIC APPLICATION REQUIREMENTS.

SHOP DRAWINGS SHALL INCLUDE COMPLETE STRUCTURAL AND BUOYANCY CALCULATIONS CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.

CONSULT WITH PARK EQUIPMENT COMPANY FOR EXACT EXCAVATION DIMENSIONS & SHIPPING INFORMATION.

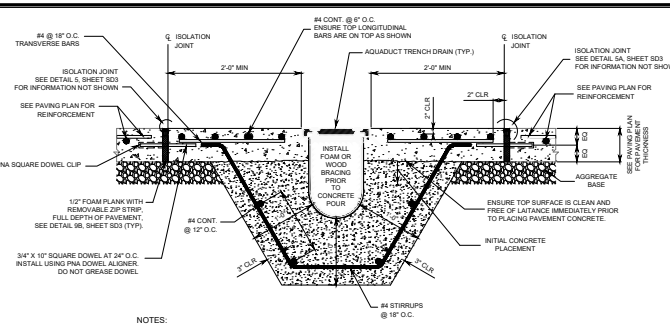
NOTE:

1. ENGINEER OF RECORD APPROVAL REQUIRED FOR "APPROVED EQUAL".



4 SD2 GREASE TRAP (1500 GALLON CAPACITY) & SAMPLE WELL DETAILS OR "APPROVED EQUAL"

NTS

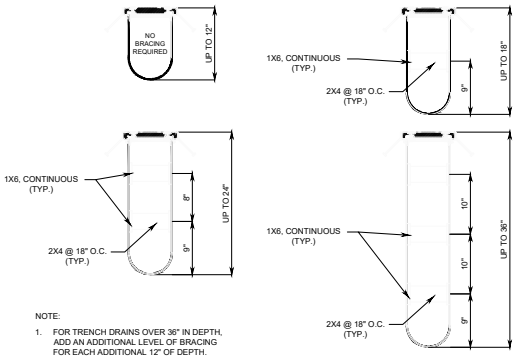


NOTES:

1. G.C. MUST READ INSTALLATION INSTRUCTIONS PRIOR TO INSTALLATION OF AQUADUCT TRENCH DRAIN.
2. REFER TO DETAIL 6, SHEET SD2 FOR BRACING RECOMMENDATIONS.
4. SOME PROJECTS MAY HAVE MULTIPLE TRENCH DRAINS ON SITE. (REFER TO "GRADING PLAN" FOR EXACT LOCATIONS.)
5. EACH TRENCH DRAIN IS INDIVIDUALLY DESIGNED AND SIZED BY AQUADUCT, INC. (REFERE TO DESIGN SPECS FOR EXACT SIZING.)

5 SD2 TYP. CONCRETE DETAIL FOR AQUADUCT TRENCH DRAIN

NTS



NOTE:

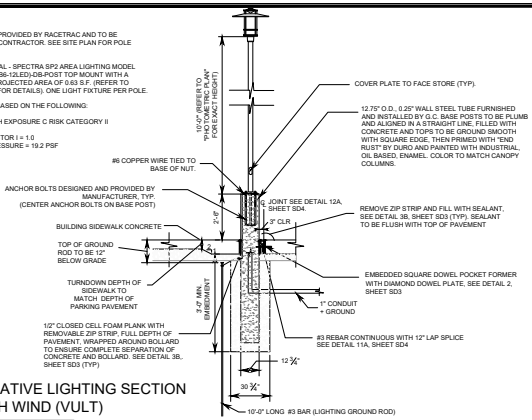
1. FOR TRENCH DRAINS OVER 36" IN DEPTH, ADD AN ADDITIONAL LEVEL OF BRACING FOR EACH ADDITIONAL 12" OF DEPTH.

6 SD2 AQUADUCT TRENCH DRAIN BRACING LAYOUT DETAILS

NTS

NOTES:

1. LIGHT POLES TO BE AAL PROVIDED BY RACETRAC AND TO BE INSTALLED BY GENERAL CONTRACTOR. SEE SITE PLAN FOR POLE LOCATIONS.
2. LIGHT FIXTURES TO BE AAL - SPECTRA SP2 AREA LIGHTING MODEL STR-Y4-2050 FCO-MOD (KB8-12LED)-DB-POST TOP MOUNT WITH A MAXIMUM EFFECTIVE PROJECTED AREA OF 0.63 S.F. (REFER TO "PHOTOMETRIC PLAN" FOR DETAILS). ONE LIGHT FIXTURE PER POLE.
3. WIND DESIGN CRITERIA BASED ON THE FOLLOWING:
   A. ASCE 7-10
   B. Vult=120 MPH WITH EXPOSURE C RISK CATEGORY II
   C. Vasd=93 MPH
   D. IMPORTANCE FACTOR I = 1.0
   E. DESIGN WIND PRESSURE = 19.2 PSF

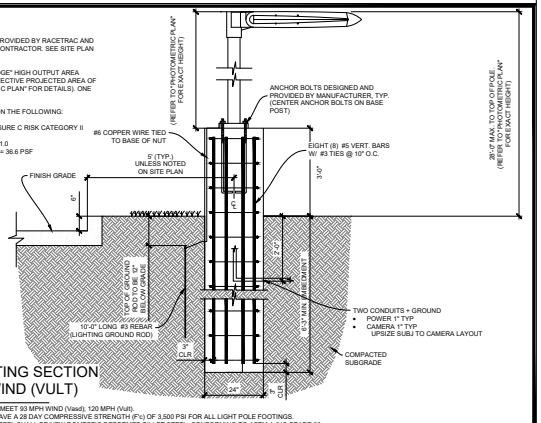


7 SD2 DECORATIVE LIGHTING SECTION 120 MPH WIND (VULT)

1. LIGHT POLES SHALL MEET 93 MPH WIND (Vasd); 120 MPH (Vult).
2. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH (F'c) OF 3,500 PSI FOR ALL LIGHT POLE FOOTINGS.
3. ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60.

NOTES:

1. LIGHT POLES TO BE SPALDING, PROVIDED BY RACETRAC AND TO BE INSTALLED BY GENERAL CONTRACTOR. SEE SITE PLAN FOR POLE LOCATIONS.
2. LIGHT FIXTURES TO BE CREE "EDGE" HIGH OUTPUT AREA LUMINAIRE WITH A MAXIMUM EFFECTIVE PROJECTED AREA OF 2.0 S.F. (REFER TO "PHOTOMETRIC PLAN" FOR DETAILS). ONE LIGHT FIXTURE PER POLE.
3. WIND DESIGN CRITERIA BASED ON THE FOLLOWING:
   A. ASCE 7-10
   B. Vult=120 MPH WITH EXPOSURE C RISK CATEGORY II
   C. Vasd=93 MPH
   D. IMPORTANCE FACTOR I = 1.0
   E. DESIGN WIND PRESSURE = 36.6 PSF



8 SD2 SITE LIGHTING SECTION 120 MPH WIND (VULT)

1. LIGHT POLES SHALL MEET 93 MPH WIND (Vasd); 120 MPH (Vult).
2. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH (F'c) OF 3,500 PSI FOR ALL LIGHT POLE FOOTINGS.
3. ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60.
4. CONCRETE ABOVE FINISH GRADE TO BE SMOOTH WITH RUBBED FINISH.
5. CONCRETE LIGHT POLE BASES TO BE PAINTED TO MATCH BOLLARD.

DATE

NO.

THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED.

RaceTrac

RACETRAC PETRO, INC.
200 GALLERIA PARKWAY SE
SUITE 900 ATLANTA, GA 30339
(770) 431-7600

STANDARD DETAILS

PROJECT NAME / INTERSECTION

Address
City, State
County

DRAWN BY	JB1296
DATE	9/17/2026
SCALE	
DRAWING NAME:	RACETRAC DETAILS.dwg
SD2	
SHEET NO.	VERSION

GENERAL CONCRETE PAVEMENT NOTES

1. REVIEW AND VERIFY ALL AS-BUILT CONDITIONS WHICH AFFECT NEW CONSTRUCTION PRIOR TO SUBMISSION OF SHOP DRAWINGS AND ANY FABRICATION.
2. INDUSTRY STANDARDS GOVERNING THIS WORK ARE OF THE LATEST ISSUE AT THE DATE OF THIS DRAWING RELEASE.
3. ENSURE STORAGE, HANDLING, PREPARATION, INSTALLATION, ETC. OF ALL MATERIALS ARE IN ACCORDANCE WITH MANUFACTURER'S / VENDOR'S PRINTED RECOMMENDATIONS AND INSTRUCTIONS.

PAVEMENT SUBGRADE AND BASE NOTES

1. ENSURE TESTING AGENCY VERIFIES THE SUBGRADE IS COMPACTED TO THE SPECIFIED MAXIMUM DRY DENSITY AS DETERMINED BY THE GEOTECHNICAL ENGINEER. RECOMPACT SOFT AREAS AS DIRECTED BY THE GEOTECHNICAL ENGINEER. TESTING AGENCY TO PROVIDE A LETTER REPORT TO THE OWNER'S REPRESENTATIVE STATING THAT THE SUBGRADE HAS BEEN PROPERLY COMPACTED.
2. ENSURE TESTING AGENCY EVALUATES THE SUBGRADE BY PROOF-ROLLING. PROOF ROLLING TO BE DONE BY A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR OTHER EQUIVALENTLY WHEELED VEHICLE ACCEPTABLE TO THE TESTING AGENCY. REPAIR SOFT AREAS THAT DEPRESS DEEPER THAN 1/2 INCH AS DIRECTED BY THE TESTING AGENCY. TESTING AGENCY TO PROVIDE A LETTER REPORT TO THE OWNER'S REPRESENTATIVE STATING THE SUBGRADE HAS BEEN PROOF-ROLLED AND IS ACCEPTABLE. ** **DO NOT** PROOF-ROLL ON TOP OF OR WITHIN 5 FEET OF THE EDGE OF THE UNDERGROUND STORAGE TANK LOCATIONS.
   - A. IF APPLICABLE, THIS PROCESS SHOULD BE IMPLEMENTED AFTER COMPLETION OF THE ROUGH GRADING AND SHOULD BE REPEATED BEFORE THE PLACEMENT OF THE SLAB.
   - B. IF RUTTING OR PUMPING IS EVIDENT AT ANY TIME DURING PREPARATION OF THE SUBGRADE, SUBBASE, BASE ROLLING, OR SLAB PLACEMENT, CORRECTIVE ACTION SHOULD BE TAKEN. FULL SOIL SUPPORT HAS BEEN ACHIEVED IF THE ROLLED AREA IS OBSERVED TO BE FIRM AND UNYIELDING, WITH NO DEPRESSIONS GREATER THAN 1/2 IN. RUTTING NORMALLY OCCURS WHEN THE SURFACE OF THE BASE OR SUBBASE IS WET, GREATER THAN THREE PERCENTAGE POINTS ABOVE OPTIMUM MOISTURE CONTENT, AND THE UNDERLYING SOILS OR SUBGRADE ARE FIRM. PUMPING NORMALLY OCCURS WHEN THE SURFACE OF THE BASE OR SUBBASE IS DRY AND THE UNDERLYING SOILS ARE WET.
   - C. REPAIRS SHOULD INCLUDE, BUT NOT BE LIMITED TO, RAKING SMOOTH OR CONSOLIDATING WITH SUITABLE COMPACTION EQUIPMENT.
3. AGGREGATE BASE MATERIAL:
   - A. COARSE AGGREGATE BASE: CRUSHER RUN WITH ROCK FINES. USE ASTM D448, NO. 467, 57 OR 67 BLEND ONLY IF NOTED OR ALLOWED.
   - B. FINE AGGREGATE BASE: CLEAN SCREENINGS ASTM D 448, NO. 10 WITH 6% TO 12% PASSING NO. 200 SIEVE.
5. AGGREGATE BASE MATERIAL INSTALLATION:
   - A. COMPACT COARSE AGGREGATE BASE TO FINAL THICKNESS SHOWN IN LAYERS NOT EXCEEDING 6 INCHES, WITH MINIMUM OF 2 PASSES PER LAYER WITH A VIBRATORY COMPACTOR.
   - B. COMPACT BASE TO THE SPECIFIED MAXIMUM DRY DENSITY AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
   - C. CHOKE-OFF TOP SURFACE OF COARSE AGGREGATE BASE WITH FINE AGGREGATE BASE MATERIAL DUE TO THE FOLLOWING:
     - C.1. AS REQUIRED TO MEET FINE GRADE ELEVATION TOLERANCES SPECIFIED.
     - C.2. WHERE COARSE AGGREGATE BASE MATERIAL DOES NOT HAVE SUFFICIENT FINE PARTICLES TO PRODUCE A SURFACE THAT IS FREE OF EXPOSED AGGREGATE OR SURFACE VOIDS IMMEDIATELY PRIOR TO PAVEMENT INSTALLATIONS.
   - D. COMPACT FINE AGGREGATE BASE CHOKE-OFF LAYER WITH A MINIMUM OF 2 PASSES WITH A VIBRATORY COMPACTOR.
   - E. TOP SURFACE OF BASE MATERIAL TO BE DRY, SMOOTH, FLAT, DENSE SURFACE IMMEDIATELY BEFORE PLACING CONCRETE.
6. ENSURE TESTING AGENCY VERIFIES AGGREGATE BASE IS COMPACTED TO THE SPECIFIED MAXIMUM DRY DENSITY AS DETERMINED BY THE GEOTECHNICAL ENGINEER IMMEDIATELY PRIOR TO PLACING PAVEMENT. TESTING AGENCY TO PROVIDE LETTER REPORT TO OWNER'S REPRESENTATIVE STATING THE BASE IS ACCEPTABLE.
7. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF UNUSUAL SOIL CONDITIONS ARE FOUND.
8. PROTECT EXISTING STRUCTURES, UTILITIES, PROPERTY CORNERS, ETC. RESTORE ALL ITEMS DAMAGED, AS REQUIRED BY OWNER, AT NO COST TO OWNER OR WITHOUT EXTENSION OF CONTRACT TIME. ** **DO NOT** ALLOW STORED EXCAVATION MATERIAL TO DISRUPT PROPER DRAINAGE OF AREA, DAMAGE TO SURROUNDING AREAS, OR STAIN ADJACENT CONCRETE.
9. DISPOSE OF EXCAVATED MATERIAL AS REQUIRED BY OWNER'S REPRESENTATIVE.

CONCRETE PAVEMENT NOTES:

1. CONFORM TO ACI 318 AND 117 FOR THE DESIGN AND PLACEMENT OF CONCRETE, REINFORCING, AND RELATED ITEMS.
2. CONFORM TO ACI 306.1 FOR COLD WEATHER CONCRETING AND ACI 305R WHEN ANY COMBINATION OF HIGH TEMPERATURE, LOW RELATIVE HUMIDITY, AND WIND VELOCITY TEND TO IMPAIR THE QUALITY OF THE CONCRETE. REJECT CONCRETE IF ITS TEMPERATURE AT TIME OF PLACEMENT IS 90 DEGREES FAHRENHEIT (°F) OR ABOVE. PROTECT SURFACES OF EXPOSED CONCRETE FROM PRECIPITATION DAMAGE UNTIL ADEQUATE STRENGTH IS GAINED TO PREVENT DAMAGE.
   - A. MINIMUM CONDITIONS FOR CONCRETE PLACEMENT-
     - AMBIENT CONDITIONS - 35° AND RISING
     - AGGREGATE BASE TEMP - 45° AND RISING
     - CONCRETE TEMPERATURE - 65° (+/- 5°)
     - CURE APPLICATION - 45° AND RISING
3. CONFORM TO ACI 302.1R, 304R, 308, 309R AND 347R FOR CONCRETE, FORM WORK, CURING, AND RELATED ITEMS. CONFORM TO CRSI MANUAL OF STANDARD PRACTICE AND CRSI PLACING REINFORCING BARS FOR PLACING REINFORCING.
4. PROVIDE A MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS OF 3500 psi.
5. PROVIDE A MINIMUM CEMENTITIOUS CONTENT IN ACCORDANCE WITH ACI 302.1R AND A MAXIMUM WATER/CEMENTITIOUS RATIO OF 0.50. MEASURE AND MIX CONCRETE IN ACCORDANCE WITH ACI 211.1. AIR ENTRAIN CONCRETE EXPOSED TO THE WEATHER. USE SLUMP OF FIVE INCHES (+1/2 INCH, -ONE INCH).
6. SUBMIT FOR APPROVAL MIX DESIGNS AND TEST RESULTS FOR COMPRESSIVE STRENGTH, SLUMP, AND AIR ENTRAINMENT. INCLUDE STANDARD DEVIATIONS AND AVERAGE COMPRESSIVE STRENGTHS FOR FIELD DATA. INCLUDE BRAND NAME AND CHEMICAL COMPOSITION OF ALL ADMIXTURES. INCLUDE AGGREGATE TYPE, SOURCE, AND AGGREGATE GRADATION WITH PERCENT RETAINED ON EACH SIEVE FOR EACH AGGREGATE SIZE GROUP AND TOTAL COMBINED FOR ALL SIZE GROUPS. SUBMIT 14 DAYS MINIMUM PRIOR TO USE.
7. MIX AND TRANSPORT READY-MIXED CONCRETE IN ACCORDANCE WITH ASTM C94, EXCEPT REDUCE MAXIMUM DISCHARGE TIME TO 75 AND 60 MINUTES FOR AIR TEMPERATURES OF 85-90 AND 90 F, RESPECTIVELY.
8. THE OWNER'S TESTING AGENCY WILL TEST SAMPLES OF CONCRETE FOR COMPRESSIVE STRENGTH, AIR ENTRAINMENT, SLUMP, DENSITY (UNIT WEIGHT) AND TEMPERATURE IN ACCORDANCE WITH ASTM C31, C39 AND C138 FROM THE FIRST TRUCK EACH DAY AND THEN EACH 100 CUBIC YARDS FOR EACH TYPE OF CONCRETE PLACED PER DAY, BUT NOT LESS THAN ONCE FOR EACH DAY OF CONCRETE PLACEMENT. WHEN ABOVE SCHEDULE PROVIDES LESS THAN FIVE TESTS PER TYPE OF CONCRETE, TEST FIVE RANDOM BATCHES. IF FEWER THAN 5 BATCHES ARE USED, TEST EACH BATCH. IF CONCRETE IS PUMPED, ENSURE TEST SAMPLES ARE TAKEN AT THE POINT OF PLACEMENT. EACH COMPRESSIVE TEST SHALL CONSIST OF FOUR TEST CYLINDERS TO BE TESTED AS FOLLOWS: ONE AT SEVEN DAYS, TWO AT 28 DAYS, ONE RESERVE.
9. CONFORM TO THE FOLLOWING:
   - A. CEMENT: ASTM C 150.
     1. TYPE I-II, II OR TYPE I CEMENT WITH MAXIMUM C3A CONTENT OF 8%.
   - B. AGGREGATES:
1. ASTM C33, SUBJECT TO SEVERE WEATHERING AND ABRASION, SURFACE APPEARANCE IS IMPORTANT.
   2. OF TOTAL COMBINED COARSE AND FINE AGGREGATES PER MIX DESIGN, DO NOT ALLOW MATERIAL RETAINED ON ANY ONE SIEVE TO BE LESS THAN 6% NOR MORE THAN 24% OF TOTAL BY WEIGHT, EXCEPT:
      (1) LARGEST COARSE AGGREGATE SIZE TO BE #4 STONE. RETAIN 1% TO 8% OF TOTAL COMBINED AGGREGATES PER MIX DESIGN ON LARGEST SIEVE WITH RETAINED AGGREGATE.
      (2) NO. 30 AND 50 SIEVES TO BE 6% TO 15%.
      (3) NO. 100 SIEVE TO BE 2% TO 5%.
   3. GRADATION REQUIREMENTS OF ASTM C33 MAY BE WAIVED, IF ALLOWED BY ENGINEER, IN ORDER TO MEET 6% - 24% RANGE NOTED ABOVE.
   - C. WATER: CLEAN AND POTABLE.
   - D. AIR ENTRAINMENT: ASTM C260.
   - E. WATER-REDUCER: ASTM C494, TYPE A, OR D IF APPROVED. NON-CHLORIDE TYPE.
   - F. RETARDER: ASTM C494, TYPE B OR D.
   - G. ACCELERATOR: ASTM C494, TYPE C OR E. NON-CHLORIDE AND NON-THIOCYANATE TYPE.
   - H. FLY ASH: ASTM C 618, CLASS C OR F, EXCEPT LOSS ON IGNITION NOT TO EXCEED 3%.
   - I. SLAG: ASTM C989, GRADE 100 MINIMUM.
   - J. AGGREGATE BASE: CRUSHER RUN WITH ROCK FINES COMPACT WITH A MINIMUM OF TWO PASSES WITH A SMOOTH VIBRATORY COMPACTOR.
   - K. JOINT BACK-UP MATERIAL: POLYETHYLENE FOAM, 100% CLOSED CELL.
   - L. FIRM PREFORMED JOINT FILLER (PJF): ASTM D 1751, NONEXTRUDING, USE FULL DEPTH OF CONCRETE.
   - M. SOFT PREFORMED JOINT FILER: "EXPANSION-JOINT FILLER" BY SONNEBORN, "DECK-O-FOAM" BY W. R. MEADOWS, OR "CERAMAR" FLEXIBLE FOAM BY W. R. MEADOWS. USE FULL DEPTH OF CONCRETE.
   - N. EVAPORATION RETARDANT: "EUCO-BAR" BY EUCLID, "CONFILM" BY MASTER BUILDERS OR AQUAFILM BY DAYTON SUPERIOR
   - O. LOAD PLATE DOWELS AND CLIPS: PNA, 1-800-542-0214
   - P. SQUARE DOWELS AND POCKET FORMERS: SQUARE DOWEL SYSTEM BY PNA. 1-800-542-0214, ¼" DOWEL CLIP SYSTEM BY PNA
   - Q. PAVEMENT SEALANT: DOW 888 BY DOW CORNING, 301 NS BY PECORA, SPECTRUM 800 OR 900 BY TREMCO.
   - R. LIQUID CURING AND SEALING COMPOUND: ASTM C1315, TYPE I, STYRENE ACRYLATE OR METHACRYLATE TYPE, 29% MINIMUM SOLIDS CONTENT, CLEAR, NON-YELLOWING, STYRENE BUTADIENE NOT ALLOWED AS PART OF BLEND.
   - S. REBAR SUPPORT DEVICES: CRSI MANUAL OF STANDARD PRACTICE.
10. DO NOT USE MANUFACTURED SAND EXCEPT AS A BLEND WITH NATURAL SAND AND/OR AS APPROVED BY ENGINEER.
11. IF POZZOLAN IS APPROVED, ENSURE WEIGHT OF POZZOLAN DIVIDED BY SUM OF CEMENT AND POZZOLAN WEIGHTS IS AT LEAST 15% AND DOES NOT EXCEED FOLLOWING:
    - A. FLY ASH:
      CLASS C FLY ASH: 25%.
      CLASS F FLY ASH: 20%.
    - B. SLAG: 30%
12. DO NOT USE CALCIUM CHLORIDE AS PART OF ADMIXTURE OR BY ITSELF.
13. ENSURE REINFORCING BARS CONFORM TO ASTM A615 GRADE 60, DEFORMED
14. THE GEOTECHNICAL ENGINEERING REPORT INDICATES THAT THE SOILS ON-SITE HAVE A XXXXXXXX SULFATE EXPOSURE. WHERE IMPORTED FILL OR BASE MATERIALS ARE IN CONTACT WITH CONCRETE, THE SULFATE CONTENT AND EXPOSURE OF THESE MATERIALS SHALL BE ACQUIRED BY TEST. SUBMIT ALL TEST RESULTS WITH CONCRETE MIX DESIGNS. FAILURE TO PROVIDE SUPPORTING TEST RESULTS FROM AN ACCREDITED TESTING LABORATORY WILL REQUIRE THE CONCRETE MIX TO BE PROPORTIONED FOR VERY SEVERE SULFATE EXPOSURE AT NO ADDITIONAL COST OR DELAY IN THE PROJECT SCHEDULE.
15. CONCRETE SHALL BE PROPORTIONED TO MEET THE PROJECT SPECIFICATIONS AND THE MINIMUM CRITERIA ESTABLISHED IN "TABLE A" (THIS SHEET) BASED ON THE SULFATE EXPOSURE FROM ANY ADJACENT SOILS OR FILL MATERIALS.
16. ADDITIONALLY, EXTERIOR CONCRETE EXPOSED TO FREEZING TEMPERATURES AND/OR SALT OR DEICING CHEMICALS SHALL HAVE AIR ENTRAINMENT AND THE CEMENT CONTENT APPROPRIATE FOR THE EXPECTED EXPOSURE.
    - A. MINIMUM 4500 psi AND A 0.45 w/cm RATIO. AIR ENTRAIN CONCRETE TO PROVIDE 6% (+/ 1.5%) AIR. PROVIDE SLUMP OF FIVE INCHES (+/-ONE INCH) AT POINT OF CONCRETE PLACEMENT.
17. CONCRETE TO MEET DURABILITY REQUIREMENTS OF ACI 301. FREEZING AND THAWING EXPOSURE CATEGORY TO BE [F0] [F1] [F2] [F3], SULFATE EXPOSURE CATEGORY TO BE [S0] [S1] [S2] [S3], AND CORROSION PROTECTION EXPOSURE CATEGORY TO BE [C0] [C1] [C2]. PROVIDE A MINIMUM CONCRETE
COMPRESSIVE STRENGTH AT 28 DAYS OF [3500 PSI] [4000 PSI] [4500 PSI] [5000 PSI] WITH MAXIMUM WATER/CEMENTITIOUS RATIO OF [0.55] [0.50] [0.45] [0.40].
18. ENSURE REINFORCING BARS CONFORM TO ASTM A615 GRADE 60, DEFORMED.
19. PROVIDE CLASS B TENSION LAP SPLICES PER ACI 318, FOR CONCRETE STRENGTH AND BAR LOCATIONS NOTED.
20. MAINTAIN FULL THICKNESS FOR DEPRESSED OR SLOPED PAVEMENTS.
21. ** DO NOT ADD WATER OR PLAIN CEMENT TO ANY PAVEMENT SURFACE DURING FINISHING OPERATIONS.
22. PERFORM NO FINISHING OPERATION WHILE WATER IS PRESENT ON PAVEMENT SURFACE.
23. STRIKE OFF CONCRETE TO REQUIRED ELEVATIONS AND IMMEDIATELY START FINISHING/FLATTENING OPERATIONS. ENSURE FINISHING OPERATIONS ARE NO MORE THAN NECESSARY TO REMOVE IRREGULARITIES AND MEET SPECIFIED TOLERANCES. USE A HIGHWAY STRAIGHTEDGE 10-FOOT-WIDE MAXIMUM, UNLESS OTHERWISED ALLOWED BY OWNER'S REPRESENTATIVE, IN ORDER TO CUT OFF HIGH SPOTS AND FILL IN LOW SPOTS. PERFORM FINISHING OPERATIONS AS NECESSARY TO ENSURE PAVEMENT WILL DRAIN WELL. UNIFORMLY FINISH SURFACE TO TEXTURE PREVIOUSLY APPROVED BY OWNER'S REPRESENTATIVE. ** DO NOT ALLOW SURFACE TO DRY DURING FINISHING OPERATIONS AND BEFORE CURING COMPOUND IS APPLIED; USE EVAPORATION RETARDANT AS NECESSARY TO PREVENT SURFACE DRYING AND PLASTIC SHRINKAGE CRACKS.
24. FOR TOLERANCES CONFORM TO ACI 117 AND ACI 347R, EXCEPT AS NOTED BELOW:
    - A. PAVEMENT AGGREGATE BASE FINE GRADE +0, -3/4 INCH.
    - B. MINIMUM PAVEMENT TOLERANCE: -3/4 INCH.
    - C. WHEN COMPUTING THE AVERAGE OF ALL SAMPLES, SAMPLES WITH A THICKNESS MORE THAN ¾ INCH ABOVE THE SPECIFIED THICKNESS SHALL BE ASSUMED TO HAVE A THICKNESS OF 3/4 INCH MORE THAN THE SPECIFIED THICKNESS.
    - D. AVERAGE PAVEMENT THICKNESS TOLERANCE: -0.
    - E. THICKNESS SAMPLES ARE TO BE RANDOMLY LOCATED FROM EACH PAVEMENT PLACEMENT AND NOT EXCEED 1000 SQUARE FEET OF PAVEMENT SURFACE AREA.
25. START SAWING PAVEMENT CONTRACTION JOINTS USING A "SOFF-CUT" SAW, BLADES AND SKID PLATES AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES. UNLESS RAVELING OR DISLODGING OCCURS, COMPLETE SAWING OF JOINTS WITHIN THE MAXIMUM ELAPSED TIME LIMIT NOTED BELOW, BUT PREFERABLY LESS. THE SPECIFIED TIME FOR ANY ONE LOCATION STARTS WHEN FINISHING OPERATIONS ARE COMPLETE FOR THAT LOCATION. THE SPECIFIED TEMPERATURE IS THE MAXIMUM AIR TEMPERATURE IN DEGREES FAHRENHEIT (°F) THAT OCCURS WITHIN THE SPECIFIED TIME LIMIT. THE ELAPSED TIME MAY NEED TO BE SHORTENED EVEN MORE IF DRY AND OR WINDY CONDITIONS ARE PRESENT. ENSURE JOINTS ARE CLEANED AFTER SAWING AND REMAIN CLEAN UNTIL SEALED.

MAX DEGREES FAHRENHEIT (°F)	MAX ELAPSED HOURS
85 AND ABOVE	1
60 - 84	2
50 - 59	3
40 - 49	4

26. START CURING AS SOON AS CONCRETE SURFACE WILL NOT BE DAMAGED BY CURING OPERATIONS.
27. ENSURE PAVEMENT SURFACE IS PROTECTED FROM EQUIPMENT SCRAPES, IMPACT ABRASIONS, STAINS, ETC. REPAIR PAVEMENT SURFACE AS DIRECTED BY OWNER'S REPRESENTATIVE. ENSURE VEHICLES AND EQUIPMENT ARE DIAPERED TO PREVENT OIL OR OTHER FLUID LEAKS FROM STAINING THE PAVEMENT. VEHICLE AND EQUIPMENT TRAFFIC IS PROHIBITED UNTIL THE COMPLETION OF PAVEMENT CURING PERIOD (MINIMUM OF SEVEN CONSECUTIVE DAYS).
28. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PROCESS, CIVIL AND VENDOR'S DRAWINGS FOR EMBEDDED ITEMS NOT SHOWN. COORDINATE AND PLACE ALL EMBEDDED ITEMS SHOWN ON THE DRAWINGS OR REQUIRED BY ALL TRADES.
29. PRE-CONSTRUCTION MEETINGS:
    - A. ATTEND PRE-CONSTRUCTION / PLACEMENT MEETING TO BE SCHEDULED AT LEAST 7 DAYS BEFORE STARTING MAIN CONCRETE PAVEMENT.
    - B. ATTENDANCE DESIGNATED BY THE OWNER'S REPRESENTATIVE AND THE FOLLOWING:
      STRUCTURAL SERVICES INC. REPRESENTATIVE (863-393-4495), TESTING AGENCY, CONTRACTOR, CONCRETE SUPPLIER (INCLUDING QUALITY CONTROL PERSONNEL), AND SUBCONTRACTORS FOR SUBGRADE AND BASE PREPARATION, REINFORCEMENT, PUMPING OR OTHER MEANS OF CONVEYING,PLACEMENT, FINISHING, SAWING, FORMWORK, AND OTHER PERTINENT PORTIONS OF WORK.
    - C. REPRESENTATIVES ARE TO BE PERSONNEL WHO ARE DIRECTLY INVOLVED IN PROJECT AND WHO HAVE AUTHORITY TO CONTROL WORK.

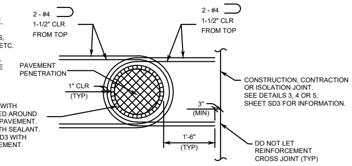
TABLE A: ABOVE NASHVILLE (SEE CONCRETE PAVEMENT NOTE #5)

SULFATE EXPOSURE	WATER SOLUBLE SULFATE (SO_4) IN WATER PPM	SULFATE (SO_4) IN WATER PPM	PORTLAND CEMENT TYPE	MAXIMUM W/C RATIO	CONCRETE PAVEMENTS
NEGLIGIBLE	$0.00 \leq SO_4 < 0.10$	$0 \leq SO_4 < 150$	I	0.55	4500
MODERATE	$0.10 \leq SO_4 < 0.20$	$150 \leq SO_4 < 1500$	II	0.50	4500
SEVERE	$0.20 \leq SO_4 \leq 2.00$	$1500 \leq SO_4 < 10,000$	V	0.45	4500
VERY SEVERE	$SO_4 > 2.00$	$SO_4 > 10,000$	V PLUS POZZOLAN	0.40	5000

NOTE TO CIVIL ENGINEERING COMPANY

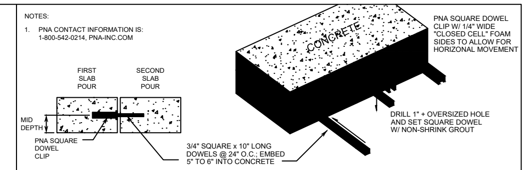
TYPICALLY USE "MODERATE" EXPOSURE FROM TABLE. CONTACT EPM IF EXPOSURE CLASS SHOULD BE CHANGED.

NOTES:
1. SLAB PENETRATIONS INCLUDE, BUT ARE NOT LIMITED TO, BOLLARDS, MANHOLES, INLETS, CLEANOUTS, WATER VALVES, ETC.
2. DO NOT INSTALL CLOSED CELL FOAM AROUND TANK MANHOLE PENETRATIONS.

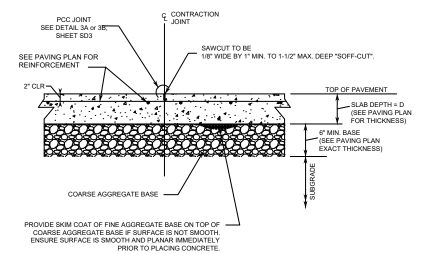


1 / SD3 — SLAB PENETRATIONS DETAIL (SSW, BOLLARD,ETC)
NTS

NOTES:
1. PNA CONTACT INFORMATION IS: 1-800-542-0214, PNA-INC.COM

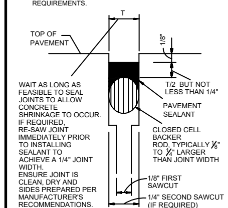


2 / SD3 — PNA SQUARE DOWEL PLATE DETAIL (TYP)
NTS

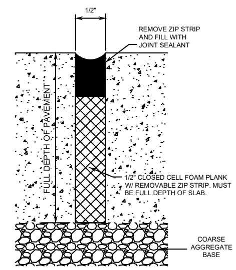


3 / SD3 — SLAB CONTRACTION JOINT SECTION
NTS

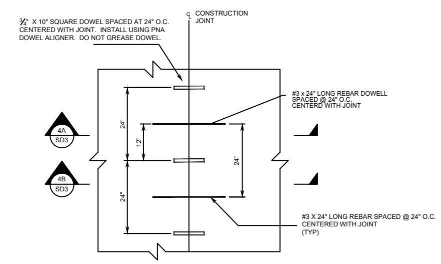
NOTES:
1. ENSURE JOINTS ARE CLEAN AND DRY PRIOR TO THE APPLICATION OF THE JOINT SEALANT.
2. INSTALL CLOSED CELL BACKER ROD AFTER JOINTS HAVE BEEN CLEANED AND DRIED IN ACCORDANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.
3. INSTALL BACKER ROD AT CONSISTENT AND UNIFORM DEPTH.
4. JOINT SEALANT APPLICATION SHALL BE IN STRICT COMPLIANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.



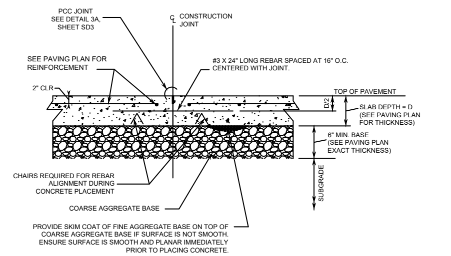
3A / SD3 — PCC JOINT DETAIL
NTS



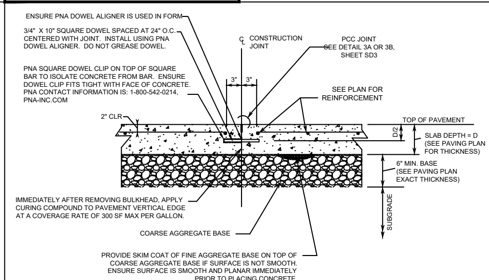
3B / SD3 — COMPRESSIBLE CLOSED FOAM PLANK ISOLATION JOINT DETAIL
NTS



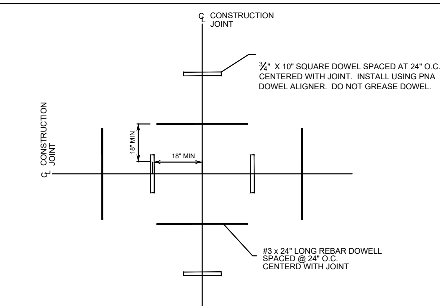
4 / SD3 — CONSTRUCTION JOINT PARTIAL PLAN DETAIL
NTS



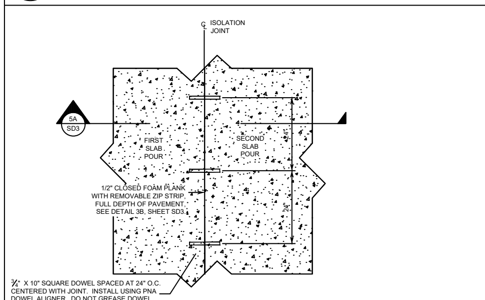
4A / SD3 — SLAB CONSTRUCTION JOINT SECTION
NTS



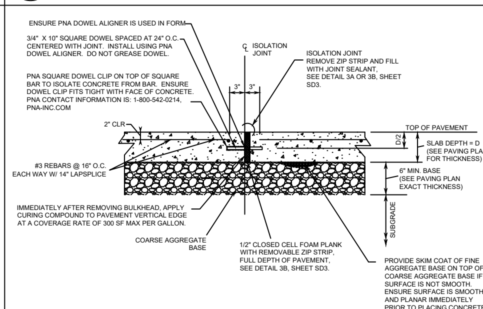
4B / SD3 — SLAB CONSTRUCTION JOINT SECTION
NTS



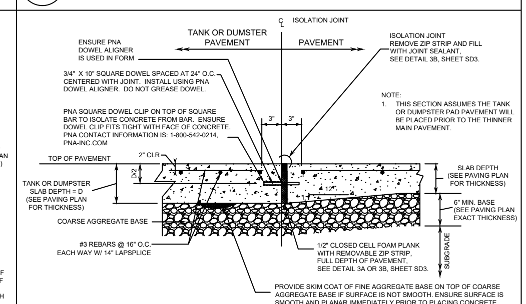
4C / SD3 — CONSTRUCTION JOINT INTERSECTION PARTIAL PLAN DETAIL
NTS



5 / SD3 — ISOLATION JOINT PARTIAL PLAN DETAIL
NTS



5A / SD3 — ISOLATION JOINT SECTION
NTS



5B / SD3 — ISOLATION JOINT @ TANK PAD AND DUMPSTER PAD PAVEMENT SECTION
NTS

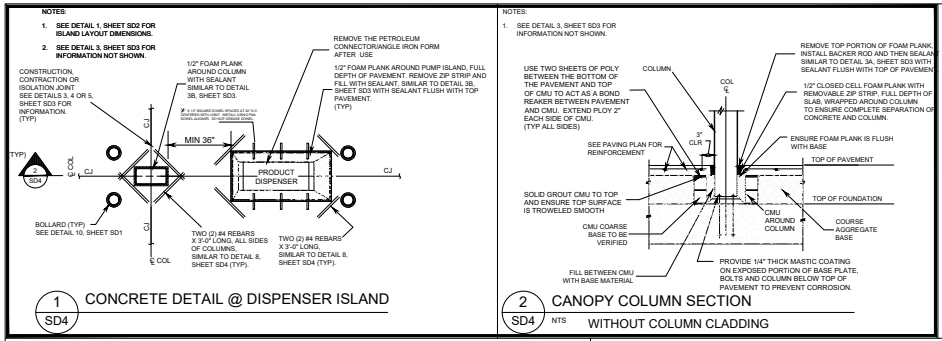
NO.	DATE

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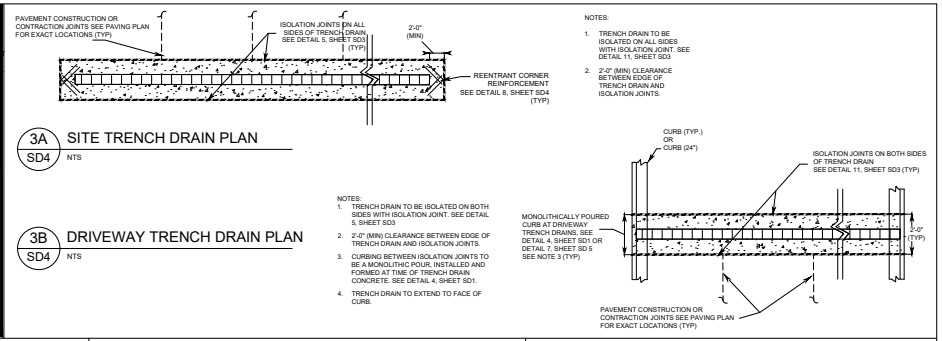
PROJECT NAME / INTERSECTION
Address
City, State
County

DRAWN-BY	
DATE	
SCALE	
DRAWING NAME:	
SD3	
SHEET NO.	VERSION



1 SD4 CONCRETE DETAIL @ DISPENSER ISLAND

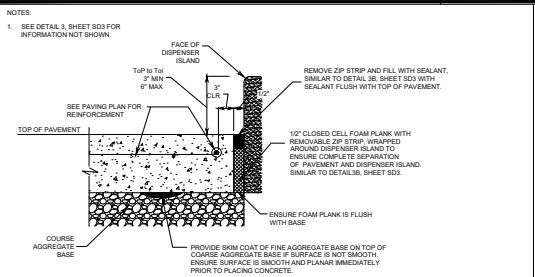
2 SD4 NTS CANOPY COLUMN SECTION WITHOUT COLUMN CLADDING



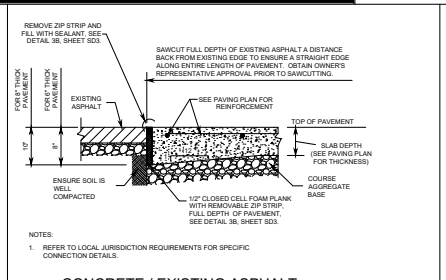
3A SD4 NTS SITE TRENCH DRAIN PLAN

3B SD4 NTS DRIVEWAY TRENCH DRAIN PLAN

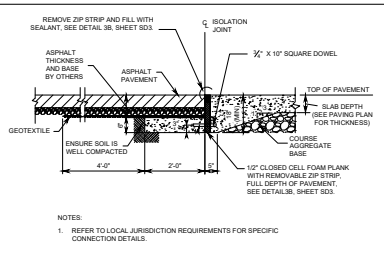
NOTES:
1. TRENCH DRAIN TO BE ISOLATED ON BOTH SIDES WITH ISOLATION JOINT. SEE DETAIL 5, SHEET SD3
2. 2'-0" (MIN) CLEARANCE BETWEEN EDGE OF TRENCH DRAIN AND ISOLATION JOINTS.
3. CURBING BETWEEN ISOLATION JOINTS TO BE A MONOLITHIC POUR, INSTALLED AND FORMED AT TIME OF TRENCH DRAIN CONCRETE. SEE DETAIL 4, SHEET SD1.
4. TRENCH DRAIN TO EXTEND TO FACE OF CURB.



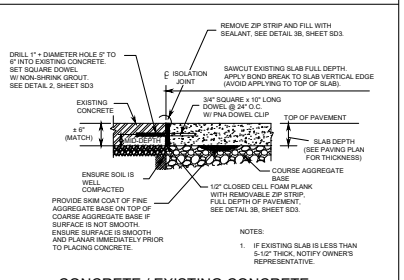
4 SD4 NTS DISPENSER ISLAND SECTION



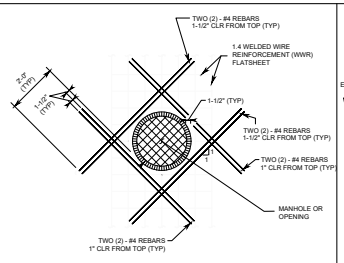
5 SD4 NTS CONCRETE / EXISTING ASPHALT SECTION



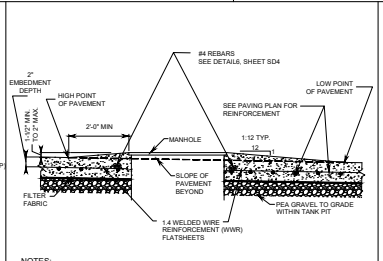
5A SD4 NTS CONCRETE / NEW ASPHALT SECTION



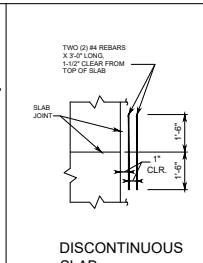
5B SD4 NTS CONCRETE / EXISTING CONCRETE SECTION



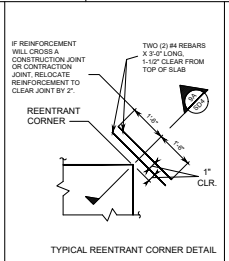
6 SD4 NTS TANK MANHOLE PLAN



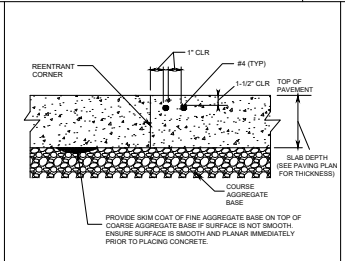
6A SD4 NTS TANK MANHOLE SECTION



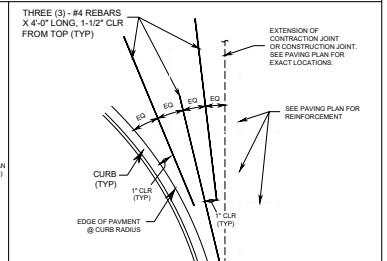
7 SD4 NTS DISCONTINUOUS SLAB REINFORCEMENT JOINT DETAIL



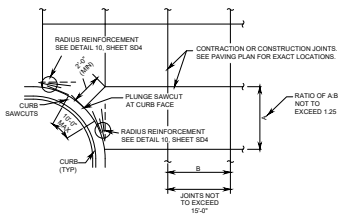
8 SD4 NTS REENTRANT CORNER DETAIL



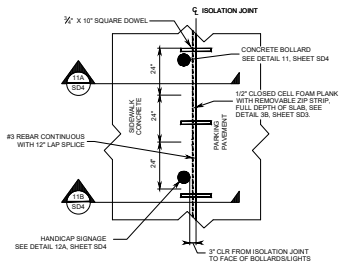
8A SD4 NTS REENTRANT CORNER SECTION



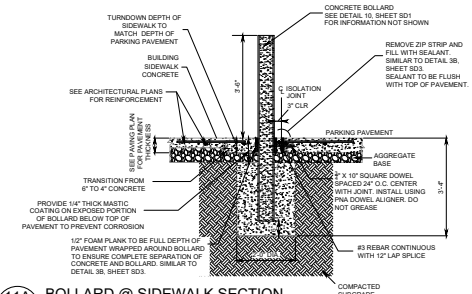
9 SD4 NTS RADIUS REINFORCEMENT DETAIL



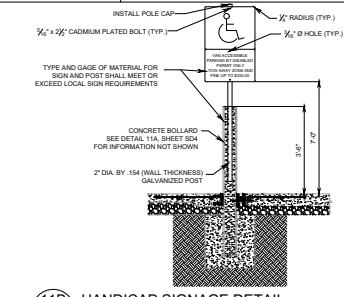
10 SD4 NTS JOINT SPACING DETAIL PARTIAL PLAN (TYP)



11 SD4 NTS ISOLATION JOINT @ SIDEWALK PARTIAL PLAN



11A SD4 NTS BOLLARD @ SIDEWALK SECTION



11B SD4 NTS HANDICAP SIGNAGE DETAIL

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STANDARD DETAILS

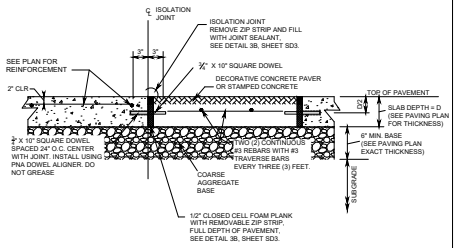
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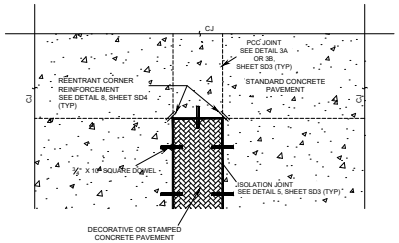
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DATE	9/17/2026
SCALE	
DRAWING NAME:	RACETRAC DETAILS.dwg

SD4

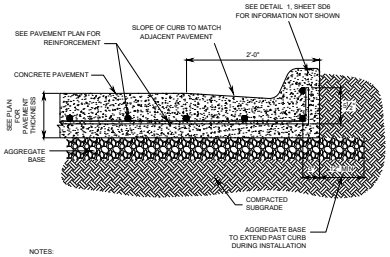
SHEET NO. | VERSION



1 SD5 DECORATIVE PAVER SECTION DETAIL
NTS



2 SD5 DECORATIVE PAVER PARTIAL PLAN
NTS



NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 9A, SHEET SD3. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
4. THIS CURB TYPE IS TO BE USED ALONG THE CURB LINE ADJACENT TO THE DRIVEWAY TRENCH DRAINS. SEE PLAN FOR LOCATIONS.

3 SD5 L-BACK MONOLITHIC CURB (TRUCK)
NTS

DATE
NO.

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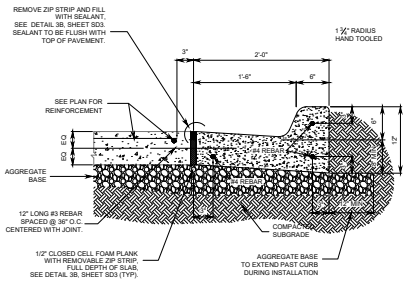
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SUITE 900 ATLANTA, GA 30339
(770) 431-7600

STANDARD DETAILS

PROJECT NAME: / INTERSECTION

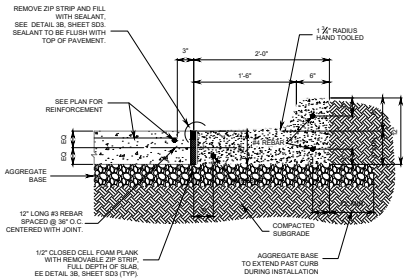
Address
City, State
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DRAWING NAME:	RACETRAC DETAILS.dwg
SD5	
SHEET NO.	VERSION



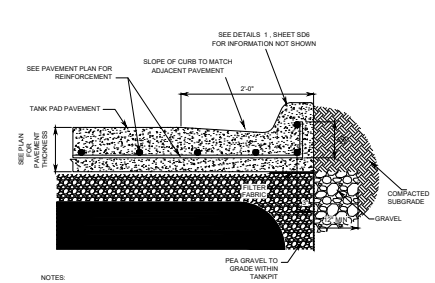
NOTES:
1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 3A, SHEET SD3.
4. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.

1 SD6 CATCH CURB [24"] DETAIL @ CONCRETE SLAB
NTS



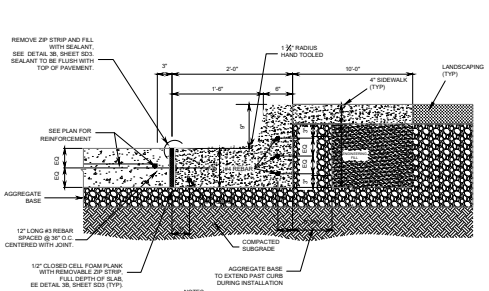
NOTES:
1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 3A, SHEET SD3.
4. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
5. USE THIS DETAIL WHEN ADJACENT PAVEMENT SLOPES AWAY FROM CURBING.

2 SD6 SHED CURB [24"] DETAIL @ CONCRETE SLAB
NTS



NOTES:
1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 3A, SHEET SD3. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
4. THIS CURB TYPE IS TO BE USED ALONG THE CURB LINE ADJACENT TO THE TANK PAVEMENT. SEE PLAN FOR LOCATION.
5. USE THIS CURB TYPE WHEN TANK ARE ADJACENT TO CURB IN EDO AREA

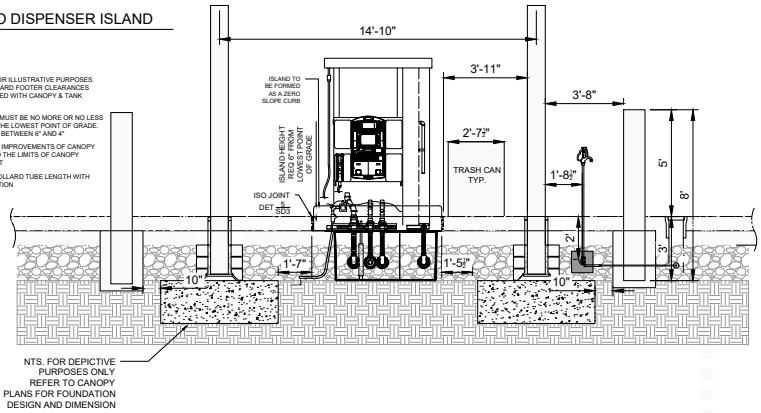
3 SD6 TANK AREA CURB DETAIL
NTS



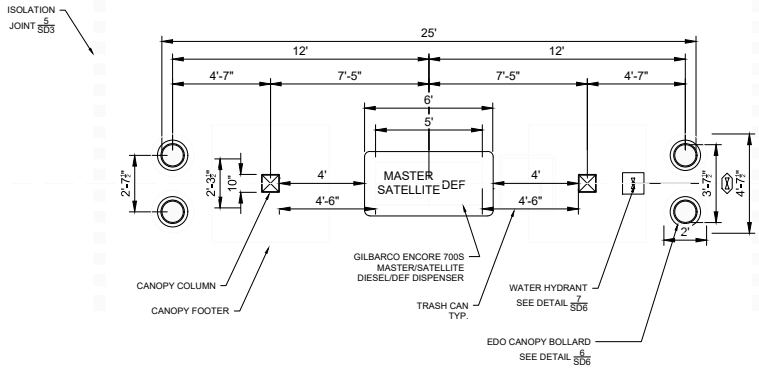
NOTES:
1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 3A, SHEET SD3.
4. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
5. USE THIS DETAIL WHEN ADJACENT PAVEMENT SLOPES AWAY FROM CURBING.
6. DETAIL ONLY TO BE USED FOR THE BACK CURB OF TRUCK PARKING AREAS, NOT ALONG THE SIDES

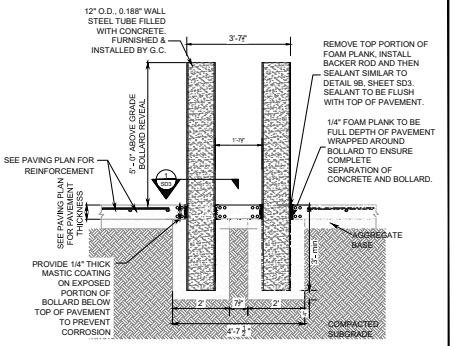
4 SD6 TRUCK PARKING CURB
NTS

5 SD6 EDO DISPENSER ISLAND
NTS



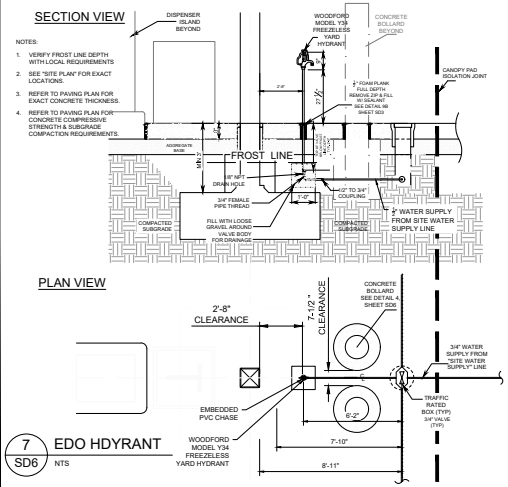
NOTES:
1. DEPICTION IS FOR ILLUSTRATIVE PURPOSES. CANOPY & BOLLARD FOOTER CLEARANCES MUST BE VERIFIED WITH CANOPY & TANK PLANS
2. TOP OF ISLAND MUST BE NO MORE OR NO LESS THAN 6" FROM THE LOWEST POINT OF GRADE. TYP. WILL VARY BETWEEN 6" AND 4"
3. UNDERGROUND IMPROVEMENTS OF CANOPY NOT TO EXCEED THE LIMITS OF CANOPY ISOLATION JOINT
4. COORDINATE BOLLARD TUBE LENGTH WITH FIELD VERIFICATION





NOTES:
1. RECOMMEND TO USE 2'-0" O.D. SONITUBE TO MAINTAIN ½" CLEARANCE FOR WATERLINE TO RUN BETWEEN BOLLARD FOOTERS.
2. BUMPER POSTS TO BE PLUMB AND ALIGNED IN A STRAIGHT LINE AND FILLED WITH CONCRETE.
3. TOPS TO BE GROUND SMOOTH W/ SQUARE EDGE, THE PRIMED WITH "END RUST" BY DURO AND PAINTED WITH INDUSTRIAL OIL BASED ENAMEL. COLOR TO MATCH DECORATIVE LIGHT POLES.
4. REFER TO PAVING PLAN FOR EXACT CONCRETE THICKNESS.

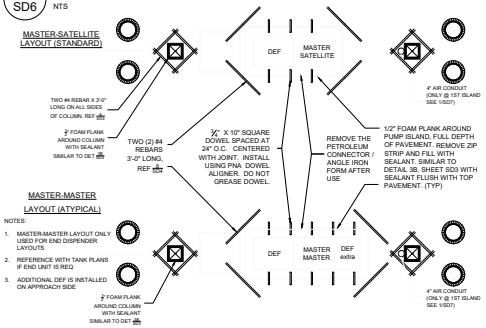
6 SD6 CANOPY BOLLARD DETAIL
NTS



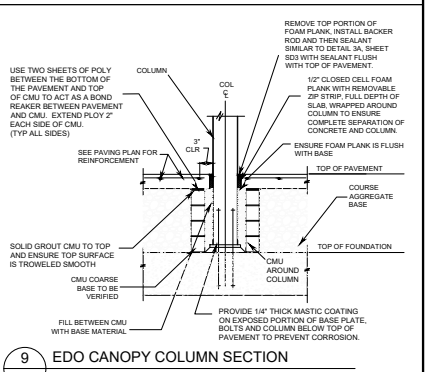
NOTES:
1. VERIFY FROST LINE DEPTH WITH LOCAL REQUIREMENTS
2. SEE "SITE PLAN" FOR EXACT LOCATIONS.
3. REFER TO PAVING PLAN FOR EXACT CONCRETE THICKNESS.
4. REFER TO PAVING PLAN FOR CONCRETE COMPRESSIVE STRENGTH & SUBGRADE COMPACTION REQUIREMENTS.

7 SD6 EDO HDYRANT
NTS

8 SD6 CONCRETE @ EDO ISLAND
NTS



NOTES:
1. MASTER-MASTER LAYOUT ONLY USED FOR END DISPENSER LAYOUTS
2. REFERENCE WITH TANK PLANS IF END UNIT IS REQ
3. ADDITIONAL DEF IS INSTALLED ON APPROACH SIDE



9 SD6 EDO CANOPY COLUMN SECTION
NTS

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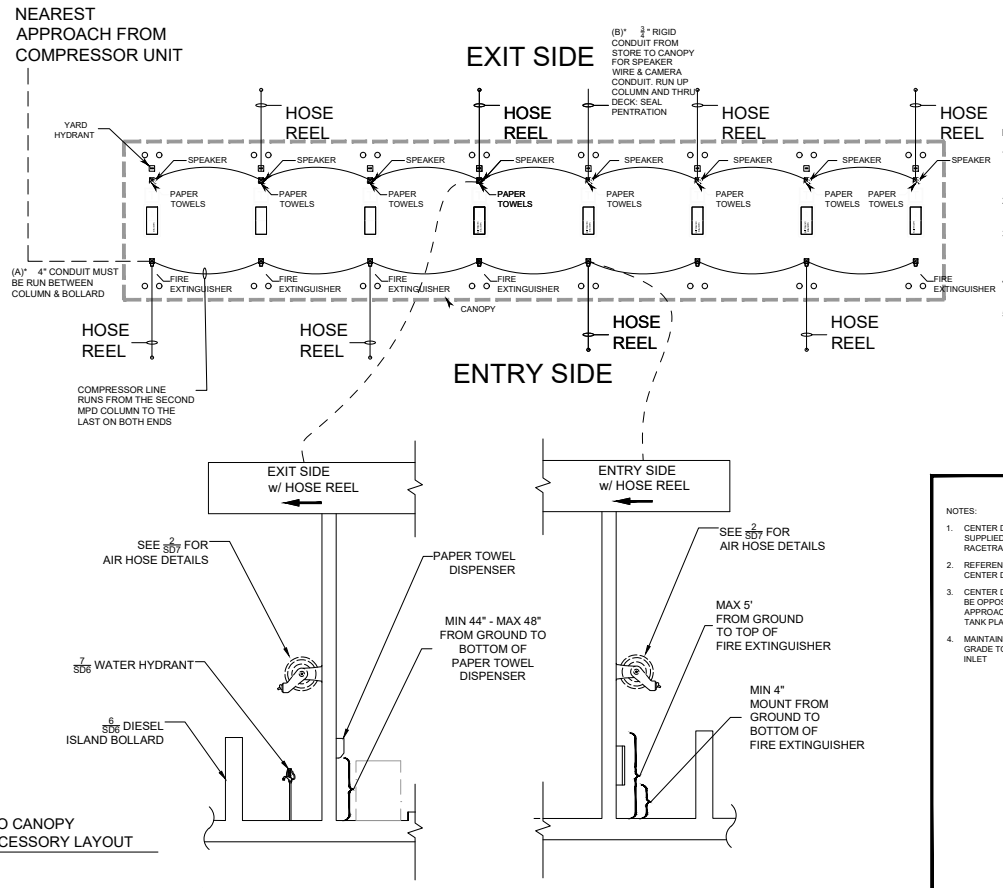
RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SE
SUITE 900 ATLANTA, GA 30339
(770) 431-7600

STANDARD DETAILS
PROJECT NAME / INTERSECTION
Address
City, State
County

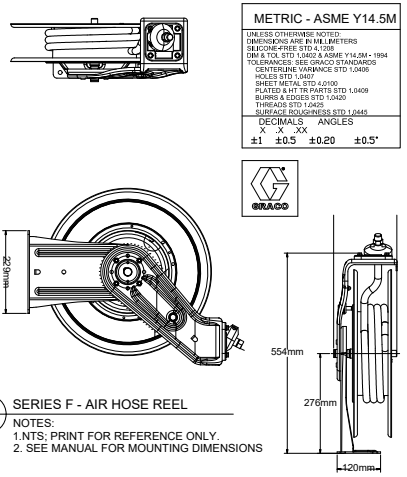
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DATE	9/17/2026
SCALE	
DRAWING NAME:	RACETRAC DETAILS.dwg
SD6	
SHEET NO.	VERSION

DATE
NO.

Return to Agenda



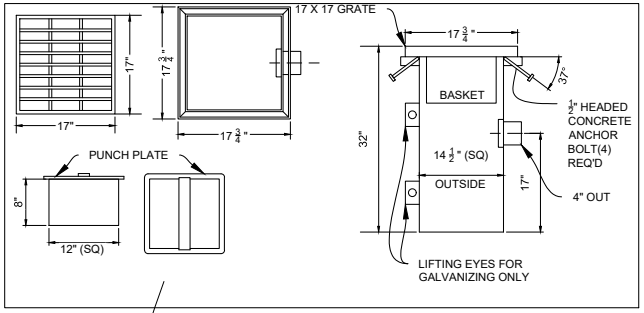
1 / SD7 EDO CANOPY ACCESSORY LAYOUT NTS

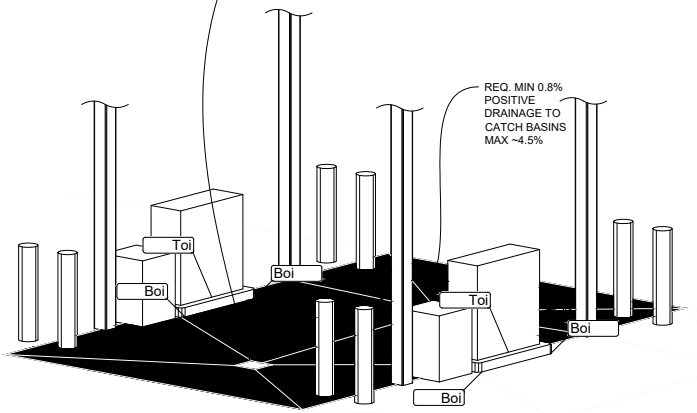


2 / SD7 SERIES F - AIR HOSE REEL

NOTES:
1.NTS; PRINT FOR REFERENCE ONLY.
2. SEE MANUAL FOR MOUNTING DIMENSIONS

NOTES:
1. CENTER DRAIN BASKETS TO BE SUPPLIED BY COBB IND. THROUGH RACETRAC
2. REFERENCE GRADING PLAN FOR CENTER DRAIN LOCATION
3. CENTER DRAIN LOCATION SHOULD BE OPPOSITE OF FUEL LINE APPROACH. VERIFY FUEL LINES WITH TANK PLANS
4. MAINTAIN A MIN. 0.8% MAX. 4.5% GRADE TO TOP OF CENTERDRAIN INLET





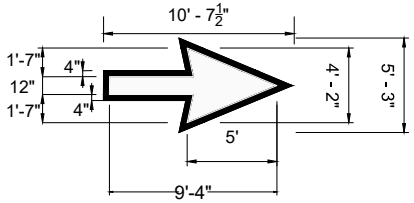
4 / SD7 DIESEL ISLAND CATCH BASIN (TYP.) NTS

USTC SUPREME TRAFFIC LINE MARKING PAINT, YELLOW

USTC SUPREME TRAFFIC LINE MARKING PAINT, BLACK



STRIPING WIDTHS	YELLOW BAND	BLACK OUTLINE
PARKING	0'-8"	0'-4"
PARKING TEXT	4' TALL	0'-4"
STOP BAR	2'-0"	N/A
VAR. ARROWS	1' TO 1'-3" (SEE DOT MANUAL)	0'-4"



3 / SD7 TRUCK COURT PAINT SPEC NTS

NOTE:
- REFER TO LOCAL DOT CONSTRUCTION DETAILS ON PAVEMENT ARROW MARKING DIMENSIONS AND DESIGN WHEN APPLICABLE.
- CONFIRM LOCAL JURISDICTION REQUIREMENTS ON PAINT COLOR
- STANDARD MUTCD 48" STENCIL; IF 48" UNAVAILABLE, COORDINATE WITH CPM ON ALTERNATIVE

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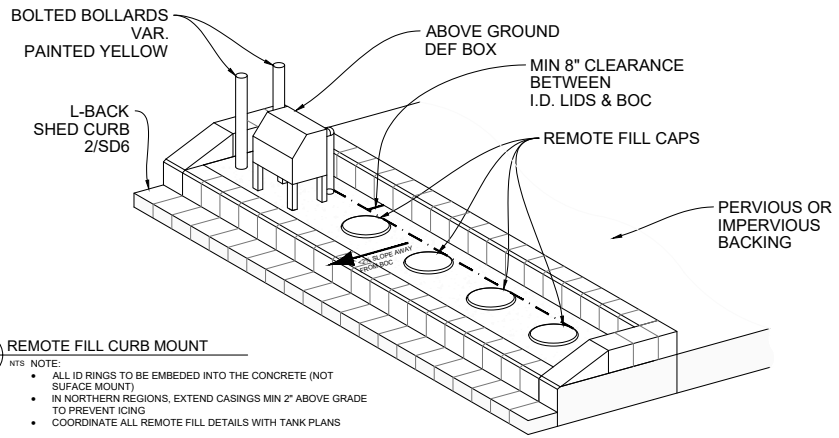
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200 GALLERIA PARKWAY SE
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STANDARD DETAILS

PROJECT NAME / INTERSECTION

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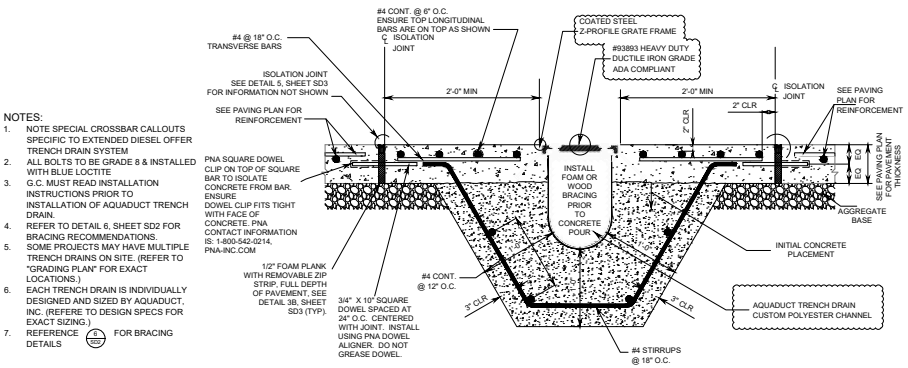
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DATE	9/17/2026
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SD7	
SHEET NO.	VERSION



1 SD8 REMOTE FILL CURB MOUNT

NTS NOTE:

- ALL ID RINGS TO BE EMBEDED INTO THE CONCRETE (NOT SUFACE MOUNT)
- IN NORTHERN REGIONS, EXTEND CASINGS MIN 2" ABOVE GRADE TO PREVENT ICING
- COORDINATE ALL REMOTE FILL DETAILS WITH TANK PLANS

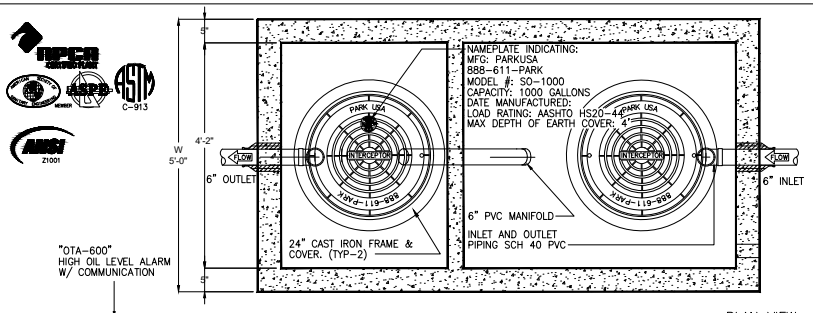


NOTES:

1. NOTE SPECIAL CROSSBAR CALLOUTS SPECIFIC TO EXTENDED DIESEL OFFER TRENCH DRAIN SYSTEM
2. ALL BOLTS TO BE GRADE 8 & INSTALLED WITH BLUE LOCTITE
3. G.C. MUST READ INSTALLATION INSTRUCTIONS PRIOR TO INSTALLATION OF AQUADUCT TRENCH DRAIN.
4. REFER TO DETAIL 6, SHEET SD2 FOR BRACING RECOMMENDATIONS.
5. SOME PROJECTS MAY HAVE MULTIPLE TRENCH DRAINS ON SITE. (REFER TO "GRADING PLAN" FOR EXACT LOCATIONS.)
6. EACH TRENCH DRAIN IS INDIVIDUALLY DESIGNED AND SIZED BY AQUADUCT, INC. (REFERE TO DESIGN SPECS FOR EXACT SIZING.)
7. REFERENCE (6 / SD5) FOR BRACING DETAILS

2 SD8 TYP. CONCRETE DETAIL FOR RT EXTENDED DIESEL OFFER AQUADUCT CUSTOM 8" TRENCH DRAIN SYSTEM

NTS



3 SD8 OIL WATER SEPERATOR

IF PARKUSA OIL TRAP UNAVAILABLE, COORDINATE WITH CPM FOR EQUIVALENT

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888.811.PARK
www.parkusa.com
PARK USA
DESIGN FOR WATER

SAND/OIL TRAP SO-1000
MODEL SIZE 1,000 GALLONS

SPECIFICATIONS

CONCRETE: CLASS I/II CONCRETE WITH DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNITS IS MONOLITHIC CONSTRUCTION AT FLOOR, FIRST STAGE OF WALL AND BAFFLE WITH SECTIONAL RISER TO REQUIRED DEPTH. GROSS EMPTY WEIGHT OF APPROXIMATELY 13,250 LBS. CONCRETE MATERIAL REQUIREMENTS SHALL COMPLY WITH THE "MATERIALS AND MANUFACTURERS SECTION OF ASTM C1613".

REINFORCEMENT: GRADE 60 REINFORCED WITH STEEL REBAR CONFORMING TO ASTM A615 ON REQUIRED CENTERS OR EQUAL. STRUCTURAL DESIGN IS BASED ON AASHTO HS-20 LOADING. REBAR #4, WWF 4X4-D3.5/D3.5

C.I. CASTINGS: MANHOLE FRAMES, COVERS, OR GRATES ARE MANUFACTURED OF GREY CAST IRON CONFORMING TO ASTM A48 CLASS 30. MANHOLE SHALL HAVE 24 INCH INSIDE DIAMETER AND BE TRAFFIC DUTY.

ENGINEERING DATA

INTERCEPTOR IS STRUCTURALLY AND HYDRAULICALLY ENGINEERED. NOMINAL LIQUID CAPACITY IS 1500 GALLONS. MANUFACTURER SHALL PROVIDE ENGINEER CERTIFIED SUBMITTAL DRAWINGS UPON REQUEST UPON REQUEST. FIELD EXCAVATION AND PREPARATION SHALL BE COMPLETED PRIOR TO DELIVERY OF INTERCEPTOR. USE DIMENSIONAL DATA AS SHOWN.

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(770) 431-7600

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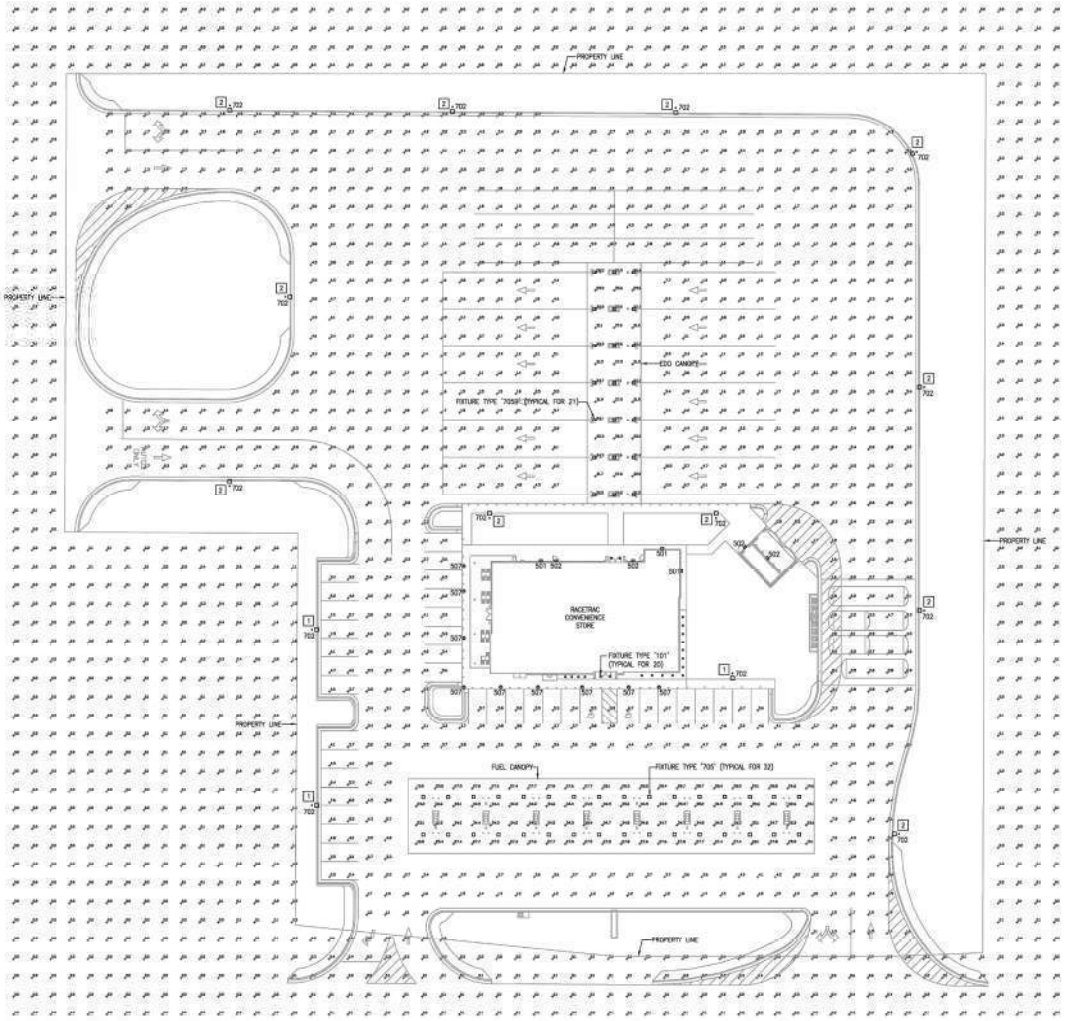
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City, State
County

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DATE	9/17/2026
SCALE	
DRAWING NAME:	RACETRAC DETAILS.dwg
SD8	
SHEET NO.	VERSION

DATE

NO.



1 SP-1 SITE PHOTOMETRY PLAN
SCALE: 1" = 30'-0"

GENERAL NOTES

1. ALL FIXTURES UTILIZED IN THIS PHOTOMETRY PLAN HAVE A 'U' BUG RATING OF ZERO.

KEYED NOTES

1. MOUNT AREA LIGHT AT 28'-0" AFG (INCLUDING POLE BASE).
2. MOUNT AREA LIGHT AT 33'-0" AFG (INCLUDING POLE BASE).

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
EDO Canopy	+	34.6 fc	40.8 fc	28.4 fc	1.4:1	1.2:1
Fuel Canopy	+	30.1 fc	36.6 fc	19.8 fc	1.8:1	1.5:1
Site	+	3.8 fc	13.7 fc	0.3 fc	23.4:1	6.8:1
Beyond Property	+	0.2 fc	1.8 fc	0.0 fc	N / A	N / A

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Notes
	705	32	701648-SNFWC5 -40-SSP3	LED CANOPY LIGHT	LIGHT EMITTING DIODES	701648-SNFWC5 -40-SSP3.IES	11477	0.90	7,9
	705S	21	701648-SNFWC5 -40-SSP3	LED CANOPY LIGHT MOUNTED THROU	LIGHT EMITTING DIODES	701648-SNFWC5 -40-SSP3.IES	11477	0.90	7,9
	101	20	DRA-ALO5-3000 -SMV-40-LSC-WBC	6" LED DOWNLIGHT	LIGHT EMITTING DIODES	DRA-ALO5-3000- SMV-40WC.IES	3514	0.90	10
	705	14	RSX2-LED-P5 -400-40	LED AREA LIGHT	LIGHT EMITTING DIODES	RSX2-LED-P5- 400-40.IES	30662	0.90	2,4,6
	501	3	AR2-LED-P5 -400	LED WALL PACK	LIGHT EMITTING DIODES	AR2-LED-P5 -40K.IES	6515	0.90	3,5
	2001	4	AR2-LED-P1 -100	LED WALL PACK	LIGHT EMITTING DIODES	AR2-LED-P1 -50K.IES	4154	0.90	3,5
	507	6	RWP1-P1-40K -WH	RADIUS POST TOP	LIGHT EMITTING DIODES	RWP1-P1-40K -WH.IES	7203	0.90	3,5

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KCL ENGINEERING

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RACETRAC PETROLEUM, INC.
200 GALLERIA PKWY SE
SUITE 600
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME
SPRINGDALE EDO

SPRINGDALE, ARKANSAS
4720 W. SUNSET AVE
SPRINGDALE, AR

RACETRAC PROJECT NUMBER
1857

PROTOTYPE SERIES
2026 LH MO XXXX EFC 2.0

PLAN MODIFICATION NOTICE
SPB NO. XXX DATE XX/XX/XX

STANDARD PLAN BULLETIN (SPB) RECEIPT THE PROTOTYPE DENOTED BUT NOTED ABOVE. THE LISTED SPB REPRESENTS THE LATEST MODIFICATION INCORPORATED TO THIS PROTOTYPE DENOTED BUT AT ORIGINAL RELEASE. THE ISSUE/REVISION RECORD COLUMN ABOVE LISTS ANY REVISIONS OR SPB INCORPORATED IN THIS SET AFTER THE ORIGINAL RELEASE. CONTACT RACETRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETINS NOT INCORPORATED HEREIN.

PROFESSIONAL SEAL

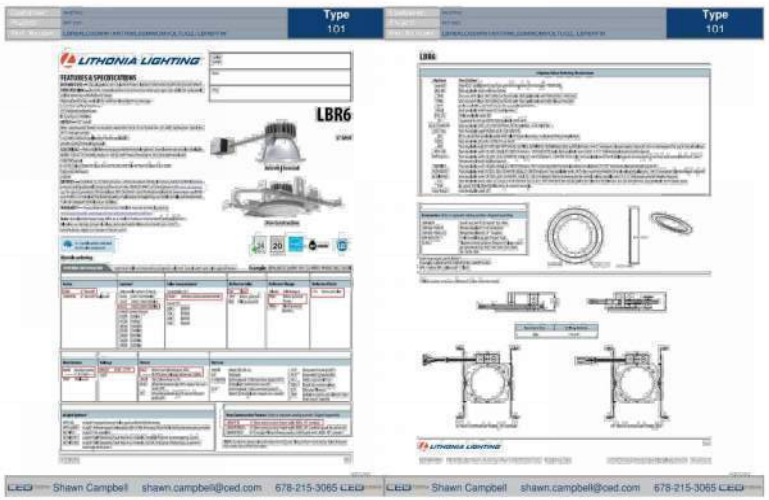
STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 22070 NEIL SMESKIN
06/07/26

PROJECT NUMBER
26.753.00

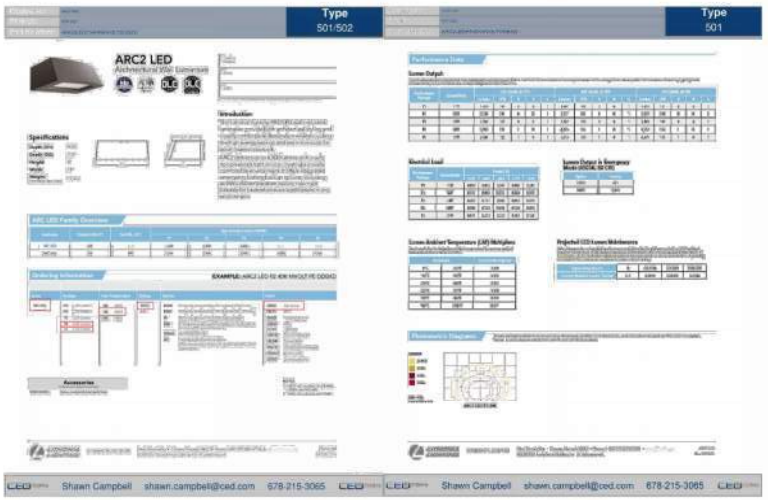
SHEET TITLE
SITE PHOTOMETRY PLAN

SHEET NUMBER
SP-1

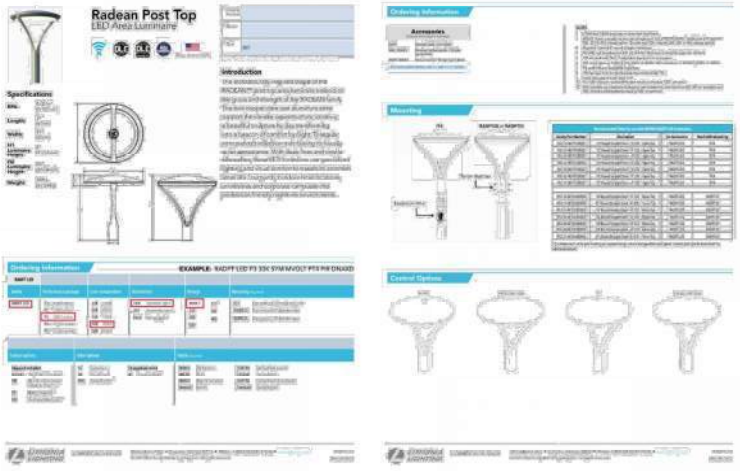
ISSUED FOR PERMIT



1 SP-2 FIXTURE TYPE '101'
SCALE: N.T.S.



2 SP-2 FIXTURE TYPES '501/502'
SCALE: N.T.S.



3 SP-2 FIXTURE TYPE '507'
SCALE: N.T.S.

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RACETRAC PETROLEUM, INC.
200 GALLERIA PKWY SE
SUITE 900
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME
SPRINGDALE EDO

SPRINGDALE, ARKANSAS
4720 W. SUNSET AVE
SPRINGDALE, AR

RACETRAC PROJECT NUMBER
1857

PROTOTYPE SERIES
2026 LH MO XXXX EFC 2.0

PLAN MODIFICATION NOTICE
SPB NO. XXX DATE XX/XX/XX

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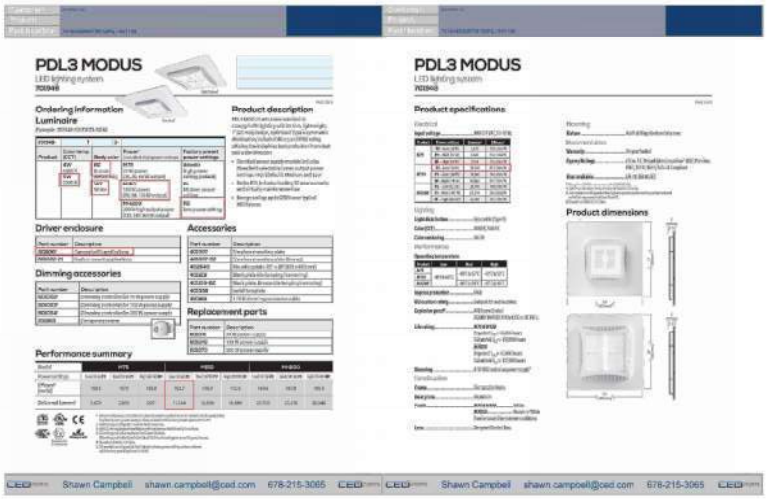


PROJECT NUMBER
26.155.00

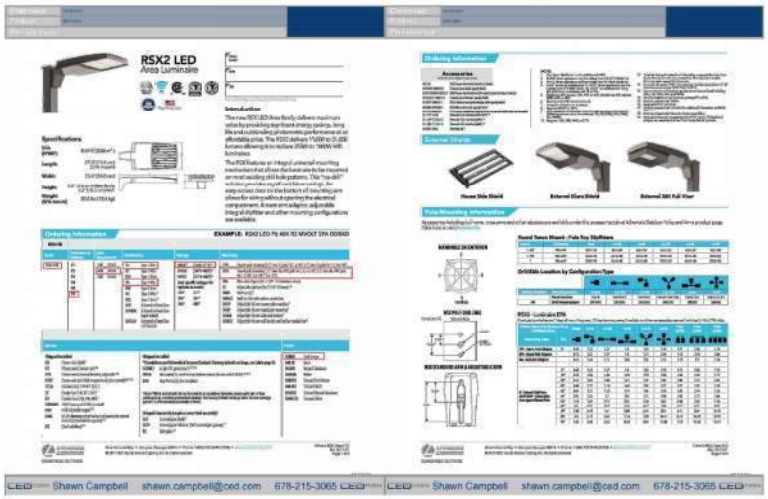
SHEET TITLE
SITE PHOTOMETRY CUTSHEETS

SHEET NUMBER
SP-2

ISSUED FOR PERMIT



1 SP-3 FIXTURE TYPES '705/705B'
SCALE: N.T.S.



2 SP-3 FIXTURE TYPE '702'
SCALE: N.T.S.

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(770) 431-7600

PROJECT NAME
SPRINGDALE EDO

SPRINGDALE, ARKANSAS
4720 W. SUNSET AVE
SPRINGDALE, AR

RACETRAC PROJECT NUMBER
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PROTOTYPE SERIES
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PROFESSIONAL SEAL
STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 22870 KEVIN L. SWEENEY
08/07/26

PROJECT NUMBER
26.153.00

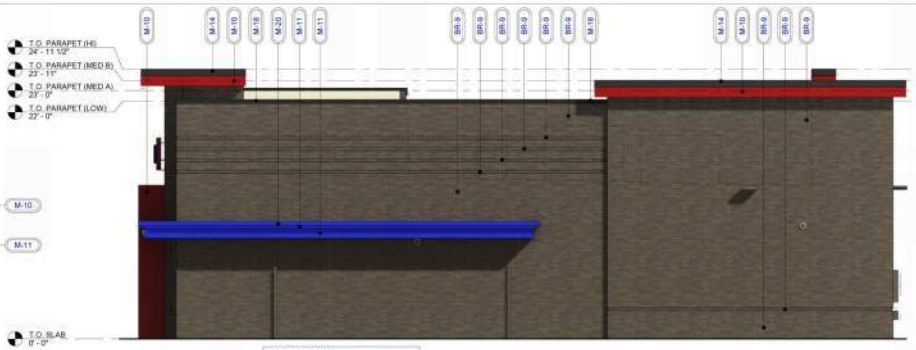
SHEET TITLE
SITE PHOTOMETRY CUTSHEETS

SHEET NUMBER
SP-3
ISSUED FOR PERMIT



4 RIGHT ELEVATION
3/16" = 1'-0"

RIGHT ELEVATION (ENTRY)		1,738 TOTAL SF
MATERIAL	SQ. FOOT.	% OF ELEVATION
STONE	0	0%
BRICK	948	55%
EIFS	0	0%
GLAZING	75	5%
METAL	230	13%
WOOD	485	27%



3 LEFT ELEVATION
3/16" = 1'-0"

LEFT ELEVATION (NON-ENTRY)		1,738 TOTAL SF
MATERIAL	SQ. FOOT.	% OF ELEVATION
STONE	0	0%
BRICK	1,571	90%
EIFS	0	0%
GLAZING	0	0%
METAL	167	10%
WOOD	0	0%



2 REAR ELEVATION
3/16" = 1'-0"

REAR ELEVATION		2,497 TOTAL SF
MATERIAL	SQ. FOOT.	% OF ELEVATION
STONE	0	0%
BRICK	2,094	84%
EIFS	0	0%
GLAZING	45	2%
METAL	136	5%
WOOD	222	9%



1 FRONT ELEVATION
3/16" = 1'-0"

FRONT ELEVATION		2,497 TOTAL SF
MATERIAL	SQ. FOOT.	% OF ELEVATION
STONE	0	0%
BRICK	1,175	47%
EIFS	0	0%
GLAZING	605	24%
METAL	286	12%
WOOD	431	17%

EXTERIOR MATERIAL SCHEDULE

BRICK			
BR-9	GENERAL SHALE	STONE MOUNTAIN (QUEEN 1/3 BOND)	MORTAR: ARGOS MAGNOLIA DARK
CEMENT BOARD			
HP-1	JAMES HARDIE	SMOOTH LAP SIDING (OR APPROVED ALTERNATE)	PAINTED SHERWIN WILLIAMS "SEALSKIN" #7675, SATIN FINISH. BLIND FASTEN AND STAGGER PLANKS PER MANUFACTURER'S RECOMMENDATION
GLAZING			
GL-1		1" NON-IMPACT RATED INSULATED GLAZING	CLIMATE ZONES 2 OR 3. IGU AT STOREFRONT 0.28 U-FACTOR, SHGC PF=0.25=0.27 (1/4" PPG SOLARBAN 70-XL LOW-E #2 +1/2" AIR +1/4" CLEAR) OR APPROVED ALTERNATE. SEE A600
GL-2		1" NON-IMPACT RATED ACID ETCHED INSULATED GLAZING	CLIMATE ZONES 2 OR 3. IGU AT STOREFRONT 0.28 U-FACTOR, SHGC PF=0.25=0.27 (1/4" PPG SOLARBAN 70-XL LOW-E #2 +1/2" AIR +1/4" CLEAR SATIN ETCHED #3) OR APPROVED ALTERNATE. SEE A600
METAL			
M-3	OLDCASTLE (OR APPROVED ALTERNATE)	FG-3000 STOREFRONT SYSTEM (OR APPROVED ALTERNATE)	PREFINISHED DARK BRONZE ANODIZED ALUMINUM AA-M22C22A44
M-7	VERSATEX	WP4 TONGUE AND GROOVE 1"X6"X8' (OR APPROVED ALTERNATE)	PAINTED SHERWIN WILLIAMS "SEALSKIN" #7675
M-10	ALPOLIC		TRD RED
M-11	ALPOLIC		HYB BLUE
M-14	ALPOLIC	PREFINISHED 8" 2-PIECE COMPRESSION METAL COVER	METAL TO MATCH ALPOLIC "CNC CHARCOAL"
M-15		PREFINISHED 6" 2-PIECE COMPRESSION METAL COVER	METAL TO MATCH ALPOLIC "CNC CHARCOAL"
M-17		BRAKE METAL	METAL TO MATCH STOREFRONT DARK BRONZE 740
M-18		PREFINISHED 4" METAL COPING	METAL TO MATCH ALPOLIC "CNC CHARCOAL"
M-20	ALPOLIC	PREFINISHED 5" 2-PIECE COMPRESSION METAL COVER	METAL TO MATCH ALPOLIC "HYB BLUE"
PAINT			
EP-15	SHERWIN WILLIAMS		PAINTED SHERWIN WILLIAMS "URBANE BRONZE" #7048, SATIN FINISH
TREX			
TX-1	SELECT COMPOSITE	1"X 5.5"	TIMBERTECH AZEK DARK HICKORY 5.5"X1" SQUARE SHOULDER
WINDOW FILM			
WF-1		WINDOW FILM; 3M PRESTIGE 70 SOLAR FILM	SEE A600 FOR WINDOW FILM LOCATIONS
WF-4		WINDOW FILM; SOLYX SX-1303 GREY FROST	SEE A600 FOR WINDOW FILM LOCATIONS

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DESIGN PROFESSIONALS

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DATE DESCRIPTION

RaceTrac
RACETRAC INC.
200 GALLERIA PARKWAY SOUTHEAST
SUITE 900
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME
ANYTOWN,CITY

CITY
STATE 00000
ADDRESS

RACETRAC STORE NUMBER
#0000

PROTOTYPE SERIES
2025 RH MO

PLAN MODIFICATION NOTICE
SPB NO. DATE

STANDARD PLAN BULLETINS (SPB) MODIFY THE PROTOTYPE SERIES SET NOTED ABOVE. THE LISTED SPB REPRESENTS THE LATEST MODIFICATION INCORPORATED TO THIS PROTOTYPE SERIES SET AT ORIGINAL RELEASE. THE ISSUE/ REVISION RECORD COLUMN ABOVE LISTS ANY REVISIONS OR SPB INCORPORATED IN THIS SET AFTER THE ORIGINAL RELEASE. CONTACT RACETRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETINS NOT INCORPORATED ABOVE.

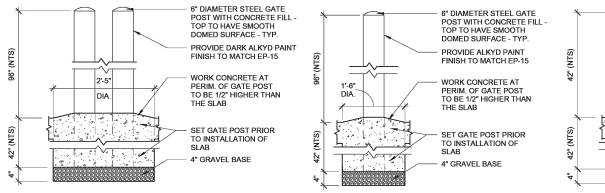
PROFESSIONAL SEAL

PRELIMINARY DRAFT NOT CONSTRUCTION, BID, RELIANCE, RECORDING PURPOSES OR IMPLEMENTATION.

PROJECT NUMBER
XXXXXXX.XX

SHEET TITLE
EXTERIOR ELEVATIONS

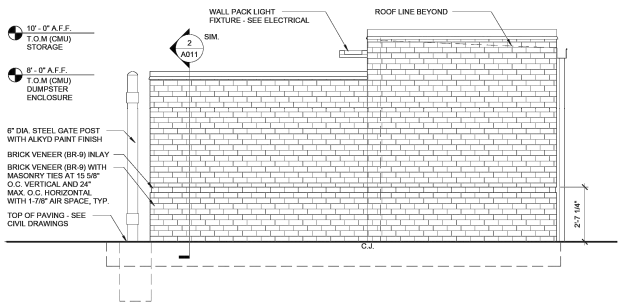
SHEET NUMBER
300



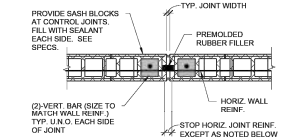
8 DOUBLE GATE POST 3/4" = 1'-0"

7 TYPICAL GATE POST 3/4" = 1'-0"

6 TYPICAL BOLLARD 3/4" = 1'-0"

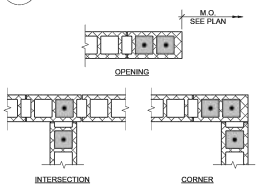


4 DUMPSTER ENCLOSURE SIDE ELEVATION 3/8" = 1'-0"



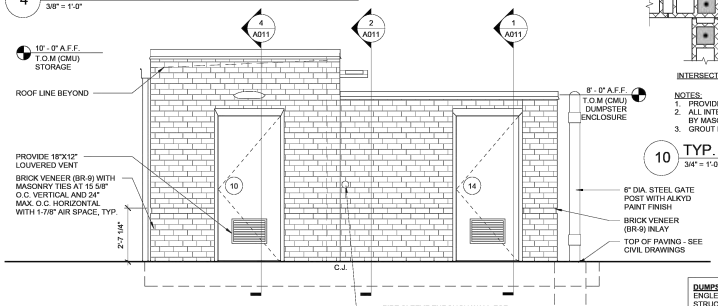
NOTES:
1. REFER TO ELEVATIONS FOR JOINT LOCATIONS.
2. MAX. SPACING OF JOINTS: PANEL LENGTH/HEIGHT = 1.5 MAX., 20'-0" MAX.

9 TYP. MASONRY CONTROL JOINT 3/4" = 1'-0"



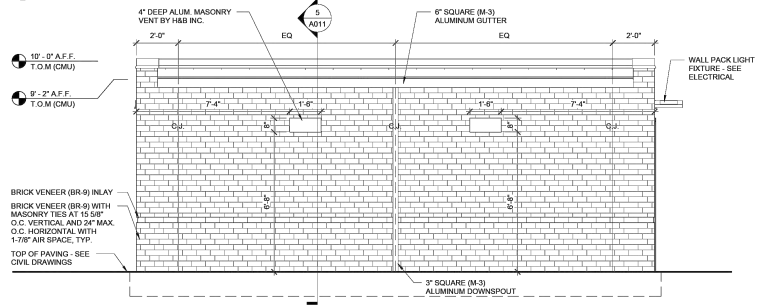
NOTES:
1. PROVIDE (2) - VERTICAL BARS AT ALL CORNERS.
2. ALL INTERSECTING MASONRY CORNERS SHALL BE TIED BY MASONRY BOND.
3. GROUT MASONRY SOLID AT VERTICAL REINFORCING.

10 TYP. MASONRY REINF. DETAILS 3/4" = 1'-0"

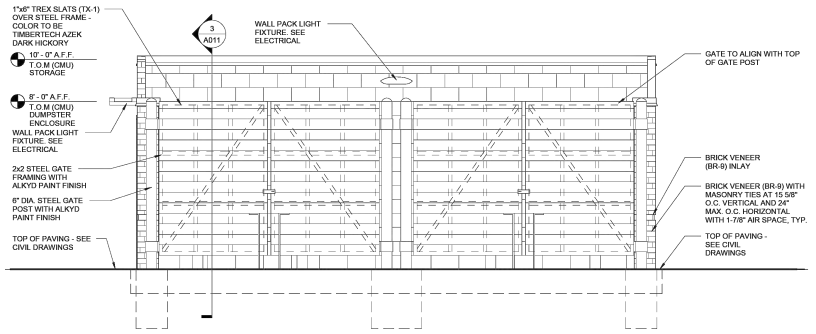


DUMPSTER ENCLOSURE ROOFING SYSTEM:
ENGLERT METAL ROOF SYSTEM SERIES 2500; 1-3/4" HIGH STRUCTURAL SNAP LOCK STANDING SEAM WITH NO BATTEN. PANELS ARE 18" WIDE, 24 GAUGE GALVALUME WITH BAKED-ON PERMACOLOR 2000 KYNAR 500 IN SMOOTH FINISH WITH (2) 1/8" HIGH X 1/8" WIDE STYRAN RIBS TO BE SPACED TO DIVIDE INTO THREE EQUAL PARTS; COLOR TO MATCH DARK BRONZE.

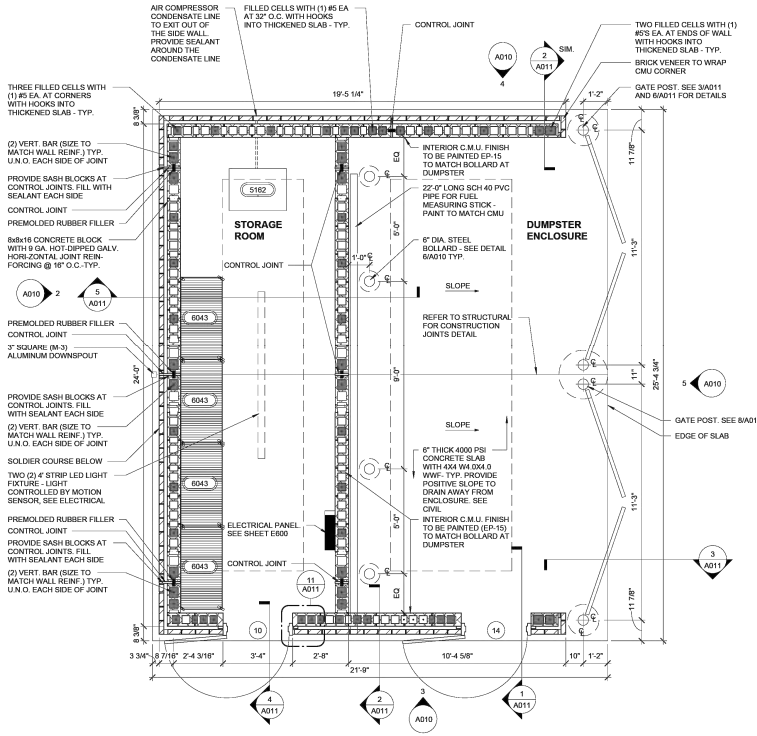
3 DUMPSTER ENCLOSURE SIDE ELEVATION 3/8" = 1'-0"



2 DUMPSTER ENCLOSURE REAR ELEVATION 3/8" = 1'-0"



5 DUMPSTER ENCLOSURE FRONT ELEVATION 3/8" = 1'-0"



1 DUMPSTER ENCLOSURE PLAN 3/8" = 1'-0"

APPLICABLE SPB(s): 25-0103

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
2024.10.29	PERMIT ISSUE
2025.04.03	REV-1 PERMIT COMMENTS
2025.06.12	REV-2 PERMIT COMMENTS
2025.07.15	REFRESH TO 2025.0203
2026.05.05	REFRESH TO 2025.0404

RaceTrac
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ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME
MIDDLEBROOK EFC

TENNESSEE
1415 THIRD CREEK RD
KNOXVILLE, TN 37921

RACETRAC STORE NUMBER
#1686

PROTOTYPE SERIES EFC
2024 RH MO

PLAN MODIFICATION NOTICE
SPB NO. 0203 DATE 05/17/24

STANDARD PLAN BULLETINS (SPB) MODIFY THE PROTOTYPE SERIES SET NOTED ABOVE. THE LISTED SPB REPRESENTS THE LATEST MODIFICATION INCORPORATED TO THIS PROTOTYPE SERIES SET AT ORIGINAL RELEASE. THE ISSUE/REVISION RECORD COLUMN ABOVE LISTS ANY REVISIONS OR SPB INCORPORATED IN THIS SET AFTER THE ORIGINAL RELEASE. CONTACT RACETRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETINS NOT INCORPORATED HEREIN.

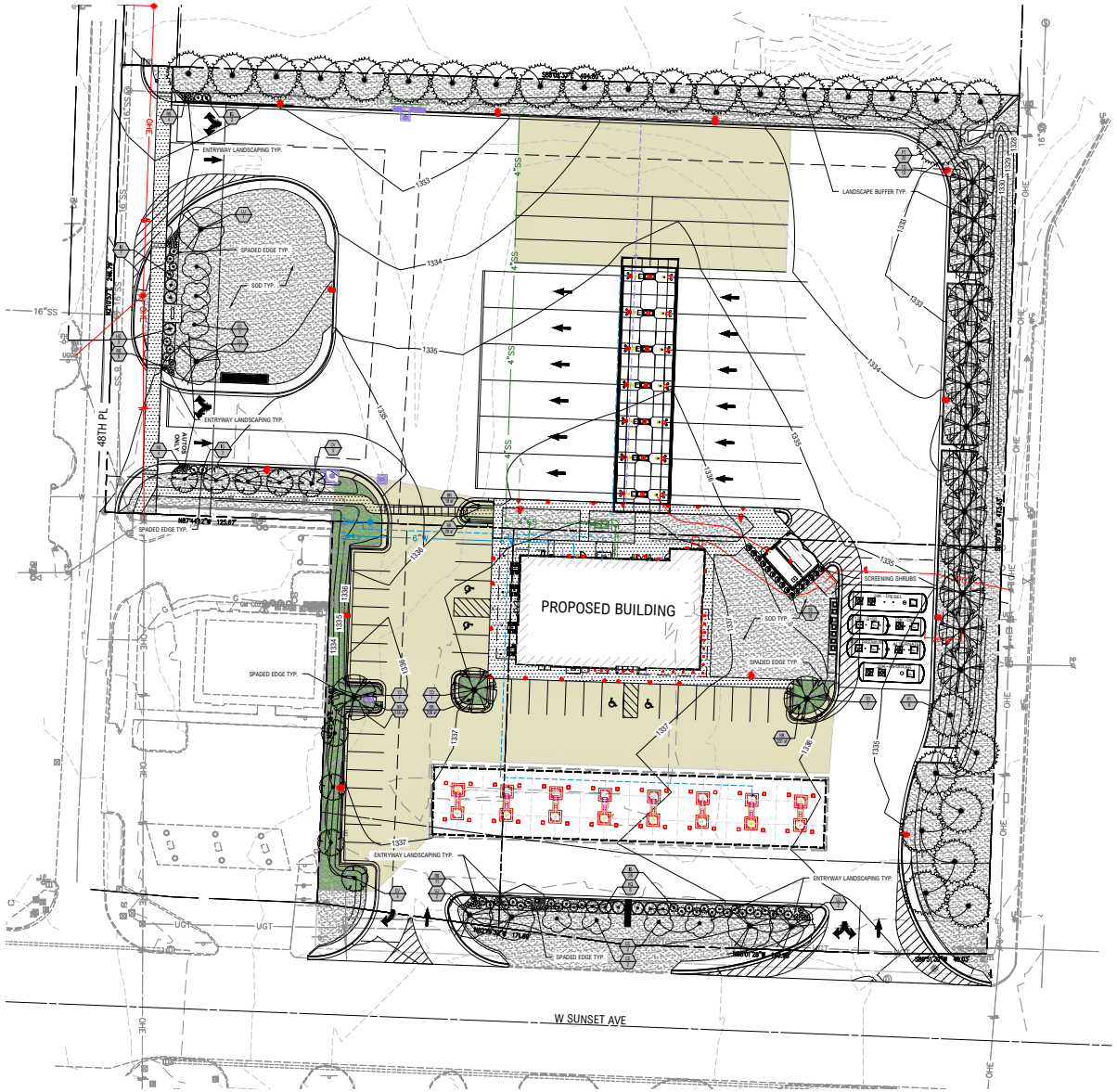
PROFESSIONAL SEAL

PROJECT NUMBER
24.727

SHEET TITLE
DUMPSTER ENCLOSURE PLAN

SHEET NUMBER
A010
ISSUED FOR CONSTRUCTION

Return to Agenda



1 SITE PLAN
SCALE: 1"=30'-0"

EXISTING LEGEND

SYMBOLS

- BENCHMARK
- FOUND IRON PIPE/REBAR
- PRIMARY CONTROLSET MONUMENT FOUND MONUMENT/ROW
- AIR CONDITIONER
- ARV AIR RELEASE VALVE
- ELECTRIC BOX/PEDESTAL
- ELECTRIC JUNCTION BOX
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- GM GAS METER
- GV GAS VALVE
- GUARD POST
- LP LIGHT POLE
- PP POWER POLE
- SANITARY MANHOLE
- CO SANITARY SEWER CLEANOUT
- SIGN
- SPRINKLER HEAD
- TELEPHONE PEDESTAL
- TV PEDESTAL
- WATER FAUCET
- WM WATER METER
- WV WATER VALVE
- DOWN GUY
- STORM SEWER MANHOLE
- STORM SEWER PIPE
- DROP/CURB INLET
- GRATED INLET
- TREE

LINEWORK

- EASEMENT
- CURB
- 1808 INTERMEDIATE CONTOUR
- 1805 INDEX CONTOUR
- SS SANITARY SEWER LINE
- G GAS LINE
- W WATER LINE
- UGT UNDERGROUND TELEPHONE
- UGE UNDERGROUND ELECTRIC
- OHE OVERHEAD ELECTRIC
- UGTV UNDERGROUND TELEVISION
- OHTV OVERHEAD TELEVISION
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- FO FIBER OPTIC
- RIGHT OF WAY
- ROAD CENTERLINE

NOTE:

IRRIGATION TO BE DESIGN BUILD BY THE CONTRACTOR. CONTRACTOR TO SEND IRRIGATION SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION. IRRIGATION PLAN TO COMPLY WITH CITY OF SPRINGDALE REQUIREMENTS.

LANDSCAPE REQUIREMENTS TABLES AND FULL PLANT SCHEDULE ON SHEET L-171

PROPOSED LEGEND

SYMBOLS

- SET IRON PIN
- LIGHT POLE
- POWER POLE
- TELEPHONE PEDESTAL
- TV PEDESTAL
- MANHOLE
- SANITARY SEWER CLEANOUT
- GAS METER
- GAS VALVE
- STORM SEWER PIPE
- STRUCTURE NUMBER
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- AIR RELEASE VALVE
- FIRE DEPARTMENT CONNECTION
- WATER METER
- BACK FLOW PREVENTER
- REDUCER
- RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (REFER TO CIVIL)
- CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (REFER TO CIVIL)
- TOTAL PARKING LOT AREA
- PROVIDED INTERIOR GREENSPACE

LINEWORK

- EASEMENT
- CURB
- 1206 INTERMEDIATE CONTOUR
- 1205 INDEX CONTOUR
- SS SANITARY SEWER LINE
- G GAS LINE
- W WATER LINE
- UGT UNDERGROUND TELEPHONE
- UGE UNDERGROUND ELECTRIC
- OHE OVERHEAD ELECTRIC
- FO FIBER OPTIC
- UGTV UNDERGROUND TELEVISION
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- BUILDING SET BACK
- RIGHT OF WAY
- PROPERTY LINE
- ROAD CENTERLINE

PLANT LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME
ORNAMENTAL TREES		
	CC	CERCIS CANADENSIS / EASTERN REDBUD
	CV	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE
SHADE TREES		
	PT	PINUS TAEDA / LOBLOLLY PINE
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	UJ	ULMUS AMERICANA 'JEFFERSON' / JEFFERSON AMERICAN ELM
SHRUBS		
	HQ	HYDRANGEA QUERCIFOLIA / OAKLEAF HYDRANGEA
	IE	ILEX GLABRA / INKBERRY HOLLY
	RB	RHODODENDRON X 'ROBLEY' / AUTUMN CHEYENNE ENCORE® AZALEA
	TS	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE
SYMBOL		BOTANICAL / COMMON NAME
GROUND COVERS		
		CYNODON DACTYLON 'TIF 419' / TIF 419 BERMUDAGRASS
		WARMED MATRIX RIVER ROCK

PRISM DESIGN STUDIO
LANDSCAPE ARCHITECTURE

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NOT FOR CONSTRUCTION

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

RACETRAC SPRINGDALE
SPRINGDALE, AR

PROJECT INFORMATION
PROJECT NUMBER: 26102800
DATE ISSUED: 09/17/2026

REVISIONS

TAG	REVX	DATE	DESCRIPTION

CONSTRUCTION DOCUMENTS

PLANTING PLAN
L-170

GENERAL LANDSCAPE NOTES

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ARKANSAS ONE-CALL TO CONFIRM ALL UTILITIES. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
2. ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN (CONTAINER OR BALLED & BURLAPPED) AND SHALL MEET OR EXCEED THE SIZE AND GRADING REQUIREMENTS ESTABLISHED BY THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
4. ALL TREES SHALL BE 2" MINIMUM CALIPER (OR AS OTHERWISE SHOWN ON PLANS), WITH A SINGLE DOMINATE CENTRAL LEADER. MULTI LEADERED TREES WILL NOT BE ACCEPTABLE WITHOUT PRIOR APPROVAL FROM LANDSCAPE ARCHITECT.
5. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED, UNLESS SPECIFIED OTHERWISE, AND MUST MEET ALL REQUIREMENTS SPECIFIED ON PLANS.
6. ALL TREES AND SHRUBS SHALL BE INSTALLED PER PLANTING DETAILS.
7. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
8. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED WITH A 3" LAYER OF ORGANIC HARDWOOD MULCH. MULCH SHALL BE NOT BE PLACED IMMEDIATELY ADJACENT TO TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE.
9. ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.
10. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING MATERIAL OTHER THAN VEGETATION.
11. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION AT NO COST TO THE OWNER.
12. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT OR QUANTITY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
13. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT, AND CITY. APPROVED ALTERNATE MATERIALS SHALL MEET THE SAME CRITERIA FOR TYPE, SIZE, AND FUNCTION AS THOSE SHOWN ON LANDSCAPE PLAN.
14. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
15. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
16. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
17. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE CONSTRUCTION BEGINS.
18. CONTRACTOR TO FIELD VERIFY THE LIMITS OF DISTURBANCE. ALL DISTURBED AREAS MUST BE STABILIZED PER CITY CODE PRIOR TO PROJECT CLOSE-OUT.
19. ALL SLOPES 3:1 AND GREATER SHALL RECEIVE SOD. ON SLOPES OF 4:1 OR GREATER, SOD SHALL BE STAPLED IN PLACE.
20. ALL DISTURBED AREAS SHALL BE SEEDED WITH A GRASS SEED MIX CONSISTING OF 70% TURF TYPE FESCUE, 20% PERENNIAL RYE, AND 10% BERMUDA GRASS AT 5 POUNDS PER 1,000 SQUARE FEET.
21. ALL AREAS TO BE SEEDED SHALL RECEIVE 4" OF TOPSOIL AND BE GRADED PER THE GRADING PLAN.
22. ALL SHRUB AREAS SHALL RECEIVE 6" OF TOPSOIL. SOIL SHALL BE AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. ALL EXISTING SOD / WEEDS SHALL BE REMOVED FROM PLANTING BED AREAS. SOIL MIX SHALL BE TILLED INTO BED AREA TO A MINIMUM DEPTH OF 12"
23. ALL SHRUBS AND TREES SHALL BE TREATED WITH 13-13-13 TIME RELEASE FERTILIZER UPON COMPLETION OF THEIR INSTALLATION.
24. PLANTS ARE REQUIRED TO BE WATERED EITHER BY HAND OR BY TEMPORARY ABOVE GROUND IRRIGATION.
25. THE CONTRACTOR IS RESPONSIBLE FOR THE ONGOING MAINTENANCE OF REQUIRED LANDSCAPING UNTIL FINAL ACCEPTANCE BY OWNER.
26. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND THE ENTRANCE/EXIT LOCATIONS.
27. LANDSCAPING THAT DIES OR IS DAMAGED SHALL BE REMOVED AND REPLACED BY THE CURRENT OWNER OF THE PROPERTY. THE OWNER SHALL HAVE 60 DAYS FROM THE RECEIPT OF WRITTEN NOTICE ISSUED BY OWNER TO REMOVE AND REPLACE ANY REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED.
28. IDEALLY, PLANT MATERIAL IS INSTALLED AFTER THE FIRST FROST, BUT BEFORE JULY 1ST, THEN AFTER OCTOBER 1ST UNTIL DEC. 30. CONFIRM PLANTING TIMELINE WITH LANDSCAPE ARCHITECT PRIOR TO ORDERING OR SCHEDULING DELIVERIES.
29. IF A LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED, LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF PLANNED IRRIGATION LINE WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANTING BED CONSTRUCTION AND PLANT INSTALLATION.

UTILITIES AND PLANT MATERIALS

1. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF UTILITIES PRIOR TO LANDSCAPE INSTALLATION AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.
2. TREES AND LANDSCAPING SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE CHANNELS, LINES, OR STRUCTURES, NOR WHERE THEY IMPEDE DETENTION/RETENION FUNCTIONS.
3. TREES WITH A MATURE HEIGHT GREATER THAN 25' SHALL NOT BE PLANTED WITHIN 25' OF OVERHEAD UTILITIES.
4. TREES SHALL NOT BE PLACED WITHIN 5' OF UNDERGROUND UTILITIES.
5. TREES SHALL NOT BE PLACED WITHIN 3' OF ANY ABOVEGROUND ELECTRICAL EQUIPMENT, NOR WITHIN 10' FROM DOORS OF ABOVEGROUND ELECTRIC EQUIPMENT.
6. TREES AND LANDSCAPING THAT OBSCURE VISIBILITY SHALL NOT BE PLACED WITHIN 3' OF A FIRE HYDRANT. ALL OTHER LANDSCAPING MUST BE MAINTAINED TO ENSURE VISIBILITY OF FIRE HYDRANT.
7. CITY RESERVES THE RIGHT TO REMOVE LANDSCAPING THAT BLOCKS ACCESS TO UTILITIES OR FAILS TO MEET THE REQUIREMENTS SET FORTH HEREIN.

MAINTENANCE NOTES

1. CONTRACTOR SHALL PROVIDE A WARRANTY ON ALL PLANT MATERIALS FOR A MINIMUM OF TWO YEARS FROM PROJECT COMPLETION AND ACCEPTANCE BY OWNER. ANY PLANT MATERIAL THAT DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO WARRANTY EXPIRATION SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
2. AFTER THE REQUIRED WARRANTY PERIOD, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION BY THE OWNER OF THE PROPERTY. ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY.
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME.
4. TREES SHALL NOT BE TOPPED AT ANY TIME.
5. WHEN PRUNING IS NECESSARY TO MAINTAIN THE HEALTH OF THE TREE OR FOR PUBLIC SAFETY, PROPER PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE OPERATIONS" SHALL BE UTILIZED.

DRAWING: \\EGNYTEDRIVE\JOBFILES\26102600_RACETRACSPRINGDALE\LANDSCAPE\04 DWG\03 CD\L-170 PLANTING PLAN.DWG
LAYOUT: L-171 ; LAST SAVED: RW1463, 9/16/2026 1:58:03 PM
LAST PLOTTED BY: REED WATERS, 9/16/2026 1:59:24 PM (PLOTTED BY:" VALID ON HARD COPY ONLY)

CITY DF SPRINGDALE LANDSCAPE REQUIREMENTS

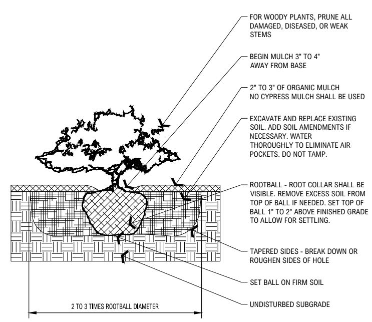
REQUIREMENTS & CALCULATIONS				*REQUIRED*	*PROVIDED*
VEHICULAR USE AREAS (SEC. 56-31.)					
ONE (1) TREE PER PLANTING ISLAND IS REQUIRED. PARKING ISLANDS ARE REQUIRED ONE EVERY 15 PARKING SPACES 37 STANDARD PARKING SPACES / 15 = 3 INTERIOR PARKING TREES				3	3
REQUIRED SPECIES MIX (SEC. 56-33.)					
REOUIRED NUMBER OE TREES		MINIMUM NUMBER OF SPECIES		5	5
11 TO 20		2			
21 TO 30		3			
31 TO 40		4			
41+		5			
SIZE REQUIREMENTS (SEC. 56-33)					
TREES	TREES SHOULD BE A MINIMUM OF 8 FEET TALL AND SHALL HAVE A MINIMUM CALIPER OF 2 INCHES A MINIMUM OE 75 PERCENT OF ALL REOUIRED TREES SHALL BE SHADE TREES				76% SHADE TREES
LANDSCAPED STREET FRONTAGE BUFFER (SEC. 56-31)					
OPTION 1: A MINIMUM BUFEER OE TEN (10) EEET IN WIDTH, PLANTED WITH A MINIMUM OE ONE SHADE TREE AND SEVEN SHRUBS PER 25 LINEAR FEET OF STREET FRONTAGE. (W SUNSET AVE: 217 LF OF ERONTAGE / 25 = 9) (48TH PL: 104 LF OF FRONTAGE / 25 = 4)				13 TREES 91 SHRUBS	13 TREES 91 SHRUBS
INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS (SEC. 56-31)					
TOTAL PARKING LOT AREA	% TOTAL AREA OF LOT FOR INTERIOR PLANTING (EXCLUDING BUILDING AND INTERIOR PLANTING ISLANDS) (INCLUDING THE STREET ERONTAGE BUEEER, PERIMETER STRIP AND TRAVEL LANES)	TOTAL SITE PARKING LOT AREA		REQUIRED AREA OF INTERIOR PLANTING	PROVIDED AREA OF INTERIOR PLANTING
3,000 - 49,999 SQ FT	8%	38,341		3067.28	3067
50,000 - 149,000 SQ FT	10%	1		0.1	
150,000 SQ FT OR LARGER	15%	1		0.15	
PERIMETER LANDSCAPING OTHER THAN STREET FRONTAGE (SEC. 56-31)					
EIVE (5) FOOT PERIMETER STRIP IS REQUIRED BETWEEN THE SIDE AND REAR LOT LINES OF A DEVELOPMENT WITH ONE TREE PER 25 LINEAR EEET REQUIRED ALONG LOT LINES. 1,248 LF / 25 = 50 PERIMETER TREES				50	50
SCREENING (SEC. 56-38)					
NO SCREENING REQUIRED DUE TO ADJACENT COMMERCIAL PROPERTIES ZONING.				N/A	N/A
INTERNAL PEDESTRIAN WALKWAY					
INTERNAL PEDESTRIAN WALKWAY SHALL FEATURE LANDSCAPED AREAS NO LESS THAN 50% OF THEIR LENGTH				50%	50%

OVERALL PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
ORNAMENAL TREES					
	CC	7	CERCIS CANADENSIS / EASTERN REDBUD	B & B	2" CAL
	CV	9	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	B & B	MULTI-TRUNK
SHADE TREES					
	PT	28	PINUS TAEDA / LOBLOLLY PINE	B & B	2"CAL
	TD	16	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	2"CAL
	UJ	6	ULMUS AMERICANA 'JEFFERSON' / JEFFERSON AMERICAN ELM	B & B	2" CAL

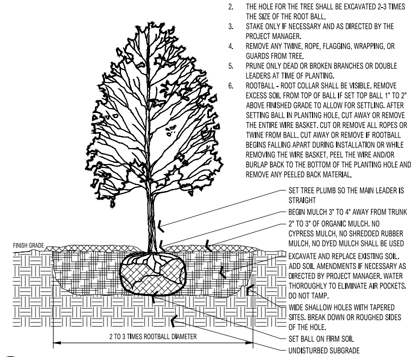
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT
SHRUBS					
	HQ	9	HYDRANGEA QUERCIFOLIA / OAKLEAF HYDRANGEA	5 GAL	
	IG	39	ILEX GLABRA / INKBERRY HOLLY	5 GAL	
	RB	27	RHODODENDRON X 'ROBLED' / AUTUMN CHIFFON® ENCORE® AZALEA	5 GAL	
	TS	16	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	7 GAL	

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
GROUND COVERS			
	50,127 SF	CYNODON DACTYLON `TIF 419` / TIF 419 BERMUDAGRASS	SOLID SOD
	2,581 SF	WASHED NATIVE RIVER ROCK	3"-4" DIAMETER ROCK



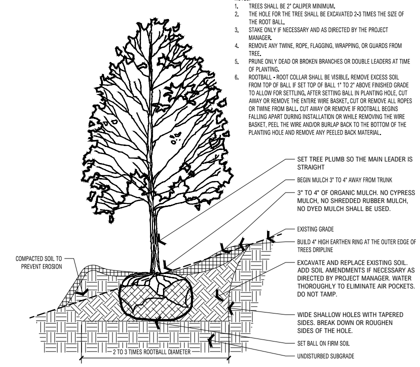
1 SHRUB PLANTING DETAIL
1/2" = 1'-0" P-RA1-02

NOTES:
1. TREES SHALL BE 2" CALIPER MINIMUM.
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOT BALL.
3. STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.
4. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
5. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
6. ROOTBALL - ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF SET TOP BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING. AFTER SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, PEEL THE WIRE AND/OR BURLAP BACK TO THE BOTTOM OF THE PLANTING HOLE AND REMOVE ANY PEELED BACK MATERIAL.



2 TREE PLANTING DETAIL
3/8" = 1'-0" P-RA1-03

NOTES:
1. TREES SHALL BE 2" CALIPER MINIMUM.
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOT BALL.
3. STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.
4. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
5. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
6. ROOTBALL - ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF SET TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING. AFTER SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, PEEL THE WIRE AND/OR BURLAP BACK TO THE BOTTOM OF THE PLANTING HOLE AND REMOVE ANY PEELED BACK MATERIAL.



3 TREE PLANTING ON SLOPE DETAIL
3/4" = 1'-0" P-RA1-05

PRISM DESIGN STUDIO
LANDSCAPE ARCHITECTURE
Fayetteville Little Rock Rogers
479.636.4838 prismla.co

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

RACETRAC SPRINGDALE
SPRINGDALE, AR

PROJECT INFORMATION
PROJECT NUMBER: 26102600
DATE ISSUED: 09/17/2026

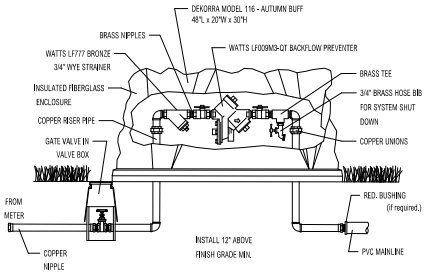
REVISIONS

TAG	REV-X	DATE	DESCRIPTION

CONSTRUCTION DOCUMENTS

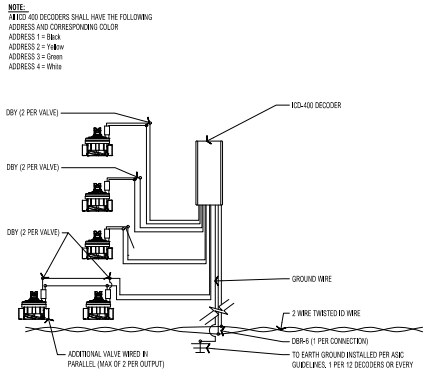
PLANTING DETAILS
L-171

Return to Agenda



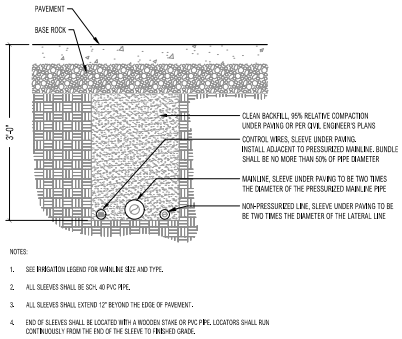
1 WATTS LF009M3-QT BACKFLOW PREVENTER W/COVER

1" = 1'-0" P-RA1-04



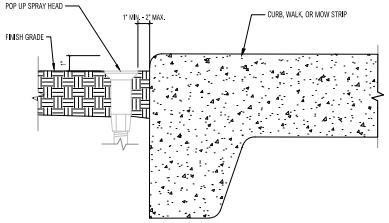
2 DECODER SCHEMATIC

3" = 1'-0" P-RA1-06



3 PIPE BENEATH PAVEMENT

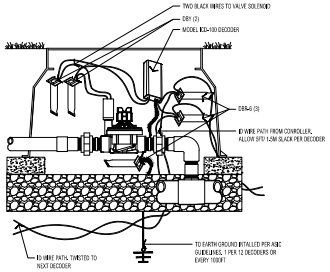
1" = 1'-0" P-RA1-07



4 SPRAY HEAD NEXT TO PAVING

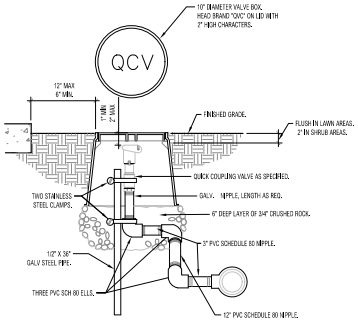
3" = 1'-0" P-RA1-08

NOTE:
ALL ICD 100 DECODERS SHALL HAVE THE FOLLOWING
ADDRESS AND CORRESPONDING COLOR ADDRESS 1 = Black



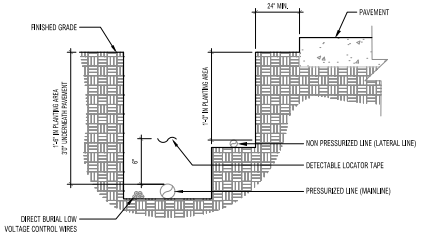
5 ICD 100 DECODER

1 1/2" = 1'-0" P-RA1-09



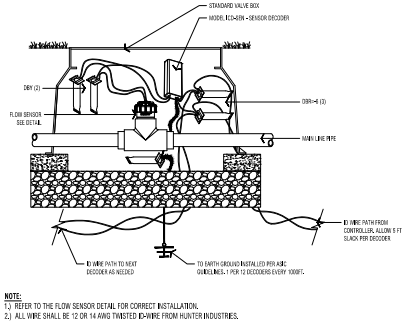
6 QUICK COUPLING VALVE IN BOX

1 1/2" = 1'-0" P-RA1-10



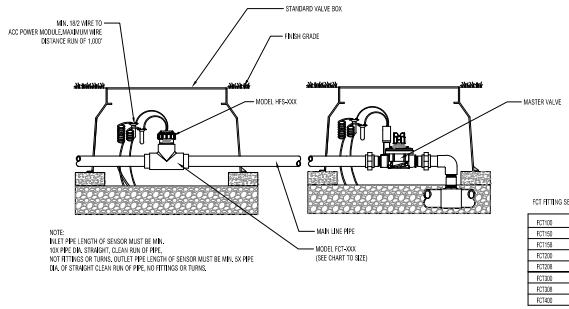
7 IRRIGATION TRENCHING

1 1/2" = 1'-0" P-RA1-12



8 SENSOR DECODER

1 1/2" = 1'-0" P-RA1-13

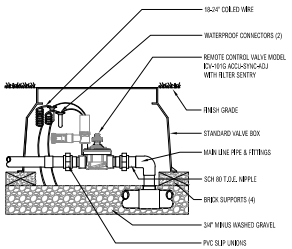


FCT FITTING SELECTION

FCT100	1 INCH	SCH. 40
FCT150	1.5 INCH	SCH. 40
FCT158	1.5 INCH	SCH. 80
FCT200	2 INCH	SCH. 40
FCT208	2 INCH	SCH. 80
FCT300	3 INCH	SCH. 40
FCT308	3 INCH	SCH. 80
FCT400	4 INCH	SCH. 40

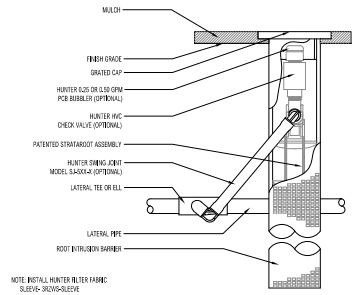
9 HFS FLOW SENSOR

1 1/2" = 1'-0" P-RA1-14



10 ICV GLOBE VALVE

1 1/2" = 1'-0" P-RA1-15



11 ROOT ZONE WATERING SYSTEM (RZWS)

3" = 1'-0" P-RA1-16

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LANDSCAPE ARCHITECTURE

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RACETRAC SPRINGDALE
SPRINGDALE, AR

PROJECT INFORMATION
PROJECT NUMBER: 26102800
DATE ISSUED: 09/17/2026

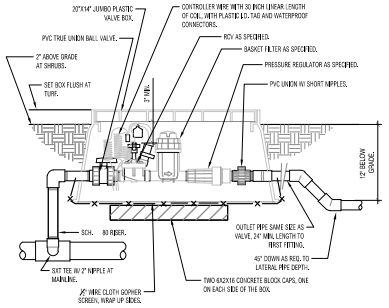
REVISIONS

TAG	REV.#	DATE	DESCRIPTION

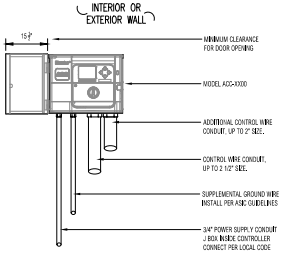
CONSTRUCTION DOCUMENTS

IRRIGATION DETAILS
SHT. 1
L-172

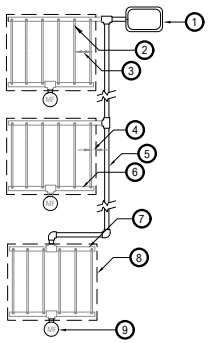
DRAWING NO. L-172 DETAILS IRRIGATION DETAILS.DWG PLOTTED ON 9/17/2026 AT 3:53:59 PM BY JOSHUA WILLIAMS
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1 1in. DRIP VALVE W/BASKET FILTER
1 1/2" = 1'-0" P-RA1-17



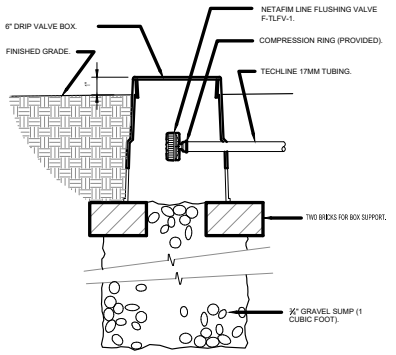
2 ACC2 WALL MOUNT CONTROLLER
1" = 1'-0" P-RA1-18



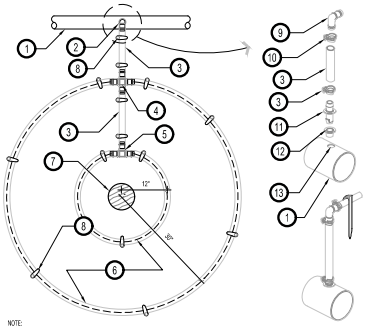
NOTE:
1. RECOMMENDED MINIMUM FILTRATION: 120 MESH
2. PRESSURE AT FLUSH VALVE SHALL BE MIN 21.8 PSI
3. HIGH CHECK VALVE (MAX 8.5' OF WATER (ELEVATION CHANGE))
4. REFER TO MAXIMUM LENGTH OF A SINGLE LATERAL CHART

1. REMOTE CONTROL VALVE WITH DISC FILTER AND PRV
2. TECHLINE HCVXR DRIPLINE
3. SEE SPECIFICATIONS FOR ROW SPACING
4. PERIMETER LATERALS 3"-4" FROM EDGE
5. PVC OR POLY SUPPLY HEADER
6. PVC OR POLY EXHAUST HEADER
7. TECHLINE START CONNECTION
8. ISLAND PERIMETER
9. MANUAL FLUSH VALVE PLUMBED TO PVC OR POLY

3 TECHLINE HCVXR ISLAND LAYOUT
1" = 1' P-RA1-19



4 NETAFIM TECHLINE FLUSH VALVE
3" = 1'-0" P-RA1-20



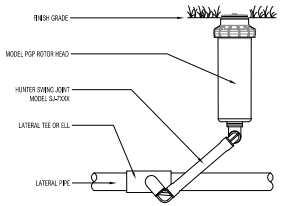
NOTE:
PLACE TIE DOWN STAKES EVERY 3 FT. IN SAND, 4 FT. IN LOAM, AND 5 FT. IN CLAY, AS WELL AS AT ALL CHANGE OF DIRECTION SUCH AS AT TEES OR ELLS.

DRIPLINE TO LATERAL "XPANDO" ADAPTER CONNECTION DETAIL

1. PVC LATERAL SUPPLY PIPE, SIZE AS PER PLAN WITH MINIMUM SIZE 1 1/2" DIAMETER.
2. DRIPLINE CONNECTION TO BELOW GRADE LATERAL PIPE. SEE DRIPLINE TO LATERAL "XPANDO" ADAPTER CONNECTION DETAIL.
3. 1/2" PLOYETHYLENE BLANK TUBING, AS REQUIRED.
4. BARB CROSS INSERT FITTING.
5. BARB TEE INSERT FITTING.
6. AT-GRADE DRIPLINE, INNER RING 12" FROM PLANT, OUTTER RING 30" FROM PLANT. DRIPLINE TO BE 0.9GPH EMITTERS AT 12" O.C.
7. PLANT TRUNK.
8. TYPICAL ANTELCO ASTA TIE-DOWN STAKE, SEE NOTES.
9. DRIPLINE BARBED INSERT ELL.
10. RATCHET CLAMP AT ALL BARBED CONNECTIONS. ANTELCO PART NO. 44345.
11. INSERT ADAPTER, ANTELCO "XPANDO" 13MM X 14MM, PART NO. 46595.
12. 13MM ANTELCO "CAPO: RUBBER GROMMET, NO. 45735.
13. DRILL 5/8" HOLE IN PVC LATERAL PIPE WHERE REQUIRED. YOU MUST USE A "FORSTNER" DRILL BIT FOR DRILLING INTO PVC. REMOVE ANY EXCESS BURRS OR ROUGH EDGES.

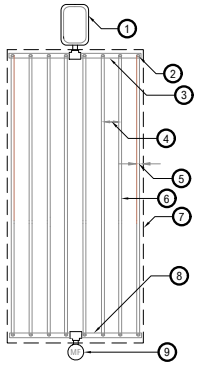
5 20 GPH DRIPLINE RING-0.9 GPH @ 3
1" = 1" P-RA1-23

*When using larger GPM nozzles, beware of high friction loss in swing joints.



OPTIONS:
☐R = FACTORY INSTALLED RECLAIMED RUBBER COVER
☐CV = FACTORY INSTALLED DRAIN CHECK VALVE

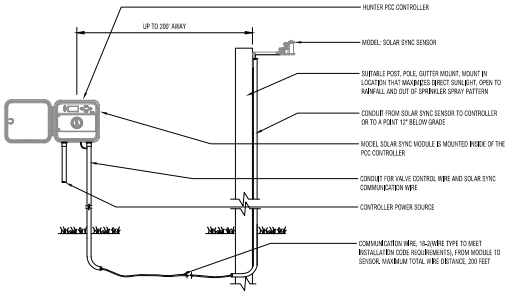
6 PGP POP-UP SERIES ROTOR
3" = 1'-0" P-RA1-27



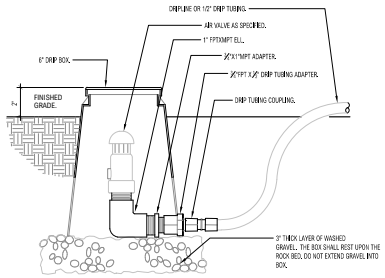
NOTE:
1. RECOMMENDED MINIMUM FILTRATION: 120 MESH
2. PRESSURE AT FLUSH VALVE SHALL BE MIN 21.8 PSI
3. HIGH CHECK VALVE (MAX 8.5' OF WATER (ELEVATION CHANGE))
4. REFER TO MAXIMUM LENGTH OF A SINGLE LATERAL CHART

1. REMOTE CONTROL VALVE WITH DISC FILTER AND PRV
2. TECHLINE START CONNECTION
3. PVC OR POLY SUPPLY HEADER
4. SEE SPECIFICATION FOR ROW SPACING
5. PERIMETER LATERALS 2" TO 4" FROM EDGE
6. TECHLINE HCVXR DRIPLINE
7. AREA PERIMETER
8. PVC OR POLY EXHAUST HEADER
9. MANUAL FLUSH VALVE PLUMBED TO PVC OR POLY

7 TECHLINE HCVXR END FEED LAYOUT
1" = 1" P-RA1-29



8 WIRED SOLAR-SYNC SENSOR
1" = 1'-0" P-RA1-28



9 DRIP AIR RELIEF VALVE IN BOX
3" = 1'-0" P-RA1-31

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RACETRAC SPRINGDALE
SPRINGDALE, AR

PROJECT INFORMATION
PROJECT NUMBER: 26102800
DATE ISSUED: 09/17/2026

REVISIONS

TAG	REV.#	DATE	DESCRIPTION

CONSTRUCTION DOCUMENTS

IRRIGATION DETAILS
SHT. 2
L-173

Return to Agenda



PROJECT AREA

PUBLIC NOTICE

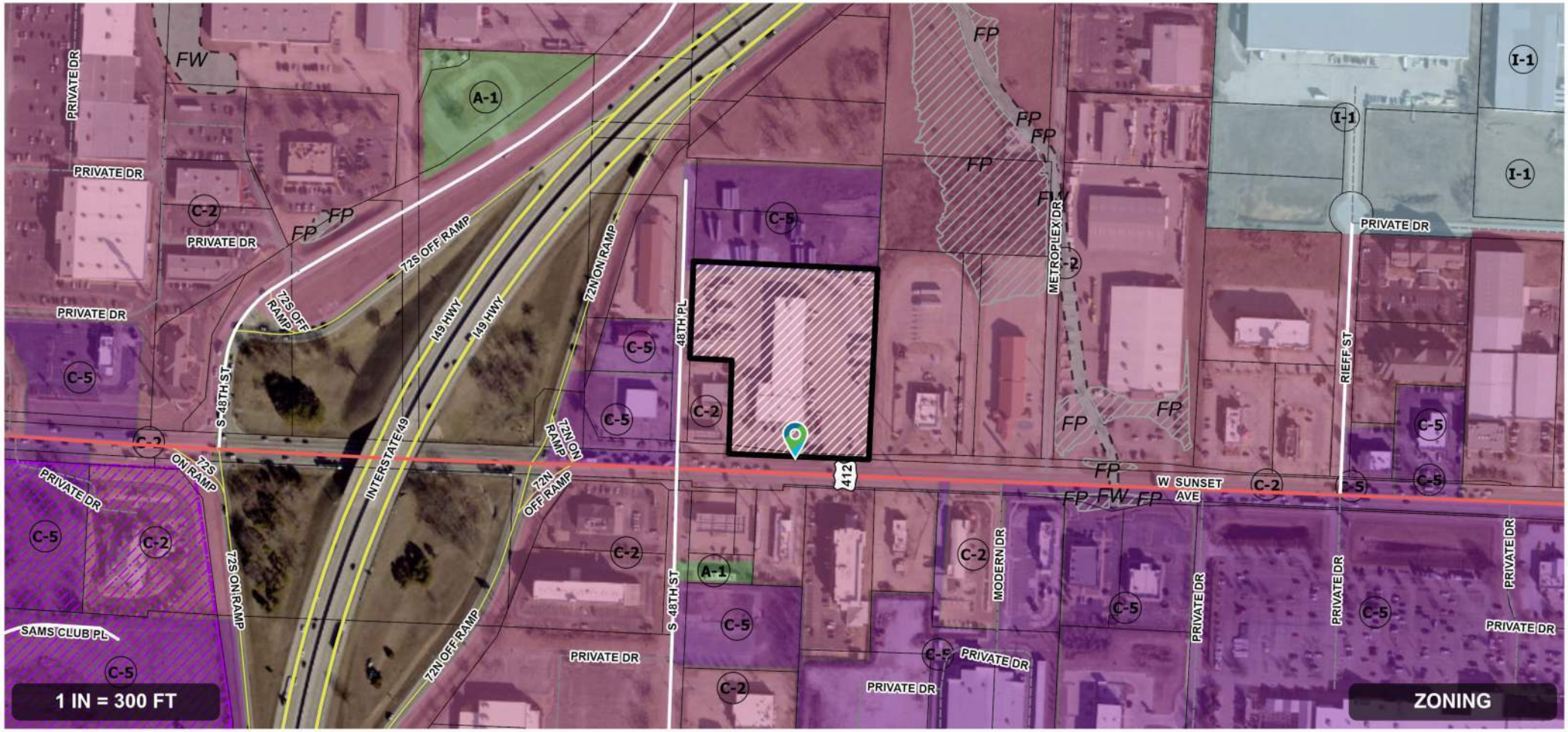
L26-17: Racetrac

4720 W. Sunset Avenue

L26-17: Large Scale Development | B26-95: Variance for Additional Freestanding Sign & from Minimum Permitted Distance Between Drives on a Single & Adjacent Tract | B26-96: Variance from Commercial Design Standards

W26-49: Waiver of Street Improvements

N



PROJECT AREA

PUBLIC NOTICE

L26-17: Racetrac

4720 W. Sunset Avenue

L26-17: Large Scale Development | B26-95: Variance for Additional Freestanding Sign & from Minimum Permitted Distance Between Drives on a Single & Adjacent Tract | B26-96: Variance from Commercial Design Standards

W26-49: Waiver of Street Improvements

N

Memo

To: Planning Commission Members

From: Sharon Tromburg, Planning Director

Date: October 6, 2026

Re: L26-22 Large Scale Development Hank's Furniture

Development plan proposed for a 12.1-acre property located at the SW corner of I-49 and Watkins Avenue. There is one associated waiver (W26-40) from street improvements along Mary Frances Lane, a future road along the west property boundary.

PLANNING COMMENTS
Reviewed by Jenny Neel
Date Reviewed: 09.15.26

Standard Comments

1. *This Large-Scale Development Plan has been given the number L26-22. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development. (Standard comment)*
2. *Submit PDF files at the time of resubmission. (Standard comment)*
3. *A written response to all comments is required with resubmission. (Standard comment)*
4. *On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (Standard comment)*
5. *All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (Standard comment)*
6. *This development must comply with the City of Springdale Commercial Design Standards or a variance is required. (Standard comment)*
7. *In all residential, commercial, and industrial developments submitted after August 30, 2007, all utility wires, lines, and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (Standard comment)*

Planning Comments
Reviewed by: Jenny Neel

8. A separate document dedicating the required right-of-way on Mary Frances Lane will need to be provided before a certificate of occupancy can be granted to this project.

BUILDING AND FIRE COMMENTS
Reviewed by Ed Stith
Date Reviewed: 08.26.26

All comments addressed.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 9.23.26

STANDARD COMMENTS

(no response required)

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

****Please note new ROW permitting process****

- Work in city ROW associated with a development plan shall receive a ROW Permit from the Engineering Department prior to construction.
- A performance bond must be provided for any work in city ROW including street or curb cuts, utility bores, asphalt and concrete work, storm drainage installation or alteration, etc. A cost estimate for this work shall be reviewed and approved by the Engineering Department prior to issuance of any ROW permits.
- A maintenance bond for all ROW work shall be provided to Engineering at the end of the project prior to Certificate of Occupancy.
- Any sidewalk or street closures require a Work Zone Permit from the Engineering Department.
- A traffic management plan and dates of closure must be submitted to Engineering prior to issuance of Work Zone Permit.

PROJECT SPECIFIC COMMENTS

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

- Mary Frances Lane should be built to the south property line per MSP.
    - *Waiver requested*

- How will grated inlet be installed in the bike lane? Need to make sure the grate is appropriate for bike traffic or relocate the inlet.

Development Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	Property Owner (if other than Applicant)
Name: Hanks Furniture	Name: SJK Properties LLC
E-mail:	E-mail:
Address: PO BOX 6870 SHERWOOD, AR 72124	Address: 200 S 7th St Fort Smtih, AR 727901
Phone:	Phone:
Site/ Location: 5177 Watkins Ave, Springdale, AR 72762	Current Zoning: C-5
Assessor's Parcel Number(s):	Rezone Required: N/A
815-29107-320	Total Acreage: 12.17 acres

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

☐ Large Scale Development Plan **(≥1 acre parcel)**
☐ Non-Large Scale Development Plan **(< 1 acre parcel)**

Development Submittal Criteria:

☐ Pre-application meeting held with the Springdale Planning Department on _____.
☐ Three (3) hard copies and a digital copy of plans as well as SWPPP/Drainage documents.
☐ Complete colored architectural elevations and lighting plan.
☐ A copy of the warranty deed indicating ownership of property.
☐ If large scale development plan, submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the last sixty (60) days.

Review Fee:

☐ **Large Scale Development:** $500.00
☐ **Non-Large Scale Development:** $250.00

STAFF USE ONLY

Date Application Submitted:	07/23/2026	Project Number:	L26-22
Date Accepted as Complete:	08/24/2026	Receipt Number:	6351

Indicate person of contact for this request: Applicant/Representative ☒ Property Owner ☐

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Hanks Furniture

Signature: _____ Date: 7/22/26

Name of Representative (if applicable): Jason Appel

Signature: _____ Date: _____

Name of Property Owner (if applicable): SJK Properties LLC

Signature: _____ Date: _____

July 22, 2026
City of Springdale
Attn: Planning Department
201 Spring St.
Springdale AR, 72764

RE: List of Adjacent Owners
Hank's Furniture LSD
A4C Project # 261009

To the City of Springdale Planning Staff,

The following is a list of the adjacent owners to the proposed large-scale development to serve Hank's Furniture at 5177 Watkins Ave, Springdale AR.

815-29107-331
University Of Arkansas Board Of Trustees
405 Administration Bldg
Fayetteville, AR 72701

815-29107-430
JHT LLC An Arkansas Limited Liability Company
PO Box 1526
Fayetteville, AR 72702

815-29107-380
Usable Corporation Attn: Ken Pearson
601 S Gains St
Little Rock, AR 72201

815-29107-370
Arkansas State Highway Comm
PO Box 2261
Little Rock, AR 72203

815-29107-310
Arkansas State Highway Comm
PO Box 2261
Little Rock, AR 72203

815-29107-170
Arkansas State Highway Comm
PO Box 2261
Little Rock, AR 72203

815-29107-201
Arkansas Children's Northwest Inc
1 Children's Way
Little Rock, AR 72202

815-29107-283
City Of Springdale
201 N Spring St
Springdale, AR 72764

815-29107-284
City Of Springdale
201 N Spring St
Springdale, AR 72764

815-29107-281
Phillips Free Will Baptist Church
3074 S 48th St
Springdale, AR 72762

815-29107-280
Episcopal Diocese Of Arkansas Reverend Hadonovan-Bishop
206 North Westwood Lane
Springdale, AR 72762

815-29107-151
Two Rivers South LLC
5515 Country Club Blvd
Little Rock, AR 72207



815-29107-274
TLC Properties LLC
5321 Corporate Blvd
Baton Rouge, LA 70808

Anthony Anderson P.L.S. 1272

Anderson Surveying Inc.

479-841-5397

797 N. Salem Rd. Ste 140
Fayetteville, AR 72704

A4CIVIL

August 20, 2026

Ms. Jenny Neel
Planning Department
City of Springdale
201 Spring Street
Springdale, AR 72764

RE: Waiver Request
Hank's Furniture LSD
L26-22 (A4Civil Project 261009)

Ms. Neel:

On behalf of our client, A4Civil would like to request a waiver of the required master street improvements for the full length of the property. Our client is proposing to dedicate the required right of way along the full length of the property. The adjacent project, L25-10, received a waiver to only construct the required Mary Frances Lane improvements halfway along their property. Our client is requesting to construct the improvements to the end of Mary Frances Lane as constructed by project L25-10. When the southern portion of our client's property is developed, street improvements will be constructed to the property line.

Please let me know if you have any questions.

Sincerely,

Jason Appel P.E.
Principal / CEO

©2026 A4Civil, PLLC.

LARGE SCALE DEVELOPMENT
HANK'S FURNITURE
MARY FRANCES LANE
CITY OF SPRINGDALE, ARKANSAS
WASHINGTON COUNTY
L26-22

REVISION 2
SEPTEMBER, 2026
FOR REVIEW
XXXX-XX

CONTACT LIST:

CITY OF SPRINGDALE PLANNING
CONTACT: SHARON TROMBURG, DIRECTOR
201 SPRING STREET
SPRINGDALE, AR 72764
PHONE: (479) 750-8550
EMAIL: stromburg@springdaleAR.gov

SPRINGDALE WATER UTILITIES
CONTACT: RICK PULVIRENTI
CHIEF OPERATING OFFICER/DIRECTOR OF ENGINEERING
526 OAK AVENUE
SPRINGDALE, AR 72764
PHONE: (479) 751-5751
FAX: (479) 750-4039
EMAIL: rpulvirenti@springdalewater.com

ENGINEERING
CONTACT : BEN PETERS, P.E.
DIRECTOR
201 SPRING STREET
SPRINGDALE, AR 72764
PHONE: (479) 756-7716
EMAIL: bpeters@springdaleAR.gov

CONTACT : KATIE HOLLINGSHEAD, P.E.
SENIOR PROJECT MANAGER
201 SPRING STREET
SPRINGDALE, AR 72764
PHONE: (479) 750-8105
khollingshead@springdaleAR.gov

PUBLIC WORKS (STREET)
CONTACT : JAMES SMITH
DIRECTOR
269 EAST RANDALL WORBE LANE
SPRINGDALE, AR 72764
PHONE: (479) 750-8135
EMAIL: jsmith@springdaleAR.gov

CIVIL ENGINEER:
A4CIVIL
CONTACT: JASON APPEL, P.E.
797 N SALEM ROAD STE 140
FAYETTEVILLE, AR 72704
PHONE: (479) 841-5397
EMAIL: jappel@a4civil.com

LAND SURVEYOR:
ANDERSON SURVEYING INC.
CONTACT: ANTHONY ANDERSON, PLS #1272
P.O. BOX 129
VAN BUREN, AR 72957
PHONE: (479) 474-4247

SPRINGDALE FIRE DEPARTMENT
CONTACT: STEVE GOSS, FIRE MARSHAL
417 HOLCOMB STREET
SPRINGDALE, AR 72765
PHONE: (479) 751-8191
FAX:(479) 750-8104

ELECTRIC : SOUTHWESTERN ELECTRIC POWER COMPANY
GEORGE RUTH
101 W. TOWNSHIP STREET
FAYETTEVILLE, AR 72703
PHONE: 479.973.2333
EMAIL: WSSATTERFIELD@AEP.COM

STATE OF ARKANSAS
ARKANSAS DEPARTMENT OF HEALTH
CONTACT: MR. CRAIG CORDER, P.E.
DIVISION OF ENGINEERING
4815 W. MARKHAM
LITTLE ROCK, AR 72205-3867
PHONE: (501) 661-2000

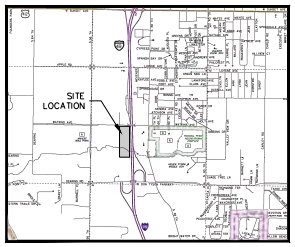
GAS UTILITY: BLACK HILLS ENERGY
CONTACT: AARON BURKS
UTILITY CONSTRUCTION PLANNER
655 E. MILLSAP DRIVE
FAYETTEVILLE, AR 72703
PHONE : 479.601.8387
EMAIL: AARON.BURKS@BLACKHILLSCORP.COM

CABLE: COX COMMUNICATION
CONTACT: RANDY BUTLER
4901 S. 48TH ST
SPRINGDALE, AR 72762
PHONE: (479) 717-3738
FAX:(479) 872-0174

OWNER:
SJK PROPERTIES
200 S 7TH STREET
FORT SMITH, AR 72901

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COORDINATING WITH ARKANSAS ONE-CALL AT 1-800-482-8998 A MIN. OF FORTY EIGHT (48) HOURS BEFORE ANY DIGGING BEGINS.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONDITIONS ON THE SITE DURING CONSTRUCTION AND MUST BE WITHIN INDUSTRY AND OSHA ACCEPTED STANDARDS FOR SAFETY AT ALL TIMES, INCLUDED BUT NOT LIMITED TO WORKING HOURS. THE ENGINEER SHALL NOT RESPONSIBLE TO MONITOR SAFETY STANDARDS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEMOLITION AND CONSTRUCTION MATERIALS, IN A LAWFUL MANNER, AT STATE AND FEDERALLY ACCEPTED SITES.
4. ALL DESIGNS SHOWN HEREIN ARE IN ACCORDANCE WITH THE INDUSTRY ACCEPTED STANDARDS AT THIS TIME.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING PROPERTIES.
6. IN THE EVENT THAT THERE IS A QUESTION WITH REGARD TO THE DESIGN INTENT, THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING IN ACCORDANCE WITH ALL MUNICIPALITY CONSTRUCTION STANDARDS, WHERE APPLICABLE.



N

VICINITY MAP
NOT TO SCALE

A4CIVIL OR ITS DESIGNATED REPRESENTATIVE SHALL PROVIDE INSPECTION SERVICES DURING CONSTRUCTION OF PUBLIC UTILITIES.

PUBLIC WATER AND SEWER UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES AMENDED NOVEMBER 17, 2025 WITH APPROVED REVISIONS DATED NOVEMBER 17, 2025 AND SEALED DECEMBER 8, 2025

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."

FLOOD CERTIFICATION

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY SCALING THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS.

MAP NUMBER: 05143C0095G & 05143C0070G
REVISED DATE: JANUARY 25, 2024



ARKANSAS COUNTY MAP
N.T.S.

SHEET INDEX

1.	C1.0	-	COVER SHEET
2.	1	-	TOPOGRAPHIC & BOUNDARY SURVEY
3.	C2.0	-	OVERALL SITE PLAN
4.	C2.1	-	SITE PLAN
5.	C3.0	-	OVERALL GRADING PLAN
6.	C3.1	-	GRADING PLAN
7.	C3.2	-	STORM WATER POLLUTION PREVENTION PLAN
8.	C3.3-C3.5	-	STORM PLAN & PROFILE
9.	C4.0	-	UTILITY PLAN
10.	C4.1-C4.2	-	WATER PLAN & PROFILE
11.	C4.3	-	SANITARY SEWER PLAN & PROFILE
12.	C5.0	-	LANDSCAPE PLAN
13.	C6.0	-	TYPICAL DETAILS
14.	C6.1	-	TYPICAL DETAILS
15.	C6.2	-	SWU STANDARD DETAILS
16.	C6.3	-	SWPPP DETAILS
17.	DP1	-	DUMPSTER SCREENING DETAIL
18.	E-801	-	PHOTOMETRIC PLAN

PROPERTY DESCRIPTION - PARCEL #815-29107-320

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST QUARTER, THENCE NORTH 01° 14'51" WEST 1297.01 FEET TO THE RIGHT-OF-WAY OF U.S. HIGHWAY 71, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: NORTH 88° 41' 01" EAST 58.20 FEET, SOUTH 76° 53'19" EAST 180.57 FEET, SOUTH 89° 49'36" EAST 175.85 FEET, SOUTH 03° 48'05" EAST 1075.19 FEET AND SOUTH 03° 02'15" EAST 175.68 FEET, THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 88° 58'22" WEST 462.30 FEET TO THE POINT OF BEGINNING, CONTAINING 12.67 ACRES, MORE OR LESS, ALL IN THE CITY LIMITS OF SPRINGDALE.

PLAN SET FOR
REVIEW ONLY-NOT
FOR CONSTRUCTION

THOMAS JASON APPEL
ARKANSAS REGISTERED PROFESSIONAL ENGINEER NO. 13828

PLANS PREPARED BY:

A4CIVIL

DEVELOPER:
SJK PROPERTIES
200 S 7TH STREET
FORT SMITH, AR 72901

PROPERTY ADDRESS:
SJK PROPERTIES
200 S 7TH STREET
FORT SMITH, AR 72901

NO	DATE	BY	CKD	DESCRIPTION

A4CIVIL
ARKANSAS

HANK'S FURNITURE
SPRINGDALE, ARKANSAS

COVER

damage prevention is no accident
811
Know what's below. Call before you dig.
800-482-8998
Arkansas One-Call
www.arkonecall.com

DATE	DRAWN
09-10-2026	NG
DESIGNED	CHECKED
NG	TJA

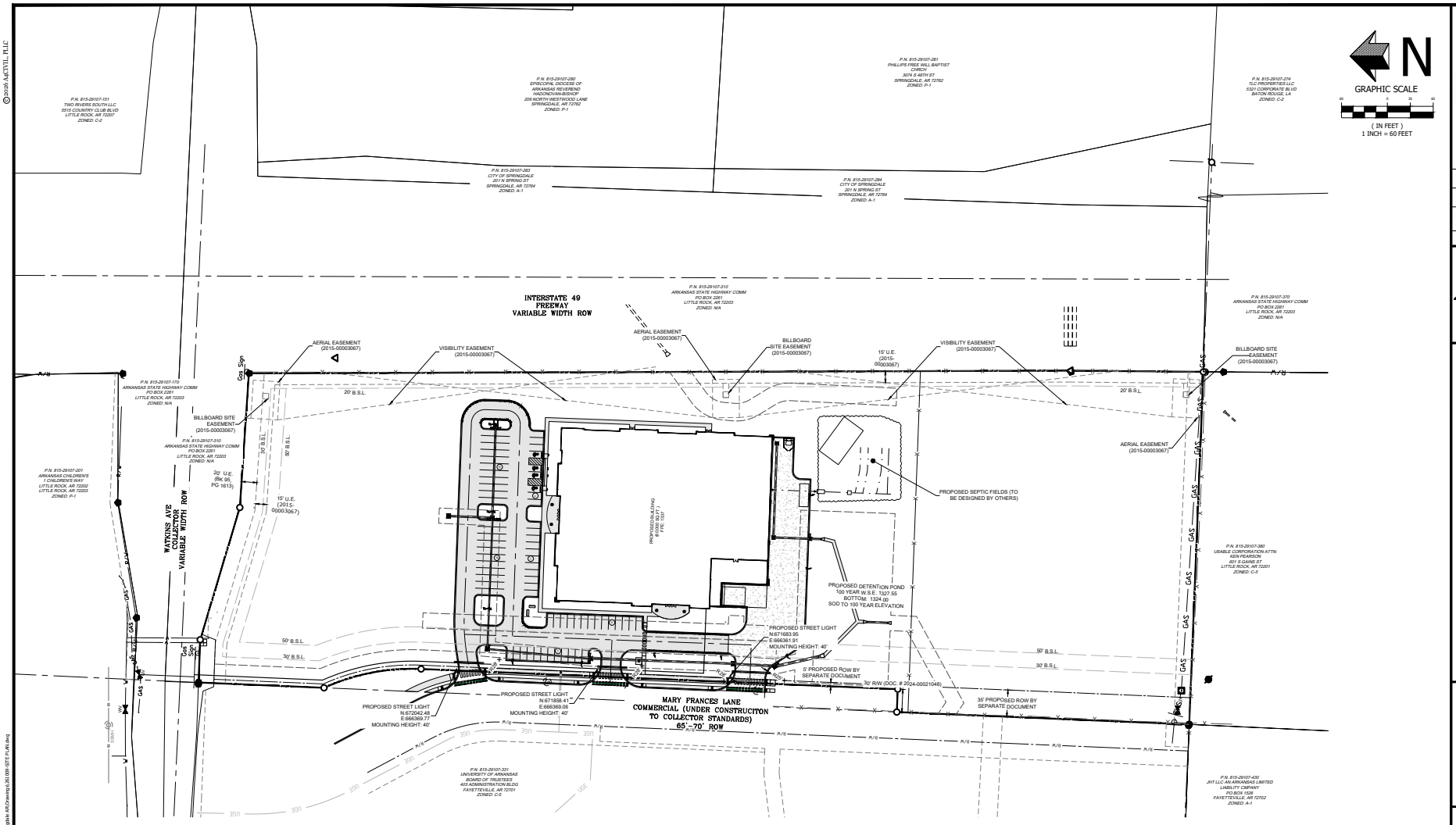
FOR REVIEW

PROJECT NO.
261009

SHEET
C1.0

PLOT DATE/TIME: Thursday, September 10, 2026 11:57:29 AM | I:\A4CIVIL\Current Projects\26\261009-Hanks Furniture-Springdale AR\Drawings\261009-COVER.dwg


NW Corner
NE 1/4 of SW 1/4 of
Section 9, T-17-N, R-30-W
(Previous Survey by RLS1816, Job # FY152735, Dated: 05/2017)
(Previous Survey by RLS1826, Job # 21-0246, Dated: 01/21/2021)
References:
1. N55°31'12"E 101.50', AHTD Right-of-Way Marker.
2. S02°25'28"W 24.14', Existing Rebar (RLS1826).
3. S07°06'56"W 24.17', Existing Rebar (RLS1181)
SE 1/4 NW 1/4
Section 9, T-17-N, R-30-W
WATKINS AVENUE
(U.S. Hwy. 412 Asphalt Surface)
N02°25'28"E 24.14'
S73°19'45"E 280.70'
S86°07'56"E 176.00'
Proposed Utility Easement (Per Watkins Ave. Widening & Trail Improvements Plans)
LINE TABLE
L# | BEARING | DISTANCE
L1 | S87°34'32"E | 30.00'
L2 | S87°45'25"E | 56.00'
*TBM
SET 2" MONUMENT
N: 672200.59
E: 666777.58
ELEV.: 1349.35
ARC L. 130.59'
ARC R. 280.03'
CH. B. N10°58'49"W
CH. D. 129.41'
MARY FRANCES LANE
NW 1/4 SW 1/4
Section 9, T-17-N, R-30-W
Previous 39.50 Acres
Survey by RLS1816,
Job # FY152735,
Dated: 05/2017
Previous 31.178 Acres
Survey by RLS1826,
Job # 21-0246,
Dated: 01/21/2021
PT. NE 1/4 SW 1/4
12.370 Acres
INTERSTATE 49
S02°25'28"W 624.30'
N02°25'28"E 624.30'
SSMH
RIM: 1312.04
INV.(E): 1303.89
INV.(N): 1305.04
INV.(N): 1302.49
INV.(W): 1301.99
SSMH
RIM: 1313.06
INV.(W): 1303.31
INV.(E): 1307.06
INV.(S): 1303.31
APPROXIMATE LOCATION OF SEWER ROUTE
N87°42'23"W 461.90'
S87°42'23"E 859.26'
S00°31'49"W 499.
POINT OF BEGINNING
Existing Rebar
SW Corner
NE 1/4 of SW 1/4 of
Section 9, T-17-N, R-30-W
(Previous Survey by RLS1816, Job # FY152735, Dated: 05/2017)
(Previous Survey by RLS1826, Job # 21-0246, Dated: 01/21/2021)
References:
1. N57°34'51"W 1.44', Existing Rebar.
2. N51°28'30"E 24.21', Existing Gas Valve.
3. S35°51'04"E 105.12', Set Mag Nail in Light Pole Base.
4. S64°08'32"E 128.42, Set Mag Nail in Light Pole Base.
*TBM
EXISTING MAG NAIL
N: 671058.43
E: 666356.68
ELEV.: 1339.29
Tract 1,
Previous 8.79 Acre
Survey by RLS1532,
Job # 16-041,
Dated: 01-26-2016
SE 1/4 SW 1/4
Section 9, T-17-N, R-30-W
Set Mag Nail in Place of
Existing P.K. Nail (Broken)
SE Corner
NE 1/4 of SW 1/4 of
Section 9, T-17-N, R-30-W
(AHTD Right-of-Way Acquisition, Job # 040527, Dated: 10-14-2014)
(Previous Survey by RLS1482, Job # 60124, Dated: 08-02-2005)
References:
1. N06°52'23"E 110.25', Top Nut of Fire Hydrant.
2. N66°38'15"W 76.87', Punchmark Center of Sanitary Sewer Manhole.
3. S48°07'51"W 48.07', City of Springdale Monument at Northwest corner of Inlet.
4. S30°20'45"E 24.37', Set Mag Nail in Headwall.
AHTD Marker
SURVEY DESCRIPTION:
PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 17 NORTH, RANGE 30 WEST, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4); THENCE N02°25'28"E, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), 382.06 FEET TO A SET ½" REBAR MARKING THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN RIGHT-OF-WAY EASEMENT RECORDED IN DOCUMENT NO. 2024-00021048; THENCE LEAVING THE WEST LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), S87°34'32"E, ALONG THE SOUTH LINE OF THE LAND DESCRIBED IN SAID RIGHT-OF-WAY EASEMENT, 30.00 FEET TO A SET 1/2" REBAR MARKING THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN SAID RIGHT-OF-WAY EASEMENT; THENCE LEAVING THE SOUTH LINE OF THE LAND DESCRIBED IN SAID RIGHT-OF-WAY EASEMENT, N02°25'28"E, ALONG THE EAST LINE OF THE LAND DESCRIBED IN SAID RIGHT-OF-WAY EASEMENT, 624.30 FEET TO A SET 1/2" REBAR; THENCE CONTINUING ALONG THE EASTERLY LINE OF THE LAND DESCRIBED IN SAID RIGHT-OF-WAY EASEMENT, 130.59 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 280.03 FEET AND A CHORD BEARING AND DISTANCE OF N10°58'49"W, 129.41 FEET TO A SET 1/2" REBAR MARKING THE NORTHERLY CORNER OF THE LAND DESCRIBED IN SAID RIGHT-OF-WAY EASEMENT ON THE WEST LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4); THENCE LEAVING THE EAST LINE OF THE LAND DESCRIBED IN SAID RIGHT-OF-WAY EASEMENT, N02°25'28"E, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), 164.36 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 49; THENCE LEAVING THE WEST LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND ALONG THE WESTERLY LINE OF SAID INTERSTATE 49, THE FOLLOWING COURSES (BEARING AND DISTANCES): S87°45'25"E, 56.00 FEET TO A SET 1/2" REBAR; S73°19'45"E, 280.70 FEET TO A SET 1/2" REBAR; S86°07'45"E, 176.00 FEET TO AN EXISTING RIGHT-OF-WAY MONUMENT; S00°11'26"E, 1075.32 FEET TO A SET ALUMINUM MONUMENT; S00°31'41"W, 173.70 FEET TO A SET 1/2" REBAR ON THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4); THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 49, N87°42'23"W, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), 461.90 FEET TO THE POINT OF BEGINNING, CONTAINING 12.170 ACRES, MORE OR LESS, BEING SUBJECT TO PUBLIC ROAD RIGHTS-OF-WAY AND ANY EASEMENTS OF RECORD, ACCORDING TO A SURVEY BY ANDERSON SURVEY, INC., RLS # 1272, JOB # 26-03-26.
NOTE:
DRONE IMAGE AND AND LIDAR CONTOURS
WERE FLOWN ON MARCH 21, 2026.
LEGEND
OHP = OVER HEAD POWER LINE
PP = POWER POLE
MH = MAN HOLE
WM = WATER METER
EM = ELECTRIC/TELEPHONE
GM = GAS METER
ST = STONE
LP = LIGHT POLE
U/E = UTILITY EASEMENT
= SET 1/2"x 24" REBAR
= SET STONE (BENCH TIP)
= SET RR/SPIKE
= EXISTING RR/SPIKE
= SET MAG NAIL
= EXISTING MAG NAIL
= EXISTING STONE
= EXISTING MONUMENT
= EXISTING FENCE
= EXISTING FENCE POST
Land Commissioner
File Code Number
500-17N-30W-4-00-310-72-1272
BASIS OF BEARING:
GRID NORTH, STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301), NAD 83 (2011)
80 0 80
Scale in Feet
DATE
REVISIONS
BY:
CERTIFICATE OF AUTHORIZATION
ANDERSON SURVEYING INC.
No. 1501
ARKANSAS
CA 1501 Expires 12/31/2027
REGISTERED
STATE OF ARKANSAS
PROFESSIONAL
ANDERSON SURVEYING INC.
Arkansas -- Oklahoma
P.O. Box 129
Van Buren, AR 72957
(479)-474-4247
Fax (479)-410-5333
tony@and-survey.com
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS
TOPOGRAPHIC SURVEY OF
PART OF THE NE 1/4 SW 1/4 OF
SECTION 9, T-17-N, R-30-W
DATE: 04-24-2026
JOB NO: 26-03-26
SCALE: 1" = 80'
FOR USE BY:
4IE ENGINEERING, INC.
Y:\0-2026\26-03\26-03-26_WatkinsAve\0-DRAFTING\26-03-26.dwg, 6/29/2026 10:20:28 AM, KMI



GENERAL SITE NOTES:

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COORDINATING WITH ARKANSAS ONE-CALL AT 1-800-482-8998 A MIN. OF TWENTY-FOUR (24) HOURS BEFORE ANY DIGGING BEGINS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONDITIONS ON THE SITE DURING CONSTRUCTION AND MUST BE WITHIN INDUSTRY AND OSHA ACCEPTED STANDARDS FOR SAFETY AT ALL TIMES. INCLUDED BUT NOT LIMITED TO WORKING HOURS. THE ENGINEER SHALL NOT RESPONSIBLE TO MONITOR SAFETY STANDARDS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEMOLITION AND CONSTRUCTION MATERIALS, IN A LAWFUL MANNER, AT STATE AND FEDERALLY ACCEPTED SITES.
4. ALL DESIGNS SHOWN HEREIN ARE IN ACCORDANCE WITH THE INDUSTRY ACCEPTED STANDARDS AT THIS TIME.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING PROPERTIES.
6. IN THE EVENT THAT THERE IS A QUESTION WITH REGARD TO THE DESIGN INTENT, THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING IN ACCORDANCE WITH ALL MUNICIPALITY CONSTRUCTION STANDARDS.
8. MAINTENANCE OF TRAFFIC DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. STREETLIGHT FIXTURES SHALL BE LSI LIGHTING MODEL CROSSOVER XRM, #SPL-XRM3-AAWLEDUE-MBV-PC-PC-COS.
10. NO SHOPPING CARTS/SHOPPING CART STORAGE WILL BE PROVIDED.

LEGEND

EXISTING	PROPOSED
IRON PIN/PIPE FOUND	
	IRON PIN SET
BENCHMARK	
BOUNDARY LINE	
RIGHT-OF-WAY LINE	
EASEMENT LINE	
BUILDING SETBACK LINE	
CURB AND GUTTER	
SIGN	
LIGHT POLE (SINGLE)	
FIREHYDRANT ASSEMBLY	
STOP BAR	STOP
LIGHT DUTY ASPHALT PAVEMENT	
MEDIUM DUTY ASPHALT PAVEMENT	
HEAVY DUTY CONCRETE PAVING	
CONCRETE SIDEWALK	
PARKING COUNT	XX
FIRE LANE STRIPING	

ZONING AND SETBACK INFORMATION:

THIS PROPERTY IS CURRENTLY ZONED C-5 & LIES WITHIN THE SW OVERLAY DISTRICT (THOROUGHFARE COMMERCIAL DISTRICT).

BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: 30 FEET
FRONT W/ PARKING: 50 FEET
SIDE: 0 FEET
BACK: 20 FEET

PROPOSED USE UNIT: 20 SHOPPING GOODS (FURNITURE,RETAIL)

DEVELOPMENT SHALL COMPLY WITH THE SW OVERLAY DISTRICT REQUIREMENT IN CHAPTER 130, ARTICLE 12.

SITE INFORMATION:

GROSS SITE AREA: 12.17 ACRES
NET SITE AREA: 11.76 ACRES

ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AND BUILDING APPROACHES SHALL BE AS REQUIRED BY CURRENT ADA AND AS MAY BE FROM TIME TO TIME AMENDED

FLOOD CERTIFICATION

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY SCALING THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS.

MAP NUMBER: 05143C0085G & 05143C0070G
REVISED DATE: JANUARY 25, 2024

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.

OWNER:
SJK PROPERTIES LLC
200 S 7TH ST
FORT SMITH, AR 72901

PROPERTY ADDRESS:
5177 WATKINS AVE
SPRINGDALE, AR 72762

L26-22

NO	DATE	BY	CKD	DESCRIPTION

A4CIVIL
ARKANSAS

HANK'S FURNITURE
SPRINGDALE, ARKANSAS

OVERALL SITE PLAN

DATE:_____

damage prevention is no accident
811
Know what's below. Call before you dig.
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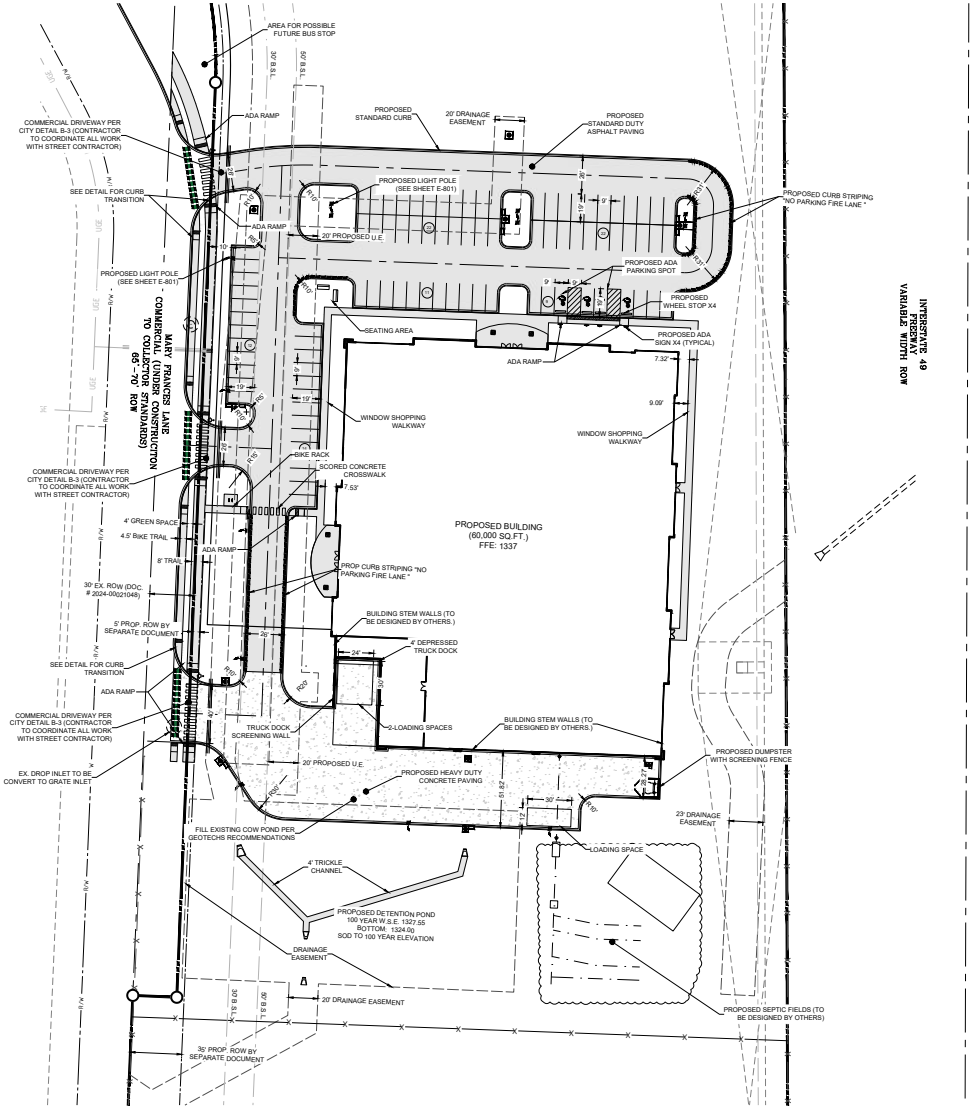
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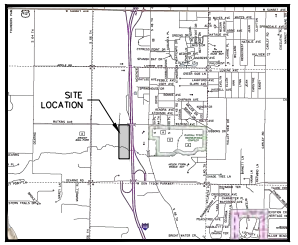
PROJECT NO.
261009

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PLOT DATE/TIME: Thursday, September 10, 2026 11:18:53 AM | # P:\2026\09-Hanks Furniture-Springdale (AR)\Drawings\L26\L09 SITE PLAN.dwg





VICINITY MAP
NOT TO SCALE

N

GRAPHIC SCALE

(IN FEET)
1 INCH = 40 FEET

LEGEND

EXISTING	PROPOSED
	IRON PIN/PIPE FOUND
	IRON PIN SET
	BENCHMARK
	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	CURB AND GUTTER
	SIGN
	LIGHT POLE (SINGLE)
	FIREHYDRANT ASSEMBLY
	ASPHALT PAVEMENT
	HEAVY DUTY CONCRETE PAVING
	CONCRETE SIDEWALK
	PARKING COUNT
	FIRE LANE STRIPING
	STORM BOX
	PUBLIC LIGHT POLE
	PRIVATE LIGHT POLE

PARKING INFORMATION:

REQUIRED PARKING SPOTS:
1 SPACE PER 1000 GFA OF FURNITURE STORES
60,000 SF/ 1,000 GFA = 60

REQUIRED PARKING:
60 SPOTS INCLUDING 3 ADA SPOTS

PROVIDED PARKING:
90 SPOTS INCLUDING 3 ADA SPOTS

SITE INFORMATION:

GROSS SITE AREA: 12.17 ACRES
NET SITE AREA: 11.76 ACRES

ZONING AND SETBACK INFORMATION:

THIS PROPERTY IS CURRENTLY ZONED C-5 & LIES WITHIN THE SW OVERLAY DISTRICT (THOROUGHFARE COMMERCIAL DISTRICT).

BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: 30 FEET
FRONT W/ PARKING: 50 FEET
SIDE: 0 FEET
BACK: 20 FEET

PROPOSED USE UNIT: 20 SHOPPING GOODS (FURNITURE,RETAIL)

DEVELOPMENT SHALL COMPLY WITH THE SW OVERLAY DISTRICT REQUIREMENT IN CHAPTER 130, ARTICLE 12.

ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AND BUILDING APPROACHES SHALL BE AS REQUIRED BY CURRENT ADA AND AS MAY BE FROM TIME TO TIME AMENDED

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.

GENERAL SITE NOTES:

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COORDINATING WITH ARKANSAS ONE-CALL AT 1-800-482-8998 A MIN. OF TWENTY-FOUR (24) HOURS BEFORE ANY DIGGING BEGINS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONDITIONS ON THE SITE DURING CONSTRUCTION AND MUST BE WITHIN INDUSTRY AND OSHA ACCEPTED STANDARDS FOR SAFETY AT ALL TIMES. INCLUDED BUT NOT LIMITED TO WORKING HOURS. THE ENGINEER SHALL NOT RESPONSIBLE TO MONITOR SAFETY STANDARDS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEMOLITION AND CONSTRUCTION MATERIALS, IN A LAWFUL MANNER, AT STATE AND FEDERALLY ACCEPTED SITES.
4. ALL DESIGNS SHOWN HEREIN ARE IN ACCORDANCE WITH THE INDUSTRY ACCEPTED STANDARDS AT THIS TIME.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING PROPERTIES.
6. IN THE EVENT THAT THERE IS A QUESTION WITH REGARD TO THE DESIGN INTENT, THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING IN ACCORDANCE WITH ALL MUNICIPALITY CONSTRUCTION STANDARDS.
8. MAINTENANCE OF TRAFFIC DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. STREETLIGHT FIXTURES SHALL BE LSI LIGHTING MODEL CROSSOVER XRM, #SPL-XRMS-AAWLED/UE-MSV-UPC-PC-COS.
10. NO SHOPPING CARTS/SHOPPING CART STORAGE WILL BE PROVIDED.

FLOOD CERTIFICATION

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY SCALING THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS.

MAP NUMBER: 05143C0065G & 05143C0070G
REVISED DATE: JANUARY 25, 2024

OWNER:
SJK PROPERTIES LLC
200 S 7TH ST
FORT SMITH, AR 72901

PROPERTY ADDRESS:
5177 WATKINS AVE
SPRINGDALE, AR 72762

L26-22

NO	DATE	BY	CKD	DESCRIPTION

A4CIVIL
ARKANSAS

HANK'S FURNITURE
SPRINGDALE, ARKANSAS

SITE PLAN

DATE:_____

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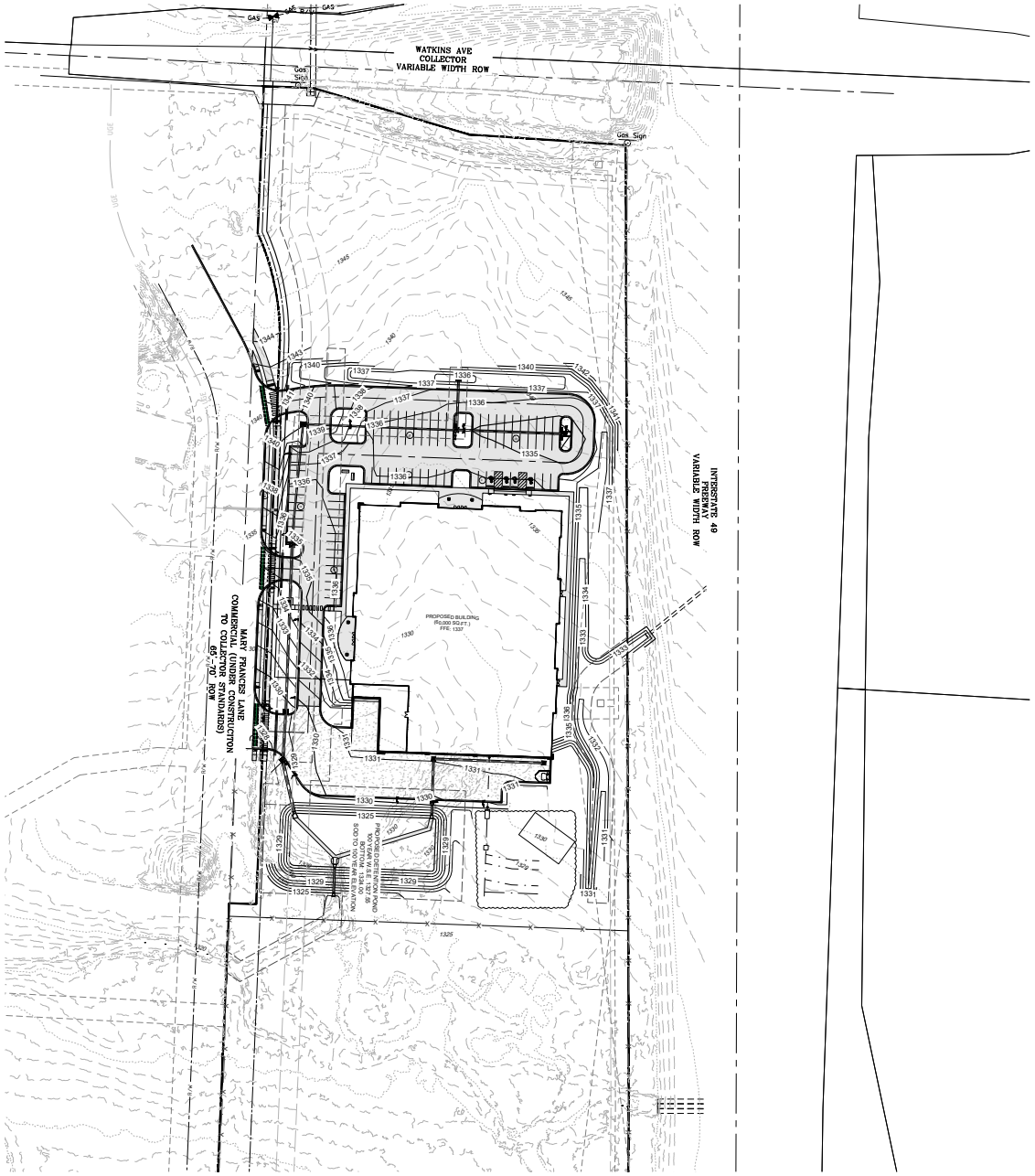
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GRAPHIC SCALE

(IN FEET)
1 INCH = 60 FEET

GENERAL:

- CONTRACTOR SHALL INSTALL/USE ALL REQUIRED EQUIPMENT SO AS TO COMPLY WITH ALL SAFETY STANDARDS DICTATED BY OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS.
- CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANY AS LISTED ON THE COVER SHEET FOR ADJUSTMENT OF UTILITY LINES AFFECTED BY CUT AND FILL.
- AREAS TO BE GRADED SHALL BE CLEARED AND GRUBBED SO AS TO REMOVE ALL ORGANIC MATERIAL INCLUDING BUT NOT LIMITED TO VEGETATION, TREES, ROOTS, DEBRIS OR OTHER MATERIALS THAT WOULD AFFECT THE STABILITY OF THE FILL. IF UNCERTAINTY EXISTS AS TO THE SUITABILITY OF ANY MATERIAL, THE CONTRACTOR SHALL HAVE A REGISTERED GEOTECHNICAL ENGINEER MAKE THE FINAL DETERMINATION.
- CONTRACTOR SHALL ENSURE THAT THE FILL MATERIAL BE FREE OF ORGANIC MATERIALS, FROZEN MATERIALS, MUCK, HIGHLY COMPRESSIBLE MATERIALS, ROCKS, RUBBISH, TIMBER, BRUSH, STUMPS, BUILDING DEBRIS, AND OTHER MATERIALS THAT WOULD NEGATIVELY AFFECT THE FILL MATERIAL.
- CONTRACTOR SHALL STOCK PILE AND MAINTAIN ALL GOOD TOP SOIL REMOVED FROM AREAS TO BE GRADED AND FILLED FOR USE IN FINAL GRADING ALL CRITICAL / UNPAVED AREAS.
- CONTRACTOR SHALL PROOF ROLL BUILDING PADS AND SUBGRADE OF ALL AREAS TO BE PAVED PRIOR TO INSTALLATION OF PAVING MATERIALS. ANY SOFT AREAS SHALL BE REMOVED AND REPLACED WITH SELECT FILL AND COMPACTED AS NOTED IN THE PAVEMENT SECTION SHOWN ON THE DETAIL SHEET.

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.

FINISHED GRADE AS INDICATED ON THESE DRAWINGS ARE THE TOP OF FINISHED SURFACE, IE. TOP OF PAVEMENT OR TOP OF SOD FINISHED ELEVATION

THE GRADING CONTOURS AS PROVIDED ON THESE DRAWINGS IS TO CONVEY FINAL GRADING INTENT, AND ARE NOT EXACT

LEGEND

EXISTING		PROPOSED
	IRON PIN/PIPE FOUND	
	IRON PIN SET	
	BENCHMARK	
	BOUNDARY LINE	
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	BUILDING SETBACK LINE	
	CURB AND GUTTER	
	SIGN	
	SPOT ELEVATION	XX.XX
	TOP OF CURB	TC
	GUTTER	G
	TOP OF WALL	TW
	FINISHED GRADE	FG
	FLARED END SECTION	
	UNDERGROUND STORM DRAINAGE SYSTEM	
	DOMED INLET WITH RISER	
	CURB INLET	
	SODDING	
	100-YEAR W.S.E	
	4' CONCRETE SWALE	
	4' CURB INLET EXTENSION	

L26-22

NO	DATE	BY	CKD	DESCRIPTION

A4CIVIL
ARKANSAS

HANK'S FURNITURE
SPRINGDALE, ARKANSAS

OVERALL GRADING PLAN

DATE:_____

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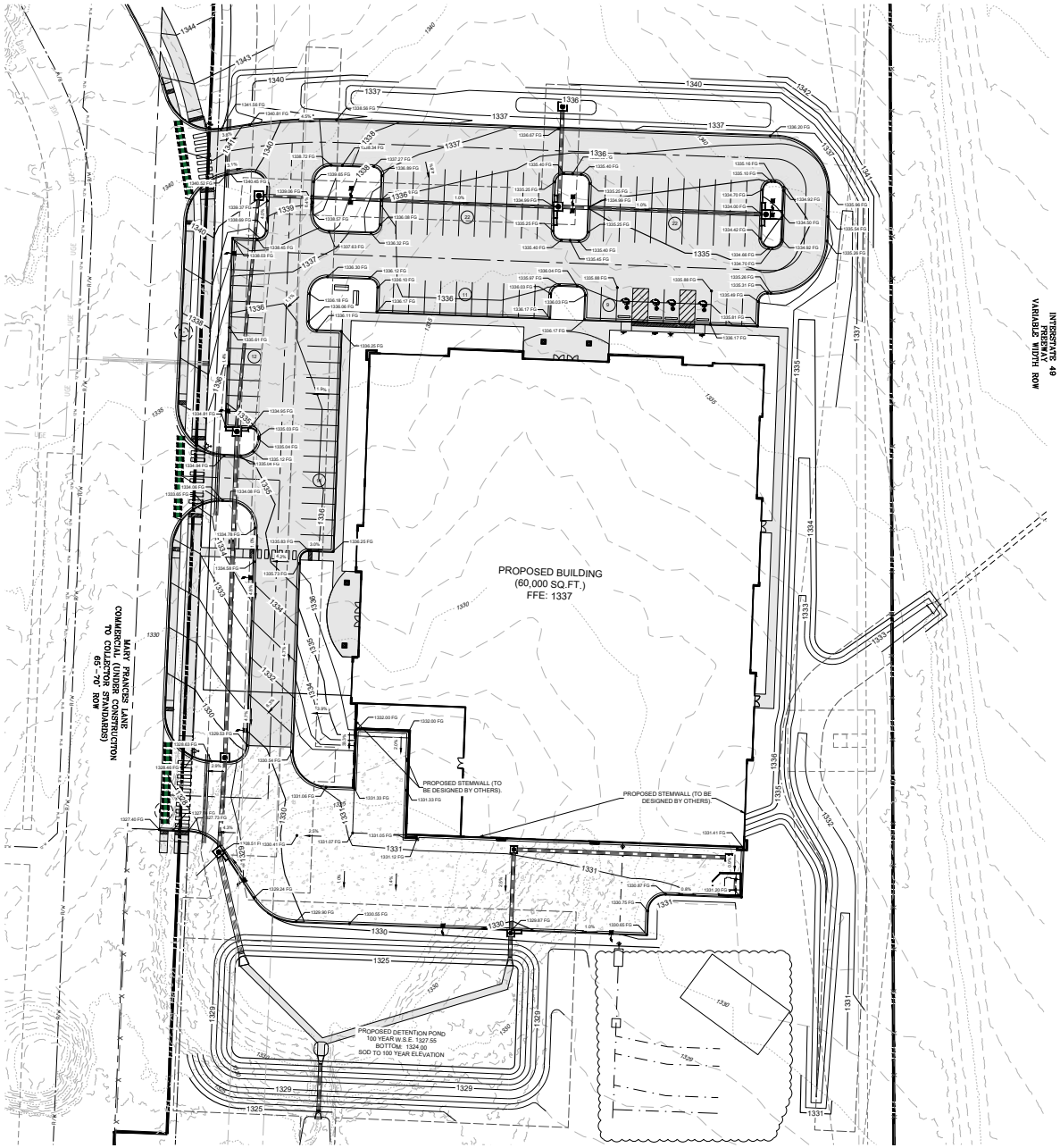
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GRAPHIC SCALE

(IN FEET)
1 INCH = 30 FEET

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	IRON PIN/PIPE FOUND	
	IRON PIN SET	
	BENCHMARK	
	BOUNDARY LINE	
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	BUILDING SETBACK LINE	
	CURB AND GUTTER	
	SIGN	
	SPOT ELEVATION	XX.XX XX.XX
	TOP OF CURB	TC
	GUTTER	G
	TOP OF WALL	TW
	FINISHED GRADE	FG
	FLARED END SECTION	
	UNDERGROUND STORM DRAINAGE SYSTEM	
	DOMED INLET WITH RISER	
	CURB INLET	
	SODDING	
	100-YEAR W.S.E	
	4' CONCRETE SWALE	
	4' CURB INLET EXTENSION	

L26-22

NO	DATE	BY	CKD	DESCRIPTION

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ARKANSAS

HANK'S FURNITURE
SPRINGDALE, ARKANSAS

GRADING PLAN

DATE:_____

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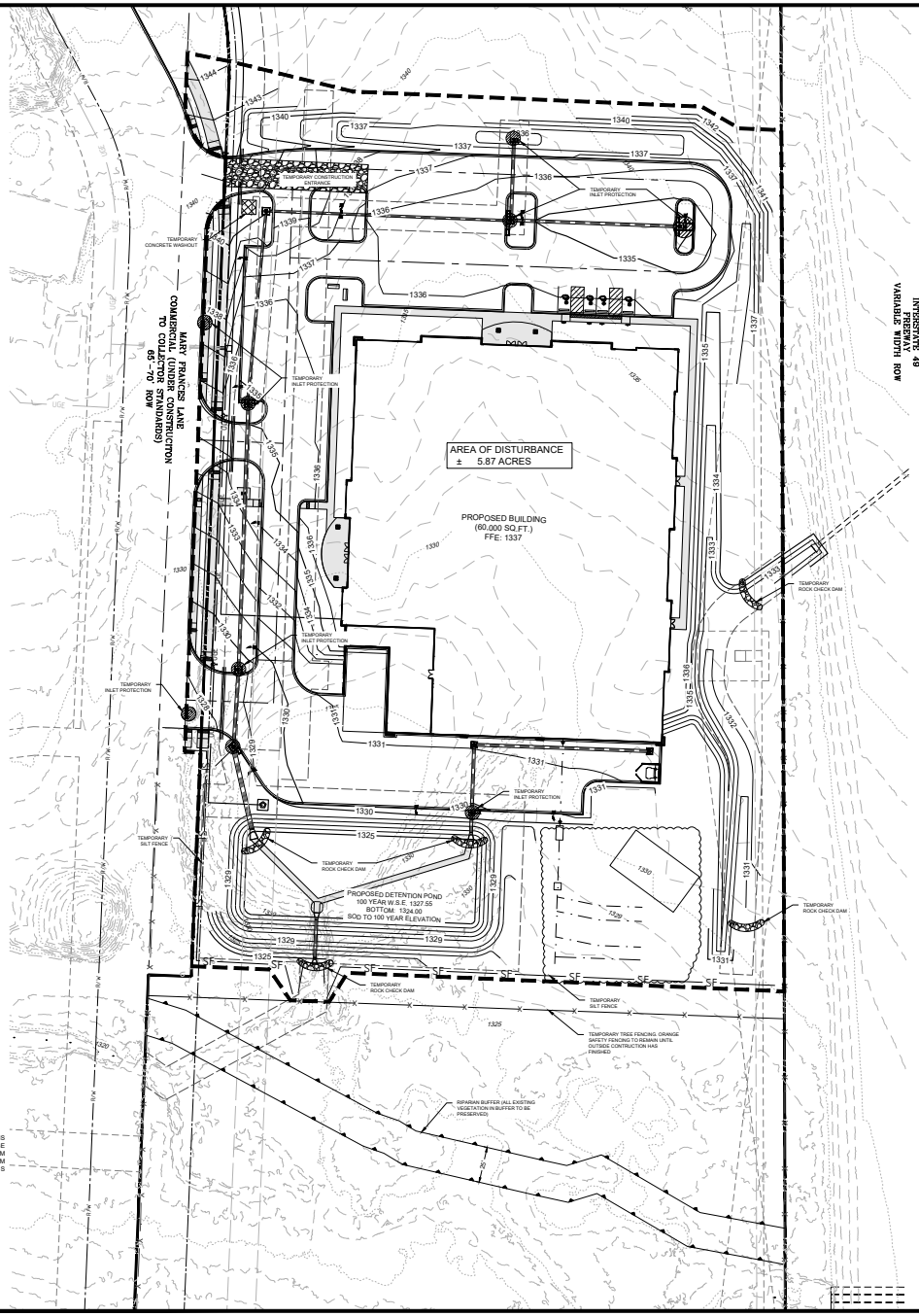
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GRAPHIC SCALE

(IN FEET)
1 INCH = 40 FEET

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- LIMITS OF DISTURBANCE
- TEMPORARY SILT FENCE — SF
- CONSTRUCTION ENTRANCE
- INLET PROTECTION

SWPPP GENERAL NOTES:

- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN CALENDAR DAYS FOR THE SURFACE OF ALL PERIMETER SLOPES AND FOURTEEN DAYS FOR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- THE CONTRACTOR SHALL INSPECT, REPAIR AND ADD STONE TO THE STONE CONSTRUCTION ENTRANCE WHEN IT BECOMES SATURATED WITH MUD TO INSURE IT FUNCTIONS AS IT WAS INTENDED.
- THE TOPSOIL STOCKPILE SHALL BE GRADED TO DRAIN AND SEEDED WITH A TEMPORARY SEED MIX.
- ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSPECTED, CLEANED REPAIRED IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN.
- TEMPORARY SEDIMENT CONTROL MEASURES (SILT FENCE, CONSTRUCTION ENTRANCE, ETC.) SHALL BE MAINTAINED UNTIL ALL CONTRIBUTING AREAS ARE GRADED AND STABILIZED.
- A COMPLETE PLAN FOR MAINTENANCE OF CONTROL DEVICES IS CONTAINED WITHIN THE STORM WATER POLLUTION PREVENTION PLAN WHICH IS PART OF THE SITE WORK SPECIFICATIONS.
- DUST CONTROL ON SITE SHALL BE MINIMIZED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS STRICTLY PROHIBITED.
- IF THE MAJORITY OF MUD OR DIRT IS NOT REMOVED FROM EXISTING TRAFFIC, CONTRACTOR SHALL ESTABLISH VEHICLE WASH AREAS AT CONSTRUCTION TRAFFIC EXIT POINTS AND VEHICLE OPERATION SHALL BE INTERCEPTED AND TRAPPED BEFORE WASH WATER IS ALLOWED TO BE DISCHARGED OFFSITE. RINSE-OFF WILL NOT BE ALLOWED OUTSIDE THE PROJECT CONSTRUCTION LIMITS.

PRE & POST CONSTRUCTION GRADING NOTES:

PRE-CONSTRUCTION:

- PRIOR TO START OF SITE GRADING, EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE TO THE EROSION CONTROL PLAN. THESE EROSION CONTROL MEASURES, AS A MINIMUM, SHALL INCLUDE ALL SILT FENCING, TEMPORARY SEDIMENT PONDS, TEMPORARY CONSTRUCTION ENTRANCE, AND ANY OTHER MEASURES NECESSARY TO ENSURE THAT SEDIMENT DOES NOT LEAVE THE SITE.
- PRIOR TO START OF SITE GRADING, CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANIES AND THE STATE ONE-CALL SYSTEM A MINIMUM OF 48 HOURS PRIOR TO DIGGING FOR THE LOCATION OF ALL UNDERGROUND UTILITY LINES THAT WILL BE AFFECTED BY THIS DEVELOPMENT. PLEASE NOTE THAT EXISTING UTILITIES NOTED ON PLAN HAVE BEEN LOCATED WITH ALL AVAILABLE INFORMATION AND THAT EXACT LOCATION OF UTILITY LINES MAY NOT BE ACCURATE.
- A PRE-CONSTRUCTION MEETING SHALL BE HELD ON SITE ONCE ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AND PRIOR TO ANY SITE GRADING / CONSTRUCTION / DEMOLITION.
- SPECIFICATIONS AND DETAILS OF THE APPROPRIATE GOVERNING AGENCY

POST-CONSTRUCTION:

- CONTRACTOR SHALL SCARIFY ANY AREA TO RECEIVE TOP SOIL TO A MINIMUM DEPTH OF 3".
- ALL DISTURBED AREAS SHALL BE GRADED SMOOTH AND RECEIVE A MINIMUM OF 4" OF TOPSOIL. THE AREA SHALL BE SEEDED AND / OR SODDED IN ACCORDANCE WITH THE LANDSCAPE PLAN. THE AREA SHALL BE WATERED UNTIL A HARDY COVER OF GRASS HAS BEEN ESTABLISHED AND 80% OF THE SITE HAS BEEN STABILIZED IN ACCORDANCE WITH ADEQ'S CONSTRUCTION GENERAL PERMIT (ARR150000).
- ONCE THE SITE HAS REACHED FINAL STABILIZATION IN ACCORDANCE TO THE REQUIREMENTS SET FORTH IN ADEQ'S CONSTRUCTION GENERAL PERMIT, THE CONTRACTOR SHALL FILE A NOTICE OF TERMINATION.

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:

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e) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.

