SPRINGDALE PLANNING COMMISSION
COUNCIL CHAMBERS
201 SPRING STREET
5:00 P.M.
JANUARY 5, 2021
Tentative Agenda

I. Pre-Meeting Activities
Pledge of Allegiance
Invocation

II. Call to Order

III. Roll Call

IV. Approval of Minutes (December 1, 2020)

V. Other

A. **Amendment to the Springdale Code of Ordinance, Chapter 56 Landscape and Buffers by amending Sec. 56.31.(3) Perimeter landscaping other than street frontage and Sec. 56-37.**
Presented by Patsy Christie

VI. Tabled Items

A. B20-67 **Smith and Walker Enterprises, LLC**
1386 East Emma Avenue
(A) Variance for deviation to increase hours of operation to 24/7
(B) Variance for deviation from utility requirement

C20-23 **Conditional Use for Unit 44 (Mobile Vending) in a C-2**
Presented by Victor Smith

VII. Public Hearing – Rezoning

A. R20-49 **Dilpreet Singh**
Approx. 600' south of the intersection of Elm Springs Road & 40th Street, located behind 700 North 40th Street
From A-1 to a C-2
Presented by Morrison Shipley

B. R20-50 **Almaraz SPC, LLC**
1300 North Thompson
From C-2 to C-5
Presented by Antonio Almaraz

C. R20-51 **Dream Structures, LLC**
North side of County Line Rd and between Lowell Road and Oak Street
From A-1, SF-1 to MF-12
Presented by Steve Fisher/Watkins, Boyer, Gray, & Curry PLLC

D. R20-52 **Metaphase 1, LLC**
Southwest corner of Don Tyson Blvd. and Parkway Circle
From A-1 & C-2 to C-5
Presented by Crafton Tull

E. R20-53 **PSAC, LLC (Pure Springdale)**
NW intersection of Gene George Blvd. and Dearing Road
From PUD to Revised PUD
Presented by Crafton Tull

F. R21-01 **Parkway Boulevard, LLC**
Between 4022 South 56th Street and 4200 South 56th Street
From A-1 to MF-24
Presented by Engineering Services, Inc.

G. R21-02 **Nancy Hagen**
901 Young Street
From SF-2 to MF-4
Presented by Steve Butcher

VIII. Public Hearing – Conditional Use

A. C20-23 **Smith and Walker Enterprises, LLC**
1386 East Emma Avenue
Conditional Use for Unit 44 (Mobile Vending) in a C-2
Presented by Victor Smith

B. C21-01 **Adan Soto Rivera**
1210-1218 South Thompson Street
Conditional Use for Unit 52 (food truck court) in a C-5
Presented by Adan Soto Rivera

IX. Preliminary Plats, Replats, & Final Plats

A. RP21-01 **Casey's**
2100 East Robinson Avenue
Presented by Morrison Shipley

B. RP21-02 **NWA Holdings, LLC (Har-ber Meadows)**
Hwy. 412 & South 64th Street
Presented by Engineering Services, Inc.

X. Large Scale Developments

A. L21-01 **The Steelyard**
North of East Mountain Road & directly across from Gray Drive
B21-04 Variance for deviation of paved parking requirements
Presented by Engineering Services, Inc.

B. L21-02 **Gus Roofing Company**
4211 Dixie Industrial Avenue
B21-09 Variance for deviation of Commercial Design Standards
(A) Facades and Exterior Walls
(B) Roofs
Presented by Expedient Civil Engineering

C. L21-03 **Stronghold NWA**
3095 Wagon Wheel Road
B21-02 Variance for deviation of Commercial Design Standards
(A) Entrances
(B) Parking lot Orientation
(C) Pedestrian Flow
(D) Central Features & Community Spaces
(E) Multiple Buildings in Commercial Centers
(F) Outdoor Storage, Trash Collection, and Loading Areas
(G) Detail Features
(H) Entryways
(I) Landscaping
(J) Screening
Presented by Gavin Smith, Civil Engineering

D. L21-04 **Casey's**
2100 East Robinson Avenue
B21-01 Variance for deviation of Commercial Design Standards
(A) Entrances
(B) Parking lot Orientation
(C) Pedestrian Flow
(D) Landscaping
Presented by Morrison Shipley

E. L21-06 **Har-ber Meadows Townhomes**
Southside of Lynch's Prairie Cove
Presented by Engineering Services, Inc.

XI. Board of Adjustment

A. B21-01 **Casey's**
2100 East Robinson Avenue
Variance for deviation of Commercial Design Standards
(A) Entrances
(B) Parking lot Orientation
(C) Pedestrian Flow
(D) Landscaping
Presented by Morrison Shipley

B. B21-02 **Stronghold NWA**
3095 Wagon Wheel Road
Variance for deviation of Commercial Design Standards
(A) Entrances
(B) Parking lot Orientation
(C) Pedestrian Flow
(D) Central Features & Community Spaces
(E) Multiple Buildings in Commercial Centers
(F) Outdoor Storage, Trash Collection, and Loading Areas
(G) Detail Features
(H) Entryways
(I) Landscaping
(J) Screening
Presented by Gavin Smith, Civil Engineering

C. B21-03 **Peaks at Springdale**
1300 Cooper Drive
Variance for deviation of standard parking space size
Presented by Crafton Tull

D. B21-04 **The Steelyard**
North of East Mountain Road & directly across from Gray Drive
Variance for deviation of paved parking requirements
Presented by Engineering Services, Inc.

E. B21-08 **ESS Properties, LLC**
5180 North Oak Street
Variance for deviation of drainage criteria for detention pond
Presented by Crafton Tull

F. B21-09 **Karina Garcia Chavez (Gus Roofing)**
4211 Dixie Industrial Avenue
Variance for deviation of Commercial Design Standards
(A) Facades and Exterior Walls
(B) Roofs
Presented by Expedient Civil Engineering

XII. Waivers

A. W21-01 **Trey Thompson**
4078 Carriage Crossing Lane
Waiver of Sidewalk Requirement
Presented by Trey Thompson

XIII. Planning Director's Report

XIV. Adjourn

The Springdale Planning Commission met in regular session on Tuesday, December 1, 2020 at 5:00 p.m. in Council Chambers. It should be noted at this time that the meeting was also via Zoom,

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

The meeting was called to order by Chairman Parsley at 5:02 p.m.

Roll call was answered by:

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

Also in attendance were Patsy Christie, Director of Planning and Community Development, Austin Thomas, Assistant Director of Planning and Community Development, Rick Barry, Senior Planner, Ryan Renauro, Assistant City Attorney.

Mr. Compton moved to accept the November 3, 2020 minutes. Mr. Austin seconded the motion. By a voice vote of all ayes and no nays, the November 3, 2020 minutes were approved by a unanimous vote.

Tabled Items

A.	FP20-05	Final Plat West Elm Estates SE corner of Har-Ber & Highway 112
	W20-19	Waiver of sidewalk requirement along W. side of Highway 112 Presented by Bates & Associates

Mr. Jake Chavis was present via Zoom on behalf of his client to answer any questions or comments.

Mr. Parsley asked for Staff comments.

Ms. Christie asked if he had verified that the street improvements have been done and water and sewer are installed.

Mr. Chavis said that they were.

Ms. Christie read the Staff comments.

Planning Comments

1. All comments from the utility companies and other city departments must be addressed prior to approval. (Standard Comment)
2. All items on the final plat checklist must be satisfied prior to obtaining the Planning Director's signature on the final plat. (Standard Comment)

Engineering Comments

Engineering Comments:

- Final Plat Checklist items

Ms. Christie said that in regard to the waiver for a sidewalk along Highway 112, it is one of the State's projects and is under design. She said that it is Staff recommendation that the waiver be granted for the whole subdivision.

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

Mr. Jacob Tanksley who is the owner and developer asked for Ms. Christie what Staff's position on the waiver.

Ms. Christie stated that Staff recommends approval for those lots that back up to Highway 112.

Mr. Tanksley said he just wanted to make sure he heard the recommendation correctly.

Ms. Mueller moved to forward the waiver to City Council with a recommendation for approval. Mr. David seconded the motion.

VOTE:

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

The waiver of the sidewalk requirement was approved by a unanimous vote.

Ms. Mueller moved to approve the Final Plat subject to Staff comments. Mr. David seconded the motion.

VOTE:

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

The final plat was approved subject to Staff comments by a unanimous vote.

Ms. Christie stated for the record that if Mr. Chavis wanted this to go to Council on Tuesday, December 8, 2020 he will need to have the Ordinance into the Planning Office by noon on Thursday, December 3, 2020. She also stated, for the record that Staff

would prepare the Resolution for the waiver to go to Council on Tuesday, December 8, 2020.

B. R20-46 Hylton Road Real Estate, LLC AND Hylton Road Properties
Along east side of Hylton Road, just south of Charlie & Willie George Park
From SF-2 & A-1 & SF-2 to PUD
Presented by Engineering Services, Inc.

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

Mr. Appel said that it will be a mixed use PUD including single family, duplexes and townhomes. He further stated that it is approximately 106 acres.

Mr. Parsley asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates low density residential use.

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

Protect the positive aspects of neighborhood character throughout the City.

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

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

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

She said also included with the rezoning is a site plan, a development plan and covenants.

The following is the Development Plan for the PUD.

Development Plan for

HYLTON ROAD P.U.D.

Planned Unit Development

October 22, 2020

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

General Eligibility and Staging Requirements

1. Location: The intent is to apply the PUD district to the approximately 106.7 acres included in the project, all of which are within the municipal limits of Springdale. The Comprehensive Land Use Plan designates this area for Low Density Residential. However, there has been significant development of this portion of the City since the Land Use Plan was created.

2. Ownership: The majority of the property is owned by Hylton Road Real Estate, LLC, which is also the developer for the PUD. Approximately ten acres is currently owned by Hylton Road Properties, LLC but is under contract to be sold to Hylton Road Real Estate, LLC. The entire property will be owned by Hylton Road Real Estate, LLC prior to the start of construction. Warranty deeds establishing current ownership are included in the application materials.

3. Project size: The property includes approximately 106.7 acres, well in excess of the minimum ten acres required by city code.

4. Staging: The 106.7 acres shown in the attached plans represents the entirety of the project. The developer does not anticipate bringing any additional/other properties into the PUD.

Project includes six phases. Initial construction is anticipated to include Phase I only but may include a combination of Phase I and one or more additional phases.

Phase I is the largest phase and includes two street connections to Hylton Road. Phase I includes single family, duplex, and multi-family units.

Developer intends to begin construction as quickly as is practical once construction plans are approved by all appropriate regulatory entities. Anticipated timeframe is completion of Phase I construction within eighteen months of City Council PUD approval, with completion of an additional phase each following year until all phases are complete.

APPLICATION REVIEW PROCEDURES

1. Three Phases:

a. A pre-application conference with planning and community development staff. – A pre-application conference has been held with the planning department staff.

b. The preliminary development plan is submitted for review and approval by the planning department staff along with the preliminary plat, rezoning

application, and other supporting materials. Following staff review and revisions, revised application materials will be reviewed and potentially approved by Planning Commission and City Council.

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

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

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

6. Size: Approximately 106.7 acre tract – legal descriptions of the three parcels included in the PUD are as follows:

SURVEY DESCRIPTION (Parcel 815-36188-002) (±76.9 Acres):

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION SIXTEEN (16), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 16, SAID POINT BEING A FOUND BOAT SPIKE; THENCE ALONG THE WEST LINE OF SAID SW 1/4 OF THE NW 1/4, N02°30'00"E A DISTANCE OF 619.38 FEET TO A FOUND COTTON PICKER SPINDLE; THENCE LEAVING SAID WEST LINE, N84°31'09"E A DISTANCE OF 16.48 FEET TO A SET "MAG NAIL", THENCE S87°20'46"E A DISTANCE OF 457.76 FEET TO A SET IRON PIN WITH CAP "PLS 1156; THENCE N02°25'08"E A DISTANCE OF 405.92 FEET TO A FOUND IRON PIN (UNREADABLE); THENCE S87°34'41"E A DISTANCE OF 1357.44 FEET TO A FOUND 5/8 INCH REABR; THENCE S02°25'08"W A DISTANCE OF 1415.47 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S86°58'23"E A DISTANCE OF 1011.57 FEET TO A SET IRON PIN WITH CAP "PLS 1156; THENCE S02°56'04"W A DISTANCE OF 946.53 FEET TO THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 16, SAID POINT BEING A SET IRON PIN WITH CAP, PLS 1156"; THENCE ALONG SAID SOUTH LINE N86°57'38"W A DISTANCE OF 217.33 FEET TO THE SE CORNER OF THE NE 1/4 OF THE SW 1/4, SAID POINT BEING A FOUND 1/2 INCH REBAR; THENCE ALONG THE SOUTH LINE OF SAID NE 1/4 OF THE SW 1/4, N87°00'20"W A DISTANCE OF 1307.96 FEET TO THE SW CORNER OF THE NE 1/4 OF THE SW 1/4, SAID POINT ABEING A FOUND 2 INCH ALUMINUM MONUMENT (1.0' DEEP); THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID NE 1/4 OF THE SW 1/4, N02°24'15"E A DISTANCE OF 1315.12 FEET TO THE SE CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 16, SAID POINT BEING A FOUND MONUMENT "REID 1005"; THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID SW 1/4

OF THE NW 1/4, N86°51'39"W A DISTANCE OF 1309.95 FEET TO THE **POINT OF BEGINNING**, CONTAINING 76.86 ACRES (3,348,119) SQUARE FEET, AND SUBJECT TO THE RIGHT OF WAY OF HYLTON ROAD (60' R/W) ON THE WEST SIDE THEREOF AND ALL OTHER RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

SURVEY DESCRIPTION (Parcel 001-15087-000) (±19.9 Acres):

THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 29 WEST, SAID POINT BEING A FOUND IRON PIN WITH CAP "PLS 1429"; THENCE ALONG THE WEST LINE OF SAID SECTION 16, N02°34'53"E A DISTANCE OF 1315.63 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 16 A SET IRON PIN WITH CAP "PLS 1156"; THENCE CONTINUING ALONG SAID WEST LINE, N02°34'53"E A DISTANCE OF 656.04 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 16, SAID POINT BEING A FOUND 40D NAIL; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID SOUTH HALF, S87°17'32"E A DISTANCE OF 1311.90 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF, SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF THE NW 1/4 OF THE SW 1/4, S02°24'15"W A DISTANCE OF 665.39 FEET TO THE SOUTHEAST CORNER OF SAID NW 1/4 OF THE SW 1/4, SAID POINT BEING A FOUND 2" ALUMINUM MONUMENT; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE SW 1/4, N86°53'06"W A DISTANCE OF 1314.01 FEET TO THE **POINT OF BEGINNING**. CONTAINING 19.91 ACRES - 867,454 SQ.FT., MORE OR LESS.

SURVEY DESCRIPTION (Parcel 001-15083-000) (±9.9 Acres):

THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION SIXTEEN, TOWNSHIP SEVENTEEN NORTH, RANGE TWENTY-NINE WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 16, SAID POINT BEING A FOUND BOAT SPIKE; THENCE ALONG THE NORTH LINE OF THE NW 1/4 OF THE SW 1/4, S86°51'39"E A DISTANCE OF 1,310.03 FEET TO THE NORTHEAST CORNER OF SAID NW 1/4 OF THE SW 1/4, SAID POINT BEING A FOUND MONUMENT "REID 1005"; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID NW 1/4 OF THE SW 1/4, S02°25'32"W A DISTANCE OF 328.63 FEET TO A FOUND 1/2" REBAR; THENCE LEAVING SAID EAST LINE, N86°59'12"W A DISTANCE OF 1,310.90 FEET TO THE WEST LINE OF SAID NW 1/4 OF THE SW 1/4 SAID POINT BEING A SET "MAG NAIL" IN HYLTON ROAD; THENCE ALONG SAID WEST LINE, N02°34'57"E A DISTANCE OF 331.50 FEET TO THE **POINT OF BEGINNING**, CONTAINING 9.93 ACRES - 432,516 SQUARE FEET, AND SUBJECT TO THE RIGHT OF WAY OF HYLTON ROAD (60' R/W) ON THE WEST SIDE THEREOF AND ALL OTHER RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

7. Project Name: Hylton Road Planned Unit Development

8. Site Plan: Drawings are attached illustrating the subdivision layout, typical setbacks, connectivity, green space, landscaping, and renderings of sample homes, duplexes, and townhouses.

1. Development Strategy – Intent is to develop an approximately 106.7 acre site as a PUD with a mix of single-family homes, duplexes, and townhouses. The entire subdivision will be residential with no commercial uses proposed or allowed. Developer intends to build and sell homes on the single family lots, build and lease duplexes on the duplex lots, and build and lease the townhouses. However, developer reserves the right to sell lots, lease homes, and sell the townhouses as market conditions warrant. The project includes three general types of residential units:

a) Single Family Residential Lots: The subdivision includes 171 single family residential lots, all of which are conventional, front load lots. Lot sizes vary, and the smallest typical single family lot size is 60' wide by 130' deep with an area of 7,800 square feet (0.18 acres). Many of the blocks of these lots feature larger 64' wide or 67' feet wide lots.

b) Duplex Lots: The subdivision includes 103 duplex lots (206 residential units). These lots are also conventional, front load lots. Each duplex unit will include an attached garage and driveway. Lot sizes vary, but typical duplex lot size is 80' wide by 130' deep with an area of 10,400 square feet (0.24 acres)

c) Townhouse Lots: The project includes townhouse buildings on a 9.4 acre lot near the northeast corner of the subdivision. Developer proposes to build eighteen townhouse buildings. Sixteen of the buildings shown on the Preliminary Plat include six units each, and two of them include four units, for a total of 104 residential units. Some townhouses face public streets. These buildings all include attached garages. Some townhouses face private streets. Some of these buildings include attached garages, while others utilize on-street parking located near the front of the buildings. One block of six townhomes includes a large common open space area behind the townhouses.

2. Permitted Uses: The entire development will be strictly residential in nature. No commercial or industrial uses are proposed or allowed for this development. Specific Use Units allowed in Hylton Road PUD are:

Use Unit 1 – Citywide Public Uses by Right
Use Unit 4 – Cultural, Recreational, and Health Facilities
Use Unit 8 – Single Family Dwellings
Use Unit 10 – Townhouse
Use Unit 11 – Duplexes
Use Unit 34 – Model Home/Temporary Marketing Office

3. Site Development Requirements

A) Density, Bulk, Area and Yard Regulations

Density – 171 Single Family Lots = 171 Residential Units
103 Duplex Lots = 206 Residential Units
18 Townhouse Buildings = 104 Residential Units
Entire Project = 481 Residential Units

481 Units / 106.7 Acres = 4.5 Units / Acre

Green Space – 19.1 Acres / 106.7 Acres = 17.9% (15% Minimum by City Code)

Lot size - Single Family Residential: 60' Wide x 130' Deep Typical
Duplex Residential Lots: 80' Wide x 130' Deep Typical
Townhouse Lot: Single 9.4 Acre Lot

B) Building Setbacks

Single Family and Duplex Lots:
Front – 25 Feet
Interior Side – 5 Feet
Exterior Side (Along Street ROW-Corner Lots) – 15 Feet
Rear – 20 Feet

PLANNED UNIT DEVELOPMENT CONCEPT AND NARRATIVE

Hylton Road Real Estate, LLC, the Developer of the Hylton Road PUD project, proposes a Planned Unit Development (PUD) with 171 single family residential lots, 103 duplex lots, and eighteen townhouse buildings on 106.7 acres in southeast Springdale. The subject property includes Washington County Parcels 815-36188-002 (±76.9 Acres), 001-15087-000 (±19.9 Acres), and 001-15083-000 (±9.9 Acres) which are situated along the east side of Hylton Road adjacent to and south of the C.L. "Charlie" and Willie George Park.

This property is designated for low density residential use on the City's Comprehensive Land Use Plan.

The intent of the development is to provide a mixture of single family homes, duplexes, and townhouses in close proximity to the adjacent park and nearby schools. The development preserves the natural resources along Clear Creek at the north end of project and provides several large common open space areas within the interior of the development as well. The project will provide two pedestrian connections to the C.L. "Charlie" and Willie George Park to the north, which is the primary amenity associated with the development. The park connections include a sidewalk to be constructed along the east side of Hylton Road, and a twelve foot wide pedestrian connection near the northeast corner of the PUD. The twelve foot wide trail runs south from the northeast corner of the subdivision through the townhouse lot and several POA lots to a point near the south edge of the development. The two connections to the adjacent park, combined with the internal sidewalks throughout the subdivision, will provide a high

level of connectivity within the development, with the adjacent park, with nearby schools, and with the surrounding region separate from vehicular roadways.

The project is being proposed as a Planned Unit Development to provide a mix of housing options in a location that will maximize the amenities, services, and resources available to residents. The adjacent C.L. "Charlie" and Willie George Park is one of the newest parks in the City, and provides trails, open areas, sports facilities, a playground, a splash pad, and other features PUD residents will be able to access easily via the proposed pedestrian connections from the PUD to the park. There are numerous schools located near the PUD, including elementary, middle, and junior high schools, plus the Don Tyson School of Innovation which draws students from across the entire district. Residents will also have access to a wide range on nearby commercial services along Highway 412, including grocery, bank, car wash, convenience, pharmacy, farm supply, and auto parts facilities. The PUD location provides residents of the subdivision with easy access to all of these resources they require on a daily or weekly basis via walking or a very short trip by vehicle.

In addition to the pedestrian connections and access to amenities in the adjacent park, there will be numerous amenities for residents within the subdivision also, as shown on the Preliminary Plat. These include items such as a gazebo, playground equipment, picnic area, Dog Park, and multiple green spaces. The prelim plat includes six lots designated as park areas.

The PUD layout provides single family homes in the portion of the development near to and visible from Hylton Road. Duplex lots are located east of the single family homes, and townhouses at the northeast corner of the property.

Applicant is not proposing a PUD to achieve residential density which greatly exceeds what is allowed in conventional residential developments in the City. Overall residential density (4.5 units/acre) is comparable to the density allowed by code in Springdale's SF-2 zoning district (4 units/acre), even with the inclusion of the proposed townhouses. The typical lot size for the smallest single family lots in the development (60' wide x 130' deep) has an associated area of 7,800 square feet, only 200 feet shy of the minimum lot size required in the SF-2 district. The typical lot size for the duplex units (80' wide x 130' deep) exceeds the width requirement for duplexes in the MF-12 district and is only 100 square feet shy of the required minimum area for duplexes in the MF-4 district.

Proposed building setbacks within the PUD are not typical of standard residential zoning districts in the City. The proposed setbacks will allow the single family homes to be built on sixty foot wide lots in the PUD that are comparable in size and appearance to homes constructed on significantly wider lots in conventional subdivisions.

The front building setback is proposed to be twenty-five feet, which is five feet less than the typical Springdale residential setback of thirty feet. This will still provide sufficient driveway length between the street and the garage of homes and duplexes without blocking sidewalks. It will also allow and allow for a substantial front yard for these units and provide sufficient space for water and sewer infrastructure.

Side setbacks are proposed to be five feet from interior lot lines rather than the eight foot setback more common for Springdale zoning districts. This will allow for homes to be built on the sixty foot lots that normally would require much wider lots. Despite the

reduced setback, all homes will still meet the minimum separation specified by fire code as eaves of adjacent homes will be separated by at least ten feet.

Rear setbacks are proposed to be twenty feet, a five foot reduction compared to the typical rear setbacks in Springdale residential zoning districts. Twenty feet ensures each home and duplex will have a very nice backyard and also provides room for utility easements for telecom, power, and gas infrastructure.

Each single family home is required to have an attached garage with capacity for at least two vehicles. Each duplex unit is required to have an attached garage with capacity for at least one vehicle. Townhouses fronting public streets will have attached garages. Townhouses fronting private streets include a mix of buildings with attached garages and buildings served by on-street parking. The covenants provide requirements regarding any accessory structures to be placed on the lots.

Primary use of the development is single family homes, duplexes, and townhouses, with no commercial or industrial use units allowed in the development. The following specific use units will be allowed in the development:

Use Unit 1 – Citywide Public Uses by Right
Use Unit 4 – Cultural, Recreational, and Health Facilities
Use Unit 8 – Single Family Dwellings
Use Unit 10 – Townhouse
Use Unit 11 – Duplexes
Use Unit 34 – Model Home/Temporary Marketing Office

Covenants specify exterior building material requirements, all of which will be required to be high quality materials. The first floor (up to the second floor plate) of each single family home, duplex, and townhouse will be 100% brick, stone, or manufactured stone with no siding. Wood trim, shutters, and support columns are allowed. Primary building materials will include brick, stone, manufactured stone, wood, and concrete siding (such as Hardy brand).

Developer intends to build then sell the single family homes and to build then lease the townhouses. However, depending on market demand, developer reserves the right to sell single family or duplex lots, build then lease single family homes, or to sell the townhouse lot or townhouse buildings. Plans and elevations of sample single family homes, duplexes, and townhouses which are similar in appearance/materials to the types of homes developer will build in this subdivision are enclosed with this development plan. To facilitate marketing and selling homes, developer will operate a temporary sales office and up to four model homes at a time in the development.

Covenants include various provisions to ensure the pleasing appearance of the neighborhood is maintained and which are typical of many developments. These include, but are not limited to, requirements related to fences, yard maintenance, and storing trash cans out of sight from the road.

The residents of the PUD will have access to a wide array of amenities. The development will have sidewalks throughout the subdivision along streets for connectivity within the PUD. The subdivision also includes two pedestrian connections

to the C.L. "Charlie" and Willie George Park. One connection is a sidewalk along the east side of Hylton Road, and the other is a ten foot wide trail at the northeast corner of the PUD which will include a pedestrian bridge over Clear Creek. These sidewalks and trails will allow pedestrians to travel within the subdivision easily and safely, to the adjacent park, or to schools or other locations in the surrounding area. In combination with the existing sidewalks in the park, along Don Tyson Parkway, and within other subdivisions in this area, residents will have access to a large system of sidewalks and trails separate from the roadway.

17.9% of the development is reserved as green space. There is a large greenspace area at the north end of the project along Clear Creek and adjacent to the park. Smaller greenspace areas are provided throughout the interior of the subdivision, much of which is located along the overhead power line easements.

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

- Alle Elm (Ulmus americana)
- Northern Red Oak (Quercus rubra)
- Shumard Oak (Quercus shumardii)
- Sugar Maples (Acer saccharum)
- Chinese Pistache (Pistachia chinensis)

There are three types of streets proposed to be constructed in the subdivision. These include public streets with a 43' wide right-of-way for areas with no parking, public streets with 45.5' wide right-of-way where parking is provided, and private streets within the townhouse lot.

Developer will dedicate street right-of-way and construct street improvements along the east side of Hylton Road as required to meet Master Street Plan requirements. Developer will dedicate right-of-way for north half of a future road along south edge of subdivision as shown on the Master Street Plan, but no street improvements for this roadway are proposed.

Project includes four street connections to Hylton Road. Two will be constructed in Phase I of the development. Project also includes stub-outs at south edge of subdivision for future connection to the road shown in this location on the Master Street Plan. One stub-out is provided along the east edge of the project just south of the townhouse lots.

All streets will include 5' wide sidewalks along both sides of the road. Sidewalk along the street frontage of single family, duplex, and townhouse lots will be installed by builder during construction on those lots. Developer will construct the sidewalk located along or across green space areas and detention pond lots.

Overnight parking is prohibited on all streets within the development, other than designated parking areas.

Signage for the subdivision will consist of monument signs at intersections with exterior streets. The exterior of the signs will be constructed with primarily stone, brick, and/or metal and developer will install landscaping along the signs in accordance with the landscape plan. Phase I will include a monument sign at each intersection with Hylton Road.

Project includes common 19.1 acres of neighborhood green space, which is 17.9% of the overall project acreage. With 481 proposed units, developer project will provide 1,730 square feet of neighborhood green space per residential unit.

Developer intends to begin construction as quickly as possible once the PUD and construction plans are approved. It is anticipated that construction of Phase I will be complete within eighteen months of City Council approval of the PUD with an additional phase completed each subsequent year until project is complete. Construction of all six phases of the subdivision is anticipated to be complete within seventy-eight months of PUD approval. Phase I will be built first. Based on demand, additional phases can be constructed concurrently with Phase I.

The majority of the property is in the SF-2 zoning district. Approximately thirty acres of the PUD were recently annexed in the City of Springdale and are in the A-1 zoning district.
The proposed development is compatible with existing and future land uses in this area. Current land uses of adjacent properties are institutional to the north (C.L. "Charlie" and Willie George Park), agricultural to the east and south (unincorporated pasture/forest with sparse residences), and a combination of residential and agricultural to the west. This property is at the southeast limits of the City of Springdale, and thus little development exists south or east of this project. However, there are several existing single family residential subdivisions located nearby to the north and west of the PUD, and several new developments are currently in various stages of development in this area, including one directly across the Hylton Road to the west. The residential nature of the project, the large number of single family homes proposed, and the placement of the duplexes and townhouses along the east edge of the property away from Hylton Road result in project compatibility with existing uses.

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

- Walter Turnbow Elementary
- Don Tyson School of Innovation
- Lakeside Junior High School
- Sonora Middle School
- Sonora Elementary School
- Harp Elementary School

The project includes street improvements to Hylton Road. Project is a short distance from Don Tyson Parkway and East Robinson Avenue (US Highway 412), both of which

are major east/west arteries through Springdale with multiple driving lanes in each direction.

Water and sewer infrastructure is already present in this area. Springdale Water Utilities has a twelve inch diameter water main along the west side of Hylton Road near the northwest corner of the subdivision. An existing sewer main runs along Clear Creek across the north portion of the development property. Although downstream sewer improvements may be required (pending a capacity analysis) it appears the existing water and gravity sewer mains necessary to serve the development are available.

Mr. Parsley asked if there were those in the audience.

Ms. Gwen Newport spoke on behalf of Mary Horn who owns all the land to the east of this property. She said that when Habberton Heights was developed they built the ground up and all the water flows across her property. She said there is a very bad problem with water standing.

She said that Ms. Horn is very concerned, as this project is going in on the opposite side of her property, about run off onto her property.

Ms. Christie said that they will discuss her concerns when the Commission hears the preliminary plat.

Ms. Christy asked if she had discussed these problems with the Engineering office.

Ms. Newport said that she had but has not been satisfied with their answers as they are telling her they will check on it but don't get back with her.

Ms. Christy asked Katy Hollingshead with the Engineering Department if they have looked into the issues that Ms. Newport has brought up.

Ms. Hollingshead said that she has not hear of this specific issue on Ms. Horn's property but that she is aware that there is a floodplain through there and that there is a requirement that when you do a development you must do a flood plain study to make sure that the water levels are not being raised. She further stated that they have requested flood studies for this property to insure that there will not be further problems.

Mr. Steve Fodorko spoke. He said that he lived to houses up on Butterfly off of Hylton. He said that the development will have a big impact on him and his neighbors. He said that he opposes the rezoning and the PUD. He said that he doesn't oppose rezoning this property to single family dwellings. He listed the reasons that he is opposed to the PUD rezoning.

He said if this were single family dwellings with the normal setbacks, lot sizes he wouldn't be at this meeting and that he would be happy to see the development go in, but he said it isn't consistent or compatible with the neighborhoods around it. He there is nothing of this magnitude anywhere near their neighborhood.

He said that some of the things regarding the PUD as far as the by-laws go, gives them too much flexibility/power. He feels that it gives them almost unlimited power to sell the houses or rent them. He was concerned that if the market demand was such that the developer couldn't sell the houses, then he could rent them. He says the language needs to be changed because in his opinion it gives the developer far too much power.

He also voiced concern about the increase of vehicles associated with this PUD. He said that he's afraid that they would use Butterfly as a way to get across town and increase the traffic flow in their neighborhood.

He reiterated that the PUD gives, in his opinion, the developer too much power and it is not consistent with the neighborhood and it will not fit in well with the surrounding area.

He said that there is a power line that goes right through the property and he wanted to know what they plan to do about that.

He said that they will have houses with powerlines around them.

He also wanted to know who has the enforcement power over the PUD.

Ms. Christie said that because this is a Planned Unit Development, those documents are a part of the condition for it to be rezoned and that POA has to be in existence and has to remain even if the property is sold. This is how the City gets as close to contract zoning as they can get. It is established in the document how the POA will handle things.

Mr. Fadorko said he heard all Ms. Christie said but he didn't hear about enforcement. He gave an example that he buys a home in the PUD and put a shed up in back.

Ms. Christie said that it is part of the POA's responsibility to enforce that. If it isn't done because of the contract zoning between the City and the development, then the City can help enforce it. The POA takes on the first line responsibility and the City can come in and help enforce it.

Ms. Christie said that she didn't read all the details but it has established how the POA is to be set up, the dues that it requires and if not paid becomes a lien on the property.

Ms. Christie pointed out to Mr. Fadorko that there is not an Ordinance within the City of Springdale regulates whether a house in a subdivision can be owned or rented.

She further stated that single family and that SF-2 is single family, however, the Land Use Plan indicates the area to be low density residential. Low density residential does not mean that it has to be single family; it just has to be 4 units per acre.

He wanted to know if this gets approved when it would be on the City Council agenda.

Ms. Christie said that it could be as early as December 10, 2020 as there will not be a second Council meeting in December. She further stated that more than likely it will be on the January 12, 2021 Council meeting.

Mr. Parsley asked if there other questions or comments.

Alyssa Drager called in via Zoom. She just wanted to reiterate what Mr. Fadorko said That she is against the rezoning.

Jerry Lightinghouse spoke next via Zoom. He too said that he agreed with what Mr. Fadorko said and he is also against this rezoning.

Ms. Jessica Lagrone spoke via Zoom and she too said that she is against the rezoning.

Mr. Parsley said that within the PUD there are strict rules regarding building materials that must be complied with and he wanted to know if that is a requirement that the City can do.

Ms. Christie that the City cannot because there is no housing design standards for any single family; only for multi-family.