CONTRACTOR CERTIFICATION STATEMENT:

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

CONTRACTOR:
ADDRESS:

TELEPHONE:
PERSON IN CHARGE OF DAY TO DAY OPERATIONS:

PRINTED NAME: _____

SIGNATURE: _____

TITLE: _____

DATE: _____

L26-22

NO	DATE	BY	CKD	DESCRIPTION

A4CIVIL
ARKANSAS

HANK'S FURNITURE
SPRINGDALE, ARKANSAS

STORM WATER POLLUTION PREVENTION PLAN

DATE: _____

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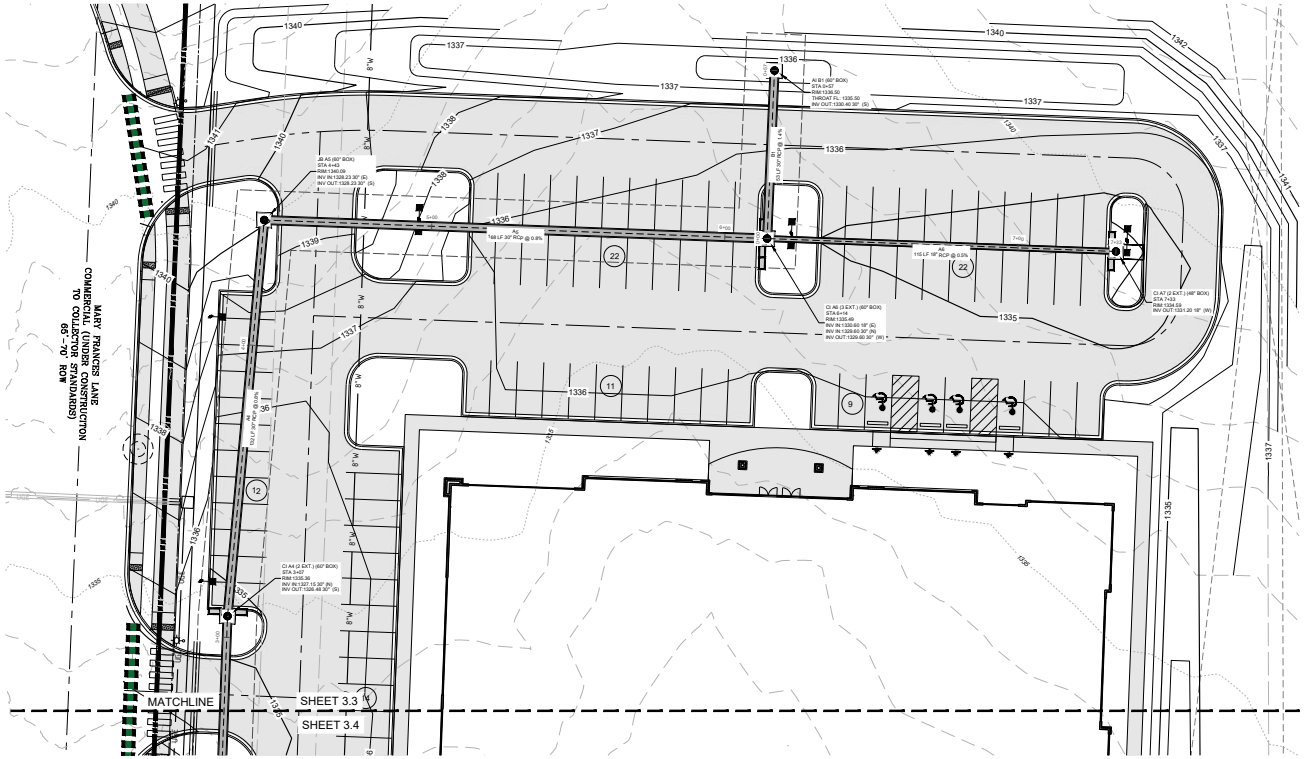
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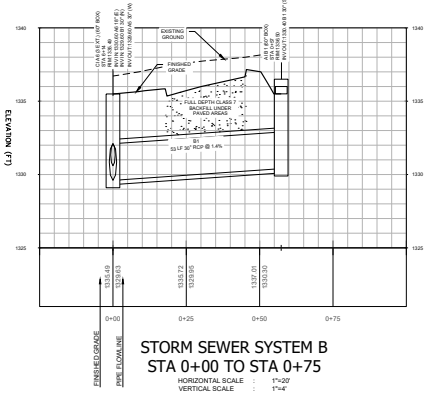
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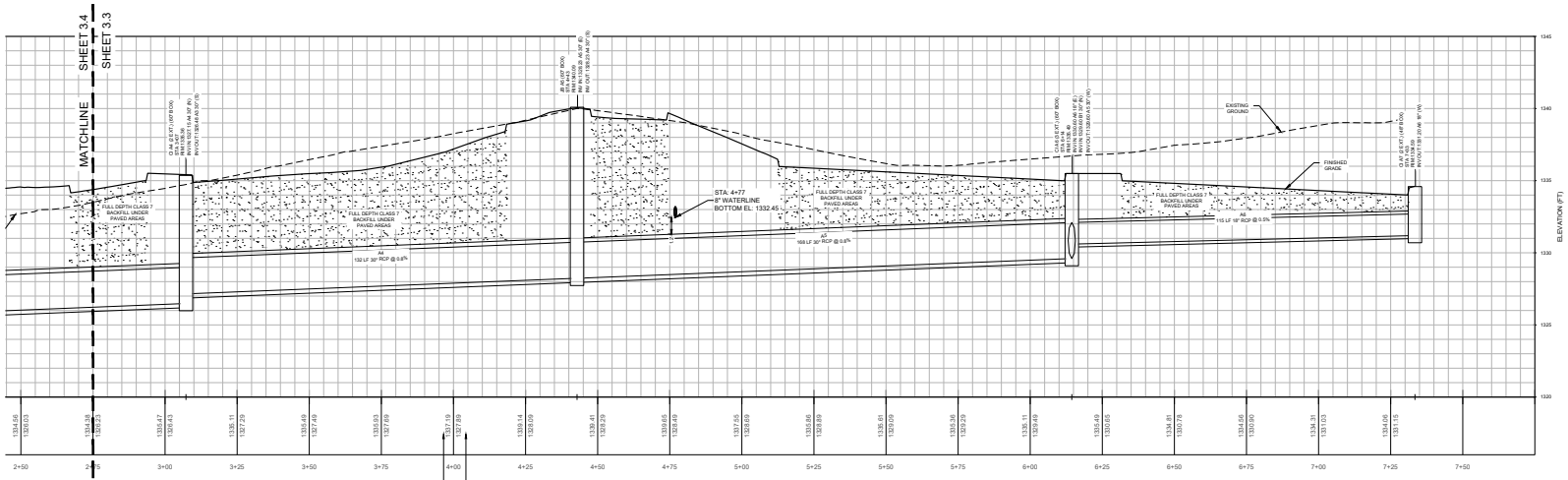
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GRAPHIC SCALE
(IN FEET)
1 INCH = 20 FEET



STORM SEWER SYSTEM B
STA 0+00 TO STA 0+75
HORIZONTAL SCALE : 1"=20'
VERTICAL SCALE : 1"=4'



STORM SEWER SYSTEM A
STA 0+00 TO STA 7+50
HORIZONTAL SCALE : 1"=20'
VERTICAL SCALE : 1"=4'

L26-22

NO	DATE	BY	CKD	DESCRIPTION

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ARKANSAS

HANK'S FURNITURE
SPRINGDALE, ARKANSAS

STORMSEWER PLAN AND PROFILE 1
STORMSEWER SYSTEM A - STA 0+00 TO STA 7+25

DATE:

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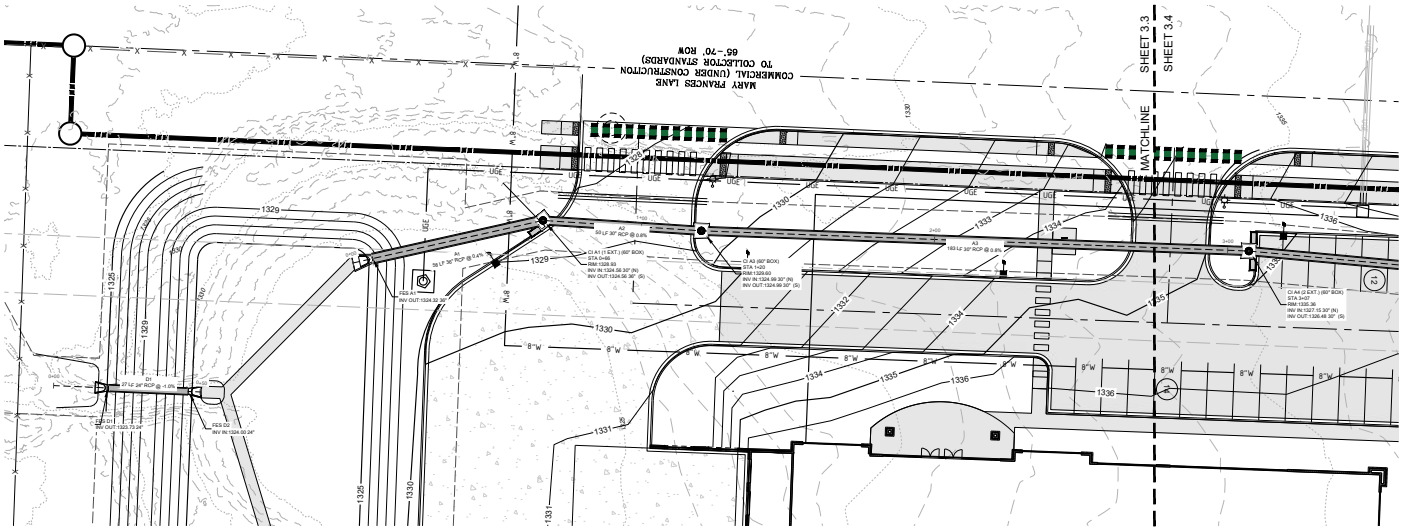
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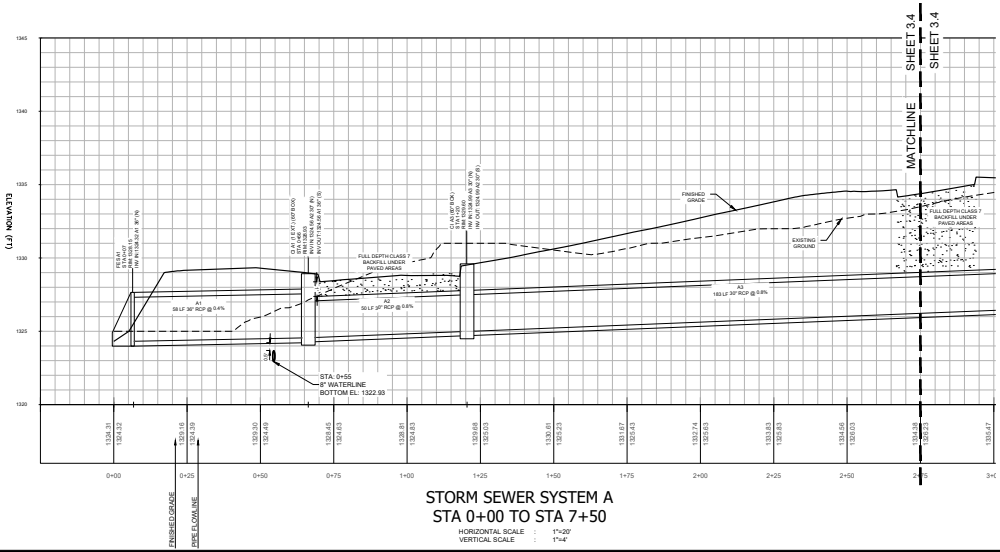
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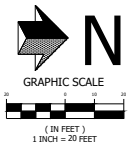
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STORM SEWER SYSTEM A
STA 0+00 TO STA 7+50

HORIZONTAL SCALE : 1"=20'
VERTICAL SCALE : 1"=4'



NO	DATE	BY	CKD	DESCRIPTION

A4CIVIL
ARKANSAS

HANK'S FURNITURE
SPRINGDALE, ARKANSAS

STORMSEWER PLAN AND PROFILE 2
STORMSEWER SYSTEM A - STA 0+00 TO STA 7+25

DATE:_____

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NG	TJA

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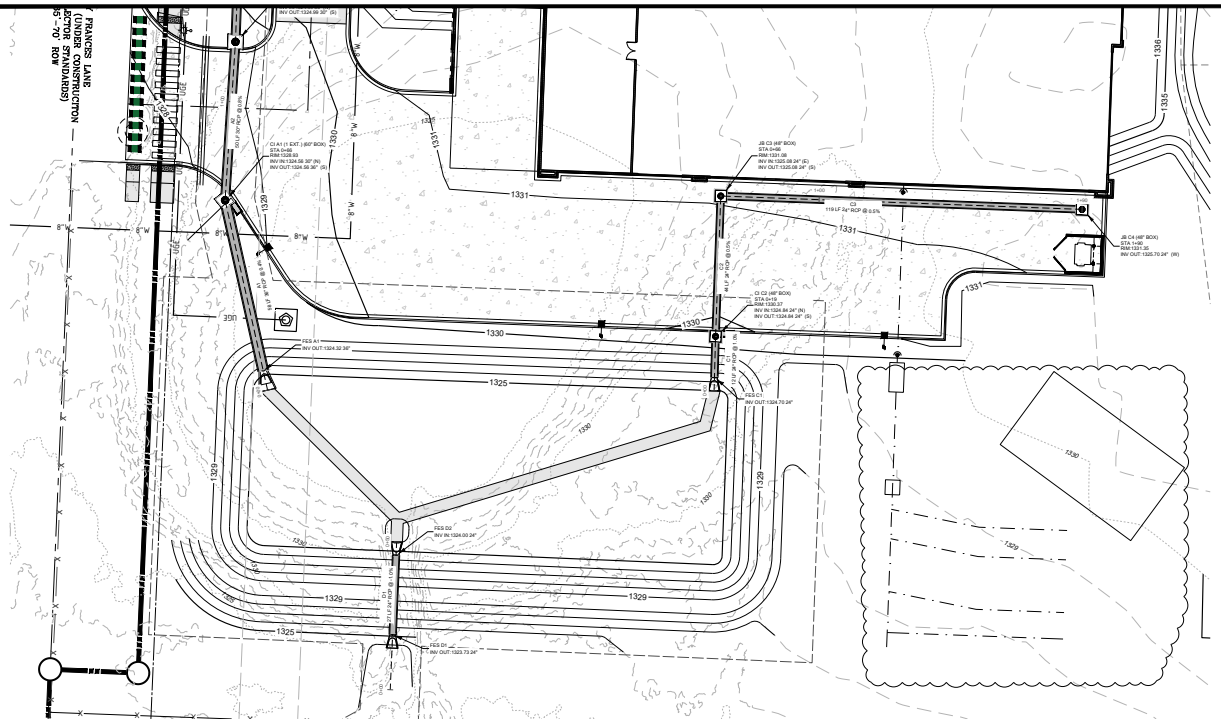
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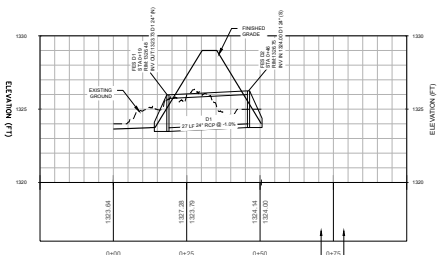
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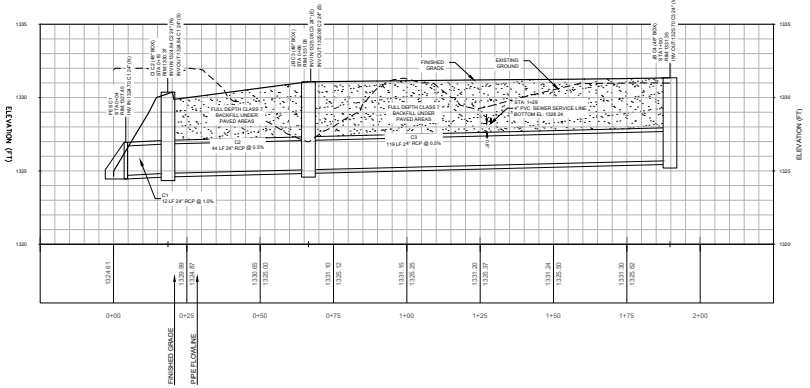
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Return to Agenda





STORM SEWER SYSTEM D
STA 0+00 TO STA 0+55
HORIZONTAL SCALE : 1"=20'
VERTICAL SCALE : 1"=4'



STORM SEWER SYSTEM C
STA 0+00 TO STA 2+00
HORIZONTAL SCALE : 1"=20'
VERTICAL SCALE : 1"=4'

L26-22

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ARKANSAS

HANK'S FURNITURE
SPRINGDALE, ARKANSAS

STORMSEWER PLAN AND PROFILE 3
STORMSEWER SYSTEM C & D - STA 0+00 TO STA 2+00

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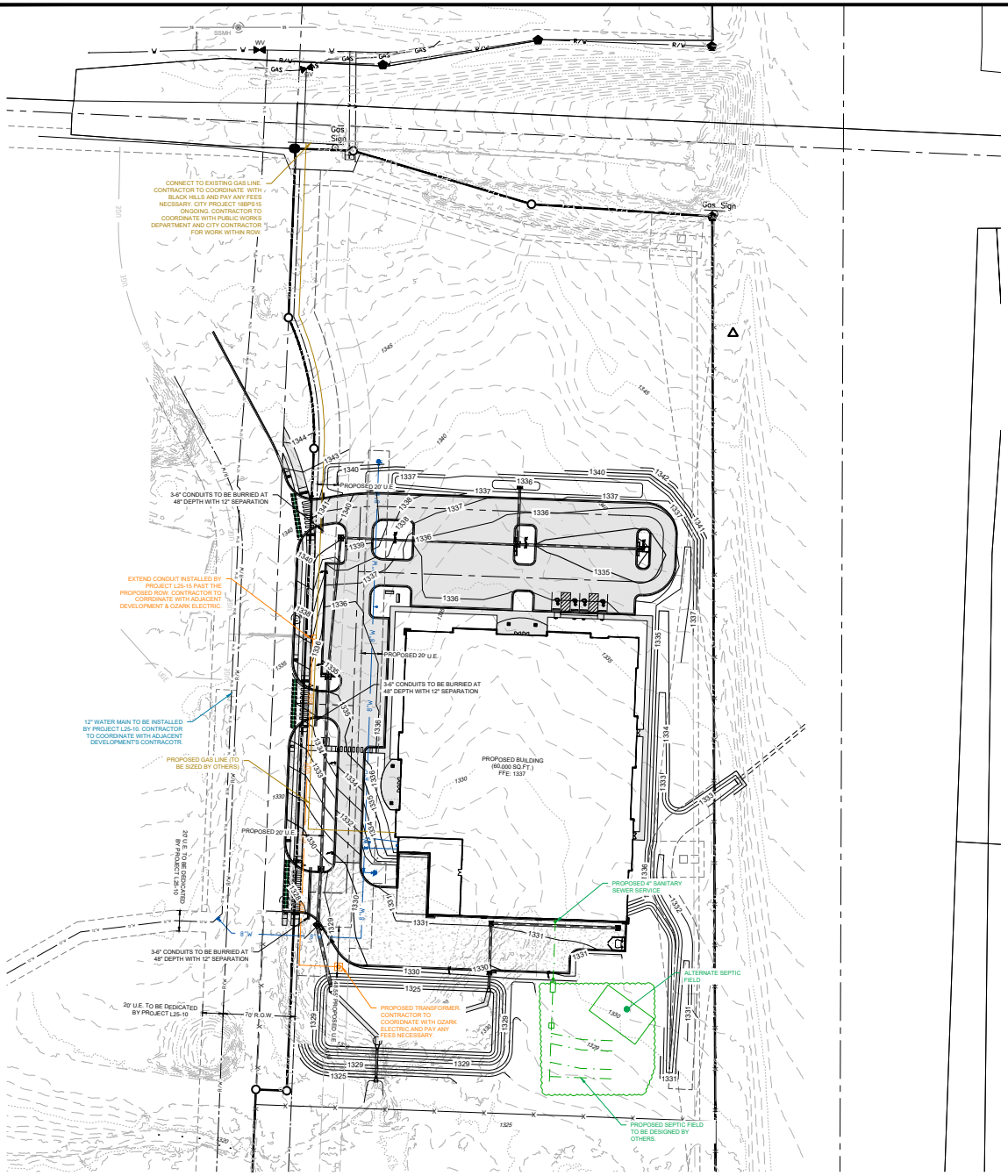
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N

GRAPHIC SCALE

(IN FEET)
1 INCH = 50 FEET

LEGEND

EXISTING		PROPOSED
	IRON PIN/PIPE FOUND	
	IRON PIN SET	
	BENCHMARK	
	BOUNDARY LINE	
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	BUILDING SETBACK LINE	
	CURB AND GUTTER	
	TAPPING SLEEVE AND VALVE	
	FIRE HYDRANT ASSEMBLY	
	SINGLE WATER METER (SIZE AS INDICATED)	
	DOUBLE WATER METER (SIZE AS INDICATED)	
	SANITARY SEWER MANHOLE	
	2-4"AND 3-2" SCHEDULE 40 CONDUITS	
	M.J GATEVALVE WITH ADJUSTABLE VALVE BOX	
	M.J TEE WITH THRUST BLOCKING	
	M.J REDUCER WITH THRUST BLOCKING	
	90° M.J FITTING WITH THRUST BLOCKING	
	SANITARY SEWER CLEANOUT	
	45° M.J. FITTING WITH THRUST BLOCKING	
	11.25° M.J FITTING WITH THRUST BLOCKING	
	22.5° M.J. FITTING WITH THRUST BLOCKING	
	2" WATER SERVICE LINE	
	FULL DEPTH AHTD CLASS 7 BACKFILL	
	ELECTRIC TRANSFORMER (INSTALLED BY OZARK ELECTRIC)	

1. UNLESS OTHERWISE SHOWN, ALL PUBLIC WATER LINES SHALL BE SP CL 50 DIP.
2. PRIVATE WATER SERVICE LINES (2") SHALL BE AWWA C901-96 DR-9 POLYETHYLENE PIPE WITH 36" MINIMUM COVER.
3. COPPER TUBING BETWEEN MAINLINE AND WATER METER SHALL BE 1-INCH OR (AS SHOWN) HEAVY WALL POLYETHYLENE COATED - TYPE K, SOFT TEMPERED AND SEAMLESS FOR UNDERGROUND INSTALLATION. TUBING SHALL BE IN ACCORDANCE WITH ASTM B88 (SEAMLESS COPPER WATER TUBE), ANSI/NSF 61 STANDARDS AND FEERAL SPECIFICATION WW-T-799 (SEAMLESS COPPER TUBING FOR USE WITH SOLDER-TYPE OR FLARED-TUBE FITTINGS). ALL COPPER TUBING SHALL BE MUELLER INDUSTRIES STREAMLINE PLASTIC COPPER TUBE OR APPROVED EQUAL.
4. WATERLINES SHALL BE CONSTRUCTED WITH 36" MINIMUM COVER ABOVE THE TOP OF PIPE.
5. TRACER WIRE PORTS SHALL BE CONSTRUCTED AT INTERVALS OF 400LF OR AT ANY CHANGE IN DIRECTION.
6. TRACER WIRE SHALL BE ATTACHED TO PIPE WITH CABLE TIES OR SIMILAR MEANS AT 10-FT INTERVALS.
7. TRACER WIRE SHALL BE 12-GAUGE COATED COPPER FOR UNDERGROUND BURIAL.
8. ALL WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES STANDARDS AND SPECIFICATIONS.
9. ALL WATER LINES SHALL BE HYDROSTATICALLY TESTED AND DISINFECTED IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES STANDARDS AND WITH A SWU REPRESENTATIVE AND ENGINEER PRESENT.
10. ALL FIRE HYDRANTS SHALL HAVE A SPRINGDALE WATER UTILITIES APPROVED GATE VALVE INSTALLED & TAMPER PROOF THRUST NUT.
11. ANY CLEANOUTS AND VALVE BOXES IN THE PAVEMENT AREA SHALL BE INSTALLED WITH A CONCRETE APRON IN ACCORDANCE WITH THE DETAIL SHEET.
12. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
13. ABOVE GROUND EXTERIOR FERROUS PARTS OF FIRE HYDRANTS SHALL BE PAINTED WITH A COAT OF RUSTOLEUM V2100 SYSTEM SILVER ALUMINUM ENAMEL AEROSOL, OR APPROVED EQUAL PRIOR TO FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL COORDINATE WITH SPRINGDALE WATER UTILITIES TO DETERMINE THE FLOW RATE AND SHALL PAINT THE BONNET AND CAP OF THE HYDRANT ACCORDING TO THE CHART LISTED IN THE STANDARD SPECIFICATIONS. PAINT CAP AND BONNET SHALL BE RUSTOLEUM V2100 SYSTEM SPRAY ENAMEL IN THE COLORS LISTED IN THE SAME CHART. INTERIOR FERROUS SURFACES MAY BE PAINTED ONLY WITH COATINGS IN CONFORMANCE WITH ANSI/AWWA C550 (PROTECTIVE EPOXY INTERIOR COATINGS FOR VALVES AND HYDRANTS) EXTERIOR FERROUS SURFACES SHALL BE PAINTED IN CONFORMANCE WITH ANSI/AWWA C502-05 (DRY BARREL FIRE HYDRANTS).
14. SPECIAL ATTENTION SHALL BE GIVEN TO BACKFILL WATER SERVICE TAPS. THE CONTRACTOR SHALL BACKFILL THESE LOCATIONS WITH #67 CLEAN ROCK IN A WAY THAT SUPPORTS THE SERVICE TUBING FOR A MINIMUM LENGTH OF 12" FROM THE TAPPING SADDLE PREVENTING SHEARING AT THE CORPORATION STOP DURING SETTLEMENT OF OVERBURDEN MATERIAL. BACKFILL SHALL EXTEND FROM THE TRENCH BOTTOM TO A MINIMUM OF 6" ABOVE THE SERVICE TUBING. PLEASE SEE SWU DETAIL S-29
15. 1" WATER SERVICE LINES TO THE TOWNHOUSE UNITS SHALL BE ENCASED WITH 2" PVC UNDER STREETS AS DEPICTED ON DETAIL WU1 ON THE DETAIL SHEETS.
16. POLYETHYLENE ENCASEMENT SHALL BE PROVIDED ON ALL DUCTILE IRON FITTING, VALVES, TEES, SERVICE TAPS, TAPPING SLEEVED AND OTHER APPURTENANCES. POLYETHYLENE ENCASEMENT SHALL BE V-BIO ENHANCED POLYETHYLENE ENCASEMENT.

INSPECTIONS AND TESTING PROCEDURES:

1. ALL FIELD TESTS REQUIRED FOR THE PROJECT SHALL BE WITNESSED BY AN S.W.U REPRESENTATIVE IN THE PRESENCE OF THE ENGINEER AND CONTRACTOR OR THEIR REPRESENTATIVE.
2. SPRINGDALE WATER UTILITIES WILL REQUIRE A MINIMUM OF 48 HOURS NOTICE ON ALL TESTS. CALLS TO THE CITY FOR THE PURPOSE OF SETTING TEST TIMES SHOULD BE MADE BY 10:00 AM. TESTS DELAYED BY WEATHER OR OTHER FACTORS WILL BE RESCHEDULED ON THE SAME BASIS.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE SCHEDULING OF SUCH TESTS WITH THE ENGINEER, WHO WILL COORDINATE WITH SPRINGDALE WATER UTILITIES.
4. ALL EQUIPMENT, MATERIALS AND LABOR REQUIRED FOR TESTING SHALL BE FURNISHED BY THE CONTRACTOR AT HIS EXPENSE.
5. PRIOR TO FINAL ACCEPTANCE, THE PROJECT SHALL BE SUBJECT TO A JOINT FINAL INSPECTION BY A DESIGNATED REPRESENTATIVE OF SPRINGDALE WATER UTILITIES, THE ENGINEER OF RECORD FOR THE PROJECT AND THE CONTRACTOR.

GENERAL SEWER UTILITY NOTES:

1. ALL SANITARY SEWER LINES SHALL BE ASTM D3034 SDR-26 WITH 24" MINIMUM COVER, UNLESS OTHERWISE NOTED.
2. ALL SANITARY SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES STANDARDS AND SPECIFICATIONS.
3. SANITARY SEWER MANHOLES LOCATED IN GRASS AREAS / NON-PAVED AREAS SHALL BE CONSTRUCTED SO THAT THE RIM OF MANHOLE IS A MINIMUM OF SIX (6) INCHES ABOVE PROPOSED HIGHEST POINT OF CLOSEST GRADE. IN THE EVENT THIS CAN NOT BE ACHIEVED, CONTRACTOR SHALL INSTALL A S.W.U APPROVED WATER TIGHT COVER.
4. CONTRACTOR SHALL MATCH TOP OF PROPOSED SANITARY SEWER MANHOLE TO THE PROPOSED GRADE IN PAVED AREAS. IF A DISCREPANCY OCCURS BETWEEN THE PROPOSED GRADE AND THE PROPOSED STRUCTURE RIM, THE GRADING SHALL GOVERN. IF THE DISCREPANCY IS MORE THAN 4 INCHES THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
5. CONNECTIONS TO EXISTING MANHOLES ARE TO BE CORE-DRILLED WITH THE USE OF A WATERSTOP(CONCRETE MANHOLE ADAPTER) AND NON-SHRINK GROUT.
6. ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES SPECIFICATIONS.

ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AND BUILDING APPROACHES SHALL BE AS REQUIRED BY CURRENT ADA AND AS MAY BE FROM TIME TO TIME AMENDED

DAMAGE CAUSED BY CONTRACTOR TO EXISTING UTILITIES SHALL BE AT CONTRACTORS EXPENSE. RELOCATION OF EXISTING UTILITIES SHALL BE AT DEVELOPERS EXPENSE

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PUBLIC WATER AND SEWER UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES AMENDED NOVEMBER 17, 2025 WITH APPROVED REVISIONS DATED NOVEMBER 17, 2025 AND SEALED DECEMBER 8, 2025

L26-22

NO	DATE	BY	CKD	DESCRIPTION

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ARKANSAS

HANK'S FURNITURE
SPRINGDALE, ARKANSAS

UTILITY PLAN

DATE:_____

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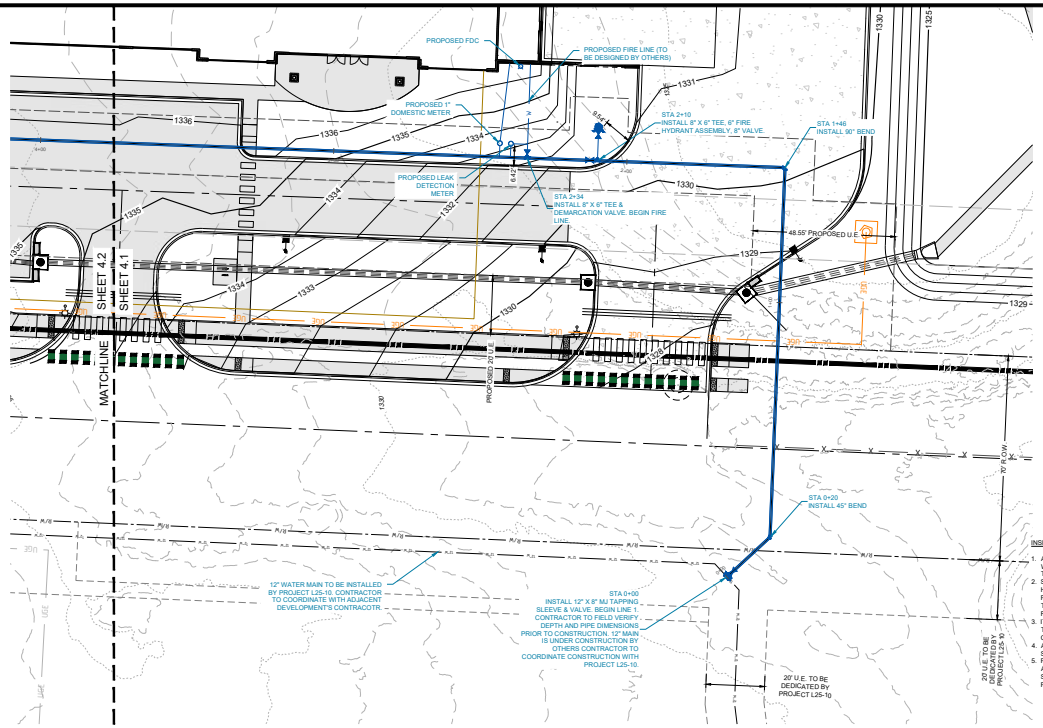
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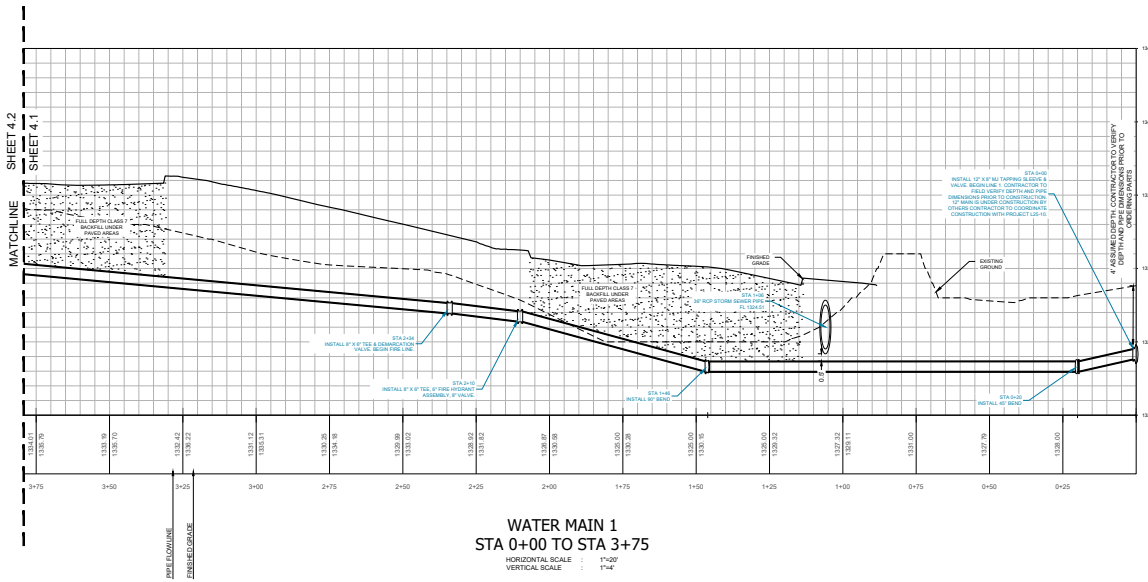
PROJECT NO.
261009

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WATER MAIN 1
STA 0+00 TO STA 3+75

HORIZONTAL SCALE : 1"=20'
VERTICAL SCALE : 1"=4'

GRAPHIC SCALE
(IN FEET)
1 INCH = 20 FEET

1. UNLESS OTHERWISE SHOWN, ALL PUBLIC WATER LINES SHALL BE SP-CL 50 DIP.
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LEGEND

EXISTING		PROPOSED
	IRON PIN/PIPE FOUND	
	IRON PIN SET	
	BENCHMARK	
	BOUNDARY LINE	
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	BUILDING SETBACK LINE	
	CURB AND GUTTER	
	TAPPING SLEEVE AND VALVE	
	FIRE HYDRANT ASSEMBLY	
	SINGLE WATER METER (SIZE AS INDICATED)	
	DOUBLE WATER METER (SIZE AS INDICATED)	
	SANITARY SEWER MANHOLE	
	2-4"AND 3-2" SCHEDULE 40 CONDUITS	
	M.J GATEVALVE WITH ADJUSTABLE VALVE BOX	
	M.J TEE WITH THRUST BLOCKING	
	M.J REDUCER WITH THRUST BLOCKING	
	90° M.J FITTING WITH THRUST BLOCKING	
	SANITARY SEWER CLEANOUT	
	45° M.J FITTING WITH THRUST BLOCKING	
	11.25° M.J. FITTING WITH THRUST BLOCKING	
	22.5° M.J. FITTING WITH THRUST BLOCKING	
	2" WATER SERVICE LINE	
	FULL DEPTH AHTD CLASS 7 BACKFILL	
	ELECTRIC TRANSFORMER (INSTALLED BY OZARK ELECTRIC)	

DAMAGE CAUSED BY CONTRACTOR TO EXISTING UTILITIES SHALL BE AT CONTRACTORS EXPENSE
RELOCATION OF EXISTING UTILITIES SHALL BE AT DEVELOPERS EXPENSE

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L26-22

NO	DATE	BY	CKD	DESCRIPTION

A4CIVIL
ARKANSAS

HANK'S FURNITURE
SPRINGDALE, ARKANSAS

WATER MAIN PLAN AND PROFILE 1
WATER MAIN 1 - STA 0+00 TO STA 3+75

DATE:

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DATE	DRAWN
09-10-2026	NG
DESIGNED	CHECKED
NG	TJA

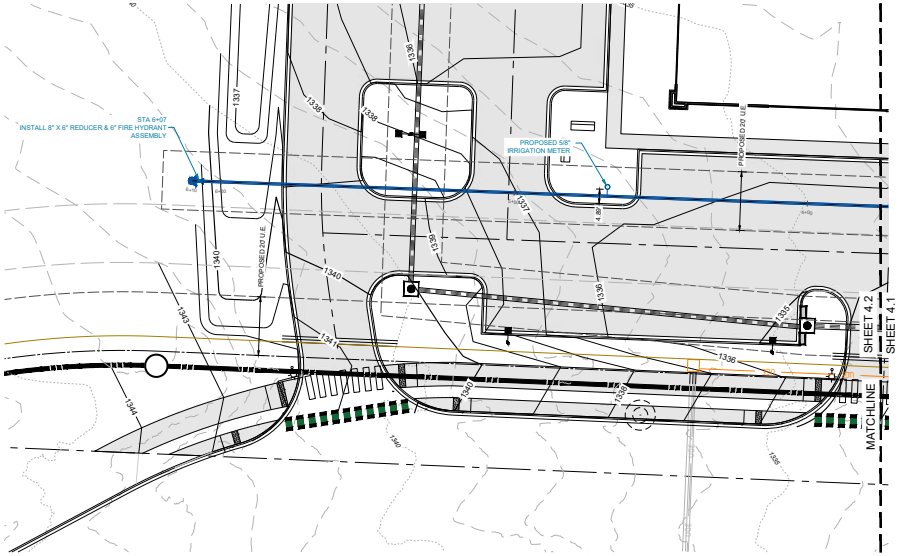
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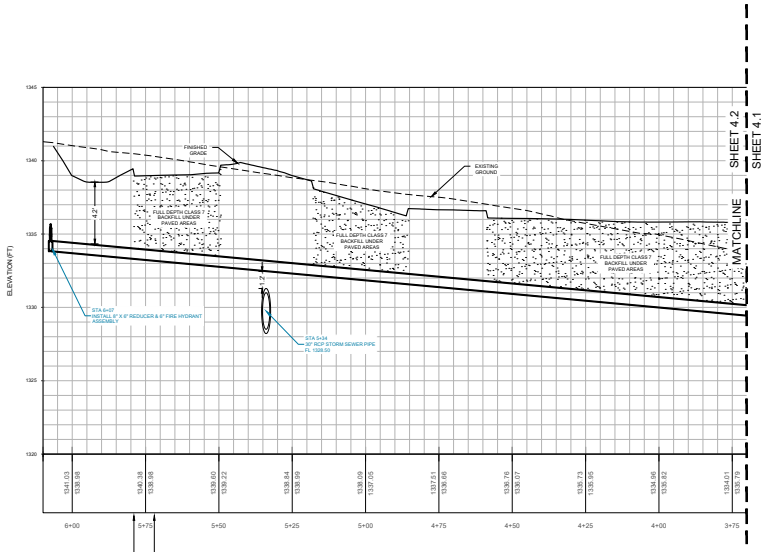
PROJECT NO.
261009

SHEET
C4.1

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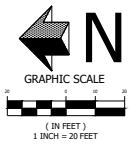
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WATER MAIN 1
STA 3+75 TO STA 6+07

HORIZONTAL SCALE : 1"=20'
VERTICAL SCALE : 1"=4'



1. UNLESS OTHERWISE SHOWN, ALL PUBLIC WATER LINES SHALL BE SP-CL 50 DIP.
2. PRIVATE WATER SERVICE LINES (2") SHALL BE AWWA C901-96 DR-9 POLYETHYLENE PIPE WITH 36" MINIMUM COVER.
3. COPPER TUBING BETWEEN MAINLINE AND WATER METER SHALL BE 1-INCH OR (AS SHOWN) HEAVY WALL POLYETHYLENE COATED - TYPE K, SOFT TEMPERED AND SEAMLESS FOR UNDERGROUND INSTALLATION. TUBING SHALL BE IN ACCORDANCE WITH ASTM B88 (SEAMLESS COPPER WATER TUBE), ANSI/NSF 61 STANDARDS AND FEERAL SPECIFICATION WW-T-799 (SEAMLESS COPPER TUBING FOR USE WITH SOLDER-TYPE OR FLARED-TUBE FITTINGS). ALL COPPER TUBING SHALL BE MUELLER INDUSTRIES STREAMLINE PLASTIC COPPER TUBE OR APPROVED EQUAL.
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12. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
13. ABOVE GROUND EXTERIOR FERROUS PARTS OF FIRE HYDRANTS SHALL BE PAINTED WITH A COAT OF RUSTOLEUM V2100 SYSTEM SILVER ALUMINUM ENAMEL AEROSOL, OR APPROVED EQUAL PRIOR TO FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL COORDINATE WITH SPRINGDALE WATER UTILITIES TO DETERMINE THE FLOW RATE AND SHALL PAINT THE BONNET AND CAP OF THE HYDRANT ACCORDING TO THE CHART LISTED IN THE STANDARD SPECIFICATIONS. PAINT CAP AND BONNET SHALL BE RUSTOLEUM V2100 SYSTEM SPRAY ENAMEL IN THE COLORS LISTED IN THE SAME CHART. INTERIOR FERROUS SURFACES MAY BE PAINTED ONLY WITH COATINGS IN CONFORMANCE WITH ANSI/AWWA C550 (PROTECTIVE EPOXY INTERIOR COATINGS FOR VALVES AND HYDRANTS) EXTERIOR FERROUS SURFACES SHALL BE PAINTED IN CONFORMANCE WITH ANSI/AWWA C502-05 (DRY BARREL FIRE HYDRANTS).
14. SPECIAL ATTENTION SHALL BE GIVEN TO BACKFILL WATER SERVICE TAPS. THE CONTRACTOR SHALL BACKFILL THESE LOCATIONS WITH #67 CLEAN ROCK IN A WAY THAT SUPPORTS THE SERVICE TUBING FOR A MINIMUM LENGTH OF 12" FROM THE TAPPING SADDLE PREVENTING SHEARING AT THE CORPORATION STOP DURING SETTLEMENT OF OVERBURDEN MATERIAL. BACKFILL SHALL EXTEND FROM THE TRENCH BOTTOM TO A MINIMUM OF 6" ABOVE THE SERVICE TUBING. PLEASE SEE SWU DETAIL S-29
15. 1" WATER SERVICE LINES TO THE TOWNHOUSE UNITS SHALL BE ENCASED WITH 2" PVC UNDER STREETS AS DEPICTED ON DETAIL WU1 ON THE DETAIL SHEETS.
16. POLYETHYLENE ENCASEMENT SHALL BE PROVIDED ON ALL DUCTILE IRON FITTING, VALVES, TEES, SERVICE TAPS, TAPPING SLEEVED AND OTHER APPURTENANCES. POLYETHYLENE ENCASEMENT SHALL BE V-BIO ENHANCED POLYETHYLENE ENCASEMENT.

INSPECTIONS AND TESTING PROCEDURES:

1. ALL FIELD TESTS REQUIRED FOR THE PROJECT SHALL BE WITNESSED BY AN S.W.U REPRESENTATIVE IN THE PRESENCE OF THE ENGINEER AND CONTRACTOR OR THEIR REPRESENTATIVE.
2. SPRINGDALE WATER UTILITIES WILL REQUIRE A MINIMUM OF 48 HOURS NOTICE ON ALL TESTS. CALLS TO THE CITY FOR THE PURPOSE OF SETTING TEST TIMES SHOULD BE MADE BY 10:00 AM. TESTS DELAYED BY WEATHER OR OTHER FACTORS WILL BE RESCHEDULED ON THE SAME BASIS.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE SCHEDULING OF SUCH TESTS WITH THE ENGINEER, WHO WILL COORDINATE WITH SPRINGDALE WATER UTILITIES.
4. ALL EQUIPMENT, MATERIALS AND LABOR REQUIRED FOR TESTING SHALL BE FURNISHED BY THE CONTRACTOR AT HIS EXPENSE.
5. PRIOR TO FINAL ACCEPTANCE, THE PROJECT SHALL BE SUBJECT TO A JOINT FINAL INSPECTION BY A DESIGNATED REPRESENTATIVE OF SPRINGDALE WATER UTILITIES, THE ENGINEER OF RECORD FOR THE PROJECT AND THE CONTRACTOR.

GENERAL SEWER UTILITY NOTES:

1. ALL SANITARY SEWER LINES SHALL BE ASTM D3034 SDR-26 WITH 24" MINIMUM COVER, UNLESS OTHERWISE NOTED.
2. ALL SANITARY SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES STANDARDS AND SPECIFICATIONS.
3. SANITARY SEWER MANHOLES LOCATED IN GRASS AREAS / NON-PAVED AREAS SHALL BE CONSTRUCTED SO THAT THE RIM OF MANHOLE IS A MINIMUM OF SIX (6) INCHES ABOVE PROPOSED HIGHEST POINT OF CLOSEST GRADE. IN THE EVENT THIS CAN NOT BE ACHIEVED, CONTRACTOR SHALL INSTALL A S.W.U APPROVED WATER TIGHT COVER.
4. CONTRACTOR SHALL MATCH TOP OF PROPOSED SANITARY SEWER MANHOLE TO THE PROPOSED GRADE IN PAVED AREAS. IF A DISCREPANCY OCCURS BETWEEN THE PROPOSED GRADE AND THE PROPOSED STRUCTURE RIM, THE GRADING SHALL GOVERN. IF THE DISCREPANCY IS MORE THAN 4 INCHES THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
5. CONNECTIONS TO EXISTING MANHOLES ARE TO BE CORE-DRILLED WITH THE USE OF A WATERSTOP(CONCRETE MANHOLE ADAPTER) AND NON-SHRINK GROUT.
6. ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES SPECIFICATIONS.

LEGEND

EXISTING		PROPOSED
	IRON PIN/PIPE FOUND IRON PIN SET BENCHMARK BOUNDARY LINE RIGHT-OF-WAY LINE EASEMENT LINE BUILDING SETBACK LINE	
	CURB AND GUTTER	
	TAPPING SLEEVE AND VALVE FIRE HYDRANT ASSEMBLY SINGLE WATER METER (SIZE AS INDICATED) DOUBLE WATER METER (SIZE AS INDICATED)	
	SANITARY SEWER MANHOLE 2-4"AND 3-2" SCHEDULE 40 CONDUITS M.J GATE VALVE WITH ADJUSTABLE VALVE BOX M.J TEE WITH THRUST BLOCKING M.J REDUCER WITH THRUST BLOCKING 90° M.J FITTING WITH THRUST BLOCKING SANITARY SEWER CLEANOUT 45° M.J FITTING WITH THRUST BLOCKING 11.25° M.J. FITTING WITH THRUST BLOCKING 22.5° M.J. FITTING WITH THRUST BLOCKING 2" WATER SERVICE LINE FULL DEPTH AHTD CLASS 7 BACKFILL ELECTRIC TRANSFORMER (INSTALLED BY OZARK ELECTRIC)	

DAMAGE CAUSED BY CONTRACTOR TO EXISTING UTILITIES SHALL BE AT CONTRACTORS EXPENSE
RELOCATION OF EXISTING UTILITIES SHALL BE AT DEVELOPERS EXPENSE

ALL WATER SERVICE LINES, SEWER SERVICE LINES, ENCASEMENTS AND ALL FITTINGS ASSOCIATED WITH THE PROPOSED WATER AND SEWER SYSTEM SHALL REMAIN OPEN UNTIL INSPECTED BY THE ENGINEER AND APPROVED BY SPRINGDALE WATER UTILITIES

ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AND BUILDING APPROACHES SHALL BE AS REQUIRED BY CURRENT ADA AND AS MAY BE FROM TIME TO TIME AMENDED

PUBLIC WATER AND SEWER UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES AMENDED NOVEMBER 17, 2025 WITH APPROVED REVISIONS DATED NOVEMBER 17, 2025 AND SEALED DECEMBER 8, 2025

L26-22

NO	DATE	BY	CKD	DESCRIPTION

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HANK'S FURNITURE
SPRINGDALE, ARKANSAS

WATER MAIN PLAN AND PROFILE 1
WATER MAIN 1 - STA 3+75 TO STA 6+07

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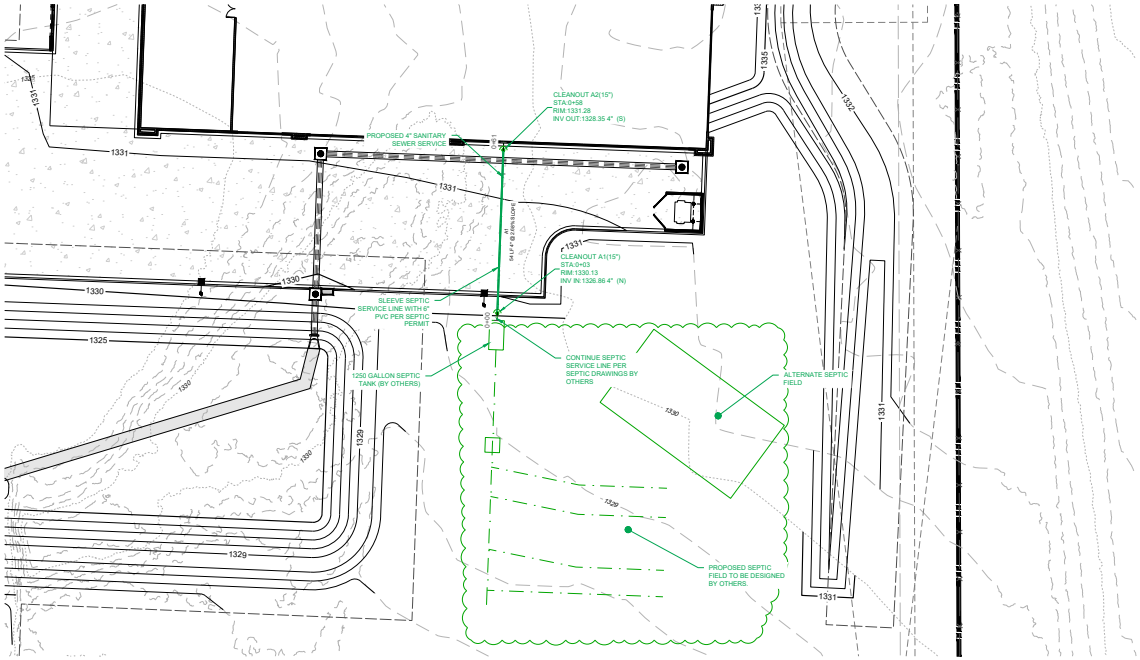
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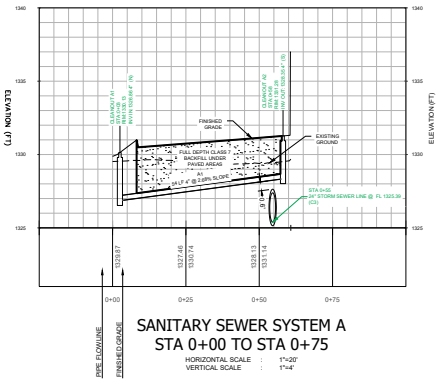
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SANITARY SEWER SYSTEM A
STA 0+00 TO STA 0+75

HORIZONTAL SCALE : 1"=20'
VERTICAL SCALE : 1"=4'



LEGEND

EXISTING		PROPOSED
	IRON PIN/PIPE FOUND IRON PIN SET BENCHMARK BOUNDARY LINE RIGHT-OF-WAY LINE EASEMENT LINE BUILDING SETBACK LINE CURB AND GUTTER TAPPING SLEEVE AND VALVE FIRE HYDRANT ASSEMBLY SINGLE WATER METER (SIZE AS INDICATED) DOUBLE WATER METER (SIZE AS INDICATED) SANITARY SEWER MANHOLE 2-4"AND 3-2" SCHEDULE 40 CONDUITS M.J GATEVALVE WITH ADJUSTABLE VALVE BOX M.J TEE WITH THRUST BLOCKING M.J REDUCER WITH THRUST BLOCKING 90° M.J FITTING WITH THRUST BLOCKING SANITARY SEWER CLEANOUT 45° M.J. FITTING WITH THRUST BLOCKING 11.25° M.J. FITTING WITH THRUST BLOCKING 22.5° M.J. FITTING WITH THRUST BLOCKING 2" WATER SERVICE LINE FULL DEPTH AHTD CLASS 7 BACKFILL ELECTRIC TRANSFORMER (INSTALLED BY OZARK ELECTRIC)	

1. UNLESS OTHERWISE SHOWN, ALL PUBLIC WATER LINES SHALL BE SP CL 50 DIP.
2. PRIVATE WATER SERVICE LINES (2") SHALL BE AWWA C901-96 DR-9 POLYETHYLENE PIPE WITH 36" MINIMUM COVER.
3. COPPER TUBING BETWEEN MAINLINE AND WATER METER SHALL BE 1-INCH OR (AS SHOWN) HEAVY WALL POLYETHYLENE COATED - TYPE K, SOFT TEMPERED AND SEAMLESS FOR UNDERGROUND INSTALLATION. TUBING SHALL BE IN ACCORDANCE WITH ASTM B88 (SEAMLESS COPPER WATER TUBE), ANSI/NSF 61 STANDARDS AND FEERAL SPECIFICATION WW-T-799 (SEAMLESS COPPER TUBING FOR USE WITH SOLDER-TYPE OR FLARED-TUBE FITTINGS). ALL COPPER TUBING SHALL BE MUELLER INDUSTRIES STREAMLINE PLASTIC COPPER TUBE OR APPROVED EQUAL.
4. WATERLINES SHALL BE CONSTRUCTED WITH 36" MINIMUM COVER ABOVE THE TOP OF PIPE.
5. TRACER WIRE PORTS SHALL BE CONSTRUCTED AT INTERVALS OF 400LF OR AT ANY CHANGE IN DIRECTION.
6. TRACER WIRE SHALL BE ATTACHED TO PIPE WITH CABLE TIES OR SIMILAR MEANS AT 10-FT INTERVALS.
7. TRACER WIRE SHALL BE 12-GAUGE COATED COPPER FOR UNDERGROUND BURIAL.
8. ALL WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES STANDARDS AND SPECIFICATIONS.
9. ALL WATER LINES SHALL BE HYDROSTATICALLY TESTED AND DISINFECTED IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES STANDARDS AND WITH A SWU REPRESENTATIVE AND ENGINEER PRESENT.
10. ALL FIRE HYDRANTS SHALL HAVE A SPRINGDALE WATER UTILITIES APPROVED GATE VALVE INSTALLED.
11. ANY CLEANOUTS AND VALVE BOXES IN THE PAVEMENT AREA SHALL BE INSTALLED WITH A CONCRETE APRON IN ACCORDANCE WITH THE DETAIL SHEET.
12. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
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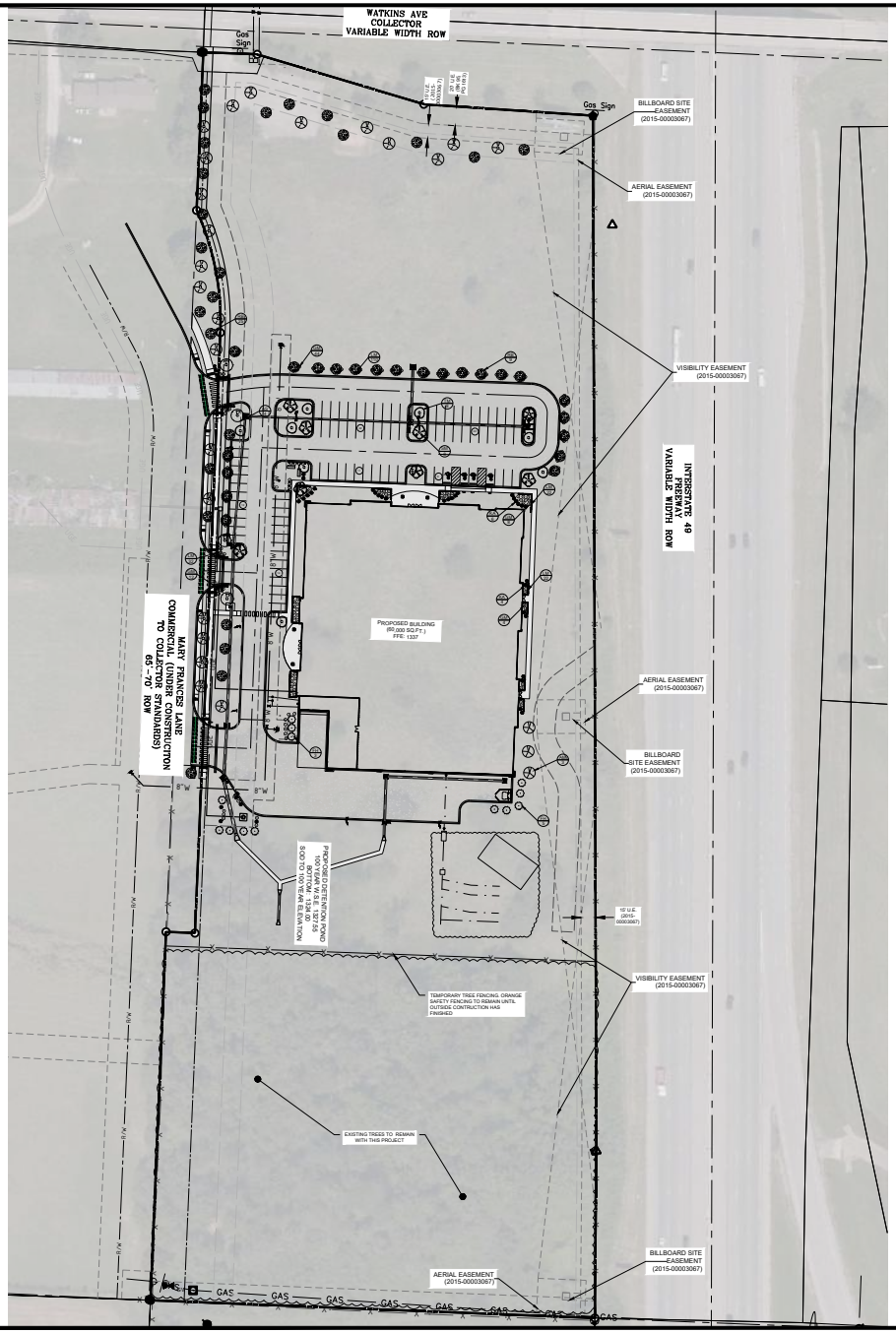
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GRAPHIC SCALE

(IN FEET)
1 INCH = 60 FEET

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	CONTAINER	TYPE	SIZE	QNTY.
RB	Cercis canadensis	Eastern Redbud	B&B	ORNAMENTAL	2" CAL.	46
AM	Amelanchier Grandiflora	Autumn Brilliance	B&B	ORNAMENTAL	2" CAL.	26
AS	American Smoketree	Cotinus Obovatus	B&B	ORNAMENTAL	2" CAL.	4
TM	Trident Maple	Acer Buergeranianm	B&B	SHADE	2.5" CAL.	8
SM	Southern Magnolia	Magnolia Grandiflora	B&B	SHADE	2.5" CAL.	8
FH	Foster Holly	Llex xattenuata "Fosteri"	B&B	SCREEN	2" CAL.	13
LM	Liriope muscari	Loriopi	Cont	PERENNIAL	1 GAL	288
GM	Spiraea X 'Goldmound'	Goldmound Spiraea	Cont	SHRUB	5 GAL / 18" MIN.	126
KA	Abelia x grandiflora "Kaleidoscope"	Kaleidoscope Abelia	Cont	SHRUB	3 GAL / 18" MIN.	36

PERIMETER LANDSCAPING REQUIREMENTS

REQUIRED PERIMETER TREES : 1 TREE PER 25LF = 22 TREES REQ.

PROVIDED : 22 TREES

REQUIRED PERIMETER SHURBS: 7 SHURBS PER 25 FEET = 154 REQ.

PROVIDED:

WEST PROPERTY LINE/MARY FRANCES LANE STREET TREE/SHRUB REQUIREMENTS

STREET FRONTAGE : ± 754 LF
REQUIRED STREET TREES : 1 ORNAMENTAL TREE PER 25 LF = 30 TREES REQ.

PROVIDED : 30 TREES

WATKINS AVE STREET TREE/SHRUB REQUIREMENTS

STREET FRONTAGE : ± 412 LF
REQUIRED STREET TREES : 1 ORNAMENTAL TREE PER 25 LF = 17 TREES REQ.

PROVIDED : 17 TREES

INTERIOR PARKING LOT

INTERIOR PARKING LOT AREA = 90 SPOTS * 280 SF = 25,200 SF
REQUIRED INTERIOR PLANTING AREA (8%) = 2,016 SF

REQUIRED INTERIOR PARKING TREES = 2,016 / 125= 16 TREES

PROVIDED: 16 TREES

AREA REQUIREMENTS:

IMPERVIOUS : 124,088 SQ FT

NET AREA: 512,106 SQ FT

IMPERVIOUS COVERAGE %: 24.2%

LANDSCAPE/PREVIOUS AREA: 75.8%

DECIDUOUS TREE PLANTING LEGEND

SYMBOL	DESCRIPTION
1	TREE STRAP LOOP AT FIRST BRANCH. USE RUBBER HOSE OR APPROVED EQUAL TO PREVENT DAMAGE TO TREE.
2	12 GAUGE GALVANIZED WIRE & 1-1/2 PVC PIPE
3	4" ORGANIC MULCH PER SPECIFICATIONS. DO NOT PLACE MULCH AGAINST TREE TRUNCH
4	REMOVE WIRE BASKET AND REMOVE BURLAP & ROPE FROM TOP 1/3 OF ROOT BALL
5	TREE SAUCER (FORMED BY MIN. 4" THICK MULCH)
6	8' METAL TEE STAKE. KEEP STAKE PLUMB AND SECURED OUTSIDE OF TREE PIT.
7	PREPARED BACKFILL- TAMP TO PREVENT SETTLEMENT. SOAK BACKFILL AFTER PLANTING.

PLANTING NOTES

A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
B. PRUNE ALL DAMAGED TWIGS AFTER PLANTING
C. WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
D. TREES TO BE INSTALLED SO TOP OF ROOT BALLS LEVEL WITH ADJACENT GRADE. TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS MAINTAINED AT NURSERY
E. PLACE TREE BALL ON FIRM UNDISTURBED SOIL
F. IF POSSIBLE MARK TREE TRUNK ON THE NORTHERN SIDE AT THE NURSERY AND PLANT TREE WITH MARK FACING NORTH
F. TOPSOIL USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.

GUYING DETAIL
2" OR LESS CALIPER
MORE THAN 2" CALIPER
UNDISTURBED SOIL PEDISTAL

TREE PLANTING DETAIL L01

GENERAL LANDSCAPE NOTES

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.
3. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED (SEE NOTE 14).
4. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
7. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF THE PLATING AREAS AND LAWN UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
8. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWO (2) YEARS BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
9. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
10. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
11. ALL SHRUB, GROUND COVER AND SEASONAL COLOR ANNUAL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH HARDWOOD MULCH TO A MINIMUM DEPTH OF FOUR INCHES.
12. ALL PLANTING BEDS, NOT ADJACENT TO SIDEWALKS, CURBS OR PAVING AND EXCLUSIVE OF THE DETENTION POND AREA SHALL SHALL RECEIVE 4" STEEL EDGING. COLOR OF STEEL EDGING SHALL BE GREEN AND SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
13. SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
14. ALL PLANT MATERIALS QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
15. ALL DISTURBED AREAS NOT IN PLANTING BEDS ARE TO RECEIVE 4" OF TOP SOIL AND ARE TO BE SODDED. SOD SHALL BE WATERED, AS NECESSARY, UNTIL IT IS ESTABLISHED. ANY SODDED AREAS DISTURBED AFTER SOD IS INSTALLED SHALL HAVE THE SOD REMOVED, THE AREA REGRADED AND THE SOD REPLACED AND WATERED UNTIL IT IS REESTABLISHED. ALL PLANTING BEDS SHALL HAVE ENOUGH EXISTING SOIL REMOVED TO HAVE 8" OF TOP SOIL PLACED IN THEM. SEE GRADING PLAN FOR FINISHED GRADES.
16. TOP SOIL FOR THIS PROJECT SHALL BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY WHICH PRODUCES HEAVY GROWTH. TOPSOIL IS TO BE FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1-INCH IN DIAMETER, STUMPS, ROOTS, TRASH, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS.
18. ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.
21. ALL TREES SHALL BE INSTALLED PER DETAIL L01 AND ALL SHRUBS, GRASSES AND PERINNIALS SHALL BE INSTALLED PER DETAIL L02
22. ALL TREES SHALL HAVE A MINIMUM OF 5 FOOT SEPERATION BETWEEN ALL UTILITY MAINS.

GENERAL CONTRACTOR AND LANDSCAPER SHALL COORDINATE TO INSTALL THE IRRIGATION SYSTEM FOR ALL PROPOSED LANDSCAPING.

CREATE 2" HIGH SAUCER WITH TOPSOIL
PLACE ROOT BALL ON COMPACTED OR UNDISTURBED SOIL TO PREVENT PLANT FROM SETTLING
UNDISTURBED SOIL

SHRUB PLANTING LEGEND

SYMBOL	DESCRIPTION
1	PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING DO NOT PRUNE OR DAMAGE CENTRAL LEADER.
2	PLACE PLANT IN VERTICAL, PLUMB POSITION. REMOVE CONTAINER AND PLANT LABEL PRIOR TO PLACING BACKFILL.
3	3" - 4" OF MULCH AS SPECIFIED. DO NOT PLACE MULCH DIRECTLY AGAINST STEMS.
4	PREPARED BACKFILL AND FERTILIZE PER SPECIFICATION. TAMP AND SOAK BACKFILL AFTER PLANTING. MAINTAIN AFTER PLANTING PER SPECIFICATIONS.

PLANTING NOTES

A. HOLE DIAMETER SHOULD BE AT LEAST TWICE THE DIAMETER OF THE SHRUB ROOT BALL. SHRUB CROWN SHOULD BE PLACED SLIGHTLY HIGHER (1-2") ABOVE THAN SURROUNDING FINISHED GRADE.
B. SCORE ROOTBALL BY CUTTING ½" VERTICAL GROVES 3" APART
C. SPACE PLANTS PER PLANTING PLAN

CONTAINER SHRUB PLANTING DETAIL L02

LEGEND

EXISTING	PROPOSED
	IRON PIN/PIPE FOUND
	IRON PIN SET
	BENCHMARK
	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	STREET TREE
	INTERIOR PARKING LOT TREE
	PERIMETER PARKING LOT TREE
	ENTRANCE TREE

NO	DATE	BY	CKD	DESCRIPTION

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HANK'S FURNITURE
SPRINGDALE, ARKANSAS

LANDSCAPE PLAN

DATE:_____

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DATE	DRAWN
09-10-2026	NG
DESIGNED	CHECKED
NG	TJA

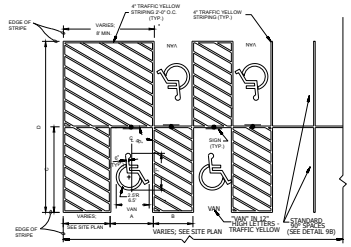
FOR REVIEW

PROJECT NO.
261009

SHEET
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PLOT DATE/TIME: Thursday, September 10, 2026 11:19:06 AM | # P:\2026\09-Hanks Furniture-Springdale (AR)\Drawings\LM\09 LANDSCAPE PLAN.dwg



ACCESS AISLES SHOULD BE PLACED ON THE PASSENGER SIDE OF A VAN SPACE

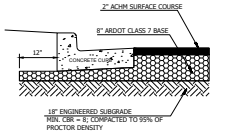
DIMENSION CHART			
A	8'	8'	
B	8'	8'	
C	18'	19'	20'
D	36'	38'	40'

NOTE: SEE SITE PLAN FOR TOTAL LAYOUT

NOTE: ALL DIMENSIONS ARE TO'S OF STRIPE UNLESS OTHERWISE INDICATED

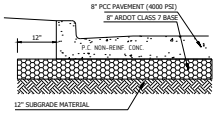
90° VAN ACCESSIBLE STRIPING

N.T.S.



STANDARD DUTY ASPHALT PAVING

N.T.S.



HEAVY DUTY CONCRETE PAVING

N.T.S.

GENERAL PAVING NOTES:

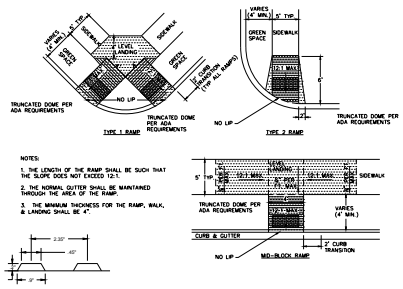
A. THE MOISTURE CONTENT AND DENSITY OF THE TOP 12-INCHES OF THE SUBGRADE SHALL BE EVALUATED AND THE PAVEMENT SUBGRADES BE PROOFROLLED WITHIN TWO DAYS PRIOR TO COMMENCEMENT OF ACTUAL PAVING OPERATIONS. AREAS WHICH DO NOT HAVE A MOISTURE CONTENT SUBSTANTIALLY THAT OF THE OPTIMUM MOISTURE CONTENT, OR INADEQUATE DENSITY, SHALL BE MOISTURE CONDITIONED AND RECOMPACTED. IF A PRECIPITATION EVENT OCCURS AFTER THE EVALUATION OR IF THE SURFACE BECOMES DISTURBED, THE SUBGRADE SHALL BE REPROVED BY QUALIFIED PERSONNEL IMMEDIATELY PRIOR PAVING.

B. ASPHALTIC CONCRETE SURFACE COURSE MIXTURES SHALL CONFORM TO THE REQUIREMENTS OF SECTION 404, 407 AND 409 OF THE ARKANSAS STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. THE MIXTURE SHALL HAVE A MINIMUM MARSHALL STABILITY OF 1,800 POUNDS AND THE SURFACE COURSE SHALL BE COMPACTED TO 97 PERCENT OF THE MIXTURES MARSHALL DENSITY (ASTM D 1559).

C. THE PORTLAND CEMENT CONCRETE PAVEMENT MIXTURE SHALL CONFORM TO THE REQUIREMENTS IN SECTION 501 OF THE ARKANSAS STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. THE MIXTURE SHALL BE DESIGNED TO DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS WITH A MAXIMUM SLUMP OF 4 INCHES AND AN ENTRAINED AIR CONTENT OF 5 TO 7 PERCENT.

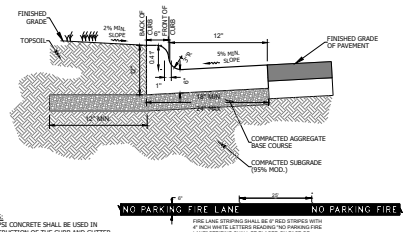
PAVING DETAILS

N.T.S.



WHEELCHAIR RAMP DETAILS

NOT TO SCALE



NOTES:
4000 PSI CONCRETE SHALL BE USED IN CONSTRUCTION OF THE CURB AND GUTTER.
1/2" PERFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY IN THE CURB AS FOLLOWS:
1. AT EACH JUNCTION OF RADIUS RETURN CURB AND THE CURB WHICH IS PARALLEL TO THE PROJECT CENTER LINE.
2. AT EACH JUNCTION WITH EXISTING CONCRETE CURB AND GUTTER.
3. AT EACH JUNCTION WITH EXISTING CONCRETE SIDEWALK, TO THE DEPTH OF THE SIDEWALK.
4. CONTRACTION JOINTS FOR CONCRETE CURB SHALL BE 1/8" TO 3/8" X 1-1/2" AND SHALL BE CONSTRUCTED AT 75' INTERVALS.
5. WHEN COMPLETED, THE CONCRETE SHALL BE CURED USING A WHITE PIGMENTED MEMBRANE CURING SOLUTION.

SEE PAVING DETAILS FOR PAVEMENT SECTIONS, SUBBASE, SUBGRADE AND COMPACTION REQUIREMENTS.

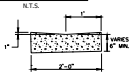
CONCRETE CURB AND GUTTER

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 FACE OF CURB WHENEVER POSSIBLE, OR AS SPECIFIED BY LOCAL CODES.

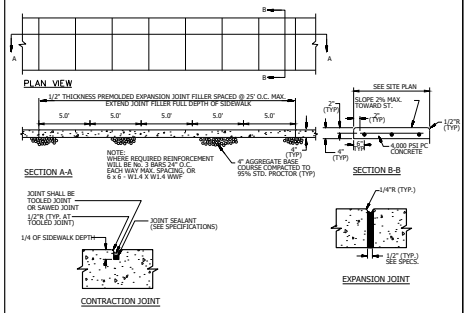
FIRE LANE STRIPING

N.T.S.



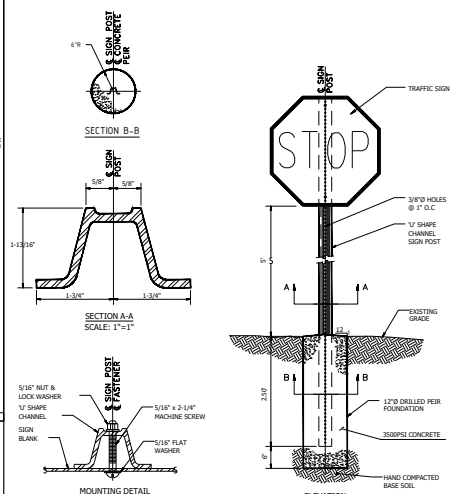
MODIFIED CURB AND GUTTER

N.T.S.



CONCRETE SIDEWALK

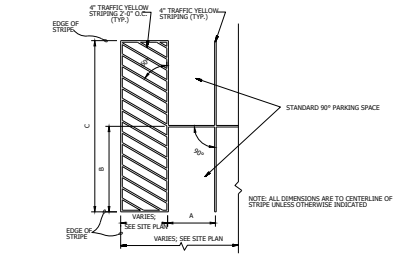
N.T.S.



NOTE:
ALL SIGNS SHOULD COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED.
MOUNT SIGNS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS

TRAFFIC SIGN POST

N.T.S.



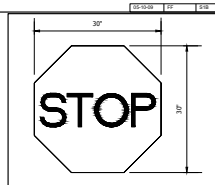
NOTE: ALL DIMENSIONS ARE TO CENTERLINE OF STRIPE UNLESS OTHERWISE INDICATED

DIMENSION CHART									
A	9'	9.5'	10'	9'	9.5'	10'	9'	9.5'	10'
B	18'	18'	18'	19'	19'	19'	20'	20'	20'
C	36'	36'	36'	38'	38'	38'	40'	40'	40'

NOTE: SEE SITE PLAN FOR TOTAL LAYOUT

90° PARKING STRIPING

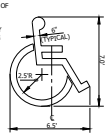
N.T.S.



"STOP" SIGN

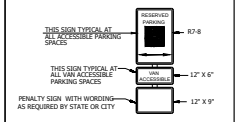
N.T.S.

NOTES:
LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING



ACCESSIBLE PAVEMENT MARKING

N.T.S.



ACCESSIBLE SIGN

N.T.S.

NO	DATE	BY	CKD	DESCRIPTION

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DATE:_____

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NG	TJA

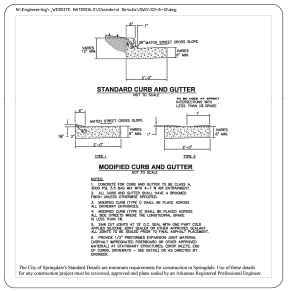
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PROJECT NO.
261009

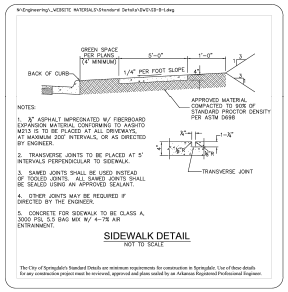
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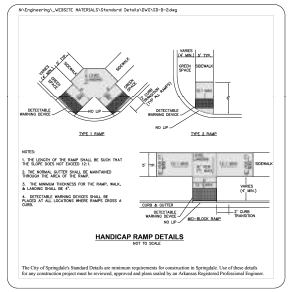
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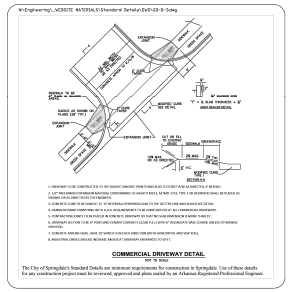
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION | DATE: OCTOBER 2018 | DESIGNED BY: STAFF | DRAWN BY: STAFF | SECTION A TYPICAL STREET SECTIONS & DETAILS | FILE NO. SD-A-12 | SPRINGDALE



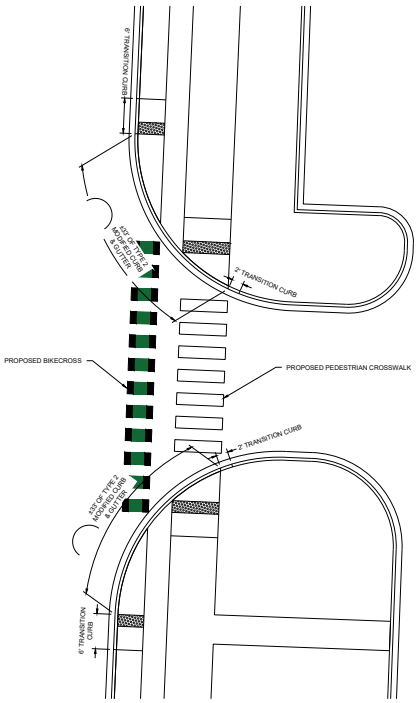
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION | DATE: OCTOBER 2018 | DESIGNED BY: STAFF | DRAWN BY: STAFF | SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS | FILE NO. SD-B-1 | SPRINGDALE



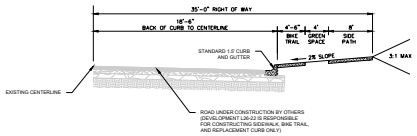
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION | DATE: OCTOBER 2018 | DESIGNED BY: STAFF | DRAWN BY: STAFF | SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS | FILE NO. SD-B-2 | SPRINGDALE



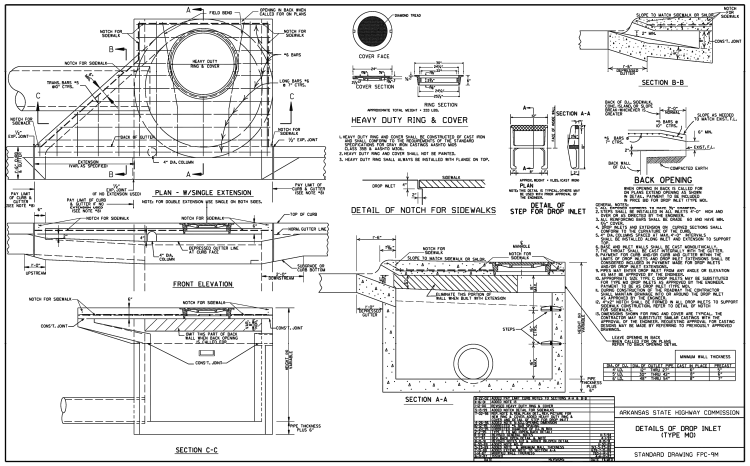
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION | DATE: OCTOBER 2018 | DESIGNED BY: STAFF | DRAWN BY: STAFF | SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS | FILE NO. SD-B-3 | SPRINGDALE



DRIVEWAY CURB TRANSITION DETAIL
NOT TO SCALE



MARY FRANCES LANE
(NON-STANDARD COMMERCIAL STREET)
NOT TO SCALE



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TYPICAL DETAILS

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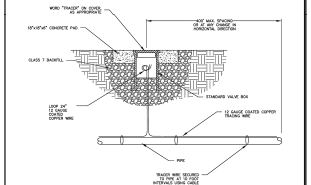
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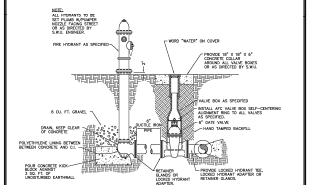
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TRACING WIRE CONNECTION PORT

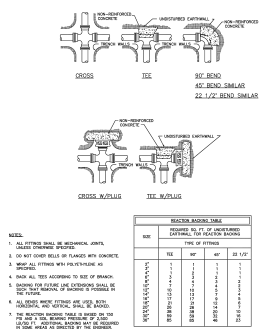
N.T.S.

M-1



FIRE HYDRANT & GATE VALVE

N.T.S.

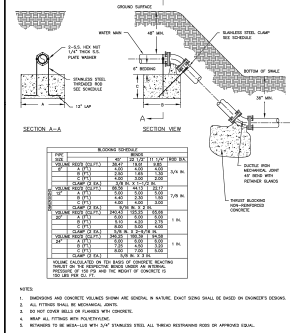


REACTION TABLE

SIZE	REACTION BACKING TABLE (REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING)			
	TYPE OF FITTINGS			
	TEE	90°	45°	22 1/2°
4"	1	1	1	1
6"	2	2	1	1
8"	3	3	2	1
10"	5	5	3	2
12"	7	7	4	2
14"	9	9	5	3
16"	12	12	6	3
18"	15	15	8	4
20"	18	18	9	5
24"	25	25	13	6

REACTION BACKING

N.T.S.



BLOCKING SCHEDULE

PIPE SIZE	BLOCKING SCHEDULE 45°			90°			BOLT SIZE
	A	B	C	A	B	C	
VALVE SIZE (SQUARE)	18.00	18.00	0.33	18.00	18.00	0.33	
4"	4.00	4.00	4.00	4.00	4.00	4.00	3/4 in.
6"	6.00	6.00	4.00	6.00	6.00	4.00	
8"	8.00	8.00	4.00	8.00	8.00	4.00	
CLAMP OF 12"	4.00	4.00	4.00	4.00	4.00	4.00	
VALVE SIZE (SQUARE)	18.00	18.00	0.33	18.00	18.00	0.33	
6"	6.00	6.00	4.00	6.00	6.00	4.00	7/8 in.
8"	8.00	8.00	4.00	8.00	8.00	4.00	
10"	10.00	10.00	4.00	10.00	10.00	4.00	
CLAMP OF 16"	4.00	4.00	4.00	4.00	4.00	4.00	
VALVE SIZE (SQUARE)	24.00	24.00	0.33	24.00	24.00	0.33	
8"	8.00	8.00	4.00	8.00	8.00	4.00	1 in.
10"	10.00	10.00	4.00	10.00	10.00	4.00	
12"	12.00	12.00	4.00	12.00	12.00	4.00	
CLAMP OF 20"	4.00	4.00	4.00	4.00	4.00	4.00	
VALVE SIZE (SQUARE)	30.00	30.00	0.33	30.00	30.00	0.33	
12"	12.00	12.00	4.00	12.00	12.00	4.00	1 1/4 in.
16"	16.00	16.00	4.00	16.00	16.00	4.00	
20"	20.00	20.00	4.00	20.00	20.00	4.00	

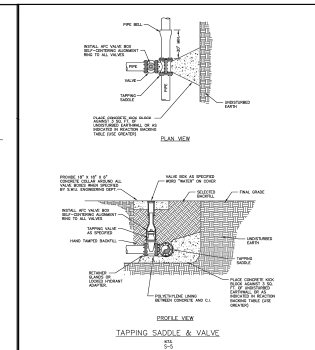
VOLUME CALCULATED ON 150 BASIS OF CONCRETE REACTING THRUST ON THE RESPECTIVE BENDS UNDER AN INTERNAL PRESSURE OF 150 PSI AND THE WEIGHT OF CONCRETE IS 150 LBS PER CU. FT.

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. RETAINING TO BE MEGA-LUG WITH 3/4" STAINLESS STEEL ALL THREAD RESTRAINING RODS OR APPROVED EQUAL.

VERTICAL TIE-DOWN BLOCKING

N.T.S.

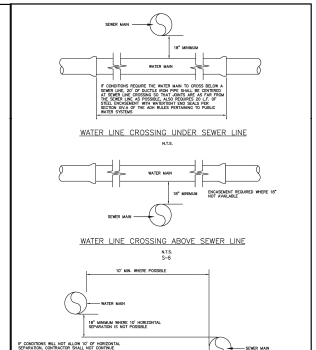
S-4



TAPPING SADDLE & VALVE

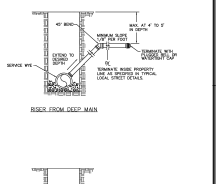
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S-5



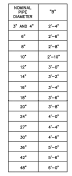
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S-6



SEWER SERVICE CONNECTIONS

N.T.S.



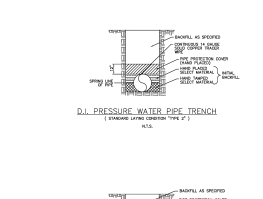
TRENCH WIDTH SCHEDULE

NOMINAL PIPE DIAMETER	"B"
2" 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'-3"
30"	4'-6"
36"	5'-0"
42"	5'-6"
48"	6'-0"

NOTES:
TRENCH WIDTH SHALL BE AS SET FORTH IN THE TABLE ABOVE EXCEPT WHERE SHEETING AND BRACING ARE USED. WHERE SHEETING AND BRACING ARE USED, THE WIDTH SHALL BE SUFFICIENT TO PERMIT REMOVAL OF A MINIMUM SUPPORT SYSTEM OR AS OTHERWISE REQUIRED.

TYPICAL PIPE TRENCH

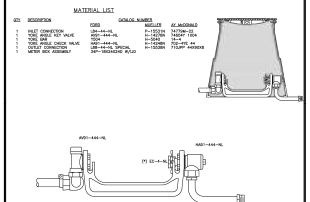
N.T.S.

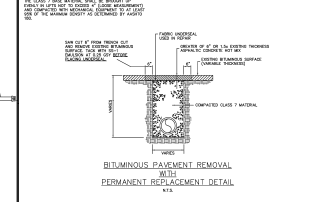


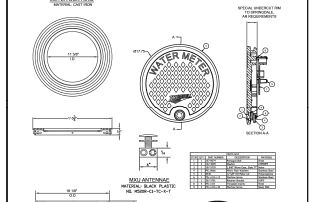
NOTES: SEE STANDARD DETAIL M-1 "TRACER WIRE CONNECTION PORT" FOR TRACER WIRE PORT SPACING

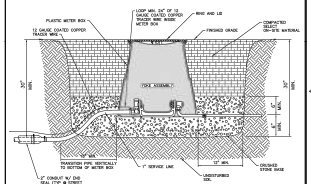
* CLASS I, II, AND III AS DEFINED IN ASTM D2487 AND ONE PIPE BACKFILL MATERIAL AS SPECIFIED IN SECTION 02200 - SECTION OF SWU SPECIFICATIONS

** STANDARD SIZE NO. 67 AS DEFINED IN ASTM D448







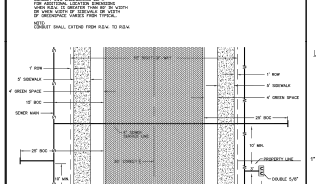


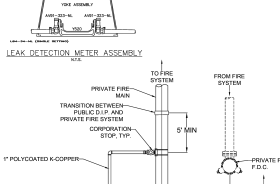
STANDARD METER BOX INSTALLATION

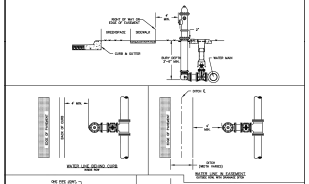
SPLIT 5/8" X 3/4" METER SETTER (SHOWN)
SINGLE 5/8" X 3/4" AND 1" METER SETTERS (SIMILAR)

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 FROM FINISH GRADE ELEVATION TO METER BOX AS SHOWN ABOVE
3.) SEE "TECHNICAL SPECIFICATIONS" FOR MATERIAL AND INSTALLATION SPECIFICATIONS







NO	DATE	BY	CKD	DESCRIPTION

A4CIVIL
ARKANSAS

HANK'S FURNITURE
SPRINGDALE, ARKANSAS

TYPICAL DETAILS

DATE:_____

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811
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Arkansas One-Call
www.arkonecall.com

DATE	DRAWN
09-10-2026	NG
DESIGNED	CHECKED
NG	TJA

FOR REVIEW

PROJECT NO.
261009

SHEET
C6.3

PLOT DATE/TIME: Thursday, September 10, 2026 11:13:59 AM | # P:\2026\09-Hanks Furniture-Springdale, AR\Drawings\c3d\261009-DET-ALL.dwg

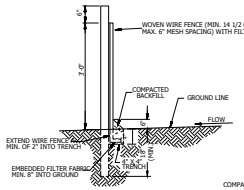
©2026 A4CIVIL, PLLC



INSTALLATION NOTES

1. WATTLES SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
2. NOT FOR USE IN CONCENTRATED FLOW AREAS.
3. THE WATTLES SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF TWO (2) INCHES.
4. WATTLES SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
5. ON SLOPES, WATTLES SHOULD BE INSTALLED ON CONTOUR WITH A SLIGHT UPWARD CURVE AT THE END OF THE ROW IN ORDER TO CREATE POINTING.
6. ENDS OF ADJACENT WATTLES SHOULD BE ABUTTED FIRMLY TO ENSURE NO LEAKAGE AT THE ABUTMENTS.
7. WHEN INSTALLING RUNNING LENGTHS OF WATTLES, BUTT THE SECOND WATTLE TIGHTLY AGAINST THE FIRST, DO NOT OVERLAP THE ENDS. STAKE THE WATTLES AT EACH END AND FOUR FOOT ON CENTER.
8. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE, LEAVING 2 - 3 INCHES OF THE STAKE PROTRUDING ABOVE THE WATTLE. WHEN INSTALLING WATTLES ON SLOPES, DRIVE THE STAKES PERPENDICULAR TO THE SLOPE.
9. DRIVE THE FIRST END STAKE OF THE SECOND WATTLE AT AN ANGLE TOWARD THE FIRST WATTLE IN ORDER TO HELP ABUT THEM TIGHTLY TOGETHER.
10. STAKING: THE CITY RECOMMENDS USING WOOD STAKES TO SECURE THE WATTLES, 1/2" TO 5/8" DIAMETER. THE MOST ACCEPTABLE WITHOUT SAFETY CAP. BE SURE TO USE A STAKE THAT IS LONG ENOUGH TO PROTRUDE SEVERAL INCHES ABOVE THE WATTLE.
11. THE CONTRACTOR SHALL INSPECT WATTLES EVERY TWO WEEKS AND AFTER ANY SIGNIFICANT STORM EVENT AND MAKE REPAIRS OR REMOVE SEDIMENT ACCUMULATED BEHIND WATTLE AS NECESSARY.
12. SEDIMENT ACCUMULATED BEHIND WATTLE SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DIAMETER OF THE WATTLE.
13. WATTLES SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND IS ACCEPTED BY THE CITY.

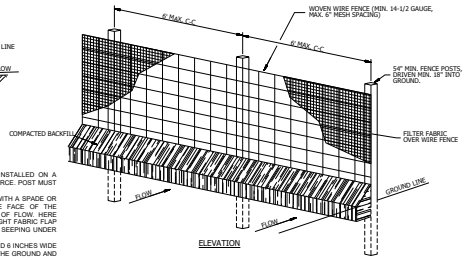
WATTLE BARRIER
N.T.S.



CROSS-SECTION

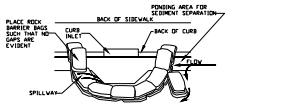
SILT FENCE NOTES

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.



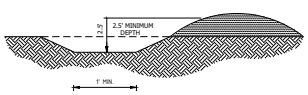
ELEVATION

SILT FENCE
N.T.S.



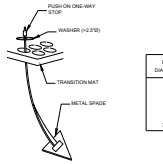
NOTES:
1. BAGS OF WOVEN GEOTEXTILE FABRIC, FILLED WITH GRAVEL MUST BE LAYERED SUCH THAT NO GAPS ARE EVIDENT.
2. USE A 2" DEEP SANDBAG GAP IN THE TOP ROW ON THE SIDE AWAY FROM FLOW, TO PROVIDE A SPILLWAY, OR IN THE CENTER IF PONDING IS NEEDED ON BOTH SIDES.
3. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

CURB INLET PROTECTION SETUP
N.T.S.

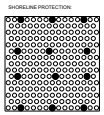


DIVERSION DITCH
N.T.S.

NON-COHESIVE SOILS
SCOURSTOP TRANSITION MAT
INSTALLATION DETAILS



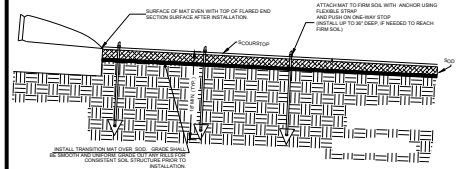
PIPE DIAMETER	DISCHARGE (CFS)	SCOURSTOP WIDTHxLENGTH
12"	8	4' x 4'
24"	30	4' x 8'
36"	75	8' x 12'
48"	100	12' x 16'
60"	150	12' x 20'
72"+		SEE DETAILS

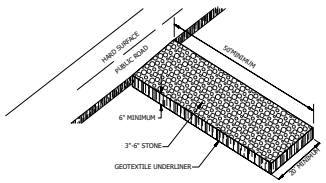


SHORELINE PROTECTION:

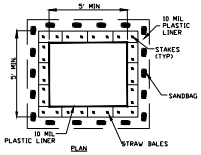
ANCHOR CONFIGURATION FOR SLOPES STEEPER THAN 0:1. TRANSITION MATS OVER A MIN. 8 OZ. GEOTEXTILE.

PIPE FLARED END SECTION

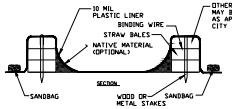




TEMPORARY CONSTRUCTION ENTRANCE
N.T.S.



PLAN

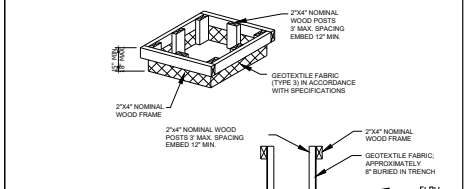


SECTION

WASHOUT NOTES

1. NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETES INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.
2. EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
3. ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.
4. TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
5. WASHOUT FACILITIES WILL BE CLEANED OUT OR REPLACED ONCE THE WASHOUT IS 75% FULL.
6. PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
7. WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF OFFSITE. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF.

CONCRETE WASHOUT
N.T.S.



EXCAVATED INLET PROTECTION
N.T.S.

NO	DATE	BY	CKD	DESCRIPTION

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ARKANSAS

HANK'S FURNITURE
SPRINGDALE, ARKANSAS

SWPPP DETAILS

DATE:_____

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Arkansas One-Call
www.arkonecall.com

DATE	DRAWN
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DESIGNED	CHECKED
NG	TJA

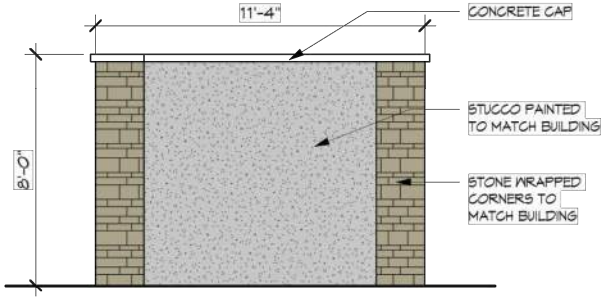
FOR REVIEW

PROJECT NO.
261009

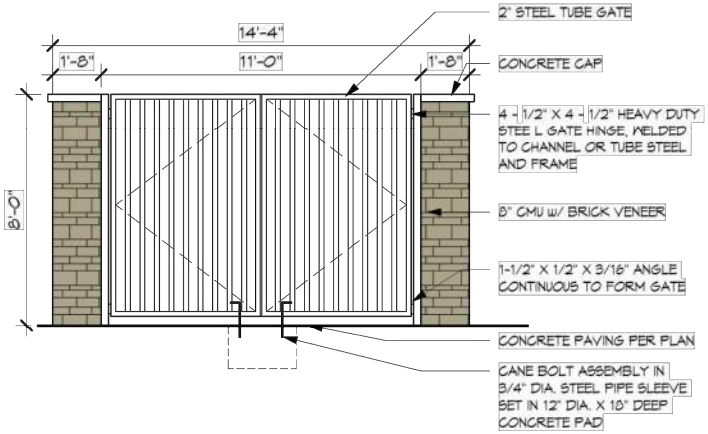
SHEET
C6.5

PLOT DATE/TIME: Thursday, September 10, 2026 11:19:15 AM | P:\2026\09-Hanks Furniture-Springdale (AR)\Drawings\e3KL09 CMT.dwg

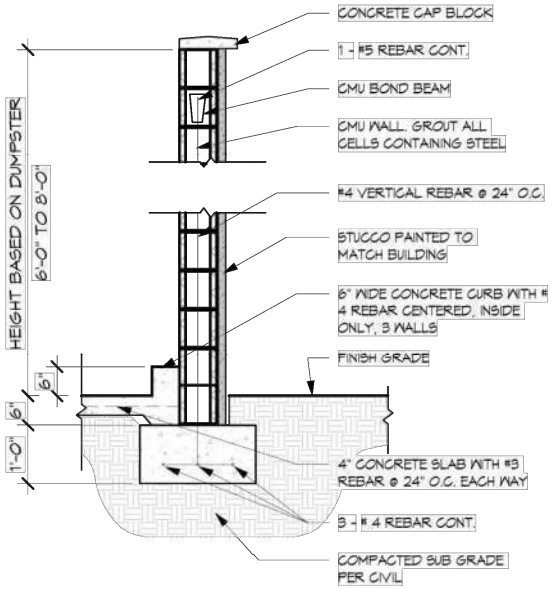
Return to Agenda



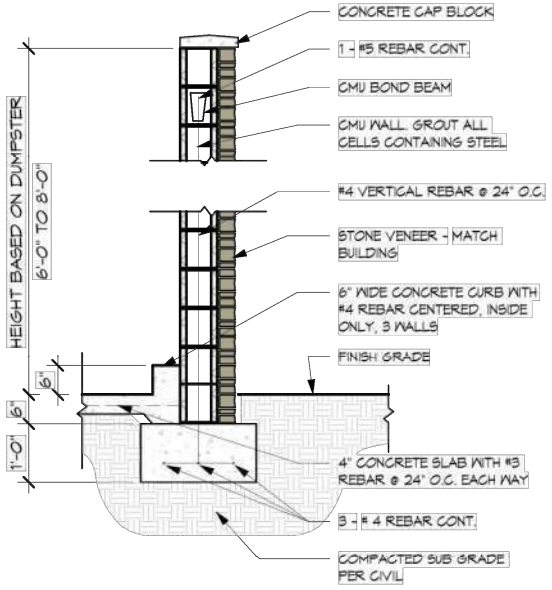
3 DUMPSTER SIDE ELEVATION
1/4" = 1'-0"



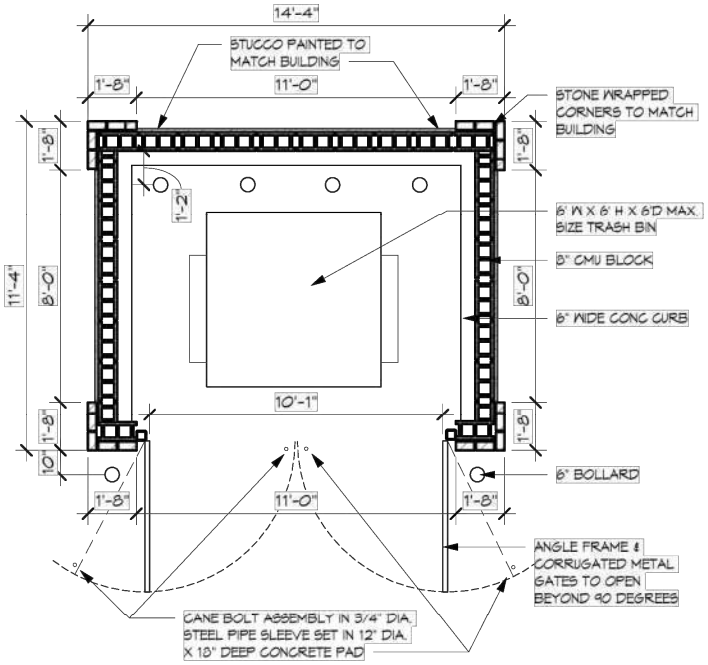
2 DUMPSTER FRONT ELEVATION
1/4" = 1'-0"



5 DUMPSTER WALL SECTION - STUCCO
1/2" = 1'-0"



4 DUMPSTER WALL SECTION - STONE
1/2" = 1'-0"



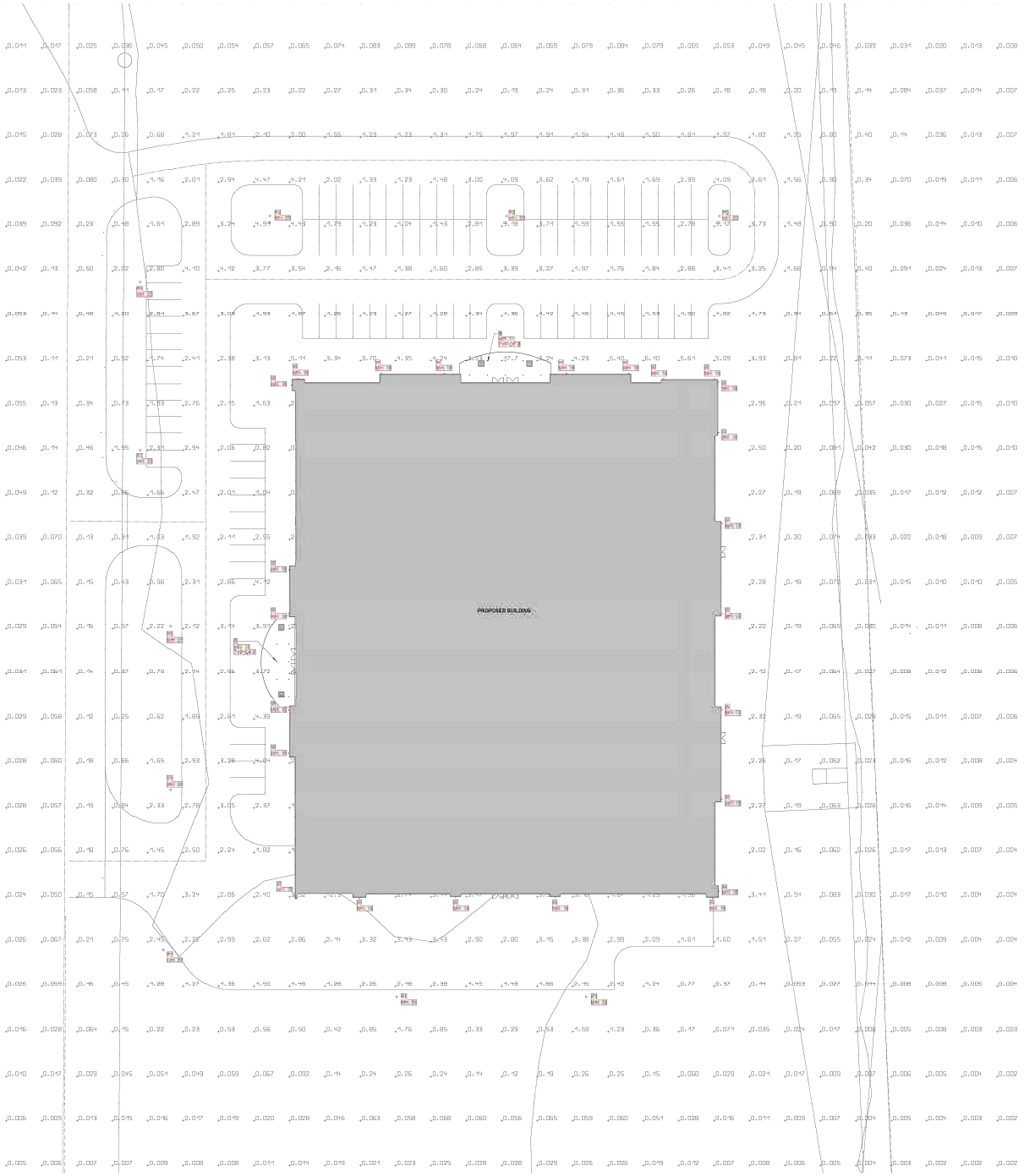
1 DUMPSTER PLAN
1/4" = 1'-0"

HANKS
MEMBERS LN
SPRINGDALE, AR

Burris Architecture
820 Tiger Blvd. Suite 4, Bentonville, Ar 72712
479-319-6045

DATE
09/02/26
JOB NO.
25174

DP1
DUMPSTER PLAN & DETAILS



1 SITE PHOTOMETRIC PLAN
1" = 20'-0"

B	RECESSED DOWNLIGHT	WILLIAMS	SDR-TL L30-835-DIM-UNV-FW-DF-CS
P1	SINGLE HEAD POLE MOUNTED AREA LIGHT	LSI	MNU-LED-18-/DL-L30-T5CW
P2	DOUBLE HEAD POLE MOUNTED AREA LIGHT	LSI	MNU-LED-36-/DL-L30-T5CW
W	WALLPACK	LSI	WPO-LED-20-/DL-L30-T5CW

PARKING & PEDESTRIAN AREAS
PARKING ILLUMINANCE (FOOTCANDLES): 2.6
MINIMUM TO MAXIMUM UNIFORMITY RATIO (MIN/MAX): 5.6
MINIMUM TO AVERAGE UNIFORMITY RATIO (MIN/AVG): 11.9

Return to Agenda

Burris Architecture
CLIENT JOB NUMBER: 25173

FORWARD ENGINEERING
Rogers, AR 72758
(479) 621-1122

CERTIFICATE OF AUTHORIZATION
FORWARD ENGINEERING PLLC
No. 1031
ARKANSAS

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

HANK'S

EAST FRANCES LN, SPRINGDALE, AR 72764

MARK	DATE	DESCRIPTION
		WORK IN PROGRESS

PROJECT NUMBER: 250709
DRAWN BY: MTN
CHECKED BY: KNJ
SHEET TITLE
SITE PHOTOMETRIC PLAN
E-801

PRELIMINARY
NOT FOR CONSTRUCTION



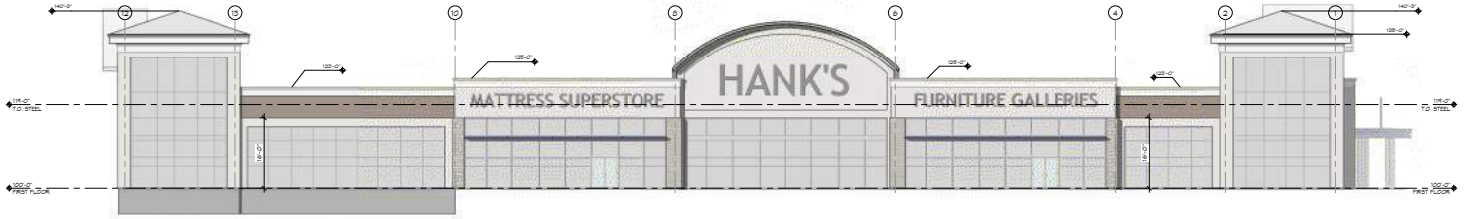
3 N ELEVATION
1" = 10'-0"



4 S ELEVATION
1" = 10'-0"



1 W ELEVATION
1" = 10'-0"



2 E ELEVATION
1" = 10'-0"

Burris Architecture
628 Tiger Blvd, Bentonville, AR 72712
479-696-3991

HANKS
MEMBERS LN
SPRINGDALE, AR

DATE 7-17-26
JOB NO. 25173
REVISIONS

A2.0
EXTERIOR ELEVATIONS

Return to Agenda













PRELIMINARY
NOT FOR CONSTRUCTION

Burris Architecture
828 Tiger Blvd, Bentonville, AR 72712
479-696-3991

HANKS
MEMBERS LN
SPRINGDALE, AR

DATE: 7-17-26
JOB NO: 25173
REVISIONS

A2.1
RENDERINGS



PROJECT AREA

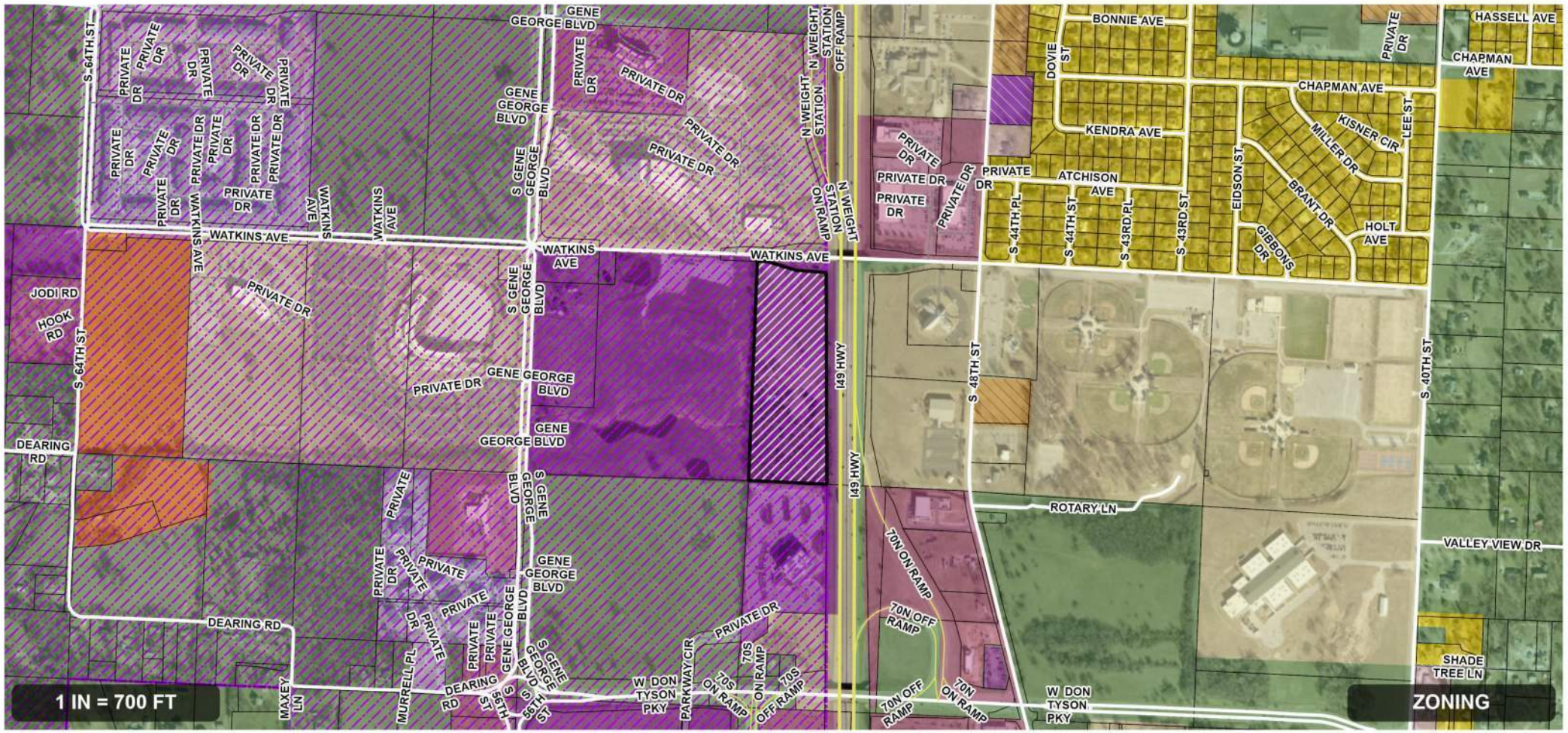
L26-22: Hank's Fine Furniture

5177 Watkins Avenue

L26-22: Large Scale Development

W26-40: Waiver from Street Improvements on Mary Frances Lane

N



L26-22: Hank's Fine Furniture

5177 Watkins Avenue

L26-22: Large Scale Development

W26-40: Waiver from Street Improvements on Mary Frances Lane

Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Jairo Portilla	Name:
E-mail:	E-mail:
Address: 200 E Sunset Ave Springdale AR 72764	Address:
Phone: 479-430-6945	Phone:
Site/ Location:	Current Zoning:
Assessor's Parcel Number(s):	Rezone Required:
	Total Acreage:

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

☐ Board of Adjustments
☐ Commercial Design Standards

Application Requirements:

☐ A complete application.
☐ A copy of the warranty deed indicating ownership of property.
☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
☐ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

☐ $75.00

STAFF USE ONLY

Date Application Submitted: 7/22/2026 Project Number: B26-90

Date Accepted as Complete: 8/21/2026 Receipt Number: 7114

Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☑ Representative ☐

Describe your variance request:

I was previously given permission by a City employee to park my trailer on the side of my house. Because of that, we added gravel to give it a stable place to sit the trailer is parked One my Property and doesnt block traffic. There is also Construction going on in front of my house, So parking it on the street would get in the way of on going construction and traffic

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

Granting this variance would allow me to keep my trailers on my property where I was given permission. It keeps them off the street, out the way of ongoing Construction and traffic

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

Granting this variance would alleviate the handship by allowing me to keep my trailers on my property during on going construction otherwise I would have to keep moving them out the way as construction progresses, the gravel parking also provides a stable surface that helps keeps the trailers from getting stuck

Record Property Owner(s): Jairo Portilla + Ury Portilla

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Jairo Portilla

Signature: _____ Date: 7-22-26

Name of Representative (if applicable): _____

Signature: _____ Date: _____

1. **PARCELS: 815-26107-000, 815-26115-000**
   PROPERTY OWNER: RANDY & BETTINNA COGER REVOCABLE TRUST
   MAILING ADDRESS: PO BOX 446, HUNTSVILLE, AR 72740

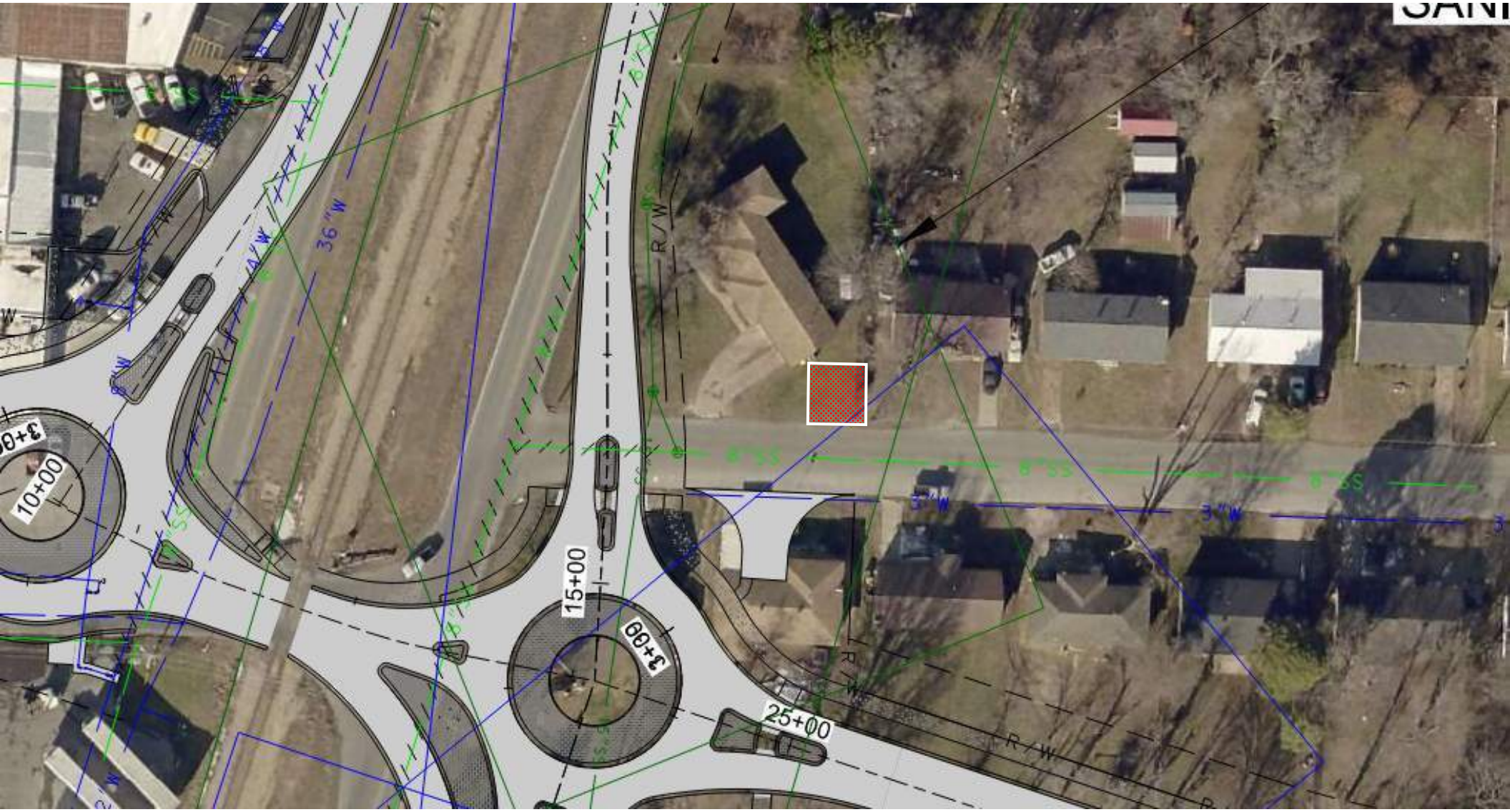
2. **PARCELS: 815-26116-000, 815-26117-000, 815-27727-001**
   PROPERTY OWNER: CITY OF SPRINGDALE
   MAILING ADDRESS: 201 N SPRING STREET, SPRINGDALE, AR 72764

3. **PARCEL: 815-27727-000**
   PROPERTY OWNER: GUSTAVO SOTO ARGUEYES
   MAILING ADDRESS: 4119 E. RIVERDALE DR, FAYETTEVILLE, AR 72701-6477

4. **PARCEL: 815-26033-001**
   PROPERTY OWNER: ORELLANA RENTALS LLC
   MAILING ADDRESS: 17204 E. HIGHWAY 412, SPRINGDALE, AR 72764-9264

5. **PARCEL: 815-27752-000**
   PROPERTY OWNER: 1997 HOLDINGS LLC
   MAILING ADDRESS: PO BOX 11, ELM SPRINGS, AR 72728


TURNER ST
200
815-26108-000
815-26107-000
204
E SUNSET AVE
E SUNS


36"W
R/W
8"SS
3"W
10+00
15+00
25+00



PROJECT AREA

PUBLIC NOTICE

B26-90: Ury Portilla Juarez & Jairo Y. Portilla

200 E. Sunset Avenue

B26-90: Variance from Paving Requirements

N



PROJECT AREA

PUBLIC NOTICE

B26-90: Ury Portilla Juarez & Jairo Y. Portilla

200 E. Sunset Avenue

B26-90: Variance from Paving Requirements

N

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Variance Application

Date: 08/06/2026 Permit No.: 260293

Applicant / Owner

Applicant Name:	Daniel Jimenez	Owner Name:	DJ Custom Homes, Inc
Address:	2425 Aspen Ln	Address:	2425 Aspen Ln
City, State, Zip:	Rogers	City, State, Zip:	Rogers
Phone:	4796449280	Phone:	4796449280
Email:	[redacted]	Email:	[redacted]
Contact:	Applicant		

Project

Project Location:	804 N Virginia St	Multiple Buildings:	☐
Parcel Numbers:	815-23657-000	Outdoor Storage:	☐
Current Zone:	MF-16	Facades/Exterior:	☐
Rezone Required:	MF-16	Detail Features:	☐
Total Acreage:	.20	Roofs:	☐
Entrances:	☐	Materials/Colors:	☐
Parking Lot:	☐	Entryways:	☐
Structure Back:	☐	Landscaping:	☐
Pedestrian Flow:	☐	Screening:	☐
Central Features:	☐	Lighting:	☐

Variance Request: Variance For Minimum Lot Size For a Duplex Building

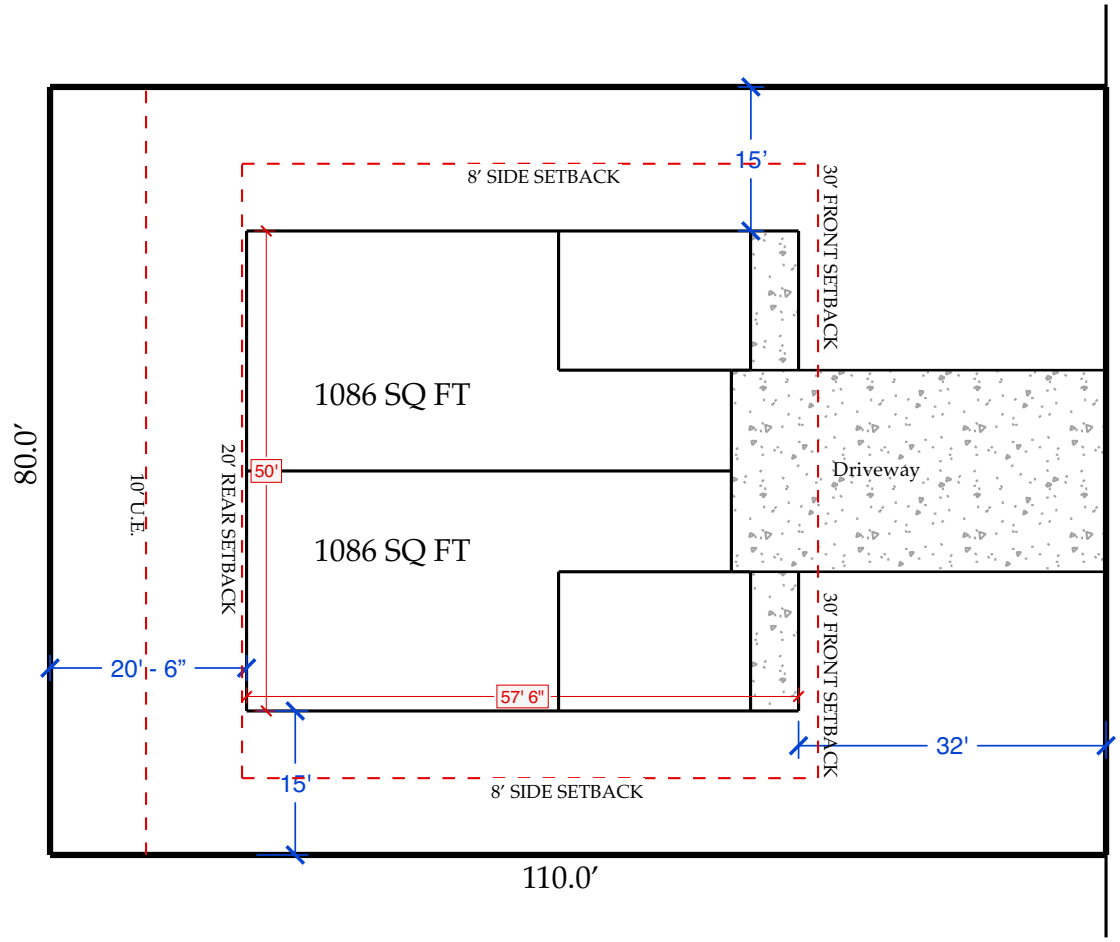
Difficulty/Hardship: The lot contains 8,712 SF, the minimum site size required for a duplex is 9,000 SF.

Variance Effect: This would allow to maximize the site density and infill potential for affordable housing.

Harmony:

I do hereby certify that the information contained herein is true and correct.

Daniel Jimenez	08/06/2026
Name	Date



Plot Plan
1" = 20'-0"

Land Use : Residential
Multi Family Duplex

Lot Area: 9270 SF (0.2128 Acres)

Subdivision: NEALS ADD
Block / Lot: 004 / 007
S-T-R: 35-18-30

804 VIRGINIA ST
SPRINGDALE, AR
72764

Plot Plan

DATE	07/02/2026
SCALE	1" = 20'-0"

Return to Agenda

BOUNDARY ENCROACHMENT AND FENCE NON-DISTURBANCE AGREEMENT

This Boundary Encroachment and Fence Non-Disturbance Agreement ("Agreement") is entered into by and between the parties identified below.

PARTIES

Owner 1: DJ Custom Homes, Inc., owner of the real property located at 804 N Virginia St, Springdale, Arkansas ("Owner 1" or "DJ Custom Homes, Inc.").

Owner 2: Carol Ann Garrett, owner of the real property located at 806 N Virginia St, Springdale, Arkansas ("Owner 2" or "Ms. Garrett").

Owner 1 and Owner 2 are each referred to individually as a "Party" and collectively as the "Parties."

RECITALS

A. Owner 1 owns the real property commonly known as 804 N Virginia St, Springdale, Arkansas ("804 Property").

B. Owner 2 owns the adjoining real property commonly known as 806 N Virginia St, Springdale, Arkansas ("806 Property").

C. Owner 2 maintains a wood privacy/chain-link fence (the "Fence") along the shared boundary line between the 804 Property and the 806 Property. The Parties acknowledge that the Fence encroaches onto the 804 Property by approximately eighteen (18) inches at its current location.

D. The Parties wish to formally document their mutual understanding regarding the Fence's location and Owner 1's intentions with respect to it, in order to avoid any future dispute.

AGREEMENT

In consideration of the mutual promises contained in this Agreement, the Parties agree as follows:

1. Acknowledgment of Encroachment. The Parties acknowledge that the Fence, as currently located and maintained by Owner 2, encroaches approximately eighteen (18) inches onto the 804 Property along the shared boundary line.

2. No Intent to Remove or Damage. Owner 1 (DJ Custom Homes, Inc.) affirms that it has no intention of removing, relocating, damaging, or otherwise interfering with the Fence, and agrees that it will not remove, relocate, damage, or otherwise interfere with the Fence, for so long as the Fence remains in substantially its current location and condition.

3. Personal Agreement; No Effect on Title. This Agreement reflects the personal understanding and intentions of Owner 1 and Owner 2 as individuals/entities and does not create, convey, grant,

or establish any easement, license, encumbrance, or other interest in real property, and does not run with the land or bind any future owner, heir, tenant, or assign of either the 804 Property or the 806 Property. This Agreement is not intended to be, and shall not be construed as, an instrument affecting title to either property.

4. No Waiver of Rights. Nothing in this Agreement shall be construed as a waiver, release, or relinquishment by Owner 1 of any right, claim, or interest Owner 1 may have with respect to the 804 Property, except as expressly stated in Section 2 above.

5. Entire Agreement; Amendment. This Agreement constitutes the entire understanding between the Parties regarding the subject matter herein and supersedes any prior oral or written understandings. This Agreement may be amended only in writing signed by both Parties.

6. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Arkansas.

7. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date(s) set forth below.

OWNER 1:

DJ Custom Homes, Inc.

Signature: _____

Printed Name: Daniel Jimenez

Title: President

Date: 9/25/26

NOTARY ACKNOWLEDGMENT — OWNER 1

State of Arkansas

County of Washington

On this 25th day of September, 2026, before me, the undersigned Notary Public, personally appeared Daniel Jimenez (authorized representative of DJ Custom Homes, Inc.), known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public Signature: _____

Printed Name: Josue Romero

My Commission Expires: July 13th, 2034

JOSUE ROMERO
Notary Public - Arkansas
Washington County
Commission # 00002549
My Commission Expires Jul 13, 2034

(SEAL)

OWNER 2:

Signature: Carol Garrett

Printed Name: Carol Ann Garrett

Date: 9-25-26

NOTARY ACKNOWLEDGMENT — OWNER 2

State of Arkansas

County of Washington

On this 25th day of September, 20 26, before me, the undersigned Notary Public, personally appeared Carol Ann Garrett, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public Signature: _____

Printed Name: Josue Romero

My Commission Expires: July 13th 2034

(SEAL)

JOSUE ROMERO
Notary Public - Arkansas
Washington County
Commission # 00002549
My Commission Expires Jul 13, 2034

1) **AVANCE BUSINESS SOLUTIONS INC**
PO BOX 1625
FARMINGTON AR 72730

2) **NEAL, DONALD W; NEAL, MICAH**
800 FAIRWAY CIR
SPRINGDALE AR 72764

3) **TEJADA, MARIA DELMY**
802 N VIRGINIA ST
SPRINGDALE AR 72764

4) **SILVA, SALOMON**
803 N KANSAS ST
SPRINGDALE AR 72764

5) **TORRES HOMES & PROPERTIES LLC**
805 N KANSAS ST
SPRINGDALE AR 72764

6) **GARRETT, GARY LEE & CAROL ANN**
PO BOX 8615
SPRINGDALE AR 72766



PROJECT AREA

PUBLIC NOTICE

B26-98: DJ Custom Homes, Inc.

804 Virginia Street

B26-98: Variance from Minimum Lot Size Requirements for a Duplex in an MF-16

N



PROJECT AREA

PUBLIC NOTICE

B26-98: DJ Custom Homes, Inc.

804 Virginia Street

B26-98: Variance from Minimum Lot Size Requirements for a Duplex in an MF-16

N

Waiver Request

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant (person making request)	Site/ Location: 3018 E Robinson Ave
Name: Cody Smith	Assessor's Parcel Number(s): 815-30506-004
E-mail:	
Address: 5501 W Pinnacle Pointe Dr Ste 4	Current Zoning: C-5
Rogers, AR 72758	Waiver Requested: Master Street Plan sidewalk requirement
Phone: 479.409.9651	Total Acreage: 1.54

Please describe your request in detail:

This is a request to reduce the required sidewalk along E Robinson Ave to 5' wide and jog toward Robinson Ave to avoid existing utility poles/meters. The existing sidewalk that has been constructed on the corners of Loveland/Robinson and Aspen/Robinson are 5' wide. The intent is to match the sidewalk width and route for uniformity and pedestrian safety, allowing proper distance between Robinson Ave and the sidewalk. Near the proposed driveway, there is an existing electric pole with guy wire, communications pedestal, and a gas meter in a cluster. We are proposing a 5' sidewalk to briefly jog around these existing utilities.



If you have any additional comments, please attach additional pages to this document.

STAFF USE ONLY

Date Application Submitted: 8/14/2026 Project Number: W26-39



PROJECT AREA

W26-39: Robinson Trailer Sales

3018 E. Robinson Avenue

Waiver of Street Improvements on E. Robinson Avenue

N

Rezone Memo

TO: Planning Commission Members

FROM: Sharon Tromburg, Planning Director

DATE: October 6, 2026

RE: R26-42

APPLICANT/OWNER
Alan Reid & Associates (ARA) represents Harold Goodwin and Deborah Goodwin of the Goodwin Joint Revocable Trust.

PROPERTY SIZE
Approximately 1.11 acres proposed for rezoning (Lot 38-B); approximately 4.26 acres in the parent tract

PENDING ACTIONS
Zoning Compliance for replat and home construction.

EXISTING ZONING
AGRICULTURAL DISTRICT (A-1)

LOCATION
West portion of 1650 Albright Road, Springdale, AR 72764; parcel 815-30699-000

REQUESTED ZONING:
LOW/MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT (SF-2)

DEVELOPMENT OF PROPERTY
The petitioner proposes a residence on Lot 38-B, with the existing accessory structure.

SALE OF PROPERTY
The applicant seeks to transfer ownership to family member.

SURROUNDING ZONING AND LAND USE
Zoning of the surrounding area is shown on the attached map, in the southwest area of the city. The subject property is lot 38 of Clear Creek Acres, a residential subdivision platted in 1977. It contains a single-family home and accessory structures. The tract lies along the Springdale-Fayetteville boundary. Areas to the north and east are also part of Clear Creek Acres, with single family homes in an A-1 zoning. The areas to the west and south have low density residential lots in the city of Fayetteville.

SITE FEATURES
Clear Creek runs diagonally through the subdivision. Lot 38 has steep topography and includes areas within the floodplain and regulatory floodway. Public sewer is not readily available, so a percolation test is required as part of the replat.

LAND USE PLAN AND MASTER STREET PLAN
The Future Land Use Plan indicates Low Density Residential.
The Master Street Plan designates Albright Road as a collector, requiring 65’ ROW width.

STAFF COMMENTS

The request would rezone proposed Lot 38-B from A-1 to SF-2 in conjunction with RP26-12. The 1.11-acre lot does not meet the A-1 minimum lot area; SF-2 zoning is requested to permit a residence on the proposed lot. Proposed Lot 38-A would remain A-1 and requires separate

consideration of B26-112 for its proposed 170 feet of street frontage. Approval of this rezoning would not itself approve the replat, the frontage variance, the septic system, or conversion of the accessory garage to a residence.

STAFF RECOMMENDATIONS

This rezone request is in keeping with the goals and policies of the adopted Future Land Use Plan and is recommended for approval.

- **The policy to "Protect and enhance the character, stability, and long-term viability of existing residential neighborhoods while encouraging appropriate reinvestment and redevelopment."**

- **And the goal to" ensure that development occurs in a manner that is compatible with surrounding land uses and supported by adequate infrastructure".**

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www.SpringdaleAR.gov

Rezoning Petition

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Petitioner (Property Owner)
Alan Reid & Associates (ARA) is a representative of owner
Name: Goodwin Joint Revocable Trust
Harold Lloyd Goodwin & Deborah Elaine Goodwin
E-mail:
Rep. Alan Reid & Assoc. email:
Address: 1650 ALBRIGHT RD.
SPRINGDALE, AR 72764
Rep. Alan Reid & Assoc. address: 118 S. College Ave.
Fayetteville, AR 72701
Phone: (479) 445-4141
Rep. Alan Reid & Assoc. phone #: (479) 444-8784

Site/ Location: 1650 ALBRIGHT RD.
SPRINGDALE, AR 72764
Assessor's Parcel Number(s): 815-30699-000
West portion (1.11+/- acre proposed lot) off the Above parcel, a replat request has been submitted.
Current Zoning: A-1 Agricultural District
Proposed Zoning: SF-2 Low/ Medium Single-family residential district
Total Acreage: ACREAGE OR AREA TO BE REZONED 1.11+/- AC

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Petition Requirements:

- [x] A copy of the warranty deed indicating ownership of the property.
- [x] A site plan in conformance with Chapter 130, Article 2, Section 13.
- [x] A brief statement explaining the reason for the rezoning request, the intended use of the property, and the effect of property changes upon surrounding land uses.
- [x] A layman's description of the property (physical address if possible).
- [x] A list of all adjacent property owners certified by a licensed abstractor or surveyor in the past sixty (60) days.
- [x] An accurate legal description if the property to be rezoned is only a portion of the land.
- [x] A scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow.
- [ ] Once the petition has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
- [ ] Provide the required affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- [x] Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

NOTIFICATIONS HAVE NOT BEEN MAILED OUT YET

Review Fee:
- [ ] $175.00

STAFF USE ONLY

Date Application Submitted: 09/02/2026
Project Number: R26-42
Date Accepted as Complete: 09/25/2026
Receipt Number: 7466

Petition for Rezoning

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

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 *ALAN REID & ASSOCIATES REPRESENTING THE PROPERTY OWNERS*

Indicate person of contact for this petition: Petitioner ☐ Representative ☒

Record Property Owner(s): Goodwin Joint Revocable Trust
Harold Lloyd Goodwin & Deborah Elaine Goodwin

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

Legal Description:

LEGAL DESC. TAKEN FROM ALAN REID & ASSOCIATES SURVEYING JOB #26182, proposed lot 38-B Clear Creek Acres Subv. (THE WESTERN LOT)

SURVEY DESCRIPTION - LOT 38-B

A PART OF LOT NUMBERED THIRTY-EIGHT (38) IN THE CLEAR CREEK ACRES SUBDIVISION IN THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT THIRTY-EIGHT (38), SAID POINT BEING AN EXISTING 5/8" IRON REBAR; THENCE N87°42'25"W 170.00 FEET ALONG THE SOUTH LINE OF SAID LOT THIRTY-EIGHT (38) TO A SET 1/2" IRON REBAR FOR THE TRUE POINT OF BEGINNING; THENCE N87°42'25"W 70.00 FEET TO A SET 1/2" IRON REBAR AT THE SOUTHWEST CORNER OF SAID LOT THIRTY-EIGHT (38); THENCE N02°37'35"E 630.20 FEET TO THE NORTHWEST CORNER OF SAID LOT THIRTY-EIGHT (38), SAID POINT BEING IN THE CENTER OF CLEAR CREEK AND FROM WHICH A SET 1/2" REFERENCE IRON BEARS S02°37'35"E 50.00 FEET; THENCE ALONG THE CENTERLINE OF SAID CLEAR CREEK, THE FOLLOWING BEARINGS AND DISTANCES:

N45°15'49"E 51.52 FEET;
N20°16'56"E 102.87 FEET;
N64°22'45"E 4.43 FEET TO A POINT FROM WHICH A SET 1/2" REFERENCE IRON BEARS S02°37'35"E 100.00 FEET;

THENCE LEAVING THE CENTERLINE OF SAID CLEAR CREEK, S02°37'35"E 539.69 FEET TO A SET 1/2" IRON REBAR; THENCE S87°42'25"E 10.00 FEET TO A SET 1/2" IRON REBAR; THENCE S02°37'35"W 48.03 FEET TO A SET 1/2" IRON REBAR; THENCE N87°42'25"W 10.00 FEET TO A SET 1/2" IRON REBAR; THENCE S02°37'35"W 180.09 FEET TO THE POINT OF BEGINNING, CONTAINING 1.11 ACRES, MORE OR LESS. THE ABOVE DESCRIBED 1.11 ACRE TRACT BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

Layman's Description: PROPOSED 1.11+/- AC. (Lot 38-B, Clear Creek Acres Subv.), SEE SURVEY DRAWING, ARA JOB #26182, CURRENTLY UNDER REVIEW BY SPRINGDALE AS A REPLAT. THE PROPOSED LOT IS WEST OF ADDRESS: 1650 ALBRIGHT RD., SPRINGDALE, AR 72764

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

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

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

FROM (current zoning): A-1

TO (proposed zoning): SF-2

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

1. **Sell** the property (YES) / NO and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title YES / (NO). INTENDED GRANTEE IS SON OF THE PROPERTY OWNER

2. **Develop** the property (YES) NO, and if so, the proposed use is SINGLE-FAMILY RESIDENTIAL.

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

   THE ZONING CHANGE (FROM A-1 TO SF-2) WILL CAUSE MINIMAL CHANGE TO THE SURROUNDING AREA. WHILE THE LOTS ON THE NORTH SIDE OF ALBRIGHT ROAD IN THIS AREA ARE LARGER IN SIZE THAN THE PROPOSED REZONED AREA; THE LOTS TO THE SOUTHEAST LESS THAN ¼ MILE AWAY ARE LESS THAN A QUARTER OF AN ACRE, WHICH IS MUCH SMALLER THAN THE 1.11 ACRES PIECE PROPOSED WITH THE ZONING CHANGE. THE USE PROPOSED IS SINGLE-FAMILY, WHICH IS IN KEEPING WITH THE GENERAL SURROUNDING AREA.

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 petition 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.

Authorized Representative: ALAN REID & ASSOCIATES

Mailing Address: 118 S. COLLEGE AVE., FAYETTEVILLE, AR 72701

Phone Number: #(479) 444-8784 Email: _____

Verification

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

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

PLEASE NOTE:
Alan Reid & Associates is a representative of owner(s)

Printed Name of Record Property Owner(s)

Goodwin Joint Revocable Trust
Harold Lloyd Goodwin &
Deborah Elaine Goodwin

Printed Name of Applicant(s)

Goodwin Joint Revocable Trust
Harold Lloyd Goodwin &
Deborah Elaine Goodwin

Signature of Record Property Owner(s)

X Harold Lloyd Goodwin Jr.

X Deborah Elaine Goodwin

Date: August 28, 2021

Signature of Applicant(s)

X Harold Lloyd Goodwin Jr.

X Deborah Elaine Goodwin

Date: August 28, 2021

State of Arkansas)
) ss.
County of Washington

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

Matthew R Kumpe

Notary Public

My commission expires: 4/24/2035

MATTHEW ROBERT KUMPE
Notary Public - Arkansas
Washington County
Commission # 00005547
My Commission Expires Apr 24, 2035

Re: Replat of 1650 Albright Road

SF

shawn f <s.fro479@gmail.com>
To Olivia King

Reply | Reply All | T

I Dewayne Fronterhouse & Tonashawn Fronterhouse of 1795 clear creek dr springdale ar, oppose this.

Memo

To: Planning Commission Members

From: Sharon Tromburg, Planning Director

Date: October 6, 2026

Re: RP26-12 Replat Clear Creek Acres, Lot 38

Lot 38, a 4.26-acre tract, is being replatted to create two lots: Lot 38-A, consisting of 3.15 acres, and Lot 38-B, consisting of 1.11 acres. The rezoning (R26-42) and variance request (B26-112) are related to this replat.

PLANNING COMMENTS

Reviewed by Jenny Neel
Date Reviewed: 09.30.26

1. Proposed Lot 38-B does not meet the minimum lot area required for the current A-1 Agricultural District. A rezoning application, R26-42, has been submitted to rezone the property from A-1 Agricultural District to SF-2 Low/Medium Density Single-Family Residential District. If approved, revise the plat to reflect approval, adding a note to the plat.

2. Lot 38-A does not meet the minimum required 200 feet of street frontage in the A-1 Agricultural District. Variance B26-112, requesting a reduction in required frontage from 200 feet to 170 feet, has been requested. If approved, revise the plat to reflect approval, adding a note to the plat.

3. For the proposed Lot 38-B: The owner has indicated that the existing accessory structure is intended to be converted to a primary structure. Please note that any conversion or change of use shall be subject to applicable zoning and building requirements and shall be addressed through the appropriate permitting process.

4. Fences extending across property lines may create future boundary issues, including potential adverse possession concerns. Be advised that all fences shall be located within the property boundaries. Additionally, verify whether fences are permitted to be located over or within the septic field area.

5. Provide a perc test demonstrating that Lot 38-B can accommodate the proposed septic field.

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 09.29.26

All comments addressed.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 09.30.2026

PROJECT SPECIFIC COMMENTS

- Dedicate ROW for a collector street – 32.5’ from the centerline
- Street improvements are required. Albright Rd is a Collector
    - Waiver requested

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www.SpringdaleAR.gov

Plat Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	Property Owner (if other than Applicant)
Name: ALAN REID & ASSOCIATES	Name: Goodwin Joint Revocable Trust C/O Harold Lloyd Goodwin & ~~Deoborah~~ Elaine Goodwin
E-mail:	E-mail: DEBORAH
Address: 118 S. COLLEGE AVE., FAYETTEVILLE, AR 72701	Address: 1650 ALBRIGHT RD. SPRINGDALE, AR 72764
Phone: #(479) 444-8784	Phone: (479) 445-4141
Site/ Location: 1650 ALBRIGHT RD., SPRINGDALE, AR 72764	Current Zoning: A-1 Agricultural District
Assessor's Parcel Number(s): 815-30699-000	Rezone Required: Yes, SF-2 rezoning is being requested for proposed Lot 38-B Clear Creek Acres S/D
	Total Acreage: 4.26+/- acres

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

- ☐ Informal Plat
- ☒ Replat
- ☐ Preliminary Plat
- ☐ Final Plat

Submittal Criteria:

- ☒ Encouraged pre-application meeting held with the Springdale Planning Department on 07/28/2026.
- ☒ Three (3) hard copies and a digital copy of proposal.
- ☒ A copy of the warranty deed indicating ownership of property, if other than a final plat.
- ☒ For a replat and preliminary plat, submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the last sixty (60) days.

Review Fee:

- ☐ **Informal Plat:** $50.00
- ☒ **Replat:** $250.00
- ☐ **Preliminary Plat:** $500.00
- ☐ **Final Plat:** $50.00, plus $1.00 for each lot over 50

STAFF USE ONLY

Date Application Submitted: 8/27/2026 Project Number: RP26-12

Date Accepted as Complete: 9/25/2026 Receipt Number: 7218

Indicate person of contact for this request: Applicant/Representative ☒ Property Owner ☐

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Goodwin Joint Revocable Trust DEBORAH C/O Harold Lloyd Goodwin & ~~Deoborah~~ Elaine Goodwin

Signature: Harold Lloyd Goodwin Jr. Date: 8/26/26 8/27/26

Name of Representative (if applicable): ALAN REID & ASSOCIATES (ALAN REID)

Signature: Deborah Elaine Goodwin Date: 8/26/26

Name of Property Owner (if applicable): Goodwin Joint Revocable Trust C/O Harold Lloyd Goodwin & ~~Deoborah~~ Elaine Goodwin DEBORAH

Signature: _____ Date: _____

SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	Property Owner (if other than Applicant)
Name: ALAN REID & ASSOCIATES	Name: Goodwin Joint Revocable Trust C/O Harold Lloyd Goodwin & ~~Deborah~~ Elaine Goodwin
E-mail:	E-mail: DEBORAH
Address: 118 S. COLLEGE AVE., FAYETTEVILLE, AR 72701	Address: 1650 ALBRIGHT RD. SPRINGDALE, AR 72764
Phone: #(479) 444-8784	Phone: (479) 445-4141
Site/ Location: 1650 ALBRIGHT RD. SPRINGDALE, AR 72764	Current Zoning: A-1 Agricultural District
Assessor's Parcel Number(s): 815-30699-000	Rezone Required: RQST A VARIANCE ON A-1 LOT WIDTH ON EASTERN PROPOSED LOT
	Total Acreage: 4.26+/- AC.

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

- ☒ Board of Adjustments
- ☐ Commercial Design Standards

Application Requirements:

- ☒ A complete application.
- ☒ A copy of the warranty deed indicating ownership of property.
- ☒ A site plan in conformance with Chapter 130, Article 2, Section 13.
- ☒ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
- ☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
- ☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- ☒ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

- ☐ $75.00

SEE DRAFTED SURVEY DRAWING- ARA JOB #26182

-ALAN REID & ASSOC., WILL PROVIDE MAILING NOTICES MATERIAL AT A LATER DATE, SUBMITTING PROJECT MATERIAL TO GET ON Oct. 6th, 2026 PLANNING COMMISSION/ BOARD OF ADJUSTMENTS MEETING

STAFF USE ONLY

Date Application Submitted:	08/28/2026	Project Number:	B26-112
Date Accepted as Complete:	09/25/2026	Receipt Number:	7466

Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☐ Representative ☒

Describe your variance request:

In conjunction with a with a replat request, the owner (Goodwin Joint Revocable Trust) of existing Washington County parcel #815-30699-000 request that the A-1 lot width on the proposed eastern be reduced from the 200 feet A-1 requirement.

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

The desire is to maintain the A-1 zoning on the eastern proposed tract required a variance on lot width.

There is only an issue with the lot width on this proposed tract, the property owner would still like to maintain the right to use their land for animal husbandry and other uses within the A-1 zoning district. Strict application of the code without room for granting the request would restrict the owner's ability to use and enjoy the property as planned, as the A-1 road frontage/ lot width is quite large.

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

Granting the variance would allow the property owners to be able to continue enjoying the right to use their property for agricultural/ animal husbandry purposes while also pursuing the proper steps for subdividing their property into an additional tract for a family member.
Thank you in advance for consideration of the variance request.

Record Property Owner(s): Goodwin Joint Revocable Trust / DEBORAH
C/O Harold Lloyd Goodwin & ~~Deoborah~~ Elaine Goodwin

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Goodwin Joint Revocable Trust / DEBORAH
C/O Harold Lloyd Goodwin & ~~Deoborah~~ Elaine Goodwin

Signature: Harold Lloyd Goodwin Jr. Date: 8/26/26

Name of Representative (if applicable): Alan Reid & Associates 8/27/26

Signature: Deborah Elaine Goodwin Date: 8/26/26

Waiver Request

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant (person making request)
Alan Reid & Associates (ARA) is a representative of the owner
Name: Goodwin Joint Revocable Trust
C/O Harold Lloyd Goodwin & Deborah Elaine Goodwin
E-mail:
Address: 1650 Albright Rd.
Springdale, AR 72764
Alan Reid & Assoc. (ARA) representative for owner
ARA phone #(479) 444-8784 / aralandsurvey@gmail.com
Phone: (479) 445-4141
Owner: HL Goodwin

Site/ Location: 1650 ALBRIGHT RD., SPRINGDALE, AR 72764
Assessor's Parcel Number(s): 815-30699-000
Current Zoning: A-1
Waiver Requested: Street & Sidewalk Improvements Waiver
Total Acreage: 4.26+/- AC.

Please describe your request in detail:

Request a waiver from street and sidewalk requirements due to the limited scope of the project.

If you have any additional comments, please attach additional pages to this document.

STAFF USE ONLY

Date Application Submitted: 09/18/2026 Project Number: W26-47

Alan Reid
& ASSOCIATES
PROFESSIONAL
LAND
SURVEYORS
BOUNDARY
TOPO
GPS

Date: August 27th, 2026

To: Springdale Planning and Community Development
201 Spring Street
Springdale, AR 72764

Re: Certified List (Mailing Addresses) of Adjacent Property Owners
Property owner mailing addresses adjacent to the following parcel numbers 815-30699-000
ARA Surveying Job #26182
Property Owner: Goodwin Joint Revocable Trust

815-30690-000 (ZONED A-1)
CLEAR CREEK ACRES SUB.
DEWAYNE FRONTERHOUSE; TONASHAWN W FRONTERHOUSE
1795 CLEAR CREEK DR,
SPRINGDALE, AR 72764

815-30700-000 (ZONED A-1)
CLEAR CREEK ACRES SUB.
DAVID SHANE MCALISTER REVOCABLE TRUST
1722 ALBRIGHT RD,
SPRINGDALE, AR 72764

765-13207-000 (ZONED R-A)
XL CARBON FAMILY TRUST
1607 ALBRIGHT RD,
SPRINGDALE, AR 72764

765-13206-001 (ZONED RSF-4)
CCAR PROPERTIES LLC
1571 N. MAXWELL DR,
FAYETTEVILLE, AR 72703

I, ALAN REID, A DULY REGISTERED LAND SURVEYOR, PLS 1005, DO HEREBY CERTIFY THAT THE ABOVE LISTS OF ADJACENT PROPERTY OWNERS IS CURRENT AS OF 08/26/2026, AS PER THE RECORDS OF WASHINGTON COUNTY, ARKANSAS.

SIGNATURE

8/26/26
DATE

Gmail

Springdale Tech Comments rcvd 09.10.2026 for Replat at: 1650 Albright Rd., Springdale, AR 72764 / RP26-12 Clear Creek Acres, Lot 38 / Permit #260316 / ARA job 26182 / Parcel #815-30699-000

Harold Goodwin
To: Alan Reid
Cc: John Goodwin

Mon, Sep 14, 2026 at 1:53 PM

Yes, please prepare the waiver request on our behalf. I would presume the city would install curbs and street lights when they redo Albright Rd and that no individual resident would be required to pay for that out of pocket?

Thank you, Jessie.

Blessings,
HLG

From: Alan Reid
Date: Monday, September 14, 2026 at 12:52 PM
To: Harold Goodwin
Cc: Debby Goodwin ; John Goodwin
Subject: Re: Springdale Tech Comments rcvd 09.10.2026 for Replat at: 1650 Albright Rd., Springdale, AR 72764 / RP26-12 Clear Creek Acres, Lot 38 / Permit #260316 / ARA job 26182 / Parcel #815-30699-000

HL,

Good Monday afternoon to you. I will get with Alan when he is back in the office about meeting up with him Tuesday morning and get back with you. He is doing field work right now. Thank you for revisiting the Springdale review comments, so we can address comments and hopefully stay on track with the current review cycle.

We heard back from Springdale Engineering division Katie Hollingshead regarding her comment "Street Improvements are required. Albright is a Collector."

She said "Street improvements would consist of road widening, curb, gutter, sidewalk and streetlights to the Collector street section. For a project like this, we typically would see a waiver request, but it's a requirement that's triggered for any plat."

Attached is our conversation in its original context. Would you like for me and Alan to put this waiver request together for you and submit it as soon as possible?

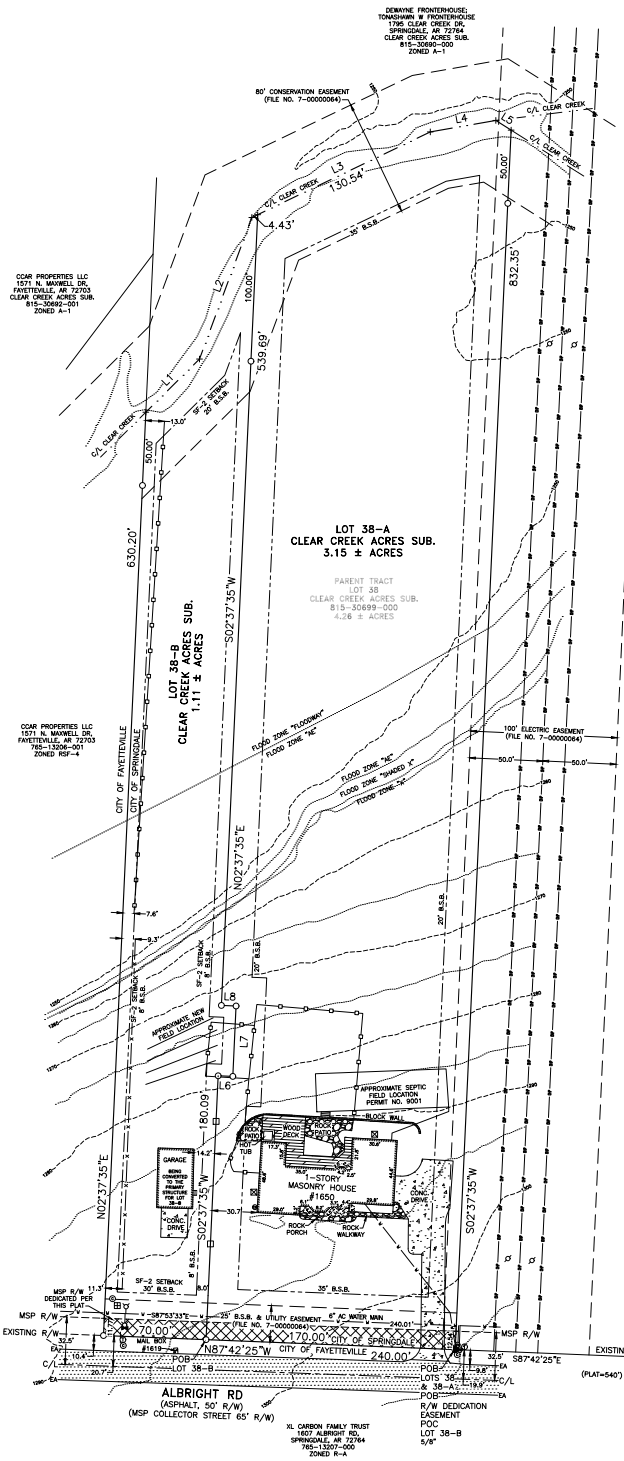
Best regards,

-Jessie

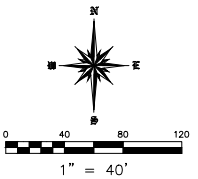
ALAN REID & ASSOC.
PROFESSIONAL LAND SURVEYORS
118 S. COLLEGE AVE.
FAYETTEVILLE, ARKANSAS 72701
PHONE: (479) 444-8784

RP26-12

PLANNING PROJECT NO. RP26-12



LINE	BEARING	DISTANCE
L1	N45°15'49"E	51.52'
L2	N20°16'56"E	102.87'
L3	N64°22'45"E	134.97'
L4	N80°03'51"E	45.36'
L5	S57°41'20"E	12.35'
L6	S87°42'25"E	10.00'
L7	N02°37'35"E	48.03'
L8	N87°42'25"W	10.00'





VICINITY MAP

OWNER: GOODWIN JOINT REVOCABLE TRUST

PHYSICAL/MAILING ADDRESS: 1650 ALBRIGHT RD, SPRINGDALE, AR 72764 PARCEL NO. 815-30699-000

EXISTING ZONING: A-1

SETBACKS:
FRONT...35 FEET
SIDE...20 FEET
REAR...35 FEET

ZONING REQUESTED FOR LOT 38-B: SF-2

SETBACKS:
FRONT...30 FEET
SIDE...8 FEET
REAR...20 FEET

SPRINGDALE PROJECT NO.: RP26-12

BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM (NORTH ZONE) NAD83

REPLAT OF LOT 38 OF CLEAR CREEK ACRES SUBDIVISION, CREATING LOTS 38A & 38B SPRINGDALE, WASHINGTON COUNTY, AR.

NOTE: A WAIVER HAS BEEN REQUESTED FOR STREET IMPROVEMENT REQUIREMENTS.

NOTE: PUBLIC SANITARY SEWER IS NOT CONTIGUOUS TO OR DIRECTLY AVAILABLE FOR THESE TRACTS.

LOT 38-A NOTE: A VARIANCE APPLICATION, B26-112, HAS BEEN SUBMITTED TO REQUESTING A REDUCTION IN REQUIRED FRONTAGE FROM 200 FEET TO 170 FEET.

LOT 38-B NOTE: A REZONING APPLICATION, R26-42, HAS BEEN SUBMITTED TO REZONE THE PROPERTY FROM A-1 AGRICULTURAL DISTRICT TO SF-2 LOW/MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT.

FLOOD DESIGNATION
A PORTION OF THE SUBJECT PROPERTY LIES PARTIALLY IN FLOOD ZONE 'AE/FLOODWAY' (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD) AS DETERMINED FROM THE F.I.R.M. MAP OF WASHINGTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, MAP NUMBER 05143C0090G, EFFECTIVE DATE JANUARY 25, 2024.

PLAT NOTES:

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

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

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

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

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

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

LEGEND

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

CENTERLINE ROAD	EASEMENT LINE
RIGHT-OF-WAY LINE	BUILDING SETBACK LINE
BARBED-WIRE FENCE	OVERHEAD ELECTRIC LINE
CHAIN-LINKED FENCE	UNDERGROUND ELECTRIC LINE
WOOD FENCE	GAS LINE
METAL FENCE	SANITARY SEWER LINE
MAJOR CONTOUR INTERVAL	STORM SEWER LINE
MINOR CONTOUR INTERVAL	TELEPHONE LINE
BUILDING LINE	WATER LINE
FLOOD ZONE LINE	PROPERTY LINE
CENTER LINE OF CREEK	

REVISIONS		
DATE	DESCRIPTION	BY
09/17/2026	CITY COMMENTS	DF

SHEET 1 OF 2
JOB NO. 26182

ARA
118 S. COLLEGE AVENUE
FAYETTEVILLE, ARKANSAS 72701
479 444 5784
1 888 549 5784
ordandsurvey@gmail.com

Allen Reed & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
BOUNDARY
TOPO

DRAFTSMAN	DF
DATE	08/13/2026
CHECKED	–
SCALE	1" = 40'
SHEET SIZE	24"x 36"

GOODWIN JOINT REVOCABLE TRUST
1650 ALBRIGHT RD, SPRINGDALE, AR 72764
PARCEL NO. 815-30699-000
REPLAT – SPRINGDALE, ARKANSAS

Return to Agenda

PROPERTY DESCRIPTION – PARENT TRACT (PIN 815-30699-000)
LOT NUMBERED THIRTY-EIGHT (38) IN THE CLEAR CREEK ACRES SUBDIVISION IN THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

SURVEY DESCRIPTION – LOT 38-A
A PART OF LOT NUMBERED THIRTY-EIGHT (38) IN THE CLEAR CREEK ACRES SUBDIVISION IN THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT THIRTY-EIGHT (38), SAID POINT BEING AN EXISTING 5/8" IRON REBAR; THENCE N87°42'25"W 170.00 FEET ALONG THE SOUTH LINE OF SAID LOT THIRTY-EIGHT (38) TO A SET 1/2" IRON REBAR; THENCE LEAVING THE SOUTH LINE OF SAID LOT THIRTY-EIGHT (38), N02°37'35"E 180.09 FEET TO A SET 1/2" IRON REBAR; THENCE S87°42'25"E 10.00 FEET TO A SET 1/2" IRON REBAR; THENCE N02°37'35"E 48.03 FEET TO A SET 1/2" IRON REBAR; THENCE N87°42'25"W 10.00 FEET TO A SET 1/2" IRON REBAR; THENCE N02°37'35"E 539.69 FEET TO A POINT ON THE NORTH LINE OF SAID LOT THIRTY-EIGHT (38), SAID POINT BEING IN THE CENTER OF CLEAR CREEK AND FROM WHICH A SET 1/2" REFERENCE IRON BEARS S02°27'35"E 100.00 FEET; THENCE ALONG THE CENTERLINE OF SAID CLEAR CREEK, THE FOLLOWING BEARINGS AND DISTANCES:

N64°22'45"E 130.54 FEET;
N80°03'51"E 45.36 FEET;
S57°41'20"E 12.35 FEET TO THE NORTHEAST CORNER OF SAID LOT THIRTY-EIGHT (38) AND FROM WHICH A SET 1/2" REFERENCE IRON BEARS S02°37'35"E 50.00 FEET; THENCE LEAVING THE CENTERLINE OF SAID CLEAR CREEK, S02°37'35"E 832.35 FEET TO THE POINT OF BEGINNING , CONTAINING 3.15 ACRES, MORE OR LESS. THE ABOVE DESCRIBED 3.15 ACRE TRACT BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

SURVEY DESCRIPTION – LOT 38-B
A PART OF LOT NUMBERED THIRTY-EIGHT (38) IN THE CLEAR CREEK ACRES SUBDIVISION IN THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT THIRTY-EIGHT (38), SAID POINT BEING AN EXISTING 5/8" IRON REBAR; THENCE N87°42'25"W 170.00 FEET ALONG THE SOUTH LINE OF SAID LOT THIRTY-EIGHT (38) TO A SET 1/2" IRON REBAR FOR THE TRUE POINT OF BEGINNING; THENCE N87°42'25"W 70.00 FEET TO A SET 1/2" IRON REBAR AT THE SOUTHWEST CORNER OF SAID LOT THIRTY-EIGHT (38); THENCE N02°37'35"E 630.20 FEET TO THE NORTHWEST CORNER OF SAID LOT THIRTY-EIGHT (38), SAID POINT BEING IN THE CENTER OF CLEAR CREEK AND FROM WHICH A SET 1/2" REFERENCE IRON BEARS S02°37'35"E 50.00 FEET; THENCE ALONG THE CENTERLINE OF SAID CLEAR CREEK, THE FOLLOWING BEARINGS AND DISTANCES:

N45°15'49"E 51.52 FEET;
N20°16'56"E 102.87 FEET;
N64°22'45"E 4.43 FEET TO A POINT FROM WHICH A SET 1/2" REFERENCE IRON BEARS S02°37'35"E 100.00 FEET; THENCE LEAVING THE CENTERLINE OF SAID CLEAR CREEK, S02°37'35"E 539.69 FEET TO A SET 1/2" IRON REBAR; THENCE S87°42'25"E 10.00 FEET TO A SET 1/2" IRON REBAR; THENCE S02°37'35"W 48.03 FEET TO A SET 1/2" IRON REBAR; THENCE N87°42'25"W 10.00 FEET TO A SET 1/2" IRON REBAR; THENCE S02°37'35"W 180.09 FEET TO THE POINT OF BEGINNING, CONTAINING 1.11 ACRES, MORE OR LESS. THE ABOVE DESCRIBED 1.11 ACRE TRACT BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

STREET RIGHT-OF-WAY DEDICATION
A PART OF LOT NUMBERED THIRTY-EIGHT (38) IN THE CLEAR CREEK ACRES SUBDIVISION IN THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT THIRTY-EIGHT (38), SAID POINT BEING AN EXISTING 5/8" IRON REBAR; THENCE N87°42'25"W 240.00 FEET ALONG THE SOUTH LINE OF SAID LOT THIRTY-EIGHT (38) TO A SET 1/2" IRON REBAR; THENCE LEAVING THE SOUTH LINE OF SAID LOT THIRTY-EIGHT (38), N02°37'35"E 11.77 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ALBRIGHT ROAD AS PER THE MASTER STREET PLAN OF SPRINGDALE, ARKANSAS: THENCE S87°53'33"E 240.01 FEET ALONG SAID MASTER STREET PLAN RIGHT-OF-WAY LINE TO A POINT ON THE EAST LINE OF SAID LOT THIRTY-EIGHT (38); THENCE S02°37'35"W 12.54 FEET ALONG THE EAST LINE OF SAID LOT THIRTY-EIGHT (38) TO THE POINT OF BEGINNING, CONTAINING 2,917 SQUARE FEET, MORE OR LESS.

CERTIFICATE OF TRANSMITTAL, OWNERSHIP, AND ORDINANCE:
THE UNDERSIGNED HEREBY TRANSMIT THIS PLAT TO THE CITY OF SPRINGDALE FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNER OF THE PROPERTY DESCRIBED 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.

NOTARY:
COUNTY OF WASHINGTON
STATE OF ARKANSAS

ACKNOWLEDGE BEFORE ME THIS _____ DAY OF _____2026.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____, 20___.

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.

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

CERTIFICATE OF ACCURACY OF SURVEY:
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS STATED HEREON AS REQUIRED BY THE REPLAT REGULATIONS OF THE CITY OF SPRINGDALE, ARKANSAS.

DATE: _____ SURVEYOR: _____

SHEET 2 OF 2

JOB NO. 26182

REVISIONS		
DATE	DESCRIPTION	BY
09/17/2026	CITY COMMENTS	DF

ARA
116 S. COLLEGE AVENUE
FAYETTEVILLE, ARKANSAS 72701
479 444 5784
1 888 549 5784
orlandsurvey@gmail.com

Alan Reid
PROFESSIONAL LAND SURVEYORS
BOUNDARY
TOPO

DRAFTSMAN	DF
DATE	08/13/2026
CHECKED	–
SCALE	1" = 40'
SHEET SIZE	24"x 36"

GOODWIN JOINT REVOCABLE TRUST
1650 ALBRIGHT RD, SPRINGDALE, AR 72764
PARCEL NO. 815-30699-000

REPLAT – SPRINGDALE, ARKANSAS

Return to Agenda



PROJECT AREA

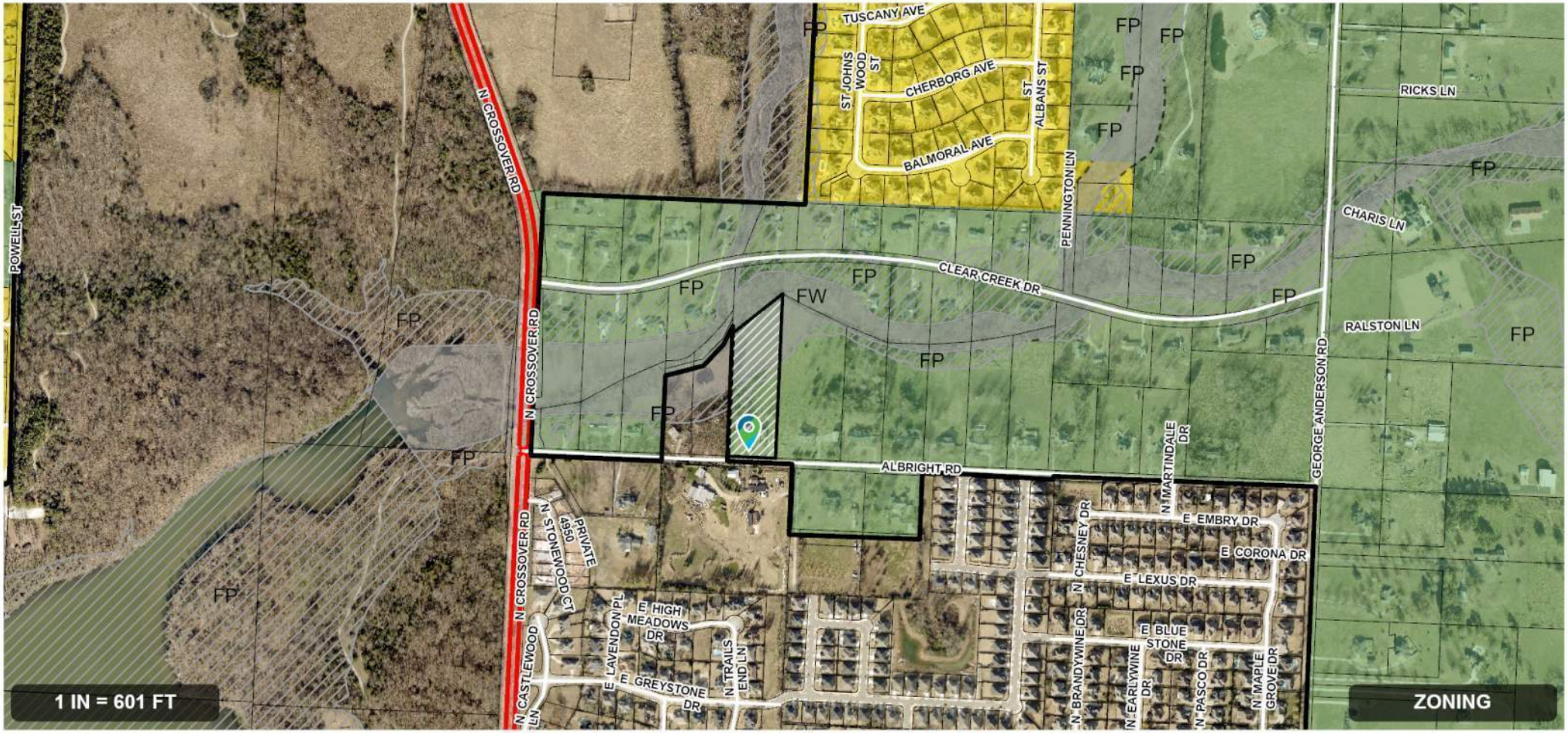
PUBLIC NOTICE

R26-42: Goodwin Joint Revocable Trust

1650 Albright Road

Rezoning from A-1 to SF-2
RP26-12: Clear Creek Acres, Lot 36
B26-112: Variance from Minimum Frontage Requirements
W26-47: Waiver of Street Improvements on Albright Road

N



PROJECT AREA

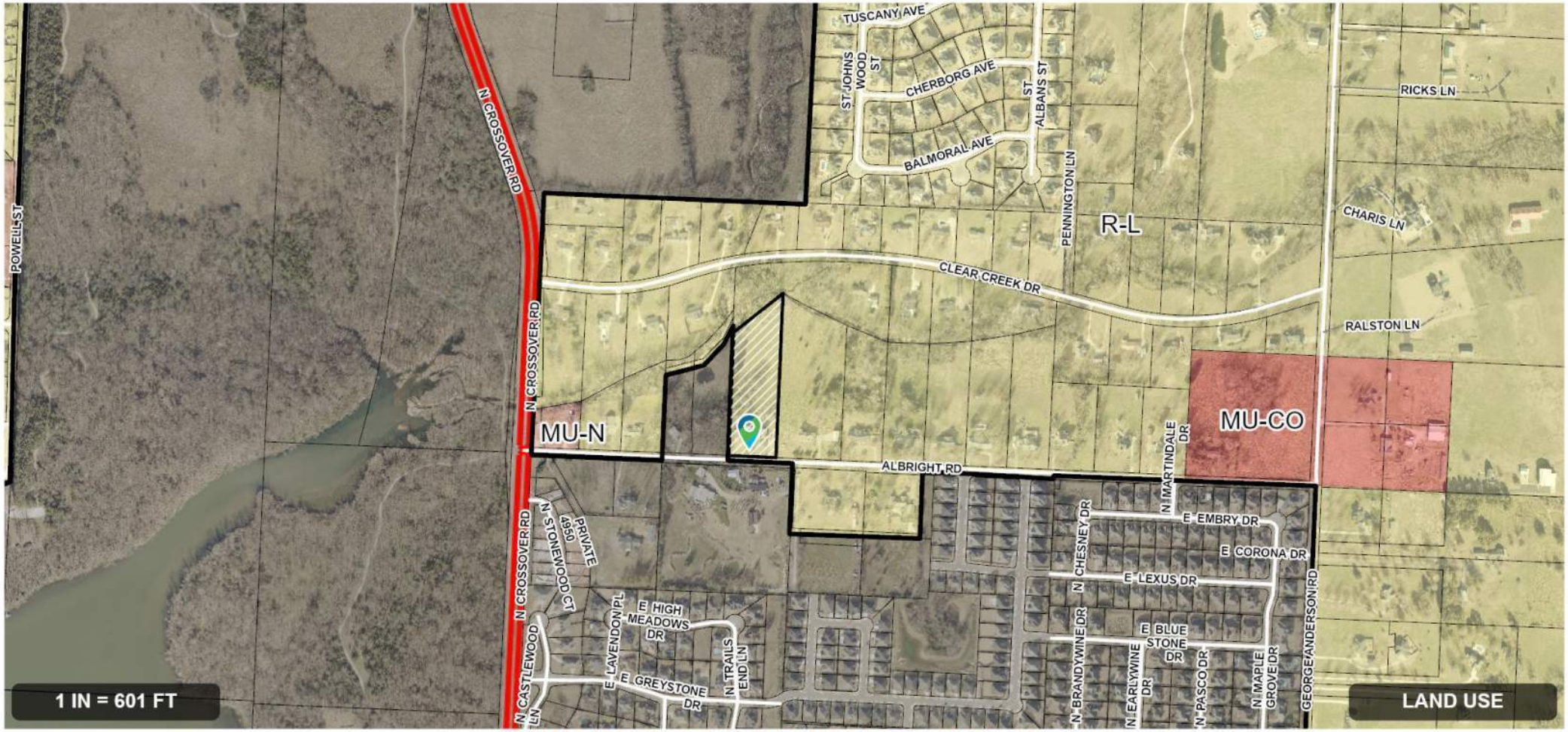
PUBLIC NOTICE

R26-42: Goodwin Joint Revocable Trust

1650 Albright Road

Rezoning from A-1 to SF-2
RP26-12: Clear Creek Acres, Lot 36
B26-112: Variance from Minimum Frontage Requirements
W26-47: Waiver of Street Improvements on Albright Road

N



PROJECT AREA

PUBLIC NOTICE

R26-42: Goodwin Joint Revocable Trust

1650 Albright Road

Rezoning from A-1 to SF-2
RP26-12: Clear Creek Acres, Lot 36
B26-112: Variance from Minimum Frontage Requirements
W26-47: Waiver of Street Improvements on Albright Road

N

Rezone Memo

TO: Planning Commission Members

FROM: Sharon Tromburg, Planning Director

DATE: October 6, 2026

RE: R26-43

APPLICANT/OWNER
TLJ Properties, LLC; represented by Crafton Tull

PROPERTY SIZE
Approximately 0.33-acre.

PENDING ACTIONS
Zoning compliance for development plan review.

EXISTING ZONING
GENERAL COMMERCIAL DISTRICT (C-2)

LOCATION
838 N. 48th Street, southwest of the intersection of Elm Springs Road and 48th Street.

REQUESTED ZONING:
THOROUGHFARE COMMERCIAL DISTRICT (C-5)

DEVELOPMENT OF PROPERTY
Yes, the applicant proposes a 7 Brew Coffee drive-through.

SALE OF PROPERTY
No, as indicated on the application.

SURROUNDING ZONING AND LAND USE
The subject area is surrounded by C-5 commercial zoning in all directions. The corner property contains several businesses, including Macadoodle's, MJ's Pizzaria, and a gas station. Surrounding zoning is shown on the attached map.

SITE FEATURES
The 0.33-acre rezoning area is a narrow strip of C-2 zoning along N. 48th Street within an otherwise C-5 commercial site. It currently contains paved parking, islands, and a small, landscaped area serving the businesses at 838 N. 48th Street. The proposed development area also includes the existing gas station and canopy. The C-2 strip may have historically served as a transition buffer along N. 48th Street and rezoning it would establish consistent C-5 zoning across the proposed development site.

LAND USE PLAN AND MASTER STREET PLAN
The Future Land Use Plan indicates
The Master Street Plan designates Elm Springs Road as an arterial and N. 48th Street as a collector.

STAFF COMMENTS AND RECOMMENDATIONS

This rezone request is in keeping with the goals and policies of the adopted Future Land Use Plan and is recommended for approval.

- **The policy to "Support mixed-use centers that provide neighborhood-serving commercial uses, housing, employment, and community amenities while serving as appropriate transitions between lower- and higher-intensity development."**
- **And the goal to" to promote economic vitality, expand employment opportunities, and provide convenient access to goods, services, housing, and community destinations".**

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Rezoning Petition

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Petitioner (Property Owner)	Site/ Location: 838 N 48TH ST, Springdale, AR 72762
Name: TLJ PROPERTIES LLC	Assessor's Parcel Number(s): 815-29800-201
E-mail	
Address: ~~22 SECHREST~~ 12 W. Leiston ROGERS, AR 72758	Current Zoning: C-2
	Proposed Zoning: C-5
Phone: 479-586-2606	Total Acreage: 0.33

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Petition Requirements:

- ☐ A copy of the warranty deed indicating ownership of the property.
- ☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
- ☐ A brief statement explaining the reason for the rezoning request, the intended use of the property, and the effect of property changes upon surrounding land uses.
- ☐ A layman's description of the property (physical address if possible).
- ☐ A list of all adjacent property owners certified by a licensed abstractor or surveyor in the past sixty (60) days.
- ☐ An accurate legal description if the property to be rezoned is only a portion of the land.
- ☐ A scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow.
- ☐ Once the petition has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
- ☐ Provide the required affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- ☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

☐ $175.00

STAFF USE ONLY

Date Application Submitted: 09/17/2026	Project Number: R26-43
Date Accepted as Complete:	Receipt Number: 7575

Petition for Rezoning

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

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

Indicate person of contact for this petition: Petitioner ☐ Representative ☒

Record Property Owner(s): TLJ PROPERTIES LLC

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

Legal Description:

PARCEL: 815-29800-201

REZONE DESCRIPTION

A PART OF THE SOUTHEAST QUARTER (SE/4) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SE/4 OF THE NW/4;
THENCE NORTH 87°07'28" WEST A DISTANCE OF 94.59 FEET;
THENCE SOUTH 02°00'42" WEST A DISTANCE OF 32.50 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 87°07'59" EAST A DISTANCE OF 20.06 FEET;
THENCE SOUTH 45°47'41" EAST A DISTANCE OF 39.81 FEET;
THENCE SOUTH 01°59'48" WEST A DISTANCE OF 273.66 FEET;
THENCE NORTH 87°07'59" WEST A DISTANCE OF 49.54 FEET;
THENCE NORTH 01°59'39" EAST A DISTANCE OF 299.96 FEET TO THE POINT OF BEGINNING, CONTAINING 0.33 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS OR RIGHTS-OF-WAY OF RECORD OR FACT.

Layman's Description: SW the intersection of Elm Springs Road and 48th Street

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

TO (proposed zoning): C-5

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

1. **Sell** the property **YES** / **NO** and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title **YES** / **NO** .

2. **Develop** the property **YES** / **NO** , and if so, the proposed use is restaurant.

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

   No anticipated affect on the adjacent properties and neighborhood due to surrounding C-5 zoning in all directions

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 petition 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.

Authorized Representative: Crafton Tull - Libby Topping, Hugo Garcia-Ceron

Mailing Address: 901 N 47th Street, Suite 400, Rogers, AR 72756

Phone Number: 479-878-2474 Email:

Verification

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

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

Printed Name of Record Property Owner(s)

Tyler Austin

Larry Williams

Printed Name of Applicant(s)

Libby Topping

Hugo Garcia-Ceron

Signature of Record Property Owner(s)

Signature of Applicant(s)

Elizabeth Topping

Hugo Garcia Ceron

Date:

Date: September 4, 2026

State of Arkansas)
) ss.
County of)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 8 **day of** September **20**26

CHRISTIE FIELDER
Notary Public - Arkansas
Benton County
Commission # 12723809
My Commission Expires May 19, 2033

Christie Fielder

Notary Public

My commission expires: 5-19-33

Crafton Tull

901 N 47th Street, Suite 400
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

September 16, 2026

Re: Adjacent Property Owners
CTA Project #: 26108100
Parcel: 815-29800-201

To whom it may concern,

I hereby certify that on this date I have made a due and diligent search of the Records in the Assessor's Office for Washington County, and found the property owners and their addresses, which are adjacent to the property designated as Parcel Numbers 815-29800-201, to be as shown on the attached page's consisting of nine (9) individual parcel numbers. This certification does not apply to the accuracy of said county Assessor's Records, only to their listing of the current owner's names and addresses.

Signed: _____ Date: September 16, 2026

Nathan Cagle, P.S.
Professional Land Surveyor #1944
Crafton, Tull & Associates, Inc.

Crafton Tull

901 N 47th Street, Suite 400
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

815-29801-085
ANDERS FAMILY LIMITED PARTNERSHIP
PO BOX 3267 CHAPEL HILL NC 27515

815-29800-200
ANDERS FAMILY LIMITED PARTNERSHIP
PO BOX 3267 CHAPEL HILL NC 27515

815-29800-202
ALDI INC
10505 S K7 HWY OLATHE KS 66061

815-39266-000
SPRINGDALE RETAIL CENTER I LLC
2870 S INGRAM MILL RD STE A SPRINGFIELD MO 65804

815-39267-000
ARVEST BANK
PO BOX 399 LOWELL AR 72745

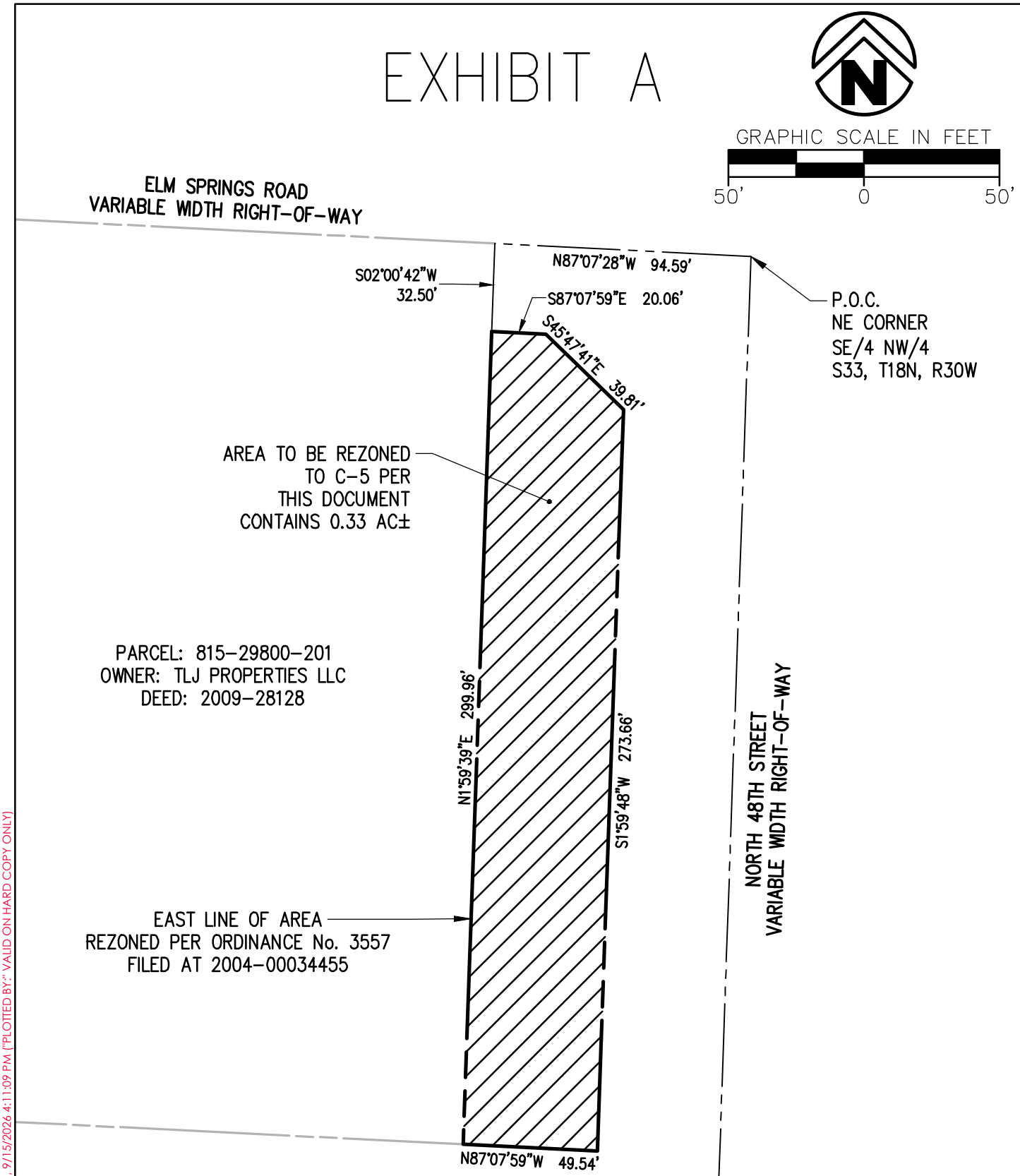
815-39268-000
MCDONALD'S REAL ESTATE COMPANY
P O BOX 182571 COLUMBUS OH 43218

815-40270-000
SPARMERE ASSOCIATES LLC; PROPERTY RESOURCES
16192 COASTAL HWY LEWES DE 19958

815-29800-150
MERCY HEALTH NORTHWEST
C/O MERCY HEALTH 14528 S OUTER 40 RD STE 100 ST. LOUIS MO 63017

815-29801-086
CITY OF SPRINGDALE
201 N SPRING ST SPRINGDALE AR 72764

EXHIBIT A



THIS EASEMENT SKETCH IS A REPRESENTATION OF THE SIZE, SHAPE, AND LOCATION OF THE REZONE TO WHICH IT IS ATTACHED. THIS DRAWING IS NOT A PLAT OF SURVEY

PROJECT NO.:	
26108100	
DRAWN BY: N. CAGLE	DATE: 09/15/2026
SHEET: 1 OF 1	CHECKED:

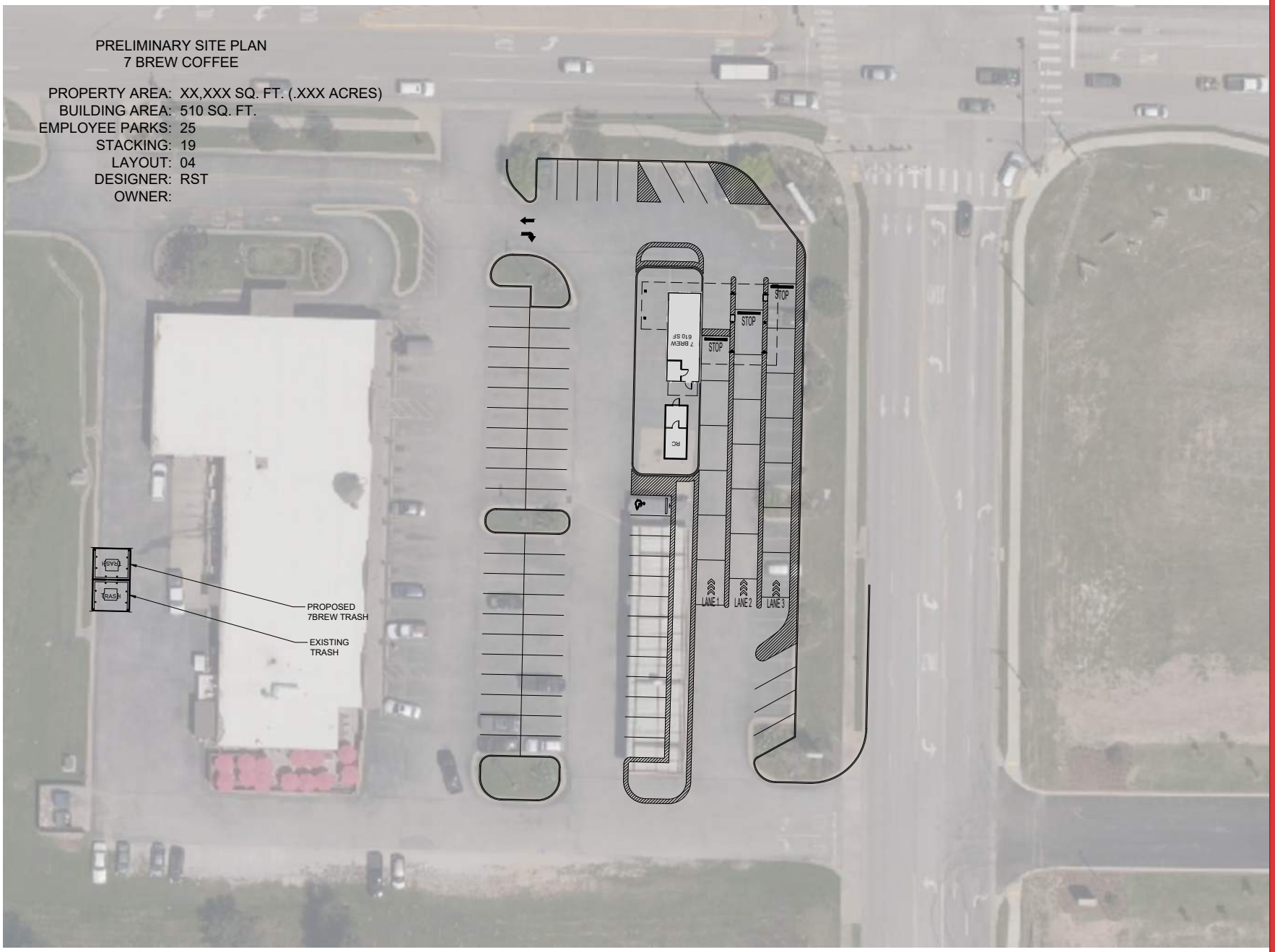
901 N. 47th St, Suite 400
Rogers, Arkansas 72756
Crafton Tull
479.636.4838 t
www.craftontull.com

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DRAWING: G:\26108100_7BREWELMSPRINGS\SURVEY\DWG\REZONE\26108100_REZONE_EXHIBIT.DWG
LAYOUT: ---- , LAST SAVED: NC5323, 9/15/2026 3:59:37 PM
LAST PLOTTED BY: NATHAN CAGLE, 9/15/2026 4:11:09 PM ("PLOTTED BY:" VALID ON HARD COPY ONLY)

PRELIMINARY SITE PLAN
7 BREW COFFEE

PROPERTY AREA: XX,XXX SQ. FT. (.XXX ACRES)
BUILDING AREA: 510 SQ. FT.
EMPLOYEE PARKS: 25
STACKING: 19
LAYOUT: 04
DESIGNER: RST
OWNER:



CONCEPTUAL SITE PLAN IS PREPARED FOR PRELIMINARY TEST FIT PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.

ELM SPRINGS &
48TH

SPRINGDALE, AR

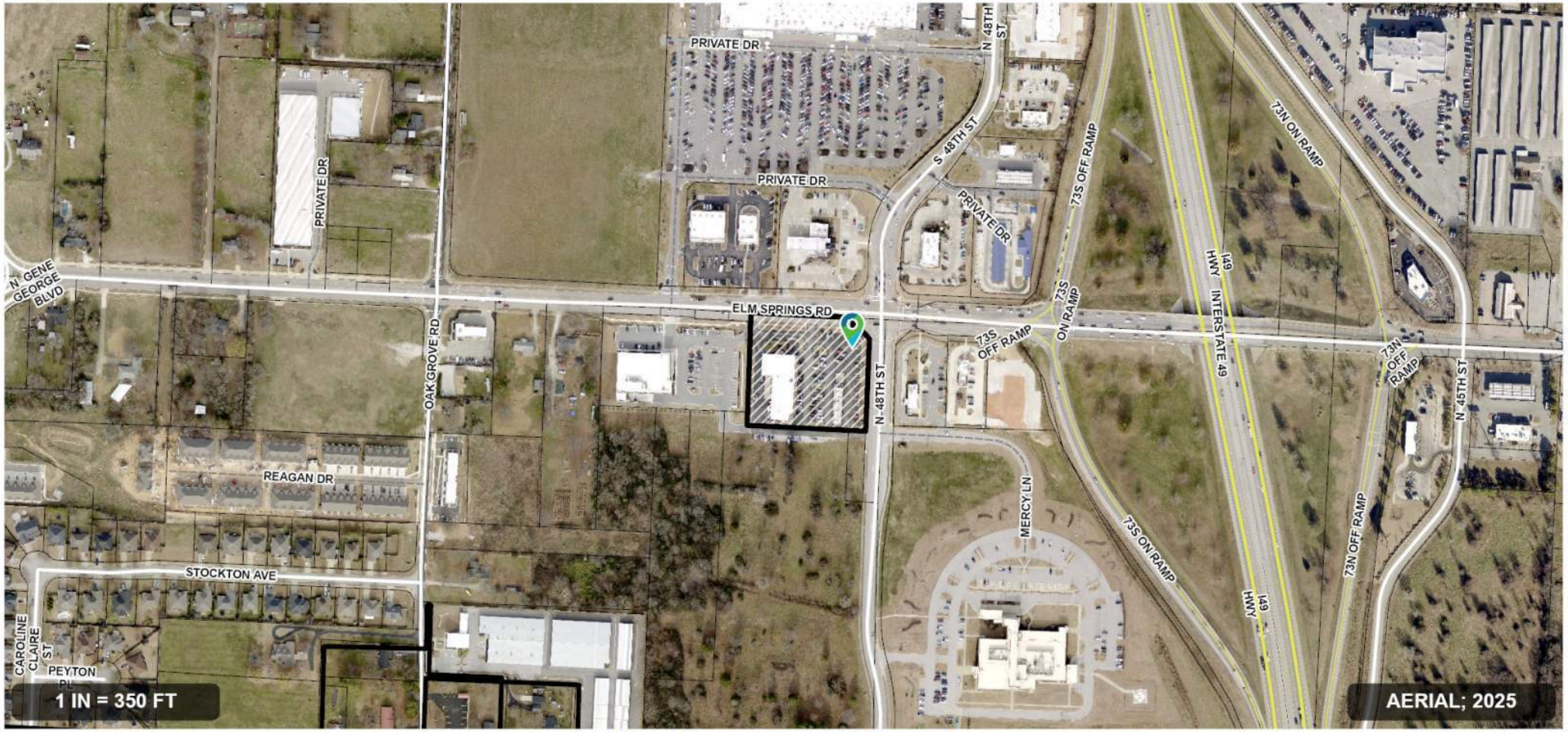
1" = 40'

0 10' 20' 40' 80'

N

CONCEPTUAL SITE PLAN

AUGUST 05, 2026



PROJECT AREA

PUBLIC NOTICE

R26-43: TLJ Properties, LLC

836 N. 48th Street

Rezoning from C-2 to C-5

N



PROJECT AREA

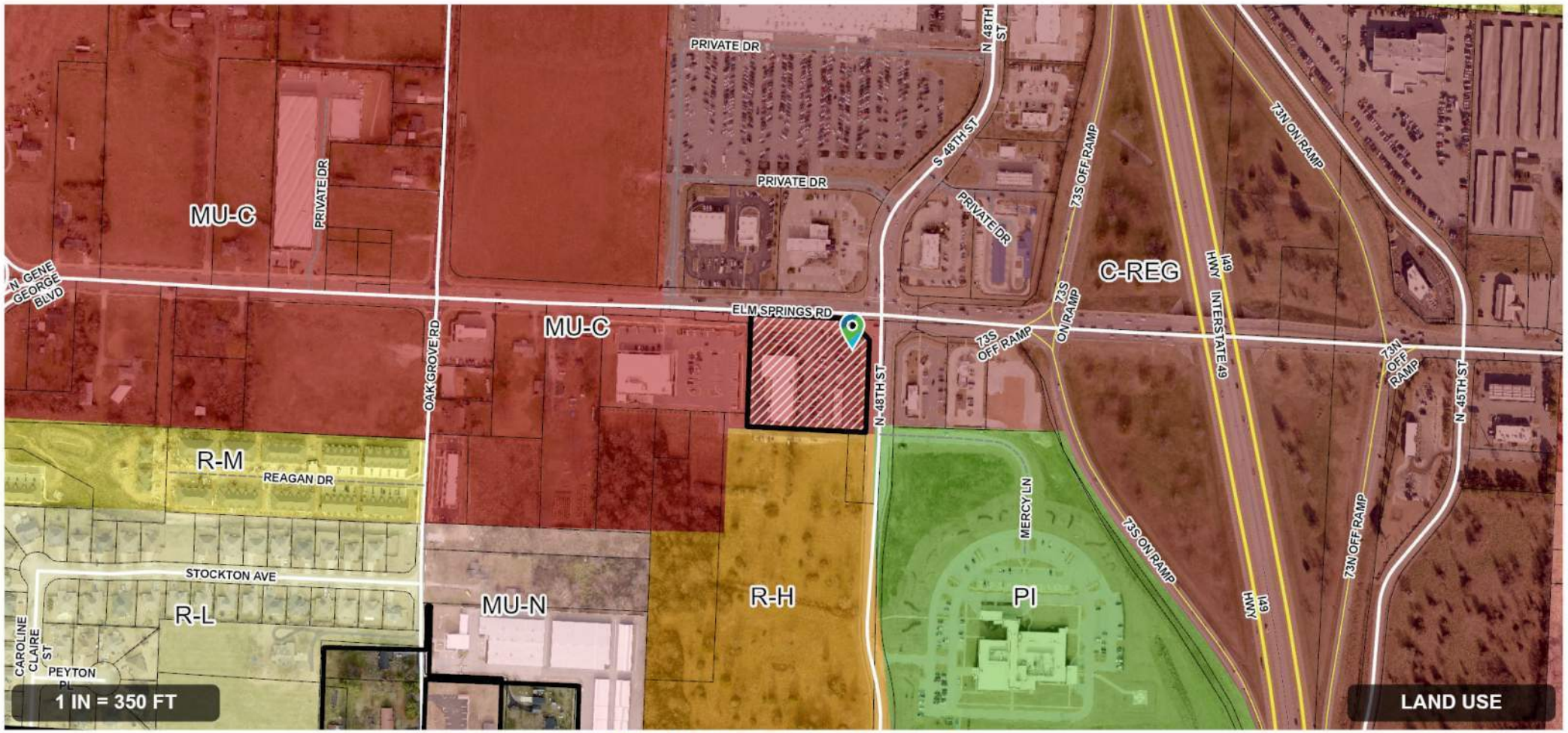
PUBLIC NOTICE

R26-43: TLJ Properties, LLC

836 N. 48th Street

Rezoning from C-2 to C-5

N



PROJECT AREA

PUBLIC NOTICE

R26-43: TLJ Properties, LLC

836 N. 48th Street

Rezoning from C-2 to C-5

N

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Conditional Use Application

Date: 08/24/2026 Permit No.: 260314

Applicant / Owner

Applicant Name:	Katie McElree	Owner Name:	Katie McElree
Address:	4503 Scott farm loop	Address:	4503 Scott farm loop
City, State, Zip:	Van Buren AR, 72956	City, State, Zip:	Van Buren AR 72956
Phone:	3603032884	Phone:	3603032884
Email:	[redacted]	Email:	[redacted]

Property

Job Address:	983 w sunset ave, Springdale AR 72764	Description:	This location is currently vacant, I believe there used to be a building on that lot that used to be a drive thru as well. We have spoken with the owner and she is open to have our drive through coffee trailer on her property.

Project

Use Unit requested 983 w sunset ave, Springdale AR 72764 in C2 general commercial Zoning District

Description of the conditional use sought and the reasons why it should be approved:
Drive thru local coffee shop. We were founded in 2015 and have been going strong in Fayetteville since then. Excited to be expanding!

What effects would the proposed conditional use have on the character of the neighborhood and residents?:
This is a great spot for coffee, there are no coffee shops close to this location, giving the community a great local spot that they can snag and go! We have talked with the land lord and she has agreed to us working with the city to get this project started! Thank you!

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 the recent survey certified by a registered land surveyor will be required.

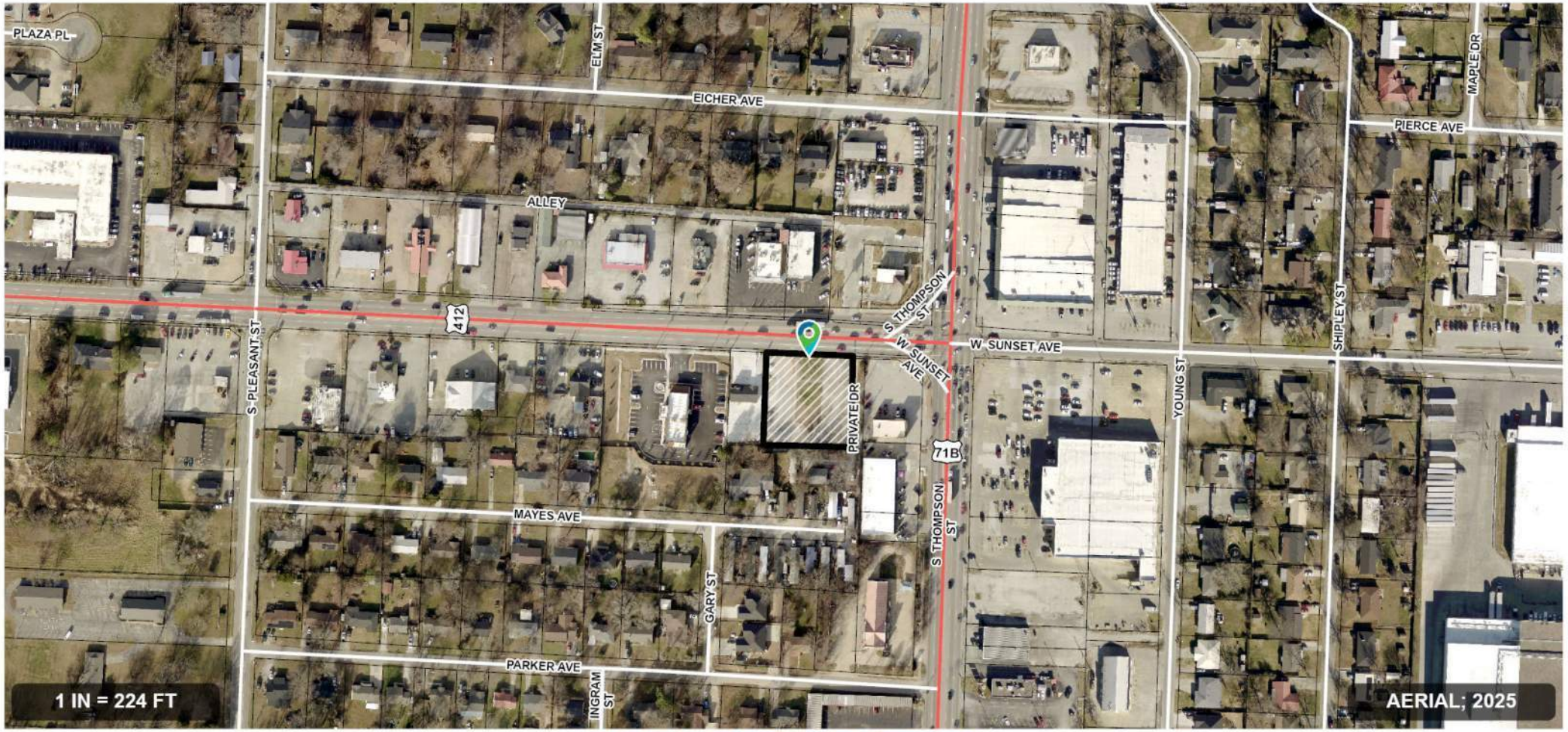
The applicant shall be responsible for providing the name and address of all adjacent property owners. This must be a certified list by a licensed abstractor or licensed land surveyor within the past sixty (60) days.

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.

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.