She further stated that the only way design standards can be implemented is through the PUD.

Mr. Will Getty spoke via Zoom. He stated that he too, is against this PUD.

Brian Moore, with Engineering Services, Inc. spoke. He said that they have worked really hard with Patsy and Staff to get the layout together. They have made a lot of revisions since the first submittal. He said that as far as traffic goes, that Hylton, Phase II, to the west will be completed before the PUD and will give the area another outlet.

Commissioner Parker had a question about landscaping for the homes. He wanted to know if the sample shown for the single family homes could be expected for the PUD.

Ms. Christie said the development plan itself requires the home's builder to install one tree per lot for single family or duplex but doesn't specify any other landscaping that is required.

Mr. Appel said that is correct; however, those are typical landscaping installations. They are not identified in the development plan but that is a typical landscape package.

Mr. Parker asked how green space is calculated.

Mr. Appel said that the green areas are inclusive of the green basin area. It is a great amenity to have with the creek area.

Ms. Hollingshead said that typically they do not allow detention to be used in green space calculations.

Ms. Mueller called for the vote.

VOTE:

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

The rezoning was approved by a unanimous vote.

Ms. Christie wanted to know if ESI wanted this to go to the December 8, 2020 meeting or wait until the January 12, 2021 Council meeting.

It was decided to send it to the January 12, 2021 meeting it.

C. PP20-07 Preliminary Plat – Hylton PUD
E. side of Hylton Road, S. of DTP
Presented by Engineering Services, Inc.

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

Mr. Parsley asked for Staff comments.

Ms. Christie said that they had talked about in reading all the covenants that what the materials that are shown on some of the drawings is not what the covenants say. She said that it needs to be clarified so that we know 100% brick, up to second floor plate, and the other materials so that we don't have a conflict. She said the pictures and drawings in the packet submitted were representative but they will meet the words that are in the document itself.

Planning Comments

1. Provide clarification of materials for elevations/renderings. There appear to be conflicts between the material covenants within the PUD development plan and what has been provided. Covenants specify the first floor up to the second floor plate of each single family home, duplex, and townhome to be 100% brick, stone, or manufactured stone with no siding however several of the elevations/renderings are showing panel siding products on the first floor level.
2. The townhouse portion of this PUD will be processed as a large scale development.
3. Several of the proposed ROW widths and cross sections seem to be in conflict with those recommended by the MSP. See note #6 under the functional classification design criteria.
4. Provide an exhibit denoting those areas included within the provided greenspace calculations.

Engineering Comments

1. **Chapter 106 – Stormwater Drainage**
(Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
    - Requires a 1"=200' minimum scale 2-foot contour map.
    - Show existing and proposed contours.
- *106.1.3.3*
    - Minimum floor elevation shall be shown a minimum of 2-feet above the 100-year flood elevation on each lot when located in and adjacent to a designated FEMA floodplain and in areas where flooding is known to occur. (Show Minimum Finished Floor Elevation [FFE] on proposed structures)
    - Minimum floor elevations for other areas shall be a minimum of 1-foot above the calculated 100-year WSE of open channels, swales, or overland flow. (Show Minimum Finished Floor Elevation [FFE] on proposed structures)

2. **Chapter 106 – Stormwater Drainage**

- *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.

3. **Chapter 107 – Stormwater Pollution**

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

- *107.1* - Show & Label all temporary construction stockpiles, parking, entrances, egress, roads, or access as "Temporary" on the Grading or Erosion Control Plan.

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

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

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

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

- *107.3.D.c* - A grading and drainage plan is required for all developments showing that each lot drains to the street right-of-way, a dedicated drainage easement with improvements, or an existing drainage way without flowing across a neighboring lot. No drainage from roof drains, landscaping, or lot runoff may be directed or diverted onto neighboring properties.

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

(Ord. No. 3258, § 1, 11-12-02)

- *110.31* - Sidewalks are required one-foot (1') inside the right-of-way line.
    - Sidewalks shall be constructed with a minimum transverse slope of one-fourth inch (1/4") per foot.
    - The sidewalk shall have a minimum width of five feet (5') and a minimum thickness of four inches (4").
    - The sidewalk shall have expansion joints at each structure, curb and at minimum intervals of 200 feet. Transverse joints between expansion joints shall be scored at five-foot (5') intervals.
    - Need to show details of sidewalks on the right-of-way.
        - **Sidewalks should be extended to property lines.**

- *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.

5. **Chapter 112 – Subdivisions**

(Code 1973, § 30-1)

- *112.3* - Show the final contours as a part of the Grading Plan.

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

    - All streets within the subdivision boundaries shall be dedicated and constructed in conformance with the master street plan and chapter 110 of this Code, with right-of-way dedicated when such right-of-way is needed to conform to the master street plan.

- *112-4* - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.

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

6. **Chapter 130 – Zoning Ordinance**

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

- *130.7.9* Entrance/Exit Drives
  - Need to note that modified curb is required at the drives and a modified curb detail.
- *130.7.6.1 ADA* requirements.
  - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
    - **This note is left in place throughout the design process to insure that access is maintained.**

7. **Chapter 50 – Floods**

(Ord. No. 4110, § 1, 9-11-07)

- *4110.6.2* - Need to submit a floodplain development application at the time of resubmittal. See Applications & Forms / Floodplain at http://www.springdalear.gov/298/Forms-Documents
  - **Provide flood study to determine BFE and floodway boundaries of Clear Creek**
  - **Provide FFE for each lot that contains floodplain – must be 2 ft above BFE**
  - **Show floodplain and floodway boundary on plat**

8. **Other:**

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

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

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

There were none.

Mr. Covert moved to approve the Preliminary Plat subject to Staff comments. Ms. Mueller seconded the Motion.

VOTE:

YES: David, Mueller, Parker, Parsley, Peters, Tyler, Austin, Compton, Covert

NO: None

The Preliminary Plat was approved subject to Staff comments by a unanimous vote.

.D. L20-29 City of Springdale
SW corner of Ford Ave. & Old Missouri Road
B20-56 Variance for deviation of Commercial Design Standards
A. Pedestrian Flow
B. Detail Features
C. Materials & colors
D. Landscaping
Presented by Garver Engineers

Adam White with Garver Engineers was present via Zoom on behalf of his client to answer any questions or comments.

Mr. Parsley asked for Staff comments.

Ms. Christie said that she had concerns about the Design Standards and the number of variances regarding the Design Standards.

She said that Mr. Peters, at the last work session, had a very good suggestion regarding the need to look at this type of facility with a different type of Design Standards. She said that her recommendation on this project would be to deny the Variance regarding the Commercial Design Standards and allow Staff to develop a set of standards that can be used for this kind of operation. She further stated that it is different and the City wants the quality of development that Staff has established with Commercial development. She further stated that there is not a guarantee that a second hanger will be built closer to the street. She said they would be taking a big chance if all the variances were granted on this one.

Ms. Christie said that her recommendation on this project is to approve the Large Scale and with a recommendation to deny the variances and it has to either be built to the current Commercial Design Standards or to a new design standard. She said she thought it is ready to get something drafted for the Commissioners to look at so that they could move forward after the first of the year.

Mr. Parsley asked if they approved the large scale would it be based off of existing Commercial Design Standards or would there revisions in the future.

Ms. Christie said that if it is approved at this meeting, it would be based on the current Commercial Design Standards.

Mr. Parsley asked what that meant as far as if Staff changes the design standards.

Ms. Christie said that if Staff creates new design standards for this project, it could meet those standards. She said that she doesn't think that they have the problem with the location of the hanger and how it is being placed on there and how it is tying in with the airport. She said it is just the structure that doesn't meet the design standards.

Mr. Parsley asked what the urgency was for the large scale.

Ms. Christie said that they need for it to be approved so that they can get funding by the end of the year. She again stated that her recommendation is to deny the variance and to approve the large scale with the idea that it has to either meet the current design standards or different design are established that they would have to meet.

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

There were none.

Mr. Peters called for the vote for the variance.

VOTE:

YES: Mueller, Tyler

NO: Parker, Parsley, Peters, Austin, Compton, Covert, Davis

The variance for Commercial Design Standards was denied by a vote of seven (7) no and two (2) yes.

Mr. Peters moved to approve the Large Scale subject to Staff comments. Mr. David seconded the motion.

VOTE:

YES: Parker, Parsley, Peters, Tyler, Austin, Compton, Covert, David, Mueller

NO: None

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

Preliminary Plats, Replats, and Final Plats

A. PP20-08 Lazenby Subdivision
East of the Intersection of BCR & 412 E.
Presented by Engineering Services, Inc.

Mr. Jason Appel with Engineering Services, Inc. was present on behalf of his client to answer any questions or comments. He said that the location is actually on the west side of Butterfield Coach Road, north of 412 just east of Applebutter. He said they are proposing 48 duplexes on the northern 15 acres of this tract. He said they will show an A and B lot and would like to have the flexibility to sell the units separately; more of a townhome style duplex.

Mr. Parsley asked for Staff comments.

Ms. Christie asked if old street with the fifty foot of right-of way.

Mr. Appel responded in the affirmative.

Ms. Christie asked if they are looking at revising that to a higher low density/low volume local street.

Mr. Appel said they could modify the high volume local street.

Ms. Christie asked if they were proposing parking on the street.

Mr. Appel said not at this time but if they change that to a high volume local street, then yes.

Ms. Christie said that when they start putting fifty foot wide streets in there, they are encouraging people to park on both sides of the street. She said that their recommendation is to revise the street section and determine if you want high volume with parking on one side of the street which they will designate.

Planning Comments

1. Please propose a low volume local ROW configuration reflected within the MSP.
2. Provide sidewalk connectivity to 412.

3. Provide offsite improvements along 412. The MSP shows the requirements for a 10' multi-purpose trail along the Northern side of streets classified as major collector and above.
4. Lots 12 and 13 do not appear to meet the required amount of frontage for the applicable zoning.

Engineering Comments

1. **Chapter 106 – Stormwater Drainage**

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

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

2. **Chapter 106 – Stormwater Drainage**
    - **Show pipe size and material for connection from pond outlet structure to existing junction box**
    - **Show outlet structure detail**
    - **Include drainage easement around backyard swales**

3. **Chapter 107 – Stormwater Pollution**

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

- *107.1* - Show & Label all temporary construction stockpiles, parking, entrances, egress, roads, or access as "Temporary" on the Grading or Erosion Control Plan.
    - **Add the word "Temporary" to all the items listed above, that are included in this project.**

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

- *107.3.D.c* - A grading and drainage plan is required for all developments showing that each lot drains to the street right-of-way, a dedicated drainage easement with improvements, or an existing drainage way without flowing across a neighboring lot. No drainage from roof drains, landscaping, or lot runoff may be directed or diverted onto neighboring properties.

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

(Ord. No. 3258, § 1, 11-12-02)

- *110.31* - Sidewalks are required one-foot (1') inside the right-of-way line.

- ~~Sidewalks shall be constructed with a minimum transverse slope of one fourth inch (1/4") per foot.~~
- ~~The sidewalk shall have a minimum width of five feet (5') and a minimum thickness of four inches (4").~~
- ~~The sidewalk shall have expansion joints at each structure, curb and at minimum intervals of 200 feet. Transverse joints between expansion joints shall be scored at five-foot (5') intervals.~~
- ~~Need to show details of sidewalks on the right-of-way.~~

- *110.111* - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.
  - **Extend the sidewalks all the way to East Robinson Ave.**
  - **Add sidewalks along East Robinson Ave.**

5. **Chapter 112 – Subdivisions**

(Code 1973, § 30-1)

- *112.3* - Show the final contours as a part of the Grading Plan.
- *112.3 (3)* - *Plans and specifications*: After the approval of the preliminary plat but before improvements are started, the subdivider shall submit engineering plans, a final drainage report, and specifications for the streets, grading, and storm drainage improvements including, but not limited to, profiles, specifications, and cross-sections along with grading and storm drainage plans and computations, pursuant to and in compliance with chapter 106, Stormwater Drainage and chapter 107, Physical Alteration of Land, of this Code, as adopted or amended hereafter, to the director of the planning and community development division for review and written approval prior to commencement of improvements. During the same period, the subdivider shall submit water and sewer plans and specifications to the water and sewer department. No work shall begin without prior approval of the director of the planning and community development division.
  - All streets within the subdivision boundaries shall be dedicated and constructed in conformance with the master street plan and chapter 110 of this Code, with right-of-way dedicated when such right-of-way is needed to conform to the master street plan.
- *112-4* - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.
  - The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.
    - Label all lights as Proposed or Existing
    - Show the direction of the mast arm
    - ~~Show the size and type of lights based on the location and classification of the street~~
    - Add note to determine if the light is designed for area parking lot lights or as a street illuminator
    - ~~Include a note stating if the lights are public or private lights and who will be responsible for maintenance and billing~~

6. **Chapter 130 – Zoning Ordinance**

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

- *130.7.6.1* *ADA* requirements.

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

7. **Other:**

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

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

Engineering Summary

Engineering Comments:

- Provide outlet structure detail

- Sidewalk access should be maintained throughout unless lot split has been approved

- Submit grading permit application

Ms. Christie asked that a note be put on the plans that when the large scale portion is developed, that the builder will be responsible for the sidewalk along Highway 412 and will be required to put the ten foot multi-purpose trail and the sidewalk connections.

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

Ms. Jacci Perry said that she owns the property adjacent to this development. Her questions were would there be a POA as this will be duplexes or covenants and would the duplexes be required to be sprinkled.

Ms. Christie said Staff does not have design standards for duplexes and there is no requirement for a POA.

Mr. Appel said they are proposing that the units be sprinkled.

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

VOTE:

YES: Parsley, Peters, Tyler, Austin, Compton, Covert, Mueller, Parker
NO: David

The preliminary plat was approved subject to Staff comments by a vote of eight (8) yes and one (1) no.

B. RP20-13 Replat of Lots 1 & 2 Byrd Addition
Sonora Road Washington County Road 93
Presented by Satterfield Land Surveyors, P.A.

Mr. Ricky Hill with Satterfield was present via Zoom to answer any questions or comments.

Mr. Parsley asked for Staff comments.

Ms. Christie said that this is in the Springdale Planning area and it requires Washington County Planning approval. She asked if the lot on the east side go all the way to the corner. She said that when you look at the parcel map, it is confusing because it looks like the part of the lot on the east side is left off.

Mr. Hill said that the line on the one side is to be removed. They own the entire 1.8 acre. He said that it goes all the way to the bold line. He said they own that sliver on the east side and his client is making it one so that they can remove the lot line on the eastern third of that so that it won't be problematic for the house to be built.

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

There were none.

Mr. Compton moved to approve the replat subject to Staff comments. Mr. David seconded the motion.

VOTE:

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

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

C. RP20-14 Replat of Lots 1A & 2
Parkway Plaza
E. side of S. 56th Street, W. of I-49
Presented by Engineering Services, Inc.

Mr. Jason Appel was present on behalf of his client to answer any questions or comments. He said they are combining the whole north area into one lot.

Mr. Parsley asked for Staff comments.

Planning Comments

1. Need a resolution stating that _____ has authority to execute the Certificate of Transmittal, Ownership, and Ordinance.
2. All comments from the utility companies and other city departments must be addressed prior to approval.
3. Need Certificates of Acceptance as follows:

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	_____	_____ Director of Engineering & Public Works

Engineering Comments

- Add required signatures.
- Add Surveyor's signature.

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

There were none.

Ms. Mueller moved to approve the replat subject to Staff comments. Mr. David seconded the motion.

VOTE:

YES: Tyler, Austin, Compton, Covert, David, Mueller, Parker, Parsley, Peters

NO: None

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

Ms. Christie stated for the record that if ESI wanted the replat to go to Council on Tuesday, December 8, 2020 they would need to have the Ordinance into the Planning office by noon on Thursday, December 3, 2020.

Large Scale Developments

A. L20-31 412 Mini Storage
1253 E. Robinson
Presented by Ritter Communications

Mr. David Jordan was present to answer any questions or comments. He said they are adding an unmanned fiber optic on the southwest corner of the mini storage property.

Ms. Christie said that this is a unique situation in that they are placing an unmanned shelter that houses some fiber optic cables. She said the reason Staff chose to designate this as a large scale is because there is not an existing large scale development plan for this site. She said all that is being approved is the unmanned fiber optic structure in the corner.

Ms. Christie said there were no comments as far as Planning is concerned. She asked Ms. Hollingshead if Engineering had any comments.

Ms. Hollingshead said that they needed the retaining wall plans submitted to Engineering.

Mr. David wanted to know if they could delete the retaining wall and basically build up the concrete pad six inches to a foot which would allow them to do away with the retaining wall.

Ms. Hollingshead said that would be fine.

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

There were none.

Mr. Peters moved to approve subject to Staff comments. Mr. David seconded the motion.

VOTE:

YES: Austin, Compton, Covert, David, Mueller, Parker, Parsley, Peters, Tyler

NO: None

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

B. L20-32 ESS
5180 Oak Street
Presented by Crafton & Tull

Mr. Barry Williams with Crafton Tull was present via Zoom to answer any questions or comments.

Mr. Parsley asked for Staff comments. She asked what size the building was going to be.

Mr. Williams said that the main building will be 21,752 square feet and the shop building will be 16, 220 square feet.

Ms. Christie reminded everyone that this property is zoned Industrial and not Commercial so Commercial Design Standards do not apply. She said that they did submit elevations and shows a really nice building.

Planning Comments

1. Provide pdf files at time of resubmission. (standard comment)
2. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
3. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (standard comment)

Engineering Comments

1. **Chapter 106 – Stormwater Drainage**

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

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
  - ~~Requires a 1"=200' minimum scale 2-foot contour map.~~
  - ~~Show existing and proposed contours.~~
- *106.1.3.3*
  - Minimum floor elevations for other areas shall be a minimum of 1-foot above the calculated 100-year WSE of open channels, swales, or overland flow. (Show Minimum Finished Floor Elevation [FFE] on proposed structures)
- *106.9.7* - Channel Lining Design
  - Temporary linings and check dams are required in accordance with an approved SWPPP throughout any project.
- *106.10.5.2.5* - Straw Wattle or Hay Bale Barrier
  - This is a temporary barrier constructed across or at the toe of the slope. Its purpose is to intercept and detain sediment from areas one-half acre or smaller where only sheet erosion may be a problem. Neither may be used in the flowline of a channel.

2. **Chapter 106 – Stormwater Drainage**

- *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.
- *106.5.4.10*** - "An easement shall be provided in Plans for detention facilities. A minimum 20' wide drainage easement shall be provided around the 100-year flood pool, connecting the tributary pipes and the discharge system along the most passable routing of piping system." Ownership of the detention facility will remain with the land.
- *106.5.4.10*** - Easements
  - Easements shall be filed before acceptance and approval of plans.
  - No structure may be constructed in an Access Easement or Drainage Easement.
  - Fences built across drainage easements shall not impede the flow of storm water flow and must have removable panels to allow drainage system maintenance.
- *106.5.4.11.1*** - A General Note is needed on the Site Plan stating that "A City of Springdale Detention/Retention Certification form must be completed, stamped, and signed by a Certified Professional Engineer, post-development and submitted to the City of Springdale Engineering Department."
  http://www.springdalear.gov/DocumentCenter/Home/View/3315

- **Detention pond is proposed to drain in front of existing building where FFE is lower than outlet structure. Consider swale to direct water away from buildings or moving detention pond downhill to prevent future drainage issues.**
- **FFEs of buildings must be at least 1 ft above 100 year WSE of pond**
- **Include outlet structure detail**
- **New parking lot at south building not included in drainage area?**
- **Call out 100 Year WSE in pond**
- **Show detail for energy dissipaters in flume**

3. **Chapter 107 – Stormwater Pollution**

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

- *107.1* - Show & Label all temporary construction stockpiles, parking, entrances, egress, roads, or access as "Temporary" on the Grading or Erosion Control Plan.
    - **Include the word "Temporary" in all labels that point to the items that will be removed at the completion of the project.**

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

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

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

f) development and grading within the disturbed area is complete and matches plans as approved by the Planning Commission, and

g) the disturbed soil area is observed to have 80% grass coverage and 100% stability, and

h) No slopes steeper than a 3:1 pitch unless otherwise approved in writing by the Director of Engineering, and

i) Notice of Violations issued have all corrective actions approved with an inspection report signed by a representative of the Director of Engineering, and

j) all heavy equipment, stockpiles, and construction site materials have been removed from the Construction Site."

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

(Ord. No. 3258, § 1, 11-12-02)

- *110.111* - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.

5. **Chapter 112 – Subdivisions**

(Code 1973, § 30-1)

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

- Show the size and type of lights based on the location and classification of the street
- Add note to determine if the light is designed for area parking lot lights or as a street illuminator
- Include a note stating if the lights are public or private lights and who will be responsible for maintenance and billing

6. **Chapter 130 – Zoning Ordinance**

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

- *130.7.9* Entrance/Exit Drives
  - Need to note that modified curb is required at the drives and a modified curb detail.
- *130.7.6.1 ADA* requirements.
  - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
    - **This note is left in place throughout the design process to insure that access is maintained.**

7. **Other:**

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

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

Engineering Summary

- FFE of Building B needs to be higher than 100 year WSE of pond
- Drainage easement needs to be 20' wide around 100 year WSE – call out both easement and 100 year WSE on grading plan
- Submit grading permit application

Ms. Hollingshead said that it looked like Building B looks lower than the pond and it needs to be higher than the 100 year water surface elevation of the pond.

Mr. Williams said they have a lot of extraordinary fill in that area because it is significantly lower. They are planning to allow the water to come out of the pond and

flow as it naturally does across what is going to be some sort of paving and then flow to the north.

Ms. Hollingshead said that per the Ordinance the buildings must be higher than the 100 year water service elevation. She suggested that they set up a meeting either in person or phone call.

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

Mr. Covert said that he had concerns regarding slabs already in place and the elevations are not where they need to be. He said he is more concerned about the run-off and wants to make sure that they are not making the situation worse.

There were none.

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

VOTE:

YES: Compton, David, Mueller, Parker, Parsley, Peters, Tyler, Austin
NO: Covert

The large scale was approved subject to Staff comments by a vote of eight (8) yes and one (1) no.

C. L20-33 DSI Truck Parking Lot
SE Corner of Lowell Rd., & Victory Ln.
B20-68 Variance for deviation of paved parking requirement
W20-22 Waiver of street improvements
Presented by Bates & Associates

Mr. Jake Chavis with Bates and Associates was present via Zoom on behalf of his client to answer any questions or comments.

Mr. Parsley asked for Staff comments.

Ms. Christie asked Mr. Chavis to explain to the Commission and Staff what his client is trying to accomplish.

Mr. Chavis said that what they are going for is for all the gravel areas for where the trucks will be parked to remain gravel. He said that per the Ordinance that parking must be paved with the exception of heavy equipment being parked. He said that they feel

that the trucks are used as heavy equipment and therefore the variance should be granted.

Ms. Christie asked Mr. Chavis if the trucks met the Ordinance's definition of heavy equipment. She asked if they were semi-trucks and trailers.

Mr. Chavis said that they are semis. He said the definition per Ordinance is heavy duty vehicles that are designed for construction tasks but he feels they are not specifically designed for construction but heavy trucks that can destroy paved surfaces.

Ms. Christie said they don't meet the definition of heavy duty vehicles because they are basically the same as a Tyson semi.

She asked if the developer would be willing to sign a Bill of Assurance for the remaining areas to be paved in two years.

Mr. Chavis said that that is a question for the owner but he feels he would be able to do that.

Ms. Hollingshead asked if the detention pond size is to include the entire area as impervious.

Mr. Chavis stated that it is and said that he could send her some extra calculations that would prove it is.

Ms. Christie asked if he was revising the variance request for the paved areas with a two Bill of Assurance that is a document that is filed as a lien against the property. If the improvements are not completed within that two year time the City can call the Bill of Assurance and have the work done and put a lien on the property or the operation will cease.

She asked Mr. Chavis if that is what he is asking the Planning Commission to do.

Mr. Chavis said that was correct.

Ms. Christie said that the variance would be for the deviation of paving the area where the trucks are being stored, will remain gravel not to exceed two years subject to a Bill of Assurance being signed.

Mr. McNutt who is the developer, said he understands the rule of paving all the parking areas. He said the plan is to start moving dirt and as they grow they understand they would have to pave. He asked if they could possibly get a 5 year Bill of Assurance.

Ms. Christie said that she has never recommended anything for over two years. She said at the end of two years he could come back and ask for an extension. She said it is hard to follow a five year Bill of Assurance.

Ms. Christie asked about the waiver of street improvements.

Mr. Chavis said that the Master Street Plan states that curb and gutter and sidewalk are required. He said no one else on the street has put it in, he felt it would be unfair to make his client do street improvements. He said there is also a large amount of utilities that would have to be relocated.

Ms. Christie asked if they would be willing to make payment in lieu-of improvements so that at such time when the City makes the street improvements their portion would already be paid.

Mr. Parker said that Multi-Craft on the corner of Lowell Road put in curb and gutter and sidewalk.

Ms. Christie said that if they signed a Bill of Assurance for two years it would be the same conditions as on the variance request.

Mr. McNutt said he is fine with a Bill of Assurance for two years for the waiver of street improvements.

Ms. Christies said that they have a large scale up for approval with a variance and a waiver both will have a two year Bill of Assurance.

Mr. Peters asked what the hardship is regarding the paving of the parking lot.

Mr. Chavis said the existing conditions of the gravel parking.

Mr. Peters said that just because it is gravel isn't a hardship as far as he is concerned.

Mr. Chavis said that the hardship is financial.

Mr. Peters stated that financial is not a hardship when considering a variance. He further stated that it explicitly states that in the Ordinance.

Mr. Chavis said that financial is the only hardship.

Ms. Mueller called for the vote on the variance with a two year Bill of Assurance.

VOTE:

YES: Parker, Parsley
NO: Covert, David, Mueller, Peters, Tyler, Austin, Compton

The variance for the paving requirement with a two year Bill of Assurance was denied by a vote of two (2) yes and seven (7) no.

Ms. Mueller called for the vote for the waiver of street improvements with a two year Bill of Assurance.

VOTE:

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

The waiver with a two year Bill of Assurance was approved by a unanimous vote.

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

VOTE:

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

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

D. L20-34 Heyer Park
874 N. 40th Street
Presented by Morrison Shipley

Mr. Aaron St. Amant with Morrison and Shipley Engineers was present via Zoom on behalf of his client.

Mr. Parsley asked for Staff comments.

Ms. Christie said that there was discussion about modifying this and combine buildings three and four and make it one larger building. She asked if they were still planning to do that.

Mr. St. Amant said that they were not. He said they explored that option but it didn't meet the owner's demands.

Ms. Christie asked about putting the detention underground.

Mr. St. Amant said that they are doing that. He said it is shown on both the site plan and the grading plan.

Planning Comments

1. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
2. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (standard comment).

Commercial Design Comments (Site)

1. All internal walkways shall be distinguished from driving surfaces through the use of durable, low maintenances surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways. Signs shall be installed to designate pedestrian walkways.
2. Provide detail for proposed concrete dumpster enclosure.
3. Continuous internal pedestrian walkways, no less than five (5) feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all principal buildings on the site. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building and store entry points, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers, or other such materials for no less than fifty (50) percent of their length.
4. Sidewalks, no less than five (5) feet in width, shall be provided along the full length of the building along any façade featuring a customer entrance, and along any façade abutting public parking areas. If the integral planters will be utilized in lieu of the 6' planting space this will need to be included as a part of the variance of commercial design standards.
5. Each commercial establishment subject to these standards shall contribute to the establishment or enhancement of community and public spaces by providing at least two of the following: patio/seating areas, pedestrian plaza with benches, transportation center, window shopping walkways, outdoor play area, kiosk area, water feature, clock tower, steeple, or other such deliberately shaped area and/or a focal feature or amenity that, in the judgment of the Planning Commission, adequately enhances such community and public spaces. Any such areas shall have direct access to the public sidewalk network and such features shall not be constructed of materials that are inferior to the principal materials of the building and landscape.

Commercial Design Standards (Architectural)

1. Roof lines shall be varied with a change in height every one hundred (100) linear feet in the building length. Parapets, gable roofs, high roofs, or dormers shall be

used to conceal flat roofs and roof top equipment from public view. Alternating lengths and designs may be acceptable and can be addressed during the development plan.
If the roofline for building 4 is to remain as shown a variance will be required.

Engineering Comments

1. **Chapter 106 – Stormwater Drainage**
   - **Existing Drainage Easement needs to be vacated and new easement filed for the relocated channel**
   - **Minimum pipe size in drainage easements is 18" – Can you use 18" RCP for outlet of pond?**

- *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.

- *106.5.4.10*** - "An easement shall be provided in Plans for detention facilities. A minimum 20' wide drainage easement shall be provided around the 100-year flood pool, connecting the tributary pipes and the discharge system along the most passable routing of piping system." Ownership of the detention facility will remain with the land.

- *106.5.4.10*** - Easements
  - Easements shall be filed before acceptance and approval of plans.
  - No structure may be constructed in an Access Easement or Drainage Easement.
  - Fences built across drainage easements shall not impede the flow of storm water flow and must have removable panels to allow drainage system maintenance.

2. **Chapter 107 – Stormwater Pollution**

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

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

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

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

k) development and grading within the disturbed area is complete and matches plans as approved by the Planning Commission, and

l) the disturbed soil area is observed to have 80% grass coverage and 100% stability, and

m) No slopes steeper than a 3:1 pitch unless otherwise approved in writing by the Director of Engineering, and

n) Notice of Violations issued have all corrective actions approved with an inspection report signed by a representative of the Director of Engineering, and

o) all heavy equipment, stockpiles, and construction site materials have been removed from the Construction Site."

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

(Ord. No. 3258, § 1, 11-12-02)

- *110.111* - 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.

4. **Chapter 112 – Subdivisions**

(Code 1973, § 30-1)

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

5. **Chapter 130 – Zoning Ordinance**

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

- *130.7.9* Entrance/Exit Drives
    - Need to note that modified curb is required at the drives and a modified curb detail.
        - **It appears that the entrance radius is not contained on the property?**
        -
- *130.7.6.1 ADA* requirements.
    - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
        - **This note is left in place throughout the design process to insure that access is maintained.**
        - **Sidewalks that are adjacent to parking stalls should be >7' wide or the parking stalls should have wheel stops.**
        - **Show ADA ramps where there is a curb/sidewalk transition as well as sidewalks crossing a vehicle entrance.**
        -

6. **Other:**

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

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

Engineering Summary

- Provide underground detention pond details
- Provide retaining wall plans
- There needs to be 4' of greenspace between back of curb and sidewalk and sidewalk should be minimum 5'
- Submit grading permit application

Ms. Christie asked Ms. Hollingshead if she had any comments.

Ms. Hollingshead said that she will need the details for the underground detention pond and the retaining wall. She said it looked like the sidewalk on 40th street was not the right width; it needs to be at least five foot and four foot of greenspace between curb and sidewalk.

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

Mr. St. Amant said that in response to Ms. Hollingshead regarding the sidewalk wide, they are matching the current width of the sidewalk which is currently there to the north and the south.

Ms. Hollingshead said they would need to apply for a variance for deviation of sidewalk width.

Mr. St. Amant said they could modify the width of the sidewalk if that will address the comment.

Ms. Christie said that would take care of it.

Mr. Parsley again asked for questions or comments from the audience.

There were none.

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

VOTE:

YES: Parker, Parsley, Peters, Tyler, Austin, Compton, Covert, David, Mueller

NO: None

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

Board of Adjustment

A. B20-68 Jake Chavis
2643 Lowell Rd.
Variance for deviation of paved parking requirement
Presented by Bates and Associates

This was denied in conjunction with the large scale development by a vote of seven (7) no and two (2) yes.

B. B20-62 Kevin Lightburn
2100 Turner
Variance for deviation of off-site sign location
Presented by Kevin Lightburn

Mr. Lightburn was present to answer any questions or comments. He stated that he would like to add his sign to an existing sign at the corner of Turner and Robinson Avenue.

Mr. Parsley asked for Staff comments.

Ms. Christie wasn't sure where the sign was located.

Mr. Lightburn explained that he was replacing the sign that belonged to the furniture company with a sign for his boxing and fitness gym.

Mr. Ed Stith with the Buildings Department said that this is an off premise sign that has been for Dime's Meat Market for decades. He said when the furniture store was there they came before the Planning Commission with a similar request and now Mr. Lightburn would like to have his sign showing his business.

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

There were none.

Mr. Covert called for the vote.

VOTE:

YES: Parsley, Peters, Tyler, Austin, Compton, Covert, David, Mueller, Parker

NO: None

The variance was approved by a unanimous vote.

C. B20-63 Nadine Carfagno
1676 Windsor Ave.
Variance for deviation of front setback from 25' to 20', deviation Of side setback right side from 8' to 5' & variance of rear setback From 20' to 12'
Presented by John Taylor

Mr. Taylor was present to answer any questions or comments. He said that there are a couple of hardships on the lot. One is house to the south with the wall. He said that just bought the house in July and the fence (wall) was built onto their property. The other hardship, when you look at the curb, when the subdivision was put in the curb sets into their lot quite a bit. He said trying to build a house to the same standards in the neighborhood is difficult. He further stated that they are trying to put in a pool in the back which will be 12' by 26'. He said the reason they are asking for the front and back setbacks is to allow for the pool but on the front because of the curb the house will still line up with the other neighbors.

Mr. Parsley asked for Staff comments.

Ms. Christie said that this is a unique situation. The wall creates a problem with the title and Mr. Taylor said that they are taking care of it through their attorney.

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

There were none.

Ms. Mueller called for the question.

VOTE:

YES: Peters, Tyler, Austin, Compton, Covert, David, Mueller, Parker, Parsley

NO: None

The variance was approved by a unanimous vote.

D. B20-64 Ricardo Alarcon
4266 Ferns Valley Loop
Variance for deviation of rear setback from 20' to 11'
Presented by Ricardo Alarcon

Because of a utility easement issue Staff tabled this variance until it could be cleared up.

E. B20-66 Wendy Cooper
813 Hinshaw Dr.
Variance for deviation o9f front setback (Backus) from 30' to 25'
Presented by Wendy Cooper

Ms. Cooper was present to answer any questions or comments.

Ms. Christie said that Ms. Cooper wants to park her RV behind her house and access it off of Backus. She said Ms. Cooper already has the access off of the street and she wants to be a metal cover over it.

Ms. Cooper said that was correct.

Ms. Christie said that because of the size of the cover over it, it doesn't qualify as a temporary it has to be considered a permanent structure because of the size. She further stated that Ms. Cooper wants it to line up with the edge of her house.

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

There were none.

Ms. Mueller called for the vote.

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

The variance was approved by a unanimous vote.

F. B20-67 Smith and Walker Enterprises, LLC
2386 E. Emma Avenue
A. Variance for deviation to increase hours of operation to 24/7
B. Variance for deviation from utility requirement
Presented by Victor Smith

This was tabled per Staff so it can be heard in January along with the Conditional Use.

Waivers

A. W20-22 DSI Trucking Parking Lot
Waiver of street improvement requirements
SE corner of the intersection of Lowell Rd. & Victory Ln.
Presented by Bates & Associates

This was approved with a two year Bill of Assurance in conjunction with the large scale development.

Planning Director's Report

Planning Director Report 12-1-20

- ✓ Council actions in October
  - Approved
    - Replat – Lots 29-31 Block 9 – R.L. Hayes Subdivision
  - Rezoning approved for
    - Coar Basis, LLC – 3754 Butterfield Coach Road – A-1 to MF-12
    - J & I Partners, LLC – 3049 Robinson Ave – A-1 to C-2
  - Up held the Planning Commission's denial of the sidewalk waiver for Elroy Torres -- 4952 Old Wire Road
- ✓ Work Sessions
  - Contacted Arkansas Game and Fish about a tour of the J B and Johnelle Hunt Family Ozark Highlands Nature Center – will give tour need to know how many would be attending and potential dates.
  - No work session this month -- staff planning on having a draft design standards for airport hangers for review before the end of the year.
  - Reminder as discussed at the last work session new application procedures for large scale and non large scale development plans will be in place with the next submission deadline requiring complete application packages be submitted before they are placed on the meeting agenda. (includes site plan, colored elevations, lighting and landscaping plan, drainage report and plan, swppp)
  - Merry Christmas Springdale Event changed due to increasing number of Covid cases it was decided to offer a drive thru event only

    Drive through Dec 20th (same date) 3-5 pm Sam's Furniture off 48th Street – each employee and pc member to be given a nice gift, food will not be provided this year. Need to let Debbie or Rose know if you plan to attend by 5 pm tomorrow December 3rd at 5 pm, will not be able to add anyone after this date.

    Please give Randy Mullikin, his staff and all the sponsors a big round of thanks for doing so much work and making it possible to show their appreciation to the City of Springdale employees each year.

Adjourn

There being no further business the meeting was adjourned at 7:37 p.m.

Kevin Parsley, Chairman

Ben Peters, Secretary

Patsy Christie, Director
Planning and Community Development

Debbie Pounders, Recording Secretary

Chapter 56 - LANDSCAPE AND BUFFERS

ARTICLE I. - IN GENERAL

Secs. 56-1—56-25. - Reserved.

ARTICLE II. - LANDSCAPE AND BUFFERS

Sec. 56-26. - Purpose.

The purpose of this chapter is to ensure a minimum of open space and green area as an integral part of new development and to protect the health and welfare of its citizens through the regulation of landscaping of new multi family, commercial and industrial developments.

(Ord. No. 3306, 3-25-03)

Sec. 56-27. - Goals and objectives.

(a) *Goals.* Goals of this chapter include, but are not limited to, the following:

(1) To save trees on public property from indiscriminate destruction or unnecessary removal.

(2) To moderate the effects of sun, wind, and temperature changes.

(3) To filter pollutants from the air and release oxygen.

(4) To stabilize soil and prevent erosion.

(5) To preserve existing mature canopy where existing.

(6) To establish an education program providing information and guidelines for tree preservation and maintenance.

(b) *Objectives.* The following are objectives that this landscaping and open space chapter intends to accomplish:

(1) Landscaping would enhance the environmental and visual character of the community.

(2) Green space requirements preserve and stabilize the area's ecological balance by establishing a healthier environment.

(3) Green areas help to mitigate the negative effects of air and noise pollution by using plants as buffers.

(4) Landscaping should be an integral part of a development—not an afterthought. This chapter is designed to promote high quality developments, protect property values and public investment in our community.

(Ord. No. 3306, 3-25-03)

Sec. 56-28. - Definitions.

For purposes of this chapter the following definitions shall apply.

Berm means an earthen mound designed to provide visual interest, screen undesirable views, and/or decrease noise.

Buffer, perimeter landscape means a continuous area of land set aside along the perimeter of a lot in which landscaping is used to provide a transition between and reduce the environmental, aesthetic, and other impacts of one type of land use upon another.

Cultivated landscape area means planted areas that are frequently maintained by mowing, irrigating, pruning, fertilizing, etc.

Drip line means a vertical line extending from the outermost branches of a tree to the ground.

Ecosystem means a characteristic assemblage of plant and animal life within a specific physical environment, and all interactions among species, and between species and their environment.

Evergreen means a plant with foliage that persists and remains green year-round.

Ground cover means plants, other than turf grass, normally reaching an average maximum height of not more than 24 inches at maturity.

Hedge means a landscape barrier consisting of a continuous, dense planting of shrubs.

Irrigation system means a permanent, artificial watering system designed to transport and distribute water within the cultivated landscape area.

Landscape architect means as defined by the American Society of Landscape Architects; must be registered in the state of Arkansas.

Mulch means non-living organic and synthetic materials customarily used in landscaping design to retard erosion and retain moisture.

Open space shall be interpreted to mean:

All areas of natural plant communities or area replanted with vegetation after construction, such as revegetated natural areas; tree, shrub, hedge, or ground cover planting areas; and lawns; and

Other areas allowed to be counted as open space as per this Code.

Ornamental tree means a deciduous tree planted primarily for its ornamental value or for screening purposes; tends to be smaller at maturity than a shade tree.

Parking space means that portion of a vehicle accommodation area set aside for the parking of one vehicle.

Perimeter, landscaping means a five-foot green space strip which [surrounds] the entire property, not including where a landscaped street buffer is required.

Plant community means a natural association of plants that are dominated by one or more prominent species, or a characteristic physical attribute.

Plant species, prohibited means those plants species which are demonstrably detrimental to native plants, native wildlife, ecosystems, or human health, safety and welfare.

Preserve areas means vegetative areas required to be preserved by law.

Professional landscaper means landscape designer, nurseryman, horticulturist or other landscape professional whose primary business is that of installing and maintaining landscapes.

Screen means a method of reducing the impact of noise and unsightly visual intrusions with less offensive or more harmonious elements, such as plants, berms, fences, walls, or any appropriate combination thereof.

Shade tree means usually a deciduous tree—rarely an evergreen—planted primarily for its high crown of foliage or overhead canopy.

Shrub means a self-supporting woody perennial plant of low to medium height characterized by multiple stems and branches continuous from the base, usually not more than ten feet in height at its maturity.

Tree means any self-supporting woody perennial plant which has a D.B.H. of two inches or more and which normally attains an overall height of at least 15 feet at maturity, usually with one main stem or trunk and many branches. It may appear to have several stems or trunks as in several varieties of oak.

Understory means assemblages of natural low-level woody, herbaceous, and ground cover species which exist in the area below the canopy of the trees.

Vegetation, native means any plant species with a geographic distribution indigenous to all or part of the state of Arkansas. Plant species which have been introduced by man are not native vegetation.

Viable means when referring to a tree, shrub, or other type of plant, is a plant that, in the judgment of the planning official, is capable of sustaining its own life processes, unaided by man, for a reasonable period of time.

Woodlands, existing means existing trees and shrubs of a number, size, and species that accomplish the same general function as new plantings.

Xeriscape means landscape methods which conserve water through the use of drought-tolerant plant and planting techniques.

(Ord. No. 3306, 3-25-03)

Sec. 56-29. - Applicability.

The requirements of this chapter shall apply to all public, private, and institutional developments, other than single family residential or duplex residential developments, approved after the date (March 25, 2003) that this ordinance is adopted with the following exceptions:

(1) Previously approved developments which have been given a permit to begin building construction.

(2) Additions to existing structures that are under ten percent of the gross floor area of the building or 2,500 square feet, whichever is less.

(Ord. No. 3306, 3-25-03)

Sec. 56-30. - Submittal.

The following information is required on landscape plans in order for staff to review for compliance with this chapter.

(1) Location, general type, and quality of existing vegetation, including specimen trees;

(2) Existing vegetation to be preserved~~;~~

(3) Methods and details for protecting existing vegetation during construction and approved sediment control plan, if available;

(4) Locations and labels for all proposed plants;

(5) Plant lists or schedules with the botanical and common names, quantity, spacing and size of all proposed landscape material at the time of planting;

(6) Location and description of other landscape improvements such as earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights, and courts or paved areas; ~~and~~

(7) Planting and installation details as necessary to ensure conformance with all required standards~~.~~;

(8) Guarantee from the developer that all plant materials will be warranted for a period of 24 months from the time of installation. If any of the material should fail to survive during that period it would be replaced during the appropriate planting season.

(Ord. No. 3306, 3-25-03)

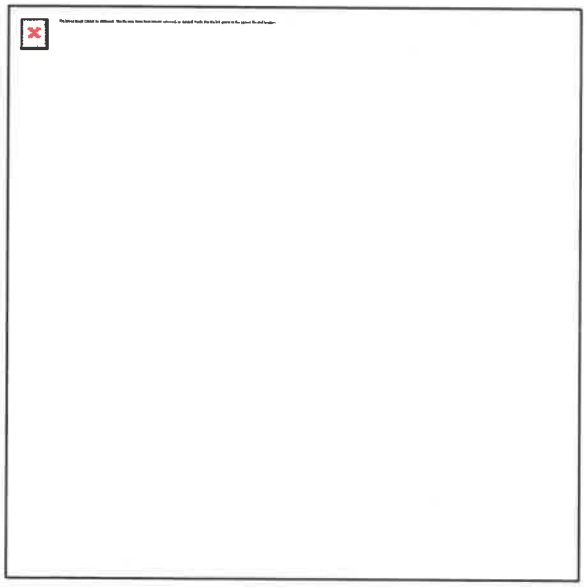
Sec. 56-31. - Street frontage, interior, and perimeter.

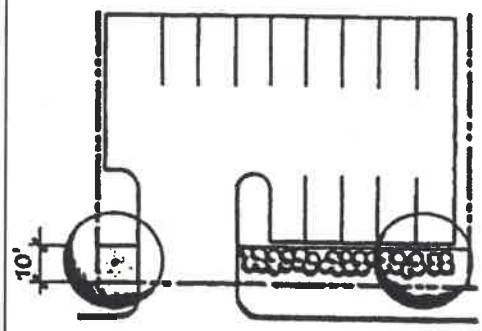
Each development is required to address all three areas in the landscaping plan as it pertains to the particular site. The landscaping plan must include plantings and green space along all street right-of-ways, between lots with adjacent parking lots and also within the interior of the parking areas as the requirements apply to the individual site. The text and diagrams below explain the options that the applicant has for the site. Exemptions from these requirements are addressed in section 56-29.

(1) *Landscaped street frontage buffer.*

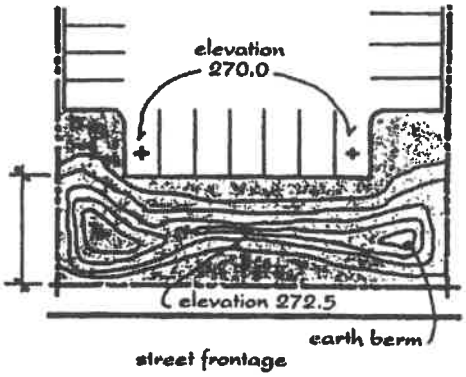
a. The landscaped street buffer serves two primary purposes: when a parking lot is located adjacent to a public right-of-way, a strip of landscaping helps shield projecting headlights that may impair the vision of passing motorist or pedestrians therefore creating a safer environment; it also provides an aesthetically pleasing transition from the public right of way to private property.

b. The site plan for any development, other than those exempt in section 56-29 must show a landscaped street buffer along all public rights-of-way. The applicant may choose among five options illustrated below, choosing one or a combination of several to meet the particular site constraints of the development.

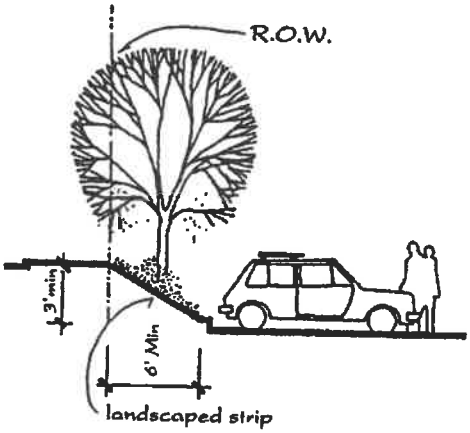




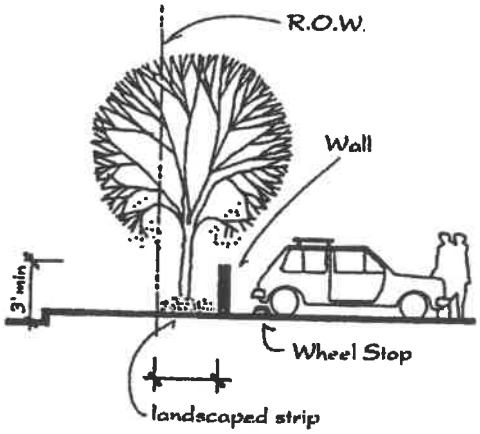
Option 1: A minimum buffer of ten feet in width, planted with a minimum of one shade tree and seven shrubs per 25 linear feet of street frontage.



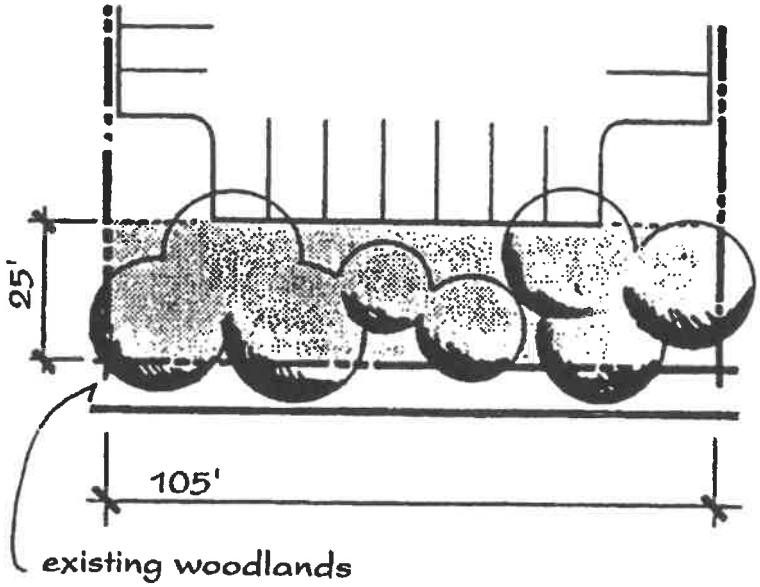
Option 2: Earth berms, at least two and one-half feet higher than the finished elevation of the parking lot, planted with a minimum of one shade tree and three shrubs per 25 linear feet of street frontage, with no set dimension.



Option 3: A six-foot landscaped street buffer with three feet of fall that includes a minimum of one shade tree and three shrubs per 25 linear feet of street frontage.



Option 4: A three-foot high wall made of brick, stone, or finished concrete along with five-foot buffer area including one shade tree per 25 linear feet along street frontage.



Option 5: A landscaped buffer area with existing woodlands maintained in 25-foot strip along the street frontage.

(2) *Interior parking lot landscaping requirements.*

a. The parking lot landscaping requirement serves several purposes: it provides necessary green space to give relief to expansive parking areas with nothing but asphalt, and the trees provide shade and serve as windbreaks. Planting islands assist with vehicular circulation.

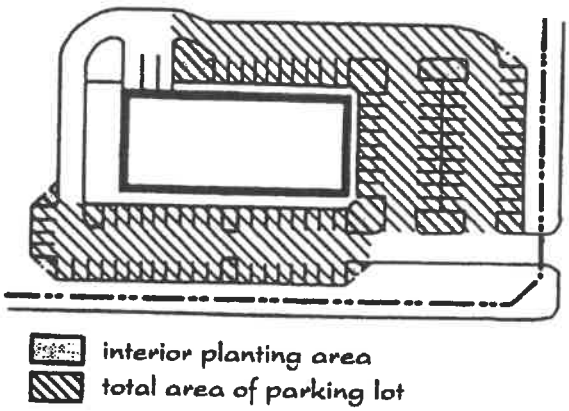
b. The site plan for any development, other than those exempt in section 56-29 must show interior parking lot landscaping. A sliding scale to determine the amount of green area per lot has been included in order for the applicant to include these landscaping requirements as an integral part of the site development.

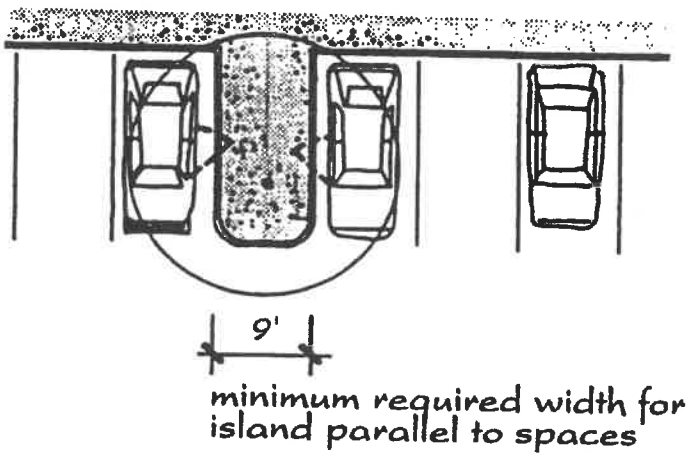
Total Area of Parking Lot Area	% Total Area of Lot for Interior Planting (excluding building and interior planting islands)(including the street frontage buffer, perimeter strip and the travel lanes)
3,000—49,999 sq. ft.	8
50,000—149,000 sq. ft.	10
150,000 sq. ft. or larger	15

c. The diagram in subsection (d) illustrates what areas of the vehicle accommodation area are considered when determining the total area of the parking lot. The square footage of all

areas within the parking lot's perimeter are counted, including the planting islands required, curbed areas, corner lots, parking spaces and all interior driveways and aisles except those with no parking spaces located on either side. Landscaped areas outside the parking lot may not be used to meet the interior planting requirement. The total amount of green space for the interior lot is determined by figuring eight percent, ten percent, or 15 percent of the total parking lot area as explained above.

d. Planting islands are required as a part of the green space percentage in the interior parking lot area. The diagram below illustrates the parking island dimensions. The dimensions of a parking island must be a minimum of nine feet by 19 feet, the same as a parking space, and must be curbed to protect the landscaping and trees. One parking island required for every 15 parking spaces determined for that use group from the minimum parking standard identified in the use unit section of the zoning ordinance. If 13 or more spaces remain, an additional parking island is required. The planting islands must be evenly spaced among the parking spaces in the lot and serve as vehicular delineators whenever possible. In parking lots over 150,000 square feet, the number of parking islands can be reduced but the total square footage of green space must remain according to the requirements.

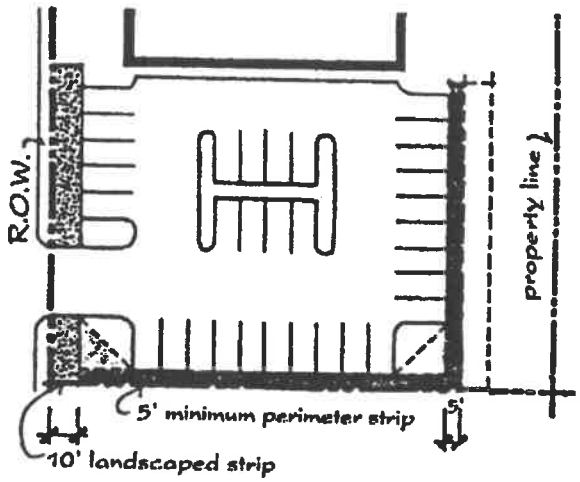




e. Trees are required to be planted in the interior parking area to offer shading from the heat and sun. One tree per planting island is required for the interior parking area with the balance planted in grass or other vegetation. These trees must be planted within the island and a four-foot clearance should be left for car doors to open from adjacent parking spaces.

f. Plant materials at vehicular entrances should be located so as to maintain safe sight distances and protect from vehicular lubricants or fuels.

(3) *Perimeter landscaping other than street frontage.* Perimeter landscaping requirements define parking areas and prevent two adjacent lots from becoming one large expanse of paving. When perimeter landscaping is required, the diagram below illustrates this concept. At minimum, 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.



a. The perimeter landscaping requirement does not preclude the need for vehicular access to be provided between lots.

b. The five-foot perimeter strip is required for each development regardless if one is already in place from an adjacent, developed lot.

c. No pavement may extend within five feet of the property line on any lot unless it is included with an ingress/egress location.

(Ord. No. 3306, 3-25-03)

Sec. 56-32. - Landscape installation.

(a) Standards have been established for installation of all plant materials within the city. These requirements must be followed in order to receive approval of the site work and final occupancy or approval of the development. The planning and community development director or other person designated by him has the authority to deny the issuance of a final occupancy permit until landscaping is installed according to the requirements of this chapter and to the satisfaction of the site inspector.

(b) Temporary occupancy permits may be issued by the building inspector for weather related delays in the completion of a project. The developer shall deposit with the city clerk a surety bond, letter of credit, or cash for 150 percent of the cost of remaining improvements as approved by the director of the planning and community development division. The builder must request a final inspection and make every attempt to finish the project and provide a time frame for completion that both parties must agree upon.

(Ord. No. 3306, 3-25-03)

Sec. 56-33. - Minimum tree and shrub planting requirements.

(a) Trees shall not be placed where they interfere with site drainage or where they shall require frequent pruning in order to avoid interference with power lines. A minimum of 75 percent of all required trees shall be shade trees.

(b) Immediately upon planting, trees shall be a minimum of eight feet tall and shall have a minimum caliper (widest width of trunk) of two inches.

(c) When more than ten trees are to be planted to meet the requirements of this chapter, a mix of species shall be provided. The number of species to be planted shall vary according to the overall number of trees required to be planted. The minimum number of species to be planted is listed in the table below. Species shall be planted in proportion to the required mix. This species mix shall not apply to areas of vegetation required to be preserved by law.

Required Species Mix Required Number of Trees	Minimum Number of species
11—20	2
21—30	3
31—40	4
41+	5

(d) Hedges, where required, shall form a solid continuous visual screen of at least three feet in height immediately upon planting and shall be spaced 18 inches on center. Hedge plantings shall be maintained so as not to exceed a height of six feet.

(Ord. No. 3306, 3-25-03)

Sec. 56-34. - Additional landscape treatment.

(a) All interior landscaped areas not dedicated to trees or to preservation of existing vegetation shall be landscaped with grass, ground cover, shrubs, or other appropriate landscape treatment. Gravel or other pavement shall not be considered appropriate landscape treatment.

(b) Safe sight distances at intersections and points of access must be maintained.

(c) Except as provided below, all landscape areas at the front line of off-street parking spaces may be protected from encroachment or intrusion of vehicles through the use of wheel stops. Wheel stops shall have a minimum height of six inches above finished grade of the parking area. Wheel stops shall be properly anchored and shall be continuously maintained in good condition by the property owner. Wheel stops shall not be placed in locations of anticipated pedestrian traffic.

(d) Trees and other vegetation shall be planted in soil and climatic conditions which are appropriate for their growth habits. Plants used in the landscape design shall to the greatest extent be:

(1) Appropriate to the conditions in which they are to be planted;

(2) Have non invasive growth habits;

(3) Encourage low maintenance, high-quality design; and

(4) Be otherwise consistent with the intent of this chapter

(e) Replacement requirements for vegetation that is required to be planted or preserved by this chapter shall be replaced with equivalent vegetation if it is not living within 24 months of installation. Preserved trees for which credit was awarded but which subsequently die, shall be replaced by the requisite number of living trees according to the standards set forth in this chapter.

(Ord. No. 3306, 3-25-03)

Sec. 56-35. - Enforcement and maintenance.

(a) The planning and community development director or a person designated by him has the authority to enforce the requirements of this chapter. Final occupancy permits and/or final plats will be held for those who fail to complete landscaping requirements. Once approved, the applicant is required to guarantee the plants for 24 months or they must be replaced by the owner. The property owner will maintain all trees and vegetation.

(b) Temporary occupancy permits may be given to tenants from November 1 to March 1 if inclement weather delays completion of project. These requests must be approved by the planning and community development director.

(Ord. No. 3306, 3-25-03)

Sec. 56-36. - Alternative methods of compliance.

An application for alternative landscaping schemes is justified only when one or more of the following conditions apply:

(1) The sites involve space limitation or unusually shaped parcels.

(2) Topography, soil, vegetation, or other site conditions are such that full compliance is impossible or impractical.

(3) Due to a change of use of an existing site, the required buffer yard is larger than can be provided.

(4) Safety considerations require a change.

The applicant shall describe in a letter to the planning department which of the requirements set forth in the manual will be met with modifications which project conditions justify using alternatives, and how the proposed measures equal or exceed normal compliance. These requests must be approved by the planning and community development director.

(Ord. No. 3306, 3-25-03)

Sec. 56-37. - List of recommended trees and shrubs.

The following lists indicate plantings which will meet the landscaping requirements of this chapter. The lists are by no means comprehensive and are intended merely to suggest the types of flora which would be appropriate for screening and shading purposes. Plants were selected for inclusion on these lists according to four principal criteria:

(1) General suitability for the climate and soil conditions for this area,

(2) Ease of maintenance,

(3) Tolerance of city conditions,

(4) Availability from area nurseries.

When selecting new plantings for a particular site, a developer should first consider the type of plants which are thriving on or near that site. However, if an introduced species has proven highly effective for screening or shading in this area, it too may be proper selection.

TREE CHOICES

Evergreen:

American Holly

Austrian Pine

Japanese Black Pine

Norway Spruce

Colorado Blue Spruce

Cherry Laurel

Deciduous:

Eastern Redbud

Flowering Dogwood

Flowering Crabapple

Golden Rain Tree

Purple Plum

Thornless Honeylocust

Littleleaf Linden

Norway Maple

Red Maple

Sugar Maple

Cherry

Gingko

Oak Family

SHRUBS

Evergreen:

Creeping Juniper

Shore Juniper

Pfitzer Juniper

Foster Holly

Helleri Holly

Youpan Holly

Wintergreen Barberry

Japanese Holly

Inkberry Holly

Abelia

Euonymus

Nandina

Viburnum

Deciduous:

Mugo Pine

Viburnum

Cotoneaster

Azalea

Japanese Barberry

Flowering Quince

Spirea

Forsythia

Viburnum

SPACING

Plant size	From corners	From walls	Distance for mass planting
Small	8′	12′	6—12′
Medium	12′	15′	16—30′
Large	16′	20′	30—40′

(Ord. No. 3306, 3-25-03)

Sec. 56-38. - Screening.

(a) Every development shall provide sufficient screening so that neighboring properties are shielded from any adverse external effects of that development and the development is shielded from the negative impacts of adjacent uses such as major streets or railroads.

Table of Screening Between Incompatible Uses

	Single Family	Duplex	Multi Family	Commercial	Industrial
Single Family	None	Semi-Opaque	Opaque	Opaque	Opaque
Duplex/Townhouse	Broken	None	Broken	Opaque	Opaque
Multi-Family	Opaque	Broken	None	Semi-Opaque	Opaque
Commercial	Opaque	Opaque	Semi-Opaque	None	Broken
Industrial	Opaque	Opaque	Opaque	Broken	None

(b) Description of screens. The following three basic types of screen are hereby established and are used as the basis for the table of screening requirements set forth above:

(1) *Opaque screen, type A.* A screen that is opaque from the ground to a height of at least eight feet, with intermittent visual obstructions from the opaque portion to a height of at least 20 feet. An opaque screen is intended to exclude all visual contact between uses and to create a strong impression of spatial separation. The opaque screen may be composed of a wood, masonry, or framed metal wall, landscaped earth berm, planted vegetation, or existing vegetation. See examples below. Materials not allowed for screening walls include plywood, scrap lumber, wood pallets, chicken wire, concertina wire, fabric (which includes plastic, tarps, vinyl, or other sheeting or similar material), chain link slats, or fiberglass panels. Fence posts and supports must be installed on the side of the screening wall that faces the lot being screened. Concertina wire is not allowed when screening between residential uses. Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species, or field observation of existing vegetation. The opaque portion of the screen must be opaque in all seasons of the year. At maturity, the portion of intermittent visual obstructions should not contain any completely unobstructed openings more than ten feet wide. The portion of intermittent visual obstructions may contain deciduous plants.

(2) *Semi-opaque screen, type B.* A screen that is opaque from the ground to a height of three feet, with intermittent visual obstruction from above the opaque portion to a height of at least 20 feet. The semi-opaque screen is intended to partially block visual contact between uses and to create a strong impression of the separation of spaces. The semi-opaque screen may be composed of a wall, fence, landscaped earth berm, planted vegetation, or existing vegetation. Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species, or field observation of existing vegetation. At maturity, the portion of intermittent visual obstructions should not contain

any completely unobstructed openings more than ten feet wide. The zone of intermittent visual obstruction may contain deciduous plants.

(3) *Broken screen, type C.* A screen composed of intermittent visual obstructions from the ground to a height of at least 20 feet. The broken screen is intended to create the impression of a separation of spaces without necessarily eliminating visual contact between the spaces. It may be composed of a wall, fence, landscaped earth berm, planted vegetation, or existing vegetation. The screen may contain deciduous plants.

(Ord. No. 3306, 3-25-03; Ord. No. 5022 , § 1, 3-8-16)

Sec. 56-39. - Variances.

The planning commission may approve variances and, thereby, authorize a property owner and/or developer to depart from the literal requirements of this chapter, where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of this chapter, the planning commission may grant requests for variances of any requirements of this chapter according to the following guidelines:

(1) The planning commission may modify such requirements to the extent deemed just and proper so as to relieve such difficulty or hardship, provided that such relief may be granted without detriment to the public interest.

(2) When the applicant can show that his or her property was acquired in good faith and where by reason of the exceptional narrowness, shallowness, size or shape of a specific piece of property, or where by reason of exceptional topographic conditions or other extraordinary situation or condition of the piece of property, the strict application of such provisions would prohibit or unreasonably restrict the use of the property, and the planning commission is satisfied that the granting of a variance would alleviate a demonstratable hardship, as distinguished from a special privilege or convenience sought by the applicant, such variance may be granted; provided that all variances shall be in harmony with the intended purpose of this chapter.

(3) The board of adjustment shall hold a public hearing on the proposed variance, after:

a. At least seven days' notice of the time, place, and request is made to the public prior to the meeting by being given in a newspaper of general circulation in the city.

b. The planning department will post notice of public hearing sign(s) on said property for which a public hearing has been set at least ten days prior to the hearing indicating the date and time of the hearing. Such signs shall be clearly visible, unobstructed to the passing general public, and posted on or near the front property line.

c. The adjacent property owners of the property seeking the variance have been notified by certified mail, return receipt requested, at least ten days prior to the public hearing in accordance with the following:

1. An affidavit is submitted stating that notice has been given to all adjacent property owners of the property subject to the variance after the application has been accepted and placed on the planning commission agenda.

2. The petitioner shall be responsible for providing such notice by certified mail, return receipt requested, to the last known address of such record owner(s) as shown in the records of the assessor's office for the county in which the adjacent property is located.

3. The required affidavit and supporting exhibits (mailing receipts, list of adjacent property owners and a copy of the notice) shall be filed with the planning office no later than seven days prior to the meeting date.

d. The city has sent notice at least ten days prior to the hearing by way of the Springdale Alert Notification System to all subscribers within a one mile radius from the property who have opted to receive such notices,

e. The minutes of the meeting will be a part of the minutes of the entire planning commission meeting.

Appeal from decision. Any party aggrieved by the decision of the planning commission in granting or denying a variance may appeal the decision to the city council within 30 days of the planning commission's decision by giving notice thereof to the city clerk.

(Ord. No. 3306, 3-25-03; Ord. No. 5197, § 1, 8-8-17; Ord. No. 5204, 8-22-17)

Sec. 56-40. - Expansions.

When a building or structure erected prior to April 1, 1999 and use occurring on December 31, 2001 shall have and will undergo any increase in number of gross floor area, dwelling units, or change in use unit designation the existing facility and all additional facilities shall be brought into compliance as a condition for obtaining a certificate of occupancy and business license.

(Ord. No. 3306, 3-25-03)

Sec. 56-41. - Installation to be as provided in applications, plans and permits.

Building permits issued on the basis of plans and applications approved by the building inspector authorize only the arrangement and construction set forth in such approved plans and applications, and no other use, arrangement, or construction. Arrangement or construction at variance with that authorized shall be deemed a violation of this chapter, and punishable as provided by section 1-9. Subsequent lawful changes of use shall not be deemed a violation.