Katie McElree 08/24/2026

TABLED PER STAFF



PROJECT AREA

PUBLIC NOTICE

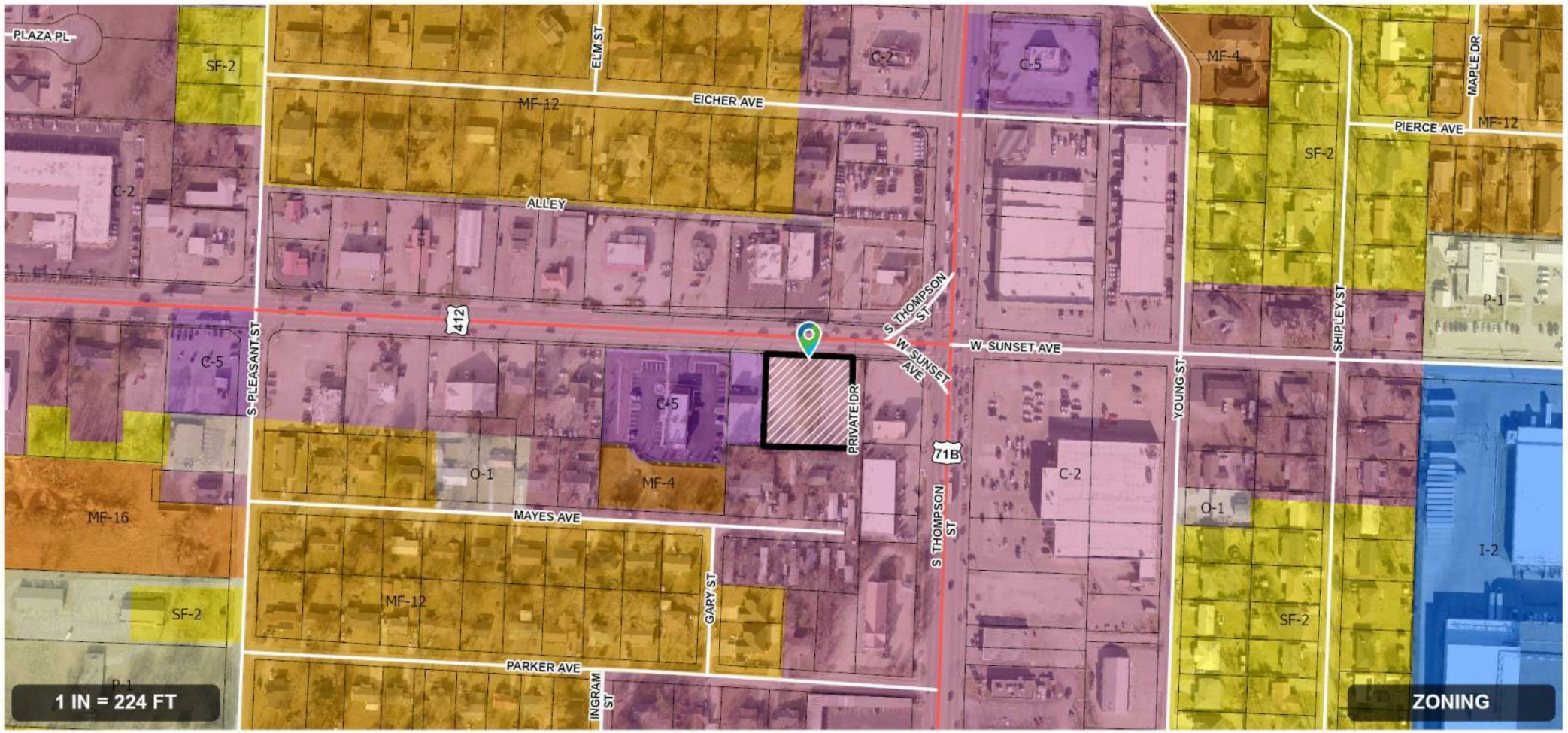
C26-17: Queen Beans Espresso

983 W. Sunset Avenue

Conditional Use for Use Unit 44 (Mobile Vending) in a C-2

N

TABLED PER STAFF



C26-17: Queen Beans Espresso

983 W. Sunset Avenue

Conditional Use for Use Unit 44 (Mobile Vending) in a C-2

TABLED PER APPLICANT

Memo

To: Planning Commission Members

From: Sharon Tromburg, Planning Director

Date: October 6, 2026

Re: PP26-08 Preliminary Plat Stagecoach Subdivision

Preliminary plat proposed for a 9.93-acre property located at 2544 Butterfield Coach Road, including 11 buildable lots with a mix of 2, 4, 5 & 6 unit townhouse structures for a total of 51 townhomes. The driveways are to be 18' wide to accommodate two vehicles per townhome, additional private parking areas are to be provided with a total of 16 off-street spaces. On-street parking is provided on the western perimeter with a total of 8 on-street parking spaces. There is one waiver (W26-45) of street improvements on Butterfield Coach Road.

PLANNING COMMENTS

Reviewed by Sarah Curry
Date Reviewed: 09.30.26

1. This Preliminary Plat has been given the number PP26-08. This number should be placed on the plat and all future correspondence and plats pertaining to this Preliminary Plat. *(standard comment)*
2. Submit PDF files & written comment responses at time of resubmission. *(standard comment)*
3. Please list/display all associated variances/waivers by their Springdale Planning Department project number. *(standard comment)* W26-45 Waiver of Street Improvements on Butterfield Coach Road.
4. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans *(standard comment).*
5. Any proposed permanent signage shall be submitted to both the Building Department and Springdale Water Utilities for permit approval, prior to installation *(standard comment).*
6. Noted: per Ch. 130, Art. 5, Sec. 13: Protective Covenants and property owner's association agreement, which shall include such maintenance provisions, shall be submitted with the final plat and shall be approved by the city attorney as to the form and legal sufficiency, and shall be recorded in the public records of the county. The book and page of the recorded document shall be indicated on the final plat.
7. Noted: Ch. 112, Sec. 9 states required exhibits for townhome developments are to be submitted for review by the planning commission as follows:
   (a) Typical plot plans for each dwelling unit type at scale showing the location with setbacks noted of existing and proposed buildings, patios, driveways, parking areas, sidewalks, accessory buildings and structures, utility lines, and easements.
   (b) Typical building elevations for each dwelling type
   (c) Preliminary ownership and maintenance plans
8. Noted: Street names must be submitted and approved prior to Final Plat acceptance.
9. Noted: No easements to be vacated nor relinquished prior to Final Plat acceptance.
10. Noted: Polycarts to be utilized for trash and recycling services.

11. Cover Sheet and all layers; Update note 16, "Excluding existing 12Kv and above"
12. Cover Sheet; Zoning Regulations shall be updated to reflect townhome use.
13. Minimum Lot Area is not met for 8 of the 11 proposed lots. If minimum standard will not be met, a variance shall be applied for.
14. Update Preliminary Plat to add callouts for rear building setbacks for Lots 7 + 8. Update legend with setback line symbol.

15. Opaque incompatible use screening is required on the southern property line. If this standard will not be met, a variance shall be applied for.
16. Staff encourages working with the school district to provide a gate in the southern fence line for students and parents to utilize.
17. Revise label for stormwater mitigation as it is not designed as a Detention Pond.
18. Update Retention Pond lot to show or note the proposed Drainage Easement.
19. Label proposed street sections, ROW widths, etc. Add additional sidewalk width call outs.
20. Sidewalk Note shall be revised so that all sidewalks not in front of the proposed units are to be poured and inspected by City Engineering Staff prior to Final Plat submission.
21. On-Street parking dimensions do not meet minimum master street plan requirements.
22. Update site plan so that public street lights are within the ROW.

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 09.30.26

All comments addressed.

STANDARD COMMENTS

(no response required)

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

****Please note new ROW permitting process****

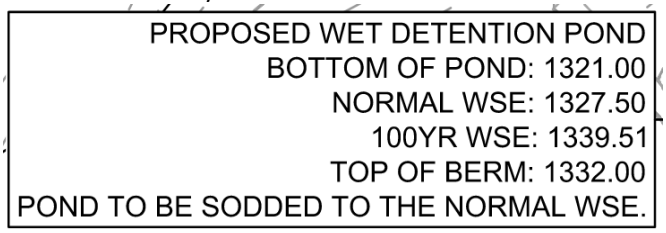
- Work in city ROW associated with a development plan shall receive a ROW Permit from the Engineering Department prior to construction.
- A performance bond must be provided for any work in city ROW including street or curb cuts, utility bores, asphalt and concrete work, storm drainage installation or alteration, etc. A cost estimate for this work shall be reviewed and approved by the Engineering Department prior to issuance of any ROW permits.
- A maintenance bond for all ROW work shall be provided to Engineering at the end of the project prior to Certificate of Occupancy.
- Any sidewalk or street closures require a Work Zone Permit from the Engineering Department.
- A traffic management plan and dates of closure must be submitted to Engineering prior to issuance of Work Zone Permit.

PROJECT SPECIFIC COMMENTS

1. Chapter 106 – Stormwater Drainage

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

- Is the 100 year wse correct?



- Need a Jurisdictional Determination from the Corps of Engineers for this stream
- Make sure drainage easement encompasses the 100 year WSE of the stream. Show 100 year WSE on plans
- Wet pond:

  - Wet ponds must be set back from homes by 50'
  - Engineering will not support a variance on this
- How is velocity being managed in the new channel? Channel lining of some kind of required.
  - When all trees are removed and the creek is regraded, velocity and erosion will increase if there is not a riparian buffer. Drainage report shows velocities higher than 3fps.
  - Riprap is not permitted in residential areas, bends must be concrete lined and bottoms can be other products like fleximat. Alternatively, a new riparian buffer can be planted or existing buffer left as is.

- Is there a potential for the creek to back up so the pond can't drain? What tailwater assumptions are included? 100 year wse of the creek is higher than the outlet invert

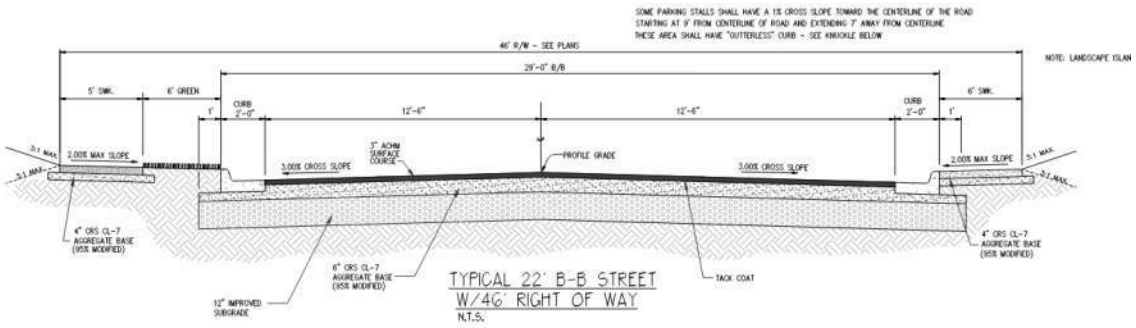
- Pond and channel need to have at least 1 ft freeboard in 100 year storm

- 9.2.2.4 Bend Radius: The minimum bend radius required for open channels with sub-critical flow is 25' or 10 times the bottom width whichever is larger. The 90 degree bend is not going to work, you need at least a 150' radius to meet code.

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

(Ord. No. 3258, § 1, 11-12-02)

- Show 10' sidewalk on Butterfield Coach Rd
  - Waiver requested
  - Can add on to existing sidewalk if it's in good condition.
- For streets that do not have on-street parking, use the smaller street section with greenspace on both sides and show no parking signs. Islands are not needed, trees can be put in the green space between the back of curb and sidewalk
- All visitor parking in this development is on the west side, need to add parking to the east side so visitors don't have to walk so far.
- Show street trees in greenspace every 200' on the opposite side of street from parking
- All street sections shall be determined by formal design with geotechnical analysis
- Street stubs need to extend to the property line
- Typical section dimensions are not consistent. Street is labeled 22' boc-boc but dimensions show 29'. Show separate typical sections for the streets with and without parking.



3. Chapter 50 – Floods

(Ord. No. 4110, § 1, 9-11-07)

- Floodplain permit application in review.

TABLED PER APPLICANT

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www.SpringdaleAR.gov

Plat Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Bates & Associates	Name:
E-mail: [redacted]	E-mail: [redacted]
Address: 7230 S Pleasant Ridge Drive Fayetteville Arkansas 72704	Address: 404 LYNDAL LN BENTONVILLE, AR 72712
Phone: 479-442-9350	Phone: 479-442-9350
Site/ Location: 2544 Butterfield Coach Road	Current Zoning: MF-12 and C-1
Assessor's Parcel Number(s): 815-30622-600	Rezone Required: MF-12 and C-1 Total Acreage: 9.93 acres

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

- ☐ Informal Plat
- ☐ Replat
- ☒ Preliminary Plat
- ☐ Final Plat

Submittal Criteria:

- ☒ Encouraged pre-application meeting held with the Springdale Planning Department on 10-16-25.
- ☐ Three (3) hard copies and a digital copy of proposal.
- ☒ A copy of the warranty deed indicating ownership of property, if other than a final plat.
- ☒ For a replat and preliminary plat**, s**ubmit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the last sixty (60) days.

Review Fee:

- ☐ **Informal Plat:** $50.00
- ☐ **Replat:** $250.00
- ☒ **Preliminary Plat:** $500.00
- ☐ **Final Plat:** $50.00, plus $1.00 for each lot over 50

STAFF USE ONLY

Date Application Submitted: 06/25/2026 Project Number: PP26-08

Date Accepted as Complete: 09/25/2026 Receipt Number: 7661

Indicate person of contact for this request: Applicant/Representative ☒ Property Owner ☐

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Braden Wise

Signature: _____ Date: 06-22-2026

Name of Representative (if applicable): _____

Signature: _____ Date: _____

Name of Property Owner (if applicable): Sundararajan Periasamy

Signature: _____ Date: 06/22/2026

TABLED PER APPLICANT

SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Waiver Request

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant (person making request)

Name: Bates & Associates (Braden Wise)

E-mail: [redacted]

Address: 7230 S. Pleasent Ridge Dr.
Fayetteville AR 72703

Phone: 479-442-9350

Site/ Location: 2544 Butterfield Coach RD.

Assessor's Parcel Number(s): 815-30622-600

Current Zoning: MF-12

Waiver Requested: street improvements

Total Acreage: 9.93 AC±

Please describe your request in detail:

We are requesting a waiver of Master Street Plan. The owner is is wanting the existing house to remain at this time. There is existing curb and gutter, and an existing sidewalk in place for pedestrian circulation at this time. When the owner decides to develop the commercial lot the necessary improvements will be made to satisfy the master street plan.

If you have any additional comments, please attach additional pages to this document.

STAFF USE ONLY

Date Application Submitted: 09/17/2026

Project Number: W26-45

BATES
Engineers · Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

September 15th, 2026

Planning Commission & Staff
City of Springdale
201 Spring Street
Springdale, AR 72764

To the Springdale Planning Staff,
Please see below the certified list of adjacent property owners to Stagecoach Subdivision (Parcel Number 815-30622-600).

01) BERRY, CHANIN
2440 BUTTERFIELD COACH RD
SPRINGDALE, AR 72764
PARCEL #815-30622-500
ZONED:A-1

02) CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE, AR 72764
PARCEL #815-30601-101
ZONED: A-1, C-5, & C-1

03) GAY, EDWARD E JR REVOCABLE TRUST
2746 HYLTON RD
SPRINGDALE, AR 72764-8530
PARCEL #815-30601-100
ZONED: A-1

04) SPRINGDALE SCHOOL DISTRICT # 50
P O BOX 8
SPRINGDALE, AR 72762
PARCEL #815-30622-140 & #815-30622-130
ZONED: P-1

05) SORIANO, ORLANDO
2601 VICTORIA ST
SPRINGDALE, AR 72764-5947
PARCEL #815-34141-000
ZONED: SF-2

06) WILLIAMS, CHRISTOPHER MICHAEL & TAMMY LYNN
4499 PEBBLE AVE
SPRINGDALE, AR 72762
PARCEL #815-34140-000
ZONED: SF-2

07) LAKHAL, MOHAMMED
2555 VICTORIA ST
SPRINGDALE, AR 72764
PARCEL #815-34139-000
ZONED: SF-2

08) WARREN, BENJAMIN R
2531 VICTORIA ST
SPRINGDALE, AR 72764-5943
PARCEL #815-34138-000
ZONED: SF-2

09) HERNANDEZ, ARLENE
2519 VICTORIA ST
SPRINGDALE, AR 72764-5937
PARCEL #815-34137-000
ZONED: SF-2

10) WARREN-COOK, PATSY RUTH
2497 VICTORIA ST
SPRINGDALE, AR 72764-5927
PARCEL #815-34136-000
ZONED: SF-2

If you have any questions or require additional information, please feel free to contact me at your convenience.



Derrick Thomas, P.S. #1642
Bates & Associates, Inc.

STAGECOACH PRELIMINARY PLAT

SPRINGDALE, AR

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
3. EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
4. PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
5. PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
6. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN.
7. CONTRACTOR TO INSTALL MUD ABATEMENT ENTRANCES ANYWHERE PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE CONSTRUCTED A MIN. OF 50' IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES.
8. CONTRACTOR TO INSTALL EROSION CONTROL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION. FENCING SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. CONTRACTOR SHALL ADJUST AND/OR NEATLY CUT EXISTING PAVEMENT TO ASSURE A SMOOTH FIT AND TRANSITION.
11. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
12. DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
13. THE CONSTRUCTION AND INSTALLATION OF WATER AND SANITARY SEWER UTILITIES SHALL BE IN COMPLIANCE WITH THE CITY OF SPRINGDALE'S WATER AND SEWER SPECIFICATIONS, PROCEDURES AND DETAILS. AMENDED NOVEMBER 17TH, 2025 AND APPROVED BY ADH DECEMBER 8, 2025 BY RESOLUTION NO. 15-14 OF THE SPRINGDALE WATER AND SEWER COMMISSION (HTTPS://SPRINGDALEWATERAR.GOV/WP-CONTENT/UPLOADS/GENERAL-SPECIFICATIONS.PDF)
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:
2018 ARKANSAS PLUMBING CODE
2024 INTERNATIONAL BUILDING CODE
2026 NATIONAL ELECTRIC CODE
2021 ARKANSAS MECHANICAL CODE
18. 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

STANDARD NOTES:
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.
2. 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.
3. A PERFORMANCE BOND SHALL BE SUBMITTED TO THE CITY PRIOR TO PROJECT APPROVAL FOR ALL PUBLIC IMPROVEMENTS.
4. A MAINTENANCE BOND SHALL BE SUBMITTED TO THE CITY PRIOR TO COO FOR ALL PUBLIC IMPROVEMENTS.
5.WORK IN CITY ROW SHALL BE COORDINATED WITH PUBLIC WORKS SIGNALIZATION TO PREVENT DAMAGE TO STREETLIGHTS. PW NEEDS TO OVERSEE DEPTHS, BACKFILL, WIRE SIZING, CONDUIT SIZING, ETC.

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 #05143C0090G. DATED 01/ 25/ 2024)



BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
NAD83(2011) HORIZONTAL DATUM

N
0 NA NA

BASIS OF ELEVATION:
ON-SITE NETWORK GPS OBSERVATION
NAVD88 VERTICAL DATUM

INDEX OF DRAWINGS

C01	COVER SHEET
SU01	BOUNDARY SURVEY + DEMO
PP01	PRELIMINARY PLAT
UT01 - UT02	UTILITY PLAN
SP01 - SP02	SEWER PROFILE
ST01 - ST03	STREET PLAN AND PROFILE
EC01	EROSION CONTROL PLAN
GP01	GRADING PLAN
STM01 - STM02	STORM PLAN AND PROFILE
SI01	LIGHT AND SIGN PLAN
LS01	LANDSCAPE PLAN
DT01-DT11	SITE DETAILS

PARCEL NUMBER:	#815-30622-600
PROJECT SITE ADDRESS:	2544 BUTTERFIELD COACH RD.
ZONING CLASSIFICATION:	MF-12 MEDIUM DENSITY MULTIFAMILY RESIDENTIAL DISTRICT
PROPOSED USE:	SUBDIVISION
TOTAL LOTS:	14 LOTS
TOTAL UNITS:	11 BUILDABLE LOTS 1 OUTLOT (C-1 ZONED) 1 COMMON LOT 1 DETENTION LOT
OWNER/DEVELOPER:	INFAS DEVELOPMENT LLC SUNDARARAJAN PERIASAMY 404 LYNDAL LN. BENTONVILLE AR 72712 PHONE: 479-856-4845 EMAIL: INFASLLC@GMAIL.COM
ENGINEER/SURVEYOR:	BATES & ASSOCIATES, INC. 7230 S. PLEASANT RIDGE DR. FAYETTEVILLE, AR 72703 PHONE: (479) 442-9350

PRELIMINARY PLAT

PARCEL #
815-30622-600

SURVEY DESCRIPTION:
A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR ON THE EAST LINE OF PARK PLACE SUBDIVISION AS SHOWN PER FINAL PLAT FILED IN BOOK 15 AT PAGE 90 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS WHICH IS S02°05'53"W 328.96' FROM AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S87°26'43"E 1321.33' TO AN EXISTING MAG NAIL, THENCE S02°24'58"W 327.43' TO AN EXISTING MAG NAIL, THENCE N87°27'43"W 1320.24' TO AN EXISTING REBAR ON THE EAST LINE OF SAID PARK PLACE SUBDIVISION, THENCE ALONG SAID EAST SUBDIVISION LINE N02°13'35"E 327.82' TO THE POINT OF BEGINNING, CONTAINING 9.93 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN BUTTERFIELD COACH ROAD MASTER STREET PLAN RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

REFERENCE DOCUMENTS:
1) FINAL PLAT OF BUTTERFIELD COACH RETAIL PARK FILED IN BOOK 23A AT PAGE 355
2) PLAT OF SURVEY FILED IN BOOK 2001 AT PAGE 113143
3) PLAT OF SURVEY FILED IN BOOK I AT PAGE 387
4) FINAL PLAT OF STOCKTON PLACE FILED IN BOOK 23A AT PAGE 228
5) FINAL PLAT OF PARK PLACE SUBDIVISION FILED IN BOOK 15 AT PAGE 90
6) PLAT OF SURVEY FILED AS STATE SURVEY DOCUMENT #201704261334
7) FINAL PLAT OF NORTHERN HEIGHTS SUBDIVISION FILED IN BOOK 24 AT PAGE 228
8) PLAT OF SURVEY FILED IN BOOK L AT PAGE 378
9) PLAT OF SURVEY FILED IN BOOK N AT PAGE 245
10) PLAT OF SURVEY FILED IN BOOK K AT PAGE 735
11) PLAT OF SURVEY FILED IN BOOK L AT PAGE 706
12) TRUSTEES DEED FILED IN BOOK 2013 AT PAGE 34868
13) TRUSTEE WARRANTY DEED FILED IN BOOK 2000 AT PAGE 85459
14) WARRANTY DEED FILED IN BOOK 2026 AT PAGE 6069

WAIVERS/VARIANCES:

CURRENTLY SEEKING A WAIVER ON STREET IMPROVEMENTS ALONG BUTTERFIELD COACH ROAD

ZONING REGULATIONS MF-12 MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (SINGLE FAMILY)

CHAPTER 130 ARTICLE 4 SECTION 2.8

-THE FOLLOWING ACCESSORY STRUCTURES AND LAND USES SHALL BE PERMITTED ONLY WHERE CLEARLY INCIDENTAL TO THE PERMITTED PRIMARY USE, EXCEPT AS OTHERWISE PERMITTED HEREIN:

A. ACCESSORY BUILDINGS, INCLUDING PRIVATE GARAGES, STORAGE FACILITIES AND CHILDREN'S PLAYHOUSES AS SET FOR IN ARTICLE 6, SUBSECTION 2.7 OF THIS CHAPTER.
B. PRIVATE GREENHOUSES AND HORTICULTURAL COLLECTIONS.
C. FLOWER AND VEGETABLE GARDENS.
D. SWIMMING POOLS, TENNIS COURTS AND SIMILAR RECREATION FACILITIES.

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) FOR SINGLE FAMILY
(2) DENSITY. TWELVE (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.

TOWNHOUSE:
FRONT 30ft
SIDE 8ft / 0ft (INTERIOR)
SIDE 30ft (EXTERIOR)
REAR 20ft

LEGEND

PROPOSED	EXISTING	DESCRIPTION
AE		ACCESS EASEMENT
		ASPHALT
		BUILDING
		CANOPY
		CENTERLINE
		CONCRETE
1318	1318	CONTOURS (DSN)
1318	1318	CONTOURS (INT)
		CURB & GUTTER
DE		DRAINAGE EASEMENT
UE		EASEMENT (UTILITY)
		ELECTRIC (UNDERGROUND)
		ELECTRIC (OVERHEAD)
//	X	FENCE
		FIBER OPTIC
		FIRE STRIPING
		FLOWLINE
FM	FM	FORCEMAIN
		GAS MAIN
		GRAVEL
		GREENSPACE
LB		LANDSCAPE BUFFER
		LIGHT
		POWER POLE
		PROPERTY LINE
		RETAINING WALL
		RIGHT OF WAY
		SANITARY SEWER MH
SSV	SSV	SERVICE - SEWER
WS	WS	SERVICE - WATER
	SS	SEWER
		SIDEWALK
		SIGN
SF		SILT FENCE
		STORM BOX
		STORM PIPE
		TRANCH SD DRAIN
		WATER
		WETLANDS

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: OZARKS ELECTRIC

FIRE: CITY OF SPRINGDALE
417 HOLCOMB STREET
SPRINGDALE, AR 72764
PHONE: (479) 750-4510

WATER & SEWER: SPRINGDALE WATER UTILITIES
LARRY PECKHAM
526 OAK AVE.
SPRINGDALE, AR 72764
PHONE: (479) 927-4173

WASTE: WASTE MANAGEMENT
11979 ARBOR ACRES RD.
FAYETTEVILLE, AR 72701
PHONE: (800) 443-5558

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

OWNERSHIP OF DOCUMENTS

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF BATES & ASSOCIATES, INC., AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BATES & ASSOCIATES, INC.

CALL BEFORE YOU DIG! ARKANSAS ONE CALL 1-800-482-8998

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS STATED HEREON AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CITY OF SPRINGDALE, ARKANSAS

DATE MAXWELL L. RICHARDS – AR PLS #1968

REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF ARKANSAS NO. 1968

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.

SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, OR NEAR THE CONSTRUCTION SITE.

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.

REGISTERED ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 9810 GEOFFREY H. BATES
09/17/26
CERTIFICATE OF AUTHORITY BATES & ASSOCIATES, INC #335
NOT FOR CONSTRUCTION

ENGINEER: G. BATES
DRAWN BY: B.WISE
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REVISIONS

	DATE
1st Submittal	06/04/26
2nd Submittal	09/27/26

STAGECOACH SUBDIVISION
PRELIMINARY PLAT
COVER SHEET
SPRINGDALE, ARKANSAS

B A T E S
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PROJECT NO.: 26-032

DRAWING NO.
C01



ADJACENT PROPERTY OWNERS:
01) BERRY, CHANIN
2440 BUTTERFIELD COACH RD
SPRINGDALE, AR 72764
PARCEL #815-30622-500
ZONED:A-1

02) CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE, AR 72764
PARCEL #815-30601-101
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PARCEL #815-30601-100
ZONED: A-1

04) SPRINGDALE SCHOOL DISTRICT # 50
P O BOX 8
SPRINGDALE, AR 72762
PARCEL #815-30622-140 & #815-30622-130
ZONED: P-1

05) SORIANO, ORLANDO
2601 VICTORIA ST
SPRINGDALE, AR 72764-5947
PARCEL #815-34141-000
ZONED: SF-2

06) WILLIAMS, CHRISTOPHER MICHAEL & TAMMY LYNN
4499 PEBBLE AVE
SPRINGDALE, AR 72762
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07) LAKHAL, MOHAMMED
2555 VICTORIA ST
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PARCEL #815-34136-000
ZONED: SF-2

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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 #05143C0060G. DATED 01/ 25/ 2024)

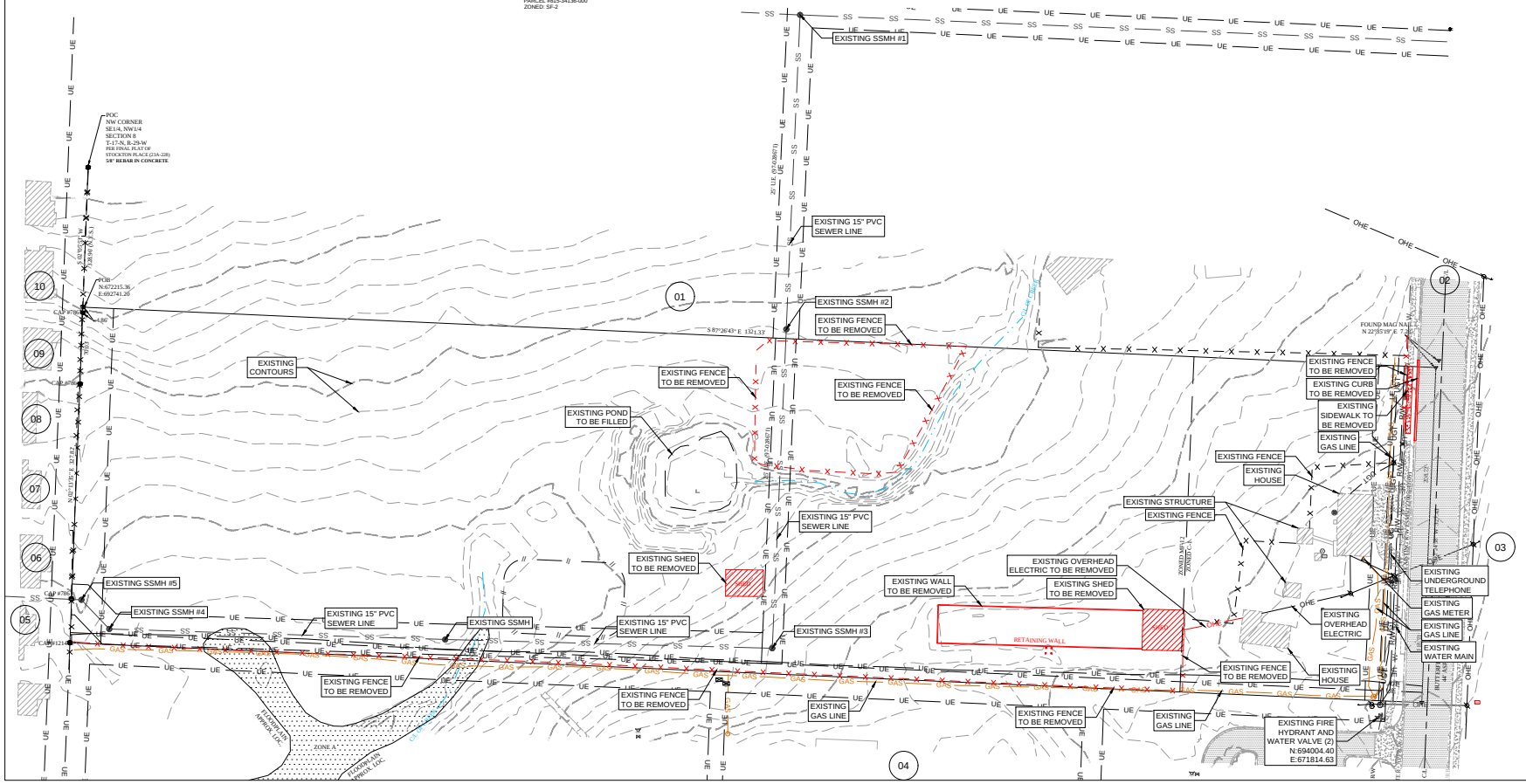
BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
NAD83(2011) HORIZONTAL DATUM

BASIS OF ELEVATION:
ON-SITE NETWORK GPS OBSERVATION
NAVD88 VERTICAL DATUM

N

0 50 100

IT'S THE LAW - ARKANSAS ONE CALL - 1-800-482-8998



ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
09/17/26
CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC.
#135
NOT FOR CONSTRUCTION

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DRAWN BY: B. WISE
ENGINEER: G. BATES

REVISIONS

DATE
06/04/26
06/27/26

1st Submittal
2nd Submittal

STAGECOACH SUBDIVISION
PRELIMINARY PLAT
EXISTING SITE & DEMO PLAN
SPRINGDALE, ARKANSAS

B A T E S
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PROJECT NO: 26-032

DRAWING NO.
ES01

PP26-08

TABLED PER APPLICANT

PP26-08

BUILDING SETBACKS PER MF-12 ZONING:

TOWNHOUSE:

FRONT	30ft
SIDE	8ft / 00ft (INTERIOR)
SIDE	30ft (EXTERIOR)
REAR	20ft

LOT COUNT

TOTAL LOTS:	14
TOTAL BUILDABLE LOTS	11
TOTAL COMMON/DRAINAGE LOTS	2
DRAINAGE LOT (1.26 AC)	1
COMMON LOT (0.06AC)	1
TOTAL OUTLOTS C-1 ZONE (1.11 AC)	1

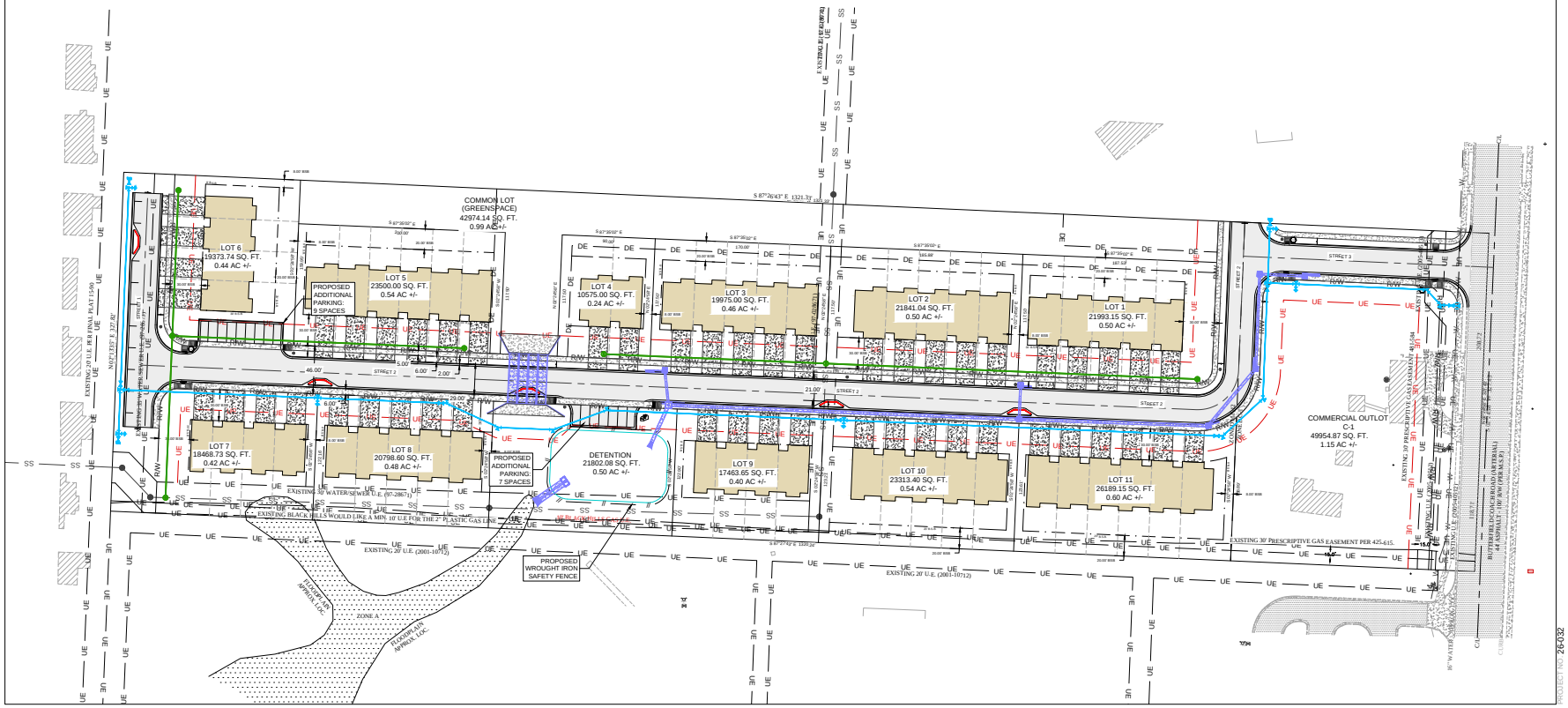
PARKING COUNT

TOTAL PARKING SPACES:	24
TOTAL PARKING LOT SPACES	16
TOTAL ON STREET PARKING SPACES	8

FFE MIN	
LOT 1	1338.50
LOT 2	1338.50
LOT 3	1337.50
LOT 4	1337.50
LOT 5	1337.50
LOT 7	1334.50
LOT 8	1334.50
LOT 9	1335.50

LOT AREA - AC (SF)	
LOT 1	0.50 (21,993.15)
LOT 2	0.50 (21,841.04)
LOT 3	0.46 (19,975.00)
LOT 4	0.24 (10,575.00)
LOT 5	0.54 (23,500.00)
LOT 6	0.44 (19,373.74)
LOT 7	0.42 (18,468.73)
LOT 8	0.48 (20,798.60)
LOT 9	0.40 (17,463.65)
LOT 10	0.54 (23,313.40)
LOT 11	0.60 (26,189.15)
COMMON LOT	0.99 (42,974.14)
DETENTION	0.50 (21,802.08)
OUTLOT	1.15 (49,954.87)

SITE NOTES:
1) NO FENCES MAY BE CONSTRUCTED WITHIN DRAINAGE EASEMENTS
2) SIDEWALKS TO BE CONSTRUCTED WITH THE TOWNHOME BUILDER TO REDUCE IMPACTS DURING BUILDING CONSTRUCTION. SIDEWALKS WILL NEED TO BE IN PLACE FOR CofO



N

0 50 100

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STATE OF ARKANSAS
GREGREY H. BATES
REGISTERED PROFESSIONAL ENGINEER
No. 9810
09/17/26
CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC.
#335
NOT FOR CONSTRUCTION

DRAWN BY: B.WISE ENGINEER: G.BATES

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REVISIONS

DATE
1st Submittal 06/04/26
2nd Submittal 08/27/26

STAGECOACH SUBDIVISION
PRELIMINARY PLAT
PRELIMINARY PLAT
SPRINGDALE, ARKANSAS

B A T E S
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PROJECT NO. 26-032

DRAWING NO.
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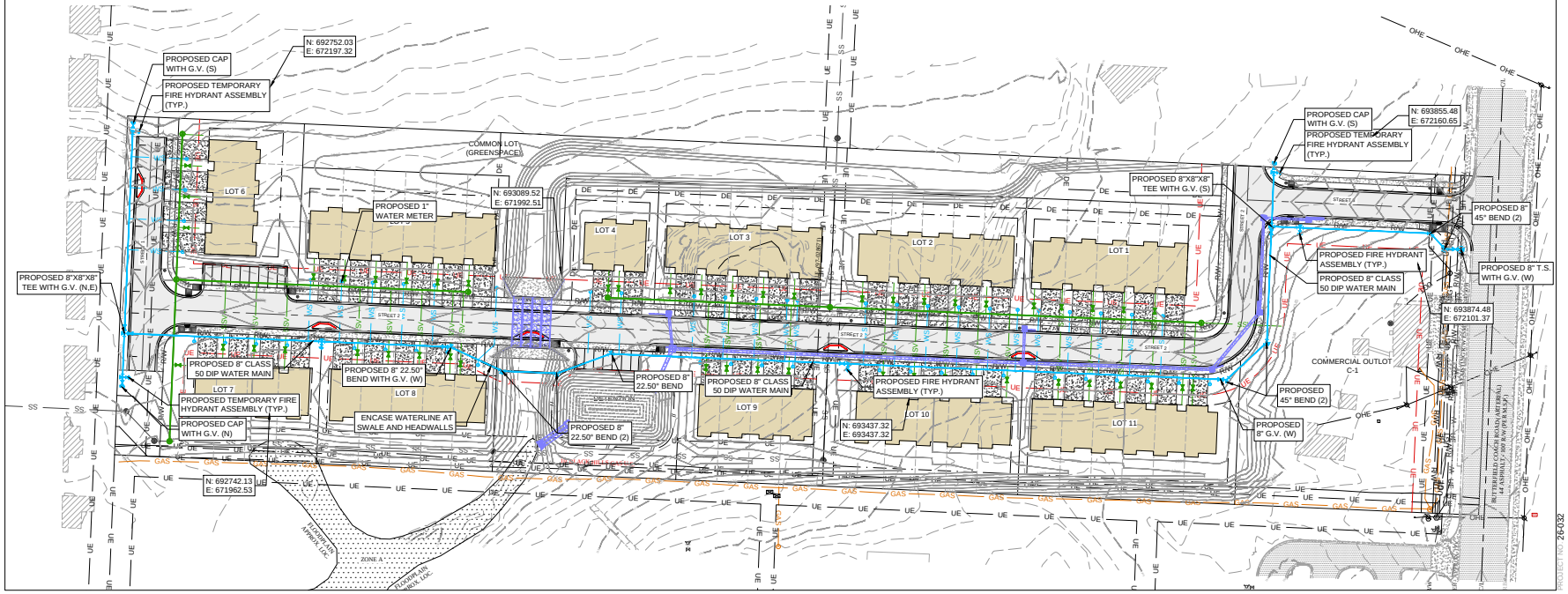
PP26-08

UTILITY 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) PLEASE BE ADVISED, THE SPRINGDALE WATER UTILITIES GIS MAPS ARE SCHEMATIC IN NATURE, AND ARE NOT INTENDED TO REPRESENT EXACT REAL-WORLD CONDITIONS. THE CITY OF SPRINGDALE WATER & SEWER COMMISSION AND SPRINGDALE WATER UTILITIES MAKE NO CLAIMS, WARRANTIES, PROMISES, OR GUARANTEES REGARDING THE ACCURACY, ADEQUACY, RELIABILITY, OR COMPLETENESS OF THE INFORMATION THEREIN BEYOND USE AS AN APPROXIMATION OR ESTIMATION, AND EXPRESSLY DISCLAIM LIABILITY FOR ANY AND ALL ERRORS AND/OR OMISSIONS IN ITS CONTENTS.
3) FIELD LOCATE AND VERIFY THE LOCATION OF ALL 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 MINIMUM 10-FOOT SPACE SHALL BE PROVIDED BETWEEN THE UTILITY AND ANY PERMANENT STRUCTURE AND EASEMENTS SHALL BE PROVIDED SUCH THAT A MINIMUM 10-FOOT IS BETWEEN THE UTILITY AND EASEMENT LINE. EASEMENT WIDTHS SHALL BE GREATER FOR FACILITIES OF EXCESS DEPTH AND SHALL EQUAL TWO TIMES THE DEPTH PLUS THE TRENCH WIDTH, BUT NOT LESS THAN 20-FEET.
4) PLEASE BE ADVISED THAT PERMANENT STRUCTURES, BUILDINGS, FOOTINGS, AIR CONDITIONING UNITS OR PADS, SIGNS, RETAINING WALLS, AWNINGS, COVERED WALKWAYS, OR OTHER ITEMS SHALL NOT BE ERECTED OR CONSTRUCTED WITHIN UTILITY EASEMENTS.
5)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.
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7) PLEASE BE ADVISED THAT PRIVATE WATER METER AND SEWER SERVICE LINES, INCLUDING SERVICES FROM SEPTIC SYSTEMS, CANNOT CROSS ADJACENT PROPERTIES IN ORDER TO ACCESS SERVICE OR BE LOCATED AND RUN PARALLEL WITHIN A PUBLIC UTILITY EASEMENT.\
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11) PLEASE BE ADVISED THAT BOTH THE EXISTING AND PROPOSED FIRE HYDRANTS AND METERS MUST BE LOCATED IN A GREEN SPACE A MINIMUM OF 4' BEHIND ANY CURB AND GUTTER, 4' BEHIND ANY SIDEWALK, AND 10' FROM ANY PERMANENT STRUCTURE.
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15) 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.

WATERLINE LEGEND

4 WAY	
TEE	
GATE VALVE	
FIRE HYDRANT	
THRUST BLOCK	
90°	
45°	
22.50°	
11.25°	
CAP/PLUG	
REDUCER	
FIRE DEPT. CONNECTION	
BLOW OFF VALVE	
AIR RELEASE	
WATER METER	
IRRIGATION METER	
RPZ	RPZ

SITE UTILITY NOTES:
1) ALL TOWNHOMES SHALLE BE SPRINKLERED (D107.1). ONE INCH WATER METERES ARE REQUIRED FOR SHARED DOMESTIC AND NFPA 13D SPRINKLER SYSTEMS.



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ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 9810 GREGREY H. BATES
09/17/26
CERTIFICATE OF AUTHORITY BATES & ASSOCIATES, INC. #335
NOT FOR CONSTRUCTION

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DRAWN BY: B.WISE ENGINEER: G.BATES

REVISIONS

DATE
1st Submittal 06/04/26
2nd Submittal 08/27/26

STAGECOACH SUBDIVISION
PRELIMINARY PLAT
UTILITY PLAN - WATER
SPRINGDALE, ARKANSAS

B A T E S
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PROJECT NO. 26-032

DRAWING NO.
UT01

PP26-08

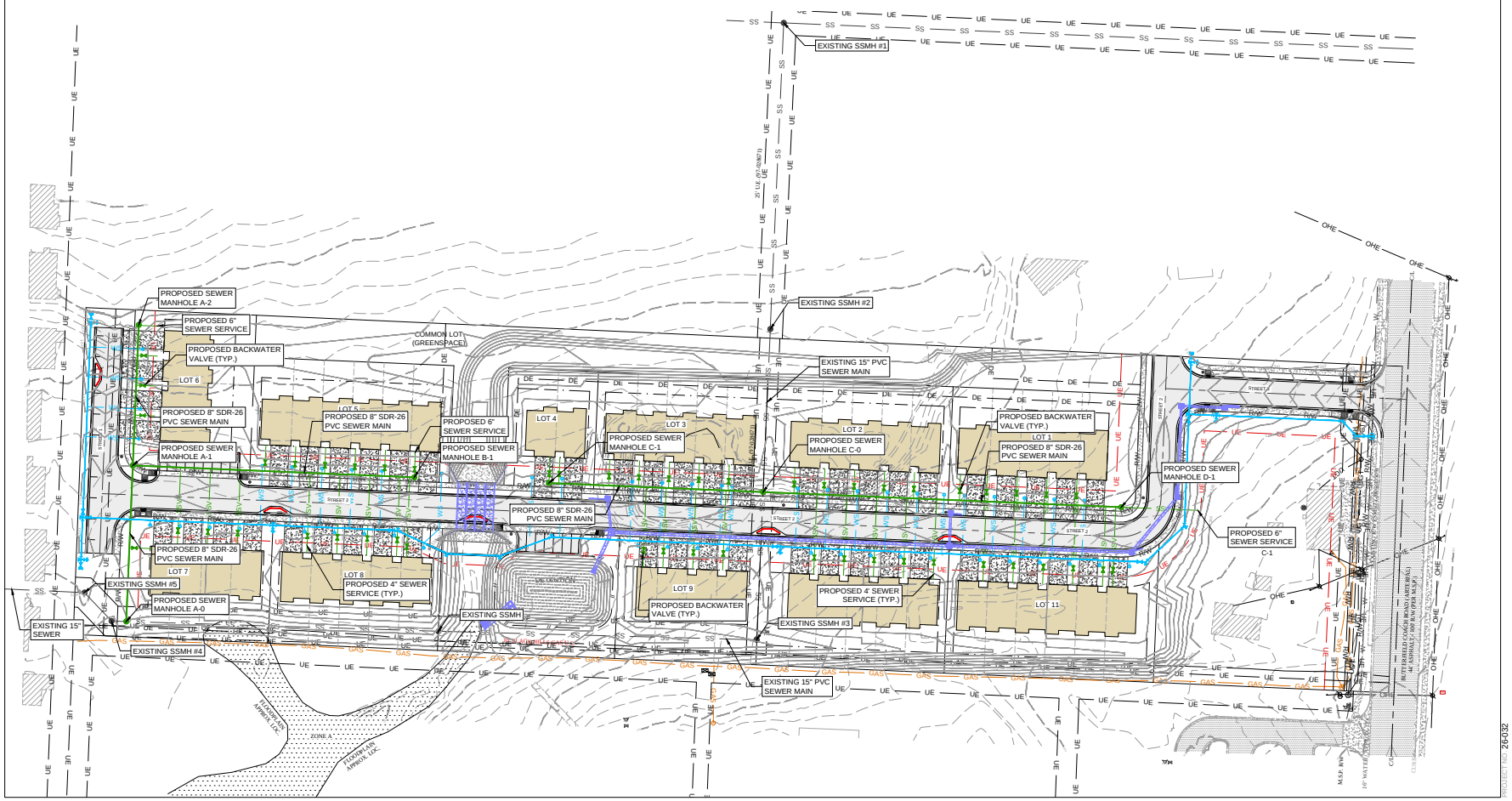
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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
09/17/26
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC
#135

NOT FOR CONSTRUCTION

DRAWN BY: B.WISE ENGINEER: G.BATES

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REVISIONS

DATE
06/04/26
08/27/26
1st Submittal
2nd Submittal

STAGECOACH SUBDIVISION
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UTILITY PLAN - SEWER
SPRINGDALE, ARKANSAS

B A T E S
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PH: (479) 442-9350 / batesnwa.com

PROJECT NO.: 26-032

DRAWING NO.
UT02

PP26-08

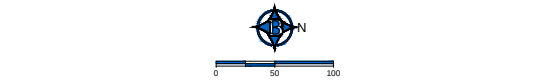
SEWER LEGEND

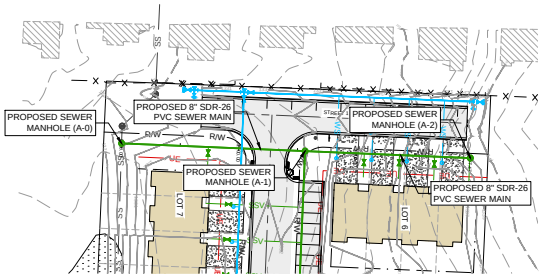
PROPOSED GROUND

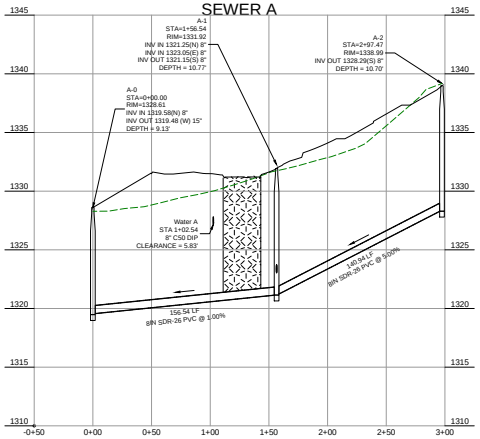
EXISTING GROUND

CLASS 7 BASE COMPACTED 95%

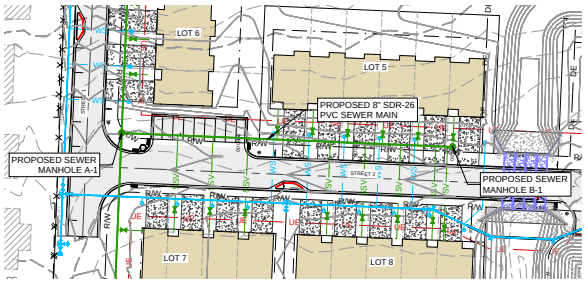
1"=5' VERTICAL
1"=50' HORIZONTAL

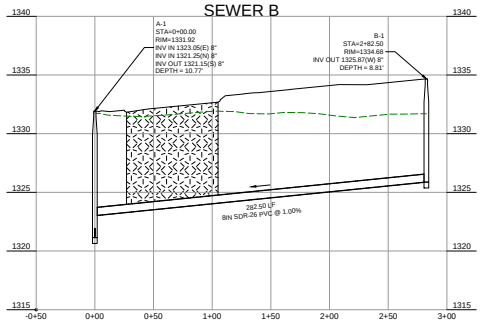












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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
09/17/26

BATES & ASSOCIATES, INC. #335 CERTIFICATE OF AUTHORIZATION

NOT FOR CONSTRUCTION

ENGINEER: G. BATES
DRAWN BY: B.WISE

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2nd Submittal

STAGECOACH SUBDIVISION
PRELIMINARY PLAT
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SPRINGDALE, ARKANSAS

B A T E S
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PH: (479) 442-9350 / batesnwa.com

PROJECT NO: 26-032

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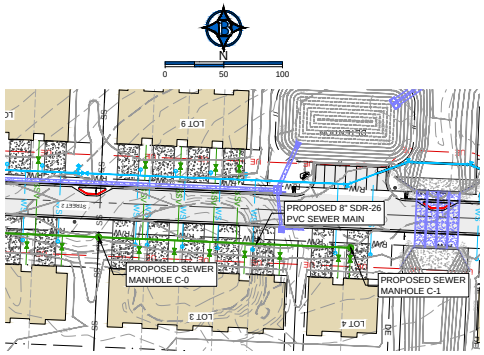
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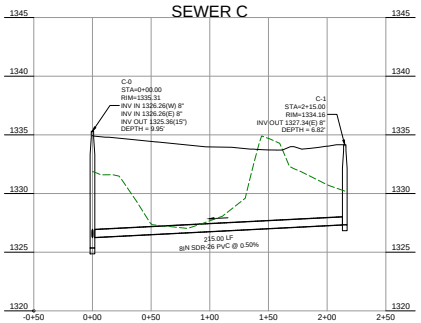
PROPOSED GROUND

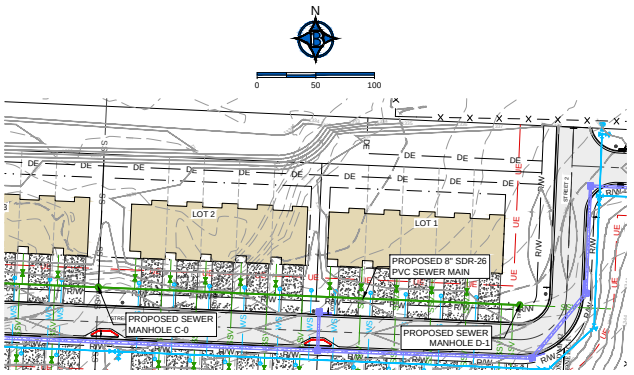
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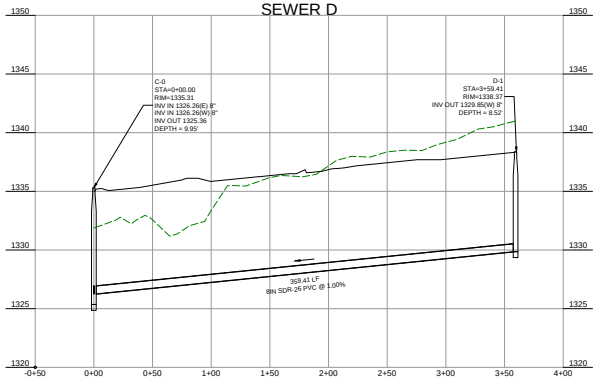
CLASS 7 BASE COMPACTED 95%

1"=5' VERTICAL
1"=50' HORIZONTAL









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SEWER PROFILES
SPRINGDALE, ARKANSAS

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PROJECT NO.: 26-032

DRAWING NO.
SP02

PP26-08

TABLED PER APPLICANT

STREET LEGEND

PROPOSED GROUND

EXISTING GROUND

TANGENT

1"=5' VERTICAL
1"=50' HORIZONTAL

NOTE: COMPACTION TESTS SHALL BE REQUIRED WHEN FILLING EXISTING PONDS



STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GREGREY H. BATES
09/17/26
BATES & ASSOCIATES, INC. #335
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ENGINEER: G.BATES

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STREET PROFILES
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PROJECT NO.: 26-032

DRAWING NO.
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PP26-08

STREET LEGEND

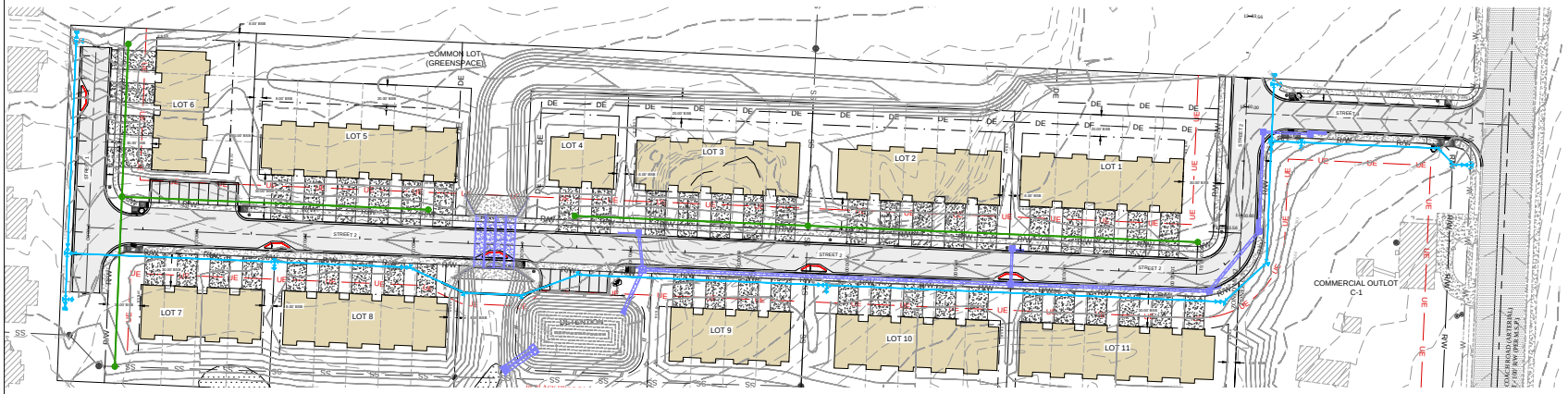
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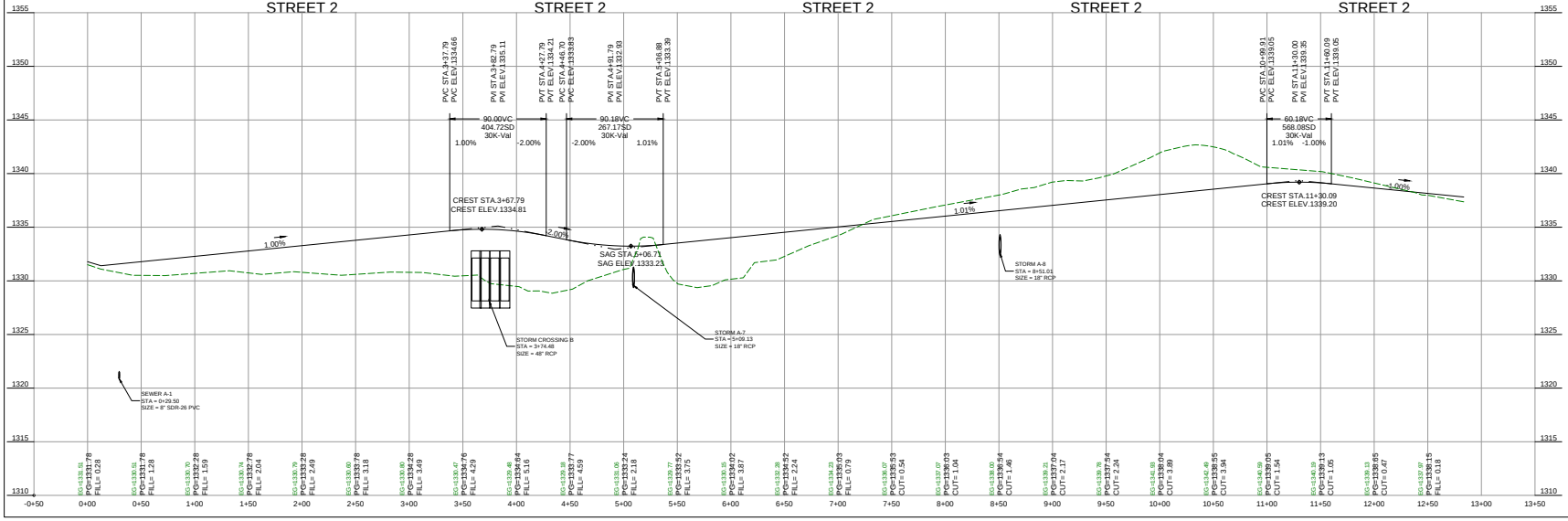
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PP26-08

STREET LEGEND

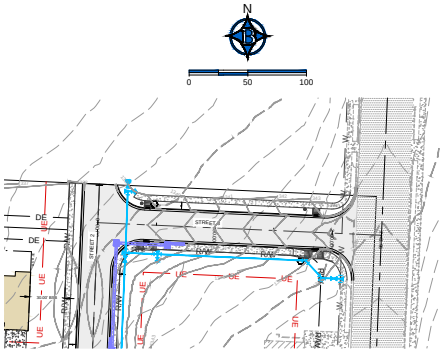
PROPOSED GROUND

EXISTING GROUND

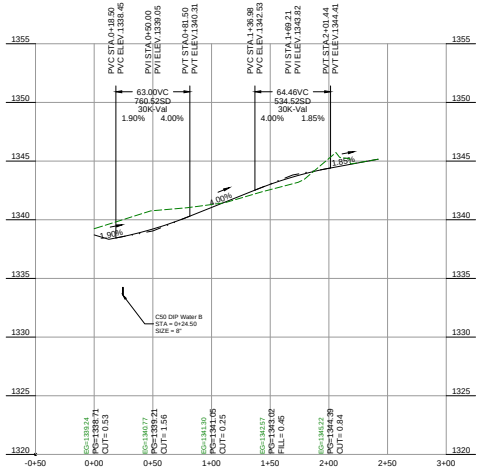
TANGENT

1"=5' VERTICAL
1"=50' HORIZONTAL

NOTE: COMPACTION TESTS SHALL BE REQUIRED WHEN FILLING EXISTING PONDS



STREET 3



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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
09/17/26
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335
NOT FOR CONSTRUCTION

DRAWN BY: B.WISE
ENGINEER: G.BATES

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REVISIONS

DATE
06/04/26
08/27/26
1st Submittal
2nd Submittal

STAGECOACH SUBDIVISION
PRELIMINARY PLAT
STREET PROFILES
SPRINGDALE, ARKANSAS

B A T E S
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PROJECT NO.: 26-032

DRAWING NO.
ST03

PP26-08

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.

SEDIMENT & EROSION CONTROL NOTES:

1. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FROM A.D.E.Q. AND CITY REGARDING RUNOFF, EROSION CONTROL, AND GRADING BEFORE BEGINNING CONSTRUCTION.
2. CONTRACTOR SHALL POST STORM WATER POLLUTION PREVENTION PLAN.
3. ALL EROSION & SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AND OCCASIONALLY REPLACED THROUGHOUT THE CONSTRUCTION PROCESS.
4. ALL EROSION & SEDIMENT CONTROL DEVICES SHOWN SHALL BE INSTALLED BEFORE CONSTRUCTION BEGINS. THOSE ITEMS SHALL REMAIN IN PLACE UNTIL ALL EXCAVATION IS COMPLETE.
5. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGE OR DISTURBED BY UNDERGROUND PRIVATE FRANCHISED UTILITY CONSTRICTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION

CITY OF SPRINGDALE STANDARD NOTES:

"STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:

A) DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND

B) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND

C) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND

D) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND

E) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE."

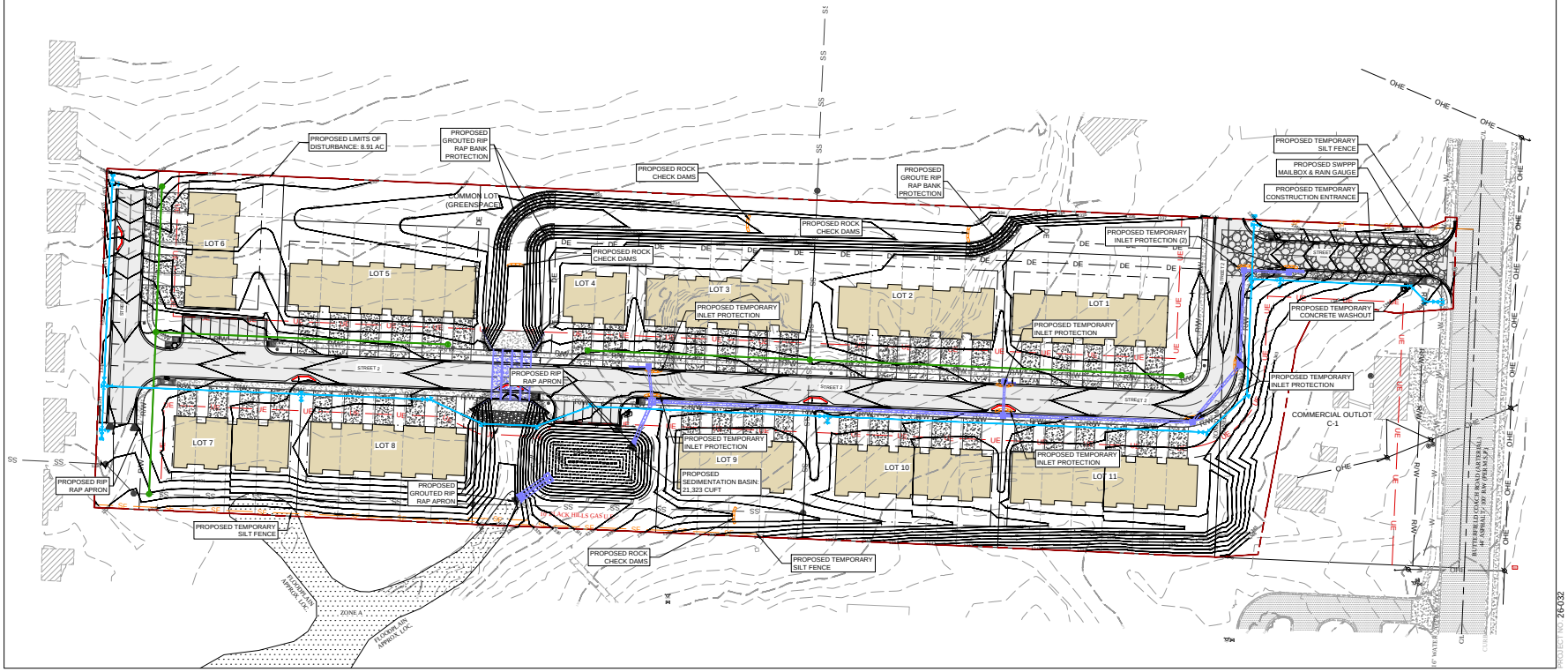
EROSION CONTROL

- SILT FENCE
- LIMITS OF DISTURBANCE
- SCOUR STOP
- RIP-RAP APRON
- CONSTRUCTION ENTRANCE
- SWPPP BOX
- CONCRETE WASHOUT
- INLET PROTECTION
- FLOW ARROW

N

0 50 100

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REGISTERED ARKANSAS PROFESSIONAL ENGINEER No. 9810 GEOFFREY H. BATES

09/17/26

CERTIFICATE OF AUTHORIZATION BATES & ASSOCIATES, INC #335

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DRAWN BY: B.WISE ENGINEER: G.BATES

REVISIONS	DATE
1st Submittal	06/04/26
2nd Submittal	08/27/26

STAGECOACH SUBDIVISION
PRELIMINARY PLAT
EROSION CONTROL PLAN
SPRINGDALE, ARKANSAS

B A T E S
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PROJECT NO.: 26-032

DRAWING NO.: EC01

PP26-08

CONSTRUCTION NOTES:

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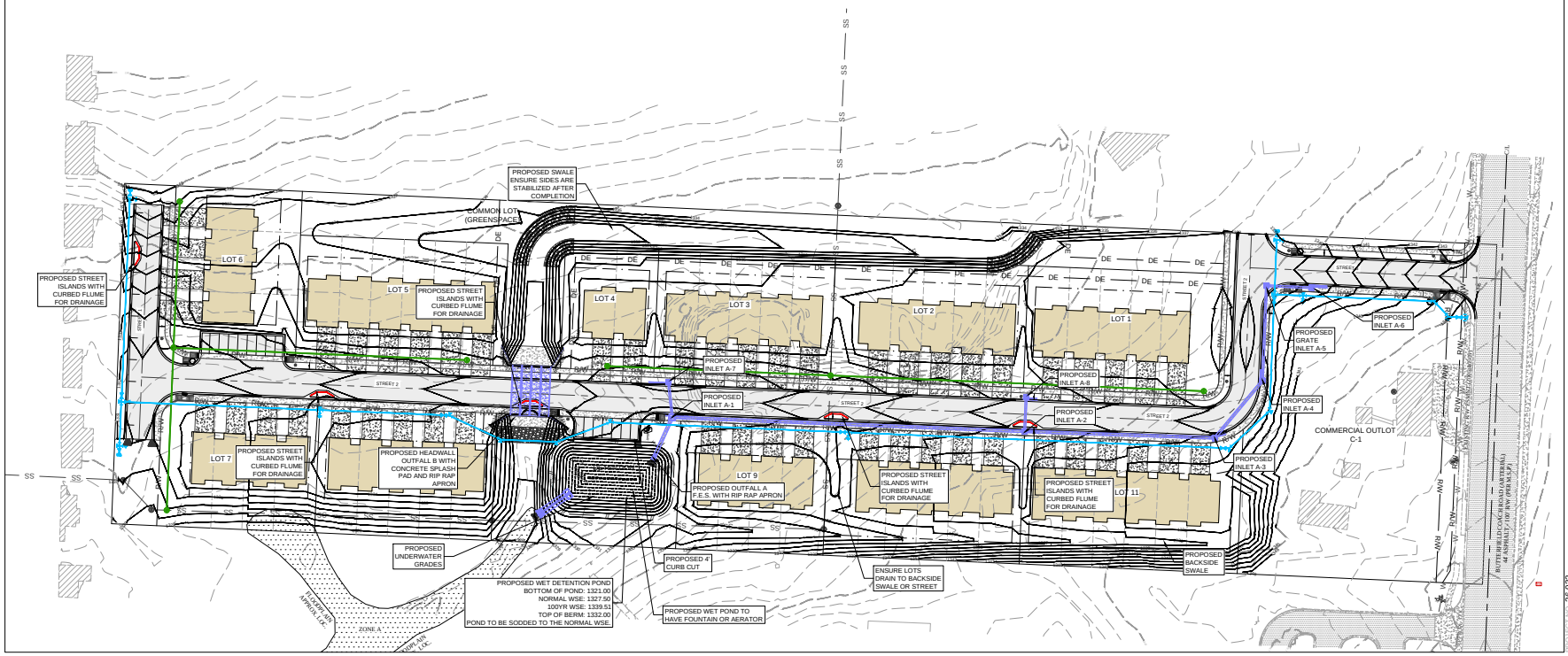
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E) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE."

F) 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

FFE MIN	
LOT 1	1338.50
LOT 2	1338.50
LOT 3	1337.50
LOT 4	1337.50
LOT 5	1337.50
LOT 7	1334.50
LOT 8	1334.50
LOT 9	1335.50



N

0 50 100

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ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 9810 GEOFFREY H. BATES

09/17/26

BATES & ASSOCIATES, INC #335 CERTIFICATE OF AUTHORITY

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DRAWN BY: B.WISE ENGINEER: G.BATES

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1st Submittal	06/04/26
2nd Submittal	08/27/26

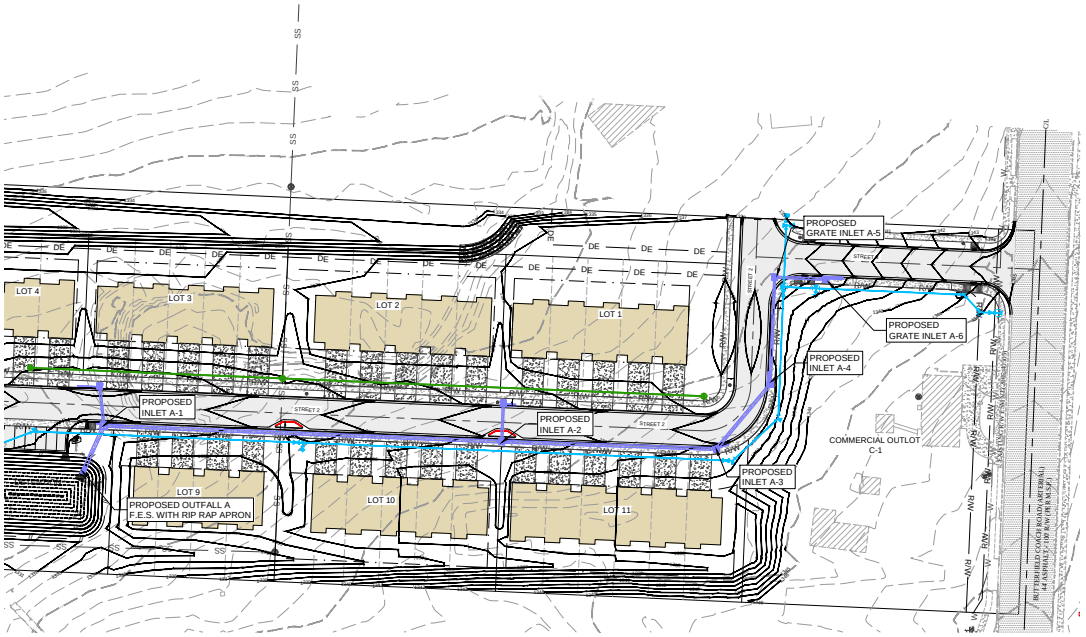
STAGECOACH SUBDIVISION
PRELIMINARY PLAT
GRADING PLAN
SPRINGDALE, ARKANSAS

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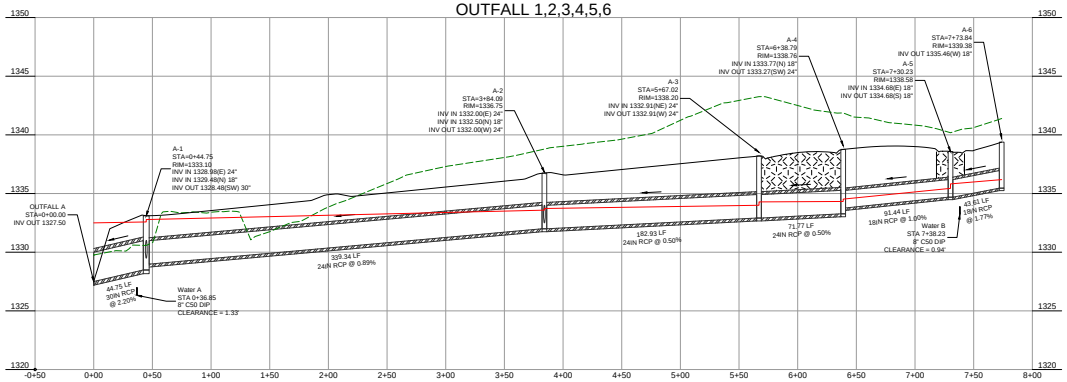
PROJECT NO: 26-032

DRAWING NO: GP01

PP26-08



STORM A
OUTFALL 1,2,3,4,5,6



N

0 50 100

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
09/17/26
BATES & ASSOCIATES, INC #335
NOT FOR CONSTRUCTION

ENGINEER: G. BATES
DRAWN BY: B.WISE
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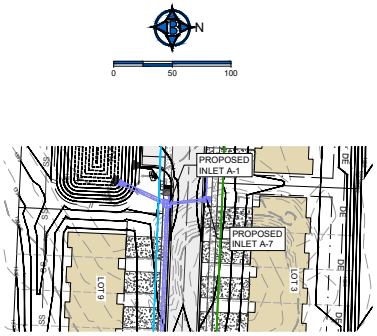
STAGECOACH SUBDIVISION
PRELIMINARY PLAT
STORM PROFILES
SPRINGDALE, ARKANSAS

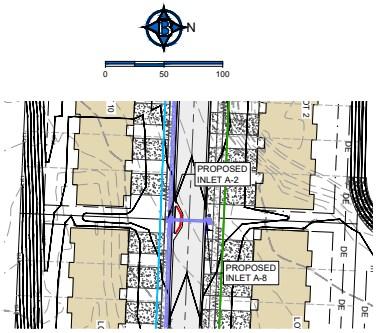
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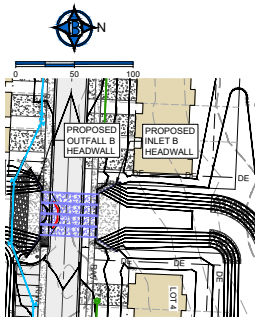
PROJECT NO. 26-032

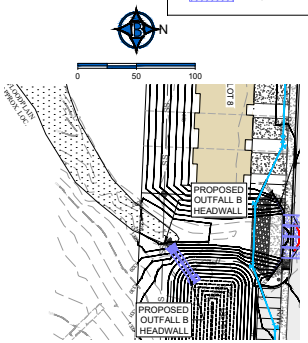
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STM01

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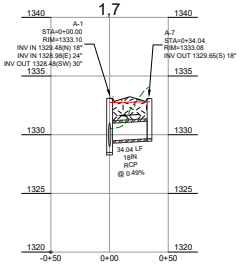


STORM LEGEND

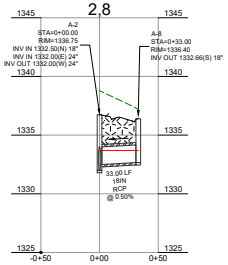
- PROPOSED GROUND
- EXISTING GROUND
- 10YR HGL
- CLASS 7 BASE COMPACTED 95%
- RCP
- HP/HDPE

1"=5' VERTICAL
1"=50' HORIZONTAL

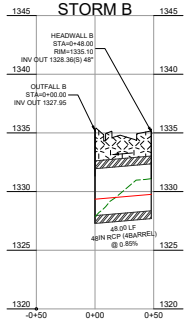
STORM A
1,7



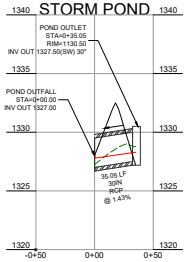
STORM A
2,8



STORM B



STORM POND



STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
09/17/26
BATES & ASSOCIATES, INC. #335
CERTIFICATE OF AUTHORITY
NOT FOR CONSTRUCTION

ENGINEER: G. BATES
DRAWN BY: B.WISE
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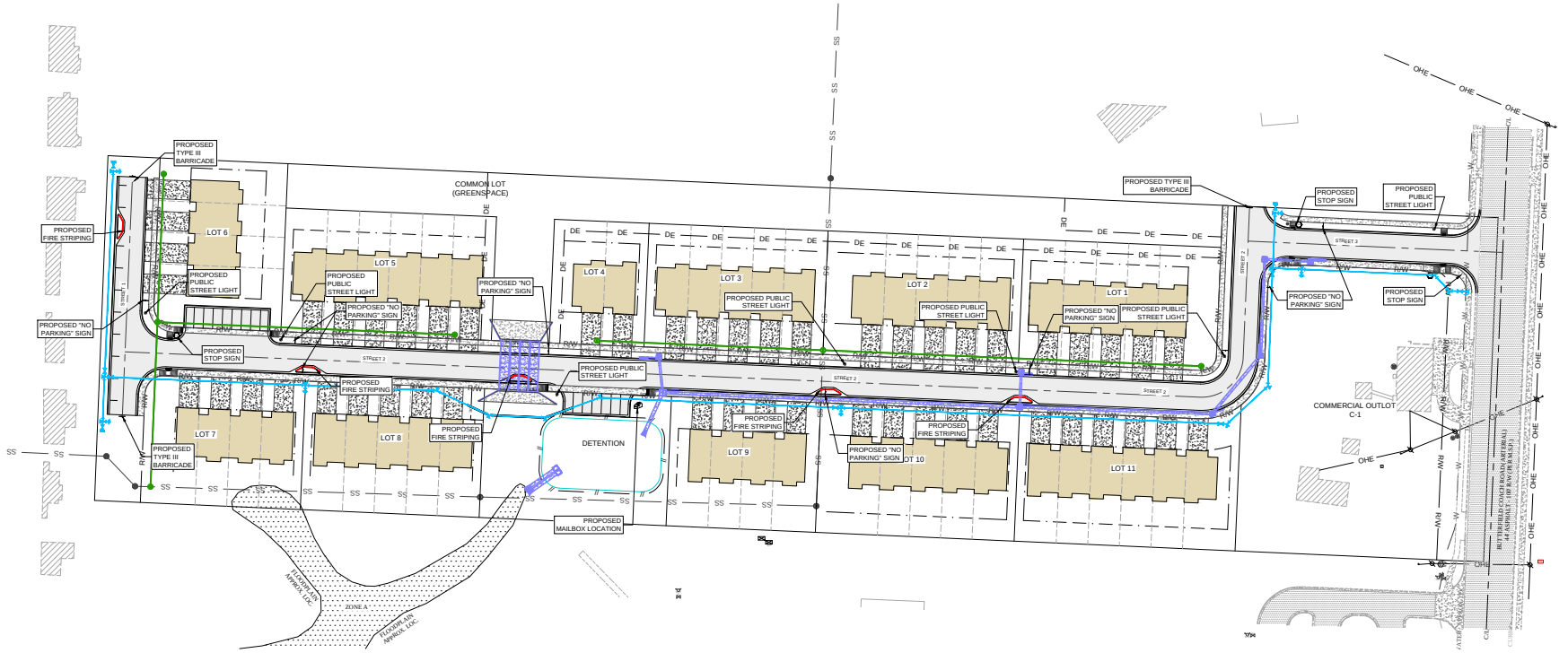
STAGECOACH SUBDIVISION
PRELIMINARY PLAT
STORM PROFILES
SPRINGDALE, ARKANSAS

BATES
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PROJECT NO: 26-032

DRAWING NO.
STM02

PP26-08



STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
09/17/26
BATES & ASSOCIATES, INC. #135
NOT FOR CONSTRUCTION

DRAWN BY: B.WISE
ENGINEER: G.BATES

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REVISIONS

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1st Submittal	06/04/26
2nd Submittal	08/27/26

STAGECOACH SUBDIVISION
PRELIMINARY PLAT
LIGHT & SIGN PLAN
SPRINGDALE, ARKANSAS

B A T E S
Engineers - Surveyors
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PH: (479) 442-9350 / batesnwa.com

PROJECT NO: 26-032

DRAWING NO.
LS01

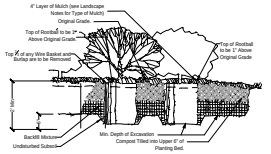
PP26-08

SHRUB NOTE
SHRUBS TO BE PLANTED IN AN EDGED BED FOR BOTH SURVIVAL AND EASE OF MAINTENANCE.

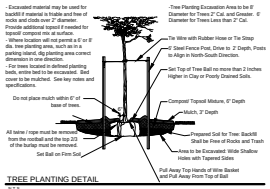
SUGGESTED PLANTINGS MAY BE SUBSTITUTED WITH ALTERNATE SPECIES AS APPROVED BY CITY OF SPRINGDALE. LIST OF RECOMMENDED TREES AND SHRUBS CAN BE FOUND IN SPRINGDALE CODE OF ORDINANCES, CHAPTER 96, ARTICLE II, SECTION 96-37.

PLANT WARRANTY
LANDSCAPE MUST BE GUARANTEED FOR THO(2) YEARS

LANDSCAPE IRRIGATION
AN AUTOMATIC OR OTHER IRRIGATION SYSTEM SHALL BE REQUIRE FOR ALL LANDSCAPED AREA. SHOW IRRIGATION SYSTEM OR LOCATION OF HOSE BIBS.



SHRUB PLANTING DETAIL
N.T.S.



TREE PLANTING DETAIL
N.T.S.

TREES:
1. EXCAVATION FOR TREE PITS SHALL BE 8' IN DIAMETER. CIRCLE TO BE CENTERED ON TREE AND TRUE IN FORM.
2. STAKE ALL TREES BY USING THREE METAL FENCE POST STAKES AND THREE TIES. DRIVE STAKES APPROXIMATELY 6" OUTSIDE OF TREE ROOTBALL AND AN EQUAL DISTANCE FROM TREE TRUNK.
3. ALL PRESERVED MATURE TREES ON THE SITE SHALL HAVE A MULCH RING ADDED AROUND THE TRUNK.
4. ALL PLANTING HOLES FOR TREES AND SHRUBS SHALL BE BACKFILLED WITH AMENDED SOIL, FREE OF SOD.
5. ALL LANDSCAPE TREES PLANTED TO MEET STREET TREE, MITIGATION TREE OR OTHER LANDSCAPE CODE REQUIREMENTS MUST BE SINGLE STEM, MINIMUM 2" CALIPER TREES. NO DOUBLE OR TRI-STEM TREES WILL BE COUNTED TOWARDS MEETING REQUIREMENTS.
6. IF PLANTING MATERIAL IS TO BE B&B THEN THE B&B MUST BE NATURAL FIBERS AND NOT SYNTHETIC.

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 8–9–12 EVENLY OVER CULTIVATED AREA AROUND EACH TREE AND 1 POUND PER 100 SQUARE FEET TO SHRUB AND GROUND COVER PLANTINGS.
7. IRRIGATION SHALL BE EITHER UNDERGROUND AUTOMATIC SYSTEM.
8. TREAT ALL LANDSCAPE AREAS TO CONTROL WEED GROWTH PRIOR TO STARTING CONSTRUCTION.
9. ALL LANDSCAPE BEDS SHALL BE FREE OF SOD AND MULCH SHALL COVER THE BARE SOIL TO EASE MAINTENANCE.
10. DIG DOWN THE EDGE OF ALL BEDS WHERE THEY ARE ADJACENT TO WALLS, WALKWAYS OR CURBS, SO THAT THE WALL, WALKWAY, OR CURB WILL WORK AS A BED EDGE TO CONTAIN THE MULCH OR GRAVEL.
11. PLANTING BEDS SHALL HAVE AMENDED SOIL TO INSURE THE HEALTH OF THE PLANT MATERIALS.

PARKING LOT ISLAND

QUANTITY	SYMBOL	COMMON NAME/ BOTANICAL NAME	MATURE HEIGHT	MINIMUM SIZE	NOTES
2	PP	PURPLE PLUM/ PRUNUS CERASIFERA	15'-25'	2" 6'TALL	PARKING LOT ISLAND
2	ER	EASTERN REDBUD/ CERCIS CANADENSIS	15-30'	2" 6'TALL	PARKING LOT ISLAND
87	SV	SOUTHERN BLACK HAW VIBURNUM/ VIBURNUM RUFIDULUM	10'-25'	3 GALLON	PARKING LOT ISLAND/ SCREENING
30	AB	ABELIA/ ABELIA X GRANDIFLORA	3'-6'	3 GALLON	PARKING LOT ISLAND
86	YH	YAUPON HOLLY/ ILEX VOMITORIA	10'-30'	3 GALLON	STREET SHRUB/ SCREENING

STREET TREES

QUANTITY	SYMBOL	COMMON NAME/ BOTANICAL NAME	MATURE HEIGHT	MINIMUM SIZE	NOTES
5	GR	GOLDEN RAIN TREE/ KOELREUERIA PANICULATA	30'-40'	2" 6'TALL	STREET TREE
5	GB	GINKGO/ GINKGO BILOBA	50'-80'	2" 6'TALL	STREET TREE



STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
09/17/26
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
NOT FOR CONSTRUCTION
ENGINEER: G. BATES
DRAWN BY: B.WISE

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STAGECOACH SUBDIVISION
PRELIMINARY PLAT
LIGHT & SIGN PLAN
SPRINGDALE, ARKANSAS

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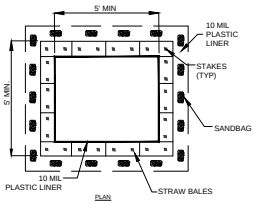
PROJECT NO. 26-032

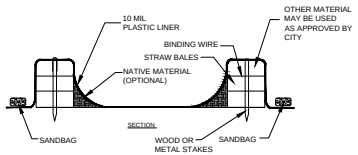
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PP26-08

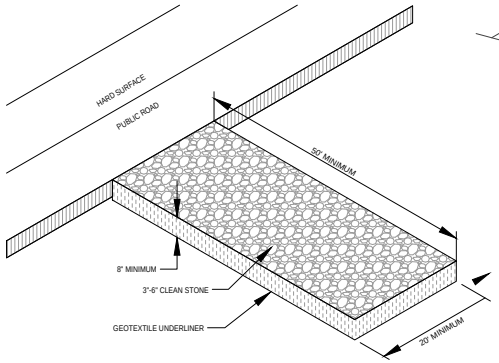
WASHOUT NOTES

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.





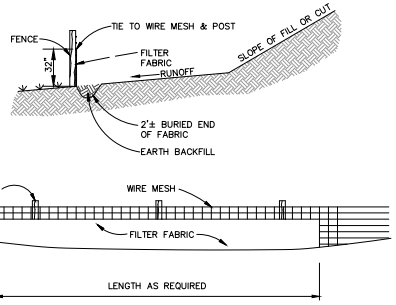
CONCRETE WASHOUT
N.T.S.



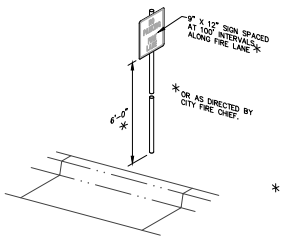
CONSTRUCTION EXIT NOTES

1. REPLACE CONTAMINATED STONE AS REQUIRED TO PREVENT TRACKING OF SEDIMENT OR MUD ON PUBLIC STREETS.
2. CLEAN STREETS DAILY WITH BROOM AND SHOVEL. THE USE OF WATER IS PROHIBITED.
3. ALL VEHICLES MUST USE CONSTRUCTION EXIT.

CONSTRUCTION EXIT
N.T.S.



FILTER FABRIC BARRIER (SILT FENCE) WITH WIRE REINFORCING MESH
N.T.S.



TYP. FIRE LANE STRIPING
N.T.S.

NOTES:

RIPRAP SHOULD EXTEND UP BOTH SIDES OF THE APRON AND AROUND THE END OF THE PIPE OR CULVERT AT THE DISCHARGE OUTLET AT A MAXIMUM SLOPE OF 3:1 AND A HEIGHT NOT LESS THAN TWO THIRDS THE PIPE DIAMETER OR CULVERT HEIGHT.

THERE SHALL BE NO OVERFLOW FROM THE END OF THE APRON TO THE SURFACE OF THE RECEIVING CHANNEL. THE AREA TO BE PAVED OR RIPRAPPED SHALL BE UNDERCUT SO THAT THE INVERT OF THE APRON SHALL BE AT THE SAME GRADE (FLUSH) WITH THE SURFACE OF THE RECEIVING CHANNEL. THE APRON SHALL HAVE A CUTOFF OR TOE WALL AT THE DOWNSTREAM END.

THE WIDTH OF THE END OF THE APRON SHALL BE EQUAL TO THE BOTTOM WIDTH OF THE RECEIVING CHANNEL. MAXIMUM TAPER TO RECEIVING CHANNEL 5:1

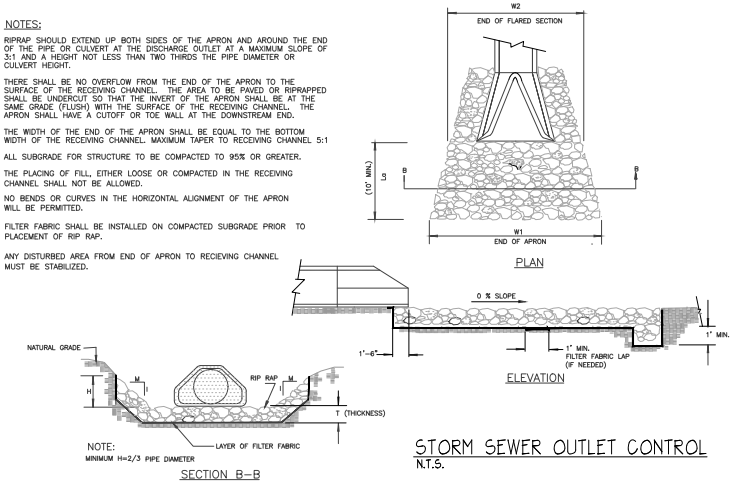
ALL SUBGRADE FOR STRUCTURE TO BE COMPACTED TO 95% OR GREATER.

THE PLACING OF FILL, EITHER LOOSE OR COMPACTED IN THE RECEIVING CHANNEL SHALL NOT BE ALLOWED.

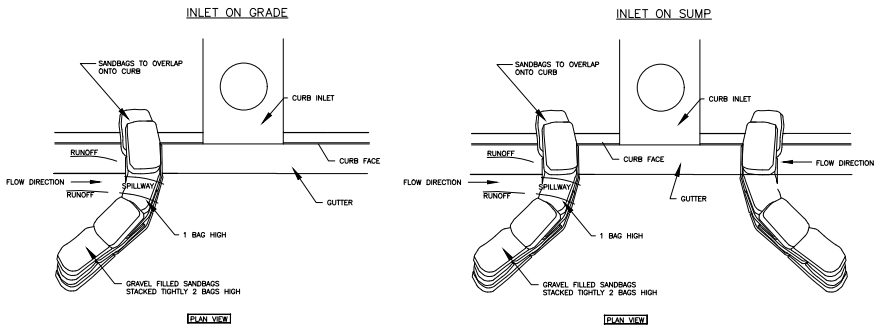
NO BENDS OR CURVES IN THE HORIZONTAL ALIGNMENT OF THE APRON WILL BE PERMITTED.

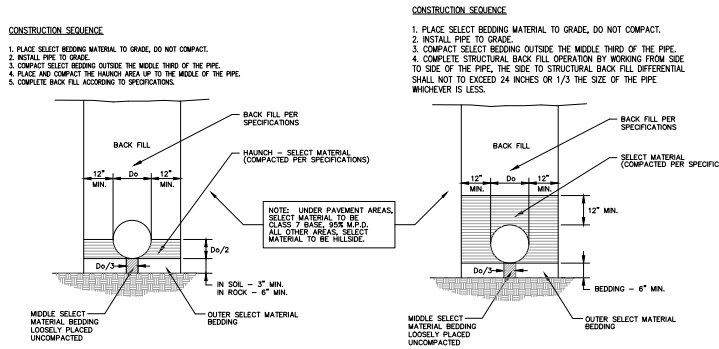
FILTER FABRIC SHALL BE INSTALLED ON COMPACTED SUBGRADE PRIOR TO PLACEMENT OF RIP RAP.

ANY DISTURBED AREA FROM END OF APRON TO RECIEVING CHANNEL MUST BE STABILIZED.



STORM SEWER OUTLET CONTROL
N.T.S.





CONCRETE PIPE INSTALLATION DETAIL
N.T.S.

PLASTIC PIPE INSTALLATION DETAIL
N.T.S.

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GEOFFREY H. BATES
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NOT FOR CONSTRUCTION

ENGINEER: G. BATES
DRAWN BY: B.WISE

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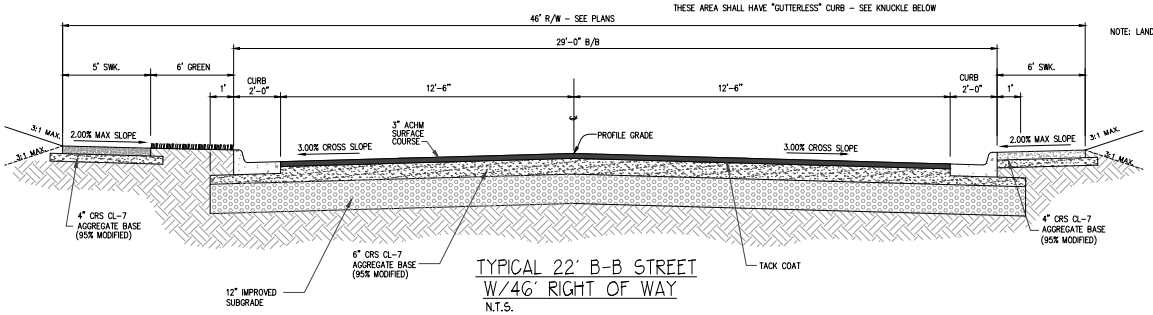
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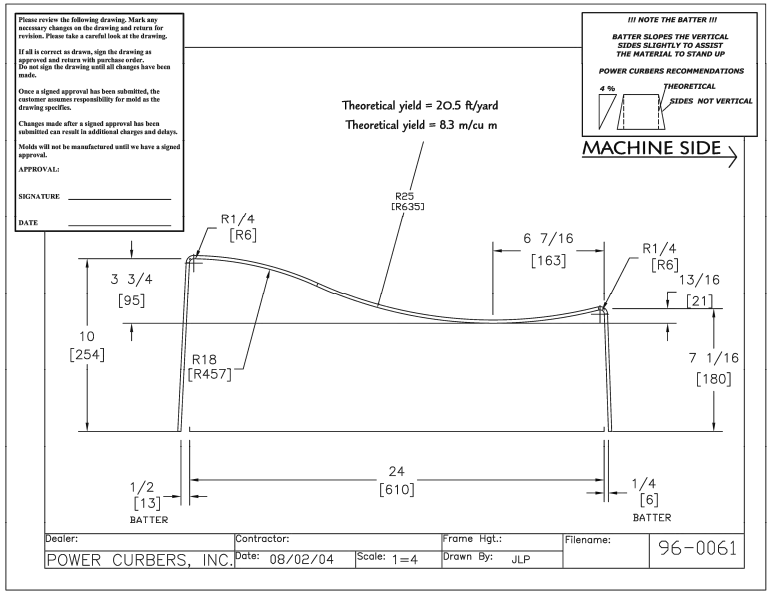
PP26-08

SOME PARKING STALLS SHALL HAVE A 1% CROSS SLOPE TOWARD THE CENTERLINE OF THE ROAD STARTING AT 9' FROM CENTERLINE OF ROAD AND EXTENDING 7' AWAY FROM CENTERLINE THESE AREA SHALL HAVE "GUTTERLESS" CURB - SEE KNUCKLE BELOW



NOTE: LANDSCAPE ISLANDS ARE REQUIRED EVERY 200'-250' ON LOT LINE

TYPICAL 22' B-B STREET W/46' RIGHT OF WAY
N.T.S.



ROLL OVER CURB
N.T.S.

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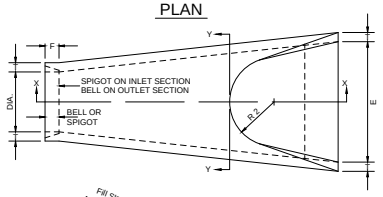
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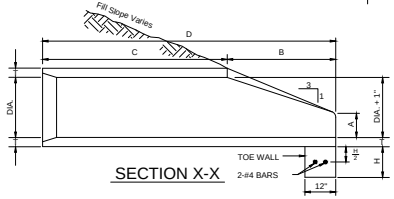
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DT02

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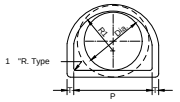
PLAN





SECTION X-X

SECTION Y-Y



GENERAL NOTES

1. End sections shall conform to standard strength reinforced concrete pipe of like diameter as per Standard Specifications.
2. Joint between end section & pipe culvert to be made by reinforced concrete collar or cold adhesive preformed plastic gasket.
3. End sections to be used only when specified on the plans or at locations as directed by the Engineer.
4. Toe wall to be constructed when shown on the plans or designated by the Engineer.

DIA.	T	BELL Or SPIGOT	A	B	C	D	E	P	R 1	R 2	F	H	WEIGHT (LBS.)
15"	2 "	2"	6"	2'-3"	3'-10"	6'-1"	7'-6"	24 "	12 "	11"	3 "	12"	740
18"	2 "	2 "	9"	2'-3"	3'-10"	6'-1"	7'-0"	29"	15 "	12"	4"	15"	990
24"	3"	2 "	9 "	2'-7 "	3'-6"	6'-1 "	8'-0"	33 "	18 "	14"	4 "	18"	1520
30"	3 "	3"	1'-0"	4'-6"	1'-7 "	6'-1 "	5'-0"	37"	18 "	15"	5"	21"	2190
36"	4"	3 "	1'-3"	5'-3"	2'-10 "	8'-1 "	6'-0"	47 "	24 "	20"	5 "	21"	4100
42"	4 "	3 "	1'-9"	5'-3"	2'-11"	8'-2"	6'-6"	53 "	27 "	22"	5 "	24"	5380
48"	5"	4 "	2'-0"	6'-0"	2'-2"	8'-2"	7'-0"	56 "	28 "	22"	5 "	24"	6550
54"	5 "	4 "	2'-3"	5'-5"	2'-11"	8'-4"	7'-6"	65 "	33 "	24"	6 "	24"	8040
60"	6"	5"	2'-6"	5'-0"	3'-3"	8'-3"	8'-0"	72 "	36 "	24"	6 "	24"	8750
66"	6 "	5 "	2'-9"	6'-6"	1'-9"	8'-3"	8'-6"	72"	36 "	24"	7 "	24"	10630
72"	7"	6"	2'-0"	6'-6"	1'-9"	8'-3"	9'-0"	77 "	38 "	24"	7 "	24"	12520

FLARED END SECTION DETAILS
N.T.S.

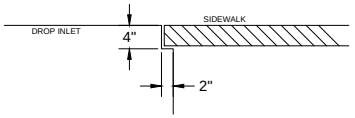
STORM SEWER EXTENSION TABLE			R = Round S = Square
INLET TYPE/No.	EXT. LENGTH (FT)	TOTAL LENGTH (FT)	INSIDE BOX SIZE
INLET A-1	16	20	5FT R
INLET A-2	8	12	4FT R
INLET A-3	8	12	4FT R
INLET A-4	8	12	4FT R
GRATE INLET A-5	NA	NA	4FT R
INLET A-6	12	16	4FT R
INLET A-7	16	20	4FT R
INLET A-8	8	12	4FT R

DROP INLET NOTES

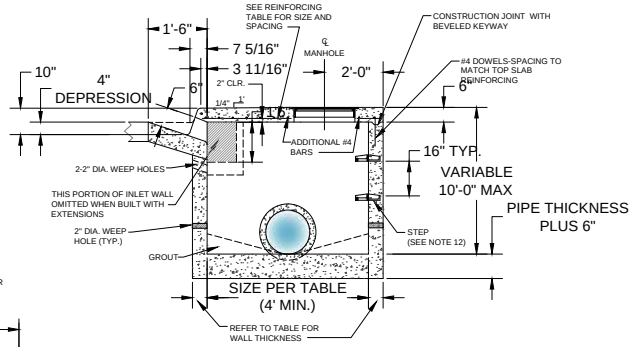
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 2" COVER UNLESS OTHERWISE NOTED.
3. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 p.s.i. - TOP 18" SHALL BE CAST-IN-PLACE.
4. BASE AND INLET WALLS SHALL BE CAST MONOLITHICALLY FOR CIRCULAR STRUCTURES.
5. INVERTS SHALL BE POURED MONOLITHICALLY WITH FOOTING.
6. CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
7. WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, THE GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.
8. PIPES MAY ENTER BOX FROM ANY ANGLE OF ELEVATION AS DIRECTED BY THE ENGINEER. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 2".
9. THE EXPANSION JOINT SHALL HAVE A THICKNESS OF 1/2" AND CONFORM TO AASHTO M213.
10. REFER TO CURB AND GUTTER DETAILS FOR APPROPRIATE CURB CONFIGURATION AND GUTTER DIMENSIONS AT EACH INLET LOCATION.
11. REFER TO PLAN AND PROFILE SHEETS TO DETERMINE EXTENSIONS AND SIZE (IF ANY) ACCOMPANYING DROP INLETS.
12. 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.
13. 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.

STRUCTURE SIZING & REINFORCING TABLE			
INSIDE DIMENSION	★ DIAMETER OF OUTLET PIPE	MIN. WALL THICKNESS	TOP CONCRETE SLAB REINFORCING
4'	18"-24"	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.

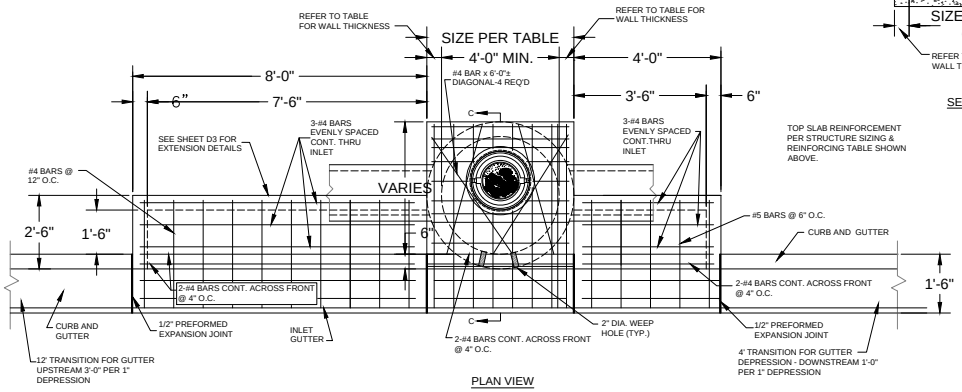
* LIMIT DEFLECTION TO 60 DEGREES. IF GREATER USE NEXT LARGER MANHOLE DIAMETER/SIZE.



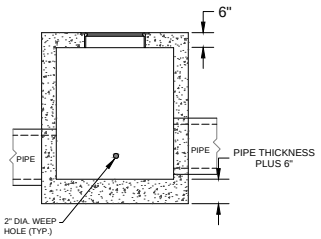
NOTCH FOR SIDEWALKS



SECTION C-C



PLAN VIEW



SECTION / ELEVATION

CIRCULAR DROP INLET DETAILS

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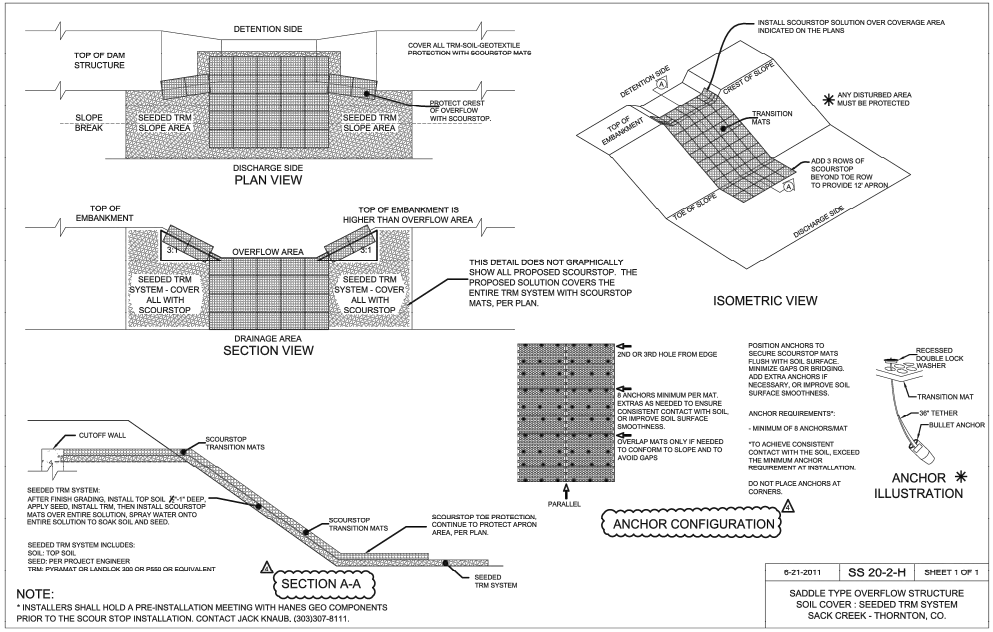
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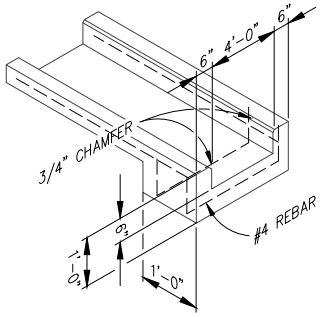
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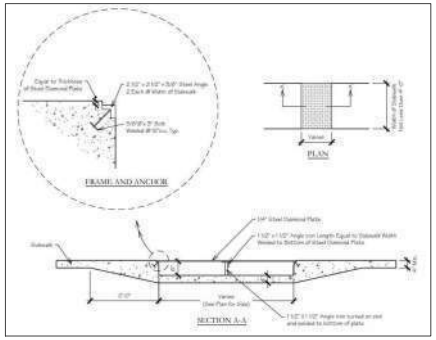
PP26-08



NOTE:
* INSTALLERS SHALL HOLD A PRE-INSTALLATION MEETING WITH HANES GEO COMPONENTS PRIOR TO THE SCOUR STOP INSTALLATION. CONTACT JACK KNAUB, (303)307-8111.



CONCRETE FLUME
N.T.S.



FLUME UNDER PROPOSED SIDEWALK
N.T.S.

STATE OF ARKANSAS
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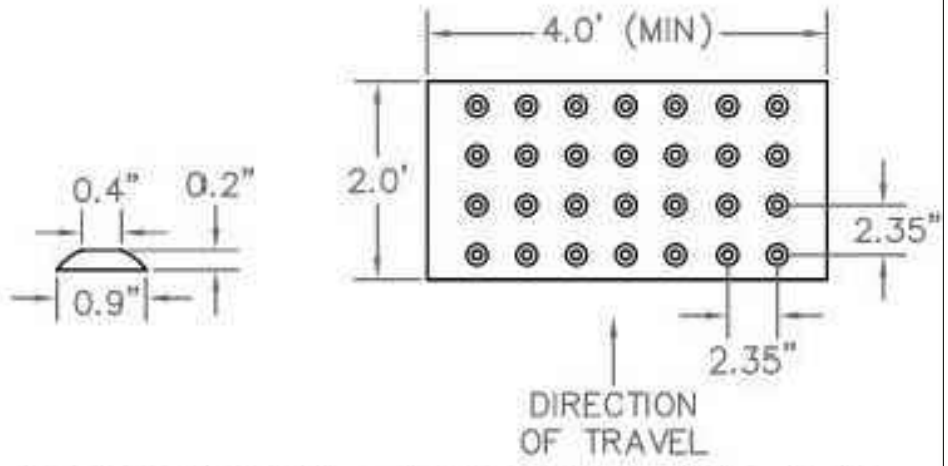
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PP26-08

1. THE DETECTABLE WARNING DEVICE SHALL BE LOCATED SO THAT THE NEAREST EDGE OF THE DEVICE IS LOCATED AT THE BACK OF CURB.

2. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.

3. DETECTABLE WARNING DEVICES SHALL BE A VITRIFIED POLYMER COMPOSITE (VCP) OR CAST IRON AND SHALL BE CAST IN PLASTIC CONCRETE UNLESS OTHERWISE DIRECTED BY PLANNING DEPARTMENT STAFF.



DETECTABLE WARNING DEVICE

STATE OF ARKANSAS
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09/17/26
BATES & ASSOCIATES, INC #335
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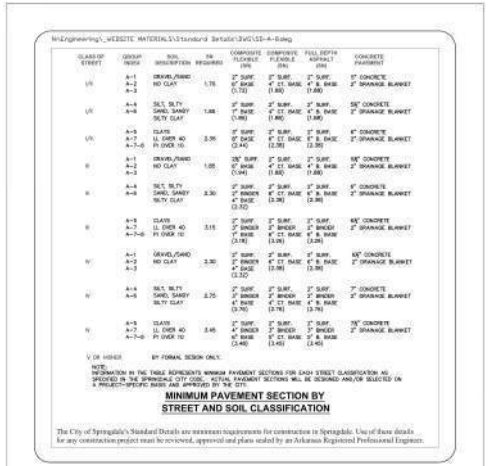
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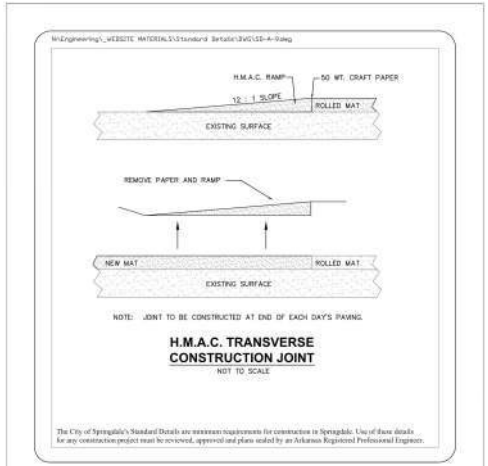
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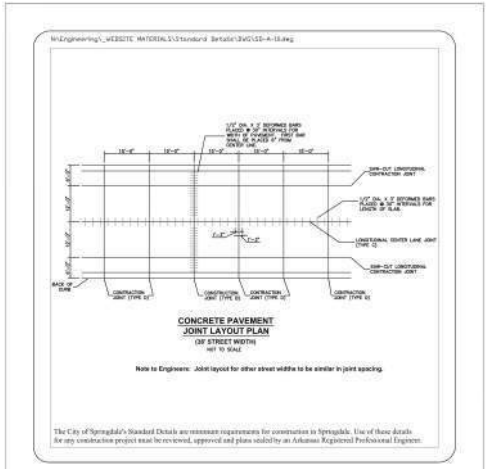
MINIMUM PAVEMENT SECTION BY STREET AND SOIL CLASSIFICATION

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION | DATE: OCTOBER 2018 | DESIGNED BY: STAFF | DRAWN BY: STAFF | SECTION A TYPICAL STREET SECTIONS & DETAILS | FILE NO. SD-A-8 | SPRINGDALE



H.M.A.C. TRANSVERSE CONSTRUCTION JOINT
NOT TO SCALE

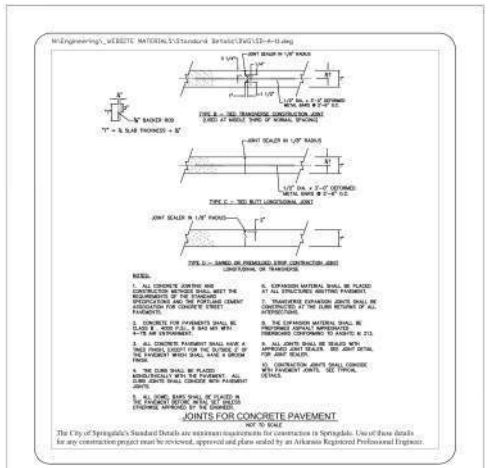
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION | DATE: OCTOBER 2018 | DESIGNED BY: STAFF | DRAWN BY: STAFF | SECTION A TYPICAL STREET SECTIONS & DETAILS | FILE NO. SD-A-9 | SPRINGDALE



CONCRETE PAVEMENT JOINT LAYOUT PLAN
(30' STREET WIDTH)
NOT TO SCALE

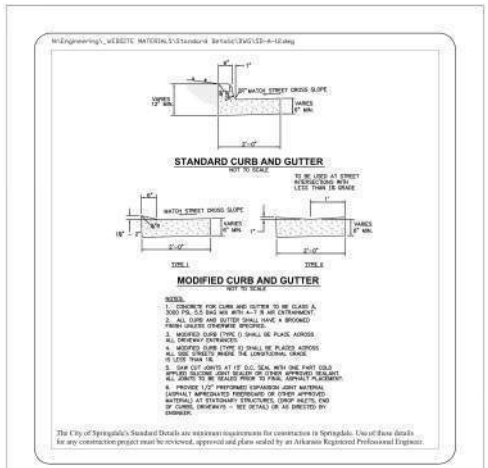
Note to Engineers: Joint layout for other street widths to be similar in joint spacing.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION | DATE: OCTOBER 2018 | DESIGNED BY: STAFF | DRAWN BY: STAFF | SECTION A TYPICAL STREET SECTIONS & DETAILS | FILE NO. SD-A-10 | SPRINGDALE



JOINTS FOR CONCRETE PAVEMENT
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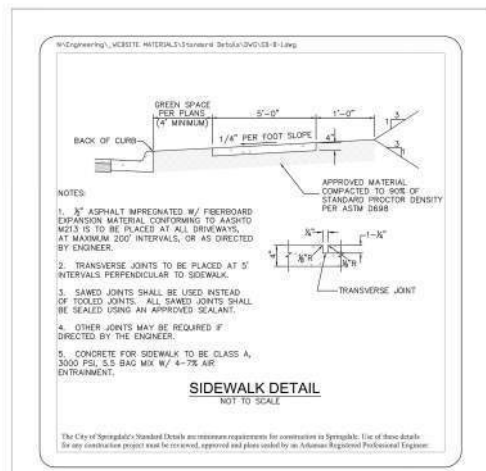
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION | DATE: OCTOBER 2018 | DESIGNED BY: STAFF | DRAWN BY: STAFF | SECTION A TYPICAL STREET SECTIONS & DETAILS | FILE NO. SD-A-11 | SPRINGDALE



STANDARD CURB AND GUTTER
NOT TO SCALE

MODIFIED CURB AND GUTTER
NOT TO SCALE

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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

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GREGREY H. BATES
09/17/26
CERTIFICATE OF AUTHORITY 1170
BATES & ASSOCIATES, INC #335
NOT FOR CONSTRUCTION

ENGINEER: G. BATES
DRAWN BY: B.WISE

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REVISIONS

	DATE
1st Submittal	08/04/26
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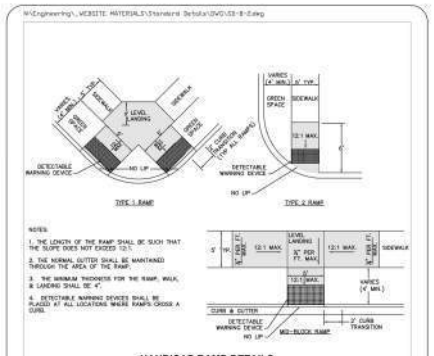
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PROJECT NO. 26-032

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DT06

PP26-08



STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION B
TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS

DATE: OCTOBER 2018
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DRAWN BY: STAFF

FILE NO. SD-B-2

SPRINGDALE
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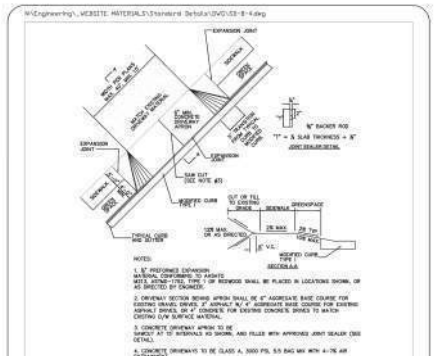
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION B
TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-B-3

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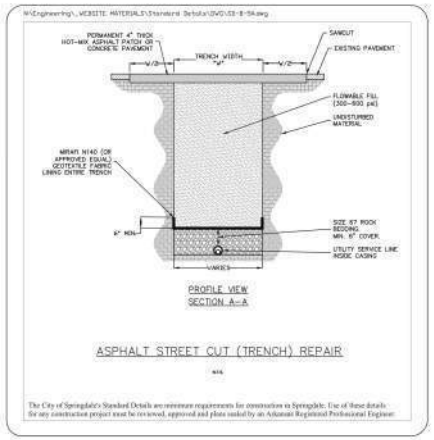
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION B
TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-B-4

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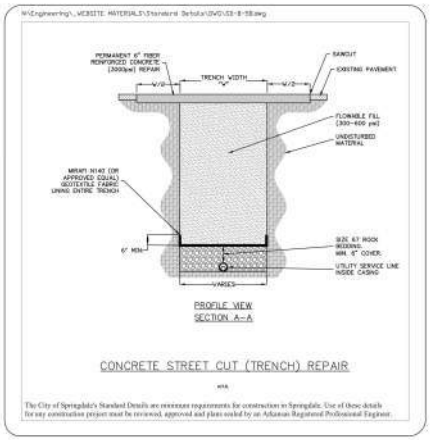
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION B
TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS

DATE: OCTOBER 2018
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FILE NO. SD-B-5A

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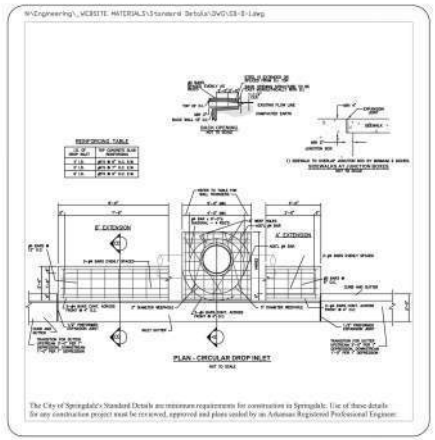
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION B
TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS

DATE: OCTOBER 2018
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FILE NO. SD-B-5B

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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION D
DROP INLET DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-D-1

SPRINGDALE
WE'RE MAKING IT HAPPEN

ENGINEER: G. BATES
DRAWN BY: B.WISE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GREGREY H. BATES
09/17/26

CERTIFICATE OF AUTHORITY
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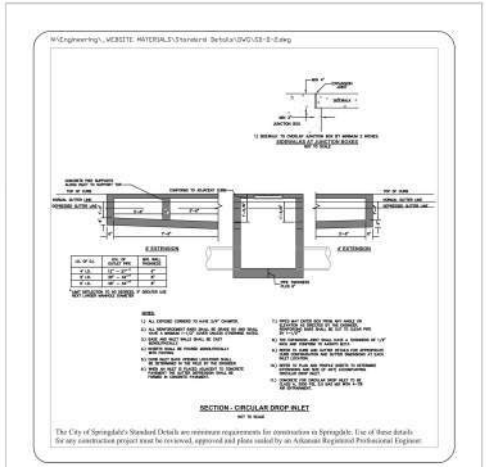
REVISIONS	DATE
1st Submittal	08/04/26
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STAGECOACH SUBDIVISION
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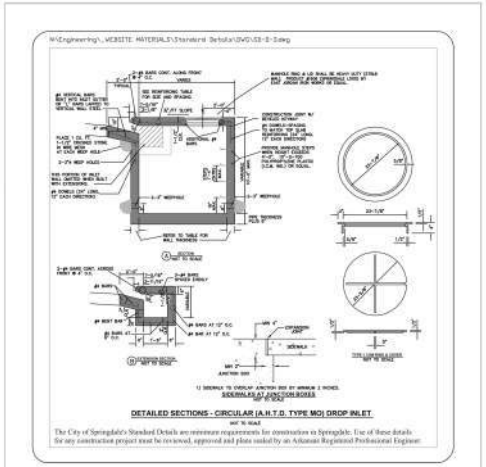
PROJECT NO.: 26-032

DRAWING NO.
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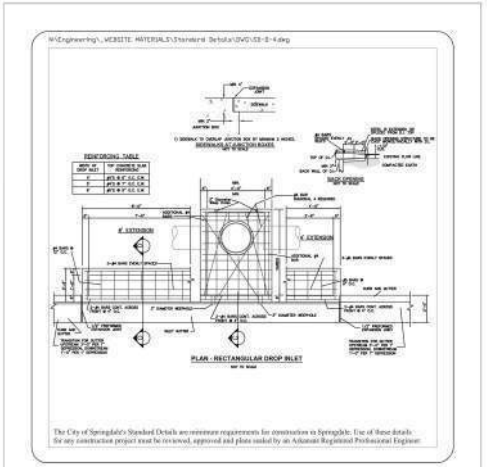
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SECTION D DROP INLET DETAILS | FILE NO. SD-D-2



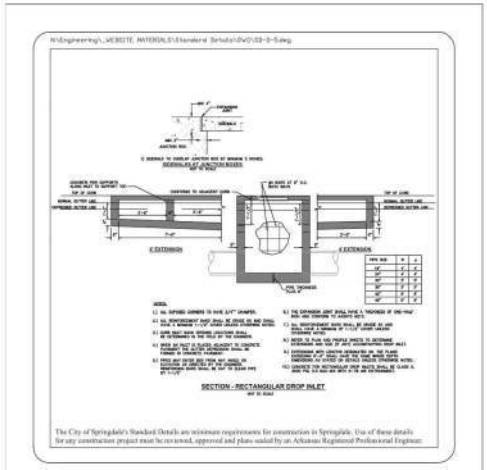
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SECTION D DROP INLET DETAILS | FILE NO. SD-D-3



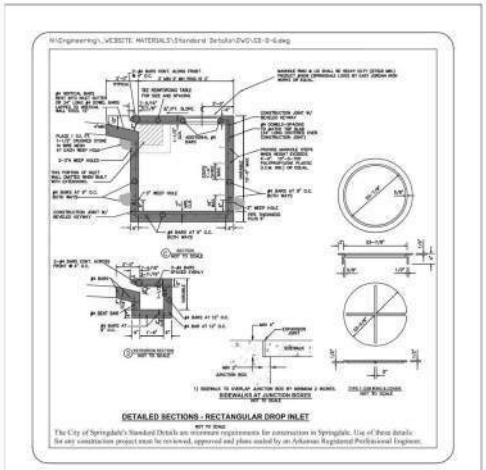
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SECTION D DROP INLET DETAILS | FILE NO. SD-D-4



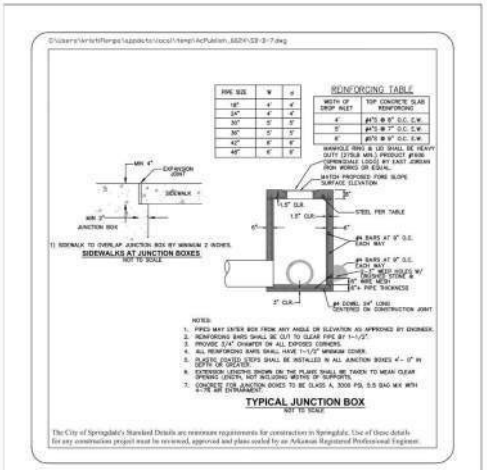
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SECTION D DROP INLET DETAILS | FILE NO. SD-D-5



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SECTION D DROP INLET DETAILS | FILE NO. SD-D-6



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SECTION D DROP INLET DETAILS | FILE NO. SD-D-7

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 9810 GEOFFREY H. BATES

09/17/26

CERTIFICATE OF AUTHORITY BATES & ASSOCIATES, INC. #335

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DRAWN BY: B.WISE ENGINEER: G.BATES

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1st Submittal	08/04/26
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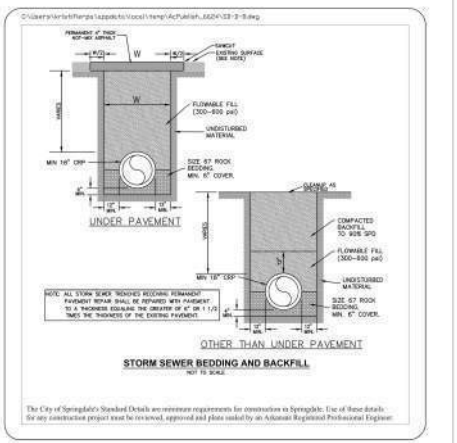
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PROJECT NO. 26-032

DRAWING NO.
DT08

PP26-08



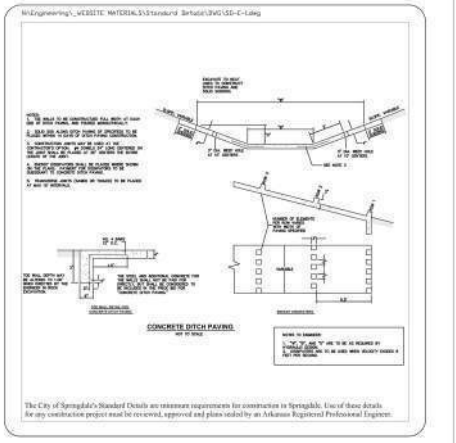
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION D
DROP INLET DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
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FILE NO. SD-D-8

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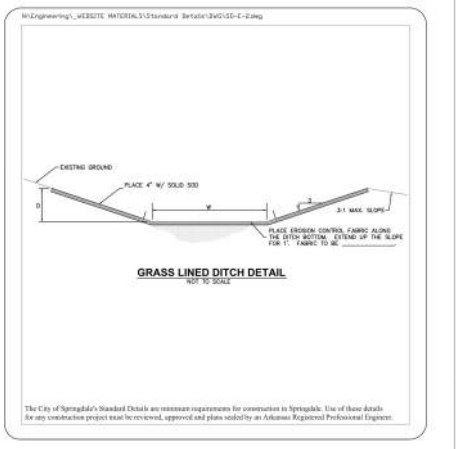
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION E
DITCHES

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-E-1

SPRINGDALE
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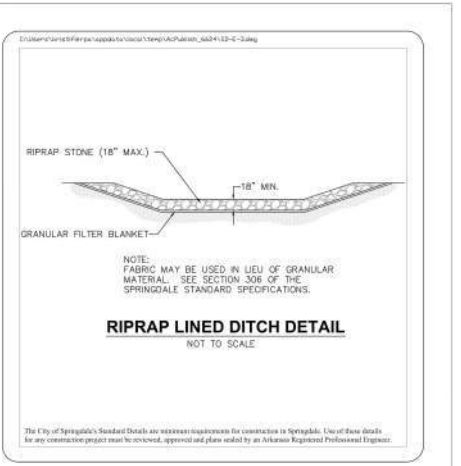
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION E
DITCHES

DATE: OCTOBER 2018
DESIGNED BY: STAFF
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FILE NO. SD-E-2

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WE'RE MAKING IT HAPPEN



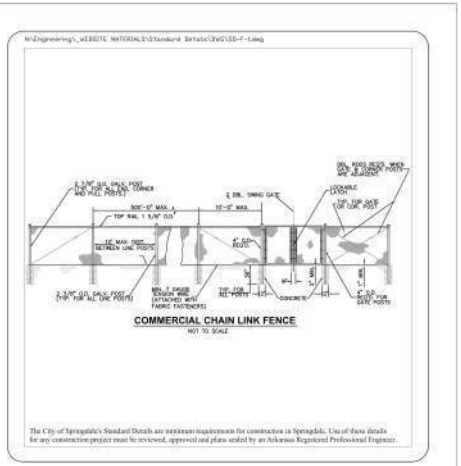
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION E
DITCHES

DATE: OCTOBER 2018
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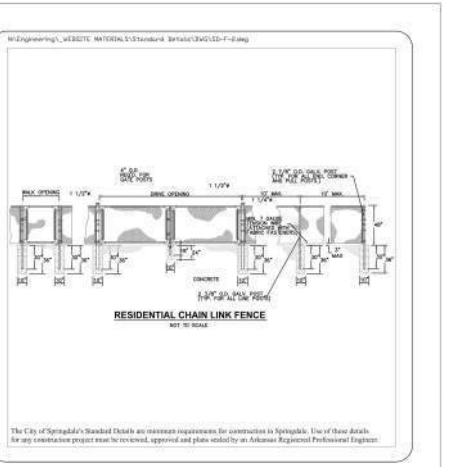
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION F
FENCES

DATE: OCTOBER 2018
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DRAWN BY: STAFF

FILE NO. SD-F-1

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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION F
FENCES

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-F-2

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WE'RE MAKING IT HAPPEN

ENGINEER: G. BATES
DRAWN BY: B.WISE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
GREGREY H. BATES
No. 9810
09/17/26

CERTIFICATE OF AUTHORIZATION
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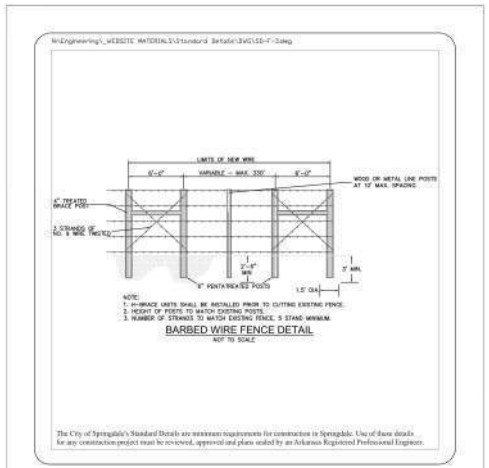
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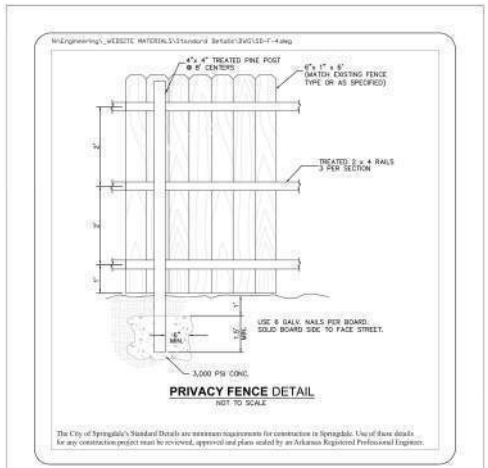
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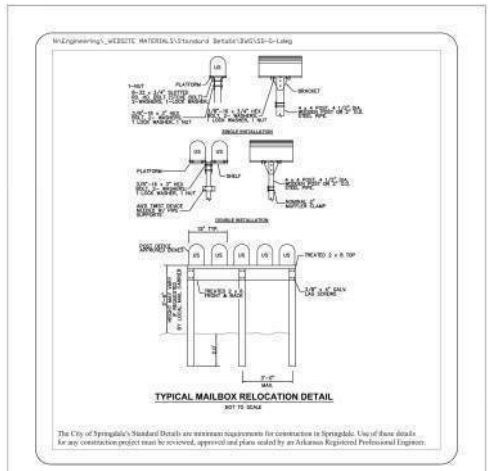
PROJECT NO: 26-032

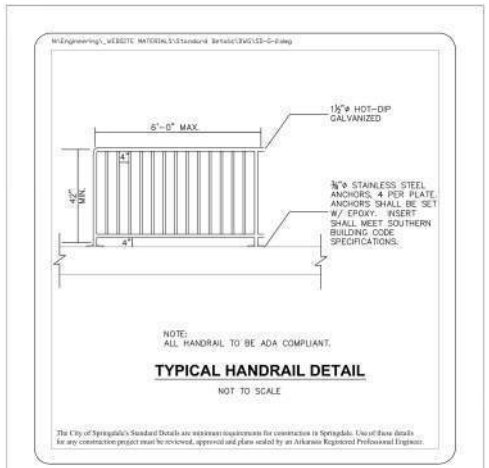
DRAWING NO.
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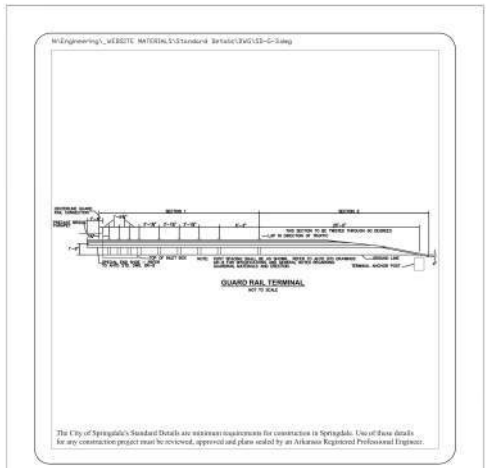
PP26-08

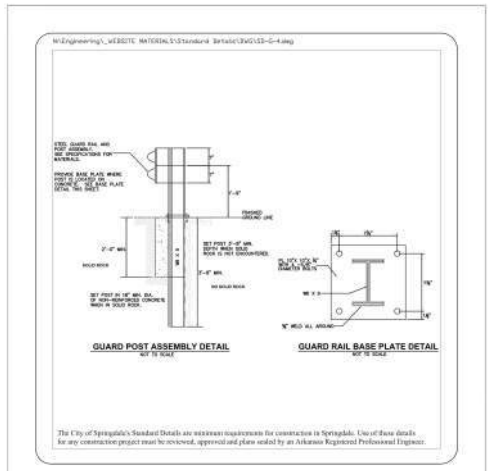












STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
09/17/26
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335
NOT FOR CONSTRUCTION
ENGINEER: G. BATES
DRAWN BY: B.WISE

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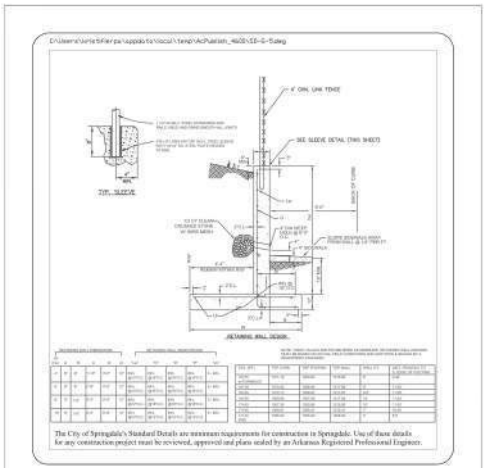
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PROJECT NO: 26-032

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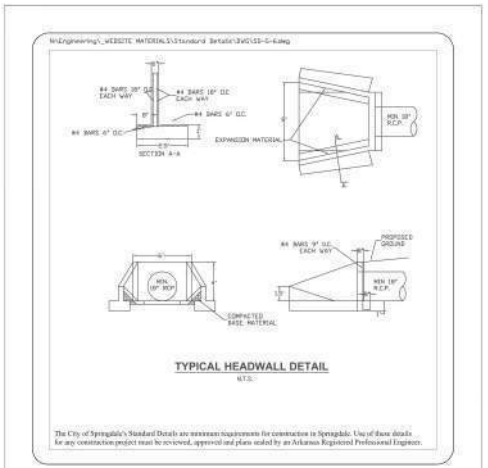
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION G MISCELLANEOUS DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-G-5

SPRINGDALE



TYPICAL HEADWALL DETAIL

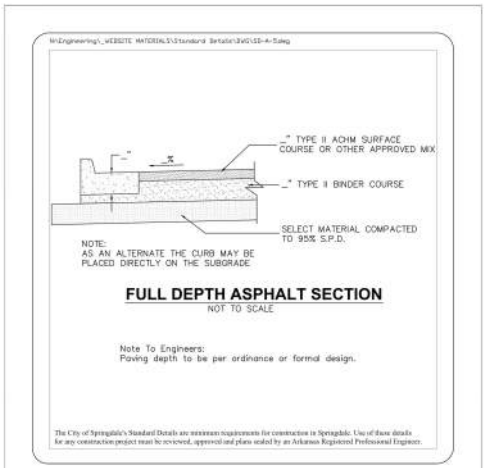
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION G MISCELLANEOUS DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-G-6

SPRINGDALE



FULL DEPTH ASPHALT SECTION
NOT TO SCALE

Note To Engineers:
Paving depth to be per ordinance or formal design.

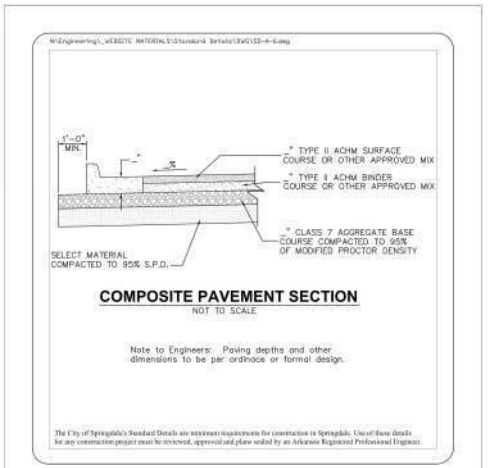
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION A TYPICAL STREET SECTIONS & DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-A-5

SPRINGDALE



COMPOSITE PAVEMENT SECTION
NOT TO SCALE

Note to Engineers: Paving depths and other dimensions to be per ordinace or formal design.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION A TYPICAL STREET SECTIONS & DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-A-6

SPRINGDALE

ENGINEER: G. BATES
DRAWN BY: B.WISE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GREGREY H. BATES
09/17/26

BATES & ASSOCIATES, INC. #335

NOT FOR CONSTRUCTION

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REVISIONS

	DATE
1st Submittal	08/04/26
2nd Submittal	09/27/26

STAGECOACH SUBDIVISION
PRELIMINARY PLAT
SITE DETAILS
SPRINGDALE, ARKANSAS

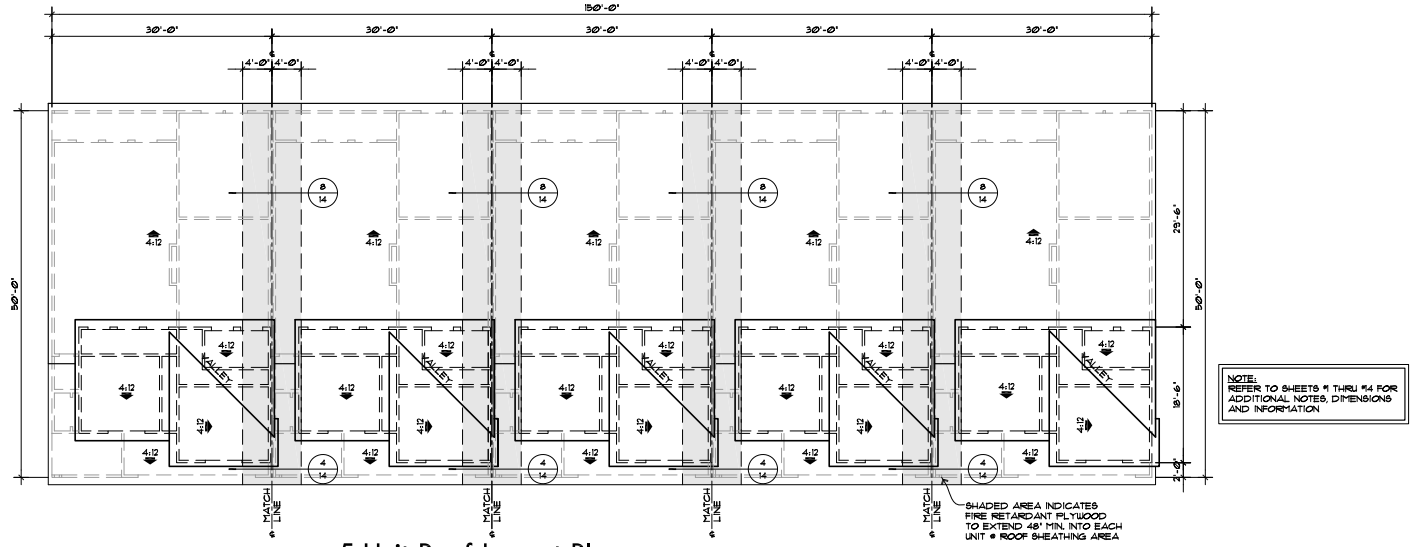
B A T E S
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PROJECT NO.: 26-032

DRAWING NO.
DT11

PP26-08

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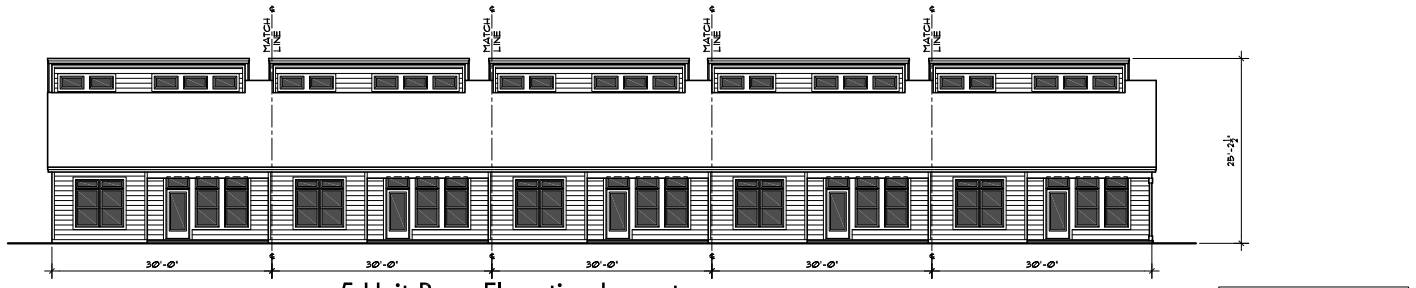


5 Unit Roof Layout Plan

© www.houseplans.pro

SCALE: 1/4"=1'-0"

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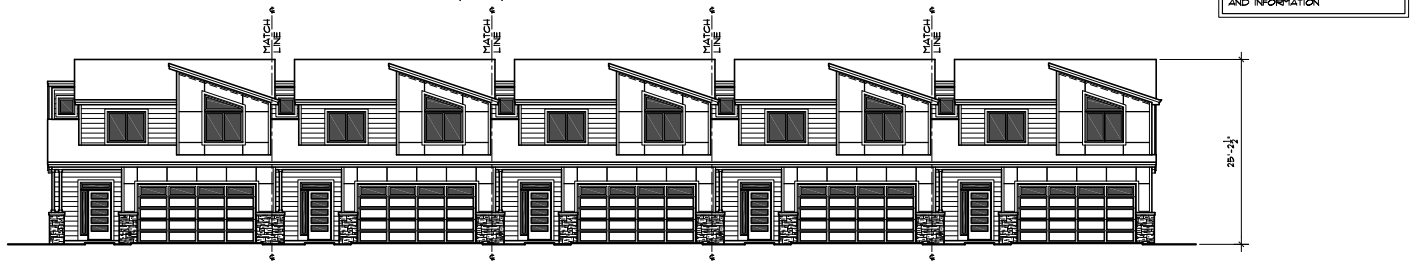


5 Unit Rear Elevation Layout

© www.houseplans.pro

SCALE: 1/4"=1'-0"

NOTE:
REFER TO SHEETS 1 THRU 14 FOR ADDITIONAL NOTES, DIMENSIONS AND INFORMATION



5 Unit Front Elevation Layout

© www.houseplans.pro

SCALE: 1/4"=1'-0"

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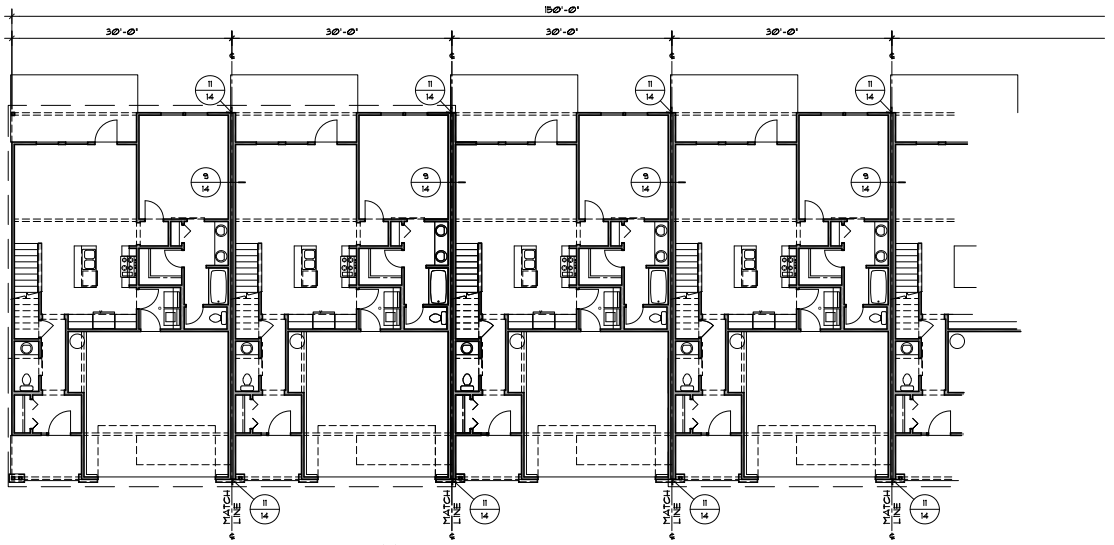
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DRAWN BY: CFB	CHECKED BY: DAW
DATE: 3/3/2022	

SHEET L1 OF 3

PLAN NUMBER FV-658

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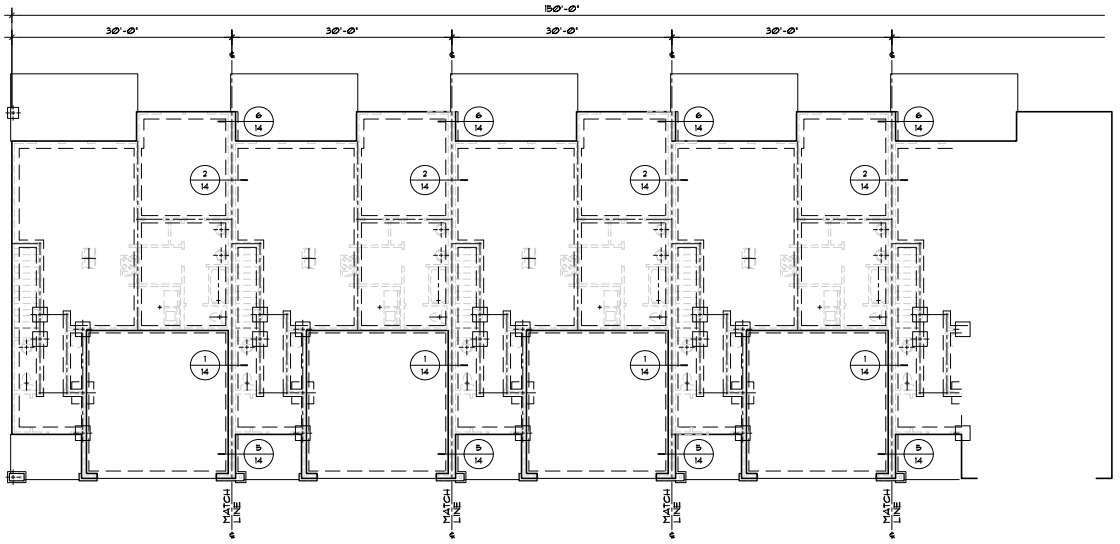


5 Unit Main Floor Layout Plan

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SCALE: 1/4"=1'-0"

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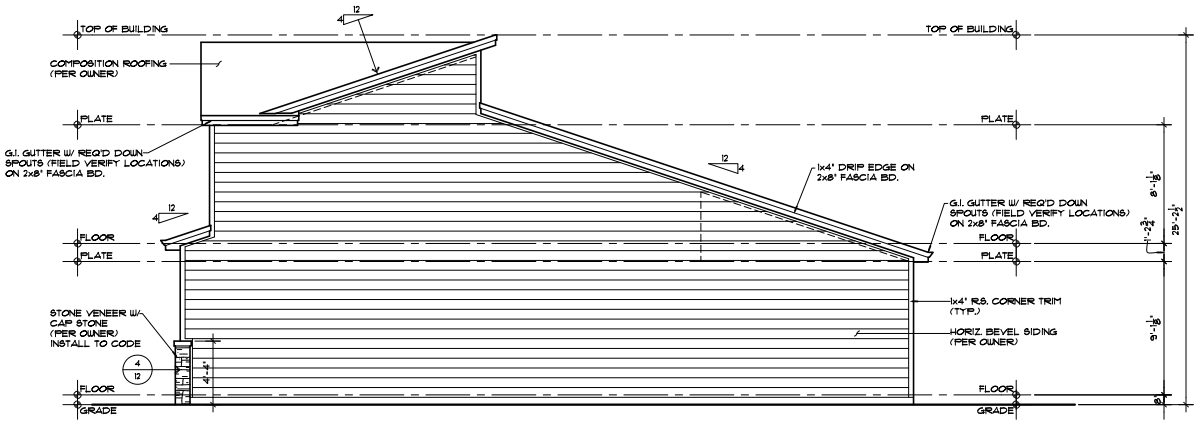
5 Unit Foundation Layout Plan

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SCALE: 1/4"=1'-0"

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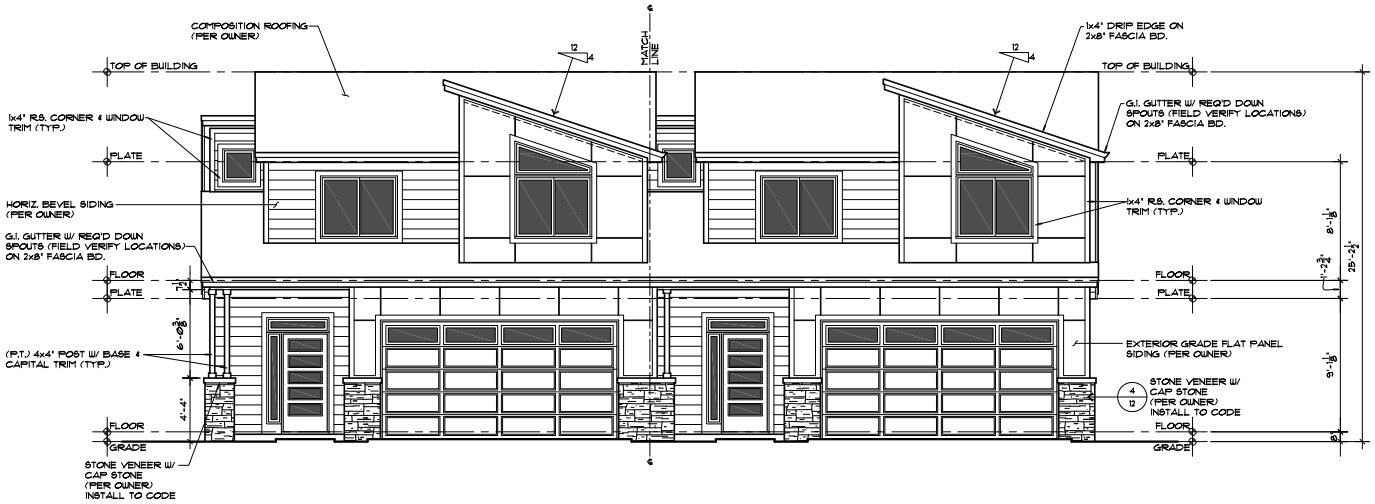


Right Side Elevation

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SCALE: 1/4"=1'-0"

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Front Elevation

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SCALE: 1/4"=1'-0"

NOTE:
REFER TO SHEETS *1.1 THRU *1.3 FOR (5) UNIT LAYOUT PLANS

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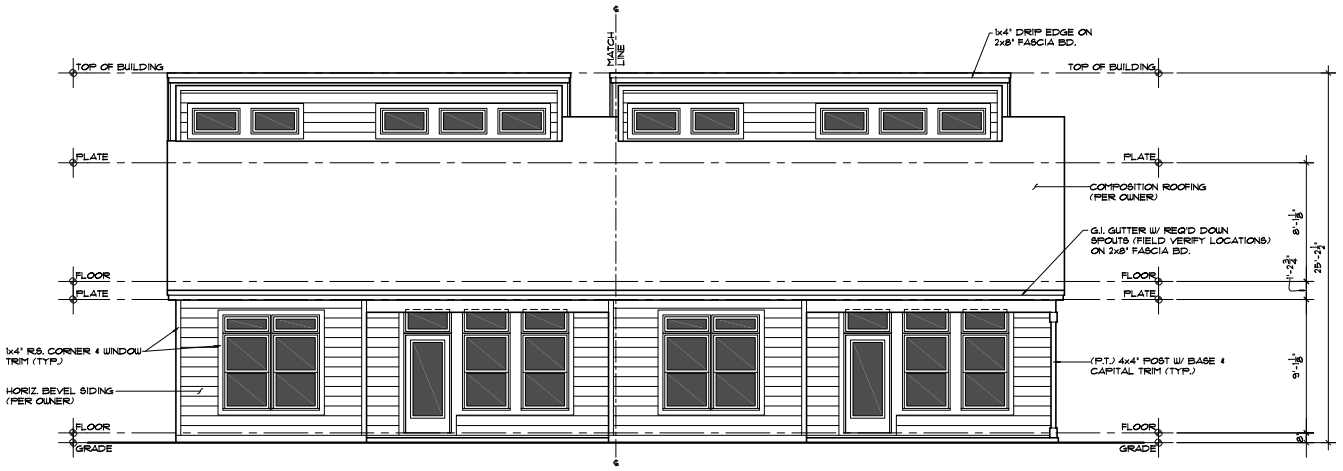
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CHECKED BY:	DAW
DATE:	3/3/2022

SHEET 1 OF 14

PLAN NUMBER: FV-658

TABLED PER APPLICANT



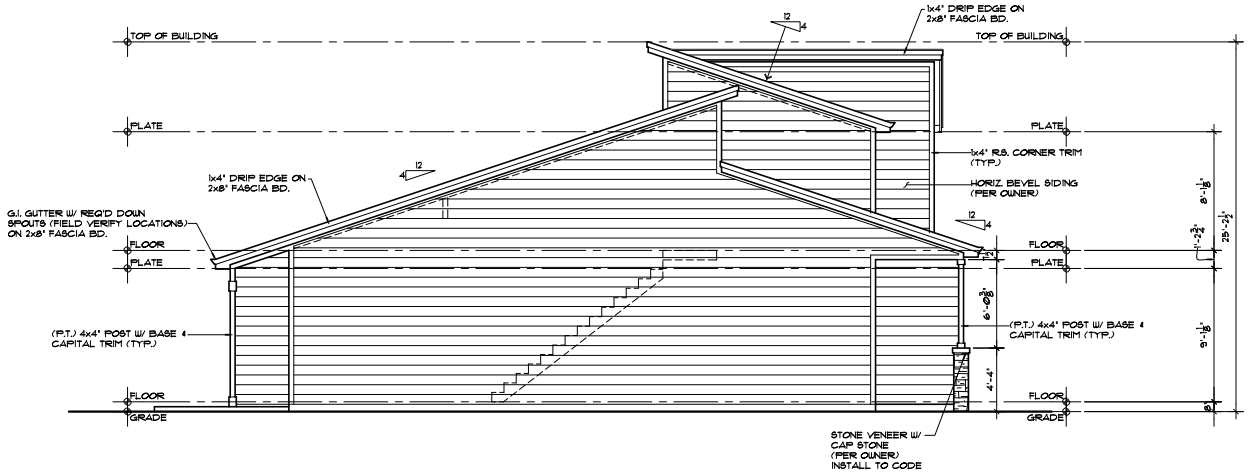
Rear Elevation

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SCALE: 1/4"=1'-0"

NOTE:
REFER TO SHEETS 9.1 THRU 9.3 FOR (5) UNIT LAYOUT PLANS

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Left Side Elevation

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SCALE: 1/4"=1'-0"

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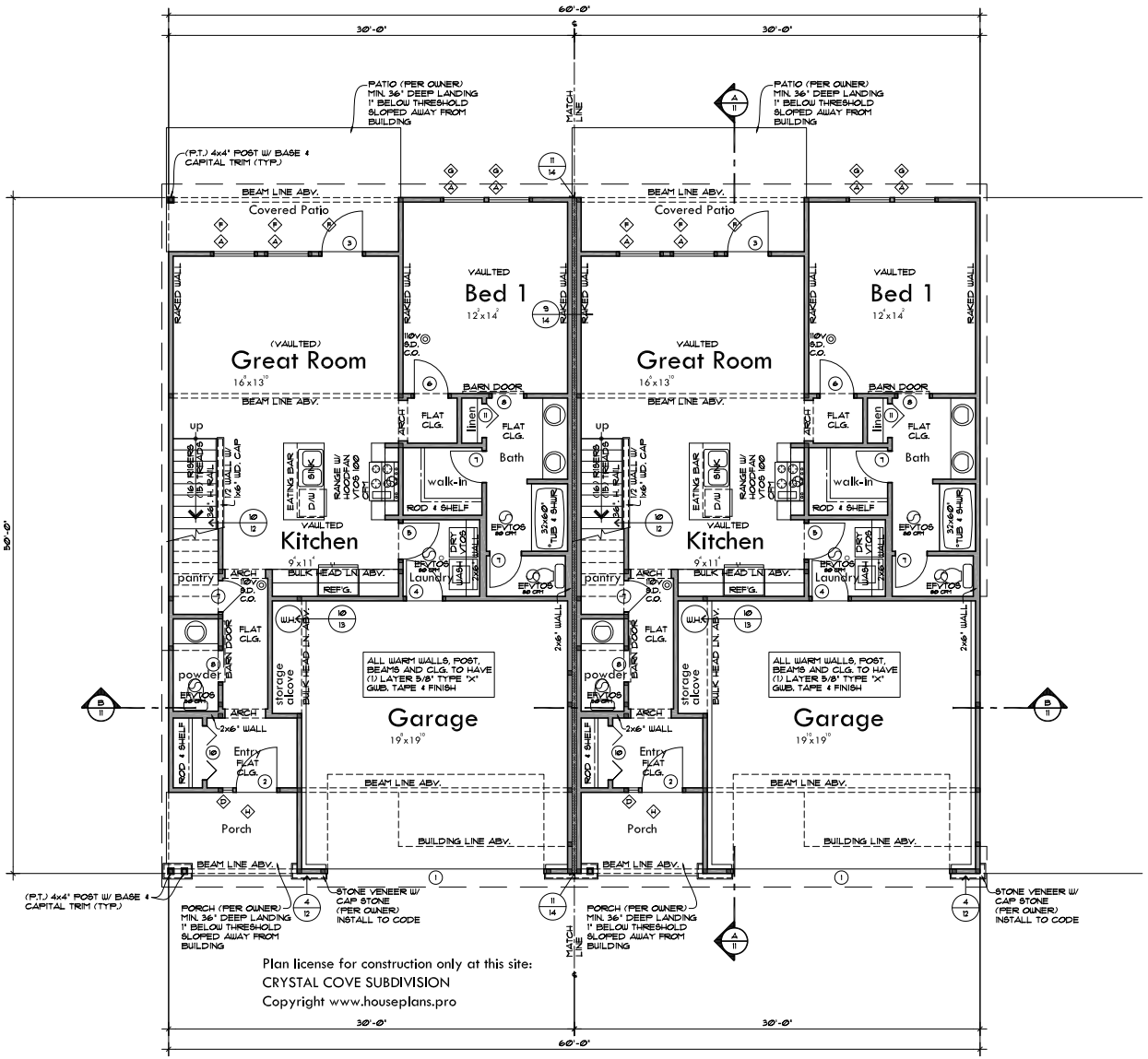
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SHEET 2 OF 14

PLAN NUMBER: FV-658

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Main Floor Plan

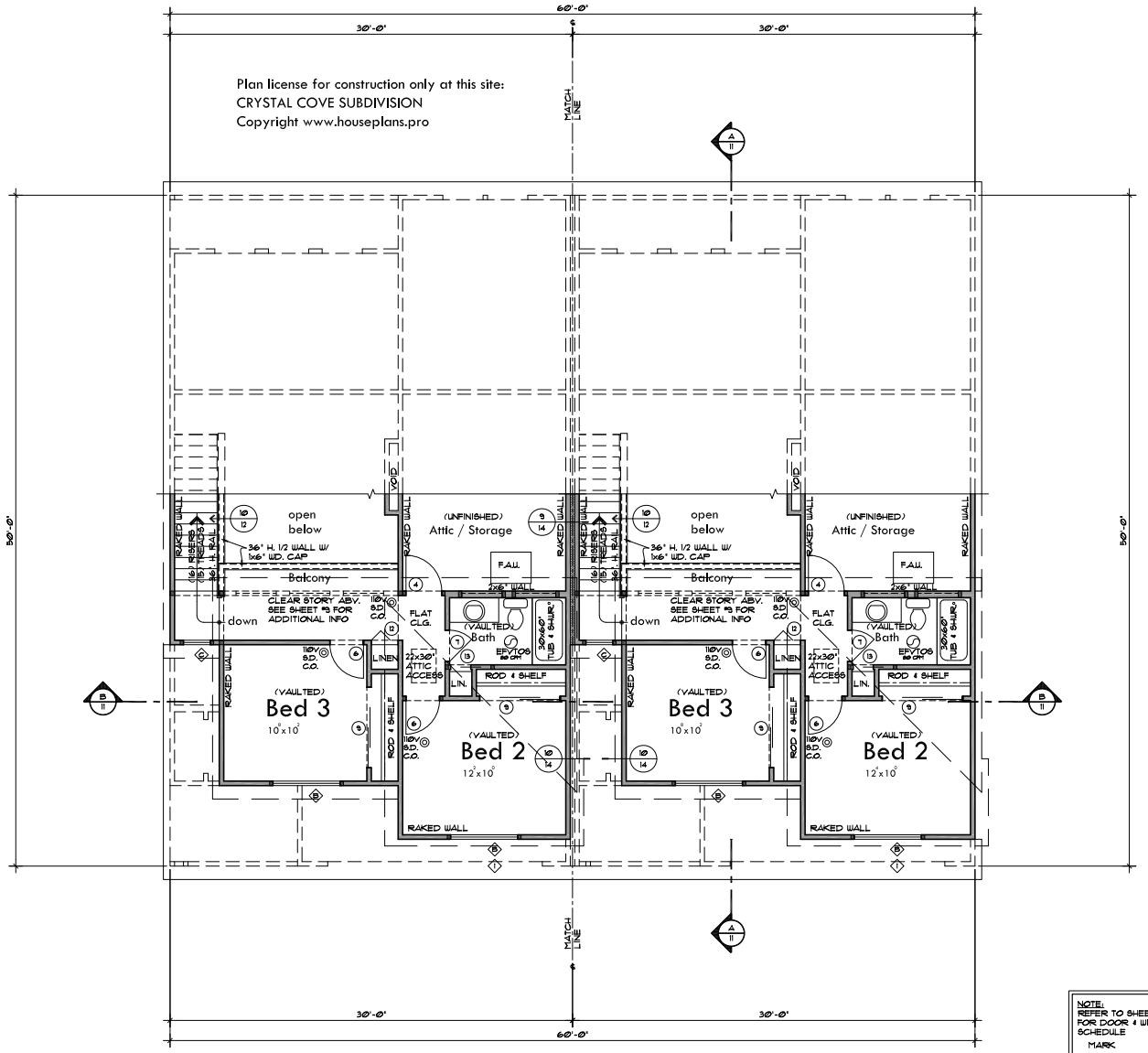
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SCALE: 1/4"=1'-0"

NOTE:
REFER TO SHEETS 'L1 THRU 'L3 FOR (5) UNIT LAYOUT PLANS

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Upper Floor Plan

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SCALE: 1/4"=1'-0"

NOTE: REFER TO SHEETS #L1 THRU #L3 FOR (5) UNIT LAYOUT PLANS

NOTE: REFER TO SHEET #4 FOR DOOR & WINDOW SCHEDULE
MARK
DOOR
WINDOW

Square Footage: (each unit)

Main Floor:	948 sq.ft.
Upper Floor:	461 sq.ft.
Total Living:	1409 sq.ft.
Garage:	427 sq.ft.
Attic/Storage:	195 sq.ft.
Porch:	57 sq.ft.
Patio:	68 sq.ft.

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DRAWN BY: CFB	CHECKED BY: DAW
DATE: 3/3/2022	

SHEET 7 OF 14

PLAN NUMBER: FV-658

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PP26-08





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PP26-08

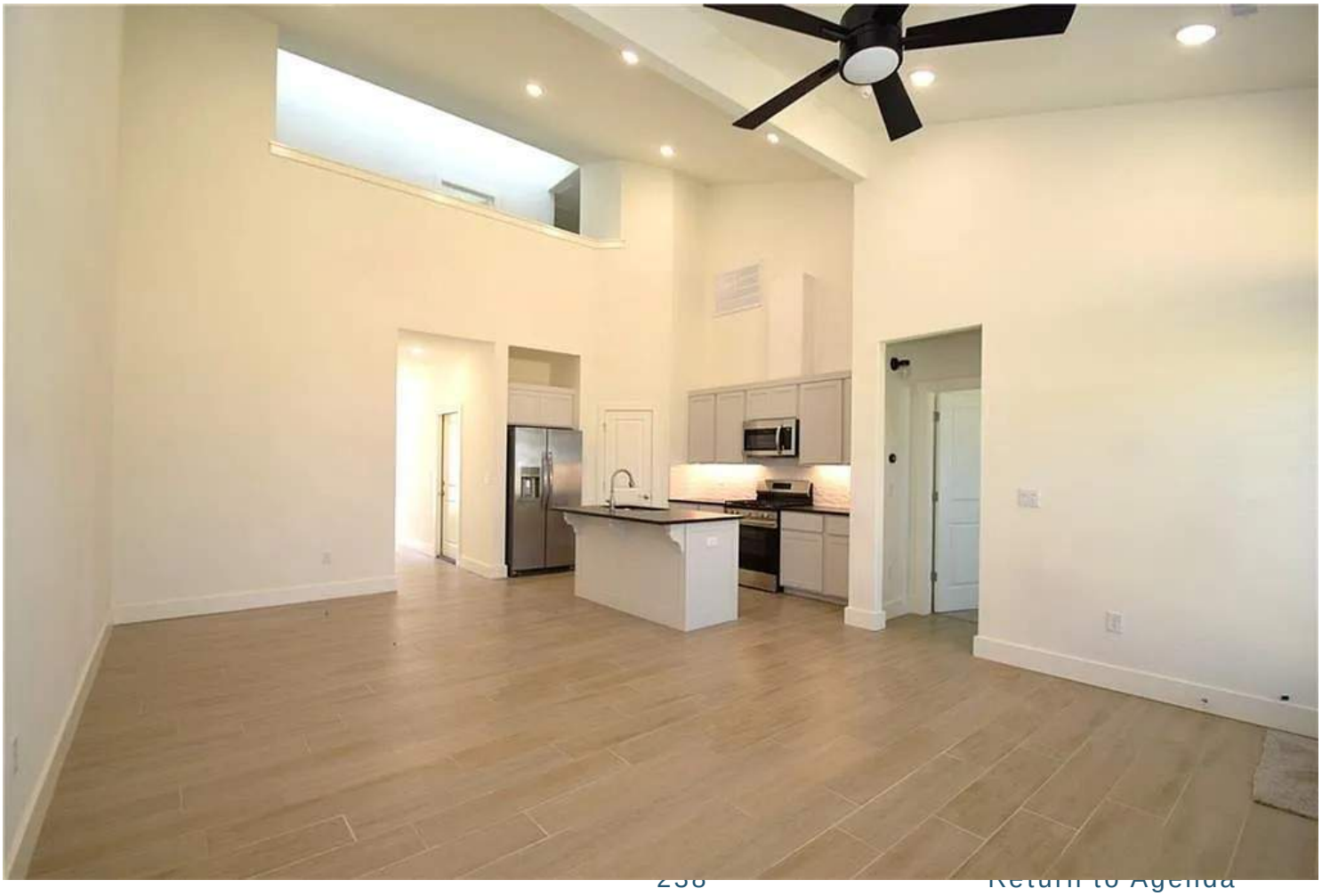




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PP26-08





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PROJECT AREA

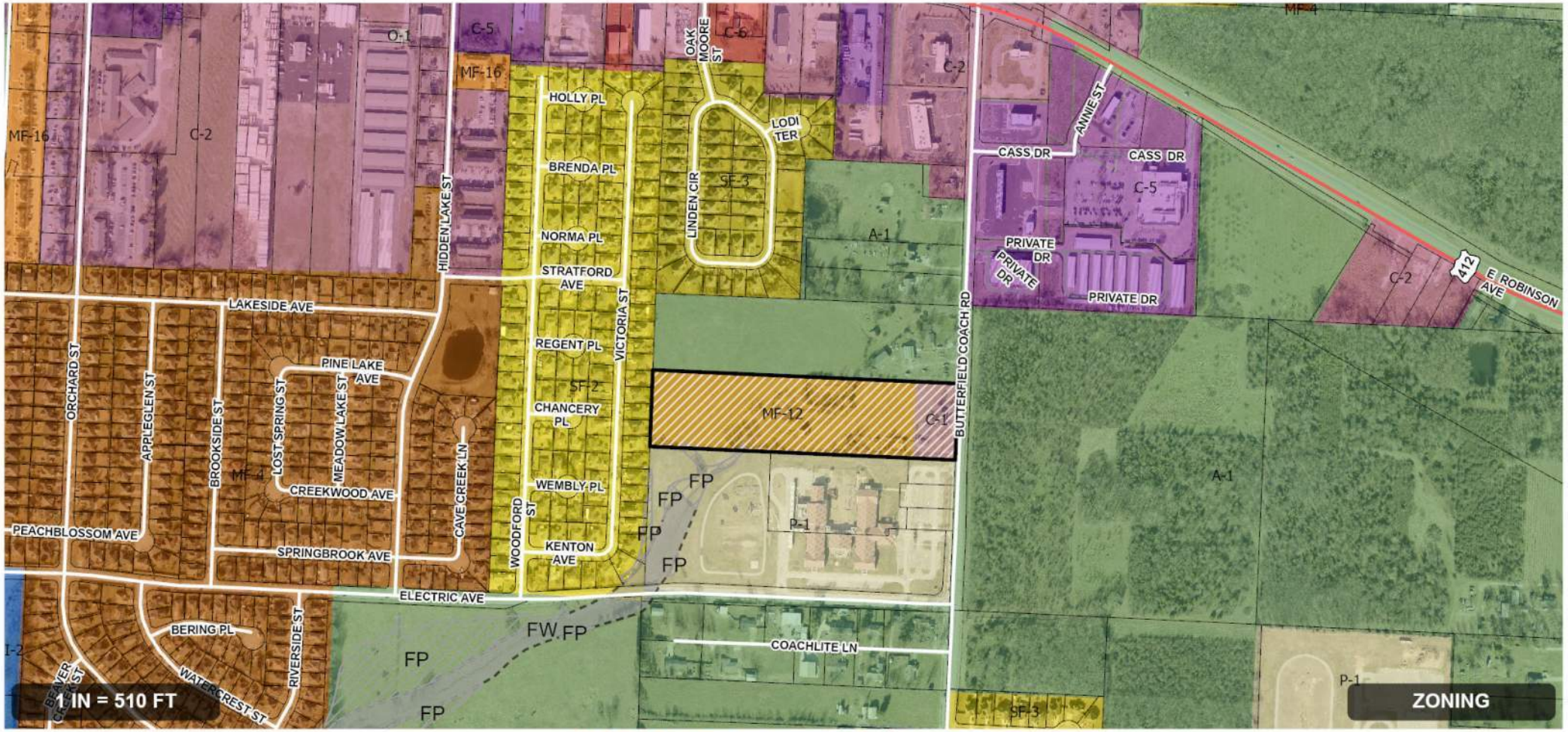
PP26-08: Stagecoach Subdivision

2544 Butterfield Coach Road

W26-45: Waiver of Street Improvements on Butterfield Coach Road

N

TABLED PER APPLICANT



PROJECT AREA

PP26-08: Stagecoach Subdivision

2544 Butterfield Coach Road

W26-45: Waiver of Street Improvements on Butterfield Coach Road

N

Memo

To: Planning Commission Members

From: Sharon Tromburg, Planning Director

Date: October 6, 2026

Re: PP26-10 & FP26-09 Preliminary & Final Plat RASAE Investments, LLC

Preliminary and final plat proposed for a 2.22-acre property located at 2230 N. 48th Street. The original property was subject to one split, with this plat resulting in 3 total. There is one associated variance (B26-111) from minimum lot requirements and frontage requirements in an A-1 property, and a waiver (W26-42) from street improvements.

PLANNING COMMENTS

Reviewed by Nate Cole
Date Reviewed: 09.30.26

1. *This Final Plat has been given the number FP26-09. This number should be placed on the plat and all future correspondence and plats pertaining to this Preliminary Plat. (Standard comment)*
2. *Submit PDF files at the time of resubmission. (Standard comment)*
3. *A written response to all comments is required with resubmission. (Standard comment).*
4. *All comments from the utility companies and other city departments must be addressed prior to approval (standard comment).*
5. *All items on the attached list must be satisfied prior to obtaining the Planning Director's signature on the final plat (standard comment)*
6. *Please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).*

PROJECT SPECIFIC COMMENTS:

7. Corral is encroaching on the property lines. This must be relocated or removed.
8. Proposed lot sizes are insufficient for the A-1 zoning. A variance has been requested from lot size and frontage requirements.
9. Correct the file number on the final plat to FP26-09.
10. These lots shall have connections to sanitary sewer.
11. Add date line next to mayor signature.
12. Certification of Transmittal & Ownership to read as follows:
    a. 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. The Undersigned further certify that the required ordinance of acceptance is in order having been approved by the City Attorney on _____.

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 09.30.26

No building or fire comments.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 09.30.26

PROJECT: PP26-10 RASAE Investments
REVIEW DATE: 9/29/2026

PROJECT SPECIFIC COMMENTS

- Is ROW dedicated to the north edge of the property? Looks like it stops short.
- Street improvements are required. 48th St is a Collector
    - Waiver requested

PROJECT: FP26-09 RASAE Investments
REVIEW DATE: 9/29/2026

PROJECT SPECIFIC COMMENTS

- Submit all final checklist items that are applicable to this project

Final Plat Requirements Checklist and Procedure

PRIOR TO SUBMISSION*	
	Submit Certificate of Substantial Completion to Engineering and Planning
	Complete preliminary engineering inspection

*Failure to address above items prior to submission may delay final plat review by staff

PRIOR TO SIGNATURES	
	Confirm streets and drainage improvements are complete.
	Submit surety bond, letter of credit or cash for 150% of the cost of remaining improvements.
	Set monuments at all subdivision corners and bearing changes as shown on plat. Install metal pins in the asphalt at the center of all circles, cul-de-sacs, or radius points required for determination of lot lines.
	Provide required Finished Floor Elevations on final plat
	Submit a copy of the POA bylaws - must identify maintenance responsibilities for common property, detention facilities, amenities, etc.
	Submit As-Built plans in both .pdf and .dwg formats
	Submit Engineer's Certification that the subdivision was constructed according to plan and specification and according to City of Springdale Specifications
	Submit Detention Certificate
	Submit field geotechnical reports
	Submit Engineer's statement of cost for the street and drainage improvements with itemized list of type of improvement, quantity, and construction costs for each item
	Submit one-year maintenance bond for 50% of the total cost of street and drainage improvements
	Pay the street sign installation costs to Public Works, provide receipt
	Submit certification from title company that all easements for the property are shown on the final plat
	Submit subdivider's affidavit that all labor, material, and supply costs have been paid
	Complete Engineering Final Inspection
	Complete ROW dedication summary - see ROW Tab in this sheet

SPRINGDALE
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www.SpringdaleAR.gov

Plat Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: ALAN REID & ASSOCIATES	Name: RASAE INVESTMENTS LLC
E-mail:	E-mail:
Address: 118 S. COLLEGE AVE., FAYETTEVILLE, AR 72701	Address: PO BOX 6863 SPRINGDALE, AR 72766
Phone: #(479) 444-8784	Phone: (479) 957-6163 (Randy Brown for RASAE Investments LLC)
Site/ Location: 2230 N. 48TH STREET, SPRINGDALE, AR 72762	Current Zoning: A-1
Assessor's Parcel Number(s): 815-29789-275	Rezone Required: ROST A VARIANCE ON LOT AREA FROM 2 AC TO 1AC
	Total Acreage: 2.22+/- AC.

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

- ☒ ~~Informal Plat~~
- ☐ Replat
- ☒ Preliminary Plat
- ☒ Final Plat

UPDATED 09/17/2026 TO MAKE IT CLEAR THE PLAT APPLICATION IS NO LONGER AN INFORMAL PLAT BUT IS NOW A PRELIMINARY/FINAL PLAT

Submittal Criteria:

- ☐ Encouraged pre-application meeting held with the Springdale Planning Department on _____.
- ☒ Three (3) hard copies and a digital copy of proposal.
- ☒ A copy of the warranty deed indicating ownership of property, if other than a final plat.
- ☐ For a replat and preliminary plat, submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the last sixty (60) days.

Review Fee:

- ☒ ~~**Informal Plat: $50.00**~~
- ☐ **Replat:** $250.00
- ☒ **Preliminary Plat:** $500.00
- ☒ **Final Plat:** $50.00, plus $1.00 for each lot over 50

STAFF USE ONLY

Date Application Submitted: 09/22/2026	Project Number: PP26-10 & FP26-09
Date Accepted as Complete: 09/25/2026	Receipt Number: 7221

Indicate person of contact for this request: Applicant/Representative ☒ Property Owner ☐

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: ALAN REID & ASSOCIATES (ALAN REID)

X Signature: _____ Date: 8/18/26

Name of Representative (if applicable): ALAN REID & ASSOCIATES (ALAN REID)

X Signature: _____ Date: 8/18/26

Name of Property Owner (if applicable): RASAE INVESTMENTS LLC
RANDY BOWN, AUTHORIZED SIGNER ON THE ABOVE LLC

Signature: J Brown Date: 08/21/2026

X _____ DATE: 09/17/26

SIGNATURE OF J. BROWN, AUTHORIZED SIGNER OF RASAE INVESTMENTS LLC TO VERIFY UPDATED 09/17/2026 HANDWRITTEN NOTES ON THE PLAT APPLICATION ARE ACCEPTABLE TO HIM MOVING FORWARD

SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Variance Application

- UPDATED 09/17/2026

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	Property Owner (if other than Applicant)
Name: ALAN REID & ASSOCIATES	Name: RASAE INVESTMENTS LLC
E-mail:	E-mail:
Address: 118 S. COLLEGE AVE., FAYETTEVILLE, AR 72701	Address: PO BOX 6863 SPRINGDALE, AR 72766
Phone: #(479) 444-8784	Phone: (479) 957-6163 (Raudy Brown for RASAE Investments LLC)
Site/ Location: 2230 N. 48TH STREET, SPRINGDALE, AR 72762	Current Zoning: A-1
Assessor's Parcel Number(s): 815-29789-275	Rezone Required: RQST A VARIANCE ON LOT AREA FROM 2 AC TO 1AC
	Total Acreage: 2.22+/- AC.

? ALSO, THE VARIANCE SHALL INCLUDE A REDUCTION IN LOT WIDTH / ROAD FRONTAGE FOR PROPOSED TRACT 'A'.

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

- ☒ Board of Adjustments
- ☐ Commercial Design Standards

Application Requirements:

- ☒ A complete application.
- ☒ A copy of the warranty deed indicating ownership of property.
- ☒ A site plan in conformance with Chapter 130, Article 2, Section 13.
- ☒ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
- ☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
- ☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- ☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

SEE DRAFTED - SURVEY DRAWING- ARA JOB #26175

-ALAN REID & ASSOC., WILL PROVIDE MAILING NOTICES MATERIAL AT A LATER DATE. SUBMITTING PROJECT MATERIAL TO GET ON Oct. 8th, 2026 PLANNING COMMISSION/ BOARD OF ADJUSTMENTS MEETING

Review Fee:

☒ $75.00 PROPERTY OWNER PAID FEE ON 08.27.2026

STAFF USE ONLY

Date Application Submitted: 09/17/2026	Project Number: B26-111
Date Accepted as Complete: 09/25/2026	Receipt Number: 7221

Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☐ Representative ☒

Describe your variance request:

In conjunction with a with an informal plat request, the owner (Rasae Investments LLC.) of existing Washington County parcel #815-29789-275 request that the lot area minimum be reduced to ~~1 acre.~~ 0.93 ± Ac

AND ALSO REQUEST A VARIANCE ON LOT WIDTH/ROAD FRONTAGE FOR PROPOSED TRACT 'A' FROM 200FT TO 122.95FT.

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

The desire is to maintain the A-1 zoning with the above variance requested. There is ~~only~~ an issue with the lot area minimum, LOT WIDTH/ROAD FRONTAGE the property owner would still like to maintain the right to use their land for animal husbandry and other uses within the A-1 zoning district. Strict application of the code without room for granting the request would restrict the owner's ability to use and enjoy the property as planned.

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

Granting the variance would allow the property owners to be able to continue enjoying the right to use their property for agricultural/ animal husbandry purposes while also pursuing the proper steps for subdividing their property into an additional tract no less than ~~1 acre~~ 0.93+/- Ac. The difficulty lies in that there is not a zoning category specific to the need (~~1 acre agricultural~~/ animal husbandry). Thank you in advance for consideration of the variance request. 0.93 +/- Ac.

Record Property Owner(s): Rasae Investments LLC.

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Rasae Investments LLC. (~~Randy~~ Brown is the authorized signer of the LLC)

Signature: [signature] J. Date: 08/21/2026

Name of Representative (if applicable): Alan Reid & Associates

Signature: [signature] Date: 8/19/26

Waiver Request

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant (person making request)

Name: RASAE INVESTMENTS LLC

E-mail:

Address: PO BOX 6863 SPRINGDALE, AR 72766

Alan Reid & Assoc. (ARA) representative for owner
ARA phone #(479) 444-8784 /

Phone: ~~(479) 957-6163~~ (~~Randy~~ Brown for RASAE Investments LLC)

Site/ Location: 2230 N. 48TH STREET, SPRINGDALE, AR 72762

Assessor's Parcel Number(s): 815-29789-275

Current Zoning: A-1

Waiver Requested: Street & Sidewalk Waiver

Total Acreage: 2.22+/- AC.

Please describe your request in detail:

Request a waiver from street and sidewalk requirements due to the limited scope of the project.

If you have any additional comments, please attach additional pages to this document.

STAFF USE ONLY

Date Application Submitted: 08/27/2026 Project Number: W26-42

Alan Reid
& ASSOCIATES
PROFESSIONAL
LAND
SURVEYORS

Date: August 27th, 2026

To: Springdale Planning and Community Development
201 Spring Street
Springdale, AR 72764
planningapplications@springdalear.gov

Re: Certified List (Mailing Addresses) of Adjacent Property Owners
Property owner mailing addresses adjacent to the following parcel numbers 815-29789-275
ARA Surveying Job #26175
Property Owner: Rasae Investments LLC.

815-29789-277 (ZONED SF-2)
WHITE HAWK ENTERPRISE LLC
18 RIVERLYN DR,
FORT SMITH, AR 72903

815-29789-155 (ZONED SF-2)
J CARMEN PEREZ MARTINEZ
& ADRIANA BRAVO RAMIREZ
2329 N. 48TH ST,
SPRINGDALE, AR 72762

815-29789-185 (ZONED SF-2)
STEVEN G KING
2145 N 48TH ST,
SPRINGDALE, AR 72762

815-29789-280 (ZONED SF-2)
CINDY L & DANE ANGLIN
PO BOX 886,
LOWELL, AR 72745

815-40612-000 (ZONED SF-2)
MARIA A CISNEROS &
CIPRIANO CISNEROS-GOMEZ
4915 WHEATGRASS AVE,
SPRINGDALE, AR 72762

815-40611-000 (ZONED SF-2)
ARCELIA MEJIA
& ROGELIO SOLIS
2215 BUCKSIDE ST,
SPRINGDALE, AR 72762

815-40610-000 (ZONED SF-2)
JAY THOMAS EUBANKS
& LOREN LIEN EUBANKS
2237 BUCKSIDE ST,
SPRINGDALE, AR 72762

815-40609-000 (ZONED SF-2)
DAVID & NATALIE LEDBETTER
14250 EDENS BLUFF LN,
LOWELL, AR 72745

815-40608-000 (ZONED SF-2)
ASHTON TATE
2281 BUCKSIDE ST,
SPRINGDALE, AR 72762

I, ALAN REID, A DULY REGISTERED LAND SURVEYOR, PLS 1005, DO HEREBY CERTIFY THAT THE ABOVE LISTS OF ADJACENT PROPERTY OWNERS IS CURRENT AS OF 08/27/2026, AS PER THE RECORDS OF WASHINGTON COUNTY, ARKANSAS.

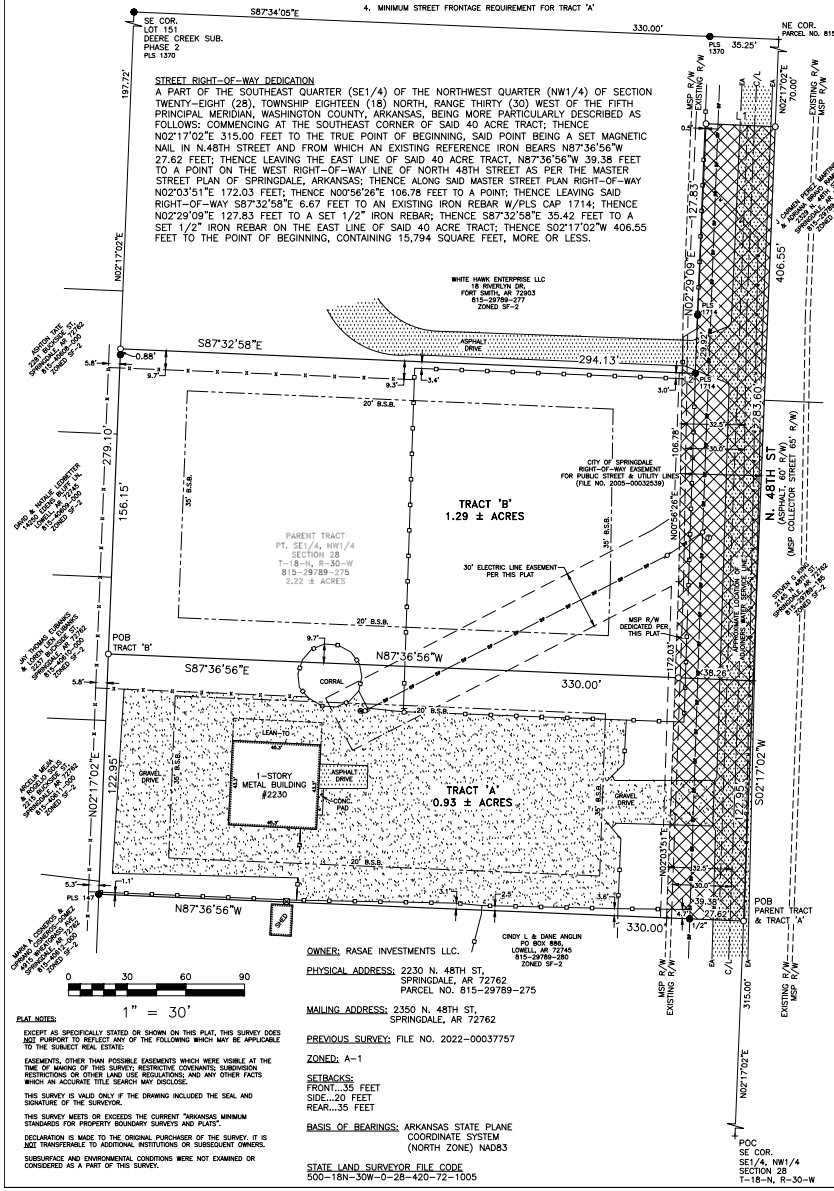
SIGNATURE

8/27/26
DATE

LINE	BEARING	DISTANCE
L1	S87°32'58"E	35.42'
L2	S87°32'58"E	6.67'

NOTES: A WAIVER FROM THE SPRINGDALE, ARKANSAS, SUBDIVISION REGULATIONS IS BEING REQUESTED FOR THE FOLLOWING:

1. SANITARY SEWER CONNECTION. PUBLIC SANITARY SEWER IS NOT CONTIGUOUS TO OR DIRECTLY AVAILABLE FOR THESE TRACTS. THE SUBJECT PROPERTY CURRENTLY HAS NO EXISTING WATER/SEWER SERVICE LINES OR SEPTIC.
2. A REDUCTION IN REQUIRED LOT SIZE. (B26-111)
3. STREET IMPROVEMENT REQUIREMENTS. (W26-42)
4. MINIMUM STREET FRONTAGE REQUIREMENT FOR TRACT 'A'



OWNER: RASAE INVESTMENTS LLC.

PHYSICAL ADDRESS: 2230 N. 48TH ST, SPRINGDALE, AR 72762
PARCEL NO. 815-29789-275

MAILING ADDRESS: 2350 N. 48TH ST, SPRINGDALE, AR 72762

PREVIOUS SURVEY: FILE NO. 2022-00037757

ZONED: A-1

SETBACKS:
FRONT...35 FEET
SIDE...20 FEET
REAR...35 FEET

BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM (NORTH ZONE) NAD83

STATE LAND SURVEYOR FILE CODE 500-18N-30W-0-28-420-72-1005

PLAT NOTES:

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

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

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

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

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

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

SURVEY DESCRIPTION – PARENT TRACT (PID 815-29789-275)
A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID 40 ACRE TRACT; THENCE N02°17'02"E 315.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING A SET MAGNETIC NAIL IN N.48TH STREET AND FROM WHICH AN EXISTING REFERENCE IRON BEARS N87°36'56"W 27.62 FEET; THENCE LEAVING THE EAST LINE OF SAID 40 ACRE TRACT, N87°36'56"W 330.00 FEET TO AN EXISTING IRON REBAR W/PLS CAP 147; THENCE N02°17'02"E 279.10 FEET TO A SET 1/2" IRON REBAR; THENCE S87°32'58"E 294.13 FEET TO AN EXISTING IRON REBAR W/PLS CAP 1714; THENCE N02°29'09"E 127.83 FEET TO A SET 1/2" IRON REBAR; THENCE S87°32'58"E 35.42 FEET TO A SET 1/2" IRON REBAR ON THE EAST LINE OF SAID 40 ACRE TRACT; THENCE S02°17'02"W 406.55 FEET TO THE POINT OF BEGINNING, CONTAINING 2.22 ACRES, MORE OR LESS. THE ABOVE DESCRIBED 2.22 ACRE TRACT BEING SUBJECT TO THE RIGHT-OF-WAY OF N. 48TH STREET AND ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

SURVEY DESCRIPTION – TRACT 'A'
A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID 40 ACRE TRACT; THENCE N02°17'02"E 315.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING A SET MAGNETIC NAIL IN N.48TH STREET AND FROM WHICH AN EXISTING REFERENCE IRON BEARS N87°36'56"W 27.62 FEET; THENCE LEAVING THE EAST LINE OF SAID 40 ACRE TRACT, N87°36'56"W 330.00 FEET TO AN EXISTING IRON REBAR W/PLS CAP 147; THENCE N02°17'02"E 122.95 FEET TO A SET 1/2" IRON REBAR; THENCE S87°36'56"E 330.00 FEET TO A POINT ON THE EAST LINE OF SAID 40 ACRE TRACT AND FROM WHICH A SET 1/2" IRON BEARS N87°36'56"W 38.26 FEET; THENCE S02°17'02"W 122.95 FEET TO THE POINT OF BEGINNING, CONTAINING 0.93 ACRES, MORE OR LESS. THE ABOVE DESCRIBED 0.93 ACRE TRACT BEING SUBJECT TO THE RIGHT-OF-WAY OF N. 48TH STREET AND ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

SURVEY DESCRIPTION – TRACT 'B'
A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID 40 ACRE TRACT; THENCE N02°17'02"E 315.00 FEET TO A SET MAGNETIC NAIL IN N.48TH STREET AND FROM WHICH AN EXISTING REFERENCE IRON BEARS N87°36'56"W 27.62 FEET; THENCE LEAVING THE EAST LINE OF SAID 40 ACRE TRACT, N87°36'56"W 330.00 FEET TO AN EXISTING IRON REBAR W/PLS CAP 147; THENCE N02°17'02"E 122.95 FEET TO A SET 1/2" IRON REBAR; THENCE S87°36'56"E 330.00 FEET TO AN EXISTING IRON REBAR W/PLS CAP 1714; THENCE N02°29'09"E 127.83 FEET TO A SET 1/2" IRON REBAR; THENCE S87°32'58"E 35.42 FEET TO A SET 1/2" IRON REBAR ON THE EAST LINE OF SAID 40 ACRE TRACT; THENCE S02°17'02"W 283.60 FEET TO A POINT FROM WHICH A SET 1/2" REFERENCE IRON BEARS N87°36'56"W 38.26 FEET; THENCE N87°36'56"W 330.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.29 ACRES, MORE OR LESS. THE ABOVE DESCRIBED 1.29 ACRE TRACT BEING SUBJECT TO THE RIGHT-OF-WAY OF N. 48TH STREET AND ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

CERTIFICATE OF ACCURACY OF SURVEY:
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS STATED HEREON AS REQUIRED BY THE INFORMAL REGULATIONS OF THE CITY OF SPRINGDALE, ARKANSAS.

DATE: _____ SURVEYOR: _____

CITY OF SPRINGDALE APPROVAL FOR RECORDING

DATE: _____ SIGNATURE: _____
DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION

CITY OF SPRINGDALE ACCEPTANCE OF DEDICATIONS

DATE: _____ SIGNATURE: _____
CITY CLERK

DATE: _____ SIGNATURE: _____
MAYOR

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, ALLEY, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

SIGNED:_____

DATE OF EXECUTION:_____

NAME:_____

ADDRESS:_____

NOTARY:

COUNTY OF _____

STATE OF _____

ACKNOWLEDGE BEFORE ME THIS _____ DAY OF _____2026.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____, 20____.

PP26-10

FLOOD DESIGNATION:
THIS PROPERTY DOES NOT LIE IN ZONE 'A/AE' (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD) AS DETERMINED FROM THE F.I.R.M. MAP OF WASHINGTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, MAP NUMBER 05143C0060G, EFFECTIVE DATE JANUARY 25, 2024.



VICINITY MAP

LEGEND

AC UNIT	FIBER OPTICS SIGN	SANITARY SEWER MANHOLE
BACKFLOW VALVE	FIRE HYDRANT	SATELLITE DISH
BOLLARD POST	FIRE SPRINKLER	SEPTIC TANK LID
BUGGY AXLE	FLAG POLE	SET ALUMINUM MONUMENT
CABLE BOX	GAS LINE SIGN	SET COTTON SPINDLE
CABLE TV PEDESTAL	GAS METER	SET STAKE ON LINE
CHISELED "X"	GAS STUB	SET 1/2" IRON REBAR
COMPUTED POINT	GAS REGULATOR	STATE MONUMENT
CONC. MONUMENT	GENERATOR	STONE MONUMENT
C.O.E. MONUMENT	GROUND LIGHT	STORM DRAIN MANHOLE
DOWN GUY	IRRIG. CONTROL VALVE	STREET SIGN
DRAIN GRATE	JUNCTION BOX	T-POST
ELECTRIC BOX	LAMP POST	TELEPHONE BOX
ELECTRIC METER	MAIL BOX	TELEPHONE PEDESTAL
ELECTRIC PEDESTAL	PARKING SIGN	TEMPORARY BENCHMARK
EXIST. ALUM. CAPPED MON.	PAY PHONE	TRAFFIC SIGNAL BOX
EXIST. COTTON SPINDLE	POWER POLE	TRANSFORMER BOX
EXISTING IRON PIPE	PROPANE TANK	TREE
EXISTING IRON REBAR	RAILROAD SPIKE	WATER LINE SIGN
EXISTING NAIL	READING	WATER METER
FENCE POST	RIGHT OF WAY MONUMENT	WATER SPIGOT
EXIST. IRON IN CONCRETE	SANITARY SEWER CLEANOUT	WATER VALVE

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

REVISIONS		
DATE	DESCRIPTION	BY
09/17/2026	CITY COMMENTS	DF
09/18/2026	B26-111 UPDATE	JP

ARA
118 S. COLLEGE AVENUE FAYETTEVILLE, ARKANSAS 72701
1 888 540 8764
ardandsurvey@gmail.com
Alan Reid
PROFESSIONAL LAND SURVEYORS BOUNDARY TOPO

DRAFTSMAN	DF
DATE	06/19/2026
CHECKED	–
SCALE	1" = 30'
SHEET SIZE	24"x 36"

SHEET 1 OF 1
30F75
.25AC ±

RASAE INVESTMENTS LLC.
2230 N. 48TH ST, SPRINGDALE, AR 72762
PARCEL NO. 815-29789-275

PRELIMINARY PLAT – SPRINGDALE, ARKANSAS

LINE	BEARING	DISTANCE
L1	S87°32'58"E	35.42'
L2	S87°32'58"E	6.67'

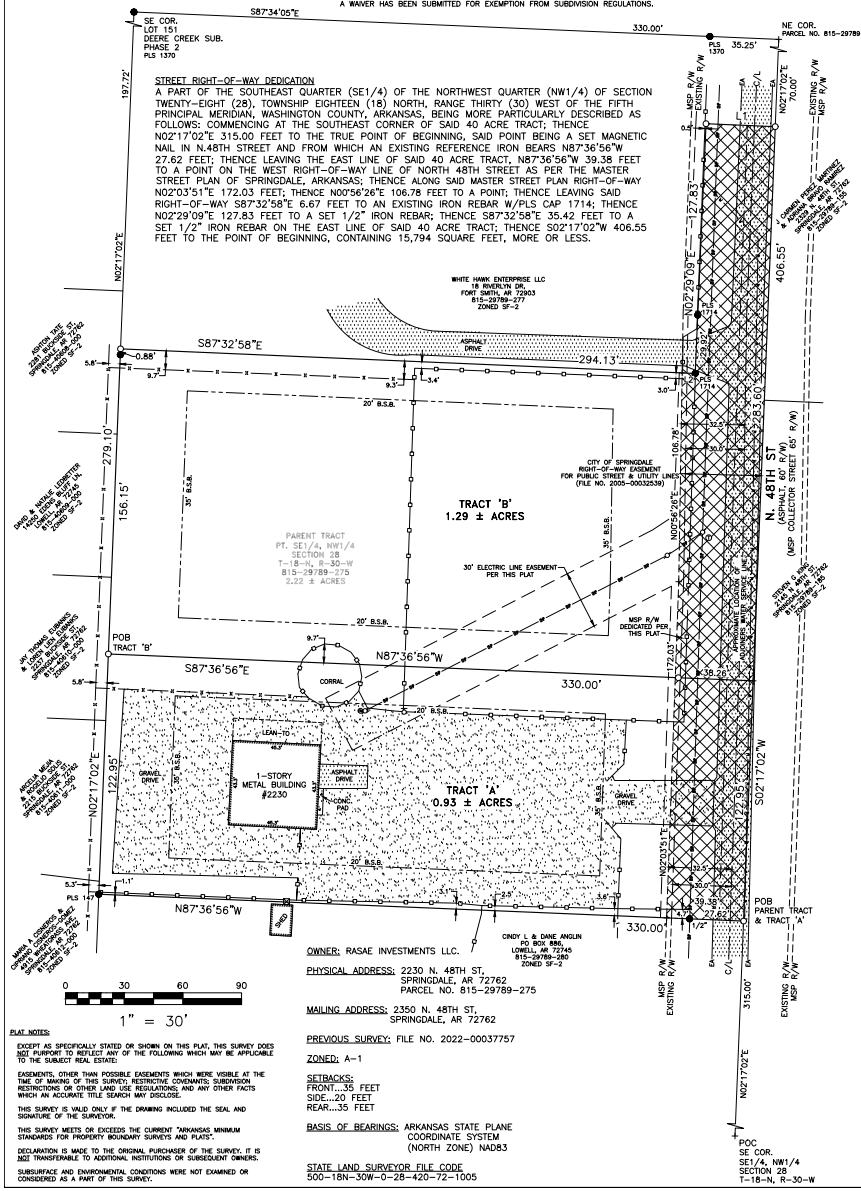
NOTES: PUBLIC SANITARY SEWER IS NOT CONTIGUOUS TO OR DIRECTLY AVAILABLE FOR THESE TRACTS.

THE SUBJECT PROPERTY CURRENTLY HAS NO EXISTING WATER/SEWER SERVICE LINES OR SEPTIC.

A VARIANCE APPLICATION HAS BEEN SUBMITTED TO REQUESTING A REDUCTION IN REQUIRED LOT SIZE. (B26-111)

A WAIVER HAS BEEN SUBMITTED FOR STREET IMPROVEMENT REQUIREMENTS. (W26-42)

A WAIVER HAS BEEN SUBMITTED FOR EXEMPTION FROM SUBDIVISION REGULATIONS.



STREET RIGHT-OF-WAY DEDICATION

A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID 40 ACRE TRACT; THENCE N02°17'02"E 315.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING A SET MAGNETIC NAIL IN N.48TH STREET AND FROM WHICH AN EXISTING REFERENCE IRON BEARS N87°36'56"W 27.62 FEET; THENCE LEAVING THE EAST LINE OF SAID 40 ACRE TRACT, N87°36'56"W 39.38 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH 48TH STREET AS PER THE MASTER STREET PLAN OF SPRINGDALE, ARKANSAS; THENCE ALONG SAID MASTER STREET PLAN RIGHT-OF-WAY N02°03'51"E 172.03 FEET; THENCE N00°56'26"E 106.78 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY S87°32'58"E 6.67 FEET TO AN EXISTING IRON REBAR W/PLS CAP 1714; THENCE N02°29'09"E 127.83 FEET TO A SET 1/2" IRON REBAR; THENCE S87°32'58"E 35.42 FEET TO A SET 1/2" IRON REBAR ON THE EAST LINE OF SAID 40 ACRE TRACT; THENCE S02°17'02"W 406.55 FEET TO THE POINT OF BEGINNING, CONTAINING 15,794 SQUARE FEET, MORE OR LESS.

OWNER: RASAE INVESTMENTS LLC.

PHYSICAL ADDRESS: 2230 N. 48TH ST, SPRINGDALE, AR 72762
PARCEL NO. 815-29789-275

MAILING ADDRESS: 2350 N. 48TH ST, SPRINGDALE, AR 72762

PREVIOUS SURVEY: FILE NO. 2022-00037757

ZONED: A-1

SETBACKS:
FRONT...35 FEET
SIDE...20 FEET
REAR...35 FEET

BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM (NORTH ZONE) NAD83

STATE LAND SURVEYOR FILE CODE 500-18N-30W-0-28-420-72-1005

PLAT NOTES:

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

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

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

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

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

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

SURVEY DESCRIPTION – PARENT TRACT (PID 815-29789-275)

A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID 40 ACRE TRACT; THENCE N02°17'02"E 315.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING A SET MAGNETIC NAIL IN N.48TH STREET AND FROM WHICH AN EXISTING REFERENCE IRON BEARS N87°36'56"W 27.62 FEET; THENCE LEAVING THE EAST LINE OF SAID 40 ACRE TRACT, N87°36'56"W 330.00 FEET TO AN EXISTING IRON REBAR W/PLS CAP 147; THENCE N02°17'02"E 279.10 FEET TO A SET 1/2" IRON REBAR; THENCE S87°32'58"E 294.13 FEET TO AN EXISTING IRON REBAR W/PLS CAP 1714; THENCE N02°29'09"E 127.83 FEET TO A SET 1/2" IRON REBAR; THENCE S87°32'58"E 35.42 FEET TO A SET 1/2" IRON REBAR ON THE EAST LINE OF SAID 40 ACRE TRACT; THENCE S02°17'02"W 406.55 FEET TO THE POINT OF BEGINNING, CONTAINING 2.22 ACRES, MORE OR LESS. THE ABOVE DESCRIBED 2.22 ACRE TRACT BEING SUBJECT TO THE RIGHT-OF-WAY OF N. 48TH STREET AND ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

SURVEY DESCRIPTION – TRACT 'A'

A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID 40 ACRE TRACT; THENCE N02°17'02"E 315.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING A SET MAGNETIC NAIL IN N.48TH STREET AND FROM WHICH AN EXISTING REFERENCE IRON BEARS N87°36'56"W 27.62 FEET; THENCE LEAVING THE EAST LINE OF SAID 40 ACRE TRACT, N87°36'56"W 330.00 FEET TO AN EXISTING IRON REBAR W/PLS CAP 147; THENCE N02°17'02"E 122.95 FEET TO A SET 1/2" IRON REBAR; THENCE S87°36'56"E 330.00 FEET TO A POINT ON THE EAST LINE OF SAID 40 ACRE TRACT AND FROM WHICH A SET 1/2" IRON BEARS N87°36'56"W 38.26 FEET; THENCE S02°17'02"W 122.95 FEET TO THE POINT OF BEGINNING, CONTAINING 0.93 ACRES, MORE OR LESS. THE ABOVE DESCRIBED 0.93 ACRE TRACT BEING SUBJECT TO THE RIGHT-OF-WAY OF N. 48TH STREET AND ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

SURVEY DESCRIPTION – TRACT 'B'

A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID 40 ACRE TRACT; THENCE N02°17'02"E 315.00 FEET TO A SET MAGNETIC NAIL IN N.48TH STREET AND FROM WHICH AN EXISTING REFERENCE IRON BEARS N87°36'56"W 27.62 FEET; THENCE LEAVING THE EAST LINE OF SAID 40 ACRE TRACT, N87°36'56"W 330.00 FEET TO AN EXISTING IRON REBAR W/PLS CAP 147; THENCE N02°17'02"E 122.95 FEET TO A SET 1/2" IRON REBAR FOR THE TRUE POINT OF BEGINNING; THENCE N02°17'02"E 156.15 FEET TO A SET 1/2" IRON REBAR; THENCE S87°32'58"E 294.13 FEET TO AN EXISTING IRON REBAR W/PLS CAP 1714; THENCE N02°29'09"E 127.83 FEET TO A SET 1/2" IRON REBAR; THENCE S87°32'58"E 35.42 FEET TO A SET 1/2" IRON REBAR ON THE EAST LINE OF SAID 40 ACRE TRACT; THENCE S02°17'02"W 283.60 FEET TO A POINT FROM WHICH A SET 1/2" REFERENCE IRON BEARS N87°36'56"W 38.26 FEET; THENCE N87°36'56"W 330.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.29 ACRES, MORE OR LESS. THE ABOVE DESCRIBED 1.29 ACRE TRACT BEING SUBJECT TO THE RIGHT-OF-WAY OF N. 48TH STREET AND ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

CERTIFICATE OF ACCURACY OF SURVEY:

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS STATED HEREON AS REQUIRED BY THE INFORMAL REGULATIONS OF THE CITY OF SPRINGDALE, ARKANSAS.