(Ord. No. 3306, 3-25-03)

Staff Use Only

☐ Fee Paid ($75) ☐Cash ☐Check ☐CC
☐ Warranty Deed
☐ Authorization of Representation
☐ Drawing/Photo or Other Exhibit

File # B20-67

☐ *A "Notice of Violation" was issued to the Applicant/Property Owner by Code Enforcement.*

APPLICATION FOR VARIANCE
ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Applicant's Name: Smith and Walker Enterprises LLC

Applicant's Mailing Address:

73 Turpentine Creek Ln
Street Address or P.O. Box

Eureka Springs, AR 72632
City, State & Zip Code

(479) 253-3718
Telephone Number

Property Owner's Name
(If different from Applicant): Steve Bryant

Property Owner's Mailing Address:
(If different from Applicant):

1386 E. Emma Ave
Street Address or P.O. Box

Springdale, AR 72764
City, State & Zip Code

(479) 200-5561
Telephone Number

Address of Variance Request: 1386 E. Emma Ave Springdale, AR 72764

Zoning District: C2

The following information should be attached to this application:

1. $75.00 Fee
2. Warranty Deed
3. Authorization of Representation *(If the Property Owner will not be present at the meeting.)*
4. Drawings, Photos, or Other Exhibit
5. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be

sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the Planning Department has accepted the application and the date of the public hearing has been confirmed.

6. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) shall be filed with the Planning Office no later than seven (7) days prior to the meeting date.

SETBACK VARIANCES:

☒ *Not Applicable*

*Please complete the following to apply for a setback variance. Required setbacks vary by zoning district, please **contact staff** to determine the required setback.*

Required: Front: 50 ft Side: 50 ft Back: _____
(This is the minimum required by the Springdale Code of Ordinance)

Requested: Front: 90 Side: 30 ft Back: _____
(if granted what the setback would be.)

Variance: Front: 40 ft Side: 20 ft Back: _____
(The difference between the "Required" and the "Requested" setback)

VARIANCES OTHER THAN SETBACK:

☐ *Not Applicable*

Use the space below to describe the variance request. If possible please reference the applicable section of the Springdale Code of Ordinance. Attach a separate sheet if needed.

Hours of Operation - 24/7 - deviation from operating between hours of 7AM to 10 pm

deviation of utility requirement to hook up to power & water

*The Zoning Board of Adjustment, after a hearing, may vary the application of certain provisions of the Springdale Code of Ordinance. The variance can be granted when, in the Board's opinion, the specific case will not be contrary to public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance would result in unnecessary hardship, and also finds **ALL of the following:***

The Applicant must respond to items 1, 2, and 3.

1. That special conditions and circumstances exist which are particular to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. **Use the space below to describe to the Board of Adjustment the special conditions and circumstances that exist on the property (attach a separate sheet if necessary):**

2. That the literal interpretation of the provision of the Springdale Code of Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district. **Use the space below to explain the rights of which the applicant is being deprived (attach a separate sheet if necessary):**

1) we want to be visable to oncoming traffic; the property owners back set back is fenced in

2) Like ice machines or atms, we would like to offer our services 24/7 as it is a self-service

3. That the special conditions and circumstances do not result from the actions of the applicant. **Use the space below to explain how the special conditions or circumstances occurred (attach a separate sheet if necessary):**

4. That granting the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.

5. That the variance granted is the minimum variance that will make possible that reasonable use of the land, building or structure.

6. That the granting of the variance will be in harmony with the general purpose and intent of this ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

VERIFICATION

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

Applicant Signature*

Property Owner Signature*
(If different from Applicant)

Applicant Signature*

Property Owner Signature*
(If different from Applicant)

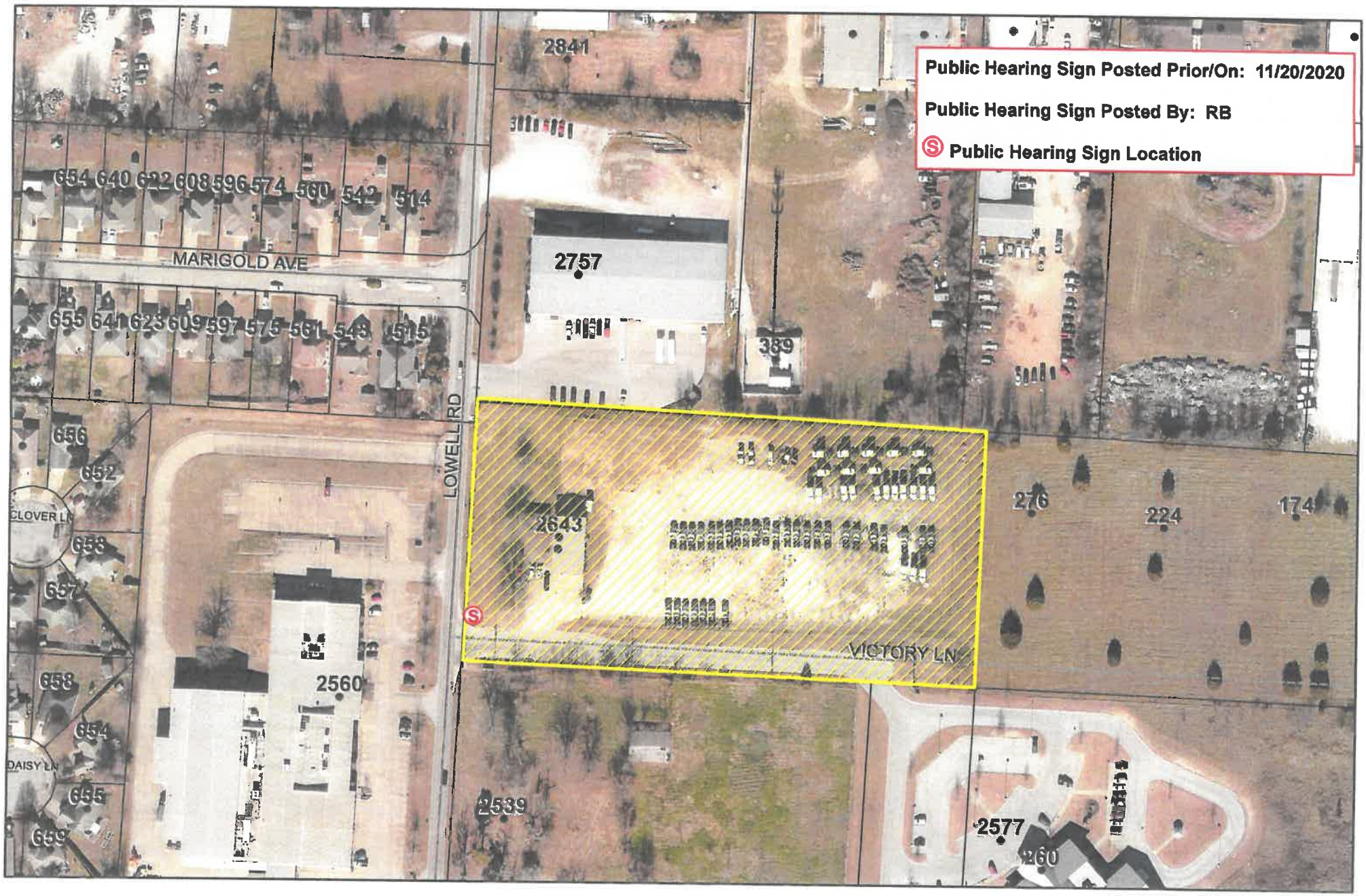
**If the Applicant or Property Owner is a Trust (Living, Revocable, etc.) or a corporation (Inc., LLC, LLP, etc) or another type organization provide staff with documentation stating that the person signing the application is authorized to do so.*

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 9th day of November, 2020.

CHANCE COMBS
Notary Public-Arkansas
Washington County
My Commission Expires 04-08-2025
Commission # 12404188

Notary Public



N

0 30 60 120 180 240 Feet

For Location Reference Only

FILE NO. B20-67
APPLICANT: Smith and Walker Enterprises, LLC
REQUEST: Variance of deviation for (a) hours of operation and (b) utility requirement

PLANNING COMMISSION MEETING
December 1, 2020

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PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: January 5, 2021

Re: **R20-49 Rezone**

A request by Dilpreet Singh for Planning Commission approval of a zone change from Agricultural District (A-1) to General Commercial District (C-2) for a tract of land containing 1.01 acre tract.

LOT LOCATION AND SIZE
The 1.01 acre tract is located approximately 600' south of the intersection of Elm Springs Road and 40th Street, located behind 700 N. 40th Street.

A vicinity map is attached.

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

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

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

(1) Accessory buildings, including private garages, storage facilities and children's playhouses.

(2) Private greenhouses.
(3) Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

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

AREA REGULATIONS

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

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

REQUESTED ZONING

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

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

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

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

HEIGHT REGULATIONS

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

AREA REGULATIONS

SETBACKS:

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

GREENSPACE

Each developed lot shall provide and maintain:

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

OFF-STREET PARKING

See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The tract is undeveloped. The tract is included in the Heyer Park Large Scale Development Plan. The area to the east contains a commercial use in C-2 zone. The tract to the north, south, and west is undeveloped in C-2 zoning.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates Commercial.

The Master Street Plan indicates 40th Street as a minor collector.

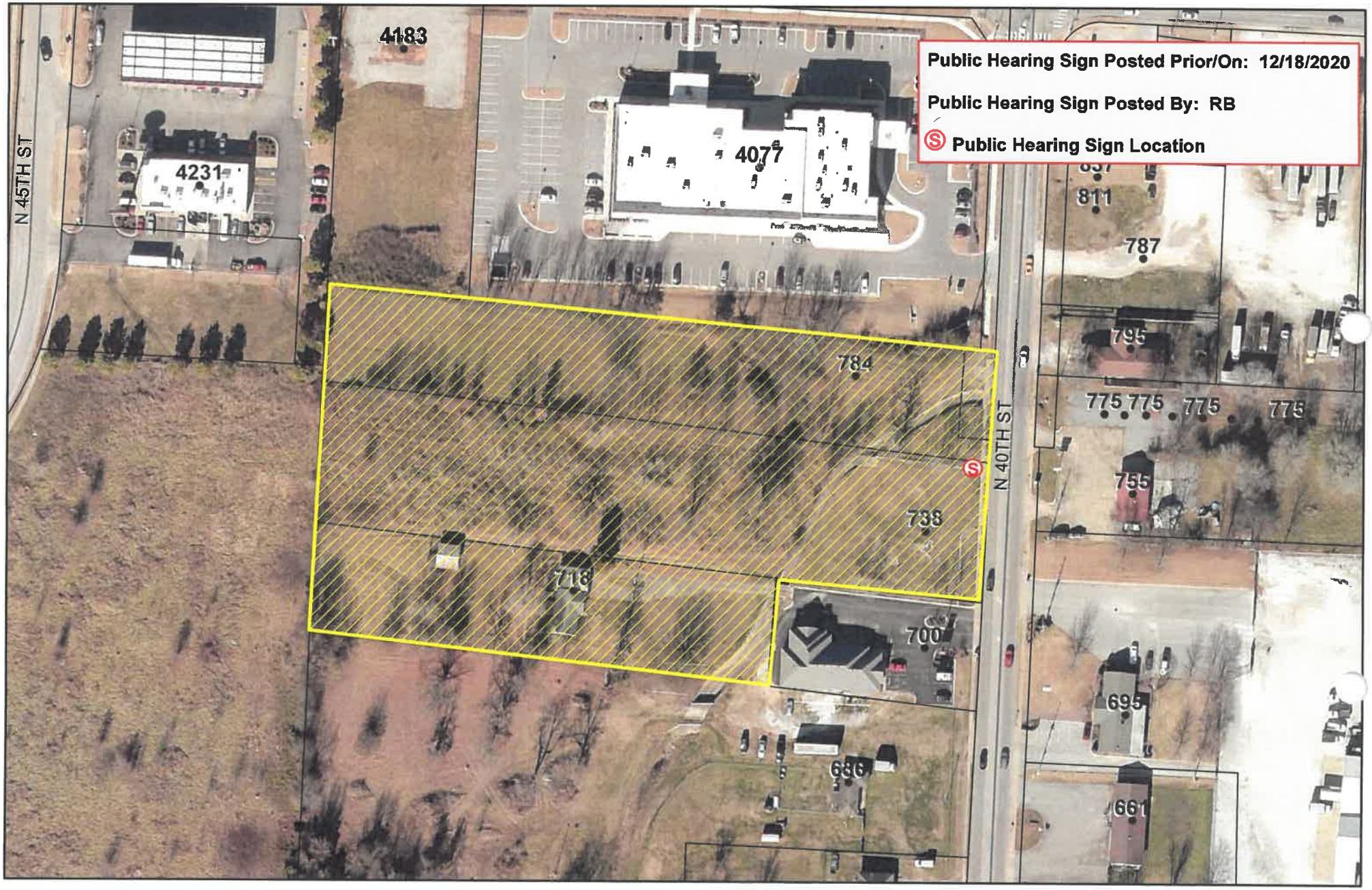
STAFF COMMENTS AND RECOMMENDATIONS

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

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

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

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



N

0 25 50 100 150 200 Feet

For Location Reference Only

FILE NO. R20-49
APPLICANT: Dilpreet Singh
REQUEST: Rezone parcels from A-1 to C-2

PLANNING COMMISSION MEETING
January 5, 2021

File No. R20-49

PETITION FOR REZONING

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

Legal Description:

Parcel # 815-29800-060, also known as:

PT NE SE NE 1 AC (440 X 100)

FURTHER DESCSCRIBED FROM 2020-7133 AS:

Part of the SE of the NE of Section 33, Township 18 North, Range 30 West, Washington County, Arkansas, and being more particularly described as: Commencing at the NE Corner of the of the NE of said Section 33, said point being in the roadway of N 40th Street, thence along said roadway S02°23'53"W 559.86 feet; thence leaving said roadway N87° 05'09"W 220.01 feet to the Point of Beginning; thence S02°23'53"W 100.00 feet; thence N86°
57'07"W 439.37 feet; thence N02°20'42"E feet to the Point of Beginning,containing 55,677.36 square feet, or 1.01 acres, more or less.

Layman's Description: Approximately 600 feet south of the intersection of Elm Springs Road and North 40th Street. Located behind (west) of 700 North 40th 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) A-1

TO (proposed zoning) C-2

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

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

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

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: All areas adjacent to the site are currently zoned C-2 or C-5.

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

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

Authorized Representative: Morrison-Shipley Engineers, Inc.

Address: 5704 Euper Lane, Suite 200, Fort Smith, AR 72901

PETITIONER/OWNER Dilpreet Singh

MAILING ADDRESS: 6405 S 35TH ST, ROGERS, AR 72758

TELEPHONE: 479.721.1649 DATE: 10-29-2020

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

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

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

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: All areas adjacent to the site are currently zoned C-2 or C-5.

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

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

Authorized Representative: Morrison-Shipley Engineers, Inc.

Address: 5704 Euper Lane, Suite 200, Fort Smith, AR 72901

PETITIONER/OWNER Dilpreet Singh

MAILING ADDRESS: 6405 S 35TH ST, ROGERS, AR 72758

TELEPHONE: 479.721.1649 DATE: 10-29-2020

NOTICE OF PUBLIC HEARING BEFORE THE SPRINGDALE PLANNING COMMISSION ON AN APPLICATION TO REZONE PROPERTY

To All Owners of land lying adjacent to the property at:

Location: 718 North 40th (Parcel #815-29800-060)

Owned by: Dilpreet Singh

NOTICE IS HEREBY GIVEN THAT an application has been filed for zoning of the above property requesting a change of zone classification from: A-1 _____ which permits use of the property as: agricultural uses

to: C-2 which permits use of the property as: commercial uses

If approved, the rezoning will occur only upon the property described above. ***It will not change the zoning or permitted uses on neighboring properties.***

The Purpose of this request is to : (1) Build; (2) Develop; (3) Sell after rezoning.
Explanation: Develop property for commercial use.

A public hearing on said petition to rezone will be held by the Springdale Planning Commission in the Council Chambers at the City Administration Building, 201 N. Spring Street, on December 1, 2020 at 5:00 p.m.

All parties interested in this matter may appear and be heard at said time and place or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the Planning Office, Room 214, City Administration Building, 201 North Spring Street, 750-8588, and to review the application and discuss the same with the Planning Staff.

VERIFICATION

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

SIGNATURE
(Property Owner)

(Property Owner) Dilpreet Singh

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 12 day of November, 2020.

TAMMIE LUNSFORD NOTARY PUBLIC ARKANSAS BENTON COUNTY 12694577 EXPIRES 7-19-2025

Notary Public

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PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: January 5, 2021

Re: **R20-50 Rezone**

A request by Almaraz SPE, LLC, Antonio Almaraz for Planning Commission approval of a zone change from General Commercial District (C-2) to Open Display District for a tract of land containing 7.58 acres.

LOT LOCATION AND SIZE
The 7.58 acre tract is located at 1300 N. Thompson Street, Northwest corner of the intersection of N. Thompson Street and Backus Avenue.

A vicinity map is attached.

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

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

ACCESSORY USES
See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

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

HEIGHT REGULATIONS

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

AREA REGULATIONS

SETBACKS:

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

GREENSPACE

Each developed lot shall provide and maintain:

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

OFF-STREET PARKING

See Article 7 of this chapter.

REQUESTED ZONING

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

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

DEVELOPMENT CRITERIA

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

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

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

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

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

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

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

When a conditional use is proposed in a C-5 district a site plan review shall be required. See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

There shall be no maximum height limits in C-5 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

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

SETBACKS:

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

GREENSPACE

Each developed lot shall provide and maintain:

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

OFF-STREET PARKING

See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The tract contains commercial structures. The area to the north contains an industrial use in I-1 zoning. The area to the east and west contain commercial uses in C-2 and C-5. The area to the south contains a commercial use in C-2 and O-1 districts and a single family dwelling in a MF-12 district.

LAND USE PLAN AND MASTER STREET PLA

The adopted Comprehensive Land Use Plan indicates commercial.

The Master Street Plan indicates Thompson Street as an arterial and Backus Avenue as a minor collector.

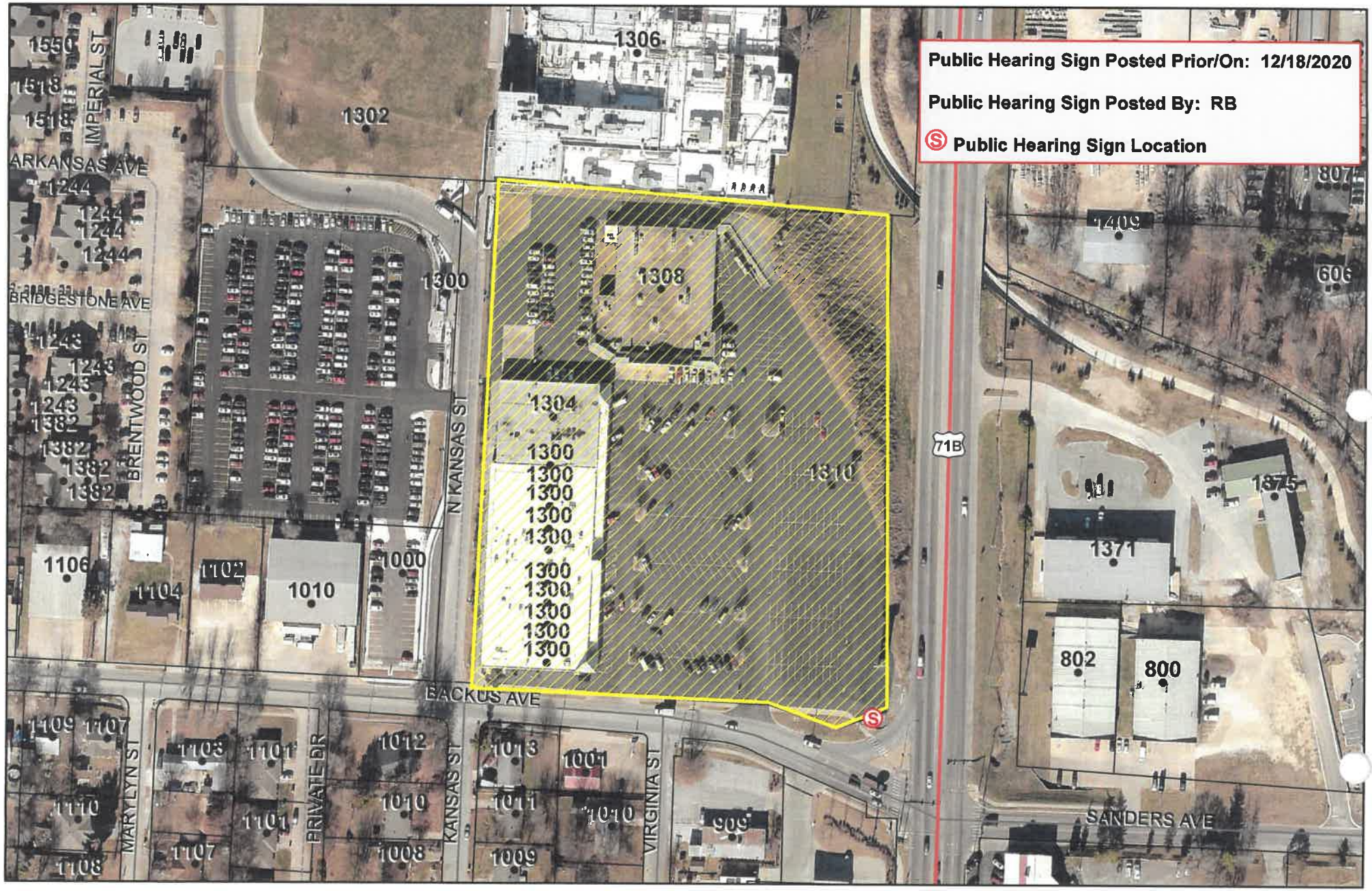
STAFF COMMENTS AND RECOMMENDATIONS

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

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

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

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



N

0 30 60 120 180 240 Feet

For Location Reference Only

FILE NO. R20-50
APPLICANT: Almarz SPE, LLC
REQUEST: Rezone parcels from C-2 to C-5

PLANNING COMMISSION MEETING
January 5, 2021

File No. R20-50

PETITION FOR REZONING

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

Legal Description:

See exhibit A

Layman's Description:

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

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

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

FROM (current zoning) C-2

TO (proposed zoning) C-5

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

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

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

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: The effects should be minimun since main focus is for possible eating businesses.

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

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

Authorized Representative: N/A

Address: **Almaraz SPE LLC**
1900 West Huntsville Avenue
Springdale, AR 72762

PETITIONER/OWNER: Antonio Almaraz

MAILING ADDRESS: 1900 W Huntsville Ave

TELEPHONE: 479 799 1984 DATE: 10/15/2020

VERIFICATION

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

Antonio A Imaraz
(Property Owner)

Lidia A Imaraz
(Property Owner)

State of Arkansas)
) ss.
County of Washington)

OFFICIAL SEAL
RICARDO BALLESTEROS
NOTARY PUBLIC . ARKANSAS
WASHINGTON COUNTY
COMMISSION #12347533
COMMISSION EXP. 02/03/2027

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 15 day of Oct, 2020.

Notary Public

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PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: January 5, 2021

Re: **R20-51 Rezone**

A request by Dream Structures, LLC, Steven K. Fisher for Planning Commission approval of a zone change from Agricultural District (A-1) and Low Density Single Family Residential District (SF-1) to Medium Density Multi-family Residential District (MF-12) for a tract of land containing 4.7 acres.

LOT LOCATION AND SIZE
The 4.7 acre tract is located on the north side of County Line Road between Lowell Road and Oak Street.

A vicinity map is attached.

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

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

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

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

SITE PLAN REVIEW

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

AREA REGULATIONS

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

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

EXISTING ZONING

The existing zoning on this tract is a SF-1 Low Density Single Family Residential District. The district is established in order to provide areas in the city for development of single-family residences on lots not less than ten thousand (10,000) square feet in area with a minimum frontage on a public street of eighty (80) feet.

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

ACCESSORY USES

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

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

SITE PLAN REVIEW

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

HEIGHT REGULATIONS

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

AREA REGULATIONS

(1) LOT AREA. There shall be a lot area of not less than ten thousand (10,000) square feet. In addition, there shall be a minimum lot width of not less than eighty (80) feet on a public street at the front setback line.
(2) DENSITY. less than four (4) units per acre.
(3) FRONT SETBACK. There shall be a front setback having a depth of not less than thirty (30) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty (30) feet.
(4) SIDE SETBACK. There shall be a side setback on each side of the lot having a width of not less than eight (8) feet.
(5) REAR SETBACK. There shall be a rear setback having a depth of not less than twenty (20) feet.

	LOT MINIMUMS		SETBACKS				
	Widths	Area (sq. ft.)	Front	Back	Side		
					Interior	Corner	
						Interior	Exterior
One Family	80	10,000	30	20	8/8	8	30
Zero-lot line	80	10,000	30	20	16/0	16/0	30

BUILDING AREA

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

REQUESTED ZONING

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

Uses permitted: - 1, 8, 10, 11, 13, 29
Conditional Uses Permitted on Appeal: - 2, 3, 4, 9, 12, 28
Temporary Uses – 34

ACCESSORY USES

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

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

SITE PLAN REVIEW

When a conditional use is proposed in an MF-12 district, except for Use Unit 28 home occupation a site plan review shall be required. See Article 6, Section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

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

AREA REGULATIONS

(1) LOT AREA. There shall be a lot area of not less than six thousand (6,000) square feet for a single family dwelling; ten thousand five hundred (10,500) square feet for a duplex; fourteen thousand (14,000) for a triplex; twenty thousand (20,000) for a four-plex and twenty thousand (20,000) plus two thousand five hundred (2,500) for each unit over five. In addition, there shall be a minimum lot width of not less than sixty (60) feet for a one family; seventy (70) feet for a two family; eighty (80) feet for a three family or larger on a public street.
(2) DENSITY - 12 units per acres
(3) FRONT SETBACK. There shall be a front setback having a depth of not less than thirty (30) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty (30) feet.
(4) SIDE SETBACK. There shall be a side setback on each side of the lot having a width of not less than eight (8) feet.
(5) REAR SETBACK. There shall be a rear setback having a depth of not less than twenty (20) feet.

	LOT MINIMUMS			SETBACKS				
	Widths		Area	Front	Back	Side		
						Interior	Corner	
							Interior	Exterior
One Family	60		6,000	30	20	8/8	8	30
Two Family	70		10,500	30	20	8/8	8	30
Three Family	80		14,000	30	20	8/8	8	30
Four Family	80		20,000	30	20	8/8	8	30
Four or more families	80		+20,000 2,500/unit					
Zero Lot Line	60		as above	30	20	16/0	16/0	30
Townhouse	Interior	Corner/end						
	20	50/28		30	20	8/0	8	30

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

OFF-STREET PARKING
See Article 7 of this chapter.

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

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

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The tract is undeveloped. The area to the north contains single family dwellings in SF-1 zoning. The area to the east is commercial use in A-1 zoning. The area to the south contains a mixture of commercial and industrial uses in O-1 and I-1 zoning. The area to the west contains residential structures in MF-12 zoning.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates Medium Density Residential.

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

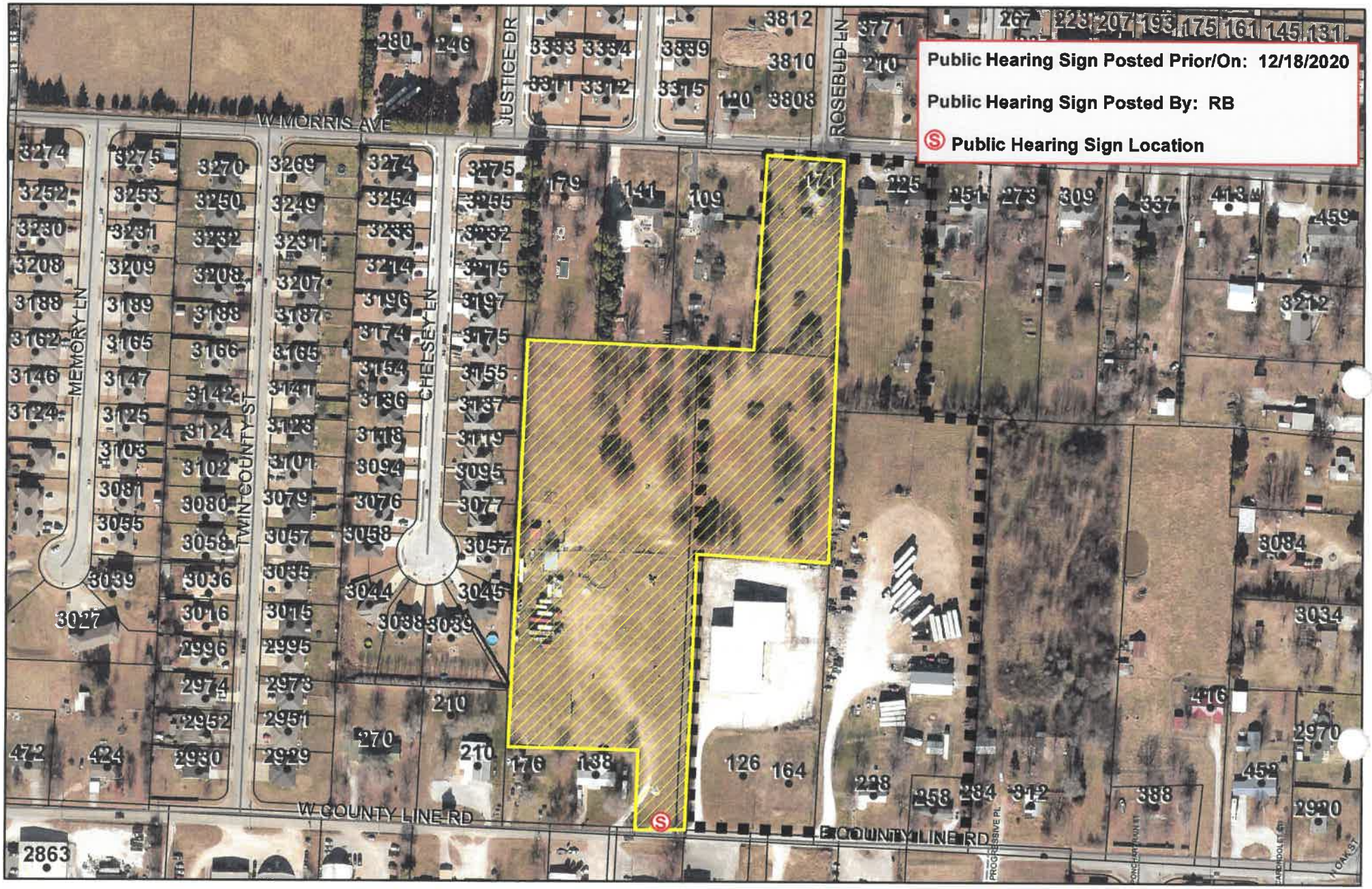
STAFF COMMENTS AND RECOMMENDATIONS

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

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

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

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



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0 50 100 200 300 400 Feet

For Location Reference Only

FILE NO. R20-51
APPLICANT: Dean Structures, LLC
REQUEST: Rezone parcels from A-1, SF-1, Unincorporated to MF-12

PLANNING COMMISSION MEETING
January 5, 2021

File No. R20-51

PETITION FOR REZONING

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

Legal Description:

See legal descriptions on attached plat

Layman's Description:

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

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

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

FROM (current zoning) A-1, SF-1, Unincorporated

TO (proposed zoning) MF-12

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

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

2. **Develop** the property Yes (Yes or No), and if so, the proposed use is Residential/ Senior Citizen Community.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: Minimal. The proposed rezoning is compatible with 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 application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Petitioner.

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

Authorized Representative: Steve Fisher (Owner)

Address: P.O. Box 39, Lowell AR 72745

PETITIONER/OWNER **SIGNATURE**

MAILING ADDRESS: P.O. Box 39, Lowell AR 72745

TELEPHONE: 479-466-4458 DATE: 11/10/2020

VERIFICATION

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

SIGNATURE
(Property Owner)

Steve Fisher

Digitally signed by Steve Fisher
DN: C=US, E=stevekfisher@hotmail.com, O=Ossaro Structures LLC, OU=Residential Home Development, CN=Steve Fisher
Location: 129 w Boles St. Ste A
Reason: I attest to the accuracy and integrity of this document
Contact Info: 1-479-387-4381
Date: 2020.11.10 15:16:08-06'00'

(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 11 day of November, 20 20.

Samantha Jasper

Digitally signed by Samantha Jasper
DN: C=US, E=samantha.jasper.ar@gmail.com, O=Merchants Bonding Company (Mutual), OU=Notary Public-Arkansas, CN=Samantha Jasper
Location: 129 w Boles St. Ste A
Reason: I attest to the accuracy and integrity of this document
Contact Info: 1-479-387-4381
Date: 2020.11.10 15:16:40-06'00'

Notary Public

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PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: January 5, 2021

Re: **R20-52 Rezone**

A request by Metaphase 1, LLC, Jeffery Hunnicutt for Planning Commission approval of a zone change from Agricultural District (A-1) and General Commercial District (C-2) to Open Display District (C-5) for a tract of land containing 4.52 acres.

LOT LOCATION AND SIZE
The 4.52 acre tract is located at the southwest corner of the intersection of Don Tyson Blvd. and Parkway Circle.

A vicinity map is attached.

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

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

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

(1) Accessory buildings, including private garages, storage facilities and children's playhouses.

(2) Private greenhouses.
(3) Swimming pools, tennis courts and similar recreation facilities.

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

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

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

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

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

ACCESSORY USES
See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

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

HEIGHT REGULATIONS

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

AREA REGULATIONS

SETBACKS:

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

GREENSPACE

Each developed lot shall provide and maintain:

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

OFF-STREET PARKING

See Article 7 of this chapter.

REQUESTED ZONING

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

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

DEVELOPMENT CRITERIA

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

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

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

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

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

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

When a conditional use is proposed in a C-5 district a site plan review shall be required. See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

There shall be no maximum height limits in C-5 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

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

SETBACKS:

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

GREENSPACE

Each developed lot shall provide and maintain:

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

OFF-STREET PARKING
See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE
Zoning of the surrounded area is shown on the attached map. The tract is undeveloped. The area to the north is undeveloped in an A-1 District. The area to the south contains a medical office building in a C-5 zoning. I-49 borders the property in the east and the acre to the west is undeveloped in C-5 zoning.

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

The Master Street Plan indicates Don Tyson Blvd as a major collector and Parkway Circle as a local street.

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

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

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

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

N

0 30 60 120 180 240 Feet

For Location Reference Only

FILE NO. R20-52
APPLICANT: Metaphase 1, LLC
REQUEST: Rezone parcels from C-2 to C-5

PLANNING COMMISSION MEETING
January 5, 2021

File No. R20-52

PETITION FOR REZONING

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by Metaphase 1, LLC
The record property owner(s), petitioning to rezone the following described area:

Legal Description:

See attached description.

Layman's Description:

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

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

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

FROM (current zoning) A-1 & C-2

TO (proposed zoning) C-5

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

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

2. **Develop** the property YES (Yes or No), and if so, the proposed use is Construct a parking lot on the southern portion of the property. It will be adjacent and connect to an existing parking lot just south of this property.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: A majority of the adjacent properties are zoning C-5, the rest are zoned A-1. Parking lots are a permitted use in C-5 and C-2 zoning. Rezoning this property to C-5 should not have an adverse affect to its adjacent neighbors.

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

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

Authorized Representative: Crafton Tull

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

PETITIONER/OWNER **SIGNATURE** Donna McMillan

MAILING ADDRESS: 3901 Parkway Circle, Suite 100 Springdale AR 7276

TELEPHONE: 479-587-1700 DATE: 11/9/2020

VERIFICATION

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

SIGNATURE
(Property Owner)

D MacDonald
(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 9th day of November, 2020.

Teresa Nagy
Notary Public

TERESA NAGY
Notary Public-Arkansas
Clay County
My Commission Expires 01-07-2025
Commission # 12402814

File No. R20-53

PETITION FOR REZONING

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

Legal Description:

See attached description.

Layman's Description: Multiple parcels located NW of the intersection of Gene George Blvd and Dearing Rd in Springdale, Arkansas.

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

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

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

FROM (current zoning) PUD

TO (proposed zoning) PUD

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

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

2. **Develop** the property YES (Yes or No), and if so, the proposed use is Owner has plans to construct a mixed use development (residential multi-family/commercial).

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: Arvest Ballpark is due north of the site, all other adjacent parcels are currently being used for agriculture or low density residential. Rezoning this property to PUD should have no adverse affect to its adjacent neighbors.

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

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

Authorized Representative: Crafton Tull

Address: 300 N College, Ste 317, Fayetteville, Arkansas, 72701

PETITIONER/OWNER SIGNATURE

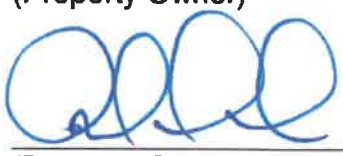
MAILING ADDRESS: 5102 S Pinnacle Hills Parkway, Rogers 72758

TELEPHONE: 4794529950 **DATE:** 11.10.20

VERIFICATION

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

SIGNATURE
(Property Owner)



(Property Owner)

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

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

Notary Public

Crafton Tull
architecture | engineering | surveying

300 North College, Suite 317
Fayetteville, AR 72701
479.455.2207
craftontull.com

December 30, 2020

City of Springdale
Attn: Planning Commission
201 Spring Street
Springdale, AR 72764

Re: L20-08 PURE Springdale – Revised Site Plan
CT Job #: 19111100

Planning Chair,

The PURE Springdale PUD, originally approved by Planning Commission on January 7, 2020, has been revised and we ask for your favorable consideration in this matter.

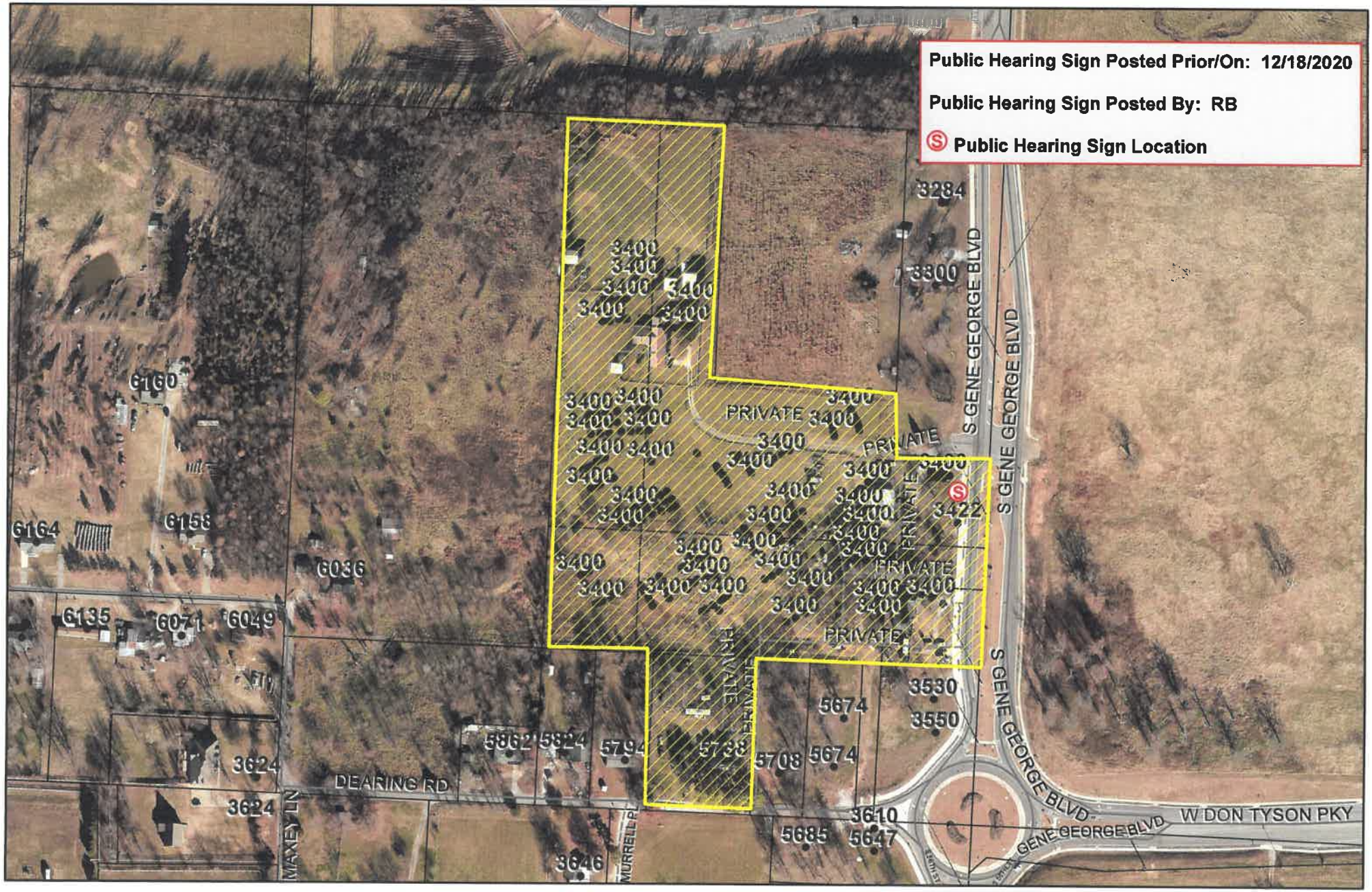
The proposed changes in the site plan include the removal and/or replacement of several buildings. The more significant of the changes being the removal of the fitness center (Building 5) and the townhouses (Building 11). The fitness center is moved into the Building 4 adjacent to the space previously occupied by Building 5. The pool has now been moved into the space that previously held Building 5. Townhomes 11A and 11B have been removed, along with the small pavilion adjacent to them, and replaced by Building 9. Townhome 11C is removed and the dog park will now occupy this space. Townhomes 11D, 11E and 11F have been replaced by Building 10. The leasing building (Building 7) has been removed and the leasing center will be located in the mixed use building along Gene George (Building 1). The pool maintenance shed and storage shed buildings have also been removed. See attached exhibits for further details.

Total units for the development after these changes increases by 3 units for a total of 234 dwelling units. This brings the density of the development to 17.8 units per acre, well under the allowed 20.6 units per acre with the additional allowances. All of the amenities originally planned within the development are still proposed, although some of the locations have changed. Overall, the structure and spirit of the development remain very much as envisioned.

Should you have any additional questions, please feel free to contact us.

Sincerely,

Bradley Bridges, PE
Project Engineer



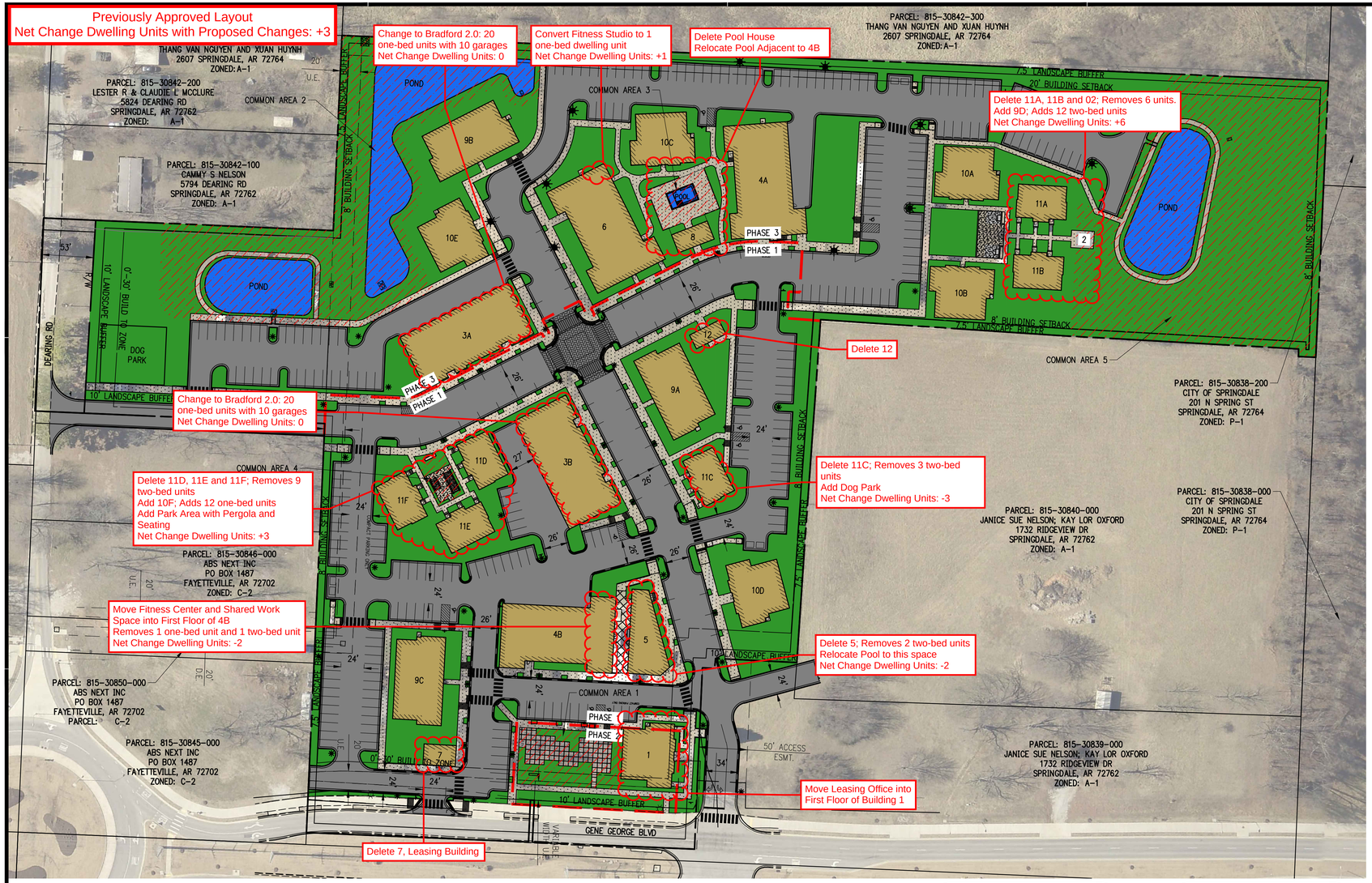
N

0 50 100 200 300 400 Feet

For Location Reference Only

FILE NO. R20-53
APPLICANT: PSAC, LLC
REQUEST: Rezone parcels from PUD to PUD

PLANNING COMMISSION MEETING
January 5, 2021



BUILDING 1
3 STORY 3,118 SQ FT (PER FLOOR)
9,354 SQ FT TOTAL
8 ONE BEDROOM UNITS
1ST STORY COMMERCAIL

BUILDING 2
1 STORY PAVILION
400 SQ FT

BUILDING 3
3 STORY 6,858 SQ FT (PER FLOOR)
20,574 SQ FT TOTAL
18 ONE BEDROOM UNITS
2 TWO BEDROOM UNITS
9 GARAGE STALLS

BUILDING 4
3 STORY 7,330 SQ FT (PER FLOOR)
21,990 SQ FT TOTAL
13 ONE BEDROOM UNITS
8 TWO BEDROOM UNITS
6 GARAGE STALLS

BUILDING 5
1 STORY 3,250 SQ FT
COMMERCIAL
FITNESS CENTER
CAFE
2 TWO BEDROOM UNITS (LOFT)

BUILDING 6
3 STORY 7,330 SQ FT (PER FLOOR)
21,990 SQ FT TOTAL
15 ONE BEDROOM UNITS
8 TWO BEDROOM UNITS
CARDIO CENTER

BUILDING 7
1 STORY 1,250 SQ FT
COMMERCIAL LEASE SPACE

BUILDING 8
1 STORY POOL EQUIPMENT SHED
800 SQ FT

BUILDING 9
3 STORY 4,336 SQ FT (PER FLOOR)
13,008 SQ FT TOTAL
12 TWO BEDROOM UNITS

BUILDING 10
3 STORY 3,118 SQ FT (PER FLOOR)
9,354 SQ FT TOTAL
12 ONE BEDROOM UNITS

BUILDING 11
2 STORY TOWNHOUSES
544 SQ FT (PER FLOOR/TOWNHOUSE)
1,088 SQ FT PER TOWNHOUSE TOTAL
1,632 SQ FT PER BUILDING FOOTPRINT
3,264 SQ FT PER BUILDING TOTAL
1 TWO BEDROOM UNIT PER TOWNHOUSE
3 TWO BEDROOM UNITS PER BUILDING

BUILDING 12
1 STORY MAINTENANCE SHED
720 SQ FT

BUILDING INFORMATION:

BUILDINGS:	23
TOTAL DWELLING UNITS:	229
1-BEDROOMS:	145
2-BEDROOMS:	84
TOTAL BEDROOMS:	313

ZONING INFORMATION:

BUILDING USAGE:	MIXED USE	
ZONING:	PUD	
BUILDING SETBACK:	FRONT	0'-30' BUILD TO ZONE
	SIDE	8'
	REAR	20'
LANDSCAPE BUFFER:	FRONT	10'
	SIDE	7.5'
	REAR	7.5'

PARKING REQUIREMENTS:

REQUIRED PARKING:

MULTI-FAMILY =

THREE (3) SPACES FOR EACH DWELLING UNIT FOR THE FIRST TWENTY (20) DWELLING UNITS; TWO AND ONE QUARTER (2.25) SPACES FOR EACH DWELLING UNIT FOR THE NEXT FIFTY (50) DWELLING UNITS; AND ONE AND THREE QUARTERS (1.75) SPACES FOR EACH DWELLING UNIT OVER SEVENTY (70) DWELLING UNITS

TOTAL REQUIRED: = 451 PARKING STALLS

GENERAL BUSINESS AND RETAIL SALES =

ONE (1) SPACE PER TWO HUNDRED (200) SQUARE FEET OF NET FLOOR AREA UP TO TEN THOUSAND (10,000) SQUARE FEET, THE ABOVE PARKING REQUIREMENT SHALL BE TAKEN OF THE REMAINING NET FLOOR AREA

10,001–20,000 SQ. FT. – 95% OF PARKING REQUIREMENT

20,001–30,000 SQ. FT. – 90% OF PARKING REQUIREMENT

30,001–40,000 SQ. FT. – 85% OF PARKING REQUIREMENT

40,000 SQ. FT. AND UP – 80% OF PARKING REQUIREMENT

TOTAL REQUIRED: = 22 PARKING STALLS

PROVIDED PARKING:

STANDARD STALLS =	270
ON STREET STALLS =	66
COMPACT STALLS =	8
ADA STALLS =	8
GARAGE STALLS =	30
TOTAL PROVIDED =	382
PHASE 1 & 2 =	203
PHASE 3 =	179

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	CURB
LIGHT POLE	RIGHT OF WAY
	ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
LIGHT POLE	CURB & GUTTER
PLAY AREA/ COMMON AREA	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE
	PHASE LINE

SITE INFORMATION:

GROSS SITE AREA: 13.7± ACRES (597,90.98 SQ FT)

NET SITE AREA: 13.13± ACRES (572,092.52 SQ FT)

DENSITY CALCULATIONS:
NET SITE AREA: 13.13± ACRES (572,092.52 SQ FT)
GREENSPACE: 5.70± ACRES (248,657.46 SQ FT) (43.46%)
IMPERVIOUS AREA: 7.43± ACRES (323,435.06 SQ FT) (56.54%)

INTERIOR PARKING GREENSPACE CALCULATIONS:
PERVIOUS AREA: 2.52± ACRES (109,848.1 SQ FT)
IMPERVIOUS AREA: 0.51± ACRES (22,157.69 SQ FT)
INTERIOR GREENSPACE REQUIRED: 10.0% GREENSPACE
INTERIOR GREENSPACE PROVIDED: 16.9% GREENSPACE

COMMON AREA: 20% OF NET SITE AREA
REQUIRED: 572,092.52 SQ FT X 0.20 = 114,418.50 SQ FT
PROVIDED: 127,595 SQ FT (22%)

ALLOWED DENSITY ZONING: MULTIFAMILY 24 (16 UNITS PER ACRE)
PROVIDED DENSITY IS (229 UNITS/13.13 AC) 17.4 UNITS PER ACRE.

ADDITIONAL COMMON SPACE OF 16,602 SQ FT (7%), PROVIDED GARAGES FOR 16.7% OF UNITS ALLOWS (2% BONUS), 20% BONUS FOR BUILDING MATERIALS EQUALS A DENSITY INCREASE OF 29%

WITH ADDITIONAL ALLOWANCES, INCREASED MAX DENSITY IS 20.64 UNITS PER ACRE.

PLAY AREA: 125 SQ FT PER BEDROOM
NEW BEDROOM COUNT: 305 BEDROOMS
305 BEDROOMS X 125 SQ FT=
38,125 SQ FT REQUIRED
126,909 SQ FT PROVIDED

SITE AMENITIES: COMMERCIAL, SWIMMING POOL, & DOG PARK

RECREATIONAL FACILITIES (COMMUNITY AMENITY):
COMMUNITY AMENITIES FOR COMMON AREA 1: PLAZA, BENCHES, TREES, WINDOW SHOPPING
COMMUNITY AMENITIES FOR COMMON AREA 2: WALKING TRAIL, POND, DOG PARK
COMMUNITY AMENITIES FOR COMMON AREA 3: SWIMMING POOL
COMMUNITY AMENITIES FOR COMMON AREA 4: OUTDOOR COOKING AREA, BENCHES
COMMUNITY AMENITIES FOR COMMON AREA 5: WALKING TRAIL, POND, PAVILION
COMMUNITY AMENITIES WITHIN BUILDING 5: CAFE, FITNESS CENTER

MAXIMUM BUILDING AREA: 40% OF LAND AREA
BUILDING (FOOTPRINT): 113,326 SQ FT
POOL SHED: 800 SQ FT
PAVILION: 400 SQ FT
MAINTENANCE SHED: 720 SQ FT
TOTAL FOOTPRINT AREA: 115,246 SQ FT
MAXIMUM BUILDING AREA: 228,837 SQ FT

CRIME PREVENTION DESIGN:

ACCESS CONTROL ELEMENTS:
1 CORRIDORS WITHIN THE BUILDING ARE WELL LIT
2 MOST DWELLING UNITS ARE ACCESSED FROM INTERIOR CORRIDORS AND STAIRS
3 STAIRWELLS CENTRALLY LOCATED
4 CYLINDER DEAD BOLTS INSTALLED ON ALL DWELLING UNIT DOORS
5 ALL DWELLING UNIT DOORS HAVE PEEPHOLES AND CHAIN LOCKS
6 DOORS ACCESSING STAIRWELLS AND CORRIDORS ARE LOCKED FROM OUTSIDE

NATURAL SURVEILLANCE:
1 ACCESS TO EACH BUILDING FACES THE PUBLIC AREAS FOR NATURAL SURVEILLANCE BY NEIGHBORS.
2 WELL-LIT SIDEWALKS CONNECT ALL PARKING AREAS TO BUILDING ENTRANCES
3 VISITOR PARKING WILL BE DESIGNATED
4 PARKING AREAS ARE VISIBLE FROM ADJACENT WINDOWS

TERRITORIAL REINFORCEMENT:
1 ALL BUILDING ADDRESSES WILL BE CLEARLY MARKED IN LETTERS 5" HIGH OR GREATER
2 COMMON DOORWAYS ARE KEY CONTROLLED BY RESIDENTS

ACTIVITY SUPPORT:
OUTDOOR AREAS ARE LOCATED IN AREAS THAT FACE THE FRONTS OF ADJACENT BUILDINGS.
NATURAL AREAS ARE REMOTE FROM THE BUILDINGS BUT ARE WELL-LIT.

LANDSCAPING REQUIREMENTS:
ALL LANDSCAPING PROVIDED WITH THIS DEVELOPMENT WILL MEET OR EXCEED REQUIREMENTS SET FORTH WITHIN THE SPRINGDALE CODE OF ORDINANCES CHAPTER 130 ARTICLE 12 SECTION 2.5 FOR THE BALLPARK AREA/SOUTHWEST SPRINGDALE OVERLAY DISTRICT.

SIGNAGE REQUIREMENTS:
ALL SIGNAGE CONSTRUCTED WITH THIS DEVELOPMENT WILL MEET OR EXCEED REQUIREMENTS SET FORTH WITHIN THE SPRINGDALE CODE OF ORDINANCES CHAPTER 130 ARTICLE 12 SECTION 3 FOR THE BALLPARK AREA/SOUTHWEST SPRINGDALE OVERLAY DISTRICT. SIGNAGE PAINTED ON BUILDING FACADES WILL BE ALLOWED WITH PRIOR APPROVAL BY CITY OF SPRINGDALE PLANNING STAFF.

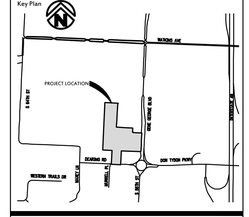
300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
architecture | engineering | surveying
479.636.4838 t
www.craftontull.com

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

GRAPHIC SCALE IN FEET
60' 0 60'

L20-08
PURE SPRINGDALE PH I & II
SPRINGDALE, AR

Key Plan



No.	Description	Date

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PROJECT NO: 19111100
ISSUE DATE: 10/16/20
CONTACT: J. FIFER
CHECKED BY:

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 17733
JOSEPH FIFER

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L20-08

OVERALL SITE PLAN (C)

C-101

DRAWING SAVED TO: I:\TULL\ARCHIVE\REVIT\PROJECTS\PURE\L20-08\DWG\PURE-PH1&2-SITE PLAN.DWG
PLOTTED BY: CHLOE CARLSON, 10/16/2020 7:52:43 PM, PLOTTED BY: CHLOE CARLSON (MAC COPY)

Proposed Layout

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	CURB
LIGHT POLE	RIGHT OF WAY
	ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
LIGHT POLE	CURB & GUTTER
PLAY AREA/ COMMON AREA	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE
	PHASE LINE

SITE INFORMATION:

GROSS SITE AREA: 13.7± ACRES (597,90.98 SQ FT)

NET SITE AREA: 13.13± ACRES (572,092.52 SQ FT)

DENSITY CALCULATIONS:
NET SITE AREA: 13.13± ACRES (572,092.52 SQ FT)
GREENSPACE: 4.97± ACRES (216,491.35 SQ FT) (37.84%)
IMPERVIOUS AREA: 8.16± ACRES (355,601.17 SQ FT) (62.16%)

INTERIOR PARKING GREENSPACE CALCULATIONS:
PERVIOUS AREA: 2.52± ACRES (109,848.1 SQ FT)
IMPERVIOUS AREA: 0.51± ACRES (22,157.69 SQ FT)
INTERIOR GREENSPACE REQUIRED: 10.0% GREENSPACE
INTERIOR GREENSPACE PROVIDED: 16.9% GREENSPACE

COMMON AREA: 20% OF NET SITE AREA
REQUIRED: 572,092.52 SQ FT X 0.20 = 114,418.50 SQ FT
PROVIDED: 130,225.70 SQ FT (23%)

ALLOWED DENSITY ZONING: MULTIFAMILY 24 (16 UNITS PER ACRE)
PROVIDED DENSITY IS (234 UNITS/13.13 AC) 17.8 UNITS PER ACRE.

ADDITIONAL COMMON SPACE OF 16,602 SQ FT (7%), PROVIDED GARAGES FOR 13.7% OF UNITS ALLOWS (2% BONUS), 20% BONUS FOR BUILDING MATERIALS EQUALS A DENSITY INCREASE OF 29%.

WITH ADDITIONAL ALLOWANCES, INCREASED MAX DENSITY IS 20.64 UNITS PER ACRE.

PLAY AREA: 125 SQ FT PER BEDROOM
NEW BEDROOM COUNT: 305 BEDROOMS
305 BEDROOMS X 125 SQ FT=
38,125 SQ FT REQUIRED
126,909 SQ FT PROVIDED

SITE AMENITIES: COMMERCIAL, SWIMMING POOL, & DOG PARK

RECREATIONAL FACILITIES (COMMUNITY AMENITY):
COMMUNITY AMENITIES FOR COMMON AREA 1: PLAZA, BENCHES, TREES, WINDOW SHOPPING
COMMUNITY AMENITIES FOR COMMON AREA 2: WALKING TRAIL, POND
COMMUNITY AMENITIES FOR COMMON AREA 3: SWIMMING POOL
COMMUNITY AMENITIES FOR COMMON AREA 4: OUTDOOR COOKING AREA, BENCHES
COMMUNITY AMENITIES FOR COMMON AREA 5: WALKING TRAIL, POND
COMMUNITY AMENITIES FOR COMMON AREA 6: DOG PARK
COMMUNITY AMENITIES FOR COMMON AREA 7: OUTDOOR COOKING AREA, BENCHES
COMMUNITY AMENITIES WITHIN BUILDING 4A: FITNESS CENTER, SHARED WORKSPACE

MAXIMUM BUILDING AREA: 40% OF LAND AREA
TOTAL FOOTPRINT AREA: 75,455 SQ FT
MAXIMUM BUILDING AREA: 228,837 SQ FT

CRIME PREVENTION DESIGN:

ACCESS CONTROL ELEMENTS:
1 CORRIDORS WITHIN THE BUILDING ARE WELL LIT
2 MOST DWELLING UNITS ARE ACCESSED FROM INTERIOR CORRIDORS AND STAIRS
3 STAIRWELLS CENTRALLY LOCATED
4 CYLINDER DEAD BOLTS INSTALLED ON ALL DWELLING UNIT DOORS
5 ALL DWELLING UNIT DOORS HAVE PEEPHOLES AND CHAIN LOCKS
6 DOORS ACCESSING STAIRWELLS AND CORRIDORS ARE LOCKED FROM OUTSIDE

NATURAL SURVEILLANCE:
1 ACCESS TO EACH BUILDING FACES THE PUBLIC AREAS FOR NATURAL SURVEILLANCE BY NEIGHBORS.
2 WELL-LIT SIDEWALKS CONNECT ALL PARKING AREAS TO BUILDING ENTRANCES
3 VISITOR PARKING WILL BE DESIGNATED
4 PARKING AREAS ARE VISIBLE FROM ADJACENT WINDOWS

TERRITORIAL REINFORCEMENT:
1 ALL BUILDING ADDRESSES WILL BE CLEARLY MARKED IN LETTERS 5" HIGH OR GREATER
2 COMMON DOORWAYS ARE KEY CONTROLLED BY RESIDENTS

ACTIVITY SUPPORT:
OUTDOOR AREAS ARE LOCATED IN AREAS THAT FACE THE FRONTS OF ADJACENT BUILDINGS.
NATURAL AREAS ARE REMOTE FROM THE BUILDINGS BUT ARE WELL-LIT.

LANDSCAPING REQUIREMENTS:
ALL LANDSCAPING PROVIDED WITH THIS DEVELOPMENT WILL MEET OR EXCEED REQUIREMENTS SET FORTH WITHIN THE SPRINGDALE CODE OF ORDINANCES CHAPTER 130 ARTICLE 12 SECTION 2.5 FOR THE BALLPARK AREA/SOUTHWEST SPRINGDALE OVERLAY DISTRICT.

SIGNAGE REQUIREMENTS:
ALL SIGNAGE CONSTRUCTED WITH THIS DEVELOPMENT WILL MEET OR EXCEED REQUIREMENTS SET FORTH WITHIN THE SPRINGDALE CODE OF ORDINANCES CHAPTER 130 ARTICLE 12 SECTION 3 FOR THE BALLPARK AREA/SOUTHWEST SPRINGDALE OVERLAY DISTRICT. SIGNAGE PAINTED ON BUILDING FACADES WILL BE ALLOWED WITH PRIOR APPROVAL BY CITY OF SPRINGDALE PLANNING STAFF.

BUILDING INFORMATION:

BUILDINGS:	16
TOTAL DWELLING UNITS:	234
1-BEDROOMS:	163
2-BEDROOMS:	71
TOTAL BEDROOMS:	305

ZONING INFORMATION:

BUILDING USAGE:	MIXED USE
ZONING:	PUD
BUILDING SETBACK:	FRONT 0'-30' BUILD TO ZONE SIDE 8' REAR 20'
LANDSCAPE BUFFER:	FRONT 10' SIDE 7.5' REAR 7.5'

PARKING REQUIREMENTS:

REQUIRED PARKING:

MULTI-FAMILY =

THREE (3) SPACES FOR EACH DWELLING UNIT FOR THE FIRST TWENTY (20) DWELLING UNITS; TWO AND ONE QUARTER (2.25) SPACES FOR EACH DWELLING UNIT FOR THE NEXT FIFTY (50) DWELLING UNITS; AND ONE AND THREE QUARTERS (1.75) SPACES FOR EACH DWELLING UNIT OVER SEVENTY (70) DWELLING UNITS

TOTAL REQUIRED: = 460 PARKING STALLS

GENERAL BUSINESS AND RETAIL SALES =

ONE (1) SPACE PER TWO HUNDRED (200) SQUARE FEET OF NET FLOOR AREA UP TO TEN THOUSAND (10,000) SQUARE FEET, THE ABOVE PARKING REQUIREMENT SHALL BE TAKEN OF THE REMAINING NET FLOOR AREA

10,001-20,000 SQ. FT. - 95% OF PARKING REQUIREMENT

20,001-30,000 SQ. FT. - 90% OF PARKING REQUIREMENT

30,001-40,000 SQ. FT. - 85% OF PARKING REQUIREMENT

40,000 SQ. FT. AND UP - 80% OF PARKING REQUIREMENT

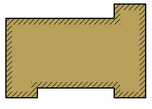
TOTAL REQUIRED: = 16 PARKING STALLS

PROVIDED PARKING:

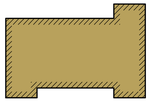
STANDARD STALLS =	286
ON STREET STALLS =	70
ADA STALLS =	8
GARAGE STALLS =	32
TOTAL PROVIDED =	396
PHASE 1 & 2 =	203
PHASE 3 =	193

BUILDING 1
3 STORY 3,187 SQ FT (PER FLOOR)
9,561 SQ FT TOTAL
10 ONE BEDROOM UNITS
1ST STORY LEASING CENTER

BUILDING 3
3 STORY 6,382 SQ FT (PER FLOOR)
19,146 SQ FT TOTAL
20 ONE BEDROOM UNITS
10 GARAGE STALLS



BUILDING 4
3 STORY 7,574 SQ FT (PER FLOOR)
22,722 SQ FT TOTAL
4A
FIRST FLOOR FITNESS CENTER & SHARED WORK SPACE
13 ONE BEDROOM UNITS
6 TWO BEDROOM UNITS
6 GARAGE STALLS
4B
13 ONE BEDROOM UNITS
8 TWO BEDROOM UNITS
6 GARAGE STALLS



BUILDING 6
3 STORY 7,574 SQ FT (PER FLOOR)
22,722 SQ FT TOTAL
16 ONE BEDROOM UNITS
8 TWO BEDROOM UNITS

BUILDING 9
3 STORY 4,415 SQ FT (PER FLOOR)
13,245 SQ FT TOTAL
12 TWO BEDROOM UNITS

BUILDING 10
3 STORY 3,187 SQ FT (PER FLOOR)
9,561 SQ FT TOTAL
12 ONE BEDROOM UNITS

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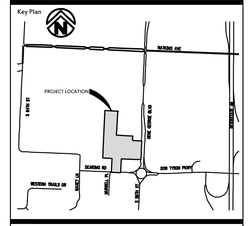
300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
architecture | engineering | surveying
479.636.4838 t
www.craftontull.com

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

GRAPHIC SCALE IN FEET
60' 0 60'

L20-08
PURE SPRINGDALE PH I & II
SPRINGDALE, AR

Key Plan



No.	Description	Date

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 19111100
ISSUE DATE: 12/16/20
CONTACT: J. FIFER
CHECKED BY:

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 17733
JOSEPH FIFER

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L20-08

OVERALL SITE PLAN (C)

C-101

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: January 5, 2021

Re: **R21-01 Rezone**

A request by Parkway Boulevard, LLC – Philip Taldo for Planning Commission approval of a zone change from Agricultural District (A-1) to High Density Multi-Family Residential District (MF-24) for a tract of land containing 7.2 acres.