DATE: _____ SURVEYOR: _____

CITY OF SPRINGDALE ACCEPTANCE OF DEDICATIONS

DATE: _____ SIGNATURE: _____ CITY CLERK

_____ MAYOR

DATE: _____ SIGNATURE: _____ SECRETARY, PLANNING COMMISSION

DATE: _____ SIGNATURE: _____ CHAIRMAN, PLANNING COMMISSION

DATE: _____ SIGNATURE: _____ DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT DIVISION

DATE: _____ SIGNATURE: _____ ENGINEER, SPRINGDALE WATER UTILITIES

DATE: _____ SIGNATURE: _____ DIRECTOR, ENGINEERING

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, ALLEY, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

SIGNED:_____

DATE OF EXECUTION:_____

NAME:_____

ADDRESS:_____

NOTARY:

COUNTY OF _____

STATE OF _____

ACKNOWLEDGE BEFORE ME THIS _____ DAY OF _____2026.

_____ NOTARY PUBLIC

MY COMMISSION EXPIRES _____, 20____.

PP26-10

FLOOD DESIGNATION:

THIS PROPERTY DOES NOT LIE IN ZONE 'A/AE' (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD) AS DETERMINED FROM THE F.I.R.M. MAP OF WASHINGTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, MAP NUMBER 05143C0060G, EFFECTIVE DATE JANUARY 25, 2024.



VICINITY MAP

LEGEND

AC UNIT	FIBER OPTICS SIGN	SANITARY SEWER MANHOLE
BACKFLOW VALVE	FIRE HYDRANT	SATELLITE DISH
BOLLARD POST	FIRE SPRINKLER	SEPTIC TANK LID
BUGGY AXLE	FLAG POLE	SET ALUMINUM MONUMENT
CABLE BOX	GAS LINE SIGN	SET COTTON SPINDLE
CABLE TV PEDESTAL	GAS METER	SET STAKE ON LINE
CHISELED "X"	GAS STUB	SET 1/2" IRON REBAR
COMPUTED POINT	GAS REGULATOR	STATE MONUMENT
CONC. MONUMENT	GENERATOR	STONE MONUMENT
C.O.E. MONUMENT	GROUND LIGHT	STORM DRAIN MANHOLE
DOWN GUY	IRRIG. CONTROL VALVE	STREET SIGN
DRAIN GRATE	JUNCTION BOX	T-POST
ELECTRIC BOX	LAMP POST	TELEPHONE BOX
ELECTRIC METER	MAIL BOX	TELEPHONE PEDESTAL
ELECTRIC PEDESTAL	PARKING SIGN	TEMPORARY BENCHMARK
EXIST. ALUM. CAPPED MON.	PAY PHONE	TRAFFIC SIGNAL BOX
EXIST. COTTON SPINDLE	POWER POLE	TRANSFORMER BOX
EXISTING IRON PIPE	PROPANE TANK	TREE
EXISTING IRON REBAR	RAILROAD SPIKE	WATER LINE SIGN
EXISTING NAIL	READING	WATER METER
FENCE POST	RIGHT OF WAY MONUMENT	WATER SPIGOT
EXIST. IRON IN CONCRETE	SANITARY SEWER CLEANOUT	WATER VALVE

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

REVISIONS		
DATE	DESCRIPTION	BY
09/17/2026	CITY COMMENTS	DF
09/18/2026	B26-111 UPDATE	JP

ARA
118 S. COLLEGE AVENUE FAYETTEVILLE, ARKANSAS 72701
1.888.540.8764
ordandsurvey@gmail.com

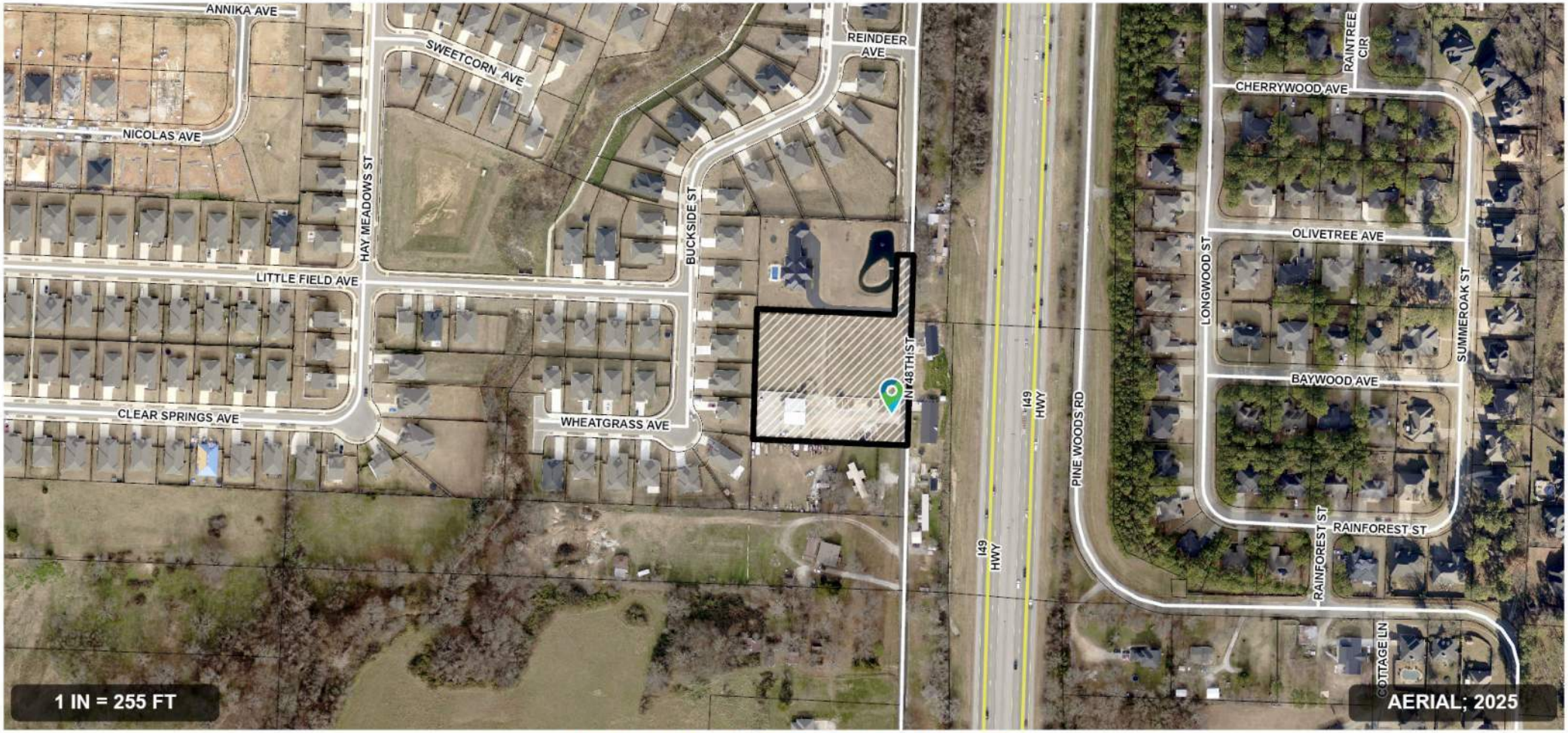
Alan Reid
PROFESSIONAL LAND SURVEYORS BOUNDARY TOPO

DRAFTSMAN	DF
DATE	06/19/2026
CHECKED	–
SCALE	1" = 30'
SHEET SIZE	24"x 36"

SHEET 1 OF 1
30175
.DGN

RASAE INVESTMENTS LLC.
2230 N. 48TH ST, SPRINGDALE, AR 72762
PARCEL NO. 815-29789-275

FINAL PLAT – SPRINGDALE, ARKANSAS



PROJECT AREA

PUBLIC NOTICE

PP26-10: RASAE Investments, LLC

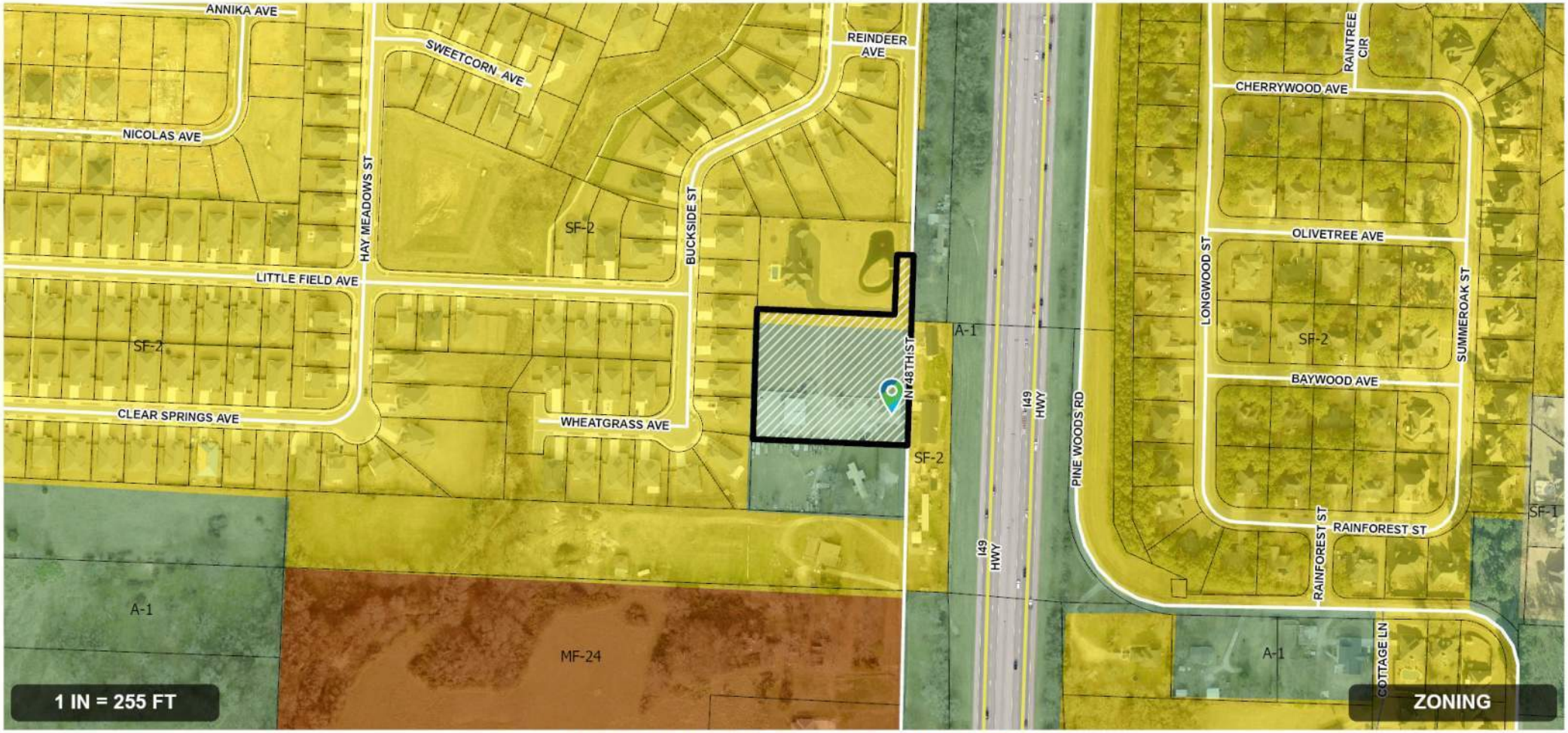
2230 N. 48th Street

FP26-09 RASAE Investments, LLC

B26-111: Variance from minimum lot frontage & size requirements in an A-1 district

W26-42: Waiver of Street Improvements on N. 48th Street

N



PROJECT AREA

PUBLIC NOTICE

PP26-10: RASAE Investments, LLC

2230 N. 48th Street

FP26-09 RASAE Investments, LLC

B26-111: Variance from minimum lot frontage & size requirements in an A-1 district

W26-42: Waiver of Street Improvements on N. 48th Street

N

Memo

To: Planning Commission Members

From: Sharon Tromburg, Planning Director

Date: October 6, 2026

Re: PP26-11 Preliminary Plat Turner Street Subdivision

Preliminary plat proposed for a 3.15-acre property located at the SW corner of Turner and E. Don Tyson Parkway, including two private streets and 10 total single-family lots. There is one associated variance (B26-121) from minimum distance between drives across from one another, and one waiver (W26-48) from street stub out requirements and street improvements on W. Don Tyson Parkway.

PLANNING COMMENTS

Reviewed by Nate Cole
Date Reviewed: 09.30.26

Standard Comments:

1. *This Preliminary Plat has been given the number PP26-11. This number should be placed on the plat and all future correspondence and plats pertaining to this Preliminary Plat. (standard comment)*
2. *Submit PDF files at time of resubmission. (standard comment)*
3. *A written response to all comments is required with resubmission. (standard comment).*
4. *Please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (standard comment)*

Staff Comments:

5. *Streets across from one another shall be offset at minimum 200' or align. A variance has been requested.*
6. *Subdivisions shall provide connections or street stubs in all 4 cardinal directions. A waiver has been requested.*
7. *Street stub to north needs to connect to W. Don Tyson. A waiver from street improvements has been requested.*
8. *Will overhead electric be installed underground?*
9. *Need surveyor's certificate of accuracy.*

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 09.30.26

All comments addressed.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 09.30.26

STANDARD COMMENTS

(no response required)

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

****Please note new ROW permitting process****

- Work in city ROW associated with a development plan shall receive a ROW Permit from the Engineering Department prior to construction.
- A performance bond must be provided for any work in city ROW including street or curb cuts, utility bores, asphalt and concrete work, storm drainage installation or alteration, etc. A cost estimate for this work shall be reviewed and approved by the Engineering Department prior to issuance of any ROW permits.
- A maintenance bond for all ROW work shall be provided to Engineering at the end of the project prior to Certificate of Occupancy.
- Any sidewalk or street closures require a Work Zone Permit from the Engineering Department.
- A traffic management plan and dates of closure must be submitted to Engineering prior to issuance of Work Zone Permit.

PROJECT SPECIFIC COMMENTS

1. **Chapter 106 – Stormwater Drainage**
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)

   - Show drainage easement around 100 year WSE of the tributary on the back of lots 4-7

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

   - Subdivisions shall stub to all cardinal directions, stubs should extend to the property line
   - Why is Spicebush not connected to Don Tyson? (If connected, no median cut will be permitted)
   - Show the existing driveway on the south side of lot 10 to be removed
   - All street sections shall be determined by formal design with geotechnical analysis
   - Show streetlights
   - Note, lots 1 and 10 may not have a driveway on Turner St
   - Centerline of streets across from one another shall align of be offset a minimum of 200'. Chanticleer and Walnut Grove do not meet the minimum offset
   - Please review Master Street Plan update. Include new street classifications and ROW widths on labels
   - On street parking on local streets is required.
   - *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.
       - Turner St is a collector with an 8' sidewalk – we don't want 5 and 3
       - Don Tyson is an arterial with a 10' sidewalk
   - Has there been any Geotech analysis of the fill onsite? It does not appear to have been compacted properly and there was construction debris and other material mixed in.

Plat Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Jorge Du Quesne	Name: Norm Ditch
E-mail:	E-mail:
Address: 3825 N. Shiloh Drive Fayetteville, AR 72703	Address: 3496 Pasofino Loop Springdale, AR 72764
Phone: (479) 443-4506	Phone: (479) 419-0566
Site/ Location: Don Tyson and Turner	Current Zoning: SF-2
Assessor's Parcel Number(s): 815-29359-000	Rezone Required: Total Acreage: 3.15

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

- ☐ Informal Plat
- ☐ Replat
- ☒ Preliminary Plat
- ☐ Final Plat

Submittal Criteria:

- ☒ Encouraged pre-application meeting held with the Springdale Planning Department on _____.
- ☒ Three (3) hard copies and a digital copy of proposal.
- ☒ A copy of the warranty deed indicating ownership of property, if other than a final plat.
- ☐ For a replat and preliminary plat, submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the last sixty (60) days.

Review Fee:

- ☐ **Informal Plat:** $50.00
- ☐ **Replat:** $250.00
- ☐ **Preliminary Plat:** $500.00
- ☐ **Final Plat:** $50.00, plus $1.00 for each lot over 50

STAFF USE ONLY

Date Application Submitted: 09/18/2026 Project Number: PP26-11

Date Accepted as Complete: 09/24/2026 Receipt Number: 7260

Indicate person of contact for this request: Applicant/Representative ☒ Property Owner ☐

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: JORGE DUQUESNE

Signature: _____ Date: 8/27/26

Name of Representative (if applicable): _____

Signature: _____ Date: _____

Name of Property Owner (if applicable): NORM DITCH

Signature: _____ Date: _____

SPRINGDALE
WE'RE MAKING IT HAPPEN
www.SpringdaleAR.gov

Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Jorge Du Quesne	Name: MK Prop. Holdings, LLC c/o Norm Ditch
E-mail:	E-mail:
Address: 3825 N. Shiloh Drive	Address: 3496 Pasofino Loop
Fayetteville, AR 72703	Springdale, AR 72764
Phone: (479) 443-4506	Phone: (479) 419-0566
Site/ Location: Turner and Don Tyson	Current Zoning: SF-2
Assessor's Parcel Number(s):	Rezone Required: No
815-29359-000 & 815-29359-001	Total Acreage: 3.15 acres

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

- ☒ Board of Adjustments
- ☐ Commercial Design Standards

Application Requirements:

- ☒ A complete application.
- ☒ A copy of the warranty deed indicating ownership of property.
- ☒ A site plan in conformance with Chapter 130, Article 2, Section 13.
- ☒ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
- ☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
- ☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- ☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

- ☐ $75.00

STAFF USE ONLY

Date Application Submitted:	09/16/2026	Project Number:	B26-121
Date Accepted as Complete:	09/24/2026	Receipt Number:	7570

Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☐ Representative ☐

Describe your variance request:

1. Reduction of 200' offset alignment for streets to 135' center to center

2. Remove the requirement for a street stub to the west

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

1. The centerline of Walnut Grove Avenue aligns with this property's southern boundary. Consequently, we cannot align the roads or construct the southern lane without encroaching on adjacent property.

2. There is a bird sanctuary and ravine to the west that we will be unable to cross. A street stub in that direction would be prevented for future connection by the bird sanctuary.

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

1. The developer can not be made to buy additional property to develop the road.

2. The hardship stems from an adjacent bird sanctuary that has existed since the 1970s. Constructing a stub road toward protected, non-developable land serves no public infrastructure purpose and creates an impractical build requirement. The variance simply aligns site design with long-standing surrounding realities rather than seeking a personal convenience.

Record Property Owner(s): MK Property Holdings, LLC

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Norm Ditch

Signature: Norm Ditch Date: 9/16/2026

Name of Representative (if applicable): Jorge Du Quesne

Signature: _____ Date: 9/16/2026



Variance Exhibit

BLEW
Surveying | Engineering
Environmental

60' 0 30' 60' 120'

1 inch = 60 ft

Project Number: 26-4056

Certificate of Authorization № 1534

Date: 09/16/2026

3825 N. Shiloh Drive ♦ Fayetteville, Arkansas 72703 ♦ 479.443.4506 Office ♦ 479.582.1883 Fax

Return to Agenda

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Waiver Request

Date: 09/28/2026 Permit No.: 260356

Applicant / Owner

Applicant Name:	Jorge Du Quesne	Owner Name:	MK Property Holdings, LLC
Address:	3825 N. Shiloh Drive	Address:	3496 Pasofino Loop
City, State, Zip:	Fayetteville, AR 72703	City, State, Zip:	Springdale, AR 72764
Phone:	4794434506	Phone:	479-419-0566
Email:		Email:	
Contact:			

Project

Project Location:	Turner St and Don Tyson Blvd	Parcel Numbers:	815-29359-000 & 815-29359-001

Reason for Request: Turner Street Subdivision

I do hereby certify that the information contained herein is true and correct.

Jorge Du Quesne	09/28/2026
Name	Date

BLEW
Surveying | Engineering
Environmental

September 29, 2026

City of Springdale
201 Spring Street
Springdale, AR 72764

SUBJECT: Waiver Request – Western Street Stub Requirement for Turner Street Subdivision / Waiver of Street improvements to W. Don Tyson Parkway

To Whom It May Concern:

I am writing on behalf of Blew & Associates, PA to formally request a waiver from the City of Springdale's development requirement to provide a street stub to the west and a waiver for providing Street Improvements to W. Don Tyson Parkway for the proposed Turner Street Subdivision located at the southwest corner of Turner Street and Don Tyson Pkwy.

Street Stub to the West:

While we understand and support the City's general goal of promoting street connectivity between adjacent developments, providing a street stub to the west in this specific location is unfeasible and would serve no future public benefit due to severe environmental and topographical constraints.

Directly adjacent to the western boundary of our site lies a protected bird sanctuary, as well as a substantial ravine. The presence of the bird sanctuary permanently restricts future right-of-way acquisition and prevents any future roadway construction or extension through that corridor. Furthermore, the steep ravine presents a significant topographical barrier that cannot be safely or practically crossed.

Because these permanent natural and protected features prevent any future vehicular connection to the west, constructing a street stub in this direction would merely result in an unusable, permanent dead-end. Granting this waiver will prevent the installation of stranded infrastructure and eliminate unnecessary grading and paving, thereby protecting the adjacent sanctuary's natural habitat.

Street Improvements to the West Don Tyson Blvd:

While we will continue to provide the required Right-of-Way to Don Tyson Boulevard and a dedicated pedestrian sidewalk connection, we respectfully request a waiver for the direct street connection to West Don Tyson Boulevard. This request is based on a significant elevation difference between the site and the roadway. Furthermore, because West Don Tyson Boulevard is a major arterial, limiting access points aligns with modern access management goals to improve overall corridor safety. This is especially practical given that the existing median restricts direct turns to right-in/right-out movements, whereas the morning commuter traffic predominantly heads west toward commercial sectors. A safer and more efficient traffic flow is already accommodated via the full-access intersection at Don Tyson Parkway and Turner

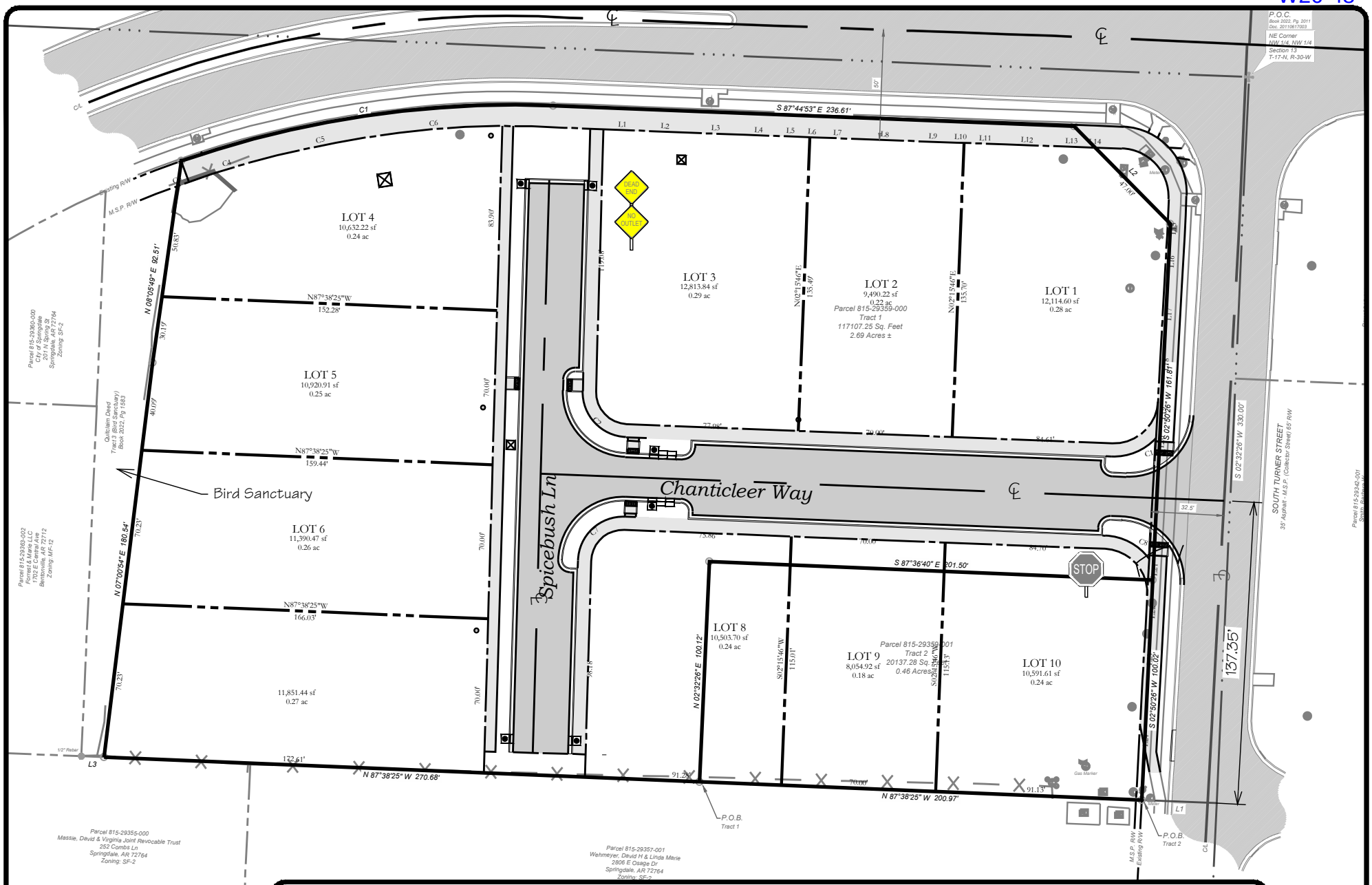
We respectfully request that the Planning Commission approve this waiver to remove the western street stub requirement from our development plans as well as the waiver to remove the Street Improvements to West Don

Tyson Blvd. Thank you for your time, consideration, and continued service to the City of Springdale. I am available to answer any questions or discuss this request further at the upcoming planning meeting.

Sincerely,



Jorge Du Quesne
Blew & Associates, PA



Variance Exhibit

60' 0 30' 60' 120'

1 inch = 60 ft

BLEW
Surveying | Engineering
Environmental

Project Number: 26-4056

Certificate of Authorization № 1534

Date: 09/16/2026

Return to Agenda

3825 N. Shiloh Drive ♦ Fayetteville, Arkansas 72703 ♦ 479.443.4506 Office ♦ 479.582.1883 Fax

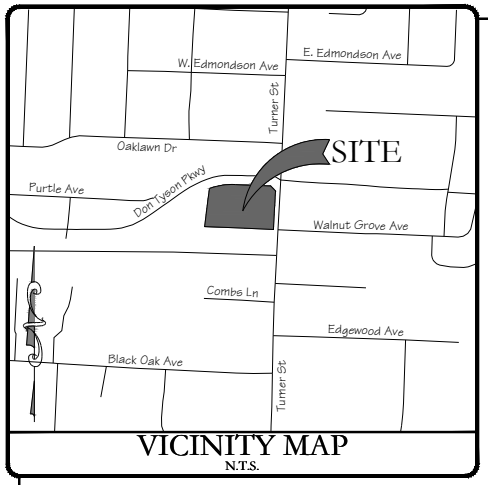
ADJACENT NEIGHBORS

I hereby certify that the following is a list of the adjacent property owners for Parcel 815-29359-000 and 815-29359-001 based on information provided by Washington County as of September 16, 2026:

Parcel(s):	815-29357-001
Name:	WEHMEYER, DAVID H & LINDA MARIE
Street Address:	2806 E OSAGE DR
City, State, Zip:	SPRINGDALE, AR 72764-6923
Parcel(s):	815-29355-000
Name:	MASSIE, DAVID & VIRGINIA JOINT REVOCABLE TRUST
Street Address:	252 COMBS LN
City, State, Zip:	SPRINGDALE, AR 72764-7249
Parcel(s):	815-29363-002
Name:	FORREST & MARIE LLC
Street Address:	1702 E CENTRAL AVE
City, State, Zip:	BENTONVILLE, AR 72712
Parcel(s):	815-29360-000
Name:	CITY OF SPRINGDALE
Street Address:	201 N SPRING ST
City, State, Zip:	SPRINGDALE, AR 72764
Parcel(s):	815-29332-000
Name:	FOGLEY, DOUGLAS A
Street Address:	103 OAKLAWN DR
City, State, Zip:	SPRINGDALE, AR 72764-7010
Parcel(s):	815-29347-000
Name:	KIRKLIN, KENDRA L
Street Address:	3505 S TURNER ST
City, State, Zip:	SPRINGDALE, AR 72764
Parcel(s):	815-29342-001
Name:	SMITH, BARBARA W
Street Address:	102 WALNUT GROVE AVE
City, State, Zip:	SPRINGDALE, AR 72764-7234
Parcel(s):	815-29360-001
Name:	COOK, MARK S
Street Address:	354 PURTLE AVE
City, State, Zip:	SPRINGDALE, AR 72764-7234

Wes Luker, PLS

City File No./Name: _____



VICINITY MAP
N.T.S.

PRELIMINARY PLAT (PP26-11) For:

Turner Street Subdivision

S Turner Street and W Don Tyson Pkwy
Springdale, Arkansas

General Notes:

- A minimum of forty eight (48) hours prior to any excavation or grading, Contractor shall contact the State One-Call system at 811to locate all underground utilities. The Contractor shall notify the Engineer of Record immediately in the event that underground utilities are not shown on plan and / or conflict with proposed civil works.
- The Engineer of record shall not be held responsible for survey inaccuracies, survey omissions, or for design errors or omissions resulting from an inaccurate survey.
- Construction Contractor and his Subcontractors agree that in accordance with generally accepted construction practices and OSHA safety standards, Construction Contractor and his Subcontractors will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not limited to normal working hours, and construction Contractor and his Subcontractors further agree to defend, indemnify and hold Design Professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, except liability arising from the sole negligence of design professional.
- It is the responsibility of the Contractor to maintain all erosion and sediment control devices through all phases of construction. Erosion and sediment control devices may only be removed upon 70% stabilization of the site as defined by the State's Department of Environmental Quality's General Permit for Construction.
- The Contractor is to be solely responsible for any damage to neighboring properties during construction of this project.
- This project was designed in accordance with currently accepted industry design standards. The Engineer of Record does not warrant any work completed on site unless direct inspection by the Engineer of Record & proper testing by a state certified qualified inspection lab occurs during all phases of construction.
- The Contractor shall review the construction documents prior to any construction, and notify the Engineer of Record immediately upon discovery of any discrepancies that may occur on the drawings. All work shall discontinue until such time that the Engineer of Record has resolved said discrepancy.
- The Contractor shall be responsible for disposal of construction waste materials including but not limited to demolition materials, debris, contaminated soils / materials, etc. in a lawful manner, at state and federally accepted disposal sites.
- The Contractor is responsible for obtaining and constructing in accordance with the stricter of: these construction documents and any associated details & specifications; and all municipalities / governing agencies' standards and specifications for construction.
- This drawing set and associated site, grading, utility, etc. plans are representations of the construction design and shall not be scaled to determine dimensions.

Survey Description

PARCEL 815-29359-000 (TRACT 1)

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°32'26"W 330.00', THENCE N87°38'25"W 235.00' TO A SET 1/2" REBAR FOR THE POINT OF BEGINNING, THENCE CONTINUING N87°38'25"W 270.68' TO A SET 1/2" REBAR, THENCE N07°00'54"E 180.54' TO A SET 1/2" REBAR, THENCE N08°05'49"E 92.51' TO A SET 1/2" REBAR ON THE SOUTHERLY RIGHT-OF-WAY OF WEST DON TYSON PARKWAY, THENCE WITH SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00', WITH A CHORD BEARING AND DISTANCE OF N81°33'07"E 170.81'TO A SET 1/2" REBAR, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S87°44'53"E 236.61' TO A SET 1/2" REBAR, THENCE LEAVING SAID RIGHT-OF-WAY S44°31'49"E 62.40' TO A SET 1/2" REBAR ON THE WESTERLY RIGHT-OF-WAY OF SOUTH TURNER STREET, THENCE ALONG SAID RIGHT-OF-WAY S02°50'26"W 161.81' TO A SET 1/2" REBAR, THENCE LEAVING SAID RIGHT-OF-WAY N87°36'40"W 201.50' TO A SET 1/2" REBAR, THENCE S02°32'26"W 100.12' TO THE POINT OF BEGINNING. CONTAINING 2.69 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL 815-29359-001 (TRACT 2)

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°32'26"W 330.00', THENCE N87°38'25"W 34.06' TO A SET 1/2" REBAR FOR THE POINT OF BEGINNING, THENCE N87°38'25"W 200.97' TO A SET 1/2" REBAR, THENCE N02°32'26"E 100.12' TO A SET 1/2", THENCE S87°36'40"E 201.50' TO A SET 1/2" REBAR ON THE WESTERLY RIGHT-OF-WAY OF SOUTH TURNER STREET, THENCE ALONG SAID RIGHT-OF-WAY S02°50'26"W 100.02' TO THE POINT OF BEGINNING. CONTAINING 0.46 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Flood Statement:

By graphic plotting only, this property is in Zone "X" as shown on the Flood Insurance Rate Map, Community Panel No. 05143C0070G, which bears an effective date of 01/24/2024.

Contact Information:

DEVELOPER / PROPERTY OWNER:
MK Property Holdings, LLC
c/o Mr. Norm Ditch
3496 Pasofino Loop,
Springdale, AR 72764
Ph: (479) 419-0566

CIVIL ENGINEER:
Blew & Associates, PA
3825 N. Shiloh Drive
Fayetteville, AR 72758
Ph: (479) 443-4506
Fax: (479) 582-1883

LAND SURVEYOR:
Blew & Associates, PA
3825 N. Shiloh Drive
Fayetteville, AR 72758
Ph: (479) 443-4506
Fax: (479) 582-1883

CITY OF SPRINGDALE:
Engineering Department
201 Spring Street
Springdale, AR 72764
Ph: (479) 750-8105

Planning Department
201 Spring Street
Springdale, AR 72764
Ph: (479) 750-8550
Fax: (479) 750-8539

Building Department
201 Spring Street
Springdale, AR 72764
Ph: (479) 750-8154

Springdale Fire Department
417 Holcomb St, 2nd Floor
Springdale, AR 72764
Ph: (479) 751-4510

Street Department
James Smith
269 E. Randal Wobbe Rd
Springdale, AR 72764
Ph: (479) 750-8135
Fax: (479) 750-8504

ELECTRIC:
Ozarks Electric
Wes Mahaffey
P. O. Box 848
Fayetteville, AR 72702
Ph: (479) 684-4903
Fax: (479) 444-0943

Carroll Electric
Derek Thurman
P. O. Box 329
Bentonville, AR 72712
Ph: (479) 273-2421
Fax: (479) 273-1231

SWEPCO
Chris Andreolli
415 W. Stribling Dr.
Rogers, AR 72756
Ph: (479) 986-1015
Cell: (479) 225-0813

COMMUNICATIONS:
AT&T
Todd Gregory
1133 E. Harold St.
Fayetteville, AR 72703
Ph: (479) 442-1977
Fax: (479) 442-3117

Kenny Hartsfield
1133 E. Harold St.
Fayetteville, AR 72703
Ph: (479) 368-3952
Fax: (479) 442-3117

Carroll Electric
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Bentonville, AR 72712
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NATURAL GAS:
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1811 E. Borick Dr.
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Ph: (479) 601-8383
Cell: (479) 435-0229

City Disclaimer:

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.

Deviations / Variances / Waivers

- ✕ ***Streets across from one another shall be offset at a minimum of 200' or align.*** We are requesting this to be reduced to 135 feet from center to center.
- ✕ ***Subdivisions shall provide connections or street stubs in all 4 cardinal directions.*** We are requesting to remove the requirement for the street stub to the west.

Sheet Index

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C2	Site Plan	09/17/2026
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C3-1	Erosion Control Plan Ph 2	09/17/2026
C3-2	Erosion Control Details	09/17/2026
C4	Grading and Drainage Plan	09/17/2026
C4-1 - C4-2	Road Plan & Profile	09/17/2026
C4-3 - C4-4	Storm Sewer Plan & Profiles	09/17/2026
C5	Utility Plan	09/17/2026
C5-1	Sewer Line Plan & Profiles	09/17/2026
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	CITY OF SPRINGDALE DETAILS	
C7	City Details	09/17/2026
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C8	SWU Details	09/17/2026
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	SURVEY	
1	Survey (by Blew & Associates, PA)	06/17/2026

Typical Abbreviation List:

Abbrev.	Description	Abbrev.	Description
RCP	Reinforced Concrete Pipe	TC	Top of Back of Curb (Spot Elevation)
CMP	Corrugated Metal Pipe	G	Gutter / Bottom of Sidewalk (Spot Elevation)
HDPE	High Density Polyethylene Pipe	TW	Top of Wall (Spot Elevation)
SLMP	Smooth Line Metal Pipe	BW	Bottom of Wall at Grade (Spot Elevation)
PVC	Polyvinyl Chloride Pipe	HP	High Point (Spot Elevation)
DI	Ductile Iron Pipe	LP	Low Point (Spot Elevation)
J-Box	Junction Box	TB	Top of Box (Spot Elevation)
FES	Flared End Section	BC	Back of Curb
RW	Retaining Wall	FC	Face of Curb
HW	Head Wall	FH	Fire Hydrant Assembly
WW	Wing Wall	GV	Gate Valve
AE	Access Easement	MJ	Mechanical Joint
DE	Drainage Easement	N	North
TCE	Temporary Construction Easement	E	East
UE	Utility Easement	W	West
BS	Building Setback	S	South

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

*** Engineers Notice ***
The existence and locations of any underground utility pipes or structures shown on these drawings are obtained by a search of the available record. To the best of our knowledge and belief, these drawings are correct and complete, however, we assume no responsibility as to the accuracy of that depicted location(s) on these drawings. The Contractor is required to take the precautionary measures to protect the utility lines existing at the site. Also, the Contractor is responsible for the repair of any damage to any of these facilities during the course of construction work.

*** Document Ownership ***
This document, and the ideas and designs incorporated herein, as an instrument of service, is the property of Blew & Associates, P.A. and is not to be used, in whole or part, for any other project without the written authorization of Blew & Associates, P.A.

Cover Sheet
-
Preliminary Plat (PP26-11) For:
Turner Street Subdivision
S Turner Street And W Don Tyson Pkwy Springdale, Arkansas
MK Property Holdings, LLC
c/o Mr. Norm Ditch
3496 Pasofino Loop, Springdale, AR 72764
(479) 419-0566

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

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Environmental
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Fayetteville, Arkansas 72703
Office: (479) 443-4506
www.BLEWINC.com
Certificate of Authorization № 1534

DATE: 2026-09-17	JOB NUMBER: 26-4056
DRAWN BY: J. Du Quesne	REVIEWED BY: J. Du Quesne
DRAWING NAME: 26-4056 Civil 003.dwg	
SHEET NUMBER: C1	

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Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Setback Line
	Easement Line
	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Firelane Striping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
	General Fence Line (see Plan For Type)
	Chain Link Fence Line
50 SPACES	Board Fence Line Parking Counter
	Storm Catch Basin(s)
	Retaining Wall
	See Utility Plan For Line Sizes
	Gate Valve
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
	Sanitary Sewer Manhole
	Utility Pole
	Light Pole

Note:
- Only Symbols That Appear On This Sheet Are Shown In This Legend.
- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.

Site Information:

PROPERTY INFORMATION		
Gross Site Area:	137,244.53 sf	3.15 acres
Proposed Dedicated R.O.W:	24,334.75 sf	0.56 acres
Net Site Area:	112,909.78 sf	2.59 acres
Zoning:	SF-2 - Low Density Single Family Residential	
ZONING REGULATIONS		
Front Setback:		30 ft
Side Setback:		8 ft
Side Setback (Street):		30 ft
Rear Setback:		30 ft
Lot Area Minimum:		8,000.00 sf
Lot Width Maximum:		70 ft
Max Building Height:		35 ft
SITE INFORMATION		
Total Paved Area:	10,867.28 sf	0.25 acres
Total Sidewalk Area:	5,284.81 sf	0.12 acres
Total Building Footprint Area:	0.00 sf	0.00 acres
Total Impervious Area:	16,152.09 sf	14.3%
Total Pervious Area:	96,757.68 sf	85.7%
LOT INFORMATION & DENSITY		
10 Single Family Lots		0 Non-Buildable Lots
Max Density: 4.00 Units/Ac	Actual Density:	3.17 Units/Ac

Line Table:

Line Number	Distance	Bearing
L1	18.85'	S87°44'30"E
L2	17.91'	S87°37'54"E
L3	28.05'	S87°53'25"E
L4	11.11'	S87°52'05"E
L5	17.90'	S87°49'24"E
L6	21.06'	S87°51'22"E
L7	1.84'	S87°49'24"E
L8	21.87'	S87°52'08"E
L9	21.89'	S88°06'50"E
L10	3.33'	S87°53'50"E
L11	18.96'	S87°53'50"E
L12	19.25'	S87°57'39"E
L13	21.00'	S87°58'01"E
L14	0.57'	S87°21'25"E
L15	6.51'	S02°33'47"W
L16	23.18'	S03°07'42"W
L17	24.89'	S03°06'58"W
L18	20.85'	S03°06'22"W
L19	12.04'	S03°08'35"W
L20	5.37'	S35°13'53"W
L21	5.37'	S26°54'45"E
L22	1.52'	S03°12'24"W
L23	23.02'	S03°05'33"W
L24	19.47'	S03°06'37"W
L25	54.35'	S03°07'19"W

Site General Notes:

- Dimensions are measured from the Face of Curb, the Edge of Pavement, the Edge of Sidewalk the Face/Corner of the Building(s) or the Center/End of Stripe.
- All radii shall be 4 foot at Face of Curb unless otherwise specified.
- Layout of Site Plan is based on and limited to survey information.
- All Curb & Gutter shall be 24" wide per detail sheet.
- All Pavement Marking shall be applied in accordance with the requirements outlined in the most current edition of the "Manual on Uniform Traffic Control Devices" (MUTCD).
- All Signs, Traffic Control Devices, etc. shall follow the guidelines of the MUTCD.
- The Contractor shall refer to the Architectural drawings for Building Floor plans and Dimensions, Wall Sections, Door Openings, Building Utility Entrance Points, etc. The Contractor shall immediately notify the Architect and Engineer in the event that the Civil Site Plans Building Layout does not match the Architectural drawings.
- All handicap spaces shall be striped / marked in accordance with the handicap striping detail.
- All pavement indicated shall be standard duty bituminous pavement unless otherwise noted on plan. The pavement shall be constructed in accordance with the pavement section detail.
- It is the Contractor's responsibility to calculate construction staking coordinates according to the dimensions shown on these plans. The Contractor shall verify the accuracy of the coordinates shown on the plans and notify the Engineer of any irregularities before construction starts.
- All ramps shall have detectable truncated dome panels per A.D.A. and city standards and the detail sheet.

Springdale General Notes:

- Stockpiling of construction spoil material at particular locations shall only be allowed for a limited time period, not to exceed (6) months. Prior to a final inspection of the Grading Permit, the following standards shall be achieved for Completion of Construction:
  - a) Development and grading within the disturbed area is complete and matches plans as approved by the Planning Commission, and
  - b) The disturbed soil area is observed to have 80% grass coverage and 100% stability, and
  - c) No slopes steeper than a 3:1 pitch unless otherwise approved in writing by the Director of Engineering, and
  - d) Notice of Violations issued have all corrective actions approved with an inspection report signed by a representative of the Director of Engineering, and
  - e) All heavy equipment, stockpiles, and construction site materials have been removed from the Construction Site.
- Any Signs shall require a Separate Sign Permit to be applied through the City of Springdale. The sign design, materials, and placement should complement the overall architectural design of the building.
- All utility wires, lines and/or cable in said developments utilized by electric and/or telecommunication companies shall be placed underground. Excluding 12Kv and above.
- A City of Springdale Detention/Retention Certification Form must be completed, stamped, and signed by a Certified Professional Engineer, post-development and submitted to the City of Springdale Engineering Department.

ROW PERMITTING:
- Work in city ROW associated with a development plan shall receive a ROW Permit from the Engineering Department prior to construction.
- A performance bond must be provided for any work in city ROW including street or curb cuts, utility bores, asphalt and concrete work, storm drainage installation or alteration, etc. A cost estimate for this work shall be reviewed and approved by the Engineering Department prior to issuance of any ROW permits.
- A maintenance bond for all ROW work shall be provided to Engineering at the end of the project prior to Certificate of Occupancy.
- Any sidewalk or street closures require a Work Zone Permit from the Engineering Department.
- A traffic management plan and dates of closure must be submitted to Engineering prior to issuance of Work Zone Permit.

Site Plan Notes:

SN-01	Crosswalk and Curb Ramp with Truncated Dome Detectable Warnings per ADA and/or Municipal Specifications.
SN-02	Street Light per Municipal Standards.
SN-03	Taper Curb & Gutter to Match Existing
SN-04	4" Painted White / Yellow Striping
SN-05	Taper Curb from 6" to 0" in 2'-0"
SN-06	4" Wide Single Lane Striping - Per M.U.T.C.D. (See Plan for Length and Color)
SN-10	Match Existing Sidewalk
SN-12	Accessible Ramp in Sidewalk
SN-17	Thickened Edge of Pavement
SN-18	End of Curb

Curve Table:

Curve #	Arc Length	Radius	Chord Length	Chord Bearing
C1	20.61'	20.00'	19.71'	S62°44'40"W
C2	22.62'	14.50'	20.39'	N43°05'07"W
C3	22.94'	14.50'	20.62'	N46°56'55"E
C4	21.23'	20.00'	20.25'	S57°19'29"E
C5	1.47'	367.60'	1.47'	N76°41'41"E
C6	45.85'	398.81'	45.82'	N72°59'52"E
C7	41.22'	575.68'	41.21'	N78°37'21"E
C8	62.07'	396.29'	62.01'	N85°06'09"E

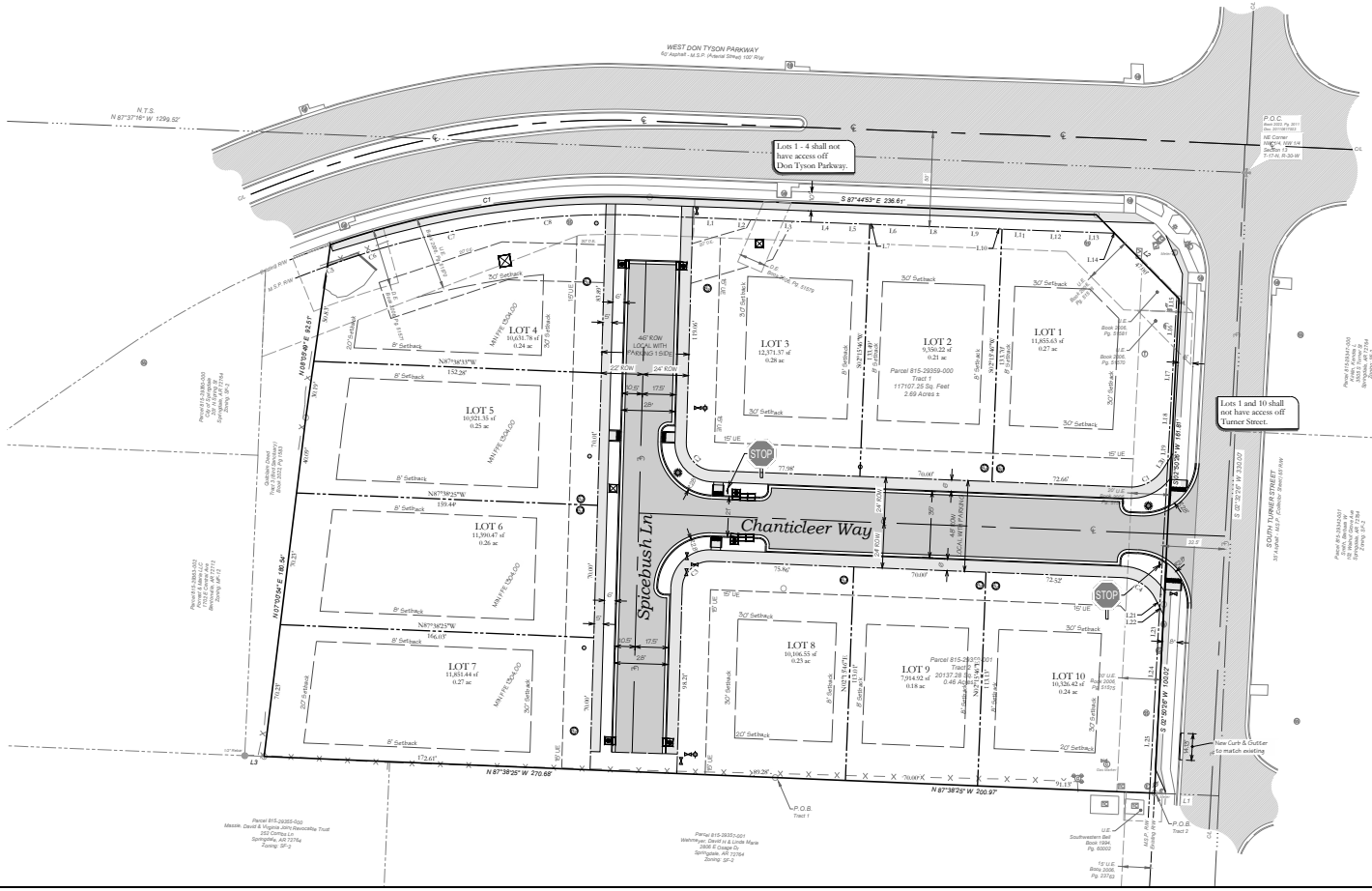
Sign Legend

Symbol	Code	Description	Size	Post Type
STOP	R1-1	Stop Sign	24 x 24	U-Channel

(IN FEET)
1 inch = 30 ft

Know what's below. Call before you dig.

VICINITY MAP
N.T.S.



REVISIONS:

No.	DESCRIPTION	DATE

Site Plan

Preliminary Plat (PP26-11) For:
Turner Street Subdivision
S Turner Street And W Don Tyson Pkwy Springdale, Arkansas
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DRAWN BY: J. Du Quesne	REVIEWED BY: J. Du Quesne
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Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line

Note:
* See Survey For Existing Features Legend.
* See Cover Sheet For Abbreviation List.

Demolition Notes:

- Contractor shall be responsible for removal of the Existing Structures, Related Utilities, Paving, Underground Storage Tanks and any other existing improvements as noted. Contractor is to remove and dispose of all debris, rubbish, and other materials resulting from previous and current demolition operations. Disposal shall be in accordance with all Local, State and/or Federal Regulations Governing such operations.
- The General Contractor shall take all precautions necessary to avoid property damage to adjacent properties during the construction phases of this project. The contractor will be held solely responsible for any damages to the adjacent properties occurring during the construction phases of this project.
- The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. The contractor must call the appropriate utility company at least 48 hours prior to any excavation to request exact field location of utilities. It shall be the contractor's responsibility locate all existing utilities which conflict with the proposed improvements shown on the plans, whether shown or not shown at no additional cost to the owner.
- Contractor shall remove all buildings, pavement, curbs, trees, light poles, utility poles and lines from the site up to the limits of construction or the property line unless otherwise noted. Contractor shall cap/plug any water, gas, sanitary sewer or storm sewer line at the property line. Electric and Telephone lines whether overhead or underground shall be terminated at the closest utility pole or pedestal to the property line or per the Designated Utility Company's Requirements.
- It is the Contractor's responsibility to remove any and all asbestos or any other hazardous materials from the site per government guidelines and shall dispose of the hazardous materials in strict accordance to the guidelines.
- Contractor shall ensure that adequate measures are taken prior to the removal of any existing storm water / sanitary sewer systems so that the discharge of water remains uninterrupted both on and off the site.
- Contractor shall ensure that any utility service to the site that shall be removed will not interrupt service to the neighboring property owners. It is the contractors responsibility to coordinate with the neighboring property owners if service will be interrupted.

Erosion General Notes:

- The Storm Water Pollution Prevention Plan (SWPPP) is comprised of the Erosion Phase I & II construction drawings, the standard details and any related documents including City ordinance.
- Contractor shall implement best management practices as required by the SWPPP. Additional best management practices shall be implemented as dictated by conditions at no additional cost of owner throughout all phases of construction.
- Best Management Practices (BMP's) and controls shall conform to federal, state, or local requirements or manual of practice, as applicable. Contractor shall implement additional controls as directed by permitting agency or owner.
- Site map must clearly delineate all state waters. Permits for any construction activity impacting state waters or regulated wetlands must be maintained on site at all times.
- Contractor shall minimize clearing to the maximum extent practical or as required by the general permit.
- General Contractor shall denote on plan the temporary parking and storage area which shall also be used as the equipment maintenance and cleaning area, employee parking area, and area for locating portable facilities, office trailers, and toilet facilities.
- All wash water (concrete trucks, vehicle cleaning, equipment cleaning, etc.) shall be detained and properly treated or disposed.
- Sufficient oil and grease absorbing materials and flotation booms shall be maintained on site or readily available to contain and clean-up fuel or chemical spills and leaks.
- Dust on the site shall be controlled. The use of motor oils and other petroleum based or toxic liquids for dust suppression operations is prohibited.
- Rubbish, trash, garbage, litter, or other such materials shall be deposited into sealed containers. Materials shall be prevented from leaving the premises through the action of wind or storm water discharge into drainage ditches or Waters of the State or U.S.
- All storm water pollution prevention measures presented on this plan, and in the Storm Water Pollution Prevention Plan, shall be initiated as soon as practicable.
- Disturbed portions of the site where construction activity has stopped shall be temporarily seeded no later than 14 days after the last construction activity occurring in these areas.
- Disturbed portions of the site where construction activity has permanently stopped shall be permanently seeded. These areas shall be seeded no later than 14 days after the last construction activity occurring in these areas. Refer to the grading plan and/or landscape plan.
- If the action of vehicles traveling over the gravel construction entrances is not sufficient to remove the majority of dirt or mud, then the tires must be washed before the vehicles enter a public road. If washing is used, provisions must be made to intercept the wash water and trap the sediment before it is carried off the site.
- All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately.
- Contractors or Subcontractors will be responsible for removing sediment in the detention pond and any sediment that may have collected in the storm sewer drainage systems in conjunction with the stabilization of the site.
- On-site & offsite soil stockpile and borrow areas shall be protected from erosion and sedimentation through implementation of best management practices. Stockpile and borrow area locations shall be noted on the site map and permitted in accordance with general permit requirements.
- Slopes shall be left in a roughened condition during the grading phase to reduce runoff velocities and erosion.
- Due to the grade changes during the development of the project, the Contractor shall be responsible for adjusting the erosion control measures (silt fences, straw bales, etc.) to prevent erosion.
- All construction shall be stabilized at the end of each working day, this includes backfilling of trenches for utility construction and placement of gravel or bituminous paving for road construction.

Maintenance:

All measures stated on this erosion and sediment control plan, and in the storm water pollution prevention plan, shall be maintained in fully functional condition until no longer required for a completed phase of work or final stabilization of the site. All erosion and sedimentation control measures shall be checked by a qualified person in accordance with the contract documents or the applicable permit, whichever is more stringent, and repaired in accordance with the following:

1. Inlet protection devices and barriers shall be repaired or replaced if they show signs of undermining, or deterioration.
2. All seeded areas shall be checked regularly to see that a good stand is maintained. Areas should be fertilized, watered, and reseeded as needed.
3. Silt fences shall be repaired to their original conditions if damaged. Sediment shall be removed from the silt fences when it reaches one-half the height of the silt fence.
4. The construction entrances shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing of the construction entrances as conditions demand.
5. The temporary parking and storage area shall be kept in good condition (suitable for parking and storage). This may require periodic top dressing of the temporary parking as conditions demand.
6. Outlet structures in the sedimentation basins shall be maintained in operational conditions at all times. Sediment shall be removed from sediment basins or traps when the design capacity has been reduced by 50%.

Sequence of Construction:

SWPPP Phase I:

1. Pre-construction meeting.
2. Install stabilized construction exit(s) and concrete wash area(s).
3. Prepare temporary parking and storage area. Upon implementation and installation of the following areas:
   a. Trailer
   b. Parking & storage areas
   c. Lay down
   d. Porta-potty
   e. Wheel wash &/or concrete washout
   f. Masons area
   g. Fuel and material storage containers
   h. Solid waste containers, etc., denote them on the site maps immediately and note any changes in the locations as they occur throughout the construction process.
4. The following shall be shown on the erosion control site map upon implementation and installation:
   a. Construction trailer(s)
   b. Parking & storage areas
   c. Lay down
   d. Porta-potty
   e. Wheel wash &/or concrete washout
   f. Fuel and material storage containers
   g. Solid waste containers, etc.
5. Construct the silt fences on the site.
6. Contractor shall halt all ground disturbance activities and contact the civil engineer of record to perform inspection and certification of bmps. General contractor shall schedule and conduct storm water pre-construction meeting with engineer and all ground-disturbing contractors before proceeding with construction.
7. Construct the sediment basin(s) with outfall structure as shown on plan.
8. Clear and grub the site.
9. Start construction of building pad and structures, if any.
10. Begin grading the site.

SWPPP Phase II

1. Temporarily seed denuded areas.
2. Install utilities, underdrains, storm sewers, curbs and gutters.
3. Install rip rap around outlet structures where noted on plans.
4. Install inlet protection around all storm sewer structures.
5. Prepare site for paving.
6. Pave site.
7. Install inlet protection devices.
8. Complete grading and install permanent seeding and planting.
9. Remove all temporary erosion and sediment control devices (only if site is stabilized).

Temp & Perm Controls:

Feature	Key	Description
	EXIT	Temporary Gravel Construction Entrance / Exit
SF	SILT F	Silt Fence
	GRASS	Existing Grass (See Plan For Width)
TPF	TREE	Tree Preservation And Protection
TDD	DVRSN	Temporary Diversion Dike
WL	WATTLE	Wattle
	ROCK	Rock Check Dams
	RIPRAP	Rip-rap (see Plan For Size)
	TYPE INLET	Inlet Protection
	AVD	Anti-vortex Device

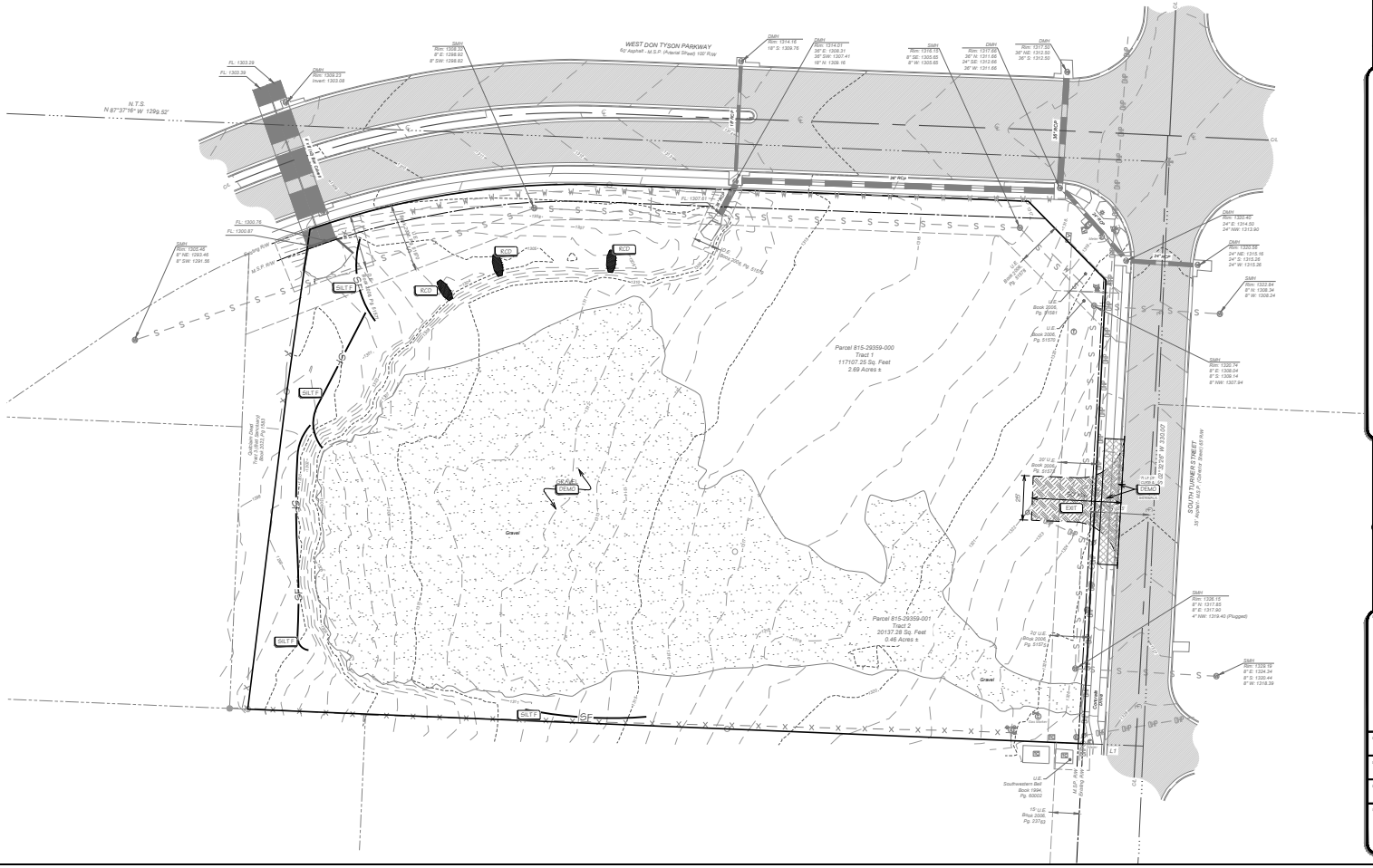
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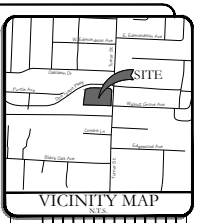
Demolition Notes:

Key	Description
DEMO	Existing to be Removed / Demolished
ABNDN	Existing to Be Abandoned in Place. Refer to Governing Agency for requirements to abandon in place.
SAVE	Existing to Remain. In the case of vegetation, Contractor shall ensure survival of plants
RELOC	Existing to be Relocated.

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft

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





REVISIONS:

No.	DESCRIPTION	DATE
1	PER CITY COMMENTS	10/2/2026

Demo & Erosion Control Plan

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	Easement Line
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	See Utility Plan For Line Sizes
XW	Water Line
	Tee, Cross, Bends, Gate Vale & Reducer
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
XFM	Sanitary Sewer Force Main
XSS	Sanitary Sewer Line
	Sanitary Sewer Service
	Sanitary Sewer Manhole
GAS	Gas Line
OHE	Overhead Electric Line
UGE	Underground Electric Line
C-TV	Cable Television Line
FO	Fiber Optic Line
OHT	Overhead Telephone Line
UGT	Underground Telephone Line
	Utility Pole
	Light Pole

Note:
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- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.

Sequence of Construction:

SWPPP Phase I:

1. Pre-construction meeting.
2. Install stabilized construction exit(s) and concrete wash area(s).
3. Prepare temporary parking and storage area. Upon implementation and installation of the following areas:
   a. Trailer
   b. Parking & storage areas
   c. Lay down
   d. Porta potty
   e. Wheel wash &/or concrete washout
   f. Masons area
   g. Fuel and material storage containers
   h. Solid waste containers, etc.,

   denote them on the site maps immediately and note any changes in the locations as they occur throughout the construction process.
4. The following shall be shown on the erosion control site map upon implementation and installation:
   a. Construction trailer(s)
   b. Parking & storage areas
   c. Lay down
   d. Porta-potty
   e. Wheel wash &/or concrete washout
   f. Fuel and material storage containers
   g. Solid waste containers, etc.
5. Construct the silt fences on the site.
6. Contractor shall halt all ground disturbance activities and contact the civil engineer of record to perform inspection and certification of bmps. General contractor shall schedule and conduct storm water pre-construction meeting with engineer and all ground-disturbing contractors before proceeding with construction.
7. Construct the sediment basin(e) with outfall structure as shown on plan.
8. Clear and grub the site.
9. Start construction of building pad and structures, if any.
10. Begin grading the site.

SWPPP Phase II

1. Temporarily seed denuded areas.
2. Install utilities, underdrains, storm sewers, curbs and gutters.
3. Install rip rap around outlet structures where noted on plans.
4. Install inlet protection around all storm sewer structures.
5. Prepare site for paving.
6. Pave site.
7. Install inlet protection devices.
8. Complete grading and install permanent seeding and planting.
9. Remove all temporary erosion and sediment control devices (only if site is stabilized).

Maintenance:

All measures stated on this erosion and sediment control plan, and in the storm water pollution prevention plan, shall be maintained in fully functional condition until no longer required for a completed phase of work or final stabilization of the site. All erosion and sedimentation control measures shall be checked by a qualified person in accordance with the contract documents or the applicable permit, whichever is more stringent, and repaired in accordance with the following:

1. Inlet protection devices and barriers shall be repaired or replaced if they show signs of undermining, or deterioration.
2. All seeded areas shall be checked regularly to see that a good stand is maintained. Areas should be fertilized, watered, and reseeded as needed.
3. Silt fences shall be repaired to their original conditions if damaged. Sediment shall be removed from the silt fences when it reaches one-half the height of the silt fence.
4. The construction entrances shall be maintained in a condition which will prevent tracking or flow of mud onto public right-of-way. This may require periodic top dressing of the construction entrances as conditions demand.
5. The temporary parking and storage area shall be kept in good condition (suitable for parking and storage). This may require periodic top dressing of the temporary parking as conditions demand.
6. Outlet structures in the sedimentation basins shall be maintained in operational conditions at all times. Sediment shall be removed from sediment basins or traps when the design capacity has been reduced by 50%.

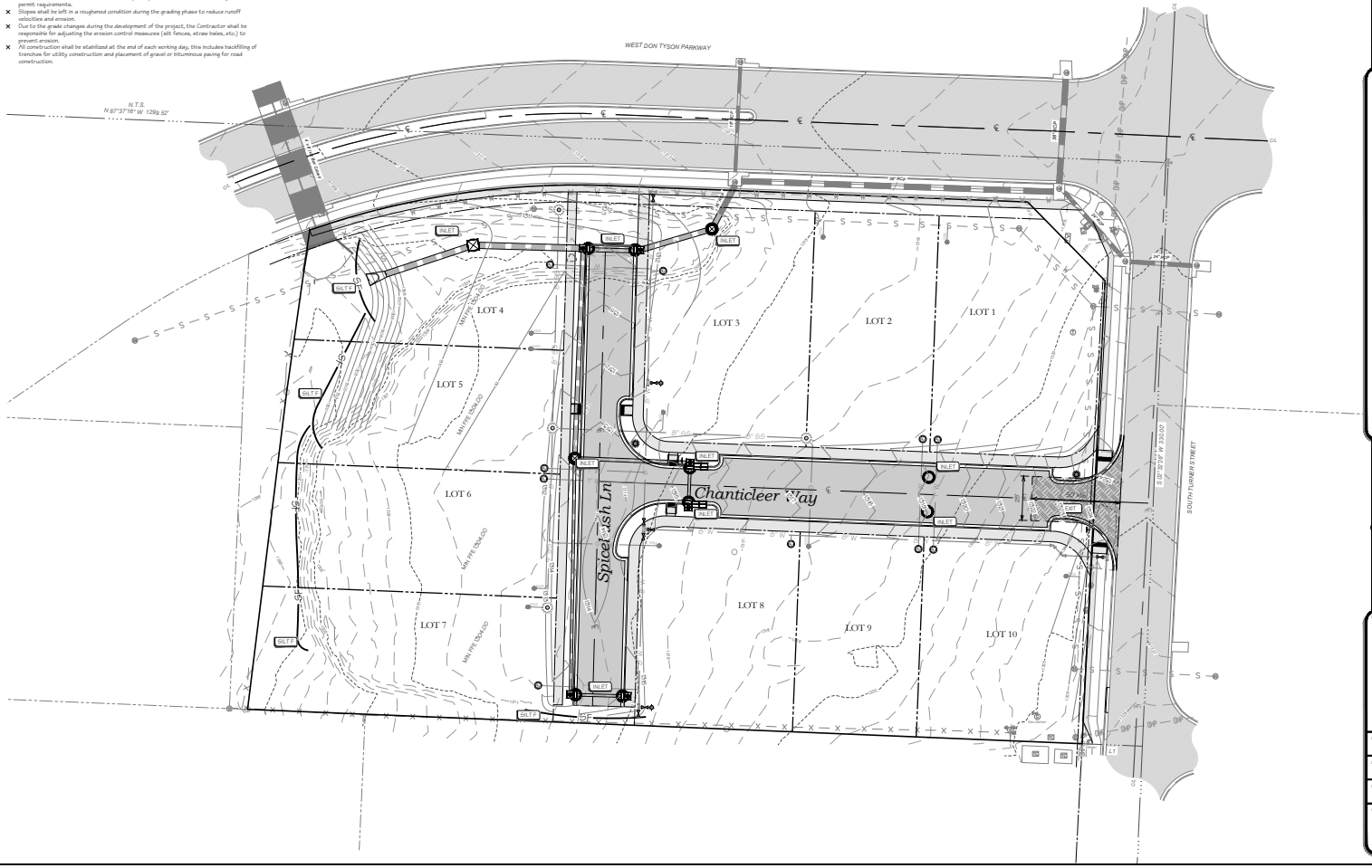
Erosion General Notes:

- The Storm Water Pollution Prevention Plan (SWPPP) is comprised of the Erosion Phase I & II construction drawings, the standard details and any related documents including City ordinance.
- Contractor shall implement best management practices as required by the SWPPP. Additional best management practices shall be implemented as dictated by conditions at no additional cost of owner throughout all phases of construction.
- Best Management Practices (BMP's) and controls shall conform to federal, state, or local requirements or manual of practice, as applicable. Contractor shall implement additional controls as directed by permitting agency or owner.
- Site map must clearly delineate all state waters. Permits for any construction activity impacting state waters or regulated wetlands must be maintained on site at all times.
- Contractor shall minimize clearing to the maximum extent practical or as required by the general permit.
- General Contractor shall denote on plan the temporary parking and storage area which shall also be used as the equipment maintenance and cleaning area, employee parking area, and area for locating portable facilities, office trailers, and toilet facilities.
- All wash water (concrete trucks, vehicle cleaning, equipment cleaning, etc.) shall be detained and properly treated or disposed.
- Sufficient oil and grease absorbing materials and flotation booms shall be maintained on site or readily available to contain and clean-up fuel or chemical spills and leaks.
- Dust on the site shall be controlled. The use of motor oils and other petroleum based or toxic liquids for dust suppression operations is prohibited.
- Rubbish, trash, garbage, litter, or other such materials shall be deposited into sealed containers. Materials shall be prevented from leaving the premises through the action of wind or storm water discharge into drainage ditches or Waters of the State or U.S.
- All storm water pollution prevention measures presented on this plan, and in the Storm Water Pollution Prevention Plan, shall be initiated as soon as practicable.
- Disturbed portions of the site where construction activity has stopped shall be temporarily seeded no later than 14 days after the last construction activity occurring in these areas. Disturbed portions of the site where construction activity has permanently stopped shall be permanently seeded. These areas shall be seeded no later than 14 days after the last construction activity occurring in these areas. Refer to the grading plan and/or landscape plan.
- If the action of vehicles traveling over the gravel construction entrances is not sufficient to remove the majority of dirt or mud, then the tires must be washed before the vehicles enter a public road. If washing is used, provisions must be made to intercept the wash water and trap the sediment before it is carried off the site.
- All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately.
- Contractors or Subcontractors will be responsible for removing sediment in the detention pond and any sediment that may have collected in the storm sewer drainage systems in conjunction with the stabilization of the site.
- On-site & offsite soil stockpile and borrow areas shall be protected from erosion and sedimentation through implementation of best management practices. Stockpile and borrow area locations shall be noted on the site map and permitted in accordance with general permit requirements.
- Slopes shall be left in a roughened condition during the grading phase to reduce runoff velocities and erosion.
- Due to the grade changes during the development of the project, the Contractor shall be responsible for adjusting the erosion control measures (silt fences, straw bales, etc.) to prevent erosion.
- All construction shall be stabilized at the end of each working day, this includes backfilling of trenches for utility construction and placement of gravel or bituminous paving for road construction.

Temp & Perm Controls:

Feature	Key	Description
	EXIT	Temporary Gravel Construction Entrance / Exit
SF	SILT F	Silt Fence
	GRASS	Existing Grass (See Plan For Width)
TPF	TREE	Tree Preservation And Protection
TDD	SWDIKE	Temporary Diversion Dike
WL	WATTLE	Wattle
	ROCK	Rock Check Dams
	RIPRAP	Rip-rap (see Plan For Size)
	TYPE INLET	Inlet Protection
	AVD	Anti-vortex Device

Note:
- Only symbols that appear on this sheet are shown in this legend.



N

S

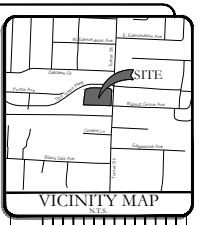
E

W

Know what's below. Call before you dig.

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft



REVISIONS:

No.	DESCRIPTION	DATE

Erosion Control Plan

Preliminary Plat (PP26-11) For:

Turner Street Subdivision

S Turner Street And W Don Tyson Pkwy Springdale, Arkansas

MK Property Holdings, LLC

c/o Mr. Norm Ditch

3496 Pasofino Loop, Springdale, AR 72764

(479) 419-0566

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Fayetteville, Arkansas 72703 www.BLEWINC.com

Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2026-09-17	26-4056
DRAWN BY:	REVIEWED BY:
J. Du Quesne	J. Du Quesne

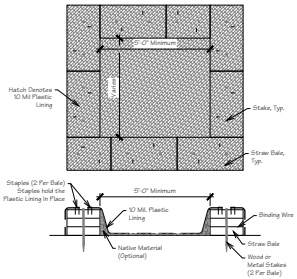
DRAWING NAME: 26-4056 Civil 003.dwg

SHEET NUMBER: C3-1

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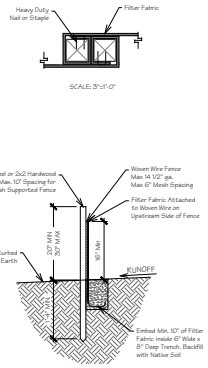
Stape Detail
Scale: 1" = 1'-0"



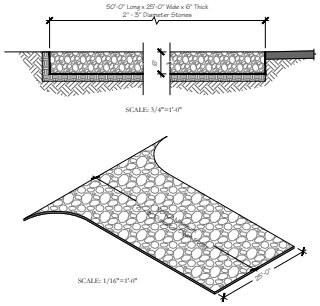
Concrete Washout
Scale: 3/8" = 1'-0"

Notes and Specifications:

1. Posts shall be a minimum length of thirty-six (36) inches constructed of either of the following materials: Steel "T" or "L" type, or 2" x 2" hardwood.
2. Woven Wire used as additional fence support shall be Minimum 14.5 gauge with six (6) inch Maximum Mesh Spacing.
3. Woven Wire shall be placed along the uphill side of the fence and fastened with Wire Ties or one (1) inch staples along the uphill side of the posts.
4. Filter Fabric shall be fastened to Woven Wire according to Manufacturer's recommendation, or with ties every twenty four (24) inches at the top and mid-sections.
5. Where two pieces of Filter Fabric adjoin each other they shall be overlapped by six (6) inches and folded together.
6. Where two posts meet to join fence sections, the tops of the posts shall be secured together with wire.
7. The fence shall be constructed along the contour as much as possible.
8. Ends of fences shall be extended up the slope to prevent runoff from migrating around the end of the fence.
9. Inspection of the fence shall be performed weekly, or immediately after a rain event, or when bulges appear in the fence. accumulated silt shall not be allowed to exceed half the height of the fabric. repair and or replacement of damaged fence shall be completed promptly.
10. Accumulated silt shall be removed and disposed of in an approved site in such a manner that it will not contribute to off-site siltation.
11. All fencing shall be removed when the construction site is fully stabilized so as to not impede storm flow or drainage.
12. Pre-fabricated units do not require the use of woven wire fence.

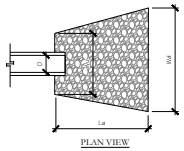


Silt Fence Detail
Scale: 3/4" = 1'-0"

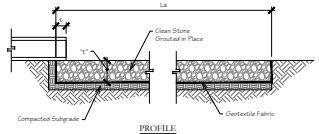


Construction Entrance/Exit
NOT TO SCALE

TABLE 1 - Rock Outlet Protection Apron Dimensions						
Culvert Size D, (inches)	Rock Size d_{50} (inches)	Apron Length La, (feet)	Upstream Width Wu, (feet)	Downstream Width Wd, (feet)	Thickness t, (inches)	Rock Qty (tons)
12	6	12	3	13	18	15
18	9	16	4.5	18	24	20
21	9	18	5	20	24	55
24	9	20	6	22	24	60
30	9	22	7.5	24	24	75
36	12	24	9	27	30	120
42	15	26	10.5	30	36	180
48	18	28	12	32	36	215



PLAN VIEW



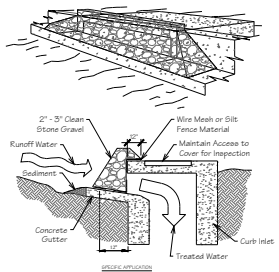
PROFILE

NOTES:

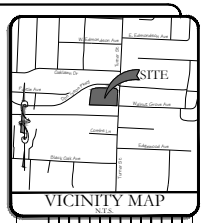
1. *Apron length:* Apron length (**La**) shall be determined from Table 1.
2. *Apron width:* The apron width is based on the diameter of the discharge pipe, (**D**). The apron width will be **3D** at the upstream end (**Wu**), and the downstream width (**Wd**) will be equal to (**D + La**). The apron shall extend across the channel bottom and up side slopes for a minimum height equal to the diameter of the pipe, (**D**).
   - A. *Alignment:* The apron shall be located so that there are no bends in the horizontal alignment. The apron should be level over its length, and the elevation of the downstream end of the apron must be the same as the elevation of the receiving channel or adjacent ground.
   - B. *Thickness:* The required apron thickness is shown in Table 1.
   - C. *Gabions:* When a gabion mattress is used it shall be made of double twisted galvanized steel wire. Gabions shall be fabricated in such a manner that the sides, ends, and lid can be assembled at the construction site into mats with a minimum thickness of 12 inches.
3. *Materials:* Outlet protection may be done using rock riprap or gabion mattresses to construct the apron. The rock shall consist of field stone or rough unhewn quarry stone. The stone shall be hard, angular, and of a quality that will not disintegrate on exposure to water or weathering. Broken concrete may be used provided it does not have any exposed steel or reinforcing bars, and that it is broken into blocky pieces such that the largest dimension of each piece is no more than 3 times the smallest dimension. The required rock size is shown in Tables 1 and 2. In all cases a geotextile (filter fabric) shall be placed between the apron and the underlying soil to prevent soil movement into and through the riprap.

TABLE 2 - Required Rock Gradation					
	Smallest dimension in inches				Percent of rocks smaller than size shown
Gabion Rock	6" d_{50}	9" d_{50}	12" d_{50}	15" d_{50}	
18	9	16	4.5	18	24
21	9	18	5	20	24
24	9	20	6	22	24
30	9	22	7.5	24	24
36	12	24	9	27	30
42	15	26	10.5	30	36
48	18	28	12	32	36

RIP RAP DETAIL
NOT TO SCALE



Gravel Curb Inlet Sediment Filter
Not to Scale



REVISIONS:

No.	DESCRIPTION	DATE

Erosion Control Details

Preliminary Plat (PP26-11) For:
Turner Street Subdivision
S Turner Street And W Don Tyson Pkwy Springdale, Arkansas
MK Property Holdings, LLC
c/o Mr. Norm Ditch
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Rogers, Arkansas 72758 www.BLEWINC.com
Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2026-09-17	26-4056
DRAWN BY:	REVIEWED BY:
J. Du Quesne	J. Du Quesne

DRAWING NAME: 26-4056 Civil 003 - Details.dwg

SHEET NUMBER: C3-2

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Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Easement Line
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
X	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Storm Catch Basin(s)
	Ditch Line
	Fault Line / Grade Change
	Storm Pipe (See Grading Plan For Type and Size)
	Retaining Wall
	See Utility Plan For Line Sizes
XTW	Water Line
	Tee, Cross, Bends, Gate Vale & Reducer
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
XTFM	Sanitary Sewer Force Main
XTSS	Sanitary Sewer Line
	Sanitary Sewer Service
	Sanitary Sewer Manhole
GAS	Gas Line
OHE	Overhead Electric Line
UGE	Underground Electric Line
C-TV	Cable Television Line
FO	Fiber Optic Line
OHT	Overhead Telephone Line
UGT	Underground Telephone Line
	Utility Pole
	Light Pole

Note:
- Only Symbols That Appear On This Sheet Are Shown In This Legend.
- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.

Grading Notes:

PRE-CONSTRUCTION:
- Prior to start of site grading, erosion control measures shall be installed in accordance to the erosion control plan. These erosion control measures, as a minimum, shall include all silt fencing, temporary sediment ponds, temporary construction entrance, and any other measures necessary to ensure that sediment does not leave the site.
- Contractor shall notify the appropriate Utility Companies and the State One-Call System a minimum of 48 hours prior to any excavation for the location of all underground utility lines that will be affected by this development. Please note that existing utilities noted on plan have been located with all available information and that exact location of utility lines may not be accurate.
- A pre-construction meeting shall be held on site once ALL Erosion Control Measures have been installed and prior to any site grading / construction / demolition.

GENERAL:
- Contractor shall install/use all required equipment so as to comply with all safety standards dictated by OSHA, Federal, State, and Local Regulations.
- Contractor shall coordinate with appropriate Utility Company as listed on the cover sheet for adjustment of utility lines affected by cut and fill.
- Areas to be graded shall be cleared and grubbed so as to remove all organic material including but not limited to vegetation, trees, roots, debris or other materials that would affect the stability of the fill. If uncertainty exists as to the suitability of any material, the contractor shall have a Registered Geotechnical Engineer make the final determination.
- Contractor shall ensure that the fill material be free of organic materials, frozen materials, muck, highly compressible materials, rocks, rubbish, timber, brush, stumps, building debris, and other materials that would negatively affect the fill material.
- Contractor shall stock pile and maintain all good top soil removed from areas to be graded and filled for use in final grading all critical / unpaved areas.
- Contractor shall proof roll subgrade of all areas to be paved prior to installation of paving materials. Any soft areas shall be removed and replaced with select fill and compacted as noted in the pavement section shown on the detail sheet.
- Contractor shall employ a Geotechnical Engineering / Inspection Firm registered with the State of Arkansas for inspection and testing of subgrade for proper compaction (95% standard proctor).

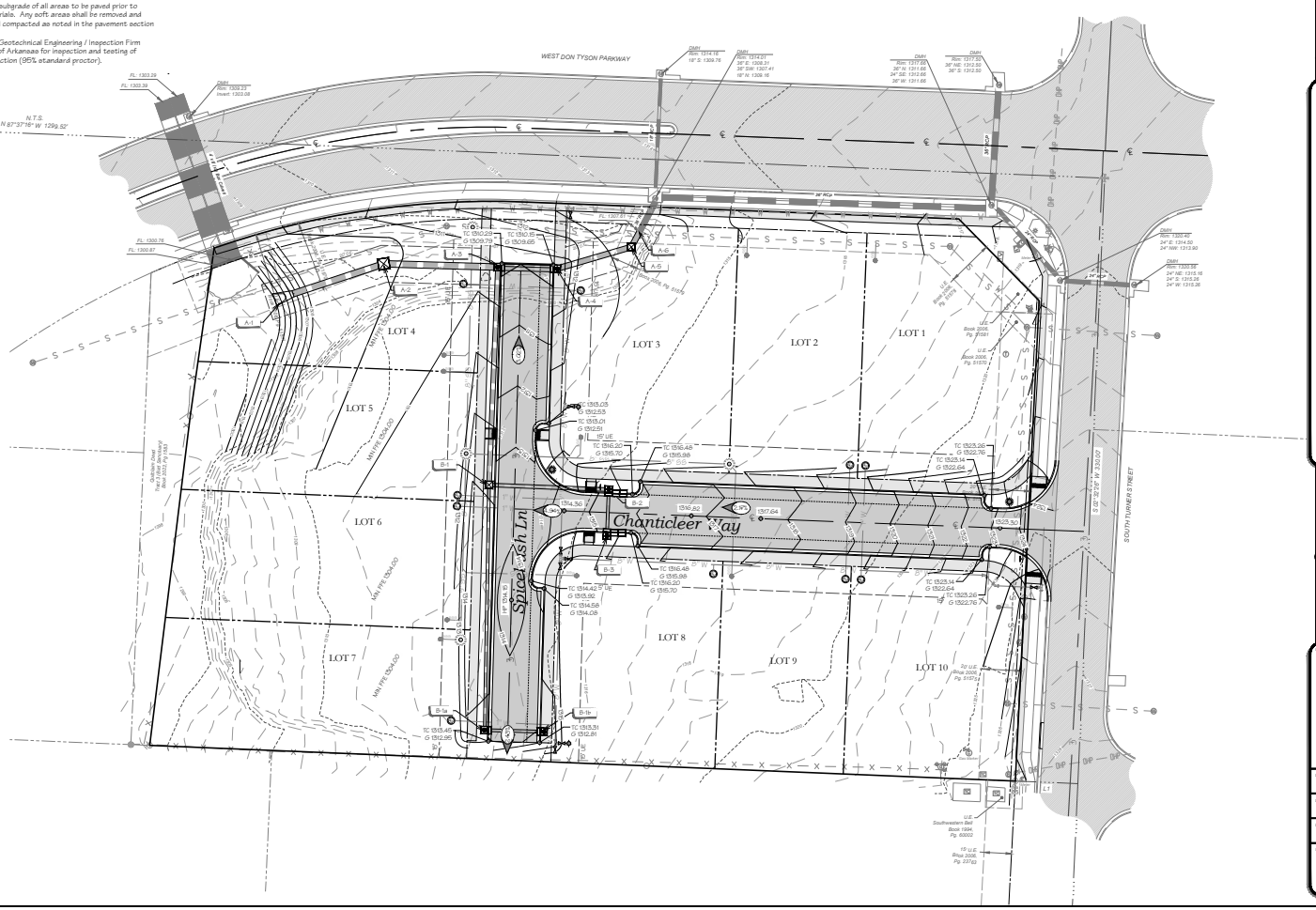
STORM SYSTEM:
- All drainage structures under paved areas and / or areas expecting heavy duty traffic loading shall be designed to meet AASHTO Heavy Duty (H20) traffic loading.
- Storm pipe / box shall be bedded in accordance with the bedding detail and in accordance with the specifications of ASTM D2321 (latest edition available at http://www.ASTM.org).
- Storm system is measured from the center of the box and from the end of the flared end sections.
- Drainage structures shall be constructed so that the appropriate section of the box, such as the gutter for curb inlets, the grate for drop inlets, is at an elevation that will allow for the maximum drainage into the box in accordance with proposed grades and spot elevation shown on the plan. The contractor shall notify the engineer of record in the event of a discrepancy.
- All drainage structures located within the State or Local Right of Way shall be constructed in accordance with the specifications and details of the Appropriate Governing Agency.

POST-CONSTRUCTION:
- Contractor shall scarify any area to receive top soil to a min. depth of 3".
- All unpaved disturbed areas shall be graded smooth and receive a minimum of 4" of topsoil. The area shall be seeded and / or sodded in accordance with the landscape plan. The area shall be watered until a hardy cover of grass has been established and 80% of the site has been stabilized in accordance with ADEQ's Construction General Permit (ARR150000).
- Once the site has reached final stabilization in accordance to the requirements set forth in ADEQ's Construction General Permit, the contractor shall file a notice of termination.

Storm Sewer Schedule [1]

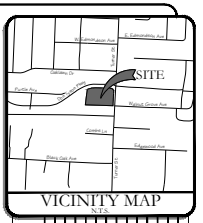
Inlet Up	Top Elev.	Inv. Up	Length	Size	Type	Slope	Inv. Dn.	Inlet Dn.
STORM LINE "A"								
A-6	-	1307.62	9 LF	36 in	RCP	@ 1.00%	1307.52	A-5
A-5	1313.30	1304.99	42 LF	36 in	RCP	@ 1.16%	1304.50	A-4
A-4	1310.24	1304.00	32 LF	42 in	RCP	@ 0.78%	1303.75	A-3
A-3	1310.38	1303.75	62 LF	42 in	RCP	@ 1.11%	1303.06	A-2
A-2	1309.84	1303.06	62 LF	42 in	RCP	@ 1.70%	1302.00	A-1
STORM LINE "B"								
B-3	1313.74	1311.75	25 LF	18 in	RCP	@ 1.00%	1311.50	B-2
B-2	1315.75	1307.09	65 LF	24 in	RCP	@ 1.00%	1306.44	B-1
B-1	1313.86	1306.94	119 LF	30 in	RCP	@ 1.00%	1304.75	A-3
STORM LINE "B-1"								
B-1b	1313.49	1308.83	32 LF	18 in	RCP	@ 0.79%	1308.58	B-1a
B-1a	1313.63	1308.58	133 LF	18 in	RCP	@ 1.00%	1307.25	B-1

[1] - Reinforced Concrete Pipe shall be Class III per ASTM C-76, with flexible plastic bitumen gaskets at joints.



GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft

Know what's below. Call before you dig.



REVISIONS:

No.	DESCRIPTION	DATE

Grading Plan

Preliminary Plat (PP26-11) For:
Turner Street Subdivision
S Turner Street And W Don Tyson Pkwy Springdale, Arkansas
MK Property Holdings, LLC
c/o Mr. Norm Ditch
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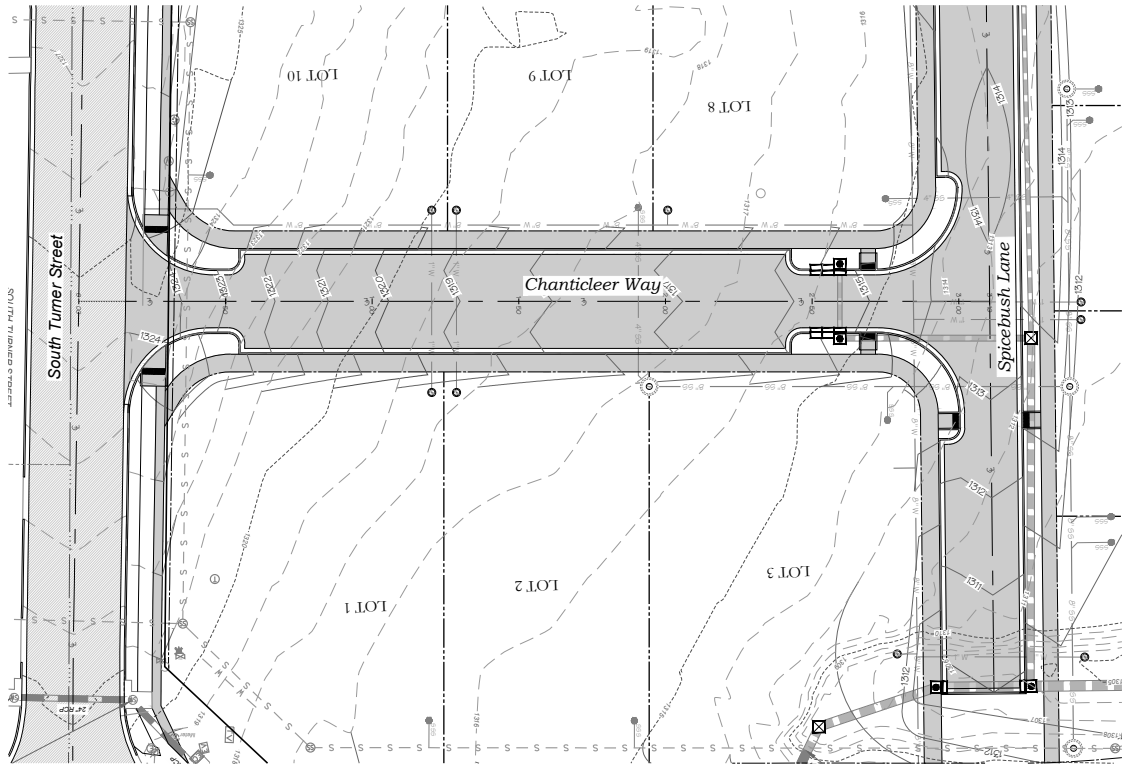
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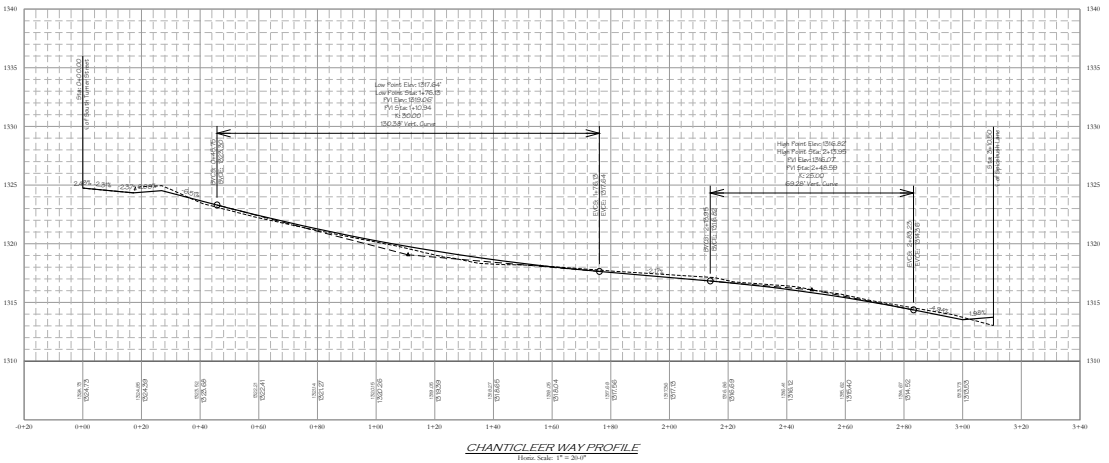
DATE:	JOB NUMBER:
2026-09-17	26-4056
DRAWN BY: J. Du Quesne	REVIEWED BY: J. Du Quesne

DRAWING NAME: 26-4056 Civil 003.dwg

SHEET NUMBER: C4

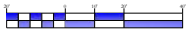
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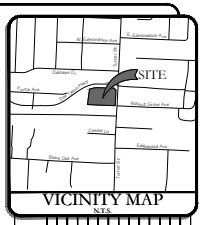












VICINITY MAP
NTS

REVISIONS:

No.	DESCRIPTION	DATE

Road Plan & Profile

Preliminary Plat (PP26-11) For:
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MK Property Holdings, LLC
c/o Mr. Norm Dich
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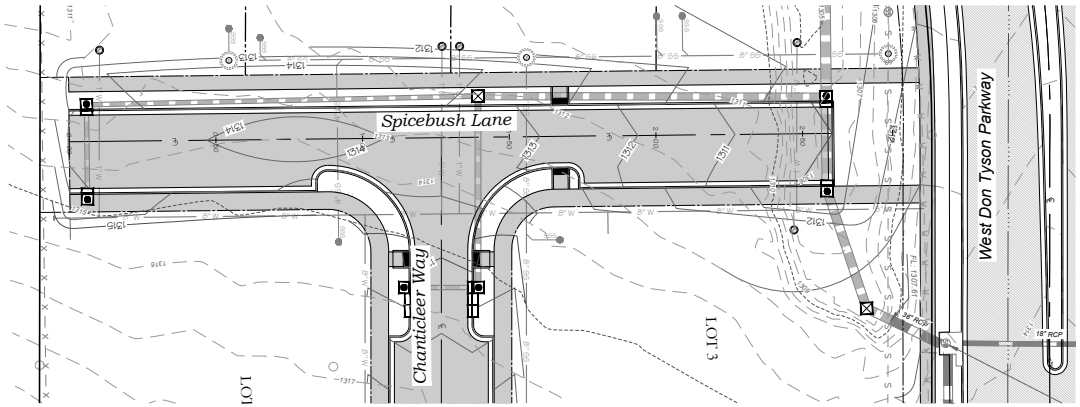
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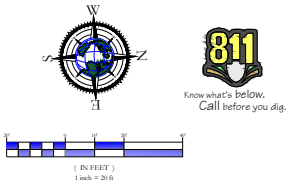
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2026-09-17	26-4056
DRAWN BY: J. Du Quesne	REVIEWED BY:

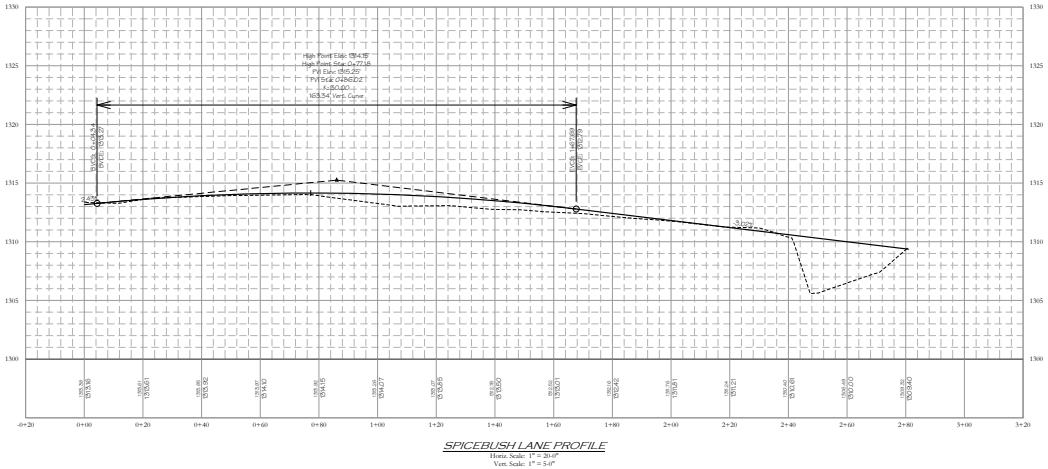
DRAWING NAME: 26-4056 Civil 003 - Road PP.dwg

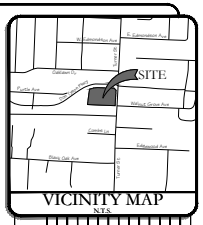
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REVISIONS:

No.	DESCRIPTION	DATE

Road Plan & Profile

Preliminary Plat (PP26-11) For:
Turner Street Subdivision
S Turner Street And W Don Tyson Pkwy Springdale, Arkansas
MK Property Holdings, LLC
c/o Mr. Norm Dach
3496 Pasofino Loop, Springdale, AR 72764
(479) 419-0566

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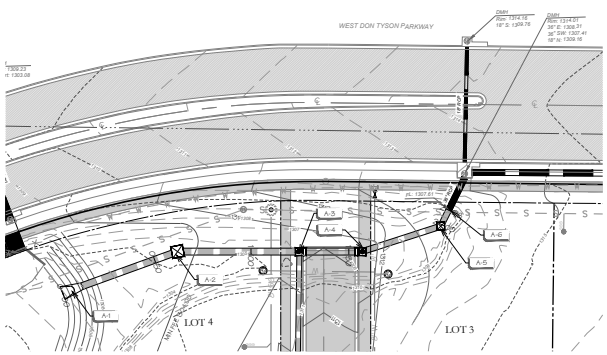
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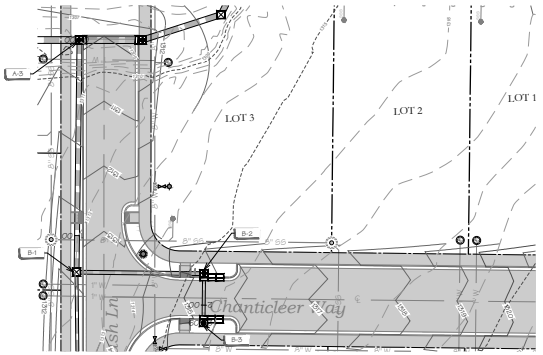
DATE:	JOB NUMBER:
2026-09-17	26-4056
DRAWN BY: J. Du Quesne	REVIEWED BY:

DRAWING NAME: 26-4056 Civil 003 - Road PP.dwg

SHEET NUMBER: C4-2

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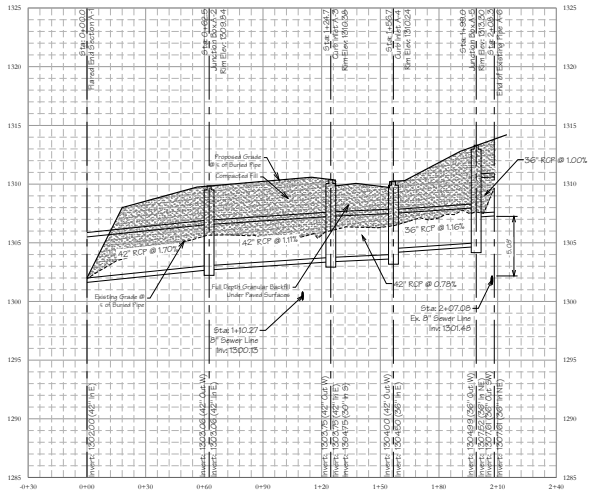
Know what's below. Call before you dig.

(IN FEET)
1 inch = 30 ft

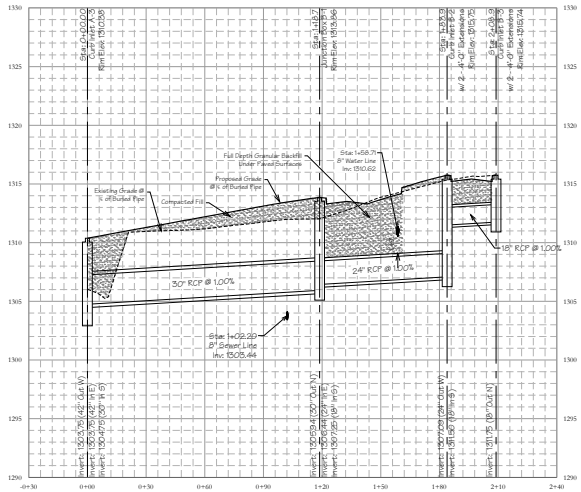


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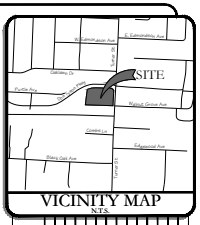
(IN FEET)
1 inch = 30 ft



STORM LINE A PROFILE
Horiz. Scale: 1" = 30'-0"
Vert. Scale: 1" = 5'-0"



STORM LINE B PROFILE
Horiz. Scale: 1" = 30'-0"
Vert. Scale: 1" = 5'-0"



REVISIONS:

No.	DESCRIPTION	DATE

Storm Line
Plan & Profile

Preliminary Plat (PP26-11) For:
Turner Street Subdivision
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MK Property Holdings, LLC
c/o Mr. Norm Ditch
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(479) 419-0566

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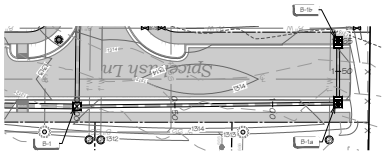
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DATE:	JOB NUMBER:
2026-09-17	26-4056
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DRAWING NAME:
26-4056 Civil 003 - Storm PP.dwg

SHEET NUMBER:
C4-3

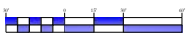
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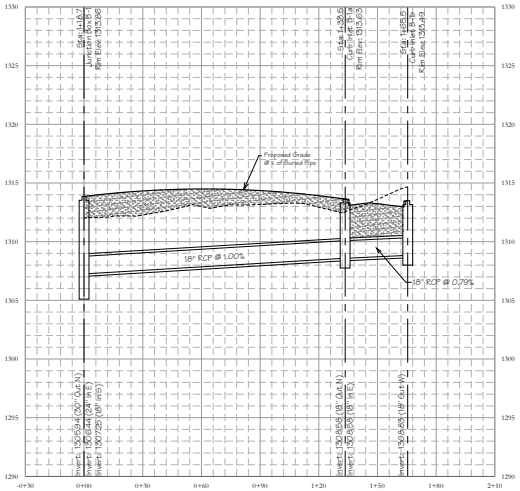




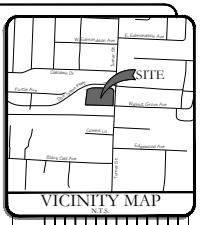
Know what's below.
Call before you dig.



(IN FEET)
1 inch = 30 ft



STORM LINE B-1 PROFILE
Horiz. Scale: 1" = 30'-0"
Vert. Scale: 1" = 5'-0"



VICINITY MAP
NTS

REVISIONS:

No.	DESCRIPTION	DATE

Storm Line
Plan & Profiles

Preliminary Plat (PP26-11) For:
Turner Street Subdivision
S Turner Street And W Don Tyson Pkwy Springdale, Arkansas
MK Property Holdings, LLC
c/o Mr. Norm Ditch
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DATE:	JOB NUMBER:
2026-09-17	26-4056
DRAWN BY:	REVIEWED BY:
J. Du Quesne	-

DRAWING NAME:
26-4056 Civil 003 - Storm PP.dwg

SHEET NUMBER:
C4-4

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Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Easement Line
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
X	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Storm Catch Basin(s)
	Storm Pipe (See Grading Plan For Type and Size)
	Retaining Wall
X"W	Water Line
	Tee, Cross, Bends, Gate Vale & Reducer
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
X"FM	Sanitary Sewer Force Main
X"SS	Sanitary Sewer Line
	Sanitary Sewer Service
	Sanitary Sewer Manhole
GAS	Gas Line
OHE	Overhead Electric Line
UGE	Underground Electric Line
C-TV	Cable Television Line
FO	Fiber Optic Line
OHT	Overhead Telephone Line
UGT	Underground Telephone Line
	Utility Pole
	Light Pole

Note:
* Only Symbols That Appear On This Sheet Are Shown In This Legend.
* See Survey For Existing Features Legend.
* See Cover Sheet For Abbreviation List.

Sanitary Sewer Notes:

1. All sanitary sewer lines shall have 6'-0" min. cover above top of pipe unless noted otherwise on the plan / profiles.
2. All sanitary sewer lines shall be bedded in accordance with RWU's specifications for pipe bedding material and detail.
3. Sanitary sewer manholes in non-paved areas shall be constructed so that the rim is even with adjacent grade. In the event this can not be achieved, the manhole cover shall be water tight.
4. Sewer manholes located within traffic areas shall have traffic rated frames and covers.
5. The maximum height of vertical adjustment rings for manholes shall be eighteen (18) inches in grass (green) areas. Concrete riser rings are not allowed.
6. Contractor shall match top of proposed sanitary sewer manhole to proposed grade. If a discrepancy between proposed structure tops and proposed grade occurs, proposed grade will govern. If discrepancy is more than 4 inches, contractor shall notify engineer of record prior to continuing installation of manhole top.
7. Connection to existing manholes can not be made before sewer lines have been completed, cleaned, tested, inspected, and approved.
8. Connection to existing manhole shall be made using a circular diamond top cutter. If the area is to be broken out, break-out shall be in small increments and with sharp tools to minimize damage to the manhole. connections to existing manholes are to be core-drilled with the use of a waterstop and non-shrink grout. The installation shall then be dye tested for leaks.
9. Contractor shall avoid spillage of any raw materials from the sewer system. In the event that a spill occurs, the contractor shall provide all equipment necessary to repair the sewer line, and remove all spilled sewage including contaminated soils per the requirements of the state and local municipalities.

Water Notes:

1. All water lines shall have 3'-0" min. cover above top of pipe.
2. All water lines shall be bedded in accordance with governing agencies' specifications for pipe bedding material and detail.
3. All water lines shall be inspected per governing agencies' standard specification & requirements.
4. Fire hydrants shall be installed in accordance with the standards / specifications of the governing agency.
5. Contractor shall have an active fire hydrant within 400' of any building prior to construction.

SWU Notes:

- 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.
- Please be advised that both the existing and proposed fire hydrants and meters must be located in a green space a minimum of 4' behind any curb and gutter, 4' behind any sidewalk, and 10' from any permanent structure.
- A tamper-proof operating nut shall be provided for all fire hydrants.
- All water and sanitary sewer lines underneath driving surfaces shall be backfilled with Class 7 aggregate.
- Please be advised that permanent structures, buildings, footings, air conditioning units or pads, signs, retaining walls, awnings, covered walkways, or other items shall not be erected or constructed within utility easements.
- If perimeter walls, fences, or signs are proposed for the development, detailed drawings will need to be submitted for approval to SWU prior to their construction.
- The Springdale Water Utilities will not allow the planting of trees on water or sewer mains. Please utilize shrubs or smaller plantings within utility easements. The Springdale Water Utilities will not be responsible for the replacement of any planting that may be removed during the course of water and sewer line maintenance.
- Please be advised that private water service lines and sewer service lines, including services from septic systems, shall not cross adjacent properties in order to access service without appropriate easements, and shall not be located and run parallel within a public utility easement.
- Please be advised that if any new water meter or sewer service taps are needed in the future from existing facilities, they will be installed by Springdale Water Utilities at the owner/developers expense should capacity exist.
- A tamper-proof thrust or hold-down nut shall be provided for all fire hydrants.

Utility Notes:

GENERAL:

- The contractor shall contact "One-Call" and / or the appropriate utility company a minimum of 48 hours prior to excavation in areas of existing utilities. The contractor is responsible for any damage to underground utility lines and shall make every effort necessary to coordinate with the appropriate utility company for repair of the utility.
- A minimum of 48 hours prior to start of construction / installation of any utilities, the contractor shall be responsible for contacting the local municipality / governing agency or utility to schedule a pre-construction meeting as required by said municipality / agency / utility. No work shall occur on the site prior to the pre-construction meeting. contractor shall also be responsible for obtaining any necessary state / local permits for construction.
- Water and Storm lines shall have a minimum of 18" vertical separation and 10'-0" of horizontal separation from the sanitary sewer lines.
- All water and sewer force main fitting shall be restrained through the use of thrust blocking per the detail sheets or approved equivalent anchors.
- Contractor shall refer to architectural or plumbing drawings for utility connection locations for the building.
- Dimensions are to the face / corner of the building, face of curb, and centerline of pipe and fitting.
- Contractor shall coordinate disruption of utility service with all surrounding / adjacent property owners.
- Existing utilities shown on plans have been shown in their approximate locations per available information.
- Contractor shall obtain authorization of the local municipalities prior to connection to any existing water lines, sewer lines, or sewer manholes. Contractor shall avoid spillage of any raw materials from the sewer system. In the event that a spill occurs, the contractor shall provide all equipment necessary to repair the sewer line, and remove all spilt sewage including contaminated soils per the requirements of the local municipality.
- Proposed utilities that are to be buried within the same trench shall be coordinated with and approved by the appropriate utility company.
- Contractor shall field verify depth and location of existing utilities prior to construction of proposed utilities.
- Proposed utilities shall be constructed in accordance with the standards / specifications of the governing agency.
- Contractor shall coordinate with appropriate utility company as listed on the cover sheet for adjustment of utility lines affected by cut and fill.
- Utility lines less than 12 kv shall be relocated underground as required by the local municipality.
- Contractor shall coordinate with appropriate utility companies for routing of gas, telephone, cable, and electricity.

WATER:

- All water lines shall have 3'-0" min. cover above top of pipe.
- All water lines shall be bedded in accordance with city standards and bedding detail, see detail sheet(s).
- All water lines shall be hydrostatically tested and disinfected in accordance with city standards and with a city inspector present.
- Any cleanouts, valve boxes, and meter boxes in the pavement area shall be installed with a concrete apron in accordance with the detail sheet.
- Fire hydrants shall be installed in accordance with the standards / specification of the local water utility company and local municipality.

SANITARY SEWER:

- All sanitary sewer lines shall have 3'-0" min. cover above top of pipe.
- All sanitary sewer lines shall be bedded in accordance with city standards and bedding detail, see detail sheet(s).

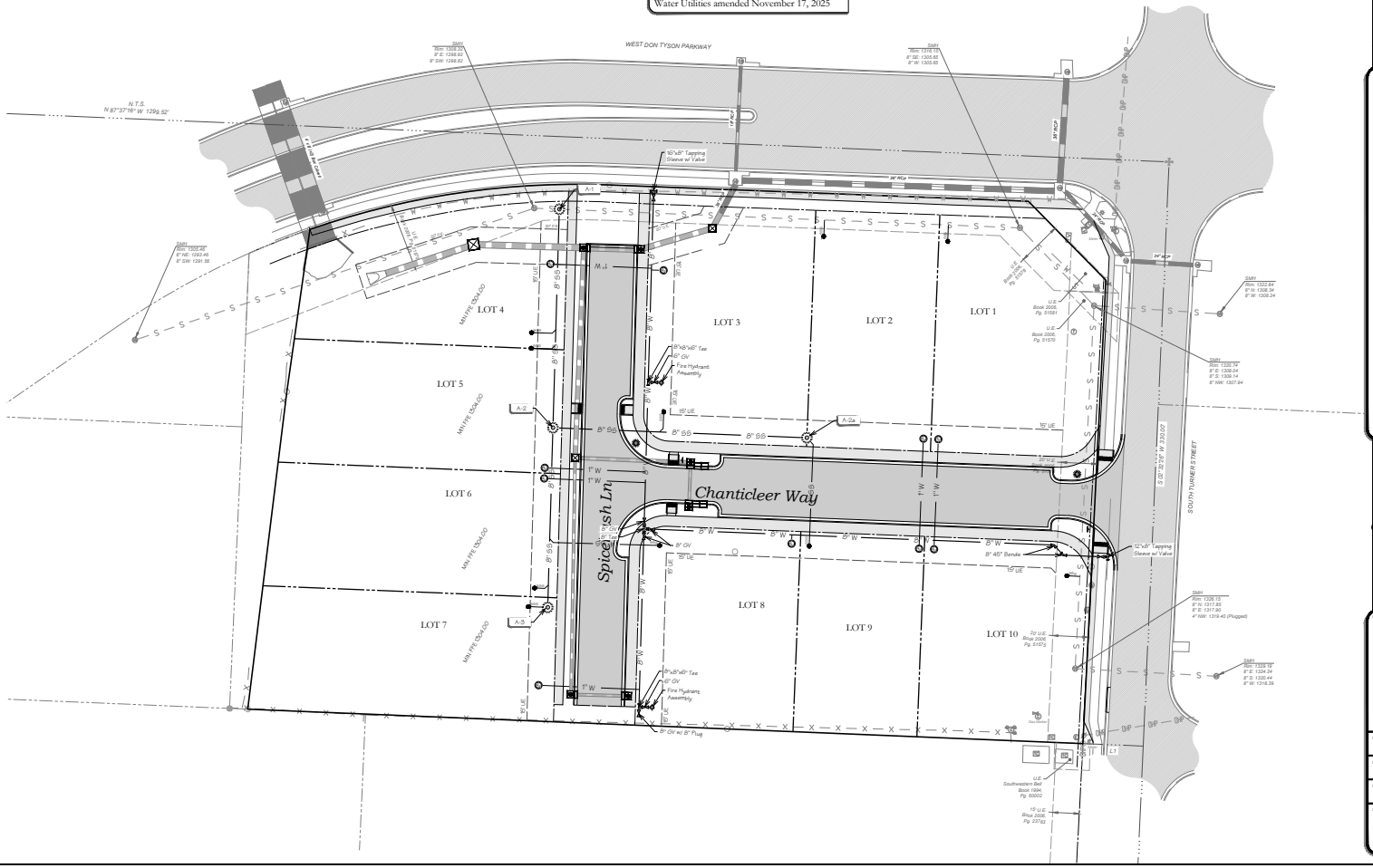
Sanitary Sewer Schedule

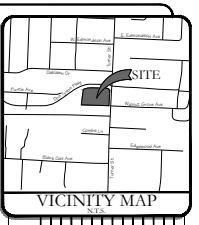
Inlet Up	Top Elev.	Inv. Up	Length	Size	Type	Slope	Inv. Do.	Inlet Do.
SEWER LINE "A"								
A-3	1313.80	1306.77	101 LF	8 in	SDR 26 PVC	@ 3.39%	1303.33	A-2
A-2	1312.87	1302.75	123 LF	8 in	SDR 26 PVC	@ 2.55%	1299.59	A-1
SEWER LINE "A"								
A-3	1316.90	1309.45	143 LF	8 in	SDR 26 PVC	@ 4.62%	1302.83	A-2

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft

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Construction shall be in accordance with Specification Requirements for the Construction of Water and Sewer Facilities for Springdale Water Utilities amended November 17, 2025





REVISIONS:
No. | DESCRIPTION | DATE

Utility Plan

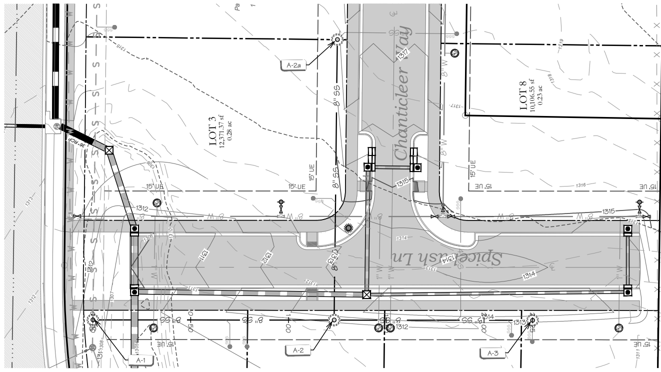
Preliminary Plat (PP26-11) For:
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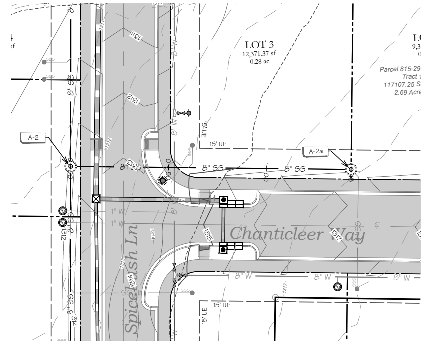
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DRAWN BY: J. Du Quesne	REVIEWED BY: J. Du Quesne
DRAWING NAME: 26-4056 Civil 003.dwg	
SHEET NUMBER: C5	

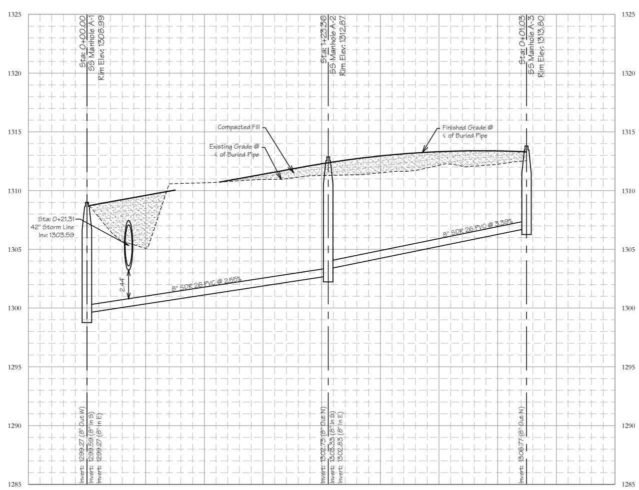
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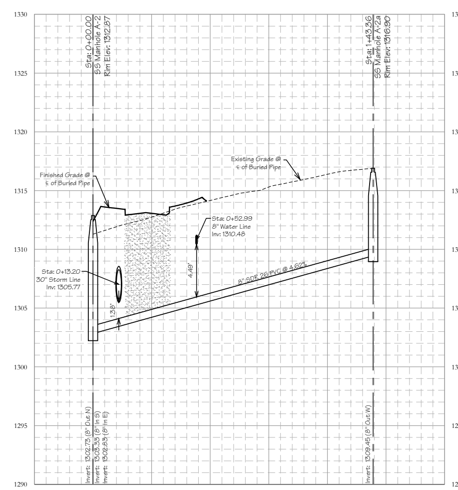


GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft

Know what's below. Call before you dig.



SEWER LINE A PROFILE
Horiz. Scale: 1" = 30.0'
Vert. Scale: 1" = 3.0'



SEWER LINE A-2 PROFILE
Horiz. Scale: 1" = 30.0'
Vert. Scale: 1" = 3.0'



VICINITY MAP
N.T.S.

REVISIONS:

No.	DESCRIPTION	DATE

Sewer Plan & Profile

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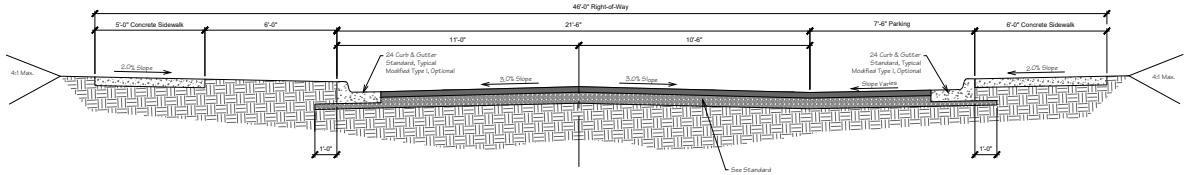
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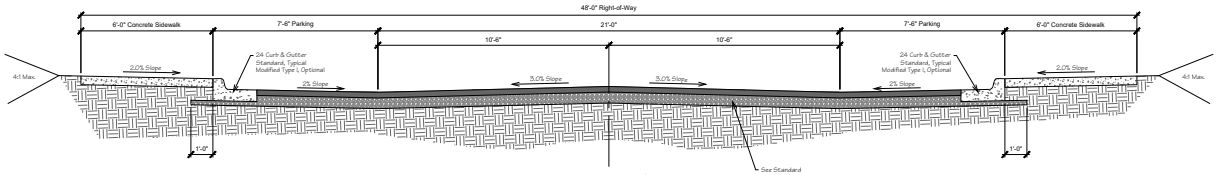
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JOB NUMBER: 26-4056
DRAWN BY: J. Du Quesne
REVIEWED BY: -
DRAWING NAME: 26-4056 Civil 003 - Util PP.dwg
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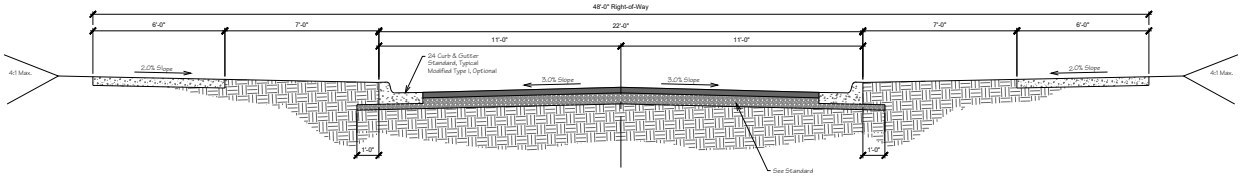
Return to Agenda



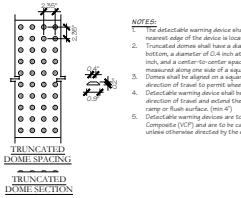
Spicebush Lane (Parking - One Side)
Scale: 3/8" = 1'-0"



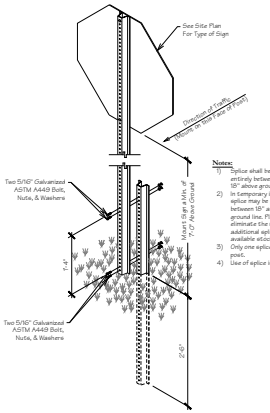
Chanticleer Way (w/ Parking)
Scale: 3/8" = 1'-0"



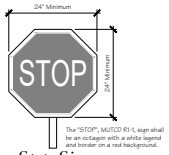
Chanticleer Way (No Parking)
Scale: 3/8" = 1'-0"



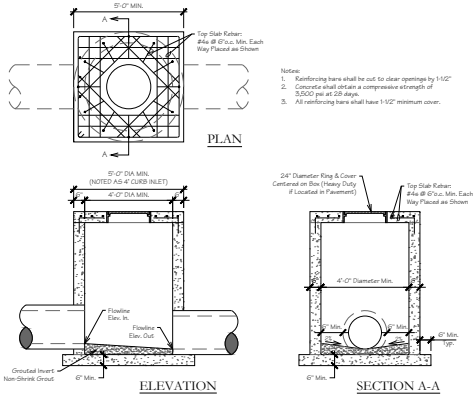
Detectable Warning Device Detail
Scale: 1" = 1'-0"



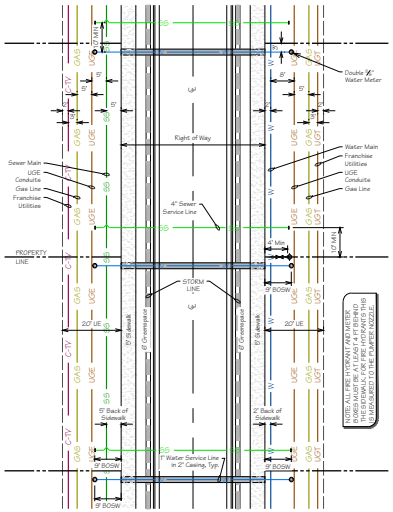
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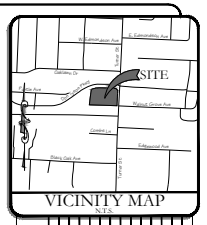
Stop Sign
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Junction Box
Scale: 3/8" = 1'-0"



Utility Spacing
Scale: 1" = 20'-0"



REVISIONS:
No. DESCRIPTION DATE

Details

Preliminary Plat (PP26-11) For:
Turner Street Subdivision
S Turner Street And W Don Tyson Pkwy Springdale, Arkansas
MK Property Holdings, LLC
c/o Mr. Norm Ditch
3496 Pasofino Loop, Springdale, AR 72764
(479) 419-0566

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

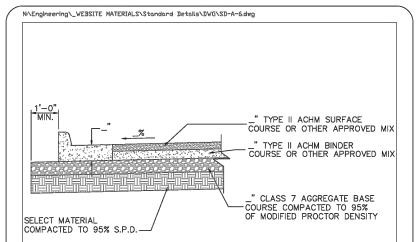
BLEW
Surveying | Engineering
Environmental
5102 S. Pinnacle Hills Pkwy Office: (479) 443-4506
Rogers, Arkansas 72758 www.BLEWINC.com
Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2026-09-17	26-4056
DRAWN BY: J. Du Quesne	REVIEWED BY: J. Du Quesne

DRAWING NAME: 26-4056 Civil 003 - Details.dwg

SHEET NUMBER: C6

p:\26-4056 capstone builders inc, turner subdivision, springdale, ar\civil drawings\26-4056 civil 003 - details.dwg - Plotted on 9/17/2026, 5:13:32 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Jorge Du Quesne

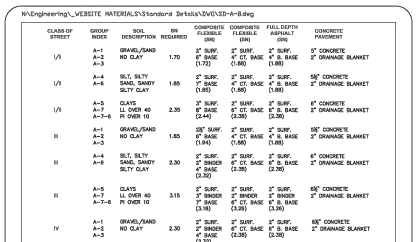


COMPOSITE PAVEMENT SECTION
NOT TO SCALE

Note to Engineers: Paving depths and other dimensions to be per ordinace or formal design.

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-6	



CLASS OF STREET	GROUP INDEX	SOIL DESCRIPTION	RR REQUIRED	COMPOSITE FLEXIBLE (SN)	COMPOSITE FLEXIBLE (SN)	FULL DEPTH ASPHALT (SN)	CONCRETE PAVEMENT
I/I	A-1 A-2 A-3	GRAVEL/SAND NO CLAY	1.70	2" SURF. 3" BASE (1.72)	2" SURF. 4" BIT. BASE (1.68)	2" SURF. 4" B. BASE (1.68)	5" CONCRETE 2" DRAINAGE BLANKET
I/I	A-4 A-6	SILT, SILTY SAND, SANDY SILTY CLAY	1.85	2" SURF. 3" BASE (1.80)	2" SURF. 4" CT. BASE (1.88)	2" SURF. 4" B. BASE (1.88)	5½" CONCRETE 2" DRAINAGE BLANKET
I/I	A-5 A-7 A-7-6	CLAYS LL OVER 40 PI OVER 10	2.35	2" SURF. 5" BASE (2.44)	2" SURF. 6" CT. BASE (2.36)	2" SURF. 6" B. BASE (2.36)	6" CONCRETE 2" DRAINAGE BLANKET
III	A-1 A-2 A-3	GRAVEL/SAND NO CLAY	1.85	2" SURF. 3½" BASE (1.94)	2" SURF. 4" CT. BASE (1.88)	2" SURF. 4" B. BASE (1.88)	5½" CONCRETE 2" DRAINAGE BLANKET
III	A-4 A-6	SILT, SILTY SAND, SANDY SILTY CLAY	2.30	2" SURF. 5" BASE (2.32)	2" SURF. 6" CT. BASE (2.36)	2" SURF. 6" B. BASE (2.36)	6" CONCRETE 2" DRAINAGE BLANKET
III	A-5 A-7 A-7-6	CLAYS LL OVER 40 PI OVER 10	3.15	2" SURF. 5" BASE (3.18)	2" SURF. 2" BINDER 6" CT. BASE (3.26)	2" SURF. 2" BINDER 6" B. BASE (3.26)	6½" CONCRETE 2" DRAINAGE BLANKET
IV	A-1 A-2 A-3	GRAVEL/SAND NO CLAY	2.30	2" SURF. 5" BINDER 4" BASE (2.32)	2" SURF. 6" CT. BASE (2.36)	2" SURF. 6" B. BASE (2.36)	6½" CONCRETE 2" DRAINAGE BLANKET
IV	A-4 A-6	SILT, SILTY SAND, SANDY SILTY CLAY	2.75	2" SURF. 5" BINDER 6" BASE (2.76)	2" SURF. 2" BINDER 6" CT. BASE (2.76)	2" SURF. 2" BINDER 6" B. BASE (2.76)	7" CONCRETE 2" DRAINAGE BLANKET
IV	A-5 A-7 A-7-6	CLAYS LL OVER 40 PI OVER 10	3.45	2" SURF. 6" BINDER 8" BASE (3.46)	2" SURF. 3" BINDER 6" CT. BASE (3.45)	2" SURF. 3" BINDER 6" B. BASE (3.45)	7½" CONCRETE 2" DRAINAGE BLANKET

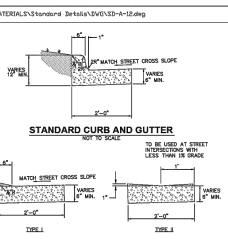
V OR HIGHER BY FORMAL DESIGN ONLY.

NOTE:
INFORMATION IN THE TABLE REPRESENTS MINIMUM PAVEMENT SECTIONS FOR EACH STREET CLASSIFICATION AS SPECIFIED IN THE SPRINGDALE CITY CODE. ACTUAL PAVEMENT SECTIONS WILL BE DESIGNED AND/OR SELECTED ON A PROJECT-SPECIFIC BASIS AND APPROVED BY THE CITY.

MINIMUM PAVEMENT SECTION BY STREET AND SOIL CLASSIFICATION

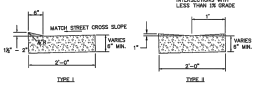
The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-8	



STANDARD CURB AND GUTTER
NOT TO SCALE

TO BE USED AT STREET INTERSECTIONS WITH LESS THAN 1% GRADE

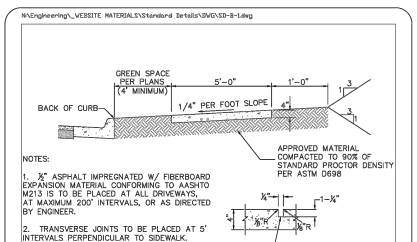


MODIFIED CURB AND GUTTER
NOT TO SCALE

NOTES:
1. CONCRETE FOR CURB AND GUTTER TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4–7 % AIR ENTRAINMENT.
2. ALL CURB AND GUTTER SHALL HAVE A BROOMED FINISH UNLESS OTHERWISE SPECIFIED.
3. MODIFIED CURB (TYPE I) SHALL BE PLACE ACROSS ALL DRIVEWAY ENTRANCES.
4. MODIFIED CURB (TYPE II) SHALL BE PLACED ACROSS ALL SIDE STREETS WHERE THE LONGITUDINAL GRADE IS LESS THAN 1%
5. SAW CUT JOINTS AT 15' O.C. SEAL WITH ONE PART COLD APPLIED SILICONE JOINT SEALER OR OTHER APPROVED SEALANT. ALL JOINTS TO BE SEALED PRIOR TO FINAL ASPHALT PLACEMENT.
6. PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL (ASPHALT IMPREGNATED FIBERBOARD OR OTHER APPROVED MATERIAL) AT STATIONARY STRUCTURES, (DROP INLETS, END OF CURBS, DRIVEWAYS – SEE DETAIL) OR AS DIRECTED BY ENGINEER.

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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-12	

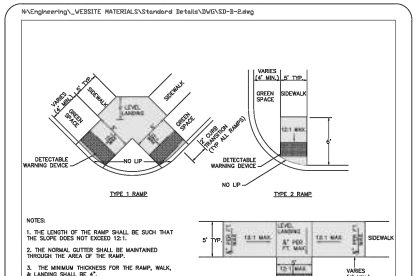


NOTES:
1. ¾" ASPHALT IMPREGNATED W/ FIBERBOARD EXPANSION MATERIAL CONFORMING TO AASHTO M213 IS TO BE PLACED AT ALL DRIVEWAYS, AT MAXIMUM 200' INTERVALS, OR AS DIRECTED BY ENGINEER.
2. TRANSVERSE JOINTS TO BE PLACED AT 5' INTERVALS PERPENDICULAR TO SIDEWALK.
3. SAWED JOINTS SHALL BE USED INSTEAD OF TOOLED 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

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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-1	

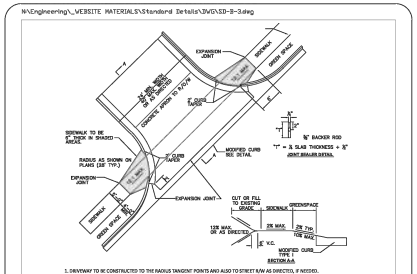


NOTES:
1. THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.
2. THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
3. THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 6".
4. DETECTABLE WARNING DEVICES SHALL BE PLACED AT ALL LOCATIONS WHERE RAMPS CROSS A CURB.

HANDICAP RAMP DETAILS
NOT TO SCALE

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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-2	

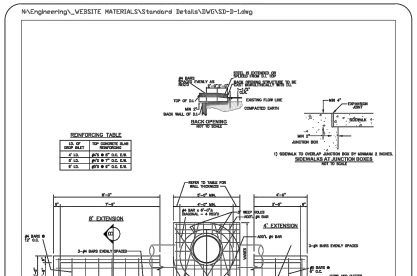


1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2. ½" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3. CONCRETE CURB TO BE SAWCUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
4. HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
5. CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
6. DRIVEWAY SECTION TO BE 6" PORTLAND CEMENT CONCRETE (3,000 P.S.I.) WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.
7. CONCRETE APRONS SHALL HAVE 15' SAWCUTS IN EACH DIRECTION (BOTH HORIZONTAL AND VERTICAL).
8. INDUSTRIAL DRIVES SHOULD INCREASE RADIUS AT DRIVEWAY ENTRANCES TO 60-FT.

COMMERCIAL DRIVEWAY DETAIL
NOT TO SCALE

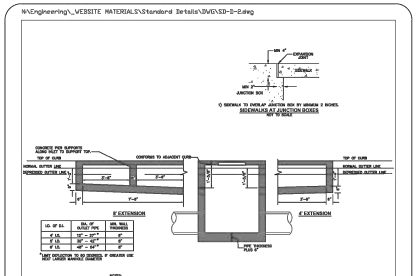
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SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-3	



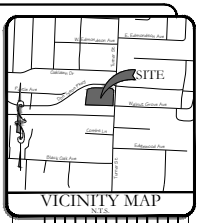
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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-1	



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SECTION D DROP INLET DETAILS	FILE NO. SD-D-2	



REVISIONS:

NO.	DESCRIPTION	DATE
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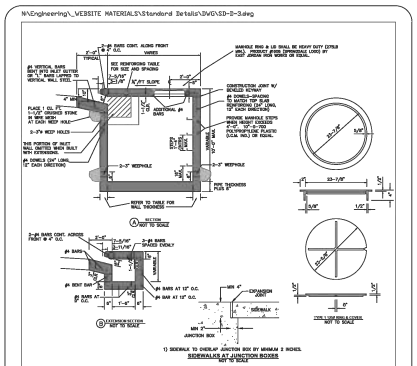
City Of Springdale Details

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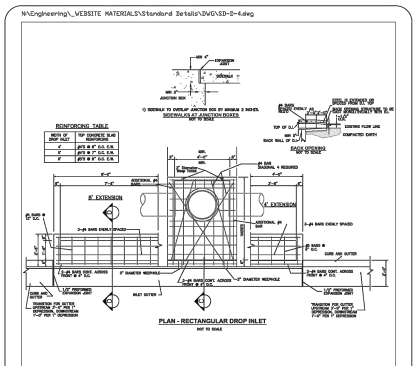
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Certificate of Authorization № 1534

DATE: 2026-09-17	JOB NUMBER: 26-4056
DRAWN BY: J. Du Quesne	REVIEWED BY: J. Du Quesne
DRAWING NAME: 26-4056 Civil 003 - Details.dwg	
SHEET NUMBER: C7	

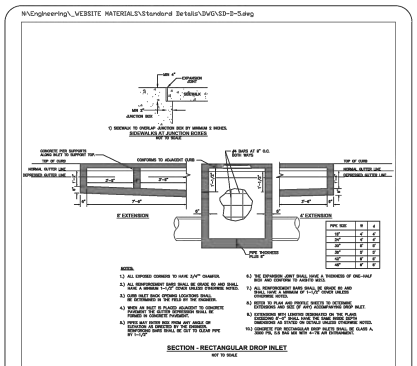
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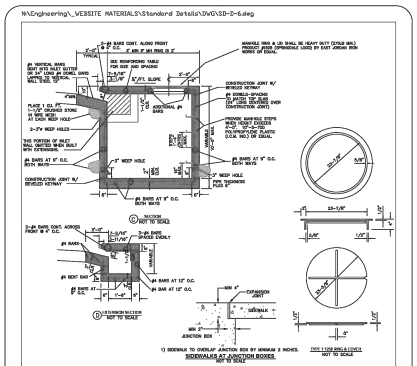
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-3	



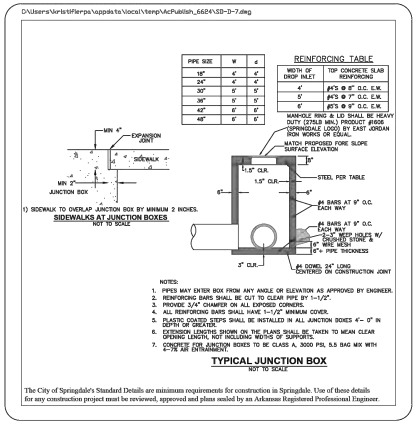
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SECTION D DROP INLET DETAILS	FILE NO. SD-D-4	



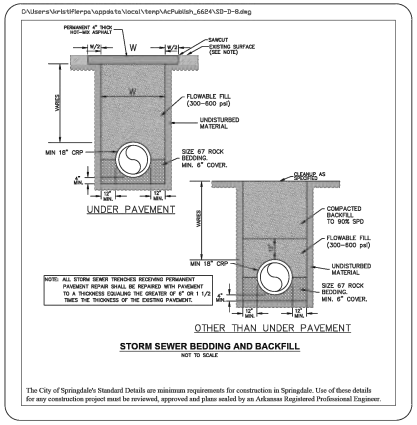
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-5	



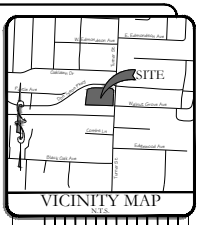
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-6	



STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-7	



STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-8	



REVISIONS: DESCRIPTION DATE

City Of Springdale Details

Preliminary Plat (PP26-11) For:
Turner Street Subdivision
S Turner Street And W Don Tyson Pkwy Springdale, Arkansas
MK Property Holdings, LLC
c/o Mr. Norm Ditch
3496 Pasofino Loop, Springdale, AR 72764
(479) 419-0566

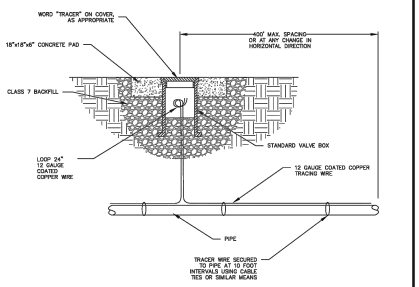
BLEW
Surveying | Engineering
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5102 S. Pinnacle Hills Pkwy
Rogers, Arkansas 72758
Office: (479) 443-4506
www.BLEWINC.com
Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2026-09-17	26-4056
DRAWN BY: J. Du Quesne	REVIEWED BY: J. Du Quesne
DRAWING NAME: 26-4056 Civil 003 - Details.dwg	

SHEET NUMBER: C7-1

p:\26-4056 capstone builders inc, turner subdivision, springdale, ar\civil drawings\26-4056 civil 003 - details.dwg - Plotted on 9/17/2026 5:12:17 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Jorge Du Quesne

Return to Agenda



TRACING WIRE CONNECTION PORT

N.T.S.

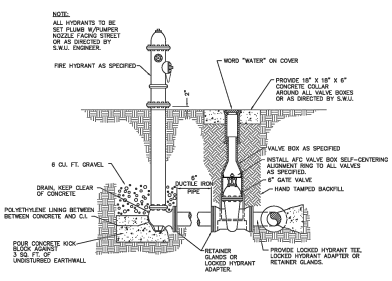
M-1

SPRINGDALE WATER UTILITIES

526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701

MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: ZRA | DRAWING NO.: M-1 | DATE: AUG 2020



FIRE HYDRANT & GATE VALVE

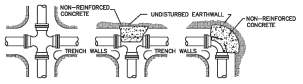
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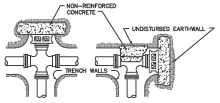
SPRINGDALE WATER UTILITIES

526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: KMI | DRAWING NO.: S-1 | DATE: MARCH 2008





NOTES:

1. ALL FITTINGS SHALL BE MECHANICAL JOINTS, UNLESS OTHERWISE SPECIFIED.
2. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
3. WRAP ALL FITTINGS WITH POLYETHYLENE AS SPECIFIED.
4. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
5. BACKING FOR FUTURE LINE EXTENSIONS SHALL BE SUCH THAT REMOVAL OF BACKING IS POSSIBLE IN THE FUTURE.
6. ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL AND VERTICAL, SHALL BE BACKED.
7. THE REACTION BACKING TABLE IS BASED ON 150 PSI AND A SOIL BEARING PRESSURE OF 2,000 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°
3"	1	1	1	1
4"	1	1	1	1
6"	3	3	1	1
8"	4	5	2	2
10"	7	7	4	2
12"	10	10	5	3
14"	13	13	7	4
16"	17	17	9	5
18"	21	21	12	6
20"	26	26	14	7
24"	38	38	20	10
30"	59	59	32	16
36"	85	85	46	23

REACTION BACKING

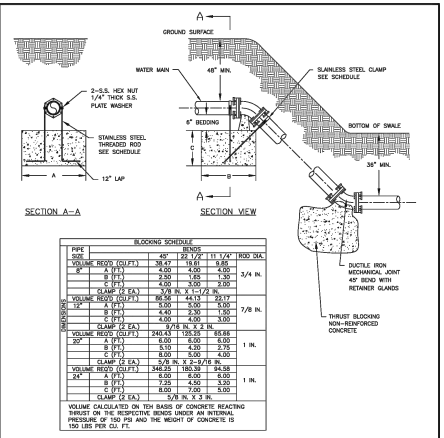
N.T.S.

SPRINGDALE WATER UTILITIES

526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: KMI/JNK | DRAWING NO.: S-3 | DATE: MARCH 2008



BLOCKING SCHEDULE

PIPE SIZE		BENDS 45°	22 1/2°	11 1/4°	ROD DIA.
6"	VOLUME REQ'D (CU.FT.)	38.47	19.61	9.85	
	A (FT.)	4.00	4.00	4.00	
	B (FT.)	2.50	1.65	1.30	3/4 IN.
	C (FT.)	4.00	3.00	2.00	
	CLAMP (Z EA.)	5/8 IN. X 1-1/2 IN.			
8"	VOLUME REQ'D (CU.FT.)	86.56	44.13	22.17	
	A (FT.)	5.00	5.00	5.00	
	B (FT.)	4.40	2.90	1.50	7/8 IN.
	C (FT.)	4.00	4.00	3.00	
	CLAMP (Z EA.)	5/8 IN. X 2 IN.			
20"	VOLUME REQ'D (CU.FT.)	240.43	125.25	65.66	
	A (FT.)	6.00	6.00	6.00	
	B (FT.)	5.10	4.20	2.75	1 IN.
	C (FT.)	8.00	5.00	4.00	
	CLAMP (Z EA.)	5/8 IN. X 2-2/16 IN.			
24"	VOLUME REQ'D (CU.FT.)	346.25	180.38	94.58	
	A (FT.)	6.00	6.00	6.00	
	B (FT.)	7.25	4.50	3.10	1 IN.
	C (FT.)	8.00	7.00	5.00	
	CLAMP (Z EA.)	5/8 IN. X 3 IN.			

VOLUME CALCULATED ON 10H BASIS OF CONCRETE REACTING THRUST ON THE RESPECTIVE BENDS UNDER AN INTERNAL PRESSURE OF 150 PSI AND THE WEIGHT OF CONCRETE IS 150 LBS PER CU. FT.

NOTES:

1. DIMENSIONS AND CONCRETE VOLUMES SHOWN ARE GENERAL IN NATURE. EXACT SIZING SHALL BE BASED ON ENGINEER'S DESIGNS.
2. ALL FITTINGS SHALL BE MECHANICAL JOINTS.
3. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
4. WRAP ALL FITTINGS WITH POLYETHYLENE.
5. RETAINERS TO BE MEGA-LUG WITH 3/4" STAINLESS STEEL ALL THREAD RESTRAINING RODS OR APPROVED EQUAL.

VERTICAL TIE-DOWN BLOCKING

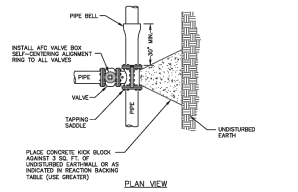
N.T.S.

SPRINGDALE WATER UTILITIES

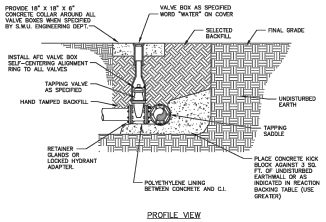
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO.: S-4 | DATE: MARCH 2008



PLAN VIEW



PROFILE VIEW

TAPPING SADDLE & VALVE

N.T.S.

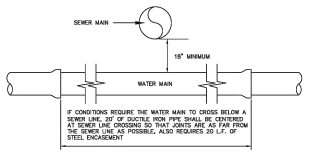
S-5

SPRINGDALE WATER UTILITIES

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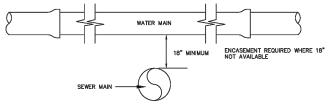
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: CAG | DRAWING NO.: S-5 | DATE: AUGUST 2014



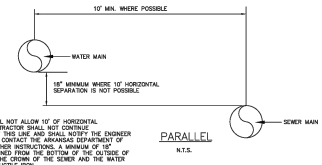
WATER LINE CROSSING UNDER SEWER LINE

N.T.S.



WATER LINE CROSSING ABOVE SEWER LINE

N.T.S.



PARALLEL

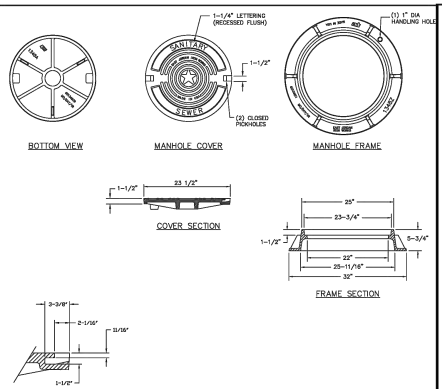
N.T.S.

SPRINGDALE WATER UTILITIES

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: CAG | DRAWING NO.: S-6 | DATE: MARCH 2008



MANHOLE FRAME & COVER

(WITHIN AND OUTSIDE OF STREETS AND OTHER DRIVING SURFACES)

N.T.S.

VULCAN FOUNDRY V-1348-1

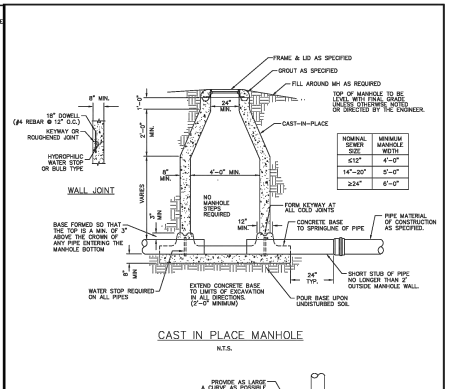
NOTE
MINIMUM WEIGHTS:
COVER: 120 LBS
FRAME: 140 LBS
MINIMUM COMBINED WEIGHT: 260 LBS
(SEE SPECS FOR ADDITIONAL REQUIREMENTS)

SPRINGDALE WATER UTILITIES

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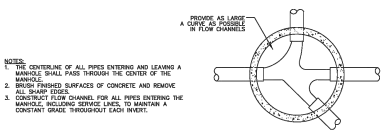
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: JNK | DRAWING NO.: S-7 | DATE: MARCH 2008



CAST IN PLACE MANHOLE

N.T.S.



NOTES:

1. THE CENTERLINE OF ALL PIPES ENTERING AND LEAVING A MANHOLE SHALL PASS THROUGH THE CENTER OF THE MANHOLE.
2. BRUSH FINISHED SURFACES OF CONCRETE AND REMOVE ALL SHARP EDGES.
3. CONSTRUCT FLOW CHANNEL FOR ALL PIPES ENTERING THE MANHOLE, INCLUDING SERVICE LINES, TO MAINTAIN A CONSTANT GRADE THROUGHOUT EACH INVERT.

MANHOLE BOTTOM

FOR 6" THROUGH 24" SEWER MAINS

(MANHOLES FOR SEWER MAINS LARGER THAN 24" REQUIRE INDIVIDUAL DESIGN)

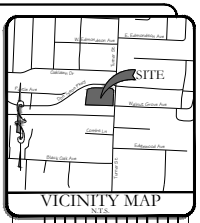
N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO.: S-11 | DATE: MARCH 2008



REVISIONS:

No.	DESCRIPTION	DATE

SWU Details

Preliminary Plat (PP26-11) For:

Turner Street Subdivision

S Turner Street And W Don Tyson Pkwy Springdale, Arkansas

MK Property Holdings, LLC

c/o Mr. Norm Ditch

3496 Pasofino Loop, Springdale, AR 72764

(479) 419-0566

BLEW

Surveying | Engineering

Environmental

5102 S. Pinnacle Hills Pkwy Office: (479) 443-4506

Rogers, Arkansas 72758 www.BLEWINC.com

Certificate of Authorization № 1534

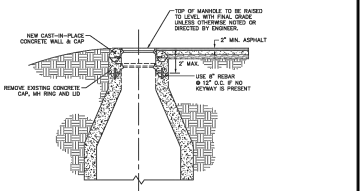
DATE: 2026-09-17 | JOB NUMBER: 26-4056

DRAWN BY: J. Du Quesne | REVIEWED BY: J. Du Quesne

DRAWING NAME: 26-4056 Civil 003 - Details.dwg

SHEET NUMBER: C8

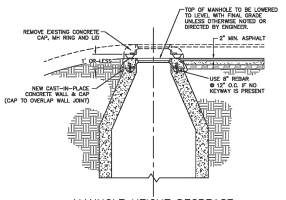
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MANHOLE HEIGHT INCREASE

(2 FEET OR LESS)

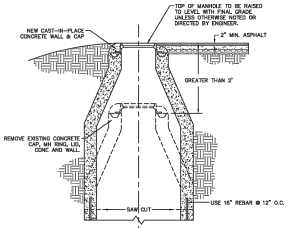
N.T.S.



MANHOLE HEIGHT DECREASE

(1' OR LESS)

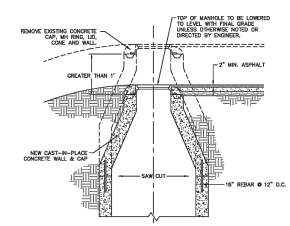
N.T.S.



MANHOLE HEIGHT INCREASE

(GREATER THAN 2')

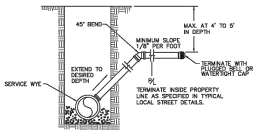
N.T.S.



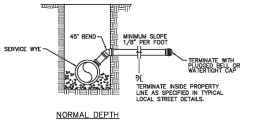
MANHOLE HEIGHT DECREASE

(GREATER THAN 1')

N.T.S.



RISER FROM DEEP MAIN



NORMAL DEPTH

SEWER SERVICE CONNECTIONS

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'-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 ON THIS SHEET. LARGER TRENCH WIDTHS MAY BE NECESSARY FOR THE PLACEMENT OF A TRENCH SUPPORT SYSTEM OR AS OTHERWISE REQUIRED



TYPICAL PIPE TRENCH

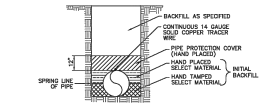
N.T.S.

SPRINGDALE WATER UTILITIES

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

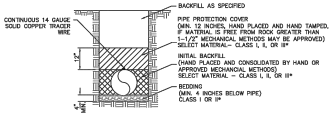
DRAWN BY:	DRAWING NO:	DATE:
TLS	S-14	MARCH 2008
TLS	S-15	MARCH 2008
TLS	S-16	MARCH 2008
JNK	S-17	MARCH 2008



D.I. PRESSURE WATER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 2")

N.T.S.



D.I. PRESSURE PIPE TRENCH FOR FORCE MAINS

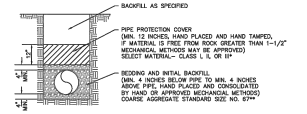
(STANDARD LAYING CONDITION "TYPE 3")

N.T.S.

NOTE: SEE STANDARD DETAIL M-1, "TRACER WIRE CONNECTION PORT" FOR TRACER WIRE PORT SPACING

* CLASS I, II, AND III AS DEFINED IN ASTM D2487 AND THE PIPE BACKFILL MATERIAL AND AGGREGATE BASE COURSE FILL SECTION OF THE SPECIFICATIONS

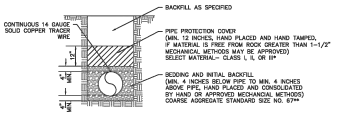
** STANDARD SIZE NO. 67 AS DEFINED IN ASTM D448



D.I./PVC GRAVITY SEWER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 5")

N.T.S.



PE/PVC PRESSURE SEWER PIPE TRENCH

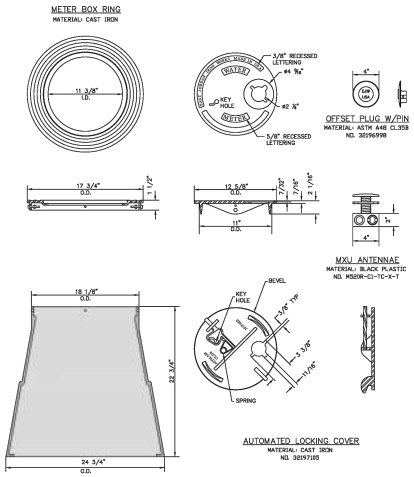
(STANDARD LAYING CONDITION "TYPE 5")

N.T.S.

NOTE: SEE STANDARD DETAIL M-1, "TRACER WIRE CONNECTION PORT" FOR TRACER WIRE PORT SPACING

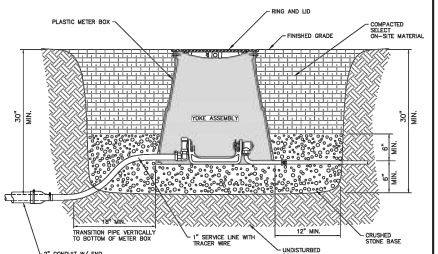
* CLASS I, II, AND III AS DEFINED IN ASTM D2487 AND THE PIPE BACKFILL MATERIAL AND AGGREGATE BASE COURSE FILL SECTION OF THE SPECIFICATIONS

** STANDARD SIZE NO. 67 AS DEFINED IN ASTM D448



STANDARD METER BOX

N.T.S.



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.

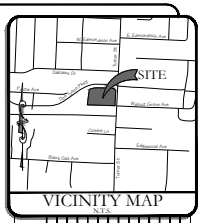
NOTES:

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

DRAWN BY:	DRAWING NO:	DATE:
TLS	S-18	AUGUST 2014
TLS	S-19	AUGUST 2014
TLS	S-22	AUGUST 2014
TLS	S-23	OCTOBER 2014



VICINITY MAP

N.T.S.

REVISIONS: DESCRIPTION DATE

No.

SWU Details

-

Preliminary Plat (PP26-11) For:

Turner Street Subdivision

S Turner Street And W Don Tyson Pkwy Springdale, Arkansas

MK Property Holdings, LLC

c/o Mr. Norm Ditch

3496 Pasofino Loop, Springdale, AR 72764

(479) 419-0566

BLEW

Surveying | Engineering

Environmental

5102 S. Pinnacle Hills Pkwy Office: (479) 443-4506

Rogers, Arkansas 72758 www.BLEWINC.com

Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2026-09-17	26-4056
DRAWN BY:	REVIEWED BY:
J. Du Quesne	J. Du Quesne

DRAWING NAME: 26-4056 Civil 003 - Details.dwg

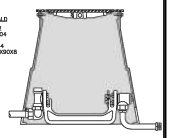
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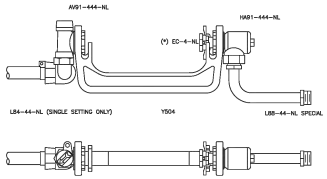
C8-1

p:\26-4056 cuptorne builders inc, turner subdivision, springdale, ar\civil drawings\26-4056 civil 003 - details.dwg - Plotted on 9/17/2026 9:12:41 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Jorge Du Quesne

MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER FORD	MUELLER	AY McDONALD
1	INLET CONNECTION	LB4-44-NL	P-15531N	74779M-22
1	YOKE ANGLE KEY VALVE	AV91-444-NL	H-14278N	7460AY 1/4X04
1	YOKE BAR	Y504	H-5040	14-4
1	YOKE ANGLE CHECK VALVE	HA91-444-NL	H-14248N	702-4YE 44
1	OUTLET CONNECTION	LB8-44-NL SPECIAL	H-15538N	710JPP 44X90X8
1	METER BOX ASSEMBLY	34M-18X24X24D W/LID		





TYPICAL 1" METER SETTING

YOKE ASSEMBLY, 1" METER
1" COPPER OR PE P.J. TO 1" CTS PLASTIC OR MIP
N.T.S.

NOTES:

ALL MATERIALS INSTALLED IN POTABLE WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF "LEAD FREE" CONTAINED IN PUBLIC LAW 111-380.

*METER AND EXPANSION CONNECTION EC-4-NL ARE PROVIDED BY THE DEPARTMENT.

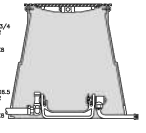
SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: TLS | DRAWING NO: S-24 | DATE: AUGUST 2014

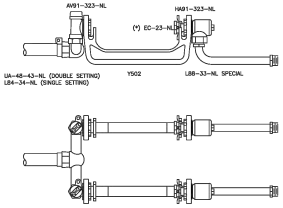
SINGLE SETTING MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER FORD	MUELLER	AY McDONALD
1	INLET CONNECTION	LB4-34-NL	P-15531N	74779M-22 1X3/4
1	YOKE ANGLE KEY VALVE	AV91-323-NL	H-14278N	7460AY 3/4X02
1	YOKE BAR	Y502	H-5020	14-2
1	YOKE ANGLE CHECK VALVE	HA91-323-NL	H-14248N	702-3YE 33
1	OUTLET CONNECTION	LB8-33-NL SPECIAL	H-15538N	710JPP 33X90X8
1	METER BOX ASSEMBLY	34M-18X24X24D W/LID		

DOUBLE SETTING MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER FORD	MUELLER	AY McDONALD
1	ANGLE U BRANCH	UA48-43-6S-NL	P-15388N	708T2M 1X3/4X6.5
1	YOKE ANGLE KEY VALVE	AV91-323-NL	H-14278N	7460AY 3/4X02
1	YOKE BAR	Y502	H-5020	14-2
1	YOKE ANGLE CHECK VALVE	HA91-323-NL	H-14248N	702-3YE 33
1	OUTLET CONNECTION	LB8-33-NL SPECIAL	H-15538N	710JPP 33X90X8
1	METER BOX ASSEMBLY	34M-18X24X24D W/LID		





TYPICAL 5/8" DOUBLE METER SETTING

YOKE ASSEMBLY, 5/8" x 3/4" METER
3/4" COPPER OR PE P.J. TO 3/4" CTS PLASTIC OR MIP
N.T.S.

NOTES:

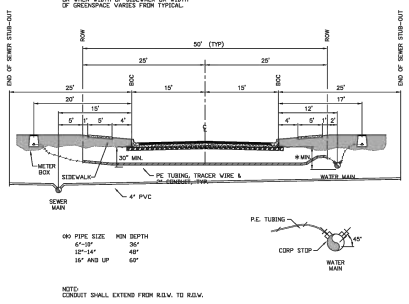
ALL MATERIALS INSTALLED IN POTABLE WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF "LEAD FREE" CONTAINED IN PUBLIC LAW 111-380.

*METER AND EXPANSION CONNECTION EC-23-NL ARE PROVIDED BY THE DEPARTMENT.

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: TLS | DRAWING NO: S-25 | 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)
26'	50'	15' BOC	18' BOC	25' BOC	17' BOC	20' BOC
36'	60'	17' BOC	14' BOC	27' BOC	19' BOC	22' BOC
48'	72'	16' BOC	13' BOC	26' BOC	18' BOC	21' BOC
62'	86'	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 86' 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 SECTION/LAYOUT

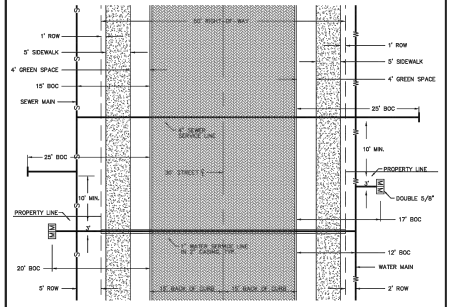
30' WIDTH SHOWN (SEE CHART FOR 36', 48' & 60' WIDTHS)
N.T.S.

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: TLS | DRAWING NO: S-29 | DATE: MARCH 2008

WIDTH OF STREET	WIDTH OF R.O.W.	C/L LOCATION OF SEWER MAIN	C/L LOCATION OF WATER MAIN	END LOCATION OF SEWER STUB-OUT	C/L LOCATION OF METER BOX (SHORT)	C/L LOCATION OF METER BOX (LONG)
26'	50'	15' BOC	18' BOC	25' BOC	17' BOC	20' BOC
36'	60'	17' BOC	14' BOC	27' BOC	19' BOC	22' BOC
48'	72'	16' BOC	13' BOC	26' BOC	18' BOC	21' BOC
62'	86'	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 86' IN WIDTH OR WHEN WIDTH OF SIDEWALK OR WIDTH OF GREENSPACE VARIES FROM TYPICAL.

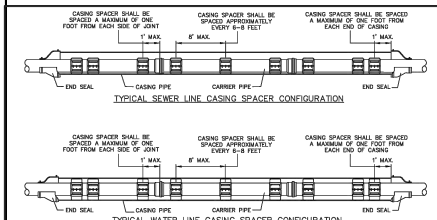
NOTE:
CONDUIT SHALL EXTEND FROM R.O.W. TO R.O.W.



TYPICAL LOCAL STREET PLAN VIEW

30' WIDTH SHOWN (SEE CHART FOR 36', 48' & 60' WIDTHS)
N.T.S

SPRINGDALE WATER UTILITIES
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: TLS | DRAWING NO: S-30 | 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 SS OR SSN 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 24" DIAMETER – 6 RUNNERS
   - 26" 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.

ENCASEMENT/CARRIER PIPE SIZING CHART

WATER AND SEWER MAINS SHALL BE SPECIAL CLASS 50 DUCTILE IRON PIPE. (SEWER MAINS SHALL BE EPOXY LINED)

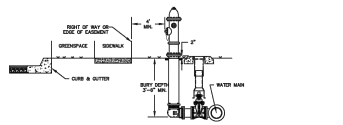
CARRIER NOM. SIZE	CARRIER PIPE O.D.	CARRIER BELL DIA.	CASING NOM. SIZE*
6"	6.90	11.00	12"
8"	9.05	13.15	14"
10"	11.10	15.30	20"
12"	13.20	17.66	20"
14"	15.30	20.35	24"
16"	17.40	22.50	24"
18"	19.50	24.75	30"
20"	21.60	27.00	30"
24"	25.80	31.50	36"

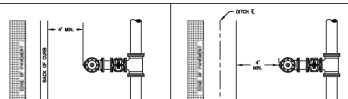
* ALL ENCASEMENT PIPE SHALL BE NEW AND HAVE A MINIMUM WALL THICKNESS OF 0.25 INCHES.

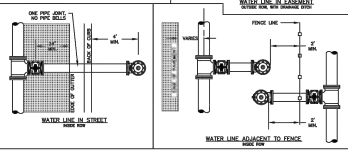
SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: KM/JNK | DRAWING NO: S-31 | DATE: MARCH 2008

NOTES:

1. THE 6" GATE VALVE SHALL BE POSITIVELY RESTRAINED TO THE MAIN BY THE USE OF EITHER A SWIVEL TEE OR FOSTER ADAPTER.
2. FIRE HYDRANTS SHALL BE DESIGNED FOR A MINIMUM 3'-6" BURY.
3. EXTENSIONS SHALL BE MUELLER A-320 WITH NO MORE THAN ONE EXTENSION PER HYDRANT.
5. IF SIDEWALK IS PRESENT, HYDRANT SHALL BE INSTALLED 4' MINIMUM BEHIND THE BACK OF THE SIDEWALK
6. MJ RETAINER GLANDS ARE REQUIRED FOR ALL FITTINGS.
7. ALL HYDRANTS SHALL BE SET PLUMB WITH THE PUMPER NOZZLE FACING THE STREET OR AS DIRECTED BY S.W.U.
8. 5' HYDRANT LEAD EXCEEDS ONE (1) JOINT OF PIPE VALVES SHALL BE INSTALLED AT HYDRANT AND MAIN.

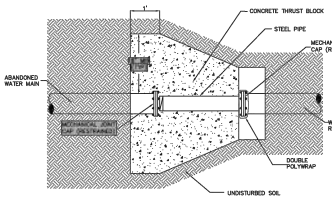




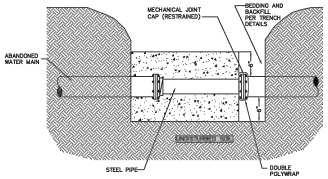


FIRE HYDRANT PLACEMENT
N.T.S.
S-42

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: JSB | DRAWING NO: S-42 | DATE: DECEMBER 2016



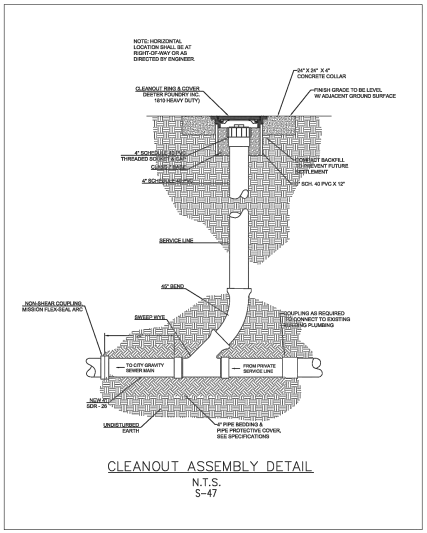
PLAN VIEW



PROFILE VIEW

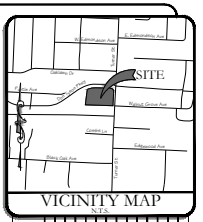
WATER LINE CUT AND CAP
N.T.S.
S-44

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701
STANDARD DETAILS FOR WATER LINE CUT AND CAP
DRAWN BY: JSB | DRAWING NO: S-44 | DATE: DECEMBER 2016



CLEANOUT ASSEMBLY DETAIL
N.T.S.
S-47

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: CRKJ | DRAWING NO: S-47 | DATE: APRIL 2018



VICINITY MAP

REVISIONS: DESCRIPTION | DATE | INITIAL | No.

SWU Details

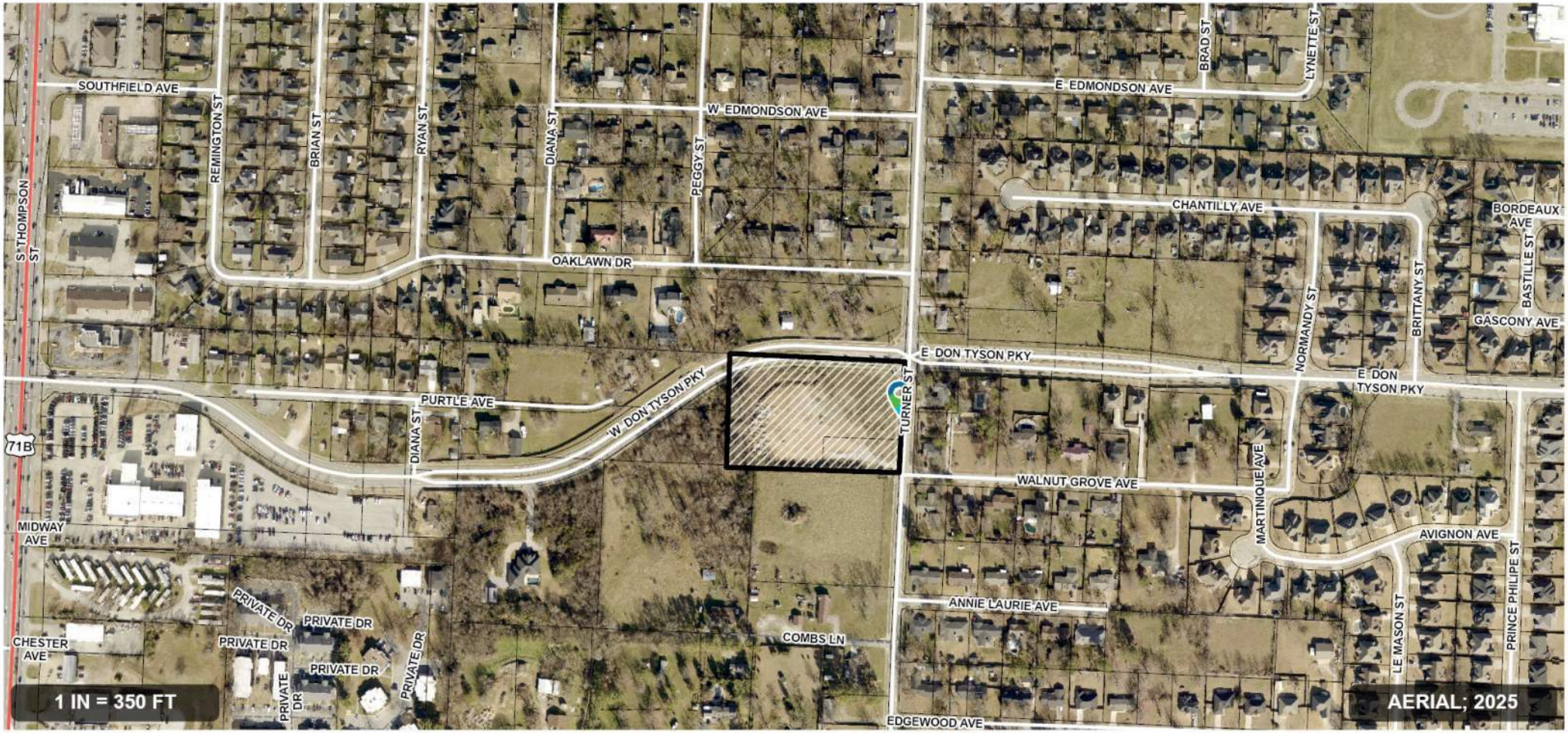
Preliminary Plat (PP26-11) For:
Turner Street Subdivision
S Turner Street And W Don Tyson Pkwy Springdale, Arkansas
MK Property Holdings, LLC
c/o Mr. Norm Ditch
3496 Pasofino Loop, Springdale, AR 72764
(479) 419-0566

BLEW
Surveying | Engineering
Environmental
5102 S. Pinnacle Hills Pkwy Office: (479) 443-4506
Rogers, Arkansas 72758 www.BLEWINC.com
Certificate of Authorization № 1534

DATE: 2026-09-17 | JOB NUMBER: 26-4056
DRAWN BY: J. Du Quesne | REVIEWED BY: J. Du Quesne
DRAWING NAME: 26-4056 Civil 003 - Details.dwg
SHEET NUMBER: C8-2

p:\26-4056 capstone builders inc, turner subdivision, springdale, ar\civil drawings\26-4056 civil 003 - details.dwg - Plotted on 9/17/2026, 9:12:43 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Jorge Du Quesne

Return to Agenda



PROJECT AREA

PUBLIC NOTICE

PP26-11: Turner Street Subdivision

SW Corner of Turner Street & E. Don Tyson Parkway

B26-121: Variance from Minimum Centerline Offset Requirement

W26-48: Waiver of Street Stub-Out Requirements,
Waiver of Street Improvements on W. Don Tyson Parkway

N



PROJECT AREA

PUBLIC NOTICE

PP26-11: Turner Street Subdivision

SW Corner of Turner Street & E. Don Tyson Parkway

B26-121: Variance from Minimum Centerline Offset Requirement

W26-48: Waiver of Street Stub-Out Requirements,
Waiver of Street Improvements on W. Don Tyson Parkway

N

Memo

To: Planning Commission Members

From: Sharon Tromburg, Planning Director

Date: October 6, 2026

Re: L26-21 Large Scale Development 518 Mill Street

Large scale development proposed for a 1.65-acre property located at 518 Mill Street. The project proposes two apartment buildings consisting of 20 units in a stacked flats configuration. The site also includes a bike barn and storage building with a direct connection to the Razorback Greenway. There is one associated deviation (FB26-14) from the access requirements for Stacked Flats.

PLANNING COMMENTS
Reviewed by Nate Cole
Date Reviewed: 09.30.26

Standard Comments

1. *This Large-Scale Development Plan has been given the number L26-21 This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development. (Standard comment)*
2. *Submit PDF files at time of resubmission. (Standard comment)*
3. *A written response to all comments is required with resubmission. (Standard comment)*
4. *On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (Standard comment)*
5. *All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (Standard comment)*
6. *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. Exceptions are outlined here. (Standard comment).*

Planning Comments
Reviewed by: Nate Cole
Date: 09.04.26
A deviation has been requested from the following items:

1. Per the Access requirements on the Stacked Flats, parking must be in rear garage.
2. Per the Access requirements on the Stacked Flats, access to the units must be through a common lobby.

3. Collector streets require 32.5' ROW. This shall be dedicated via separate instrument and reflected on the site plan. Some items will need to shift slightly to accommodate the additional 2.5'. Upon the new ROW dedication, update the table below:

BUILD-TO-LINE			PROPOSED
[A] Primary Street	10' Minimum	25' Maximum	
SETBACK			**PROPOSED**
[C] Side	0' Minimum	10' Maximum	
BUILDING FORM			**PROPOSED**
[L] Finished Ground Floor Level	6" Minimum	3' Maximum	
PARKING REQ.			**PROPOSED**
[P] Primary Street SB	30' Minimum		

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 09.30.26
All comments addressed.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 09.30.26

STANDARD COMMENTS

(no response required)

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

****Please note new ROW permitting process****

- Work in city ROW associated with a development plan shall receive a ROW Permit from the Engineering Department prior to construction.
- A performance bond must be provided for any work in city ROW including street or curb cuts, utility bores, asphalt and concrete work, storm drainage installation or alteration, etc. A cost estimate for this work shall be reviewed and approved by the Engineering Department prior to issuance of any ROW permits.
- A maintenance bond for all ROW work shall be provided to Engineering at the end of the project prior to Certificate of Occupancy.
- Any sidewalk or street closures require a Work Zone Permit from the Engineering Department.
- A traffic management plan and dates of closure must be submitted to Engineering prior to issuance of Work Zone Permit.

PROJECT SPECIFIC COMMENTS

- Remove reference to Rogers in note 5 on cover page

1. **Chapter 106 – Stormwater Drainage**
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)
   - Provide planting plan for the rain garden, including species and spacing.

2. **Chapter 50 – Floods**
   (Ord. No. 4110, § 1, 9-11-07)
   - Submit a floodplain development application
   - No-Rise Certificate needed for development in Floodway (north soft surface trail connection)

Development Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Jake Chavis	Name: Hauser Family Revocable Trust
E-mail:	E-mail:
Address: 124 Grant Pl, Ste E Lowell, AR 72745	Address: 69951 E 240 Road Wyandotte, OK 74370
Phone: 479-480-3330	Phone: 479-715-2668
Site/ Location: 518 Mill St	Current Zoning: NC-2
Assessor's Parcel Number(s): 815-28322-000	Rezone Required: No
	Total Acreage: 1.69 +/-

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

☒ Large Scale Development Plan **(≥1 acre parcel)**
☐ Non-Large Scale Development Plan **(< 1 acre parcel)**

Development Submittal Criteria:

☒ Pre-application meeting held with the Springdale Planning Department on 2/12/2026.
☒ Three (3) hard copies and a digital copy of plans as well as SWPPP/Drainage documents.
☒ Complete colored architectural elevations and lighting plan.
☒ A copy of the warranty deed indicating ownership of property.
☒ If large scale development plan, submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the last sixty (60) days.

Review Fee:

☒ **Large Scale Development:** $500.00
☐ **Non-Large Scale Development:** $250.00

STAFF USE ONLY

Date Application Submitted: 07/23/2026 Project Number: L26-21

Date Accepted as Complete: 09/24/2026 Receipt Number: 6396

Indicate person of contact for this request: Applicant/Representative ☒ Property Owner ☐

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Jake Chavis

Signature: _____ Date: 7/22/2026

Name of Representative (if applicable): _____

Signature: _____ Date: _____

Name of Property Owner (if applicable): Brock Hauser

Signature: _____ Date: 7/23/2025

Deviation Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Jason Young	Name: Brock Hauser - Hauser Family Revocable Living Trust
E-mail:	E-mail:
Address: 124 Grant Place, Suite E	Address: 712 Debbie Lynn St
	Green Forest, AR 72638
Phone: 479-387-4450	Phone: 479-715-2668
Site/ Location: 518 Mill St	Current Zoning: NC-2
Assessor's Parcel Number(s): 815-28322-000	Rezoning Required: No
	Total Acreage: 1.69 acres +/-

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Application Requirements:

- ☐ A complete application.
- ☐ A copy of the warranty deed indicating ownership of property.
- ☐ A site plan in conformance with Chapter 32.
- ☐ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
- ☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
- ☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- ☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

- ☐ $75.00

STAFF USE ONLY

Date Application Submitted:	09/16/2026	Project Number:	FB26-14
Date Accepted as Complete:	09/30/2026	Receipt Number:	7877

Deviation Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☒ Representative ☐

Describe your deviation request:

The Applicant requests a deviation from two section of the Downtown Springdale Form-Based Code

1) 32.4.1.9.II.1: The requirement for the main entrance to the building to be through a street level lobby.

2) 32.4.1.9.II.4: The requirement for parking and services to be access by way of a rear or subterranean garage.

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

The location of the proposed development, while zoned under the Downtown form-based code, is not in a dense Downtown area with concentrated pedestrian traffic, where an enclosed lobby would be beneficial for security of residents. The proposed breezeway meets the intent of the lobby requirement without placing an unnecessary maintenance and energy use burden on the Developer. The existence of floodplain, existing grades, existing easements, and the desire to save mature trees on the site prevent the reasonable provision of garage entrances into the buildings. The subject property does not have a typical Downtown configuration, and will allow for a building with less significant height in keeping with the surrounding neighborhood.

Describe how the deviation would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant:
(How will this deviation alleviate your hardship?)

These deviations will alleviate the hardships by allowing more energy-efficient and pedestrian-friendly residences in a setting that is atypical of a truly Downtown area. This is a transitional area between Downtown and a single-family neighborhood, and adhering strictly to the form-based code would put the development at a higher level of non-conformance with the surrounding area. The Approval of the deviations would allow the property to act as a transition while still achieving the density that is encouraged by Downtown Form Based-Code, and is also needed to alleviate housing shortages in the area.

Record Property Owner(s): Brock Hauser - Hauser Family Revocable Living Trust

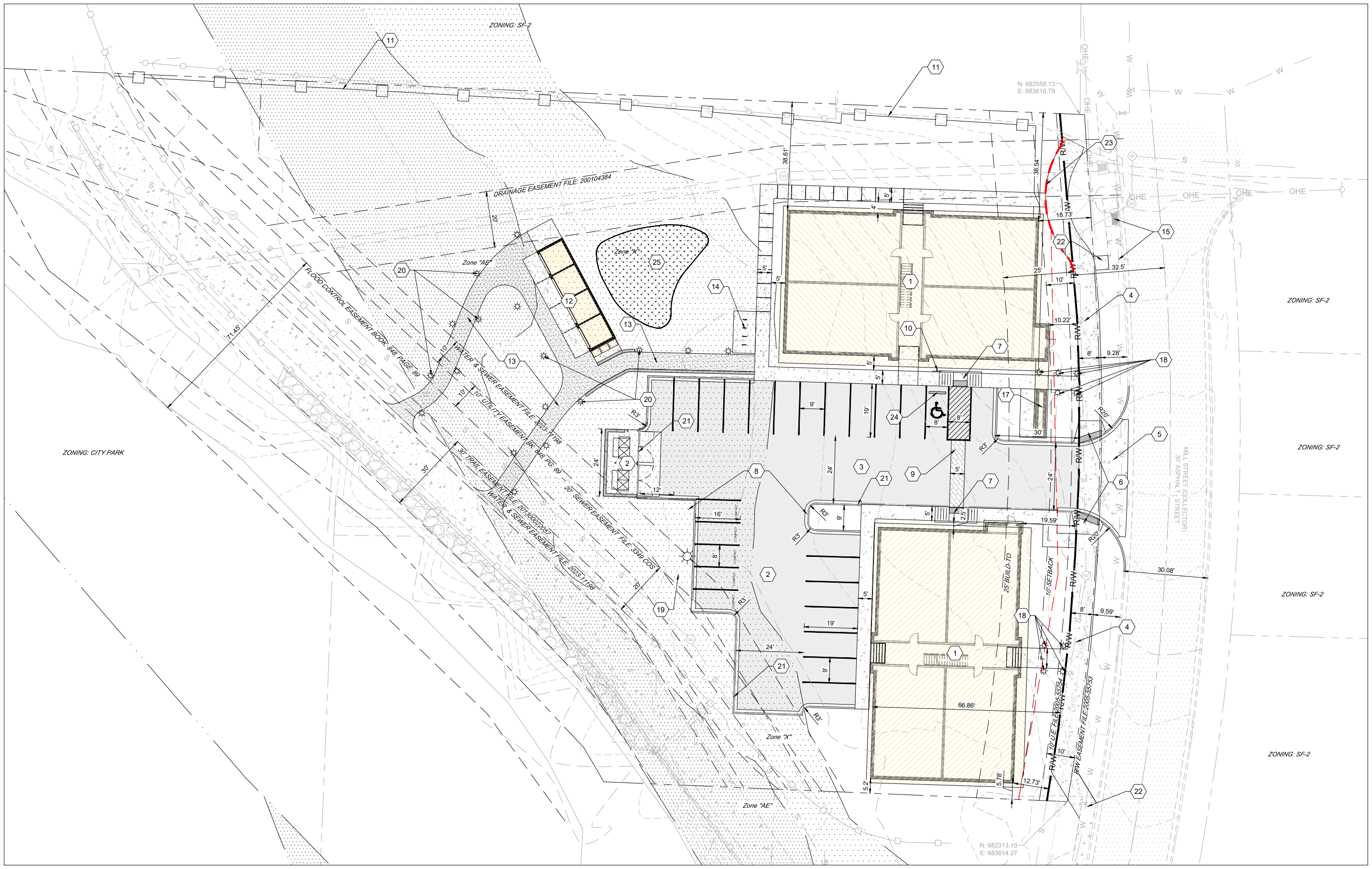
APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Jason Young - Odyssey Engineering

Signature: _____ Date: 09/17/2026

Name of Representative (if applicable): _____

Signature: _____ Date: _____



1 SITE LAYOUT PLAN

1"=20'

KEY NOTES:

1	(2) PROPOSED 4,525 SQ. FT. STACKED FLAT. 8 UNITS PER BUILDING, 16 UNITS TOTAL.
2	PROPOSED 24X12 SCREENED DOUBLE DUMPSTER ENCLOSURE
3	PROPOSED ASPHALT PARKING LOT
4	PROPOSED 8' SIDEWALK PER MSP
5	PROPOSED COMMERCIAL DRIVEWAY PER STANDARD DETAIL
6	PROPOSED SIDEWALK RAMPS PER STANDARD DETAIL. PROVIDE 2'X8' TRUNCATED DOME DETECTABLE WARNING DEVICE.
7	PROPOSED HANDICAP RAMP. PROVIDE 2'X5' TRUNCATED DOME DETECTABLE WARNING DEVICE.
8	PROPOSED 1.5' CURB & GUTTER (TYP)
9	PROVIDE STAMPED CONCRETE AT CROSSWALK
10	PROPOSED ADA PARKING SIGNAGE
11	PROPOSED 8' OPAQUE FENCE. PROVIDE DECORATIVE MASONRY COLUMNS WITH A MINIMUM OF 50' SEPARATION. FENCE TO BE ROUTED AROUND EXISTING TREES. DEVELOPER TO CONSULT WITH ADJACENT PROPERTY OWNER REGARDING EXISTING ENCROACHING FENCE AND ITS REPLACEMENT.
12	PROPOSED BIKE STORAGE/VENDING KIOSK
13	PROPOSED SOFT-SURFACE CONNECTION TO PUBLIC TRAIL. USE GRAVELPAVE2 BY INVISIBLE STRUCTURES. SEE MANUFACTURER'S DETAILS ON SHEET C1.3
14	PROPOSED BICYCLE RACKS
15	EXISTING SIDEWALK AND RAMP TO REMAIN THIS AREA
16	PROPOSED CONNECTION TO EXISTING SIDEWALK RAMP
17	MAILBOX KIOSK / PARKING LOT SCREEN FROM RIGHT-OF-WAY
18	PROVIDE GROUND-MOUNTED BOLLARD LIGHTING AT PEDESTRIAN CONNECTION TO PUBLIC SIDEWALK
19	PROPOSED PARKING LOT LIGHTING
20	PROVIDE GROUND-MOUNTED BOLLARD LIGHTING ALONG GRAVEL PATH CONNECTING TO GREENWAY TRAIL
21	PROVIDE FIRE LANE STRIPING ON ALL CURB/EDGE OF SIDEWALK THAT IS NOT WITHIN PARKING SPACES
22	CONNECT TO EXISTING SIDEWALK
23	PEDESTRIAN ACCESS EASEMENT TO BE DEDICATED WHERE SIDEWALK DEVIATES FROM RIGHT-OF-WAY
24	INSTALL 6'L X 9"W X 6"H WHEEL STOP AT HANDICAP SPACE PER ADA REQUIREMENTS. WHEELSTOP TO BE LOCATED 2' FROM FACE OF CURB
25	CONSTRUCT 1,000 SF RAIN GARDEN

0 10' 20' 40'
1" = 20'

Know what's below. Call before you dig.

PROFESSIONAL SEAL:

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	REVISION
1	9/17/2026	REV. PER 09/10/26 TECHNICAL REVIEW

ODYSSEY ENGINEERING
124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

518 MILL STREET
LARGE SCALE DEVELOPMENT
L26-21
SPRINGDALE, ARKANSAS

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0158	JPY	CT
PLAN DATE:	09/17/2026	

SHEET NAME:
SITE LAYOUT PLAN

SHEET NO.:
C1.0

Return to Agenda

815-28276-001	MILL CREEK APTS AR LLC	C/O READ PROPERTY GROUP LLC 4706 18TH AVE BROOKLYN NY 11204
815-28283-000	WARD, HEATH & NATALYA REVOCABLE TRUST	PO BOX 103 SPRINGDALE AR 72765
815-28282-000	COOK'S CREEKSIDE LLC	20475 SONORA RD SPRINGDALE AR 72764
815-28299-000	TOP NOTCH RENTALS LLC	PO BOX 9466 FAYETTEVILLE AR 72703
815-28302-000	COOK'S CREEKSIDE LLC	20475 SONORA RD SPRINGDALE AR 72764
815-28316-000	CITY OF SPRINGDALE	201 N SPRING ST SPRINGDALE AR 72764
815-28318-000	CITY OF SPRINGDALE	201 N SPRING ST SPRINGDALE AR 72764
815-28323-000	KENDRICK, WILLIAM C & CAROL A REVOCABLE LIVING	633 N SHILOH ST SPRINGDALE AR 72764
815-28323-001	SPRINGDALE DOWNTOWN LLC	PO BOX 668 BENTONVILLE AR 72712
815-28329-000	SPRINGDALE DOWNTOWN LLC	PO BOX 668 BENTONVILLE AR 72712
815-28328-000	SPRINGDALE DOWNTOWN LLC	PO BOX 668 BENTONVILLE AR 72712
815-28331-000	SPRINGDALE DOWNTOWN LLC	PO BOX 668 BENTONVILLE AR 72712
815-28332-001	SPRINGDALE DOWNTOWN LLC	PO BOX 668 BENTONVILLE AR 72712
815-28333-000	CITY OF SPRINGDALE	201 N SPRING ST SPRINGDALE AR 72764
815-28334-000	CITY OF SPRINGDALE	201 N SPRING ST SPRINGDALE AR 72764
815-28330-000	CITY OF SPRINGDALE	201 N SPRING ST SPRINGDALE AR 72764
815-28321-000	BOEN, JEFFERY JOE	604 MILL ST SPRINGDALE AR 72764-1305
815-28327-000	SPRINGDALE DOWNTOWN LLC	PO BOX 668 BENTONVILLE AR 72712
815-28300-000	TOP NOTCH RENTALS LLC	PO BOX 9466 FAYETTEVILLE AR 72703
815-28297-000	SANDOVAL-GARCIA, NORA & GUERRA-RUIZ, RICARDO	521 MILL ST SPRINGDALE AR 72764-1304

815-28296-000	SANDOVAL, ELISEO ANTONIO	519 MILL ST SPRINGDALE AR 72764-1304
815-28295-000	BECK, MARY JANE (MACLEOD)	520 Spring St Springdale AR 72764-3412
815-28294-000	PARKER, PAYTON & CAITLIN FAMILY REVOCABLE TRUST	PO BOX 432 SPRINGDALE AR 72765-0432
815-28292-000	MAYES, HAROLD K LIVING TRUST	3730 S CARLEY RD SPRINGDALE AR 72764
815-28298-000	BLACK BEAR HOLDINGS LLC	PO BOX 432 SPRINGDALE AR 72765
815-28301-000	TACKETT, TRAVIS NEAL; TACKETT, BRETT ALLEN	1 N SCHOOL AVE APT #501 FAYETTEVILLE AR 72701

Please let us know if you have any questions.

Wayman White



518 MILL STREET
LARGE SCALE DEVELOPMENT
L26-21
SPRINGDALE, AR
07/22/2026

DEVIATIONS ASSOCIATED WITH THIS DEVELOPMENT (DOWNTOWN SPRINGDALE FORM-BASED CODE):
PROJECT NUMBER FB26-14

- 32.4.1.9.II.1: *"THE MAIN ENTRANCE TO THE BUILDING SHALL BE THROUGH A STREET LEVEL LOBBY DIRECTLY ACCESSIBLE FROM THE PRIMARY BUILDING FACADE ON THE PRIMARY STREET OR SIDE STREET."*

- 32.4.1.9.II.4: *"WHERE AN ALLEY IS NOT PRESENT, PARKING AND SERVICES SHALL BE ACCESSED FROM THE STREET BY WAY OF A TWO-WAY DRIVEWAY INTO A REAR OR SUBTERRANEAN GARAGE.*
  - *MINIMUM TWENTY-FOUR (24') FEET WIDE."*

SHEET LIST TABLE	
NUMBER	TITLE
C0.0	COVER SHEET
S1.0	BOUNDARY SURVEY
C0.1	GENERAL NOTES
C0.2	DEMOLITION PLAN
C1.0	SITE LAYOUT PLAN
C1.1	CITY STANDARD DETAILS
C1.2	SITE DETAILS
C1.3	SITE DETAILS
C2.0	UTILITY PLAN
C2.1	CITY UTILITY DETAILS
C2.2	CITY UTILITY DETAILS
C3.0	GRADING & EROSION CONTROL PLAN
C3.1	EROSION CONTROL DETAILS
C4.0	LANDSCAPE PLAN
C4.1	LANDSCAPE PLAN DETAILS
A3.1	BUILDING ELEVATIONS
A3.2	BUILDING ELEVATIONS
A3.3	BUILDING ELEVATIONS
E2.3	PHOTOMETRIC PLANS



1 VICINITY MAP
NTS

PROJECT INFO:

PARENT TRACT #:	815-28322-000
ZONING:	NC2 NEIGHBORHOOD CENTER TYPE 2
PROPOSED USE:	STACKED FLATS
TOTAL SITE AREA:	1.69 ACRES +/- (1.65 ACRES +/- PER MSP ROW)
OWNER/DEVELOPER:	BROCK HAUSER HAUSER FAMILY REVOCABLE LIVING TRUST 712 DEBBIE LYNN ST. GREEN FOREST, AR 72638 PHONE: 479-715-2668
SURVEYOR:	ODYSSEY SURVEYING 124 GRANT PLACE, SUITE E LOWELL, AR 72745 PHONE: 479-480-3330
ENGINEER:	ODYSSEY ENGINEERING, LLC 124 GRANT PLACE, SUITE E LOWELL, AR 72745 PHONE: 479-480-3330
ARCHITECT:	DEVON SIDES AIA, NCARB P.O. BOX 277 ELM SPRINGS, AR 72762 PHONE: (479) 481-4701

EXISTING SYMBOLS / PROPOSED SYMBOLS

FOUND/SET BENCHMARK
FOUND/SET IRON PIPE
FOUND/SET MONUMENT
FOUND/SET ROW
AIR CONDITIONER
AIR RELEASE VALVE
ELECTRIC BOX PEDESTAL
ELECTRIC JUNCTION BOX
ELECTRIC METER
ELECTRIC TRANSFORMER
FIRE DEPT. CONNECTION
FIRE HYDRANT
GAS METER
GAS VALVE
BOLLARD
LIGHT POLE
POWER POLE
SANITARY MANHOLE
SANITARY CLEANOUT
SIGN
SPRINKLER HEAD
TELEPHONE PEDESTAL
TV PEDESTAL
WATER METER
WATER VALVE
GUY WIRE
STORM MANHOLE
STORM CLEANOUT
GRATED INLET
CURB INLET
BUSH
TREE

EXISTING LINEWORK	PROPOSED LINEWORK
EASEMENT	EASEMENT
CURB	CURB
INTERMEDIATE CONTOUR	INTERMEDIATE CONTOUR
INDEX CONTOUR	INDEX CONTOUR
SANITARY SEWER	SANITARY SEWER
SANITARY SERVICE	SANITARY SERVICE
GAS LINE	GAS LINE
WATER LINE	WATER LINE
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC	OVERHEAD ELECTRIC
FIBER OPTIC	FIBER OPTIC
CHAIN LINK FENCE	CHAIN LINK FENCE
WOOD FENCE	WOOD FENCE
ROAD CENTERLINE	ROAD CENTERLINE
PROPERTY BOUNDARY	PROPERTY BOUNDARY

FLOOD PLAIN CERTIFICATION
THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS.
FIRM PANEL: #05143C0060G
EFFECTIVE DATE: 01/25/2024

LEGAL DESCRIPTION (FILE 2021-00042961)
PART OF THE SE/4 OF THE NW/4 OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SE CORNER OF THE SE/4 OF THE NW/4 OF SAID SECTION 36 AND RUNNING THENCE NORTH 87°38'43" WEST 352.00 FEET; THENCE NORTH 02°20'37" EAST 272.00 FEET; THENCE NORTH 87°38'43" WEST 24.32 FEET TO A SET PIN FOR THE POINT OF BEGINNING; THENCE NORTH 87°38'43" WEST 165.33 FEET TO A POINT IN THE CENTERLINE OF SPRING CREEK; THENCE WITH SAID CREEK THE FOLLOWING COURSES AND DISTANCES: NORTH 30°26'06" WEST 14.12 FEET, NORTH 43°19'12" WEST 107.64 FEET, NORTH 52°01'48" WEST 148.75 FEET AND NORTH 28°54'43" WEST 83.40 FEET; THENCE LEAVING SAID CREEK SOUTH 87°38'43" EAST 409.93 FEET TO A SET IRON PIN IN THE WESTERN RIGHT-OF-WAY OF MILL STREET; THENCE WITH SAID RIGHT-OF-WAY SOUTH 03°44'47" EAST 61.86 FEET TO A SET IRON PIN; THENCE CONTINUING WITH SAID RIGHT -OF-WAY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 775.01 FEET, AN ARC LENGTH OF 176.98 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 02°47'45" WEST 176.60 FEET TO A SET IRON PIN; THENCE SOUTH 09°20'17" WEST 6.95 FEET TO THE POINT OF BEGINNING CONTAINING, 1.69 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF WAY OF RECORD

GENERAL NOTES:

1. IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.
2. STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
3. CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC. REQUIRE SOD TO THE 100-YEAR WATER SURFACE ELEVATION WITHIN 2-WEEKS (14-DAYS) AFTER THE POND IS BUILT, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
4. WHERE PUBLIC STREETS END FOR FUTURE STUB OUTS, INSTALL MUTCD CLASS 3 BARRICADE WITH "FUTURE STREET EXTENSION" SIGN CENTERED AT THE END OF THE RIGHT-OF-WAY.
5. WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDE PATHS END, INCLUDE "SIDEWALK ENDS" SIGN PER THE CITY OF ROGERS DETAIL.
6. PUBLIC STREETS SHALL HAVE 20-FT OF DRIVABLE SURFACE FOR TWO-WAY TRAFFIC. THIS DOES NOT INCLUDE THE CURB AND GUTTER AND IS MEASURED FROM EDGE OF ASPHALT TO EDGE OF ASPHALT PER THE CITY OF SPRINGDALE DETAIL.
7. SITE DEVELOPMENT PLAN APPROVAL LAPSES AND HAS NO FURTHER EFFECT IF GRADING OR CONSTRUCTION PERMITS ARE NOT OBTAINED AND WORK AUTHORIZED BY SUCH PERMITS HAS NOT COMMENCED WITHIN ONE YEAR OF THE DATE OF APPROVAL.
8. FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED IF THE FLOODPLAIN OR FLOODWAY IS ON ANY PORTION OF THE SITE

CONTACT INFORMATION

COX COMMUNICATIONS	479-717-3730
CITY OF SPRINGDALE, PLANNING	479-750-8550
OZARKS ELECTRIC	800-521-6144
SOUTHWESTERN BELL	479-442-3107
SPRINGDALE WATER UTILITIES	479-927-4173
WASTE MANAGEMENT	800-443-5558
CITY OF SPRINGDALE, FIRE DEPARTMENT	479-750-4510
BLACK HILLS ENERGY (GAS)	800-563-0012

DEVELOPMENT STANDARDS

TOTAL SITE AREA	1.69 ACRES (73,618 SQ. FT.)
SITE AREA PER MSP ROW	1.65 ACRES (71,757 SQ. FT.)
BUILDING AREA (BUILDING COVERAGE)	8,900 SQ. FT. (12.4%)
BUILDING INFORMATION	2 BUILDINGS STACKED FLATS 20 UNITS TOTAL 1,012 SQ FT PER UNIT
BUILDING SETBACKS/ BUILD TO ZONES NC-2 (NEIGHBORHOOD CENTER TYPE 2)	BUILD-TO LINE: 10' MIN/25' MAX SIDE SETBACK: 0' MIN/10' MAX REAR/ALLEY: 10' MAX
PARKING REQUIREMENTS:	PARKING REQUIRED: ONE-HALF (0.5) SACES PER DWELLING UNIT, NOT TO EXCEED TWO (2) SPACES PER DWELLING UNIT DWELLING UNITS PROPOSED: 20 MIN PARKING REQUIRED: 10 SPACES MAX PARKING ALLOWED: 20 SPACES PARKING PROPOSED: 25 SPACES (1 ADA + 24 STANDARD)
BUILDING FORM (PRIMARY STREET)	REQUIREMENT: AT LEAST 85% OF BUILD-TO-LINE LENGTH OF BUILD-TO-LINE: 246 LF LESS 24 LF ENTRY (222 LF TOTAL) REQUIREMENT: 189 LF PROVIDED: 144 LF (65%)

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

PROFESSIONAL SEAL:
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	REVISION
1	9/17/2026	REV. PER 09/10/26 TECHNICAL REVIEW

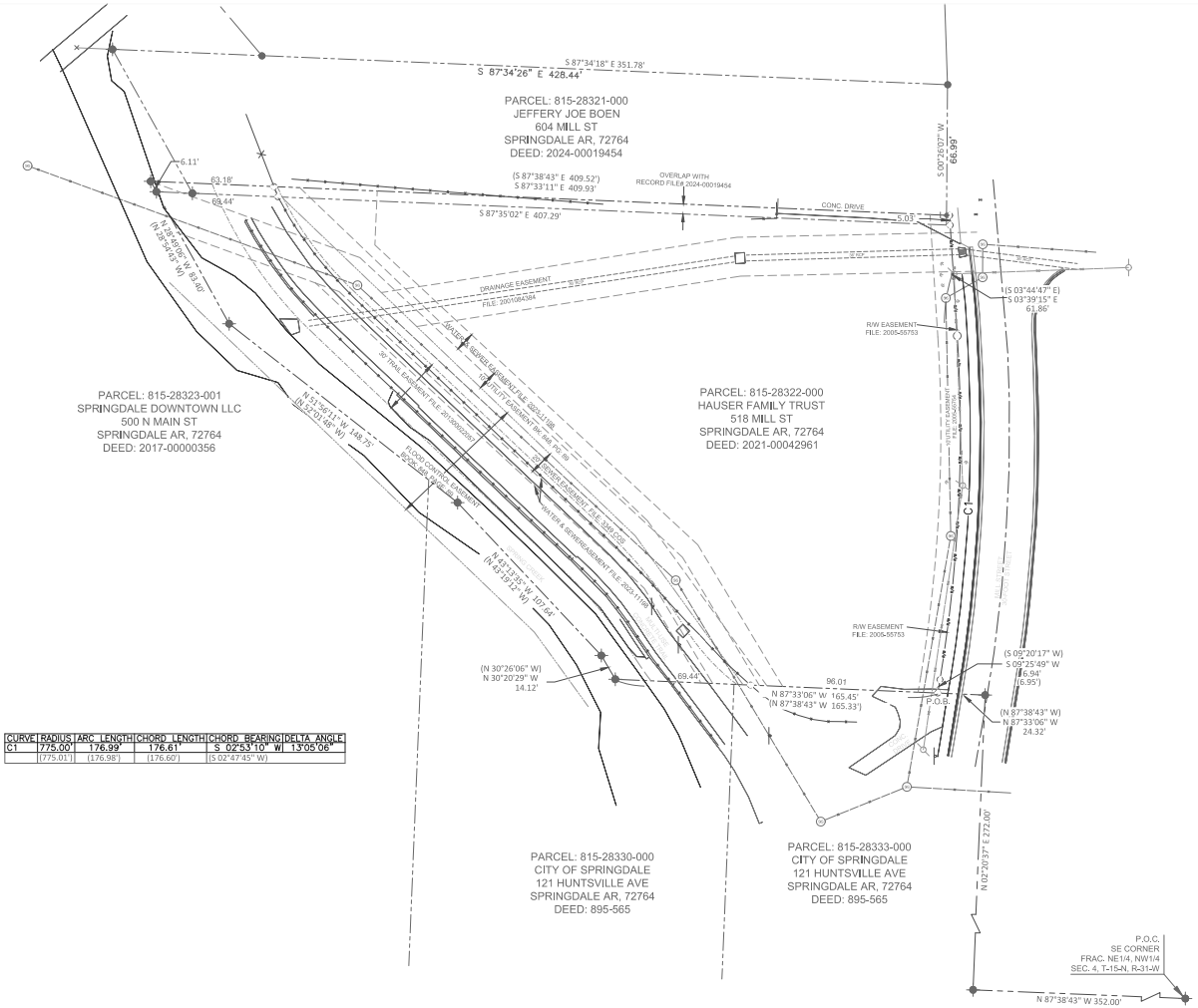
ODYSSEY ENGINEERING
124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

518 MILL STREET
LARGE SCALE DEVELOPMENT
L26-21
SPRINGDALE, ARKANSAS

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0158	JPY	CT
PLAN DATE:	09/17/2026	

SHEET NAME: COVER SHEET

SHEET NO.: C0.0



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	775.00'	176.99'	176.61'	S 02°53'10" W	13°05'06"
	(775.01')	(176.98')	(176.60')	(S 02°47'45" W)	

LEGAL DESCRIPTION (FILE 2021-00042961)

PART OF THE SE/4 OF THE NW/4 OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SE CORNER OF THE SE/4 OF THE NW/4 OF SAID SECTION 36 AND RUNNING THENCE NORTH 87°38'43" WEST 352.00 FEET; THENCE NORTH 02°20'37" EAST 272.00 FEET; THENCE NORTH 87°38'43" WEST 24.32 FEET TO A SET PIN FOR THE POINT OF BEGINNING; THENCE NORTH 87°38'43" WEST 165.33 FEET TO A POINT IN THE CENTERLINE OF SPRING CREEK; THENCE WITH SAID CREEK THE FOLLOWING COURSES AND DISTANCES: NORTH 30°26'06" WEST 14.12 FEET, NORTH 43°19'12" WEST 107.64 FEET, NORTH 52°01'46" WEST 148.75 FEET AND NORTH 28°54'43" WEST 83.40 FEET; THENCE LEAVING SAID CREEK SOUTH 87°38'43" EAST 409.93 FEET TO A SET IRON PIN IN THE WESTERN RIGHT-OF-WAY OF MILL STREET; THENCE WITH SAID RIGHT-OF-WAY SOUTH 03°44'47" EAST 61.86 FEET TO A SET IRON PIN; THENCE CONTINUING WITH SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 775.01 FEET, AN ARC LENGTH OF 176.98 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 02°47'45" WEST 176.60 FEET TO A SET IRON PIN; THENCE SOUTH 09°20'17" WEST 6.95 FEET TO THE POINT OF BEGINNING CONTAINING, 1.69 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF WAY OF

PLAT NOTES:

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

THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE ORIGINAL SEAL AND DATED SIGNATURE OF THE SURVEYOR.