LOT LOCATION AND SIZE

The 7.2 acre tract is located along the west side of S. 56th Street between 4022 S. 56th Street and 4200 S. 56th Street.

A vicinity map is attached.

EXISTING ZONING

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

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

ACCESSORY USES

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

(1) Accessory buildings, including private garages, storage facilities and children's playhouses.

(2) Private greenhouses.
(3) Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

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

AREA REGULATIONS

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

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

REQUESTED ZONING

The rezoning application requests a MF-24 High Density Multi-family Residential District. The district is established to provide areas for development of the maximum number of dwelling units per acre. Provides more compact residential development, and promotes more efficient use of land and utilities, and the development of less expensive housing on smaller lots. MF24 districts restricted to sites abutting collector or arterial streets and may be developed either adjacent to or in conjunction with neighborhood commercial or shopping center developments.

Uses permitted: - 1, 8, 10, 11, 12, 13, 29
Conditional Uses Permitted on Appeal: - 2, 3, 4, 9, 28
Temporary Uses – 34

ACCESSORY USES

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

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

(4) Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

When a conditional use is proposed in an MF-24 district, except for Use Unit 28 home occupation a site plan review shall be required. See Article 6, Section 13 of this chapter for the procedure and requirements of a site plan review.

AREA REGULATIONS

(1) LOT AREA. There shall be a lot area of not less than five thousand (5,000) square feet for a single family dwelling; six thousand (6,000) square feet for a duplex; eight thousand five hundred (8,500) for a triplex; ten thousand five hundred (10,500) for a four-plex; and more than four-plex thirteen thousand (13,000) plus one thousand five hundred (1,500) square feet per unit. In addition, there shall be a minimum lot width of not less than sixty (60) feet for one family; seventy (70) feet for two family; eighty (80) feet for three family or larger on a public street at the front setback line for all dwelling unit types.

(2) DENSITY. Twenty four (24) units per acre.

(3) FRONT SETBACK. There shall be a front setback having a depth of not less than thirty (30) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty (30) feet.

(4) SIDE SETBACK. There shall be a side setback on each side of the lot having a width of not less than eight (8) feet.

(5) REAR SETBACK. There shall be a rear setback having a depth of not less than twenty (20) feet.

	LOT MINIMUMS			SETBACKS				
	Widths		Area	Front	Back	Side		
						Interior	Corner	
							Interior	Exterior
One Family	60		5,000	30	20	8/8	8	30
Two Family	70		6,000	30	20	8/8	8	30
Three Family	80		8,500	30	20	8/8	8	30
Four Family	80		10,500	30	20	8/8	8	30
Over Four Family	80		13000+ 1500/unit					
Zero Lot Line	60		as above	30	20	8/8	16/0	30
Townhouse	Interior	Corner/end						
	20	50/28		30	20	8/0	8	30

BUILDING AREA

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

OFF-STREET PARKING

See Article 7 of this chapter.

LANDSCAPED OPEN SPACE

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

MULTIFAMILY PLAY AREAS

See Article 6 Section 2.17 of this chapter

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The tract is undeveloped. The area to the north is undeveloped in MF-24 and A-1 zoning. The area to the east is undeveloped in C-5 zoning. The area to the south is undeveloped in C-5 and A-1 zoning. The area to the west is undeveloped in SF-1 zoning.

LAND USE PLAN AND MASTER STREET PLAN

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

The Master Street Plan indicates S. 56th Street as a major collector.

STAFF COMMENTS AND RECOMMENDATIONS

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

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

Multi-family housing should be developed at a density and scale that is compatible with the surrounding neighborhood and available utilities and roadway capacity.

Larger multi-family developments should be located on sites with adequate space for off-street parking, accessory structures and recreational activity and toward the edge of single-family residential areas where higher traffic generation and taller building heights can be better accommodated.

N

0 30 60 120 180 240

Feet

For Location Reference Only

FILE NO. R21-01
APPLICANT: Parkway Boulevard, LLC
REQUEST: Rezone parcels from A-1 to MF-24

PLANNING COMMISSION MEETING
January 5, 2021

File No. R21-01

PETITION FOR REZONING

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale code of Ordinances, as amended, by Parkway Boulevard, LLC the record property owners, petitioning to rezone the following described area:

Legal Description: See Attached Legal Description

Layman's Description: 7.2 acres along the west side of South 56th Street. Property is situated between 4022 S. 56th Street and 4200 S. 56th Street approximately 1,600 feet south of Don Tyson Parkway.

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

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

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

FROM (current zoning) A-1 (Low Density Single Family Residential District)

TO (proposed zoning) MF-24 (High Density Multi-Family Residential District)

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

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

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

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: No effects are anticipated. Any future development will require public review and approval by City. Requested district is harmonious with the transition already underway in this area from rural agricultural and single family uses to higher intensity uses such as commercial and multi-family, and which will be accelerated by the planned improvements to South 56th Street and Don Tyson Parkway.

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

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

Authorized Representative: _____

Address: _____

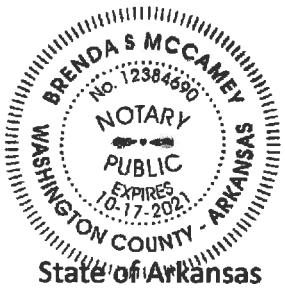
PETITIONER/OWNER: Phillip Dobbs
(Authorized Signature – Parkway Boulevard, LLC)

MAILING ADDRESS: 5100 S. Thompson Avenue, Springdale, AR 72764

TELEPHONE: 479-466-1003 DATE: 12-15-2020

VERIFICATION

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



Phillip Tobler
(Property Owner Signature – Parkway Boulevard, LLC)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 15 day of December, 2020.

Brenda S. McCamey
Notary Public

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: January 5, 2021

Re: **R21-02 Rezone**

A request by Nancy Hagen for Planning Commission approval of a zone change from Low/ Medium Density Single Family Residential District (SF-2) to Low/Medium Density Multi-Family Residential District (MF-4) for a tract of land containing 0.61 acres.

LOT LOCATION AND SIZE
The 0.61 acre tract is located on the east side of Young Street, north of Eicher Avenue, Lots 14 and 15 Block 2, Carter Addition.

A vicinity map is attached.

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

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

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

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

SITE PLAN REVIEW

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

HEIGHT REGULATIONS

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

AREA REGULATIONS

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

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

BUILDING AREA

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

REQUESTED ZONING

The rezoning application requests a MF-4 Low/Medium Density Multi-family Residential District. The district is established to provide areas for development with a maximum of four dwelling units per residential structures. Provides more compact residential development, and promotes more efficient use of land and utilities, and the development of less expensive housing on smaller lots.

Uses permitted: - 1, 8, 10, 11, 13, 29
Conditional Uses Permitted on Appeal: - 2, 3, 4, 9, 28,
Temporary Uses – 34

ACCESSORY USES

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

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

(2) Private greenhouses and horticultural collections.
(3) Flower and vegetable gardens.
(4) Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

When a conditional use is proposed in an MF-4 district, except for Use Unit 28 home occupation a site plan review shall be required. See Article 6, Section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

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

AREA REGULATIONS

(1) LOT AREA. There shall be a lot area of not less than seven thousand (7,000) square feet for a single family dwelling; nine thousand (9,000) square feet for a duplex; thirteen thousand five hundred (13,500) for a triplex; and eighteen thousand (18,000)for a four-plex. In addition, there shall be a minimum lot width of not less than sixty (60) feet for a one family; seventy (70) feet for two family; eighty (80) for a three family and ninety (90) feet for a four family on a public street at the front setback line.
(2) DENSITY. Eight (8) units per acre.
(3) FRONT SETBACK. There shall be a front setback having a depth of not less than thirty (30) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty (30) feet.
(4) SIDE SETBACK. There shall be a side setback on each side of the lot having a width of not less than eight (8) feet.
(5) REAR SETBACK. There shall be a rear setback having a depth of not less than twenty (20) feet.

	LOT MINIMUMS			SETBACKS				
	Widths		Area	Front	Back	Side		
			(sq.ft.)			Interior	Corner	
							Interior	Exterior
One Family	60		7,000	30	20	8/8	8	30
Two Family	70		9,000	30	20	8/8	8	30
Three Family	80		13,500	30	20	8/8	8	30
Four Family	90		18,000	30	20	8/8	8	30
Zero Lot Line	60		as above	30	20	16/0	16/0	30
Townhouse	Interior	Corner/end						
	20	5028		30	20	8/0	8	30

BUILDING AREA

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

OFF-STREET PARKING

See Article 7of this chapter.

LANDSCAPED OPEN SPACE

On any lot, there shall be a minimum of ten (10) percent of landscaped open space in accordance with Article 6 Section 16 of this chapter.

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

SURROUNDING ZONING AND LAND USE
Zoning of the surrounded area is shown on the attached map. The tract is undeveloped. The area to the north, east, and south contain single family dwellings in SF-2 zoning. The area to the west contains duplexes in C-2 zoning.

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

The Master Street Plan indicates Young Street as a local street.

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

Protect the positive aspects of neighborhood character throughout the City.

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

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

N

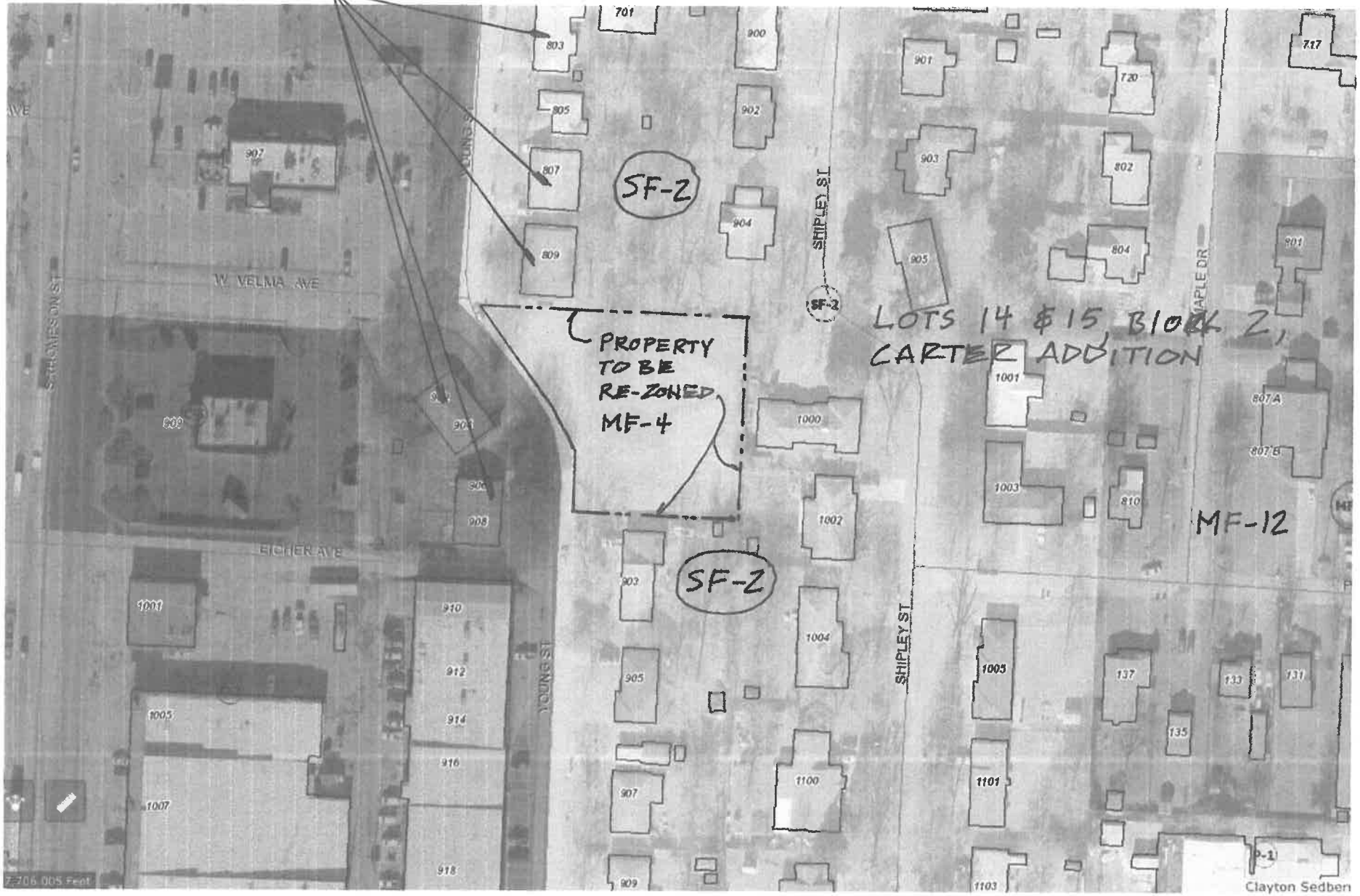
0 15 30 60 90 120

Feet

For Location Reference Only

FILE NO. R21-02
APPLICANT: Nancy Hagen
REQUEST: Rezone parcels from SF-2 to MF-4

PLANNING COMMISSION MEETING
January 5, 2021


EXIST. DUPLEXES
PROPERTY TO BE RE-ZONED MF-4
SF-2
SF-2
SF-2
LOTS 14 & 15 BLOCK 2, CARTER ADDITION
MF-12
W. VELMA AVE
EICHER AVE
YOUNG ST
SHIPLEY ST
MAPLE DR
S. HOLMES ON ST
Clayton Sedben

File No. R21-02

PETITION FOR REZONING

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

Legal Description:

Lots 14 and 15, Block 2,
Carter Addition, Springdale, AR

Layman's Description:

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

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

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

FROM (current zoning) SF-2

TO (proposed zoning) MF-4

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

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

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

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: This new construction should increase adjacent property values.

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

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

Authorized Representative: Steve Butcher

Address: 224 Kayla Dr, Rogers, AR 72756

PETITIONER/OWNER**SIGNATURE** Jeff Hafze

MAILING ADDRESS: PO Box 1959, Springdale AR 72766

TELEPHONE: 479 409 6778 DATE: 12-11-20

VERIFICATION

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

SIGNATURE
(Property Owner)

Nancy Charlotte Hagen
(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 14th day of December, 2020.

Jennifer Barroso
Notary Public

JENNIFER BARROSO
Notary Public - Arkansas
Washington County
Commission # 12705401
My Commission Expires Aug 24, 2028

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS
From: Patsy Christie, Planning Director
Date: January 5, 2021
Re: **C20-23** **Conditional Use**

A request by Smith and Walker Enterprises, LLC (Wet Willie's Pet Wash) for a Conditional Use Permitted on Appeal as a Use Unit 44 (Mobile Vending Site) in a C-2 zoning district.

LOCATION
1386 E. Emma Avenue, north side of Emma Avenue across from Parson Stadium.

EXISTING CONDITIONS
Commercial Structure on site, with paving in front of existing structure.

SITE PLAN REVIEW REQUIRED: __X__ Yes _____No

DEVELOPMENT STANDARDS AND REVIEW GUIDELINES

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

Acceptable	Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe.
Acceptable, with condition	Off-street parking and loading areas where required, with particular attention to the items mentioned above and the economic, noise, glare, or odor effects of the conditional use on adjoining properties and properties generally in the district. **- Access are to be paved**
Acceptable	Refuse and service areas, with particular reference to the item in 1 and 2 above.

Acceptable	Utilities, with reference to locations, availability and compatibility.
N/A	Screening and buffering with reference to type, dimension and character.
Acceptable on structure only	Sign, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect, and compatibility and harmony with properties in the district.
Acceptable	Yard requirements and other open space requirements.
Acceptable	The size and shape of the site, including the size, shape and arrangement of proposed structures in keeping with the intent of this chapter.
N/A	Proposed landscaping meeting the requirements of this ordinance. Landscaping may be increased in accordance with the judgment of the planning commission to accomplish the desired protective and aesthetic effect.
Acceptable with condition	General compatibility with adjacent properties and other property in the general district. **- Extended hours of operation approved** **- Utility connection approved** **- Paving completed** **- List attached**

Mobile Vending – conditions for approval

- 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 violate any other city ordinances in connection with the vending operation
- Sites to remain clean and free of paper or refuse of any kind generated from the operation of the business with all trash or debris accumulating within twenty (20) feet of any vending stand to be collected and deposited into a trash container.

File No. C20 - 23

APPLICATION FOR CONDITIONAL USE

CITY OF SPRINGDALE, ARKANSAS

1. APPLICANT: Smith and Walker Enterprises LLC
   Address: 73 Turpentine Creek Ln
   Eureka Springs, AR 72632
   Phone: (479) 253-3718 Profit: ✓ Non-Profit ____

2. Property Location (street address or layman's description):
   1386 E. Emma Ave
   Springdale, AR 72764

3. Record Title Holder of Property: Steve Bryant
   (A copy of the warranty deed should be attached as Exhibit "A")

4. Use Unit requested 44 in C2 Zoning District.

5. Description of the conditional use sought and the reasons why it should be approved:
   We wish to bring a new business to the Springdale community.

6. What effects would the proposed conditional use have on the character of the neighborhood and residents?
   Our pet wash would enrich the lives of pet owners in the area.

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

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

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

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

Signature of Record Property Owner(s)

Date: 11/9/2020

Signature of Applicant

Date: 11/9/2020

VERIFICATION

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

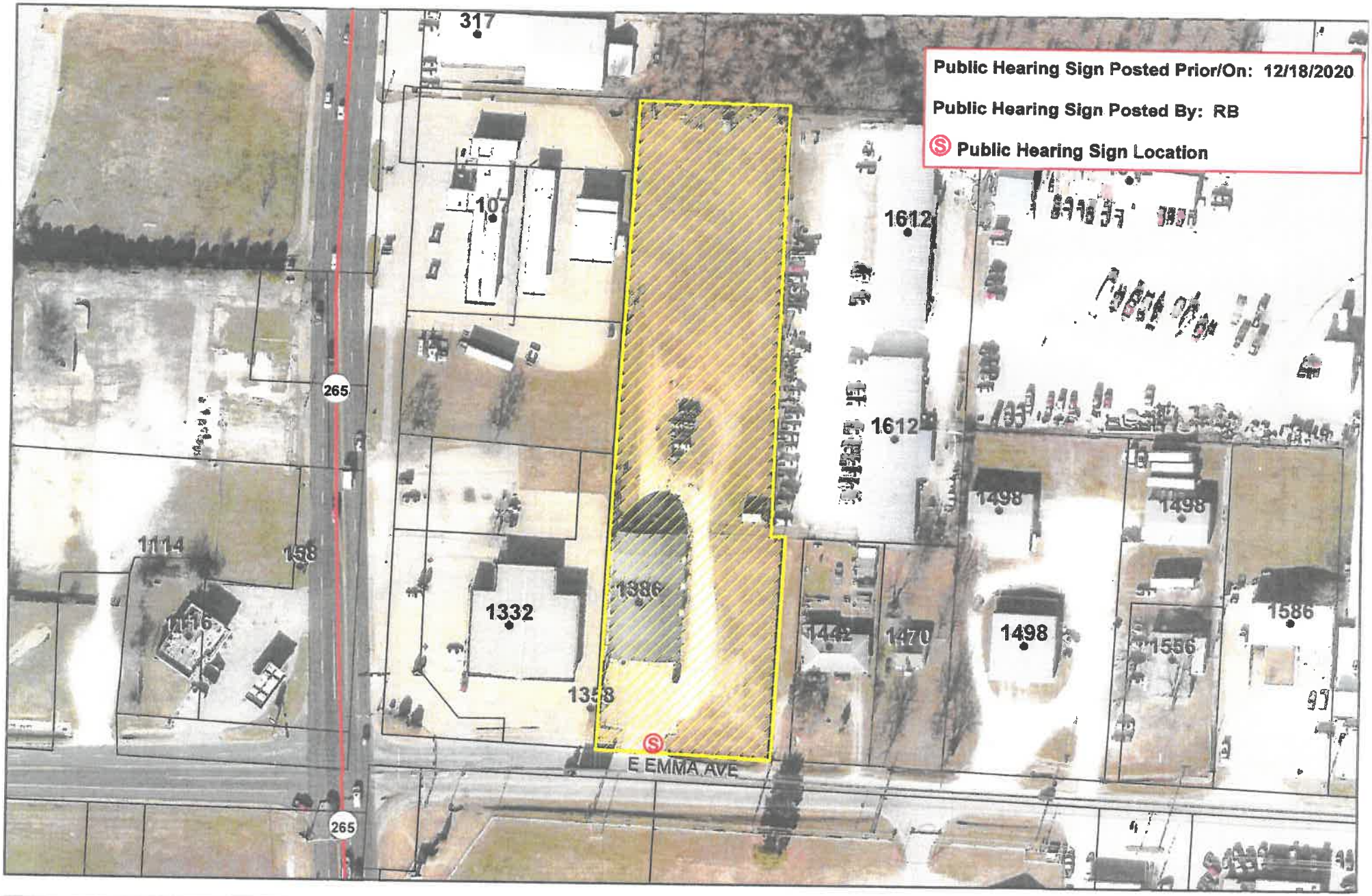
State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 9th day of November, 20 20

Notary Public

My commission expires: _____

CHANCE COMBS
Notary Public-Arkansas
Washington County
My Commission Expires 04-08-2025
Commission # 12404188



N

0 25 50 100 150 200 Feet

For Location Reference Only

FILE NO. C20-23
APPLICANT: Smith and Walker Enterprises, LLC
REQUEST: Conditional Use for a
Use Unit 44 (Mobile Vending) located in C-2

PLANNING COMMISSION MEETING
December 18, 2020

WET WILLIE'S PET WASH
WET WILLIE'S
PET WASH

All Paws Pet Wash®

8642 US Hwy 20, Garden Prairie, IL 61038

CUSTOMIZATION

ADA 813 - SINGLE MODULAR BUILDING

For full customization options, visit us online at www.AllPawsPetWash.com/customization

Your display space: Maximum 11" TALL x 94" LONG

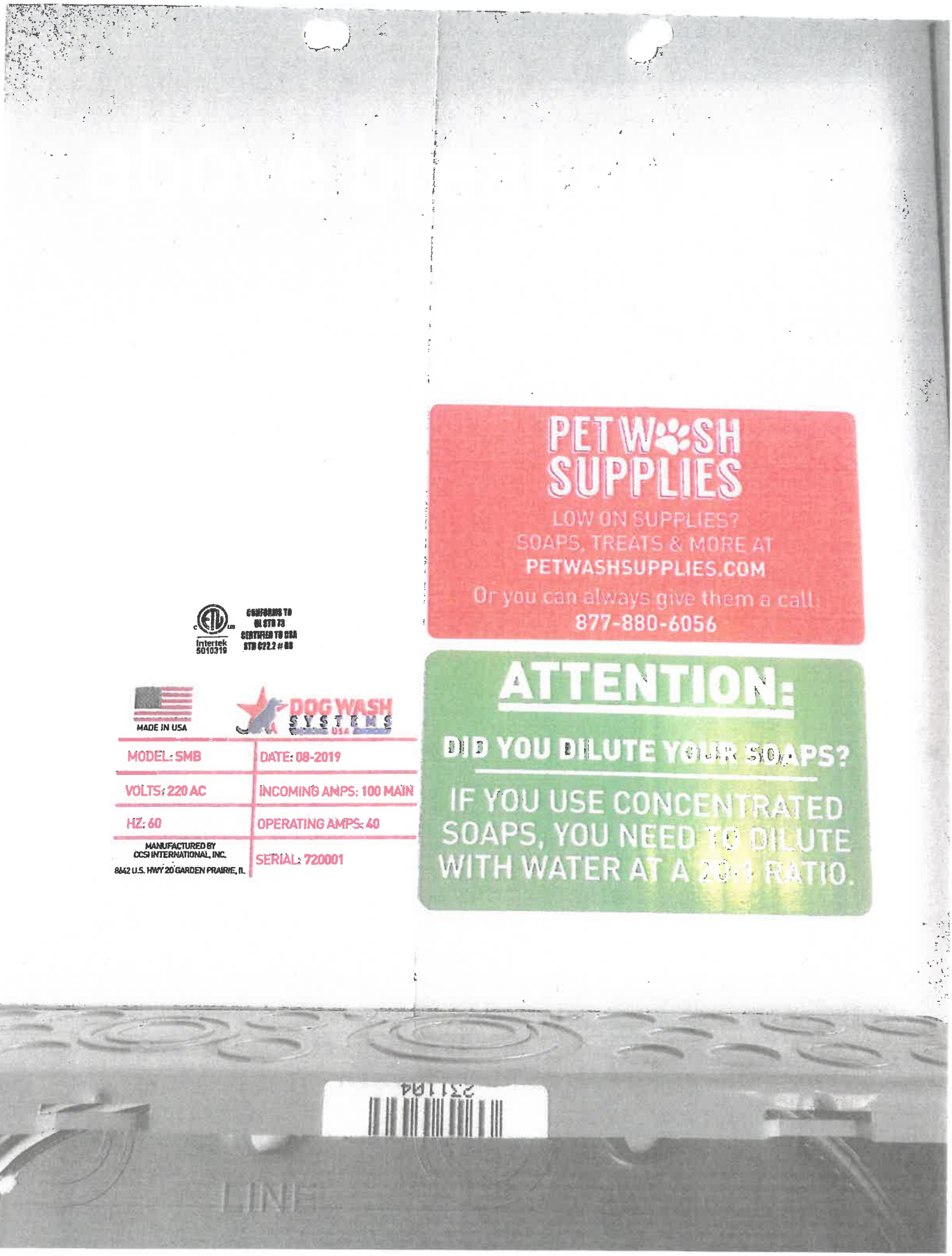
Standard powder coat color is off-white "Oyster"
Other color options available

DOOR CONFIGURATION CUSTOMIZABLE

This is an Equipment Room Right Unit. Equipment rooms can go on either side and the swing door and sliding door can be interchanged.

phone: **800.537.8231** fax: **815.544.4353** web: **www.AllPawsPetWash.com**

*Rendering may not identically reflect the final unit


PET WASH SUPPLIES
LOW ON SUPPLIES?
SOAPS, TREATS & MORE AT
PETWASHSUPPLIES.COM
Or you can always give them a call:
877-880-6056
ATTENTION:
DID YOU DILUTE YOUR SOAPS?
IF YOU USE CONCENTRATED SOAPS, YOU NEED TO DILUTE WITH WATER AT A 20:1 RATIO.
Intertek 5010319
CONFORMS TO UL STD 73
CERTIFIED TO CSA STD C22.2 # 68
MADE IN USA
DOG WASH SYSTEMS USA
MODEL: SMB
DATE: 08-2019
VOLTS: 220 AC
INCOMING AMPS: 100 MAIN
HZ: 60
OPERATING AMPS: 40
MANUFACTURED BY CCSI INTERNATIONAL, INC.
8642 U.S. HWY 20 GARDEN PRAIRIE, IL
SERIAL: 720001
231104
LINE

1386
1442
FH3726
6
1401
6
E Emma Ave
8
2174

mma Ave

You are currently running an experimental version of Earth. Learn more Send feedback

1366 E Emma Ave Springdale, Arkansas

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intertek
Total Quality. Assured.

Listing Constructional Data Report (CDR)

1.0 Reference and Address			
Report Number	103242115CHI-001	Original Issued: 25-Oct-2017	Revised: 29-Jul-2019
Standard(s)	Motor-Operated Appliances [UL 73:2011 Ed.10 +R:08Aug2018] Motor-Operated Appliances (Household And Commercial) [CSA C22.2#68:2018 Ed.8]		

Applicant	All Paws Pet Wash	Manufacturer 1	**All Paws Pet Wash**
Address	8642 US Highway 20 Garden Prairie, IL 61038-9531	Address	8642 US Highway 20 Garden Prairie, IL 61038-9531
Country	USA	Country	USA
Contact	Russell Caldwell	Contact	Russell Caldwell
Phone	(800) 537-8231 x350	Phone	(800) 537-8231 x350
FAX	NA	FAX	NA
Email	russell@ccsiusa.com	Email	russell@ccsiusa.com
Legal Name	CCSI International Inc.		

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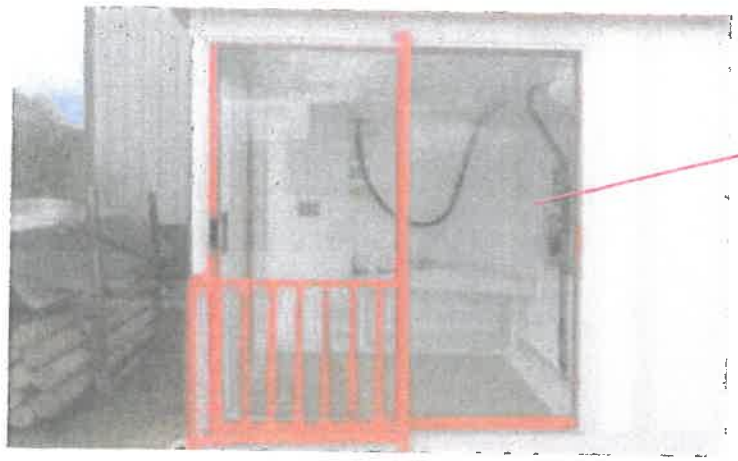
2.0 Product Description	
Product	Commercial Self-Serve Pet Wash Station
Brand name	NA
Description	Product covered under this evaluation is commercial indoor and outdoor use, permanently connected or cord connected self-serve type pet wash station. The overall product consists of a building type structure with electrical components on one side and another compartment or room with tub for dog wash purpose. The ADA models were additionally evaluated to the applicable requirements of "CSA C22.1:2015 Canadian Electrical Code Part I: Safety Standard For Electrical Installations" and "National Electric Code standard NFPA 70:2017".
Models	APW, ADA813 and ADA821
Model Similarity	Two models ADA 813 and ADA821 covered under the report are similar in terms of their electrical rating but only differ in terms of the overall size. ADA 813 measures 8' X 13' whereas ADA 821 measures 8' X 21'. Tub used within the two models is similar and measures 53" long x 26" wide x 6" deep APW Model and ADA models are similar in construction but differ in terms of their electrical rating. APW model represents the smaller version of ADA models with fewer electrical components. APW model is cord connected whereas the ADA models are permanently connected.
Ratings	ADA821 rated for 220V, 50A, 60Hz ADA813 rated for 220V, 40A, 60Hz APW model rated for 120V, 15A, 60Hz
Other Ratings	None

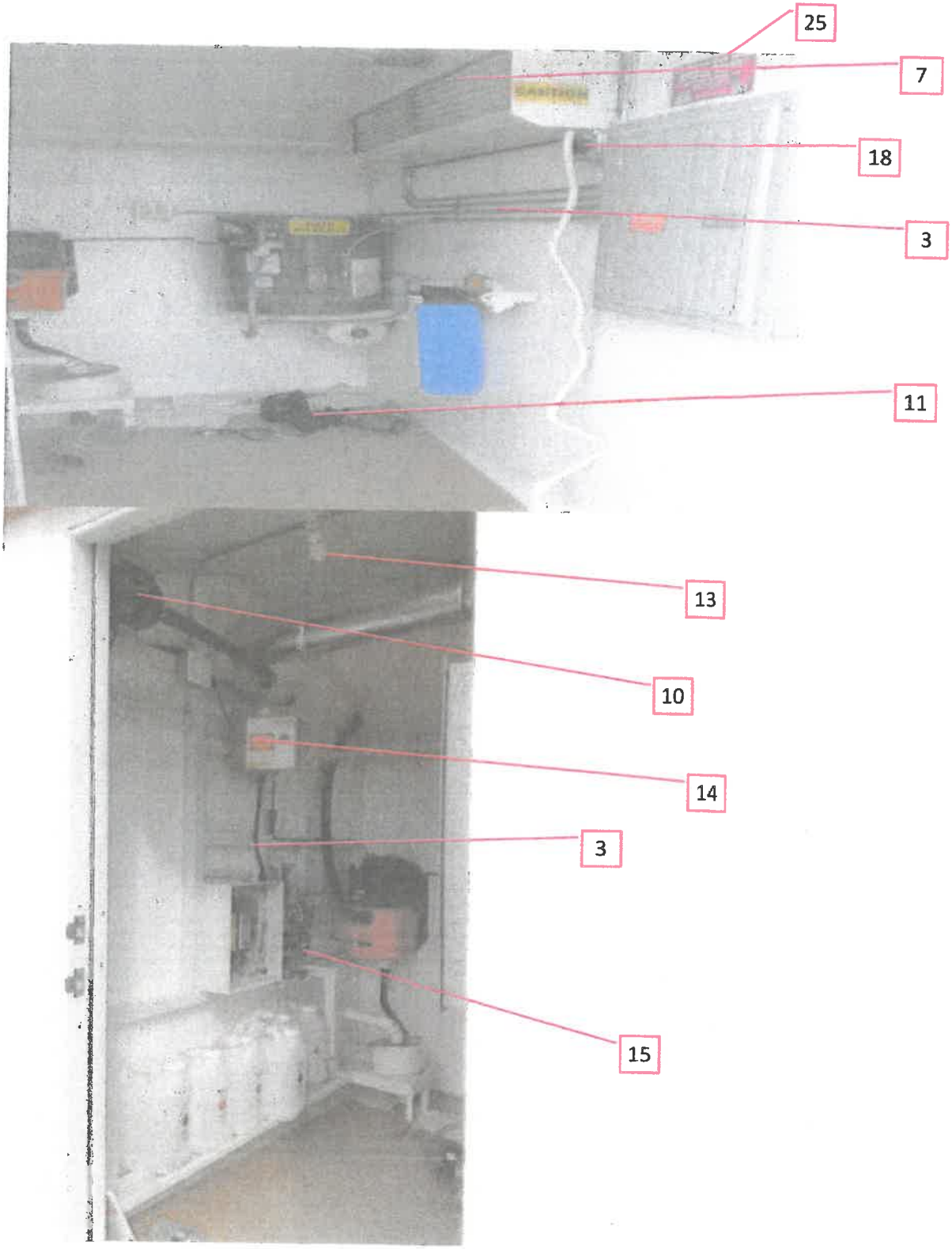
3.0 Product Photographs

Photo 1 - Overall front view of model ADA813



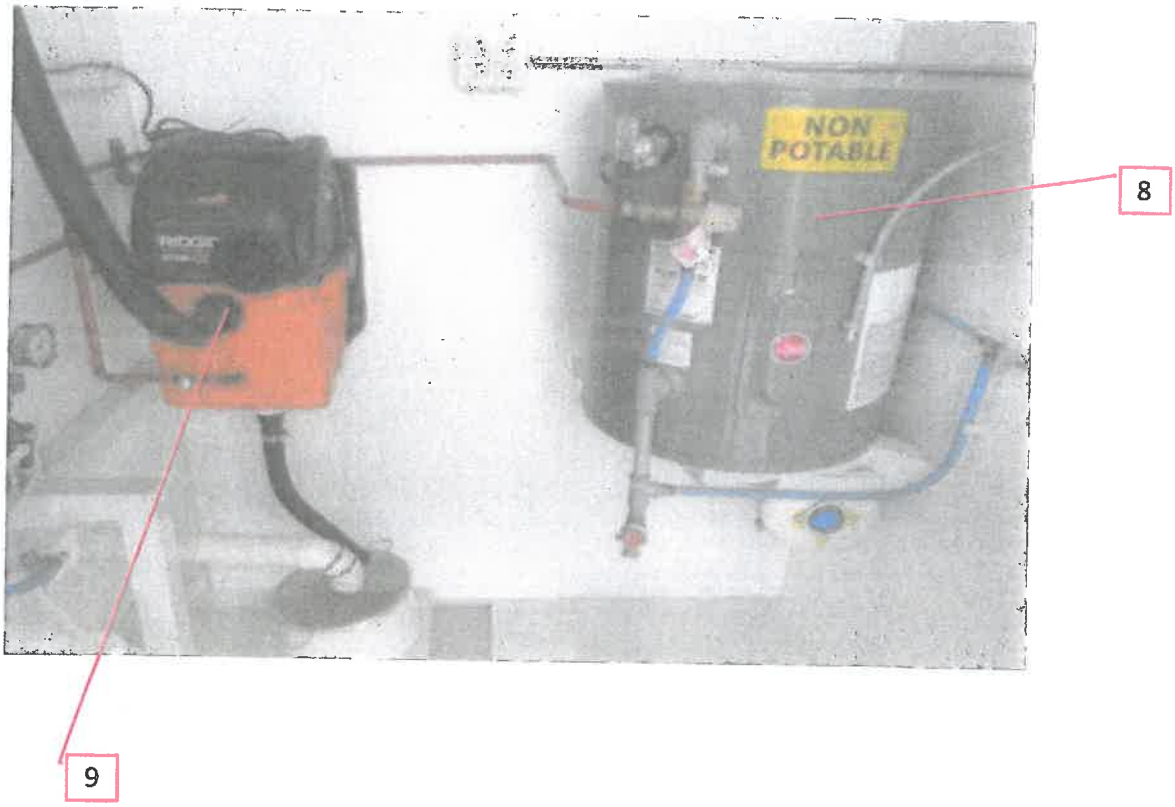
3.0 Product Photographs

Photo 2 - Overall Internal View of ADA models



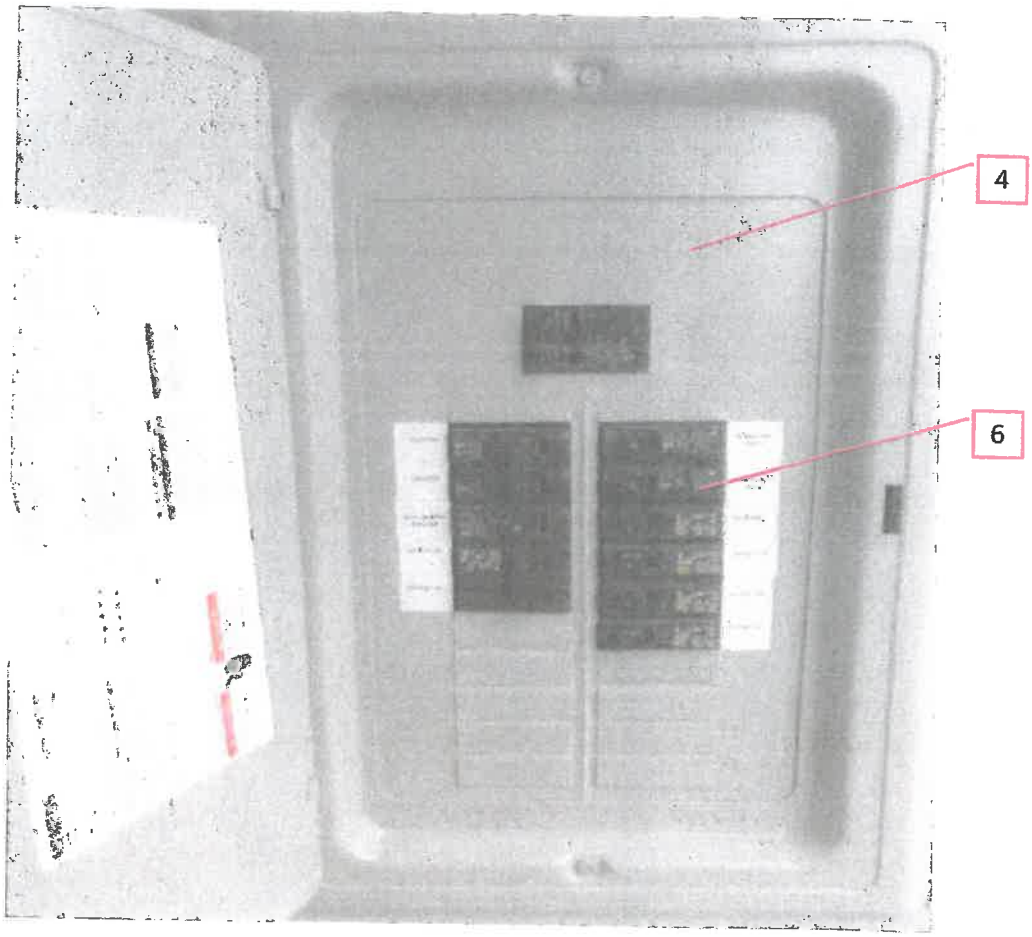
3.0 Product Photographs

Photo 3 - Internal View (20 gallon water heater and vacuum)



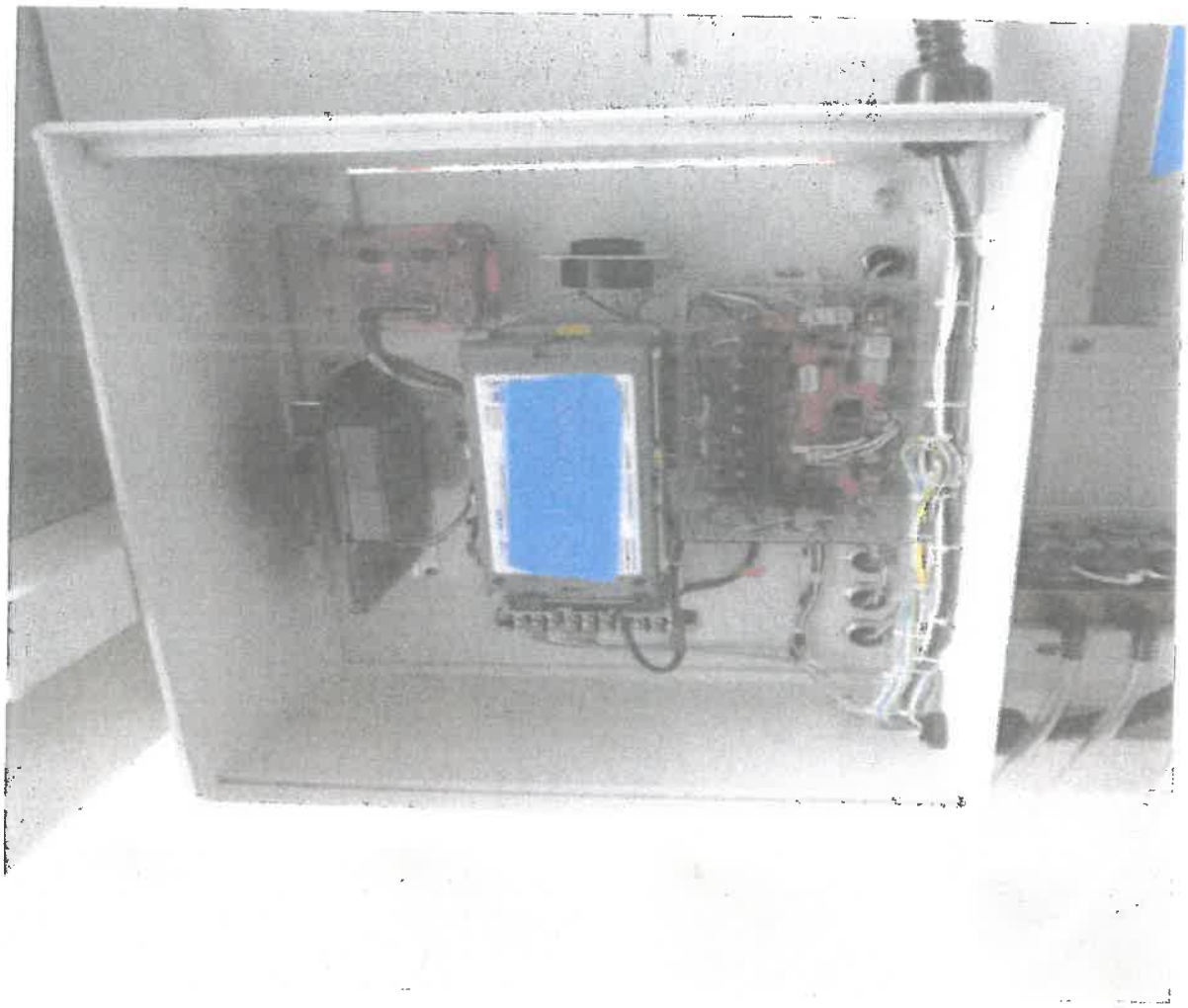
3.0 Product Photographs

Photo 4 - Listed Electric Panel with Certified Circuit Breakers



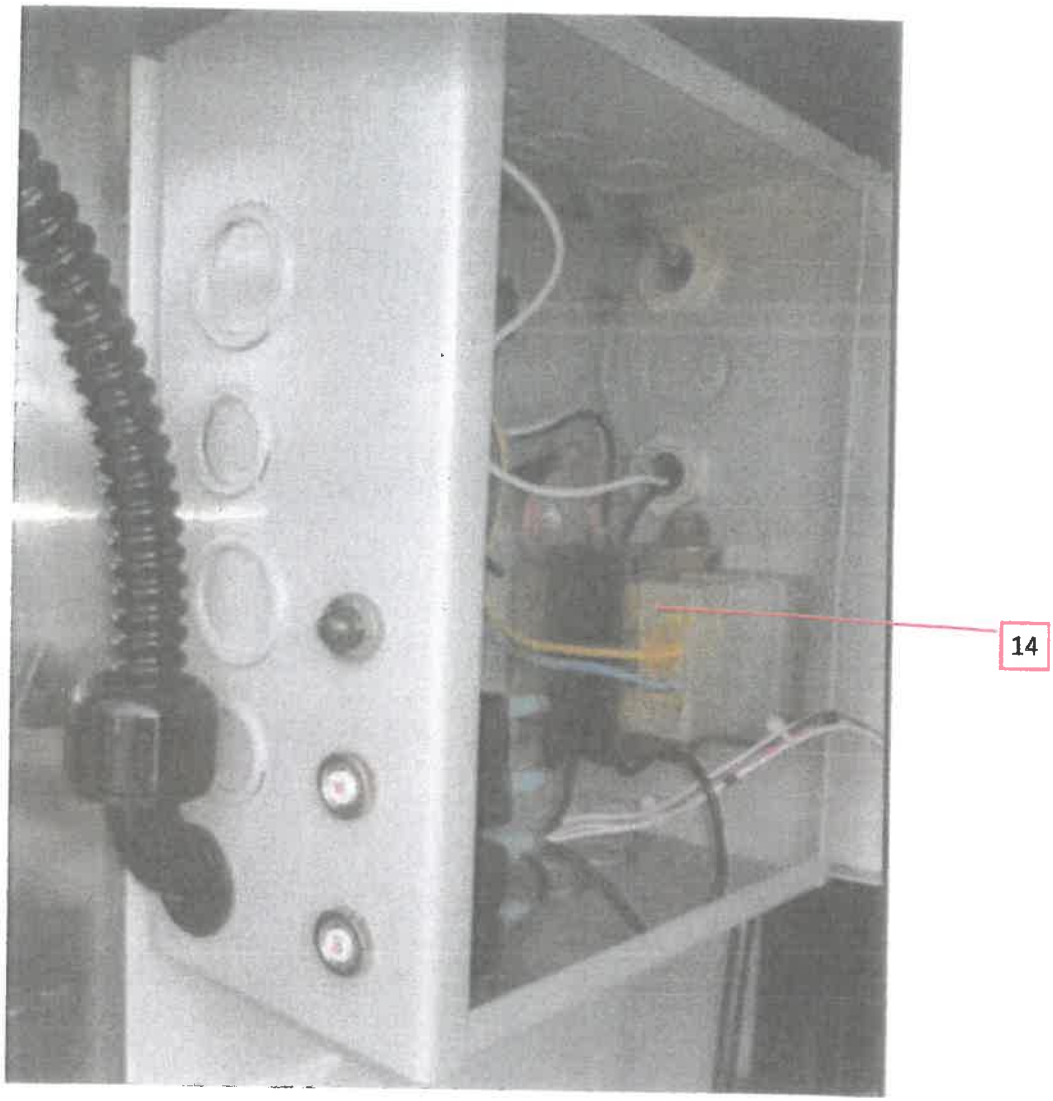
3.0 Product Photographs

Photo 5 - Cabinet Electrical Components (Button board, Coin and Bill Acceptor)



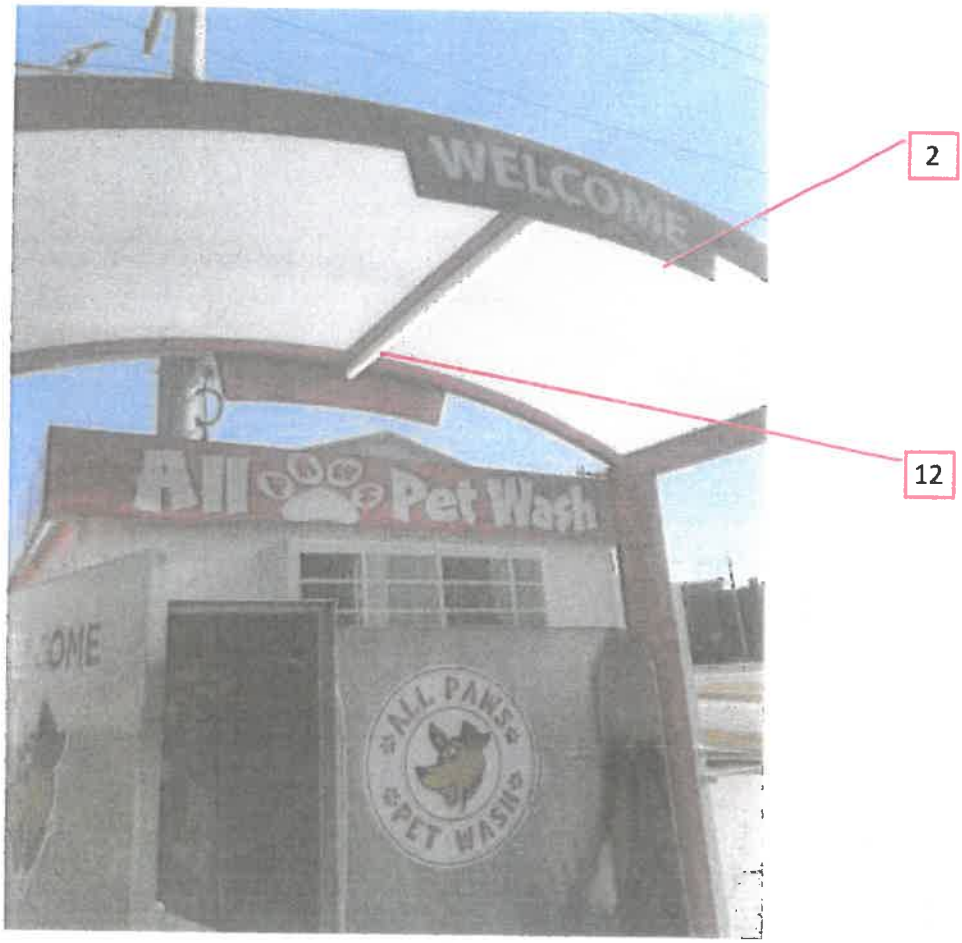
3.0 Product Photographs

Photo 6 - Model APW Control Panel



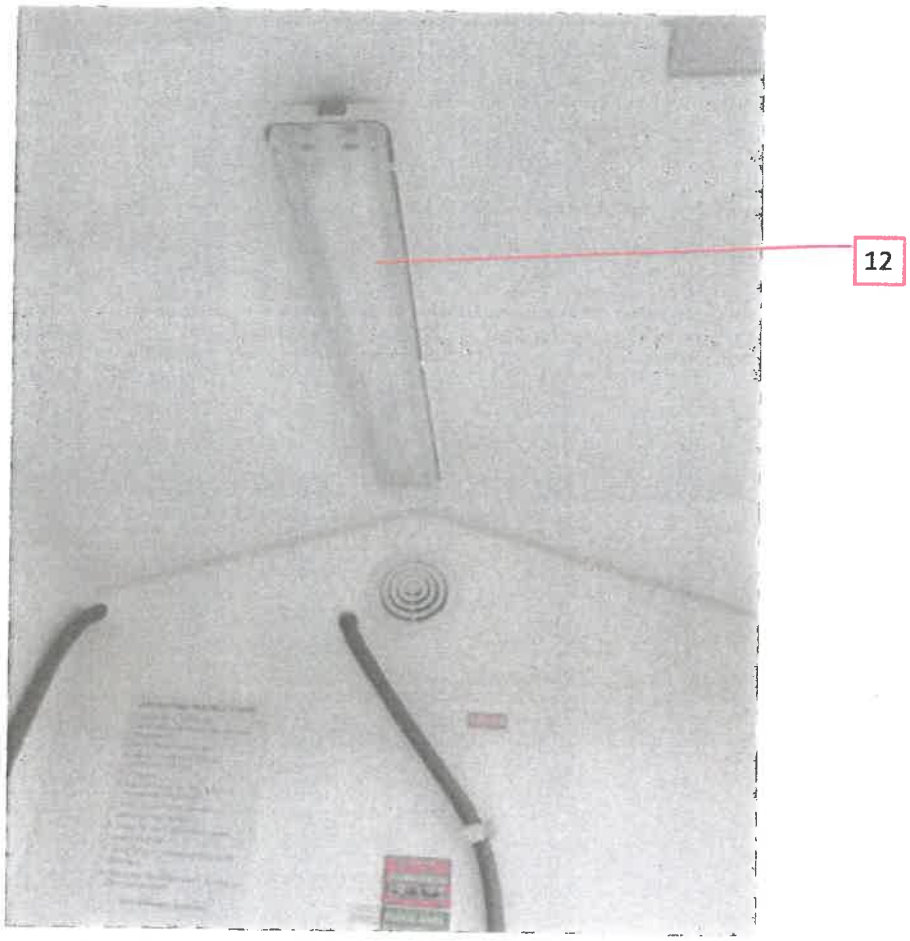
3.0 Product Photographs

Photo 7 - Model APW Awning



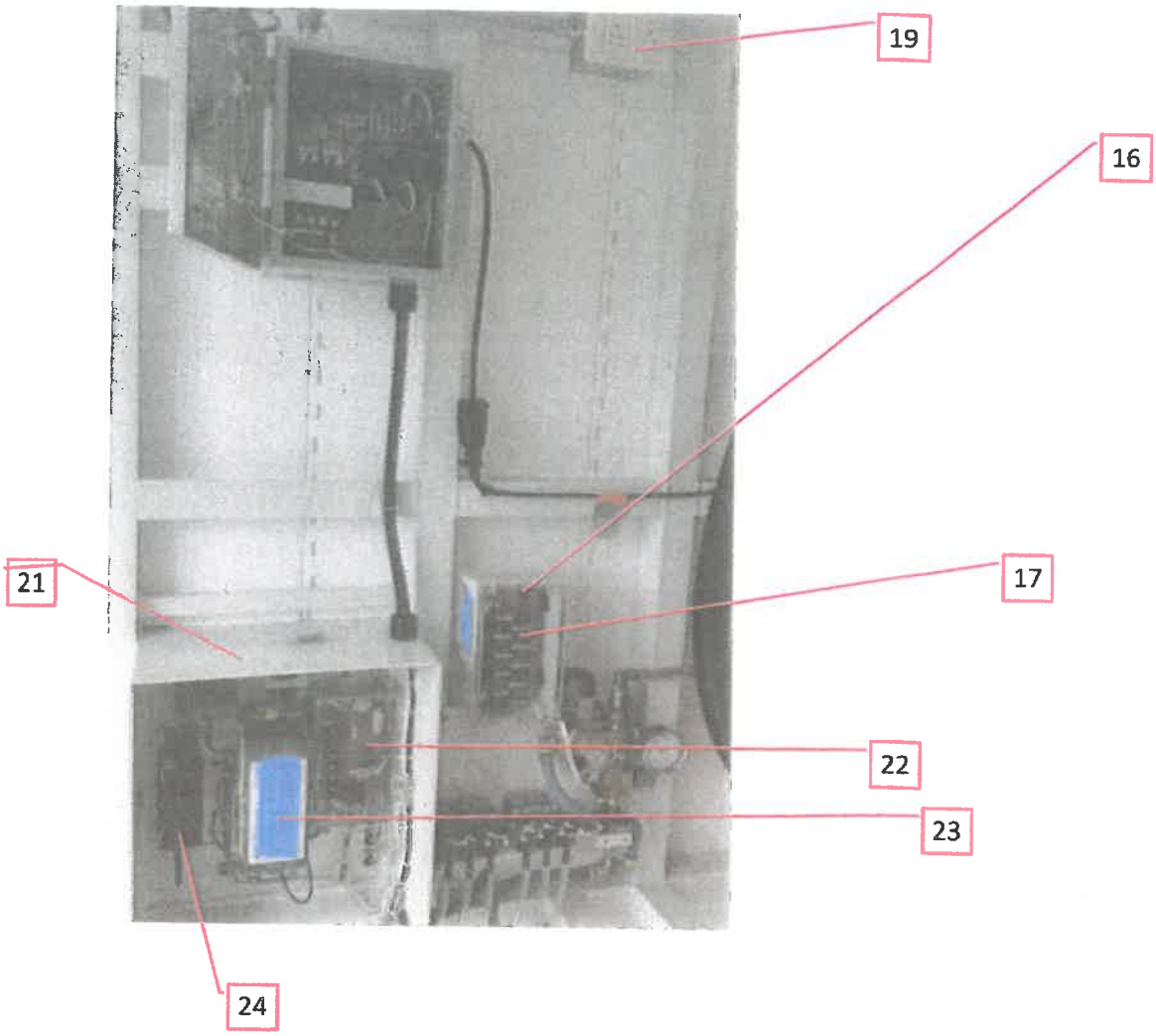
3.0 Product Photographs

Photo 8 - Model ADA Wash Area Lamp



3.0 Product Photographs

Photo 9 - Control Panel, Button Board and Solenoids used in ADA and APW models



4.0 Critical Components

# Photo	Item no.[1]	Name	Manufacturer/ trademark[2]	Type / model[2]	Technical data and securement means	Mark(s) of conformity [3]
1	1	Enclosure	All Paw Pet Washer	Various	Powder coated aluminum, 1/8 inch minimum thickness. 8 ft tal by 21ft long ADA Electrical room: 6ft 9 inches wide by 7ft 3inches long by 8ft tall. ADA Washbin Room: 4ft 8in wide by 7ft long by 8ft tall Model ADA821 has 2 washbin rooms. Electrical room for the APW:2ft wide by 2ft 6in long by 8ft tall APW overall dimensions:2ft 6in wide by 7ft long by 8ft tall	NR
7	2	Rain Awning	All Paw Pet Washer	Various	Power coated aluminum, 1/8in minimum thickness. 3ft wide by 7ft long by 10ft tall. Optional. APW only.	NR
2	3	Conduit piping and fittings	Various	Various	Half inch, 2 bends or less. Flexible and nonflexible type.	cULus
4	4	Dead front panelboard load center	Siemens	S2020B1100	Suitable for 100A service, 20 circuit breaker spaces, Rated 120V/240V, 60Hz or 208Y/120V, 60Hz, single or 3 phase. ADA only.	cULus
			Various	Various	Suitable for 100A service, 20 circuit breaker spaces, Rated 120V/240V, 60Hz or 208Y/120V, 60Hz, single or 3 phase. ADA only.	cULus
1	5	Door closer body / hinge to dog wash area (Not Shown)	Various	Various	R25057, control number 4UF1. ADA only. Not shown.	cULus
4	6	Circuit Breaker	Various	Various	120V/240V, 30A max. ADA only.	cULus
2	7	A/C Unit	Ramsond	KCD-32CBa-K	208V/230V, window type, high side 540 Psig, Low Side 300 Psig, R410A Refrigerant, 27.51 oz. ADA only.	cULus
			Various	Various	208V/230V, window type, high side 540 Psig, Low Side 300 Psig, R410A Refrigerant, 27.51 oz. ADA only.	cULus or cETLus
3	8	Water Heater	Tyco Electronics	1-480707-0 350550-1	120V, 60Hz, single phase, 2000W, 19.9 Gal, ADA only.	cULus
			Various	Various	120V, 60Hz, single phase, 2000W, 19.9 Gal, ADA only.	cULus or cETLus
3	9	Wet Vacuum	Various	Various	120V, 60Hz, 8.5A, ADA only	cULus
2	10	Dryer Motor	Various	Various	120V, 60Hz, 9.5A, 4HP	cULus
2	11	Floor Pump	Various	Various	120V, 60Hz, 8.4A. ADA only.	cULus

4.0 Critical Components

Photo #	Item no.[1]	Name	Manufacturer/ trademark[2]	Type / model[2]	Technical data and securement means	Mark(s) of conformity [3]
7, 8	12	Wash Area Lamp	Various	Various	120V, 60Hz, 19.6W	cULus
2	13	Electrical Room Light	Various	Various	250VAC, 60-Watt maximum. ADA only.	cULus
2, 6	14	Control Panel Box	Bud Industries	CJ-555037	Consisting of Terminals, Switch and 120V/240V Primary and 12V/24V Secondary, 100VA Hammond Power Solutions Isolation Transformer (Model PH100PG) APW also consists of a 3A and 10A breaker and pilot light	cULus
2	15	Solenoids	Dema	41-9-7	24V, 10W	cURus
9	16	Relay Board	Various	Various	Consisting of Terminals, Relays and Capacitors. Board rated V-0	cURus
9	17	Relays	Various	Various	24V coil, Contacts 250Vac, 10A minimum	cURus
2	18	Outlet Box	Various	Various	Suitable for one to four NEMA 5-20 sockets or one NEMA 6-20 outlet	cULus
9	19	GFCI Resettable Duplex Outlet	Various	Various	125V, 15A	cULus
2	20	Junction Boxes (Not shown)	Various	Various	General boxes with multiple size knockouts. APW only.	cULus
9	21	Bill Acceptor Assembly	Various	Various	Supplied by low voltage. Consisting of items 22 - 24.	NR
9	22	Button Board	Various	Various	Low voltage, 24V, V-0	cURus
9	23	Bill Acceptor	MEI	AE-2612-U5	Low voltage, 24V	NR
9	24	Coin Acceptor	Parker Engineering and Manufacturing Inc	Slug Buster - P83	Low voltage, 24V	NR
2	25	Labelling system	Various	Various	UL 969 approved labelling system. Adhesive labels employed.	UR, CSA
7	26	Strain relief (Not Shown)	Various	Various	Compression type, rounded face, NPT ½ inch. APW only.	cURus

NOTES:

1) Not all item numbers are indicated (called out) in the photos, as their location is obvious.

2) "Various" means any type, from any manufacturer that complies with the "Technical data and securement means" and meets the "Mark(s) of conformity" can be used.

3) Indicates specific marks to be verified, which assures the agreed level of surveillance for the component. "NR" - indicates Unlisted and only visual examination is necessary. "See 5.0" indicates Unlisted components or assemblies to be evaluated periodically refer to section 5.0 for details.

5.0 Critical Unlisted CEC Components

No Unlisted CEC components are used in this report.

6.0 Critical Features
Recognized Component - A component part, which has been previously evaluated by an accredited certification body with restrictions and must be evaluated as part of the basic product considering the restrictions as specified by the Conditions of Acceptability. Listed Component - A component part, which has been previously Listed or Certified by an accredited Certification Organization with no restrictions and is used in the intended application within its ratings. Unlisted Component - A part that has not been previously evaluated to the appropriate designated component standard. It may also be a Listed or Recognized component that is being used outside of its evaluated Listing or component recognition. Critical Features/Components - An essential part, material, subassembly, system, software, or accessory of a product that has a direct bearing on the product's conformance to applicable requirements of the product standard.
Construction Details - For specific construction details, reference should be made to the photographs and descriptions. All dimensions are approximate unless specified as exact or within a tolerance. In addition to the specific construction details described in this Report, the following general requirements also apply.
1. Spacing - In primary circuits, minimum spacing are maintained through air (3.2mm) and over surfaces (3.2mm) of insulating material between current-carrying parts of opposite polarity and between current-carrying parts and dead-metal parts.
2. Mechanical Assembly - Components such as switches, fuseholders, connectors, wiring terminals and display lamps are mounted and prevented from shifting or rotating by the use of lockwashers, starwashers, or other mounting format that prevents turning of the component.
3. Corrosion Protection - All ferrous metal parts are protected against corrosion by painting, plating or the equivalent.
4. Accessibility of Live Parts - All uninsulated live parts in primary circuitry are housed within a metal or non-metallic enclosure constructed with no openings other than those specifically described in Sections 4.
5. Grounding - All exposed dead-metal parts and all dead-metal parts within the enclosure that are exposed to contact during any servicing operation are to be connected to the grounding lead of the power supply cord or the equipment grounding terminal.
6. Polarized Connection - This product is provided with a polarized power supply connection. All single pole switches and fuses are connected only to the ungrounded supply circuit conductor.
7. Internal Wiring - Internal wiring is routed away from sharp or moving parts. Internal wiring leads terminating in soldered connections are made mechanically secure prior to soldering. Recognized separable (quick disconnect) connectors of the positive detent type, closed loop connectors, or other types specifically described in the text of this report are also acceptable as internal wiring terminals. At points where internal wiring passes through metal walls or partitions, the wiring insulation is protected against abrasion or damage by plastic bushings or grommets. All primary wiring is minimum 12 AWG, with a minimum rating of 300V, 90℃.
8. Schematics - None
9. Markings - The product is marked on a component labeling system as follows: applicant's name, model number, date of manufacturer, and electrical ratings including the voltage, incoming amps, operating amps, frequency.
10. Cautionary Markings - See Illustration 1 for all markings. The product is required to have markings in both French and English.
11. Installation, Operating and Safety Instructions - Instructions for installation and use of this product are provided by the manufacturer as required by the standard. See Illustration 1 For product shipped to Canada, the product is required to have markings in both French and English.

7.0 Illustrations

Illustration 1 - Instruction Manual

IMPORTANT SAFETY INSTRUCTIONS

SAVE THESE INSTRUCTIONS / SAUVEGARDER CES INSTRUCTIONS

WARNING - RISK OF ELECTRIC SHOCK. CONNECT TO A PROPERLY GROUNDED OUTLET ONLY.
AVERTISSEMENT - RISQUE DE CHOC ÉLECTRIQUE. RACCORDER À UNE SORTIE CORRECTEMENT MISE À LA TERRE UNIQUEMENT.

OUTDOOR USE
USAGE EXTERIEUR

WARNING - When using electric appliances, basic precautions should always be followed including the following:
AVERTISSEMENT - Lors de l'utilisation d'appareils électriques, les précautions de base doivent toujours être suivies, y compris ce qui suit:

a) **Read all instructions before using the appliance.**
Lisez toutes les instructions avant d'utiliser l'appareil.

b) **Only use attachments recommended or sold by the manufacturer.**
N'utilisez que des accessoires recommandés ou vendus par le fabricant.