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

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

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

ALL DISTANCES SHOWN ARE SURFACE DISTANCES. ALL COORDINATES SHOWN ARE ON NAD83, ARKANSAS STATE PLANE, NORTH ZONE. BASIS OF BEARINGS ARE BASED ON ARKANSAS STATE PLAIN COORDINATE SYSTEM NORTH ZONE 301, BASED OFF OF ARDOT REAL TIME NETWORK STATION BASE ARFY, FAYETTEVILLE, AR

CERTIFICATE OF SURVEY AND ACCURACY:

KNOW ALL MEN BY THESE PRESENTS:
THAT I, WAYMAN B. WHITE DO HEREBY CERTIFY TO KORE ATHLETICS LLC, THAT THIS SURVEY WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY ODYSSEY SURVEYING, DATED JANUARY 24, 2025, AND SIGNED BY WAYMAN B. WHITE, P.S. 1785, AND THAT THE MONUMENTS AND LOT PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF WAYMAN B. WHITE, P.S. 1785, IN ACCORDANCE WITH THE CURRENT "ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS".

6/9/2026
DATE

WAYMAN B. WHITE, AR PS 1785
ODYSSEY SURVEYING, AR LC 4746
WBWHITE@ODYSSEYNWA.COM

STATE OF ARKANSAS No. 1785 REGISTERED PROFESSIONAL LAND SURVEYOR Wayman B. White 6/9/2026

ODYSSEY SURVEYING LLC #4746 CERTIFICATE OF AUTHORIZATION ARKANSAS



LEGEND

- SET 1/2" REBAR CAPPED #1785
- FOUND REBAR AS NOTED
- COMPUTED POINT
- SET MAG NAIL WITH DISK
- FOUND CHISLED "X" IN CONC.
- EXISTING PIPE
- EXISTING ALUM. CAPPED MON.
- CONC. MONUMENT
- ARDOT MONUMENT
- COTTON PICKER SPINDLE
- FENCE CORNER POST
- COMMUNICATION BOX
- CENTER LINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- FIBER OPTIC LINE
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FENCE LINE
- OVERHEAD TV LINE
- EASEMENT LINE
- SETBACK LINE

STATE PLAT CODE: 500-20N-30W-0-32-340-04-1785

ODYSSEY SURVEYING

124 GRANT PLACE, STE. E
LOWELL, ARKANSAS 72745
PHONE: (479) 480-3330
EMAIL: wbwhite@odysseynwa.com
WEB: ODYSSEYNWA.COM

JOB # 26-102
DRAWN BY: WBW
REVIEWED BY: WBW
DATE: 03/11/2026
REVISED: 06/09/2026
REVISED:
REVISED:

HAUSER REVOCABLE FAMILY TRUST

BOUNDARY SURVEY
SECTION 36, T-18-N, R-30-W
SPRINGDALE, WASHINGTON COUNTY, AR.

Return to Agenda

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 ODYSSEY ENGINEERING, LLC 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 ODYSSEY ENGINEERING, LLC, 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 INSURE, 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 DESIGN, INSPECTION AND CERTIFICATION OF ANY RETAINING WALL OVER 4FT SHALL BE BY A REGISTERED ENGINEER.
17. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
18. THE CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION.
19. 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.
20. THE ENGINEER OF RECORD SHALL REVIEW AND APPROVE MATERIAL SUBMITTALS.
21. 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.
22. 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.
23. THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THIS SITE.
24. THE CONTRACTOR, BY AGREEING TO PERFORM THE WORK, AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ENGINEER, THE CITY, AND ALL AGENTS AND ASSIGNS OF THOSE PARTIES, FROM ALL SUITES AND CLAIMS ARISING OUT OF THE PERFORMANCE OF SAID WORK, AND FURTHER AGREES TO DEFEND OR OTHERWISE PAY ALL LEGAL FEES ARISING OUT OF THE DEFENSE OF SAID PARTIES.
25. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS (APPROVED BY THE CITY OF SPRINGDALE) AND ONE (1) COPY OF THE APPROPRIATE CONSTRUCTION SPECIFICATIONS AT THE JOB SITE AT ALL TIMES.
26. CONSTRUCTION OF THE IMPROVEMENTS SHOWN OR IMPLIED BY THIS SET OF DRAWINGS SHALL NOT BE INITIATED OR ANY PART THEREOF UNDERTAKEN UNTIL THE CITY OF SPRINGDALE IS NOTIFIED OF SUCH INTENT, AND ALL REQUIRED AND PROPERLY EXECUTED BONDS AND PERMIT FEES ARE RECEIVED AND APPROVED BY THE CITY OF SPRINGDALE.
27. THE CITY OF SPRINGDALE CONSTRUCTION SPECIFICATIONS, LATEST EDITION, SHALL GOVERN CONSTRUCTION OF THIS PROJECT.
28. ALL EXISTING UTILITIES INDICATED ON THE DRAWINGS ARE ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER; HOWEVER, ALL UTILITIES ACTUALLY EXISTING MAY NOT BE SHOWN. UTILITIES DAMAGED THROUGH NEGLIGENCE OF THE CONTRACTOR TO OBTAIN THE LOCATION OF SAME SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
29. ALL BACKFILL SHALL BE COMPACTED.
30. A MINIMUM OF ONE (1) COMPACTION TEST AND A MAXIMUM OF TWO (2) COMPACTION TESTS SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY FOR EVERY 1,000 FEET OF STREET CONSTRUCTION. SOIL SAMPLES FOR SUCH TESTS SHALL BE COLLECTED BY LABORATORY TECHNICIANS. ALL TESTING LABORATORY EXPENSES SHALL BE PAID FOR BY THE CONTRACTOR.
31. ALL MATERIALS AND WORKMANSHIP ASSOCIATED WITH THIS PROJECT SHALL BE SUBJECT TO INSPECTION BY THE CITY OF SPRINGDALE. THE CITY OF SPRINGDALE RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO THE CITY OF SPRINGDALE CONSTRUCTION SPECIFICATIONS.
32. (THE CONTRACTOR SHALL NOTIFY THE CITY OF SPRINGDALE PUBLIC WORKS DEPARTMENT A MINIMUM OF TWENTY-FOUR (24) HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION. IN ADDITION A MINIMUM OF TWENTY-FOUR (24) HOURS NOTICE SHALL BE PROVIDED FOR ANY REQUIRED INSPECTIONS.
33. RELOCATION OF ANY WATER LINE, SEWER LINE OR SERVICE LINE THEREOF REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE AT HIS EXPENSE.
34. CLEAN AGGREGATE BACKFILL: PROVIDE ¾"AGGREGATE OVER ALL PIPES, CULVERTS AND UTILITY LINES FULL DEPTH OF TRENCHES WHERE TRENCHES ARE UNDER PAVEMENT AND CURB & GUTTER. FIELD VERIFY ELEVATIONS AND LOCATIONS.
35. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF SPRINGDALE PUBLIC WORKS DEPARTMENT.
36. OWNER / DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.
37. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
38. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
39. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
40. INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
41. CONTRACTOR TO REFER TO STRUCTURAL SHEET S0.0, "FOUNDATIONS" FOR BUILDING PAD UNDERCUT AND SELECT FILL MINIMUM REQUIREMENTS.

SITE NOTES:

1. 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.
2. AN INDEPENDENT TESTING LABORATORY 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.
3. ALL REMOVAL OF ASPHALT PAVEMENT WILL BE SAW CUT.
4. 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.
5. CONCRETE PIPE SHALL MEET LOCAL JURISDICTION OR DOT SPECS. NO DAMAGED OR REPAIRED PIPE WILL BE ALLOWED.
6. ANY DAMAGE TO THE EXISTING PUBLIC STREET DUE TO CONSTRUCTION SHALL BE REPAIRED/REPLACED AT THE CONTRACTORS EXPENSE.
7. PROVIDE A SMOOTH LINE BY FULL DEPTH SAW CUT FOR STREET WIDENING (TYP).
8. 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.

CONCRETE NOTES:

9. CONCRETE PAVING AND STRUCTURES SHOULD CONFORM TO PROJECT SPECIFICATION AND DETAILS. IF A DISCREPANCY IS FOUND THE MORE STRINGENT SHALL APPLY.
10. 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.
11. EXTERIOR CONCRETE SHALL CONFORM TO THE LATEST REVISED STANDARD SPECIFICATION FOR PORTLAND CEMENT, ASTM C595. ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI AND BE ENTRAINED WITH 5 PERCENT AIR WITH A MINIMUM CEMENT CONTENT OF 520 LBS. PER CUBIC YARD (5.5 SACKS). EXPANSION JOINT MATERIAL SHALL BE ½" THICK ASPHALT-IMPREGNATED PRE-MOLDED FIBER, ASTM D1752. IT MUST ALSO FOLLOW AMERICAN CONCRETE INSTITUTE (ACI) 318 AND HAVE A MINIMUM 4" THICKNESS FOR DRIVEWAYS, PARKING AREAS, SIDEWALKS, PORCHES, AND STOOPS. DRIVEWAYS MUST HAVE FIBERGLASS MESH OR 6X6 WWF OR 6" THICK CONCRETE.

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 14 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.
18. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING BEST MANAGEMENT PRACTICES, (BMP'S), WEEKLY AND AFTER IT RAINS IN ACCORDANCE WITH THE ADEQ EROSION CONTROL PERMIT.
19. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING COPIES OF THE SEDIMENT AND EROSION CONTROL PLAN, THE STORMWATER POLLUTION PREVENTION PLAN, (SWPPP), AND THE WEEKLY INSPECTION REPORTS ON SITE AT ALL TIME.
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.

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.

GRADING NOTES:

1. IN GENERAL, EXISTING FILL IS TO REMOVED, AND RE-PLACED PER THE GEOTECHNICAL MANUAL, THESE PLANS, PROJECT SPECIFICATIONS AND APPLICABLE REGULATIONS. THE SITE MUST BE THOROUGHLY CLEARED AND GRUBBED.
2. REFER TO PROJECT GEOTECHNICAL MANUAL AND THE RECOMMENDATIONS THEREIN.
3. REFER TO CITY OF SPRINGDALE REQUIREMENTS & NOTES AS INDICATED IN THE PROJECT DRAWINGS AND SPECIFICATIONS.
4. A STATE LAND DISTURBANCE PERMIT IS REQUIRED PRIOR TO CONSTRUCTION. REFER TO AND CONFORM TO APPROVED PERMIT,SITE SWPPP AND RELATED DOCUMENTS.
5. PROPOSED CONTOURS ARE AT FINISHED GRADE.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A GEOTECHNICAL ENGINEER SHALL BE RETAINED TO PROVIDE RECOMMENDATIONS 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.
12. AN INDEPENDENT TESTING LABORATORY 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.
13. ALL SLOPES ARE TO BE 3H:1V OR FLATTER UNLESS OTHERWISE INDICATED.
14. 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.
15. THE CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.
16. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL PERMIT REQUIREMENTS FOR THE DISPOSAL OF MATERIALS FROM THE SITE.
17. 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.
18. 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.
19. ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 14 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.
20. 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.
21. 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.
22. ALL CURBS SHALL BE 6 INCHES ABOVE FINISH GRADE UNLESS OTHERWISE SPECIFIED.
23. PRIOR TO DEMOLITION OCCURRING, EROSION CONTROL DEVICES ARE TO BE INSTALLED PER BMP SEQUENCE.
24. ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO INSURE CONNECTION AT STRUCTURE IS WATER TIGHT. ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
25. ALL DRAINAGE STRUCTURES SHALL MEET H20 LOADING WHEN IN PAVED TRAFFIC AREAS AND BE FLUSH WITH FINISHED GRADES IN PAVED AREAS.
26. EXISTING DRAINAGE STRUCTURES TO REMAIN SHALL BE INSPECTED AND REPAIRED AS NECESSARY. REMOVE ALL SILT AND DEBRIS.
27. FILLS SHALL BE LIMITED TO 10FT VERTICAL HEIGHT UNLESS INFORMATION DEMONSTRATING SLOPE STABILITY, EROSION CONTROL, AND DRAINAGE CONTROL IS PROVIDED ALONG WITH RE-VEGETATION.
28. TRANSITION GUTTER TO ALLOW A 4 INCH DEPRESSION AT CURB INLETS. (12FT FOR UPSTREAM SIDE AND SAGS AND 4FT FOR DOWNSTREAM SIDE)
29. 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.
30. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR PAVED AND UNPAVED AREAS.
31. 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 ODYSSEY ENGINEERING, LLC.
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. ODYSSEY ENGINEERING, LLC 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. 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.
7. 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.
8. ALL UTILITY SERVICE LINES TO BE CONNECTED TO NEW MAINS OR RELOCATED AS NEEDED FOR INSTALLATION OF STORM SEWER SYSTEM.
9. 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.
10. SERVICE TAPS ON EXISTING MAINS SHALL BE MADE BY THE CITY, AND FEES PAID BY OWNER.
11. ALL UNDERGROUND LINES TO BE INSPECTED PRIOR TO BACK FILLING.
12. DIMENSIONS SHOWN ARE TO CENTER OF PIPE OR FITTING.
13. TESTING OF WATER AND SEWER LINES SHALL BE AT CONTRACTOR'S EXPENSE.
14. 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.
15. ALL UTILITIES UNDER PAVED AREAS SHALL RECEIVE HIGH-QUALITY GRANULAR BASE COURSE BACKFILL FULL DEPTH
16. MAINTAIN MINIMUM HORIZONTAL SEPARATION OF 10' BETWEEN WATER AND SEWER AND 5' BETWEEN OTHER UNDERGROUND UTILITIES SUCH AS STORM SEWER, ELECTRICAL, GAS, AND CONDUITS.
17. ALL WATER, GAS AND ELECTRICAL METERS WITHIN THE PROJECT AREA ARE TO BE ABANDONED AND RETURNED TO THE APPROPRIATE AUTHORITY.
18. COORDINATION OF ALL CONDUIT PLACEMENT SHALL BE MADE WITH UTILITY PROVIDERS AND INSTALLED BY GENERAL CONTRACTOR.
19. ALL WATER AND SEWER FORCE MAIN FITTINGS SHALL BE RESTRAINED THROUGH THE USE OF THRUST BLOCKING PER DETAIL SHEETS OR APPROVED EQUAL.
20. PROPOSED UTILITIES THAT ARE TO BE BURIED IN THE SAME TRENCH SHALL BE COORDINATED WITH AND APPROVED BY THE INVOLVED UTILITIES.
21. 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.
22. 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.
23. 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. ODYSSEY ENGINEERING, LLC IS NOT RESPONSIBLE FOR ANY DAMAGE TO OVERHEAD UTILITIES.
24. UNLESS OTHERWISE SHOWN, ALL WATER LINES SHALL BE PVC ANSI/AWWA C-900 DR-14 PVC WITH 36" MINIMUM COVER ABOVE THE TOP OF THE PIPE.
25. UNLESS OTHERWISE SHOWN ALL SEWER LINES SHALL BE ASTM-D3034 SDR-26 WITH 36" MINIMUM COVER.
26. CONTRACTOR TO FOLLOW THE CURRENT VERSION OF SPRINGDALE WATER UTILITY SPECIFICATIONS .

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

PROFESSIONAL SEAL:

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	REVISION
1	9/17/2026	REV. PER 09/10/26 TECHNICAL REVIEW

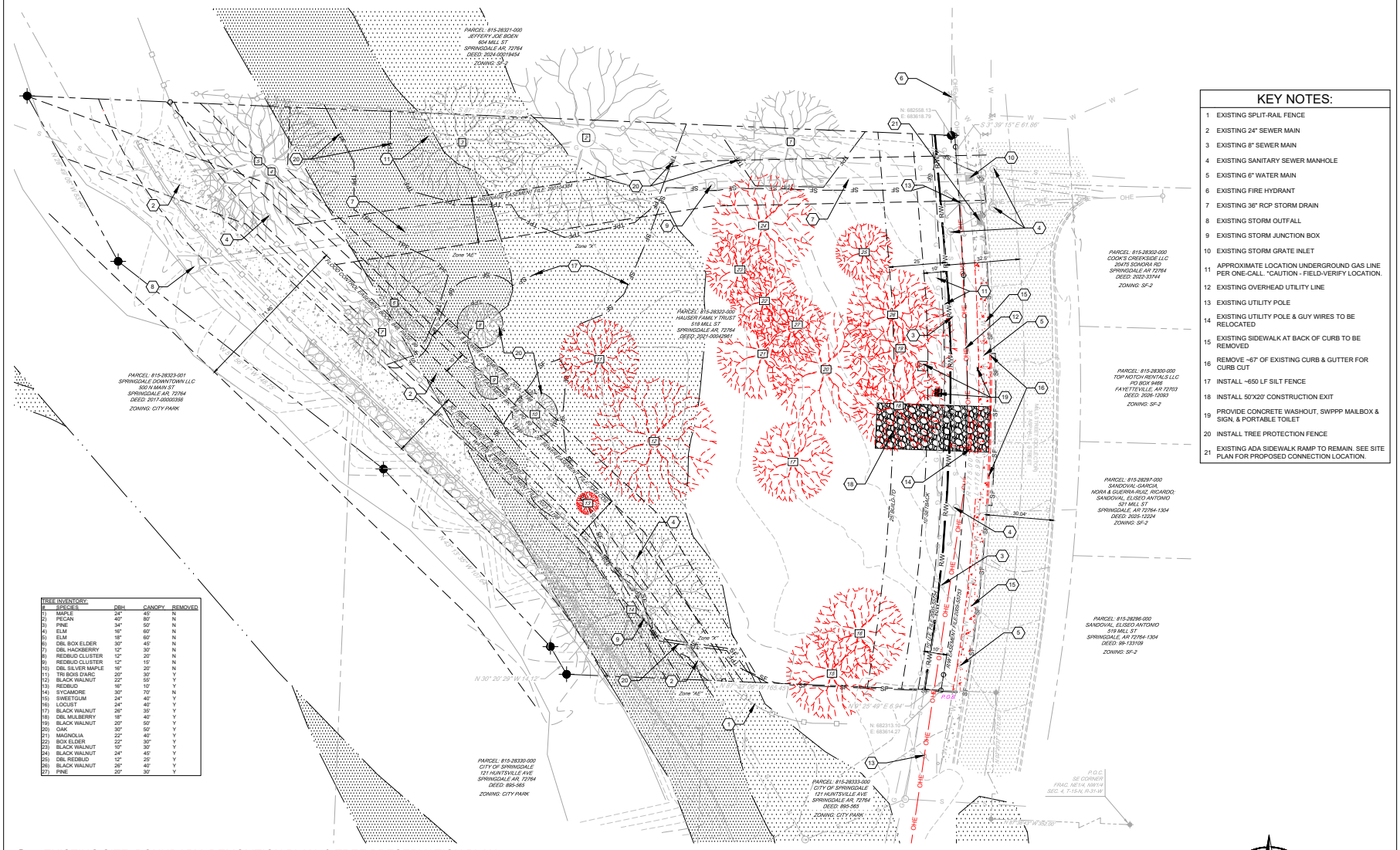
ODYSSEY ENGINEERING
124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

518 MILL STREET
LARGE SCALE DEVELOPMENT
L26-21
SPRINGDALE, ARKANSAS

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0158	JPY	CT
PLAN DATE:	09/17/2026	

SHEET NAME: GENERAL NOTES

SHEET NO.: C0.1



KEY NOTES:

1	EXISTING SPLIT-RAIL FENCE
2	EXISTING 24" SEWER MAIN
3	EXISTING 8" SEWER MAIN
4	EXISTING SANITARY SEWER MANHOLE
5	EXISTING 6" WATER MAIN
6	EXISTING FIRE HYDRANT
7	EXISTING 36" RCP STORM DRAIN
8	EXISTING STORM OUTFALL
9	EXISTING STORM JUNCTION BOX
10	EXISTING STORM GRATE INLET
11	APPROXIMATE LOCATION UNDERGROUND GAS LINE PER ONE-CALL. "CAUTION - FIELD-VERIFY LOCATION.
12	EXISTING OVERHEAD UTILITY LINE
13	EXISTING UTILITY POLE
14	EXISTING UTILITY POLE & GUY WIRES TO BE RELOCATED
15	EXISTING SIDEWALK AT BACK OF CURB TO BE REMOVED
16	REMOVE ~67' OF EXISTING CURB & GUTTER FOR CURB CUT
17	INSTALL ~650 LF SILT FENCE
18	INSTALL 50'X20' CONSTRUCTION EXIT
19	PROVIDE CONCRETE WASHOUT, SWPPP MAILBOX & SIGN, & PORTABLE TOILET
20	INSTALL TREE PROTECTION FENCE
21	EXISTING ADA SIDEWALK RAMP TO REMAIN. SEE SITE PLAN FOR PROPOSED CONNECTION LOCATION.

TREE INVENTORY

#	SPECIES	DBH	CANOPY	REMOVED
1)	MAPLE	24"	45'	N
2)	PECAN	40"	80'	N
3)	PINE	34"	50'	N
4)	ELM	16"	60'	N
5)	ELM	18"	60'	N
6)	DBL BOX ELDER	30"	45'	N
7)	DBL HACKBERRY	12"	30'	N
8)	REDBUD CLUSTER	12"	20'	N
9)	REDBUD CLUSTER	12"	15'	N
10)	DBL SILVER MAPLE	16"	20'	N
11)	TRI BOIS D'ARC	20"	30'	Y
12)	BLACK WALNUT	22"	55'	Y
13)	REDBUD	16"	10'	N
14)	SYCAMORE	30"	70'	N
15)	SWEETGUM	24"	40'	Y
16)	LOCUST	24"	40'	Y
17)	BLACK WALNUT	26"	35'	Y
18)	DBL MULBERRY	18"	40'	Y
19)	BLACK WALNUT	20"	50'	Y
20)	OAK	30"	50'	Y
21)	MAGNOLIA	22"	40'	Y
22)	BOX ELDER	22"	30"	Y
23)	BLACK WALNUT	10"	30'	Y
24)	BLACK WALNUT	24"	45'	Y
25)	DBL REDBUD	12"	25'	Y
26)	BLACK WALNUT	26"	40'	Y
27)	PINE	20"	30'	Y

1 EXISTING SITE, BOUNDARY, DEMOLITION PLAN. & TREE PRESERVATION PLAN

1"=20'

0 10' 20' 40'
1" = 20'

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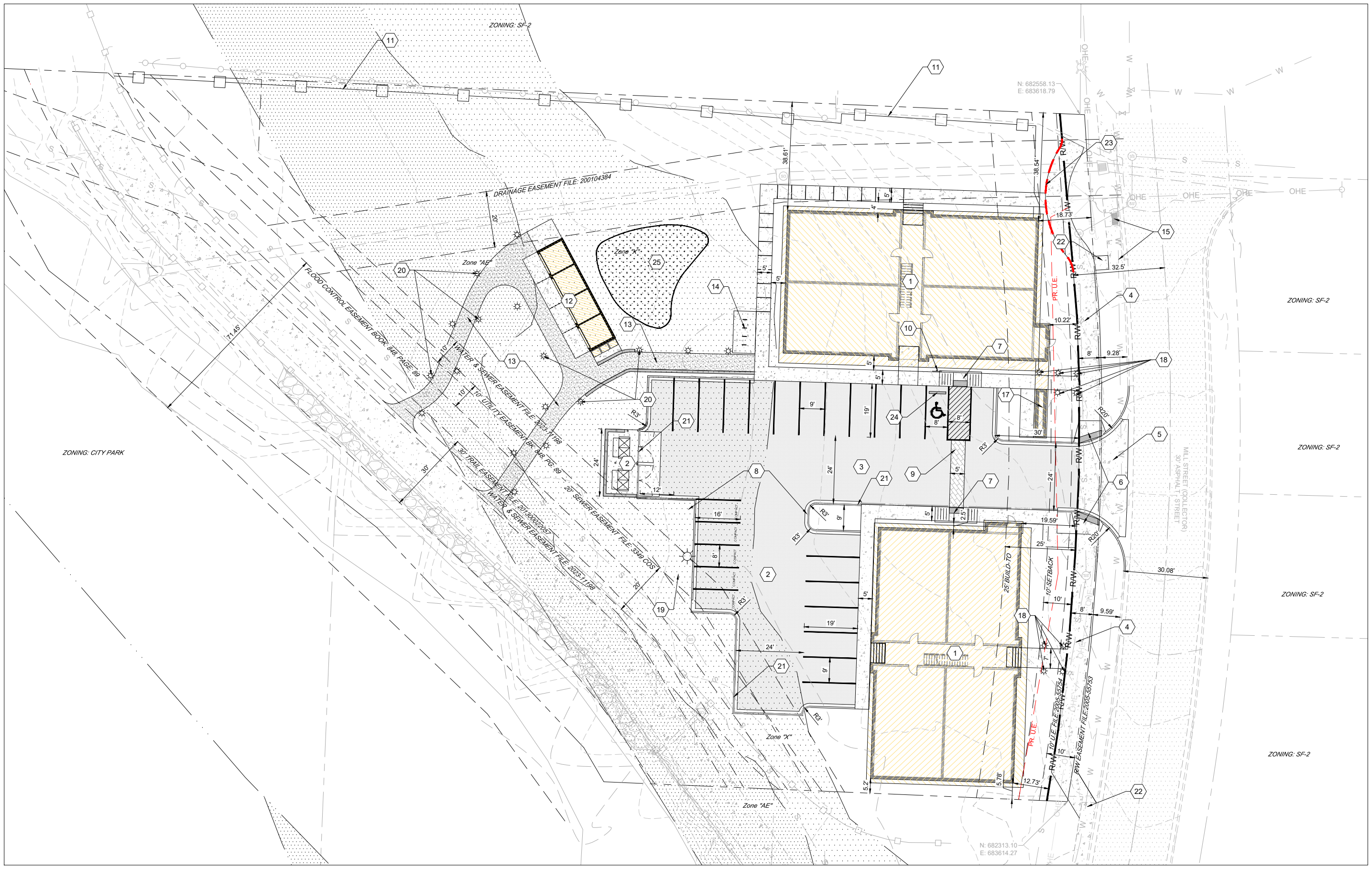
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518 MILL STREET
LARGE SCALE DEVELOPMENT
L26-21
SPRINGDALE, ARKANSAS

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ODY0158	JPY	CT
PLAN DATE:	09/17/2026	

SHEET NAME:
EXISTING SITE, BOUNDARY, DEMOLITION, & TREE PRESERVATION SHEET

SHEET NO.:
C0.2

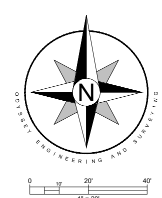


1 SITE LAYOUT PLAN

1"=20'

KEY NOTES:

1	(2) PROPOSED 4,525 SQ. FT. STACKED FLAT. 8 UNITS PER BUILDING, 16 UNITS TOTAL.
2	PROPOSED 24X12 SCREENED DOUBLE DUMPSTER ENCLOSURE
3	PROPOSED ASPHALT PARKING LOT
4	PROPOSED 8' SIDEWALK PER MSP
5	PROPOSED COMMERCIAL DRIVEWAY PER STANDARD DETAIL
6	PROPOSED SIDEWALK RAMPS PER STANDARD DETAIL. PROVIDE 2'X8' TRUNCATED DOME DETECTABLE WARNING DEVICE.
7	PROPOSED HANDICAP RAMP. PROVIDE 2'X5' TRUNCATED DOME DETECTABLE WARNING DEVICE.
8	PROPOSED 1.5' CURB & GUTTER (TYP)
9	PROVIDE STAMPED CONCRETE AT CROSSWALK
10	PROPOSED ADA PARKING SIGNAGE
11	PROPOSED 8' OPAQUE FENCE. PROVIDE DECORATIVE MASONRY COLUMNS WITH A MINIMUM OF 50' SEPARATION. FENCE TO BE ROUTED AROUND EXISTING TREES. DEVELOPER TO CONSULT WITH ADJACENT PROPERTY OWNER REGARDING EXISTING ENCROACHING FENCE AND ITS REPLACEMENT.
12	PROPOSED BIKE STORAGE/VENDING KIOSK
13	PROPOSED SOFT-SURFACE CONNECTION TO PUBLIC TRAIL. USE GRAVELPAVE2 BY INVISIBLE STRUCTURES. SEE MANUFACTURER'S DETAILS ON SHEET C1.3
14	PROPOSED BICYCLE RACKS
15	EXISTING SIDEWALK AND RAMP TO REMAIN THIS AREA
16	PROPOSED CONNECTION TO EXISTING SIDEWALK RAMP
17	MAILBOX KIOSK / PARKING LOT SCREEN FROM RIGHT-OF-WAY
18	PROVIDE GROUND-MOUNTED BOLLARD LIGHTING AT PEDESTRIAN CONNECTION TO PUBLIC SIDEWALK
19	PROPOSED PARKING LOT LIGHTING
20	PROVIDE GROUND-MOUNTED BOLLARD LIGHTING ALONG GRAVEL PATH CONNECTING TO GREENWAY TRAIL
21	PROVIDE FIRE LANE STRIPING ON ALL CURB/EDGE OF SIDEWALK THAT IS NOT WITHIN PARKING SPACES
22	CONNECT TO EXISTING SIDEWALK
23	PEDESTRIAN ACCESS EASEMENT TO BE DEDICATED WHERE SIDEWALK DEVIATES FROM RIGHT-OF-WAY
24	INSTALL 6'L X 9"W X 6"H WHEEL STOP AT HANDICAP SPACE PER ADA REQUIREMENTS. WHEELSTOP TO BE LOCATED 2' FROM FACE OF CURB
25	CONSTRUCT 1,000 SF RAIN GARDEN



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

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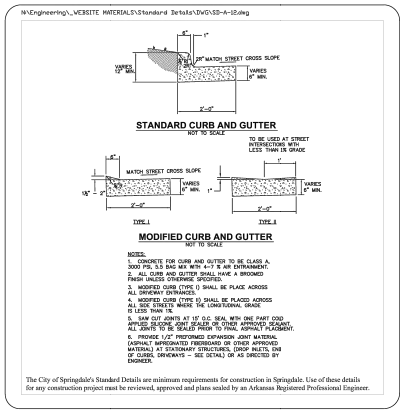
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AR COA # 4188

518 MILL STREET LARGE SCALE DEVELOPMENT L26-21 SPRINGDALE, ARKANSAS

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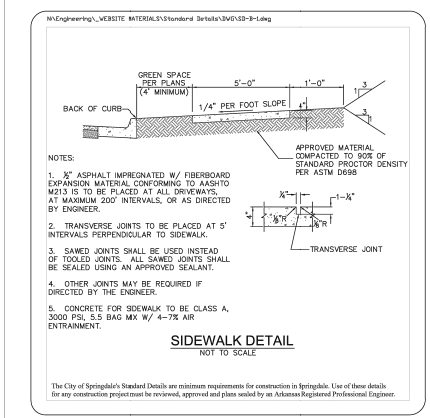
SHEET NAME:
SITE LAYOUT PLAN

SHEET NO.:
C1.0



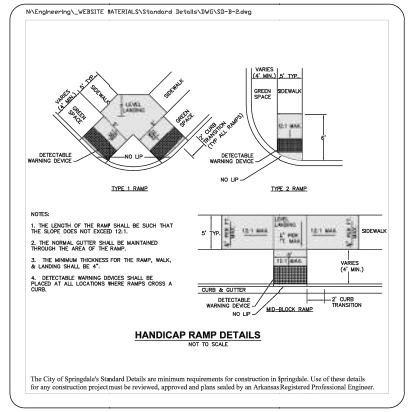
The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-12	



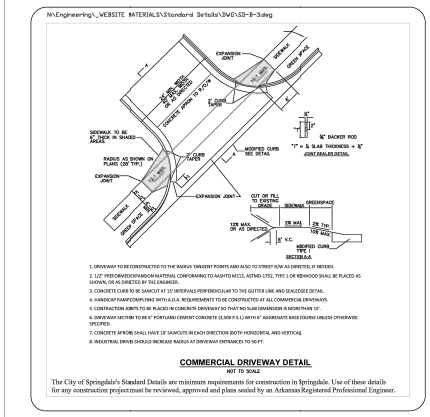
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SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-1	



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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-2	



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SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-3	

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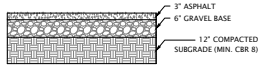
518 MILL STREET
LARGE SCALE DEVELOPMENT
L26-21
SPRINGDALE, ARKANSAS

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0158	JPY	CT
PLAN DATE:	09/17/2026	

SHEET NAME:
SPRINGDALE
STANDARD DETAILS

SHEET NO.:
C1.1

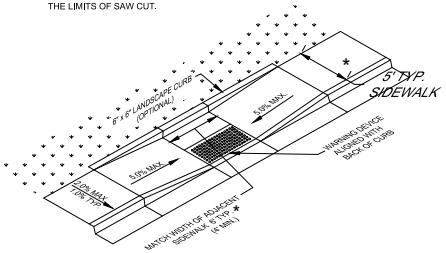
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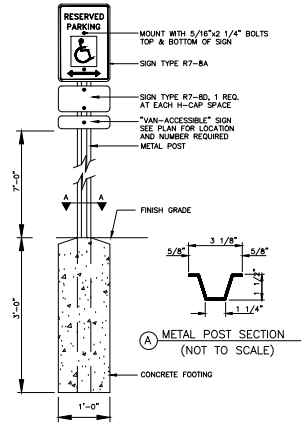
NOTES:
1. ASPHALT SHALL SHALL BE HMAC TYPE II.
2. GRAVEL BASE SHALL BE ARDOT CLASS 7 MATERIAL COMPACTED TO 95% STANDARD PROCTOR.

1 STANDARD DUTY ASPHALT PAVING
NTS

NOTES:
1. FULL DEPTH EXPANSION JOINTS (FOUR INCHES) SHALL BE PROVIDED AT THE EDGE OF THE SIDEWALK AND RAMP.
2. CONCRETE TO BE SAWCUT OR PLACE A TOOL JOINT AT THE CENTER OF DRIVE AND SEALED. IF POSSIBLE CONTRACTOR SHALL TRY TO ALIGN THE JOINT AT THE CENTER OF THE DRIVE WITH THE A JOINT IN THE ADJACENT SIDEWALK.
3. ALL CONCRETE DRIVEWAYS AND SIDEWALKS SHALL BE CONSTRUCTED OF A PORTLAND CEMENT CONCRETE MIXTURE WHICH WILL PRODUCE A CONCRETE OF A COMPRESSIVE STRENGTH OF 4000 PSI AFTER 28 DAYS SET UNDER STANDARD LABORATORY METHODS.
4. ALL SIDEWALKS REQUIRE A CONCRETE CURING COMPOUND, SUCH AS SEALTIGHT 1600-WHITE MANUFACTURED BY W.R. MEADOWS, OR AN APPROVED EQUAL
5. ALL SIDEWALKS AND DRIVEWAY APPROACHES SHALL BE CONSTRUCTED WITH A BROOM FINISH.
6. **ALL SIDEWALKS AND CURB CUTS FOR HANDICAP RAMPS REQUIRE AN INSPECTION PRIOR TO CONCRETE PLACEMENT.**
7. IF THE EXISTING GUTTER PAN IS DAMAGED OR DAMAGED DURING CURB REMOVAL, REFER TO DETAIL HR2 AND REMOVE FROM JOINT TO JOINT WITHIN THE LIMITS OF SAW CUT.

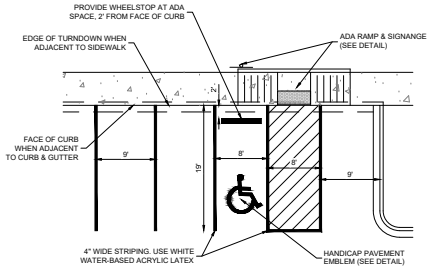


2 ADA RAMP
NTS

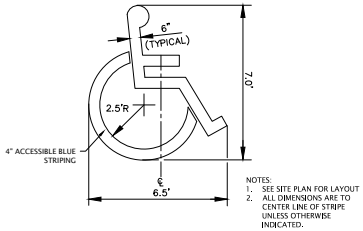


A METAL POST SECTION (NOT TO SCALE)

4 ACCESSIBLE SIGN DETAIL

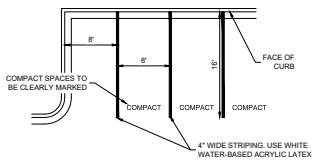


5 STANDARD & ADA PARKING LAYOUT
NTS

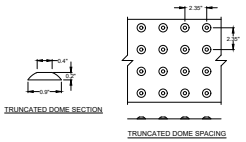


NOTES:
1. SEE SITE PLAN FOR LAYOUT
2. ALL DIMENSIONS ARE TO CENTER LINE OF STRIPE UNLESS OTHERWISE INDICATED.

3 ACCESSIBLE PARKING GLYPH



6 COMPACT PARKING LAYOUT
NTS



NOTES:
1. THE DETECTABLE WARNING DEVICE SHALL BE LOCATED SO THAT THE NEAREST EDGE OF THE DEVICE IS LOCATED AT THE BACK OF CURB.
2. TRUNCATED DOMES SHALL HAVE A DIAMETER OF 0.9 INCH AT THE BOTTOM, A DIAMETER OF 0.4 INCH AT THE TOP, A HEIGHT OF 0.2 INCH, AND A CENTER-TO-CENTER SPACING OF 2.35 INCHES MEASURED ALONG ONE SIDE OF A SQUARE ARRANGEMENT.
3. DETECTABLE WARNING DEVICE SHALL BE 24 INCHES IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE. (MIN 4')
4. TYPE OF DETECTABLE WARNING DEVICE SHALL BE APPROVED BY THE CITY OF SPRINGDALE PRIOR TO INSTALLATION. STAMPED CONCRETE SHALL NOT BE USED AS A DETECTABLE WARNING DEVICE.

6 DETECTABLE WARNING DEVICE
NTS

Know what's below. Call before you dig.

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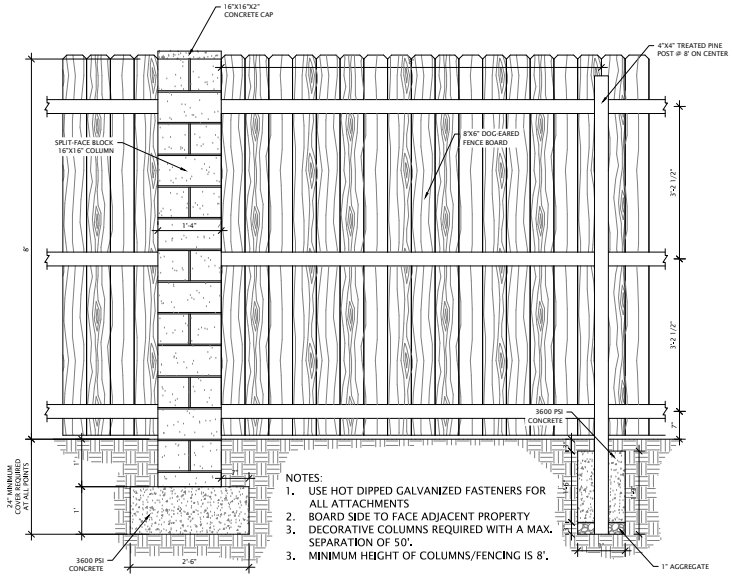
518 MILL STREET
LARGE SCALE DEVELOPMENT
C26-21
SPRINGDALE, ARKANSAS

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0158	JPY	CT
PLAN DATE:	09/17/2026	

SHEET NAME:
SPRINGDALE STANDARD DETAILS

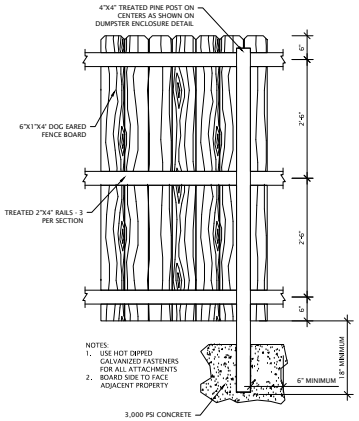
SHEET NO.:
C1.2

Return to Agenda



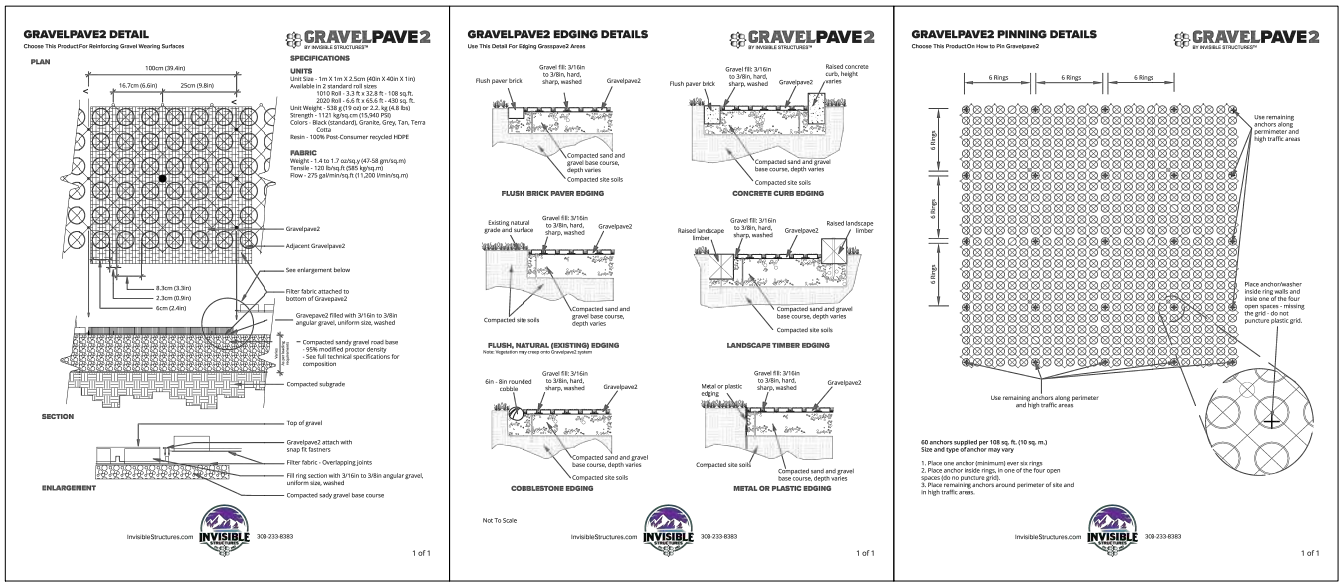
1 PERIMETER SCREENING FENCE WITH COLUMNS

NTS



2 DUMPSTER ENCLOSURE SCREENING DETAIL

NTS



3 GRAVELPAVE2 MANUFACTURER'S DETAILS

NTS

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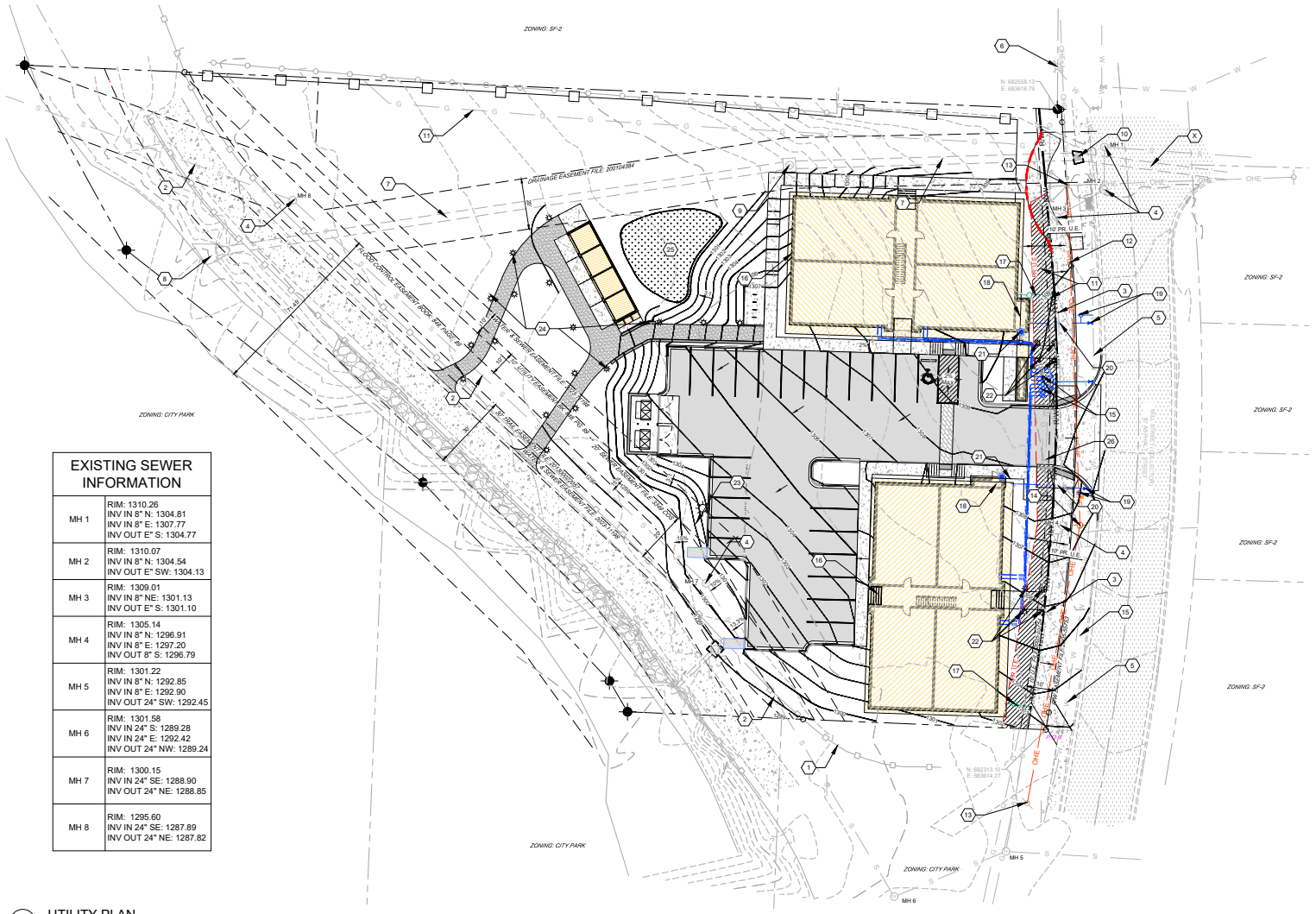
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SHEET NAME:
SPRINGDALE STANDARD DETAILS

SHEET NO.:
C1.3

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



KEY NOTES:

1. EXISTING SPLIT-RAIL FENCE
2. EXISTING 24" SEWER MAIN
3. EXISTING 8" SEWER MAIN
4. EXISTING SANITARY SEWER MANHOLE
5. EXISTING 6" WATER MAIN
6. EXISTING FIRE HYDRANT
7. EXISTING 36" RCP STORM DRAIN
8. EXISTING STORM OUTFALL
9. EXISTING STORM JUNCTION BOX
10. EXISTING STORM GRATE INLET
11. APPROXIMATE LOCATION UNDERGROUND GAS LINE PER ONE-CALL. *CAUTION - FIELD-VERIFY LOCATION.
12. EXISTING OVERHEAD UTILITY LINE
13. EXISTING UTILITY POLE
14. APPROXIMATE LOCATION OF RELOCATED UTILITY POLE. POLE RELOCATION TO BE COORDINATED WITH SWEPCO.
15. (8) PROPOSED 5/8" DOUBLE DOMESTIC WATER METERS. USE METER ARRAY, SEE DETAIL ON SHEET C2.2
16. PROVIDE HOSE BIBS ON BUILDING FOR IRRIGATION (TYP)
17. PROPOSED 4" SEWER SERVICE
18. RISER ROOM LOCATION
19. INSTALL FIRE LINE TAPPING SLEEVE & DEMARCATION VALVE. PROVIDE LEAK DETECTION METER PER STANDARD DETAIL S-36.
20. INSTALL FIRE LINE (SIZE TBD)
21. BUILDING-MOUNTED FDC
22. PROVIDE GROUND-MOUNTED BOLLARD LIGHTING AT PEDESTRIAN CONNECTION TO PUBLIC SIDEWALK
23. PROPOSED PARKING LOT LIGHTING
24. PROVIDE GROUND-MOUNTED BOLLARD LIGHTING ALONG GRAVEL PATH CONNECTING TO GREENWAY TRAIL
25. CONSTRUCT 1,000 SF RAIN GARDEN
26. PROPOSED ADDITIONAL SEWER EASEMENT (HATCHED AREA)

EXISTING SEWER INFORMATION

MH 1	RIM: 1310.26 INV IN 8" N: 1304.81 INV IN 8" E: 1307.77 INV OUT E" S: 1304.77
MH 2	RIM: 1310.07 INV IN 8" N: 1304.54 INV OUT E" SW: 1304.13
MH 3	RIM: 1309.01 INV IN 8" NE: 1301.13 INV OUT E" S: 1301.10
MH 4	RIM: 1305.14 INV IN 8" N: 1296.91 INV IN 8" E: 1297.20 INV OUT 8" S: 1296.79
MH 5	RIM: 1301.22 INV IN 8" N: 1292.85 INV IN 8" E: 1292.90 INV OUT 24" SW: 1292.45
MH 6	RIM: 1301.58 INV IN 24" S: 1289.28 INV IN 24" E: 1292.42 INV OUT 24" NW: 1289.24
MH 7	RIM: 1300.15 INV IN 24" SE: 1288.90 INV OUT 24" NE: 1288.85
MH 8	RIM: 1295.60 INV IN 24" SE: 1287.89 INV OUT 24" NE: 1287.82

1 UTILITY PLAN

1"=20'

N

0 10' 20' 40'
1" = 20'

Know what's below. Call before you dig.

PROFESSIONAL SEAL:

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NO.	DATE	REVISION
1	9/17/2026	REV. PER 09/10/26 TECHNICAL REVIEW

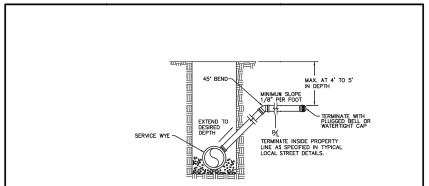
ODYSSEY ENGINEERING
124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

518 MILL STREET
LARGE SCALE DEVELOPMENT
L26-21
SPRINGDALE, ARKANSAS

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0158	JPY	CT
PLAN DATE:	09/17/2026	

SHEET NAME: UTILITY PLAN

SHEET NO.: C2.0



SEWER SERVICE CONNECTIONS

N.T.S.

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

528 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701

DRAWN BY: TLS | DRAWING NO. S-16 | DATE: MARCH 2008

NOMINAL PIPE DIAMETER	"B"
3" AND 4"	2'-4"
6"	2'-6"
8"	2'-8"
10"	2'-10"
12"	3'-0"
14"	3'-2"
16"	3'-4"
18"	3'-6"
20"	3'-8"
24"	4'-0"
27"	4'-4"
30"	4'-8"
36"	5'-0"
42"	5'-6"
48"	6'-0"

TRENCH WIDTH SCHEDULE

NOTES:

TRENCH WIDTH SHALL BE AS SET FORTH IN ANSI/AWWA B00, 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

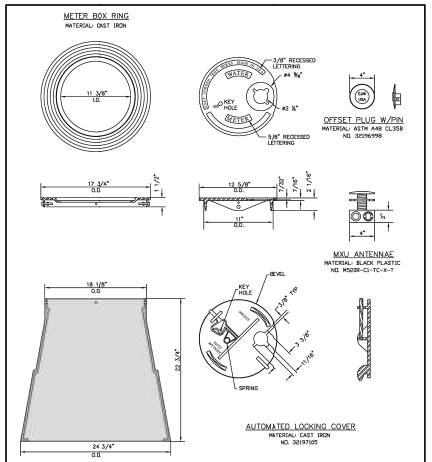
N.T.S.

SPRINGDALE WATER UTILITIES

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DRAWN BY: JNK | DRAWING NO. S-17 | DATE: MARCH 2008



STANDARD METER BOX

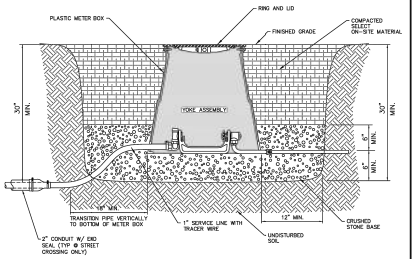
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STANDARD METER BOX INSTALLATION

SPUT 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

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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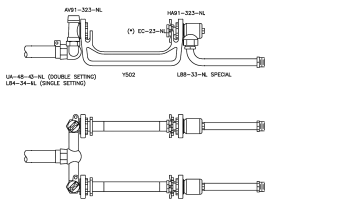
DRAWN BY: TLS | DRAWING NO. S-23 | DATE: OCTOBER 2014

SINGLE SETTING MATERIAL LIST

QTY	DESCRIPTION	FORD	CATALOG NUMBER MUELLER	AY McDONALD
1	INLET CONNECTION	LB4-34-NL	P-15531N	74778M-22 13S/4
1	YOKE ANGLE KEY VALVE	KV61-323-NL	H-14278N	74604Y 3/4X01
1	YOKE ELL	KV61	H-15421	74604Y
1	YOKE ANGLE CHECK VALVE	HA61-323-NL	H-14248N	702-3YC 33
1	OUTLET CONNECTION	LB8-33-NL SPECIAL	H-15538N	710JPP 33X9038
1	METER BOX ASSEMBLY	34P-18X24X24D W/LID		

DOUBLE SETTING MATERIAL LIST

1	ANGLE U BRANCH	UA4E-43-RS-NL	P-15295N	70BT2M 1X3/4X5.5
2	YOKE ANGLE KEY VALVE	AV61-323-NL	H-14278N	74604Y 3/4X01
2	YOKE ELL	KV61	H-15421	74604Y
2	YOKE ANGLE CHECK VALVE	HA61-323-NL	H-14248N	702-3YC 33
2	OUTLET CONNECTION	LB8-33-NL SPECIAL	H-15538N	710JPP 33X9038
1	METER BOX ASSEMBLY	34P-18X24X24D W/LID		



TYPICAL 5/8" DOUBLE METER SETTING

YOKE ASSEMBLY, 5/8" X 3/4" METER
3/4" COPPER OR PE P.I. TO 3/4" CTS PLASTIC BY MIP

N.T.S.
S-25

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.

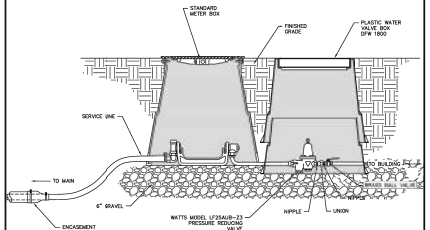
*METER AND EXPANSION CONNECTION EC-23-NL ARE PROVIDED BY THE DEPARTMENT.

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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DRAWN BY: TLS | DRAWING NO. S-25 | DATE: AUGUST 2014



NOTE:

ALL MATERIALS INSTALLED POTABLE WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF "LEAD FREE" CONTAINED IN PUBLIC LAW 111-380.

RESIDENTIAL PRESSURE REDUCING VALVE

N.T.S.
S-28

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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ODYSSEY ENGINEERING
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LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

518 MILL STREET
LARGE SCALE DEVELOPMENT
L26-21
SPRINGDALE, ARKANSAS

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0158	JPY	CT

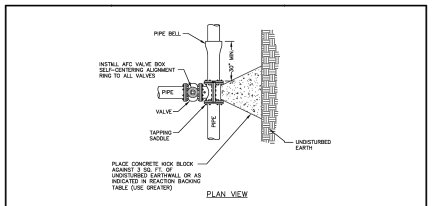
PLAN DATE: 09/17/2026

SHEET NAME:

CITY UTILITY DETAILS

SHEET NO.:

C2.1

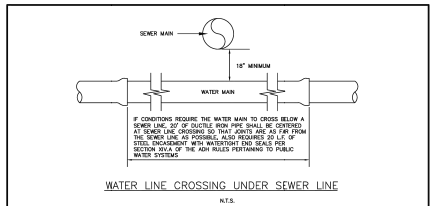


PRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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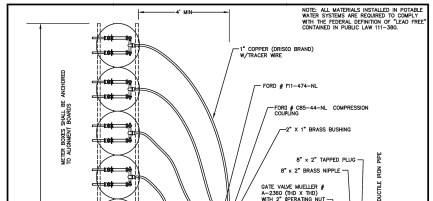


PRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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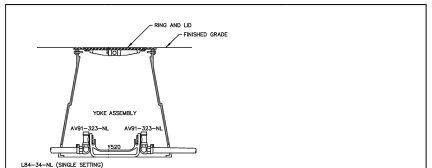


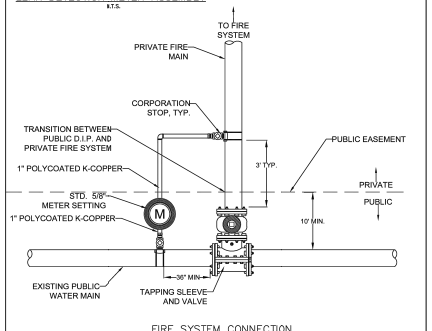
PRINGDALE WATER UTILITIES

MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION

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DRAWN BY: CAC | DRAWING NO: M-8 | DATE: AUGUST 2025



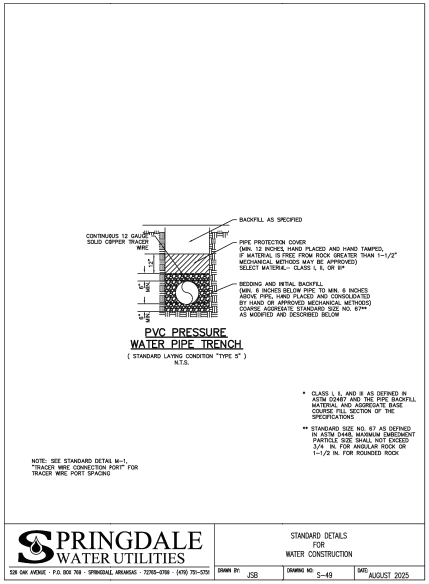


PRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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PRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER CONSTRUCTION

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DRAWN BY: JSB | DRAWING NO: S-49 | DATE: AUGUST 2025

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ODYSSEY ENGINEERING
124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

518 MILL STREET
LARGE SCALE DEVELOPMENT
L26-21
SPRINGDALE, ARKANSAS

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0158	JPY	CT
PLAN DATE:	09/17/2026	

SHEET NAME:
CITY UTILITY DETAILS

SHEET NO.:
C2.2

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

Return to Agenda



1 GRADING & EROSION CONTROL PLAN

1"=20'

KEY NOTES:

1. EXISTING 36" RCP STORM DRAIN
2. EXISTING STORM OUTFALL
3. EXISTING STORM JUNCTION BOX
4. PROVIDE INLET PROTECTION AT EXISTING STORM INLETS
5. INSTALL ~600 LF SILT FENCE
6. LIMITS OF DISTURBANCE: 0.93 AC
7. INSTALL 50'X20' CONSTRUCTION EXIT
8. PROVIDE CONCRETE WASHOUT, SWPPP MAILBOX & SIGN, & PORTABLE TOILET
9. PROPOSED RETAINING WALL (MAX HEIGHT 2.71')
10. SLOPES SHALL NOT EXCEED 15% WITHIN 7.5' OF EXISTING SEWER OR WATER LINES
11. PROVIDE 4' CURB CUT
12. INSTALL 4'X8' SCOUR STOP TRANSITION MAT
13. CONSTRUCT 1,000 SF RAIN GARDEN, 8" IN DEPTH. AMEND SOIL WITH A MIX OF COMPOST AND ORGANIC TOPSOIL. SEE LANDSCAPE PLAN FOR PLANTING SPECIFIATIONS.



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

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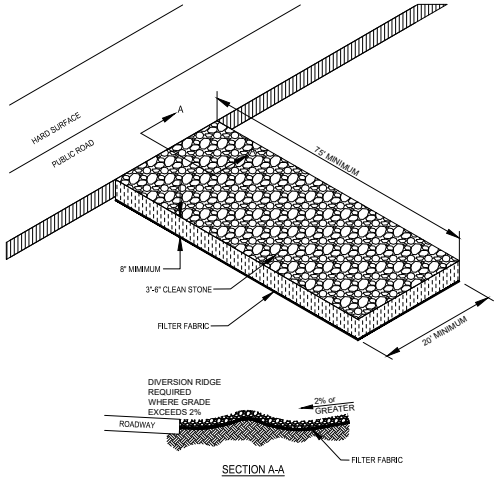
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AR COA # 4188

518 MILL STREET
LARGE SCALE DEVELOPMENT
L26-21
SPRINGDALE, ARKANSAS

PROJECT NO.	DESIGNED BY	REVIEWED BY
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PLAN DATE:	09/17/2026	

SHEET NAME:
GRADING & EROSION CONTROL PLAN

SHEET NO.:
C3.0



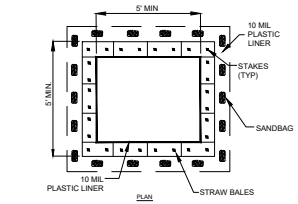
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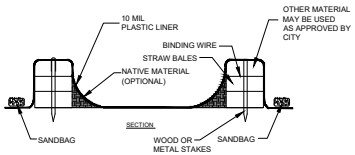
1. REPLACE CONTAMINATED STONE AS REQUIRED TO PREVENT TRACKING OF SEDIMENT OR MUD ON PUBLIC STREETS.
2. CLEAN STREETS DAILY WITH BROOM (NO POWER BROOM) AND SHOVEL. THE USE OF WATER IS PROHIBITED.
3. ALL VEHICLES MUST USE CONSTRUCTION EXIT.
4. IF WHEEL WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

1 STABILIZED CONSTRUCTION ENTRANCE

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.



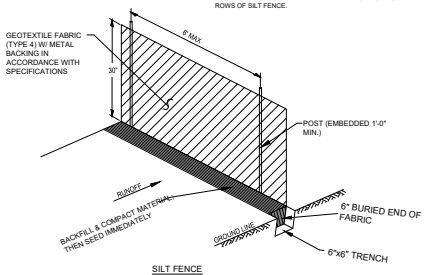


2 CONCRETE WASHOUT

Maximum Slope Length for Silt Fence		
Slope	Maximum Slope Length (ft) Above Fence	
	Standard (16" 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

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.

3 SILT FENCE

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L26-21
SPRINGDALE, ARKANSAS

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0158	JPY	CT
PLAN DATE:	09/17/2026	

SHEET NAME:
EROSION & GRADING CONTROL DETAILS

SHEET NO.:
C3.1



LANDSCAPE REQUIREMENTS

LANDSCAPE STREET FRONTAGE BUFFER OPTION 1 - A MINIMUM BUFFER OF TEN FEET IN WIDTH, PLANTED WITH A MINIMUM OF ONE SHADE TREE AND SEVEN SHRUBS PER 25 LINEAR FEET OF STREET FRONTAGE.	246 LF OF STREET FRONTAGE AT MSP ROW 10 SHADE TREES & 35 SHRUBS REQUIRED* *SMALL SPECIES TREES USED FOR STREET FRONTAGE BUFFER DUE TO PROXIMITY TO WATER AND SEWER MAINS
PERIMETER: MIN. 5' LANDSCAPE STRIP WITH ONE TREE PER 25' LF OFPERIMETER PROPERTY LINE	526 LF OF PERIMETER 37 PERIMETER TREES REQUIRED* *11 PRESERVED TREES ALONG BOUNDARY WILL BE USED AS A CREDIT TOWARDS PERIMETER LANDSCAPING REQUIREMENT
INTERIOR PARKING LOT - 1,000-49,999 SQ. FT. TOTAL PARKING AREA: 8% OF TOTAL AREA OF LOT REQUIRED FOR PLANTING	4160 SQ FT OF INTERIOR PARKING AREA 365 SQ FT OF PARKING LANDSCAPING REQUIRED 453 SQ FT OF PARKING LANDSCAPING PROVIDED

SMALL SPECIES TREE AND SHRUB PLANTING LEGEND

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SPECS.	MATURE SIZE	NOTES
4		EASTERN REDBUD (DECIDUOUS)	Cercis canadensis	3 GAL	20'-30' SPREAD 25'-35' HEIGHT	FULL SUN PART SHADE
11		LITTLE GEM MAGNOLIA (ORNAMENTAL EVERGREEN)	Magnolia grandiflora 'Little Gem'	3 GAL	7'-10' SPREAD 15'-20' HEIGHT	FULL SUN PART SHADE
2		RED DRAGON JAPANESE MAPLE (DECIDUOUS)	Acer palmatum var. dissectum 'Red Dragon'	3 GAL	4'-6' SPREAD 4'-6' HEIGHT	FULL SUN PART SHADE
24		LAURUSTINUS (EVERGREEN)	Viburnum tinus	3 GAL	4-8' SPREAD 5'-8' HEIGHT	FULL SUN PART SHADE
44		ROSEBUD HONEYSUCKLE AZALEA (DECIDUOUS)	Rhododendron pinophyllum	3 GAL	3'-8' SPREAD 3'-8' HEIGHT	FULL SUN PART SHADE
39		CREEPING JUNIPER (EVERGREEN)	Juniperus horizontalis	3 GAL	4'-10' SPREAD 6'-1 ½' HEIGHT	FULL SUN

LARGE SPECIES TREE PLANTING LEGEND

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SPECS.	MATURE SIZE	NOTES
5		SHORTLEAF PINE (EVERGREEN)	Pinus echinata	2" CALIPER 8' TALL	20'-35' SPREAD 50'-100' HEIGHT	FULL SUN LIGHT SHADE
6		EVERBEARING MULBERRY (DECIDUOUS)	Morus alba v rubra	2" CALIPER 8' TALL	15'-30' SPREAD 15'-30' HEIGHT	FULL SUN PART SHADE
1		AMERICAN HOLLY (EVERGREEN)	Ilex opaca	2" CALIPER 8' TALL	10'-20' SPREAD 40'-60' HEIGHT	FULL SUN PART SHADE
2		AMERICAN SMOKETREE (ORNAMENTAL DECIDUOUS)	Cotinus obovatus	B&B 2" CALIPER 8' TALL	20'-30' SPREAD 20'-30' HEIGHT	FULL SUN PART SHADE

1 UTILITY PLAN

LANDSCAPE PLAN

PER CODE OF ORDINANCES CHAPTER 56, ARTICLE II, SECTION 56-35(a), THE APPLICANT IS REQUIRED TO GUARANTEE THE PLANTS FOR 24 MONTHS OR THEY ARE TO BE REPLACED BY THE OWNER. THE OWNER WILL MAINTAIN ALL TREES AND VEGETATION.

0 10' 20' 40'
1" = 20'

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

PROFESSIONAL SEAL:

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REVISIONS

NO.	DATE	REVISION
1	9/17/2026	REV. PER 09/10/26 TECHNICAL REVIEW

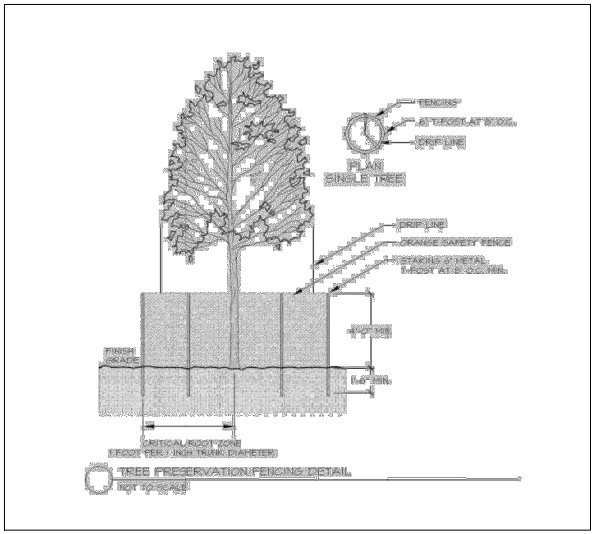
ODYSSEY ENGINEERING
124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

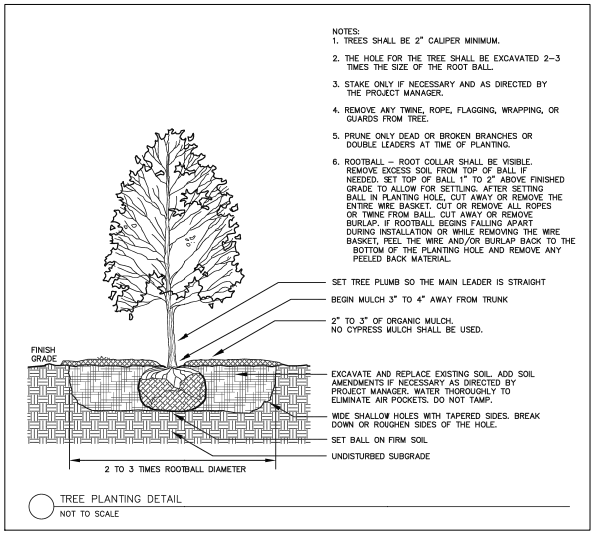
518 MILL STREET
LARGE SCALE DEVELOPMENT
L26-21
SPRINGDALE, ARKANSAS

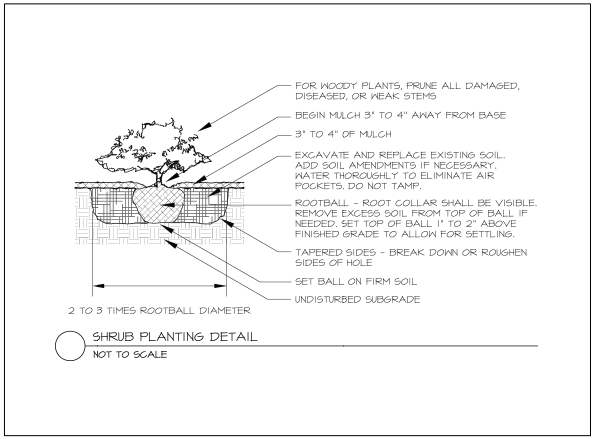
PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0158	JPY	CT
PLAN DATE:	09/17/2026	

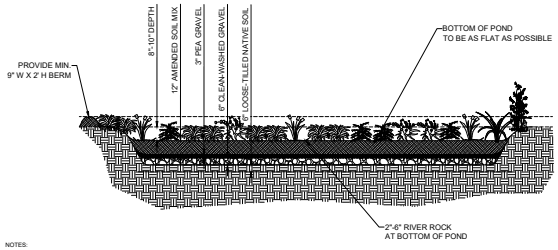
SHEET NAME:
LANDCAPE PLAN

SHEET NO.:
C4.0









INFILTRATION RAIN GARDEN

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ODYSSEY ENGINEERING
124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

518 MILL STREET
LARGE SCALE DEVELOPMENT
L26-21
SPRINGDALE, ARKANSAS

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0158	JPY	CT
PLAN DATE:	09/15/2026	

SHEET NAME:
LANDCAPE PLAN

SHEET NO.:
C4.1



SOUTH BUILDING



NORTH BUILDING

EXTERIOR MATERAL PERCENTAGE

MATERIAL	SQUARE FOOTAGE	PERCENTAGE	CITY DESIGNATION
BR-1	6046	64%	PREDOMINATE
W-1	1,434	16%	PREDOMINATE
FB-1	1,933	20%	ACCENT
TOTAL	14,966	100%	

PREDOMINATE	80%
ACCENT	20%

PRIMARY FACADE TRANSPARENT WINDOW
EAST ELEVATION - 23%

FINISH LEGEND

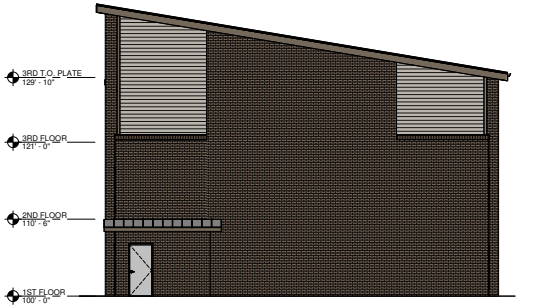
BR- 1 BRICK
MATERIAL: BRICK VENEER
COLOR: ROCKWELL - QUEEN HERITAGE
MNF: ACME BRICK



FB-1 - FIBER CEMENT BOARD
MATERIAL: LAP SIDING
COLOR: PAINT; ANEW GRAY; SW7030
MNF: HARDI BOARD FIBER CEMENT

W-1 WINDOWS
MATERIAL: PREHUNG METAL
COLOR: BLACK
MNF: TBD

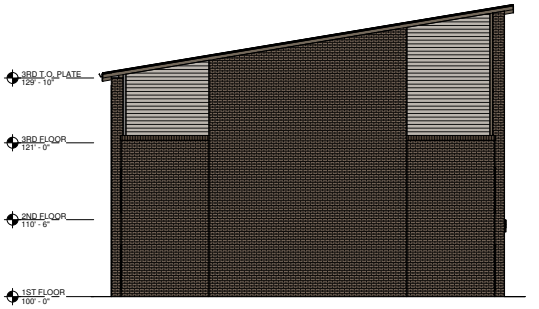
F-1 FASCIA & GUTTER
MATERIAL: FIBER CEMENT
COLOR: PAINT; WARM STONE SW 7032
MNF: TBD



3 NORTH ELEVATION (SOUTH BUILDING)
1/8" = 1'-0"



2 WEST ELEVATION (SOUTH BUILDING)
1/8" = 1'-0"



4 SOUTH ELEVATION (SOUTH BUILDING)
1/8" = 1'-0"



1 EAST ELEVATION (SOUTH BUILDING)
1/8" = 1'-0"

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dsides@sidesarch.com
www.sidesarchitecture.com

ARCHITECT OF RECORD:

NOT FOR CONSTRUCTION

MILL RD FLATS
518 MILL RD
SPRINGDALE, AR

PROJECT #: 25-026
SCALE: 1/8" = 1'-0"
DATE: 09.17.2026
DRAWN BY: DS
CHECKED BY: DS

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SHEET:
A3.1
SOUTH EXTERIOR BUILDING ELEVATION(S)

Return to Agenda

FINISH LEGEND

BR- 1 BRICK
MATERIAL: BRICK VENEER
COLOR: ROCKWELL - QUEEN HERITAGE
MNF: ACME BRICK



FB-1 - FIBER CEMENT BOARD
MATERIAL: LAP SIDING
COLOR: PAINT; ANEW GRAY; SW7030
MNF: HARDI BOARD FIBER CEMENT

W-1 WINDOWS
MATERIAL: PREHUNG METAL
COLOR: BLACK
MNF: TBD

F-1 FASCIA & GUTTER
MATERIAL: FIBER CEMENT
COLOR: PAINT; WARM STONE SW 7032
MNF: TBD

EXTERIOR MATERAL PERCENTAGE

MATERIAL	SQUARE FOOTAGE	PERCENTAGE	CITY DESIGNATION
BR-1	5,046	74%	PREDOMINATE
W-1	838	12%	PREDOMINATE
FB-1	953	14%	ACCENT
TOTAL	14,966	100%	

PREDOMINATE 86%
ACCENT 14%

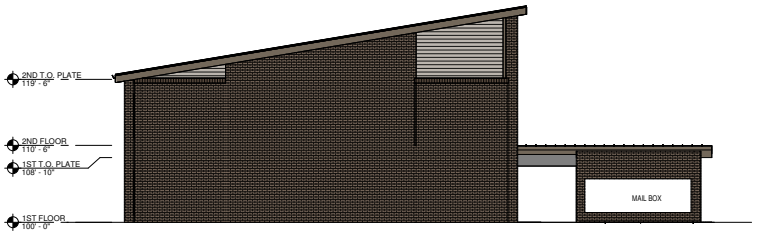
PRIMARY FACADE TRANSPARENT WINDOW
EAST ELEVATION - 20%



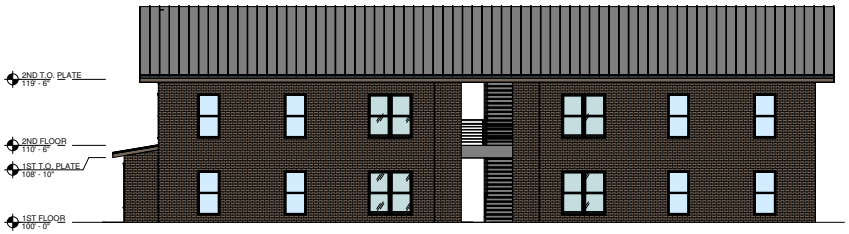
SOUTH BUILDING



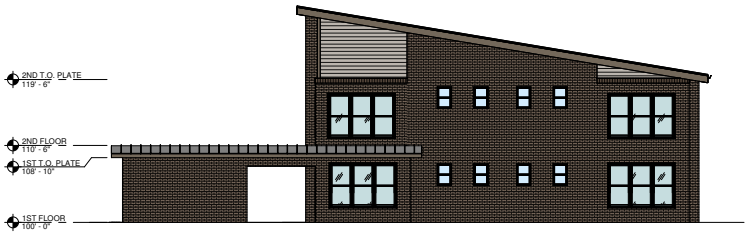
NORTH BUILDING



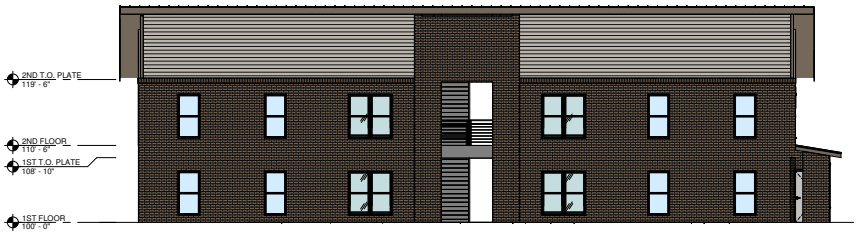
4 WEST ELEVATION (NORTH BUILDING)
1/8" = 1'-0"



2 NORTH ELEVATION (NORTH BUILDING)
1/8" = 1'-0"



3 EAST ELEVATION (NORTH BUILDING)
1/8" = 1'-0"



1 SOUTH ELEVATION (NORTH BUILDING)
1/8" = 1'-0"

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www.sidesarchitecture.com

ARCHITECT OF RECORD:

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MILL RD FLATS
518 MILL RD
SPRINGDALE, AR

PROJECT #:	25-026
SCALE:	1/8" = 1'-0"
DATE:	09.17.2026
DRAWN BY:	DS
CHECKED BY:	DS

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SHEET:
A3.2
NORTH EXTERIOR BUILDING ELEVATION(S)

Return to Agenda

FINISH LEGEND

BR- 1 BRICK
MATERIAL: BRICK VENEER
COLOR: ROCKWELL - QUEEN HERITAGE
MNF: ACME BRICK



FB-1 - FIBER CEMENT BOARD
MATERIAL: LAP SIDING
COLOR: PAINT; ANEW GRAY; SW7030
MNF: HARDI BOARD FIBER CEMENT

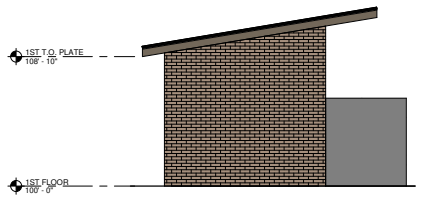
W-1 WINDOWS
MATERIAL: PREHUNG METAL
COLOR: BLACK
MNF: TBD

F-1 FASCIA & GUTTER
MATERIAL: FIBER CEMENT
COLOR: PAINT; WARM STONE SW 7032
MNF: TBD

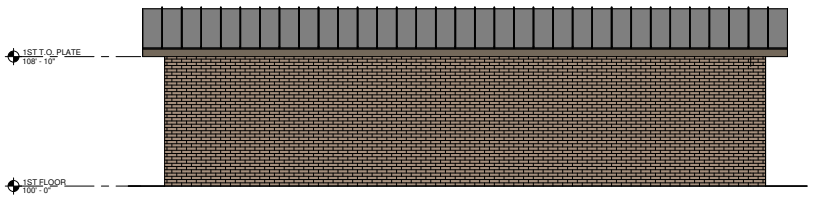
MATERIAL	SQUARE FOOTAGE	PERCENTAGE	CITY DESIGNATION
BR-1	6086	100%	PREDOMINATE
TOTAL	14,966	100%	

PREDOMINATE 100%

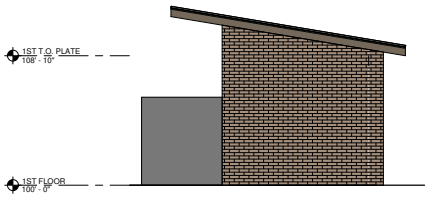




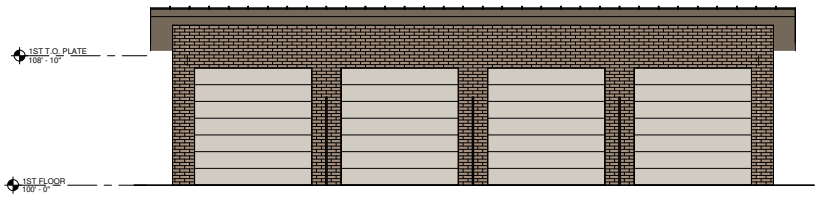
5 LEFT SIDE ELEVATION
1/4" = 1'-0"



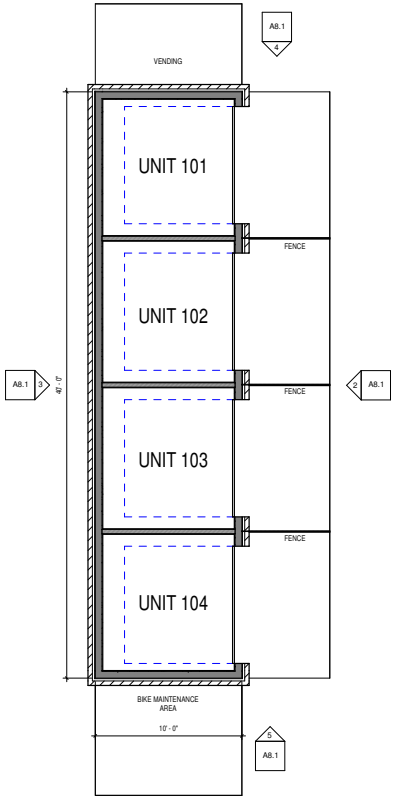
3 REAR ELEVATION
1/4" = 1'-0"



4 RIGHT SIDE ELEVATION
1/4" = 1'-0"



2 FRONT ELEVATION
1/4" = 1'-0"



1 STORAGE FLOOR PLAN
1/4" = 1'-0"

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www.sidesarchitecture.com

ARCHITECT OF RECORD:

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MILL RD FLATS
518 MILL RD
SPRINGDALE, AR

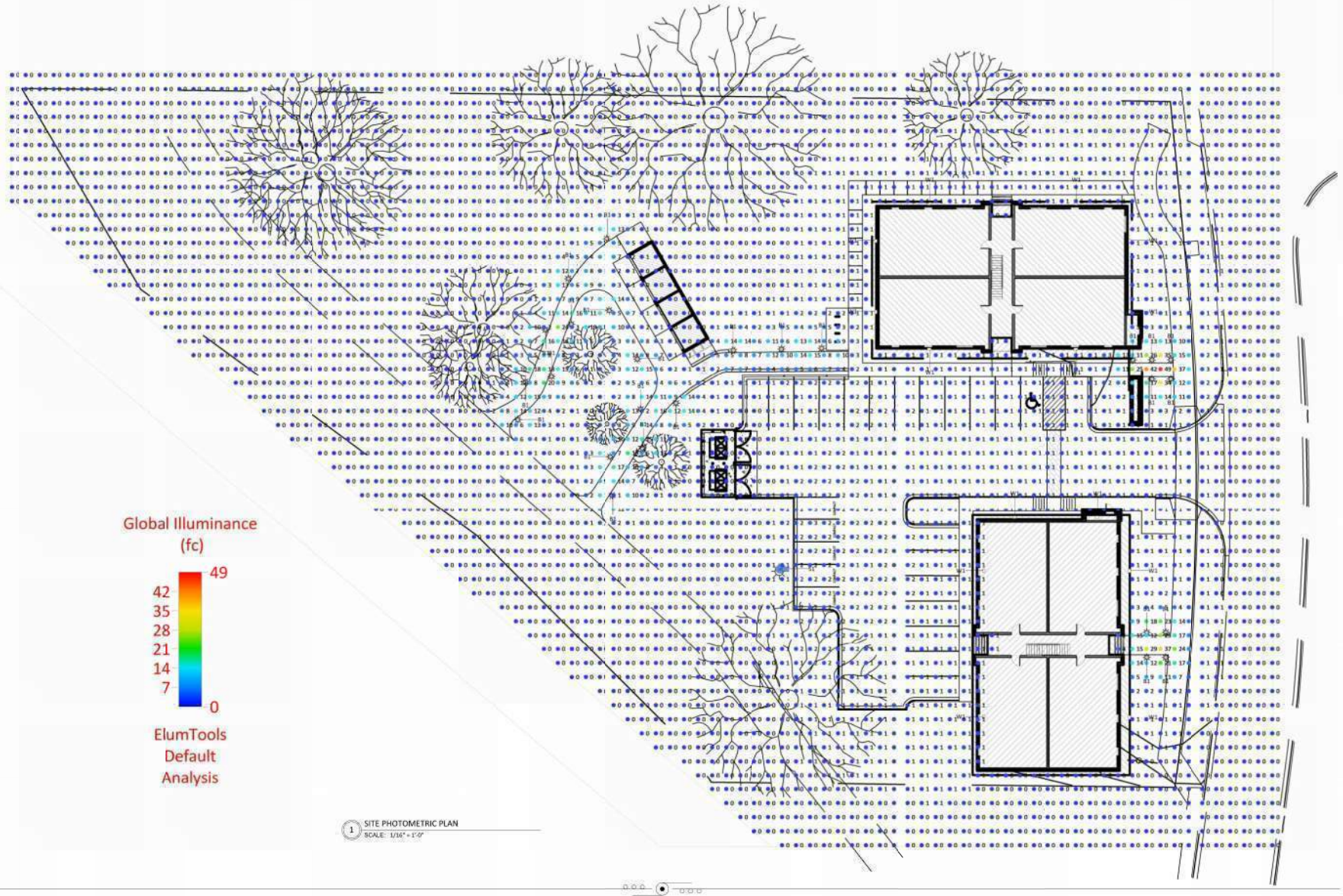
PROJECT #: 25-026
SCALE: As indicated
DATE: 09.17.2026
DRAWN BY: DS
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SHEET:
A8.1
STORAGE BUILDING

LIGHTING FIXTURE SCHEDULE

TAG	MANUFACTURER	MODEL	DESCRIPTION	COLOR	CCT	LUMENS	VOLTS	WATTS
B1	LSI LIGHTING	MRB-LED-25L-ACR-5-UNV-DIM-40-BLK	44" BOLLARD	BLACK	4000 K	2500	208 V	31 VA
S1	LSI LIGHTING	VALS-18L-4W-UNV-40K7-BLK-SA	POLE LIGHT | 25FT SSS POLE	BLACK	4000 K	18000	208 V	111 VA
W1	LSI LIGHTING	XWS-LED-2L-SIL-FT-UNV-DIM-40-70CRI-BLK	HORIZONTAL WALL PACK	BLACK	4000 K	2000	120 V	13 VA



1 SITE PHOTOMETRIC PLAN
SCALE: 1/16" = 1'-0"

Architect of Record:
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MEP Engineer:
TEC Titus Engineering Consulting, PLLC
ph. 479.224.8680
tgates@titus-eng.com
www.titus-eng.com
Rogers, AR 72756

Seals

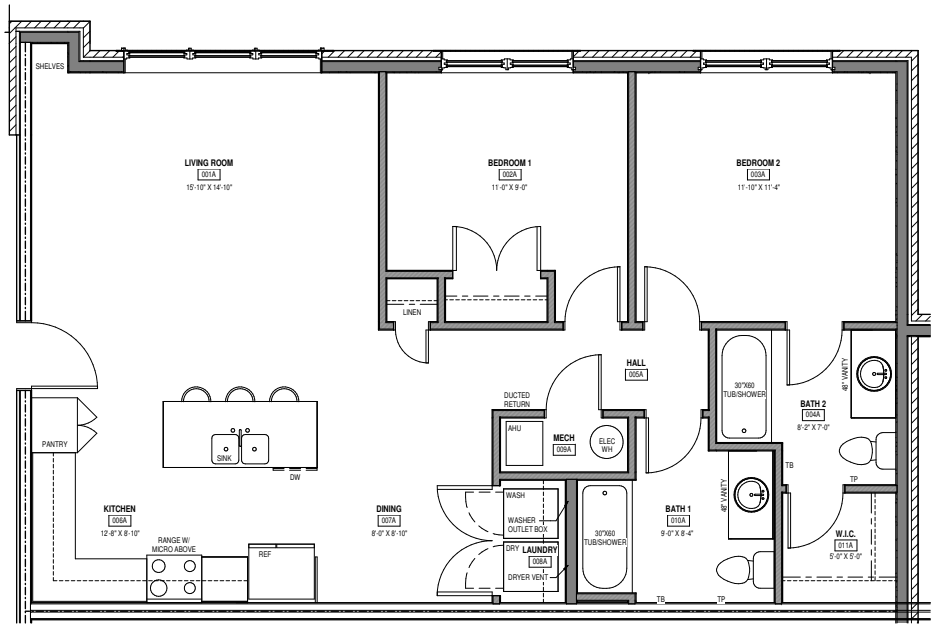
MILL RD FLATS
518 MILL RD
SPRINGDALE, AR

Revisions

#	DESCRIPTION	DATE

SITE LIGHTING PLAN

E2.3



1 ENLARGED UNIT PLAN 'A'
3/8" = 1'-0"

1,012 SF

REVISION		
NO.	ISSUE	DATE

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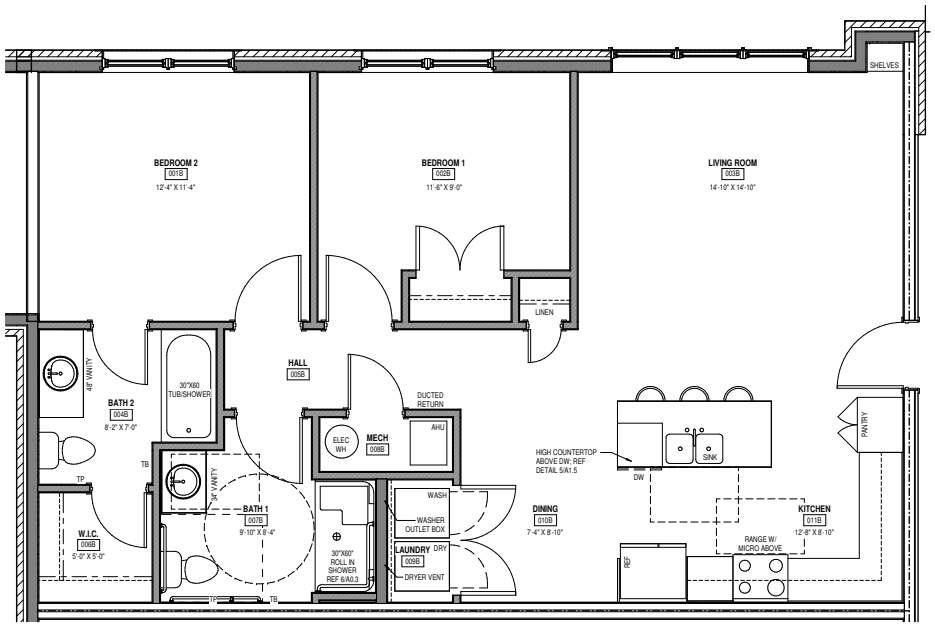
518 MILL RD
SPRINGDALE, AR

PROJECT #:	25-026
SCALE:	3/8" = 1'-0"
DATE:	09.17.2026
DRAWN BY:	DS
CHECKED BY:	DS

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SHEET:
A1.1
ARCHITECTURAL UNIT PLAN(S)

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1 ENLARGED UNIT PLAN 'B'
3/8" = 1'-0"

1,012 SF

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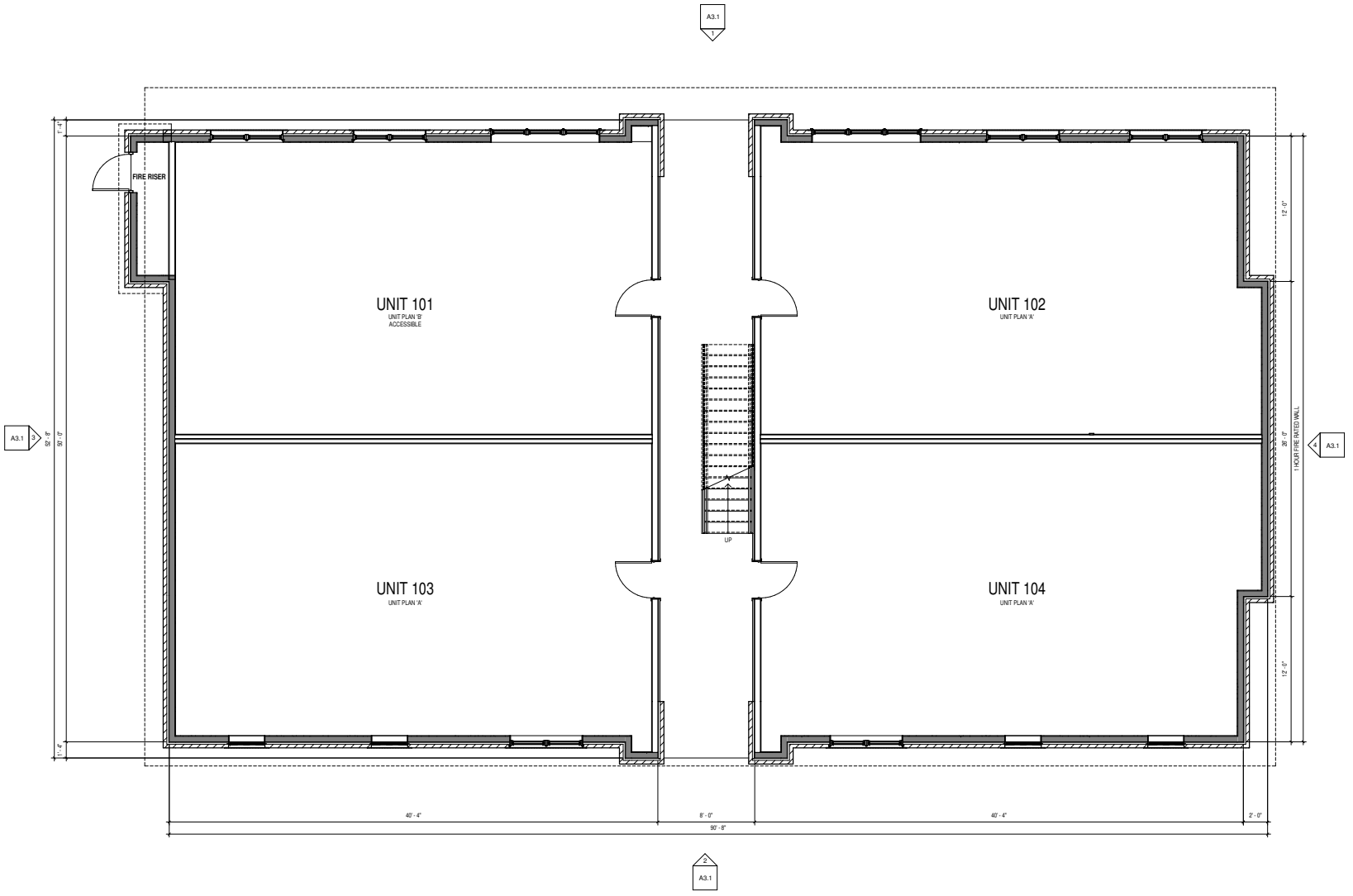
518 MILL RD
SPRINGDALE, AR

PROJECT #:	25-026
SCALE:	3/8" = 1'-0"
DATE:	09.17.2026
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SHEET:

A1.2
ARCHITECTURAL UNIT PLAN(S)



1 1ST FLOOR SOUTH
1/4" = 1'-0"

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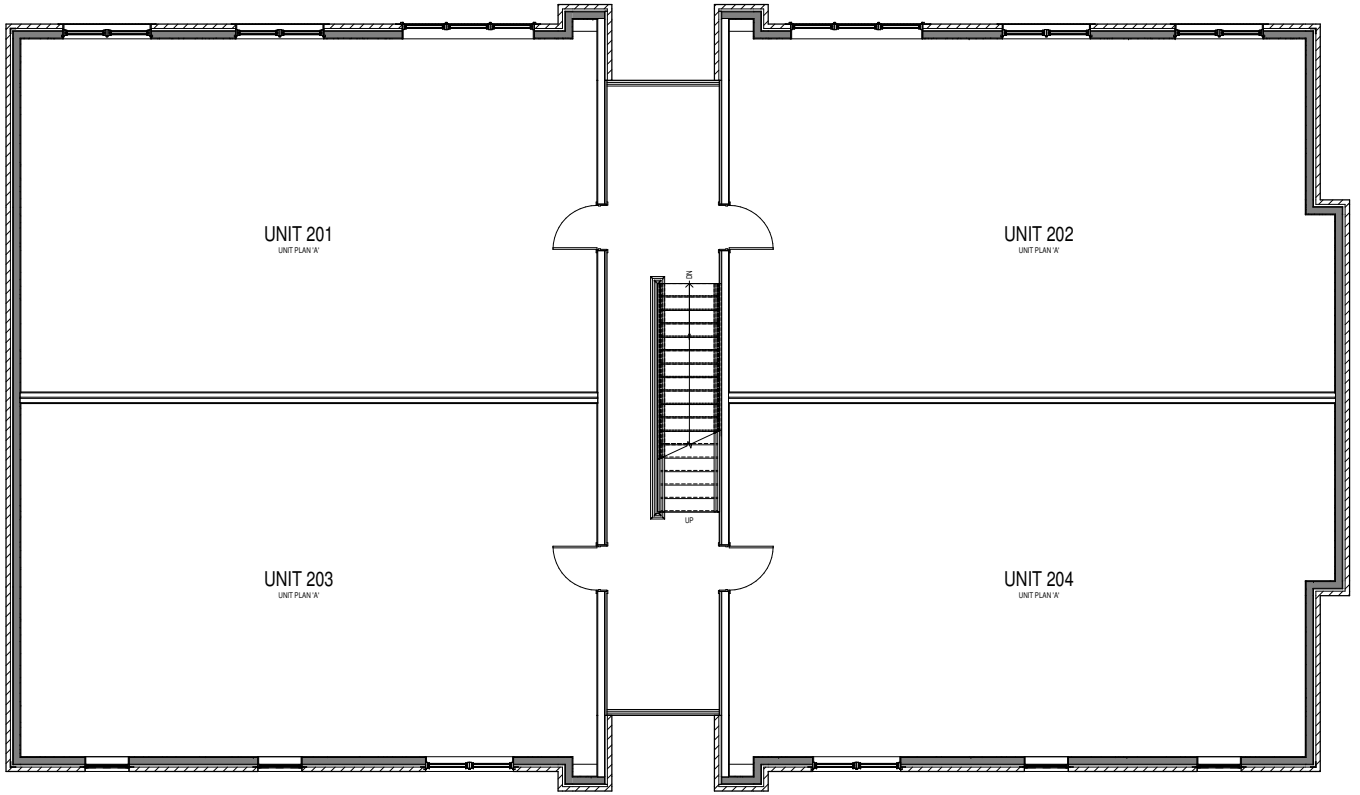
MILL RD FLATS

518 MILL RD
SPRINGDALE, AR

PROJECT #: 25-026
SCALE: 1/4" = 1'-0"
DATE: 09.17.2026
DRAWN BY: DS
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SHEET:
A2.1
ARCHITECTURAL
FLOOR PLAN(S)



1 2ND FLOOR SOUTH
1/4" = 1'-0"

REVISION		
NO.	ISSUE	DATE

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MILL RD FLATS

518 MILL RD
SPRINGDALE, AR

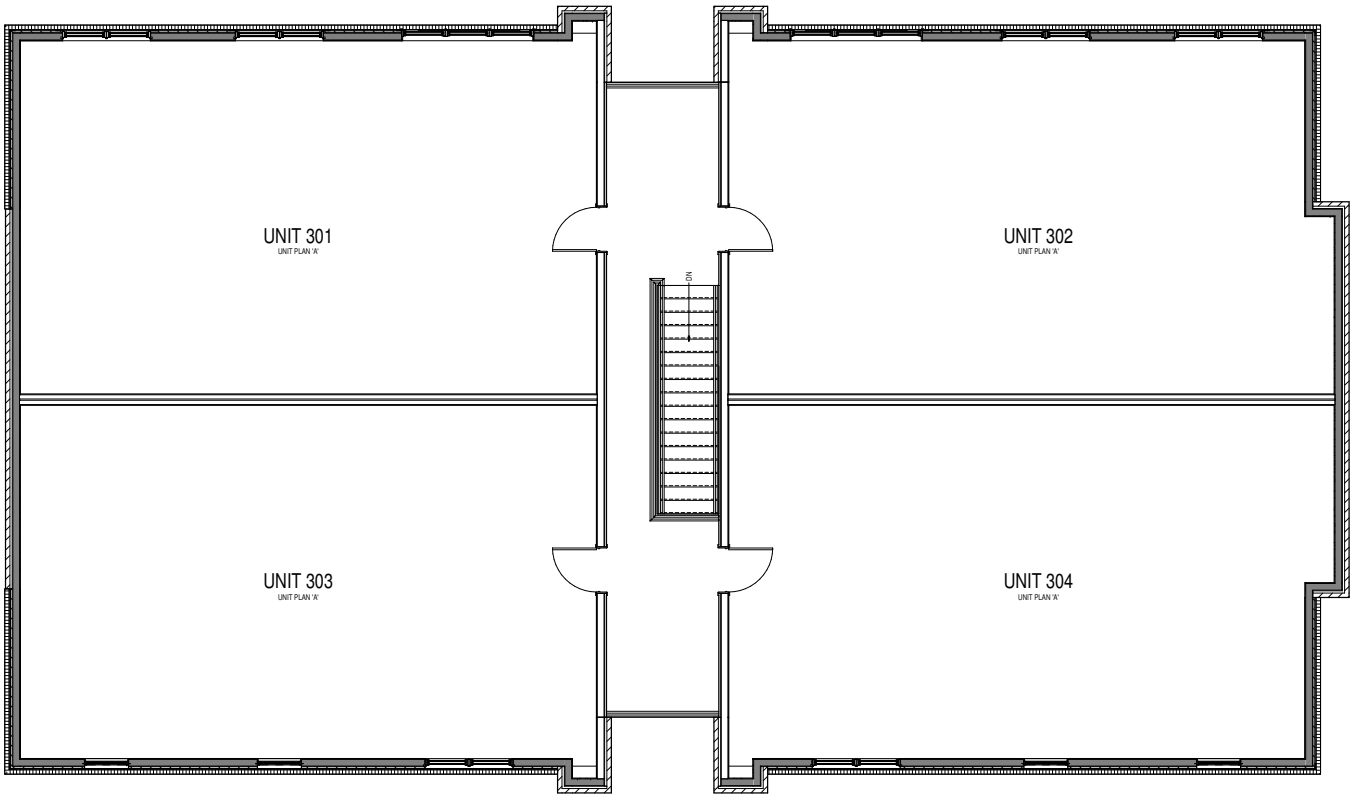
PROJECT #:	25-026
SCALE:	1/4" = 1'-0"
DATE:	09.17.2026
DRAWN BY:	DS
CHECKED BY:	DS

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SHEET:
A2.2
ARCHITECTURAL FLOOR PLAN(S)

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Return to Agenda



1 3RD FLOOR SOUTH
1/4" = 1'-0"

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NO.	ISSUE	DATE

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ARCHITECT OF RECORD:

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MILL RD FLATS

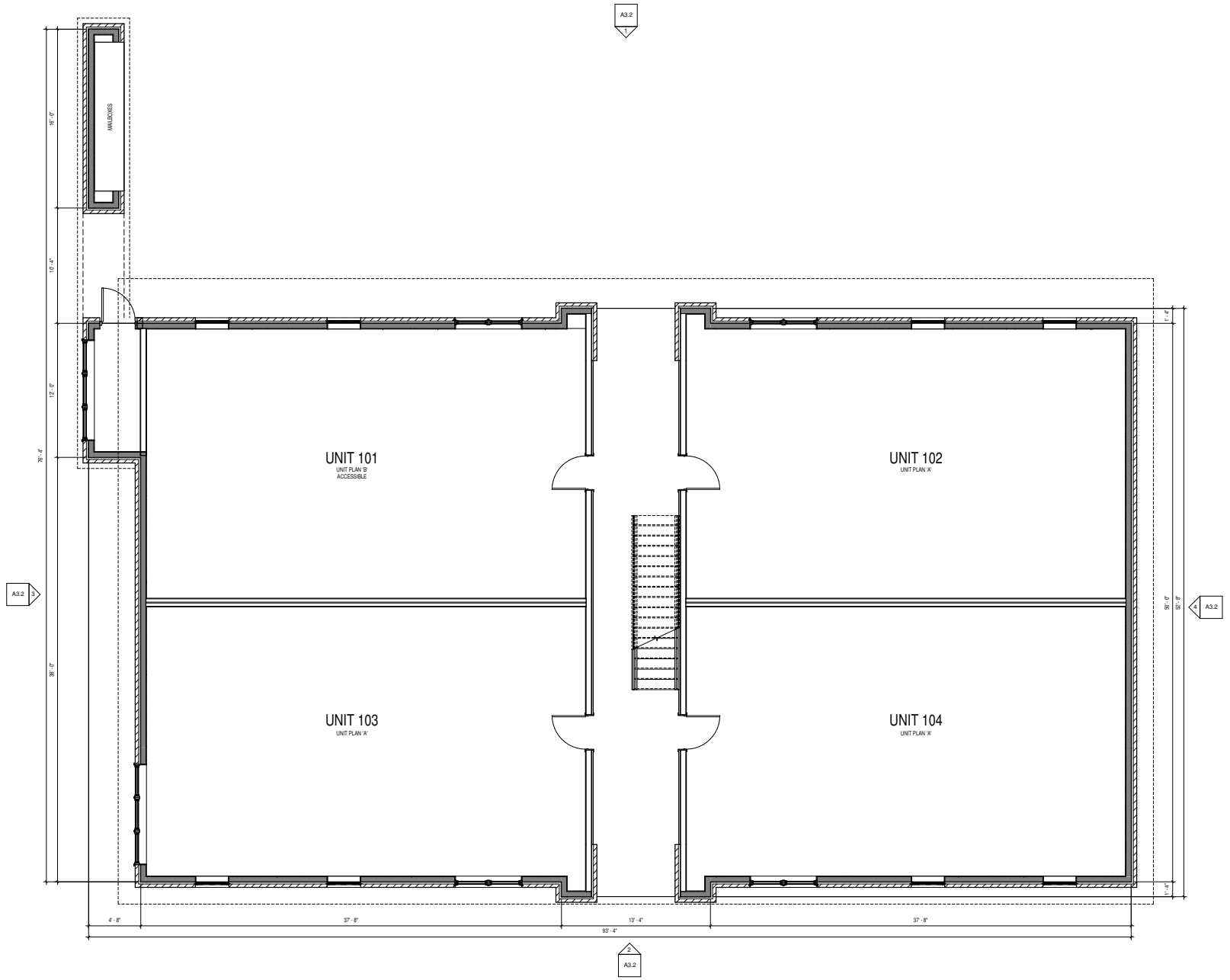
518 MILL RD
SPRINGDALE, AR

PROJECT #:	25-026
SCALE:	1/4" = 1'-0"
DATE:	09.17.2026
DRAWN BY:	DS
CHECKED BY:	DS

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SHEET:
A2.3
ARCHITECTURAL FLOOR PLAN(S)

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1 1ST FLOOR NORTH
1/4" = 1'-0"

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ARCHITECT OF RECORD:

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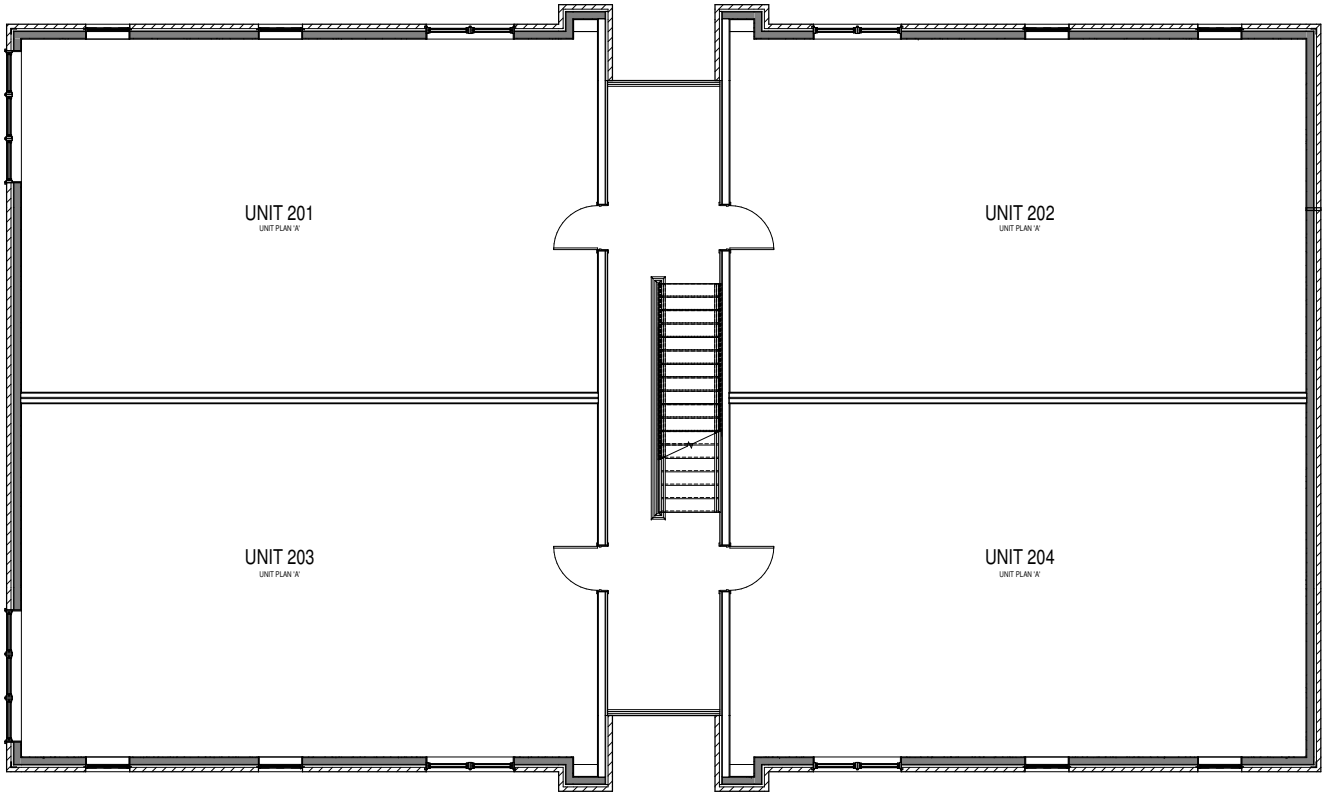
MILL RD FLATS

518 MILL RD
SPRINGDALE, AR

PROJECT #: 25-026
SCALE: 1/4" = 1'-0"
DATE: 09.17.2026
DRAWN BY: DS
CHECKED BY: DS

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SHEET:
A2.4
ARCHITECTURAL FLOOR PLAN(S)



1 2ND FLOOR NORTH
1/4" = 1'-0"

2
A3.2

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www.sidesarchitecture.com

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MILL RD FLATS

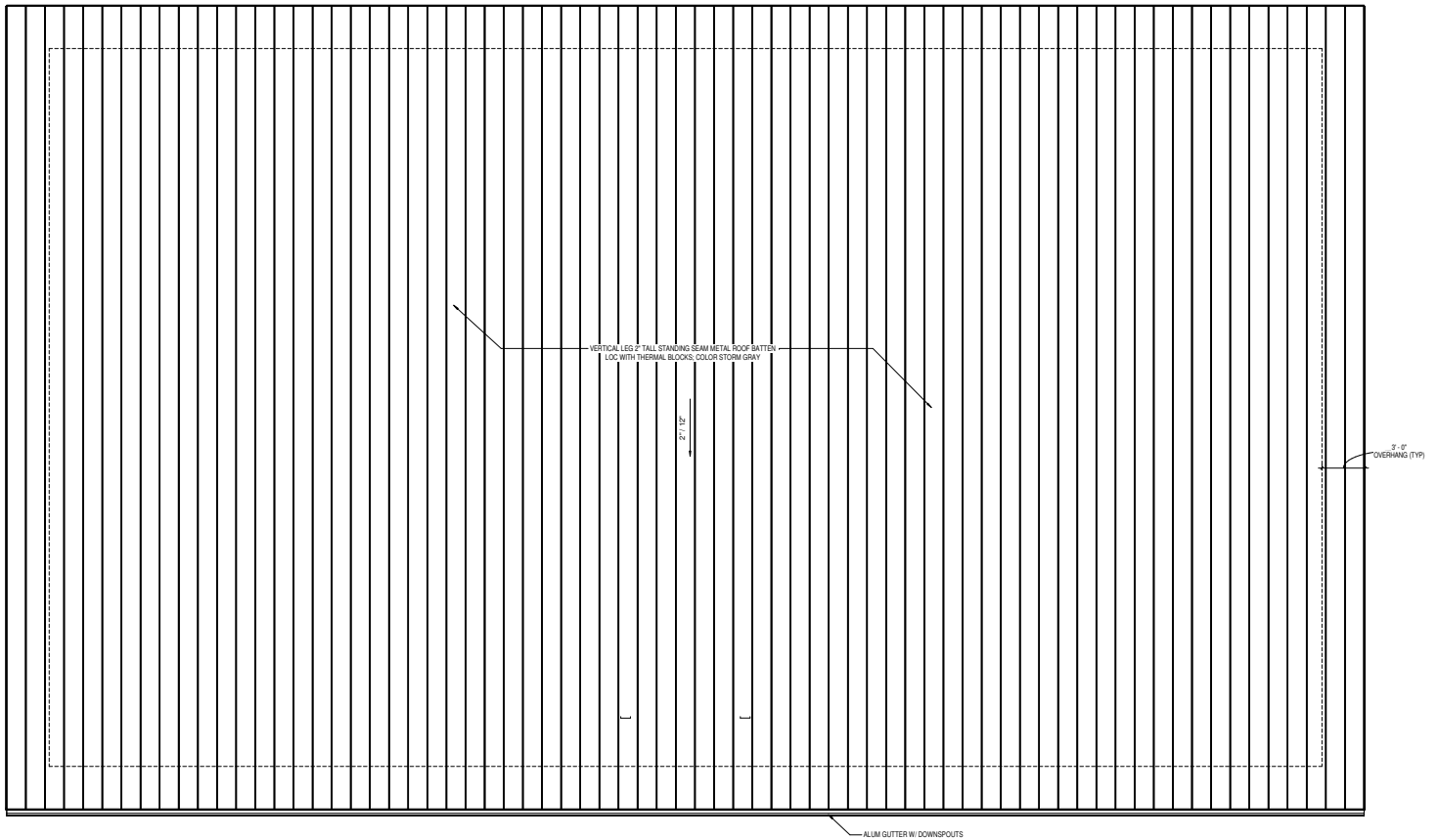
518 MILL RD
SPRINGDALE, AR

PROJECT #: 25-026
SCALE: 1/4" = 1'-0"
DATE: 09.17.2026
DRAWN BY: DS
CHECKED BY: DS

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SHEET:
A2.5
ARCHITECTURAL FLOOR PLAN(S)

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1 ROOF PLAN
1/4" = 1'-0"

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MILL RD FLATS

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SHEET:
A2.6
ROOF PLAN

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SOUTH BUILDING



NORTH BUILDING

EXTERIOR MATERAL PERCENTAGE

MATERIAL	SQUARE FOOTAGE	PERCENTAGE	CITY DESIGNATION
BR-1	6046	64%	PREDOMINATE
W-1	1,434	16%	PREDOMINATE
FB-1	1,933	20%	ACCENT
TOTAL	14,966	100%	

PREDOMINATE	80%
ACCENT	20%

PRIMARY FACADE TRANSPARENT WINDOW
EAST ELEVATION - 23%

FINISH LEGEND

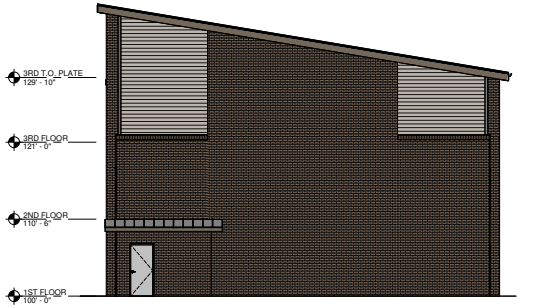
BR- 1 BRICK
MATERIAL: BRICK VENEER
COLOR: ROCKWELL - QUEEN HERITAGE
MNF: ACME BRICK



FB-1 - FIBER CEMENT BOARD
MATERIAL: LAP SIDING
COLOR: PAINT; ANEW GRAY; SW7030
MNF: HARDI BOARD FIBER CEMENT

W-1 WINDOWS
MATERIAL: PREHUNG METAL
COLOR: BLACK
MNF: TBD

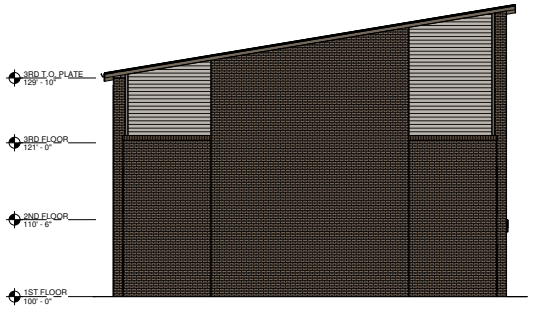
F-1 FASCIA & GUTTER
MATERIAL: FIBER CEMENT
COLOR: PAINT; WARM STONE SW 7032
MNF: TBD



3 NORTH ELEVATION (SOUTH BUILDING)
1/8" = 1'-0"



2 WEST ELEVATION (SOUTH BUILDING)
1/8" = 1'-0"



4 SOUTH ELEVATION (SOUTH BUILDING)
1/8" = 1'-0"



1 EAST ELEVATION (SOUTH BUILDING)
1/8" = 1'-0"

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SHEET:
A3.1
SOUTH EXTERIOR BUILDING ELEVATION(S)

FINISH LEGEND

BR- 1 BRICK
MATERIAL: BRICK VENEER
COLOR: ROCKWELL - QUEEN HERITAGE
MNF: ACME BRICK



FB-1 - FIBER CEMENT BOARD
MATERIAL: LAP SIDING
COLOR: PAINT; ANEW GRAY; SW7030
MNF: HARDI BOARD FIBER CEMENT

W-1 WINDOWS
MATERIAL: PREHUNG METAL
COLOR: BLACK
MNF: TBD

F-1 FASCIA & GUTTER
MATERIAL: FIBER CEMENT
COLOR: PAINT; WARM STONE SW 7032
MNF: TBD

EXTERIOR MATERAL PERCENTAGE

MATERIAL	SQUARE FOOTAGE	PERCENTAGE	CITY DESIGNATION
BR-1	5,046	74%	PREDOMINATE
W-1	838	12%	PREDOMINATE
FB-1	953	14%	ACCENT
TOTAL	14,966	100%	

PREDOMINATE 86%
ACCENT 14%

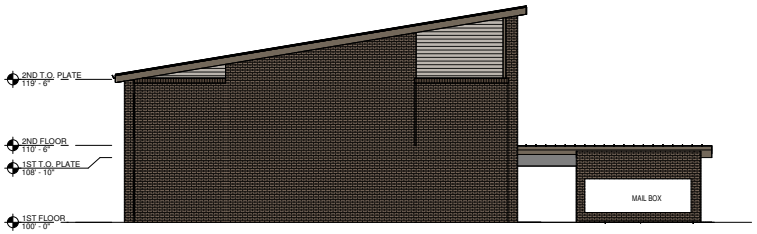
PRIMARY FACADE TRANSPARENT WINDOW
EAST ELEVATION - 20%



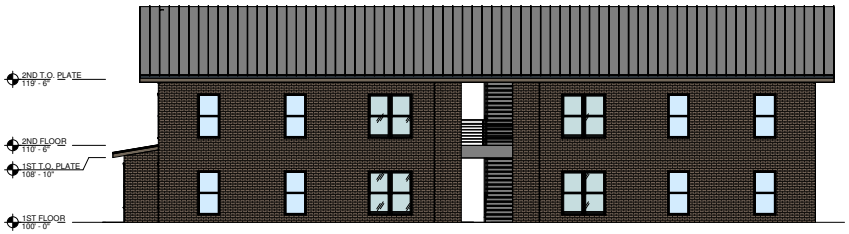
SOUTH BUILDING



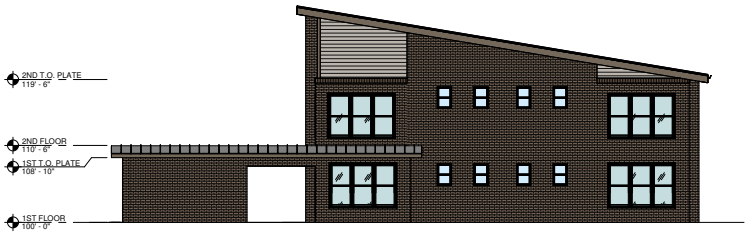
NORTH BUILDING



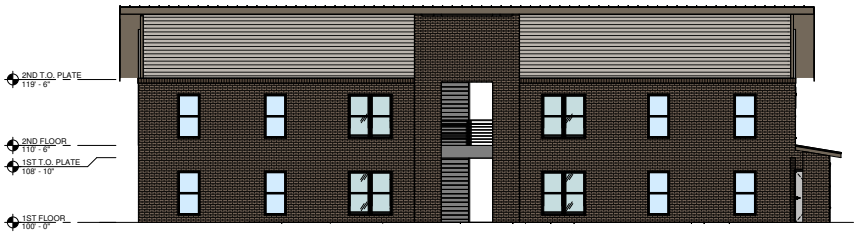
4 WEST ELEVATION (NORTH BUILDING)
1/8" = 1'-0"



2 NORTH ELEVATION (NORTH BUILDING)
1/8" = 1'-0"



3 EAST ELEVATION (NORTH BUILDING)
1/8" = 1'-0"



1 SOUTH ELEVATION (NORTH BUILDING)
1/8" = 1'-0"

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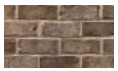
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SHEET:
A3.2
NORTH EXTERIOR BUILDING ELEVATION(S)

Return to Agenda

FINISH LEGEND

BR- 1 BRICK
MATERIAL: BRICK VENEER
COLOR: ROCKWELL - QUEEN HERITAGE
MNF: ACME BRICK



FB-1 - FIBER CEMENT BOARD
MATERIAL: LAP SIDING
COLOR: PAINT; ANEW GRAY; SW7030
MNF: HARDI BOARD FIBER CEMENT

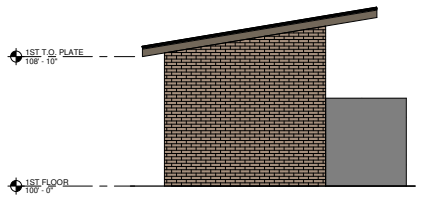
W-1 WINDOWS
MATERIAL: PREHUNG METAL
COLOR: BLACK
MNF: TBD

F-1 FASCIA & GUTTER
MATERIAL: FIBER CEMENT
COLOR: PAINT; WARM STONE SW 7032
MNF: TBD

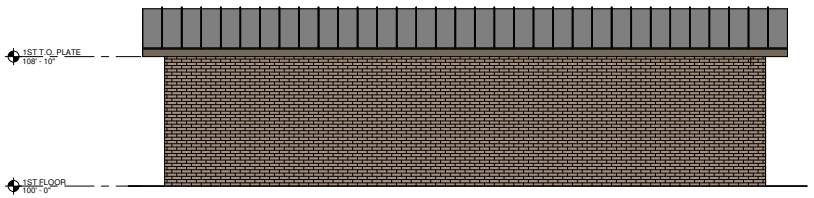
MATERIAL	SQUARE FOOTAGE	PERCENTAGE	CITY DESIGNATION
BR-1	6086	100%	PREDOMINATE
TOTAL	14,966	100%	

PREDOMINATE 100%

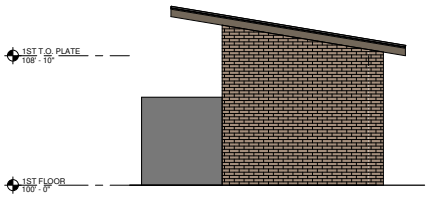




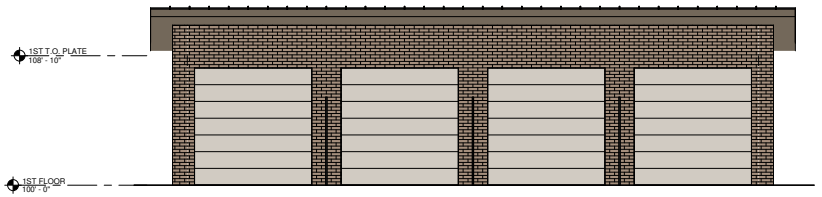
5 LEFT SIDE ELEVATION
1/4" = 1'-0"



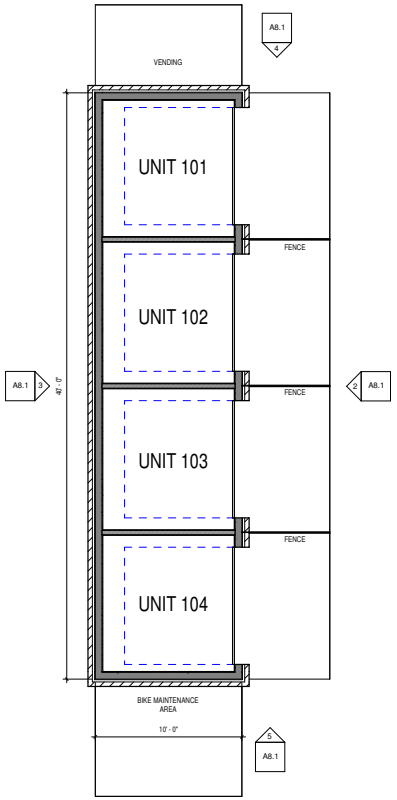
3 REAR ELEVATION
1/4" = 1'-0"



4 RIGHT SIDE ELEVATION
1/4" = 1'-0"



2 FRONT ELEVATION
1/4" = 1'-0"



1 STORAGE FLOOR PLAN
1/4" = 1'-0"

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ARCHITECT OF RECORD:

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MILL RD FLATS
518 MILL RD
SPRINGDALE, AR

PROJECT #: 25-026
SCALE: As indicated
DATE: 09.17.2026
DRAWN BY: DS
CHECKED BY: DS

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SHEET:
A8.1
STORAGE BUILDING



PROJECT AREA

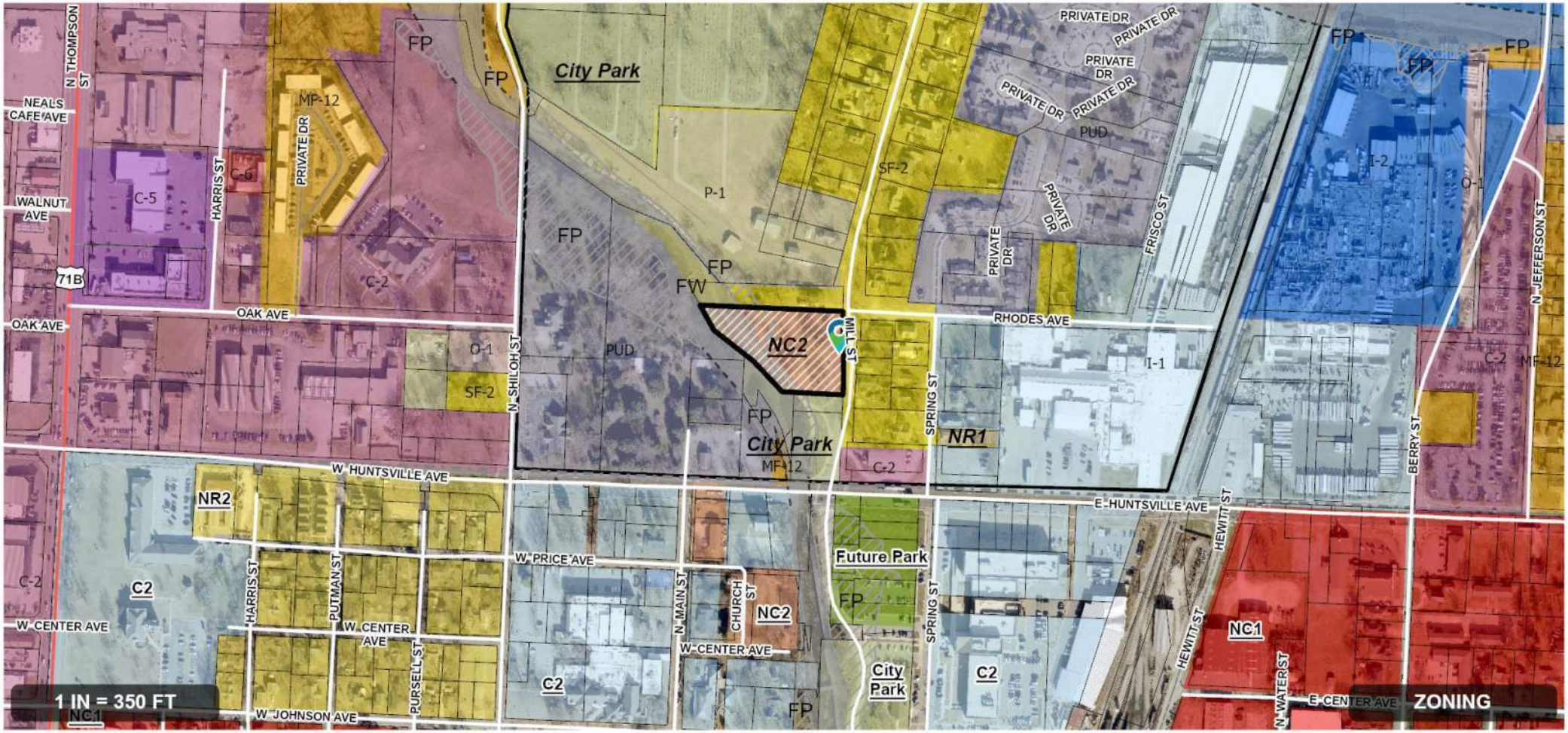
PUBLIC NOTICE

L26-21: 518 Mill Street

518 Mill Street

FB26-14: Deviation from Access Requirements in an NC2 Form-Based Code District

N



PROJECT AREA

PUBLIC NOTICE

L26-21: 518 Mill Street

518 Mill Street

FB26-14: Deviation from Access Requirements in an NC2 Form-Based Code District

N

Memo

To: Planning Commission Members

From: Sharon Tromburg, Planning Director

Date: October 6, 2026

Re: L26-23 Large Scale Development Ministerio Restaurada Mana

---

The proposed development plan proposes a church on a 1.94-acre property located at the SE corner of E. Emma Avenue and E. Huntsville Avenue. There are two variances (B26-120 & B26-22) and a waiver from street improvements (W26-44).

PLANNING COMMENTS
Reviewed by Jenny Neel
Date Reviewed: 09.30.26

Standard Comments

1. *This Large-Scale Development Plan has been given the number L26-22. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development. (Standard comment)*
2. *Submit PDF files at the time of resubmission. (Standard comment)*
3. *A written response to all comments is required with resubmission. (Standard comment)*
4. *On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (Standard comment)*
5. *All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (Standard comment)*
6. *This development must comply with the City of Springdale Commercial Design Standards or a variance is required. (Standard comment)*
7. *In all residential, commercial, and industrial developments submitted after August 30, 2007, all utility wires, lines, and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (Standard comment)*

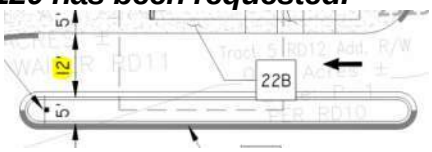
Planning Comments
Reviewed by: Jenny Neel

Chapter 130, Article 7, Entrance and Exit Drives:

8. The minimum width for a driveway providing two-way traffic is 24 feet. ***Variance B26-120 has been requested.***



9. The minimum width for a driveway providing one-way traffic is 15 feet. ***Variance B26-120 has been requested.***



10. A minimum distance of 50 feet is required between driveways on adjoining properties. Revise the northern driveway to comply with this requirement, or obtain a variance. ***Variance B26-120 has been requested.***
11. The minimum distance between a driveway and the projected curb line at a street intersection is 120 feet for an arterial street. Revise the northern driveway to comply with this requirement, or obtain a variance. ***Variance B26-120 has been requested.***
12. Show street improvements on E. Emma Avenue and E. Huntsville Avenue per 2025 Master Street Plan. **Waiver W26-44 has been requested.**

Commercial Design Standards Comments

The complete commercial design standards requirements are linked on our website and here.

This development must comply with the City of Springdale Commercial Design Standards, or a variance is required.

Parking Lot Orientation

13. No more than 60% of the off-street parking area for the entire property can be located between the front façade within the front yard of the principal building and the primary abutting street unless the building and/or parking lots are screened from view by outlot development (i.e., restaurants) and additional tree plantings and/or berms. Due to the conditions of this tract. **Variance B26-122 has been requested.**

Pedestrian Flows

14. A 5-foot-wide sidewalk has been provided along the building façade containing customer entrances; however, the sidewalk is currently set back only 4 feet from the building foundation. The Commercial Design Standards require a minimum 6-foot setback to provide adequate space for foundation landscaping. **Variance B26-122 has been requested.**

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 9.29.26

All comments addressed.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 9.23.26

STANDARD COMMENTS

(no response required)

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

****Please note new ROW permitting process****

- Work in city ROW associated with a development plan shall receive a ROW Permit from the Engineering Department prior to construction.
- A performance bond must be provided for any work in city ROW including street or curb cuts, utility bores, asphalt and concrete work, storm drainage installation or alteration, etc. A cost estimate for this work shall be reviewed and approved by the Engineering Department prior to issuance of any ROW permits.
- A maintenance bond for all ROW work shall be provided to Engineering at the end of the project prior to Certificate of Occupancy.
- Any sidewalk or street closures require a Work Zone Permit from the Engineering Department.
- A traffic management plan and dates of closure must be submitted to Engineering prior to issuance of Work Zone Permit.

PROJECT SPECIFIC COMMENTS

1. Chapter 106 – Stormwater Drainage

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

- Pond outlet pipe should be RCP, I didn't see a material noted on the plans.
- Drainage report says outlet is 24", plans show 18", please clarify
- Since the pipe north of the building carries offsite runoff, please add a drainage easement. I don't think an easement is needed on the west side of the building, that appears to primarily capture onsite runoff

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

(Ord. No. 3258, § 1, 11-12-02)

- Provide retaining wall details, how tall is this wall? Does it need a handrail?
- Will there be an issue with putting landscaping adjacent to the wall? Are the trees proposed on the top or bottom?
- *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 on Huntsville Ave should be 10' wide
    - Waiver requested
- Driveway on Emma is too close to the intersection, minimum separation is 120'.
    - Variance requested
- For Note 23B on sheet C2.0, please specify what angle of parking is proposed
- Some trees on the landscaping plan appear to conflict with light poles

Development Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: SiteWise Civil Engineering, PLLC	Name: Reyes Garcia
E-mail:	E-mail:
Address: 127 W. Sunbridge Dr.	Address: 2392 Springbrook Ave
Fayetteville, AR 72703	Springdale, AR 72764
Phone: 479-621-3762	Phone: 479-387-7730
Site/ Location: 2919 E. EMMA AVE	Current Zoning: P-1
Assessor's Parcel Number(s): 815-30756-003	Rezone Required: No
	Total Acreage: 1.95 acres

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

☒ Large Scale Development Plan **(≥1 acre parcel)**
☐ Non-Large Scale Development Plan **(< 1 acre parcel)**

Development Submittal Criteria:

☒ Pre-application meeting held with the Springdale Planning Department on 8/20/26.
☐ Three (3) hard copies and a digital copy of plans as well as SWPPP/Drainage documents.
☒ Complete colored architectural elevations and lighting plan.
☒ A copy of the warranty deed indicating ownership of property.
☒ If large scale development plan, submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the last sixty (60) days.

Review Fee:

☒ **Large Scale Development:** $500.00
☐ **Non-Large Scale Development:** $250.00

STAFF USE ONLY

Date Application Submitted: 08/27/2026 Project Number: L26-23

Date Accepted as Complete: 09/25/2026 Receipt Number: 7552

Indicate person of contact for this request: Applicant/Representative ☒ Property Owner ☐

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: SiteWise Civil Engineering

Signature: Nathan Stuff Date: 8/24/26

Name of Representative (if applicable): _____

Signature: _____ Date: _____

Name of Property Owner (if applicable): Reyes Garcia

Signature: Reyes Garcia Date: 8/25/2026

Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: SiteWise Civil Engineering, PLLC	Name: Reyes Garcia
E-mail:	E-mail:
Address: 127 W. Sunbridge Dr. Fayetteville, AR 72703	Address: 2392 Springbrook Ave Springdale, AR 72764
Phone: 479-621-3762	Phone: 479-387-7730
Site/ Location: 2919 E. Emma Ave.	Current Zoning: P-1
Assessor's Parcel Number(s): 815-30756-003	Rezone Required: No
	Total Acreage: 1.95 acres

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

☒ Board of Adjustments
☒ Commercial Design Standards

Application Requirements:

☒ A complete application.
☒ A copy of the warranty deed indicating ownership of property.
☒ A site plan in conformance with Chapter 130, Article 2, Section 13.
☒ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☒ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☒ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☒ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

☒ $75.00

STAFF USE ONLY

Date Application Submitted: 09/16/2026	Project Number: B26-120
Date Accepted as Complete: 09/25/2026	Receipt Number: 7667

Variance Application- Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☒ Representative ☐

Check Item(s) for which Variance is Requested:

☐ **ENTRANCES** – one (1) 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 & 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 the 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 a 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 & COMMUNITY SPACES**

- ☐ Provision of at least two (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 & 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 no attention is attached to the function by the use of screening material.

☐ **FACADES & 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 three (3) elements (color change, texture change, material change).
- ☐ At least one (1) 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 linear feet in building length.

☐ **MATERIALS & COLORS**

- ☐ Predominate exterior materials high quality materials.
- ☐ Façade color – low reflectance, subtle, neutral or earth tone.

☐ **ENTRYWAYS**– three (3) defined, highly visible customer entrance elements.

☒ **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 on all four (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 – 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.

Variance Application – Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☒ Representative ☐

Describe your variance request:

Please refer to the attached Variance Request Letter.

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

Please refer to the attached Variance Request Letter.

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

Please refer to the attached Variance Request Letter.

Record Property Owner(s): Reyes Epifanio Garcia

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: SiteWise Civil Engineering

Signature: _____ Date: 9/16/17

Name of Representative (if applicable): _____

Signature: _____ Date: _____

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Variance Application

Date: 09/18/2026 Permit No.: 260349

Applicant / Owner

Applicant Name:	SiteWise Civil Engineering	Owner Name:	Reyes Garcia
Address:	127 W. Sunbridge Dr.	Address:	2392 Springbrook Ave
City, State, Zip:	Fayetteville	City, State, Zip:	Springdale, AR 72764
Phone:	4796213762	Phone:	479-387-7730
Email:		Email:	
Contact:	Applicant		

Project

Project Location:	2919 E. Emma Ave	Multiple Buildings:	☐
Parcel Numbers:	815-30756-003	Outdoor Storage:	☐
Current Zone:	P-1	Facades/Exterior:	☐
Rezone Required:	N/A	Detail Features:	☐
Total Acreage:	1.95	Roofs:	☐
Entrances:	☐	Materials/Colors:	☐
Parking Lot:	☑	Entryways:	☐
Structure Back:	☐	Landscaping:	☑
Pedestrian Flow:	☐	Screening:	☐
Central Features:	☐	Lighting:	☐

Variance Request: To allow more than 60% of the total parking in the front yard. To reduce the foundations landscaping requirement from 6' to 4' in width.

Difficulty/Hardship: Refer to the attached Variance Request Letter items #5 & 6.

Variance Effect: Refer to the attached Variance Request Letter items #5 & 6.

Harmony:

I do hereby certify that the information contained herein is true and correct.

Nathan Streett	09/18/2026
Name	Date

SITEWISE
— CIVIL ENGINEERING —

L26-23 – Ministerio Restaurada Mana
Variance Request Letter

Springdale Planning Commission
City of Springdale
201 Spring Street
Springdale, AR 72764

RE: L26-23 Variance Requests

1. A variance from Chapter 130, Article 7, Entrance and Exit drives. The applicable standard requires a minimum width of twenty-four feet (24') for a drive accommodating two-way traffic. The proposed site plan provides a twenty-foot (20') wide drive intended to accommodate two-way vehicular traffic.

   The requested reduction from 24 feet to 20 feet is appropriate for the proposed site configuration and anticipated use of the drive. The drive functions solely as a two-way travel aisle, with one 10-foot travel lane provided in each direction. No 90-degree parking spaces are located adjacent to the drive, and therefore additional pavement width is not necessary to provide backing and maneuvering space for vehicles entering or exiting parking spaces.

   The proposed 20-foot width is also consistent with the travel-lane widths utilized within the City's street system. The City of Springdale Master Street Plan and associated street design guidance recognize travel lanes of approximately 10 feet in width for lower-speed urban streets. The proposed drive similarly provides two 10-foot travel lanes. If a 10-foot travel lane can safely accommodate vehicular traffic on a public street carrying through traffic, the same lane width is reasonable for this private, low-speed internal drive where traffic volumes and operating speeds are substantially lower.

   The proposed condition differs from a typical parking lot drive aisle where a 24-foot width may be necessary to accommodate both two-way circulation and vehicle maneuvering associated with 90-degree parking. Because no perpendicular parking is proposed along this portion of the drive, the full 24-foot width would provide limited additional operational benefit.

   Approval of the requested variance would also reduce the amount of unnecessary impervious pavement on the site while maintaining adequate vehicular circulation. The reduced pavement width decreases stormwater runoff, reduces heat-generating paved area, and provides additional opportunity for landscaping and open space without compromising the intended function of the drive.

2. A variance from the City of Springdale requirements of Chapter 130, Article 7, Section 11, which requires a minimum drive width of fifteen feet (15') for one-way traffic. The proposed site plan provides a twelve-foot (12') wide one-way drive within the covered drop-off area located immediately adjacent to the main entrance of the proposed church building.

   The proposed 12-foot drive is specifically intended to function as a low-speed, one-way passenger loading and unloading lane rather than a typical internal circulation drive. Vehicles will enter the covered drop-off area, temporarily stop adjacent to the building entrance to load or unload passengers, and continue forward through the designated one-way circulation pattern. No opposing traffic movements, parking maneuvers, or vehicle backing movements are anticipated within this area.

   The proposed 12-foot lane provides adequate width for a single lane of passenger vehicle traffic while maintaining a defined and predictable path of travel through the covered drop-off area. The reduced width will also help reinforce the intended low-speed operation of vehicles in an area with increased pedestrian activity. Providing the additional three feet of pavement width required by the standard would offer limited operational benefit for a single-direction drop-off lane and would unnecessarily increase the width of the covered drop-off structure and associated improvements.

   The proposed condition is unique from a conventional one-way access drive due to its location immediately adjacent to the church entrance, its function exclusively as a passenger drop-off and pick-up area, and its location beneath the covered drop-off structure. The 12-foot width is sufficient to accommodate the intended one-way movement while providing convenient access to the main building entrance.

3. A variance from Chapter 130, Article 7 – Entrance and Exit Drives, Section 11(f) of the Springdale Zoning Ordinance to permit approximately forty-one feet (41') of separation between the proposed entrance and exit driveways, where a minimum separation of fifty feet (50') is required.

   The proposed church is located at the southeast corner of the E. Emma Avenue and E. Huntsville Road intersection. The northern portion of the property has limited frontage along E. Emma Avenue, with approximately forty-nine feet (49') of property frontage available near the intersection. In addition, an existing driveway serving the adjacent property is located approximately thirty-eight feet (38') east of the church property corner. These existing conditions significantly constrain the available location of the proposed church driveway and make compliance with the required 50-foot driveway separation impractical.

The proposed driveway location has been established to provide safe and functional access to the church while maximizing separation from the existing adjacent driveway to the extent reasonably achievable. Due to the limited E. Emma Avenue frontage and the fixed location of the neighboring driveway, shifting the proposed access point cannot achieve the required 50-foot separation without creating other access and circulation conflicts.

The requested reduction is relatively minor, providing approximately 41 feet of separation in lieu of the required 50 feet. The proposed access will serve the church within a defined, low-speed site circulation system, and the driveway configuration has been designed to provide clear and predictable vehicle movements entering and exiting the property.

The hardship associated with this request results from existing site and adjoining-property conditions rather than the proposed development itself. Specifically, the limited E. Emma Avenue frontage and the established location of the neighboring driveway prevent the site from achieving the required separation. The proposed design therefore provides the greatest practical separation while maintaining functional access to the property.

4. A variance from Chapter 130, Article 7 – Entrance and Exit Drives, Section 11(h) of the Springdale Zoning Ordinance to permit 66.65' of separation between the proposed driveway and the intersection of E. Emma Avenue and E. Huntsville Road, where separation of 120’ is required by the Ordinance.

   The proposed church is located at the southeast corner of the E. Emma Avenue and E. Huntsville Road intersection. At the northern edge of the property, the site has limited frontage along E. Emma Avenue, with approximately forty-nine feet (49') of frontage available near the intersection. This existing property configuration significantly limits the ability to locate the proposed driveway farther from the intersection while maintaining reasonable and functional access to the site.

   To further address the proximity of the driveway to the intersection, the proposed driveway will be restricted to a **right-out-only condition**. Vehicles will not be permitted to enter the site from E. Emma Avenue at this location, nor will vehicles be permitted to make a left-turn movement from the driveway. Restricting the driveway to right-out movements significantly simplifies the operation of the access point and reduces potential vehicular conflict movements near the E. Emma Avenue and E. Huntsville Road intersection.

   The proposed driveway has been located to maximize separation from the intersection to the extent reasonably achievable given the existing property boundaries and limited frontage. The combination of the proposed 66.65-foot separation and the right-out-only

restriction provides a controlled access condition that minimizes potential conflicts with traffic approaching or traveling through the adjacent intersection.

The hardship associated with this request results primarily from the existing configuration of the corner property and its limited frontage along E. Emma Avenue rather than a condition created by the proposed development. Providing the full separation required by the Ordinance is not reasonably achievable within the available frontage. The proposed driveway location therefore provides the greatest practical separation while maintaining functional access and circulation for the church.

Variance Requests from Commercial Design Standards

5. A variance from the City of Springdale Commercial Design Standards and Guidelines, Section III.B.3 – Parking Lot Orientation, which requires that no more than sixty percent (60%) of the off-street parking area for the entire property shall be located between the front façade of the principal building and the primary abutting street.

   The site plan provides 87 parking spaces, exceeding the 86 spaces required for the proposed maximum seating capacity of 342 occupants. A portion of the required parking is located between the front façade of the proposed church and E. Huntsville Avenue and therefore exceeds the percentage contemplated by the City's Parking Lot Orientation standard. The configuration of the proposed parking is primarily dictated by the unique shape and boundaries of the existing property. The property is irregularly shaped, with E. Huntsville Avenue forming a long curved boundary along the western and southwestern side of the site and E. Emma Avenue bordering the northern side. The property becomes increasingly narrow toward its southern end and has an irregular southern boundary. These existing boundary conditions substantially limit the portions of the property that can efficiently accommodate the church building, required parking, internal drives, fire access, pedestrian circulation, landscaping, and other site improvements.

   Due to the irregular shape of the site and the placement of the proposed church, there is insufficient practical area behind or beside the building to relocate the necessary parking while maintaining efficient vehicular circulation and the other required site improvements. The proposed layout therefore represents efficient use of the developable portions of the property while still providing the parking necessary to serve the church.

   The proposed parking configuration also maintains the underlying intent of the Commercial Design Standards. The City's stated intent for parking lot orientation is to provide safe, convenient and efficient access for vehicles and pedestrians, distribute parking to shorten walking distances, reduce the apparent scale of paved surfaces, and encourage an appropriate relationship between buildings and adjoining streets. The proposed layout distributes parking around multiple portions of the church property

rather than concentrating the entire parking field in a single location and provides direct pedestrian connections between the parking areas, covered drop-off area, and primary building entrance.

Total Parking Provided: **87 spaces**
Maximum permitted in front at 60%: **52.2 spaces**
Parking located between front façade and primary street: **64 spaces**
Percentage located in front: **73.56% (the equivalent of 12 parking spaces more than allowed)**

In this instance, the hardship results from the existing property boundaries, irregular configuration, and constrained shape of the site, rather than a condition created solely for the convenience of the proposed development.

6. A variance from the City of Springdale Commercial Design Standards and Guidelines to permit a four-foot (4') wide foundation landscape area in lieu of the required six-foot (6') width along the applicable portion of the proposed church building.

   The requested reduction is necessary due to the irregular shape and configuration of the existing property. The unique property boundaries constrain the available area for the proposed building, required parking, internal vehicular circulation, pedestrian access, and landscaping. Providing the full six-foot foundation landscape width in this location would further restrict an already constrained portion of the site and negatively impact the efficient layout and circulation of the development.

   Although the proposed foundation landscape area is reduced to four feet in width, the area remains sufficient to provide an effective landscaped transition along the building façade. The proposed landscape plan will utilize a combination of appropriately sized shrubs and other plant materials selected for the available planting area, allowing the landscaping to mature without overcrowding or conflicting with the building, sidewalk, or adjacent improvements. The four-foot planting area will continue to provide visual interest, soften the appearance of the building foundation, and enhance the primary building entrance and façade.

   The requested variance is consistent with the overall intent of the City's foundation landscaping provisions, which are intended to provide a visible indicator of quality development, visually tie the development together, and define major entryways. The Commercial Design Standards specifically contemplate ornamental trees, flowering shrubs, perennials, and ground covers and state that plantings should be appropriately massed and scaled for the available space.

   The hardship associated with this request results from the existing irregular property boundaries and unique shape of the site, rather than a condition created solely for the

convenience of the proposed development. The proposed four-foot foundation landscape area represents a reasonable accommodation of these physical constraints while continuing to satisfy the aesthetic intent of the Commercial Design Standards.

Based on these considerations, we respectfully request approval of a variance to permit a four-foot (4') wide foundation landscape area in lieu of the required six-foot (6') width. The reduced width will allow the site to function efficiently while still providing appropriately scaled foundation landscaping that enhances and softens the proposed church building.

Thank you for your consideration of these requests.
Sincerely,



Nathan Streett, PLA
SiteWise Civil Engineering
127 W. Sunbridge Dr.
Fayetteville, AR 72703
nstreett@sitewisecivil.com

SITEWISE
— CIVIL ENGINEERING —

WAIVER REQUEST – SIDEWALK IMPROVEMENTS

September 17, 2026

To: Springdale Planning & Community Development Division
201 Spring Street
Springdale, AR 72764

RE: Waiver Request – Sidewalk Improvements
Project Name: Ministerio Restaurada Mana
Project Address: 2919 E. Emma Ave.
Parcel Number: 81530756-003

Dear Planning & Community Development Staff,

SiteWise Civil Engineering, on behalf of the Owner, respectfully requests a waiver from the requirement to construct a ten-foot (10') wide sidewalk along the E. Huntsville Avenue frontage of the proposed Ministerio Restaurada Mana development. An existing five-foot (5') wide concrete sidewalk is currently located along this frontage and provides an established pedestrian connection along the property. The Owner requests that the existing sidewalk be permitted to remain in lieu of removing and reconstructing it as a 10-foot-wide facility.

The existing 5-foot sidewalk currently provides a continuous and functional pedestrian route along the E. Huntsville Avenue frontage. Requiring this sidewalk to be demolished and replaced would result in the removal of an existing serviceable public improvement primarily for the purpose of increasing its width. The proposed church development does not eliminate the existing pedestrian connection or create a gap in the sidewalk network. Instead, the existing pedestrian facility would remain available to serve both the development and the traveling public.

Additionally, the 8-foot-wide Butterfield Coach Sidepath is located on the opposite side of E. Huntsville Avenue. This sidepath already provides a wider pedestrian and bicycle facility along this corridor. When considered together with the existing 5-foot sidewalk along the church frontage, E. Huntsville Avenue is already served by pedestrian facilities on both sides of the street, including a dedicated wider sidepath. Consequently, reconstruction of the church frontage with a 10-foot-wide sidewalk would provide limited additional pedestrian connectivity and would create an isolated widened segment rather than completing a missing link in the pedestrian network.

The existing development pattern surrounding the project further limits the present need for an additional 10-foot-wide pedestrian facility at this location. The land surrounding the project site is sparsely populated for more than one mile along the E. Huntsville Avenue corridor to the north as the road enters an industrial and commercial area and west of the project site and for more than 3,000 linear feet south of the project site. As a result, pedestrian demand generated by surrounding development is presently limited compared with more densely developed commercial or urban portions of the City. The existing 5-foot sidewalk, supplemented by the 8-foot Butterfield Coach Sidepath on the opposite side of E. Huntsville Avenue, provides pedestrian capacity that is reasonable and appropriate for the existing development pattern and anticipated use of this portion of the corridor.

Maintaining the existing sidewalk also preserves reasonable continuity with the established pedestrian improvements along this side of E. Huntsville Avenue. Widening only the frontage associated with this development to 10 feet would create a localized segment substantially wider than adjoining sidewalk facilities without establishing a continuous 10-foot facility along this side of the corridor. Given the sparse surrounding development, existing 5-foot sidewalk, and existing 8-foot sidepath immediately across E. Huntsville Avenue, the additional five feet of sidewalk width would provide relatively little immediate improvement to pedestrian mobility or connectivity.

The requested waiver would also avoid unnecessary demolition and disposal of existing concrete, disturbance of the established frontage, additional grading and construction impacts, and reconstruction of an improvement that is presently serving its intended function. These impacts and associated costs would provide comparatively limited public benefit given the existing pedestrian infrastructure and current development characteristics of the surrounding area.

The Owner recognizes the City's long-term objective of improving pedestrian connectivity throughout Springdale and is not requesting relief from providing pedestrian infrastructure where none exists. Rather, the request would preserve an existing 5-foot sidewalk along a frontage where pedestrian connectivity is already established, where an 8-foot sidepath is available on the opposite side of the street, and where surrounding land uses currently generate relatively limited pedestrian demand. Should the surrounding area become more intensely developed in the future, the City would retain the ability to evaluate broader corridor improvements as part of a coordinated pedestrian network rather than creating an isolated 10-foot segment as part of this development.

SITEWISE
— CIVIL ENGINEERING —

Based on the existing pedestrian infrastructure on both sides of E. Huntsville Avenue, presence of the 8-foot Butterfield Coach Sidepath, sparse surrounding development, continuity provided by the existing 5-foot sidewalk, limited incremental benefit of an isolated 10-foot-wide segment, and unnecessary removal of an otherwise functional public improvement, we respectfully request approval of a waiver allowing the existing 5-foot-wide sidewalk along E. Huntsville Avenue to remain in lieu of constructing the required 10-foot-wide sidewalk.

We appreciate your consideration of this request and are available to provide any additional information requested by staff.

Sincerely,

SiteWise Civil Engineering
Nathan Streett, PLA
Direct: 479-621-3762

PROPERTY OWNER AUTHORIZATION
I hereby authorize the submission of this waiver request.

Property Owner Name
Reyes Garcia

Signature

Reyes E Garcia

Date: 9/17/2026

ADJACENT OWNERS LIST TO PARCEL:
815-30756-003
GARCIA, REYES E
2392 SPRINGBROOK AVE,SPRINGDALE 72764

1. PARCEL 815-30756-000
BANEGAS, MARLEN E
2969 E EMMA AVE ,SPRINGDALE 72764

2. PARCEL 815-30756-002
PAYNE, PAUL R & JEWELL M
3017 E EMMA AVE ,
SPRINGDALE 72764

3. PARCEL 815-30757-001
NGUYEN, TINA TRUST
1912 GREEN MEADOWS
AVE,SPRINGDALE 72764-7854

4. PARCEL 815-30748-001
JWT PROPERTIES LLC
C/O JOHNNY WILLIAMS,
2974 E EMMA AVE
SPRINGDALE 72764

5. PARCEL 815-30748-002
MIDDLETON INDUSTRIES LLC
296 CARLTON ROAD,
HOLLISTER 65672

6. 815-30766-000
ROBINSON PROPERTIES LIMITED PARTNERSHIP LLLP;
PO BOX 1298,
FORT SMITH 72902-1298

7. 815-30766-002
EMMA CORNER FUNDING LLC
4611 ROGERS AVE STE 201
FORT SMITH, AR 72903



Nikolay K Nedkov
AR PLS No. 1759

09-15-26

MINISTERIO RESTAURADA MANA

2919 EAST EMMA AVE., SPRINGDALE, AR

SCE PROJECT NO: 26-004

LARGE SCALE DEVELOPMENT NO: L26-23

COVER GENERAL NOTES

SURVEYOR INFORMATION
THE BOUNDARY / TOPOGRAPHIC SURVEY HAS BEEN PROVIDED BY THE FOLLOWING COMPANY:

MICHAEL D. MILLION
LAND SURVEYRY
12 NEFFWOOD LANE
BELLA VISTA, AR 72715
MICHAEL D. MILLION, PLS
(479)-571-0654

SITEWISE CIVIL ENGINEERING PLLC AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL EXISTING FEATURES AS SHOWN ON THE SURVEY AND NOTIFY THE SURVEYOR AND THE ENGINEER OF RECORD OF ANY INACCURACIES FOUND ON THE SURVEY PRIOR TO BEGINNING CONSTRUCTION.

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE-GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

SAFETY NOTICE TO CONTRACTOR
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICE, 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 GENERAL CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

WARRANTY/DISCLAIMER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER SITEWISE CIVIL ENGINEERING, PLLC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED.

CAUTION - NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE 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 CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO ENSURE SAFETY AND ACCURACY.

FLOOD NOTE
THE FLOOD INSURANCE RATE MAP (FIRM) FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY PANEL NO. 05143C0090G, MAP REVISED JANUARY 25, 2024, SHOWS THIS PROPERTY LIES COMPLETELY WITHIN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD).

DESIGN CONTACTS

CIVIL ENGINEER
SITEWISE CIVIL ENGINEERING
PO BOX 9522
FAYETTEVILLE, AR 72703
ZACH HIXSON, PE
ZHIXSON@SITEWISECIVIL.COM
(870) 740-9698

OWNER/DEVELOPER
REYES GARCIA
2392 SPRINGBROOK RD.
SPRINGDALE, AR 72761
GARCIAREYES25@YAHOO.COM
479-387-7735

SURVEYOR
MICHAEL D. MILLION
LAND SURVEYRY
12 NEFFWOOD LANE
BELLA VISTA, AR 72715
MICHAEL D. MILLION, PLS
(479) 571-0654

LANDCAPE ARCHITECT
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NATHAN STREETT, PLA
NSTREETT@SITEWISECIVIL.COM
(479) 621-3762

MUNICIPAL & UTILITY CONTACTS

PLANNING
SHARON TROMBURG
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
CITY OF SPRINGDALE
201 SPRING ST.,
SPRINGDALE, AR 72764
(479) 750-8550

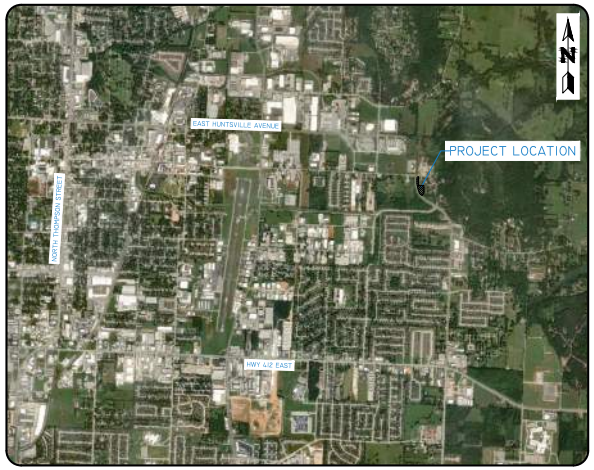
FIRE CHIEF
SPRINGDALE FIRE DEPARTMENT
BLAKE HOLTE
417 HILCOMB, 2ND FLOOR
SPRINGDALE, AR 72764
(479) 751-4510

ENGINEERING DEPT.
KATIE HOLLINGHEAD, P.E., CFM
SENIOR PROJECT MANAGER
201 SPRING ST, SPRINGDALE AR
479-750-8105

WATER & SEWER
SPRINGDALE WATER UTILITIES
RONALD WATKINS JR., P.E.
STAFF ENGINEER
526 OAK AVENUE
SPRINGDALE, AR 72765
OFFICE: 479-751-5751
DIRECT: 479-927-4187

VARIANCES & WAIVERS

- VARIANCE XX-XX: SEEKING VARIANCE TO DECREASE TWO-WAY DRIVE WIDTH FROM 24' TO 20' ALONG SOUTH SIDE OF PROPOSED BUILDING.
- VARIANCE XX-XX: SEEKING VARIANCE TO DECREASE ONE-WAY DRIVE WIDTH FROM 15' TO 12' UNDER COVERED DROP-OFF AT MAIN ENTRANCE.
- VARIANCE XX-XX: SEEKING VARIANCE TO DECREASE MINIMUM DRIVEWAY SEPARATION BETWEEN NORTH EXIT ONTO EMMA STREET AND ADJACENT PROPERTY DRIVE.
- VARIANCE XX-XX: SEEKING VARIANCE TO DECREASE MINIMUM SEPARATION BETWEEN NORTH EXIT ONTO EMMA STREET AND THE PROJECTED CURB LINE OF EAST HUNTSVILLE AVENUE.
- VARIANCE XX-XX: SEEKING VARIANCE FOR PARKING LOT ORIENTATIONS REQUIREMENTS THAT ALLOWS NO MORE THAN 60% OF THE PARKING LOCATED BETWEEN THE FRONT FACADE WITHIN THE FRONT YARD OF THE PRINCIPAL BUILDING AND THE PRIMARY ABUTTING STREET.
- VARIANCE XX-XX: SEEKING VARIANCE TO DECREASE REQUIRED DISTANCE BETWEEN SIDEWALK AND BUILDING FOUNDATION FROM 6' TO 4'.
- WAIVER XX-XX: SEEKING WAIVER FROM STREET IMPROVEMENTS ON EAST EMMA AVENUE AND EAST HUNTSVILLE AVENUE.



VICINITY MAP
(NTS)

PARCEL #: 815-30756-003

LEGAL DESCRIPTION: Tract 2 Description (AS SHOWN IN RD12)

A part of the SE1/4 of the SW1/4 of Section 32, Township 18 North, Range 29 West, 5th Principal Meridian, City of Springdale, Washington County, Arkansas, being a part of a tract conveyed to Marlen W. Banegas, recorded in Washington County Deed Record Book 2022, Page 40749, more particularly described as follows:
COMMENCING at the northwest corner of said SE1/4 of the SW1/4 which is also the northwest corner of said Banegas tract;
thence along the north line of said SE1/4 of the SW1/4 and the north line of said Banegas tract, South 87°34'25" East, 313.68 feet to the northeast corner of said Banegas tract;
thence along the east line of said Banegas tract, South 02°24'18" West, 229.97 feet to a 5/8" iron pin set with PLS #1519 cap and the POINT OF BEGINNING;
thence continuing along said east line, South 02°24'18" West, 428.43 feet to a 5/8" iron pin found at the southeast corner of said Banegas tract;
thence along the south line of said Banegas tract, North 88°13'09" West, 60.96 feet to a 5/8" iron pin set with PLS #1519 cap;
thence a along the arc of a non-tangent curve to the right 502.88 feet, said curve having a radius of 762.93 feet, and a chord bearing of North 16°30'40" West, 493.83 feet to a 5/8" iron pin set with PLS #1519 cap;
thence North 02°58'47" East, 108.10 feet to a 5/8" iron pin set with PLS #1519 cap;
thence along the arc of a curve to the right 47.31 feet, said curve having a radius of 29.97 feet, and a chord bearing of North 48°12'13" East, 42.55 feet to a 5/8" iron pin found on the south right-of-way line of East Emma Avenue;
thence along said south right-of-way line, South 86°34'19" East, 49.33 feet to a 5/8" iron pin set with PLS #1519 cap;
thence South 02°58'47" West, 174.91 feet to a 5/8" iron pin set with PLS #1519 cap;
thence South 87°34'42" East, 141.90 feet to the point of beginning, containing 1.95 acres, more or less. Subject to any easements, covenants, right-of-ways, or restrictions of record or fact. Subject to all prior mineral reservations and oil and gas leases, if any.

9/17/2026

SHEET INDEX			
SHEET NUMBER	SHEET TITLE	DATE	ISSUE
	COVER SHEET	09/17/26	REV-1
	ALTA/NSPS LAND TITLE SURVEY	09/17/26	REV-1
C1.0	DEMO PLAN	09/17/26	REV-1
C2.0	SITE PLAN	09/17/26	REV-1
C3.0	GRADING PLAN	09/17/26	REV-1
C4.0	UTILITY PLAN	09/17/26	REV-1
C4.1	UTILITY PLAN & PROFILE	09/17/26	REV-1
C5.0	EROSION CONTROL PLAN	09/17/26	REV-1
C6.0	LANDSCAPE PLAN	09/17/26	REV-1
C7.0	DETAILS I	09/17/26	REV-1
C7.1	DETAILS II	09/17/26	REV-1
C7.2	DETAILS III	09/17/26	REV-1
C7.3	DETAILS IV	09/17/26	REV-1
C7.4	DETAILS V	09/17/26	REV-1
C7.5	CITY DETAIL SHEET I	09/17/26	REV-1
C7.6	SWU DETAIL SHEET I	09/17/26	REV-1
C7.7	SWU DETAIL SHEET II	09/17/26	REV-1

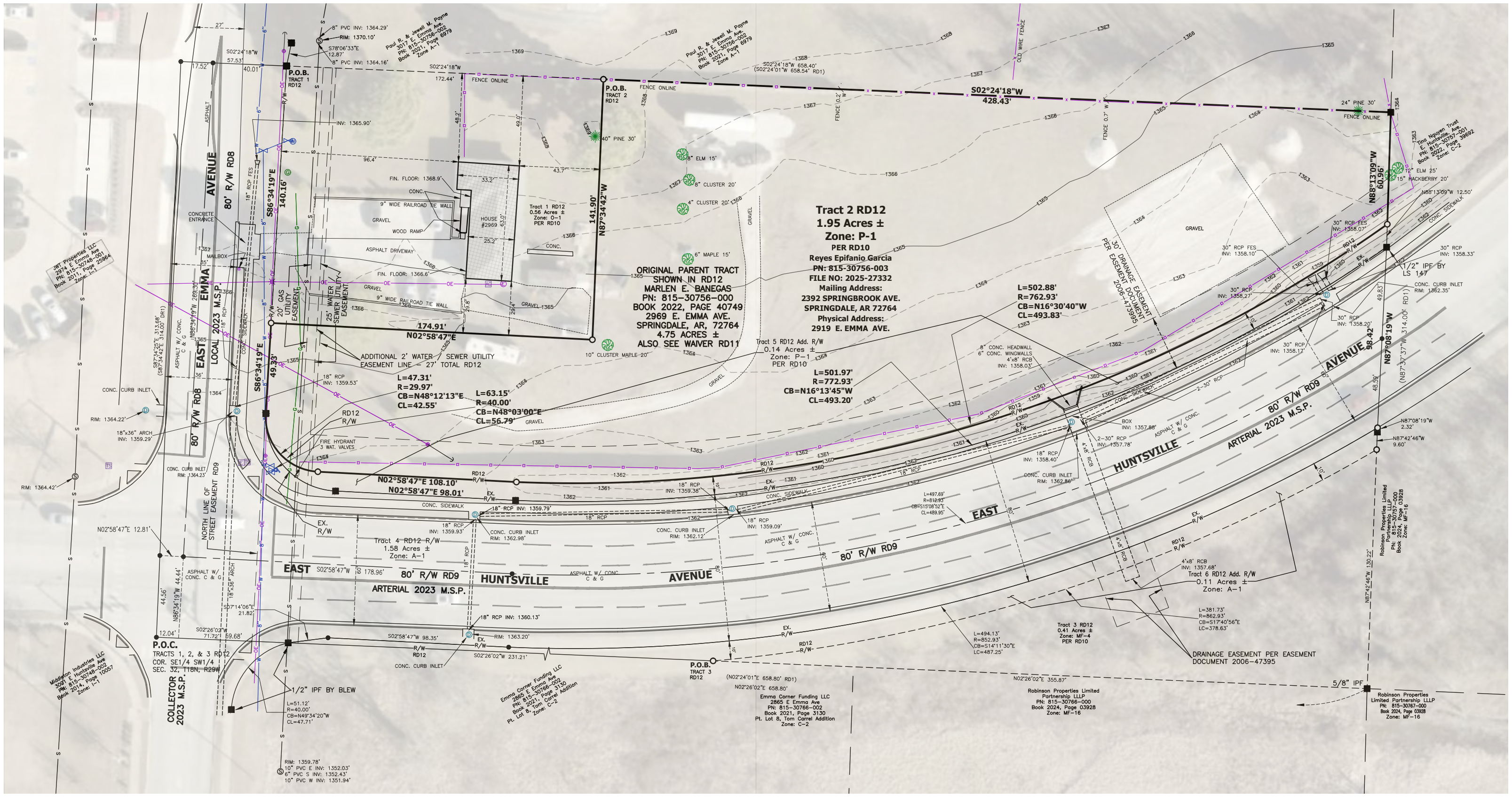
SITEWISE CIVIL ENGINEERING

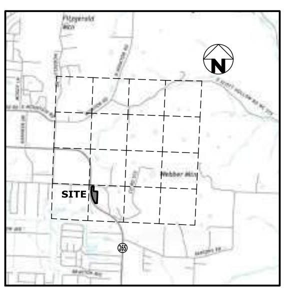
811 Know what's below. Call before you dig.

CERTIFICATE OF AUTHORIZATION
SITEWISE CIVIL ENGINEERING PLLC
No. 4485
ARKANSAS

PRELIMINARY
NOT FOR CONSTRUCTION

ORIGINAL SIGNATURE ON FILE





LOCATION MAP
Sec. 32, T18N, R29W, 5th P.M.
City of Springdale, Washington County, Arkansas

Tract 2 Description (AS SHOWN IN RD12)

A part of the SE1/4 of the SW1/4 of Section 32, Township 18 North, Range 29 West, 5th Principal Meridian, City of Springdale, Washington County, Arkansas, being a part of a tract conveyed to Marlen W. Banegas, recorded in Washington County Deed Record Book 2022, Page 40749, more particularly described as follows:
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SCALE: 1" = 30'
CONTOUR INTERVAL: 1'

Record Documents used in this survey:

RD1. Warranty deed recorded in Washington County Deed Book 2022, Page 40749, dated 12/27/2022, Grantee: Marlen E. Banegas.
RD2. Informal plat by Michael Dean Million, Revision dated 01-07-08, recorded in Washington County File 2008-00001222 on 01/10/2008.
RD3. Boundary Survey Plat by Lazaro G. Paya, Ark. PLS #1380, dated 08/30/2006, recorded in Washington County File 2006-00040612 on 10/02/2006.
RD4. Survey Plat by G.E. Buesher, PLS No. 1181, dated Oct. 18, 2005, recorded in Washington County File 2005-00047413 on 10/21/2005.
RD5. Plat of Survey by Derrick L. Thomas, PLS No. 1642, dated 10/30/18, recorded in Washington County File 2020-00033337 on 09/17/2020.
RD6. Survey plat by Ricky W. Hill, PLS No. 1443, revision dated 08/23/22, recorded in Washington County File 2022-08299942.
RD7. Plat of Survey by Buckley D. Blew, PLS No. 1532, dated 10/10/05, recorded in Washington County File 2005-00048403.
RD8. City of Springdale R/W Job #041030-00 Huntsville Ave. Phase 2.
RD9. City of Springdale R/W Job #051200-00 (Central Corridor Emma Avenue to Hwy. 412) Street Easement Deed Per Doc. 2006-47393.
RD10. City of Springdale Ordinance No. 6057, a rezoning document, recorded in Washington County File# 2025-00004987, 2/28/2025.
RD11. City of Springdale Resolution No. 72-25, a waiver, Passed and Approved May 27, 2025.
RD12. Plat of "Banegas Heights on Huntsville Ave" revision dated 08/04/25 by Michael D. Million, P.L.S. No. 1519, Job Number 23172.01.
RD13. Boundary Survey of Tract 2 "Banegas Heights on Huntsville Ave" with Planimetric Features revision dated 03/25/2026 by Michael D. Million, P.L.S. No. 1519, Job Number 23172.01.

LEGEND

- IRON PIN FOUND (5/8" BY BATES UNLESS NOTED)
- 5/8" IRON PIN SET WITH PLS #1519 CAP IN PRIOR SURVEY SEE RD12
- CALCULATED CORNER POSITION
- SURVEYED BOUNDARY
- EASEMENT LINE
- ( ) RECORD INFORMATION FROM RD1
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC
- ELECTRIC METER
- UTILITY POLE
- LIGHT POLE
- AIR CONDITIONING UNIT
- UNDERGROUND ELECTRIC TRANSFORMER, PEDESTAL, OR JUNCTION BOX
- TRAFFIC SIGNAL CONTROL BOX
- GUY-WIRE
- UNDERGROUND TELECOM LINE
- TELECOM PEDESTAL
- SANITARY SEWER LINE (8" PVC MAIN LINE)
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- GAS LINE
- GAS METER
- WATER LINE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- WATER VALVE
- SIGNPOST OR MAILBOX
- CENTER LINE OF R/W
- CONCRETE CURB
- WIRE FENCE
- WOOD FENCE
- RCP REINFORCED CONCRETE PIPE
- C & G CURB AND GUTTER
- RCB REINFORCED CONCRETE BOX
- FES FLARED END SECTION
- R/W RIGHT-OF-WAY
- DECIDUOUS TREE, TRUNK DIA. IN INCHES, HEIGHT IN FEET
- CONIFEROUS TREE, TRUNK DIA. IN INCHES, HEIGHT IN FEET

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

Surveyor's Notes :

1. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements which were visible at the time of making this survey.
2. Basis of bearings: Arkansas State Plane Coordinate System, North Zone.
3. Plat represents a boundary, planimetric, and partial topographic surveys of Tract 2 of "Banegas Heights on Huntsville Ave" revision dated 08/04/25 by Michael D. Million, P.L.S. No. 1519, Job Number 23172.01, Parcel No. 815-30756-003.
4. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
5. This survey is valid only if the drawing includes the seal and signature of the surveyor.
6. The underground utilities shown have been located from field survey information, atlas maps as may be available from municipalities or utility companies, and existing drawings. The surveyor makes no guarantee that the underground utilities shown.
7. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor. No abstract of title or title commitment were furnished the surveyor. There may exist other documents which may affect this parcel.
8. By graphic scaling only, this property lies completely within "Zone X", Area of Minimal Flood Hazard, shown by The Flood Insurance Rate Map Number 05143C0090G, Map Revised January 25, 2024.
9. The location and/or existence of utility service lines to the property surveyed are shown hereon or unknown.
10. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership, title evidence, or any other facts which an accurate and current title commitment may disclose.
11. All building, surface and subsurface, improvements on and adjacent to the site are not necessarily shown.
12. No investigation concerning environmental and subsurface conditions, or the existence of underground or overhead containers or facilities which may affect the use of development of this property was made as a part of this survey.

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1519
SIGNATURE
MICHAEL D. MILLION
05/07/2026

Surveyor's Certificate:

I certify that I have 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 visible encroachments except as shown on this plat. This survey meets the current "Minimum Standards for Property Boundary Surveys", per the state of Arkansas.

05/07/2026
Michael D. Million, P.L.S. No.1519, Arkansas — Date

PLAT CODE: 500-18N-29W-0-32-320-72-1519

WORK PERFORMED: APPROX. OCTOBER 2023
TOPOGRAPHY COLLECTED APPROX. FEBURARY 2026

MICHAEL D. MILLION
LAND SURVEYOR
12 NEFFWOOD LANE
BELLA VISTA, AR 72715
PHONE: (479) 571-0654

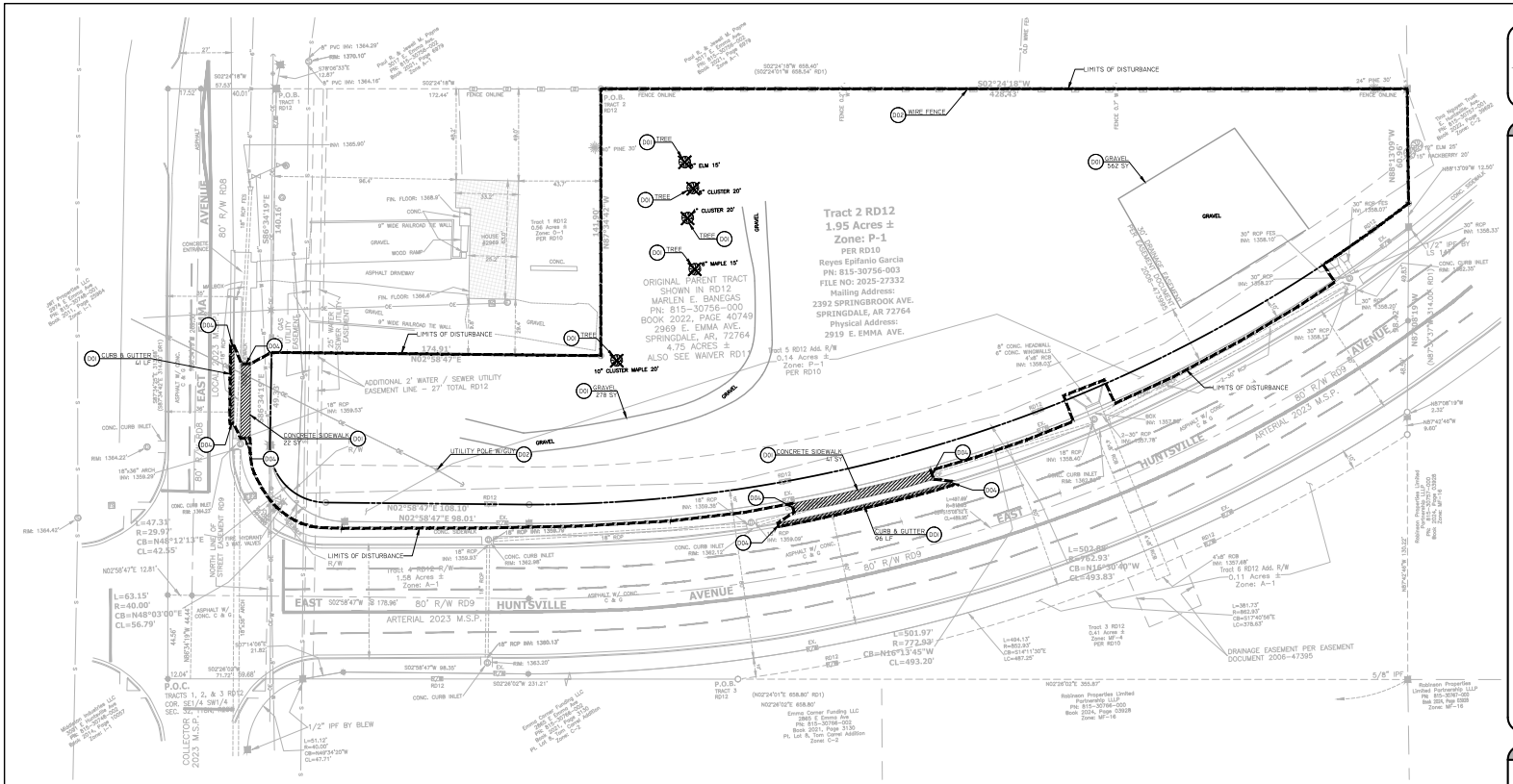
BELL CONSTRUCTION SOLUTIONS, LLC.
CHUCK BELL: (479) 366-0640
chuck.bell@bellconsolutions.com
P.O. BOX 8
CAVE SPRINGS, AR 72718
PHONE: (479) 366-0640

Rev	Comments	Date
1	ADDRESS COMMENTS FROM ENGINEER FOR ADDITIONAL DATA AND FIELD WORK	05/07/2026

Boundary Survey of Tract 2 "Banegas Heights on Huntsville Ave" with Planimetric Features and Topographic Countour Map
WORK PERFORMED: OCTOBER 2023

Reyes Epifanio Garcia
Parcel Number: 815-30756-003 FILE NO: 2025-27332
As-Surveyed Area 1.95 Acres +/-
in SE1/4 SW1/4, Sec. 32, T18N, R29W, 5th P.M., City of Springdale, Washington County, Arkansas
City of Springdale Project LS24-36

DRAWN BY: MCW
CHECKED BY: MDM/CEB
DATE 03/25/2026
JOB NUMBER 26113.01
SHEET NAME
File No. 26113.01 TOPO BOUND PLAT 22x34 S30 REV01.dwg
SHEET 1 OF 1



PLAN SCALE (IN FEET)
0 30' 60'
1" = 30'

EXISTING LEGEND

- IRON PIN FOUND (5/8" BY BATES UNLESS NOTED)
- 5/8" IRON PIN SET WITH PLS #1519 CAP IN PRIOR SURVEY SEE RD12
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- GUY—WIRE
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- TELECOM PEDESTAL
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- GAS METER
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- FIRE HYDRANT
- WATER VALVE
- SIGNPOST OR MAILBOX
- CENTER LINE OF R/W
- CONCRETE CURB
- X WIRE FENCE
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- FES FLARED END SECTION
- R/W RIGHT-OF-WAY
- DECIDUOUS TREE, TRUNK DIA. IN INCHES, HEIGHT IN FEET
- CONIFEROUS TREE, TRUNK DIA. IN INCHES, HEIGHT IN FEET

PROPOSED LEGEND

- LIMITS OF SAWCUT AND PAVEMENT REMOVAL
- TREE TO BE REMOVED
- LIMITS OF DISTURBANCE

GENERAL DEMO NOTES

1. ALL AREAS WITHIN THE LIMITS OF DISTURBANCE TO BE DEMOLISHED AND REMOVED UNLESS OTHERWISE NOTED ON THIS PLAN.
2. THE CONTRACTOR IS REQUIRED TO NOTIFY THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO EXCAVATING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
3. THIS PLAN SHOULD BE USED IN CONJUNCTION WITH THE TOPOGRAPHICAL SURVEY FOR REFERENCE. THE LOCATION OF KNOWN SUBSURFACE STRUCTURES, PIPES, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING INFORMATION AND SATISFYING HIM OR HERSELF AS TO THE LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE. THE COST OF SUCH REPAIRS OR RELOCATIONS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
4. CONTRACTOR SHALL DISPOSE OF ALL MATERIALS RESULTING FROM DEMOLITION IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS THAT GOVERN SUCH OPERATIONS.
5. ALL ABANDONED SERVICE LINES SHALL BE DISCONNECTED AND CAPPED PER UTILITY COMPANIES REQUIREMENTS. COORDINATE ALL DISCONNECTIONS WITH UTILITY COMPANIES.
6. CONTRACTOR IS TO BRING TO THE ATTENTION OF THE CIVIL ENGINEER ANY AREA OF DEMOLITION IN QUESTION BEFORE PROCEEDING WITH WORK.
7. CONTRACTOR TO REVIEW AND COORDINATE DEMOLITION LIMITS WITH PROPOSED CONSTRUCTION PLANS.
8. EXISTING CLEAN TOPSOIL TO BE STOCKPILED FOR FUTURE USE ON THIS SITE AND IS TO BE COORDINATED BY THE GENERAL CONTRACTOR.
9. ALL EXISTING WATER, GAS AND / OR ELECTRICAL METERS AS NOTED TO BE REMOVED WITHIN THE PROJECT AREA ARE TO BE RETURNED TO THE APPROPRIATE AUTHORITY.

DEMO KEYNOTES

D01 EXISTING TO BE REMOVED
D02 EXISTING TO REMAIN
D04 LIMITS OF SAWCUT AND PAVEMENT REMOVAL

SITEWISE — CIVIL ENGINEERING —
127 W SUNBRIDGE DR
FAYETTEVILLE, AR 72703

PRELIMINARY
NOT FOR CONSTRUCTION

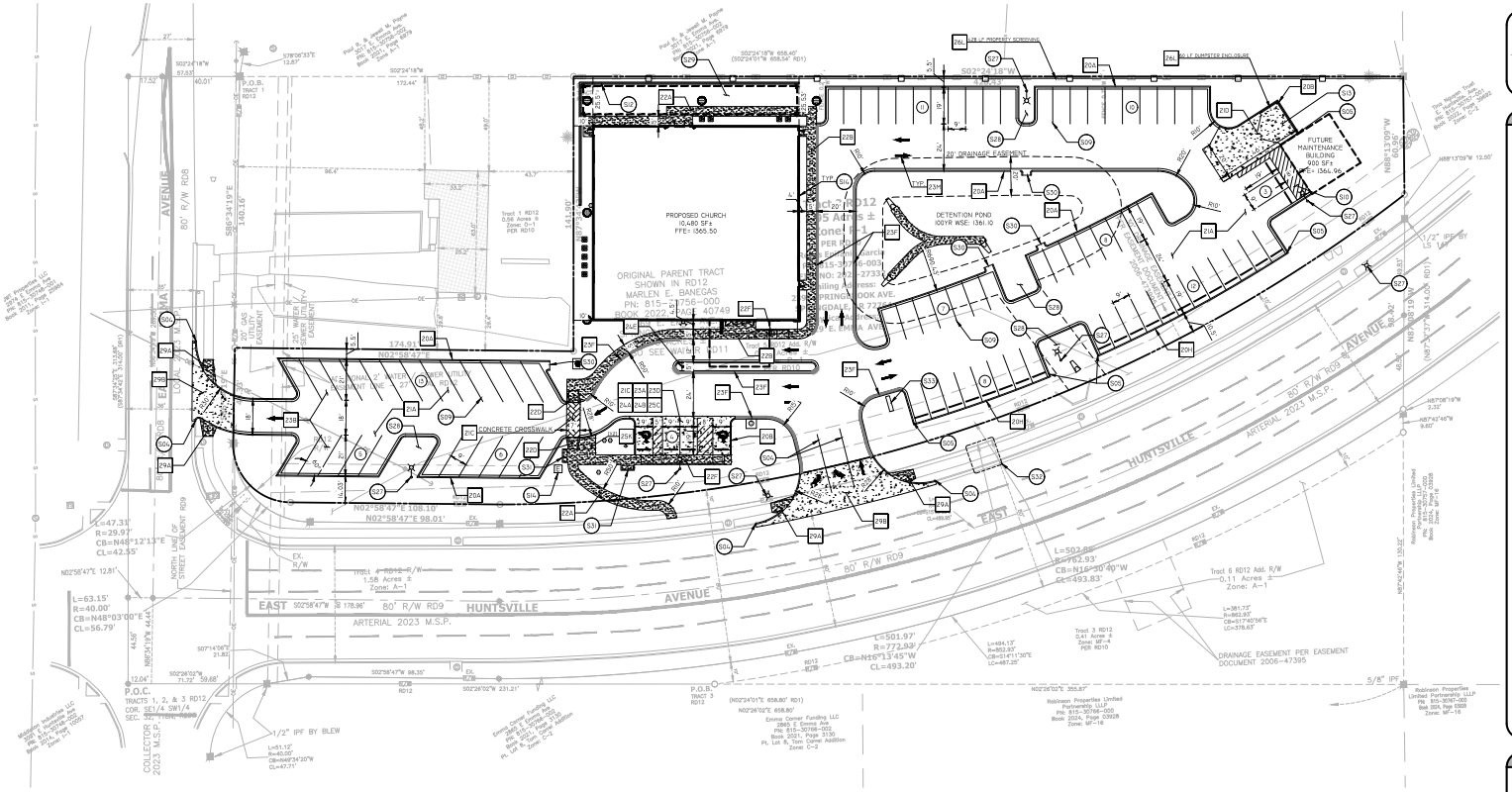
ORIGINAL SIGNATURE ON FILE

NUMBER	DESCRIPTION	DATE
1	2ND CITY SUBMITTAL	09.17.2026

MINISTERIO RESTAURADA MANA
LARGE SCALE DEVELOPMENT
2969 EAST EMMA AVENUE SPRINGDALE, AR

SCALE DATE
1" = 30' 9/17/2026
CITY PROJECT NUMBER
TBD
SCS PROJECT NUMBER
26-004
SHEET NAME
DEMOLITION PLAN
SHEET
C1.0

9/16/2026 9:09 PM C:\USERS\PAUL.BRYANT\ONEDRIVE - SITEWISECIVIL.COM\SITEWISE CIVIL - DOCUMENTS\PROJECTS\2026\26-004 - SPRINGDALE, AR - CHURCH\DWG\04 ADDRESS CITY COMMENTS (2026-09-17)\26-004 DEMO.DWG



PLAN SCALE (IN FEET)
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1" = 30'

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- GUY-WIRE
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- TELECOM PEDESTAL
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- WATER METER
- WATER VALVE
- FIRE HYDRANT
- WATER VALVE
- SIGNPOST OR MAILBOX
- CENTER LINE OF R/W
- CONCRETE CURB
- X WIRE FENCE
- WOOD FENCE
- RCP REINFORCED CONCRETE PIPE
- C & G CURB AND GUTTER
- RCB REINFORCED CONCRETE BOX
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- R/W RIGHT-OF-WAY
- DECIDUOUS TREE, TRUNK DIA. IN INCHES, HEIGHT IN FEET
- CONIFEROUS TREE, TRUNK DIA. IN INCHES, HEIGHT IN FEET

PROPOSED LEGEND

- CURB AND GUTTER
- EASEMENT
- TCE TEMPORARY CONSTRUCTION EASEMENT
- X FENCE
- PAINTED / THERMOPLASTIC STRIPING
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- CATCH BASIN
- FLARED END SECTION
- SANITARY SEWER MANHOLE
- PARKING STALL COUNT
- BUILDING CONTROL POINT
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- POST INDICATOR VALVE
- WATER METER
- POWER POLE/POWER POLE & GUY
- LIGHT POLE
- ELECTRICAL TRANSFORMER

GENERAL SITE NOTES

1. REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT DIMENSIONS AND LOCATION OF THE BUILDING AND BUILDING UTILITY ENTRANCES.
2. ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH THE OWNER'S STANDARD SITE SPECIFICATIONS.
3. CONTRACTOR SHALL REFER TO PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT DETAILS FOR PAVING DESIGN AND PROPER MATERIALS.
4. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR CENTERLINE OF STRIPE.
5. ALL RADII FOR CURBS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. ALL CURB RADII ARE R3' UNLESS OTHERWISE NOTED.
6. UNLESS OTHERWISE NOTED, ALL CURBING INDICATED SHALL BE 18" CONCRETE CURB AND GUTTER.
7. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN THE PROJECT AND PAY ALL REQUIRED FEES AND COSTS. FOR SITE UTILITIES, SEE UTILITY PLAN(S).
8. ALL SITE SIGNAGE SHALL REQUIRE SEPARATE CITY OF SPRINGDALE PERMIT.
9. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (X) MONTHS, PRIOR TO FINAL INSPECTION OF THE GRADING PERMIT. THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
   a. DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
   b. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
   c. NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
   d. NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
   e. ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
10. A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.

SITE KEYNOTES

- S04 TAPER CURB TO MATCH EXISTING
- S05 TAPER CURB HEIGHT FROM 6" TO 0" OVER 2'
- S07 4" WIDE REFLECTIVE TRAFFIC LANE STRIPE
- S09 4" WIDE PAINTED PARKING STRIPES
- S10 4" WIDE PAINTED STRIPES, 24" O.C. @ 45°
- S12 SEGMENTAL BLOCK RETAINING WALL - SEE GRADING PLAN
- S15 TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS)
- S16 TRANSFORMER PAD (PER ELECTRIC COMPANY REQUIREMENTS)
- S17 ROOF DRAIN/DOWNSPOUT (SEE ARCHITECTURAL PLANS)
- S27 LIGHT POLE
- S28 LANDSCAPED AREA (SEE LANDSCAPE PLAN)
- S29 FUTURE PLAYGROUND AREA (NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN THE REQUIRED SETBACK AREA)
- S30 CURB OPENING (SEE GRADING PLAN)
- S31 3'X3' CONCRETE PAD FOR BENCH (SEE ARCHITECTURAL PLANS)
- S32 AREA RESERVED FOR FUTURE PUBLIC TRANSIT STOP
- S33 2'X8'XS' MONUMENT SIGN (SHALL BE PERMITTED BY OTHERS)

SITE DETAILS

- 20A TYPE 'A' STANDARD CONCRETE CURB & GUTTER
- 20B TYPE 'A' INTEGRAL CONCRETE CURB & GUTTER
- 20H CONCRETE RIBBON CURB
- 21A STANDARD DUTY ASPHALT PAVEMENT
- 21C STANDARD DUTY CONCRETE PAVEMENT
- 21D HEAVY DUTY CONCRETE PAVEMENT
- 22A CONCRETE SIDEWALK
- 22B SIDEWALK W/DOWNTURNED EDGE
- 22D PEDESTRIAN RAMP (PERPENDICULAR)
- 22F PEDESTRIAN RAMP (PARALLEL)
- 23A 90° PARKING / ADA ACCESSIBLE PARKING SPACE STRIPING
- 23B 60°, 45°, 30° PARKING / ADA ACCESSIBLE PARKING SPACE STRIPING
- 23D ACCESSIBLE PARKING SYMBOL
- 23F FIRE LANE STRIPING
- 23H TRAFFIC FLOW ARROW PAVEMENT MARKING
- 24A ACCESSIBLE PARKING SIGN
- 24B SIGN POST
- 24E 'DO NOT ENTER' SIGN
- 25A WHEEL STOP
- 25K BIKE RACK
- 28L 8' WOOD PRIVACY SCREENING FENCE
- 29A ADA RAMP (CITY OF SPRINGDALE DETAIL SD-B-2)
- 29B COMMERCIAL DRIVEWAY (CITY OF SPRINGDALE DETAIL SD-B-3)

SITE DATA

PARCEL	AREA (S.F.)	AREA (ACRES)
PARENT TRACT: PARCEL #15-30756-003	84,800	1.94
ZONING	P-1	
FRONT SETBACK	30'/50'(IF PARKING BETWEEN ROW AND BUILDING)	
REAR SETBACK	25'	
SIDE SETBACK	0'/25'(CONTIGUOUS TO RESIDENTIAL)	
LANDSCAPE BUFFER	10' FRONT, 5' SIDE(WHEN CONTIGUOUS TO RESIDENTIAL)	
DESIGN AREA	AREA REQUIRED	AREA PROVIDED
TOTAL GREENSPACE	10% MIN. (8,480 S.F.)	29,642 SF (34.95%)
LOT COVERAGE	N/A	55,158 S.F. (65.05%)
GROSS INTERIOR PARKING AREA	N/A	36,437 S.F.
INTERIOR PARKING GREENSPACE	2,915 S.F. (8.00%) MIN.	10,526 S.F. (28.88%)
TOTAL PARKING	CHURCH: 1 SPACE / (4) SEATS BASED ON MAX SEATING CAPACITY (342 OCC)	86 TOTAL SPACES REQUIRED 87 TOTAL SPACES PROVIDED
ADA PARKING	76-100: 4 ADA SPACES REQUIRED	4 ADA SPACES PROVIDED

SITEWISE — CIVIL ENGINEERING —
127 W SUNBRIDGE DR
FAYETTEVILLE, AR 72703

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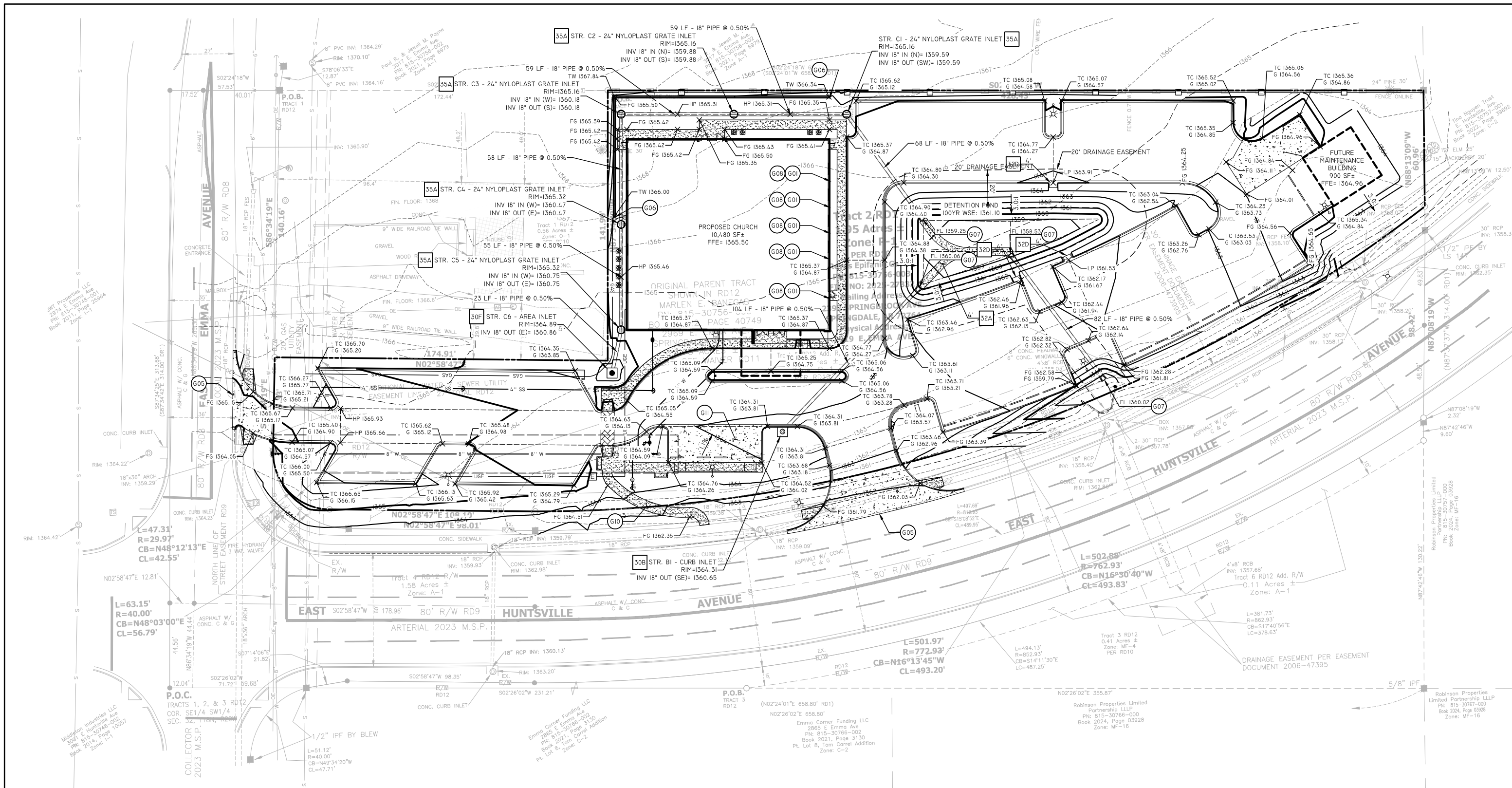
NUMBER	DESCRIPTION	DATE
1	2ND CITY SUBMITTAL	09.17.2026

MINISTERIO RESTAURADA MANA
LARGE SCALE DEVELOPMENT
SPRINGDALE, AR
2969 EAST EMMA AVENUE

SCALE/DATE	1" = 30' / 9/17/2026
CITY PROJECT NUMBER	TBD
SCE PROJECT NUMBER	26-004
SHEET NAME	SITE PLAN
SHEET	C2.0

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GENERAL GRADING NOTES

GRADING

1. ALL ACCESSIBLE PARKING AREAS SHALL BE SLOPED NO GREATER THAN 2% IN ANY DIRECTION.
2. ALL CURB RAMPS SHALL NOT EXCEED 1:12 SLOPE OR 6' IN LENGTH. SIDEWALKS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5% AND MAXIMUM CROSS-SLOPE OF 2%.
3. ANY WALK OR RAMP THAT EXCEEDS 5%, OR 6' IN LENGTH SHALL BE CONSTRUCTED WITH HANDRAILS ON EACH SIDE OF THE RAMP PER ADA REQUIREMENTS.
4. APPLY FOUR INCHES (4") OF TOP SOIL TO ALL DISTURBED AREAS AND GRADE SMOOTH. DISTURBED AREAS TO RECEIVE TOP SOIL SHALL FIRST BE SCARIFIED TO A MINIMUM DEPTH OF THREE INCHES (3"). ALL TOP SOIL SHALL BE SEEDED AND WATERED UNTIL HARDY GRASS GROWTH IS ESTABLISHED (SEE LANDSCAPE NOTES).
5. REMOVE AND PRESERVE GOOD TOPSOIL FROM AREAS TO BE DISTURBED AND USE FOR FINISH GRADING.
6. CLEAR AND GRUB AREAS TO BE FILLED, REMOVE TREES, VEGETATION, ROOTS, DEBRIS, AND OTHER MATERIALS THAT WOULD AFFECT THE STABILITY OF THE FILL.
7. ENSURE THAT FILL MATERIAL IS FREE OF MATERIALS INAPPROPRIATE FOR STABLE FILLS, INCLUDING BUT NOT LIMITED TO BRUSH, ROCKS, STUMPS, RUBBISH, LOGS, BUILDING DEBRIS, FROZEN MATERIAL, OR SOFT, MUCK, OR HIGHLY COMPRESSIBLE MATERIALS.
8. REFER TO THE GEOTECHNICAL REPORT PRIOR TO BIDDING AND CONSTRUCTION. CONTACT THE ENGINEER OF RECORD SHOULD THE PLANS CONFLICT WITH THE GEOTECHNICAL REPORT.
9. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
   A. DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
   B. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
   C. NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
   D. NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
   E. ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
10. 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.

UTILITIES

11. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY (STATE ONE CALL SYSTEM) AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
12. PRIOR TO MACHINE TRENCHING AT ANY UTILITY CROSSING, CONTRACTOR SHALL CONFIRM THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND OR HYDRO EXCAVATION. IF VERTICAL CLEARANCES ARE LESS THAN SPECIFIED ON THESE PLANS OR 18", WHICH EVER IS LESS, CONTACT THE ENGINEER AND THE OWNER / DEVELOPER PRIOR TO PROCEEDING WITH CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OR REMOVAL OF EXISTING UNDERGROUND UTILITIES SHOWN OR NOT SHOWN AT NO ADDITIONAL COST TO THE OWNER.
13. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES ON ADJUSTING EXISTING UTILITY LINE AS REQUIRED BY CUT AND FILL AT NO ADDITIONAL COST TO THE OWNER.
14. ALL UTILITIES, INCLUDING STORM SEWER, SHOWN WITHIN PUBLIC EASEMENTS OR RIGHT-OF-WAYS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE CONSTRUCTED TO THE CLIENT'S OR THE GOVERNING AGENCY'S SPECIFICATIONS, WHICHEVER IS MORE STRINGENT. IF THERE IS A QUESTION AS TO WHICH SPECIFICATIONS SHOULD APPLY, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.

EROSION CONTROL & SWPPP

15. ALL EROSION CONTROL BMP'S AND TREE PRESERVATION FENCING SHALL BE INSTALLED PRIOR TO THE START OF SITE GRADING.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE SWPPP. THE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN ALL EROSION CONTROL BMP'S IN ACCORDANCE WITH THE EROSION CONTROL PLAN(S).
17. DIVERSIONS AND OTHER WATER CONVEYANCE MEASURES SHALL BE KEPT FREE OF SEDIMENT THROUGHOUT THE ENTIRE CONSTRUCTION SCHEDULE.
18. PERMANENTLY STABILIZE ALL GRADED AREAS AFTER FINAL GRADING IS COMPLETED. IF WORK IS INTERRUPTED OR DELAYED, APPLY TEMPORARY STABILIZATION MEASURES ON ALL GRADED AREAS PER EROSION CONTROL PLAN(S).

DRAINAGE

19. CONSTRUCT ALL STRUCTURES LOCATED WITHIN STATE RIGHT-OF-WAY PER STATE DOT STANDARDS. SUBMIT SHOP DRAWINGS TO SITEWISE CIVIL ENGINEERING, PLLC FOR REVIEW AND APPROVAL IF STATE DOT STANDARDS CANNOT BE MET.
20. ALL STORM DRAIN PIPES ARE MEASURED FROM CENTER OF STRUCTURES AND END OF FLARED END SECTIONS.
21. WHERE THE WORD 'PIPE' IS USED, CONTRACTOR SHALL HAVE THE OPTION OF BIDDING PIPE WITH A SMOOTH INTERIOR HAVING AN 'N' VALUE OF 0.013 OR LESS.
22. STORM SEWER TRENCHING AND BEDDING SHALL BE INSTALLED PER DETAIL 33G.
23. CONTRACTOR SHALL MATCH TOP OF PROPOSED DRAINAGE STRUCTURES WITH PROPOSED GRADES. IF A DISCREPANCY OCCURS BETWEEN PROPOSED GRADES AND PROPOSED STRUCTURE TOPS, THE GRADING SHALL GOVERN. IF THE DISCREPANCY IS MORE THAN 4 INCHES, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
24. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY.
25. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THESE DRAWINGS.

WALLS

26. RETAINING WALL(S) SHALL BE CONSTRUCTED SUCH THAT THE TOP OF WALL SHALL BE FLUSH WITH THE TOP OF ADJACENT FINISHED GRADE.

GRADING KEYNOTES

- G01 DOWNSPOUT / ROOF DRAIN (SEE ARCHITECTURAL PLANS)
- G05 MATCH EXISTING PAVEMENT ELEVATIONS
- G06 LIMITS OF RETAINING WALL
- G07 FLARED END SECTION (TO MATCH PIPE MATERIAL & APPROVED BY ENGINEER)
- G08 CONCRETE SPLASH PAD AT DOWNSPOUT / ROOF DRAIN
- G09 CURB OPENING (SEE WIDTH OF OPENING AT SYMBOL)
- G10 ADA PATH. NO MORE THAN 5% SLOPE ALONG THE PATH OF TRAVEL, AND 2% CROSS SLOPE
- G11 ADA LANDING / LOADING AREA. NO MORE THAN 2% SLOPE IN ANY DIRECTION

DRAINAGE DETAILS

- 30B RECTANGULAR CURB INLET W/ EXTENSIONS
- 30F RECTANGULAR AREA INLET
- 32A CONCRETE SWALE (SEE WIDTH AT SYMBOL)
- 32D CURB CUT (SEE LENGTH AT SYMBOL)
- 35A DRAIN BASIN WITH DOME GRATE

PLAN SCALE (IN FEET) 0 30' 60' 1" = 30'

EXISTING LEGEND

- IRON PIN FOUND (5/8" BY BATES UNLESS NOTED)
- 5/8" IRON PIN SET WITH PLS #1519 CAP IN PRIOR SURVEY SEE RD12
- CALCULATED CORNER POSITION
- SURVEYED BOUNDARY
- EASEMENT LINE
- ( ) RECORD INFORMATION FROM RD1
- OE OVERHEAD ELECTRIC LINE
- UE UNDERGROUND ELECTRIC
- ELECTRIC METER
- UTILITY POLE
- LIGHT POLE
- AIR CONDITIONING UNIT
- UNDERGROUND ELECTRIC TRANSFORMER, PEDESTAL, OR JUNCTION BOX
- TRAFFIC SIGNAL CONTROL BOX
- GUY-WIRE
- UT UNDERGROUND TELECOM LINE
- TELECOM PEDESTAL
- S SANITARY SEWER LINE (8" PVC MAIN LINE)
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- G GAS LINE
- GAS METER
- W WATER LINE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- WATER VALVE
- SIGNPOST OR MAILBOX
- CENTER LINE OF R/W
- CONCRETE CURB
- X WIRE FENCE
- WOOD FENCE
- RCP REINFORCED CONCRETE PIPE
- C & G CURB AND GUTTER
- RCB REINFORCED CONCRETE BOX
- FES FLARED END SECTION
- R/W RIGHT-OF-WAY
- DECIDUOUS TREE, TRUNK DIA. IN INCHES, HEIGHT IN FEET
- CONIFEROUS TREE, TRUNK DIA. IN INCHES, HEIGHT IN FEET

PROPOSED LEGEND

- GRADE BREAK
- FLOWLINE
- XXXX CONTOUR ELEVATION
- X.X% FLOW ARROW
- XXXX.XX SPOT ELEVATIONS
- STORM DRAIN
- CATCH BASIN
- SANITARY SEWER MANHOLE
- FLARED END SECTION

ABBREVIATIONS:

- BS= BOTTOM OF STAIRS
- BW= BOTTOM OF WALL
- EG= EXISTING GRADE
- FFE= FINISHED FLOOR ELEV.
- FG= FINISHED GRADE
- FL= FLOWLINE
- G= GUTTER
- HP= HIGH POINT
- LP= LOW POINT
- TC= TOP OF CURB
- TS= TOP OF STAIRS
- TW= TOP OF WALL
- THT= THROAT

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127 W SUNBRIDGE DR
FAYETTEVILLE, AR 72703

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NUMBER	DATE	DESCRIPTION
1	09.17.2026	2ND CITY SUBMITTAL

MINISTERIO RESTAURADA MANA
LARGE SCALE DEVELOPMENT
2969 EAST EMMA AVENUE
SPRINGDALE, AR

SCALE	DATE
1" = 30'	9/17/2026

CITY PROJECT NUMBER: TBD

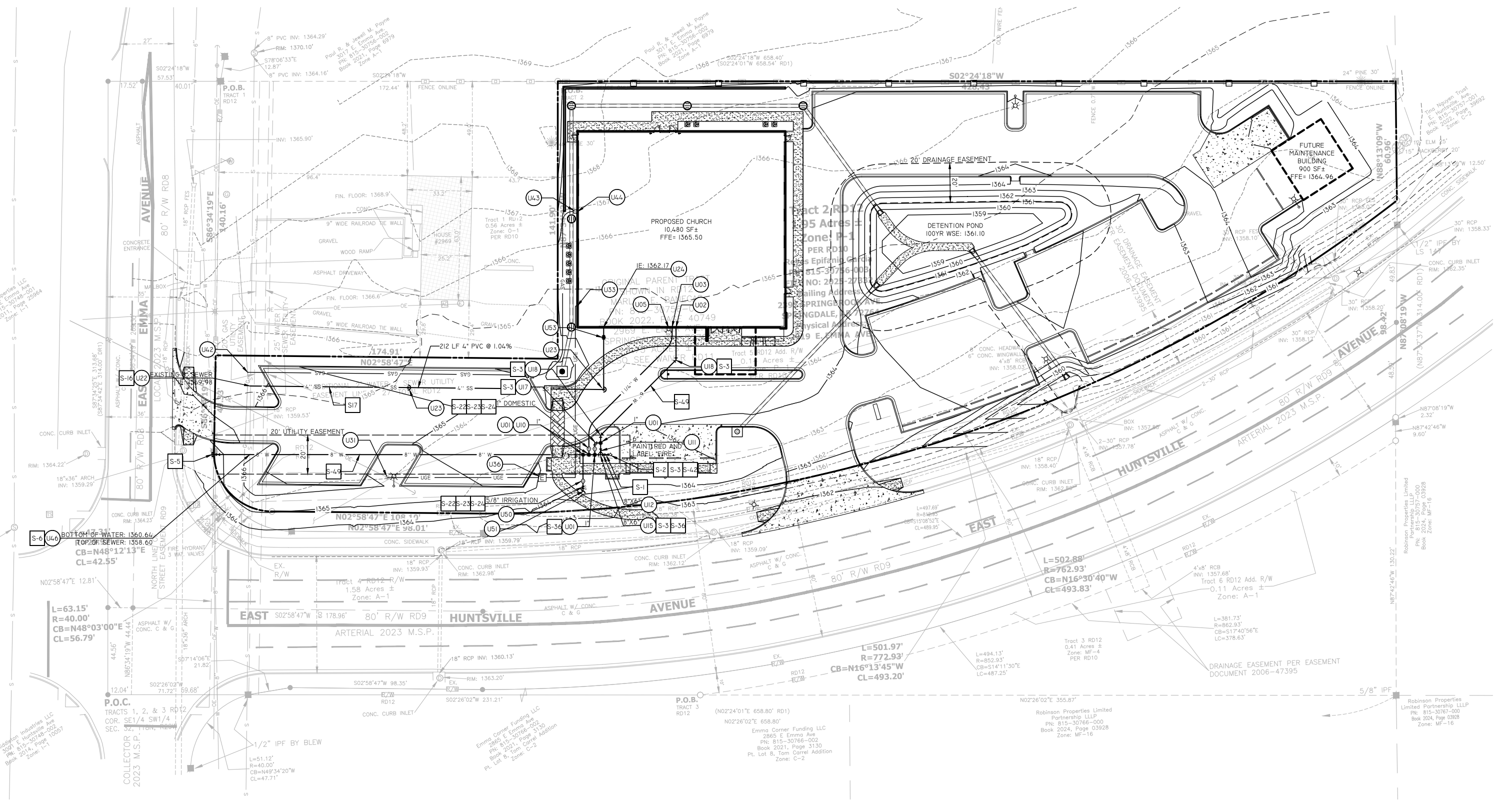
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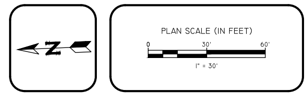
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SHEET: C3.0

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EXISTING LEGEND

- IRON PIN FOUND (5/8" BY BATES UNLESS NOTED)
- 5/8" IRON PIN SET WITH PLS #1519 CAP IN PRIOR SURVEY SEE RD12
- CALCULATED CORNER POSITION
- SURVEYED BOUNDARY
- EASEMENT LINE
- RECORD INFORMATION FROM RD1
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC
- ELECTRIC METER
- UTILITY POLE
- LIGHT POLE
- AIR CONDITIONING UNIT
- UNDERGROUND ELECTRIC TRANSFORMER, PEDESTAL, OR JUNCTION BOX
- TRAFFIC SIGNAL CONTROL BOX
- GUY-WIRE
- UNDERGROUND TELECOM LINE
- TELECOM PEDESTAL
- SANITARY SEWER LINE (8" PVC MAIN LINE)
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- GAS LINE
- GAS METER
- WATER LINE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- WATER VALVE
- SIGNPOST OR MAILBOX
- CENTER LINE OF R/W
- CONCRETE CURB
- WIRE FENCE
- WOOD FENCE
- RCP — REINFORCED CONCRETE PIPE
- C & G — CURB AND GUTTER
- RCB — REINFORCED CONCRETE BOX
- FES — FLARED END SECTION
- R/W — RIGHT-OF-WAY
- DECIDUOUS TREE, TRUNK DIA. IN INCHES, HEIGHT IN FEET
- CONIFEROUS TREE, TRUNK DIA. IN INCHES, HEIGHT IN FEET

PROPOSED LEGEND

- STORM DRAIN
- GAS — GAS LINE
- GAS METER
- UGE — UNDERGROUND ELECTRIC LINE
- X"W — WATER LINE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- X"SS — SANITARY SEWER LINE
- CLEAN-OUT
- ELECTRIC TRANSFORMER
- LIGHT POLE
- CATCH BASIN
- WATER ELBOWS
- TAPPING SLEEVE/SADDLE

GENERAL UTILITY NOTES

GENERAL

1. EXISTING UTILITIES SHOWN ON PLANS HAVE BEEN SHOWN IN THEIR APPROXIMATE LOCATIONS PER AVAILABLE INFORMATION. INFORMATION SHOWN 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. CONTRACTOR SHALL FIELD VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF PROPOSED UTILITIES.
2. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES.
3. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING AGENCY:
   - ALL PUBLIC WATER & SEWER DESIGNS ARE SUBJECT TO SPRINGDALE WATER UTILITIES SPECIFICATIONS ADOPTED MARCH 10, 1987 AND AMENDED NOVEMBER 17, 2025.
   - ALL ELECTRIC, GAS, AND TELEPHONE CONSTRUCTION SHALL MEET THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS.
4. ALL TRENCHING, BACKFILLING AND PIPE LAYING IS TO MEET ALL OSHA REQUIREMENTS.
5. ANY DAMAGE TO AN EXISTING PUBLIC STREET DUE TO CONSTRUCTION SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE.
6. ALL UNDERGROUND PUBLIC UTILITY LINES SHALL BE INSPECTED BY THE ENGINEER, OR HIS REPRESENTATIVE, PRIOR TO BACK FILLING.
7. ALL UTILITIES UNDER PAVED AREAS SHALL RECEIVE CLASS 7 BASE BACKFILL FULL DEPTH.
8. MAINTAIN MINIMUM HORIZONTAL SEPARATION OF 10' BETWEEN WATER AND SEWER LINES. WATER LINES AND SEWER LINES SHALL NOT BE LAID IN THE SAME TRENCH.
9. MAINTAIN MINIMUM HORIZONTAL SEPARATION OF 3' BETWEEN WATER LINES AND OTHER UNDERGROUND UTILITIES SUCH AS STORM SEWER, ELECTRICAL, GAS, DOMESTIC WATER / SEWER SERVICE LINES, AND CONDUITS.
10. PROVIDE A MINIMUM VERTICAL SEPARATION OF 18 INCHES BETWEEN THE BOTTOM OF WATER MAIN(S) AND THE TOP OF SANITARY SEWER LINE(S) WHERE CROSSINGS OCCUR. WHERE 18-INCH VERTICAL SEPARATION CANNOT BE ACHIEVED, ENCASE EITHER THE WATER MAIN OR THE SANITARY SEWER IN WATERTIGHT PIPE WITH SEALED ENDS EXTENDING 10 FEET MINIMUM BEYOND EACH SIDE OF THE CROSSING. ENCASEMENT PIPE JOINTS SHALL BE MECHANICALLY RESTRAINED. WHERE THE WATER MAIN MUST PASS BENEATH THE SANITARY SEWER, MAINTAIN A MINIMUM OF 18 INCHES VERTICAL CLEARANCE BETWEEN THE OUTSIDE SURFACES OF THE PIPES, IN ADDITION TO THE ENCASEMENT REQUIREMENT.
11. PROPOSED UTILITIES THAT ARE TO BE BURIED IN THE SAME TRENCH SHALL BE COORDINATED WITH, AND APPROVED BY, THE INVOLVED UTILITIES PRIOR TO INSTALLATION.
12. ALL EXISTING WATER, GAS AND / OR ELECTRICAL METERS AS NOTED TO BE ABANDONED AND / OR REMOVED PER THE DEMOLITION PLAN WITHIN THE PROJECT AREA ARE TO BE RETURNED TO THE APPROPRIATE AUTHORITY.
13. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR WATER AND SEWER TAP AND/OR IMPACT FEES WHERE REQUIRED.
14. ALL UTILITY LINE DIMENSIONS SHOWN ARE TO CENTER OF PIPE/LINE/CONDUIT, CENTER OF FITTING, OR CENTER OF MANHOLE.

WATER

15. ALL WATER MAINS SHALL BE DUCTILE IRON PIPE PRESSURE CLASS 350, SPECIAL CLASS 50 MINIMUM, CONFORMING TO THE LATEST EDITION OF SPRINGDALE WATER UTILITIES SPECIFICATIONS ADOPTED MARCH 10, 1987 AND AMENDED NOVEMBER 17, 2025, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 48" OF COVER (MINIMUM).
16. ALL FIRE / FDC LINES SHALL BE DUCTILE IRON, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
17. ALL DOMESTIC WATER SERVICE LINES SHALL BE POLYETHYLENE PIPE, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
18. 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 SPRINGDALE WATER UTILITIES. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. SITEWISE CIVIL ENGINEERING, PLLC AND THE OWNER/DEVELOPER ARE TO BE HELD HARMLESS.
19. TESTING OF PUBLIC WATER AND SEWER LINES SHALL BE AT THE CONTRACTOR'S EXPENSE.
20. TAMPER - PROOF THRUST OR HOLD-DOWN NUT SHALL BE PROVIDED FOR ALL FIRE HYDRANTS.
21. REFER TO SPRINGDALE WATER UTILITY DETAIL S-30 FOR TYPICAL LOCAL STREET PLAN VIEW FOR WATER LINE INSTALLATION.
22. ALL WATER MAIN FITTINGS SHALL BE RESTRAINED THROUGH THE USE OF THRUST BLOCKING PER SPRINGDALE WATER UTILITIES SPECIFICATIONS ADOPTED MARCH 10, 1987 AND AMENDED NOVEMBER 17, 2025.

SEWER

23. ALL SEWER MAINS SHALL BE PVC (SDR-26), UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
24. ALL DOMESTIC SANITARY SEWER SERVICE LINES SHALL BE PVC (SCH.40), OR OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
25. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TOPS OF EXISTING MANHOLES IN UNPAVED AREAS ARE TO BE 4" ABOVE FINISHED GRADES.
26. REFER TO SPRINGDALE WATER UTILITY DETAIL S-30 FOR TYPICAL LOCAL STREET PLAN VIEW FOR SEWER LINE INSTALLATION.

ELECTRIC

27. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLANS.
28. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 24" OF COVER AT FINAL GRADE AND MARKED WITH POSTS TO IDENTIFY THE ENDS OF CONDUITS.
29. COORDINATION OF ALL CONDUIT PLACEMENT SHALL BE MADE WITH UTILITY PROVIDERS.

○ UTILITY KEYNOTES

U01	POINT OF CONNECTION - WATER SERVICE
U02	FIRE SPRINKLER BUILDING ENTRY (SEE ARCH. PLANS) - SHOULD THE FIRE DESIGN FROM THE FIRE CONSULTANT DEVIATE IN ANY WAY FROM THE CIVIL UTILITY SITE PLAN, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD FOR COORDINATION PRIOR TO THE START OF CONSTRUCTION
U03	DOMESTIC WATER SERVICE BUILDING ENTRY (SEE ARCH. / MEP PLANS)
U05	FIRE DEPARTMENT CONNECTION (PER LOCAL CODES)
U10	CORPORATION STOP (SEE SIZE AT SYMBOL)
U11	GATE VALVE WITH ADJUSTABLE VALVE BOX (SEE SIZE AT SYMBOL)
U12	REDUCER (SEE SIZE AT SYMBOL)
U15	TEE W/ THRUST BLOCKING (SEE SIZE AT SYMBOL)
U17	90° BEND W/ THRUST BLOCKING (SEE SIZE AT SYMBOL)
U18	45° BEND W/ THRUST BLOCKING (SEE SIZE AT SYMBOL)
U22	POINT OF CONNECTION - SANITARY SEWER SERVICE
U23	SANITARY SEWER CLEAN OUT
U24	SANITARY SEWER SERVICE BUILDING ENTRY (SEE ARCH. / MEP PLANS)
U31	POINT OF CONNECTION - ELECTRIC SERVICE (PER ELECTRIC COMPANY REQUIREMENTS)
U33	ELECTRIC BUILDING ENTRY (SEE ARCH. / MEP PLANS)
U36	PROPOSED ELECTRIC TRANSFORMER & PAD (PER ELECTRIC COMPANY REQUIREMENTS)
U42	POINT OF CONNECTION - NATURAL GAS SERVICE (PER GAS COMPANY REQUIREMENTS)
U43	NATURAL GAS METER
U44	NATURAL GAS BUILDING ENTRY (SEE ARCH. / MEP PLANS)
U46	MAINTAIN 18" VERTICAL SEPARATION (MIN.)
U50	REDUCED PRESSURE ZONE ASSEMBLY, 1" (WILKINS 975XL2 OR WATTS LF919QT)
U51	STUB OUT FOR PROPOSED IRRIGATION SYSTEM
U52	CONTRACTOR TO PROVIDE ALL TRENCH AND PVC CONDUITS INCLUDING PVC SWEEPS IN ACCORDANCE WITH OZARKS SPECIFICATIONS. NO METAL CONDUIT OR METAL SWEEPS ARE TO BE USED.
U53	SANITARY SEWER BACKWATER VALVE COMPLYING WITH ASME A112.14.1, CSA B181.1, OR CSA B181.2 SHALL BE INSTALLED WITHIN 5' OF THE BUILDING EXTERIOR IN AN ACCESSIBLE BOX. CONTRACTOR SHALL PROVIDE ACCESS TO ALL WORKING PARTS FOR INSPECTION, CLEANING, SERVICE AND REPAIR. COORDINATE FINAL LOCATION AND INSTALLATION WITH BUILDING PLUMBING PLANS.

□ UTILITY DETAILS

S-1	SWU FIRE HYDRANT GATE VALVE
S-2	SWU FIRE HYDRANT WITH GUARD POSTS
S-3	SWU REACTION BACKING
S-5	SWU TAPPING SADDLE AND VALVE
S-6	SWU WATER AND SEWER LINE CROSSING
S-16	SWU SEWER SERVICE CONNECTION
S-17	SWU TYPICAL PIPE TRENCH
S-22	SWU STANDARD METER BOX
S-23	SWU METER BOX INSTALLATION
S-24	SWU 1 INCH METER SETTING
S-36	SWU FIRE SYSTEM CONNECTION
S-42	SWU FIRE HYDRANT PLACEMENT
S-49	SWU PVC PRESSURE WATER PIPE TRENCH

SITEWISE
—CIVIL ENGINEERING—
127 W SUNBRIDGE DR
FAYETTEVILLE, AR 72703

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NUMBER	DESCRIPTION	DATE
1	2ND CITY SUBMITTAL	09.17.2026

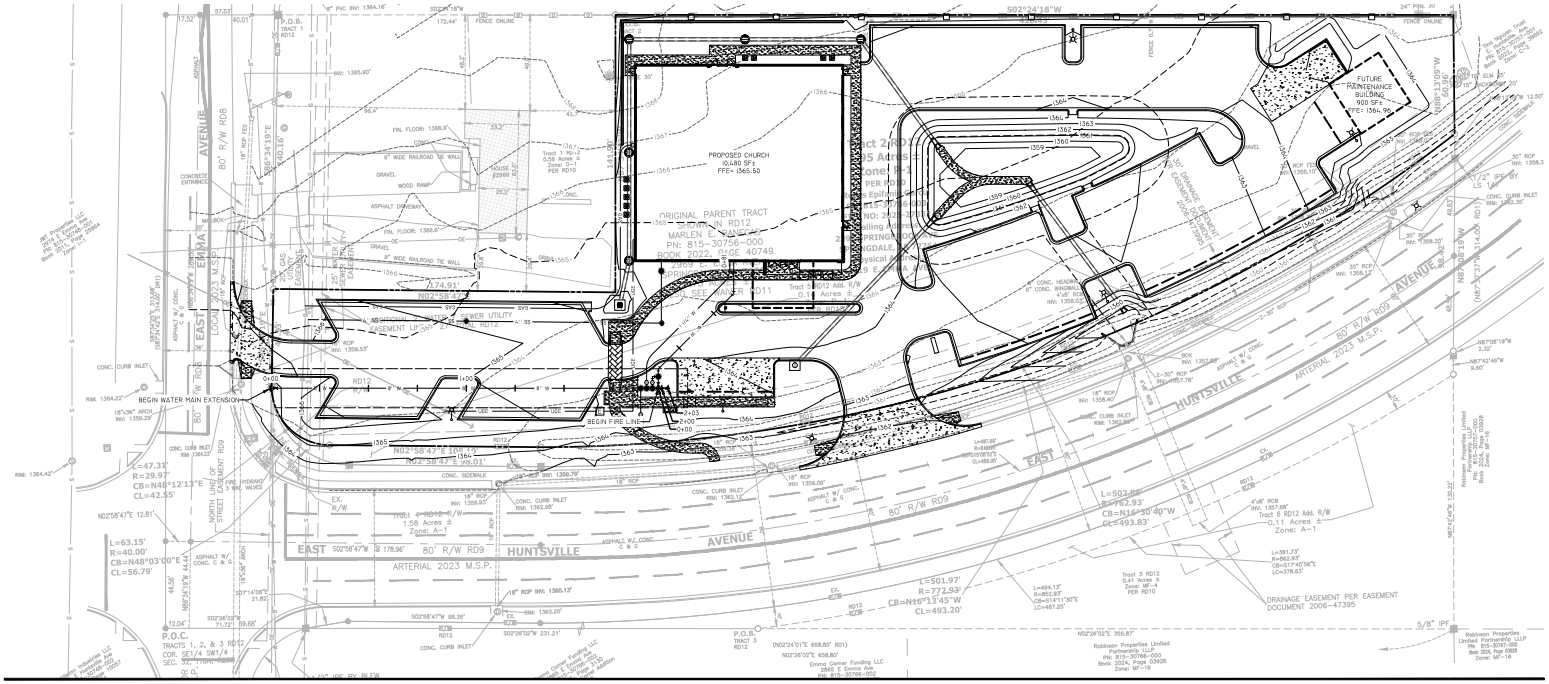
MINISTERIO RESTAURADA MANA

LARGE SCALE DEVELOPMENT

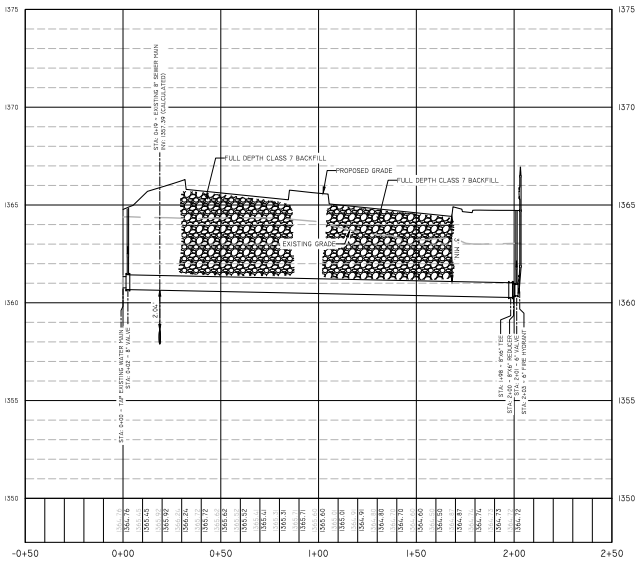
2969 EAST EMMA AVENUE

SPRINGDALE, AR

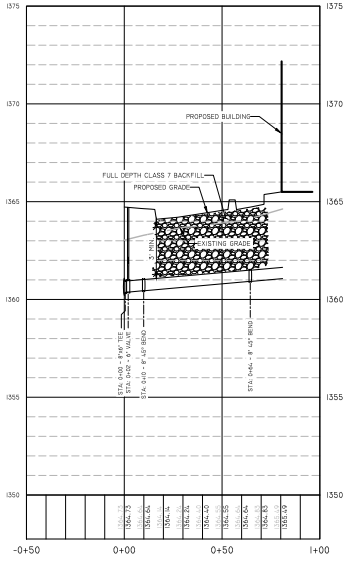
SCALE: 1" = 30'	DATE: 9/17/2026
CITY PROJECT NUMBER: TBD	
SCE PROJECT NUMBER: 26-004	
SHEET NAME: UTILITY PLAN	
SHEET: C4.0	



WATER MAIN EXTENSION PROFILE
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'



FIRE LINE PROFILE
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'



PLAN SCALE (IN FEET)
0 30' 60'
1" = 30'

EXISTING LEGEND

- IRON PIN FOUND (5/8" BY BATES UNLESS NOTED)
- 5/8" IRON PIN SET WITH PLS #1519 CAP IN PRIOR SURVEY SEE RD12
- CALCULATED CORNER POSITION
- SURVEYED BOUNDARY
- EASEMENT LINE
- ( ) RECORD INFORMATION FROM RD1
- OE OVERHEAD ELECTRIC LINE
- UE UNDERGROUND ELECTRIC
- ELECTRIC METER
- UTILITY POLE
- LIGHT POLE
- AIR CONDITIONING UNIT
- UNDERGROUND ELECTRIC TRANSFORMER, PEDESTAL, OR JUNCTION BOX
- TRAFFIC SIGNAL CONTROL BOX
- GUY-WIRE
- UT UNDERGROUND TELECOM LINE
- TELECOM PEDESTAL
- S SANITARY SEWER LINE (8" PVC MAIN LINE)
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- G GAS LINE
- GAS METER
- W WATER LINE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- WATER VALVE
- SIGNPOST OR MAILBOX
- CENTER LINE OF R/W
- CONCRETE CURB
- X WIRE FENCE
- WOOD FENCE
- RCP REINFORCED CONCRETE PIPE
- C & G CURB AND GUTTER
- RCB REINFORCED CONCRETE BOX
- FES FLARED END SECTION
- R/W RIGHT-OF-WAY
- DECIDUOUS TREE, TRUNK DIA. IN INCHES, HEIGHT IN FEET
- CONIFEROUS TREE, TRUNK DIA. IN INCHES, HEIGHT IN FEET

PROPOSED LEGEND

- STORM DRAIN
- GAS LINE
- GAS METER
- UGE UNDERGROUND ELECTRIC LINE
- X"W WATER LINE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- X"SS SANITARY SEWER LINE
- CLEAN-OUT
- ELECTRIC TRANSFORMER
- LIGHT POLE
- CATCH BASIN
- WATER ELBOWS
- TAPPING SLEEVE/SADDLE

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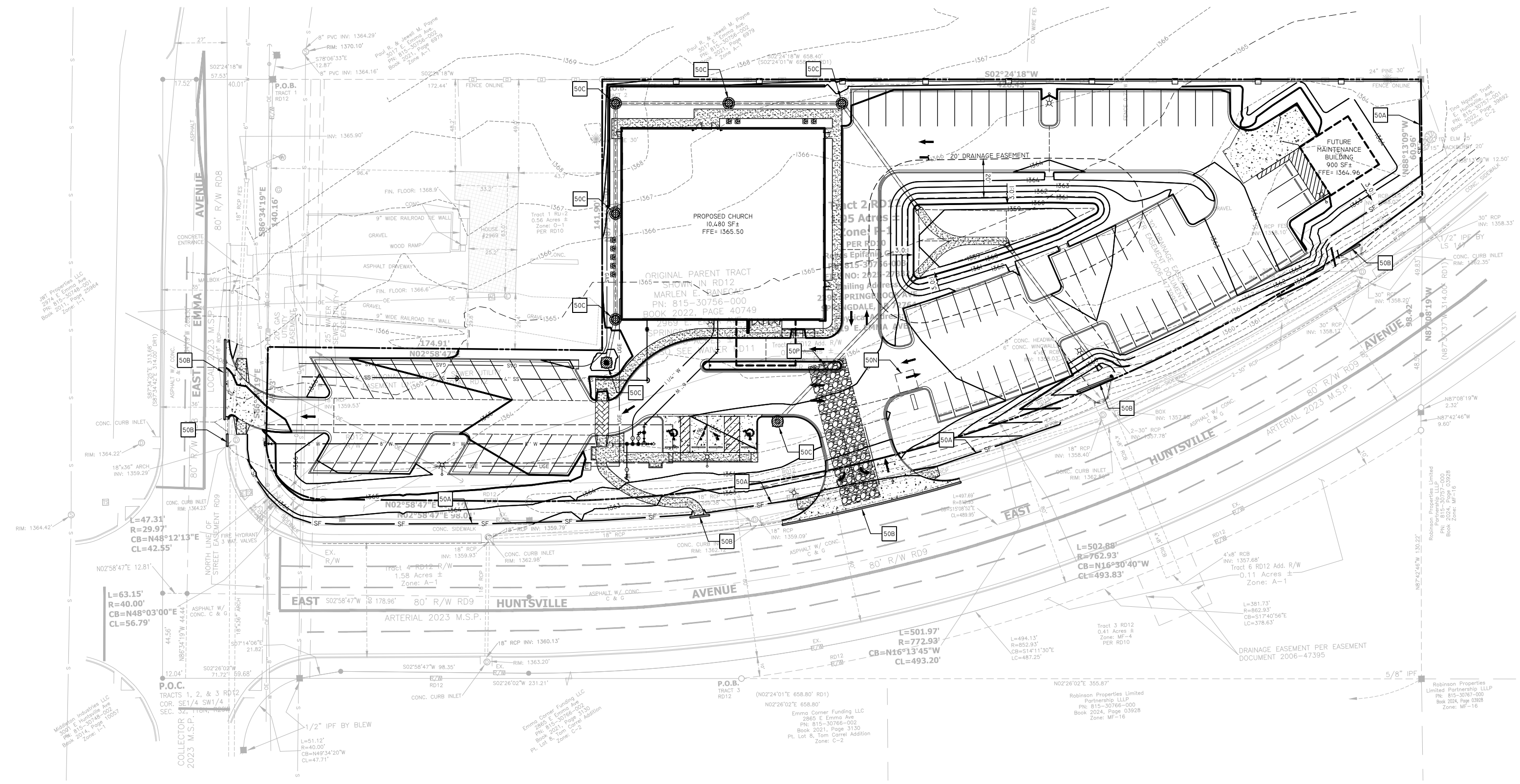
NUMBER	DESCRIPTION	DATE
1	2ND CITY SUBMITTAL	09.17.2026

MINISTERIO RESTAURADA MANA
LARGE SCALE DEVELOPMENT
2969 EAST EMMA AVENUE SPRINGDALE, AR

SCALE/DATE: 1" = 30' 9/17/2026
CITY PROJECT NUMBER: TBD
SCE PROJECT NUMBER: 26-004
SHEET NAME: UTILITY PLAN & PROFILE
SHEET: C4.1

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Return to Agenda



PLAN SCALE (IN FEET)

0 30' 60'

1" = 30'

EXISTING LEGEND

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- R/W RIGHT–OF–WAY
- DECIDUOUS TREE, TRUNK DIA. IN INCHES, HEIGHT IN FEET
- CONIFEROUS TREE, TRUNK DIA. IN INCHES, HEIGHT IN FEET

PROPOSED LEGEND

- GRADE BREAK
- FLOW LINE
- XXX CONTOUR ELEVATION
- STORM DRAIN
- CATCH BASIN
- SANITARY SEWER MANHOLE
- FLARED END SECTION
- % FLOW ARROW
- LIMITS OF DISTURBANCE
- CONSTRUCTION ROCK ENTRANCE
- SF SILT FENCE
- INLET PROTECTION
- SILT SOCK / BIG RED

GENERAL EROSION CONTROL NOTES

1. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AND CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DIRECTED BY PERMITTING AGENCY AND OWNER OR AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
2. PERMIT FOR ANY CONSTRUCTION ACTIVITY MUST BE MAINTAINED ON SITE AT ALL TIMES.
3. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
4. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
5. ALL WASH WATER SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
6. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
7. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
8. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
9. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
10. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
11. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
12. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
13. CONTRACTOR SHALL DESIGNATE/IDENTIFY AREAS INSIDE THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.
14. ALL BMP's SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED BY A MINIMUM OF 80% GRASS COVERAGE.
15. ALL DEWATERING ACTIVITIES SHALL CONFORM TO ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS. DISCHARGED WATER MUST BE PROPERLY TREATED BEFORE RELEASING FROM THE SITE.
16. PORTABLE TOILETS SHOULD BE 25' MINIMUM FROM DRAINAGE.
17. ORANGE PROTECTIVE FENCING IS REQUIRED AROUND WET PONDS AND WET SEDIMENT BASINS DURING CONSTRUCTION.

BMP MAINTENANCE NOTES

THE CONTRACTOR SHALL IMPLEMENT ALL MEASURES SHOWN ON THE EROSION CONTROL PLAN AND IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) TO THE FULLEST EXTENT PRACTICAL. THE CONTRACTOR SHALL HAVE CHECKED ALL SEDIMENT AND EROSION CONTROL MEASURES BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS OR EVERY FOURTEEN (14) DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT EXCEEDING 0.25". ALL SITE BMPS SHALL BE MAINTAINED IN A FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE HAS OCCURRED. ALL SITE BMPS SHALL BE REPAIRED AND / OR CLEANED IN ACCORDANCE WITH THE FOLLOWING:

1. THE CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION ENTRANCE(S) IN A SUCH A CONDITION THAT WILL PREVENT MUD BEING TRACKED INTO ANY PUBLIC RIGHT OF WAY(S). THIS MAY REQUIRE PERIODIC TOP DRESSING OF ALL CONSTRUCTION ENTRANCE(S) AS NECESSARY.
2. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION. THIS MAY REQUIRE PERIODIC TOP DRESSING OF ALL PARKING AND STORAGE AREA(S) AS NECESSARY.
3. CONTRACTOR SHALL REPAIR ALL SILT FENCING TO THEIR ORIGINAL CONDITION IF DAMAGED; SEDIMENT SHALL BE REMOVED FROM ALONG THE FENCE WHEN SEDIMENT REACHES NO MORE THAN ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. INLET BMPS SHALL BE REPAIRED AND/OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING. CONTRACTOR SHALL REPLACE IF THEY SHOW SIGNS OF DETERIORATION.
5. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. CONTRACTOR SHALL FERTILIZE AND RESEEDED THESE AREAS AS NECESSARY.
6. IF THE GRAVEL FOUND IN ANY SEDIMENT FILTER(S) BECOME CLOGGED WITH SEDIMENT, CONTRACTOR SHALL PULL THE GRAVEL AWAY, CLEAN THE GRAVEL, AND REPLACE IN THE SEDIMENT FILTER(S).
7. OUTFALL STRUCTURES IN SEDIMENT BASINS SHALL BE KEPT IN OPERATIONAL CONDITIONS AT ALL TIMES AND DURING ALL PHASES OF CONSTRUCTION. ANY SEDIMENT FOUND IN THE BASIN SHALL NOT EXCEED THE DEPTH OF THE CLEAN-OUT LEVEL (SITE SPECIFIC).
8. THE EMBANKMENT OF THE SEDIMENT BASIN(S) AND/OR TEMPORARY SEDIMENT TRAPS AND THEIR OUTFALL STRUCTURES SHALL BE CHECKED REGULARLY TO ENSURE THEY ARE STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED DUE TO EROSION OR CONSTRUCTION (SITE SPECIFIC).
9. ALL SEDIMENT FOUND IN THE TEMPORARY SEDIMENT TRAP SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS REACHED NO MORE THAN ONE-HALF THE DEPTH OF THE TEMPORARY SEDIMENT TRAP (SITE SPECIFIC).

SEQUENCE OF CONSTRUCTION

1. INSTALL PERIMETER EROSION CONTROL MEASURES AND TEMPORARY CONSTRUCTION ENTRANCES/CONCRETE WASHOUT.
2. EXCAVATION AND EMBANKMENT TO FORM THE PAVEMENT OR GRADED AREAS.
3. INSTALL STORM SEWER (ADJUST EXISTING SEDIMENT BARRIERS AS NECESSARY TO MAINTAIN SEDIMENT CONTROL).
4. INSTALL UNDERGROUND UTILITIES (ADJUST EXISTING SEDIMENT BARRIERS AS NECESSARY TO MAINTAIN SEDIMENT CONTROL); ADDITIONAL SEDIMENT BARRIERS SHALL BE UTILIZED AS REQUIRED TO BOUND THE DOWN SLOPE SIDE OF UTILITY CONSTRUCTION AND SOIL STOCKPILES.
5. INSTALL BUILDING.
6. FINAL GRADING (SEDIMENT BARRIERS SHALL BE MAINTAINED DOWN SLOPE FROM DISTURBED SOIL DURING THIS OPERATION).
7. INSTALL PAVING.
8. COMPLETION OF ONSITE STABILIZATION.
9. REMOVE PERIMETER EROSION CONTROL MEASURES.

EROSION CONTROL DETAILS

50A	SILT FENCE
50B	SILT SOCK
50C	TEMPORARY CURB & AREA INLET SEDIMENT FILTER
50N	TEMPORARY CONCRETE WASHOUT
50P	TEMPORARY STABILIZED CONSTRUCTION ENTRANCE

SITEWISE
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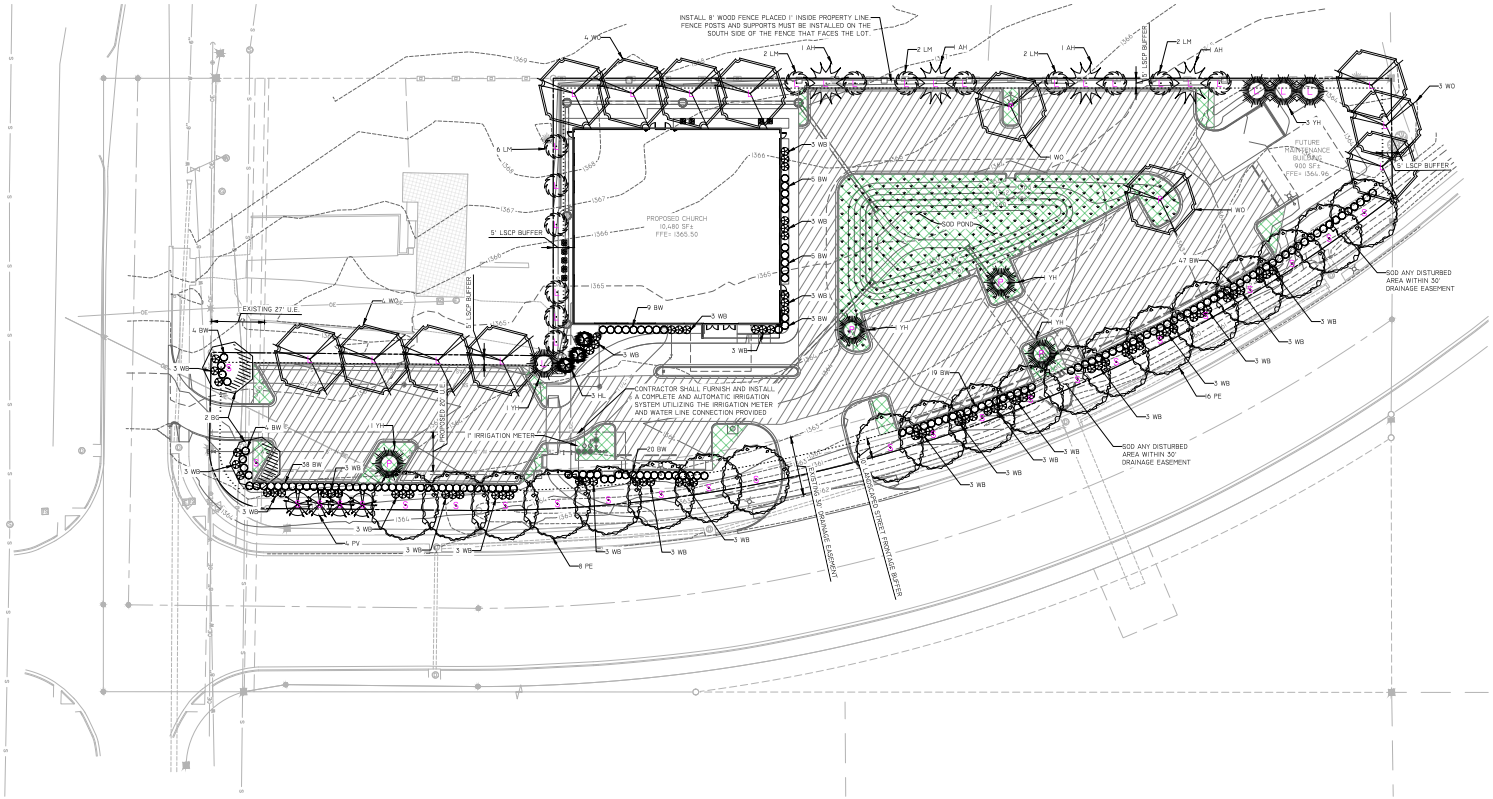
MINISTERIO RESTAURADA MANA

LARGE SCALE DEVELOPMENT

2969 EAST EMMA AVENUE

SPRINGDALE, AR

SCALE 1" = 30'	DATE 9/17/2026
CITY PROJECT NUMBER	TBD
SCE PROJECT NUMBER	26-004
SHEET NAME	EROSION CONTROL PLAN
SHEET	C5.0



PLAN SCALE (IN FEET)
0 30' 60'
1" = 30'

EXISTING LEGEND

- IRON PIN FOUND (5/8" BY BATES UNLESS NOTED)
- 5/8" IRON PIN SET WITH PLS #1519 CAP IN PRIOR SURVEY SEE RD1 2
- CALCULATED CORNER POSITION
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- EASEMENT LINE
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GENERAL IRRIGATION NOTES

1. IRRIGATION CONTRACTOR SHALL TEST EXISTING STATIC PRESSURE ON SITE PRIOR TO CONSTRUCTION. SHOULD EXISTING SITE PRESSURE BE BELOW 65 PSI STATIC, CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO COMMENCING CONSTRUCTION.
2. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING MANUAL DRAIN VALVES AT LOWEST POSSIBLE ELEVATION ON IRRIGATION MAIN SO AS TO PROVIDE POSITIVE DRAINAGE OF IRRIGATION MAIN DURING WINTER MONTHS, OR PROVIDE BLOWOUT ASSEMBLY.
3. ALL LATERAL LINES SHALL BE EQUIPPED WITH AUTOMATIC DRAIN VALVES AT LOW POINTS.
4. CONTRACTOR SHALL COORDINATE CONTROLLER AND RAIN SENSOR LOCATION WITH GENERAL CONTRACTOR. 110 VOLT ELECTRICAL SERVICE FOR IRRIGATION CONTROLLER IS TO BE INSTALLED IN THE ELECTRICAL ROOM OR ON DUMPSTER WALL, AND HAVE LOCKABLE ENCLOSURE.
5. CONTRACTOR SHALL COORDINATE CONSTRUCTION OF IRRIGATION SYSTEM WITH GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
6. LOCATION FOR IRRIGATION COMPONENTS AS SHOWN IS FOR DRAWING PURPOSES ONLY. CONTRACTOR SHALL VERIFY THE EXACT LOCATION IN FIELD PRIOR TO THE CONSTRUCTION OF THE PROPOSED IRRIGATION SYSTEM. CONTRACTOR SHALL NOTIFY THE ENGINEER IF THE DESIGN AS SHOWN IS NOT ACHIEVABLE.
7. ALL R.C.V. CONTROLLER WIRES ARE TO BE IN CONDUIT WHILE UNDER PAVING. CONDUIT TO BE INSTALLED BY GENERAL CONTRACTOR. ROUTING OF R.C.V. WIRES TO CONTROL VALVES SHALL BE BY THE IRRIGATION CONTRACTOR.
8. ALL BELOW GRADE LOW VOLTAGE WIRING CONNECTIONS SHALL BE WATERPROOF AND KEPT TO A MINIMUM. ALL CONNECTIONS SHALL BE IN A BOX.
9. MINIMUM COVER FROM TOP OF PIPING TO FINISHED GRADE SHALL BE 18 INCHES.
10. ALL IRRIGATION PIPING UNDER PAVING SHALL BE PLACED IN A SCH 40 PVC SLEEVE PIPE. SLEEVE PIPES ARE TO BE PLACED BY THE GENERAL CONTRACTOR. DIAMETER OF SLEEVE SHALL BE AT LEAST TWO TIMES THE DIAMETER OF THE PIPE INSIDE THE SLEEVE.
11. HOV ELECTRIC SERVICE FOR THE IRRIGATION CONTROLLER AND FOR FREEZE PROTECTION AT THE BACK FLOW PREVENTER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
12. WATER SERVICE TAP, METER, AND LEAD FOR THE IRRIGATION SYSTEM SHALL BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR.
13. BACK FLOW PREVENTER SHALL MEET LOCAL REQUIREMENTS.

IRRIGATION SPECIFICATIONS:
SHRUBS AND GROUNDCOVER TO UTILIZE DRIP IRRIGATION. TREES TO USE BUBBLERS, TREE RINGS, OR EMITTERS.

SPRAYS, ROTORS, DRIPS AND BUBBLERS TO ALWAYS BE PLACED ON SEPARATE, INDIVIDUAL ZONES.

CONDUIT FOR CONTROL WIRES SHALL BE (PVC) ASTM D1785, SCHEDULE 40.

LANDSCAPE PROPOSED FEATURES

- LANDSCAPE BUFFER
- SODDED AREA
- SEED ALL DISTURBED AREA NOT DESIGNATED TO BE SODDED.

LANDSCAPE GENERAL NOTES:

CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING AND PROPOSED UTILITIES PRIOR TO STARTING LANDSCAPE WORK. CONTRACTOR SHALL CONTACT THE ONE-CALL SYSTEM.

CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES OR CONFLICTS PRIOR TO ANY PLANTING.

CHANGES TO THE PLANT SCHEDULE ARE NOT ALLOWED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT, OWNER AND CITY.

ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION, EXCEPT FOR AREAS OCCUPIED BY BUILDINGS, PERMANENT STRUCTURES, OR SITE PAVING SHALL BE GRADED SMOOTH AND FOUR INCHES (4") OF TOPSOIL APPLIED. TOPSOIL AREAS SHALL BE FERTILIZED, SEEDED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

TOPSOIL INSTALLATION:
PREPARE THE SUB GRADE TO A DEPTH OF 3" TO PROVIDE A BONDING SURFACE FOR THE TOPSOIL. BEFORE PLACING TOPSOIL, CONTRACTOR SHALL REMOVE STONES LARGER THAN 1", CONSTRUCTION DEBRIS, TRASH, OBJECTIONABLE WEEDS AND ROOTS. COMPACT TOPSOIL TO FORM A LAYER WITH A MINIMUM DEPTH OF FOUR INCHES (4"). DO NOT PLACE TOPSOIL WHILE IN A FROZEN OR MUDDY CONDITION. GOOD DRAINAGE. TOPSOIL SHALL CONTAIN NOT LESS THAN 4% AND NOT MORE THAN 20% ORGANIC MATTER AS DETERMINED BY THE WET COMBUSTION METHOD. TOPSOIL SHALL HAVE A PH VALUE OF NOT LESS THAN 5.5 AND NOT MORE THAN 7.5.

ALL TREES AND SHRUBS SHALL BE INSTALLED PER PLANTING DETAILS. (SEE DETAIL SHEETS)

ALL PLANTING BEDS SHALL BE BORDERED BY 4" METAL EDGING AND STAKED WITH METAL STAKES SUFFICIENTLY TO HOLD IN PLACE.

SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND (SEE PLANTING DETAILS).

FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH 13-13-13 TYPE RELEASE FERTILIZER.

SEEDING AND SODDING SPECIFICATIONS:

ALL DISTURBED AREAS NOT RECEIVING PLANTINGS, INCLUDING RIGHT-OF-WAYS, SHALL BE SEEDED OR SODDED PER THE APPROVED LANDSCAPE PLAN.

THE SEEDING PROCESS SHALL INCLUDE IN ORDER:
1. FURNISH TOPSOIL
2. FINISH GRADING
3. PREPARE SEEDBED
4. SEED AND MAINTAIN AREAS AS REQUIRED.

SEED BED PREPARATION:
ROLL, SCARIFY, RAKE AND LEVEL GRADE AS NECESSARY TO OBTAIN TRUE, EVEN LAWN SURFACES. LOOSEN SOIL TO A DEPTH OF 3" IN LAWN AREAS BY APPROVED METHOD OF OP ERATION OF SCARIFICATION AND GRADE SMOOTH TO REMOVE RIDGES AND DEPRESSIONS.

SEEDED AND SODDED AREAS SHALL HAVE FERTILIZER APPLIED WITH A THOROUGH WATERING IMMEDIATELY FOLLOWING APPLICATION AT THE RATE OF 35 LBS. PER 1,000 SQ. FT. HARROWED INTO THE TOP 2" OF SEEDBED.

SEEDING SHALL BE DONE IN TWO (2) DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.

SOD SHALL BE A SPECIES RECOMMENDED BY AN EXPERIENCED LOCAL A.N.A.-CERTIFIED NURSERY. SOD IS TO BE STRONGLY ROOTED, WEED-DISEASE AND PEST FREE AND UNIFORM IN THICKNESS.

A 3' FOOT WIDE STRIP SHALL BE SODDED ALONG WALKS, ROADWAYS, AND PARKING AREAS TO PREVENT WASHING AND EROSION.

COMMON BERMUDAGRASS SEEDING RATE SHALL BE 60 Lbs PER ACRE.

FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN CALENDAR DAYS FOR THE SURFACE OF ALL PERIMETER SLOPES AND FOR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

CONTRACTOR SHALL COORDINATE LANDSCAPE IRRIGATION WITH THE OWNER.

ALL REQUIRED LANDSCAPING SHALL BE GUARANTEED FOR A MINIMUM OF TWO YEARS.

PLANT LIST- ON SITE

KEY	QTY.	COMMON NAME / Botanical name	SYMBOL	SIZE / COMMENTS:
BV	4	BLACKHAW VIBURNUM Viburnum prunifolium		B&B 2" CALIPER MIN. 8' TALL AT TIME OF PLANTING
AH	4	AMERICAN HOLLY (EVERGREEN) Ilex opaca		B&B 2" CALIPER MIN. 8' TALL AT TIME OF PLANTING
PE	20	PRINCETON ELM Ulmus americana 'Princeton'		B&B 2" CALIPER MIN. 8' TALL AT TIME OF PLANTING
LM	14	LITTLE GEM MAGNOLIA Magnolia grandiflora 'little gem'		B&B 2" CALIPER MIN. 8' TALL AT TIME OF PLANTING
BG	2	BLACK GUM Nyssa sylvatica		B&B 2" CALIPER MIN. 8' TALL AT TIME OF PLANTING
WO	13	WILLOW OAK Quercus phellos		B&B 2" CALIPER MIN. 8' TALL AT TIME OF PLANTING
HL	3	LIMELIGHT HYDRANGEA Hydrangea paniculata 'Limelight'		B&B 2" CALIPER MIN. 8' TALL AT TIME OF PLANTING
YH	8	YAUPON HOLLY Ilex vomitoria		B&B 2" CALIPER MIN. 8' TALL AT TIME OF PLANTING
WB	78	WINTERBERRY HOLLY 'BERRY POPPINS' Ilex verticillata		1 GAL. MIN.
BW	154	BOXWOOD Buxus 'Green Gem'		1 GAL. MIN.

LANDSCAPE CODE REQUIREMENTS

CODE SUMMARY	REQUIREMENT	PROVIDED
9% TOTAL AREA OF LOT FOR INTERIOR PLANTING (EXCLUDING BUILDING AND INTERIOR PLANTING ISLANDS)INCLUDING THE STREET FRONTAGE BUFFER, PERIMETER STRIP AND THE TRAVEL LANES	3,000 - 49,999 SF = 8% 36,993 X .08 = 2,893 SF AREA LEGEND	10,382 SF AREA LEGEND
1 TREE PER PARKING LOT ISLAND REQUIRED. LANDSCAPED STREET FRONTAGE BUFFER: A MINIMUM BUFFER OF TEN FEET IN WIDTH, PLANTED WITH A MINIMUM OF ONE SHADE TREE AND SEVEN SHRUBS PER 25 LINEAR FEET OF STREET FRONTAGE.	4 PARKING LOT ISLANDS = 4 INTERIOR ISLAND TREES HUNTSVILLE RD FRONTAGE = 633 LF - 38' DRIVEWAY = 595 LF 24 TREES & 168 SHRUBS REQUIRED. E. EMMA AVE FRONTAGE = 74 LF - 19' DRIVEWAY = 55 LF 2 TREES & 14 SHRUBS REQUIRED.	6 INTERIOR ISLAND TREES INTERIOR TREE LEGEND: 'P' 24 TREES & 168 SHRUBS PROVIDED ON HUNTSVILLE RD. STREET TREE LEGEND: 'S' 2 TREES & 14 SHRUBS PROVIDED ON E. EMMA AVE. STREET TREE LEGEND: 'S'
PERIMETER LANDSCAPING: A FIVE-FOOT LANDSCAPED STRIP IS REQUIRED ALONG THE SIDE AND REAR LOT LINES OF A DEVELOPMENT WITH ONE TREE PER 25 LINEAR FEET REQUIRED ALONG LOT LINES.	NORTH PERIMETER = 142 LF. 6 TREES REQUIRED. EAST PERIMETER = 604 LF. 24 TREES REQUIRED SOUTH PERIMETER = 62 LF. 3 TREES REQUIRED.	NORTH PERIMETER: 6 TREES PROVIDED. PERIMETER TREE LEGEND: 'L' EAST PERIMETER: 24 TREES REQUIRED. PERIMETER TREE LEGEND: 'L' SOUTH PERIMETER: 3 TREES PROVIDED. PERIMETER TREE LEGEND: 'L'

SITEWISE — CIVIL ENGINEERING —
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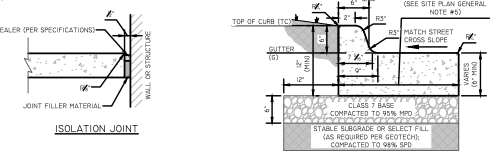
NUMBER	DESCRIPTION	DATE
1	2ND CITY SUBMITTAL	09.17.2026

MINISTERIO RESTAURADA MANA
LARGE SCALE DEVELOPMENT
2969 EAST EMMA AVENUE SPRINGDALE, AR

SCALE DATE
1" = 30' 9/17/2026
CITY PROJECT NUMBER
TBD
SDC PROJECT NUMBER
26-004
SHEET NAME
LANDSCAPING PLAN
SHEET
C6.0

9/16/2026 9:09 PM C:\USERS\PAUL.BRYANT\ONEDRIVE - SITEWISECIVIL.COM\SITEWISE CIVIL - DOCUMENTS\PROJECTS\2026\26-004 - SPRINGDALE, AR - CHURCH\DWG\04 ADDRESS CITY COMMENTS (2026-09-17)\26-004 LP.DWG

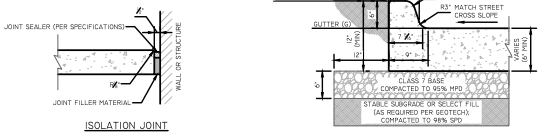
NOTES:
1. CONCRETE FOR CURB AND GUTTER TO HAVE A COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS (MIN).
2. ALL CURB AND GUTTER SHALL HAVE A BROOMED FINISH UNLESS OTHERWISE SPECIFIED.
3. SAW CUT JOINTS AT 15' O.C. SEAL WITH ONE PART COLD APPLIED SILICONE JOINT SEALER OR OTHER APPROVED SEALANT. ALL JOINTS TO BE SEALED PRIOR TO FINAL ASPHALT PLACEMENT.
4. PROVIDE 1/2" PREFORMED ISOLATION 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.
5. WHEN CURB / GUTTER IS USED IN ROADWAY OR DRIVEWAY, 12" BASE BEHIND CURB SHALL BE REQUIRED. WHEN CURB / GUTTER IS USED IN PARKING LOTS, 12" BASE BEHIND CURB NOT REQUIRED - UNLESS 5:1 OR STEEPER SLOPE AWAY FROM BACK OF CURB IS PRESENT.



ISOLATION JOINT

20A TYPE 'A' STANDARD CONCRETE CURB & GUTTER
NTS

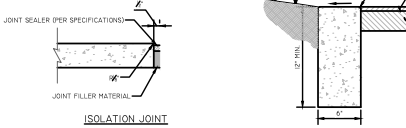
NOTES:
1. CONCRETE FOR CURB AND GUTTER TO HAVE A COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS (MIN).
2. ALL CURB AND GUTTER SHALL HAVE A BROOMED FINISH UNLESS OTHERWISE SPECIFIED.
3. SAW CUT JOINTS AT 15' O.C. SEAL WITH ONE PART COLD APPLIED SILICONE JOINT SEALER OR OTHER APPROVED SEALANT. ALL JOINTS TO BE SEALED PRIOR TO FINAL ASPHALT PLACEMENT.
4. PROVIDE 1/2" PREFORMED ISOLATION 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.
5. WHEN CURB / GUTTER IS USED IN ROADWAY OR DRIVEWAY, 12" BASE BEHIND CURB SHALL BE REQUIRED. WHEN CURB / GUTTER IS USED IN PARKING LOTS, 12" BASE BEHIND CURB NOT REQUIRED - UNLESS 5:1 OR STEEPER SLOPE AWAY FROM BACK OF CURB IS PRESENT.



ISOLATION JOINT

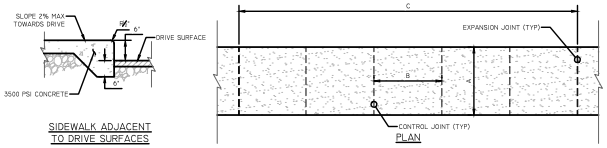
20B TYPE 'A' INTEGRAL CONCRETE CURB & GUTTER
NTS

NOTES:
1. CONCRETE FOR CURB AND GUTTER TO HAVE A COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS (MIN).
2. ALL CURB AND GUTTER SHALL HAVE A BROOMED FINISH UNLESS OTHERWISE SPECIFIED.
3. SAW CUT JOINTS AT 15' O.C. SEAL WITH ONE PART COLD APPLIED SILICONE JOINT SEALER OR OTHER APPROVED SEALANT. ALL JOINTS TO BE SEALED PRIOR TO FINAL ASPHALT PLACEMENT.
4. PROVIDE 1/2" PREFORMED ISOLATION 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.



ISOLATION JOINT

20H CONCRETE RIBBON CURB
NTS



SIDEWALK ADJACENT TO DRIVE SURFACES

PLAN

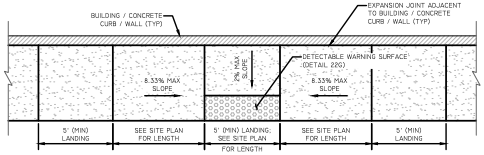
CROSS SECTION

NOTES:
1. CONCRETE FOR SIDEWALK SHALL HAVE A COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS (MIN).
2. ALL SIDEWALKS SHALL HAVE A BROOMED FINISHED UNLESS OTHERWISE SPECIFIED.
3. ALL JOINTING TO BE LOCATED PER SIDEWALK JOINTING (DETAIL 22C)
4. CURING COMPOUND IS REQUIRED UNLESS TEMPERATURES STAY BELOW 50° FAHRENHEIT FOR 7 DAYS. CURING COMPOUND MUST BE COLORED WHITE, RED, OR PINK. CLEAR CURING COMPOUND IS UNACCEPTABLE. IF CONCRETE IS NOT CURED WHEN REQUIRED, IT WILL BE CONSIDERED GROUNDS FOR REMOVAL AND REPLACEMENT.
5. ALL CONTROL JOINTING TO BE SAWCUT OR TOOLED JOINTED PER SIDEWALK JOINTING (DETAIL 22C).

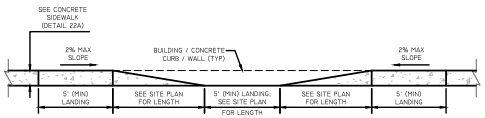
A	SEE SITE PLAN
B	A
C	8x5

22A CONCRETE SIDEWALK
NTS

NOTES:
1. THE SURFACE OF THE RAMP SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. THE BOTTOM OF THE RAMP SHALL BE FLUSH TO ADJOINING PAVEMENT AND HAVE NO LIP.
3. RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 8.33% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.
4. CONSTRUCT PER A.D.A. STANDARDS.
5. CURING COMPOUND IS REQUIRED UNLESS TEMPERATURES STAY BELOW 50° FAHRENHEIT FOR 7 DAYS. CURING COMPOUND MUST BE COLORED WHITE, RED, OR PINK. CLEAR CURING COMPOUND IS UNACCEPTABLE. IF CONCRETE IS NOT CURED WHEN REQUIRED, IT WILL BE CONSIDERED GROUNDS FOR REMOVAL AND REPLACEMENT.
6. THE PLAN VIEW & CROSS SECTION SHOWN ON THIS DETAIL IS SCHEMATIC IN NATURE; CONTRACTOR SHALL REFER TO GRADING PLAN FOR EXACT RAMP CONFIGURATION(S).

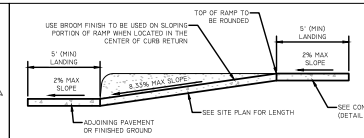


PLAN



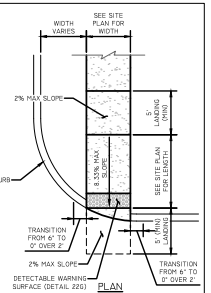
CROSS SECTION

22F PEDESTRIAN RAMP (PARALLEL)
NTS



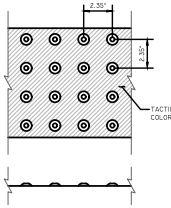
CROSS SECTION

NOTES:
1. THE SURFACE OF THE RAMP SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. THE BOTTOM OF THE RAMP SHALL BE FLUSH TO ADJOINING PAVEMENT AND HAVE NO LIP.
3. RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 8.33% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.
4. CONSTRUCT PER A.D.A. STANDARDS.
5. CURING COMPOUND IS REQUIRED UNLESS TEMPERATURES STAY BELOW 50° FAHRENHEIT FOR 7 DAYS. CURING COMPOUND MUST BE COLORED WHITE, RED, OR PINK. CLEAR CURING COMPOUND IS UNACCEPTABLE. IF CONCRETE IS NOT CURED WHEN REQUIRED, IT WILL BE CONSIDERED GROUNDS FOR REMOVAL AND REPLACEMENT.
6. THE PLAN VIEW & CROSS SECTION SHOWN ON THIS DETAIL IS SCHEMATIC IN NATURE; CONTRACTOR SHALL REFER TO GRADING PLAN FOR EXACT RAMP CONFIGURATION(S).



PLAN

22D PEDESTRIAN RAMP (PERPENDICULAR)
NTS



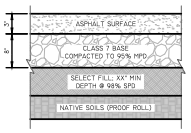
TRUNCATED DOME SPACING



TRUNCATED DOME SECTION

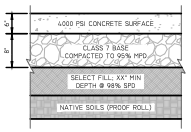
NOTES:
1. THE DETECTABLE WARNING DEVICE SHALL BE LOCATED SO THAT THE NEAREST EDGE OF THE DEVICE IS LOCATED AT THE BACK OF CURB.
2. TRUNCATED DOMES SHALL HAVE A DIAMETER OF 0.9 INCH AT THE BOTTOM, A DIAMETER OF 0.4 INCH AT THE TOP, A HEIGHT OF 0.2 INCH, AND A CENTER-TO-CENTER SPACING OF 2.35 INCHES MEASURED ALONG ONE SIDE OF A SQUARE ARRANGEMENT.
3. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
4. DETECTABLE WARNING DEVICE SHALL BE 24 INCHES IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE. (MIN x')
5. THE CAST-IN-PLACE TACTILE PANELS SHALL BE MANUFACTURED USING VITRIFIED POLYMER COMPOSITE MATERIAL. THE PANELS SHALL BE SET INTO WET CONCRETE.

22G DETECTABLE WARNING SURFACE
NTS



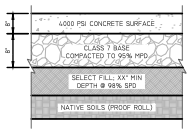
NOTES:
1. MATERIALS TO BE COMPACTED AT OPTIMAL MOISTURE CONTENT BASED UPON GEOTECHNICAL RECOMMENDATIONS.
2. ACHM SURFACE COURSE SHALL ADHERE TO SECTION 407, TABLE 407-I (TYPE II), AHTD STANDARD SPECIFICATIONS, 1996 EDITION.
3. BASE COURSE SHALL ADHERE TO SECTION 303, AHTD STANDARD SPECIFICATIONS, 2014 EDITION.
4. REFER TO GEOTECHNICAL REPORT PROJECT NO. 26-3805 PREPARED BY MCCLELLAND CONSULTING ENGINEERS DATED AUGUST 2026.

21A STANDARD DUTY ASPHALT PAVING
NTS



NOTES:
1. MATERIALS TO BE COMPACTED AT OPTIMAL MOISTURE CONTENT BASED UPON GEOTECHNICAL RECOMMENDATIONS.
2. BASE COURSE SHALL ADHERE TO SECTION 303, AHTD STANDARD SPECIFICATIONS, 2014 EDITION.
3. REFER TO GEOTECHNICAL REPORT PROJECT NO. 26-3805 PREPARED BY MCCLELLAND CONSULTING ENGINEERS DATED AUGUST 2026.

21C STANDARD DUTY CONCRETE PAVING
NTS



NOTES:
1. MATERIALS TO BE COMPACTED AT OPTIMAL MOISTURE CONTENT BASED UPON GEOTECHNICAL RECOMMENDATIONS.
2. BASE COURSE SHALL ADHERE TO SECTION 303, AHTD STANDARD SPECIFICATIONS, 2014 EDITION.
3. REFER TO GEOTECHNICAL REPORT PROJECT NO. 26-3805 PREPARED BY MCCLELLAND CONSULTING ENGINEERS DATED AUGUST 2026.

21D HEAVY DUTY CONCRETE PAVING
NTS

SITEWISE — CIVIL ENGINEERING —
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FAYETTEVILLE, AR 72703

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NUMBER	DESCRIPTION	DATE
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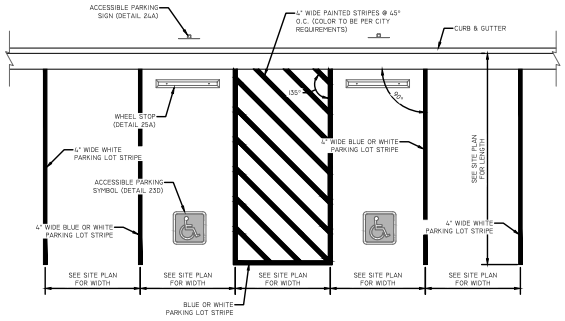
MINISTERIO RESTAURADA MANA
LARGE SCALE DEVELOPMENT
2969 EAST EMMA AVENUE SPRINGDALE, AR

SCALE/DATE	1" = 30' 9/17/2026
CITY PROJECT NUMBER	TBD
SCE PROJECT NUMBER	26-004
SHEET NAME	DETAIL SHEET 1
SHEET	C7.0

C:\USERS\PAUL.BRYANT\ONEDRIVE - SITEWISECIVIL.COM\SITEWISE CIVIL - DOCUMENTS\PROJECTS\2026\26-004 - SPRINGDALE, AR - CHURCH\DWG\04 ADDRESS CITY COMMENTS (2026-09-11)\26-004 CS.DWG
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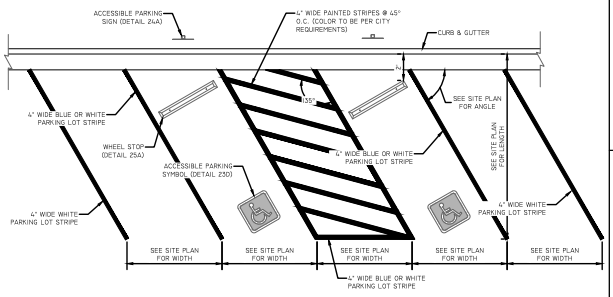
Return to Agenda

NOTES:
1. REFER TO SITE PLAN FOR SPECIFIC LAYOUT OF STRIPING.
2. ALL STRIPING MEASUREMENTS ARE TO CENTER OF STRIPE.

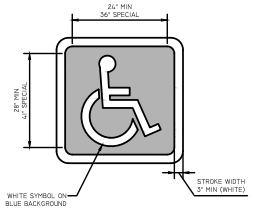


23A 90° PARKING/ADA ACCESSIBLE PARKING SPACE STRIPING
NTS

NOTES:
1. REFER TO SITE PLAN FOR SPECIFIC LAYOUT OF STRIPING.
2. ALL STRIPING MEASUREMENTS ARE TO CENTER OF STRIPE.



23B 60°, 45°, 30° PARKING/ADA ACCESSIBLE PARKING SPACE STRIPING
NTS

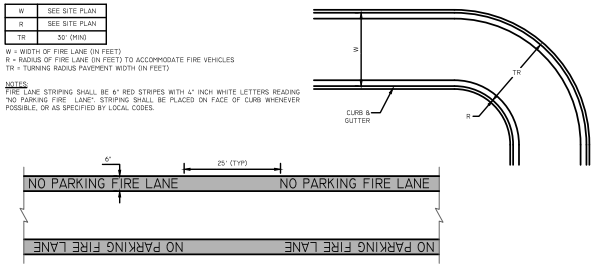


23D ACCESSIBLE PARKING SYMBOL
NTS

W	SEE SITE PLAN
R	SEE SITE PLAN
TR	30' (MIN)

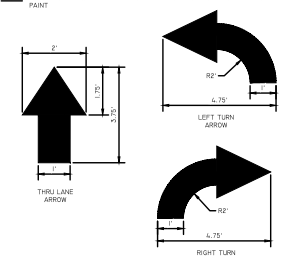
W = WIDTH OF FIRE LANE (IN FEET)
R = RADIUS OF FIRE LANE (IN FEET) TO ACCOMMODATE FIRE VEHICLES
TR = TURNING RADIUS PAVEMENT WIDTH (IN FEET)

NOTES:
FIRE LANE STRIPING SHALL BE 6" RED STRIPES WITH 4" INCH WHITE LETTERS READING "NO PARKING FIRE LANE". STRIPING SHALL BE PLACED ON FACE OF CURB WHENEVER POSSIBLE, OR AS SPECIFIED BY LOCAL CODES.

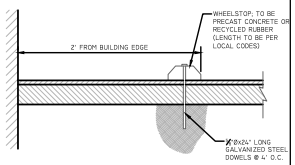


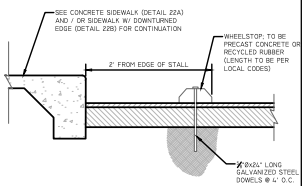
23F FIRE LANE STRIPING
NTS

NOTES: ALL TRAFFIC FLOW ARROWS ARE TO BE PAINTED WITH YELLOW REFLECTIVE PAINT

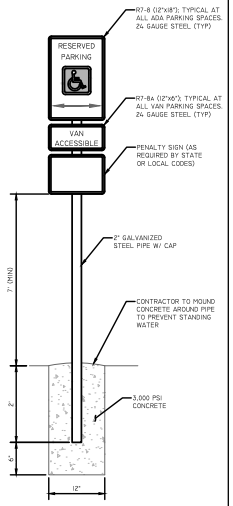


23M TRAFFIC FLOW ARROW PAVEMENT MARKING
NTS

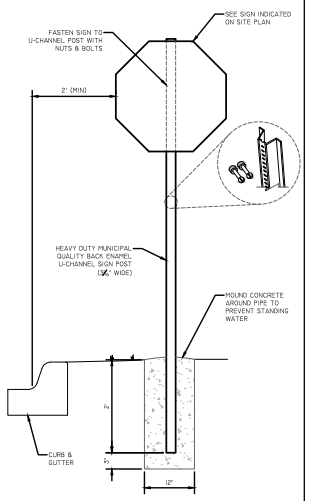




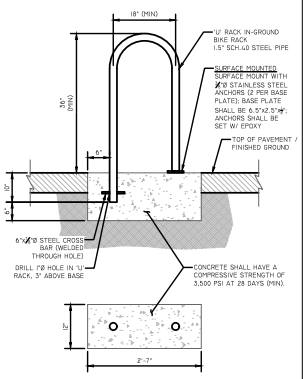
25A WHEEL STOP
NTS



24A ACCESSIBLE PARKING SIGN
NTS



24B SIGN POST
NTS



25K BIKE RACK
NTS



R5-1
SINGLE LANE ROAD: 30"x30"
MULTI-LANE ROAD: 36"x36"

24E 'DO NOT ENTER' SIGN
NTS

SITEWISE
— CIVIL ENGINEERING —
127 W SUNBRIDGE DR
FAYETTEVILLE, AR 72703

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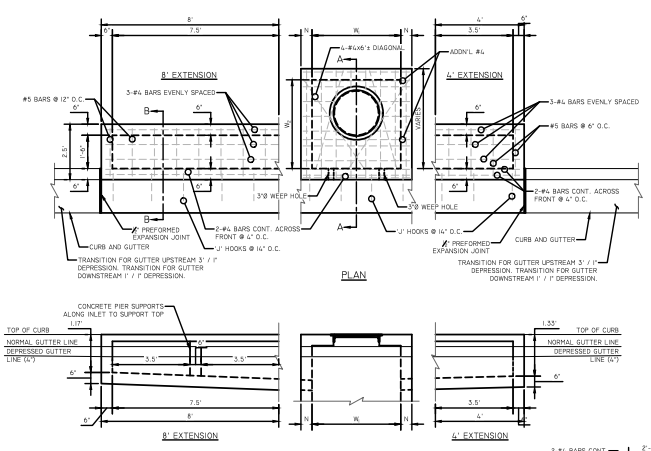
NUMBER	DESCRIPTION	DATE
1	2ND CITY SUBMITTAL	09.17.2026

MINISTERIO RESTAURADA MANA
LARGE SCALE DEVELOPMENT
2969 EAST EMMA AVENUE SPRINGDALE, AR

SCALE	1" = 30'
DATE	9/17/2026
CITY PROJECT NUMBER	TBD
SCE PROJECT NUMBER	26-004
SHEET NAME	DETAIL SHEET II
SHEET	C7.1

C:\USERS\PAUL.BRYANT\ONEDRIVE - SITEWISECIVIL.COM\SITEWISE CIVIL - DOCUMENTS\PROJECTS\2026\26-004 - SPRINGDALE, AR - CHURCH\DWG\04 ADDRESS CITY COMMENTS (2026-09-11)\26-004 CS.DWG
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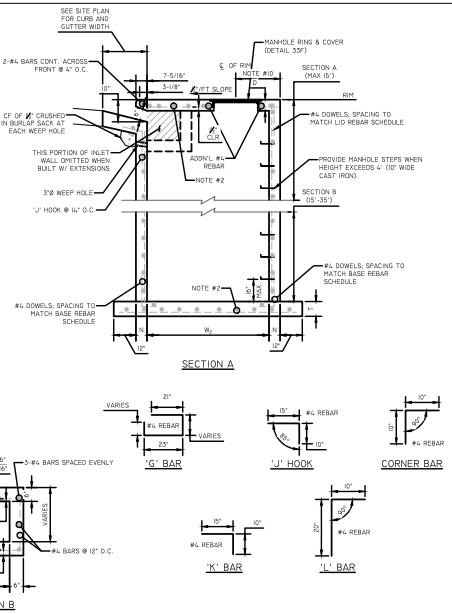
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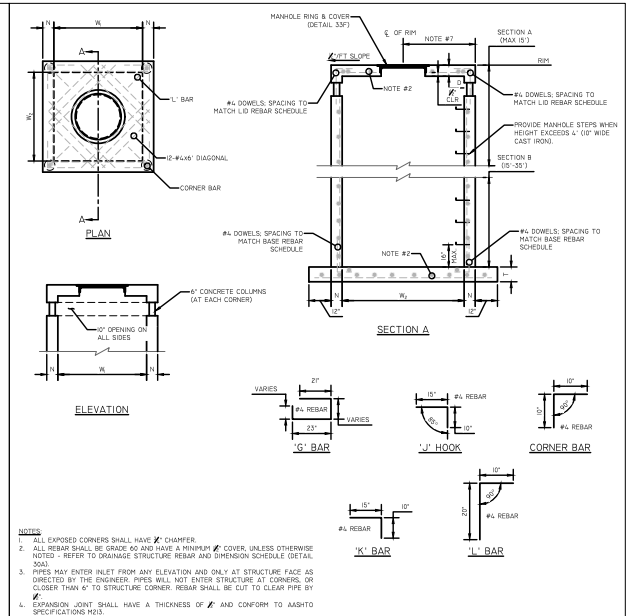


TYPICAL EXTENSION GUTTER ELEVATION

NOTES:
1. ALL EXPOSED CORNERS SHALL HAVE ¾" CHAMFER.
2. ALL REBAR SHALL BE GRADE 60 AND HAVE A MINIMUM ¾" COVER, UNLESS OTHERWISE NOTED - REFER TO DRAINAGE STRUCTURE REBAR AND DIMENSION SCHEDULE (DETAIL 30A).
3. WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, THE GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.
4. PIPES MAY ENTER INLET FROM ANY ELEVATION AND ONLY AT STRUCTURE FACE AS DIRECTED BY THE ENGINEER. PIPES WILL NOT ENTER STRUCTURE AT CORNERS, OR CLOSER THAN 6" TO STRUCTURE CORNER. REBAR SHALL BE CUT TO CLEAR PIPE BY ¾".
5. EXPANSION JOINT SHALL HAVE A THICKNESS OF ¾" AND CONFORM TO AASHTO SPECIFICATIONS M213.
6. REFER TO CURB AND GUTTER DETAILS FOR APPROPRIATE CURB CONFIGURATION AND GUTTER DIMENSIONS AT EACH INLET LOCATION.
7. REFER TO GRADING / DRAINAGE PLANS TO DETERMINE EXTENSION SIZE AND NUMBER OF ANY) ACCOMPANYING INLET.
8. CONCRETE FOR INLET & BASE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS (MIN) W/ 4%-7% AIR ENTRAINMENT.
9. REFER TO STORM PIPE BOX / INLET CONNECTION (DETAIL 33H) FOR PIPE CONNECTION TO INLET (IF APPLICABLE).
10. CENTER OF MANHOLE LID SHALL BE PLACED NO MORE THAN 2' (MAX) OFFSET FROM THE EXTERIOR OF THE STRUCTURE WALL FOR ALL STRUCTURES TALLER AND / OR WIDER THAN 4' TO ALLOW ACCESS FOR STEPS.

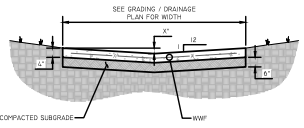
30B RECTANGULAR CURB INLET W/EXTENSIONS
NTS





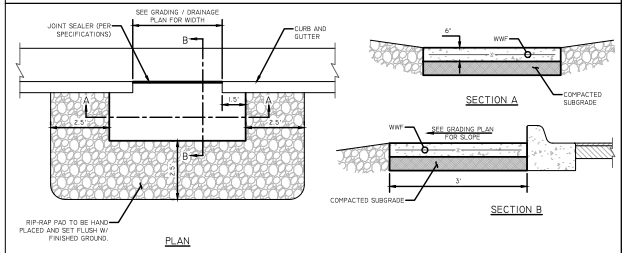
NOTES:
1. ALL EXPOSED CORNERS SHALL HAVE ¾" CHAMFER.
2. ALL REBAR SHALL BE GRADE 60 AND HAVE A MINIMUM ¾" COVER, UNLESS OTHERWISE NOTED - REFER TO DRAINAGE STRUCTURE REBAR AND DIMENSION SCHEDULE (DETAIL 30A).
3. PIPES MAY ENTER INLET FROM ANY ELEVATION AND ONLY AT STRUCTURE FACE AS DIRECTED BY THE ENGINEER. PIPES WILL NOT ENTER STRUCTURE AT CORNERS, OR CLOSER THAN 6" TO STRUCTURE CORNER. REBAR SHALL BE CUT TO CLEAR PIPE BY ¾".
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5. CONCRETE FOR INLET & BASE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS (MIN) W/ 4%-7% AIR ENTRAINMENT.
6. REFER TO STORM PIPE BOX / INLET CONNECTION (DETAIL 33H) FOR PIPE CONNECTION TO INLET (IF APPLICABLE).
7. CENTER OF MANHOLE LID SHALL BE PLACED NO MORE THAN 2' (MAX) OFFSET FROM THE EXTERIOR OF THE STRUCTURE WALL FOR ALL STRUCTURES TALLER AND / OR WIDER THAN 4' TO ALLOW ACCESS FOR STEPS.

30F RECTANGULAR AREA INLET
NTS



NOTES:
1. CONTRACTOR TO SMOOTH FINISH CONCRETE SWALE.
2. CONCRETE FOR SWALE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS (MIN) W/ 4%-7% AIR ENTRAINMENT.
3. CONCRETE SWALE SHALL BE REINFORCED W/ WELDED WIRE FABRIC (WWF) (6x6), 2" FROM BOTTOM.
4. CONTROL JOINTS SHALL BE LOCATED EVERY 15' O.C. AND SEALED (SEE SPECIFICATIONS FOR APPROVED SEALERS).
5. SUBGRADE SHALL BE COMPACTED TO 95% STANDARD PROCTOR.

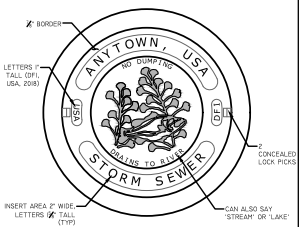
32A CONCRETE SWALE
NTS



NOTES:
1. CONCRETE PAD SHALL HAVE A BROOMED FINISHED UNLESS OTHERWISE SPECIFIED.
2. CONCRETE FOR PAD SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS (MIN) W/ 4%-7% AIR ENTRAINMENT.
3. CONCRETE PAD SHALL BE REINFORCED W/ WELDED WIRE FABRIC (WWF) (6x6), 2" FROM BOTTOM.
4. SUBGRADE SHALL BE COMPACTED TO 95% STANDARD PROCTOR.

32D CURB CUT
NTS

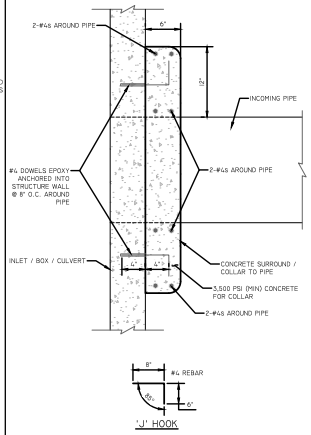
NOTES:
1. NEENAH R-1737 (LIGHT DUTY) FRAME & COVER SHALL BE USED WHEN STRUCTURE IS LOCATED IN GREENSPACES AND / OR SIDEWALK (OUT OF VEHICULAR TRAVEL WAYS).
2. NEENAH R-1960 (HEAVY DUTY) FRAME & COVER SHALL BE USED WHEN STRUCTURE IS LOCATED IN PARKING LOTS, DRIVE AISLES, AND / OR ROADWAYS (WITHIN VEHICULAR TRAVEL WAYS).



FRAME & COVER TABLE		
DIMENSION	NEENAH R-1737 (LIGHT DUTY)	NEENAH R-1960 (HEAVY DUTY)
'A'	23¾"	25¾"
'B'	¾"	¾"
'C'	21"	23"
'E'	24¾"	29"
'F'	4"	6"

33F STORM INLET RING FRAME & COVER
NTS

NOTES:
1. DETAIL MAY BE OMITTED IF INCOMING PIPES ARE INCORPORATED WITHIN CAST-IN-PLACE WALL POUR



33H STORM PIPE BOX/INLET CONNECTION COLLAR
NTS

BASE REBAR SCHEDULE	
SECTION	REBAR
'A'	#4S @ 6" O.C.B.W.
'B'	#4S @ 6" O.C.B.W.

LID REBAR SCHEDULE		
DIMENSIONS	REBAR	PATTERN
$W_1 \leq 7'$ $W_2 \leq 7'$	#4S @ 8" O.C.B.W. #4S @ 8" O.C.B.W.	DIAGONAL @ COVER DIAGONAL @ COVER
$W_1 \leq 7'$ $W_2 \geq 7'$	#4S @ 8" O.C.B.W. #4S @ 6" O.C.B.W.	DIAGONAL @ COVER DIAGONAL @ COVER
$W_1 \geq 7'$ $W_2 \geq 7'$	#4S @ 6" O.C.B.W. #4S @ 6" O.C.B.W.	DIAGONAL @ COVER DIAGONAL @ COVER

WALL REBAR SCHEDULE			
SECTION	'W' (W_1 & W_2)	REBAR (HORIZONTAL)	REBAR (VERTICAL)
'A'	4'-0"	#4S @ 9" O.C.	#4S @ 10" O.C.
	4'-0" - 7'-0"	#6S @ 9" O.C.	#4S @ 10" O.C.
	> 7'-0"	#5S @ ¾" O.C.	#4S @ 10" O.C.
'B'	4'-0"	#4S @ 6" O.C.	#4S @ 10" O.C.
	4'-0" - 7'-0"	#6S @ 6" O.C.	#4S @ 10" O.C.

'T', 'N', AND 'D' REBAR SCHEDULE				
SECTION	'W' (W_1 & W_2)	'T'	'N'	'D'
'A'	4'-0" - 7'-0"	6" + PIPE WALL	8"	6"
	> 7'-0"	6" + PIPE WALL	8"	8"
'B'	4'-0"	8" + PIPE WALL	8"	8"
	4'-0" - 7'-0"	8" + PIPE WALL	10"	8"

'Ø' AND 'W' DIMENSION				
PIPE SIZE	CIRCULAR STRUCTURE Ø	RECTANGULAR STRUCTURE PIPE SKEW		
		STRAIGHT	30°	45°
≤ 24"	48"	4'-0"	4'-0"	4'-10"
30"	60"	4'-0"	4'-7"	5'-8"
36"	60"	4'-0"	5'-3"	6'-5"
42"	60"	5'-3"	5'-11"	7'-3"
48"	72"	5'-10"	6'-7"	8'-0"
60"	*	7'-0"	7'-10"	9'-8"
DOUBLE	-	FOR 'A' SECTION ONLY		
24"	-	7'-0"	7'-10"	9'-5"
30"	-	8'-2"	9'-2"	11'-0"
36"	-	9'-4"	10'-6"	12'-6"
42"	-	10'-6"	11'-10"	14'-2"
48"	-	11'-8"	13'-2"	15'-10"

*FOR ALL PIPE LARGER THAN 48", USE RECTANGULAR STRUCTURE

30A DRAINAGE STRUCTURE REBAR & DIMENSION SCHEDULE
NTS

SITEWISE — CIVIL ENGINEERING —
127 W SUNBRIDGE DR
FAYETTEVILLE, AR 72703

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NUMBER	DESCRIPTION	DATE
	2ND CITY SUBMITTAL	09.17.2026

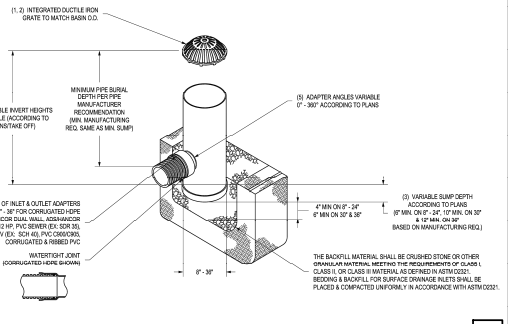
MINISTERIO RESTAURADA MANA
LARGE SCALE DEVELOPMENT
2969 EAST EMMA AVENUE SPRINGDALE, AR

SCALE (BAR)	1" = 30'
DATE	9/17/2026
CITY PROJECT NUMBER	TBD
SCE PROJECT NUMBER	26-004
SHEET NAME	DETAIL SHEET III
SHEET	C7.2

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NYLOPLAST DRAIN BASIN WITH DOME GRATE



35A

1. 8" - 30" DOME GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2. 8" & 10" DOME GRATES FIT ONTO THE DRAIN BASINS WITH THE USE OF A BASIN TO 10" ADAPTER (SEE DRAWING NO. 7001-10-040).
3. GRATE & BASIN TO BE SUPPLIED AS MANUFACTURED ASSEMBLY ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR RAISING GRATE ABOVE CURB DUE TO SHIPPING RESTRICTIONS - SEE DRAWING NO. 7001-10-005.
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/IMANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
5. ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-10-012.
6. 4" - 24" DOME GRATES HAVE NO LOAD RATING.

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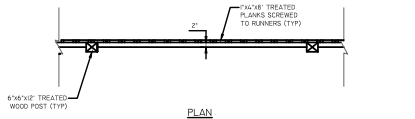
DRAWN BY	ESC	MATERIAL	
DATE	03-25-13		
REVISED BY	MBH	PROJECT NO./NAME	
DATE	06-12-13		
DWG SIZE	A	SCALE 1:48	SHEET 1 OF 1

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-3449
FAX (770) 932-3490
www.nyloplast-us.com

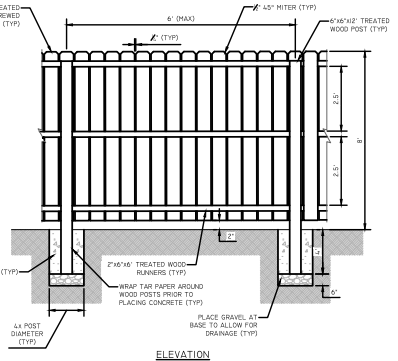
TITLE: DRAIN BASIN WITH DOME GRATE
QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-307 REV E

NOTES:
1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION OF ALL FENCES AND GATES.
2. ALL POSTS, RUNNERS, AND SIDING SHALL BE OSMOSIS TREATED OR PENTA TREATED PINE (TO BE APPROVED BY THE ENGINEER).
3. ALL METAL FASTENERS (BOLTS, NAILS, HINGES, ETC.) SHALL BE HOT DIPPED AND GALVANIZED.
4. SMOOTH SIDE OF FENCE SHALL FACE ADJACENT PROPERTY OWNERS.



PLAN



ELEVATION

26L 8' WOOD PRIVACY SCREENING FENCE
NTS

SITEWISE — CIVIL ENGINEERING —
127 W SUNBRIDGE DR
FAYETTEVILLE, AR 72703

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NUMBER	DESCRIPTION	DATE
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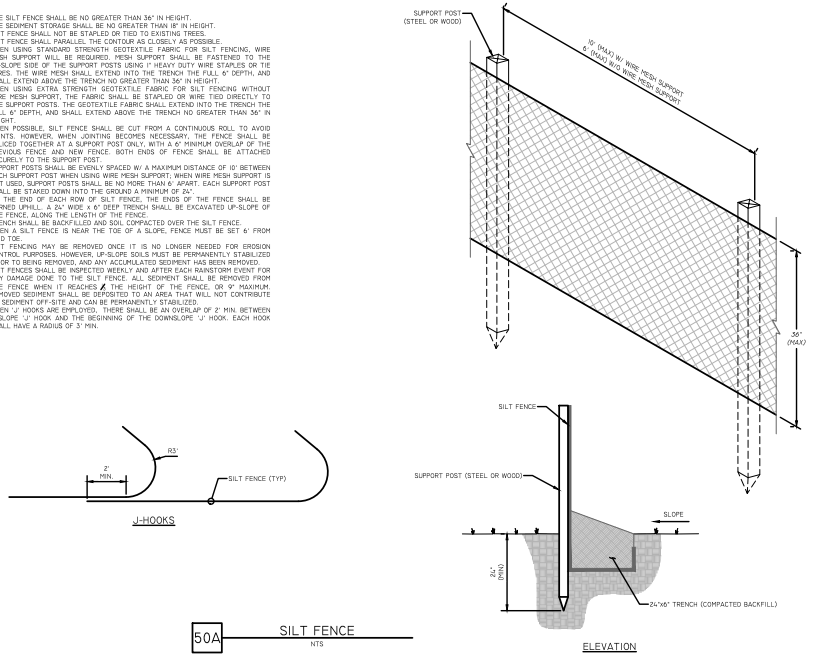
MINISTERIO RESTAURADA MANA
LARGE SCALE DEVELOPMENT
2969 EAST EMMA AVENUE SPRINGDALE, AR

SCALE	1" = 30'
DATE	9/17/2026
CITY PROJECT NUMBER	TBD
SCE PROJECT NUMBER	26-004
SHEET NAME	DETAIL SHEET IV
SHEET	C7.3

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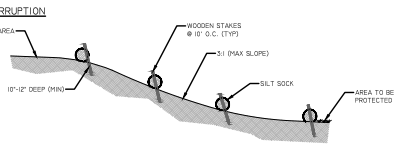
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NOTES:
1. THE SILT FENCE SHALL BE NO GREATER THAN 36" IN HEIGHT.
2. THE SEDIMENT STORAGE SHALL BE NO GREATER THAN 18" IN HEIGHT.
3. SILT FENCE SHALL NOT BE STAPLED OR TIED TO EXISTING TREES.
4. SILT FENCE SHALL PARALLEL THE CONTOUR AS CLOSELY AS POSSIBLE.
5. WHEN USING STANDARD STRENGTH GEOTEXTILE FABRIC FOR SILT FENCING, WIRE MESH SUPPORT WILL BE REQUIRED. MESH SUPPORT SHALL BE FASTENED TO THE UP-SLOPE SIDE OF THE SUPPORT POSTS USING 1" HEAVY DUTY WIRE STAPLES OR TIE WIRES. THE WIRE MESH SHALL EXTEND INTO THE TRENCH THE FULL 6" DEPTH, AND SHALL EXTEND ABOVE THE TRENCH NO GREATER THAN 36" IN HEIGHT.
6. WHEN USING EXTRA STRENGTH GEOTEXTILE FABRIC FOR SILT FENCING WITHOUT WIRE MESH SUPPORT, THE FABRIC SHALL BE STAPLED OR WIRE TIED DIRECTLY TO THE SUPPORT POSTS. THE GEOTEXTILE FABRIC SHALL EXTEND INTO THE TRENCH THE FULL 6" DEPTH, AND SHALL EXTEND ABOVE THE TRENCH NO GREATER THAN 36" IN HEIGHT.
7. WHEN POSSIBLE, SILT FENCE SHALL BE CUT FROM A CONTINUOUS ROLL TO AVOID JOINTS. HOWEVER, WHEN JOINTING BECOMES NECESSARY, THE FENCE SHALL BE SPLICED TOGETHER AT A SUPPORT POST ONLY, WITH A 6" MINIMUM OVERLAP OF THE PREVIOUS FENCE AND NEW FENCE. BOTH ENDS OF FENCE SHALL BE ATTACHED SECURELY TO THE SUPPORT POST.
8. SUPPORT POSTS SHALL BE EVENLY SPACED W/ A MAXIMUM DISTANCE OF 10' BETWEEN EACH SUPPORT POST WHEN USING WIRE MESH SUPPORT. WHEN WIRE MESH SUPPORT IS NOT USED, SUPPORT POSTS SHALL BE NO MORE THAN 6' APART. EACH SUPPORT POST SHALL BE STAKED DOWN INTO THE GROUND A MINIMUM OF 24".
9. AT THE END OF EACH ROW OF SILT FENCE, THE ENDS OF THE FENCE SHALL BE TURNED UPHILL, A 24" WIDE x 6' DEEP TRENCH SHALL BE EXCAVATED UP-SLOPE OF THE FENCE, ALONG THE LENGTH OF THE FENCE.
10. TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE SILT FENCE.
11. WHEN A SILT FENCE IS NEAR THE TOE OF A SLOPE, FENCE MUST BE SET 6' FROM SAID TOE.
12. SILT FENCING MAY BE REMOVED ONCE IT IS NO LONGER NEEDED FOR EROSION CONTROL PURPOSES. HOWEVER, UP-SLOPE SOILS MUST BE PERMANENTLY STABILIZED PRIOR TO BEING REMOVED, AND ANY ACCUMULATED SEDIMENT HAS BEEN REMOVED.
13. SILT FENCES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINSTORM EVENT FOR ANY DAMAGE DONE TO THE SILT FENCE. ALL SEDIMENT SHALL BE REMOVED FROM THE FENCE WHEN IT REACHES ½ THE HEIGHT OF THE FENCE, OR 9" MAXIMUM. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
14. WHEN 'J' HOOKS ARE EMPLOYED, THERE SHALL BE AN OVERLAP OF 2' MIN. BETWEEN UPSLOPE 'J' HOOK AND THE BEGINNING OF THE DOWNSLOPE 'J' HOOK. EACH HOOK SHALL HAVE A RADIUS OF 3' MIN.



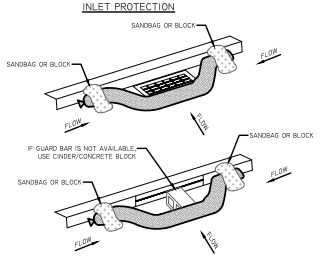
50A SILT FENCE
NTS

SLOPE INTERRUPTION

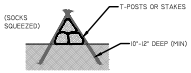


NOTES:
1. A SLIGHT ENTRENCHMENT MAY BE REQUIRED ON STEEPER SLOPES TO ENSURE INTIMATE GROUND CONTACT.
2. REMOVE SEDIMENT FROM THE UPSLOPE SIDE OF THE SILT SOCK WHEN ACCUMULATION HAS REACHED ½ OF EFFECTIVE HEIGHT OF THE SILT SOCK.
3. LOOSE FILTER MEDIA MAY BE BACKFILLED ON THE UPSLOPE SIDE OF THE FILTER SOCK TO ENHANCE PERFORMANCE.
4. HARDWOOD STAKES (2"x2"x24" NOMINAL) ARE SUGGESTED.

INLET PROTECTION

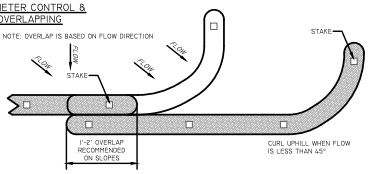


PYRAMID INSTALLATION STAKING

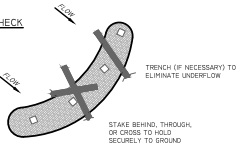


A PYRAMID OF SMALLER DIAMETER SILT SOCKS WILL INCREASE THE EFFECTIVE HEIGHT OF THE DEVICE WHEN LARGER DIAMETER SOCKS ARE NOT READILY AVAILABLE OR EASY TO INSTALL

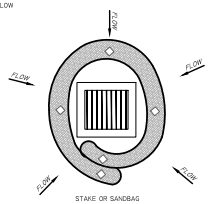
PERIMETER CONTROL & OVERLAPPING



DITCH CHECK

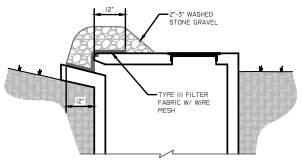


INSTALL SILT SOCK PERPENDICULAR TO FLOW WITH ENDS CURLED SLIGHTLY UPSTREAM TO PREVENT HIGH WATER FROM GOING AROUND THE ENDS. SLOW AND SPREAD WATER TO REDUCE CHANNELING AND EROSION

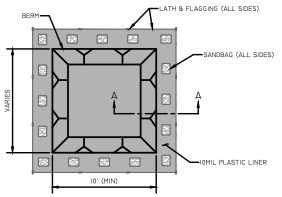


50B SILT SOCK
NTS

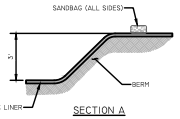
NOTES:
1. FOR AREA INLETS, APPLY DETAIL TO ALL FOUR SIDES OF INLET.



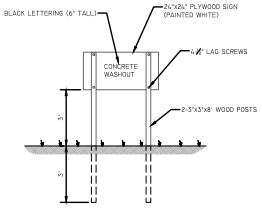
50C TEMPORARY CURB & AREA INLET SEDIMENT FILTER
NTS



PLAN



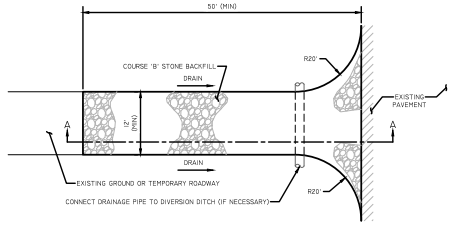
SECTION A



SIGN DETAIL

NOTES:
1. NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.
2. EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
3. ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.
4. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
5. TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
6. WASHOUT FACILITIES WILL BE CLEANED OUT ONCE THE WASHOUT IS 75% FULL.
7. PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
8. WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF.

50N TEMPORARY CONCRETE WASHOUT
NTS

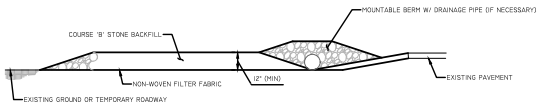


PLAN

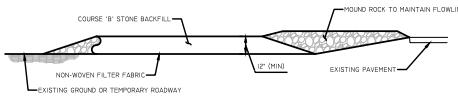
NOTES:
1. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO EXITING ONTO PUBLIC RIGHT-OF-WAYS.
2. CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED TO WHERE TRACKING OF SEDIMENT IS PREVENTED FROM ENTERING INTO PUBLIC RIGHT-OF-WAYS. THIS SHALL INCLUDE, BUT IS NOT LIMITED TO: ADDITIONAL TOP DRESSING OR REPAIR AND / OR CLEANING OUT OF ANY SEDIMENT TRAPPING MEASURES.
3. IF WASHING IS REQUIRED, THIS MEASURE SHALL BE DONE IN A CRUSHED STONE STABILIZED AREA WHICH DRAINS INTO A SEDIMENT TRAP / BASIN.

MAINTENANCE & INSPECTIONS:
1. CONTRACTOR IS TO MAINTAIN THE GRAVEL ENTRANCE(S) IN SUCH CONDITION AS TO PREVENT MUD OR SEDIMENT FROM ENTERING PUBLIC RIGHT-OF-WAYS.
2. CONTRACTOR TO REPLACE GRAVEL WHEN VOIDS BETWEEN GRAVEL IS NO LONGER VISIBLE.
3. AFTER EACH SIGNIFICANT STORM EVENT (½" / 24HRS), CONTRACTOR TO INSPECT ALL STRUCTURES USED TO TRAP SEDIMENT AND REMOVE SEDIMENT AS NECESSARY. ANY OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TRACKED INTO PUBLIC RIGHT-OF-WAYS SHALL BE REMOVED IMMEDIATELY.
4. ALL SEDIMENT LOCATED ON PAVED ROADWAYS MUST BE REMOVED WITHIN 24 HOURS.

TEMPORARY CONSTRUCTION ENTRANCE SPECIFICATIONS:
1. PAD THICKNESS SHALL NOT BE LESS THAN 12". NON-WOVEN FILTER FABRIC SHALL BE USED TO IMPROVE STABILITY OF THE PAD IN AREAS OF SEEPAGE OR FOUND TO BE IN A HIGH WATER TABLE AREA.
2. AGGREGATE SIZE WITHIN THE PAD SHALL BE 3"-6" STONE, SMOOTHED.
3. LENGTH OF THE ENTRANCE(S) SHALL BE AS NECESSARY, BUT NO LESS THAN 50' LONG.
4. WIDTH OF THE ENTRANCE(S) SHALL BE THE FULL WIDTH OF INGRESS / EGRESS, BUT NO LESS THAN 12' WIDE.
5. CONSTRUCTION ENTRANCE(S) SHALL BE LOCATED TO MINIMIZE SEDIMENT LEAVING THE SITE AND PROVIDE UTILITY BY ALL CONSTRUCTION VEHICLES. CONTRACTOR IS TO AVOID PLACING CONSTRUCTION ENTRANCE(S) AT STEEP GRADES AND / OR CURVES IN THE EXISTING ROAD.
6. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, STRAW BALES, OR OTHER APPROVED METHODS.
7. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY. PROVIDE DRAINAGE TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET.



SECTION A (WITH PIPE)



SECTION A (WITHOUT PIPE)

50P TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
NTS

SITEWISE — CIVIL ENGINEERING —
127 W SUNBRIDGE DR
FAYETTEVILLE, AR 72703

PRELIMINARY
NOT FOR CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

NUMBER	DESCRIPTION	DATE
1	2ND CITY SUBMITTAL	09.17.2026

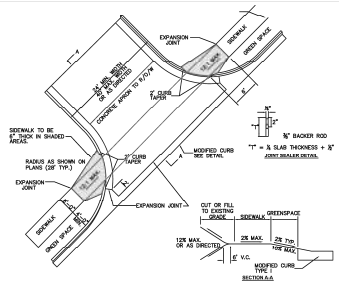
MINISTERIO RESTAURADA MANA
LARGE SCALE DEVELOPMENT
SPRINGDALE, AR
2969 EAST EMMA AVENUE

SCALE/DATE: 1" = 30' | 9/17/2026
CITY PROJECT NUMBER: TBD
SCE PROJECT NUMBER: 26-004
SHEET NAME: DETAIL SHEET V
SHEET: C7.4

9/16/2026 9:9 PM C:\USERS\PAUL.BRYANT\ONEDRIVE - SITEWISECIVIL.COM\SITEWISE CIVIL - DOCUMENTS\PROJECTS\2026.26-004 - SPRINGDALE, AR - CHURCH\DWG\04 ADDRESS CITY COMMENTS (2026-09-11)\26-004 CS.DWG

Return to Agenda

N:\Engineering_WEBSITE MATERIALS\Standard Details\DWG\SD-B-3.dwg



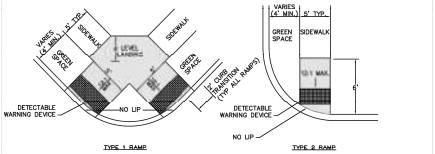
1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2. 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3. CONCRETE CURB TO BE SAWCUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
4. HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
5. CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
6. DRIVEWAY SECTION TO BE 6" PORTLAND CEMENT CONCRETE (3,500 P.S.I.) WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.
7. CONCRETE APRONS SHALL HAVE 10' SAWCUTS IN EACH DIRECTION (BOTH HORIZONTAL AND VERTICAL).
8. INDUSTRIAL DRIVES SHOULD INCREASE RADIUS AT DRIVEWAY ENTRANCES TO 50-FT.

29B **COMMERCIAL DRIVEWAY DETAIL**
NOT TO SCALE

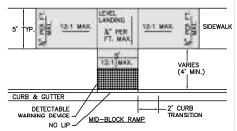
The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-3	

N:\Engineering_WEBSITE MATERIALS\Standard Details\DWG\SD-B-2.dwg



NOTES:
1. THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.
2. THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
3. THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".
4. DETECTABLE WARNING DEVICES SHALL BE PLACED AT ALL LOCATIONS WHERE RAMPS CROSS A CURB.



29A **HANDICAP RAMP DETAILS**
NOT TO SCALE

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-2	

SITEWISE — CIVIL ENGINEERING —
127 W SUNBRIDGE DR
FAYETTEVILLE, AR 72703

PRELIMINARY
NOT FOR CONSTRUCTION
ORIGINAL SIGNATURE ON FILE

NUMBER	DESCRIPTION	DATE
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MINISTERIO RESTAURADA MANA
LARGE SCALE DEVELOPMENT
2969 EAST EMMA AVENUE SPRINGDALE, AR

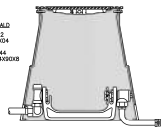
SCALE	1" = 30'
DATE	9/17/2026
CITY PROJECT NUMBER	TBD
SWI PROJECT NUMBER	26-004
SHEET NAME	CITY DETAIL SHEET 1
SHEET	C7.5

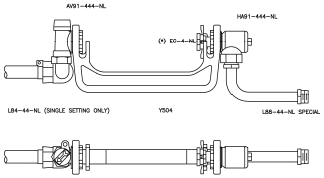
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Return to Agenda

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	7460M7 1324
1	YOKE BAR	Y504	H-5040	14-4
1	YOKE ANGLE CHECK VALVE	HA91-444-NL	H-14348N	702-4YE 44
1	OUTLET CONNECTION	L88-44-NL SPECIAL	H-15538N	710JPP 44X9DXB
1	METER BOX ASSEMBLY	340-180240240 W/LID		





TYPICAL 1" METER SETTING

YOKE ASSEMBLY, 1" METER
1" COATED COPPER TO 1" CTS PLASTIC OR MIP
N.T.S.
S-24

NOTES:

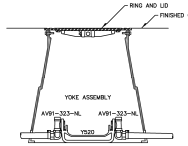
ALL MATERIALS INSTALLED IN POTABLE WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF "LEAD FREE" CONTAINED IN PUBLIC LAW 111-380.

*METER AND EXPANSION CONNECTION EC-4-NL ARE PROVIDED BY THE DEPARTMENT.

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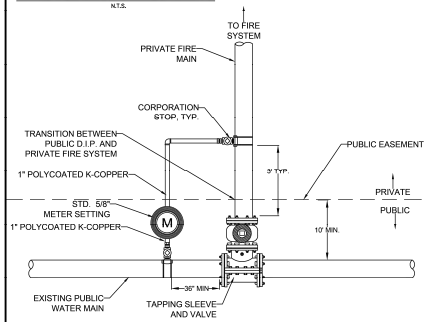
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-24 | DATE: AUGUST 2025



LEAK DETECTION METER ASSEMBLY

N.T.S.



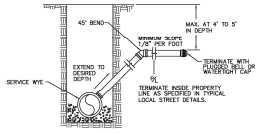
FIRE SYSTEM CONNECTION

N.T.S.

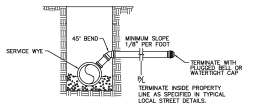
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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RISER FROM DEEP MAIN



NORMAL DEPTH

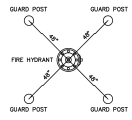
SEWER SERVICE CONNECTIONS

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

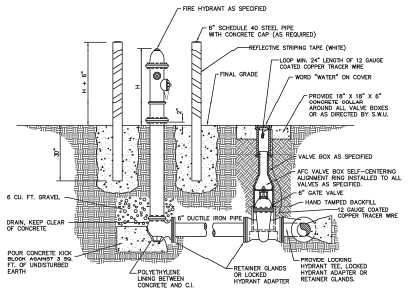
DRAWN BY: TLS | DRAWING NO: S-16 | DATE: MARCH 2008



PLAN VIEW

NOTES:

1. ALL HYDRANTS SHALL BE SET PLUMB WITH THE PUMPER NOZZLE FACING THE STREET OR AS DIRECTED BY S.W.U.
2. HYDRANTS SHALL BE LOCATED IN STREET RIGHT-OF-WAY OR DEDICATED UTILITY EASEMENT, AND A MINIMUM OF 4' BEHIND ANY CURB AND GUTTER OR SIDEWALK.
3. IF REQUIRED, GUARD POSTS SHALL BE SET PLUMB WITH SPACING AND ORIENTATION AS INDICATED IN THE PLAN VIEW OR AS OTHERWISE SHOWN ON THE PLANS.
4. ALL HYDRANTS SHALL BE PAINTED USING RUSTOLEUM V2100 SILVER ALUMINUM ENAMEL AEROSOL, OR APPROVED EQUAL, PRIOR TO FINAL ACCEPTANCE COORDINATE WITH SWU TO DETERMINE THE FLOW RATE AND PAINT BONNET AND CAP ACCORDING TO SECTION T18 OF THE STANDARD SPECIFICATIONS. ALL GUARD POSTS SHALL BE PAINTED SAFETY YELLOW.



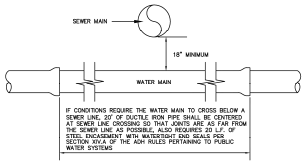
FIRE HYDRANT WITH GUARD POSTS

(GUARD POST ONLY AS REQUIRED)
N.T.S.
S-2

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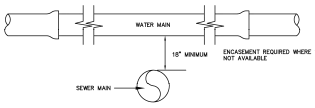
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: KM/JNK | DRAWING NO: S-2 | DATE: AUGUST 2025



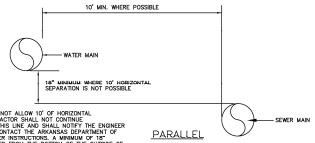
WATER LINE CROSSING UNDER SEWER LINE

N.T.S.



WATER LINE CROSSING ABOVE SEWER LINE

N.T.S.
S-6



IF CONDITIONS WILL NOT ALLOW 10' OF HORIZONTAL SEPARATION, CONTRACTOR SHALL NOT CONTINUE CONSTRUCTION OF THIS LINE AND SHALL NOTIFY THE ENGINEER SO THAT HE MAY CONTACT THE ARKANSAS DEPARTMENT OF HEALTH FOR FURTHER INSTRUCTIONS. A MINIMUM OF 18" SHALL BE MAINTAINED FROM THE BOTTOM OF THE OUTSIDE OF WATER MAIN TO THE CROWN OF THE SEWER AND THE WATER MAIN SHALL BE DUCTILE IRON.

PARALLEL

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

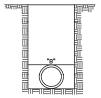
DRAWN BY: CAG | DRAWING NO: S-6 | DATE: AUGUST 2025

NOMINAL PIPE DIAMETER	"W"
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'-4"
48"	5'-6"

TRENCH WIDTH SCHEDULE

NOTES:

TRENCH WIDTH SHALL BE AS SET FORTH IN ANSI/AWWA 600, INCLUDED AS THE TABLE ABOVE. ADDITIONAL TRENCH WIDTH(S) 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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DRAWN BY: JNK | DRAWING NO: S-17 | DATE: MARCH 2008

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FAYETTEVILLE, AR 72703

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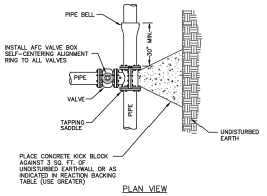
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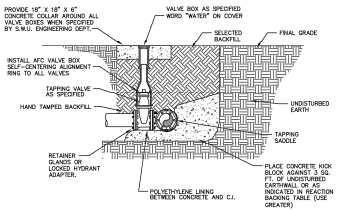
MINISTERIO RESTAURADA MANA
LARGE SCALE DEVELOPMENT
SPRINGDALE, AR
2969 EAST EMMA AVENUE

SCALE: DATE
1" = 30' | 9/17/2026
CITY PROJECT NUMBER: TBD
SDC PROJECT NUMBER: 26-004
SHEET NAME: SWU DETAIL SHEET 1
SHEET: C7.6

9/16/2026 9:49 PM C:\USERS\PAUL.BRYANT\ONEDRIVE - SITEWISECIVIL.COM\SITEWISE CIVIL - DOCUMENTS\PROJECTS\2026\26-004 - SPRINGDALE, AR - CHURCH\DWG\04 ADDRESS CITY COMMENTS (2026-09-11)\26-004 CS.DWG



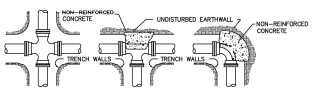
PLAN VIEW



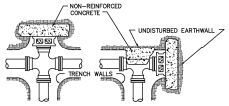
PROFILE VIEW

TAPPING SADDLE & VALVE

N.T.S.
S-5



CROSS TEE 90° BEND
45° BEND SIMILAR
22 1/2° BEND SIMILAR



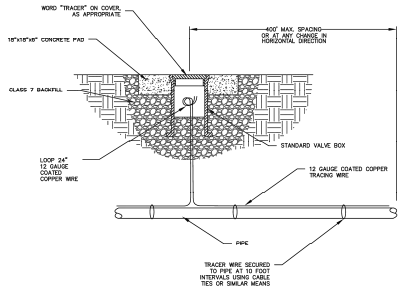
CROSS W/PLUG TEE W/PLUG

NOTES:
1. ALL FITTINGS SHALL BE MECHANICAL JOINTS, UNLESS OTHERWISE SPECIFIED.
2. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
3. WRAP ALL FITTINGS WITH POLYETHYLENE AS SPECIFIED.
4. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
5. BACKING FOR FUTURE LINE EXTENSIONS SHALL BE SUCH THAT REMOVAL OF BACKING IS POSSIBLE IN THE FUTURE.
6. ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL AND VERTICAL, SHALL BE BACKED.
7. THE REACTION BACKING TABLE IS BASED ON 150 PSI AND A SOIL BEARING PRESSURE OF 2,500 LB/SQ FT. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS DIRECTED BY THE ENGINEER.

REACTION BACKING TABLE				
SIZE	REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING			
	TYPE OF FITTINGS			
	TEE	90°	45°	22 1/2°
2"	1	1	1	1
3"	1	1	1	1
4"	1	2	1	1
6"	3	3	2	1
8"	5	5	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

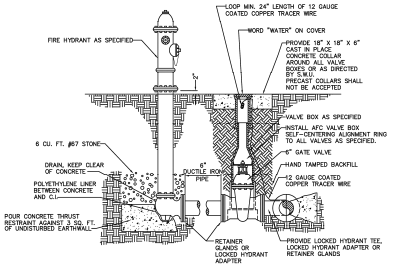
N.T.S.



TRACING WIRE CONNECTION PORT

N.T.S.
M-1

NOTES:
1. ALL HYDRANTS TO BE SET PLUMB W/PUMPER NOZZLE FACING STREET OR AS DIRECTED BY S.W.U. ENGINEER
2. SEE DRAWING NUMBER FOR FIRE HYDRANT PLACEMENT.



FIRE HYDRANT & GATE VALVE

N.T.S.
S-1

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5731

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: CAG | DRAWING NO: S-5 | DATE: AUGUST 2014

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5731

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: KMK/JNK | DRAWING NO: S-3 | DATE: MARCH 2008

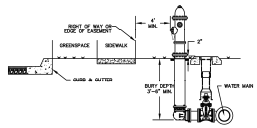
SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5731

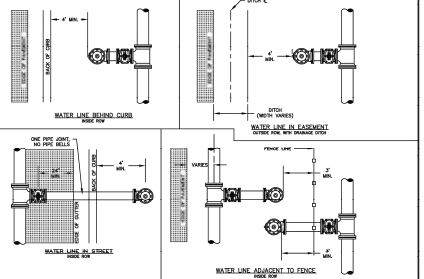
MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: ZRA | DRAWING NO: M-1 | DATE: AUG 2020

SPRINGDALE WATER UTILITIES
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: JSB | DRAWING NO: S-1 | DATE: AUGUST 2025

NOTES:
1. THE 6" GATE VALVE SHALL BE POSITIVELY RESTRAINED TO THE MAIN BY THE USE OF EITHER A SWIVEL TEE OR FOSTER ADAPTER.
2. FIRE HYDRANTS SHALL BE DESIGNED FOR A MINIMUM 3'-6" BURY.
3. EXTENSIONS SHALL BE MUELLER A-220 WITH NO MORE THAN ONE EXTENSION PER HYDRANT.
4. IF SIDEWALK IS PRESENT, HYDRANT SHALL BE INSTALLED 4' MINIMUM BEHIND THE BACK OF THE SIDEWALK OR CURB. DO NOT COVER UP WEEP HOLE WITH CONCRETE.
5. MJ RETAINER GLANDS ARE REQUIRED FOR ALL FITTINGS.
6. ALL HYDRANTS SHALL BE SET PLUMB WITH THE PUMPER NOZZLE FACING THE STREET OR AS DIRECTED BY S.W.U.
7. IF HYDRANT LEAD EXCEEDS ONE (1) JOINT OF PIPE VALVES SHALL BE INSTALLED AT HYDRANT AND MAIN.



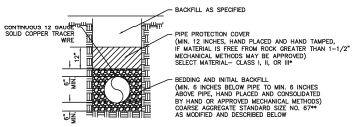


FIRE HYDRANT PLACEMENT

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: JSB | DRAWING NO: S-42 | DATE: DECEMBER 2016



PVC PRESSURE WATER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 5")

N.T.S.

* CLASS I, II, AND III AS DEFINED IN ASTM D2487 AND THE PIPE BACKFILL MATERIAL AND AGGREGATE BASE COURSE FILL SECTION OF THE SPECIFICATIONS

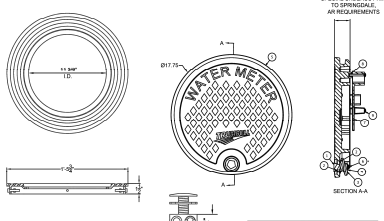
** STANDARD SIZE NO. 67 AS DEFINED IN ASTM D448, MAXIMUM EMBEDMENT PARTICLE SIZE SHALL NOT EXCEED 3/4 IN. FOR ANGULAR ROCK OR 1-1/2 IN. FOR ROUNDED ROCK

NOTE: SEE STANDARD DETAIL M-1, "TRACER WIRE CONNECTION PORT" FOR TRACER WIRE PORT SPACING

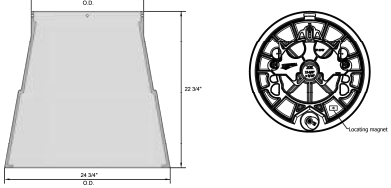
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STANDARD DETAILS FOR WATER CONSTRUCTION
DRAWN BY: JSB | DRAWING NO: S-49 | DATE: AUGUST 2025

METER BOX RING
MATERIAL: CAST IRON



MXU ANTENNAE
MATERIAL: BLACK PLASTIC
NO. MXU2R-C1-TC-X-T



METER BOX
MATERIAL: WHITE PLASTIC
BOX WITH RING
EAST JORDAN IRON WORKS
34PO4 A-TYPE
18X24X24D
OR APPROVED EQUAL

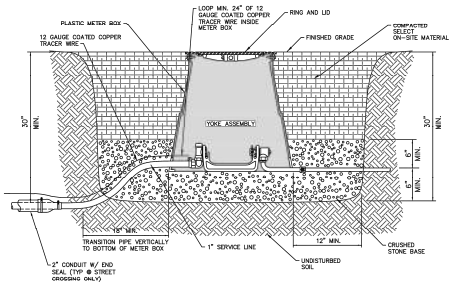
AUTOMATED LOCKING COVER
MATERIAL: POLYMER LID
TRUMBULL MANUFACTURING
NO. 8440

STANDARD METER BOX

N.T.S.
S22

SPRINGDALE WATER UTILITIES
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: TLS | DRAWING NO: S-22 | DATE: AUGUST 2025



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: AUGUST 2025

SITEWISE — CIVIL ENGINEERING —
127 W SUNBRIDGE DR
FAYETTEVILLE, AR 72703

PRELIMINARY
NOT FOR CONSTRUCTION
ORIGINAL SIGNATURE ON FILE

NUMBER	DESCRIPTION	DATE
1	2ND CITY SUBMITTAL	09/17/2026

MINISTERIO RESTAURADA MANA
LARGE SCALE DEVELOPMENT
2969 EAST EMMA AVENUE SPRINGDALE AR

SCALE: 1" = 30'
DATE: 9/17/2026
CITY PROJECT NUMBER: TBD
SDC PROJECT NUMBER: 26-004
SHEET NAME: SWU DETAIL SHEET II
SHEET: C7.7

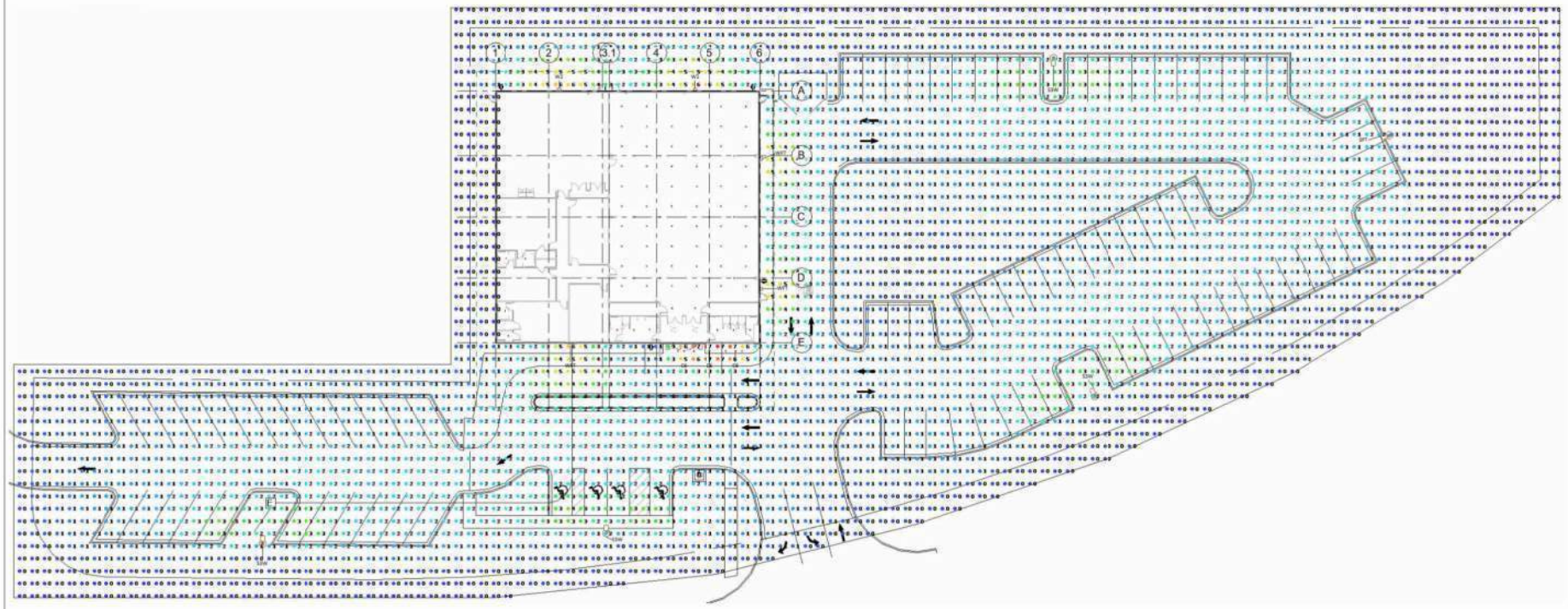
C:\USERS\PAUL.BRYANT\ONEDRIVE - SITEWISECIVIL.COM\SITEWISE CIVIL - DOCUMENTS\PROJECTS\2026\26-004 - SPRINGDALE, AR - CHURCH\DWG\04 ADDRESS CITY COMMENTS (2026-09-11)\26-004 CS.DWG
9/16/2026 9:09 PM

Return to Agenda

Global Illuminance Results					
Calculation Points Name	Average	Maximum	Minimum	Avg/Min	Max/Min
Parking Area	2 fc	7 fc	1 fc	3.4	14.0

SITE LIGHTING FIXTURE SCHEDULE

TAG	MANUFACTURER	MODEL	COLOR	LAMP	VOLTAGE	WATTS	DESCRIPTION
S3W	LSI LIGHTING	VALS-24L-3W-UNV-40K7-BLK-SA	BLACK	LED	208 V	155 VA	SITE POLE LIGHT, 25 FT SSS POLE
SFT	LSI LIGHTING	VALS-15L-FTM-UNV-40K7-BLK-SA	BLACK	LED	208 V	91 VA	SITE POLE LIGHT, 25 FT SSS POLE
W2	LSI LIGHTING	XWS-LED-SL-5IL-2-UNV-DIM-40-70CRI-BLK	BLACK	LED	120 V	35 VA	SITE WALL PACK
WFT	LSI LIGHTING	XWS-LED-SL-5IL-FT-UNV-DIM-40-70CRI-BLK	BLACK	LED	120 V	35 VA	SITE WALL PACK



Architect of Record:

Randall Architecture

R&all

MEP Engineer:

TEC Titus Engineering Consulting, PLLC

Seals

Ministerio Restaurada Mana

E Huntsville Ave., Springdale, AR 72764

Revisions

#	DESCRIPTION	DATE

SITE PHOTOMETRIC PLAN

E2.3

Current Building Codes:

2021 Arkansas Fire Prevention Code Vol. I – Fire (based on ICC Fire Code)
2021 Arkansas Fire Prevention Code Vol. II – Building (based on ICC Building Code)
2020 National Electrical Code
2021 International Mechanical Code
2018 Arkansas Plumbing Code (based on 2018 IPC)
2018 Arkansas Fuel Gas Code (based on 2018 IFGC)
2014 Arkansas Energy Conservation Code (based on 2009 IECC)

Building Design Criteria:

Ground snow load -	10 psf
Basic wind speed (Vmph) risk category II -	107 mph
Subject to damage from weathering -	Yes
Subject to termite damage -	Severe
Frost depth line -	18 in
Winter design temp. (99%) -	-9.0 deg F
Air freezing index (Fay) -	414
Mean annual Temp -	57.85 deg F

Project Information:

Facility Name =	Ministerio Restaurada Mana
Facility Address =	E Huntsville Avenue, Springdale, AR 72764
County =	Washington
Local Fire Department =	Springdale Fire Department
Water Supply =	Springdale Water Utilities
Local Building Inspection Department =	Springdale Building Inspection Department
Type of Construction =	II-B, Sprinklered
Occupancy Type =	A-3 (Religious Worship)
Occupant Load =	573 Occupants
Basic Allowable Area =	38,000 sf
Total Floor Area =	10,480 sf
Basic Allowable Height =	75' - 0"
Actual Height =	20' - 0"
Allowable Stories =	2
Actual Stories =	1

Occupant Load:

Classification	FAPO
Assembly - Concentrated	7 net
Assembly - Unconcentrated	15 net
Accessory - Storage, Custodian, Electrical, Mechanical)	300 gross
Educational - Classroom	20 net
Business - Office, Conference	150 gross
Restrooms	na

Total Occupant Load = 573 Occupants

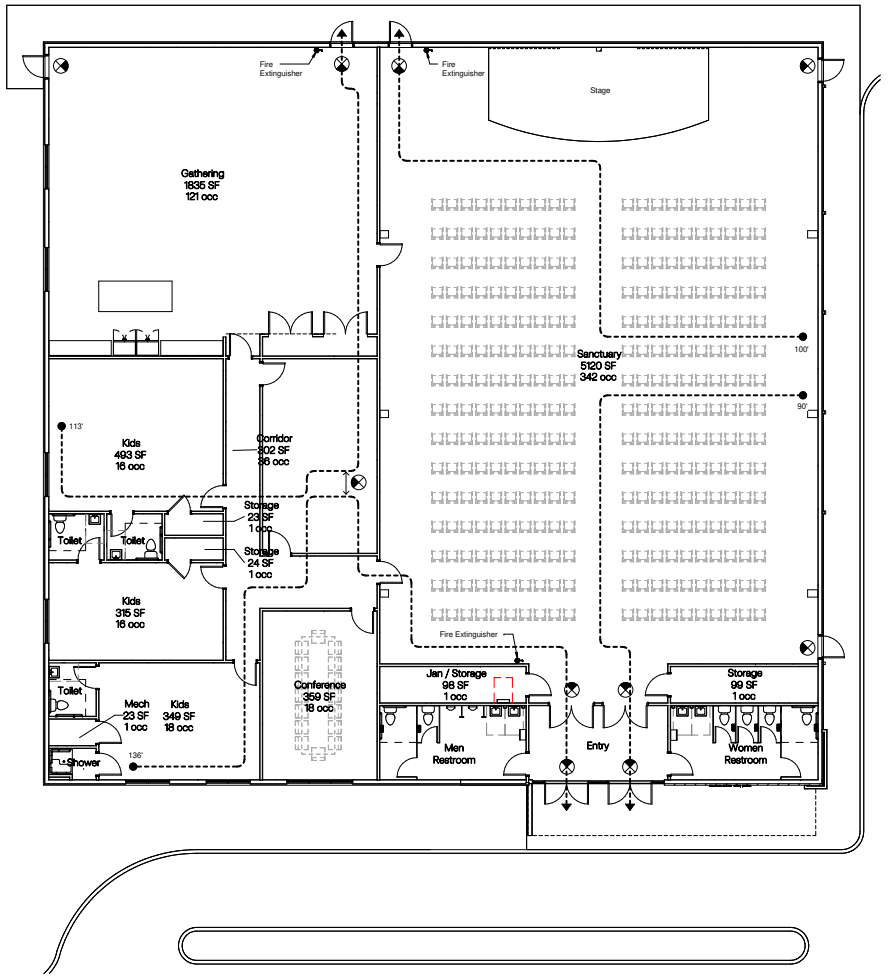
Egress Width Calculation:

573 Occupants x 0.2 = 114.6" Required
Each Exit Door Width = 34" Provided x 6 Doors = 204" Provided

Maximum Travel Distance < 200' Maximum Travel Distance w/o Sprinkler

Active Fire Safety Features:

Fire Alarm System - Battery Back-up
Smoke Detection Throughout - Battery Back-up
Exit Lights - Battery Back- up
Fire Extinguisher Provided Near Both Doorway Exits



1 Code Plan
1/8" = 1'-0"

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R&Ministerio Restaurada Mana

E Huntsville Ave, Springdale, AR 72764

2024.38

Drawn By. SP
Checked By. RH

Issue Date
03.03.2026

Revisions

A1.1
Code Plan & Project Details

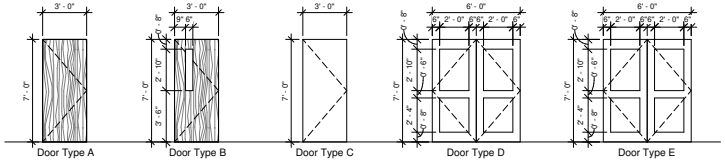
Door Schedule			
MARK	Width	Height	Door Panel Material
1	6' - 0"	6' - 10"	
2	6' - 0"	6' - 10"	
3	6' - 0"	7' - 0"	
4	6' - 0"	7' - 0"	
5	3' - 4"	7' - 0"	Birch
6	3' - 4"	7' - 0"	Birch
7	3' - 4"	7' - 0"	Birch
8	3' - 4"	7' - 0"	Birch
9	3' - 4"	7' - 0"	Clad - White
10	3' - 4"	7' - 0"	Clad - White
11	3' - 4"	7' - 0"	Clad - White
12	3' - 4"	7' - 0"	Birch
13	3' - 4"	7' - 0"	Birch
14	3' - 4"	7' - 0"	Birch
15	3' - 4"	7' - 0"	Birch

Door Schedule			
MARK	Width	Height	Door Panel Material
16	3' - 4"	7' - 0"	Birch
17	3' - 4"	7' - 0"	Birch
18	3' - 4"	7' - 0"	Birch
19	3' - 4"	7' - 0"	Birch
20	3' - 4"	7' - 0"	Birch
21	3' - 4"	7' - 0"	Birch
22	3' - 4"	7' - 0"	Birch
23	3' - 4"	7' - 0"	Birch
24	3' - 4"	7' - 0"	Birch
25	3' - 4"	7' - 0"	Birch
26	3' - 4"	7' - 0"	Birch
27	3' - 4"	7' - 0"	Clad - White
28	3' - 4"	7' - 0"	Clad - White
29	3' - 4"	7' - 0"	Birch
30	6' - 0"	7' - 0"	
31	6' - 0"	7' - 0"	

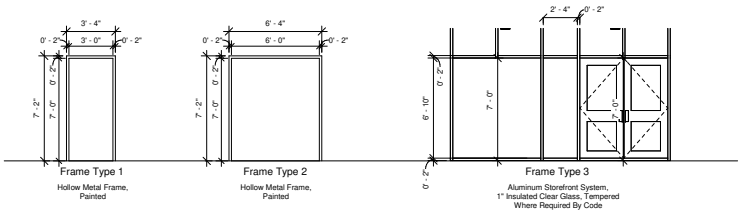
Door General Notes

1. Provide wood blocking in walls to attach and support all wall mounted hardware.
2. Provide reinforcing in hollow metal and aluminum doors and frames as required to properly securehardware.
3. Provide silencers for all hollow metal door frames unless weather-stripping is provided.
4. Details do not indicate door swing. Refer to architectural floor plans for door swing.
5. Contractor is responsible for verification and coordination of frame throat depths with wall thickness prior to ordering.
6. All doors up to 3' wide leafs to have 1 1/2 pair of hinges each leaf, unless noted otherwise. (Doors 3'6" and wider to have 2 pairs of hinges unless noted otherwise.)
7. All closers to have parallel arms, unless noted otherwise or installation requires alternate arm type.
9. All exterior doors to have weather-stripping, heavy duty floor stops, thresholds, doorshoe, & drip cap.
10. Coordinate door frame, throat size with wall thickness at each door location. Refer to finish schedule and door schedule notes for wall finishes.

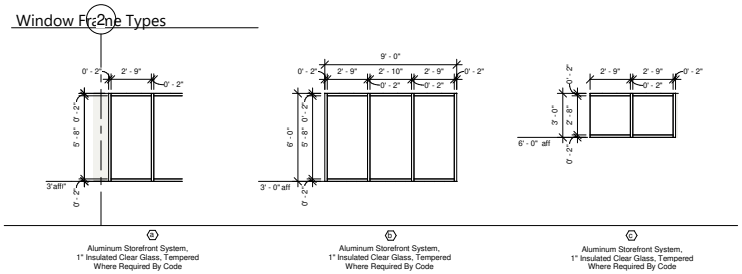
Door Types

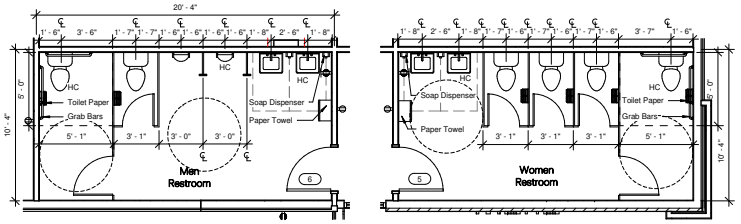


Door Frame Types



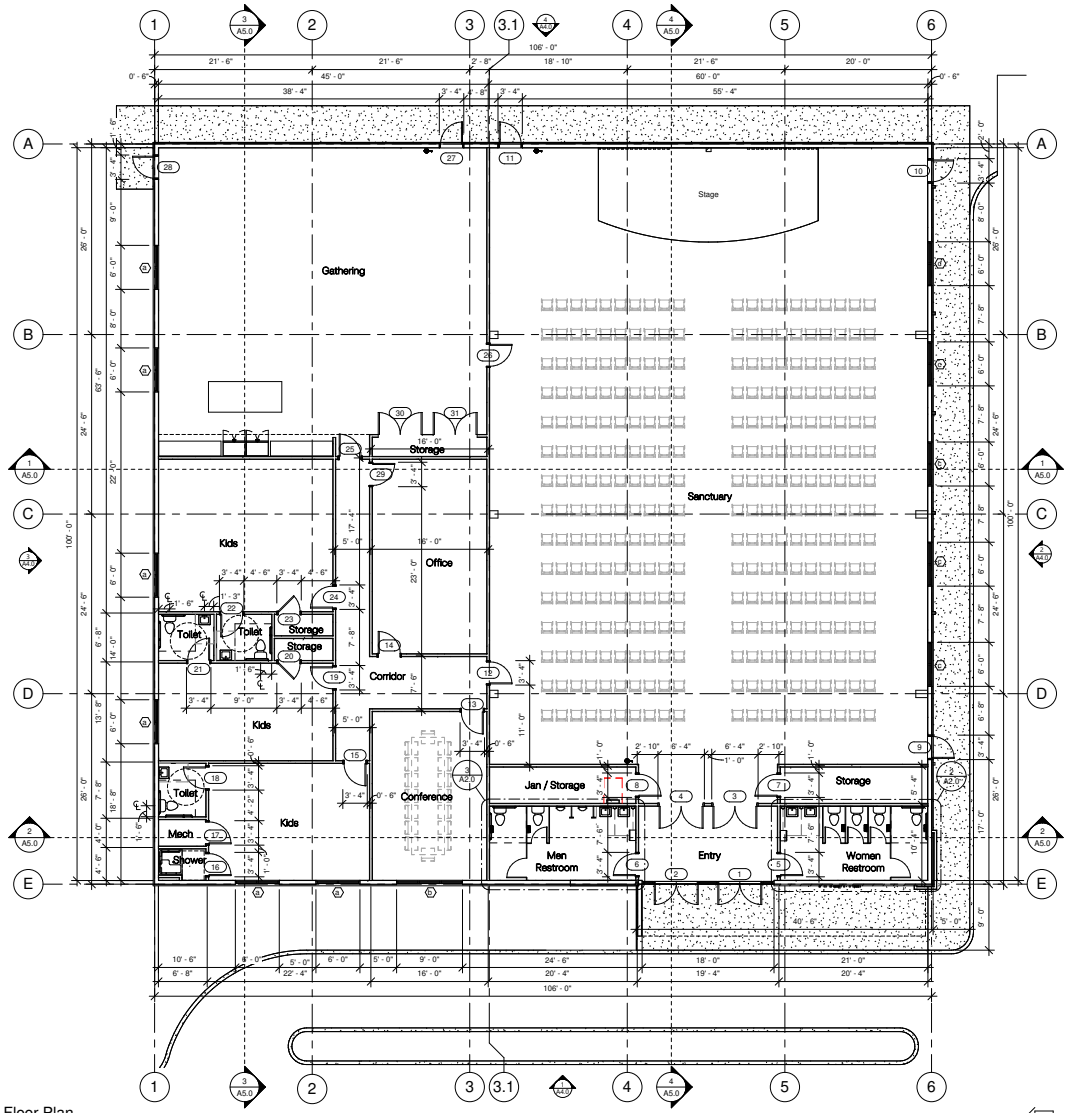
Window Frame Types





3 Enlarged Floor Plan - Men Restroom
1/4" = 1'-0"

2 Enlarged Floor Plan - Women Restroom
1/4" = 1'-0"



1 Floor Plan
1/8" = 1'-0"

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E Huntsville Ave, Springdale, AR 72764

2024.38

Drawn By. SP | Checked By. RH

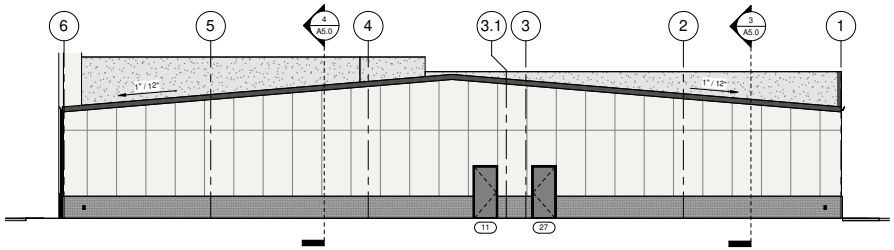
Issue Date
03.03.2026

Revisions

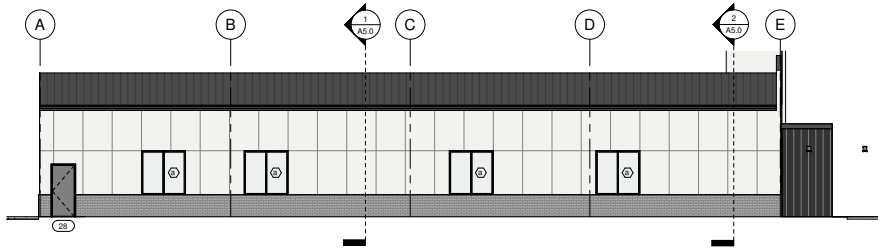
A2.0

Floor Plan, Door & Frame Types, Schedules

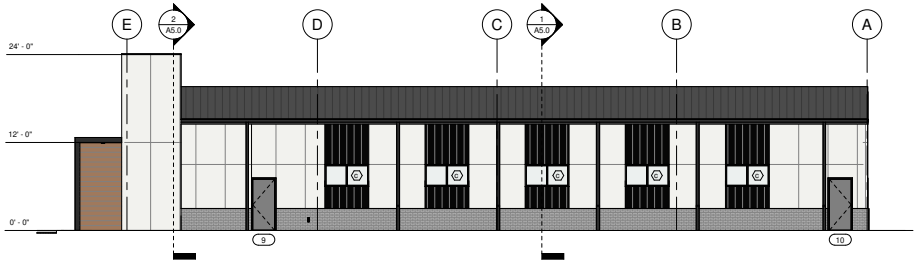




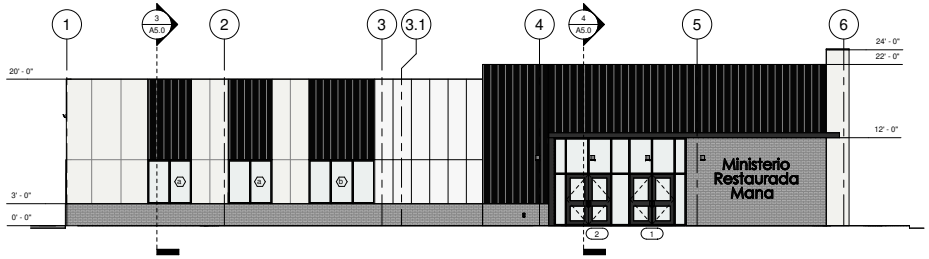
4 Exterior Elevation - East
1/8" = 1'-0"



3 Exterior Elevation - North
1/8" = 1'-0"



2 Exterior Elevation - South
1/8" = 1'-0"



1 Exterior Elevation - West
1/8" = 1'-0"

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2024.38

Drawn By. SP
Checked By. RH

Issue Date
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Revisions

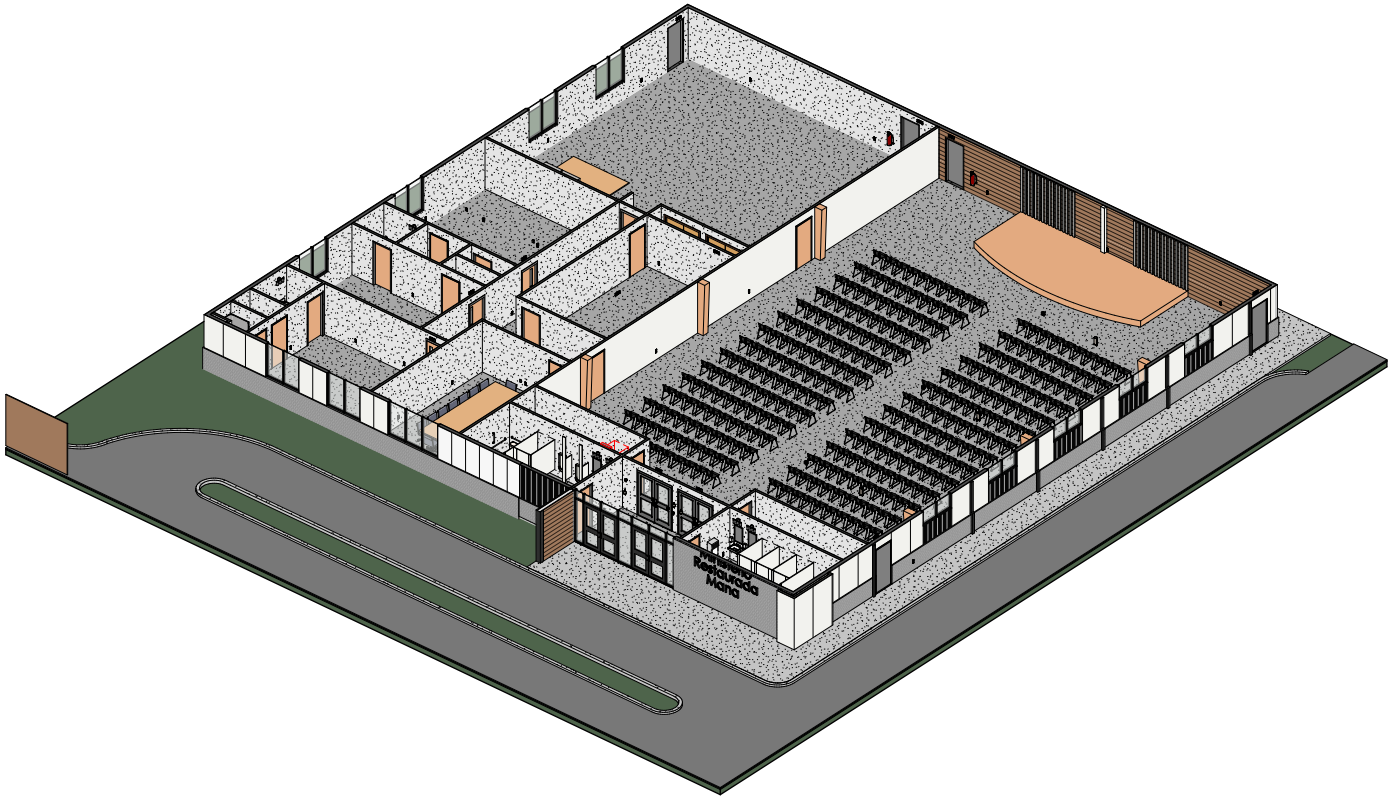
A4.0
Exterior & Millwork Elevations

Finish Legend

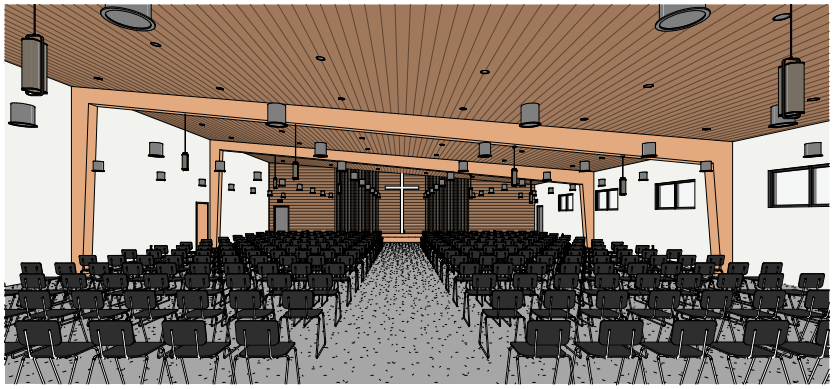
BASE		
NB	NO BASE	-
RB	4" RUBBER BASE	MANUF: COLOR #
CEILING		
AC-1	2' X 2' ACOUSTICAL CEILING TILE	WHITE 2'X2' SUSPENDED ACOUSTICAL CEILING
ES	EXPOSED STRUCTURE	NO PAINT
ESP-X	EXPOSED STRUCTURE PAINTED	"X" REPRESENTS PAINT NUMBER FROM WALL COLOR LISTED BELOW, DRY FALL
PT-X	PAINTED GYPSUM BOARD	"X" REPRESENTS PAINT NUMBER FROM WALL COLOR LISTED BELOW, DRY FALL
FLOORS		
PC-1	POLISHED CONCRETE	SALT & PEPPER FINISH
SC	SEALED CONCRETE	ALTERNATE FINISH
MILLWORK		
HPL-1	PLASTIC LAMINATE COUNTERTOP	MANUF: COLOR #
SS-1	SOLID SURFACE COUNTERTOP	MANUF: COLOR #
TFL-1	THERMALLY FUSED LAMINATE (MELAMINE) CABINET BODY	MANUF: COLOR #
OTHER		
ACP	ACOUSTIC CEILING PANEL	SUSPENDED ACOUSTIC CEILING PANEL
DOORS	WOOD DOORS	SPECIES: FINISH
TP	TOILET PARTITIONS	MANUF: COLOR #
WALLS		
EP-X	EPOXY PAINT	"X" REPRESENTS PAINT NUMBER FROM THE PT WALL COLOR LISTED BELOW
FRP	FIBERGLASS REINFORCED PANEL	COLOR TBD
PT-1	PAINT	MANUF: COLOR #
PT-2	PAINT	MANUF: COLOR #
PT-3	PAINT	MANUF: COLOR #

Room Schedule

Number	Name	Floor	Base	Wall	Ceiling	Comments
1	Entry					
2	Women Restroom					
3	Men Restroom					
4	Storage					
5	Jan / Storage					
6	Sanctuary					
7	Conference					
8	Kids					
9	Shower					
10	Mech					
11	Toilet					
12	Kids					
13	Toilet					
14	Storage					
15	Kids					
16	Toilet					
17	Storage					
18	Office					
19	Corridor					
20	Office					
21	Gathering					
22	Storage					



3 Axonometric View



2 Sanctuary



1 Exterior - Top View

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Rogers, Arkansas 72758
479.841.5541

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NOT FOR CONSTRUCTION

R&Ministerio Restaurada Mana

E Huntsville Ave, Springdale, AR 72764

2024.38

Drawn By. SP | Checked By. RH

Issue Date
03.03.2026

Revisions

A6.0
Axonometric & 3D View



PROJECT AREA

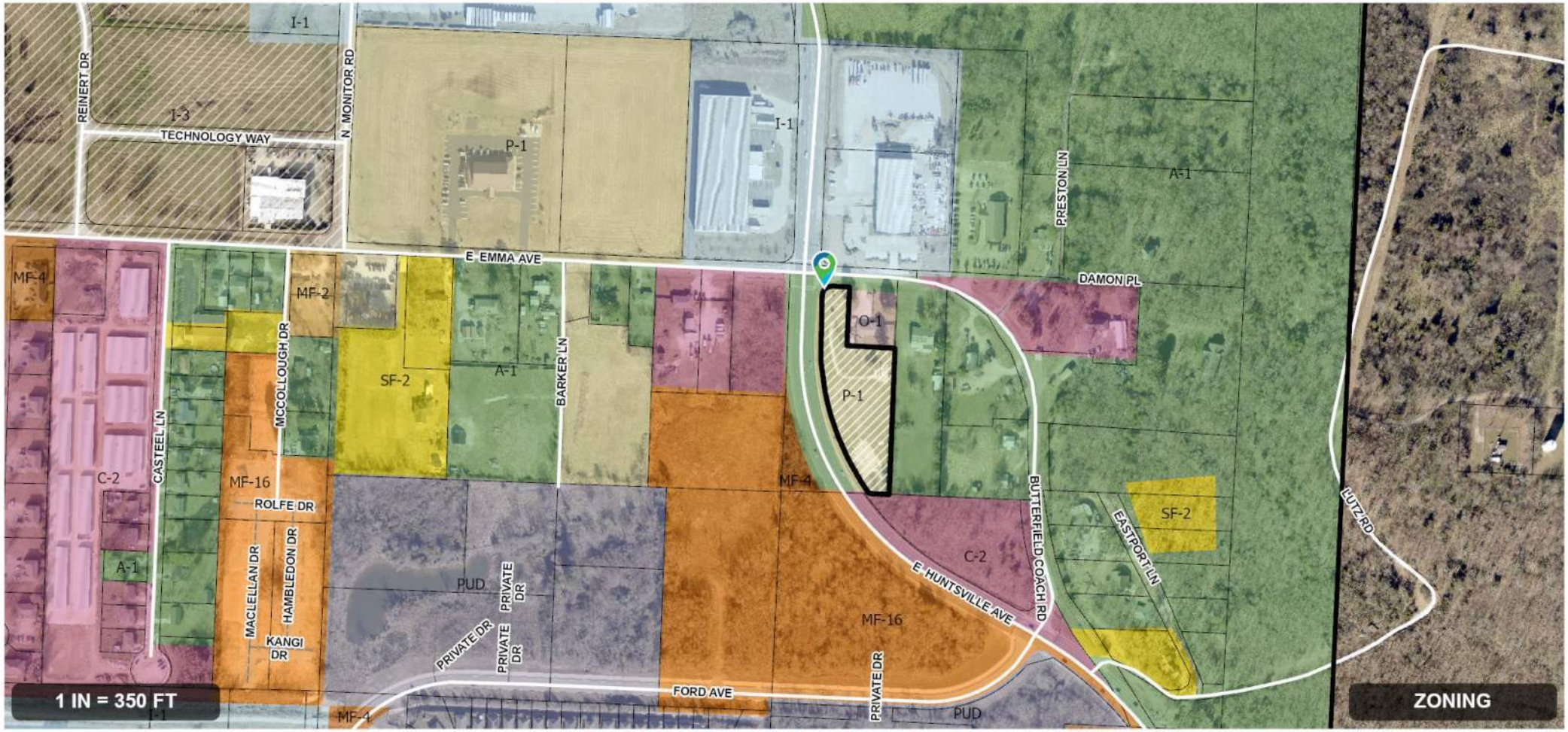
PUBLIC NOTICE

L26-23: Ministerio Restaurada Mana

2919 E. Emma Avenue

B26-120: Variance from Entrance/Exit Drive Requirements
B26-122: Variance from Commercial Design Standards
W26-46: Waiver of Street Improvements on E. Huntsville Avenue

N



PROJECT AREA

PUBLIC NOTICE

L26-23: Ministerio Restaurada Mana

2919 E. Emma Avenue

B26-120: Variance from Entrance/Exit Drive Requirements
B26-122: Variance from Commercial Design Standards
W26-46: Waiver of Street Improvements on E. Huntsville Avenue

N

Memo

To: Planning Commission Members

From: Sharon Tromburg, Planning Director

Date: October 6, 2026

Re: L26-24 Large Scale Development Iglesia Cristo-Miel

The development proposes a church on a 1.99-acre tract containing an existing residence, which will be incorporated into the proposed development. A variance (B26-119) from the Commercial Design Standards and a waiver (W26-44) from the required street improvements along N. 48th Street are associated with the development.

PLANNING COMMENTS
Reviewed by Jenny Neel
Date Reviewed: 09.30.26

1. The last submittal does not include a survey of the property. Provide a current survey showing the surveyor's certification, stamp, and signature.
2. Commercial development shall be screened from adjacent incompatible uses, including residential uses. Provide details of the proposed fence along the south side of the development, including height, materials, and construction details, to verify compliance with Chapter 56.
3. Show street improvements on N. 48th Street per 2025 Adopter Master Street Plan. **A Waiver (W26-42) has been requested.**

Commercial Design Standards Comments
The complete commercial design standards requirements are linked on our website and here.

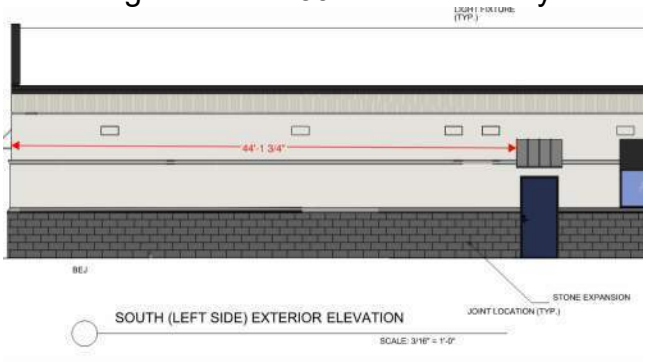
This development must comply with the City of Springdale Commercial Design Standards, or a variance is required.

Landscaping

4. Internal pedestrian walkways shall feature landscaped areas along no less than 50% of their length. Landscaping has been provided along the east side. ***A variance (B26-119) has been requested for the pedestrian walkway along the north side.***
5. A 5-foot-wide sidewalk along the full length of the building is required along any side that features a customer entrance. The sidewalk shall be set back at least 6 feet from the building foundation to provide an area for foundation landscaping. ***A variance (B26-119) has been requested.***

Detail Features

6. Revise the south façade to ensure that no repeating architectural element occurs at intervals greater than 30 feet horizontally or vertically.



Screening

7. Provide details of the screening proposed for HVAC units on the west side of the building.

Lighting

8. Submit a unified lighting plan per Springdale Commercial Design Standards.

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 9.29.26

Provide a flow test.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 09.30.26

STANDARD COMMENTS

(no response required)

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

****Please note new ROW permitting process****

- Work in city ROW associated with a development plan shall receive a ROW Permit from the Engineering Department prior to construction.
- A performance bond must be provided for any work in city ROW including street or curb cuts, utility bores, asphalt and concrete work, storm drainage installation or alteration, etc. A cost estimate for this work shall be reviewed and approved by the Engineering Department prior to issuance of any ROW permits.
- A maintenance bond for all ROW work shall be provided to Engineering at the end of the project prior to Certificate of Occupancy.
- Any sidewalk or street closures require a Work Zone Permit from the Engineering Department.
- A traffic management plan and dates of closure must be submitted to Engineering prior to issuance of Work Zone Permit.

PROJECT SPECIFIC COMMENTS

1. **Chapter 106 – Stormwater Drainage**
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)

   - *106.5.3*** - A concrete trickle channel with a minimum width of 4 feet and a minimum slope of 0.40% shall be required for all detention ponds other than permanent lakes.
     - If trickle channel is not desired or needed, slope of the bottom of the pond needs to be at least 2% to drain properly.

2. **Chapter 110 – Streets, Sidewalks and Other Public Places**
   (Ord. No. 3258, § 1, 11-12-02)
   - Is a culvert needed under the driveway?
   - There has been a significant increase in traffic on 48th St and these improvements are needed. This development is directly adjacent to a project that did widening and only one property away from where the city's project stopped short.

SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Development Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Blew & Assoc. (Jared Inman)	Name: Bernardo Gonzalez
E-mail:	E-mail:
Address: 3825 N. Shiloh Dr Fayetteville, AR 72703	Address: 1820 N. 48th St. Springdale, AR 72762
Phone: 479-443-4506	Phone: 479-659-3060
Site/ Location: 1820 N. 48th St.	Current Zoning: P-1
Assessor's Parcel Number(s): 815-29790-016	Rezone Required: P-1
	Total Acreage: 1.99 ac

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

☒ Large Scale Development Plan **(≥1 acre parcel)**
☐ Non-Large Scale Development Plan **(< 1 acre parcel)**

Development Submittal Criteria:

☑ Pre-application meeting held with the Springdale Planning Department on 6/22/26.
☑ Three (3) hard copies and a digital copy of plans as well as SWPPP/Drainage documents.
☑ Complete colored architectural elevations and lighting plan.
☑ A copy of the warranty deed indicating ownership of property.
☑ If large scale development plan, submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the last sixty (60) days.

Review Fee:

☑ **Large Scale Development:** $500.00
☐ **Non-Large Scale Development:** $250.00

STAFF USE ONLY

Date Application Submitted:	08/27/2026	Project Number:	L26-24
Date Accepted as Complete:	09/28/2026	Receipt Number:	7572

Indicate person of contact for this request: Applicant/Representative ☒ Property Owner ☐

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Jared Inman, PE (Blew & Assoc.)

Signature: _____ Date: 8/27/26

Name of Representative (if applicable): _____

Signature: _____ Date: _____

Name of Property Owner (if applicable): Bernardo J. Gonzalez

Signature: _____ Date: 06/22/2026

Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Blew & Associates (Jared Inman)	Name: Bernardo Gonzalez
E-mail:	E-mail:
Address: 3825 N. Shiloh Dr.	Address: 1820 N. 48th St.
Fayetteville, AR 72703	Springdale, AR 72762
Phone: 479-443-4506	Phone: 479-659-3060
Site/ Location: 1820 N. 48th St., Springdale, AR 72762	Current Zoning: P-1
Assessor's Parcel Number(s): 815-29790-016	Rezone Required: P-1
	Total Acreage: 1.99 AC

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

☐ Board of Adjustments
☑ Commercial Design Standards

Application Requirements:

☑ A complete application.
☑ A copy of the warranty deed indicating ownership of property.
☑ A site plan in conformance with Chapter 130, Article 2, Section 13.
☑ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

☑ $75.00

STAFF USE ONLY

Date Application Submitted: 09/16/2026 Project Number: B26-119

Date Accepted as Complete: 09/28/2026 Receipt Number: 7570

Variance Application- Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☐ Representative ☐

Check Item(s) for which Variance is Requested:

☐ **ENTRANCES** – one (1) 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 & 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 the 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 a 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 & COMMUNITY SPACES**

- ☐ Provision of at least two (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 & 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 no attention is attached to the function by the use of screening material.

☐ **FACADES & 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 three (3) elements (color change, texture change, material change).
- ☐ At least one (1) 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 linear feet in building length.

☐ **MATERIALS & COLORS**

- ☐ Predominate exterior materials high quality materials.
- ☐ Façade color – low reflectance, subtle, neutral or earth tone.

☐ **ENTRYWAYS**– three (3) defined, highly visible customer entrance elements.

☒ **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 on all four (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 – 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.

Variance Application – Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☐ Representative ☐

Describe your variance request:

The applicant requests a variance from the foundation-landscaping requirement along the north façade of the proposed church building. The variance would allow the sidewalk along this façade to remain immediately adjacent to the building without the required foundation-landscaping area. The request is limited to the north façade; all other required landscaping will be provided in accordance with the approved landscape plan.

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

The building location is constrained by the existing septic field, which must remain in place, and the required 24-foot-wide drive aisle located between the building and the north property boundary. Strict application of the foundation-landscaping requirement would require the building or sidewalk to be relocated, which would conflict with the septic field or reduce the drive aisle below its minimum required width. These existing conditions leave insufficient space to provide the required foundation landscaping along the north façade.

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

The variance would allow the existing septic field to remain, preserve the required 24-foot-wide drive aisle, and maintain pedestrian access along the north side of the building. The request is based on the physical limitations of the property and the need to meet other applicable site requirements, rather than a preference or convenience of the applicant. Approval would resolve the conflict among these requirements while limiting the variance to only the affected north façade.

Record Property Owner(s): _____

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

~~Name of Applicant:~~ Bernardo J. Gonzalez Iglesia de Cristo Miel

Signature: _____ Date: 09/15/2026

Name of Representative (if applicable): Jared Inman, PE (Blew & Assoc.)

Signature: _____ Date: 9/16/26

Waiver Request

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant (person making request)	Site/ Location: 1820 N. 48th St., Springdale, AR 72762
Name: Blew & Associates (Jared Inman)	Assessor's Parcel Number(s): 815-29790-016
E-mail:	
Address: 3825 N. Shiloh Dr.	Current Zoning: P-1
Fayetteville, AR 72703	Waiver Requested: N. 48th St. Improvements
Phone: 479-443-4506	Total Acreage: 1.99 ac

Please describe your request in detail:

See attached waiver request letter.

If you have any additional comments, please attach additional pages to this document.

STAFF USE ONLY

Date Application Submitted: 09/16/2026 Project Number: W26-44

BLEW
Surveying | Engineering
Environmental

September 16, 2026

City of Springdale
201 Spring Street
Springdale, AR 72764

Attn: Planning Department
RE: IGLESIA DE CRISTO-MIEL CHURCH LSD (L26-24) – WAIVER REQUEST TO N. 48TH ST. IMPROVEMENTS

Planning Staff:

On behalf of Iglesia de Cristo MIEL, the applicant respectfully requests a waiver from the street-improvement requirements applicable to approximately 295 feet of frontage along the west side of North 48th Street. The required improvements include approximately five to seven feet of pavement widening, curb and gutter, associated grading and drainage improvements, and an eight-foot-wide trail/sidewalk.

The proposed development consists of an approximately 5,300-square-foot church operated by a registered 501(c)(3) nonprofit organization. Traffic generated by the church will occur primarily around scheduled worship services and church activities rather than continuously throughout the day.

The applicant recognizes that North 48th Street was extended northward to Bob Mills Road and that the Masters of Disasters development recently completed improvements on the east side of North 48th Street opposite the church property. However, the nearest improvements on the west side of the street terminate approximately 160 feet south of the church property, and no comparable improvements exist north of the property for approximately 1,600 feet.

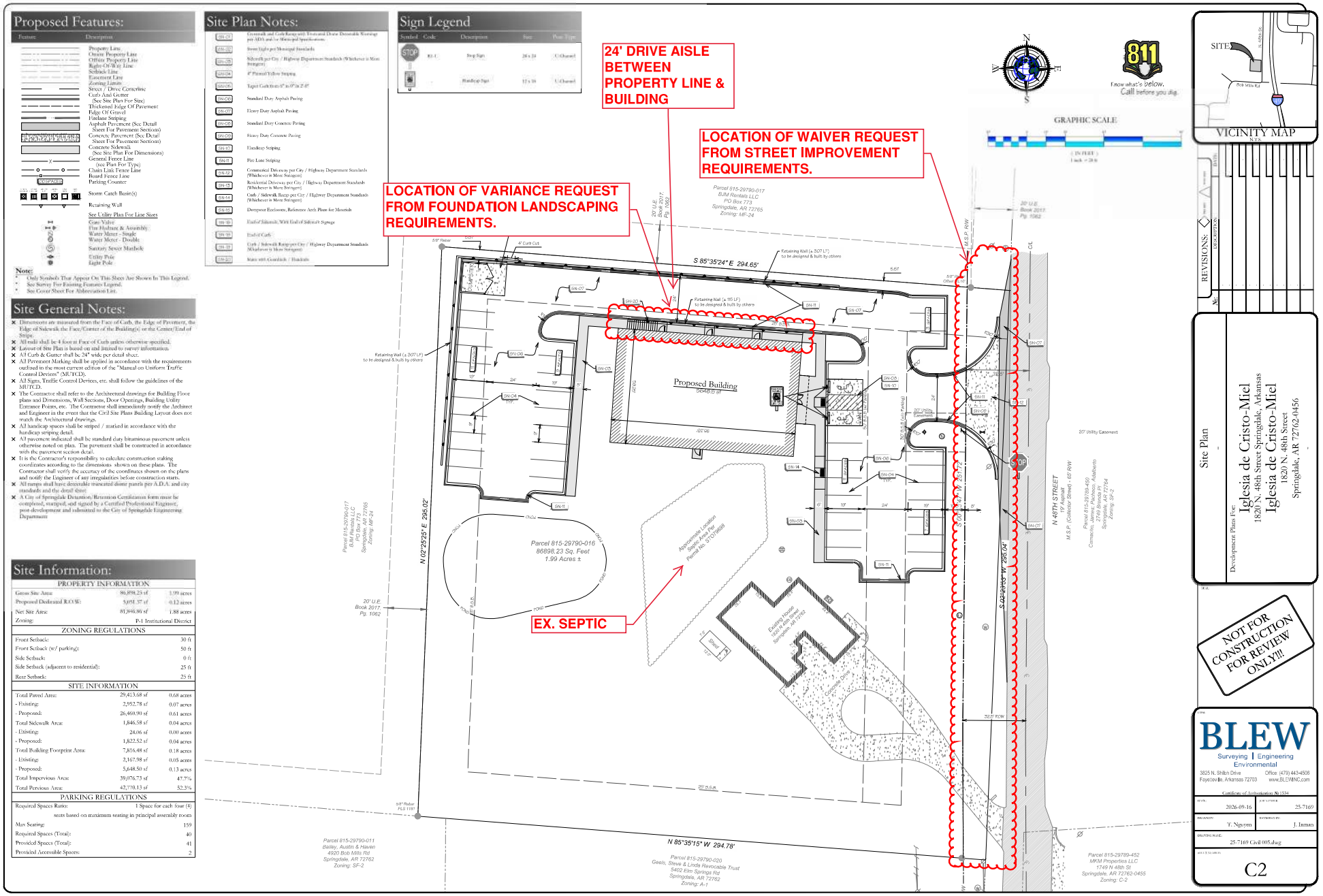
Consequently, the required widening, curb and gutter, and eight-foot trail would create an isolated 295-foot segment on the west side of North 48th Street. The improvements would not connect to an existing trail or completed street section at either end and would require transitions back to the existing roadway and potential open-drainage section. The isolated trail segment would provide limited immediate pedestrian connectivity until the intervening and adjoining frontages are improved.

The cost of constructing approximately 295 feet of pavement widening, curb and gutter, drainage facilities, and trail would represent a substantial infrastructure obligation relative to the size and intensity of the proposed 5,300-square-foot church. The church's nonprofit status is not the only reason for this request, but we believe it should be considered since these improvements would be costly and would not connect to other existing street or pedestrian improvements.

The applicant therefore respectfully requests a complete waiver from construction of the required North 48th Street improvements. The applicant is willing to dedicate the necessary right-of-way and applicable easements so that the improvements may be completed as part of a future coordinated corridor project.

Sincerely,

Jared S. Inman, PE



Return to Agenda

ADJACENT NEIGHBORS

I hereby certify that the following is a list of the adjacent property owners for Parcel 815-29790-016 based on information provided by Washington County as of September 16, 2026:

Parcel(s):	815-29790-017
Name:	BJM RENTALS LLC
Street Address:	PO BOX 773
City, State, Zip:	SPRINGDALE, AR 72765

Parcel(s):	815-29790-011
Name:	BAILEY, AUSTIN WRAY & HAVEN ROSE
Street Address:	4920 BOB MILLS RD
City, State, Zip:	SPRINGDALE, AR 72762

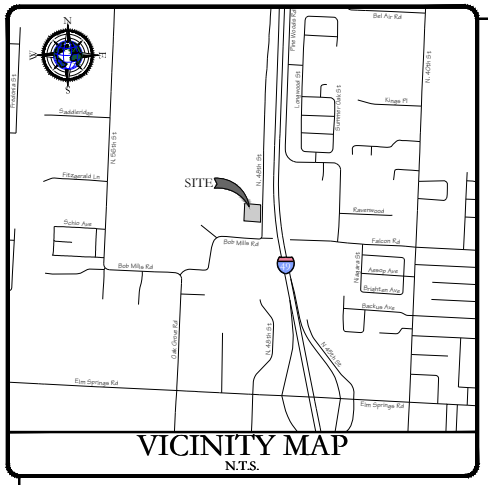
Parcel(s):	815-29790-020
Name:	GEELS, STEVE & LINDA REVOCABLE TRUST
Street Address:	5402 ELM SPRINGS RD
City, State, Zip:	SPRINGDALE, AR 72762

Parcel(s):	815-29789-450
Name:	CAMACHO, JAMES; PACHECO, ADALBERTO
Street Address:	2749 BRENDA PL
City, State, Zip:	SPRINGDALE, AR 72764

Parcel(s):	815-29789-452
Name:	MKM PROPERTIES LLC
Street Address:	1749 N 48TH ST
City, State, Zip:	SPRINGDALE, AR 72762-0455

Wes Luker, PLS

City File No./Name: _____



VICINITY MAP
N.T.S.

DEVELOPMENT PLANS For:

L26-24 Iglesia de Cristo-Miel

1820 N. 48th Street

Springdale, Arkansas

General Notes:

- A minimum of forty eight (48) hours prior to any excavation or grading, Contractor shall contact the State One-Call system at 811to locate all underground utilities. The Contractor shall notify the Engineer of Record immediately in the event that underground utilities are not shown on plan and / or conflict with proposed civil works.
- The Engineer of record shall not be held responsible for survey inaccuracies, survey omissions, or for design errors or omissions resulting from an inaccurate survey.
- Construction Contractor and his Subcontractors agree that in accordance with generally accepted construction practices and OSHA safety standards, Construction Contractor and his Subcontractors will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not limited to normal working hours, and construction Contractor and his Subcontractors further agree to defend, indemnify and hold Design Professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, except liability arising from the sole negligence of design professional.
- It is the responsibility of the Contractor to maintain all erosion and sediment control devices through all phases of construction. Erosion and sediment control devices may only be removed upon 70% stabilization of the site as defined by the State's Department of Environmental Quality's General Permit for Construction.
- The Contractor is to be solely responsible for any damage to neighboring properties during construction of this project.
- This project was designed in accordance with currently accepted industry design standards. The Engineer of Record does not warrant any work completed on site unless direct inspection by the Engineer of Record & proper testing by a state certified qualified inspection lab occurs during all phases of construction.
- The Contractor shall review the construction documents prior to any construction, and notify the Engineer of Record immediately upon discovery of any discrepancies that may occur on the drawings. All work shall discontinue until such time that the Engineer of Record has resolved said discrepancy.
- The Contractor shall be responsible for disposal of construction waste materials including but not limited to demolition materials, debris, contaminated soils / materials, etc. in a lawful manner, at state and federally accepted disposal sites.
- The Contractor is responsible for obtaining and constructing in accordance with the stricter of: these construction documents and any associated details & specifications; and all municipalities / governing agencies' standards and specifications for construction.
- This drawing set and associated site, grading, utility, etc. plans are representations of the construction design and shall not be scaled to determine dimensions.

Survey Description

Parcel 815-29790-016

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING N02°23'53"E 282.17' TO A POINT ON THE EAST LINE OF SAID FORTY ACRE TRACT, FROM WHICH AN EXISTING 5/8" REBAR BEARS N85°35'15"W 12.37'; THENCE LEAVING SAID EAST LINE N85°35'15"W 294.78' TO AN EXISTING 5/8" REBAR, THENCE N02°25'25"E 295.02' TO AN EXISTING 5/8" REBAR, THENCE S85°35'24"E 294.65' TO A POINT ON THE EAST LINE OF SAID FORTY ACRE TRACT, FROM WHICH AN EXISTING 5/8" REBAR BEARS N85°35'24"W 20.10'; THENCE ALONG SAID EAST LINE S02°23'53"W 295.04' TO THE POINT OF BEGINNING. CONTAINING 1.99 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Flood Certification:

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05143C0060G, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 25, 2024 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

Contact Information:

DEVELOPER / PROPERTY OWNER:
Iglesia de Cristo-Miel
1820 N. 48th Street
Springdale, AR 72762-0456
Ph: -

CIVIL ENGINEER:
Blew & Associates, PA
3825 N. Shiloh Drive
Fayetteville, AR 72758
Ph: (479) 443-4506
Fax: (479) 582-1883

LAND SURVEYOR:
Blew & Associates, PA
3825 N. Shiloh Drive
Fayetteville, AR 72758
Ph: (479) 443-4506
Fax: (479) 582-1883

CITY OF SPRINGDALE:
Engineering Department
Ben Peters
128 Spring Street
Springdale, AR 72764
Ph: (479) 750-8105

Planning Department
Sharon Tromburg
201 Spring Street
Springdale, AR 72764
Ph: (479) 750-8550
Fax: (479) 750-8539

Building Department
Mike Chamlee
316 Spring Street
Springdale, AR 72764
Ph: (479) 750-8154

Springdale Fire Department
Blake Holte
417 Holcomb St, 2nd Floor
Springdale, AR 72764
Ph: (479) 751-4510

Street Department
James Smith
269 E. Randal Wobbe Rd
Springdale, AR 72764
Ph: (479) 750-8135
Fax: (479) 750-8504

ELECTRIC:
Ozarks Electric
Wes Mahaffey
P. O. Box 848
Fayetteville, AR 72702
Ph: (479) 684-4903
Fax: (479) 444-0943

Carroll Electric
Derek Thurman
P. O. Box 329
Bentonville, AR 72712
Ph: (479) 273-2421
Fax: (479) 273-1231

SWEPCO
Chris Andreolli
415 W. Stribling Dr.
Rogers, AR 72756
Ph: (479) 986-1015
Cell: (479) 225-0813

COMMUNICATIONS:
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Fayetteville, AR 72703
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Fax: (479) 442-3117

Kenny Hartsfield
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Fayetteville, AR 72703
Ph: (479) 368-3952
Fax: (479) 442-3117

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Fax: (479) 756-1081

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Typical Abbreviation List:

Abbrev.	Description	Abbrev.	Description
RCP	Reinforced Concrete Pipe	TC	Top of Back of Curb (Spot Elevation)
CMP	Corrugated Metal Pipe	G	Gutter / Bottom of Sidewalk (Spot Elevation)
HDPE	High Density Polyethylene Pipe	TW	Top of Wall (Spot Elevation)
SLMP	Smooth Line Metal Pipe	BW	Bottom of Wall at Grade (Spot Elevation)
PVC	Polyvinyl Chloride Pipe	HP	High Point (Spot Elevation)
DI	Ductile Iron Pipe	LP	Low Point (Spot Elevation)
J-Box	Junction Box	TB	Top of Box (Spot Elevation)
FES	Flared End Section	BC	Back of Curb
RW	Retaining Wall	FC	Face of Curb
HW	Head Wall	FH	Fire Hydrant Assembly
WW	Wing Wall	GV	Gate Valve
AE	Access Easement	MJ	Mechanical Joint
DE	Drainage Easement	N	North
TCE	Temporary Construction Easement	E	East
UE	Utility Easement	W	West
BS	Building Setback	S	South

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

*** Engineers Notice ***

The existence and locations 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 these drawings are believed to be accurate and complete to a reasonable degree of professional responsibility as to the accuracy of that depicted location(s) on these drawings. The Contractor is required to take the precautionary measures to protect the utility lines or structures shown and any other lines or structures not shown or not shown in the exact location of that location on the field prior to the initiation of the actual portion of the their work.

*** Document Ownership ***

This document, and the ideas and designs incorporated herein, as an instrument of service, is the property of Blew & Associates, P.A. and is not to be used, in whole or part, for any other project without the written authorization of Blew & Associates, P.A.

Cover Sheet

Development Plans For:
L26-24 Iglesia de Cristo-Miel
1820 N. 48th Street Springdale, Arkansas
Iglesia de Cristo-Miel
1820 N. 48th Street
Springdale, AR 72762-0456

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Fayetteville, Arkansas 72703
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Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2026-09-17	25-7169
DRAWN BY: T. Nguyen	REVIEWED BY: J. Inman

DRAWING NAME: 25-7169 Civil 005.dwg

SHEET NUMBER: C1

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Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Setback Line
	Easement Line
	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Firelane Striping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
	General Fence Line (see Plan For Type)
	Chain Link Fence Line
	Board Fence Line
50 SPACES	Parking Counter
	Storm Catch Basin(s)
	Retaining Wall
	See Utility Plan For Line Sizes
	Gate Valve
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
	Sanitary Sewer Manhole
	Utility Pole
	Light Pole

Note:
* Only Symbols That Appear On This Sheet Are Shown In This Legend.
* See Survey For Existing Features Legend.
* See Cover Sheet For Abbreviation List.

Site General Notes:

- Dimensions are measured from the Face of Curb, the Edge of Pavement, the Edge of Sidewalk the Face/Corner of the Building(s) or the Center/End of Stripe.
- All radii shall be 4 foot at Face of Curb unless otherwise specified.
- Layout of Site Plan is based on and limited to survey information.
- All Curb & Gutter shall be 24" wide per detail sheet.
- All Pavement Marking shall be applied in accordance with the requirements outlined in the most current edition of the "Manual on Uniform Traffic Control Devices" (MUTCD).
- All Signs, Traffic Control Devices, etc. shall follow the guidelines of the MUTCD.
- The Contractor shall refer to the Architectural drawings for Building Floor plans and Dimensions, Wall Sections, Door Openings, Building Utility Entrance Points, etc. The Contractor shall immediately notify the Architect and Engineer in the event that the Civil Site Plans Building Layout does not match the Architectural drawings.
- All handicap spaces shall be striped / marked in accordance with the handicap striping detail.
- All pavement indicated shall be standard duty bituminous pavement unless otherwise noted on plan. The pavement shall be constructed in accordance with the pavement section detail.
- It is the Contractor's responsibility to calculate construction staking coordinates according to the dimensions shown on these plans. The Contractor shall verify the accuracy of the coordinates shown on the plans and notify the Engineer of any irregularities before construction starts.
- All ramps shall have detectable truncated dome panels per A.D.A. and city standards and the detail sheet
- A City of Springdale Detention/Retention Certification form must be completed, stamped, and signed by a Certified Professional Engineer, post-development and submitted to the City of Springdale Engineering Department

Site Information:

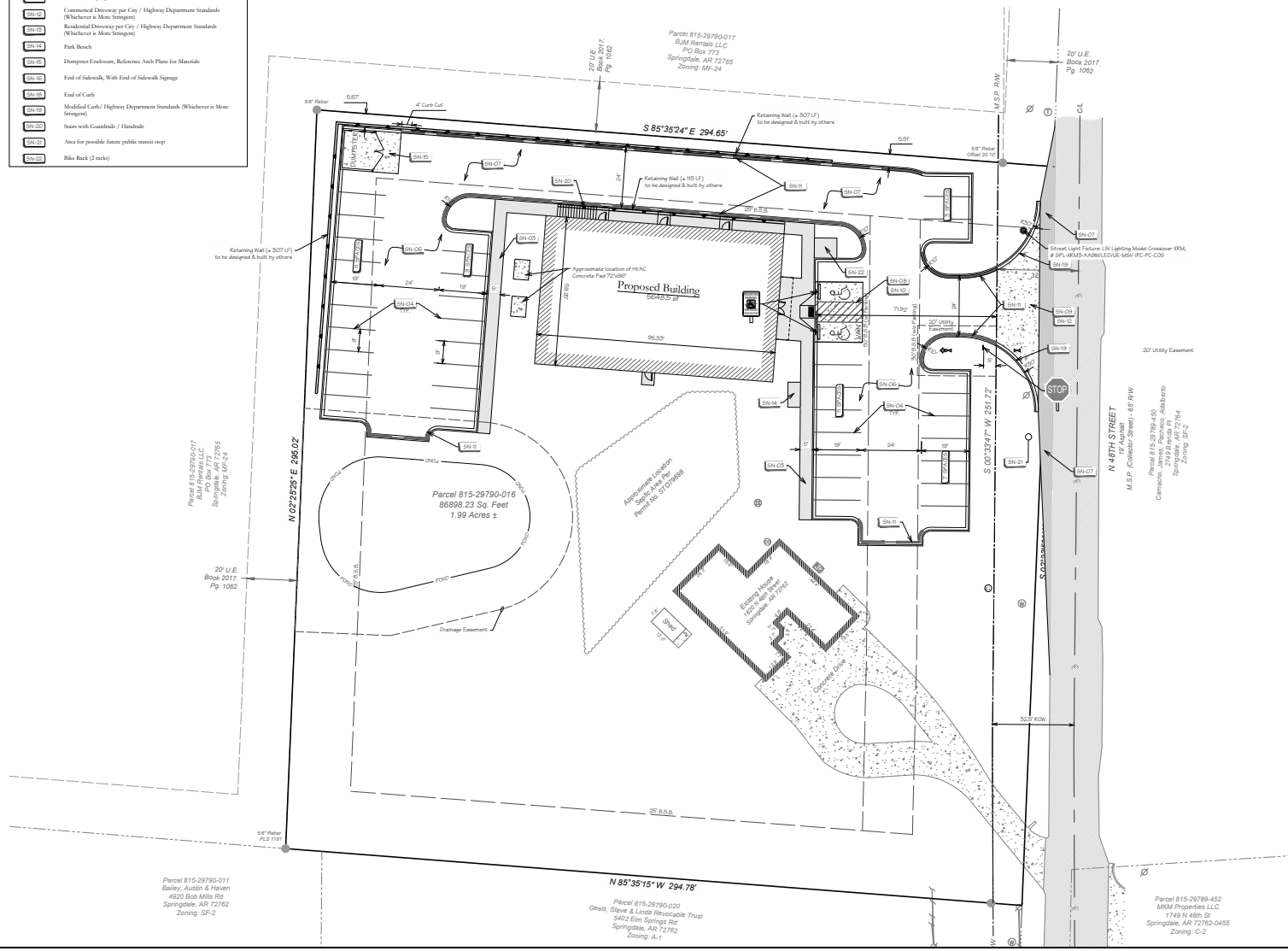
PROPERTY INFORMATION		
Gross Site Area:	86,898.23 sf	1.99 acres
Proposed Dedicated R.O.W:	5,051.37 sf	0.12 acres
Net Site Area:	81,846.86 sf	1.88 acres
Zoning:	P-1 Institutional District	
ZONING REGULATIONS		
Front Setback:		30 ft
Front Setback (w/ parking):		50 ft
Side Setback:		0 ft
Side Setback (adjacent to residential):		25 ft
Rear Setback:		25 ft
SITE INFORMATION		
Total Paved Area:	24,550.34 sf	0.56 acres
- Existing:	2,952.78 sf	0.07 acres
- Proposed:	21,597.56 sf	0.50 acres
Total Sidewalk Area:	1,736.30 sf	0.04 acres
- Existing:	24.06 sf	0.00 acres
- Proposed:	1,712.24 sf	0.04 acres
Total Building Footprint Area:	7,816.48 sf	0.18 acres
- Existing:	2,167.98 sf	0.05 acres
- Proposed:	5,648.50 sf	0.13 acres
Total Impervious Area:	34,103.12 sf	41.7%
Total Pervious Area:	47,743.75 sf	58.3%
PARKING REGULATIONS		
Required Spaces Ratio:		1 Space for each four (4) seats based on maximum seating in principal assembly room
Max Seating:		159
Required Spaces (Total):		40
Provided Spaces (Total):		40
Provided Accessible Spaces:		2

Site Plan Notes:

SN-01	Crosswalk and Curb Ramp with Truncated Dome Detectable Warnings per ADA and/or Municipal Specifications.
SN-02	Street Light per Municipal Standards.
SN-03	Sidewalk per City / Highway Department Standards (Whichever is More Stringent)
SN-04	4" Painted Yellow Striping
SN-05	Taper Curb from 6" to 0" in 2'-0"
SN-06	Standard Duty Asphalt Paving
SN-07	Heavy Duty Asphalt Paving
SN-08	Standard Duty Concrete Paving
SN-09	Heavy Duty Concrete Paving
SN-10	Handicap Striping
SN-11	Fire Lane Striping
SN-12	Commercial Driveway per City / Highway Department Standards (Whichever is More Stringent)
SN-13	Residential Driveway per City / Highway Department Standards (Whichever is More Stringent)
SN-14	Park Bench
SN-15	Dumpster Enclosure, Reference Arch Plans for Materials
SN-16	End of Sidewalk, With End of Sidewalk Signage
SN-18	End of Curb
SN-19	Modified Curb/ Highway Department Standards (Whichever is More Stringent)
SN-20	Stairs with Guardrails / Handrails
SN-21	Area for possible future public transit stop
SN-22	Bike Rack (2 racks)

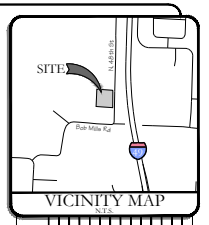
Sign Legend

Symbol	Code	Description	Size	Post Type
STOP	R1-1	Stop Sign	24 x 24	U-Channel
	-	Handicap Sign	12 x 18	U-Channel



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft

Know what's below. Call before you dig.



REVISIONS:
No.	DESCRIPTION	DATE
-	-	-

Site Plan

Development Plans For:
L26-24 Iglesia de Cristo-Miel
1820 N. 48th Street Springdale, Arkansas
Iglesia de Cristo-Miel
1820 N. 48th Street
Springdale, AR 72762-0456

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DATE:	JOB NUMBER:
2026-09-17	25-7169
DRAWN BY:	REVIEWED BY:
T. Nguyen	J. Inman

DRAWING NAME: 25-7169 Civil 005.dwg

SHEET NUMBER: C2

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Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Setback Line
	Easement Line
	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Firelane Striping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
X	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Storm Catch Basin(s)
	Storm Pipe (See Grading Plan For Type and Size)
	Retaining Wall
	See Utility Plan For Line Sizes
X"W	Water Line
	Tee, Cross, Bends, Gate Vale & Reducer
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
X"FM	Sanitary Sewer Force Main
X"SS	Sanitary Sewer Line
	Sanitary Sewer Service
	Sanitary Sewer Manhole
GAS	Gas Line
OHE	Overhead Electric Line
UGE	Underground Electric Line
C-TV	Cable Television Line
FO	Fiber Optic Line
OHT	Overhead Telephone Line
UGT	Underground Telephone Line
	Utility Pole
	Light Pole

Note:
- Only Symbols That Appear On This Sheet Are Shown In This Legend.
- * See Survey For Existing Features Legend.
- * See Cover Sheet For Abbreviation List.

Landscape Notes:

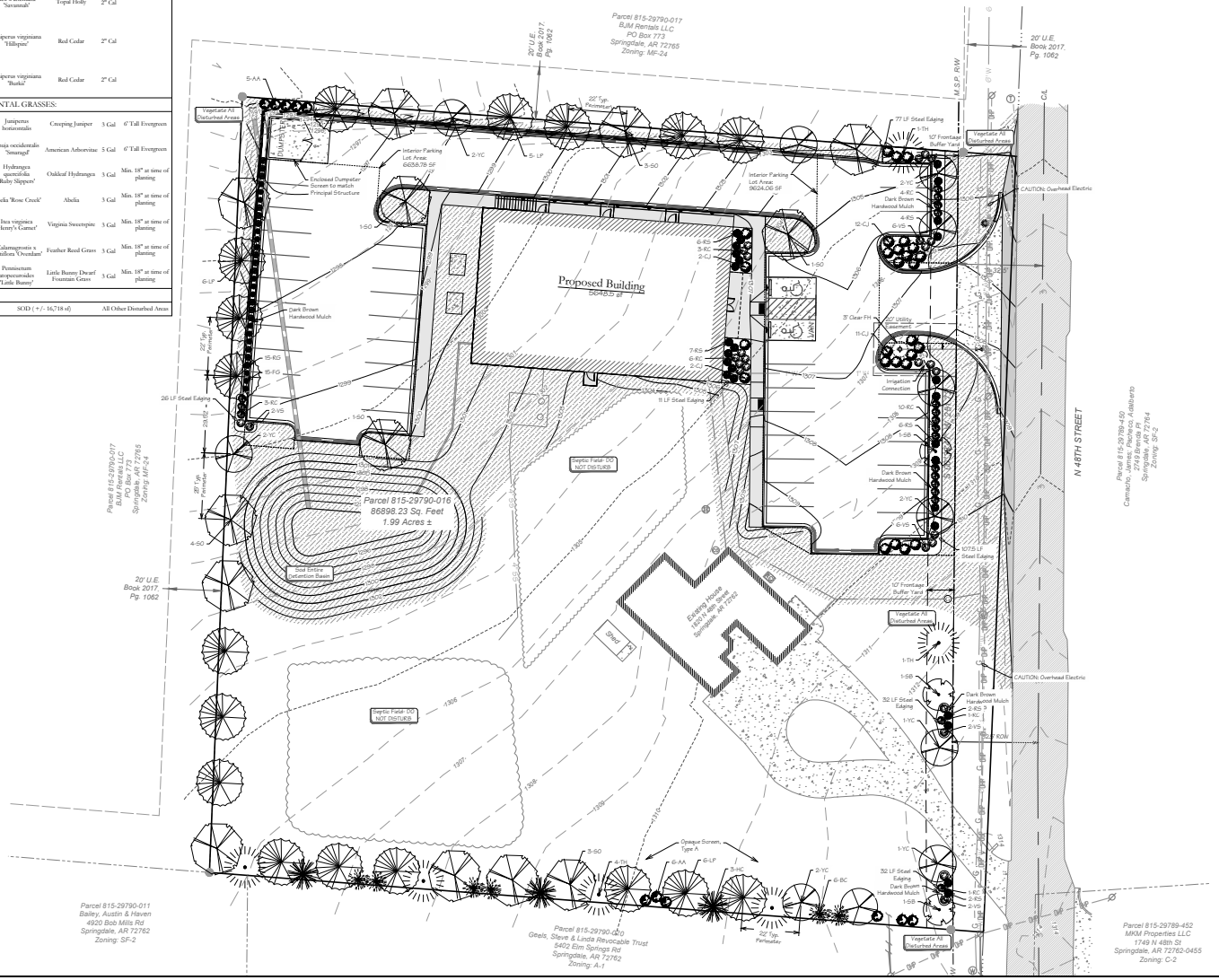
- Dimensions are measured from the Face of Curb, the Face/Corner of the Building(s) or the Center of Stripe.
- Landscape contractor shall contact the State One Call System (811) for utility locations prior to beginning landscape work.
- Grass areas shall be covered with Bermuda grass sod or a suitable substitute or hydroseeded per manufacturer's instructions. with a mixture of 70% Bermuda and 30% bluegrass at a rate of 20dlbs / 1000 s.f.
- If grassed area is hydroseeded, a mulch emulsifier shall be added (not containing asphalt) and applied per manufacturer's instructions.
- All landscape beds are to be mulched with either tanned hardwood bark or redwood mulch, with a thickness of 3" over entire bed.
- Soil within landscape beds is to be amended with equal parts of perlite (or equitable substitute), peat moss and clean top soil. All landscape beds are to have sod removed before installation of plant material.
- Irrigation water meters have been provided. Developer to contact irrigation contractor to design and install automatic irrigation system.
- All plant materials shall meet requirements established by the American Standard of Nursery Stock.
- All plant and landscape materials shall be installed per Municipality's Landscape Manual.
- All required landscaping shall be guaranteed for two years and replaced with the same or equal plant material.

Landscape Information:

PROPERTY INFORMATION		
Gross Site Area:	86,898.23 sf	1.99 acres
Proposed Dedicated R.O.W:	5,051.37 sf	0.12 acres
Net Site Area:	81,846.86 sf	1.88 acres
Zoning:	P-1 Institutional District	
SITE INFORMATION		
Total Paved / Gravel Area:	24,550.34 sf	0.56 acres
Total Sidewalk Area:	1,736.30 sf	0.04 acres
Total Building Area:	7,816.48 sf	0.18 acres
Total Impervious Area:	34,103.12 sf	41.7%
Total Pervious Area:	47,743.75 sf	58.3%
LANDSCAPING REQUIREMENTS		
Required Street Frontage:	1 Trees & 7 Shrubs / 25 ft	
Length of Frontage:	246 ft	
Required:	9.8 Trees	68.9 Shrubs
Provided:	10 Trees	69 Shrubs
Perimeter Landscaping:	1 Trees / 25 ft	
Length of Perimeter:	830.85 ft	
Required:	33 Trees	
Provided:	33 Trees	
Interior Planting Area Required:	8.00%	
Area of Interior Parking Lot:	16263 ft	
Required:	1301 ft	
Provided:	2689 ft	
Parking Lot Islands/Trees:	1 Tree/15 Spaces	
Total Parking Spaces:	40 Spaces	
Islands/Trees Required:	3	
Islands/Trees Provided:	3	
Screening for Southern Property Line:	Type A - Opaque	

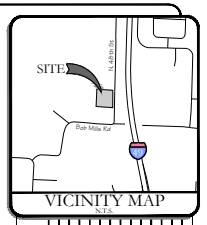
Landscape Legend:

Key	Symbol	Qty.	Botanical	Common	Size	Comments
TREES:						
SO		13	Quercus bicolor	Swamp White Oak	2" Cal	8' Tall min. at time of planting. All Trees shall be Balled & Burlapped, and Limbed 6 ft. from the ground
LP		17	Plantanus x acerifolia	London Planetree	2" Cal	
SB		3	Amelanchier × grandiflora 'Autumn Brilliance'	Serviceberry	2" Cal	
YC		11	Prunus × yedoensis	Yoshino Cherry	2" Cal	
TH		6	Ilex x attenuata 'Savannah'	Topal Holly	2" Cal	
HC		3	Juniperus virginiana 'Hillspire'	Red Cedar	2" Cal	
BC		6	Juniperus virginiana 'Burkii'	Red Cedar	2" Cal	
SHRUBS & ORNAMENTAL GRASSES:						
CJ		27	Juniperus horizontalis	Creeping Juniper	3 Gal	6' Tall Evergreen
AA		11	Thuja occidentalis 'Smaragd'	American Arborvitae	5 Gal	6' Tall Evergreen
RS		27	Hydrangea quercifolia 'Ruby Slippers'	Oakleaf Hydrangea	3 Gal	Min. 18" at time of planting
RC		19	Abelia 'Rose Creek'	Abelia	3 Gal	Min. 18" at time of planting
VS		27	Itea virginica 'Henry's Garnet'	Virginia Sweetspire	3 Gal	Min. 18" at time of planting
KF		15	Calamagrostis x acutiflora 'Overdam'	Feather Reed Grass	3 Gal	Min. 18" at time of planting
FG		15	Pennisetum aropercuroides 'Little Bunny'	Little Bunny Dwarf Fountain Grass	3 Gal	Min. 18" at time of planting
GRASS:						
			SOD (+/- 16,718 sf)			All Other Disturbed Areas



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft

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



REVISIONS:

No.	DESCRIPTION	DATE

Landscape Plan
L26-24

Development Plans For:
Iglesia de Cristo-Miel
1820 N. 48th Street Springdale, Arkansas

Iglesia de Cristo-Miel
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DATE: 2026-09-17	JOB NUMBER: 25-7169
DRAWN BY: L. Stewart	REVIEWED BY: J. Inman
DRAWING NAME: 25-7169 Civil 005 - LSCP.dwg	
SHEET NUMBER: C2-1	

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Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line

Note:
* See Survey For Existing Features Legend.
* See Cover Sheet For Abbreviation List.

Demolition Notes:

- Contractor shall be responsible for removal of the Existing Structures, Related Utilities, Paving, Underground Storage Tanks and any other existing improvements as noted. Contractor is to remove and dispose of all debris, rubbish, and other materials resulting from previous and current demolition operations. Disposal shall be in accordance with all Local, State and/or Federal Regulations Governing such operations.
- The General Contractor shall take all precautions necessary to avoid property damage to adjacent properties during the construction phases of this project. The contractor will be held solely responsible for any damages to the adjacent properties occurring during the construction phases of this project.
- The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. The contractor must call the appropriate utility company at least 48 hours prior to any excavation to request exact field location of utilities. It shall be the contractor's responsibility locate all existing utilities which conflict with the proposed improvements shown on the plans, whether shown or not shown at no additional cost to the owner.
- Contractor shall remove all buildings, pavement, curbs, trees, light poles, utility poles and lines from the site up to the limits of construction or the property line unless otherwise noted. Contractor shall cap/plug any water, gas, sanitary sewer or storm sewer line at the property line. Electric and Telephone lines whether overhead or underground shall be terminated at the closest utility pole or pedestal to the property line or per the Designated Utility Company's Requirements.
- It is the Contractor's responsibility to remove any and all asbestos or any other hazardous materials from the site per government guidelines and shall dispose of the hazardous materials in strict accordance to the guidelines.
- Contractor shall ensure that adequate measures are taken prior to the removal of any existing storm water / sanitary sewer systems so that the discharge of water remains uninterrupted both on and off the site.
- Contractor shall ensure that any utility service to the site that shall be removed will not interrupt service to the neighboring property owners. It is the contractors responsibility to coordinate with the neighboring property owners if service will be interrupted.

Erosion General Notes:

- The Storm Water Pollution Prevention Plan (SWPPP) is comprised of the Erosion Phase I & II construction drawings, the standard details and any related documents including City ordinance.
- Contractor shall implement best management practices as required by the SWPPP. Additional best management practices shall be implemented as dictated by conditions at no additional cost of owner throughout all phases of construction.
- Best Management Practices (BMP's) and controls shall conform to federal, state, or local requirements or manual of practice, as applicable, Contractor shall implement additional controls as directed by permitting agency or owner.
- Site map must clearly delineate all state waters. Permits for any construction activity impacting state waters or regulated wetlands must be maintained on site at all times.
- Contractor shall minimize clearing to the maximum extent practical or as required by the general permit.
- General Contractor shall denote on plan the temporary parking and storage area which shall also be used as the equipment maintenance and cleaning area, employee parking area, and area for locating portable facilities, office trailers, and toilet facilities.
- All wash water (concrete trucks, vehicle cleaning, equipment cleaning, etc.) shall be detained and properly treated or disposed.
- Sufficient oil and grease absorbing materials and flotation booms shall be maintained on site or readily available to contain and clean-up fuel or chemical spills and leaks.
- Dust on the site shall be controlled. The use of motor oils and other petroleum based or toxic liquids for dust suppression operations is prohibited.
- Rubbish, trash, garbage, litter, or other such materials shall be deposited into sealed containers. Materials shall be prevented from leaving the premises through the action of wind or storm water discharge into drainage ditches or Waters of the State or U.S.
- All storm water pollution prevention measures presented on this plan, and in the Storm Water Pollution Prevention Plan, shall be initiated as soon as practicable.
- Disturbed portions of the site where construction activity has stopped shall be temporarily seeded no later than 14 days after the last construction activity occurring in these areas.
- Disturbed portions of the site where construction activity has permanently stopped shall be permanently seeded. These areas shall be seeded no later than 14 days after the last construction activity occurring in these areas. Refer to the grading plan and/or landscape plan.
- If the action of vehicles traveling over the gravel construction entrance is not sufficient to remove the majority of dirt or mud, then the tires must be washed before the vehicles enter a public road. If washing is used, provisions must be made to intercept the wash water and trap the sediment before it is carried off the site.
- All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately.
- Contractors or Subcontractors will be responsible for removing sediment in the detention pond and any sediment that may have collected in the storm sewer drainage systems in conjunction with the stabilization of the site.
- On-site & offsite soil stockpile and borrow areas shall be protected from erosion and sedimentation through implementation of best management practices. Stockpile and borrow area locations shall be noted on the site map and permitted in accordance with general permit requirements.
- Slopes shall be left in a roughened condition during the grading phase to reduce runoff velocities and erosion.
- Due to the grade changes during the development of the project, the Contractor shall be responsible for adjusting the erosion control measures (silt fences, straw bales, etc.) to prevent erosion.
- All construction shall be stabilized at the end of each working day, this includes backfilling of trenches for utility construction and placement of gravel or bituminous paving for road construction.

Maintenance:

All measures stated on this erosion and sediment control plan, and in the storm water pollution prevention plan, shall be maintained in fully functional condition until no longer required for a completed phase of work or final stabilization of the site. All erosion and sedimentation control measures shall be checked by a qualified person in accordance with the contract documents or the applicable permit, whichever is more stringent, and repaired in accordance with the following:

1. Inlet protection devices and barriers shall be repaired or replaced if they show signs of undermining, or deterioration.
2. All seeded areas shall be checked regularly to see that a good stand is maintained. Areas should be fertilized, watered, and reseeded as needed.
3. Silt fences shall be repaired to their original conditions if damaged. Sediment shall be removed from the silt fences when it reaches one-half the height of the silt fence.
4. The construction entrances shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing of the construction entrances as conditions demand.
5. The temporary parking and storage area shall be kept in good condition (suitable for parking and storage). This may require periodic top dressing of the temporary parking as conditions demand.
6. Outlet structures in the sedimentation basins shall be maintained in operational conditions at all times. Sediment shall be removed from sediment basins or traps when the design capacity has been reduced by 50%.

Sequence of Construction:

SWPPP Phase I:

1. Pre-construction meeting.
2. Install stabilized construction exit(s) and concrete wash area(s).
5. Prepare temporary parking and storage area. Upon implementation and installation of the following areas:
   a. Trailer
   b. Parking & storage areas
   c. Lay down
   d. Porta-potty
   e. Wheel wash &/or concrete washout
   f. Masons area
   g. Fuel and material storage containers
   h. Solid waste containers, etc., *denote them on the site maps immediately and note any changes in the locations as they occur throughout the construction process.*
4. The following shall be shown on the erosion control site map upon implementation and installation:
   a. Construction trailer(s)
   b. Parking & storage areas
   c. Lay down
   d. Porta-potty
   e. Wheel wash &/or concrete washout
   f. Fuel and material storage containers
   g. Solid waste containers, etc.
5. Construct the silt fences on the site.
6. Contractor shall halt all ground disturbance activities and contact the *civil engineer of record* to perform inspection and certification of bmps. *General contractor shall schedule and conduct storm water pre-construction meeting with engineer and all ground-disturbing contractors before proceeding with construction.*
7. Construct the sediment basin(s) with outfall structure as shown on plan.
8. Clear and grub the site.
9. Start construction of building pad and structures, if any.
10. Begin grading the site.

SWPPP Phase II

1. Temporarily seed denuded areas.
2. Install utilities, underdrains, storm sewers, curbs and gutters.
3. Install rip rap around outlet structures where noted on plans.
4. Install inlet protection around all storm sewer structures.
5. Prepare site for paving.
6. Pave site.
7. Install inlet protection devices.
8. Complete grading and install permanent seeding and planting.
9. Remove all temporary erosion and sediment control devices (only if site is stabilized).

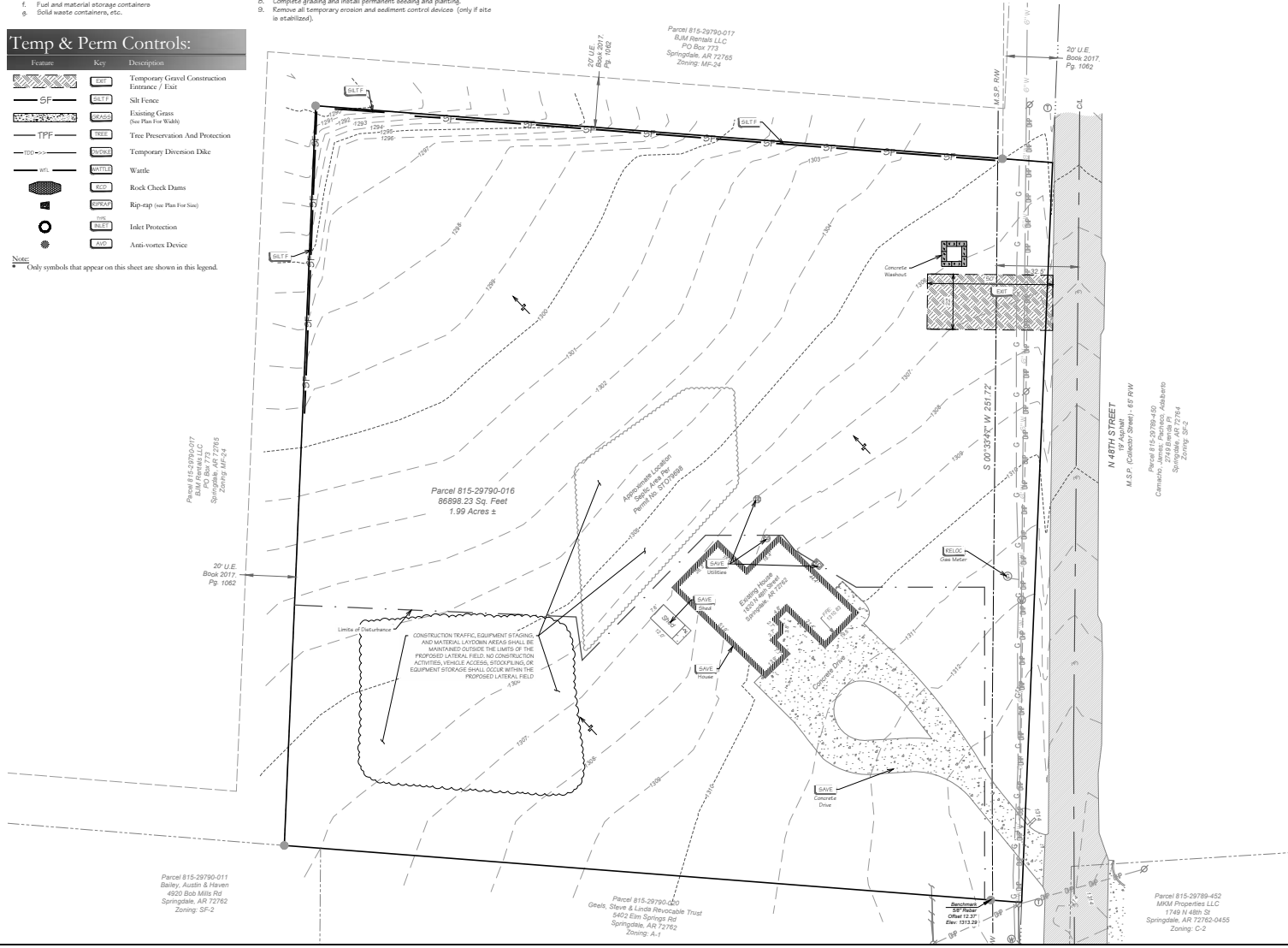
Temp & Perm Controls:

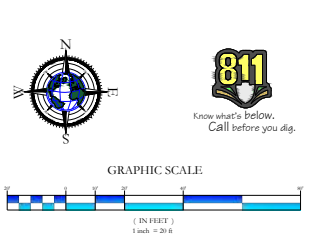
Feature	Key	Description
	EXIT	Temporary Gravel Construction Entrance / Exist
SF	SILTF	Silt Fence
	GRASS	Existing Grass (See Plan For Width)
TPF	TREE	Tree Preservation And Protection
TDD	TMDIKE	Temporary Diversion Dike
WFL	WATTLE	Wattle
	ROCD	Rock Check Dams
	RIPRAP	Rip-rap (see Plan For Size)
	INLET	Inlet Protection
	AVD	Anti-vortex Device

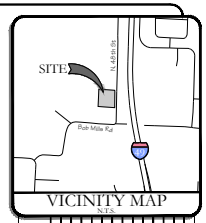
Note:
* Only symbols that appear on this sheet are shown in this legend.

Demolition Notes:

Key	Description
DEMO	Existing to be Removed / Demolished
ABNDN	Existing to Be Abandoned in Place. Refer to Governing Agency for requirements to abandon in place.
SAVE	Existing to Remain. In the case of vegetation, Contractor shall ensure survival of plants
RELOC	Existing to be Relocated.







REVISIONS:

No.	DESCRIPTION	DATE
1	PER COMMENTS	10/17/2025
2	PER COMMENTS	11/17/2025

Demolition and Erosion Control Plan Ph 1

Development Plans For:
L26-24 Iglesia de Cristo-Miel
1820 N. 48th Street Springdale, Arkansas
Iglesia de Cristo-Miel
1820 N. 48th Street
Springdale, AR 72762-0456

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DATE:	JOB NUMBER:
2026-09-17	25-7169
DRAWN BY:	REVIEWED BY:
T. Nguyen	J. Inman
DRAWING NAME:	
25-7169 Civil 005.dwg	
SHEET NUMBER:	
C3	

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Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Easement Line
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
X	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Storm Catch Basin(s)
	Ditch Line
	Fault Line / Grade Change
	Storm Pipe (See Grading Plan For Type and Size)
	Retaining Wall
	See Utility Plan For Line Sizes
XW	Water Line
	Tee, Cross, Bends, Gate Vale & Reducer
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
XFM	Sanitary Sewer Force Main
XSS	Sanitary Sewer Line
	Sanitary Sewer Service
	Sanitary Sewer Manhole
GAS	Gas Line
OHE	Overhead Electric Line
UGE	Underground Electric Line
C-TV	Cable Television Line
FO	Fiber Optic Line
OHT	Overhead Telephone Line
UGT	Underground Telephone Line
	Utility Pole
	Light Pole

Note:
* Only Symbols That Appear On This Sheet Are Shown In This Legend.
* See Survey For Existing Features Legend.
* See Cover Sheet For Abbreviation List.

Erosion General Notes:

- The Storm Water Pollution Prevention Plan (SWPPP) is comprised of the Erosion Phase I & II construction drawings, the standard details and any related documents including City ordinance.
- Contractor shall implement best management practices as required by the SWPPP. Additional best management practices shall be implemented as dictated by conditions at no additional cost of owner throughout all phases of construction.
- Best Management Practices (BMP's) and controls shall conform to federal, state, or local requirements or manual of practice, as applicable, Contractor shall implement additional controls as directed by permitting agency or owner.
- Site map must clearly delineate all state waters. Permits for any construction activity impacting state waters or regulated wetlands must be maintained on site at all times.
- Contractor shall minimize clearing to the maximum extent practical or as required by the general permit.
- General Contractor shall denote on plan the temporary parking and storage area which shall also be used as the equipment maintenance and cleaning area, employee parking area, and area for locating portable facilities, office trailers, and toilet facilities.
- All wash water (concrete trucks, vehicle cleaning, equipment cleaning, etc.) shall be detained and properly treated or disposed.
- Sufficient oil and grease absorbing materials and flotation booms shall be maintained on site or readily available to contain and clean-up fuel or chemical spills and leaks.
- Dust on the site shall be controlled. The use of motor oils and other petroleum based or toxic liquids for dust suppression operations is prohibited.
- Rubbish, trash, garbage, litter, or other such materials shall be deposited into sealed containers. Materials shall be prevented from leaving the premises through the action of wind or storm water discharge into drainage ditches or Waters of the State or U.S.
- All storm water pollution prevention measures presented on this plan, and in the Storm Water Pollution Prevention Plan, shall be initiated as soon as practicable.
- Disturbed portions of the site where construction activity has stopped shall be temporarily seeded no later than 14 days after the last construction activity occurring in these areas.
- Disturbed portions of the site where construction activity has permanently stopped shall be permanently seeded. These areas shall be seeded no later than 14 days after the last construction activity occurring in these areas. Refer to the grading plan and/or landscape plan.
- If the action of vehicles traveling over the gravel construction entrances is not sufficient to remove the majority of dirt or mud, then the tires must be washed before the vehicles enter a public road. If washing is used, provisions must be made to intercept the wash water and trap the sediment before it is carried off the site.
- All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately.
- Contractors or Subcontractors will be responsible for removing sediment in the detention pond and any sediment that may have collected in the storm sewer drainage systems in conjunction with the stabilization of the site.
- On-site & offsite soil stockpile and borrow areas shall be protected from erosion and sedimentation through implementation of best management practices. Stockpile and borrow area locations shall be noted on the site map and permitted in accordance with general permit requirements.
- Slopes shall be left in a roughened condition during the grading phase to reduce runoff velocities and erosion.
- Due to the grade changes during the development of the project, the Contractor shall be responsible for adjusting the erosion control measures (silt fences, straw bales, etc.) to prevent erosion.
- All construction shall be stabilized at the end of each working day, this includes backfilling of trenches for utility construction and placement of gravel or bituminous paving for road construction.

Maintenance:

All measures stated on this erosion and sediment control plan, and in the storm water pollution prevention plan, shall be maintained in fully functional condition until no longer required for a completed phase of work or final stabilization of the site. All erosion and sedimentation control measures shall be checked by a qualified person in accordance with the contract documents or the applicable permit, whichever is more stringent, and repaired in accordance with the following:

1. Inlet protection devices and barriers shall be repaired or replaced if they show signs of undermining, or deterioration.
2. All seeded areas shall be checked regularly to see that a good stand is maintained. Areas should be fertilized, watered, and reseeded as needed.
3. Silt fences shall be repaired to their original conditions if damaged. Sediment shall be removed from the silt fences when it reaches one-half the height of the silt fence.
4. The construction entrances shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing of the construction entrances as conditions demand.
5. The temporary parking and storage area shall be kept in good condition (suitable for parking and storage). This may require periodic top dressing of the temporary parking as conditions demand.
6. Outlet structures in the sedimentation basins shall be maintained in operational conditions at all times. Sediment shall be removed from sediment basins or traps when the design capacity has been reduced by 50%.

Sequence of Construction:

SWPPP Phase I:

1. Pre-construction meeting.
2. Install stabilized construction exit(s) and concrete wash area(s).
5. Prepare temporary parking and storage area. Upon implementation and installation of the following areas:
   a. Trailer
   b. Parking & storage areas
   c. Lay down
   d. Porta-potty
   e. Wheel wash &/or concrete washout
   f. Masons area
   g. Fuel and material storage containers
   h. Solid waste containers, etc., *denote them on the site maps immediately and note any changes in the locations as they occur throughout the construction process.*
4. The following shall be shown on the erosion control site map upon implementation and installation:
   a. Construction trailer(s)
   b. Parking & storage areas
   c. Lay down
   d. Porta-potty
   e. Wheel wash &/or concrete washout
   f. Fuel and material storage containers
   g. Solid waste containers, etc.
5. Construct the silt fences on the site.
6. Contractor shall halt all ground disturbance activities and contact the civil engineer of record to perform inspection and certification of bmps. General contractor shall schedule and conduct storm water pre-construction meeting with engineer and all ground-disturbing contractors before proceeding with construction.
7. Construct the sediment basin(s) with outfall structure as shown on plan.
8. Clear and grub the site.
9. Start construction of building pad and structures, if any.
10. Begin grading the site.

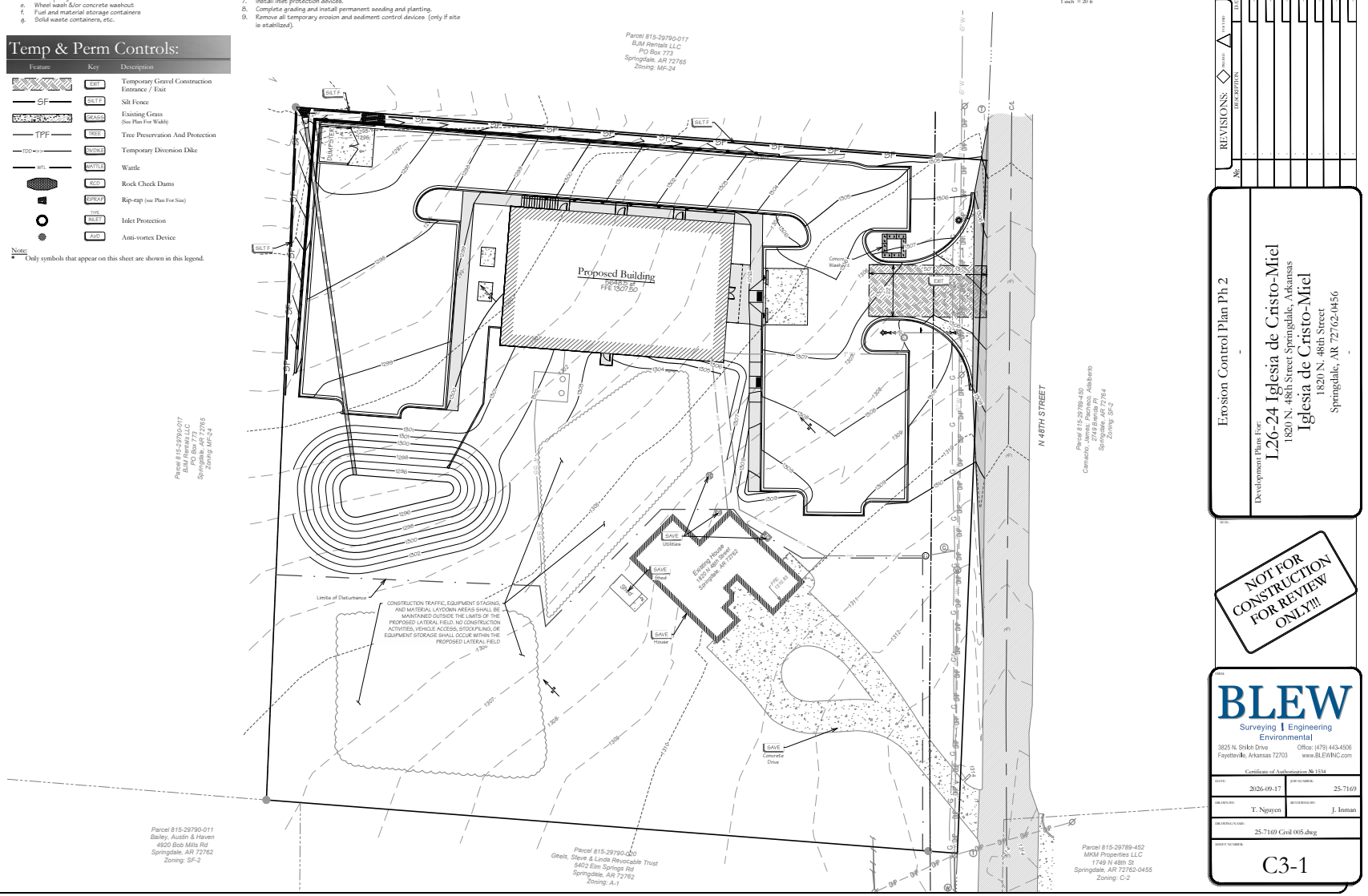
SWPPP Phase II

1. Temporarily seed denuded areas.
2. Install utilities, underdrains, storm sewers, curbs and gutters.
3. Install rip rap around outlet structures where noted on plans.
4. Install inlet protection around all storm sewer structures.
5. Prepare site for paving.
6. Pave site.
7. Install inlet protection devices.
8. Complete grading and install permanent seeding and planting.
9. Remove all temporary erosion and sediment control devices (only if site is stabilized).

Temp & Perm Controls:

Feature	Key	Description
	EXIT	Temporary Gravel Construction Entrance / Exit
SF	SILTF	Silt Fence
	GRASS	Existing Grass (See Plan For Width)
TPF	TREE	Tree Preservation And Protection
TDD	SWDIKE	Temporary Diversion Dike
WTL	WATTLE	Wattle
	RCD	Rock Check Dams
	RIPRAP	Rip-rap (see Plan For Size)
	INLET	Inlet Protection
	AVD	Anti-vortex Device

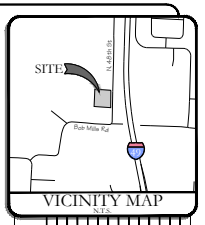
Note:
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N

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft

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



REVISIONS:

No.	DESCRIPTION	DATE

Erosion Control Plan Ph 2

Development Plans For:
L26-24 Iglesia de Cristo-Miel
1820 N. 48th Street Springdale, Arkansas
Iglesia de Cristo-Miel
1820 N. 48th Street
Springdale, AR 72762-0456

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DATE:	JOB NUMBER:
2026-09-17	25-7169
DRAWN BY:	REVIEWED BY:
T. Nguyen	J. Inman

DRAWING NAME: 25-7169 Civil 005.dwg

SHEET NUMBER: C3-1

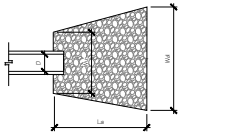
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TABLE 1 - Rock Outlet Protection Apron Dimensions

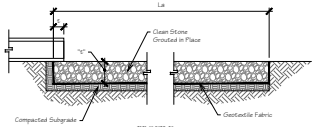
Culvert Size D, (inches)	Rock Size d_{50}, (inches)	Apron Length La, (feet)	Upstream Width W_u, (feet)	Downstream Width Bd, (feet)	Thickness t, (inches)	Rock Qty. (tons)
12	6	12	3	15	18	15
18	9	16	4.5	18	24	20
21	9	18	5	20	24	35
24	9	20	6	22	24	60
30	9	22	7.5	24	24	75
36	12	24	9	27	30	120
42	18	26	10.5	30	36	180
48	18	28	12	32	36	235

NOTES:

1. ***Apron length:*** Apron length (***La***) shall be determined from Table 1.
2. ***Apron width:*** The apron width is based on the diameter of the discharge pipe, (***D***). The apron width will be ***2D*** at the upstream end (***Wu***), and the downstream width (***Wd***) will be equal to (***D + La***). The apron shall extend across the channel bottom and up side slopes for a minimum height equal to the diameter of the pipe, (***D***).
   - A. ***Alignment:*** The apron shall be located so that there are no bends in the horizontal alignment. The apron should be level over its length, and the elevation of the downstream end of the apron must be the same as the elevation of the receiving channel or adjacent ground.
   - B. ***Thickness:*** The required apron thickness is shown in Table 1.
   - C. ***Gabions:*** When a gabion mattress is used it shall be made of double twisted galvanized steel wire. Gabions shall be fabricated in such a manner that the sides, ends, and lid can be assembled at the construction site into mats with a minimum thickness of 12 inches.
3. ***Materials:*** Outlet protection may be done using rock riprap or gabion mattresses to construct the apron. The rock shall consist of field stone or rough unhewn quarry stone. The stone shall be hard, angular, and of a quality that will not disintegrate on exposure to water or weathering. Broken concrete may be used provided it does not have any exposed steel or reinforcing bars, and that it is broken into blocky pieces such that the largest dimension of each piece is no more than 3 times the smallest dimension. The required rock size is shown in Tables 1 and 2. In all cases a geotextile (filter fabric) shall be placed between the apron and the underlying soil to prevent soil movement into and through the riprap.



PLAN VIEW



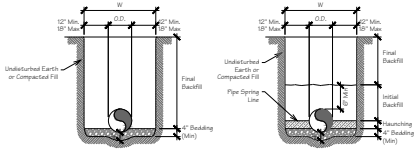
PROFILE

TABLE 2 - Required Rock Gradation

Smallest dimension in inches					Percent of rocks smaller than size shown
Gabion Rock	6" d_{50}	9" d_{50}	12" d_{50}	15" d_{50}	
18	9	16	4.5	18	24
21	9	18	5	20	24
24	9	20	6	22	24
30	9	22	7.5	24	24
36	12	24	9	27	30
42	18	26	10.5	30	36
48	18	28	12	32	36

RIP RAP DETAIL

NOT TO SCALE



RIGID PIPE *FLEXIBLE PIPE*

GENERAL NOTES

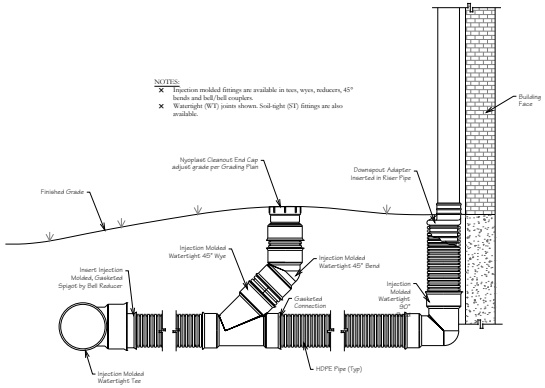
1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 95% STANDARD PROCTOR. (SEE SPECIFICATIONS FOR GRADATION)
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 85% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 95% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3. AND 4.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-00.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR THE SOIL TYPES LOCATED ON THE THIS SITE AND SHALL FOLLOW THE GEOTECH RECOMMENDATIONS.

STORM SEWER TRENCH AND BEDDING

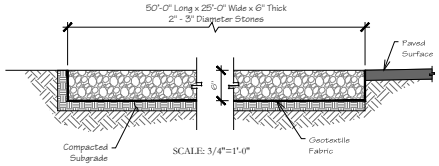
NOT TO SCALE

NOTES:
- Injection molded fittings are available in tees, wyes, reducers, 45° bends and bell/bell couplers.
- Watertight (WT) joints shown. Soil-tight (ST) fittings are also available.

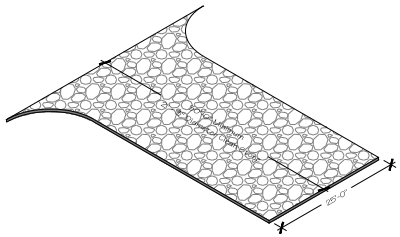


Roof Drain Tie-In Detail

N.T.S.

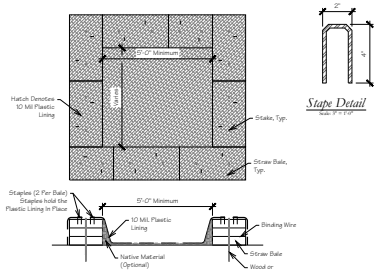


SCALE: 3/4"=1'-0"



Construction Entrance/Exit

NOT TO SCALE



Concrete Washout

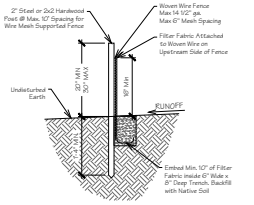
Scale: 3/8" = 1'-0"

Stape Detail

Not To Scale

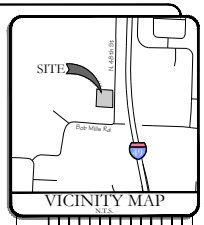
Notes and Specifications:

1. Posts shall be a minimum length of thirty-six (36) inches constructed of either of the following materials: Steel "T" or "U" type, or 2" x 2" hardwood.
2. Woven Wire used as additional fence support shall be Minimum 14.5 gauge with six (6) inch Maximum Mesh Spacing.
3. Woven Wire shall be placed along the uphill side of the fence and fastened with Wire Ties or one (1) inch staples along the uphill side of the posts.
4. Filter Fabric shall be fastened to Woven Wire according to Manufacturer's recommendation, or with ties every twenty four (24) inches at the top and mid-sections.
5. Where two pieces of Filter Fabric adjoin each other they shall be overlapped by six (6) inches and folded together.
6. Where two posts meet to join fence sections, the tops of the posts shall be secured together with wire.
7. The fence shall be constructed along the contour as much as possible.
8. Ends of fences shall be extended up the slope to prevent runoff from migrating around the end of the fence.
9. Inspection of the fence shall be performed weekly, or immediately after a rain event, or when bulges appear in the fence. accumulated silt shall not be allowed to exceed half the height of the fabric. repair and or replacement of damaged fence shall be completed promptly.
10. Accumulated silt shall be removed and disposed of in an approved site in such a manner that it will not contribute to off-site siltation.
11. All fencing shall be removed when the construction site is fully stabilized so as to not impede storm flow or drainage.
12. Pre-fabricated units do not require the use of woven wire fence.



Silt Fence Detail

Scale: 3/4" = 1'-0"



REVISIONS:

No.	DESCRIPTION	DATE

Erosion Control Details

Development Plans For:

L26-24 Iglesia de Cristo-Miel
1820 N. 48th Street Springdale, Arkansas

Iglesia de Cristo-Miel
1820 N. 48th Street
Springdale, AR 72762-0456

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Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2026-09-17	25-7169
DRAWN BY: T. Nguyen	REVIEWED BY: J. Inman

DRAWING NAME: 25-7169 Civil 005 - Details.dwg

SHEET NUMBER: C3-2

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Proposed Features:

Feature	Description
	Property Line
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	Offsite Property Line
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	Fire Hydrant & Assembly
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XTSS	Sanitary Sewer Line
	Sanitary Sewer Service
	Sanitary Sewer Manhole
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C-TV	Cable Television Line
FO	Fiber Optic Line
OHT	Overhead Telephone Line
UGT	Underground Telephone Line
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	Light Pole

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* See Survey For Existing Features Legend.
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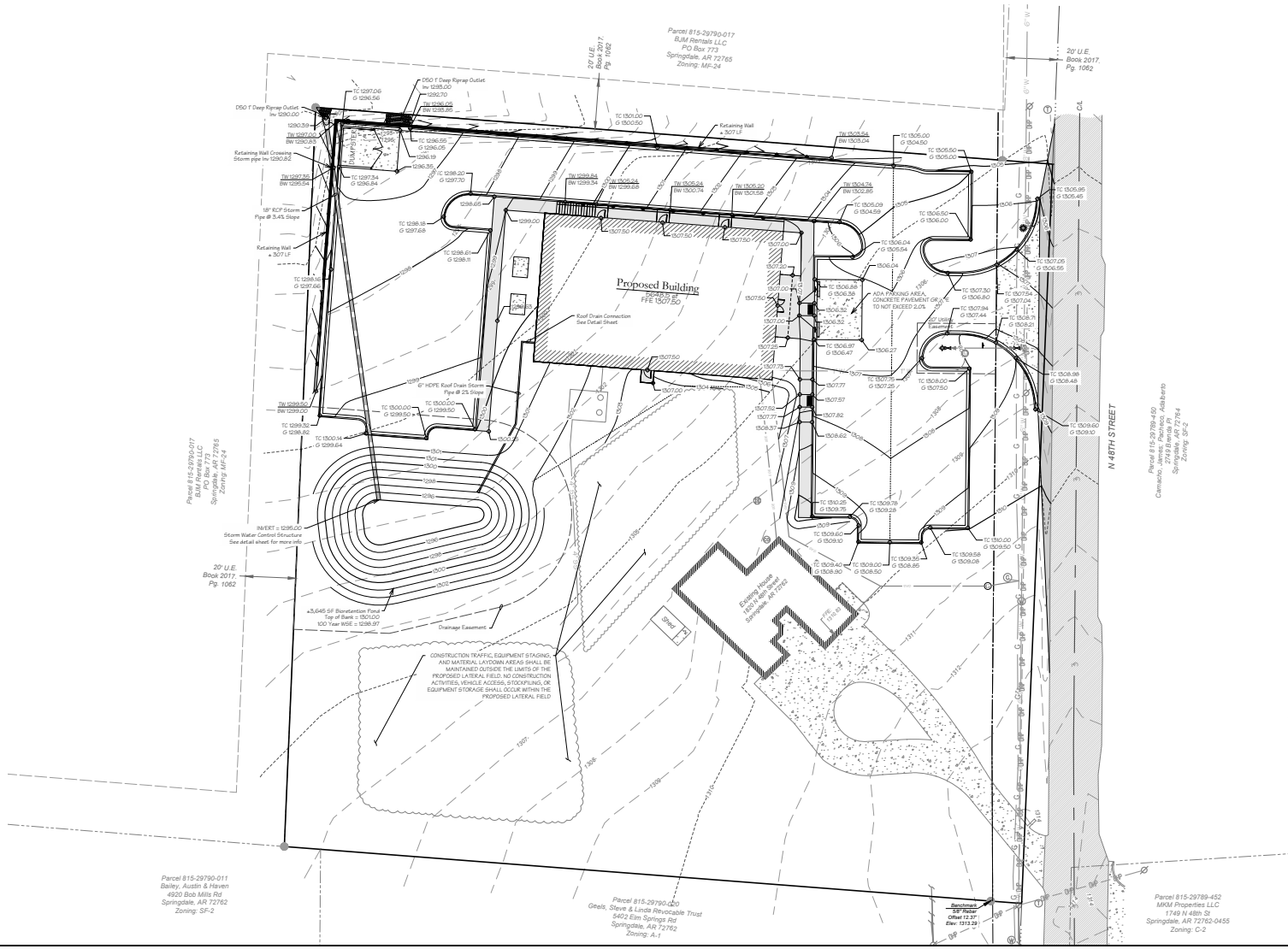
Grading Notes:

PRE-CONSTRUCTION:
- Prior to start of site grading, erosion control measures shall be installed in accordance to the erosion control plan. These erosion control measures, as a minimum, shall include all silt fencing, temporary sediment ponds, temporary construction entrance, and any other measures necessary to ensure that sediment does not leave the site.
- Contractor shall notify the appropriate Utility Companies and the State One-Call System a minimum of 48 hours prior to any excavation for the location of all underground utility lines that will be affected by this development. Please note that existing utilities noted on plan have been located with all available information and that exact location of utility lines may not be accurate.
- A pre-construction meeting shall be held on site once ALL Erosion Control Measures have been installed and prior to any site grading / construction / demolition.

GENERAL:
- Contractor shall install/use all required equipment so as to comply with all safety standards dictated by OSHA, Federal, State, and Local Regulations.
- Contractor shall coordinate with appropriate Utility Company as listed on the cover sheet for adjustment of utility lines affected by cut and fill.
- Areas to be graded shall be cleared and grubbed so as to remove all organic material including but not limited to vegetation, trees, roots, debris or other materials that would affect the stability of the fill. If uncertainty exists as to the suitability of any material, the contractor shall have a Registered Geotechnical Engineer make the final determination.
- Contractor shall ensure that the fill material be free of organic materials, frozen materials, muck, highly compressible materials, rocks, rubbish, timber, brush, stumps, building debris, and other materials that would negatively affect the fill material.
- Contractor shall stock pile and maintain all good top soil removed from areas to be graded and filled for use in final grading all cmical / unpaved areas.
- Contractor shall proof roll subgrade of all areas to be paved prior to installation of paving materials. Any soft areas shall be removed and replaced with select fill and compacted as noted in the pavement section shown on the detail sheet.
- Contractor shall employ a Geotechnical Engineering / Inspection Firm registered with the State of Arkansas for inspection and testing of subgrade for proper compaction (95% standard proctor).

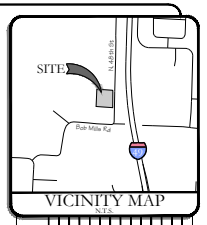
STORM SYSTEM:
- All drainage structures under paved areas and / or areas expecting heavy duty traffic loading shall be designed to meet AASHTO Heavy Duty (H20) traffic loading.
- Storm pipe / box shall be bedded in accordance with the bedding detail and in accordance with the specifications of ASTM D2321 (latest edition available at http://www.ASTM.org).
- Storm system is measured from the center of the box and from the end of the flared end sections.
- Drainage structures shall be constructed so that the appropriate section of the box, such as the gutter for curb inlets, the grate for drop inlets, is at an elevation that will allow for the maximum drainage into the box in accordance with proposed grades and spot elevation shown on the plan. The contractor shall notify the engineer of record in the event of a discrepancy.
- All drainage structures located within the State or Local Right of Way shall be constructed in accordance with the specifications and details of the Appropriate Governing Agency.

POST-CONSTRUCTION:
- Contractor shall scarify any area to receive top soil to a min. depth of 3".
- All unpaved disturbed areas shall be graded smooth and receive a minimum of 4" of topsoil. The area shall be seeded and / or sodded in accordance with the landscape plan. The area shall be watered until a hardy cover of grass has been established and 80% of the site has been stabilized in accordance with ADEQ's Construction General Permit (ARR150000).
- Once the site has reached final stabilization in accordance to the requirements set forth in ADEQ's Construction General Permit, the contractor shall file a notice of termination.



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft

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REVISIONS:
No.	DESCRIPTION	DATE

Grading and Drainage Plan

Development Plans For:
L26-24 Iglesia de Cristo-Miel
1820 N. 48th Street Springdale, Arkansas
Iglesia de Cristo-Miel
1820 N. 48th Street
Springdale, AR 72762-0456

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

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DATE:	JOB NUMBER:
2026-09-17	25-7169
DRAWN BY: T. Nguyen	REVIEWED BY: J. Inman

DRAWING NAME: 25-7169 Civil 005.dwg

SHEET NUMBER: C4

p:\25-7169 nma architecture springdale, ar design services \civil drawings\25-7169 civil 005.dwg - Plotted on 9/17/2026 4:13:49 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Terry Nguyen

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Easement Line
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
X	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Storm Catch Basin(s)
	Storm Pipe (See Grading Plan For Type and Size)
	Retaining Wall
X"W	Water Line
	Tee, Cross, Bends, Gate Vale & Reducer
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
X"FM	Sanitary Sewer Force Main
X"SS	Sanitary Sewer Line
	Sanitary Sewer Service
	Sanitary Sewer Manhole
GAS	Gas Line
OHE	Overhead Electric Line
UGE	Underground Electric Line
C-TV	Cable Television Line
FO	Fiber Optic Line
OHT	Overhead Telephone Line
UGT	Underground Telephone Line
	Utility Pole
	Light Pole

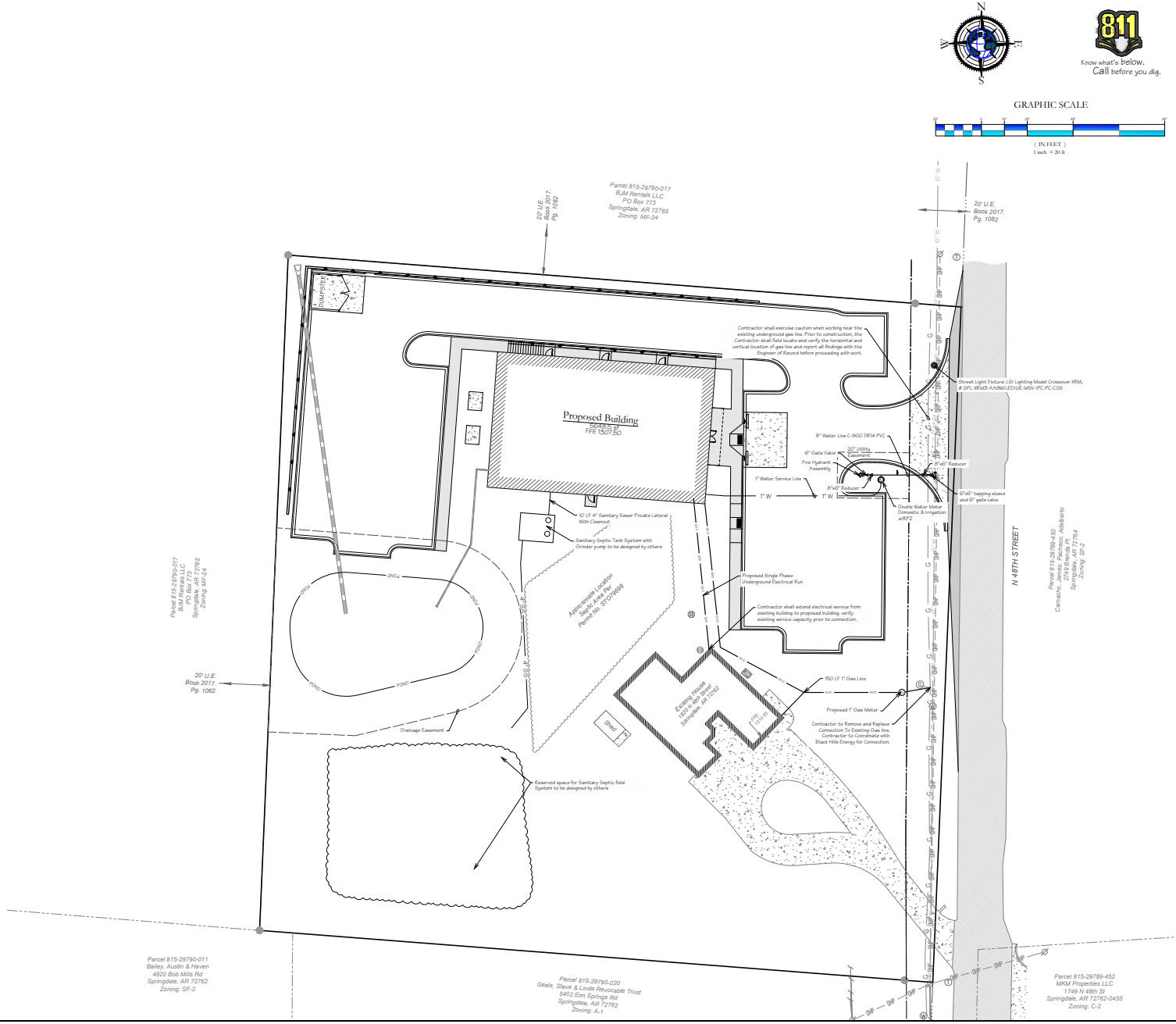
Note:
* Only Symbols That Appear On This Sheet Are Shown In This Legend.
* See Survey For Existing Features Legend.
* See Cover Sheet For Abbreviation List.

Utility Notes:

GENERAL:
- The contractor shall contact "One-Call" and / or the appropriate utility company a minimum of 48 hours prior to excavation in areas of existing utilities. The contractor is responsible for any damage to underground utility lines and shall make every effort necessary to coordinate with the appropriate utility company for repair of the utility.
- A minimum of 48 hours prior to start of construction / installation of any utilities, the contractor shall be responsible for contacting the local municipality / governing agency or utility to schedule a pre-construction meeting as required by said municipality / agency / utility. No work shall occur on the site prior to the pre-construction meeting. contractor shall also be responsible for obtaining any necessary state / local permits for construction.
- Water and Storm lines shall have a minimum of 18" vertical separation and 10'-0" of horizontal separation from the sanitary sewer lines.
- All water and sewer force main fitting shall be restrained through the use of thrust blocking per the detail sheets or approved equivalent anchors.
- Contractor shall refer to architectural or plumbing drawings for utility connection locations for the building.
- Dimensions are to the face / corner of the building, face of curb, and centerline of pipe and fitting.
- Contractor shall coordinate disruption of utility service with all surrounding / adjacent property owners.
- Existing utilities shown on plans have been shown in their approximate locations per available information.
- Contractor shall obtain authorization of the local municipalities prior to connection to any existing water lines, sewer lines, or sewer manholes. Contractor shall avoid spillage of any raw materials from the sewer system. In the event that a spill occurs, the contractor shall provide all equipment necessary to repair the sewer line, and remove all spilt sewage including contaminated soils per the requirements of the local municipality.
- Proposed utilities that are to be buried within the same trench shall be coordinated with and approved by the appropriate utility company.
- Contractor shall field verify depth and location of existing utilities prior to construction of proposed utilities.
- Proposed utilities shall be constructed in accordance with the standards / specifications of the governing agency.
- Contractor shall coordinate with appropriate utility company as listed on the cover sheet for adjustment of utility lines affected by cut and fill.
- Utility lines less than 12 kv shall be relocated underground as required by the local municipality.
- Contractor shall coordinate with appropriate utility companies for routing of gas, telephone, cable, and electricity.

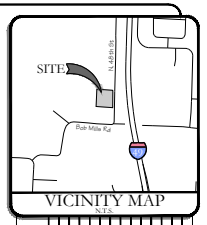
WATER:
- All water lines shall have 3'-0" min. cover above top of pipe.
- All water lines shall be bedded in accordance with Governing Agencies' standards and bedding detail, see detail sheet(s).
- All water lines shall be hydrostatically tested and disinfected in accordance with Governing Agencies' standards and with the Governing Agencies' inspector present.
- All fire hydrants shall have a Governing Agencies' approved gate valve installed within 5'-0" max. of the hydrant.
- Any cleanouts, valve boxes, and meter boxes in the pavement area shall be installed with a concrete apron in accordance with the detail sheet.
- Fire hydrants shall be installed in accordance with the standards / specification of the local water utility company and local municipality.

SANITARY SEWER:
- All sanitary sewer lines shall have 3'-0" min. cover above top of pipe.
- All sanitary sewer lines shall be bedded in accordance with Governing Agencies' standards and bedding detail, see detail sheet(s).
- Sanitary sewer manholes located in grass area / non-paved area shall be constructed so that the rim is six (6) inches above proposed highest point of closest adjacent grade. In the event this can not be achieved then the manhole cover shall be water tight.
- Contractor shall match top of proposed sanitary sewer manhole to proposed grade. if a discrepancy occurs between the proposed grade and proposed structure tops, the grading shall govern. If the discrepancy is more than 4 inches the contractor shall contact the Engineer of Record.



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft

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REVISIONS:

No.	DESCRIPTION	DATE
-	-	-

Utility Plan

Development Plans For:
L26-24 Iglesia de Cristo-Miel
1820 N. 48th Street Springdale, Arkansas
Iglesia de Cristo-Miel
1820 N. 48th Street
Springdale, AR 72762-0456

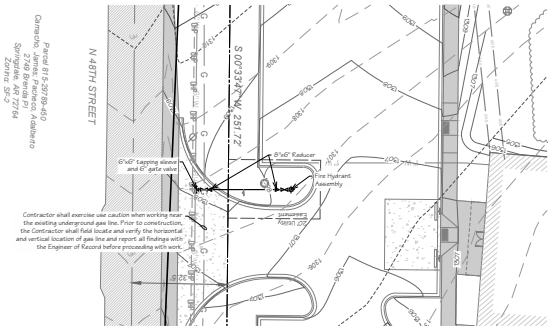
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Certificate of Authorization № 1534

DATE: 2026-09-17	JOB NUMBER: 25-7169
DRAWN BY: T. Nguyen	REVIEWED BY: J. Inman
DRAWING NAME: 25-7169 Civil 005.dwg	
SHEET NUMBER: C5	

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Return to Agenda

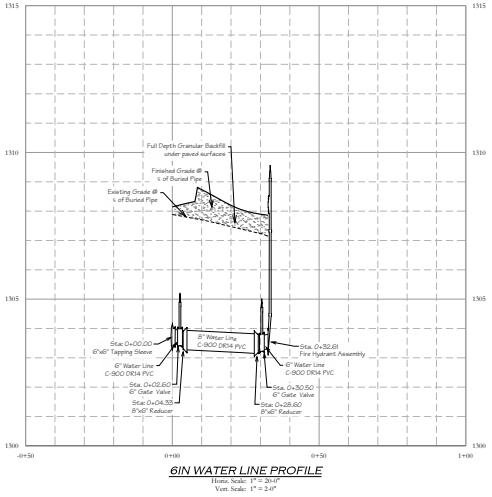




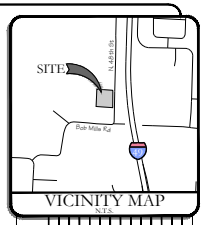
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Know what's below.
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GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft



6IN WATER LINE PROFILE
Horiz. Scale: 1" = 20-0"
Vert. Scale: 1" = 2-0"



REVISIONS:

No.	DESCRIPTION	DATE
-	-	-

Water Line Plan & Profile

Development Plans For:
L26-24 Iglesia de Cristo-Miel
1820 N. 48th Street Springdale, Arkansas
Iglesia de Cristo-Miel
1820 N. 48th Street
Springdale, AR 72762-0456

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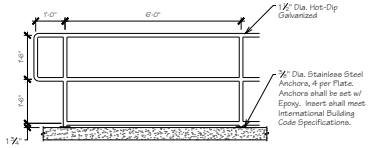
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DATE:	JOB NUMBER:
2026-09-17	25-7169
DRAWN BY:	REVIEWED BY:
T. Nguyen	J. Inman

DRAWING NAME:
25-7169 Civil 005 - Utility PP.dwg

SHEET NUMBER:
C5-1

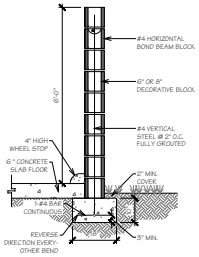
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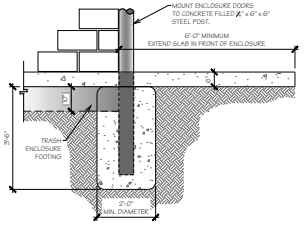
ALL HANDRAILS TO BE ADA COMPLIANT

HANDRAIL DETAIL

Scale: 1/2" = 1'-0"



BLOCK ENCLOSURE



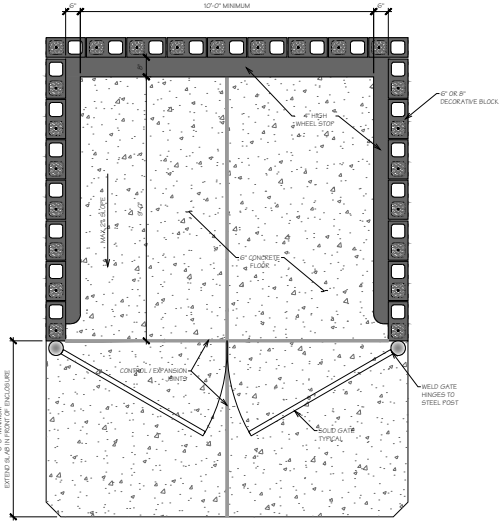
DOOR FOOTING

Dumpster Enclosure

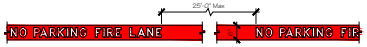
Scale: 1/2" = 1'-0"

Notes:

1) Walls are to be of decorative block, masonry, or similar materials. (Not precision block)
2) Gates are to be of solid construction.
3) Pedestrian access is required if in residential or multi-tenant areas. Consult with the Planning Department for those requirements.
4) Double swing gates shall have the swivel spots outside of the opening area of the enclosure. Swivel points shall be attached to concrete filled steel posts/columns at ends of walls.
5) Enclosure shall be on a level pad at ground level. The area between the pad and the pick up area shall be a paved area 6' deep for the width of the enclosure and shall not exceed a grade of 2 percent.
6) Commercial enclosures shall be configured to allow the enclosure of two-three yard dumpsters.
7) Industrial enclosures shall be configured to allow the enclosure of three-three yard dumpsters.
8) Each bay shall have a separate pair of gates/doors that comply with item #2 above.
9) Minimum wall and gate height to be 6'-0"



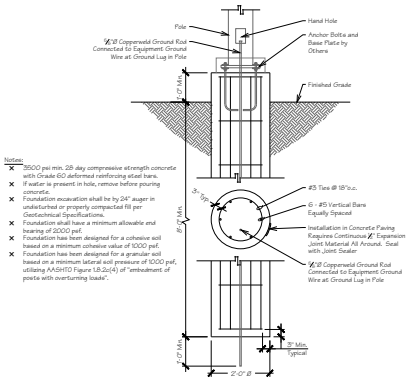
PLAN VIEW



Note:
Fire Lane Striping shall be 6" Red Striping with 4" White Letters Reading "NO PARKING FIRE LANE". Fire Lane Striping shall be placed on Face of Curb whenever possible, or as Required by Local / State Governing Agency

Fire Lane Striping

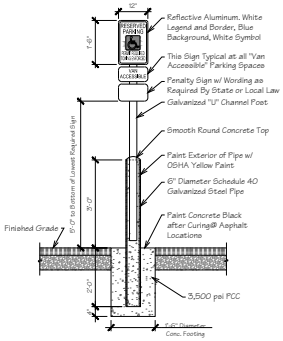
Scale: 1/2" = 1'-0"



Notes:
- 3500 psi min. 28 day compressive strength concrete with Grade 60 deformed reinforcing steel bars.
- If water is present in hole, remove before pouring concrete.
- Foundation excavation shall be by 24" auger in undisturbed or properly compacted fill per Geotechnical Specifications.
- Foundation shall have a minimum allowable end bearing of 2000 psf.
- Foundation has been designed for a cohesive soil based on a minimum cohesive value of 1000 psf.
- Foundation has been designed for a granular soil based on a minimum lateral soil pressure of 1000 psf, utilizing AASHTO Figure 18.2a(4) of "embedment of poste with overturning loads".

Typical Light Pole Base Detail

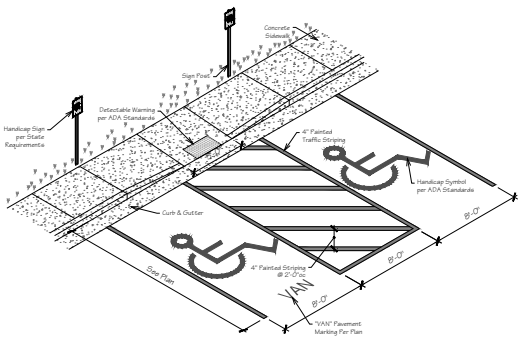
Scale: 1/2" = 1'-0"



One At Each Handicap Space. Where Handicap Spaces Face Each Other Without Walkway, There Shall Be One Post With Signs Mounted Both Sides

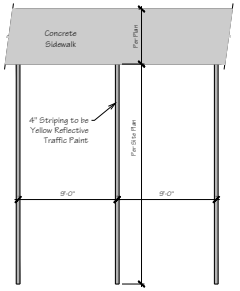
Handicap Sign Detail

Scale: 1/2" = 1'-0"



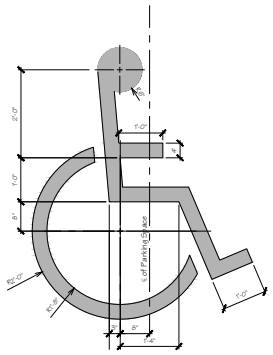
Handicap Parking Detail

Scale: 3/16" = 1'-0"



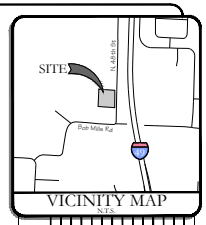
Standard 90° Parking Stall

Scale: 3/16" = 1'-0"



Accessible Striping Detail

Scale: 3/4" = 1'-0"



REVISIONS:

No.	DESCRIPTION	DATE
1	PER CITY COMMENTS	10/8/2026

Details

Development Plans For:
L26-24 Iglesia de Cristo-Miel
1820 N. 48th Street Springdale, Arkansas
Iglesia de Cristo-Miel
1820 N. 48th Street
Springdale, AR 72762-0456

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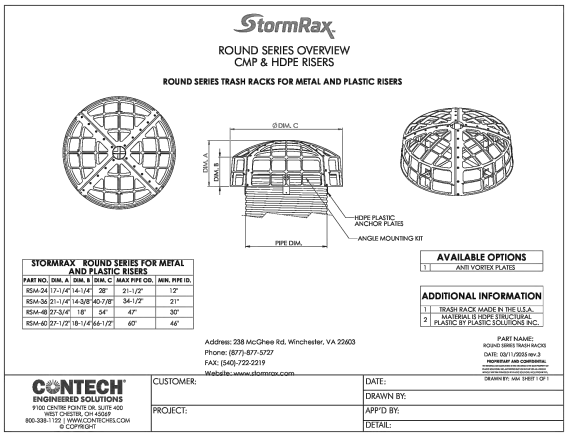
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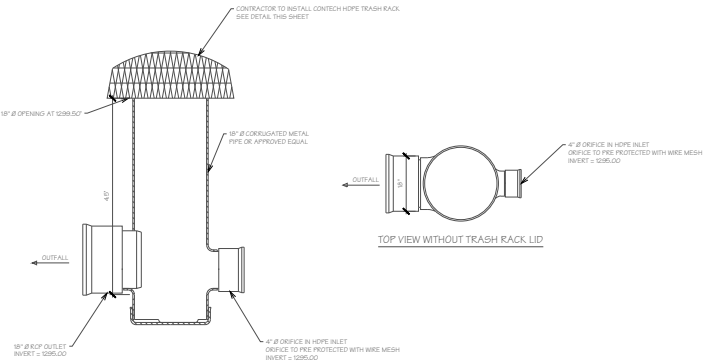
DATE:	JOB NUMBER:
2026-09-17	25-7169
DRAWN BY:	REVIEWED BY:
T. Nguyen	J. Inman

DRAWING NAME: 25-7169 Civil 005 - Details.dwg

SHEET NUMBER: C6

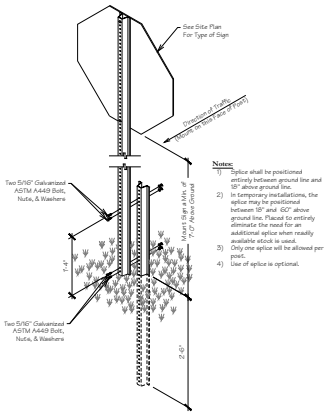
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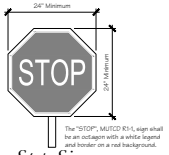


STORM WATER CONTROL STRUCTURE

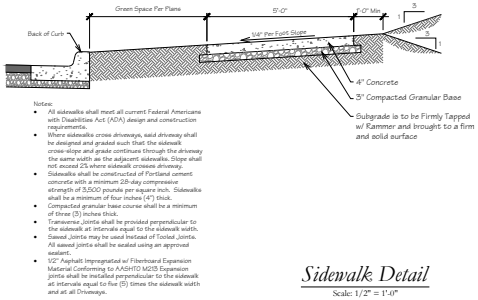
TOP VIEW WITHOUT TRASH RACK LID



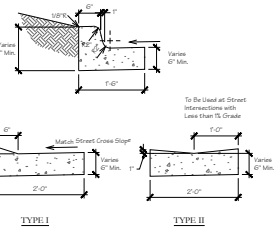
SIGN / POST DETAIL
Scale: 3/4" = 1'-0"



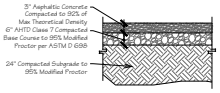
Stop Sign
Scale: 3/4" = 1'-0"



Sidewalk Detail
Scale: 1/2" = 1'-0"

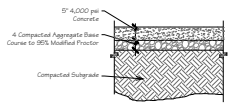


Curb & Gutter
Scale: 3/4" = 1'-0"

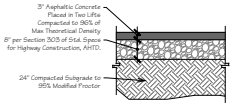


Contractor shall refer to Geotechnical Engineer / Study for Final Pavement Sections

Standard Duty Asphalt Pavement
Scale: 1/2" = 1'-0"

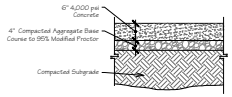


Standard Duty Concrete Pavement Section
Scale: 1/2" = 1'-0"

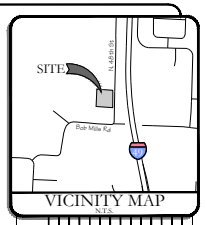


Contractor shall refer to Geotechnical Engineer / Study for Final Pavement Sections

Heavy Duty Asphalt Pavement
Scale: 1/2" = 1'-0"



Heavy Duty Concrete Pavement Section
Scale: 1/2" = 1'-0"



REVISIONS:

No.	DESCRIPTION	DATE
1	PER COMMENTS	10/17/2020

Details

Development Plans For:
L26-24 Iglesia de Cristo-Miel
1820 N. 48th Street Springdale, Arkansas
Iglesia de Cristo-Miel
1820 N. 48th Street
Springdale, AR 72762-0456

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3825 N. Shiloh Drive
Fayetteville, Arkansas 72703
Office: (479) 443-4506
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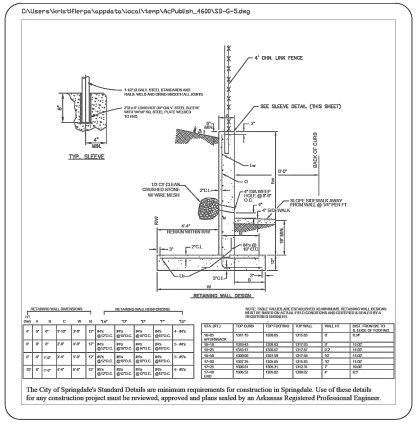
DATE:	JOB NUMBER:
2026-09-17	25-7169
DRAWN BY: T. Nguyen	REVIEWED BY: J. Inman

DRAWING NAME: 25-7169 Civil 005 - Details.dwg

SHEET NUMBER: C6-1

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Return to Agenda



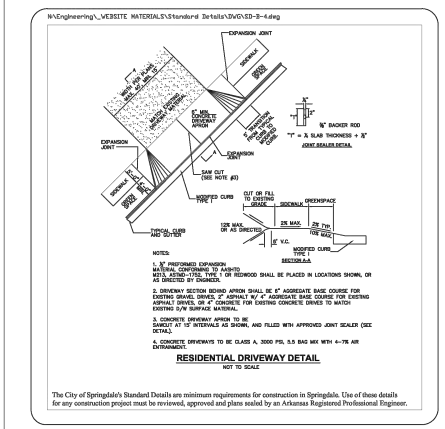
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION G
MISCELLANEOUS DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-G-5

SPRINGDALE
WE'RE MAKING IT HAPPEN



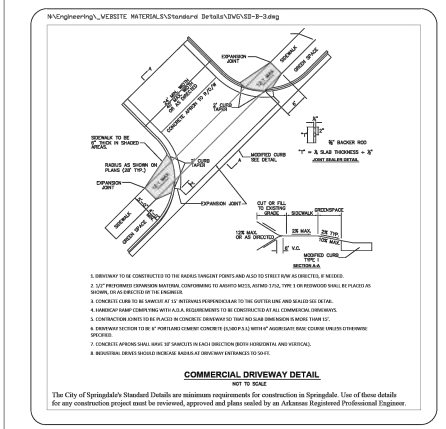
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION B
TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-B-4

SPRINGDALE
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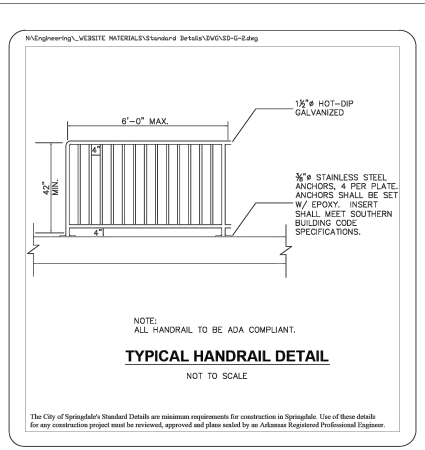
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION B
TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-B-3

SPRINGDALE
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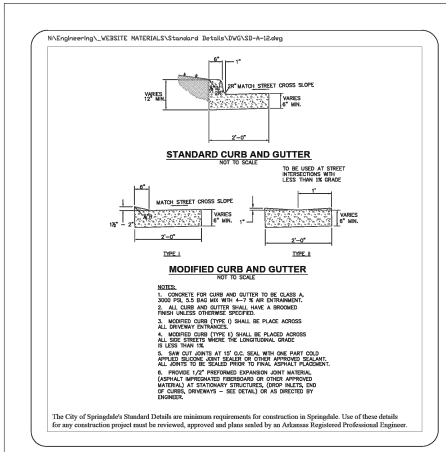
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION G
MISCELLANEOUS DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-G-2

SPRINGDALE
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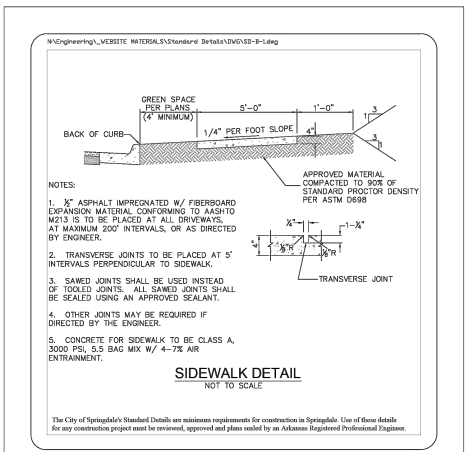
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION A
TYPICAL STREET SECTIONS & DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-A-12

SPRINGDALE
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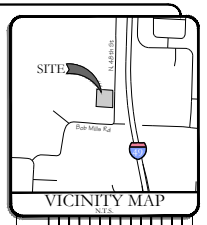
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION B
TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-B-1

SPRINGDALE
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REVISIONS:

No.	DESCRIPTION	DATE

City of Springdale
Details

Development Plans For:
L26-24 Iglesia de Cristo-Miel
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Iglesia de Cristo-Miel
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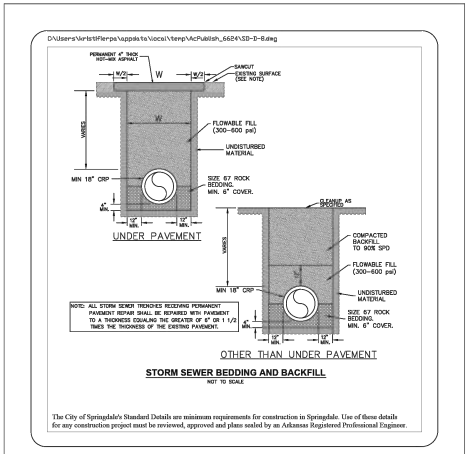
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DATE:	JOB NUMBER:
2026-09-17	25-7169
DRAWN BY:	REVIEWED BY:
T. Nguyen	J. Inman

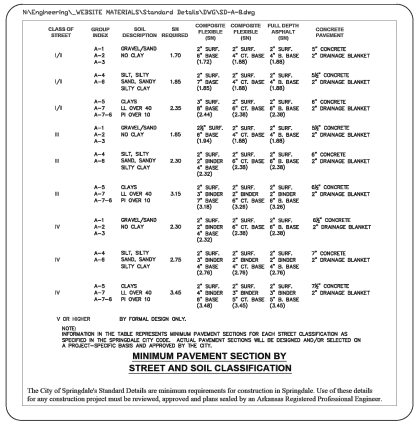
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SHEET NUMBER: C7

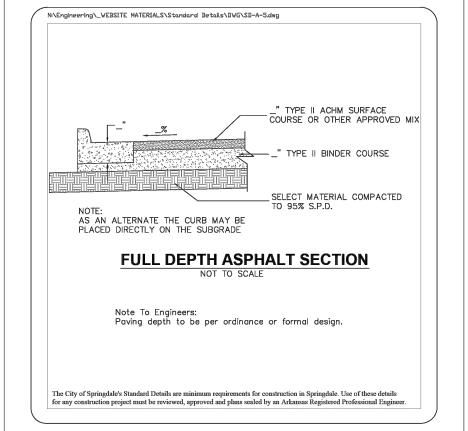
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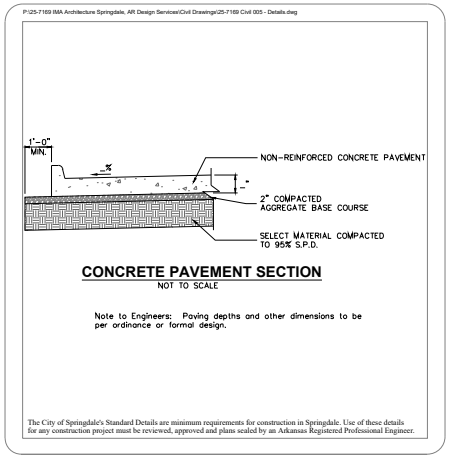
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-8	



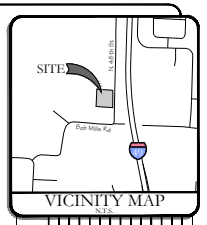
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-8	



STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-5	



STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-7	



REVISIONS:

NO.	DESCRIPTION	DATE
1	PER COMMENTS	10/17/18

City of Springdale Details

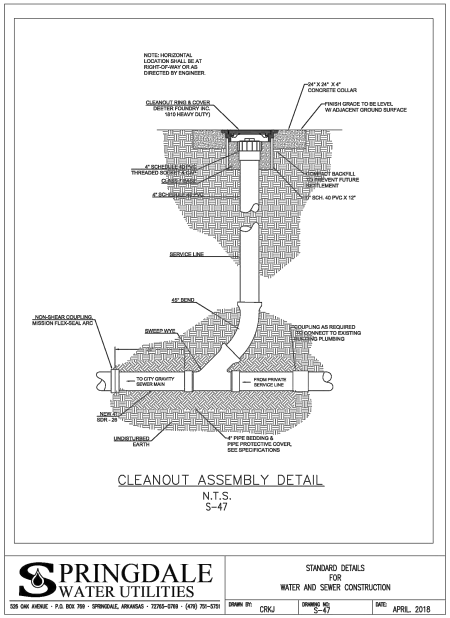
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Springdale, AR 72762-0456

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DATE: 2026-09-17	JOB NUMBER: 25-7169
DRAWN BY: T. Nguyen	REVIEWED BY: J. Inman
DRAWING NAME: 25-7169 Civil 005 - Details.dwg	
SHEET NUMBER: C7	

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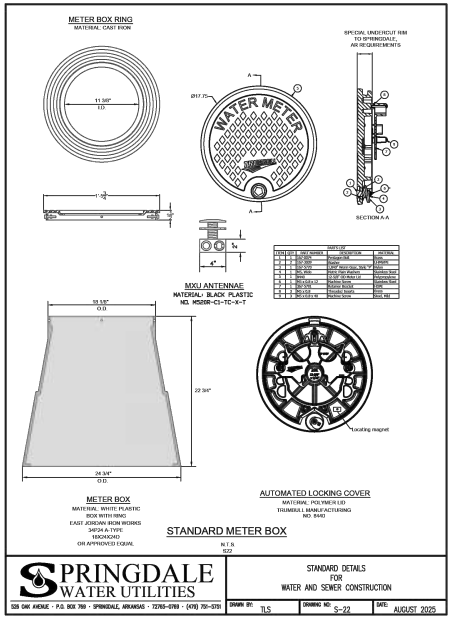


CLEANOUT ASSEMBLY DETAIL
N.T.S.
S-47

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO.	DATE:
CRKJ	S-47	APRIL 2018

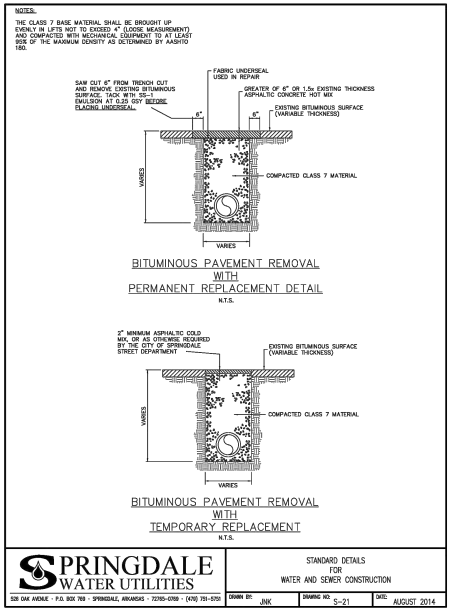


STANDARD METER BOX
N.T.S.
S-22

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

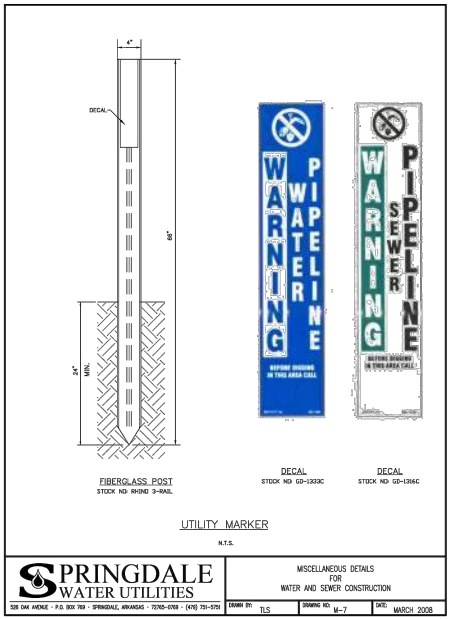
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TLS	S-22	AUGUST 2025



SPRINGDALE WATER UTILITIES
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO.	DATE:
JNK	S-21	AUGUST 2014

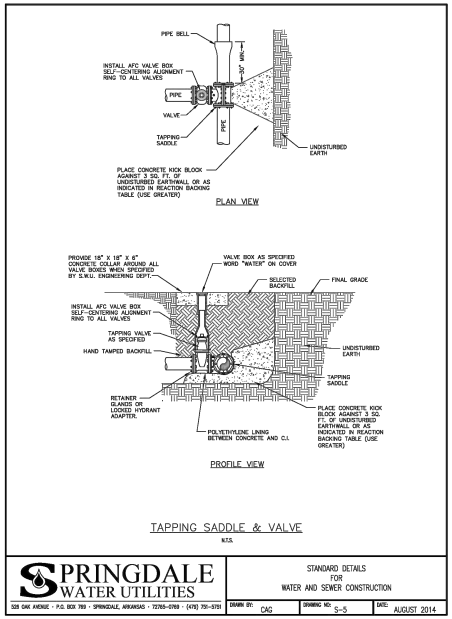


UTILITY MARKER
N.T.S.

SPRINGDALE WATER UTILITIES
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MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO.	DATE:
TLS	M-7	MARCH 2008

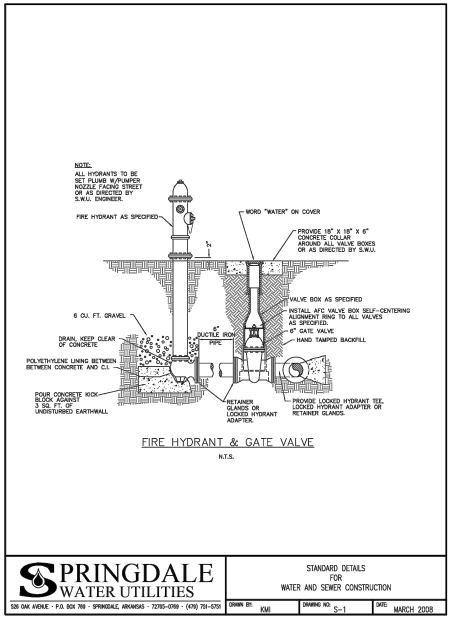


TAPPING SADDLE & VALVE
N.T.S.

SPRINGDALE WATER UTILITIES
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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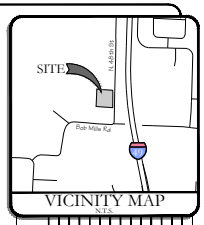


FIRE HYDRANT & GATE VALVE
N.T.S.

SPRINGDALE WATER UTILITIES
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO.	DATE:
KMI	S-1	MARCH 2008



REVISIONS:

No.	DESCRIPTION	DATE
1		

Springdale Water Utilities
Details

Development Plans For:
L26-24 Iglesia de Cristo-Miel
1820 N. 48th Street Springdale, Arkansas

Iglesia de Cristo-Miel
1820 N. 48th Street
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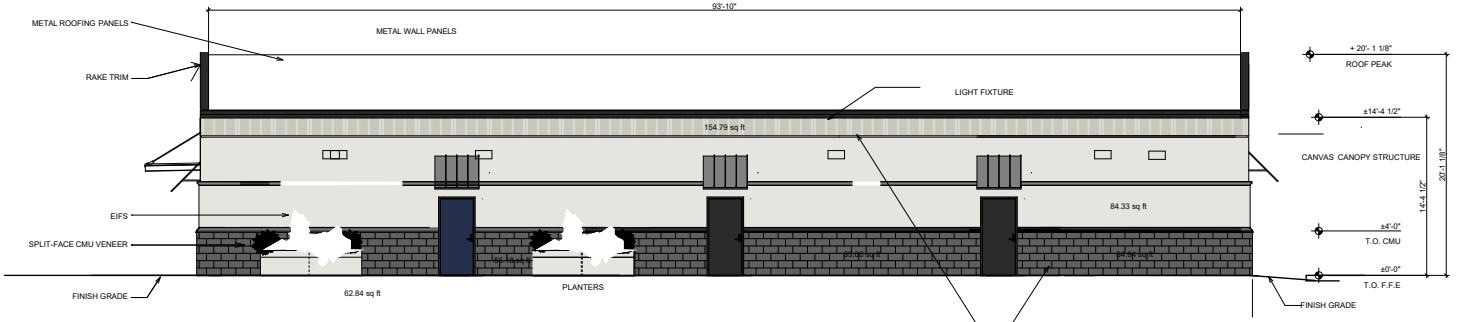
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T. Nguyen	J. Inman

DRAWING NAME:
25-7169 Civil 005 - Details.dwg

SHEET NUMBER:
C7-1

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NORTH (RIGHT SIDE) EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

NORTH RIGHT SIDE ELEVATION OVERALL SQ. FT. EXCLUDING WINDOWS AND DOORS : 1,169 SQ. FT.

MANSORY VENEER: 287 SQ. FT. TOTAL = 25%

METAL WALL PANELS: 154 SQ. FT. = 13 %

EIFS: 728 SQ. FT. = 62%



EAST (FRONT) EXTERIOR ELEVATION

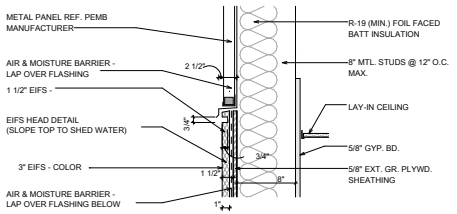
SCALE: 3/16" = 1'-0"

EAST FRONT ELEVATION OVERALL SQ. FT. EXCLUDING WINDOWS AND DOORS : 624 SQ. FT.

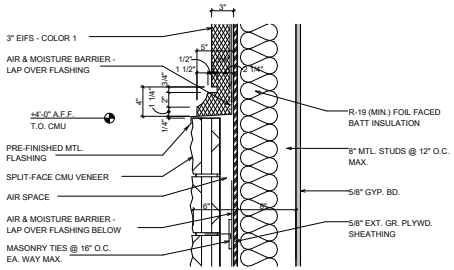
OVERALL MANSORY VENEER: 158 SQ. FT. TOTAL = 25 %

OVERALL METAL WALL PANELS: 154 SQ. FT. = 24 %

OVERALL EIFS: 312 SQ. FT. = 50%

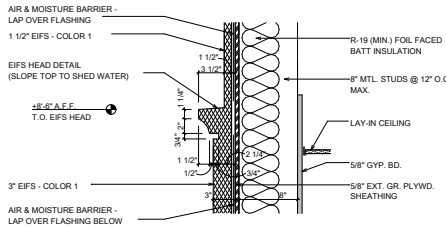


EIFS TO METAL PANEL



EIFS SILL DETAIL

SCALE: 1/2"=1'-0"



EIFS HEAD DETAIL

SCALE: 1/2"=1'-0"

ARCHITECT
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Isaac Moran
FOUNDER & CEO
400 east new hope road
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479.445.4595
IMA ARCHITECTURE, LLC
LIC # 00253
ARCHITECTURE
CIVIL
STRUCTURAL
ENGINEERING

PROJECT

PROPOSED NEW BUILDING FOR:
IGLESIA DE CRISTO MIEL
1820 N. 48TH STREET
SPRINGDALE, ARKANSAS 72762

CONSTRUCTION DOCUMENTS

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SHEET CONTENTS

EXTERIOR ELEVATIONS

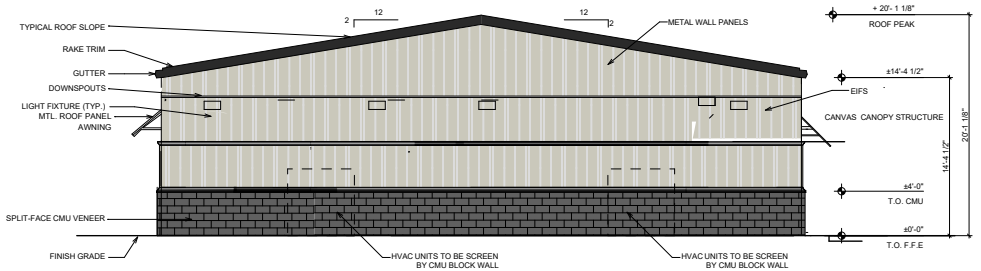
SHEET

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WEST REAR ELEVATION OVERALL SQ. FT. EXCLUDING WINDOWS AND DOORS : 921 SQ. FT.

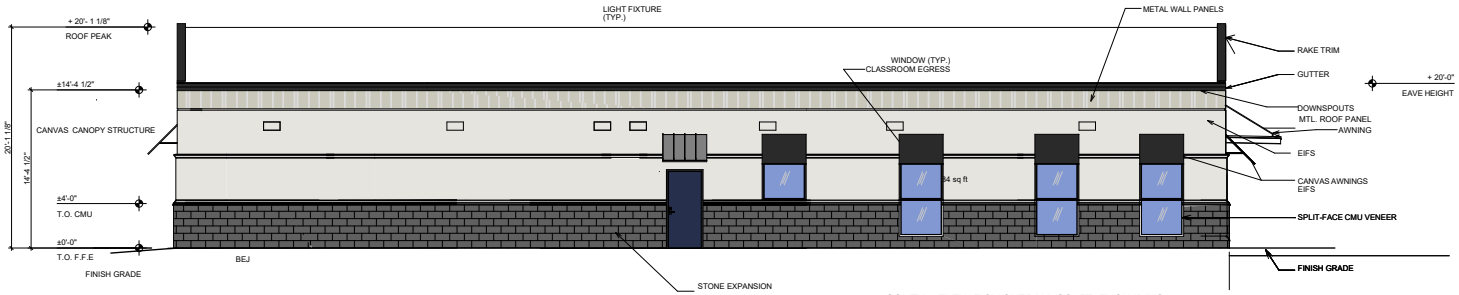
MANSORY VENEER: 232 SQ. FT. TOTAL = 25 %

METAL WALL PANELS: 689 SQ. FT. = 75 %



WEST (REAR) EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



SOUTH (LEFT SIDE) EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

SOUTH ELEVATION OVERALL SQ. FT. EXCLUDING WINDOWS AND DOORS : 849 SQ. FT.

MANSORY VENEER:342 SQ. FT. TOTAL = 40%

METAL WALL PANELS: 168 SQ. FT. = 19 %

EIFS: 731 SQ. FT. = 86%

ARCHITECT
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FOUNDER & CEO
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479.445.4595
IMA ARCHITECTURE, LLC
LIC # 00253
ARCHITECTURE
CIVIL
STRUCTURAL
ENGINEERING

PROJECT

Thomas B. Merritt
Registered Architect
License Number 4521
STATE OF ARKANSAS

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The General Contractor shall check and verify all levels, datums and dimensions and shall report any and all errors and omissions to the Architect immediately.

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PROPOSED NEW BUILDING FOR:
IGLESIA DE CRISTO MIEL
1820 N. 48TH STREET
SPRINGDALE, ARKANSAS 72762

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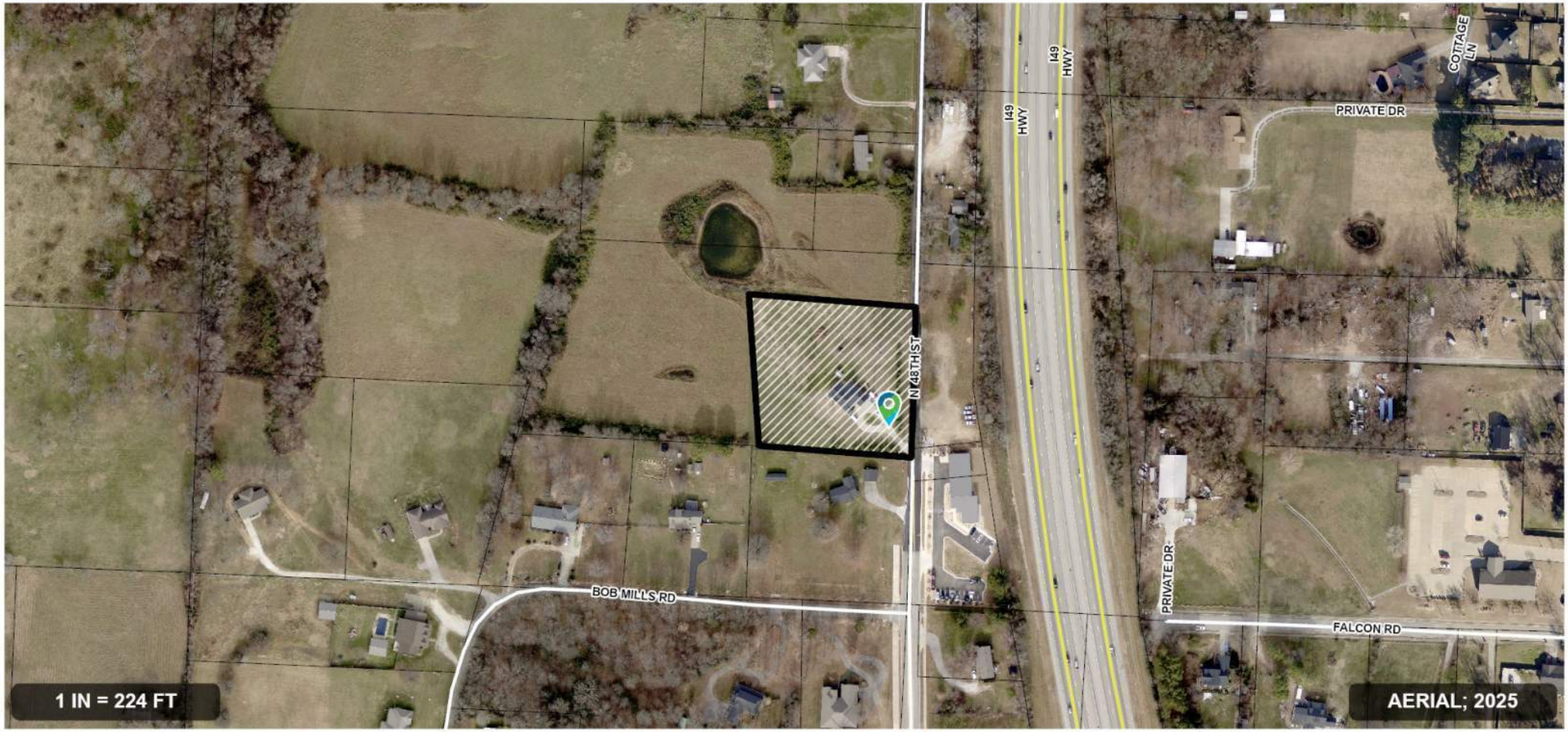
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SHEET CONTENTS

EXTERIOR ELEVATIONS

SHEET

A7.1



PROJECT AREA

PUBLIC NOTICE

L26-24: Iglesia de Cristo-Miel

1820 N. 48th Street

B26-119: Variance from Commercial Design Standards

W26-44: Waiver of Street Improvements on N. 48th Street

N



PROJECT AREA

PUBLIC NOTICE

L26-24: Iglesia de Cristo-Miel

1820 N. 48th Street

B26-119: Variance from Commercial Design Standards

W26-44: Waiver of Street Improvements on N. 48th Street

N

Memo

To: Planning Commission Members

From: Sharon Tromburg, Planning Director

Date: October 6, 2026

Re: L26-25 Large Scale Development Single Parent Scholarship Fund

---

Large scale development proposed for a 1.37-acre property located at the SW corner of Founders Park Drive and Young Farm Avenue. The development proposes one office building and associated parking lot. This development originally went before the Planning Commission in July of 2022.

PLANNING COMMENTS
Reviewed by Nate Cole
Date Reviewed: 09.30.26

Standard Comments

1. *This Large-Scale Development Plan has been given the number L26-25. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development. (Standard comment)*
2. *Submit PDF files at time of resubmission. (Standard comment)*
3. *A written response to all comments is required with resubmission. (Standard comment)*
4. *On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (Standard comment)*
5. *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. Exceptions are outlined here. (Standard comment).*

General Comments:

1. Provide Har-Ber ARC approval documentation.

BUILDING AND FIRE COMMENTS
Reviewed by Ed Stith
Date Reviewed: 09.30.26

Comments addressed.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 09.30.26

PROJECT: L26-25 Single Parent Scholarship Fund
REVIEW DATE: 9/3/2026

STANDARD COMMENTS
(no response required)

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

****Please note new ROW permitting process****

- Work in city ROW associated with a development plan shall receive a ROW Permit from the Engineering Department prior to construction.
- A performance bond must be provided for any work in city ROW including street or curb cuts, utility bores, asphalt and concrete work, storm drainage installation or alteration, etc. A cost estimate for this work shall be reviewed and approved by the Engineering Department prior to issuance of any ROW permits.
- A maintenance bond for all ROW work shall be provided to Engineering at the end of the project prior to Certificate of Occupancy.
- Any sidewalk or street closures require a Work Zone Permit from the Engineering Department.
- A traffic management plan and dates of closure must be submitted to Engineering prior to issuance of Work Zone Permit.

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Large Scale/Non-Large Scale Application

Date: 08/27/2026 Permit No.: 260321

Applicant / Owner

Applicant Name:	Single Parent Scholarship Fund of NWA	Owner Name:	Single Parent Scholarship Fund of NWA
Address:	2601 SW D St.	Address:	2601 SW D st.
City, State, Zip:	Bentonville, AR 72712	City, State, Zip:	Bentonville, AR 71712
Phone:	479-254-8550	Phone:	479-254-8550
Email:		Email:	
Application Contact:	Representative		

Property

Job Address:	Corner of Young Farm ave. and Founders Park Dr.	Rezone Required:	no change
		Total Acreage:	1.37
Parcel No(s).:	815-34043-000		
Current Zoning:	PUD		

Development Point of Contact

Name:	Jonathan Schmitz	Address:	1207 S Old Missouri Rd.
E-mail:		Phone:	479-751-8733

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Jonathan Schmitz	08/27/2026
Name	Date

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

August 24, 2026

City of Springdale
Planning & Community Development Division
201 Spring Street
Springdale, Arkansas 72764

Via iWorq Portal

Re: Certified List of Adjacent Property Owners
Single Parent Scholarship Fund of NWA
Founders Park Drive & Young Farm Avenue
Springdale, AR

To whom it may concern:

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

815-33506-000
CHANCAD LLC
PO BOX 773
SPRINGDALE, AR 72765

815-33146-000
JONES TRUST DBA CENTER FOR
NONPROFITS AT ST MARYS
922 E EMMA AVE
SPRINGDALE, AR 72764

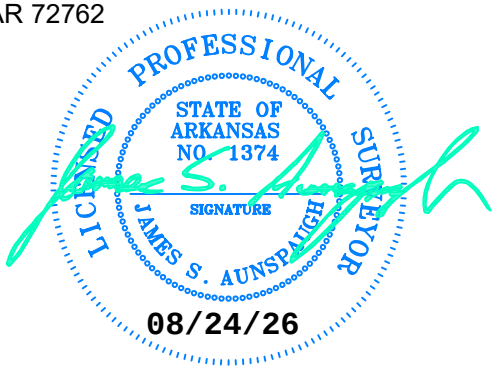
815-34045-000
WASHINGTON REGIONAL MEDICAL
FOUNDATION
1125 N. COLLEGE AVE
FAYETTEVILLE, AR 72703

815-34043-100
WPS HOLDINGS LLC
PO Box 7570
Springdale, AR 72766-7570

815-34043-200, 815-35914-000
MAGNUM ASSOCIATES LLC
606 NE GREEN CREEK RD
BENTONVILLE, AR 72712

815-34707-000
EASLEY, DONNA M; COUCH, LISA
1709 CARRIE PL
SPRINGDALE, AR 72762

Very truly yours,



James S. Aunspaugh, PS, PLS, RLS

PRELIMINARY PLANS FOR A PROPOSED

OFFICE
A
LARGE SCALE DEVELOPMENT

SERVING

SINGLE PARENT SCHOLARSHIP FUND of Northwest Arkansas

IN THE CITY OF

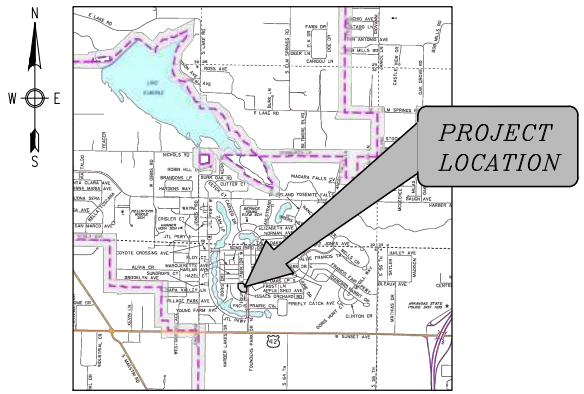
SPRINGDALE, ARKANSAS

PREV
L22-36

L26-25

September 17, 2026

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
–	COVER
1	EXISTING CONDITIONS
2	LARGE SCALE DEVELOPMENT
3	GRADING & STORM DRAINAGE PLAN
4	PAVING & SIGNAGE PLAN
5	TYPICAL DETAILS
6	UTILITY DETAILS
7	LIGHTING PLAN
8	LANDSCAPING PLAN
9	STORMWATER POLLUTION PREVENTION PLAN



VICINITY MAP

BY
ENGINEERING SERVICES INC.

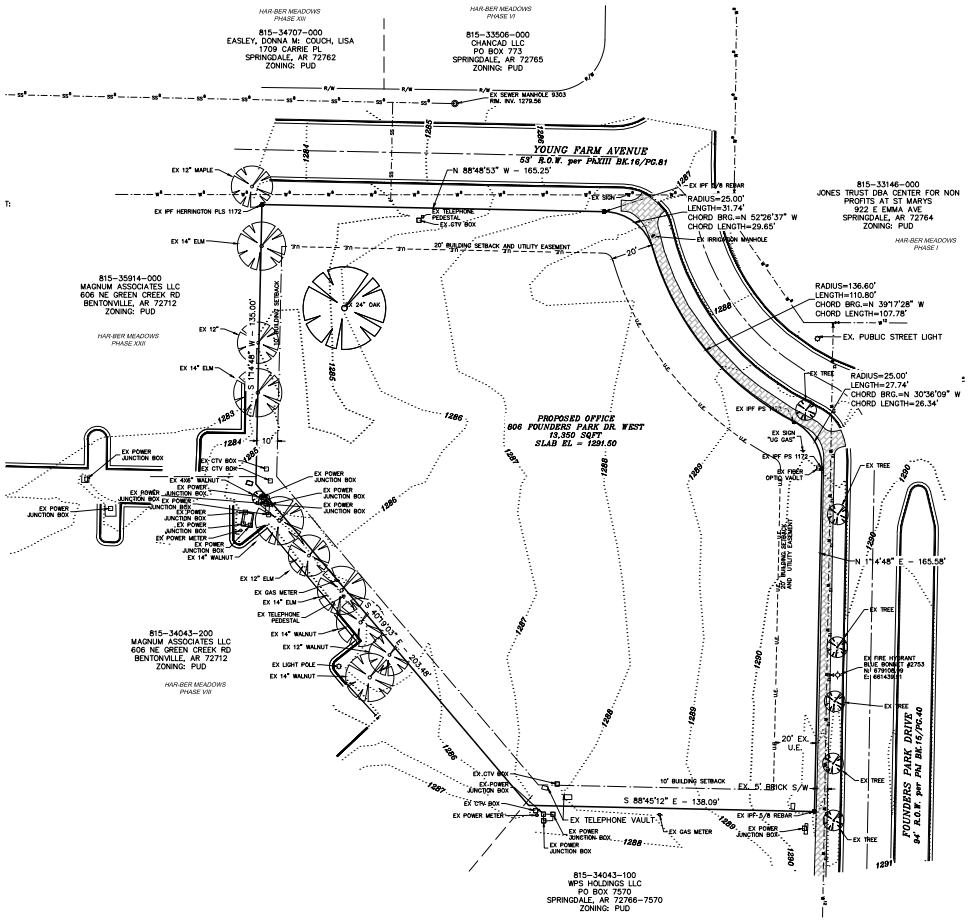
CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM

PRELIMINARY
NOT FOR CONSTRUCTION

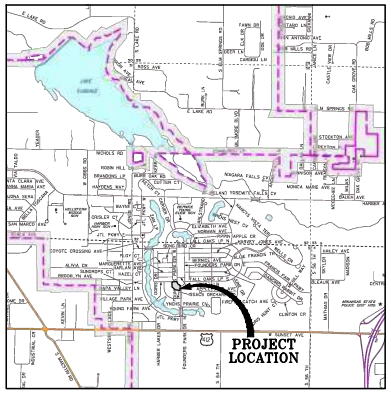
BRIAN J MOORE, P.E. No. 10025
ENGINEERING SERVICES, INC.

NOTES :

1. REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.
2. ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS, AS CONTAINED IN CHAPTER 110, PART. III, OF THE CODE OF ORDINANCES, CITY OF SPRINGDALE, ARKANSAS.
3. ALL WATER AND SEWER MAIN EXTENSIONS AND SERVICES SHALL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES REVISED JANUARY 20, 2021, AND SEALED MAY 6, 2021.



GRAPHIC REPRESENTATION ONLY
SCALE 1" = 30'
0 15' 30' 60'



VICINITY MAP

IRON PIN FOUND
MAG NAIL FOUND
C. PROPERTY LINE
SAW-CUT LINE
EX. EASEMENT LINE
EX. BUILDING SETBACK LINE
EX. ROAD CENTERLINE
EX. CURB & GUTTER
EX. CONTOUR
PROPOSED CONTOUR
EX. OVERHEAD POWER LINE
EX. GAS LINE
EX. UNDERGROUND TELEPHONE LINE
EX. 8" SEWER LINE
EX. STORM DRAIN LINE
EX. WATER LINE
EX. FIBER OPTIC LINE
EX. WATER METER
EX. FIRE HYDRANT
EX. SEWER MANHOLE
EX. POWER POLE
EX. WATER VALVE
EX. LIGHT POLE
EX. SIGN
EX. HANDICAP PARKING
EX. WATER METER
EX. TRAFFIC POLE
EX. GAS MANHOLE
EX. ELECTRIC MANHOLE
EX. TELEPHONE MANHOLE
EX. TREES
EX. SEWER VALVE
EX. WATER MANHOLE
EX. FIBER OPTIC VAULT
EX. TELEPHONE BOX
EX. MAILBOX
EX. GAS METER
EX. GAS VALVE
EX. PARKING STRIPE
PROPOSED WATER SERVICE
PROPOSED SEWER SERVICE
PROPOSED FENCE
PROPOSED EASEMENT LINE
PROPOSED SIDEWALK
PROPOSED GAS LINE
PROPOSED ELECTRIC LINE
PROPOSED WATERLINE
PROPOSED HANDICAP RAMP
PROPOSED STORM BOX & PIPE
PROPOSED SEWER MANHOLE & PIPE

OWNER/DEVELOPER: SINGLE PARENT SCHOLARSHIP FUND OF NWA
2601 SW D STREET
BENTONVILLE, AR 72712
(479) 254-8550

ENGINEER/SURVEYOR: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, AR 72764
(479) 751-8733

ZONING: PUD
SETBACKS: FRONT SETBACK = 20'
SIDE SETBACK = 10'
REAR SETBACK = 10'

GROSS AREA: 1.37 ACRES
NET AREA: 1.37 ACRES

PARCEL NO. 815-34043-000

SURVEY DESCRIPTION:
LOT 1 OF THE REPLAT OF BLOCK 45, HAR-BER MEADOWS PLANNED UNIT DEVELOPMENT PHASE VIII IN THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

FLOOD PLAIN ZONING:
THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE A AS SHOWN ON THE F.I.R.M. MAP #05143C0065G, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: JANUARY 25, 2024.

L26-25

ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

EXISTING CONDITIONS
OFFICE BUILDING
SINGLE PARENT SCHOLARSHIP FUND OF NWA
SPRINGDALE, ARKANSAS

REVISION | DATE | DESCRIPTION

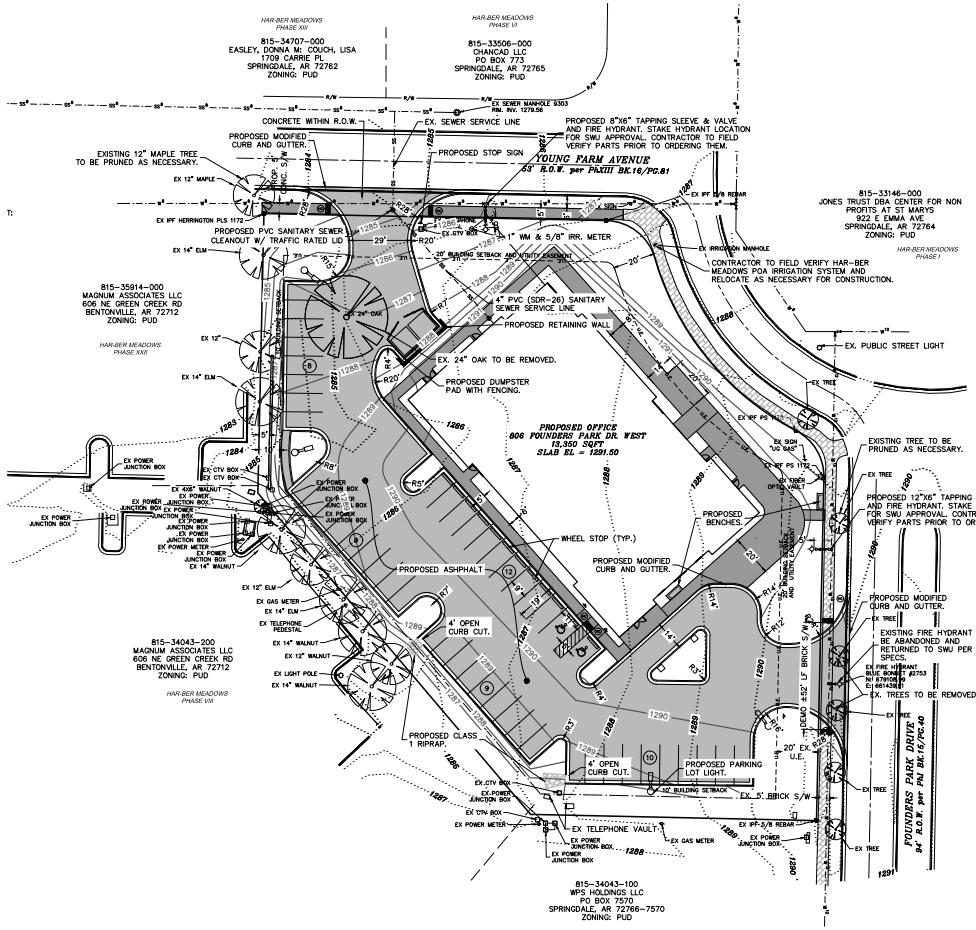
SCALE: 1"=30'
DATE: Sep 17, 2026
ENGINEER: TJR
DRAWN BY: MB
W.O. #: 22942

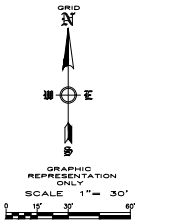
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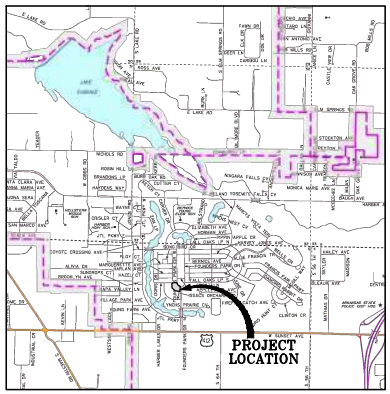
Return to Agenda

NOTES:

1) ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED (EXAMPLE: 15'BC) AS TO BACK OF CURB.
2) A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
3) ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
4) MODIFIED CURB REQUIRED AT ALL DRIVES.
5) OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS MUST BE LANDSCAPED, SO THAT THEIR FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW OF THE ADJACENT PROPERTY AND THE PUBLIC RIGHT-OF-WAY.
6) THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
7) THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAT ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED 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) 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 ACHEIVED FOR COMPLETION OF CONSTRUCTION:
   A) DEVELOPMENT AND GRADING WITH THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
   B) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
   C) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING.
   D) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
   E) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
10) ALL CROSSINGS UNDER ROADWAYS BY OPEN CUT MUST BE BACKFILLED WITH FLOWABLE FILL.
11) STREET LIGHTS ARE REQUIRED AT EACH INTERSECTION AND ALONG THE STREET AT INTERVALS OF 300 TO 350 FEET AS MEASURED ALONG THE CENTERLINE OF THE STREET. THE MINIMUM INITIAL RATING FOR THE STREETLIGHT SHALL BE 6,800 LUMENS FOR A LOCAL STREET, 11,000 LUMENS FOR A COLLECTOR STREET, OR 20,000 LUMENS FOR AN ARTERIAL STREET.
12) ALL WATER AND SEWER MAIN EXTENSIONS AND SERVICES SHALL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES REVISED JANUARY 20, 2021, AND SEALED MAY 6, 2021.
13) 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.
14) A PRE-CONSTRUCTION MEETING IS TO BE HELD WITH THE WATER AND SEWER CONTRACTOR AND SWU PRIOR TO BEGINNING ANY CONSTRUCTION.
15) CONTRACTOR SHALL CONTACT SWU PRIOR TO PERFORMING WORK.
16) SWU STAFF SHALL BE PRESENT DAY OF TAPPING, DISINFECTION AND FLUSHING. SWU SHALL BE PRESENT FOR ALL TAPS TO EXISTING SYSTEM.
17) ALL UTILITIES SHALL HAVE FULL DEPTH BACKFILL (FLOWABLE FILL) UNDER PUBLIC ROADWAYS.
18) CONTRACTOR TO FIELD VERIFY DEPTH, MATERIAL, AND DIMENSIONS PRIOR TO ORDERING PARTS.
19) INSTALL TRACER WIRE PORT PER SWU STD. DETAIL M-1 (EVERY 400' OR CHANGE IN HORIZONTAL DIRECTION).







VICINITY MAP

IRON PIN FOUND
MAG NAIL FOUND
C. PROPERTY LINE
SAW-CUT LINE
EX. EASEMENT LINE
EX. BUILDING SETBACK LINE
EX. ROAD CENTERLINE
EX. CURB & GUTTER
EX. CONTOUR
PROPOSED CONTOUR
EX. OVERHEAD POWER LINE
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EX. 8" SEWER LINE
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EX. FIBER OPTIC LINE
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EX. FIRE HYDRANT
EX. SEWER MANHOLE
EX. POWER POLE
EX. WATER VALVE
EX. LIGHT POLE
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EX. TRAFFIC POLE
EX. GAS MANHOLE
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EX. TELEPHONE MANHOLE
EX. TREES
EX. SEWER VALVE
EX. WATER MANHOLE
EX. FIBER OPTIC VAULT
EX. TELEPHONE BOX
EX. MAILBOX
EX. GAS METER
EX. GAS VALVE
EX. PARKING STRIPE
PROPOSED WATER SERVICE
PROPOSED SEWER SERVICE
PROPOSED FENCE
PROPOSED EASEMENT LINE
PROPOSED SIDEWALK
PROPOSED GAS LINE
PROPOSED ELECTRIC LINE
PROPOSED WATERLINE
PROPOSED HANDICAP RAMP
PROPOSED STORM BOX & PIPE
PROPOSED SEWER MANHOLE & PIPE

OWNER :	SINGLE PARENT SCHOLARSHIP FUND OF NW, INC. 2601 SW D STREET BENTONVILLE, AR 72712
DEVELOPER :	SINGLE PARENT SCHOLARSHIP FUND OF NWA, INC 2601 SW D STREET BENTONVILLE, AR 72712
ENGINEER/SURVEYOR :	ENGINEERING SERVICES, INC. 1207 S. OLD MISSOURI RD. P.O. BOX 282 SPRINGDALE, AR 72762
ZONING :	PUD
SETBACKS :	FRONT SETBACK = 20' SIDE SETBACK = 10' REAR SETBACK = 10'
GROSS AREA:	1.37 ACRES
NET AREA:	1.37 ACRES
PROPOSED OFFICE:	13,350 SF
PROPOSED PARKING SPACE CALCULATION:	13,350/300= 44.5 ; 44.5(0.95)=42.2 42.2 ROUNDS DOWN TO 42 SPACES.
PARKING SPACES REQUIRED:	42 SPACES (2 ACCESSIBLE)
PARKING SPACES PROVIDED:	48 SPACES (2 ACCESSIBLE)

PARCEL NO. 815-34043-000

SURVEY DESCRIPTION:

LOT 1 OF THE REPLAT OF BLOCK 45, HAR-BER MEADOWS PLANNED UNIT DEVELOPMENT PHASE VIII IN THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

FLOOD PLAIN ZONING:

THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE A AS SHOWN ON THE F.I.R.M. MAP #05143C0065G, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: JANUARY 25, 2024.

L26-25

ENGINEERING SERVICES, INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

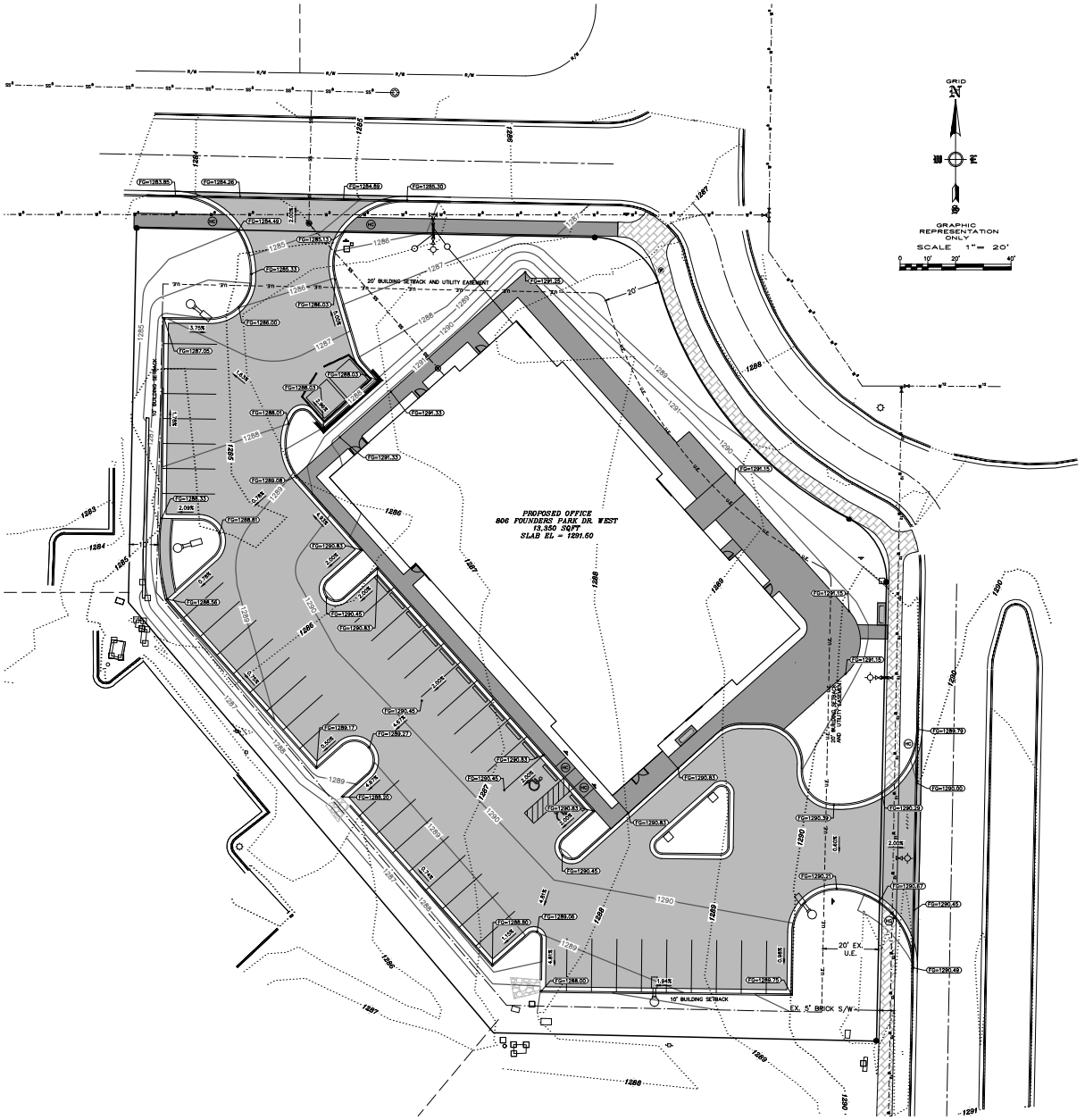
LARGE SCALE DEVELOPMENT
OFFICE BUIDING
SINGLE PARENT SCHOLARSHIP FUND OF NWA
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'
DATE: Sep 17, 2026
ENGINEER: TJR
DRAWN BY: MKB
W.O. #: 22942

2

Return to Agenda



NOTES:

1) ALL SPOT ELEVATIONS ARE THE FLOWLINE OF THE GUTTER UNLESS OTHERWISE NOTED.

GRADING LEGEND	
1369	EXISTING CONTOUR
1369	PROPOSED CONTOUR
1369.10	EXISTING SPOT ELEVATION
1368.59	PROPOSED SPOT ELEVATION

ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

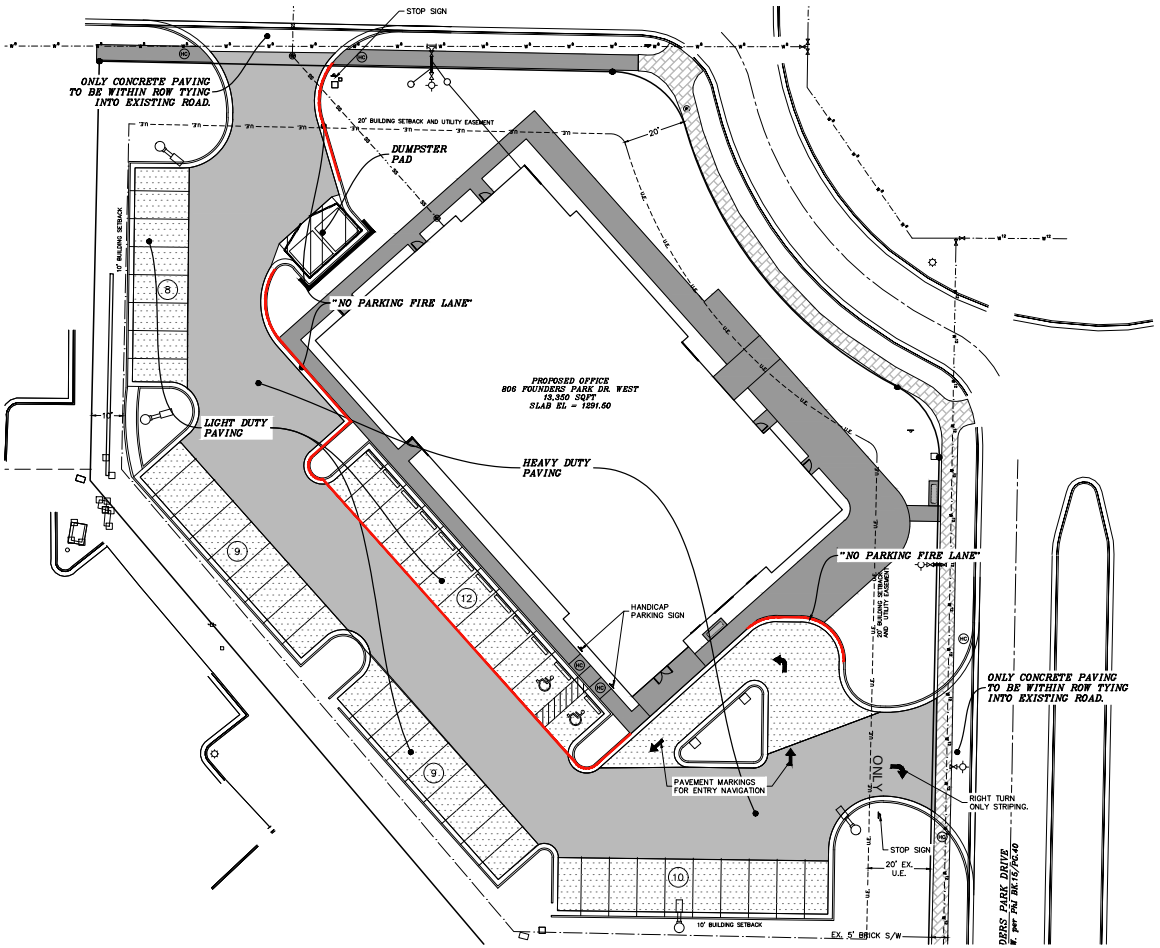
GRADING AND STORM DRAINAGE PLAN
OFFICE BUIDING
SINGLE PARENT SCHOLARSHIP FUND OF NWA
SPRINGDALE, ARKANSAS

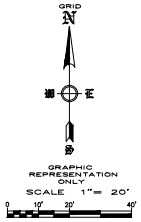
REVISION	DATE	DESCRIPTION

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ENGINEER: TJR
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W.O. #: 22942

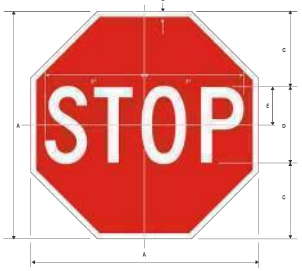
L26-25

3

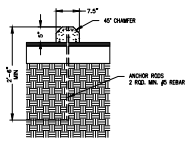




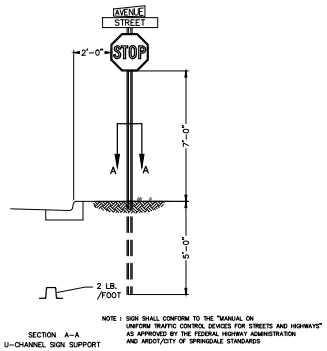






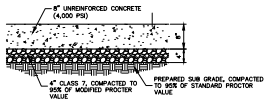


WHEEL STOP DETAIL
NOT TO SCALE

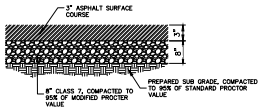


STOP SIGN DETAIL
NOT TO SCALE

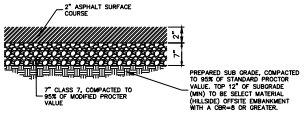




CONCRETE PAD FOR DUMPSTER
NOT TO SCALE



HEAVY DUTY PAVING
NOT TO SCALE



LIGHT DUTY ASPHALT PAVING
NOT TO SCALE

HEAVY DUTY PAVING: CLASS 7 BASE 8" THICK
SURFACE COURSE, 3" THICK

DUMPSTER PAD: CLASS 7 BASE 4" THICK
UNREINFORCED CONCRETE (4,000 PSI), 8" THICK

LIGHT DUTY PAVING: CLASS 7 BASE 7" THICK
SURFACE COURSE, 2" THICK

*NOTE:

1) PAVING SECTIONS ARE TO BE DETERMINED BY A GEOTECHNICAL ENGINEER. SECTIONS SHOWN SHALL BE MODIFIED TO THE GEOTECHNICAL ENGINEER RECOMMENDATION.
2) ALL STRIPING AND SYMBOLS SHALL BE COORDINATED WITH OWNER PRIOR TO INSTALLATION.
3) CONTRACTOR IS TO SUBMIT A PLAN SHOWING JOINTS FOR OWNER APPROVAL AS PART OF THE PAVING SUBMITTAL.
4) WITHIN 40 DAYS OF PLACEMENT OF CURBS, THEY SHALL BE BACKFILLED, FINE GRADED WITH A MINIMUM OF 4–INCHES OF TOPSOIL, AND HYDROMULCHED OR SODDED WITH PERMANENT GRASSES.

L26–25

ESI
ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

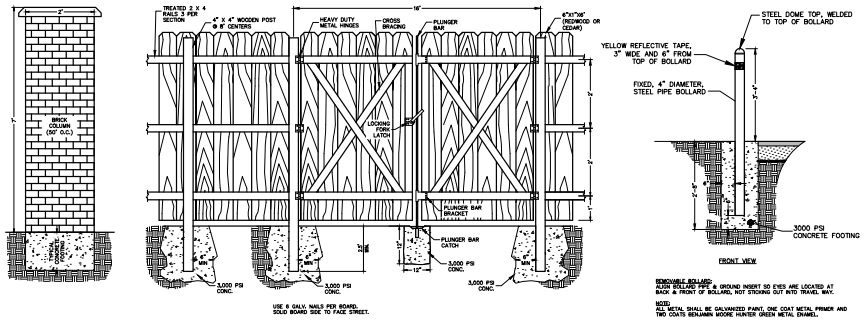
PAVING AND SIGNAGE PLAN
OFFICE BUIDING
SINGLE PARENT SCHOLARSHIP FUND OF NWA
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=20'
DATE: Sep 17, 2026
ENGINEER: TJA
DRAWN BY: MB
W.O. #: 22942

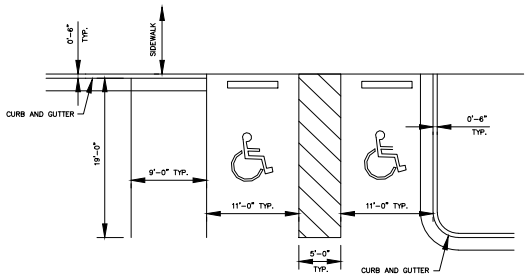
4

Return to Agenda

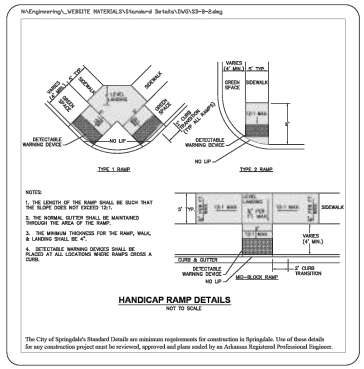


SCREENING FENCE DETAIL
NOT TO SCALE

STANDARD BOLLARD
NOT TO SCALE



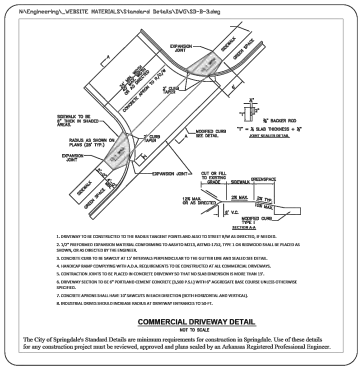
HANDICAPPED RAMP AND PARKING DETAILS



HANDICAP RAMP DETAILS
NOT TO SCALE

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

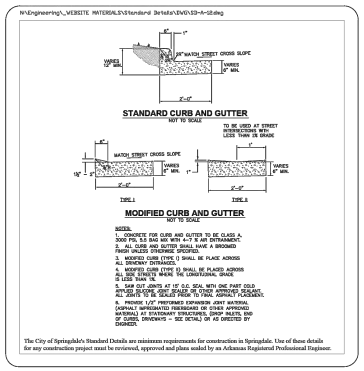
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WHERE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. S3-B-2	



COMMERCIAL DRIVEWAY DETAIL
NOT TO SCALE

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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WHERE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. S3-B-3	



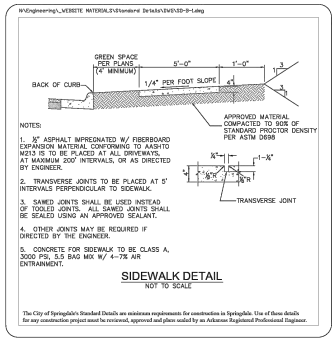
STANDARD CURB AND GUTTER
NOT TO SCALE

MODIFIED CURB AND GUTTER
NOT TO SCALE

NOTES:
1. CONCRETE FOR CURB AND GUTTER TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4+-7 % AIR ENTRAINMENT.
2. ALL CURB AND GUTTER SHALL HAVE A BROOMED FINISH UNLESS OTHERWISE SPECIFIED.
3. MODIFIED CURB (TYPE I) SHALL BE PLACE ACROSS ALL SIDE STREETS WHERE THE LONGITUDINAL GRADE IS LESS THAN 1%.
4. MODIFIED CURB (TYPE II) SHALL BE PLACED ACROSS ALL SIDE STREETS WHERE THE LONGITUDINAL GRADE IS LESS THAN 1%.
5. SAW CUT JOINTS AT 15' O.C. SEAL WITH ONE PART COLD APPLIED SELF LEVELING SEALER AS STATED ABOVE IN SECTION 621.01. ALL JOINTS TO BE SEALED PRIOR TO FINAL ASPHALT PLACEMENT.
6. PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL (ASPHALT IMPREGNATED FIBERBOARD OR OTHER APPROVED MATERIAL) AT STATIONARY STRUCTURES, DROP INLETS, END OF CURBS, DRIVEWAYS -- SEE DETAIL) OR AS DIRECTED BY ENGINEER.

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WHERE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. S3-A-12	

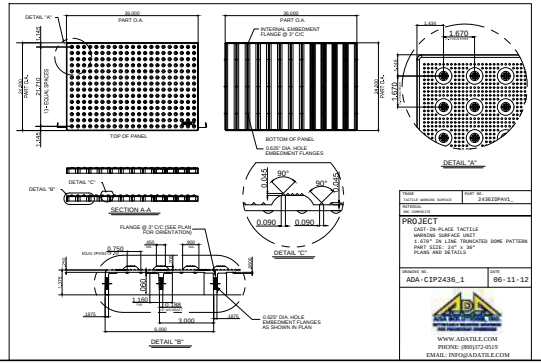


NOTES:
1. ½" ASPHALT IMPREGNATED W/ FIBERBOARD EXPANSION MATERIAL CONFORMING TO AASHTO M213 IS TO BE PLACED AT ALL DRIVEWAYS, AT MAXIMUM 200' INTERVALS, OR AS DIRECTED BY ENGINEER.
2. TRANSVERSE JOINTS TO BE PLACED AT 5' INTERVALS PERPENDICULAR TO SIDEWALK.
3. SAWED JOINTS SHALL BE USED INSTEAD OF TOOLED 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	SPRINGDALE WHERE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. S3-B-1	



L26-25

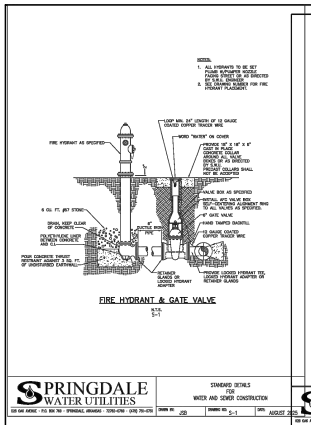
ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

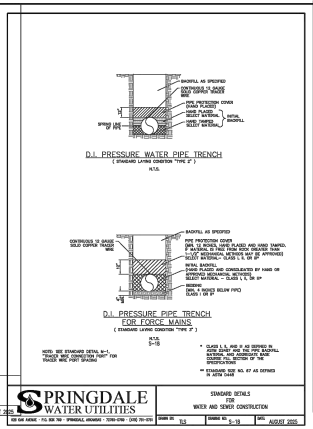
TYPICAL DETAILS
OFFICE BUILDING
SINGLE PARENT SCHOLARSHIP FUND OF NWA
SPRINGDALE, ARKANSAS

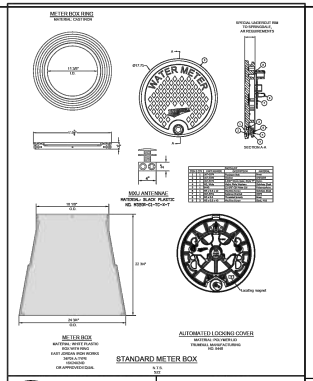
REVISION	DATE	DESCRIPTION

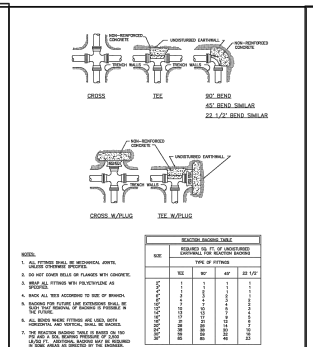
SCALE: NTS
DATE: Sep 16, 2026
ENGINEER: TJA
DRAWN BY: MB
W.O. #: 22942

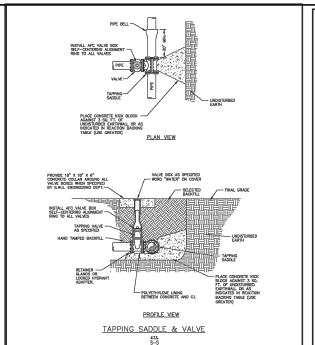
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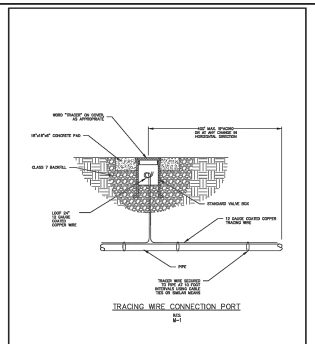


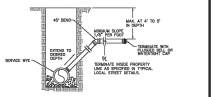


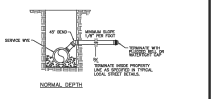








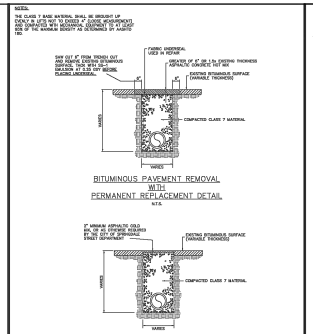


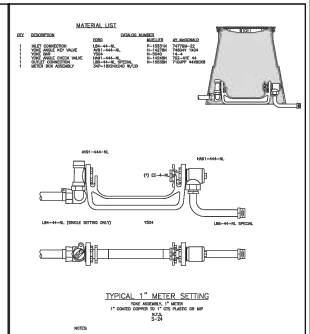


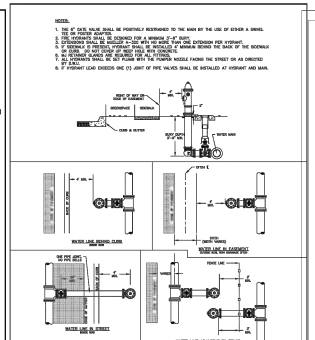
SEWER SERVICE CONNECTIONS

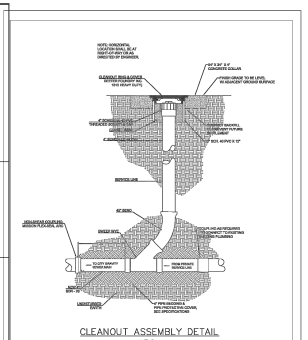












UTILITY DETAILS
OFFICE BUILDING
SINGLE PARENT SCHOLARSHIP FUND OF NWA
SPRINGDALE, ARKANSAS

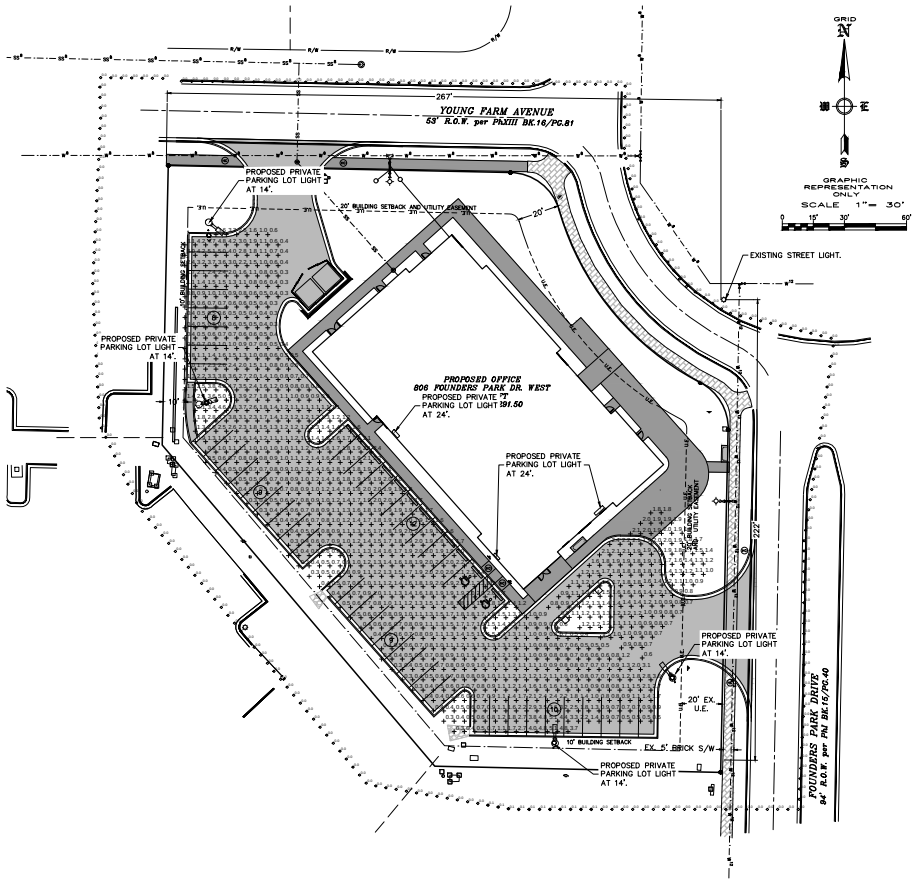
ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

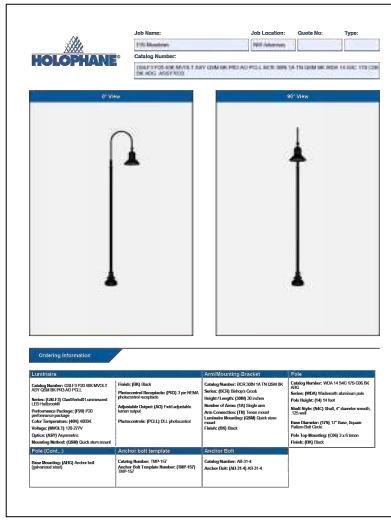
REVISION | DATE | DESCRIPTION

SCALE: NTS
DATE: Sep 16, 2026
ENGINEER: TJR
DRAWN BY: MEB
W.O. #: 22942

L26-25

6

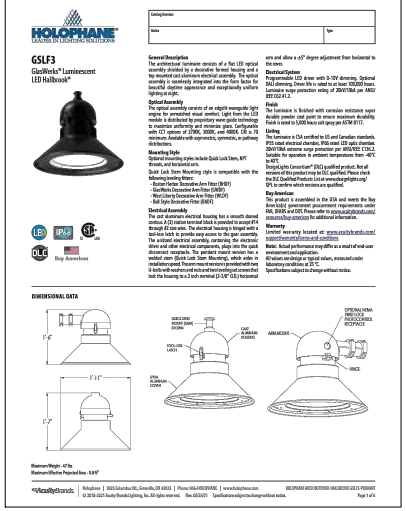






NOTES:

1. NO STREET LIGHTS EXIST ON-SITE.
2. ALL LIGHTS TO BE PRIVATELY MAINTAINED PARKING LOT LIGHTS UNLESS NOTED.
3. SITE CONTRACTOR TO COORDINATE PRIVATE LIGHTING WITH ELECTRICIAN.
4. PUBLIC STREETLIGHTS TO BE INSTALLED AND MAINTAINED BY OZARKS ELECTRIC COOPERATIVE, PAID FOR BY OWNER/DEVELOPER, AND BILLING TO BE PAID BY CITY OF SPRINGDALE.



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Boundary	◇	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
Parking Lot	+	1.4 fc	5.3 fc	0.3 fc	17.7:1	4.7:1

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	D		4	Holophane	GSLF3 P20 40K XXXXX ASY HSS	GlasWerks Luminescent LED Hallbrook, P20, Performance Package, 4000K CCT, Asymmetric distribution, with House side shield	138	45	0.9	31	Max: 2676cd
	G		3	Holophane	HLWPC2 P50 40K XX TFTM	Wallpack Full Cutoff LED, LED Performance Package P20, 4000 series CCT, Voltage, Forward Throw Medium	1	12125	0.9	115	Max: 8650cd

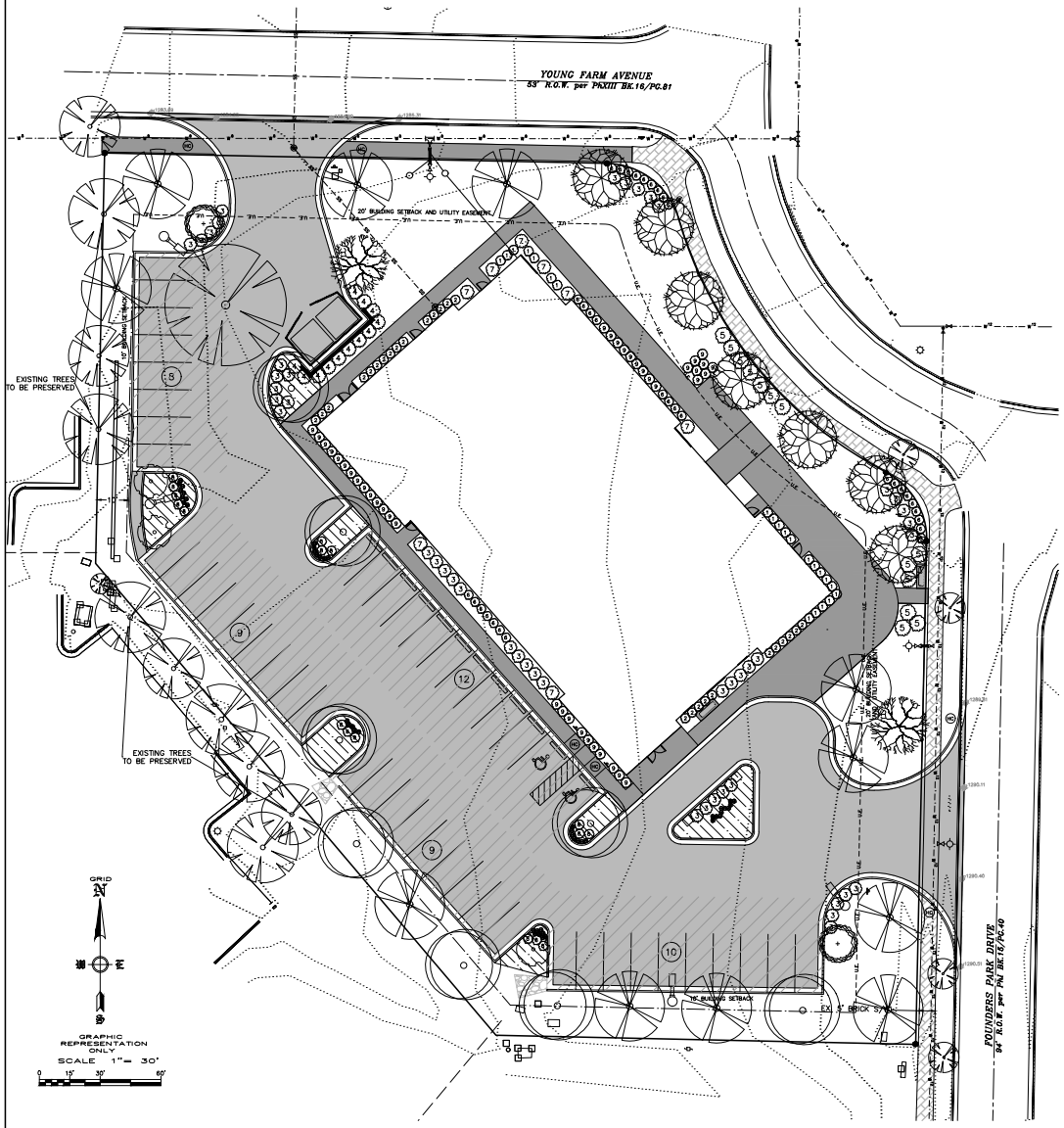
ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

LIGHTING PLAN & DETAILS
OFFICE BUILDING
SINGLE PARENT SCHOLARSHIP FUND OF NWA
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'
DATE: Sep 16, 2026
ENGINEER: TJA
DRAWN BY: MB
W.O. #: 22942

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INDEX OF TREES				
TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	SIZE
	Black Gum	Nyssa sylvatica	8	2" Cal B & B
	Red Maple	Acer rubrum	11	2" Cal B & B
	Northern Red Oak	Quercus rubra	7	2" Cal B & B
	Crape myrtle	Lagerstroemia indica	2	2" Cal B & B
	Eastern Redbud	Cercis canadensis	2	2" Cal B & B
	Downy Serviceberry 'Autumn Brilliance'	Amelanchier arborea	3	8' H B & B

INDEX OF SHRUBS				
SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
1	WINTERGEM BOXWOOD	Buxus microphylla 'Winter Gem'	22	3 GAL.
2	COMPACT INKBERRY HOLLY	Ilex glabra 'Compacta'	26	3 GAL.
3	ROSE CREEK ABELIA	Abelia x 'Rose Creek'	47	3 GAL.
4	TAYLOR JUNIPER	Juniperus virginiana 'Taylor'	12	3 GAL.
5	YOUNGSTOWN ANDORRA JUNIPER	Juniperus horizontalis	13	3 GAL.
6	VIRGINIA SWEETSPIRE	Itea virginica	33	3 GAL.
7	OAK-LEAF HYDRANGEA	Hydrangea quercifolia	8	3 GAL.
8	DRIFT GROUNDCOVER ROSE	Rosa radrazz 'Drift'	17	3 GAL.
9	SHENANDOAH SWITCH GRASS	Panicum virgatum	42	3 GAL.
10	DAYLILLY VARIETIES	Hemerocallis varieties	47	1 GAL.

LANDSCAPE NOTES:

1. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING AND AFTER CONSTRUCTION.
2. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT OR QUANTITY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
3. ALL PLANTING BEDS SHALL RECEIVE 6" OF TOPSOIL AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS, SOIL MIX SHALL BE TILLED INTO BED AREA TO A MINIMUM DEPTH OF 12" AND BE FREE OF ROCKS/WEEDS/DEBRIS PRIOR TO INSTALLATION OF PLANT MATERIAL
4. ALL PLANTING BEDS SHALL RECEIVE 3-4" ORGANIC MULCH AT TIME OF INSTALLATION. MULCH SHALL NOT BE PLACED IMMEDIATELY ADJACENT TO TRUNK, AND SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE. ALL TREES NOT LOCATED IN PLANTING BEDS SHALL RECEIVE MULCH PER PLANTING DETAIL.
5. SHADE TREES SHALL HAVE A MIN. CALIPER OF 2" AND A HEIGHT OF 8'
6. EVERGREEN TREE MATERIALS SHALL BE A MIN HEIGHT OF 8'
7. REMOVE ALL TAGS, NURSERY FLAGGING, GUARDS, OR ROPE FROM TREES AND PLANT MATERIAL DURING INSTALLATION.
8. ALL PLANT SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
9. ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED WITHIN THE NEXT APPROPRIATE GROWING SEASON.
10. IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED FEATURES.
11. ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITY TO BE SODDED, HYDROSEEDED, OR REVEGETATED WITH BERMUDA MIX WHICH IS CERTIFIED FREE FROM WEED SEEDS.
12. LANDSCAPING SHALL BE GUARANTEED FOR A PERIOD OF 2 YEARS FROM DATE OF TOTAL ACCEPTANCE BY OWNER.
13. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO; WATERING SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY OWNER.

LANDSCAPE PARKING REQUIREMENTS:

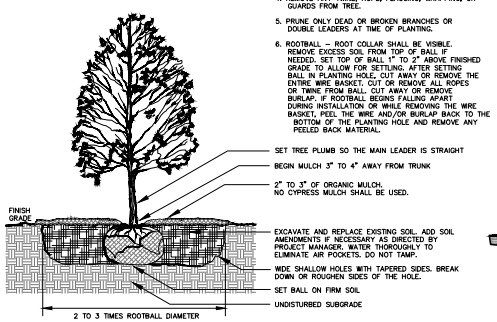
TOTAL PARKING AREA PROVIDED: 13,660 SQ. FT.
TOTAL INTERIOR LANDSCAPE REQUIRED: 1,092 SQ. FT. (8%)
TOTAL INTERIOR LANDSCAPE PROVIDED: 1,841 SQ. FT. (12%)

PERIMETER LANDSCAPING REQUIREMENTS:

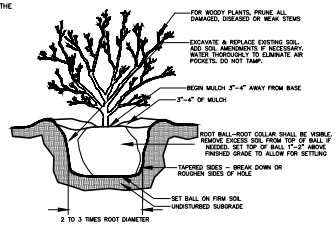
TOTAL FRONTAGE LF: 386 LINEAR. FT.
TOTAL FRONTAGE LANDSCAPE REQUIRED:
1 TREE PER 25' = 15 TREES
TOTAL INTERIOR LANDSCAPE PROVIDED:
15 TREES

AUTOMATIC IRRIGATION SYSTEM (DESIGN-BUILD) SHALL BE PROVIDED FOR ALL LANDSCAPE BEDS, AND PLANTING AREAS.

NOTES:
1. TREES SHALL BE 2" CALIPER MINIMUM.
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOT BALL.
3. STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.
4. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
5. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
6. ROOTBALL – ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING. AFTER SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, PEEL THE WIRE AND/OR BURLAP BACK TO THE BOTTOM OF THE PLANTING HOLE AND REMOVE ANY PEELED BACK MATERIAL.



TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

L26-25

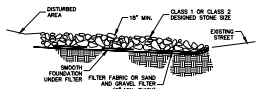
ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

LANDSCAPE PLAN
OFFICE BUIDING
SINGLE PARENT SCHOLARSHIP FUND OF NWA
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'
DATE: Sep 17, 2026
ENGINEER: TJA
DRAWN BY: MB
W.O. #: 22942

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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) NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE.

2) SEED AND MULCH SHALL BE PLACED (BY OWNER) IN ALL AREAS WHERE VEGETATION IS DISTURBED.

3) STRAW AND WOOD CHIPS SHALL BE PLACED TO PROVIDE TEMPORARY PROTECTION WHILE FINAL GRADING IS BEING COMPLETED.

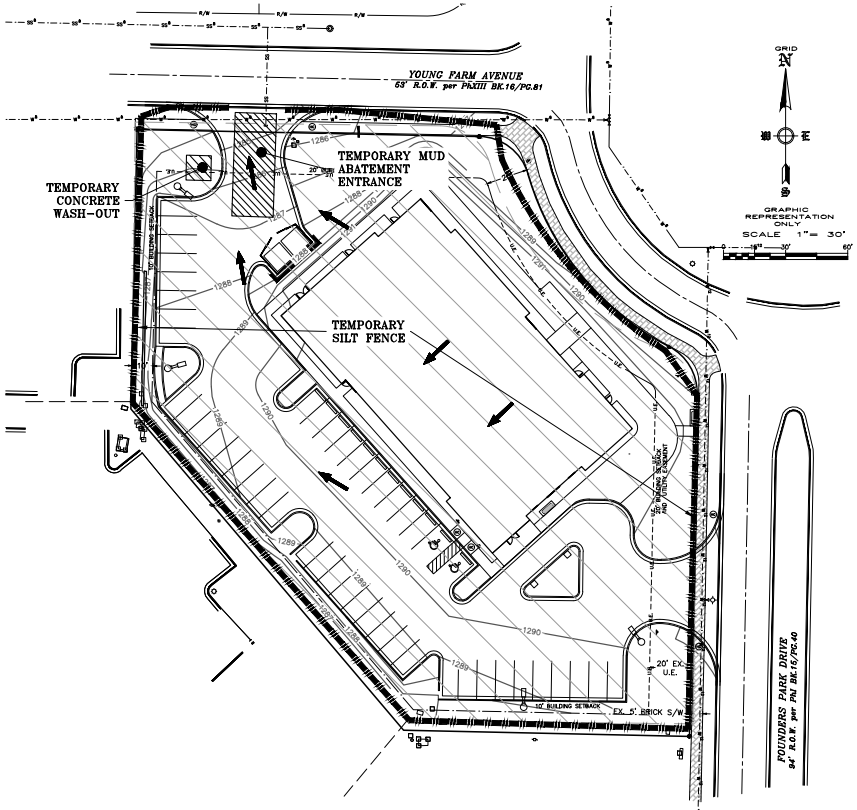
4) PLACE FILTER FABRIC ON ALL CURB INLETS.

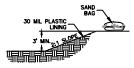
*WATTLES ARE USED AS ENERGY DISSIPATION DEVICES

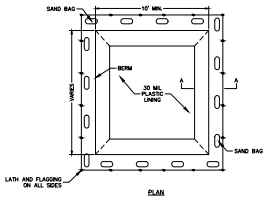
*WATTLES ARE USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE

*WATTLES MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED

TOTAL DISTURBED AREA: 1.37 ACRES







NOTES:
1) LATH AND FLAGGING SHOULD BE COMMERCIAL TYPE.
2) PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL IN THICKNESS. SEAMS AND SHOULD BE OVERLAPPED AND TAPED OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

CONCRETE WASH-OUT AREA
NOT TO SCALE

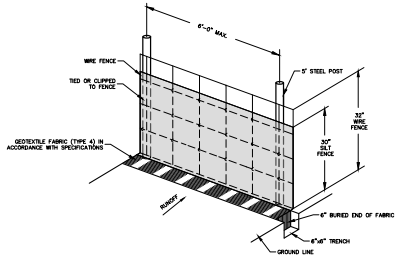
LEGEND

- 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

NOTES:
1.) ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOP SOIL AND RE-VEGETATED PER SECTION 169.06 OF THE UDC. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
2.) WHEN SILT FENCE OR WATTLES ARE NOT PLACED AT A CONSTANT ELEVATION FOLLOWING CONTOURS ON STEEP SLOPES, THE "J" HOOP METHOD SHOULD BE USED (AT 50 FT INTERVALS) TO CREATE PONDING AND PREVENT EROSION OF THE TRENCH BACKFILL OF SILT FENCE INSTALLATION.
3.) ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.
4.) PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
5.) TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
6.) RE-VEGETATION. RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER:
   - TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE REVEGETATED AS SET FORTH IN§169.06(F)(6) BELOW. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE TREES ROOT SYSTEM.
   - ZERO TO 10% GRADE: RE-VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING, SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
   - 10:1 UP TO 4:1 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
   - 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF
   - MORE THAN 3:1 GRADE: ANY FINISH GRADE OVER 3:1 SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING:
     - RETAINING WALLS; CRIBBING WITH LANDSCAPE FABRIC; TERRACING WITH GROUNDCOVER; RIPRAP; STAKED SOD (UP TO 2:1 SLOPE)
     - IF CRIBBING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.
7.) PERMANENT EROSION CONTROL. THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.
8.) DUST. WHERE EXCESSIVE DUST MAY BECOME A PROBLEM, A PLAN FOR SPRAYING WATER ON HEAVILY TRAVELED DIRT AREAS SHALL BE ADDRESSED.
9.) CONSTRUCTION EXITS. A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 6" THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3". IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.
10.) DEBRIS, MUD, AND SOIL IN PUBLIC STREETS. DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.
11.) FRANCHISE AND PRIVATE UTILITIES. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

Maximum Slope Length for Silt Fence		
	Maximum Slope Length (ft) Above Fence	
Slope – Percent	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 DOWNHILL FACE OF SOIL TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WIRE FENCE CANNOT BE TRENCHED IN (ON 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

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.

ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

STORM WATER POLLUTION PREVENTION PLAN
OFFICE BUIDING
SINGLE PARENT SCHOLARSHIP FUND OF NWA
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

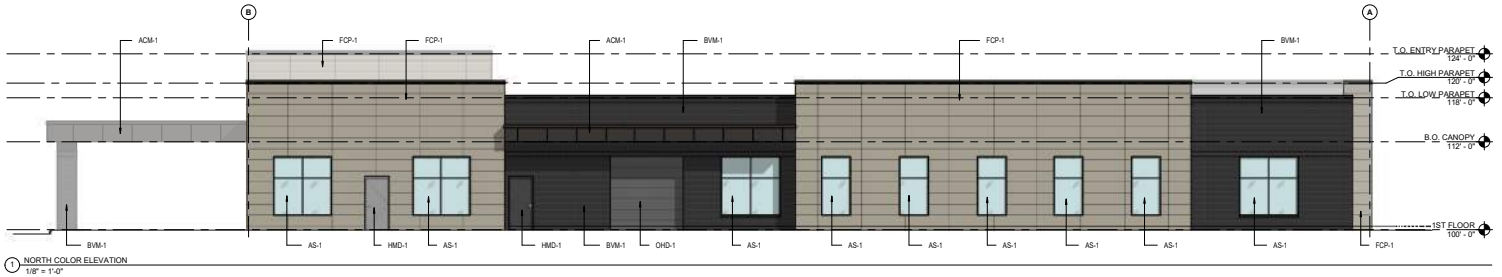
SCALE: 1"=30'
DATE: Sep 17, 2026
ENGINEER: TJA
DRAWN BY: MBB
W.O. #: 22942

L26-25

9

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NORTH ELEVATION TOTAL FACADE AREA:	3,161	SF	
MINUS OPENINGS:	3,012	SF	100%
AS-1: (ALUMINUM STOREFRONT & GLASS SYSTEM)	416	SF	14%
ACM-1: (ALUMINUM COMPOSITE METAL)	148	SF	5%
BVM-1: (BRICK VENEER MASONRY)	796	SF	26%
FCP-1: (FIBER CEMENT PANEL)	1,652	SF	55%



1 NORTH COLOR ELEVATION
1/8" = 1'-0"

SOUTH ELEVATION TOTAL FACADE AREA:	3,099	SF	
MINUS OPENINGS:	3,099	SF	100%
AS-1: (ALUMINUM STOREFRONT & GLASS SYSTEM)	788	SF	25%
ACM-1: (ALUMINUM COMPOSITE METAL)	142	SF	5%
BVM-1: (BRICK VENEER MASONRY)	1,055	SF	34%
FCP-1: (FIBER CEMENT PANEL)	1,114	SF	36%



2 SOUTH COLOR ELEVATION
1/8" = 1'-0"

EAST ELEVATION TOTAL FACADE AREA:	1,914	SF	
MINUS OPENINGS:	1,914	SF	100%
AS-1: (ALUMINUM STOREFRONT & GLASS SYSTEM)	586	SF	31%
ACM-1: (ALUMINUM COMPOSITE METAL)	66	SF	3%
BVM-1: (BRICK VENEER MASONRY)	577	SF	30%
FCP-1: (FIBER CEMENT PANEL)	685	SF	36%



3A EAST COLOR ELEVATION "A"
1/8" = 1'-0"



3B EAST COLOR ELEVATION "B"
1/8" = 1'-0"

WEST ELEVATION TOTAL FACADE AREA:	1,847	SF	
MINUS OPENINGS:	1,751	SF	100%
AS-1: (ALUMINUM STOREFRONT & GLASS SYSTEM)	256	SF	15%
BVM-1: (BRICK VENEER MASONRY)	468	SF	28%
FCP-1: (FIBER CEMENT PANEL)	1,027	SF	59%



4 WEST COLOR ELEVATION
1/8" = 1'-0"

TOTAL FACADE AREAS

TOTAL FACADE AREA:	10,021	SF	
MINUS OPENINGS:	9,776	SF	100%
AS-1: (ALUMINUM STOREFRONT & GLASS SYSTEM)	2,046	SF	20%
ACM-1: (ALUMINUM COMPOSITE METAL)	356	SF	4%
BVM-1: (BRICK VENEER MASONRY)	2,896	SF	30%
CFP-1: (CEMENT FIBER PANEL)	4,478	SF	46%

COLOR ELEVATION LEGEND

AS-1: (ALUMINUM STOREFRONT & GLASS SYSTEM)
MNFR: KAWNEER
STYLE: 451T
COLOR: DARK BRONZE ANODIZED
GLAZING: SOLARGRAY + SOLARBAN 60

ACM-1: (ALUMINUM COMPOSITE METAL)
MNFR: ALUCABOND USA
STYLE: ALUCABOND PLUS
COLOR: DUSTY CHARCOAL

BVM-1: (BRICK VENEER MASONRY)
MNFR: BELDEN BRICK COMPANY
STYLE: FACE BRICK
COLOR: BLACK DIAMOND VELOUR

FCP-1: (FIBER CEMENT PANEL)
MNFR: NICHIHA FIBER CEMENT
STYLE: ARCHITECTURAL BLOCK MODERN SERIES
COLOR: GRAY

OHD-1: (OVERHEAD DOOR)
MNFR: AMARR
STYLE: 2741 (NO WINDOWS)
COLOR: COMMERCIAL BROWN

HMD-1: (HOLLOW METAL DOOR(S))
MNFR: TBD
STYLE: FLUSH
COLOR: PAINT TO MATCH ADJACENT SIDING

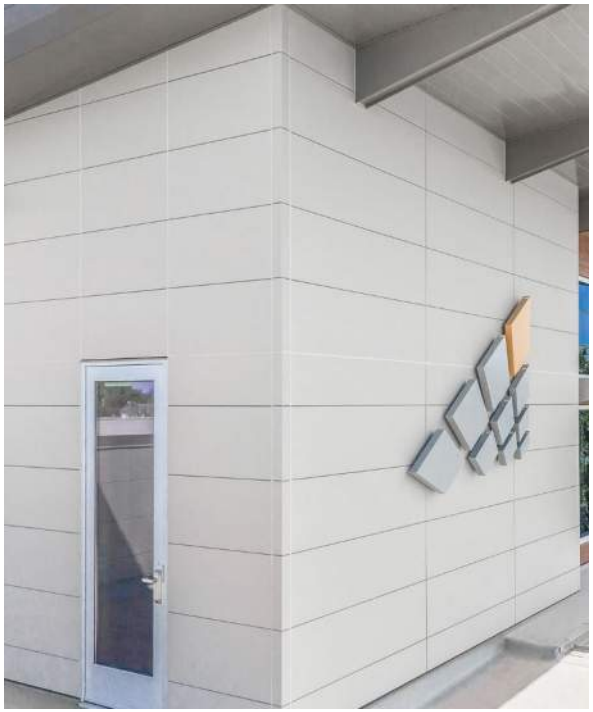
SPSFNWA OFFICE BUILDING

DATE: 06.20.2022 | COLOR ELEVATIONS | SHEET: 2 OF 4

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ACM-1: (ALUMINUM COMPOSITE METAL)
MNFR: ALUCABOND USA
STYLE: ALUCABOND PLUS
COLOR: DUSTY CHARCOAL



*SAMPLE IMAGE OF STYLE AND COLOR FROM NICHIHA WEBSITE

FCP-1: (FIBER CEMENT PANEL)
MNFR: NICHIHA FIBER CEMENT
STYLE: ARCHITECTURAL BLOCK MODERN SERIES
COLOR: GRAY



AS-1: (ALUMINUM STOREFRONT & GLASS SYSTEM)
MNFR: KAWNEER
STYLE: 451T
COLOR: DARK BRONZE ANODIZED
GLAZING: SOLARGRAY + SOLARBAN 60



OHD-1: (OVERHEAD DOOR)
MNFR: AMARR
STYLE: 2741 (NO WINDOWS)
COLOR: COMMERCIAL BROWN



BVM-1: (BRICK VENEER MASONRY)
MNFR: BELDEN BRICK COMPANY
STYLE: FACE BRICK
COLOR: BLACK DIAMOND VELOUR

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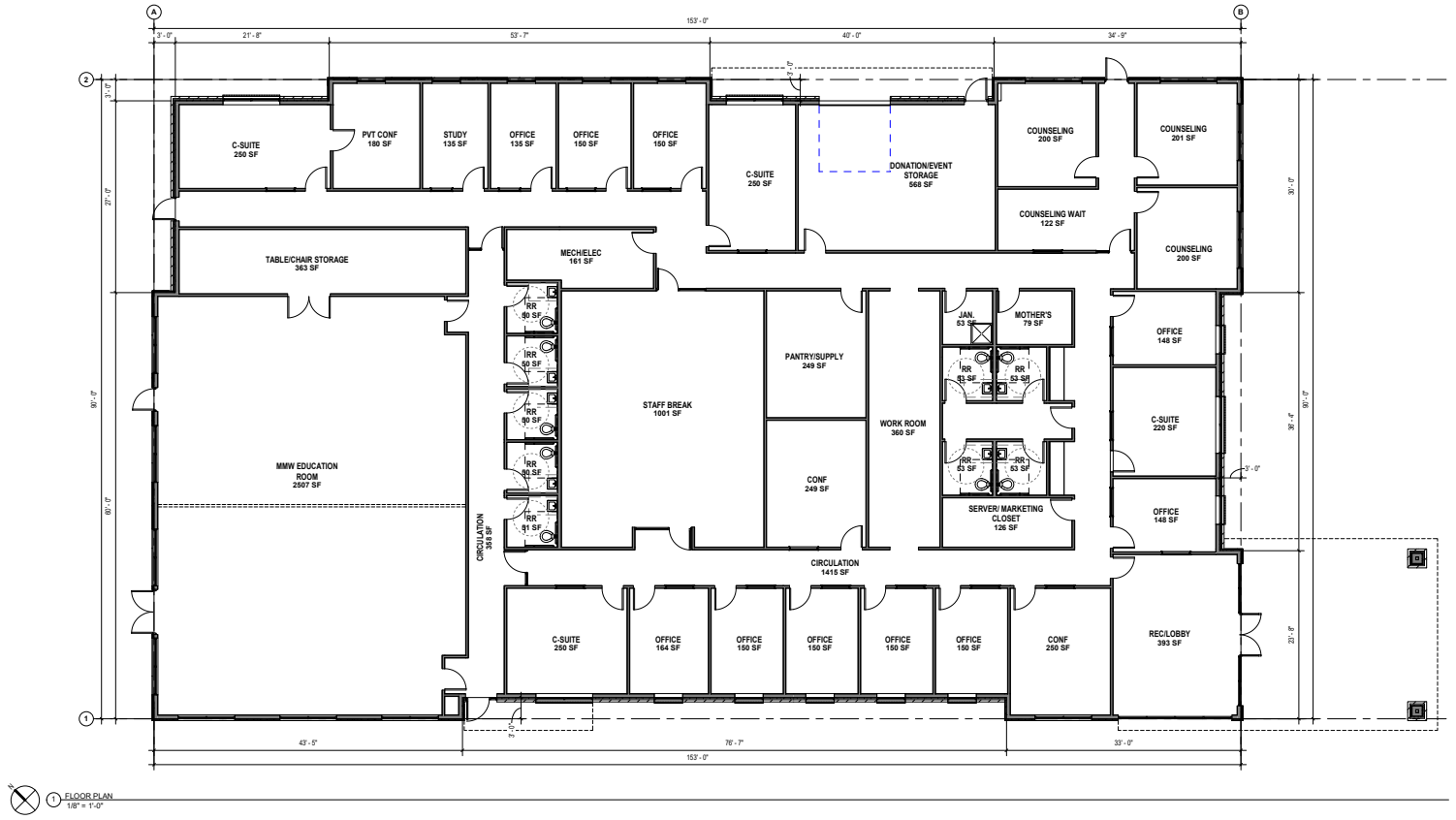




SPSFNWA OFFICE BUILDING

DATE: 06.20.2022 | 3D RENDERINGS | SHEET: 4 OF 4

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SPSFNWA OFFICE BUILDING

DATE: 06.20.2022

FLOOR PLAN

SHEET: 1 OF 4

Return to Agenda



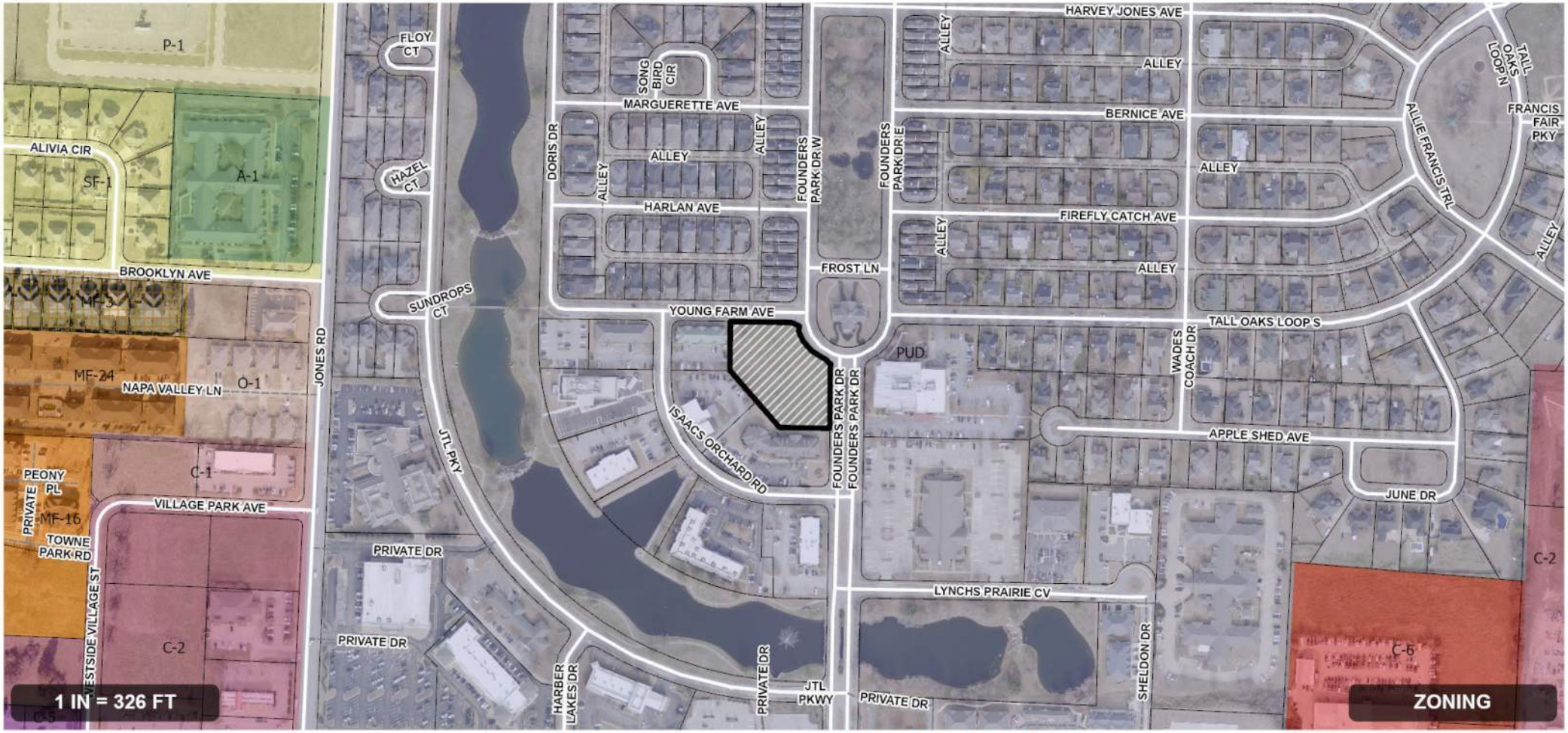
PROJECT AREA

L26-25: Single Parent Scholarship Fund of NWA

SW Corner of Young Farm Avenue & Founders Park Drive

Large Scale Development

N



PROJECT AREA

L26-25: Single Parent Scholarship Fund of NWA

SW Corner of Young Farm Avenue & Founders Park Drive

Large Scale Development

N

Rezone Memo

TO: Planning Commission Members

FROM: Sharon Tromburg, Planning Director

DATE: October 6, 2026

RE: FB26-15

APPLICANT/OWNER
Harvey & Bernice Jones Center for Families, Inc.; represented by Crafton Tull

PROPERTY SIZE
Approximately 2.08 acres

PENDING ACTIONS

EXISTING ZONING
Neighborhood Center Type 1 (NC1)

LOCATION
Jones Center grounds, south of E. Huntsville Avenue, between Laura and Ruby Streets

REQUESTED ZONING:
Neighborhood Center Type 2 (NC2)

DEVELOPMENT OF PROPERTY
Yes; the applicant anticipates residential development.

SALE OF PROPERTY
No, as indicated on the application.

SURROUNDING ZONING AND LAND USE
Surrounding zoning is shown on the attached map. The property is an undeveloped portion of the Jones Center grounds west of the main campus and is part of a larger master planning area. It lies between existing residential properties along Laura and Ruby Streets and the institutional uses and parking areas to the south and southeast. Properties to the north, east, and west are zoned NC1 and contain mostly single-family homes, with some multifamily housing near E. Huntsville Avenue. The Jones Center property to the southeast and community clinic property to the south are zoned Campus Type 1.

LAND USE PLAN AND MASTER STREET PLAN
The Future Land Use Plan indicates Form-Based Code.
The Master Street Plan designates E. Huntsville Ave. as an arterial, Laura Street as local, and E. Johnson Ave. as Downtown Commercial.

STAFF COMMENTS

The applicant requests NC2 zoning to allow flexibility for future residential development. NC2 would provide a transition between the Campus Type 1 properties and the surrounding NC1 areas. Site layout, access, and parking would be reviewed with a future development plan. Staff recommend approval of the rezoning from NC1 to NC2.

STAFF RECOMMENDATIONS

The requested NC2 is consistent with the goal of a complementary relationship with surrounding neighborhoods. NC2 permits a range of residential building types and provides a potential transition between the Jones Center and community clinic campus uses and the residential properties along Laura and Ruby Streets. A future development proposal will be reviewed for its building form and ability to function cohesively with the surrounding area, as contemplated by the rezoning factors in § 1.10.and is recommended for approval.

Rezoning Petition

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Petitioner (Property Owner)

Name: Chris Sooter / Jones Center

E-mail:

Address: PO Box 2035, Springdale 72765-2035

Phone: (479)-756-8090

Site/ Location: Southeast of Huntsville Ave & Laura St. in Springdale, AR

Assessor's Parcel Number(s): 815-28394-000

Current Zoning: Neighborhood Center Type 1

Proposed Zoning: Neighborhood Center Type 2

Total Acreage: 2.08 ac

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Petition Requirements:

- ☑ A copy of the warranty deed indicating ownership of the property.
- ☑ A site plan in conformance with Chapter 130, Article 2, Section 13.
- ☑ A brief statement explaining the reason for the rezoning request, the intended use of the property, and the effect of property changes upon surrounding land uses.
- ☑ A layman's description of the property (physical address if possible).
- ☑ A list of all adjacent property owners certified by a licensed abstractor or surveyor in the past sixty (60) days.
- ☑ An accurate legal description if the property to be rezoned is only a portion of the land.
- ☑ A scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow.
- ☑ Once the petition has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
- ☑ Provide the required affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- ☑ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

☐ $175.00

STAFF USE ONLY

Date Application Submitted: 09/16/2026

Project Number: FB26-15

Date Accepted as Complete: 09/25/2026

Receipt Number: 7574

Petition for Rezoning

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

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

Indicate person of contact for this petition: Petitioner ☐ Representative ☑

Record Property Owner(s): Jones Center for Families, Inc.

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

Legal Description:

PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 36, AS SHOWN IN PLAT RECORD 94-70249 AND PLAT RECORD 2006-00015748;
THENCE S87°35'57"E 822.60 FEET;
THENCE S02°23'16"W 227.97 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A 5/8" IRON PIN WITH PS 1214 CAP;
THENCE S87°35'24"E 103.72 FEET TO A 5/8" IRON PIN WITH PS 1214 CAP AND CONTINUING FOR A TOTAL DISTANCE OF 206.39 FEET TO THE WEST LINE OF PERRING ADDITION, SAID POINT BEING A 5/8" IRON PIN WITH PS 1460 CAP;
THENCE ALONG SAID WEST LINE S02°15'33"W 379.74 FEET TO A 5/8" IRON PIN WITH PS 1460 CAP;
THENCE LEAVING SAID WEST LINE N87°47'35"W 291.19 FEET TO A 5/8" IRON PIN WITH PS 1460 CAP;
THENCE N04°34'25"E 150.83 FEET TO A METAL FENCE POST;
THENCE S87°35'57"E 78.19 FEET TO A 5/8" IRON PIN WITH PS 1214 CAP;
THENCE N02°23'16"E 230.03 FEET TO THE POINT OF BEGINNING, CONTAINING 2.08 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

Layman's Description: Located Southeast of Huntsville Ave and Laura St. in Springdale, AR

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): Neighborhood Center Type 1

TO (proposed zoning): Neighborhood Center Type 2

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

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

2. **Develop** the property (YES) / **NO** , and if so, the proposed use is Residential .

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

   Minimal Effect - Rezone would result in development similar to existing adjacent properties.

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 petition 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.

Authorized Representative: Crafton Tull - Evan McMahon, Craigon Anderson

Mailing Address: 901 N 47th ST. #400, Rogers, AR 72756

Phone Number: (479)636-4838 Email:

Verification

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

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

Printed Name of Record Property Owner(s)

Chris W. Sooter

Printed Name of Applicant(s)

Evan McMahon

Signature of Record Property Owner(s)

Signature of Applicant(s)

Date: 9/16/26

Date: 9/16/26

State of Arkansas)
) **ss.**
County of)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 16 day of Sept 2026

Patricia Ann Henry

Notary Public

My commission expires: 7/21/30

PATRICIA ANN HENRY
MY COMMISSION # 12711413
EXPIRES: July 21, 2030
Benton County

Crafton Tull

901 N 47th Street, Suite 400
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

September 16, 2026

Re: Adjacent Property Owners
CTA Project #: 26108001
Parcel 815-28394-000

To whom it may concern,

I hereby certify that on this date I have made a due and diligent search of the Washington County GIS website, and found the property owners and their addresses, which are adjacent to the properties designated as Parcel Number 815-28394-000, to be as shown on the attached page's consisting of 13 individual parcel numbers. This certification does not apply to the accuracy of said county Assessor's Records, only to their listing of the current owner's names and addresses.

Signed:  Date: September 16, 2026

Kevin Montgomery, P.S.
Professional Land Surveyor #1460
Crafton, Tull & Associates, Inc.

Crafton Tull

901 N 47th Street, Suite 400
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

815-24833-000
BROWN, MERLENE
317 RUBY ST SPRINGDALE AR 72764-4564

815-24836-000
LOCK, RICHARD A
307 RUBY ST SPRINGDALE AR 72764

815-24839-000
OWEN, MITCHELL A & BOWEN, ANGELINA MICHELLE
2749 N ELIZABETH AVE FAYETTEVILLE AR 72703

815-24841-000
GARCIA, ELIAS
6555 APPLE SHED AVE SPRINGDALE AR 72762-5894

815-24842-000
HARVEY & BERNICE JONES CENTER FOR FAMILIES INC
PO BOX 2035 SPRINGDALE AR 72765-2035

815-25036-010
HARVEY & BERNICE JONES CENTER FOR FAMILIES INC
PO BOX 2035 SPRINGDALE AR 72765-2035

815-28393-000
BROWN, MERLENE
317 RUBY ST SPRINGDALE AR 72764-4564

815-28393-001
HORIZON TRUST COMPANY CUSTODIAN
6301 INDIAN SCHOOL RD NE STE 200 ALBUQUERQUE NM 87110

815-28395-000
HORIZON TRUST COMPANY CUSTODIAN
6301 INDIAN SCHOOL RD NE STE 200 ALBUQUERQUE NM 87110

815-28401-000
WASHINGTON, DOMINIQUE R
598 QUARTZ WAY SPRINGDALE AR 72764

815-28402-000
ORTEGA-AVELAR, GERONIMO
307 LAURA ST SPRINGDALE AR 72764

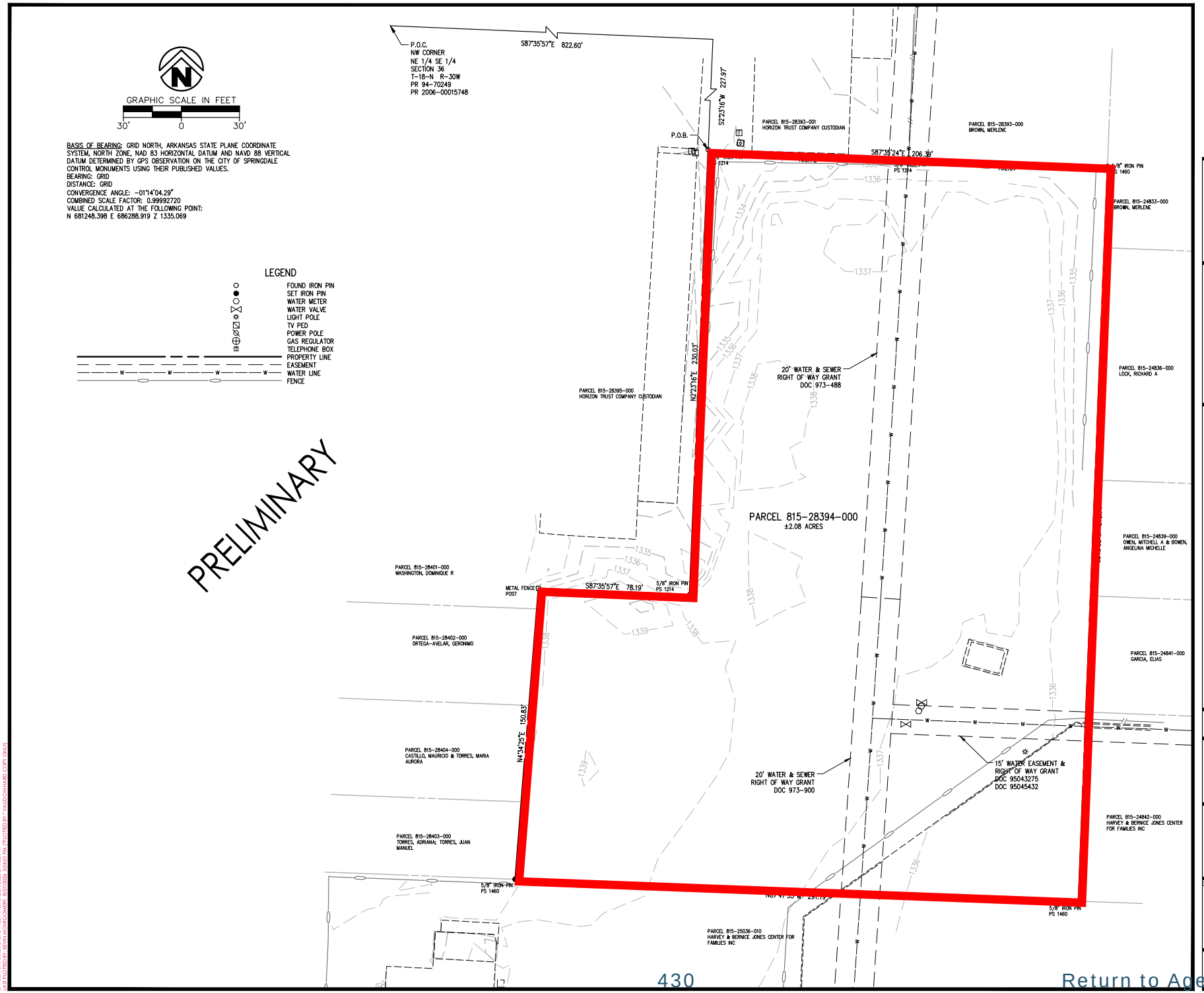
815-28403-000
TORRES, ADRIANA; TORRES, JUAN MANUEL
2190 N WOODLARK LN FAYETTEVILLE AR 72704

Crafton Tull

901 N 47th Street, Suite 400
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

815-28404-000
CASTILLO, MAURICIO & TORRES, MARIA AURORA
1300 DALINE ST SPRINGDALE AR 72762-2028



RECORD INFORMATION

STATE PLAT CODE:
500-18N-30W-0-36-210-72-1460

PRO FORMA ALTA/NSPS SURVEY
PARCEL 815-28394-000

PREPARED FOR:
EXCELLERATE FOUNDATION

SPRINGDALE ARKANSAS

DATE: MM/DD/YYYY
PROJECT NO: 26108000
CONTACT: K.MONTGOMERY

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
479.636.4838.1
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORITY
CRAFTON, TULL & ASSOCIATES, INC.
No. 109

© 2026 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE

SHEET NO.:
2 OF 2

DRAWING: C:\26108000_JONESCENTER\SURVEY\DWG\26108000 ALTA.DWG
LAYOUT: LAYOUT2 | LAST LAYOUT SAVED: 8/27/2026 2:49:32 PM
LAST EDITED BY: KENNETHMONTGOMERY 8/27/2026 2:49:32 PM | PLOTTED BY: VAUGHHARD COPY ONLY!

Return to Agenda



PROJECT AREA

PUBLIC NOTICE

FB26-15: Harvey & Bernice Jones Center for Families, Inc.

Parcel South of E. Huntsville Avenue & East of Laura Street

Boundary Amendment from NC1 to NC2

N



PROJECT AREA

PUBLIC NOTICE

FB26-15: Harvey & Bernice Jones Center for Families, Inc.

Parcel South of E. Huntsville Avenue & East of Laura Street

Boundary Amendment from NC1 to NC2

N

SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Terry Howard (CNF Signs)	Name: Cadillac Properties AR LLC
E-mail:	E-mail:
Address: 1225 N. Lansing Ave.	Address: 11063-D #251 S. Memorial Dr.
Tulsa, OK. 74106	Tulsa, OK 74133
Phone: 918-630-0033	Phone: 480-280-2446
Site/ Location: 3427 S. Thompson St.	Current Zoning: C2
Assessor's Parcel Number(s):	Rezone Required: No
	Total Acreage: 1.5

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

- ☒ Board of Adjustments
- ☐ Commercial Design Standards

Application Requirements:

- ☒ A complete application.
- ☒ A copy of the warranty deed indicating ownership of property.
- ☒ A site plan in conformance with Chapter 130, Article 2, Section 13.
- ☒ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
- ☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
- ☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- ☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

- ☒ $75.00

STAFF USE ONLY

Date Application Submitted: 9/9/26 Project Number: B26-114

Date Accepted as Complete: 9/21/2026 Receipt Number: 7450

Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☐ Representative ☐

Describe your variance request:

TO EXCEED THE ALLOWED 30' SIGN HEIGHT AND THE 150 SQ. ft. SIGN SIZE

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

THE POLE SIGN IS EXISTING AT 60' OAH AND THE EXISTING SIGN IS 221.88 SQ. ft. - ASKING TO ADD 35.4 SQ. ft. of SIGN AND ALLOW THE EXISTING SIGN TO BE MODIFIED.

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

THE EXISTING SIGN IS NEEDED FOR VISABILITY TO OUR CUSTOMERS AND THE SIGN IS SIMILAR TO OTHER SIGNS AND BUSINESSES IN THE AREA.

Record Property Owner(s): CADILLAC PROPERTIES AR LLC

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: TERRY HOWARD

Signature: Terry J. Howard Date: 9/9/26

Name of Representative (if applicable): _____

Signature: _____ Date: _____

Parcel
815-29212-000

Owner
ARKANSAS STATE HIGHWAY COMM

Mailing Address
PO BOX 2261 LITTLE ROCK AR 72203

Parcel
815-29213-000

Owner
SLONE, MICHAEL DAVID & RAMAH S

Mailing Address
3868 N SUNBEST PL FAYETTEVILLE AR 72701

Parcel
815-32837-000

Owner
BUSINESS CENTRE PROPERTIES LLC

Mailing Address
3061 N MARKET AVE STE 7 FAYETTEVILLE AR 72703-3561

Parcel
815-32836-000

Owner
HILLCREST HOLDINGS LLC

Mailing Address
PO BOX 546 JOHNSON AR 7274-0546

arcel
815-31381-000

Owner
BRADSHAW, SAMANTHA S

Mailing Address
819 SOUTHFIELD AVE SPRINGDALE AR 72764

Parcel
815-31380-000

Owner
PATTON, DAVID LYNN TRUST

Mailing Address
524 N SHADY AVE FAYETTEVILLE AR 72701-3331

arcel
815-31902-000

RPID
80883

Owner
CAMARILLO, SANDRA; CAMARILLO, MATILDE

Mailing Address
3438 REMINGTON ST SPRINGDALE AR 72764-7093

Parcel
815-31901-000

Owner
HALL, TERRY LYNN

Mailing Address
3450 REMINGTON ST SPRINGDALE AR 72764-7093

Parcel
815-29203-002

Owner
COMMUNITY BLOOD CENTER OF

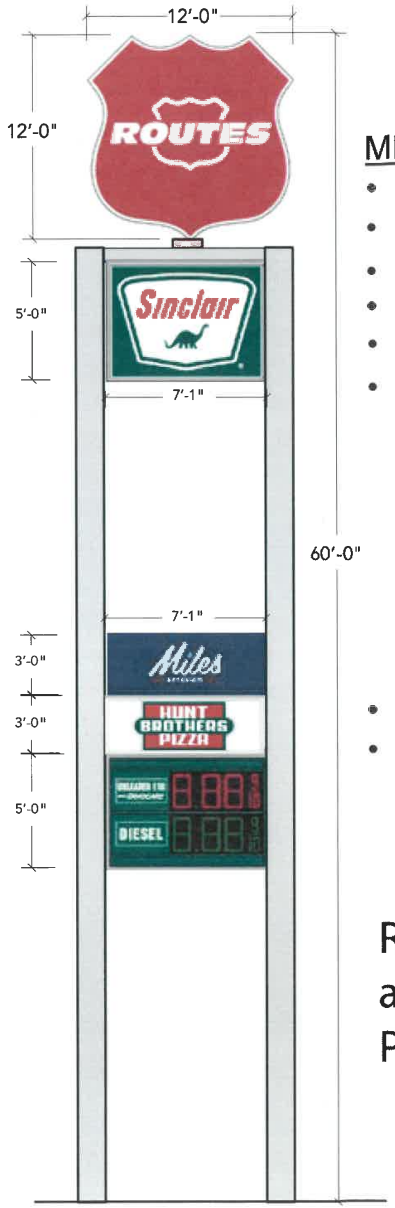
Mailing Address
2230 S GLENSTONE SPRINGFIELD MO 65804

Parcel
815-29206-000

Owner
DONERIGHT BUILDERS INC

Mailing Address
403 CHARLES AVE SPRINGDALE AR 72764





Routes #5
3427 S Thompson St
Springdale, AR 72764

MID Scope:

- New Routes Flex Faces in the Existing Phillips 66 sign.
- New Dual Pole Mount R70 Sinclair Logo Sign.
- New Dual Pole Mount Miles Kitchen Sign.
- New Dual Pole Mount Hunt Brothers Pizza Sign.
- New Dual Pole Mount LED Price Sign.
- Remove the Existing EMC and Scrap.

221.88 SQUARE FEET EXISTING
257.28 SQUARE FEET PROPOSED

~~35.4~~ 35.4 SQ FT. DIFFERENCE

- 85" Between Poles
- Poles = 13" round

Reimage the Existing Ground Sign
and check all welds and repair as needed.
Paint Structure Sinclair Light Grey.

Washington County

Assessor's Office

Washington, Assessor

B26-114



Date Created: 9/8/2026

Created By: anonymous

1 inch = 50 feet

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

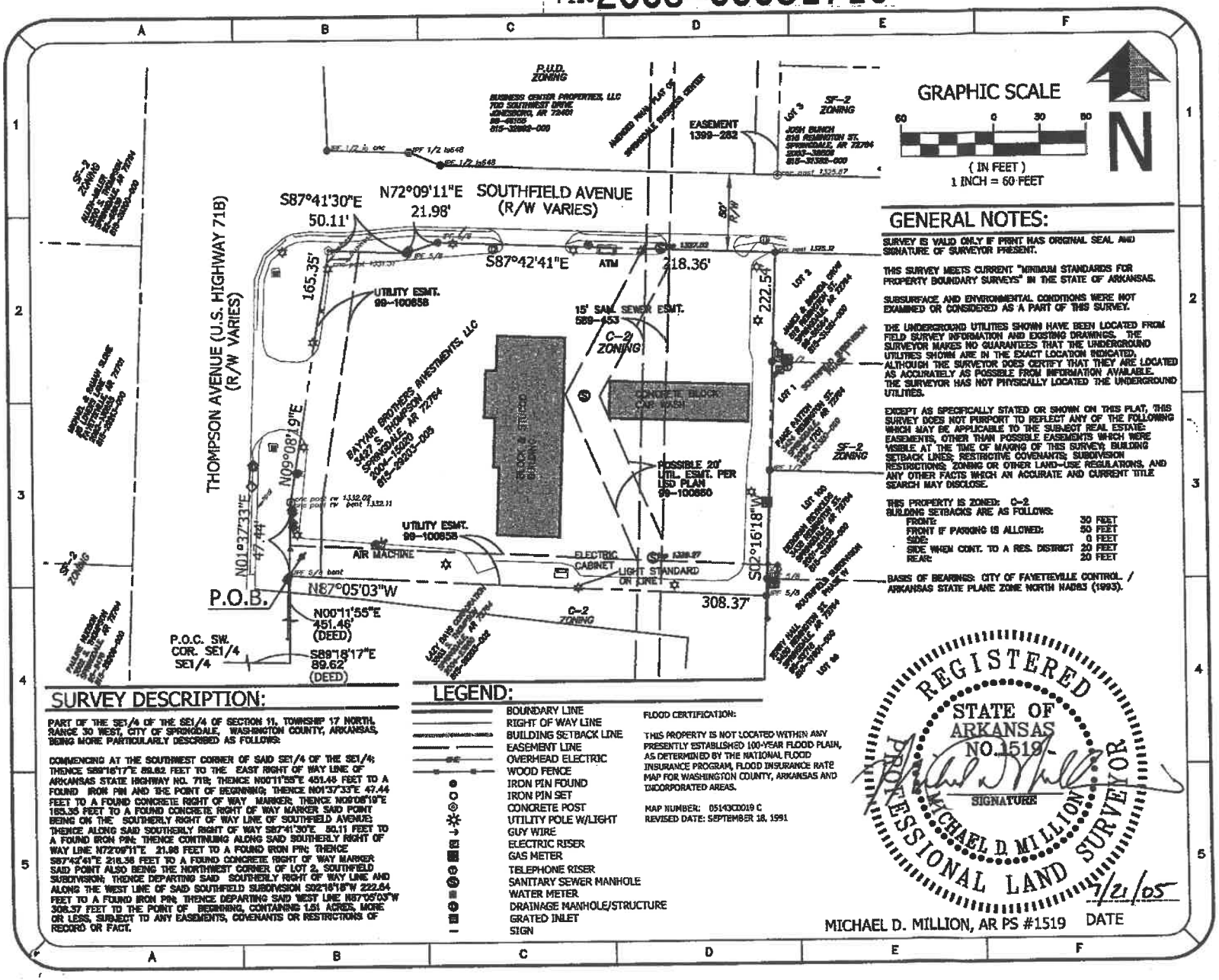
Powered By actDataScout

www.actDataScout.com

via DataScout OneMap®

Doc ID: 008725490001 Type: REL
Recorded: 07/21/2005 at 03:48:48 PM
Fee Amt: $8.00 Page 1 of 1
Washington County, AR
Bette Stamps Circuit Clerk
File 2005-00031716

B26-114



GENERAL NOTES:

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT.

THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN THE STATE OF ARKANSAS.

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

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.

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

THIS PROPERTY IS ZONED: C-2
BUILDING SETBACKS ARE AS FOLLOWS:

FRONT:	30 FEET
FRONT IF PARKING IS ALLOWED:	50 FEET
SIDE:	0 FEET
SIDE WHEN CONT. TO A RES. DISTRICT	20 FEET
REAR:	20 FEET

BASIS OF BEARINGS: CITY OF FAYETTEVILLE CONTROL. / ARKANSAS STATE PLANE ZONE NORTH NAD83 (1993).

SURVEY DESCRIPTION:

PART OF THE SE1/4 OF THE SE1/4 OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 30 WEST, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SE1/4 OF THE SE1/4; THENCE S89°18'17"E 89.62 FEET TO THE EAST RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY NO. 71B; THENCE N00°11'55"E 451.46 FEET TO A FOUND IRON PIN AND THE POINT OF BEGINNING; THENCE N01°37'33"E 47.44 FEET TO A FOUND CONCRETE RIGHT OF WAY MARKER, THENCE N09°08'19"E 165.35 FEET TO A FOUND CONCRETE RIGHT OF WAY MARKER SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF SOUTHFIELD AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY S87°41'30"E 50.11 FEET TO A FOUND IRON PIN; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE N72°09'11"E 21.98 FEET TO A FOUND IRON PIN; THENCE S87°42'41"E 218.36 FEET TO A FOUND CONCRETE RIGHT OF WAY MARKER SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 2, SOUTHFIELD SUBDIVISION; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE WEST LINE OF SAID SOUTHFIELD SUBDIVISION S02°16'18"W 222.54 FEET TO A FOUND IRON PIN; THENCE DEPARTING SAID WEST LINE N87°05'03"W 308.37 FEET TO THE POINT OF BEGINNING, CONTAINING 1.61 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

LEGEND:

- BOUNDARY LINE
- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- OVERHEAD ELECTRIC
- WOOD FENCE
- IRON PIN FOUND
- IRON PIN SET
- CONCRETE POST
- UTILITY POLE W/LIGHT
- GUY WIRE
- ELECTRIC RISER
- GAS METER
- TELEPHONE RISER
- SANITARY SEWER MANHOLE
- WATER METER
- DRAINAGE MANHOLE/STRUCTURE
- GRATED INLET
- SIGN

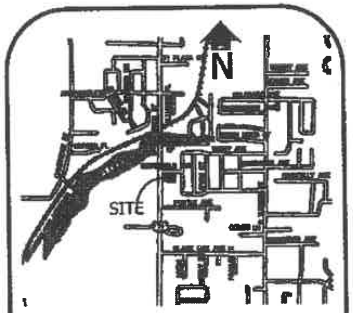
FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS.

MAP NUMBER: 05143C0019 C
REVISED DATE: SEPTEMBER 18, 1991

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1519
SIGNATURE
MICHAEL D. MILLION
7/21/05

MICHAEL D. MILLION, AR PS #1519 DATE



VICINITY MAP
NOT TO SCALE

STATE OF ARKANSAS
COUNTY OF WASHINGTON
CITY OF SPRINGDALE

LATITUDE 36° 09' 16" N
LONGITUDE 94° 08' 36" W

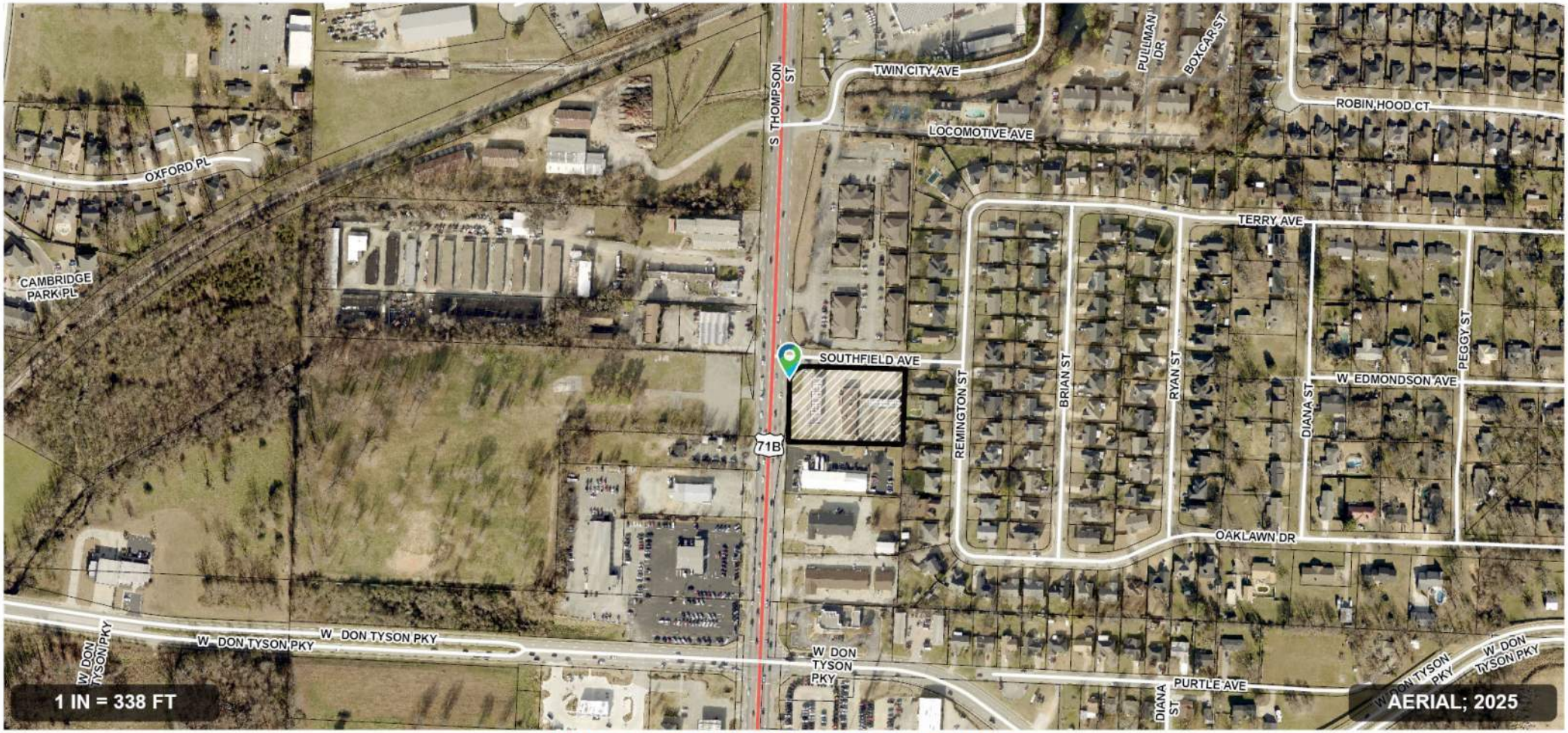
BOUNDARY SURVEY FOR FUELS & SUPPLIES, INC.

DATE OF LAST REVISION:

GEOMATIC CONSULTANTS INC.
134 N. MAIN STREET
CAVE SPRINGS, AR 72718
PHONE: (479) 248-1466
FAX: (479) 248-1462

DRAWN BY: MM	SCALE: 1" = 60'
FIELD CREW: JL RB	DATE: 07-13-05
CHECKED BY: DGA	DWG: 50099_BNDY

1 OF 1



PROJECT AREA

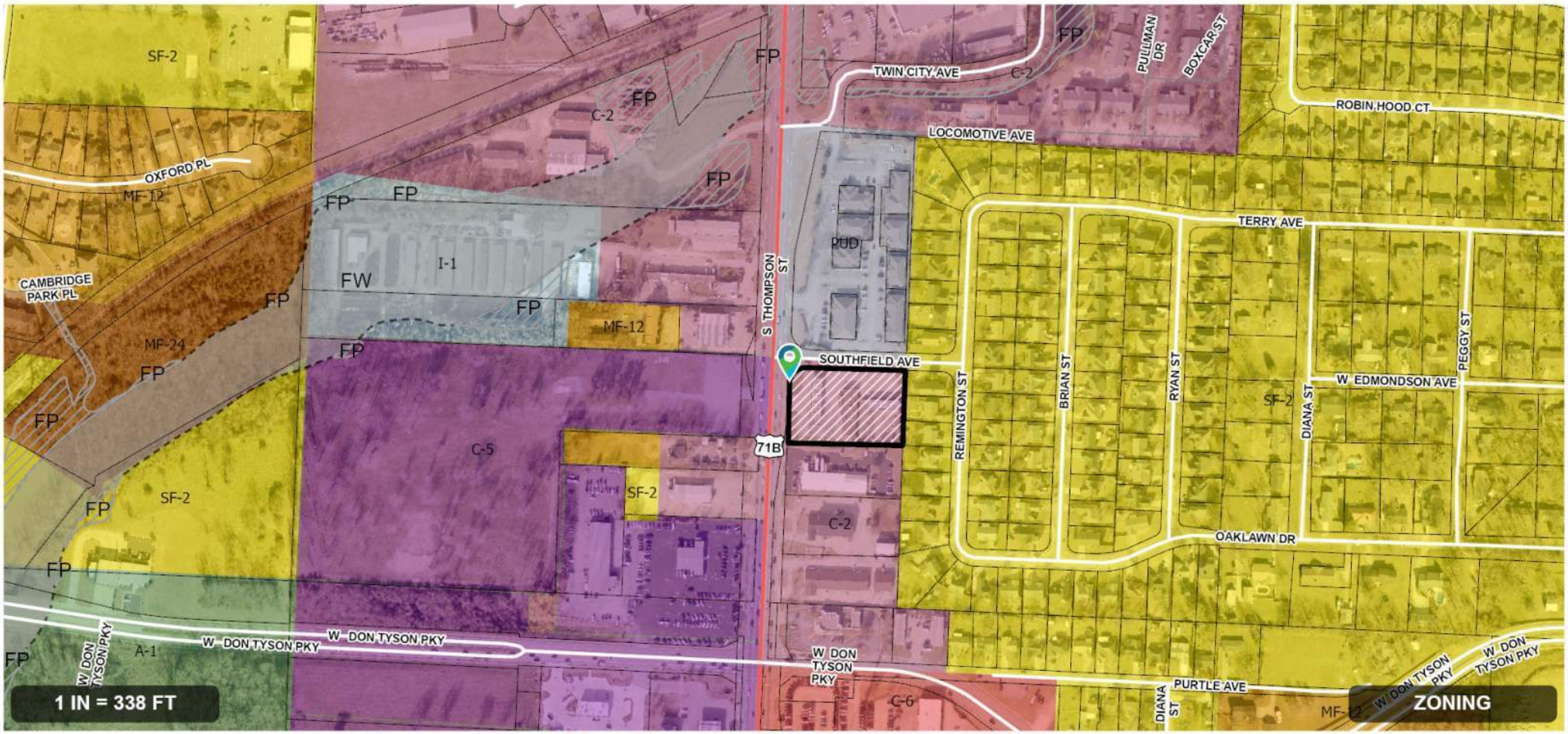
PUBLIC NOTICE

B26-114: Cadillac Properties AR, LLC

3427 S. Thompson Street

Variance from Maximum Sign Height & Size Requirements

N



PROJECT AREA

PUBLIC NOTICE

B26-114: Cadillac Properties AR, LLC

3427 S. Thompson Street

Variance from Maximum Sign Height & Size Requirements

N

SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Shirley Murphy	Name: Jeff Murphy
E-mail:	E-mail: NA
Address: 1407 Buena Vista Cr Springdale, AR 72762	Address: 1407 Buena Vista Cr Springdale, AR 72762
Phone: 479-879-3925	Phone: 479-879-0569
Site/ Location: 1407 Buena Vista Cr Springdale, AR 72762	Current Zoning:
Assessor's Parcel Number(s):	Rezone Required:
	Total Acreage:

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

☐ Board of Adjustments
☐ Commercial Design Standards

Application Requirements:

☐ A complete application.
☐ A copy of the warranty deed indicating ownership of property.
☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
☐ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

☐ $75.00

STAFF USE ONLY

Date Application Submitted: 9/9/2026 Project Number: B26-115

Date Accepted as Complete: 9/14/2026 Receipt Number: 7453

Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☑ Representative ☐

Describe your variance request:

Needing the fence to be 6ft high instead of 3ft high

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

We Are Needing privacy from our Neighbors on the Southside of us

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

the fence would relieve us from our neighbors when are outside in our business at home. It would solve alot of problems between us & them from previous occasions

Record Property Owner(s): _____

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Shirly Murphy

Signature: Shirly Murphy Date: 9.9.26

Name of Representative (if applicable): _____

Signature: _____ Date: _____

Owner
PARKER, GLEN S & CONNIE J

Mailing Address
1405 BUENA VISTA CIR
SPRINGDALE AR 72762

Owner
SWAFFAR, DONNA K

Mailing Address
1409 BUENA VISTA CIR
SPRINGDALE AR 72762

Owner
NETHERTON, CHRISTOPHER & CHRISTINA

Mailing Address
1402 BUENA VISTA CIR
SPRINGDALE AR 72762

Owner
RANKIN, LYNN

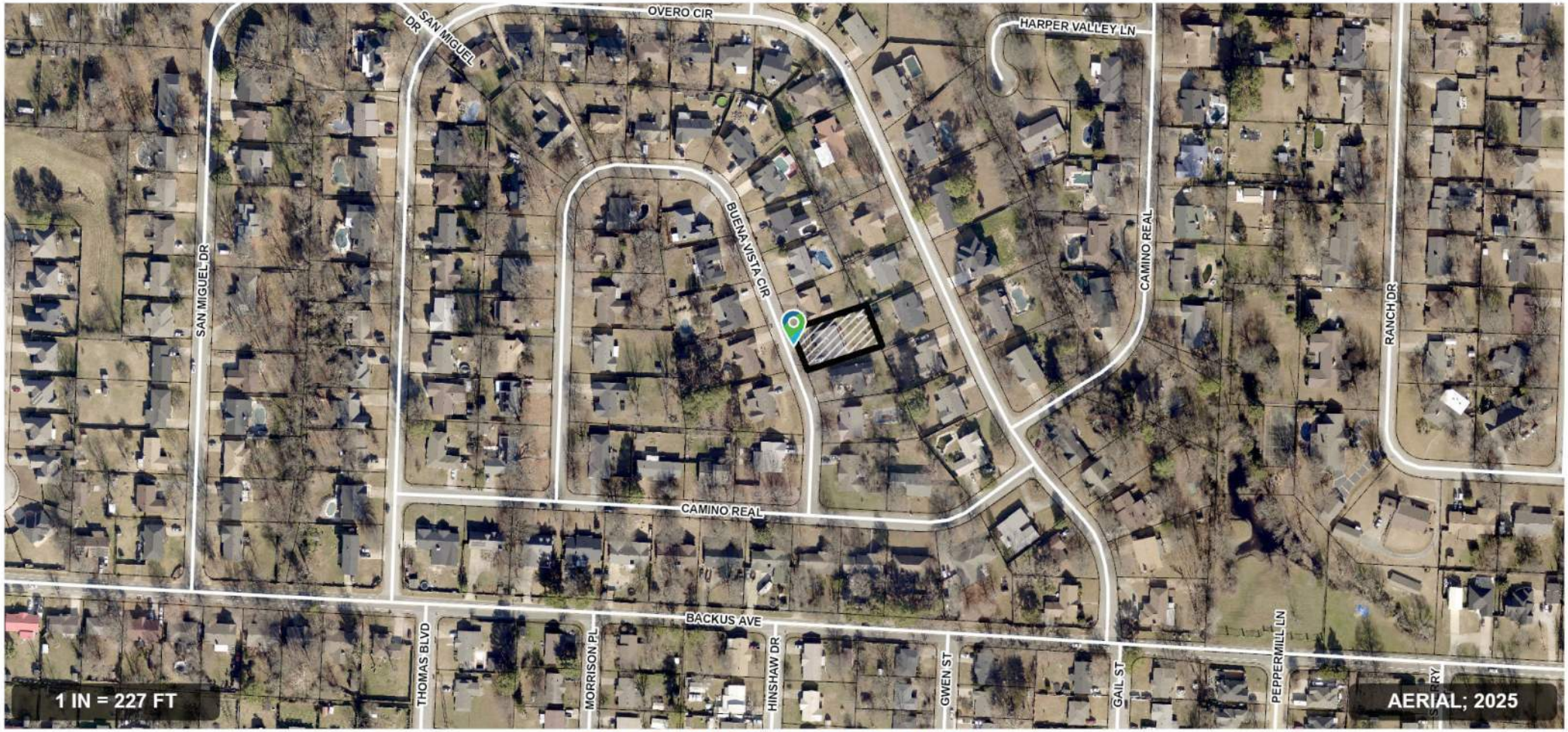
Mailing Address
1404 BUENA VISTA CIR
SPRINGDALE AR 72762-2116

Owner
ROBINSON, WILFRED WESLEY JR & BARBARA ANN

Mailing Address
1408 OVERO CIR
SPRINGDALE AR 72762

Owner
MARIN-ARGUETA, ALMA BEATRIZ;

Mailing Address
1406 OVERO CIR
SPRINGDALE AR 72762-2132



PROJECT AREA

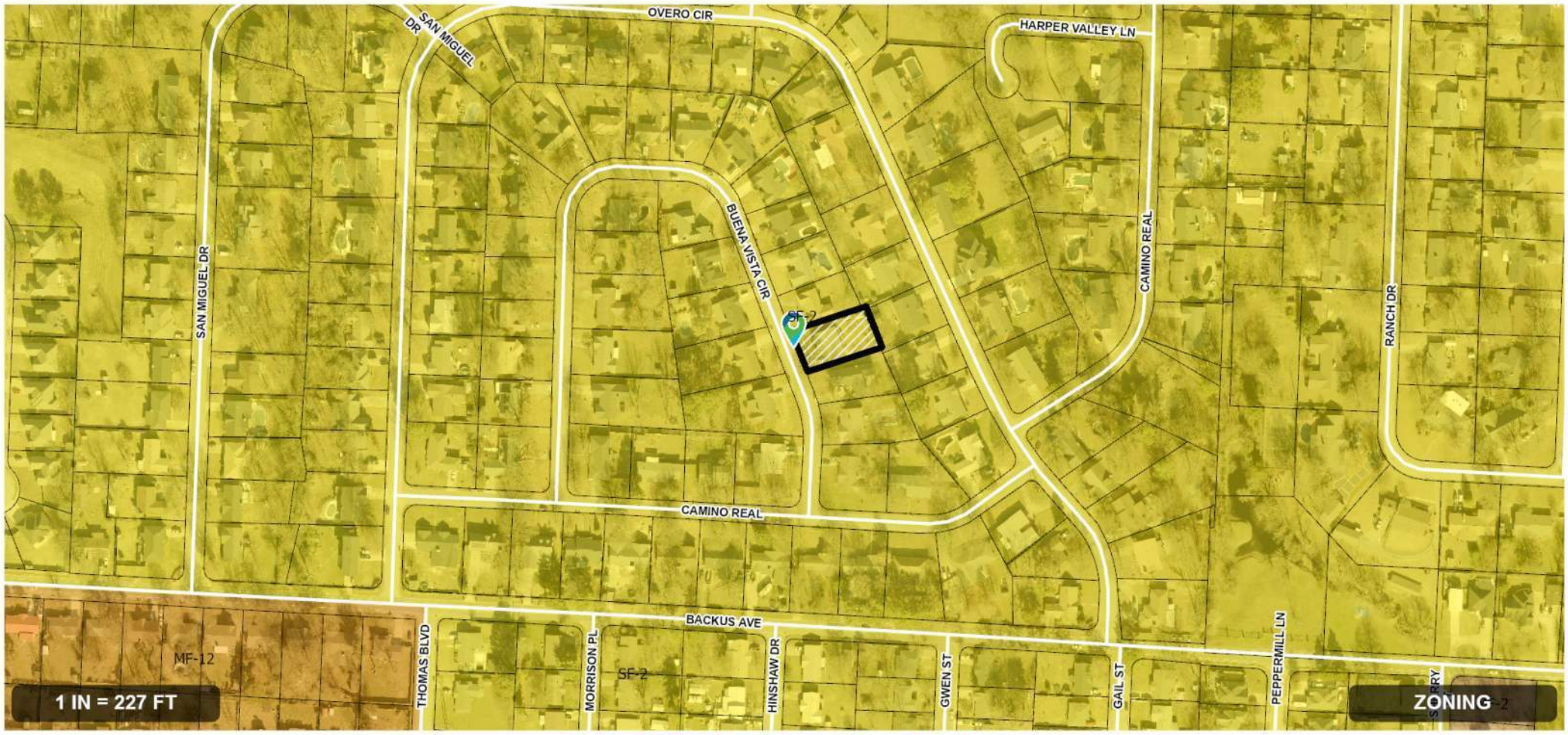
PUBLIC NOTICE

B26-115: Shirley & Jeffery Murphy

1407 Buena Vista Circle

Variance from Maximum Front Fence Height Requirements

N



PROJECT AREA

PUBLIC NOTICE

B26-115: Shirley & Jeffery Murphy

1407 Buena Vista Circle

Variance from Maximum Front Fence Height Requirements

N

SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Addrionna Bentley & Dana Roza	Name: Kristin & Alexander Passantino
E-mail:	E-mail:
Address: 1928 Hwy 71 N. Alma, AR 72921	Address: 269 Via Taldo St. Springdale, AR 72762
Phone: 479-632-3565	Phone: 202-215-1403
Site/ Location: 269 Via Taldo St. Springdale, AR	Current Zoning: SF-2
Assessor's Parcel Number(s): 815-39388-000	Rezone Required: No
	Total Acreage: N/A

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

☐ Board of Adjustments
☐ Commercial Design Standards

Application Requirements:

☐ A complete application.
☐ A copy of the warranty deed indicating ownership of property.
☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
☐ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

☐ $75.00

STAFF USE ONLY

Date Application Submitted: 8/21/2026 Project Number: B26-116

Date Accepted as Complete: 9/17/2026 Receipt Number: 7669

Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☑ Representative ☐

Describe your variance request:

This request is to vacate a part of the East side setback line in order to build a pool.

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

The property owners are unable to build their pool due to the setback line on the East side of the property

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

The property owners are unable to improve their proeprty with a pool due to the setbacks. The varience would allow the property owners to proceed with putting a pool on their property.

Record Property Owner(s): Kristin & Alexander Passantino

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Addrionna Bentley

Signature: _____ Date: August 19, 2026

Name of Representative (if applicable): Dana Roza

Signature: _____ Date: August 19, 2026

LOT 35 – PASSANTINO
Adjacent Property Owners

815-39387-000
Julie & Derrik Olsen
247 Via Taldo St.
Springdale, AR 72762

815-39384-000
Chad & Amber Massey
246 Santa Teresa Pl.
Springdale, AR 72762

815-39383-000
Khen Quach & Lun Nguyen
270 Santa Teresa Pl.
Springdale, AR 72762

815-39382-000
Bryan Billingsley Trust
292 Santa Teresa Pl.
Springdale, AR 72762

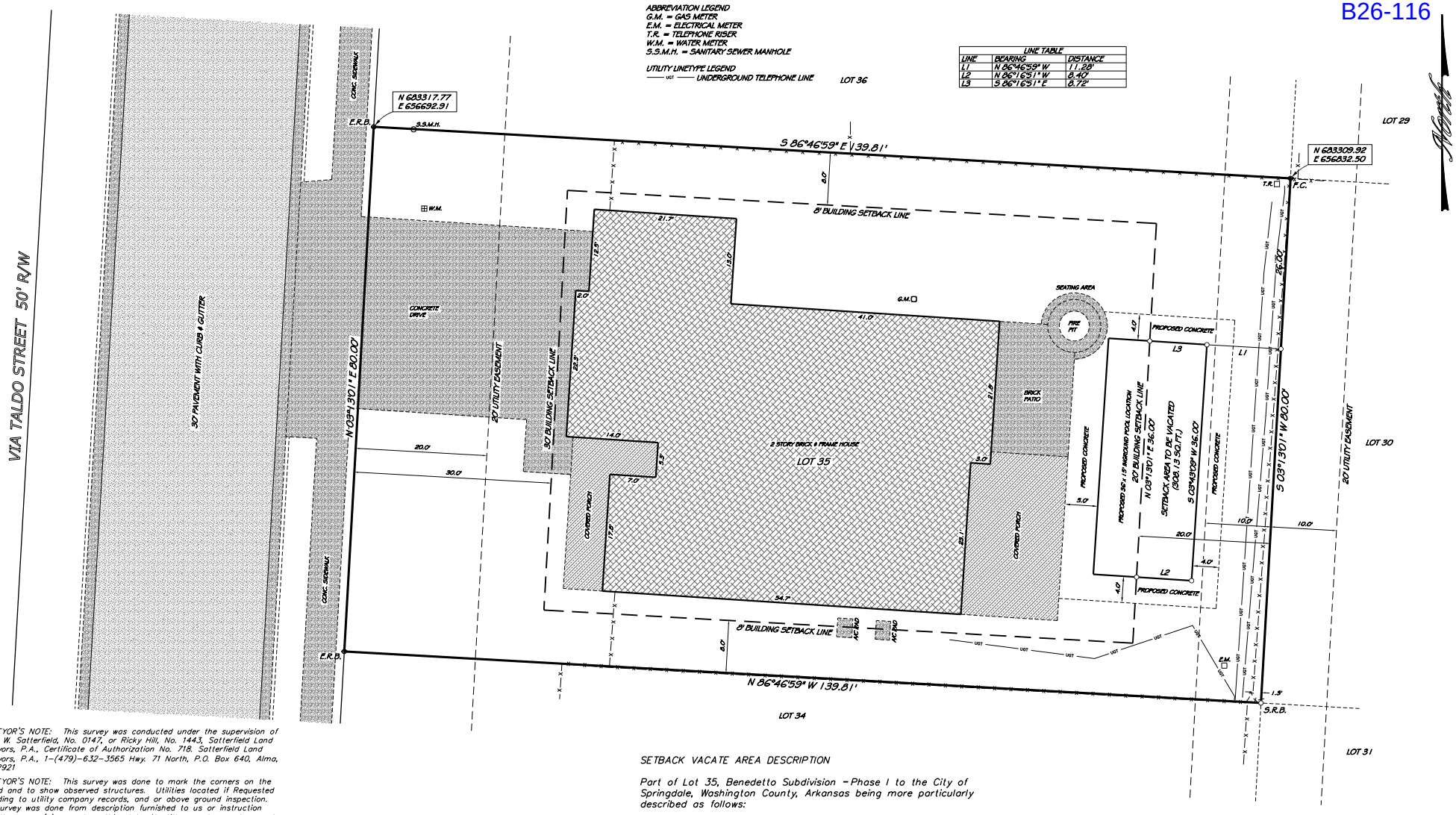
815-39389-000
Lucas & Sarah McSweeny Revocable Trust
297 Via Taldo St.
Springdale, AR 72762

815-39393-000
Gerald & Susan Keith Revocable Trust
296 Via Taldo St.
Springdale, AR 72762

815-39392-000
Rachel & Richard Elsie
268 Via Taldo St.
Springdale, AR 72762

815-39391-000
Monica & Drew Taylor Trust
246 Via Taldo St.
Springdale, AR 72762

B26-116



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 2026

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 seal in red may be used. Any copies used without this red seal are considered unauthorized copies and are considered a copyright infringement. After filing with State Surveyor's office, survey becomes public record.

SETBACK VACATE AREA DESCRIPTION

Part of Lot 35, Benedetto Subdivision - Phase I to the City of Springdale, Washington County, Arkansas being more particularly described as follows:

Commencing at a fence corner marking the Northeast Corner of Lot 35. Thence along the East line of said Lot 35, South 03 degrees 13 minutes 01 seconds West, 26.00 feet. Thence leaving said East line, North 86 degrees 46 minutes 59 seconds West, 11.28 feet to the Point of Beginning. Thence South 03 degrees 43 minutes 09 seconds West, 36.00 feet. Thence North 86 degrees 16 minutes 51 seconds West, 8.40 feet. Thence North 03 degrees 13 minutes 01 seconds East, 36.00 feet. Thence South 86 degrees 16 minutes 51 seconds East, 8.72 feet to the Point of Beginning, containing 308.13 square feet.

10' 5' 0 GRAPHIC SCALE 10' 20'

REFERENCE DEED

SURVEY REFERENCES

BASIS OF BEARING

ARKANSAS STATE PLANE COORDINATES GRID NORTH 1983

REVISIONS

8/17/26: REVISED TO SHOW PROPOSED POOL AREA & REVISED SETBACK VACATE AREA DESCRIPTION.

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

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.

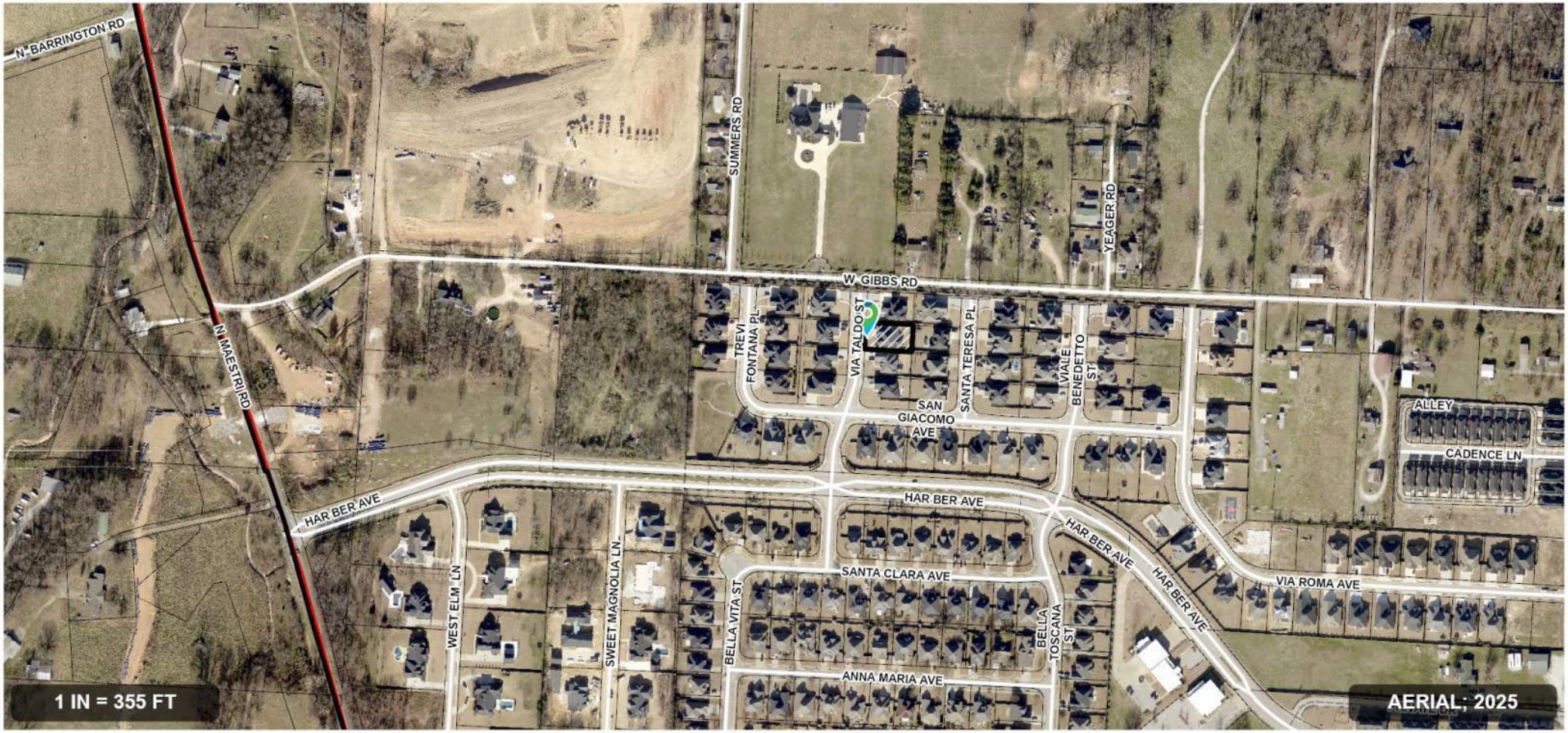
WASHINGTON COUNTY, ARKANSAS
SURVEY OF

LOT 35, BENEDETTO SUBDIVISION - PHASE I, TO THE CITY OF SPRINGDALE, ARKANSAS

FOR USE BY: KRISTIN PASSANTINO

DRAWN BY: D.E.R.
SCALE: 1" = 20'
DATE: 7/31/26
JOB NO. 50,580

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



PROJECT AREA

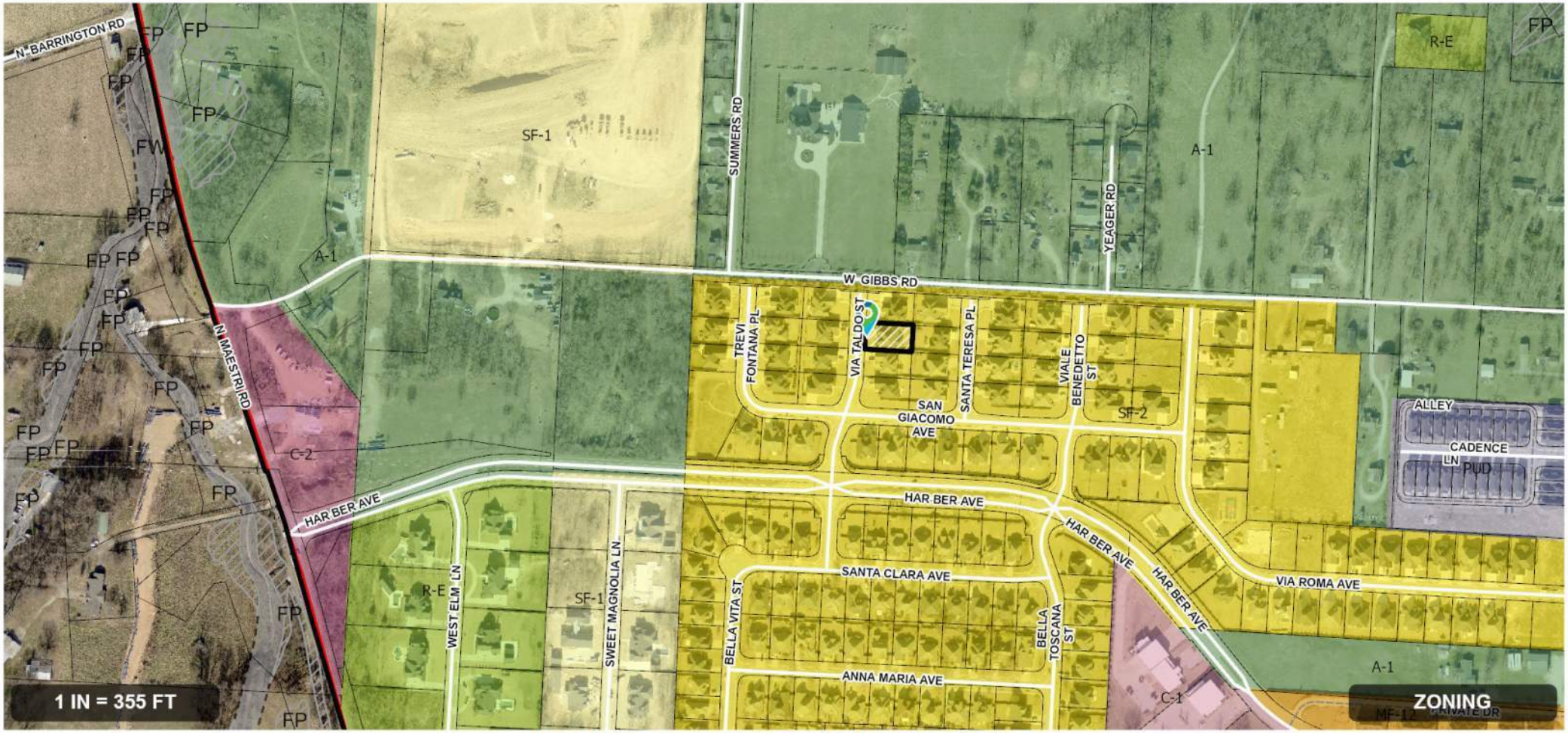
PUBLIC NOTICE

B26-116: Alexander & Kristin Passantino

269 Via Taldo Street

Variance for Reduction of Rear Setback

N



PROJECT AREA

PUBLIC NOTICE

B26-116: Alexander & Kristin Passantino

269 Via Taldo Street

Variance for Reduction of Rear Setback

N

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Variance Application

Date: 09/15/2026 Permit No.: 260338

Applicant / Owner

Applicant Name:	Oscar Rodriguez	Owner Name:	Jda Home Investment llc - Erick A. Hernandez
Address:	600 Quartz way		
City, State, Zip:	Springdale AR 27264	Address:	309 N. Oak st
Phone:	479 320 7713	City, State, Zip:	Lowell AR, 72745
Email:		Phone:	479 696 1857
Contact:	Applicant	Email:	

Project

Project Location:	1001 w, Center Ave	Multiple Buildings:	☐
Parcel Numbers:	815-28135-000	Outdoor Storage:	☐
Current Zone:	c-2	Facades/Exterior:	☐
Rezone Required:	N/A	Detail Features:	☐
Total Acreage:	0.16	Roofs:	☐
Entrances:	☐	Materials/Colors:	☐
Parking Lot:	☑	Entryways:	☐
Structure Back:	☐	Landscaping:	☐
Pedestrian Flow:	☐	Screening:	☐
Central Features:	☐	Lighting:	☐

Variance Request: Parking Variance

Difficulty/Hardship: The property currently has only one parking space, although five are required. We are requesting a variance that would allow us to add one additional space, for a total of two, since the building will be used solely as an office.

Variance Effect: The variance will alleviate the hardship by allowing us to begin using the building as an office sooner, rather than delaying occupancy until all required modifications are completed.

Harmony:

I do hereby certify that the information contained herein is true and correct.

Oscar Rodriguez	09/15/2026
Name	Date

Adjacent Properties to 1001 W Center Ave Springdale, AR 72764

1) 1003 W Center Avenue

Springdale, AR 72764-4165

Owner: Clay Harvey & Olene Harvey

Parcel: 815-28133-000

2) Owner: Local Church Ministries Church & ! Building & Loan Fund

Parcel: 815-28134-000

Mailing Adress: 700 Prospect Ave, Cleveland, OH 44115.

3) Owner: Manuel Risco

Parcel: 815-28136-000

Mailing Address: 202 N. Thompson Ave Suite B Springdale AR 72764.

4) 920 W Johnson Avenue

Springdale, AR 72764

Owner: Santa Rosa Properties Llc

Parcel: 815-28138-000

5) Parcel: 815-23005-000

Owner: Lawrance, Tammy L

Mailing Address: PO BOX 8735 Springdale AR 72766

6) Parcel: 815-28073-000

Owner: RPC Land Holdings LLC

Mailing Address: 16670 Sugarcreek Rd, Garfield AR, 72732





PROJECT AREA

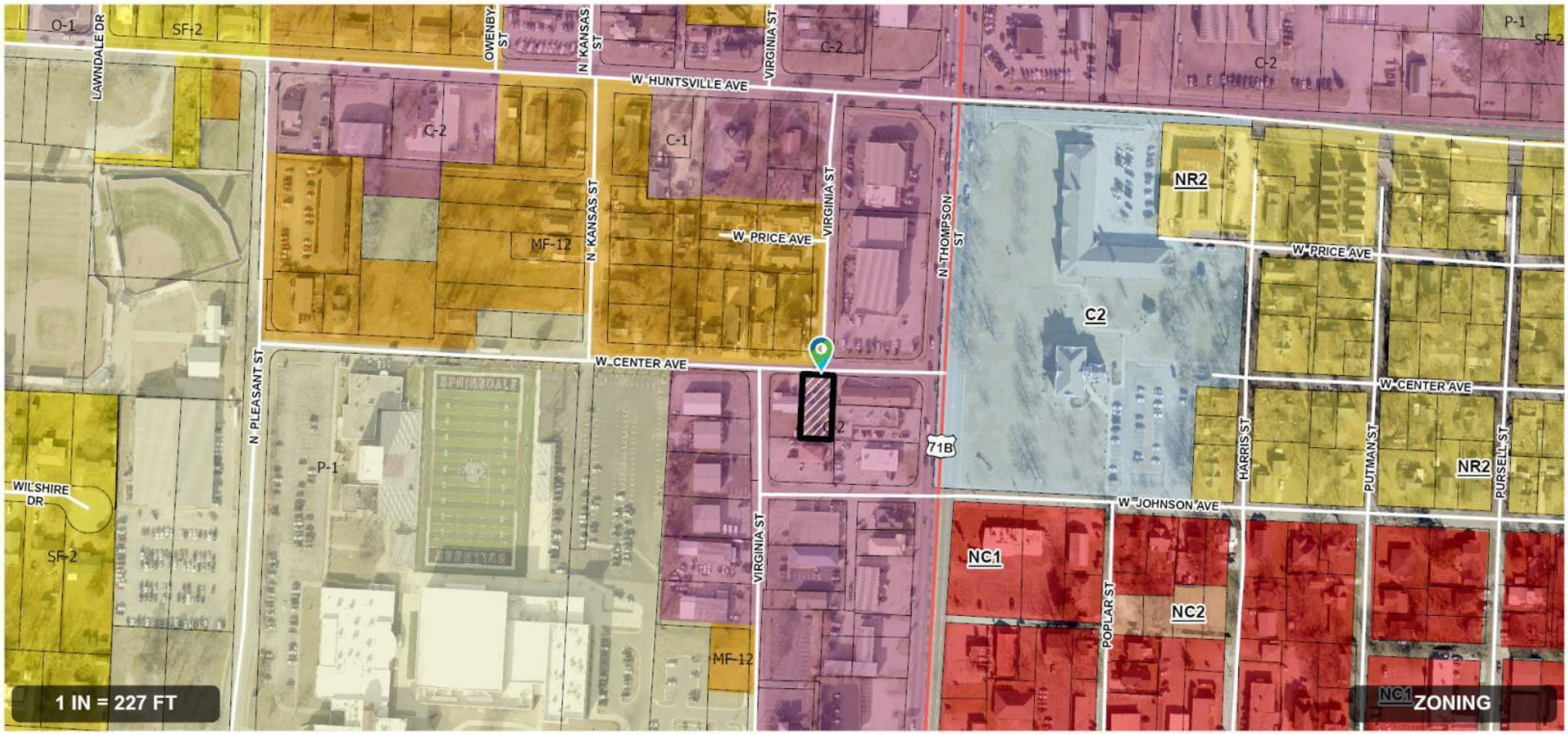
PUBLIC NOTICE

B26-117: JDA Home Investment, LLC

1001 W. Center Avenue

Variance from Minimum Parking Requirements

N



PROJECT AREA

PUBLIC NOTICE

B26-117: JDA Home Investment, LLC

1001 W. Center Avenue

Variance from Minimum Parking Requirements

N

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Variance Application

Date: 09/15/2026 Permit No.: 260339

Applicant / Owner

Applicant Name:	Joshua Haley	Owner Name:	ISC East Hwy 265 LLC
Address:	po box 282	Address:	2200 S Old Missouri Road Suite C
City, State, Zip:	SPRINGDALE	City, State, Zip:	Springdale Ar 72764-5083
Phone:	4797518733	Phone:	c/o 4797518733
Email:		Email:	c/o
Contact:	Representative		

Project

Project Location:	East side of Old Missouri Road	Multiple Buildings:	☐
Parcel Numbers:	815-28649-120, 815-28649-130	Outdoor Storage:	☐
Current Zone:	I-1, C-2	Facades/Exterior:	☐
Rezone Required:	NO CHANGES	Detail Features:	☐
Total Acreage:	35.83	Roofs:	☐
Entrances:	☐	Materials/Colors:	☐
Parking Lot:	☐	Entryways:	☐
Structure Back:	☐	Landscaping:	☐
Pedestrian Flow:	☐	Screening:	☐
Central Features:	☐	Lighting:	☐

Variance Request: Variance to Paving Requirements

Difficulty/Hardship: The proposed use is for a laydown storage yard for trailers and containers. Asphalt is proposed around the storage yards for vehicles to utilize, and the class 7 base will be used for the laydown yards. If asphalt were to be used, the asphalt would be damaged due to the equipment and vehicles loading and offloading trailers and containers.

Variance Effect: Allowing the use of class 7 base would allow the owner to be able to repair the storage yard by recompacting the base instead of tearing out sections of asphalt.

Harmony:

I do hereby certify that the information contained herein is true and correct.

Joshua Haley	09/15/2026
Name	Date

26939 Variance Application

CERTIFIED LIST OF ADJACENT PROPERTY OWNERS

I , James Aunspaugh PS, hereby certify that, based upon the records of the Circuit Clerk of Washington County, Arkansas, the names and addresses listed below represent all of the owners of properties adjacent to the property to be Notified.

Signature: _____
SIGNATURE

Date: _____

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1374
JAMES S. AUNSPAUGH
09/16/26

PARCEL 815-28646-002
SPRINGDALE SCHOOL DISTRICT #50
PO BOX 8
SPRINGDALE, AR 72762

PARCEL 815-28649-110
LLAMAS, RODOLFO O & BARRON,
CRISTINA ARRIETA
3759 SERENE ST
SPRINGDALE, AR 72764

PARCEL 815-28649-111
ISC EAST HWY 265 LLC
2200 S OLD MISSOURI RD STE
SPRINGDALE, AR 72764-5083

PARCEL 815-28649-213
JUNIPER SPRINGDALE LLC
520 POST OAK BLVD STE 575
HOUSTON, TX 77027-9414

PARCEL 815-28649-080
ISC EAST HWY 265 LLC
2200 S OLD MISSOURI RD STE
SPRINGDALE, AR 72764-5083

PARCEL 815-28649-113
ISC EAST HWY 265 LLC
2200 S OLD MISSOURI RD STE
SPRINGDALE, AR 72764-5083

PARCEL 815-28647-003
SPRINGDALE SCHOOL DISTRICT #50
PO BOX 8
SPRINGDALE, AR 72762

PARCEL 815-28649-218
JUNIPER SPRINGDALE LLC
520 POST OAK BLVD STE 575
HOUSTON, TX 77027-9414

PARCEL 815-28647-002
ISC EAST HWY 412 LLC
5100 JB HUNT DR STE 1030
ROGERS, AR 72758-5083

PARCEL 815-28646-012
SPRINGDALE SCHOOL DISTRICT #50
PO BOX 8
SPRINGDALE, AR 72762

PARCEL 815-28649-216
GT 2020 HOUSING PARTNERS LLC
6538 E GLADDEN TRC
FAYETTEVILLE, AR 72703

PARCEL 815-38256-000
MT NWA VENTURES LLC
1457 E ROBINSON AVE
STE A
SPRINGDALE, AR 72764

PARCEL 815-28648-000
TRULOVE PROPERTIES LLC
PO BOX 152
BERRYVILLE, AR 72616

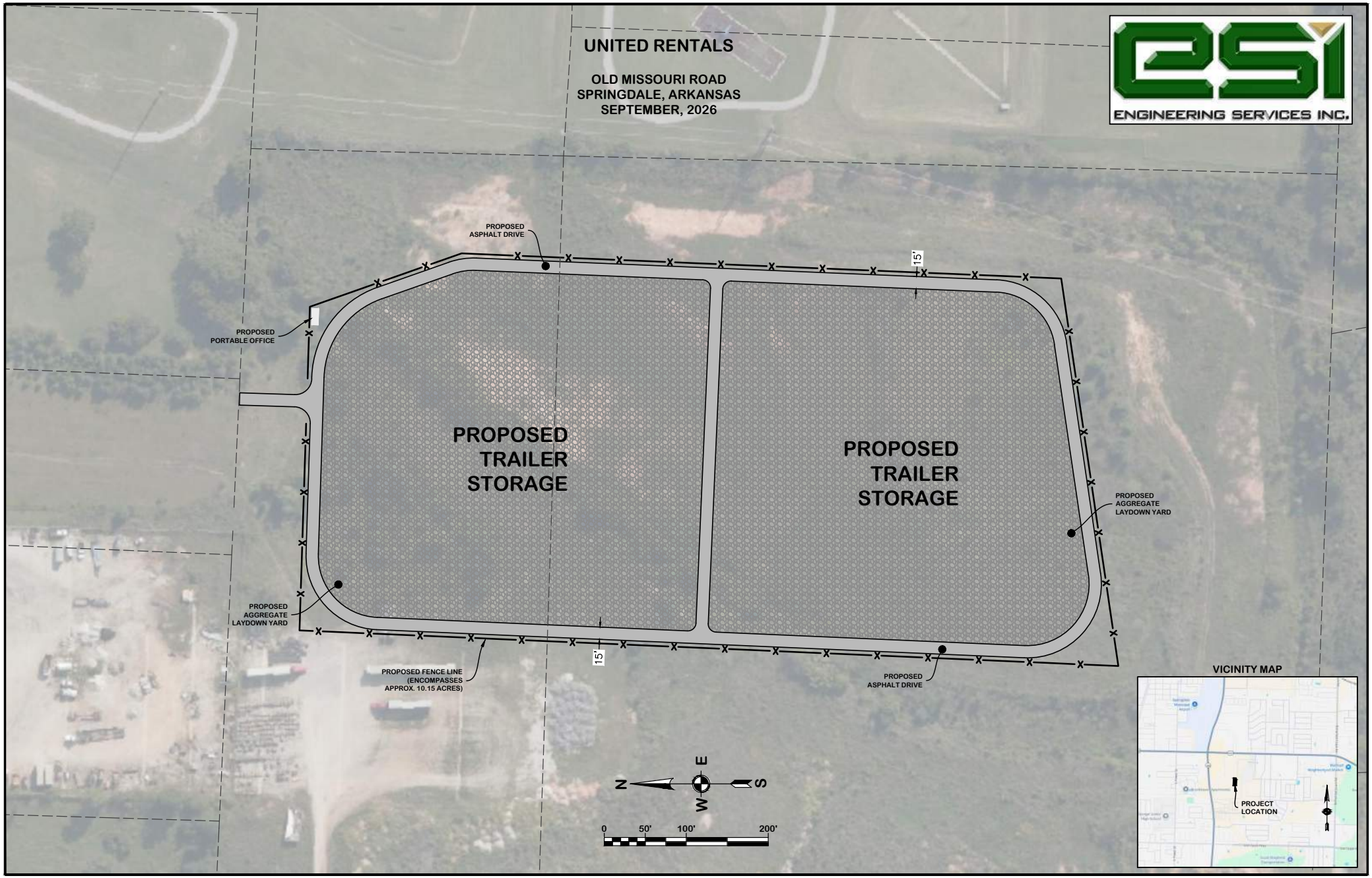
PARCEL 815-28649-022
WORTH LANE PARTNERS LLC;
MSIDE FAY LLC; RIBBLE INVESTMENT
COMPANY LLC
100 W CENTER ST STE 200
FAYETTEVILLE, AR 72701-6081

PARCEL 815-35783-000
VEGA PROPERTIES LLC
2323 OLD MISSOURI ROAD, BLDG D
SPRINGDALE, AR 72764

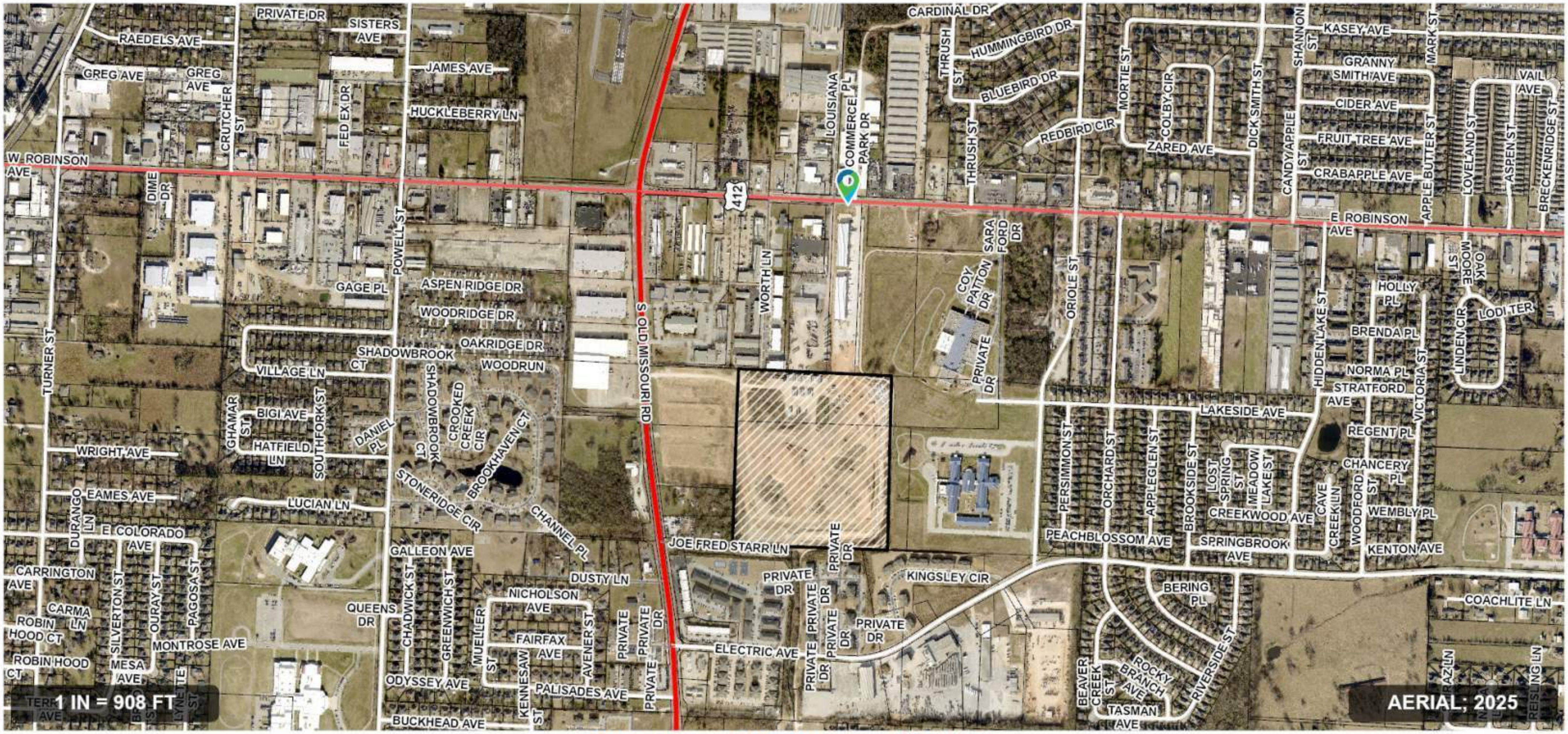
PARCEL 815-28646-011
SPRINGDALE SCHOOL DISTRICT #50
PO BOX 8
SPRINGDALE, AR 72762

PARCEL 815-28649-090
ISC EAST HWY 265 LLC
2200 S OLD MISSOURI RD STE
SPRINGDALE, AR 72764-5083

PARCEL 815-28646-010
SPRINGDALE SCHOOL DISTRICT #50
PO BOX 8
SPRINGDALE, AR 72762



Return to Agenda



PROJECT AREA

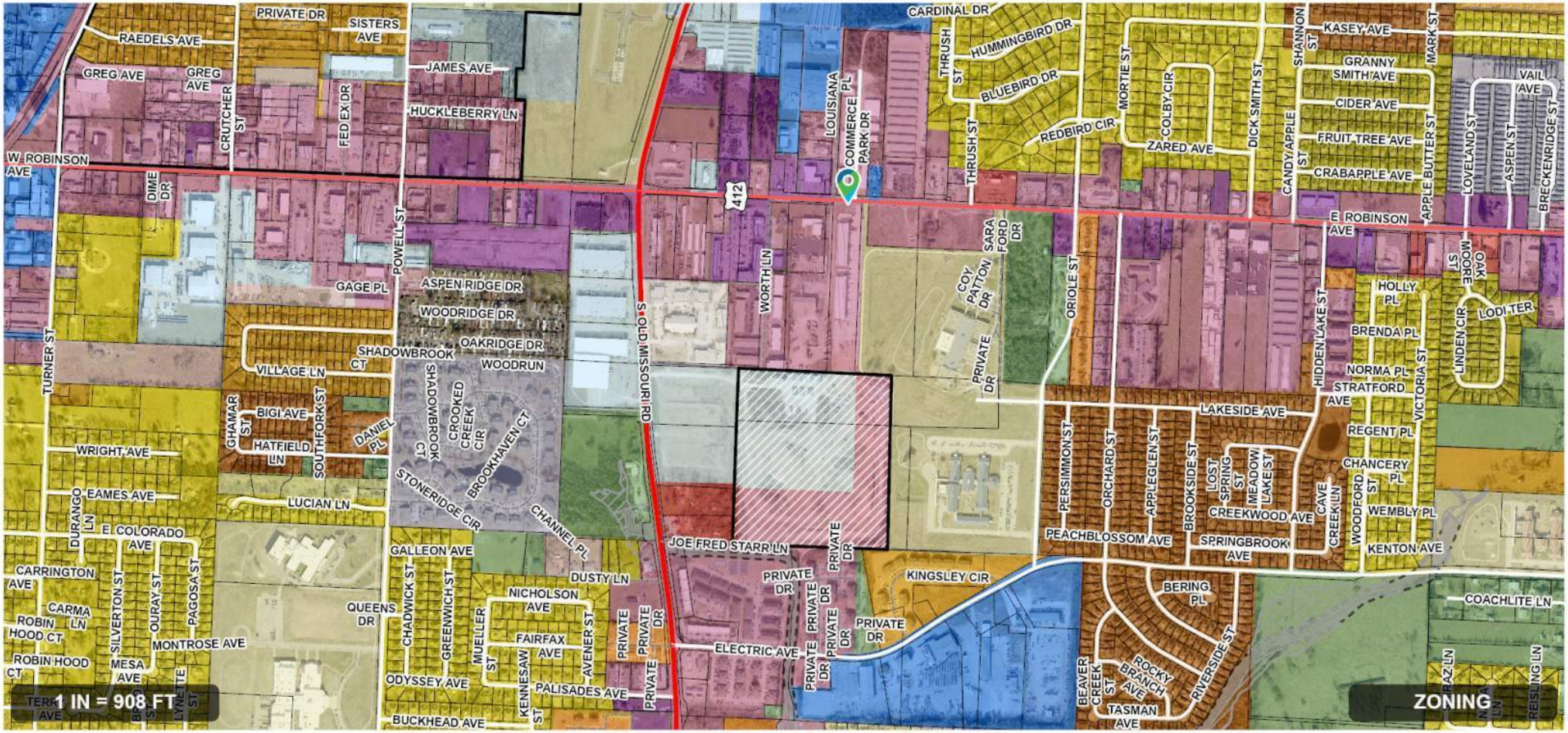
PUBLIC NOTICE

B26-118: ISC East Hwy 265, LLC

Parcel South of 1517 E. Robinson Avenue, East of Old Missouri Road

Variance from Paving Requirements

N



PROJECT AREA

PUBLIC NOTICE

B26-118: ISC East Hwy 265, LLC

Parcel South of 1517 E. Robinson Avenue, East of Old Missouri Road

Variance from Paving Requirements

TABLED PER STAFF

SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: MICHAEL COPELAND DBA BLUE WILLOW FARMS	Name:
E-mail:	E-mail:
Address: 260 McGee St, West Fork, AR 72774	Address:
Phone: 479-422-0204	Phone:
Site/ Location: 8836 Carrie Smith Rd, Springdale, AR	Current Zoning:
Assessor's Parcel Number(s): 21-00273-318	Rezone Required:
	Total Acreage:

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

☑ Board of Adjustments
☐ Commercial Design Standards

Application Requirements:

☑ A complete application.
☐ A copy of the warranty deed indicating ownership of property.
☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
☐ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

☑ $75.00

STAFF USE ONLY

Date Application Submitted: 09/16/2026 Project Number: B26-123

Date Accepted as Complete: Receipt Number: 7576

Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☑ Representative ☐

Describe your variance request:

We are requesting a variance to allow the temporary placement and use of storage containers on the property for the storage of farm supplies (chicken house fans with electrical components, lawn mower, tractor, and the like) and as a portable corral to have access for loading livestock. These will not be used for any permanent structures.

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

Strict application would unreasonably restrict the property's use by preventing secure, weather-protected storage of necessary farm supplies and equipment. Temporary storage containers provide practical storage while reducing outdoor storage and maintaining the property in an orderly manner.

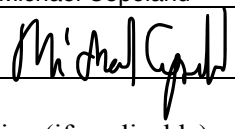
Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

The variance would provide necessary secure storage for farm supplies and equipment where adequate permanent storage is not available. It would address a practical property-use hardship rather than provide a special privilege or personal convenience.

Record Property Owner(s): Michael Copeland DBA Blue Willow Farms

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Michael Copeland

Signature:  Date: 9/16/26

Name of Representative (if applicable): _____

Signature: _____ Date: _____

21-00273-317
Owner: TRUJILLO, ROGELIO
Address: 8932 CARRIE SMITH RD

21-00273-416
Owner: FORD, WANDA L
Address: 8883 CARRIE SMITH RD

21-00273-305 & **21-00273-335**
Owner: WATKINS, RICK A & STACEY L
Address: 8782 CARRIE SMITH RD

21-00273-316
Owner: ECCLESIA INC
Address: 9653 NATIONS DR

21-00273-414
Owner: GREEN PATH INVESTMENTS LLC
Address: 3117 N WARWICK DR

TABLED PER STAFF

B26-123



TABLED PER STAFF



PROJECT AREA

PUBLIC NOTICE

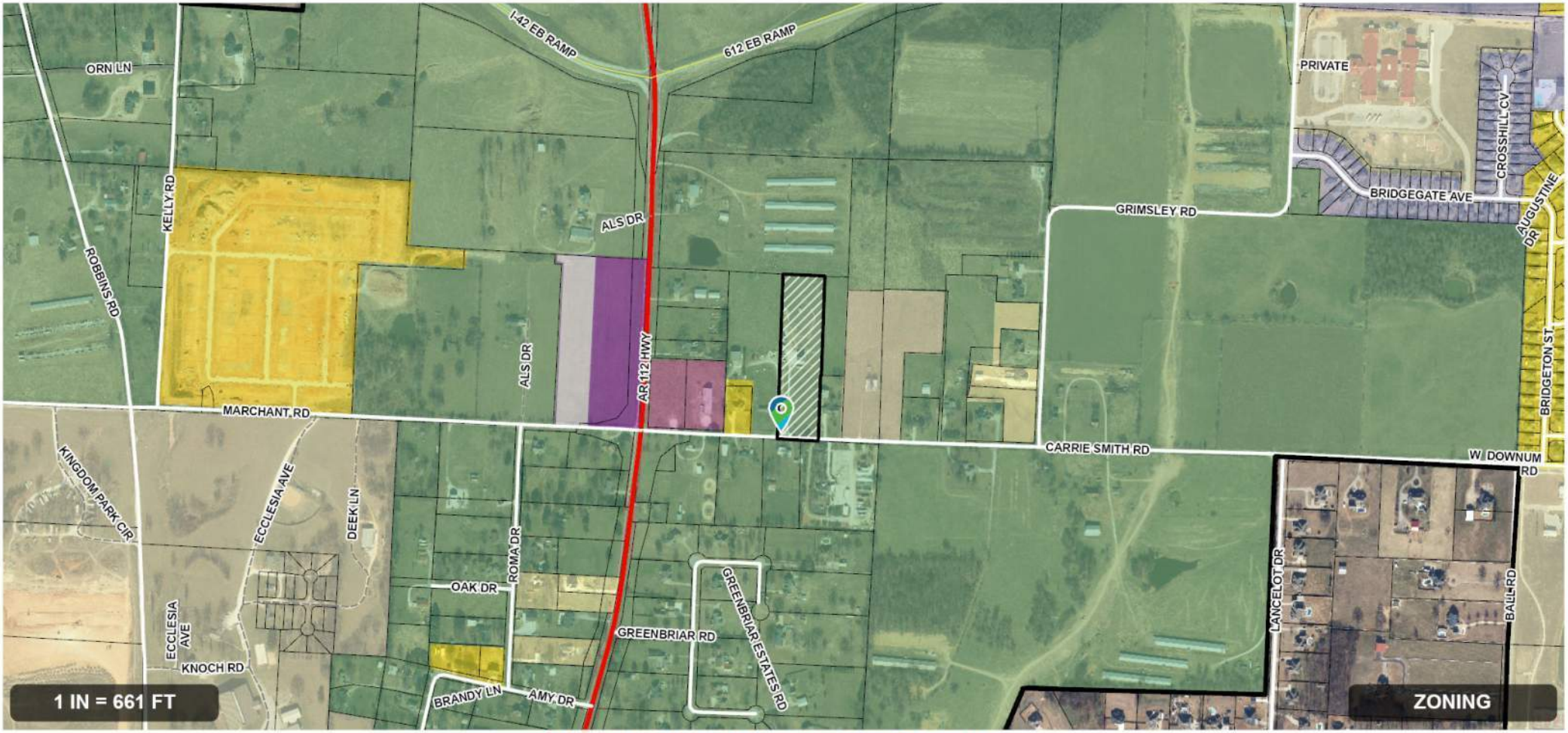
B26-123: Michael & Audrey Copeland

8836 Carrie Smith Road

Variance for Non-Conforming Structures to Remain

N

TABLED PER STAFF



PROJECT AREA

PUBLIC NOTICE

B26-123: Michael & Audrey Copeland

8836 Carrie Smith Road

Variance for Non-Conforming Structures to Remain

N

SPRINGDALE PLANNING COMMISSION

2027 SCHEDULE OF MEETING DATES AND SUBMISSION DEADLINES

SUBMISSION TECHNICAL PLAT REVIEW Large Scale Development Plans Subdivision Plats	TECHNICAL PLAT REVIEW Comments Available	SUBMISSION ZONING CONDITIONAL USE VARIANCES	RESUBMISSION TPR ITEMS WAIVERS	PLANNING COMMISSION MEETING	CITY COUNCIL REPLAT FINAL PLAT	CITY COUNCIL ZONING CONDITIONAL USE WAIVERS
Planning Office 201 Spring Street	Planning Office 201 Spring Street	Planning Office 201 Spring Street	Planning Office 201 Spring Street	City Council Chamber 201 Spring Street	City Council Chamber 201 Spring Street	City Council Chamber 201 Spring Street
5:00 P.M.	**5:00 P.M.**	**5:00 P.M.**	**5:00 P.M.**	**5:00 P.M.**	**6:00 P.M.**	**6:00 P.M.**
November 25, 2026	December 10, 2026	December 16, 2026	December 17, 2026	January 5, 2027	January 12, 2027	January 26, 2027
December 23, 2026	January 14, 2027	January 13, 2027	January 21, 2027	February 2, 2027	February 9, 2027	February 23, 2027
January 21, 2027	February 11, 2027	February 10, 2027	February 18, 2027	March 2, 2027	March 9, 2027	March 23, 2027
February 25, 2027	March 11, 2027	March 17, 2027	March 18, 2027	April 6, 2027	April 13, 2027	April 27, 2027
March 25, 2027	April 15, 2027	April 14, 2027	April 22, 2027	May 4, 2027	May 11, 2027	May 25, 2027
April 22, 2027	May 13, 2027	May 12, 2027	May 20, 2027	June 1, 2027	June 8, 2027	June 22, 2027
May 27, 2027	June 10, 2027	June 16, 2027	June 17, 2027	July 6, 2027	July 13, 2027	July 27, 2027
June 24, 2027	July 15, 2027	July 14, 2027	July 22, 2027	August 3, 2027	August 10, 2027	August 24, 2027
July 29, 2027	August 12, 2027	August 18, 2027	August 19, 2027	September 7, 2027	September 14, 2027	September 28, 2027
August 26, 2027	September 16, 2027	September 15, 2027	September 23, 2027	October 5, 2027	October 12, 2027	October 26, 2027
September 23, 2027	October 14, 2027	October 13, 2027	October 21, 2027	November 2, 2027	November 9, 2027	November 23, 2027
October 28, 2027	November 12, 2027	November 17, 2027	November 18, 2027	December 7, 2027	December 14, 2027	December 14, 2027
November 24, 2027	December 16, 2027	December 15, 2027	December 23, 2027	January 4, 2028	January 11, 2028	January 25, 2028

The Springdale Planning Commission met in regular session on Tuesday, September 1st, 2026, at 5:00 p.m. in Council Chambers.

Prior to the meeting being called to order, Chris Hussein led the Pledge of Allegiance and Brent Couch gave the invocation.

Roll call was answered by:

Brent Couch – Secretary
Chris Hussein
Clement Ogunyemi
Howard Austin
Jennifer Keith
Mark Cloud – Acting Chairman
Matthew Philpot
Ray Cardiel
Tresa Reynolds

Also in attendance were Sharon Tromburg, Director of the Planning and Community Development Division; Jacqueline Perez-Pharr, Assistant Director and Planning Coordinator; Sarah Curry, Senior Planner; Nate Cole, Planner II; Jenny Neel, Planner II; Olivia King, Planning Technician; Katie Hollingshead, Senior Project Manager with the Engineering Department; Ed Stith with the Building Department; Steve Goss, Fire Marshall; and Garrett Harlan, Interim City Attorney.

Mr. Chris Hussein called for the vote on the approval of the August 4th, 2026, minutes.

Ms. Keith moved to approve the August 4th, 2026, minutes.

Approval of the August 4th, 2026 Meeting Minutes is voted on electronically:
YES: *Couch, Chris, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
NO: *None*

Mr. Hussein: That passes nine to zero.

Mr. Hussein went on to review the items on the agenda that were tabled:

A. C26-07 **Sabor del Campo**
2246 E. Robinson Avenue
Use Unit 44 (Mobile Vending) in an C-2
B26-41 Variance from Utility Requirement for a Use Unit 44 (Mobile Vending)
Variance for Increased Mobile Vending Unit Size from 160ft^2 to 176ft^2
Presented by Maria Elena Ceja Centeno

B. L26-02 **Success Avenue Flats**
North of Success Avenue, East of S. Cleveland Street
Presented by Engineering Services, Inc.

C. L26-22 **Hank's Fine Furniture**
5177 Watkins Avenue
W26-40 Waiver of Street Improvements on Mary Frances Lane
Presented by A4Civil

D. B26-106 **Mitchell & Julie Erickson Revocable Trust**
302 Oaklawn Drive
Variance for a Reduction of Rear Setback from 30' to 15'
Variance for a Reduction of Side Setback from 8' to 5'
Presented by Mitchell Erickson

V. Tabled Items

A. R26-34 **Honey Properties, LLC, Mike Acuff, Cameron & Kris Honey**
4376 Twin Oaks Drive, 3525 Wagon Wheel Road, & South of
3525 Wagon Wheel Road
From A-1 to C-2
B26-77 Variance for Reduction of Rear Setback from 20' to 8', 20' to 0' & 20' to 18'
Variance for Reduction of Side Setbacks from 20' to 6'
Presented by Blew & Associates

Mr. Newkirk: My name is Tanner. I'm with Blew & Associates, representing the Cameron Honey Project.

Mr. Hussein: Tell us what you're asking for.

Mr. Newkirk: We are basically just replatting this property. There's three existing parcels and we're combining it into one whole parcel. And the property owner is going to build a new building

for his business. That's basically it. And there's the variances that they—just a rezone and then a setback variance.

Mr. Hussein: Any staff comment?

Mrs. Tromburg: Yes, so, as Tanner mentioned, they do have an informal plat that's under review by staff. They withdrew a tandem lot request that you might have previously seen in a packet. And so, they're cleaning up some property lines, and they—which is why we have the variance request related to that plat. And while we are talking about it, I do want to note on the record that I think—or I know our building department had looked at some of the structures and just with the aerial view of whenever they were built. So, I think some of the structures in the rear either need to be torn down or permitted correctly. And I don't know if the building department has any anything further or specific?

Mr. Stith: Just the one lean-to structure behind the existing commercial building. That building was never built with a permit. So… but if you're tearing it all down, it doesn't make any difference.

Mr. Newkirk: Yeah, that one actually—that building and the smaller one in front of it—those will both be demolished.

Mr. Stith: I'm talking about the building to the right.

Mr. Newkirk: The little canopy? The overhang?

Mr. Stith: Yes.

Mr. Newkirk: Yeah, that'll be moved or torn down.

Mr. Stith: Okay. Okay.

Mrs. Tromburg: And then, tonight, we're really looking at the variances for that plat and a rezone. So far we don't have an official development plan that's been submitted to our office to review. So really, we're just looking at the variances and the rezoning.

Mrs. Tromburg then read the Memo for R26-34 (attached after the minutes for this item).

Mr. Hussein: Any other staff comments? Any comment from the public on this item? Commissioners?

Mr. Cloud: In regard to your variance request on the setbacks, are these existing buildings? I'm sorry, there's a lot of information on that page.

Mr. Newkirk: Right now they exist, but they're going to be demolished. So, they won't encroach the setbacks.

Mr. Cloud: So, we really don't need the variances then.

Mrs. Tromburg: Well, if they want the plat signed before the structures are demolished, one or the other, you don't need the variance, but we would have to ensure that they were torn down before we signed the plat.

Mr. Newkirk: Yeah, I was told to go ahead and do the variance just in case, but I informed the planner that they would be torn down and that there would be no encroachments. So, that's how we got there.

Mr. Couch: So, does that— if we approve these variances, dictate when they build back what they can do?

Mrs. Tromburg: No. So, that would be totally separate. If they come back with a development plan to build anything new, it would have to go through the standard development plan approval. If it's a large scale, [they could] potentially come before this body. So really it's up to the property owner about really the timing of the plat. If they need this signed promptly, before they tear it down, then they do need a variance.

Mr. Newkirk: I'd say they need it signed before tearing it down. But I can let Mr. Honey speak.

Mr. Honey: I'm going to start building as soon as possible. Cameron Honey.

Mrs. Tromburg: But as— other than building, because tonight we're just looking at the rezoning and the variances for the plat. Do you have time to tear these buildings down, revise the plat showing those structures are no longer there and then get it signed?

Mr. Honey: As soon as the person I bought the property from is gone, he has a month to start getting the stuff off there and then I'm going to start demoing everything and cleaning up the site. If you guys seen it, it's horrible.

Mrs. Tromburg: So, if the plat is needed for the sale, then they probably do need to go ahead with variance. If you—

Mr. Honey: It's already bought. I bought it Friday.

Mr. Cloud: Yeah. I don't— I mean, I like the idea of tearing everything out, cleaning everything up. I'm not supporting giving you variances on setbacks and because those setbacks are there for a reason. And so, if your plan is to tear them down anyway, I just I don't see the point of giving a variance on that, if that's your plan, because we don't necessarily like giving variances on setbacks unless there's a really good reason why. And the fact that you want to tear them down is not a good reason why in my opinion, but I also don't want to make a hardship for you. So, I think that's kind of what's in my head. I don't understand the plat situation as far as how that would slow them down.

Mrs. Tromburg: Well, if we're going to sign it, it needs to reflect the current conditions. So that timeline is up to you, I guess. If you're going to demolish those immediately, we'd rather you revise the plat, withdraw the variance, and we only do the rezoning. But if that's going to be an extended time—

Mr. Honey: I don't know when— it's going to be up to him. I mean, I'm at his mercy now. I own the property, but he still is living on it. So he could take a year. I don't know. But I just want to be able to move forward and get this thing taken care of. So, however I got to do it, I'm willing to do it. If he got out of there, I would start demoing it tomorrow. But his stuff is still there.

Mr. Cloud: Yeah, understood.

Mr. Honey: So, I think that's probably where the variance will come in to where I can move on.

Mr. Cloud: What— so is there a time frame he has to vacate the premises?

Mr. Honey He has a month to remove his stuff from the lower part where the two buildings are and then he has six months to get out of there, where he's living where the trailer house is, with his RV.

Mr. Cloud: Can he just wait to ask for this replat after all that's done?

Mrs. Tromburg: He could. It just depends on the timing, right? So, we would— the property line adjustment is needed for some of the development plan things.

Mr. Cloud: So, I guess that's my point is. Is what the people in front of us are planning to do require these setbacks or is it because of existing conditions?

Mrs. Tromburg: Existing conditions.

Mr. Cloud: Okay. Thank you.

Mr. Hussein: Any other staff comments?

Mr. Cardiel: So I don't understand, honestly. So, what's— it's still on the table to approve two variances, correct? They need the variance right now, or can we table this and come back at a later time? I'm not going to approve these variances, that's just my opinion. So, I don't know, I just want to make sure I'm understanding it correctly.

Mr. Newkirk: Well, I mean the variances are pretty much what's been holding up this entire project and kind of at its wit's end. I mean.

Mr. Hussein: Sure, but you would agree with me. If we approve these variances and your client goes and tears down these sheds, he can just go and rebuild whatever he wants to within those setbacks.

Mr. Honey: I don't want to do that.

Mr. Hussein: But you could do that, is the issue that we run into.

Mr. Newkirk: He just builds outside of the setbacks, he's fine though, right? Like I don't know.

Mr. Cloud: Well, that's— then you don't need the variances. So, what I think all of us here are trying to do is, how do we help you move forward but not give you the ability to build inside setbacks? Which we don't want to do and right now it doesn't seem like, you know, if we vote down the variance request that may hold you up, but I don't know, you know, the [best] way.

Mrs. Tromburg: Can we narrow down some of the structures are we able to look at it and say 'okay that lean to,' which ones can go sooner than later, with giving him the respect to the timeline that's been agreed upon for his residence but look at some of the other accessory ones that might be able to come down?

Mr. Newkirk: I mean, all of them can come down, it looks like, except for the one that's closest to the west line there, the larger building.

Mr. Cloud: Do you have the ability to tear these structures down now or do you have to wait for him to move out first?

Mr. Honey: The two big ones, he has a month to remove it as of Friday. So, a month from Friday, he's supposed to have that out. Again, I don't know if his stuff's still in there, then I can't really start demoing it.

Mr. Cloud: Sure. Well, that may move him faster if you say, you know, 'you got a month to get this out. We're demoing this a month from now' because, I mean, what I rather you do, wait till you get it everything demoed, come back to us or replat this clean and we can help you get your project done. That's what I would prefer.

Ms. Keith: Sharon, a variance would convey if this property were ever in the future sold. Is that correct?

Mrs. Tromburg: Correct. At least this one would because it's with the setbacks which stays with the land as opposed to like a design standard one that's particular to a structure.

Mr. Austin: So, could we not do the variance with a timeline to where we give him the variances and he has within a year to knock it down and then those variances go away or no?

Mr. Honey: That would be great if that's possible.

Mrs. Tromburg: I don't know. I'd have to look into that option. I mean, it sounds reasonable, but I want to make sure that that's an appropriate potential route to take.

Mr. Newkirk: I mean, project's gone on long enough, so whatever we can do to lay this one to rest.

Mr. Hussein: Probably to withdraw the variance request, let us vote on the rezone and then come back when it's time for [the replat]. Like everyone here has told you, we can move forward on that. We're probably not going to be in favor of it. So, if that's your goal, I think that's the route for now.

Mr. Honey: I'm sorry, I didn't hear

Mr. Hussein: To withdraw the variance request, come back when you're ready, when you've got [the buildings] torn down. Like Mark said, with a plat that shows the land as it is. Because none of us feel comfortable giving you the ability to build in the setbacks. I understand what you're saying, but then anyone with this can just do that, and we're not comfortable with that.

Mr. Honey: So, just so I know what I'm able to do, can and can't do: I want to move forward with building a retaining wall to keep all the water from— because it's in a flood zone, I want to build a wall, start bringing in dirt to bring that up and also demo those buildings. So, I'm able to do that without—

Mrs. Tromburg: The plat could be pending, but you could go ahead and work on and talk to the City about like a concept for whatever those future plans are because those would have to be vetted and approved by this body, etc., etc. But if you want if you want to come to the Planning

office and meet with myself or Ed there in building you, the fire marshal, and we can help look at this and maybe identify more specifically structure by structure, that might be helpful.

Mr. Honey: Okay.

Mr. Cloud: And we don't have a problem with the rezone request, we don't have a problem what you're trying to do. We just can't give, in my opinion, I can't give you variance on things that you intend to tear down anyway. It just sets us up for— just yeah, it's not a good move for us.

Mr. Cardiel: Kind of opens up a can of worms. We don't want to do that for everybody.

Mr. Honey: I understand.

Mr. Newkirk: Pretty much said that I don't think the variance would be needed because they're going to be demolished. They pushed and pushed for a variance. I basically had to apply for it at that point.

Mr. Cloud: Understood. So you want to withdraw your request for variance and just ask for the rezone?

Mr. Honey: Yes, please.

Mr. Cloud: Okay. Call for the vote.

Approval of the rezone (R26-34) is voted on electronically:
YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
NO: *None*

Mr. Hussein: [Rezone] passes nine to zero.

Mrs. Tromburg: Staff is going to prepare an ordinance for the rezone that is going to go to City Council on the 22nd [of September]. That'll be here at six P.M. and you're encouraged to attend. And then if you'll get with us in the building department in the morning and we can help narrow down on these structures.

The Memo for R26-34 is attached below:

Rezone Memo

To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: September 1, 2026
Re: **R26-34 Rezone**

A request by Honey Properties, LLC, Mike Acuff, Cameron and Kris Honey for Planning Commission approval of a zone change from an Agricultural District (A-1) to a General Commercial District (C-2) for a tract of land containing 4.4-acres.

LOT LOCATION AND SIZE
The 4.4-acre tract is located at 4376 Twin Oaks Drive, 3525 Wagon Wheel Road & parcel south of 3525 Wagon Wheel Road. A vicinity map is attached.

EXISTING ZONING
AGRICULTURAL DISTRICT (A-1)

REQUESTED ZONING
GENERAL COMMERCIAL DISTRICT (C-2)

SURROUNDING ZONING AND LAND USE
Zoning of the surrounding area is shown on the attached map. The tract contains a non-conforming commercial use in an A-1. The areas to the north and east have commercial uses in a C-2 and C-5 zoning. The area to the west contains 2 large A-1 tracts containing single-family dwellings. The area to the south contains several non-conforming residential sites in an A-1, also accessed by Twin Oaks Drive.

SITE FEATURES
There is a lack of infrastructure in this area, particularly water and sewer.

LAND USE PLAN AND MASTER STREET PLAN
The adopted Comprehensive Land Use Plan indicates Neighborhood Commercial.
The Master Street Plan designates Wagon Wheel Road as an 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:

- **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 tourists to include neighborhood, community, and regional centers.**
- **Promote the viability of older commercial properties as well as new commercial development.**

C26-16 **Taqueria Rosy Toluca**
4409 S. Thompson Street
Use Unit 44 (Mobile Vending) in a C-2
Presented by Wendy E. Moke

Ms. Moke: So, we're asking for a conditional use application for a food truck business to be in place in this property.

Mr. Hussein: Any staff comments?

Mrs. Tromburg: Yes. So, for this food truck request, we've seen food trucks at this location before at 4409 South Thompson. So, we know from previous requests that there's 28 total paved spots, three of which are designated for the food truck, the site, and what she's proposed, the site, setback, paving, parking, lighting, all meet the requirements. Now, we did have the last food truck that was previously approved at this address in 2025, and so, just to avoid incidentally creating a food truck court by multiple, there's an extra condition added to the list. Basically, just helping reiterate that one food truck is allowed at this location. And then I just wanted to confirm the utility hookup on site.

Ms. Moke: Yes,

Mrs. Tromburg: That you do have it?

Ms. Moke: That we what?

Mrs. Tromburg: How do you get power to run the food truck?

Ms. Moke: We're going to get a generator.

Mrs. Tromburg then read the Memo for C26-16 (attached after the minutes for this item).

Mr. Hussein: Any comment from the public? Commissioners? If none, this is a call for the vote.

Mr. Philpot: Call for the vote.

Approval of the Conditional Use (C26-16) is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

NO: *None*

Mr. Hussein: [That] passes nine to zero.

Mrs. Tromburg: Staff is going to prepare a Resolution that's going to go to City Council on September 22nd at six p.m. in this room. You're encouraged to attend. Thank you.

The Memo for C26-16 is attached below:

Conditional Use Memo

To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: September 1, 2026
Re: **C26-16 Conditional Use Request**

A request by Taqueria Rosy Toluca for a Use Unit 44 (Mobile Vending) in a General Commercial District (C-2). Mobile vending is the sale of goods or food from a portable, non-permanent setup (such as a vehicle, trailer, cart, or stand). It requires Conditional Use approval and must meet additional standards in the zoning ordinance *(Chapter 130, Article 6, Section 3.16)*

LOCATION

The proposed food truck's location is 4409 S. Thompson Street.

EXISTING CONDITIONS & PARKING

The site is developed with an existing commercial building and paved parking area, with four (3) of the total twenty-eight (28) parking spaces designated for the proposed food truck operation. Surrounding properties are developed with commercial uses.

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.

SIZE AND LOCATION

- ☑ Max 160 sq. ft. if accessory use
- ☑ Cannot be in front setback
- ☐ No utility connections allowed
- ☐ 1,320 ft. separation between units
  Specific Condition added, pg.2
- ☑ Must maintain 3 parking spaces for vendor use

SITE STANDARDS

- ☑ Property must meet dustproofing/paving rules
- ☑ Cannot block required parking for other uses
- ☑ Parking lot lighting required
- ☑ Signs = temporary only, no flashing lights
- ☑ Health certificate must be displayed *(if required)*

HOURS

- ☑ Allowed 7:00 a.m. – 10:00 p.m. only

CONDUCT & CLEANLINESS

- ☑ Must not obstruct traffic, sidewalks, or signage
- ☑ No loud devices/no ordinance violations
- ☑ Vendors must collect trash within 20 ft. of site

DISTANCE RESTRICTIONS

- ☑ Not allowed within 100 ft. of residential zoning, freeway ramps, or building entrances/exits
- ☑ Not allowed within 50 ft. of intersections, crosswalks, driveways, bus stops, fire hydrants, ADA spaces, pedestrian areas, or public ROW/sidewalks

ADDITIONAL RESTRICTIONS ON MOBILE VENDING SITES:

- Parking and loading areas identified
- May not operate between the hours of 10:00 p.m. and 7:00 a.m.
- No obstruction of parking spaces is required for the operation of any other use on the site.
- Maintain on the site a minimum of three parking spaces designated for their use.
- If a health certificate is required, display the health certificate in a manner visible to customers.
- No obstruction of pedestrian or motor vehicle traffic flow.
- No obstruction of traffic signals or regulatory signs.
- No vending upon a public way.
- No sound device that produces a loud and raucous noise in violation of city ordinance, or violation of any other city ordinances in connection with the vending operation.
- Keep vending sites clean and free of paper or refuse of any kind generated from the operation of their business. All trash or debris accumulating within twenty (20) feet of any vending stand collect and deposit into a trash container.
- Submission of approved gray water disposal by Springdale Water Utilities.
- Submission of approved grease disposal method approved by Arkansas Department of Health.
- All signs must meet the requirements of a temporary sign (Section 98-61). No flashing signs or lights are allowed.
- **No other mobile vending unit, including any vendor previously approved for this property, may operate on the property under this approval after September 8, 2026. Any replacement vendor, additional mobile vending unit, change in applicant, or change in location shall require a new conditional use application and all required City approvals.**

PP26-07 **Whispering Springs Phase I-IV, REVISED (Prev. PP23-19)**
South of Hylton Road, Aryana Avenue, & Orchid Avenue
Presented by Crafton Tull & Associates

Mr. Murray: Hello, Blake Murray with Crafton Tull. This is a pretty straightforward one tonight. We're getting close to asking for final approval for the phase two final plat. In doing so, we found some drainage situations we needed to fix by increasing one of the pond sizes in phase— it was at the southern end of phase two. We're now changing that to be in phase three. We've already made pond revisions and everything, but that's really what's driving this. So, we lost one lot to make the pond a little bit bigger and that's really the only change for this.

Mr. Hussein: Any staff comments?

Mr. Cole then read the Planning Comments Section of the Memo for PP26-07 (attached after the minutes for this item).

Mrs. Hollingshead: No comments from engineering.

Mr. Hussein: Any comments from the public? Commissioners? If none, this is a motion subject to staff comments.

Mr. Cloud: So motion

Dr. Ogunyemi: Second

Motion for Approval of PP26-07, subject to staff comments, is voted on electronically:
YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
NO: *None*

Mr. Hussein: [This] passes nine to zero. Thank you.

The Memo for PP26-07 is attached below:

Memo

To: Planning Commission Members

From: Sharon Tromburg, Planning Director

Date: September 1, 2026

Re: PP26-07 Preliminary Plat Whispering Springs, Phase I-VI, REVISED

Preliminary Plat proposed for a 120-acre property located at the south end of Hylton Road, northeast of Howard Anderson Road. This is a revision of preliminary plat PP23-19, approved for construction in 2025. There are 6 total phases, one of which was final platted in 2026. Phases II – VI are pending. This revision proposes a minor modification between phases II and III to expand one detention pond lot (60 & 61).

PLANNING COMMENTS
Reviewed by Nate Cole
Date Reviewed: 08.27.26

1. Remove vacated utility easements and reference ordinance number 6177. Remove UE that was vacated on all pages.
2. Construction set shall be updated accordingly.
3. Indicate total acreage for the subdivision and acreage per phase.

BUILDING AND FIRE COMMENTS
Reviewed by Ed Stith
Date Reviewed: 07.30.26

No building or fire comments.

ENGINEERING COMMENTS
Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 07.30.26

No comments.

RP26-08 **Ranchwood Place Subdivision**
106 & 200 Ranchwood Drive
Lots 3, 4, & 5
B26-82 Variance for Reduction of Front Setback from 30’ to 24’
Presented by Michael Townsend

Mr. Newkirk: My name is Tanner Newkirk with Blew, Michael's also—

Mrs. Tromburg: Sorry, real quick. Do we have an authorization for Blew for this replat?

Mr. Newkirk: I mean, if not, I can have Michael come up here. Is it alright if I just describe what we're doing for them or? So, basically, we're replatting three lots. The two to the west are being combined, the one to the east is being slightly adjusted. And then we have a setback variance to reduce the front setback from thirty to twenty-four feet since there's a little encroachment there on the overhang of that building on the east parcel

Mr. Townsend: That's being removed. It's not yet, but it's being torn down.

Mr. Hussein: Any staff comments?

Mrs. Tromburg: Well, sorry. Hold on. What's being torn down? Is it shown? I'm sorry to revisit this again, but—

Mr. Townsend: The little shed that's on the east side there.

Mrs. Tromburg: Is it reflected on the plat?

Mr. Newkirk: Yeah. I don't know if this is the most recent version.

Mrs. Tromburg: Well, if it's demolished by the time of completion, can we get a revised [plat] that then reflects it not being there?

Mr. Townsend: Yes. It's in the process. I'm waiting for a new shed to be delivered so that I can put my lawnmower in there.

Mrs. Tromburg: Gotcha. Okay. So, the new shed being delivered, which is why you do request the variance, right?

Mr. Townsend: The variance is, I believe, for the front porch that's too close to the front because when I moved there in 1986 the front porch was there so I didn't know that it was— had nothing to do with it...

Mr. Cloud: So that rectangle that has OVH below the building rectangle that's your front porch that encroaches the thirty-foot setback?

Mr. Townsend: Correct.

Mr. Cloud: And it's been existing since when?

Mr. Townsend: Since I moved there

Mr. Cloud: In the 80s?

Mr. Hussein: Any staff comments?

Mr. Cole then read the Planning Comments Section of the Memo for RP26-08 (attached after the minutes for this item).

Mrs. Hollingshead: Engineering has no comments.

Mr. Hussein: Any comments from the public? Commissioners? We'll start with the variance. Call for the vote.

Mr. Cloud: Call for a vote.

Approval of B26-82 is voted on electronically:
YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
NO: *None*

Mr. Hussein: That passes nine to zero. Next will be replat. That's a motion subject to staff comments.

Mr. Couch: Motion subject to staff comments

Dr. Ogunyemi: Second

Motion for Approval of RP26-08, subject to staff comments, is voted on electronically:
YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
NO: *None*

Mr. Hussein: [That] also passes nine to zero.

Mrs. Tromburg: Alright. Staff will prepare an ordinance, and if you would like it to go to City Council next Tuesday the eighth [of September]— the replat has to now go on to City Council for final approval and so staff— replats can go next Tuesday on the eighth but if you want that we need an ordinance and any revisions left on the plat by close of business tomorrow. It's kind of a tight deadline but.

Mr. Newkirk: I should just have to reference the ordinance, but we should be good to go.

The Memo for RP26-08 is attached below:

Memo

To: Planning Commission Members

From: Sharon Tromburg, Planning Director

Date: September 1, 2026

Re: RP26-08 Replat Ranchwood Place Subdivision, Lots 3-5

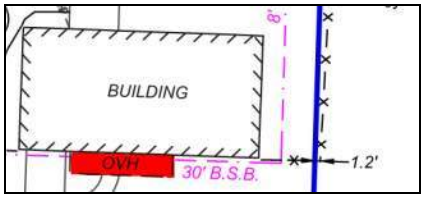
Replat proposed for 3 .3-acre properties located at 100 & 206 Ranchwood Drive. The replat proposes consolidated two lots into one .7 acre property and one .4 acre property remaining. There is one variance (B26-82) from setback requirements.

PLANNING COMMENTS
Reviewed by Nate Cole
Date Reviewed: 08.26.26

1. *This Replat has been given the number RP26-08. This number should be placed on the plat and all future correspondence and plats pertaining to this replat. (Standard comment)*
2. *Submit PDF files at time of resubmission. (Standard comment)*
3. *On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (Standard comment)*
4. *All comments from the utility companies and other city departments must be addressed prior to approval. (Standard comment)*

PROJECT SPECIFIC COMMENTS:

1. A variance has been requested B26-82 for the encroachment of the front porch into the front setback. Plat shall be updated accordingly with the variance approval or denial.



2. Correct name from “South Turner Street” to “Turner Street”.

3. Include note that the plat meets minimum standards as set for by the State Land Surveyor’s Office.

4. Provide signature blanks matching the provided list.

Note, this is an example.
The formatting may be modified at the discretion of the applicant.

	Date	Signature
Acceptance of Dedications	_____	_____ City Clerk
	_____	_____ Mayor
Commission	_____	_____ Secretary, Planning Commission
	_____	_____ Chairman, Planning Commission
Approval for Recording	_____	_____ Director, Planning & Community Development Division
Water and Sewer	_____	_____ Engineer, Springdale Water Utilities
Streets and Drainage	_____	_____ Director, Engineering

BUILDING AND FIRE COMMENTS
Reviewed by Ed Stith
Date Reviewed: 08.26.26

No building or fire comments.

ENGINEERING COMMENTS
Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 08.26.26

No comments as of 08.26.26.

FB26-12 **Ronald Katjang & Rosalie Luluj**
305 Mountain View Avenue
Deviation from Paving Requirements
Presented by Ronald Katjang & Rosalie Luluj

Ms. Luluj: Good evening, everyone.

Mr. Hussein: Hi. Could you tell us your names please?

Ms. Luluj: I'm Rosalie Luluj.

Mr. Katjang: Ronald Katjang. We pretty much lay down a gravel on the west side of the house. We did thirteen and a half wide and 52 feet long. Reason for [is we're] trying to avoid paving and parking on the street

Mr. Hussein: Any staff comments?

Mrs. Tromburg: I do at least want to mention that there's been a number of driveway expansions in that neighborhood and so I know that the lots can seem constrained. But, can you go back to an aerial view, Nate? Just as a reminder, we had that large scale in that big open area on the north side. We had approved a large scale earlier this year for a 200-unit complex that was going to have full street improvements up Mountain View. And so, there is hopefully— if that project moves forward, you're going to see some nice improvements in street parking available on Mountain View. I don't know a timeline, but I at least just want to throw it out there that there's going to be better, hopefully, neighborhood options.

Mr. Hussein: Any public comment? Commissioners?

Ms. Keith: So, I know that typically you're limited, if you do paving, you're limited to a percentage, correct? And if we allow this, does it fall under kind of a different category or would that be still under that same 'only a certain percentage' type thing?

Mrs. Tromburg: I'd look to Katie, but since the gravel is not impervious, it's pervious, so I don't think it would be under the same category, but still the idea is that we have a 40% max for this zoning that we don't want more than 40% of your front area would be impervious—

Mrs. Hollingshead: But right if they did decide to pave it we would need to make sure that it does not go past that 40% mark during the permit process.

Mr. Hussein: That's a call for the vote if there are no other comments.

Mr. Philpot: Call for the vote.

Approval of FB26-12 is voted on electronically:
YES: *Keith, Cloud, Philpot, Reynolds*
NO: *Couch, Hussein, Ogunyemi, Austin, Cardiel*

Mr. Hussein: That request fails five to four.

Mrs. Tromburg: Since you have this denial, you have the right to appeal the Planning Commission's decision to City Council. So, you have to file your appeal in writing to the City Clerk's office within 15 days and state why you think the Planning Commission erred in their decision, and you'll need to renotify adjacent property owners if you're going to appeal. Okay. And if you have questions, you can always call the planning office in the morning and we can explain in further detail.

Ms. Luluj: Thank you.

B26-79 **Nets Global Holdings, LLC**
4876 N. Thompson Street
Variance from Paving Requirements
Presented by Bates & Associates

Mr. McCutcheon: Good evening, everybody. My name is Hunter McCutcheon. I'm representing Bates and Associates for this project. I deeply apologize for this, but we would like to request moving this item to the end of the agenda. There's been some travel difficulties with the buyer on this site and so we'd request to move this to the end of the agenda tonight.

Mr. Hussein: Sounds good. We'll call you last.

Mr. McCutcheon: Thank you.

VI. Public Hearing – Rezoning

R26-38 **Alfredo Reyes & Leticia Hernandez-Garcia**
Parcel South of 1124 Hatcher Road
From A-1 to SF-2
Presented by Odyssey Engineering, LLC

Mr. Glenn: Hello, my name is John Glenn. I am representing Alfredo Reyes in the rezoning. With the new interchange going around Springdale bypass, ARDOT has purchased some land there. And so, we're asking for a rezone because where his house is at currently is SF-2, and so we're just asking for a rezone so that that front parcel, where that blue roof is, at will match that zone.

Mr. Hussein: Any staff comments?

Mrs. Tromburg read the Staff Comments Section of the Memo for R26-38 (attached after the minutes for this item).

Mr. Hussein: Any comments from the public? Commissioners? This will be a call for the vote.

Mr. Philpot: Call for the vote.

Approval of R26-38 is voted on electronically:
YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
NO: *None*

Mr. Hussein: Rezone passes nine to zero. Thank you.

Mrs. Tromburg: Staff will prepare an ordinance that goes to City Council on the 22nd [of September].

The Memo for R26-38 is attached below:

Rezone Memo

To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: September 1, 2026
Re: **R26-38** **Rezone**

A request by Alfredo Reyes & Leticia Hernandez for Planning Commission approval of a zone change from Agricultural District (A-1) to Single-Family Residential District (SF-2) for a tract of land containing 1.12 acres.

LOT LOCATION AND SIZE
The 1.12-acre tract is located at 1124 Hatcher Road, near North Oak Street and east of Old Wire Road. A vicinity map is attached.

EXISTING ZONING
AGRICULTURAL DISTRICT (A-1)

REQUESTED ZONING
SINGLE-FAMILY RESIDENTIAL DISTRICT (SF-2)

SURROUNDING ZONING AND LAND USE
Zoning of the surrounding area is shown on the attached map. The site contains a longstanding single-family residence and several residential accessory structures. To the north is the SF-1 Quail Meadows subdivision and a planned future collector connecting North Oak Street to Old Wire Road. To the south is ARDOT ROW for the future Highway 612/Northern Bypass. To the east is an existing SF-1 residential tract and the planned Highway 612 interchange at Old Wire Road. To the west are undeveloped agricultural tracts, ARDOT ROW, and nearby commercial and industrial uses, with portions of the area outside Springdale city limits in unincorporated Benton County.

SITE FEATURES
The property contains an existing single-family home, accessory structures, and a natural pond. The applicants also own the adjoining residential tract and propose to combine the properties under consistent residential zoning. Future Highway 612 construction will significantly affect the site, with ARDOT acquiring nearby ROW and proposing a new cul-de-sac from North Oak Street to provide replacement access to affected properties.

LAND USE PLAN AND MASTER STREET PLAN
Hatcher Road is designated as a local street. Old Wire Road is designated as an arterial, and a future collector street is shown along the northern boundary of the subject property, connecting North Oak Street to Old Wire Road. The future Highway 612/Springdale Northern Bypass is classified as an interstate/freeway facility and is planned immediately south of the subject property.

The current adopted Future Land Use Plan indicates this area as Commercial. The proposed 2026 Future Land Use Plan indicates this area as High Density Residential.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the goals and policies of the Comprehensive Land Use Plan related to maintaining compatible development patterns, protecting established residential areas, and coordinating land use decisions with existing and planned transportation infrastructure, and is recommended for approval.



R26-39 **Walkerhogue Industries, LLC**
5725 N. Thompson Street
From C-2 to C-5
B26-89 Variance from Commercial Design Standards
(A) Outdoor Storage, Trash Collection, and Loading Areas
(B) Screening
Presented by Bobby Gold

Mr. Gold: Hello, I'm Bobby Gold and this is Tracy Hogue, the owner of the company. We were trying to get a rezoning, starting off with that. We were needing to get the rezoning to do the seven-foot-tall opaque fencing around there to block it.

Ms. Hogue: The variance.

Mr. Gold: Yeah.

Ms. Hogue: The rezoning. Yeah. So, we can store some things there, right?

Mrs. Tromburg: Can you tell us a little bit about your business or what you're moving in here?

Mr. Gold: Did y'all get the drawing?

Mrs. Tromburg: We did, and I believe we passed a hard copy out to all the commissioners. This is an updated site plan.

Ms. Hogue: Okay. The one we got this afternoon. Y'all are with it. We sent this late. Y'all are with it. So, I'll tell you a little bit about the business. So, my father started our company 40-some years ago in central Arkansas, but we've actually been in this area for over twenty years. We're right now off of Apple Blossom. We started there when it was still Bethel Heights and now Lowell is our address. So, we've been in the community for a while and we are just wanting to purchase and expand. We need more property. So that's who we are. We're a wholesale fence company. We sell chain link, wrought iron, vinyl, all the fencing.

Mr. Hussein: Any staff comments?

Mrs. Tromburg read the Staff Comments Section of the Memo for R26-39 (attached after the minutes for this item).

Mr. Hussein: Any public comment? Commissioners,

Mr. Cloud: Can you talk through the variance request for outdoor storage, trash collection, and loading areas? Why this is a variance from standard C-5?

Ms. Hogue: The outdoor storage,

Mrs. Tromburg: I believe it was the materials that they were actually going to use for the fence, right?

Mr. Gold: We were going to have storage in the back that was going to be kind of bulky and they suggested it probably best if we go to the C-5 from the C-2 as long as we put in the opaque fencing where it was blocking the view of the public.

Ms. Hogue: It'll be our inventory.

Mr. Cloud: Yeah, I don't have a problem with that. I'm just wondering what the variance request is for, why is it not a standard C-5.

Ms. Curry: Mr. Cloud, the applicant is proposing to not provide that opaque fencing on the west side of the property, where those green highlighted lines are on the screen, they propose to not put in opaque fencing in those sections.

Mr. Cloud: Is there any fencing? I'm assuming you have fencing there, right? All your stuff will be, you'll get rid of everything you have.

Ms. Hogue: Nice looking fencing.

Mr. Gold: We'll fence around the perimeter, but the fence that's going from north to south's going to be keeping big trucks from getting in the property. And there's going to be— could be multiple

trucks coming in. So, it's just going to make it hard for trucks to get in and out. So, we were hoping to do away with [fencing] going north to south on the property.

Mr. Cloud: And you mentioned a gated access with an aux box. Are y'all doing that? Is that part of your plan or is that already there? I don't know.

Mr. Gold: Yeah, I talked to the fire marshal about it, and we're going to have that in case they need access to the property.

Mrs. Tromburg: And just as a reminder for commercial design standards, is that the C-5 is for that open display where we want people to be able to see whatever's being advertised, but even those places still sometimes have like a lay down yard or storage and that's the part that we still ask be screened.

Mr. Gold: Thank you.

Mr. Hussein: If there are no other comments, we can start with the rezone. That's a call for the vote.

Mr. Cloud: Call for the vote.

Approval of R26-39 is voted on electronically:
YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
NO: *None*

Mr. Hussein: [That] passes nine to zero. If we're going to do the variances together, that's also a call for the vote.

Mr. Cloud: Call for the vote.

Approval of B26-89 is voted on electronically:
YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
NO: *None*

Mr. Hussein: [Those] also pass nine to zero.

Mrs. Tromburg: Alright. Staff is going to prepare an ordinance for the rezoning that's going to go to City Council on September 22nd. So, it'll be here at six p.m. and you're encouraged to attend.

Ms. Hogue: Thank you.

The Memo for R26-39 is attached below:

Rezone Memo

To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: September 1, 2026
Re: **R26-39** **Rezone**

A request by Walker Hoag Industries, LLC, for Planning Commission approval of a zone change from C-2 (General Commercial District) to C-5 (Thoroughfare Commercial District) for a tract of land containing 5.15 acres.

LOT LOCATION AND SIZE
The 5.15-acre tract is located at 5725 North Thompson Street, near the southeast corner of North Thompson Street and Moody Avenue. A vicinity map is attached.

EXISTING ZONING
GENERAL COMMERCIAL DISTRICT (C-2)

REQUESTED ZONING
THOROUGHFARE COMMERCIAL DISTRICT (C-5)

SURROUNDING ZONING AND LAND USE
Zoning of the surrounding area is shown on the attached map. The site contains an existing commercial building formerly occupied by Window World. The area to the north contains a C-5 commercial use and single-family residences within the SF-1-zoned Moody Acres subdivision. Commercial uses zoned C-2 are located to the south and west, including Lighting Emporium and Johnstone Supply. To the east is undeveloped W-1-zoned property, with an approved warehouse large-scale development farther east near the railroad tracks. The site fronts North Thompson Street and Moody Avenue and is approximately one-quarter mile north of the future Highway 612/Northern Bypass interchange with Highway 71B.

LAND USE PLAN AND MASTER STREET PLAN
The Master Street Plan designates North Thompson Street/Highway 71B as an arterial. Moody Avenue, along the northern side of the property, is designated as a local street. Lincoln Avenue, farther east near the W-1 property, is shown as a future collector extending south.

The current adopted Future Land Use Plan designates the property as Regional Commercial. The proposed 2026 Future Land Use Plan designates the property as part of the Thompson Corridor North. This corridor is intended to support commerce, employment, services and other commercial activity while recognizing North Thompson Street's function as a major transportation corridor.

The requested zoning would facilitate the reuse of an existing commercial property by an established Springdale business. The site's arterial frontage provides greater visibility and a more appropriate setting for the outdoor display associated with Fence Brokers than its current location.

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.

- **Promote the viability of older commercial properties as well as new commercial development.**
- **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 highways and I-49.**

R26-40 **<u>264 Leasing, LLC</u>**
355 E. AR Highway 264
From C-2 to I-1
Presented by Jason Appel, A4Civil

Mr. Appel: Thank you. Jason Appel with A4. We are requesting a rezone from C-2 to I-1. Just a little background: this property was in Bethel Heights, it was zoned B-2 in Bethel Heights. And the current [uses] were there when they were in Bethel Heights and the uses were allowed in that B-2 zone. When it got brought into or annexed into Springdale, [it] came into C-2, the users or uses are not allowed in C-2. So, we're just trying to clean up the title and request the I-1.

Mr. Hussein: Any staff comments?

<u>Mrs. Tromburg read the Staff Comments Section of the Memo for R26-40 (attached after the minutes for this item).</u>

Mrs. Tromburg: And I guess I will also just mention to second what Jason said, I think most of the businesses in that area are non-conforming in a C-2 where they actually wouldn't be permitted by right unless it was an I-1.

Mr. Hussein: Comments from the public? Commissioners? This is a call for the vote.

Mr. Philpot: Call for the vote.

<u>Approval of R26-40 is voted on electronically:</u>
YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
NO: *None*

Mr. Hussein: The rezone pass is nine to zero.

Mrs. Tromburg: Staff will prepare ordinance that goes to council on the 22nd [of September].

Mr. Appel: Could we request that for next Tuesday?

Mrs. Tromburg: Yes, sir. We'll confirm with the mayor's office and follow up with you tomorrow.

The Memo for R26-40 is attached below:

Rezone Memo

To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: September 1, 2026
Re: **R26-40** **Rezone**

A request by 264 Leasing, LLC, for Planning Commission approval of a zone change from C-5 (Thoroughfare Commercial District) to I-1 (Light Industrial District) for a tract of land containing approximately 4.59 acres.

LOT LOCATION AND SIZE
The approximately 4.59-acre tract is located at 355 E. A vicinity map is attached.

EXISTING ZONING
GENERAL COMMERCIAL DISTRICT (C-2)

REQUESTED ZONING
LIGHT INDUSTRIAL DISTRICT (I-1)

SURROUNDING ZONING AND LAND USE
Zoning of the surrounding area is shown on the attached map. The site contains five trade and services buildings that have operated at this location for many years. To the north, across E. Highway 264, are properties zoned I-1 and I-2. The I-1 property directly north is owned by the AR/MO Railroad and is used for rail equipment and storage. To the south is Bowen Park, City-owned property zoned P-1, which formerly belonged to the City of Bethel Heights and became City of Springdale property following annexation. The City currently has no plans to improve or alter this property.

To the east are four properties, three that are C-2 and one A-1. Some were originally developed with single-family homes. Some have since been rezoned for commercial use, including the adjoining property rezoned to C-2 in May 2026. Some remain residential in use. Oak Street and the Arkansas-Missouri Railroad are farther east. To the west is Second Nature Landscaping, which has completed recent site and drainage improvements through the large-scale development process.

LAND USE PLAN AND MASTER STREET PLAN
E. Highway 264 is identified as an arterial street on the Master Street Plan and is maintained as a state highway. N. Oak Street is shown as a future north-south collector street.

The current adopted Future Land Use Plan does not designate the subject property because it was located within the former City of Bethel Heights when the plan was adopted. However, the existing plan designates the area immediately north of the property for industrial development.

The proposed 2026 Future Land Use Plan designates the subject property as Trades and Services, which supports contractor businesses, equipment services, repair operations, outdoor storage, and similar uses that serve as a transition between commercial and more intensive industrial areas.

The property has supported trades and services businesses for many years. Although these uses were permitted under the former Bethel Heights zoning regulations, they became nonconforming when the property was assigned C-2 zoning following annexation. The requested I-1 zoning would bring the property and its existing businesses into conformance without changing the established use of the site.

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:

- **Consolidate industrial areas near traffic arteries and collectors, rail and air facilities and major utility trunk lines.**

R26-41 **Mathias Shopping Centers, Inc.**
2638 W. Sunset Avenue
From C-2 to C-5
Presented by Ryan Griffin & Thomas Hennelly, Crafton Tull & Associates

Mr. Griffin: Hello, my name is Ryan Griffin with Crafton Tull This one's pretty straightforward. It's currently zone C-2. During a remodel, the owner let their business license expire and stayed inactive longer than six months, which caused the drive-thru to now be non-conforming. This being said, we would like to rezone the property to C-5 to bring the property into compliance and resume its intended use.

Mr. Hussein: Staff comments?

Mrs. Tromburg: The existing drive-thru, it lost its non-conforming status after being inactive for more than six months. So, the rezoning to C-5 would bring the property into compliance and allow the building to resume its intended use with the drive-thru window.

Mrs. Tromburg read the Staff Comments Section of the Memo for R26-41 (attached after the minutes for this item).

Mr. Hussein: Any comments from the public? Commissioners?

Mr. Cardiel: Call for the vote.

Approval of R26-41 is voted on electronically:
YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
NO: *None*

Mr. Hussein: Rezone passes nine to zero.

Mrs. Tromburg: Alright. Staff will prepare an ordinance that goes to council on the 22nd [of September].

The Memo for R26-41 is attached below:

Rezone Memo

To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: September 1, 2026
Re: **R26-41 Rezone**

A request by Matthias Shopping Centers, Inc., for Planning Commission approval of a zone change from General Commercial (C-2) to Thoroughfare Commercial (C-5) for a tract of land containing 0.89 acres.

LOT LOCATION AND SIZE
The 0.89-acre tract is located at 2638 W. Sunset Avenue, at the northwest corner of W. Sunset Avenue and Dorman Street. A vicinity map is attached.

EXISTING ZONING
GENERAL COMMERCIAL (C-2)

REQUESTED ZONING
THOROUGHFARE COMMERCIAL (C-5)

SURROUNDING ZONING AND LAND USE
Zoning of the surrounding area is shown on the attached map. The property is located within the Western Oaks Place Phase 3 Subdivision, which was platted in 1969. The mixed-use subdivision contains residential lots along Dorman, Holiman, and Crestwood Streets, while Block 5 contains commercial lots fronting W. Sunset Avenue. The site contains a commercial drive-through building formerly occupied by Angus Jack's restaurant.

To the north is an office use zoned C-2. To the south is Doggett Freightliner, a commercial truck dealership zoned C-2. To the east is a commercial strip center containing several businesses, also zoned C-2. To the west is Little Caesars Pizza, which is zoned C-5 and operates a drive-through.

SITE FEATURES
The site is developed with an approximately 3,500-square-foot restaurant building and drive-through. The property contains approximately 40 parking spaces and consists primarily of impervious pavement, with limited landscaped areas within parking lot bump-outs and near the existing signage.

LAND USE PLAN AND MASTER STREET PLAN
W. Sunset Avenue is designated as an arterial street, and Dorman Street is designated as a local street on the Master Street Plan.

The current adopted Future Land Use Plan indicates Commercial at this location. The proposed 2026 Future Land Use Plan indicates the Sunset Corridor. The Sunset Corridor promotes commercial, employment, service, institutional, hospitality, and mixed-use development. It also encourages quality site design, coordinated access, landscaping, signage, and streetscape improvements while preserving the mobility and capacity of W. Sunset Avenue.

STAFF COMMENTS AND RECOMMENDATIONS

The existing drive-through lost its nonconforming status after being inactive for more than six months. Rezoning to C-5 would bring the property into compliance and allow the building to resume its intended use. The rezoning request is in keeping with the following goal and policy of the Comprehensive Land Use Plan and is recommended for approval:

- **Encourage the development of light- to medium-intensity commercial development along arterial streets that provides adequate setbacks and buffering to adjacent residential neighborhoods.**

VIII. Large Scale Developments

L26-08 **McDonald's Restaurant**
NW Corner of Butterfield Coach Road & E. Don Tyson Parkway
B26-92 Variance from Commercial Design Standards
(A) Landscaping
W26-34 Waiver of Street Improvements, Sidewalk, on E. Don Tyson Parkway
Presented by Danielle Carter

Ms. Carter: Hello. It's nice to see you all again. My name is Danielle Carter, I'm with Ofi Chito on behalf of McDonald's and I am here for just any questions that you guys may have. And yeah, we can just dive into it. So, we are here today asking for variances for our landscaping and some of our sidewalks due to restrictions of setbacks and utility easements. And then we are also here for our large-scale development.

Mr. Hussein: Any staff comments?

Mr. Cole then read the Planning Comments Section and Mrs. Hollingshead read the Engineering Comments Section of the Memo for L26-08 (attached after the minutes for this item).

Mr. Hussein: Any comments from the public? Commissioners,

Ms. Keith: I would like to comment. Overall, I was looking at the lighting plan, and it looks good and uniform. I am very concerned about the 5,000 Kelvin rating on those light fixtures. I would like to see, since it's very close to residential, I'd like to see it get warmer. Four-thousand [Kelvin] would probably be okay, you know, a little bit warmer would be nice, but I think, just especially, as close as you are to residential, the pull height is not too terribly high. So, it's less concerning, but

Ms. Carter: McDonald's does have a way to lower that. So, that will be fine.

Mr. Cloud: Katie, are you saying that it's currently a five-foot sidewalk and their waiver involves waiving to the property adjacent and it's going to be ten. Can you re say that? Did I mis-hear you?

Mrs. Hollingshead: So, there is an existing five-foot sidewalk on Don Tyson. There's a subdivision development under construction that will improve that to a ten-foot sidewalk. There's a McDonald's that will improve their piece to ten-foot sidewalk, but there's a piece in the middle that they are splitting off that will be between those two, and they are asking to not upgrade the sidewalk to ten feet on that area west of the blue. That is the part that has not had a development plan submitted yet.

Mr. Cloud: Understood.

Ms. Carter: And just to add to that, all we're asking is for us to be able to put that ten-foot sidewalk on the site that we're purchasing and platting and then the future developers will come through.

Mr. Cloud: Makes sense. Yeah. Thanks.

Mr. Hussein: Any other comments from the commission? If not, we're going to start with the variance. It's a call for the vote.

Mr. Philpot: Call for the vote.

Approval of B26-92 is voted on electronically:
YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
NO: *None*

Mr. Hussein: This passes nine to zero. Next will be the waiver of street improvements, sidewalk on Don Tyson. This is a motion to forward to council with recommendation of denial or approval.

Mr. Couch: Motion to forward to City Council for approval.

Mr. Philpot: Second.

A Motion to Forward W26-34 to City Council with Recommendation for Approval is voted on electronically:
YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
NO: *None*

Mr. Hussein: [This] also passes nine to zero. Last is the large scale. This is a motion subject to staff comments.

Dr. Ogunyemi: So moved

Ms. Keith: Second

Motion for Approval of L26-08, subject to staff comments, is voted on electronically:
YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
NO: *None*

Mr. Hussein: [That] also passes nine to zero.

Mrs. Tromburg: Staff will prepare a resolution for the waiver that will go to City Council on September 22nd.

Ms. Carter: See y'all there.

The Memo for L26-08 is attached below:

Memo

To: Planning Commission Members

From: Sharon Tromburg, Planning Director

Date: September 1, 2026

Re: L26-08 Large Scale Development McDonald's Restaurant

Large scale development proposed for a 1.4-acre property located at the NW corner of Butterfield Coach Road and E. Don Tyson Parkway. There is one variance (B26-92) from Commercial Design Standards, and one waiver (W26-34) from street improvements along E. Don Tyson Parkway. There was one previous variance (B26-05) approved to allow a drive thru within 200' of a residential property.

PLANNING COMMENTS
Reviewed by Nate Cole
Date Reviewed: 08.26.26

Standard Comments

1. *This Large-Scale Development Plan has been given the number L26-08. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development. (Standard comment)*
2. *Submit PDF files at time of resubmission. (Standard comment)*
3. *A written response to all comments is required with resubmission. (Standard comment)*
4. *On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (Standard comment)*
5. *All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (Standard comment)*
6. *This development must comply with the City of Springdale Commercial Design Standards or a variance is required. (Standard comment)*
7. *In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. (Standard comment)*

Project comments:

8. Cover page shall be updated upon the approval or denial of the variance and waiver.
9. Due to this all being one contiguous tract, street improvements need to extend the full length of Don Tyson to the west property line. [A WAIVER HAS BEEN REQUESTED]
10. Include screening details for perimeter fence. This screening will need to extend the full length of the C-5 property to screen from the residential subdivision. [PENDING LOT SPLIT APPROVAL]

Commercial Design Standards Comments

[A VARIANCE HAS BEEN REQUESTED]

1. For building facades with customer entrances, the 5’ sidewalk shall be setback from the building foundation at least 6’ to provide areas for foundation landscaping.
2. Foundation landscaping is required.

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 08.26.26

No actionable comment.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 08.26.26

STANDARD COMMENTS

(no response required)

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

****Please note new ROW permitting process****

- Work in city ROW associated with a development plan shall receive a ROW Permit from the Engineering Department prior to construction.
- A performance bond must be provided for any work in city ROW including street or curb cuts, utility bores, asphalt and concrete work, storm drainage installation or alteration, etc. A cost estimate for this work shall be reviewed and approved by the Engineering Department prior to issuance of any ROW permits.
- A maintenance bond for all ROW work shall be provided to Engineering at the end of the project prior to Certificate of Occupancy.
- Any sidewalk or street closures require a Work Zone Permit from the Engineering Department.
- A traffic management plan and dates of closure must be submitted to Engineering prior to issuance of Work Zone Permit.

- **No project specific comments to address**

L26-16 **Marchant Road Storage**
11039 Marchant Road
B26-105 Variance from Commercial Design Standards
(A) Pedestrian Flows
(B) Facades & Exterior Wall
(C) Roof
(D) Entryways
(E) Landscaping
(F) Screening
W26-38 Waiver of Street Improvements on Marchant Road
Presented by Expedient Civil Engineering, PLLC

Mr. Ingalls: Jason with Expedient Civil Engineering. These are storage buildings. There will be no water or sewer, so it's totally internet sales like most of the storage buildings are doing. We do have several variances, which is typical with storage facilities, we have a lot of them. One of them is the screening and I want to explain that a little bit. The northern half of the site, we're cutting the site down ten to twelve feet. So, we'll only going to see the top of the roofs on that northern half. So, we're not wanting to have to screen that. But we're also, as typical with storage units, the foundation landscaping, it's hard to do that on the internal buildings. We tried to place those shrubs throughout the site to account for that. I'll answer any question you have. Oh, to explain maybe the waiver request on street improvements, like the previous project here before us. This project is somewhat phased. There's a kind of a phase one and two. They don't know what they're going to do with the north half. So, they're wishing to only have to do those street improvements to that phase one. And that's the purpose of that group. I'll answer any questions you may have?

Mr. Hussein: Any staff comments?

Mrs. Neel then read the Planning Comments Section and Mrs. Hollingshead read the Engineering Comments Section of the Memo for L26-16 (attached after the minutes for this item).

Mrs. Hollingshead: And then I was wondering if any fences or gates are proposed at all on this property? Typically, these have a gate across the front, but I didn't see one on the plans.

Mr. Ingalls: There may be at some point in the future, but right now he's not wishing to gate it or fence it at all.

Mr. Hussein: Any public comments? Commissioners?

Mr. Cloud: Can you elaborate on your facades and exterior wall, your variance requests, what you're not meeting on that request?

Mr. Ingalls: Well, most of the time with these commercial buildings, the building facades that face the street, we will try to meet the ordinance. Of course, with the overhead doors, you can't really meet the ordinance because of all those doors going down through there, which is typical with storage buildings. But I believe the rest— there are two signs, I believe, that do face the street right of way that are, to the best of their ability are trying to meet the ordinance. Request is mainly on the interior buildings.

Mr. Cloud: Can you go back to a plan view? So, you're saying the two the side of the buildings that face each other, the long ones, those are metal? The exterior, both the end caps if you will, and the opposite side of that are brick?

Mr. Ingalls: Partially brick, I believe. What is that elevation?

Mr. Cloud: There's one more. Go. One more. Do you know how far off he is from meeting our standard?

Mrs. Tromburg: How long are buildings? Do you know?

Mr. Ingalls: Some of them are over 180 feet. Most of them are no longer than 100 [feet]. The two long buildings are over 180, I think.

Mr. Cloud: I mean, it's hard to make storage buildings look good, and one way to do it is to put brick where you're going to see it. So, I mean, if you're really close, I'm going to say "let's get it done." If you're a little far off, then I guess we'll vote whether we agree with it or not.

Mr. Ingalls: I think we showed, like I said, the buildings that face each other, or the right of way, you can't see those doors. You can't really do it. But those end caps is where we're placing that.

Mrs. Tromburg: And some of the variances that are being requested are for the customer purpose. Since this is business oriented, where they're not going to have staff on site, from my understanding. Right?

Mr. Cloud: Yeah. I mean, yeah. I know— I realize that most storage units, they don't fit our commercial design standards and a lot of things, and I'm not asking about any of those. I am asking about the exterior finishes, though, because that's the one thing that I see in different places that just looks awful.

Mr. Ingalls: Also take into context, I know this is within the city limits, but this is way out there. This is near—

Mr. Cloud: Today

Mr. Ingalls: —the newer 612 highway out there. There's nothing out there right now

Mr. Cloud: Today

Mr. Ingalls: The surroundings has industrial uses like there's like a, looks like a trucking company across the way from us. To the south looks like an industrial use. The new 612 is on the east side of it.

Mr. Cloud: Yeah. I guess some of this is for RV storage. Is that one of the—

Mr. Ingalls: It's— there's nothing outside. Everything would be in the enclosed,

Mr. Cloud: But the larger doors are to park these inside?

Mr. Ingalls: Yes, sir

Mr. Cloud: And then the smaller ones are for typical household storage?

Mr. Ingalls: No, I don't believe there's any—

Mr. Cloud: Is it boat storage? So, houses will follow or vice versa easily.

Mr. Ingalls: Yes, sir.

Mr. Cloud: I'm going to take all the variances together except for one. I can tell you which one that is unless you think you already know. Yeah.

Ms. Keith: Before we jump into that, I know that Jenny mentioned the lighting needing a plan. I just want to preemptively say, make sure it's all cut off. Especially right there next to the highway, we don't need glaring lights shining onto it. I know a lot of times this sort of situation, you don't really get an opportunity to put poles up because just the drive lanes and everything else. So, just want to make sure if you're putting stuff especially on the buildings that it's not shining out too much.

Mr. Hussein: Any other comment? Alright, we're going to start with the variances and we'll vote on variance B individually first.

Mr. Cloud: Call for the vote.

Approval of B26-105 item B is voted on electronically:
YES: *Ogunyemi, Austin, Philpot*
NO: *Couch, Hussein, Keith, Cloud, Cardiel, Reynolds*

Mr. Hussein: That one fails six to three. we can take the remainder of the variances together once anyone's got an issue with that. That's also a call for the vote.

Mr. Cloud: Call for the vote.

Approval of B26-105 items A, C-F are voted on electronically:
YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
NO: *None*

Mr. Hussein: [Those] pass nine to zero. Next is the waiver. That is a motion to forward to council with recommendation of denial or approval of the waiver.

Mr. Philpot: Motion to forward with approval.

Mr. Cloud: Second

A Motion to Forward W26-38 to City Council with Recommendation for Approval is voted on electronically:
YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
NO: *None*

Mr. Hussein: [That] passes nine to zero. And then we get the large scale, last. That's a motion subject to staff comments.

Mr. Cloud: So motion

Dr. Ogunyemi: Second.

Motion for Approval of L26-16, subject to staff comments, is voted on electronically:
YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
NO: *None*

Mr. Hussein: [Item] passes nine to zero.

Mr. Ingalls: Thank you.

Mrs. Tromburg: Okay. So, staff is going to prepare a resolution for the waiver, and it's going to go to City Council on the 22nd [of September]. For the variance that got denied, you have the right to appeal the Planning Commission's decision to City Council. You have to file your appeal in writing to the City Clerk's office within 15 days of the Planning Commission's meeting. Then you need to identify what you think the error in the Planning Commission's decision was and renotify adjacent property owners.

The Memo for L26-16 is attached below:

Memo

To: Planning Commission Members

From: Sharon Tromburg, Planning Director

Date: September 1, 2026

Re: L26-16 Large Scale Development Marchant Road Storage

Development plan proposed for an 8.8-acre property located at 11039 Marchant Road. The development plan proposes 4 self-storage buildings as part of phase I, while nothing is proposed for a future phase II to the north. There is one associated variance (B26-105) from commercial design standards and one waiver (W26-38) from street improvements along Marchant Road.

PLANNING COMMENTS
Reviewed by Jenny Neel
Date Reviewed: 08.26.26

Standard Comments

1. *This Large-Scale Development Plan has been given the number L26-16. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development. (Standard comment)*
2. *Submit PDF files at time of resubmission. (Standard comment)*
3. *A written response to all comments is required with resubmission. (Standard comment)*
4. *On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (Standard comment)*
5. *All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (Standard comment)*
6. *This development must comply with the City of Springdale Commercial Design Standards or a variance is required. (Standard comment)*
7. *In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (Standard comment)*

Planning Comments
Reviewed by: Jenny Neel

8. Remove the word “Proposed” from the building setback line label in the legend.

9. Show the required street improvements along the full length of Marchant Road. *Waiver has been requested.*

10. Add a note to the utility plan stating that no sewer line or septic system is proposed because the site will not have any office or employees on site

Commercial Design Standards Comments

This development shall comply with the City of Springdale Commercial Design Standards, or obtain the necessary variance(s).

Pedestrian Flows

11. Provide a 5-foot-wide sidewalk along the full length of any building façade containing a customer entrance. The sidewalk shall be set back at least 6 feet from the building foundation to provide space for foundation landscaping. *Variance has been requested.*

Building Design – Façades

12. Façades exceeding 100 feet in linear length shall incorporate wall projections and/or recesses in accordance with the Commercial Design Standards. *Variance has been requested.*

13. Building façades shall incorporate a repeating pattern using at least three of the following: color change; texture change; material module change; or expressions of an architectural or structural bay through a change in plane of at least 12 inches. At least one element shall repeat horizontally, and no element shall repeat at intervals greater than 30 feet horizontally or vertically. *Variance has been requested.*

Roofs

14. Roof lines shall vary with a change in height at least every 100 linear feet of building length. *Variance has been requested.*

15. Parapets, gable roofs, high roofs, or dormers shall be used to conceal flat roofs and rooftop equipment from public view. *Variance has been requested.*

Materials

16. Predominant exterior building materials shall be high-quality materials, including brick, natural/native stone, synthetic stone, smooth-face integral-color concrete masonry units, synthetic stucco/EFS, architectural precast concrete, decorative-face concrete tilt-up panels, glass, or natural/composite wood. *Variance has been requested.*

17. Predominant exterior building materials shall not consist of smooth-faced concrete block, tilt-up concrete panels, or prefabricated steel panels. *Variance has been requested.*

Entryways

18. Each principal building shall have a clearly defined and highly visible customer entrance featuring at least three of the following: canopies or porticos, overhangs, recesses/projections, arcades, raised corniced parapets, peaked roof forms, arches, outdoor patios, display windows, integrated tile work or moldings, or integral planters/wing walls incorporating landscaped areas or seating. *Variance has been requested.*

Landscaping

19. Provide required foundation landscaping. *Variance has been requested.*

Screening

20. Commercial development must be screened from incompatible uses adjacent properties and the public right-of-way with an 8-foot opaque screening fence. *Variance has been requested.*

Lighting

21. Submit a unified lighting plan in accordance with the Springdale Commercial Design Standards.

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 08.26.26

No actionable comments.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 08.26.26

STANDARD COMMENTS

(no response required)

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

****Please note new ROW permitting process****

- Work in city ROW associated with a development plan shall receive a ROW Permit from the Engineering Department prior to construction.
- A performance bond must be provided for any work in city ROW including street or curb cuts, utility bores, asphalt and concrete work, storm drainage installation or alteration, etc. A cost estimate for this work shall be reviewed and approved by the Engineering Department prior to issuance of any ROW permits.
- A maintenance bond for all ROW work shall be provided to Engineering at the end of the project prior to Certificate of Occupancy.
- Any sidewalk or street closures require a Work Zone Permit from the Engineering Department.
- A traffic management plan and dates of closure must be submitted to Engineering prior to issuance of Work Zone Permit.

PROJECT SPECIFIC COMMENTS

1. 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.
    - Show improvements to Marchant Road on the north side of the property
    - *Waiver requested*

- Show ramps with truncated domes at driveway, include Springdale standard detail for ramps
- Are any fences or gates proposed?

L26-18 **Robinson Trailer Sales**
3018 E. Robinson Avenue
B26-109 Variance for Reduction of Front Setback from 50' to 40'
Variance from Landscaping Requirements
B26-110 Variance from Commercial Design Standards
(A) Parking Lot Orientation
(B) Pedestrian Flow
(C) Screening
W26-39 Waiver of Street Improvements on E. Robinson Avenue
Presented by Cody Smith

Mr. Smith: Hi, Cody Smith By Design Engineering, on behalf of the owner. This is going to be a phased project, at 3018 East Robinson. The existing property has a house on it, they're on the east side, the full buildout. Yeah, that's what it looks like now. They've done a lot of work to make it look really nice. Phase two will have a 1,800 square foot building for a trailer sales business. Phase one is what I'm here for today, which will be the upgrades of the existing house and the conversion of the house to an office to begin the trailer sales, and then the back part of it, which is the garage now, they're going to make it a loft and rent that out as a professional office. So here for that. And the variances that we're needing is: a reduction in the front building setback, the existing house is 40 feet from the right of way on the east side and the requirement is 50 foot with parking in front. So, we're requesting a reduction in that. Let's see what the others were. Landscaping, so, with the phase one just being the conversion of the existing house, we're requesting that the trees and perimeter landscaping requirements be deferred to phase two construction. We're also asking for a reduction in the sidewalk [improvements] along Robinson. The requirement is ten foot and in matching the existing sidewalk, if we do ten foot, I'm afraid we'll be a little bit too close to the road as far as safety goes. There's also some existing utilities along the road there. You can see the power pole on the west side of the drive and there's a guywire that goes to the north. I know there was a staff comment wanting the drive the sidewalk to go on the north side of that pole. There's a guywire that goes pretty much to that water line. We can explore relocating that, but I'm afraid we'll get it too far out of alignment if we try to move it. We're also requesting a variance from the screening material requirement for just the nature of this business, we're planning to do the three-foot kind of security railing that you see in kind of trailer sales or car dealerships, and from my understanding that does not meet the screening requirement material. Happy to answer any questions.

Mr. Hussein: Any staff comments?

Mr. Cole then read the Planning Comments Section and Mrs. Hollingshead read the Engineering Comments Section of the Memo for L26-18 (attached after the minutes for this item).

Mr. Hussein: Any comment from the public? Commissioners?

Mr. Cloud: Are these buildings existing or are they going to be new? I know I saw a picture, but I don't know if that's—

Mr. Smith: The building on the east side of the site is existing, is this what you're saying here? And then the one on the west side is proposed in phase two.

Mr. Cloud: Got it. Do you have a time frame for phase two and three? Because I notice you have some things earmarked for those phases.

Mr. Smith: Right. We don't. His plan is to begin the business out of this house converted office and then, once the business is established, to build the building in phase two. He's working with the equity of the existing house to be able to finance phase one and then once it is established finance phase two.

Ms. Keith: So I think your lighting plan looks good. I would like to ask you to have your consultant in the future segregate the plan because a big light blob like this doesn't give me accurate maxes and mins for the areas that we are specifically looking at. So, each parking area, each drive area should have its own line item in the statistics so that we can confirm, you know, because your min is zero, but it's way off the site that we don't care about. Like we want it to be good off the site, but when we're looking at the areas that are important, we kind of want to look at those separately. So, we may want to see all the numbers, but we want to see them in pieces, not one big blob.

Mr. Philpot: Are we able to do some sort of Bill of Assurance for all this stuff that they're wanting to postpone to phase two? I'd be okay with it if we did that, but I probably wouldn't be okay with it unless they did that.

Mrs. Hollingshead: And part of the reason we're moving, we're not having landscaping in the frontage on the south and west, is because of a water line. Correct?

Mr. Smith: Yes, the trees there, south and west, but we've moved those trees to [unintelligible]

Mrs. Tromburg: The Bill of Assurance could potentially work. It just depends on the timeline of this phasing, right? We typically don't recommend Bill of Assurances of more than like a year for this. And so, I just want to make sure that your client is comfortable with that. If that was a suggestion.

Mr. Smith: We can discuss— he's not here this evening. We can discuss that within, I don't know, if a year it'll be ready. I don't know.

Mr. Cloud: Is there a way to extend that if they're not prepared to go to phase two and three?

Mrs. Tromburg: We do. We've allowed people to come back for one extension request for another year.

Mr. Cloud: Is that reasonable?

Mr. Smith: I'm not the builder, but I think two years is reasonable.

Mr. Philpot: I'd be good with doing it with a two-year Bill of Assurance.

Mr. Cloud: I think we do a one and they can come back and ask for one year extension.

Mr. Philpot: Sorry. Yes, that's what I meant.

Mr. Hussein: Any other comments? If not, we'll start with the variances.

Ms. Curry: Cody, I would like to ask if a Bill of Assurance was granted for the variances, how would parking lot orientation be met with phase two?

Mr. Smith: Can you clarify?

Ms. Curry: How would that—

Mrs. Tromburg: We would have to separate those. I think Sarah, that a couple of—

Ms. Curry: That's the point I'd like to make.

Mrs. Tromburg: And that that's a great point. Not all of the variances can be wrapped up with the Bill of Assurance. So, we really should separate, like the parking lot orientation, that's something that [they] would be seeking approval, right? Since they have three fronts on this side, wherever they put their parking is. So that one. What else?

Mr. Couch: More landscaping screening.

Mr. Philpot: Yeah, that's what I'm emphasizing, the landscaping and screening points. The things that they've called out here on their survey their plan.

Mrs. Tromburg: I think it's really [item] A that we don't want to wrap up in a Bill of Assurance. But B and C—

Mr. Cole: I can clarify too, that the variances that are requested are not things that are proposed to come with phase two. The only thing that's coming with phase two is that building and the foundation landscaping. There are things you're seeking for the development as a whole. So these items aren't going to be addressed with the phase two.

Mr. Couch: On the landscaping that you weren't able to do, did you say you put it in other spots?

Mr. Smith: Yes, so those street trees that we couldn't put [there] because of the water line, we moved them to the north side of the site to provide extra screening from the residential [zones].

Mr. Cloud: And could you walk us through this sidewalk? I'm sorry. One more time so we can make Katie happy or at least so we can all understand why you can't do it. To make sure we understand that maybe you just don't want to do it, but I just I don't understand why you can't do it, I guess, is where I'm at.

Mr. Smith: So, we're requesting a reduction to eight feet instead of ten feet based off of the existing alignment. We're meeting the north alignment of the of the existing sidewalk, and then if

you push ten feet, you give yourself about a foot and a half between the edge of the sidewalk and the road, which would be a safety concern. So, we're requesting eight feet. And then once you get to the driveway, there's a gas meter and an electric pole, and then there's another electric pole to the west, which would be another inhibitor of expanding that sidewalk. And so, we're reducing it down to five feet to get around those poles

Mr. Cloud: Is that driveway to existing?

Mr. Smith: That's a proposed driveway.

Mr. Cloud: So, we could possibly look at a different driveway location to solve some of these issues?

Mr. Smith: Well, and I'm not sure if the master street plan is a recommendation or a requirement for a driveway on Robinson, but we really need that for circulation for fire.

Mr. Cloud: Yeah, I'm not saying get rid of it. I'm just saying possibly relocated.

Mr. Smith: We can't move it further east because that is the maximum spacing between the driveway and the road, and we can't move it west because of that existing utility pole. So, it's kind of stuck.

Mrs. Hollingshead: Would you guys be interested in maybe talking about payment in lieu of that sidewalk? I would hate to not have that built, but it is a really tough one.

Mr. Smith: I think he would be interested in discussing that.

Mrs. Hollingshead: Or maybe we look at doing a five-foot sidewalk or something that we could maybe fit in there a little bit better.

Mr. Cloud: What I want to say is can we work out something better than what I'm looking at? That's what I want to say, but I don't know how to vote on that, unfortunately.

Mrs. Hollingshead: Well, I thought I had figured it out, but I guess I missed some of those utilities and my plan wouldn't work either.

Mr. Smith: We could take the five foot and jog it up, like we have the eight foot, and so it doesn't look as wonky as it does there. Just kind of jog that five-foot sidewalk up and then it matches up nicely with the existing. I think those existing are five feet.

Mrs. Hollingshead: Yeah, the existing handicap ramps on the east and west sides were poured at five feet with the previous development.

Mrs. Tromburg: So, I guess moving forward with the waiver, I do have a couple questions. I want to make sure that your client is good with this because if they do want to explore payment lieu of, then the Planning Department can take it from there. I want to make sure that he's okay with that, or if something needs to be worked out. So, I don't know if it's a recommended that the waiver part gets tabled just until we know exactly what the request is and what you're asking of the Planning Commission.

Mr. Smith: What would the payment in lieu of be? Would it be in lieu of a ten foot sidewalk?

Mrs. Tromburg: Correct. It would be whatever the master street plan dictates.

Mr. Smith: Okay.

Mrs. Hollingshead: Or we may table it, and talk about some more options because I, unfortunately, don't have a good recommendation for this one.

Mr. Cloud: Yeah, I think talking through this is I'd rather I'd recommend you table it, so we can try to figure out a better solution that's maybe better than payment in lieu, and also that we're comfortable with it as a city. Trying to meet in the middle, so to speak.

Mr. Smith: I think we'd request to table the waiver.

Mrs. Tromburg: It would not hold up your development plan process. We would still be reviewing it as possible.

Mr. Hussein: Yes, ma'am. Would you please come to the microphone and let us know who you are?

Ms. Lazenby: My name is Brenda Lazenby and I have property adjacent to this property and I'm just curious to know what kind of trailer sales this is.

Mr. Smith: Box enclosed box trainers [unintelligible, spoken off mic]

Ms. Lazenby: Box enclosed box trainers? Okay. Thank you.

Mr. Hussein: Any other comments? We'll start with the variances. Those are a call for the vote.

Mr. Philpot: My thing was just for the landscaping portion, that's really kind of what I was touching on. I would prefer that we vote on that with a Bill of Assurance of some sort. And then the rest of them vote together on those. I guess.

Mr. Hussein: Everybody good with that?

Several Commissioners: Yes.

Mrs. Tromburg: We'll say that the request that staff has is that the B26 -110 [item] A, the parking lot orientation, be at least just taken separately since we can't do a Bill of Assurance for that one.

Mr. Smith: So, the Bill of Assurance is just for the landscaping?

Mrs. Tromburg: And screening, I think right? Landscaping and—

Mr. Smith: Well, the screening, they're going to have a fence there, it's just the material.

Mrs. Tromburg: Okay.

Mr. Smith: That that would be the variance from that.

Mr. Hussein: So, then we'll start with B26-109 the variance from landscaping by itself. It's a call for the vote.

Mr. Cloud: This is with a Bill of Assurance, right? One year?

Mr. Hussein: Yes.

Mr. Philpot: Call for the vote.

Approval of B26-109, landscaping requirements, is voted on electronically:
YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
NO: *None*

Mr. Hussein: [This] passes nine to zero. Next, we'll do the other variance on B26-109. That's for reduction of front setback from 50 to 40 feet. It's also a call for the vote.

Mr. Cloud: Call for the vote.

Approval of B26-109, reduction of front setback, is voted on electronically:
YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
NO: *None*

Mr. Hussein: [That] passes nine to zero. We'll go to B26-110. There's the variances from commercial design standards A, B, and C. Be a call for the vote.

Mr. Cloud: Call for the vote.

Ms. Keith: Yeah, I think we wanted to do one as a separate vote.

Mrs. Tromburg: So, well, do any of these other commercial design standards A, B, or C? Seeking the Bill of Assurance route, but it was just the landscaping one that they've already voted on.

Mr. Smith: It's just the landscaping. The rest kind of apply to phase one.

Mrs. Tromburg: Okay. B26-110 can be—

Mr. Smith: Was there any discussion on any of the other, A, B, or C on that one? I don't know.

Mr. Cloud: Yeah, I called it. I can call it again if you need me to.

Approval of B26-110 is voted on electronically:
YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
NO: *None*

Mr. Hussein: This passes nine to zero. Next we will take up the large scale. It's a motion subject to staff comments.

Mr. Couch: So moved.

Mr. Cloud: Second.

Motion for Approval of L26-18, subject to staff comments, is voted on electronically:
YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
NO: *None*

Mr. Hussein: It also passes nine to zero.

Mrs. Tromburg: Okay. So, for the Bill of Assurance, if you'll visit the planning office, contact us within the next week, we will we'll have something drafted for the owner to review and sign. And then the waiver that has been tabled, get with the engineering department and planning and we will try to work that out.

Mr. Smith: Thank you

Mr. Cloud: Thank you for working with us on that.

The Memo for L26-18 is attached below:

Memo

To: Planning Commission Members

From: Sharon Tromburg, Planning Director

Date: September 1, 2026

Re: L26-18 Large Scale Development Robinson Trailer Sales

Development plan proposed for a 1.54-acre property located at 3018 E. Robinson Avenue. Divided into two phases, phase one proposes to remodel the existing house to be utilized as a sales office, while the remainder of the site will be utilized as a display area for trailers. There are two associated variances (B26-109) from setback requirements, landscaping requirements, (B26-110) from commercial design standards, and one waiver (W26-39) from street improvements along E. Robinson Avenue.

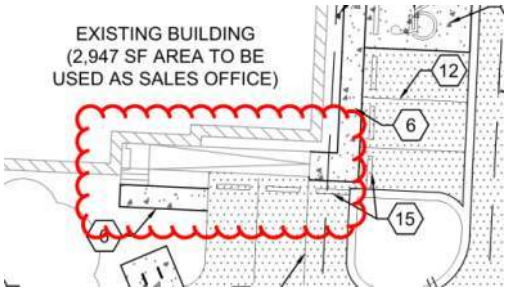
PLANNING COMMENTS
Reviewed by Nate Cole
Date Reviewed: 08.26.26

Standard Comments

1. *This Large-Scale Development Plan has been given the number L26-18. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development. (Standard comment)*
2. *Submit PDF files at time of resubmission. (Standard comment)*
3. *A written response to all comments is required with resubmission. (Standard comment)*
4. *On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (Standard comment)*
5. *All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (Standard comment)*
6. *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. Exceptions are outlined here. (Standard comment).*

Planning Comments
Reviewed by: Nate Cole
Date: 08.24.26

7. Need to show details of handicapped ramps.
8. Truncated domes are required as per ADA requirements. Indicate the truncated domes along ada entrance.



[A variance has been requested from the following items]

9. Frontage landscaping is required along all streets (one tree and 7 shrubs per 25 linear feet (insufficient along the south property line).
10. 50' setback shall apply to both structures.
11. 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.

[A waiver has been requested from the following item]

12. Ten-foot sidewalk is required along arterial streets.

Commercial Design Standards Comments

Site Layout

1. All sides of a principal building that directly faces an abutting public right-of-way shall feature at least one customer entrance. This includes the east side.

Lighting

1. All pedestrian areas shall have minimum 1.0 footcandle. Pedestrian scale lighting is encouraged along the entry and ramp to accommodate this requirement.

[A variance has been requested from the following items]

Parking Lot Orientation

2. No more than 60% of the off-street parking area for the entire property can be located between the front façade within the front yard of the principal building and the primary abutting street.

Pedestrian Flows

3. Continuous internal pedestrian walkways, no less than 5' in width form the public sidewalk to the principal customer entrance of all principal buildings on the site are required.
4. Internal pedestrian walkways must be distinguishable from driving surfaces through the use of low maintenance surface material such as pavers, bricks, or scored concrete.
5. 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.

Central Features and Community Spaces

6. Central features and community spaces shall have direct access to the public sidewalk. This includes the bench and bike rack, seating areas, etc.

Outdoor Storage, Trash Collection, Loading Areas

7. Provide additional landscaping around the dumpster.

Landscaping

8. Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities and banks of meter shall be screen from public view with landscaping or with an architectural treatment compatible with the building architecture.
9. When a commercial development includes a fence or wall, the fence must be constructed of high-quality materials such as, decorative blocks, brick, stone, cypress, cedar, redwood, and/or wrought iron.

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 08.26.26

No actionable comments.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 08.26.26

STANDARD COMMENTS

(no response required)

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

****Please note new ROW permitting process****

- Work in city ROW associated with a development plan shall receive a ROW Permit from the Engineering Department prior to construction.
- A performance bond must be provided for any work in city ROW including street or curb cuts, utility bores, asphalt and concrete work, storm drainage installation or alteration, etc. A cost estimate for this work shall be reviewed and approved by the Engineering Department prior to issuance of any ROW permits.
- A maintenance bond for all ROW work shall be provided to Engineering at the end of the project prior to Certificate of Occupancy.
- Any sidewalk or street closures require a Work Zone Permit from the Engineering Department.
- A traffic management plan and dates of closure must be submitted to Engineering prior to issuance of Work Zone Permit.

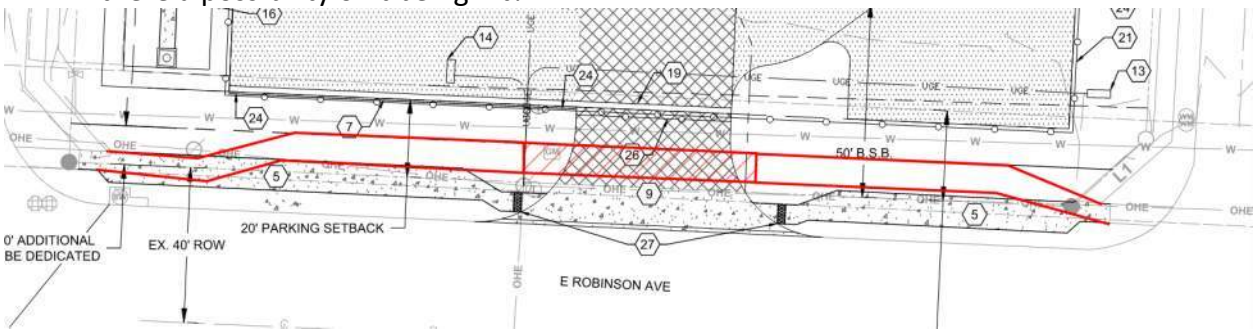
PROJECT SPECIFIC COMMENTS

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

- Submit approved ARDOT permit prior to construction
- Master street plan discourages driveways on Arterials and Highways where they are not necessary, we would encourage building the drives on Loveland and Aspen only.

Arterial – Arterial streets provide connections from collector streets to intercity connectors such as state and federal highways through many different types of land uses. They allow movement for vehicles of all modes with direct access limited to city streets and shared property accesses at planned intervals. Cyclists are intended to be outside the roadway with multi-use paths provided on both sides of the street due to vehicular speeds and volumes. Bicycle and pedestrians are restricted to side paths except at designated crossings. Trees are expected in green spaces and medians. Streetlights and trail lights shall be provided. Design volumes are <35000 VPD with design speeds of 45 mph, typically posted at 40 mph. Right of way width is 100'

- *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.
    - I would like the sidewalk to the cross the Robinson driveway at the back of the ROW and then jog back to the ramps on the east and west.
    - Is the power pole on the west side of the driveway too close to the radius? Is there a possibility of it being hit?



L26-19 **J&D Asian Market**
696 E. Robinson Avenue
B26-108 Variance from Commercial Design Standards
(A) Detail Features
(B) Roofs
Presented by Odyssey Engineering, LLC

Mr. Threet: Connor Threet with Odyssey Engineering. This is about an 11,000 square foot supermarket located on Robinson Avenue. This is just a little bit west of the airport. On this site, there is a current ongoing city project for a trail. It's the Robinson tunnel portion of that trail. With this project, we are going to connect to that, kind of connect our sidewalk to the northern portion of our site to where that trail is, and then connect the ten-foot sidewalk on the Robinson side over the top of the trail to continue that on to keep going toward the intersection. Otherwise, there is utilities, parking, drainage as required. I know there's still some outstanding comments with engineering and planning. We plan to address all of those. And then there is a connection with an access easement to the property to the east. That is an ongoing project as well and we're coordinating with them to make sure that connects perfectly. There is two variances here. The architect is here to answer any questions on those commercial design standard variances. With that, I'll turn it over to y'all.

Mr. Hussein: Any staff comments?

Mr. Cole then read the Planning Comments Section and Mrs. Hollingshead read the Engineering Comments Section of the Memo for L26-19 (attached after the minutes for this item).

Mr. Hussein: Any public comment? Commissioners?

Mr. Cloud: I just want to commend you guys for coming up with a project that connects to active transportation. That's awesome. Thank you for doing that.

Mr. Hussein: We will start with the variances.

Ms. Keith: I was just going to comment the same thing I'd said onto the previous one. Your lighting layout looks good. I think it's okay. I'm going to, once again, ask when you work with your

consultants to please have them segregate them, and not just have a big blob of calculations because it doesn't give us accurate statistics. So, it's hard to look at what's correct in what parts of the project.

Mr. Hussein: We'll start with variances first. You guys are good to take those together? It's a call for the vote.

Dr. Ogunyemi: Call for the vote.

Approval of B26-108 is voted on electronically:
YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
NO: *None*

Mr. Hussein: [That] passes nine to zero. We'll take the large scale next. It's a motion subject to staff comment

Mr. Couch: So moved.

Dr. Ogunyemi: Second.

Motion for Approval of L26-19, subject to staff comments, is voted on electronically:
YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
NO: *None*

Mr. Hussein: [This] also passes nine to zero.

The Memo for L26-19 is attached below:

Memo

To: Planning Commission Members

From: Sharon Tromburg, Planning Director

Date: September 1, 2026

Re: L26-19 Large Scale Development J&D Asian Market

Development plan proposed for a 2.45-acre property located at 696 E. Robinson Avenue. The development proposes a grocery store, connection to the Razorback Regional Greenway, and an access easement connecting this development to Robinson Heights Plaza, an approved large-scale development (L25-16). There is one associated variance (B26-108) from commercial design standards.

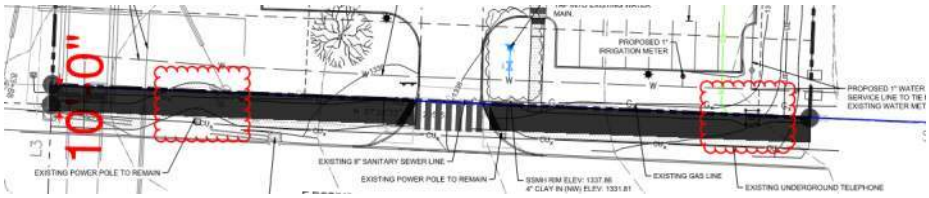
PLANNING COMMENTS
Reviewed by Nate Cole
Date Reviewed: 08.26.26

Standard Comments

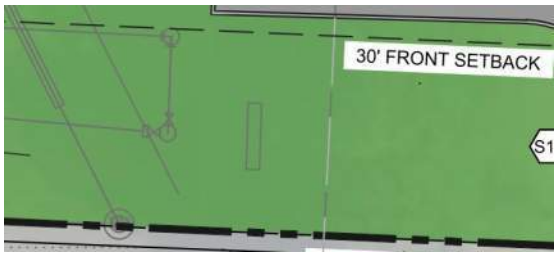
1. *This Large-Scale Development Plan has been given the number L26-19. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development. (Standard comment)*
2. *Submit PDF files at time of resubmission. (Standard comment)*
3. *A written response to all comments is required with resubmission. (Standard comment)*
4. *On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (Standard comment)*
5. *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. Exceptions are outlined here. (Standard comment).*

Planning Comments
Reviewed by: Nate Cole
Date: 08.07.26

7. Access easement shall be filed per separate instrument. You can submit an informal plat application at the provided link here.
8. On the connection to the greenway, ensure there are no slopes above 3%.
9. Regarding the detail of the sidewalk along E. Robinson, is there any possibility of relocating the power pole so that the sidewalk can be uniform?
    a. Further, we suggest revising the sidewalk to have as little variation as possible – rather than jog around the utilities. Any possibility of relocating these utilities is encouraged.



10. This is a thrust block for the water line below grade. Could the utility improvements be subdued further on those sheets, especially if they are not a part of this project? This part in particular led to some confusion.



Commercial Design Standards Comments

Building Design

1. **Regarding the east elevation:** Façades over 100' in linear length shall incorporate wall projections and/or recesses per Springdale Commercial Design Standards.
2. **Regarding the east elevation:** Building façades shall include a repeating pattern with no less than three of the following: color change; texture change; material module change; expressions of architectural or structural bay through a change in plane no less than 12 inches in width, such as an offset, reveal, or projecting rib. At least one element must repeat horizontally and no element shall repeat at intervals of greater than 30' horizontally or vertically.
3. **Regarding the east elevation:** Roof lines shall be varied with a change in height every 100 linear feet in the building length.

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 08.26.26

All comments addressed.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 08.26.26

STANDARD COMMENTS

(no response required)

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

~~**Please note new ROW permitting process**~~ **Not applicable – only ARDOT ROW**

- ~~Work in city ROW associated with a development plan shall receive a ROW Permit from the Engineering Department prior to construction.~~

- ~~A performance bond must be provided for any work in city ROW including street or curb cuts, utility bores, asphalt and concrete work, storm drainage installation or alteration, etc. A cost estimate for this work shall be reviewed and approved by the Engineering Department prior to issuance of any ROW permits.~~
- ~~A maintenance bond for all ROW work shall be provided to Engineering at the end of the project prior to Certificate of Occupancy.~~
- ~~Any sidewalk or street closures require a Work Zone Permit from the Engineering Department.~~
- ~~A traffic management plan and dates of closure must be submitted to Engineering prior to issuance of Work Zone Permit.~~

PROJECT SPECIFIC COMMENTS

1. **Chapter 106 – Stormwater Drainage**
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)
   - Outlet pipe from the pond needs to be RCP, not noted on plans

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

   - Submit approved ARDOT permit prior to construction
   - Sidewalk on 412 should be within ROW
   - Make sure the connection to the Greenway is accessible, no greater than 5% longitudinal slope.

IX. Form Based Code

FB26-13 **Margaret Jo Oliver Revocable Trust**
314 E. Velma Avenue
From MF-12 to NR3
B26-102 Variance for Existing Non-Conforming Structures to Remain
Presented by Margaret Jo Oliver

Ms. Oliver: My name is Margaret Joe Oliver and I'm the owner of the property and my first is the rezoning. I'm wanting to build a little retirement home on the open part. So, that's all that's for. And my second one is a variance application because when I bought my house 31 years ago, I had a structure, which is the garage, was [eight] feet from the fence instead of ten. And I think that was it. Thank you.

Mr. Hussein: Any staff comments?

Mrs. Tromburg read the Staff Comments Section of the Memo for FB26-13 (attached after the minutes for this item).

Mr. Hussein: Any comments from the public? Commission? We'll start with the rezone. That's a call for vote.

Mr. Cloud: Call for the vote.

Approval of FB26- 13 is voted on electronically:
YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
NO: *None*

Mr. Hussein: [That] passes nine to zero. We'll take the variance next. It's also a call for the vote.

Mr. Cloud: Call for the vote.

Approval of B26-102 is voted on electronically:
YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
NO: *None*

Mr. Hussein: That also passes nine to zero.

Mrs. Tromburg: And, Miss Peggy, the staff is going to send an ordinance to a City Council meeting on September 22nd at six p.m. in here and you're encouraged to attend. And if you want details, just reach out to planning.

The Memo for FB26-13 is attached below:

Rezone Memo

To: PLANNING COMMISSION MEMBERS

From: Sharon Tromburg, Planning Director

Date: September 1, 2026

Re: **FB26-13** **Boundary Amendment**

A request by Margaret Jo Oliver Revocable Trust for Planning Commission approval of a zone change from Medium Density Multi-Family Residential District (MF-12) to S.E.E.D, specifically Neighborhood Residential Type 3 (NR3), for a tract of land containing 0.13 acres.

LOT LOCATION AND SIZE
The 0.13-acre tract is located at 314 E. Velma Avenue. A vicinity map is attached.

EXISTING ZONING
MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MF-12)

REQUESTED ZONING
NEIGHBORHOOD RESIDENTIAL TYPE 3 (NR3)

SURROUNDING ZONING AND LAND USE
Zoning of the surrounding area is shown on the attached map. The subject property is located on E. Velma Avenue, with Crutcher Street to the west and Dodson Street to the east. The property currently contains a single-family home and is zoned MF-12. The surrounding area to the north, south, east, and west consists primarily of residential uses within the MF-12 zoning district. The parcel is currently subject to a lot split process.

LAND USE PLAN AND MASTER STREET PLAN
The adopted Comprehensive Land Use Plan does not reflect downtown.
The 2025 Adopted Master Street Plan designates E. Velma Avenue as a local street.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goal of the Form-Based Code and is recommended for approval:

- **Preserve or enhance the existing vibrant, pedestrian-oriented character of these areas while allowing flexibility in use. *(chap. 32, sec 3.5 – FBC purpose)***

X. Board of Adjustments

B26-88 **Mark & Deeona Brissey**
7986 Longspur Avenue
Variance for Increased Rear Fence Height from 6’ to 8’ & 9’
Presented by Mark & Deeona Brissey

Mr. Brissey: Good evening, everybody. Mark Brissey, Deeona Brissey. We're asking for a variance on the height of our rear fence due to elevation and everything with the pool deck and everything that we have going on.

Mr. Hussein: Any staff comment? Anything from the public? Commissioners?

Dr. Ogunyemi: Call for the vote

Approval of B26-88 is voted on electronically:
YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
NO: *None*

Mr. Hussein: [That] passes nine to zero. Thank you.

Mr. Brissey: Good deal. Thank you all.

B26-90 **Ury Portilla Juarez & Jairo Y. Portilla**
200 E. Sunset Avenue
Variance from Paving Requirements
Presented by Jairo Y. Portilla

No one was present to represent this project.

B26-93 **Schmieding Foundation, Inc.**
5190 Razorback Street
Variance for Reduction of Rear Setback from 20’ to 4’
Presented by Engineering Services, Inc.

Mr. Davin: Kyle Davin with Engineering Services. We're here to request a variance of the rear setback from twenty feet down to four [feet] to accommodate the existing structure. This is an existing property line and building that's been there for well over thirty years. So, this is just to bring the site into compliance so that we can move forward with an informal plan subject to planning comments.

Mr. Hussein: Staff comment? Public comment? Commissioners? This one is also a call for the vote.

Approval of B26-93 is voted on electronically:
YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
NO: *None*

Mr. Hussein: [This] passes nine to zero.

B26-94 **Guadalupe Masonry Homes, LLC**
1511 W. Huntsville Avenue
Variance from Minimum Street Frontage in an MF-2 from 90’ to 84’
Presented by Manuel Nava

Ms. Nava: We're looking to have a variance change in the MF-2 from ninety feet to eighty-four feet. I think we got the zoning approved last week. So now we're here to do the next part of it.

Mr. Hussein: Any public comment? Staff?

Mrs. Tromburg: No, I may mention that we did rezone this and so I don't think the map correctly reflects that it's MF-2 now and, what are you, six feet off from the minim lot width?

Ms. Nava: Yeah.

Mrs. Tromburg: So, we've been trying to work with them for some redevelopment opportunities for this.

Mr. Hussein: Any comment from the commission? It's also a call for the vote.

Mr. Philpot: Call for the vote.

Approval of B26-94 is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

NO: *None*

Mr. Hussein: [That] passes nine to zero.

B26-97 **D.R. Horton - NW Arkansas, LLC**
1937 Ladawn Avenue
Variance for Reduction of Front Setback from 30' to 25'
Presented by Gisela Talbert and Nye Carnahan

Mr. Carnahan: Hello. We're looking to try to get a variance.

Mr. Hussein: Could you say your name for us?

Mr. Carnahan: Yes. Nye Carnahan with D.R. Horton Homes. We're trying to get a variance on a corner lot because since it is a corner, it's got two front setbacks, which gives us really less than a thirty-foot-wide buildable footprint. So, to try to go outside of the plan, that we already have in that subdivision, just we don't think that it would look good. So, we would be encroaching a little bit on the side of the house, but it's because the corner lot

Mr. Hussein: Any staff comment? Public? Commissioners? This is a call for the vote.

Mr. Cloud: Call for the vote.

Approval of B26-97 is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

NO: *None*

Mr. Hussein: [Item] passes nine to zero.

B26-98 **DJ Custom Homes, Inc.**
804 N. Virginia Street
Variance from Minimum Lot Size for a Duplex in an MF-16 from 9,000ft^2 to 8,800ft^2
Presented by Daniel Jimenez

Mr. Jimenez: Hello, my name is Daniel Jimenez with DJ Custom Homes. I'm just requesting variance for the minimum lot size, to build a duplex on this property from the minimum lot size of 9,000 square feet to 8,700 square feet.

Mr. Hussein: Is it 8,800 or 8,700?

Mr. Jimenez: 8,700.

Mrs. Tromburg: Let's, hold up, that revision. I think we have 8,800 on here. And then it's kind of similar to the previous variance request, where we rezoned this one recently and they got a more accurate survey back, from my understanding, and so it turns out that their first calculations were 300 square foot off and so that is enough and we have a threshold. So we're here doing a variance.

Mr. Hussein: Any public comment? Yes, please come forward.

Mr. Harrison: Well, I'm David Harrison and I'm representing my wife, Maria and my neighbor, Carol. And the survey the, most recent survey shows that it is has taken about a foot and a half of Miss Carol's land at which there's a fence that has been there more than twenty years and by the State of Arkansas, a contest, we want, sorry, we want to claim boundary by acquisition and since the fence has been there more than twenty years and the state law states seven years, that is well within our right to claim that. And so instead of being a couple of hundred feet it's closer to 500 feet. That is small. I don't know how wide the, excuse me, I don't know how wide the proposed building is, but if you take a foot and a half off of one side of it, I'm not sure that they'd still have room to put that on there. So, we would like to deny, would like for you to deny this variance,

Mr. Hussein: Sir. Excuse me.

Mr. Harrison: I'm sorry?

Mr. Hussein: Are there any pending court actions around this boundary by acquiescence issue that you know of?

Mr. Harrison: Not that we know of.

Mr. Hussein: Okay. Thank you. Garrett, can you correct me if I'm wrong here, but I think this is a civil issue between neighbors. It's got to be dealt with the circuit court or the county court as far as boundary by acquiescence and that's not anything that we can deal with here as a commission.

Mr. Harlan: I honestly don't know. I've never dealt with boundary by acquiescence, but I'm my instinct is that there should be a proceeding that we would be able to see, but I can't answer that right now, Chris. So, I don't know.

Mr. Hussein: Basically, they're claiming adverse possession.

Mr. Cloud: I get what they're claiming.

Mr. Philpot: Am I able to say something on the court case thing, just from my experience in the title world? There is a court case that has to proceed for that to— for them to be able to say that that is their land now.

Mr. Harlan: Right. And I think this is different than adverse possession is.

Mr. Hussein: It's about the same.

Mr. Harlan: You view it the same, Chris?

Mr. Hussein: I would say they're the same thing. Yeah. They're saying the boundary is by acquiescence because they've used it for so long. They're saying ‘we've adverse possessed it because it's been that way,’ right?

Mr. Cloud: Twenty years. Yeah.

Mr. Harlan: Okay. So, I would for sure believe that if we're going to treat it like an adverse possession, that we need to see something in lines of a petition or a lawsuit that's been filed.

Mr. Harrison: The fence as boundary has been treated as the line of the property as far as I know ever since the houses have been built. And it's only with this newer survey that, excuse me, that the fence has come into question. And according to the state law that I looked up, it said that the fence takes precedence over the recent survey and if you would like to look that up.

Mr. Cloud: Well, that's just what we're saying, is we don't review that in this particular setting. We understand what you're saying. We understand your stance. I have a question for you [the applicant.] I'm assuming, you weren't planning on taking down that fence, were you?

Mr. Jimenez: No. No. I'm— I didn't know there was a discrepancy. And I'm willing to work with them.

Mr. Cloud: Yeah, I know you are. Yeah, I don't.

Mr. Jimenez: Now, now that brings up another issue, though. My lot would not be 8,700.

Mr. Cloud: Right. So, you're— It's getting even smaller.

Mr. Jimenez: 8,650 whatever

Mr. Jimenez: So, I propose that we bring the minimum lot size to 8,600 square feet. Then I can resolve the fence issue with neighbors.

Mr. Cloud: I don't know. It feels like we should table this to let the neighbors figure out what to do because I mean if you're not moving the fence then in theory, you know, you're not adversely affecting her because her yard will stay the same as it's always been. But then we'll need to know what the new information is. So, at least we have it more accurate. [Does] that makes sense?

Mr. Jimenez: Yeah, that makes sense.

Mrs. Tromburg: And planning can help review it and look at it just for the minimum sizes to see what, because if something is filed it could potentially make whatever you're doing pending. We might pause it, but it just depends on what you're building and how much room you have. And planning's happy to take a deep dive into that so that if we come back to the next Planning Commission, we have a little bit more specific information since we don't know what this total is.

Mr. Cloud: I think we'd like to work with you to get to go the easiest way forward. And so, if you're willing to table it, you can work with planning staff to figure out what that is and then you can bring it back and we can talk about it and vote on it. That's okay.

Mr. Jimenez: Well, mainly I'll need to work with the neighbors and replat that lot and see what—

Mr. Cloud: Yeah, you may or may not. I mean, I think their main concern is the fence doesn't move, but I could be wrong, but yeah, just. Yeah, if we could table it would give us time to come up with a good solution for all of us.

Mr. Jimenez: Okay, awesome. That'll be fine.

Mr. Cloud: Thank you.

B26-99 **DHL**
327 E. Robinson Avenue
Variance from Landscaping Requirements
Presented by Bates & Associates

Mr. McCutcheon: Good evening, everyone. My name is Hunter McCutcheon, I'm with Bates and Associates. Tonight, we are here requesting a variance from landscaping requirements for the DHL project. To give a little background on this, DHL has been operating at this location for the last 18 years. Our development consisted of a building addition on the far southern side of this current DHL building. Ever since the beginning of this project, the original submission, one of the questions that came up was the landscaping for this site. Since there's so much impervious existing concrete here on site, there's not really a lot of green space or an adequate place to put landscaping. I believe through negotiations with the City of Springdale, we ended up, coming to a conclusion of placing this landscaping up in the existing parking islands on the north side of the

site. However, we've recently found out that DHL is not in support of this landscaping up here and they're requesting that we do not provide this. We have explored the option of placing shrubs in this area as well to provide some landscaping which they did not wish to have on their side of the property as well. So we're requesting a variance to do away with this landscaping and I'm here tonight to answer any questions you might have about this.

Mrs. Tromburg: Did DHL say why?

Mr. McCutcheon: Not necessarily why. They did— they wrote a—

Mr. Edwards: Hi. My name is Gage Edwards, I'm the owner of this building. And when I spoke with DHL and told them that this was kind of happening, they were very much not in favor. They do and pay for all of their own maintenance around the building as far as the yard and stuff is concerned and it would add a cost to them to continue that upkeep. I mean the bushes have to be trimmed and, I mean, it's just more work and they just don't really want landscaping there. They— we had it in there at one point and they specifically asked us to take it out.

Mr. McCutcheon: And I would also like to note with this project, our addition, it has no correlation with DHL with it is its own separate business. Along with this, it brings me a little bit of concern where we are proposing that landscaping there is existing fiber optic cable in that area and an electric box which is on the south side of that sign. Fiber optic typically is not buried very deep and with the roots and stuff, you do run the risk of potentially damaging that fiber optic and along with this development, our addition does not include parking with it and so it's kind of difficult to loop in this landscaping requirement with the difficult existing conditions and our current site conditions it's a hard one to define in my opinion

Mrs. Tromburg: And I will give that it was a very unique project but I think that's why staff tried to go above and beyond to be as flexible as possible and try to find a green space just because whenever you do submit a development plan to the City of Springdale, you are agreeing to meet the requirements that are set out for ordinance which with development come landscaping requirements.

Mr. McCutcheon: Yes, ma'am.

Mr. Hussein: Any other staff comment? Anything from the public? Commissioners?

Mr. Cloud: Yeah, I just want to commend staff for working with this applicant to try to figure out a way to meet in the middle and I think you guys did a great job.

Mr. Hussein: This is a call for the vote.

Mr. Cloud: Call for the vote.

Approval of B26-99 is voted on electronically:
YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
NO: *None*

Mr. Hussein: That fails six to three.

Mrs. Tromburg: You have the right to appeal the Planning Commission's decision to City Council. You have to file your appeal in writing to the City Clerk's office within 15 days of the Planning Commission's meeting. You need to identify what you think the error in the Planning Commission's decision was and need to renotify adjacent property owners.

Mr. McCutcheon: Okay. Thank you.

Ms. Curry: And then Hunter, if the owner does decide that they do wish to comply, then we can work with you to find an area perhaps in that island or maybe even at the existing foundation at DHL that maybe we could fit those in at.

Mr. McCutcheon: Thank you.

B26-100 **Martin Leon Segura**
4003 Dixon Street
Variance for Increased Front Fence Height from 3’ to 6’
Presented by Yenni E. Vega Hernandez

Mr. Santiago: Good evening, ladies and gentlemen. My name is Eric Santiago. I am helping out Martin Segura. he's requesting a variance to have six-foot fence built, instead of a three-foot fence in regards to better privacy, safety, and security.

Mr. Hussein: Any staff comment?

Mrs. Tromburg: Yes, I believe there was a opposition letter from that was included in the packet. Just to be able to note that.

Mr. Hussein: Anything from the public? Commissioners?

Mrs. Tromburg: I do have a question just about, it was safety, but I guess tell me about the site. Why does it need to be fenced in?

Mr. Santiago: Well, basically because you have a lot of kids in the neighborhood, people are throwing trash. He doesn't want these kids or anybody to go in that neighborhood and something happened and be liable, right?

Mrs. Tromburg: So, to fence a vacant lot?

Mr. Santiago: Yeah, it's a vacant lot as of right now. Yes, ma'am.

Mrs. Tromburg: Is anything being stored there? Commercial trailers, materials, or anything?

Mr. Santiago: There's nothing being stored.

Mr. Cloud: What's that structure that's in the middle? Is that a old shed or something?

Mr. Santiago: Yeah. So, it's a old shed. So, it was a house and a shed that was previously on the property, but everything has been demoed. So, that it's cleared off. Yes, sir.

Mr. Hussein: Is trash being thrown over the fence a problem you guys are having or onto the lot?

Mr. Santiago: Pardon me.

Mr. Hussein: Is trash being thrown into the lot, like you said, is a concern, something that's currently happening?

Mr. Santiago: Well, yeah. I mean, just kids. I mean, and then not only that, but kids riding their bikes in and out of the

Mr. Hussein: I understand that. But my question was, is there actually trash being thrown into the property like you're saying happening? Is that a concern?

Mr. Santiago: Yes, sir. Just littering. I mean, basic littering, right?

Mr. Hussein: What does that mean?

Mr. Santiago: I mean, paper, people walking by, throwing things, you know? I mean—

Mr. Hussein: You want a fence to protect a vacant lot?

Mr. Santiago: Well, I mean, it's not I mean, it's not just to protect the vacant lot, right? It's just for the privacy and security. You know, he doesn't want nobody to be in and out of the of the lot as well, right?

Mrs. Tromburg: And I will say actually the Planning Department, we do a lot with SEPTED, which is crime prevention through environmental design. So, we actually have some tips and tools and talented staff that could help with a few other things like low-level short pedestrian lighting is actually a really good way to promote safety rather than like a fence. Because a fence, now we're just kind of creating more dark spots. So, we're happy to explore some SEPTED things that might bring you a little bit more assurance for safety on the site.

Mr. Santiago: No, that that's completely understandable, right?

Mr. Philpot: Correct me if I'm wrong here, but right now he could build a three-foot fence all the way around it if he wants to?

Mr. Santiago: And he also does have some personal property on the property, right? So, he also doesn't want any of that to get taken.

Mrs. Tromburg: What is— what is it being stored? I thought it was—

Mr. Santiago: Lawnmowers. I mean, basically little, you know, tools and things like that, right?

Mrs. Hollingshead: And I have a question, how far back are you guys planning to put that fence from the road?

Mr. Santiago: It's about 30 feet.

Mrs. Hollingshead: Okay. And then are you going to put a gate in it, for any like for vehicles to drive through or a man gate? Okay.

Mr. Santiago: Yes.

Mr. Hussein: Any other comments?

Ms. Curry: Does the owner have any intention to utilize this property for residential use?

Mr. Santiago: Yes, yeah. He is planning to build on it.

Dr. Ogunyemi: Is there a timeline for that?

Mr. Santiago: In about a year, couple years.

Mrs. Tromburg: And I will just say, just to note for the record, that the zoning with the residential zoning, that accessory uses or storage of materials that aren't for that purpose or for commercial use aren't allowed on that site. So, there are some use units that are allowed in this. So, a single-family home a few others. So, the site it— the City does not recommend and does not want or allow you to utilize it as just like an off-site storage yard. That's what we want to avoid.

Mr. Santiago: Completely understandable. Yeah. No, no. And he's not going to— I mean, he just has a couple things there, but it's not being utilized as a storage or anything like that or storage lot for any storage material or, you know company vehicles and things of that nature. Right.

Mr. Philpot: It sounds like he bought the lot and like stores a lawn mower there to mow the grass every couple months or something like that's about it.

Mr. Santiago: So, when he bought the lot, it was a good deal first of all. Second of all, the lot I don't know if you guys would have seen it previously to this, but I mean it was a jungle. You couldn't even go into it. So, I mean, little by little, he's just going, you know, taking the steps that he has to get the lot ready in order for him to be able to start building and things like that, right? So, it's been a lot of work, you know, with—

Mr. Philpot: Yeah. Absolutely. But you had mentioned that he had like stored like a lawn mower there or something. You had mentioned. I was just saying, like to help explain to them that you're really only leaving a couple things there just here and there. It's not like he's leaving a trailer with all sorts of stuff on it.

Mr. Santiago: Yes, sir.

Mr. Philpot: Every day and backing up materials and stuff.

Mr. Santiago: No, sir.

Ms. Curry: If this variance were to be granted tonight, when he does build a house there, does he intend to leave that six-foot fence there or is it only there while the property is vacant?

Mr. Santiago: He wouldn’t plan on removing it.

Mr. Cloud: And yeah, I think I would love for you to get with the staff and figure out other ways to make that safe, keep people out of it versus building a six-foot fence, whether it be a camera, everybody sees. To put a six-foot fence on a vacant lot is counterintuitive for us to do. Especially one that faces a street.

Mr. Hussein: So, do you want to move forward on voting for the six-foot fence tonight or do you guys want to table and talk to staff about trying to figure something out?

Mr. Santiago: He is devoted. I mean, either way, right? He just… if he can, he can. If he can't, he can't. You know

Mr. Cardiel: You said 30 feet off the road, six-foot fence. What kind of material?

Mr. Santiago: Wood.

Mr. Cardiel: I would recommend, me personally, because again we start doing this and other people are buying lots all over Springdale we're growing and we're, again, we're opening up a can of worms and trying to be as fair to everybody. That's why we vote no on it. We are voting tonight.

Unknown Speaker: Were you suggesting, maybe a metal fence? A metal fence instead of wood?

Mr. Cardiel: Table it can work I would suggest working with the city, like Sharon mentioned, as far as you know the security or that the program that she mentioned. To work with you guys to set some in place to where it's safe and he feels it's safe and there's no— there's nothing, no issue, nobody going in there vandalizing or anything like that.

Mr. Santiago: [Translating for applicant] he said just vote on it.

Mr. Hussein: Alright, let's call for the vote.

Mr. Cloud: Call for the vote.

Approval of B26-100 is voted on electronically:

YES: *Philpot*

NO: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Cardiel, Reynolds*

Mr. Hussein: Fails eight to one

Mrs. Tromburg: You have the right to appeal the Planning Commission's decision to City Council. You have to file your appeal in writing to the City Clerk's office within 15 days of the Planning Commission's meeting. You need to identify what you think the error of the Planning Commission's decision was and you need to renotify adjacent property owners. Thank you.

Mr. Santiago: Yes ma'am, thank you.

B26-101 **Lucky's Indoor Bark Park**
636 N. 40th Street
Variance from Commercial Design Standards
(A) Screening
L25-29 Phasing Plan Approval
Presented by Expedient Civil Engineering, PLLC

Mr. Ingalls: Jason Ingalls with Expedient Civil Engineering. I think she's been trying to build this now for about three or four years, it expired, we got reapproval of it. Now, I think the bank just wants to make sure this concept will work. So, she's proposing to phase the building and only build the kennels. The rest of the civil improvements on site will all be constructed. The only thing that will be phased is, she's not building the, it's kind of like a bar with, you know, the bigger part of the building. But the kennels, which are on the far west, is what she's proposing to build now. So, the building that's in red would be phase two. The rest of that, everything else, that's in green would be built now.

Ms. Curry: Jason, can you please speak to the variance request?

Mr. Ingalls: Yes. So, the screening request, I don't know if this got missed on the previous large scale or if it was a new, it was just something that had came up. But there's a huge drainage ditch that goes through on the eastern side of that property. It's got a lot of vegetation along the ditch, but there are a couple houses, residential houses that front 40th Street, and there's no way, because of that ditch, there's no way to get plantings directly on to screen against that.

Mrs. Tromburg: Yeah, it's a difficult one where vegetative screening can count, but for this one, it's close. It's getting there, but it doesn't quite fully meet that intent that we're trying to screen for the residences next door.

Ms. Curry: So, we have a couple of requests before us. The first one for the screening is going to be there's going to be a fenced in dog park. Even though it is an indoor bark park, there is an outdoor one as well. And that fence is proposed to not have a break every 50 feet. They just wish to not have a material change for the dogs, or to do a landscape pocket because they do want to keep it secured. And then the incompatible use screening, to the east, there is that 50-foot drainage easement, and there the tree line that you see on the east side of the property, those are all existing cedars and oaks. Hopefully they all survive construction. If they don't, we will request them to be planted back. And the spacing there just does not quite meet that eight-foot opaque along the entire property line, but they are to remain there and they may not construct within that drainage easement unless it were to be vacated.

Mr. Hussein: Any other staff comments? Anything from the public? Commissioners?

Ms. Keith: So the 50 foot is, something every 50 feet is that?

Ms. Curry: Yes. So, the commercial design standards require that any fence built under commercial, or in a commercial district for commercial use, that that fence line, if it's longer than 50 feet, it has a break every 50 feet. That does vary a little bit in the southwest overlay, but for this typical zoning here we would need to see a material change every 50 feet. The intent is to break up a mass of fence line.

Mr. Ingalls: And just keep in mind with that too, if you'll look at this site plan, 40th Street, look how far back those buildings are. So I think the intent of that code is for visible from the public. That's the reason for the variance is we're so far back. This is mainly for dogs. So we're putting in columns for dogs, so, I'll just put it that way too.

Mr. Hussein: If there's nothing from the commissioners, we can start with the variance. It’s a call for the vote

Mr. Cloud: Call for the vote.

Approval of B26-101 is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

NO: *None*

Mr. Hussein: [That] passes nine to zero. We'll go to the phasing plan approval next. It's also a call for the vote.

Mr. Philpot: Call for the vote.

Approval of a phasing plan for L25-29 is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

NO: *None*

Mr. Hussein: It also passes nine to zero.

Mr. Ingalls: Thank you.

B26-103 **Jose & Maria Montes & Isabel Valazquez**
990 & 1008 W. Sunset Avenue
Variance for a Reduction of Minimum Distance from a Residential District from 200' to 36'
Presented by Jose & Maria Montes and Mario Garcia

Mr. Garcia: My name is Mario Garcia and we're requesting variance for minimum distance from a residential district from 200 [feet] to 36 [feet]. Properties on 1008 and 990 West Sunset. Through the back of the, you know, the buildings there's— we have a residential district there and we're planning on building a patio dining outdoor dining area. That space right there that's in between those buildings. They were they were improved last year because there was grass and mud and stuff. So. we decided to make some modifications there. Now we wanting to add some tables for customers.

Mr. Hussein: Any staff comment?

Mrs. Tromburg: Building and fire had seen this and signed off, they're fine with that. And I'm glad the neighbors are working together. I always commend that when two businesses come together.

Mr. Hussein: Anything from the public? Commissioners? That's a call for the vote.

Mr. Cardiel: Call for the vote.

Approval of B26-103 is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

NO: *None*

Mr. Hussein: [It] passes nine to zero.

B26-104 **1804 S. Powell Street Retail**
1804 Powell Street
Variance from Commercial Design Standards
(A) Landscaping
(B) Screening

B26-107 Variance for Reduction of Minimum Distance Between Drives on an Adjacent Tract from 50' to 12'
Presented by Expedient Civil Engineering, PLLC

Mr. Ingalls: Expedient Civil Engineering, Jason Ingalls. This is kind of a narrow lot, so the building is, instead of facing the street to Powell it's, kind of, the units are facing the south side of the building with the entrance coming onto Powell Street. The green space that you're looking at there, it's not really large enough to put in trees and shrubs and things of that nature due to this narrow lot. So, what we've done is tried to get the landscaping that would be required there, spread out throughout the rest of the site. So, that's the reason for the variance. The other variance is, you can see the gravel driveway to the residence to the south. The existing driveway that feeds this building now is currently where we show the new one. It just doesn't meet the ordinance that's required for that driveway separation.

Mr. Hussein: Any staff comments? Public comments?

Mrs. Hollingshead: I will say that the driveway is pre-existing, with our Sunset and Powell project, we were going to put it exactly back where it was and that would have been too close to the other one as well. And then there's some other structures that make it hard to move. So, I don't think we have any issues with the separation.

Mr. Hussein: Commissioners? This will be a call for the vote on B26-104.

Mr. Couch: Call for the vote.

Approval of B26-104 is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

NO: *None*

Mr. Hussein: That passes nine to zero. B26-107 will also be a call for the vote.

Mr. Cardiel: Call for the vote.

Approval of B26-107 is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

NO: *None*

Mr. Hussein: That also passes nine to zero.

Mr. Ingalls: Thank you. Have a good evening.

XI. Waivers

W26-41 **HKH Residence Trust**
8857 & 8781 W. Miller Road
Waiver of Street Improvements on W. Miller Road
Presented by Hunter Hart

Mr. Hart: Hi. I've recently completed my home on West Miller Road, and I was wanting to get my final C of O and there's an ordinance for the eight foot sidewalk, and I wanted to ask for a waiver for that. My request is based on my neighbor on the property line to the west. They received a waiver a few years back. And then the other two neighbors along West Miller Road to my east, both received waivers for the sidewalk as well. There are three utility poles and a number of utilities that are also within the area along the area where I would need to build the sidewalk that make it a bit more complex. And the distance that I have is 934 feet of frontage. And so, as I started looking at what this would cost, it was a bit of a financial burden as well. So, I was requesting some help on potentially not building the sidewalk.

Mr. Hussein: You don't want to build them at all? Is that right? You don't want to build them at all?

Mr. Hart: Yes, sir.

Mr. Hussein: Okay. Staff comments?

Mrs. Hollingshead: I did see, in your request, that you had planned to plant some trees. I just want to make sure we're not planting those trees in the right of way that you see behind the fence.

Mr. Hart: Okay. So, they. Okay. We wouldn't want those to go on the north side of the fence.

Mrs. Hollingshead: No, if we do come and improve the road, they would be removed at that time. And then since they're in the right of way, public works could come and remove them. Just during regular maintenance as well.

Mr. Hart: Okay, I will yeah, I won't do that then. I wanted to build them along Miller Road for just making it nice, but I will not

Mrs. Hollingshead: We'd love that. It just needs to be just outside that right of way.

Mr. Hart: Thank you.

Mr. Cloud: Have we looked at this before? This seems familiar to me.

Mrs. Tromburg: We have. It's been over a year. so, welcome back, Mr. Hart. So, we are here, hearing it.

Mr. Cloud: What was— what did we decide last time?

Mrs. Tromburg: Well, it made it all the way to City Council, and then it got tabled several times. and Mr. Hart did not attend. They actually did a motion recommending for approval, but since he wasn't there, the motion died. And then a year has passed. So basically, we're starting over with blank slate.

Mr. Hart: Yeah. Thank you. 100% my fault. I didn't know about the meeting and I didn't show up to the meeting and which—

Mr. Cloud: I guess my heart burned on all of this, there's a subdivision and there's a view we just saw a little bit earlier that, yeah, that's going to continue to build and there's a lot of sidewalk in that subdivision. There's a lot of sidewalks on the west side of that road that goes all the way up to the curve. And so, I mean, it doesn't take a brain surgeon to figure out that there's going to probably be more development along here. And to just say, 'I don't want to build any sidewalks' knowing that there's probably going to be a desire to have sidewalks to make that. And there's also a school just south of this on Grimley Road as well, it's just hard. I mean, I get it's your property and you've got lots of land and you want to build what you want to build and you don't want to do a sidewalk because it doesn't benefit you, but it would benefit the public. It would benefit people that live in this area. Not today, but in five years probably, and that's the part I had a hard time with it last time and I have a hard time with it now.

Mrs. Tromburg: Just I'm curious what the C of O is for, because if we did this a year ago and you still don't have certificate of occupancy.

Mr. Hart: So I hadn't started or I had just started a year ago. A year ago, I was for financing purposes, I was trying to get a lot split. And at the time of the lot split, as I was going through this process, I learned, see, my family's lived in the barn, the barndominium for the last four and a half years. And we actually ran sanitary sewer a really long ways to get to the barn and a water line to eventually support both properties. And as I was going through the lot split process for financing purposes only, I learned that, not only about the sidewalk piece, but also that I would have to vacate the sanitary sewer to the barn and move it to septic, and I would also have to run another water line, 1,600 feet back to the barn. So, after all of that, I went back to my bank and given that I'm planning to be here forever, we just made it an in-house loan, which is more expensive for me, obviously, to a full percentage point. And so that's what I've done to be able to keep my barn on sewer and water. And now I'm finally finished with the house.

Mr. Cloud: You have two structures on one parcel?

Mr. Hart: Yes, sir. Exactly. And that wasn't the— I'm sorry.

Mr. Cloud: No, that's— yeah.

Mrs. Tromburg: But there was a proposed lot split at some point.

Mr. Cloud: Yeah, that's what brought it in last time. I think we were looking at prop— and I think last time I think our, what I remember, what I liked was a payment in lieu because I think that that road needs a sidewalk, whether it's today or five years from now. So, I think that's where I was last time and I think that's where I'm at today.

Mr. Hart: I guess my question is the reason I'm here on this, is there have been three waivers granted on West Miller.

Mr. Cloud: Not from me.

Mr. Hussein: Got to start sometime. Our goal has been to make sure that we've got sidewalks and parts of the cities that are developing. This area, out towards [highway] 112, even from this picture, you can tell it's developing. That's probably going to be chock full of houses outside of some of these parcels. We've got to have sidewalks out here. I think last time we were here, there was a guy who talked about how great it would be to have a sidewalk so him and his son could ride their bike down that sidewalk from one of those neighborhoods. I sympathize with that. Yeah.

Mr. Hart: It is a thousand feet of frontage, so it's a I mean it's a really expensive sidewalk as well. So just thinking about the burden of the sidewalk was the other piece that I was

Mr. Hussein: Totally get that. But generally, in this chamber, money is not enough for a hardship. We don't do that with other projects. We've got to be pretty consistent around support on that.

Mr. Hart: Okay. and then one other thing that we had discussed a bit was would it be possible to, I have all of the right of way to be able to donate the right of way to the city in lieu of the sidewalk.

Mrs. Tromburg: Yeah, we don't do in in lieu of we would want in addition to. So originally he had, I think, a lot split that was going to make the width of what his requirement for the sidewalk much smaller, that was more reasonable but with the property line adjustment in the City of Springdale you're required to dedicate the proper right of way that aligns with the master street plan. And

then there wasn't an agreement for that and so the split was never finalized. So that's why he has the full at least that was the last records I have. Is that why we still have the full 900 and some odd.

Mr. Hussein: Any other comments? Public? Commission? If not, this is a motion to forward to council with a recommendation of denial or approval of the waiver.

Mr. Cardiel: I recommend for a motion to forward to council for denial.

Mr. Cloud: Second.

A Motion to Forward W26-41 to City Council with Recommendation for Denial is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

NO: *None*

Mr. Hussein: The commission's motion to forward to City Council recommendation for denial of the waiver has passed nine to zero.

Mrs. Tromburg: So, planning staff, we are going to draft a resolution and then we're going to forward it to City Council for September 22nd. And so, that will be in here, in this room six p.m. on Tuesday the 22nd. So, we recommend you show up in case there are questions because council will be able to review it. Okay.

Mr. Hart: Thank you.

W26-43 **Stair Steppers, LLC**
206 W. Maple Avenue
Waiver of Street Improvements on W. Maple Avenue
Presented by Ross Kephart

Mr. Kephart: Good evening. I'm Ross Kephart and I'm here on behalf of Stair Steppers, LLC. This project is located on Maple Avenue at 206 Maple Avenue. And we originally had a non-large-scale development planned for this site. And right before we broke ground, realized that there

were a couple of unforeseen situations that caused us to pivot to just a simple lot split and have built two homes and then two A.D.U. units behind those homes on Maple Avenue. There's an existing sidewalk there and all the way down Maple Avenue on both sides that is four feet in width. And so, our original plan was to build a, I believe, it was an eight-foot sidewalk right on the property line and ran into an issue with the location of the water meter. And so, in order I believe you've got to be three feet off of a water meter. Could be slightly off but you've got to be offset from the meter. And so, we looked at a number of options, in terms of where to put a sidewalk and potentially pushing it further off of the road, six feet off of the road would give us some space if we built a five foot sidewalk. So, we went through a number of different options and ultimately kind of landed on, we would love to forego the development of a larger sidewalk, eleven and a half feet certainly just given that sidewalk there today is completely A.D.A. compliant. There's a manhole, that you can see in this picture on the right side, if we were to offset the sidewalk to six feet then that manhole would kind of tee into the sidewalk So aesthetically not the best. and then I think there's you guys would clearly know a decent likelihood at some point in time that given that this is a downtown commercial designation that the roadway would be expanded. A larger sidewalk would be put in at that point and we would ultimately have to tear out what we just put in. So, with that, I sure would like to answer any questions that you guys have

Mr. Hussein: Any staff comment? Any from the public? Commissioners?

Mr. Cloud: Yeah, I went by this site and I really wanted to make you do a bigger sidewalk. I really did, because I like I wanted to be more walkable downtown, right? And these small sidewalks don't really make anybody feel great about walking on them as much as a five foot or eight foot does. But as I drove around downtown, every sidewalk in downtown in this area— I had to go all the way across Main Street to find a wider sidewalk. And so, I just like, I don't know, can I put a burden on one person to do a much bigger sidewalk when the rest of the properties for miles and miles it seems like are not? So this was a hard one for me because I love to see wider sidewalks on any new development. But I get, you know, if we did it here then the next 300 linear feet would be what's currently there and it's like it doesn't seem— only thing, on this picture on the left that sidewalk looks really rough. Maybe that's just a bad image but if, I would say, I would love to just see a nice clean sidewalk. If you had to replace what's existing, where you've maybe chewed it up during construction or something, and it, maybe, it's not that bad but it looks pretty rough in this image on the left.

Mr. Kephart: Yeah, Mark, good point. So, you can actually see it on this image on the left here real well. So, we just put in sod and so all the dirt, but we will absolutely commit to cleaning it up, filling any cracks. Where the manhole is currently, the cement collar around the manhole, rather we could do whatever is necessary to ensure that the elevation there's just a slight elevation change there. Make that transition a little bit smoother. Just got a feeling. So, we've been I've been talking to all of the neighbors recently about a fence, which is so much fun, and these are beautiful old homes and people have lived there in many cases for a long time. And so, yeah, I'm obviously biased in the situation, advocating for myself, but I think an eleven-and-a-half-foot sidewalk in that section is going to look weird for a long time.

Mr. Cloud: I don't disagree.

Mrs. Tromburg: So, we're kind of at a point where it feels like and commission please correct me if I'm wrong, or add in, that we want more walkable, we want more than four feet and we want A.D.A. accessible, but that maybe the eleven foot is not conducive to this particular site. Is that— does the commission agree with that yet? Today.

Mr. Philpot: I would seem to agree. Yeah. I mean, I'm walking this every day right now on paternity leave. So, like I literally was just walking it today. I would— it's hard because you have like the bike paths and stuff, and like it gives you a little bit of a buffer from the road, but again, like to Mark's point, it does kind of feel a little sketchy sometimes. So, I'd like to eventually see that, but again, it's going to stick out weirdly. It's not really going to be uniform. But then I'm also thinking back to the last person of like, someone eventually has to start it.

Mr. Hussein: Well, yeah, and in that vein of things, would you guys be open to payment in lieu for the eleven foot sidewalk, so the money's there when the city finally does come through and do it? You keep the four how it is now?

Mr. Cloud: Well, my only thought, and I'm not saying that's a bad thing, but I'm not sure eleven foot is right for this.

Mr. Philpot: I kind of agree with you, Mark.

Mr. Cloud: I mean, maybe it's six foot. I don't know. I'm not a civil engineer or landscape architect.

Mrs. Tromburg: I agree. And I feel like we're asking you guys to make a decision when we might not know what the compromise is and what the best recommendation is from the engineering department.

Mrs. Hollingshead: Yeah, I think we would agree that the eleven and a half is not suitable for this block. Other parts of Maple, it makes sense where we've got commercial, but this is also very residential in this block and it wouldn't work. I think a five-foot sidewalk or six-foot sidewalk would obviously fit a lot better with the neighborhood.

Mr. Cloud: Do you know what the width is with that concrete that's adjacent to this water manhole? Do you know what is that? Six foot from the curb to that piece of concrete. Do you normally see

Mr. Kephart: The manhole here?

Mr. Cloud: Yeah. You see the concrete to the left to the manhole, there's more.

Mr. Kephart: Yeah. So, it's all one section. It's—

Mr. Cloud: Right, but I mean, so if we if you built the sidewalk to match up to that width, that feels better already to me because it gives a four foot— if that's four foot, that's that must been done with a weird tape. I don't know how two people can pass each other hardly on that. You know what I'm saying? So, a five foot is like minimum. Six foot is better. So, I'd love if you could build a six foot in front of your property and start everybody looking at building six foot. And we— every time somebody does something, I think that makes a lot of sense for this area. Is that something you're willing to do?

Mr. Kephart: Would it be a possibility of adding two feet to the existing sidewalk

Mr. Cloud: Engineering?

Mrs. Hollingshead: No, we wouldn't be in favor of that. It just it wouldn't age well. Unfortunately,

Mr. Kephart: How about payment in lieu of a six-foot sidewalk?

Mr. Cloud: I'm okay with that. It's probably a good compromise to be honest.

Mr. Philpot: I would be as well.

Mr. Kephart: That's my vote.

Mr. Hussein: Any other comments? If not, this is a motion to forward to council with recommendation of denial or approval of the waiver. And if we're doing of approval, I think that would be with the payment in lieu of the six foot sidewalk. Correct, Ross?

Mr. Kephart: Correct.

Mr. Cloud: So, I recommend moving forward to the City Council to approve the waiver with a payment in lieu of six feet.

Mr. Philpot: Second.

A Motion to Forward W26-43 to City Council with Recommendation for Approval with a Payment in Lieu of Six Feet of Sidewalk is voted on electronically:
YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
NO: *None*

Mr. Hussein: Waiver passes nine to zero.

Mr. Kephart: Thank you.

Mrs. Tromburg: Staff will put a resolution for the 22nd [of September], Ross.

B26-90 **Ury Portilla Juarez & Jairo Y. Portilla**
200 E. Sunset Avenue
Variance from Paving Requirements
Presented by Jairo Y. Portilla

No one was present to represent this project.

B26-79 **Nets Global Holdings, LLC**
4876 N. Thompson Street
Variance from Paving Requirements
Presented by Bates & Associates

Mr. McCutcheon: Good evening, everybody. my name is Hunter McCutcheon. I'm with Bates and Associates. With me tonight, I've got Rob Hamm and Blair Ecklund. They're the potential buyers from Bespoke Holdings and I also have P.E. David Barry with GTS here as well. We're here tonight requesting a variance from paving requirements for this site and we're looking to lift an additional Bill of Assurance with this property. I've got the buyers here with me and they put together a little presentation to kind of go over everything and clarify as best we can. And I think I'll turn this over to them to better explain in depth what's going on here.

Mr. Ecklund: Thank you, Hunter. Thank you for your time tonight, commissioners. Blair Ecklund, we can go through the whole presentation, but, maybe just to start off, we met with Sharon and Sarah. Thank you for your time through this, and we tried to listen to the best of our ability and come up with win-win solutions for this site with the caveat of, paving it wouldn't work for us to move forward. Maybe it works for somebody else. We have a tenant that isn't a heavy equipment user that wouldn't be able to first off use asphalt. They would need something a crushed aggregate which is what we're proposing. And other than that, we are we are open to, really, deliberation for how the site looks and feels. Some of the some of the concerns we heard in meeting with Sarah and Sharon are that storm water, which we think we've solved with runoff, beautifying Thompson, which we are open to talk about. We even could have a a sidewalk if that's the desire. Slow burn. Sorry. And then lastly, we're open to paving the entrances. One of the things we found in some of our other sites is if you pave about 50 feet in, then you don't track the aggregate off the site, which if I'm in your shoes is a concern I'd have.

Mr. Hussein: Any staff comment. Anything from the public?

Mrs. Tromburg: I will say it sounds like the main priority for the interested buyers is to be able to lift the Bill of Assurance for paving that goes with the land of this which had required, I don't remember offhand how big of an area, but a large area on the east side be paved and so since they're buying they don't know who the tenant was going to be they are trying to lift that. I know the intent the intention is to beautify it. we appreciate the presentation. I guess go through it a bit

more. Remind Planning Commission what they're voting on and what it is now because right now it's gravel with storage, right?

Mr. Ecklund: Yes, and the prior ownership has done work on the site. This is all prior to us being here. So, we realize we're inheriting a bit of an issue and that's the challenge in this. There's a Bill of Assurance that was put in place back in I think 2016 or so, initially, and our goal is to likely lease it out to an equipment rental company that's publicly traded and their broker just so happens to be in the in the audience at the moment. But we're not prepared today, with a tenant to specifically name, it's just too early. So, I want to present that as, if we're close and this is something that's tabled with a tenant in mind. If that gets it over, we're open to that conversation. But we're here to answer today of kind of generalities of the site plan and how we think we can best address it for the next portion of its life before the highway comes in.

Mrs. Hollingshead: I have a question. Is your request to just leave the existing gravel as is or are you also requesting to add gravel to the site?

Mr. Ecklund: To add gravel and do some improvements. So perhaps we could go to the site plan.

Mrs. Hollingshead: So, the area that's shown as gravel on this site is, on this plan, is what you were proposing.

Mr. Ecklund: So a couple things we want to bring to your attention. First off on the on the east half, on Thompson, a landscape buffer, paving the parking lot, put in a fence so that there's privacy. So from one of the things we heard is we want to beautify Thompson. So we're hoping to solve that. Two, have all the have all the entries paved so that we're not tracking the aggregate off the site. Three, that throughout the site the drive vials would have crushed asphalt which then eliminates, call it, 95% of potential dust. We also have a geotechnical engineer to, if you'd like to talk about the actual composition of the crush aggregate, which isn't just as you would define aggregate. It's an engineered solution that we've we put in other sites too in Boise in the last year.

Mr. Cloud: I guess my question is— I like everything you're saying, I think it's a compromise of, I mean, I think it's a reasonable request. What I'm seeing is additional proposed asphalt at the entrances. Correct? This aggregate in this, basically you know, loop if you will. And then, you

also— the red and green on this thing that I'm looking at, is that landscaping is that what you're proposing as well

Mr. McCutcheon: Yeah Mr. Cloud, I'd like to clarify on one of your statements. You were talking, referring to the 'loop' that is not going to be an aggregate there. That is going to be the crushed asphalt millings which will be compacted. And then yes, the red and green you're seeing on there is some proposed landscaping that we've put out and then obviously we've agreed to screen as well where necessary, to kind of provide a barrier.

Mr. Cloud: I guess that question I have, for staff is, if we approve this, if we move forward and approve this variance or payment requirements, do we have any assurance we're going to do any of this?

Mrs. Tromburg: No. And so I do have a question for Garrett. Is it potential to amend a current Bill of Assurance or file an amendment too? Because we do want to encourage beautification at the site, but there is a threshold when suddenly we need a development plan, right? Like I love the idea of planting trees or adding a fence, but if we have a paved area and a detention pond, now we do need a development plan?

Mr. Harlan: What you're— yeah, you just would have a new Bill of Assurance with new terms, right? That's essentially what you're asking. You want to change the terms of the Bill of Assurance?

Mr. Cloud: Yeah, I think so. I think the Bill of Assurance would maybe remove the paving requirement and

Mrs. Tromburg: Approval of a development plan or something like that. So, once they achieve the goal that the commissioners are looking for.

Mr. Harlan: Yes.

Mrs. Hollingshead: But it sounds like the goal is to keep this property unpaved permanently.

Mrs. Tromburg: I'm not sure if they know what the tenant is for the future. I mean, the future, this could end up being two separate sites since they're going to have Graham Road and Thompson and Chief Truman Brewer. They're going to have a lot of different fronts. So, I don't know what the future potential.

Mr. Ecklund: Sharon, if you don't mind, we don't know what's going to happen on the front and we don't know when the highway's coming in, at least nobody's been able to answer that. But when it does, we want to have optionality to be able to develop that or to sell it to whoever would like to occupy the front. Likely for the next use, we think it'll be an equipment rental company that will want to occupy the back half, if not the whole half and then move to the back. But a clarifying question, I think Hunter was going to ask, if you don't mind.

Mr. McCutcheon: Yeah, we were talking about amending this Bill of Assurance and bringing back a development plan, and I'd just like to clarify that what we are proposing would align and meet said development plan that we bring forward in the future if we do amend this bill assurance. If we were to bring in a tenant that meets the heavy construction, and the use that we're trying to show here is something that would be generally accepted with an amended Bill of Assurance on this.

Mrs. Tromburg: I might, have the microphone. I want to fully understand your question before I give—

Mr. Hamm: Hi commissioners, Rob Hamm, Bespoke holdings. Good to see you guys again. I think the clarifying question is, what I heard from you is, you said ‘hey can we amend the Bill of Assurance,’ right? And you're like, ‘but we don't, we want to see a development plan not these beautiful drawings that Bates and Associates drew,’ right? And so what we're— I'm just making sure that you clarify, so that we know how to answer the question, is what you're proposing is that we’ll lift the Bill of Assurance as long as we are coming with a development plan exactly like this. Is that what you're saying?

Mrs. Tromburg: An approved one that meets the city ordinances. Yes. We— I think that the commissioners need some sort of assurance, if they approve for this Bill of Assurance to be lifted, what assurance do they have that you're actually going to come back and beautify the site and do what you said? So, we're trying to find the right mechanism to make sure that that happens.

Ms. Keith: I think because what earlier we were talking about a different project and about, you know, doing the development and things like that and, you know, we discussed that a variance conveys, and so if we allow a variance then that all of a sudden says that that variance can be applied to any potential future thing and so I think as we've discussed we just want to ensure that, you know— we're not saying we can't trust you, we're saying we want to ensure that, you know, we can't do business based on trust. We have to have something that assures us what's going to happen

Mr. McCutcheon: Yes ma'am And additionally, I'd like to add with this one thing, we're really been focusing on, or I've been looking into is, we're really aiming to get that heavy construction tenant in here to meet what we're proposing. I've really dug into chapter 130 article 8 of the admissible code here and we're really aiming for that heavy construction usage to allow for the aggregate use on this site and outside of that I— maybe the owners can speak differently but I don't think we're really chasing anything besides that heavy construction use in this area.

Mrs. Tromburg: Well, I would be curious. I would like to circle back with legal and find out what is the appropriate way.

Mr. Harlan: I don't think I understand what is ambiguous. Like meaning, maybe I'm just confused truthfully. But the idea is, you want to ensure that they do that and you're saying in the current Bill of Assurance, I don't know what it's talking about paving requirement, you just want to do that right?

Mr. Cloud: I think I think what really is we're willing to compromise on the pavement requirement if we understand what the development will look like. That there's some trade-off where we get something in return for allowing heavy equipment to be on the site. And so, if we do this without that ability to understand what's going to happen on the site, then they can do anything they want. And we get nothing, they get everything.

Ms. Keith: And I think the other piece that I understand, if I'm not mistaken, is can do would we be amending an existing Bill of Assurance or vacating that and creating a new one? Is that— Which is the appropriate route?

Mr. Harlan: Well, I would say my opinion would be, we'd need a new one, not amend one. But I would say that, we'll just have— Is there an active Bill of Assurance? Like it's not we're not going— Well, why not just keep the Bill of Assurance as is, because it's not due yet.

Mrs. Tromburg: The property owners are asking, they don't want it. So, they're seeking to—

Mr. Cloud: Do we know when that expires?

Mrs. Tromburg: A little less than a year, probably nine or ten months. Was it a one year?

Mr. Harlan: You're saying that you're not interested in pursuing a development plan unless the Bill of Assurance is removed?

Mr. Ecklund: We're interested in in in going forward with the development plan. However, if we if we have to pave, it's not feasible for us. So, it's not worth the going forward and doing the development plan. Would it be possible to have the Bill of Assurance postponed for a couple years in lieu of or having a site plan?

Mr. Harlan: Right. So in in my mind, what I'm saying is, if we have a Bill of Assurance, there's your guarantee that they'll perform to the highest standard. What you're saying is if you believe them, if you're going to rely on them, that if you bring a development plan that matches that, they'll approve that and then the Bill of Assurance would be called or we would get rid of it.

Mrs. Tromburg: Yes, that that's the basic process that we're looking for. Yes.

Mr. Harlan: So, the burden's on y'all. Do y'all believe them? Really in my mind.

Ms. Curry: And then just to clarify, so if this variance was granted, then this is a variance of the paper requirement for the existing gravel. So, the site, the concept we're looking at on the screen any additional aggregate or gravel, they would have to come back before the commission for that approval to expand that footprint.

Mr. Cloud: Yeah, I think the best thing for us is to look at waving the— or agreeing to the variance of pavement requirements, and keep the bill assurance, so in a year we can see what's happened

to the site and we may continue to give them a waiver of that— variance because there are some places there are sometimes or some opportunities that make sense, but without having the bill assurance we have no way of knowing what's going to happen in the future and I don't— I'm not prepared to do that. I'm open to doing a variance for the paving requirements, but I don't know if I can do that without some type of bill assurance that we get to look at this again to see where it is. I mean, if it's still a long way from, you know, if it still makes sense as is, then I think we continue just keep, you know, looking at that. I think that's as far as I can go today. I don't

Mr. Hussein: I think it's worth noting that part of 612 is phase three, right, which is the next phase. We're about to open phases one and two in the coming week. Those are done almost a year ahead of time. So, I know that we don't know when it's coming, but at least the project has been moving more than it planned to be.

Mr. Hamm: Commissioners, some other aspects, and we wanted to jump straight to we know this this was the big topic to talk about, but there's a lot of moving parts here, right? Like just real quick to back up, like you have the highway, right? all that. You also have Springdale Sewer and Water coming in and doing improvements on both sides of the site, too. And they are they say it's in the next year, but potentially not. So, that I think, you know, Commissioner Cloud, you're asking for tradeoffs here. I think we're trying to ask for the trade-off, too. There's a lot going to be happening, and we're trying to meet a very big need within the market while yet all these things are happening. and we want to be a partner with you in the in between zone, to when the off-ramp does come in. And so that's where I think we're trying to meet a need while it's going on. And this is we do believe and align with you that the future higher and best use especially on Thompson, it has a different use than what it is right now. And so that's where I think we're we want to work with you. It's just, I don't know how we can move forward and work with you when we have this Bill of Assurance that is a significant burden.

Mr. Cloud: I guess the problem we would have is, the variance of the pavement requirements. There's a reason why we have pavement requirements because we've found over time that having gravel parking lots of this size is a problem. We're willing to work with that problem, understanding that we're waiting for the best use of this site. So that's what the bill assurance is for. So, we can look at it and see if everything's been done to minimize this problem as best as possible. If it has, we'll continue to push that bill assurance out and or maybe there's another mechanism. I think that's the thing. I think we want the ability to say, ‘Hey, you can't do that anymore. You've gone

above— I mean, you haven't lived up to your end of the [Bill of Assurance]' and I'm not saying you specifically, but whoever's on the you know, who's ever operating on the property, 'you haven't held up your end.' So, we're going to tell you, 'you can't do that anymore.' And so if there's a mechanism we can get where we can do that, I think we're fine releasing or at least voting on the waiver of the— or giving you a variance of the paving requirement, we want to be able to look at this and somewhat this we've done this before. We've had people come back a year later and if they've done a good job with it, we let them do it. We give them again. So, I don't know if there's a sunset clause or I don't know how you do this.

Mr. Harlan: I honestly don't know and my brain's fried at 7:30. So, I don't know. It would be nice if I could have a little time to investigate what the remedy would look like that maybe serves the purpose.

Mr. Cloud: Is there— Can y'all table this for 30? Have we already tabled it? I can't remember. We've already tabled it. Son of a gun. We're trying.

Mrs. Tromburg: I— even though I it seems like you don't want to come forward with the development plan. It seems like that's going to be the best for the city to be able to look at the stuff and a development plan does not have to be it can be as detailed as that, right? But if you have— we need some of the other details and elements of, I know that Hunter's well aware, that I don't think we resolve this without even a simple basic development plan getting submitted so that they can see it. And I still am open to the idea of an amendment or change to the Bill of Assurance that if we have an approved plan that meets what staff wants and needs and if they're going to install improvements in replace of the other one of the paving Bill of Assurance.

But if you guys want to take time talk more

Mr. Ecklund: Sorry to interrupt one last thing. We are going to go forward with the development plan. I think we're probably early November is I think when we were slated to it. If there's a mechanism where we could do them both in the same time, where you can see the development plan we're proposing, that and then you can eliminate the Bill of Assurance at the same time. We would be amendable to that.

Mrs. Tromburg: That would be preferred.

Mr. McCutcheon: That's— we have no problem if that's the case. We will happily table, resubmit renotify, and bring back a development plan along with this variance. And then at that time we can rediscuss all this if that's preferred.

Mr. Hussein: That's probably the best path forward.

Mr. McCutcheon: [To Mr. Ecklund] are you guys okay with that?

Mr. Ecklund: Yes, we're okay with that.

Mr. McCutcheon: I guess with that being the case, then we'll move forward with tabling this and we'll bring back a development plan in the near future.

Mr. Hussein: I think it probably is best for you guys to withdraw it since you've already tabled it once. And then get back with planning and doing everything you need to do to get those on the same meeting when that time comes.

Mr. McCutcheon: Okay. Thank you for that clarification. We'll withdraw.

Mr. Cloud: Thank you for your effort, guys. Appreciate it.

XII. Planning Director's Report

The Planning Director's Report is attached on the following page.

Planning Director's Report

To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: September 1, 2026
Re: Planning Director's Report

WORK SESSION

TUESDAY, SEPTEMBER 15TH @ 5:00 PM
When It Rains, We Plan! Katie Hollingshead, P.E., CFM Senior Project Manager will discuss Stormwater, Floodplains & Development.

2026 FUTURE LAND USE PLAN (FLUP) AND MAP

City Council adopted it on August 25th. Because the resolution did not include an emergency clause, the plan will take effect on Friday, September 25th. Staff is using the 30-day period to prepare it for publication on the City's website. Thank you to everyone who attended and expressed support throughout the adoption process!

APPEAL: DEAN'S TRAIL SCREENING VARIANCE

B26-14 was approved with a one-year Bill of Assurance requiring compliant screening materials. During follow-up, the applicant indicated they did not wish to complete that commitment and instead requested a new variance, B26-78, to allow chain-link fencing with barbed wire around the storage area. The Planning Commission denied B26-78 in August 2026, and the applicant is now appealing that decision to City Council.

AUGUST CITY COUNCIL UPDATE

PROJECT #	REQUEST	PC DATE	PC VOTE	COUNCIL DATE	COUNCIL VOTE
R26-36 **W26-33**	**Rezone from A-1 to P-1** **Waiver of Street Improvements** Related to N26-28 Non-LSD for Calvary Free Will Baptist Church	**August** 8/04/26		**August** 8/11/26	**Passed** **Passed,** Option #1
FP26-06	**Final Plat of Spring Creek Farms** Phase 3	**August** 8/04/26		**August** 8/11/26	**Passed**
RP26-10	**Replat of Commerce Subdivision** Phase II, Lot 2 and Lot 3 of Block 2	**August** 8/04/26		**August** 8/11/26	**Passed**
W26-36	**Waiver of Street Light** Related to L25-02 Chemstation	**August** 8/04/26		**August** 8/11/26	**Passed**

2026 Comprehensive Land Use Plan and Map		**August** 8/04/26	**9-0**	**August** 8/25/26	**Passed**
FB26-10 **RP26-09**	**Rezone to S.E.E.D** on Wayland Dr. **Replat of Maple Drive Subdivision** lots 17 & 18	**August** 8/04/26	**9-0** **9-0**	**August** 8/25/26	**Passed** **Passed**
FB26-11	**Rezone from MF-12 to S.E.E.D** on Velma Avenue	**August** 8/04/26	**9-0**	**August** 8/25/26	**Passed,** No emergency clause
R26-20	**Rezone from SF-2 to MF-2** on W. Huntsville Ave. for duplex	**May** 5/05/26	**8-0**	**August** 8/25/26	**Passed**
R26-35	**Rezone from C-2 to C-5** on 71B, w/ associated variance	**August** 8/04/26	**9-0**	**August** 8/25/26	**Passed,** No emergency clause
RP26-06	**Replat of Jacob's Crossing**, Phases II & III, Lots 90, 91, and 107–109	**July** 7/07/26	**6-0**	**August** 8/25/26	**Passed** Easements vacated same night
RP26-11	**Replat of Henson Heights**, for 9 additional single family lots	**August** 8/04/26	**8-1**	**August** 8/25/26	**Passed,** Public comments
FP26-03	**Final Plat of Lex Estates**, single family subdivision	**August** 8/04/26	**9-0**	**August** 8/25/26	**Passed**
FP26-07	**Final Plat of Chapel Grove**, Phase I, single family	**August** 8/04/26	**8-1**	**August** 8/25/26	**Passed** w/ 2 no votes
W26-35	**Waiver of sidewalk** for Lincoln Drive Warehouse, L26-13	**August** 8/04/26	**5-4**	**August** 8/25/26	**Passed** for Lincoln & Roadway A but 71b was agreed

There being no further business, the meeting was adjourned.

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Chris Hussein, Chairman

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Brent Couch, Secretary

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Sharon Tromburg, Director
Planning and Community Development

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Olivia King, Recording Secretary

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OCTOBER 6, 2026

PLANNING COMMISSION MEETING