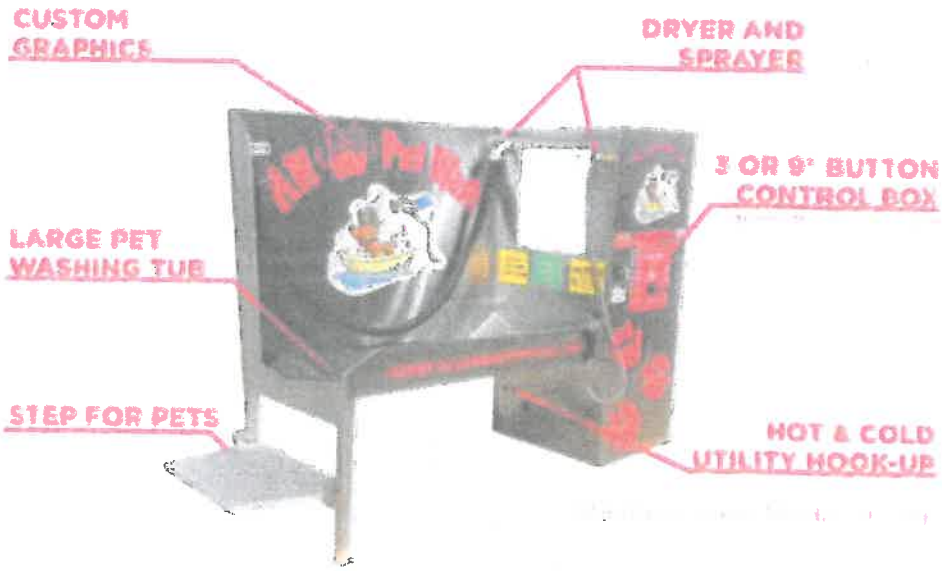
c) **For a cord-connected appliance, the following shall be included:**
Pour un appareil connecté au cordon, les éléments suivants doivent être inclus:
- **Do not unplug by pulling on cord. To unplug, grasp the plug, not the cord.**
Ne pas débrancher en tirant sur le cordon. Pour débrancher, saisir la fiche, pas le cordon.
- **Unplug from outlet when not in use and before servicing or cleaning.**
Débrancher la prise lorsqu'elle n'est pas utilisée et avant l'entretien ou le nettoyage.
- **Do not operate any appliance with a damaged cord or plug, or after the appliance malfunctions or is dropped or damaged in any manner. Return appliance to the nearest authorized service facility for examination, repair, or electrical or mechanical adjustment.**
N'utilisez pas un appareil dont le cordon ou la fiche est endommagé, ou si l'appareil est défectueux ou s'il est tombé ou endommagé de quelque façon que ce soit. Renvoyez l'appareil au centre de service agréé le plus près pour l'examiner, le réparer ou le régler de façon électrique ou mécanique.

d) **For a grounded appliance - Connect to a properly grounded outlet only. See Grounding Instructions.**
Pour un appareil mis à la terre - Connectez-le uniquement à une prise correctement mise à la terre. Voir les instructions de mise à la terre.

GROUNDING INSTRUCTIONS: This appliance must be connected to a grounded, metal, permanent wiring system; or an equipment-grounding conductor must be run with the circuit conductors and connected to the equipment-grounding terminal or lead on the appliance.
INSTRUCTIONS DE MISE À LA TERRE: Cet appareil doit être connecté à un système de câblage permanent mis à la terre et en métal; ou un conducteur de mise à la terre de l'équipement doit être exécuté avec les conducteurs de circuit et connecté à la borne de mise à la terre de l'équipement ou au fil de l'appareil.

7.0 Illustrations

Illustration 2 - Overall view of APW model



8.0 Test Summary					
Evaluation Period	9/20/2017 - 9/27/2017			Project No.	G103242115
Sample Rec. Date	20-Sep-2017	Condition	Production	Sample ID.	520061
Test Location	CCSI International Inc. 8642 US Highway 20, Garden Prairie, IL 61038-9531 USA				
Test Procedure	Testing at Manufacturers Premises				

Determination of the result includes consideration of measurement uncertainty from the test equipment and methods. The product was tested as indicated below with results in conformance to the relevant test criteria.

The following tests were performed:

Test Description	UL 73 Clause	CSA C22.2 No. 68 Clause
Starting	44	6.3
Rating	45	6.4
Temperature	46, 47	6.5
Abnormal Temperature	54	6.7
Dielectric	48	6.6
Leakage	42, 43	6.9
Stability	--	6.10
Impact	--	6.11
Strain Relief	53	6.12.1
Water test for outdoor equipment - Rain	50.1	5.2.15
Probe / Accessibility Test	11.1, 11.2	5.2.12.2, 8.3.2.2
Ground bond / Continuity Test	--	5.18

Evaluation Period	9/28/2017 - 10/02/2017			Project No.	G103242115
Sample Rec. Date	28-Sep-2017	Condition	Production	Sample ID.	AH09282017090802
Test Location	Intertek Testing Services N.A. Inc. 545 E Algonquin Road, Suite F, Arlington Heights, IL 60005 USA				
Test Procedure	Testing Lab				

Determination of the result includes consideration of measurement uncertainty from the test equipment and methods. The product was tested as indicated below with results in conformance to the relevant test criteria.

The following tests were performed:

Test Description	UL 73 Clause	CSA C22.2 No. 68 Clause	
Moisture-absorption resistance of insulation	--	6.18	

Evaluation Period	7/26/19 - 7/29/2019			Project No.	G103977959
Sample Rec. Date	26-Jul-2019	Condition	Production	Sample ID.	AH07262019111408
Test Location	Intertek, 545 East Algonquin Road, Suite H, Arlington Heights, IL 60005 USA				
Test Procedure	Testing Lab				

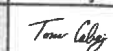
Determination of the result includes consideration of measurement uncertainty from the test equipment and methods. The product was tested as indicated below with results in conformance to the relevant test criteria.

The following tests were performed:

Test Description	C22.2# 68 Clause		
Leakage current	6.9		
Moisture-absorption resistance of insulation	6.18		

8.1 Signatures

A representative sample of the product covered by this report has been evaluated and found to comply with the applicable requirements of the standards indicated in Section 1.0.

Completed by:	Javan Rivero	Reviewed by:	Thomas Cabaj
Title:	Project Engineer	Title:	Sr. Project Engineer
Signature:		Signature:	

9.0 Correlation Page For Multiple Listings

The following products, which are identical to those identified in this report except for model number and Listee name, are authorized to bear the ETL label under provisions of the Intertek Multiple Listing Program.

BASIC LISTEE	All Paws Pet Wash
Address	8642 US Highway 20 Garden Prairie, IL 61038-9531
Country	USA
Product	Commercial Self-Serve Pet Wash Station

MULTIPLE LISTEE 1	None
Address	
Country	
Brand Name	
ASSOCIATED MANUFACTURER	
Address	
Country	

MULTIPLE LISTEE 1 MODELS	BASIC LISTEE MODELS

MULTIPLE LISTEE 2	None
Address	
Country	
Brand Name	
ASSOCIATED MANUFACTURER	
Address	
Country	

MULTIPLE LISTEE 2 MODELS	BASIC LISTEE MODELS

MULTIPLE LISTEE 3	None
Address	
Country	
Brand Name	
ASSOCIATED MANUFACTURER	
Address	
Country	

MULTIPLE LISTEE 3 MODELS	BASIC LISTEE MODELS

10.0 General Information

The Applicant and Manufacturer have agreed to produce, test and label ETL Listed products in accordance with the requirements of this Report. The Manufacturer has also agreed to notify Intertek and to request authorization prior to using alternate parts, components or materials.

COMPONENTS

Components used shall be those itemized in this Intertek report covering the product, including any amendments and/or revisions.

LISTING MARK

The ETL Listing mark applied to the products shall either be separable in form, such as labels purchased from Intertek, or on a product nameplate or other media only as specifically authorized by Intertek. Use of the mark is subject to the control of Intertek.

The mark must include the following four items:

1) applicable country identifiers "US" and/or "C" or "US", "C" and "EU"
2) the word "Listed" or "Classified" or "Recognized Component" (whichever is appropriate)
3) a control number issued by Intertek
4) a product descriptor that identifies the standards used for certification. Example:

For US standards, the words, "Conforms to" shall appear with the standard number along with the word, "Standard" or "Std." Example: "Conforms to ANSI/UL Std. XX."

For Canadian standards, the words "Certified to CAN/CSA Standard CXX No. XX." shall be used, or abbreviated, "Cert. to CAN/CSA Std. CXX No. XX."

Can be used together when both standards are used.

Note: A facsimile must be submitted to Intertek, Attn: Follow-up Services for approval prior to use. The facsimile need not have a control number. A control number will be issued **after signed Certification Agreements** have been received by the Follow-up Services office, approval of the facsimile of your proposed Listing Mark, satisfactory completion of the Listing Report, and scheduling of a factory assessment in your facility.

MANUFACTURING AND PRODUCTION TESTS

Manufacturing and Production Tests shall be performed as required in this Report.

FOLLOW-UP SERVICE

Periodic unannounced audits of the manufacturing facility (and any locations authorized to apply the mark) shall be scheduled by Intertek. An audit report shall be issued after each visit. Special attention will be given to the following:

1. Conformance of the manufactured product to the descriptions in this Report.
2. Conformance of the use of the ETL mark with the requirements of this Report and the Certification Agreement.
3. Manufacturing changes.
4. Performance of specified Manufacturing and Production Tests.

In the event that the Intertek representative identifies non-conformance(s) to any provision of this Report, the Applicant shall take one or more of the following actions:

1. Correct the non-conformance.
2. Remove the ETL Mark from non-conforming product.
3. Contact the issuing product safety evaluation center for instructions.

11.0 Manufacturing and Production Tests

The manufacturer agrees to conduct the following Manufacturing and Production Tests as specified:

Required Tests

Dielectric Voltage Withstand Test , Grounding Continuity Test

11.1 Dielectric Voltage Withstand Test

Method

One hundred percent of production of the products covered by this Report shall be subjected to a routine production line dielectric withstand test.

The test shall be conducted on products, which are fully assembled. Prior to applying the test potential, all switches, contactors, relays, etc., should be closed so that all primary circuits are energized by the test potential. If all primary circuits cannot be tested at one time, then separate applications of the test potential shall be made.

The test voltage specified below shall be applied between primary circuits and accessible dead-metal parts. The test voltage may be gradually increased to the specified value but must be maintained at the specified value for one second or one minute as required.

Test Equipment

The test equipment shall incorporate a transformer with an essentially sinusoidal output, a means to indicate the applied test potential, and an audible and/or visual indicator of dielectric breakdown.
The test equipment shall incorporate a voltmeter in the output circuit to indicate directly the applied test potential if the rated output of the test equipment is less than 500VA.
If the rated output of the test equipment is 500VA or more, the applied test potential may be indicated by either:
1 - a voltmeter in the primary circuit;
2 - a selector switch marked to indicate the test potential; or
3 - a marking in a readily visible location to indicate the test potential for test equipment having a single test potential output.
In cases 2 and 3, the test equipment shall include a lamp or other visual means to indicate that the test potential is present at the test equipment output. All test equipment shall be maintained in current calibration.

Products Requiring Dielectric Voltage Withstand Test:

Product	Test Voltage	Test Time
All products covered by this Report.	1000Vac or 1400Vdc	60 s
	or	
	1200Vac or 1700Vdc	1 s

11.2 Grounding Continuity Test

Method

Each product listed below shall be subjected to a test to determine that there is continuity between accessible dead-metal parts of the product and the grounding pin or blade of the attachment plug.

If all accessible dead metal is connected, only a single test need be performed. A visual or audible device (ohmmeter, buzzer, etc.) may be used to indicate grounding continuity.

Products Requiring Grounding Continuity Test:

All products covered by this Report.

12.0 Revision Summary

The following changes are in compliance with the declaration of Section 8.1:

Date/ Proj # Site ID	Project Handler/ Reviewer	Section	Item	Description of Change
29-Jul-2019	J. Rivero	1	--	SUN for UL 73 from "UL 73, Issued: 2011/03/02, Ed: 10, Rev: 2012/09/18; Motor-Operated Appliances" to "Motor-Operated Appliances [UL 73:2011 Ed.10 +R:08Aug2018]".
G103977959CHI	T. Cabaj TC		--	Updated C22.2#68 from "Motor-Operated Appliances (Household And Commercial) (R2014) [CSA C22.2#68:2009 Ed.7+U1;U2]" to "Motor-Operated Appliances (Household And Commercial) [CSA C22.2#68:2018 Ed.8]"
			--	Corrected applicant and manufacturer names from "CCSI International Inc." to "All Paws Pet Wash". Added "CCSI International Inc." as a legal name. Updated Applicant and Manufacturer Contact and Email from "Keith Caldwell and keith@allpawspetwash.com" to "Russell Caldwell" and "russell@ccsiusa.com"
		4	3	Deleted photo 3 callout.
			5	Added wording "(Not Shown)" to Name.
			7, 8	Added "Various Various" option.
			8	Separated models "1-480707-0, 350550-1" into different cells
		6	9	Corrected wording in Markings from "The product is marked on a component labeling system as follows: manufacturer's name, model number, date of manufacturer, and electrical ratings including the voltage, incoming amps, operating amps, frequency." to "The product is marked on a component labeling system as follows: applicant's name, model number, date of manufacturer, and electrical ratings including the voltage, incoming amps, operating amps, frequency."
		8	--	Added test summary and signature block.

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: January 5, 2021

Re: **C21-01 Conditional Use**

A request by Adan Soto Rivera for a Conditional Use Permitted on Appeal as a Use Unit 52 (Food Truck Court) in a Thoroughfare Commercial District (C-5) zoning district.

LOCATION
1210-1218 S. Thompson Street

EXISTING CONDITION
Undeveloped site. Commercial uses surround the tract in C-2 zoning.

SITE PLAN REVIEW REQUIRED: __X__ Yes _____No

Site plan does not address all issues as outlined Chapter 130, Article 6, Section 3.18.

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.

Unknown	Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe.
Unknown	Off-street parking and loading areas where required, with particular attention to items mentioned above and the economic, noise, glare, or odor effects of the conditional use on adjoining properties and properties generally in the district.
Unknown	Refuse and service areas, with particular reference to the item in 1 and 2 above.
Unknown	Utilities, with reference to locations, availability and compatibility.

Unknown	Screening and buffering with reference to type, dimension and character.
Unknown	Sign, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect, and compatibility and harmony with properties in the district.
Unknown	Yard requirements and other open space requirements.
Unknown	The size and shape of the site, including the size, shape and arrangement of proposed structures in keeping with the intent of this chapter.
Not shown On site plan	Proposed landscaping meeting the requirements of this ordinance. Landscaping may be increased in accordance with the judgment of the planning commission to accomplish the desired protective and aesthetic effect.
Unacceptable	General compatibility with adjacent properties and other property in the general district:

With conditions as follows:
The location chosen is acceptable but the lack of required information on the site plan makes the conditional use unacceptable at this time.

N

0 25 50 100 150 200 Feet

For Location Reference Only

FILE NO. C21-01
APPLICANT: Adan Soto Rivera
REQUEST: Conditional Use for a Use Unit 52 (Food Truck Court) located in C-5

PLANNING COMMISSION MEETING
December 18, 2020

File No. C21-01

APPLICATION FOR CONDITIONAL USE

CITY OF SPRINGDALE, ARKANSAS

1. APPLICANT: Adan Soto Rivera
   Address: 3001 Chadwick St
   Springdale AR 72764
   Phone: (479) 502-6763 Profit: ✓ Non-Profit ____

2. Property Location (street address or layman's description):
   1210-1218 S Thompson St
   Springdale AR 72764

3. Record Title Holder of Property: Adan Soto Rivera
   (A copy of the warranty deed should be attached as Exhibit "A")

4. Use Unit requested ~~44~~ 52 in C5 Zoning District.

5. Description of the conditional use sought and the reasons why it should be approved:
   Site for food trucks. This will provide additional dining options for people that live or work near this area. It will also allow for job creation and/or entrepreneurs to start a new business here. These type of set ups have been sucessful in other NWA cities, I feel it would be a great addition to our town.

6. What effects would the proposed conditional use have on the character of the neighborhood and residents?
   I think it would be a welcome addition to the area.

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

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

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

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

Signature of Record Property Owner(s)

X _____

_____

_____

Date: 12-3-20

Signature of Applicant

X _____

_____

_____

Date: 12-3-20

VERIFICATION

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

_____

_____

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 3rd day of _____,20 _____.

_____
Notary Public

My commission expires: _____

VICTOR VELAZQUEZ
Notary Public-Arkansas
Washington County
My Commission Expires 06-27-2025
Commission # 12690258

0 30 60

1 inch = 60 ft.

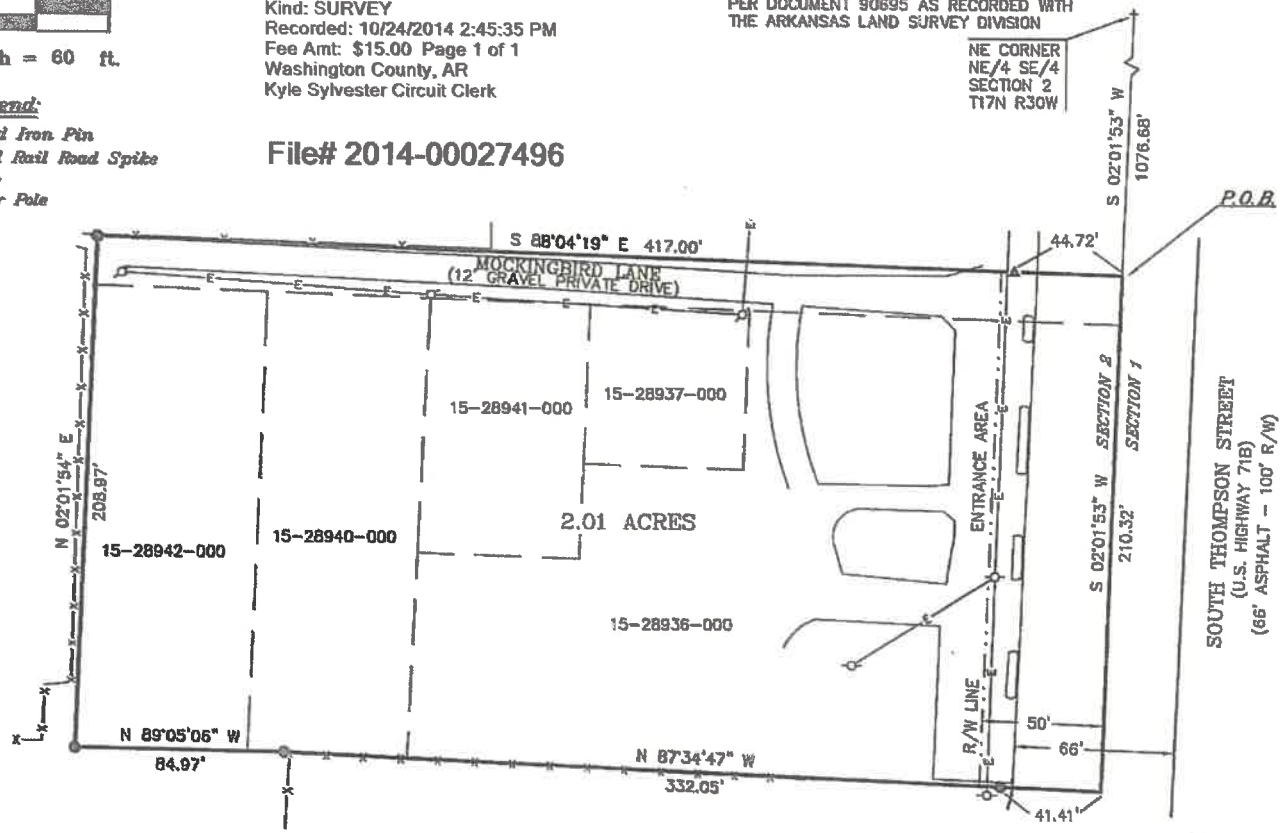
Type: REAL ESTATE
Kind: SURVEY
Recorded: 10/24/2014 2:45:35 PM
Fee Amt: $15.00 Page 1 of 1
Washington County, AR
Kyle Sylvester Circuit Clerk

File# 2014-00027496

BASIS OF BEARINGS: ARKANSAS–NORTH STATE PLANE GRID

NORTH

Legend:
- *Found Iron Pin*
- *Found Rail Road Spike*
- *Fence*
- *Power Pole*



SURVEY DESCRIPTION

PART OF THE NE/4 OF THE SE/4 OF SECTION 2, TOWNSHIP 17, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NE CORNER OF SAID NE/4 OF THE SE/4, THENCE ALONG THE APPROXIMATE CENTERLINE OF U.S. HIGHWAY 71 S 02°01'53" W 1076.68 FEET TO THE POINT OF BEGINNING, THENCE ALONG SAID CENTER LINE S 02°01'53"W 210.32 FEET, THENCE LEAVING SAID CENTERLINE N 87°34'47" W 332.05 FEET ALONG THE LINE COMMON WITH THE BURGER KING PROPERTY TO A FOUND IRON PIN, THENCE N 89°05'06" W 84.97 FEET TO A FOUND IRON PIN, THENCE N 02°01'54" E 208.97 FEET TO A FOUND IRON PIN, THENCE S 88°04'19" E 417.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.01 ACRES AND SUBJECT TO THE RIGHT-OF-WAY OF U.S. HIGHWAY 71 AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

THIS PROPERTY INCLUDES ALL OF PARCELS 15-28942-000, 15-28940-000, 15-28941-000, 15-28937-000 & 15-28936-000 AND THE 20 FOOT ALLEY (MOCKINGBIRD LANE) WHICH RUNS ALONG THE NORTH SIDE OF SAID PARCELS.

THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE ACCORDING TO F.E.M.A. MAP 05143C0070F, DATED MAY 16, 2008.

THIS SURVEY WAS COMPLETED JUNE 21, 2014 AND IS FOR THE SOLE USE OF THE PARTY STATED HEREON.

500-17N-30W-0-02-210-72-1181

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1181
Signature
G.E. BUESCHER

SURVEY FOR:

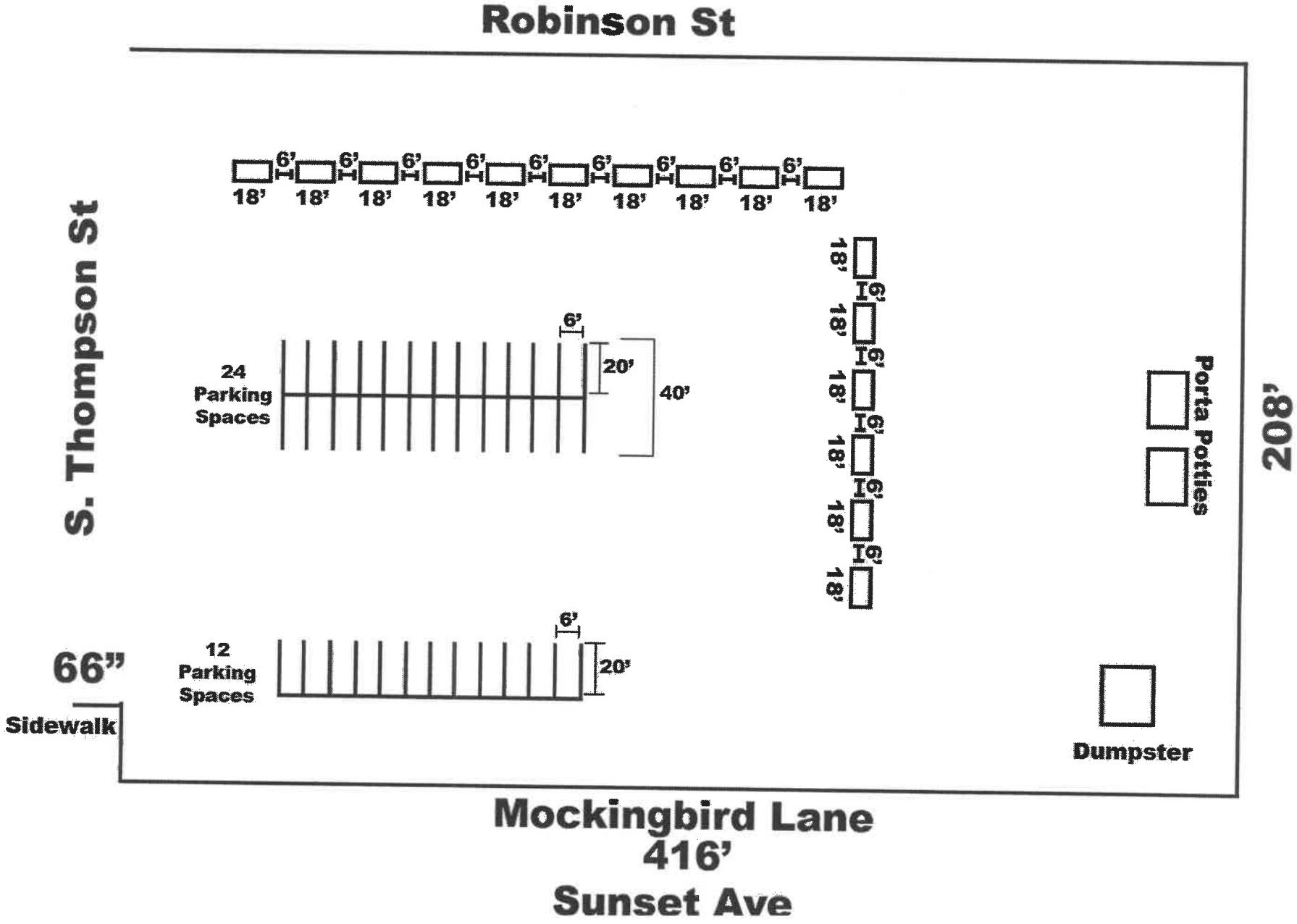
ADAN SOTO RIVERA

SURVEY 1, INC.
2820 Melody Lane, Springdale, Arkansas 72762
TEL 479-750-1608 FAX 479-750-1629
Gene E. Buescher R.L.S. #1181

W.O. 14091	DRAWN BY: MBB	DATE: AUG. 22, 2014

EXHIBIT "B"

GIS/ATLAS OF CONTIGUOUS PROPERTY OWNERS


Robinson St
S. Thompson St
208'
6' 6' 6' 6' 6' 6' 6' 6' 6' 6'
18' 18' 18' 18' 18' 18' 18' 18' 18' 18'
6'
20'
40'
24
Parking
Spaces
18' 6' 18' 6' 18' 6' 18' 6' 18' 6' 18'
Porta Potties
6'
20'
12
Parking
Spaces
66"
Sidewalk
Dumpster
Mockingbird Lane
416'
Sunset Ave

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: December 1, 2020

RE: **RP21-01 Replat** **Casey's**

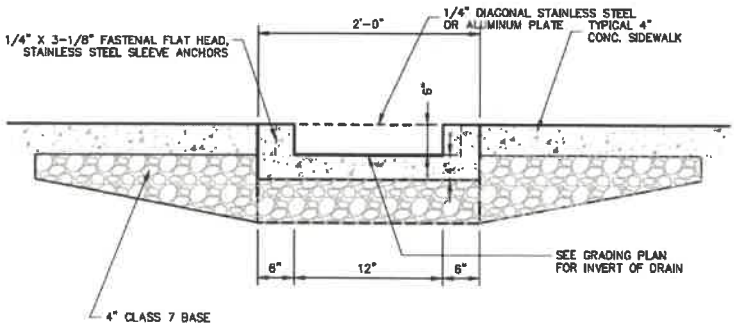
Planning Comments

1. No further comments.

Engineering Comments

1. Chapter 106 – Stormwater Drainage

- Please ensure discharge from pond and 24" RCP makes it to the gutter at Oriole through use of swale and under sidewalk drain
  - Example: **Sidewalk underdrain added to plans. Capacity analysis attached on separate document.**



DRAINAGE GRATE AT SIDEWALK

2. Chapter 107 – Stormwater Pollution

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

- *107.1* - Show & Label all temporary construction stockpiles, parking, entrances, egress, roads, or access as "Temporary" on the Grading or Erosion Control Plan.
    - **Add the word "Temporary" to all the items listed above, that are included in this project. Noted and added where appropriate on plans.**
- *107.3*
    - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval. **Noted.**

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

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

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

- **Please add this note to the site plan. Added to Erosion Control plan sheet.**

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

(Ord. No. 3258, § 1, 11-12-02)

- **Could the site drainage at the corner of the bike trail and Oriole Street, cause a potential for moisture to form across the trail causing a slick or hazardous condition on the trail? Addressed by addition of sidewalk underdrain.**
- **Please ensure that the hand rails on the sidewalk connection, to Dean's Trail from the building, stop at least 3' from the trail edge. Appropriate note added to ramp detail.**
- **Any trail repair should be completed from one existing joint to the next existing joint. The City can provide a detail for the repair. Noted on plans where appropriate.**
-

4. Chapter 112 – Subdivisions

(Code 1973, § 30-1)

- *112-4* - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.
    - The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.
        - Label all lights as Proposed or Existing
        - Show the direction of the mast arm
        - Show the size and type of lights based on the location and classification of the street
        - Add note to determine if the light is designed for area parking lot lights or as a street illuminator
        - Include a note stating if the lights are public or private lights and who will be responsible for maintenance and billing
            - **Are there existing streetlights? Yes. They are labeled on the site plan and utility plan. Noted on plans as "Existing Street Lights". Look at NE corner of intersection of Oriole Street and Robinson Avenue.**

5. Chapter 130 – Zoning Ordinance

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

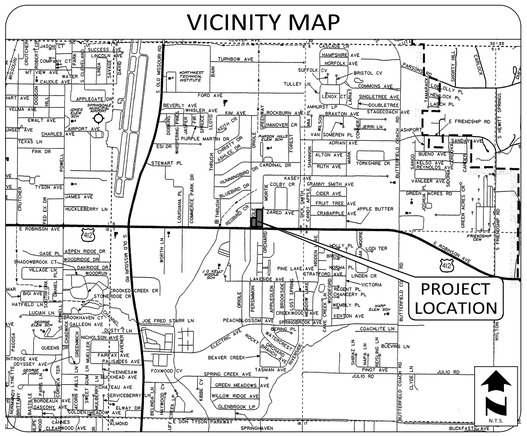
- *130.7.6.1 ADA* requirements.
    - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
        - **This note is left in place throughout the design process to insure that access is maintained.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

6. Other:

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

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

VICINITY MAP



GENERAL NOTES:

- Basis of Bearing: Grid North, Arkansas Plane Coordinate System, North Zone (0301), NAD 83 (2011)(Epoch:2010.0000), based on RT Kinematic GNSS Observations derived from a Static GNSS Base and OPUS post-processed solution, having published values of: Latitude 36°10'02.71895" N; Longitude 94°06'29.84749" W; Convergence Angle = -1.22681389 degrees; and a computed Combined Scale Factor (Grid to Ground) of 1.00007253.
- Grid North Convergence: At the Northwest Corner of Lot 8, Parson Hills Commercial Subdivision, rotate from Grid North 01°13'37" to the left for True (Geodetic) North. At the Northwest Corner of Lot 8, Parson Hills Commercial Subdivision, rotate from Grid North 02°34'41" left for Plat North, along the north line of Parson Hills Commercial Subdivision.
- Flood Information: Based upon review of NFIP FIRM, Washington County, Arkansas, and Incorporated Areas, Map Number 05143C0090F, Map Revised: May 16, 2008, and by graphic plotting only, the subject property lies within: Zone X-Other Areas, areas determined to be outside the 0.2% annual chance floodplain. Surveyor assumes no liability for the correctness of cited map.
- Every recorded document reviewed and considered as a part of this survey is noted hereon. Surveyor has not made a thorough investigation or independent search for any easements or other encumbrances or facts that an accurate, complete and current title search and/or title commitment would disclose. Other documents of record, rights, or facts, may exist and affect this subject property.
- Subsurface or environmental conditions were not examined or considered as a part of this survey, except for underground storm pipes and sanitary sewer pipes as marked by the Arkansas One-Call System and observed at the time of the field survey.
- Existing utilities shown hereon were located by reasonable visual observed surface improvements and the painted markings per the Arkansas One-Call System; Ticket Number 200717-1248, unless noted otherwise. Actual locations of utilities shown, or the existence of additional subsurface improvements not shown hereon, should be verified before any excavations. Locations or existence of surface or subsurface improvements may differ from those shown hereon.
- Parent Tract parcel numbers are based on Washington County GIS and Washington County Assessor Reports, printed on 12/15/2020. Parcel numbers are subject to change and should not be used in legal descriptions or instruments conveying title.
- Last Date of Field Survey: July 31, 2020.

CITY OF SPRINGDALE UTILITY NOTES:

1. No fences shall be constructed within any drainage easement. (if any shown hereon).
2. Any damage to or relocation of existing Cox Communications facilities will be at owner's expense.
3. The owner/developer shall be responsible for the cost of any required adjustments to the existing water and sewer facilities due to site grading or paving or lot line adjustments.
4. Meter services larger than 5/8 inch meter setting for irrigation or larger than 1 inch meter setting for potable water will have to be approved in writing by the Engineering Director of Springdale Water Utilities.
5. All material and components installed after January 3, 2014 in drinking water systems are required to comply with the federal definition of "lead free" contained in Public Law 111-380.

REFERENCE DOCUMENTS:

- Warranty Deed; James D. Cypert and Gaye A. Cypert, Co-Trustees of the Cypert Family Revocable Trust, Grantees; File #2018-00015231, filed May 30, 2018, Washington County, Arkansas.
- Warranty Deed; Jonathan Lynn Dellinger and Tamara Rene Dellinger, Grantees: File #2002-047038, filed April 2, 2002, Washington County, Arkansas.
- Warranty Deed; Arkansas State Highway Commission, Grantee; Book 1303, page 540, filed January 12, 1989, Washington County, Arkansas.
- Warranty Deed; Arkansas State Highway Commission, Grantee; Book 1309, page 726, filed March 7, 1989, Washington County, Arkansas.
- Final Plat, Parson Hills Commercial Subdivision, prepared by ESI and Oscar M. Hall, AR PLS #263, filed in Plat Book 10-24, December 28, 1987, Washington County, Arkansas.
- Final Plat, Parson Hills Phase 1, prepared by Cowdrey & Associates, Inc., and William C. Jenkins, AR PLS #688, filed in Plat Book 8-78, May 7, 1980, Washington County, Arkansas.
- Plat of The Oaks Addition, Phase 1, Replat of Lots 36 & 37, prepared by Presley Engineering Co. and Ozark Mountain Surveying & Engineering, Inc., Charles L. Presley, AR PLS # 752, filed in Plat Book 12-13, June 17, 1992, Washington County, Arkansas.
- Final Plat, The Oaks Addition, Phase 1, prepared by Presley Engineering Co. and Ozark Mountain Surveying & Engineering, Inc., Jack E. Stiffler AR PLS #772, filed in Plat Book 10-78, October 16, 1989, Washington County, Arkansas.
- State of Arkansas, State Highway Commission, Right of Way Map, Hwy 471-Hwy 68 North, Washington County, Job #40005, Sheets 1 and 8 of 11.

PARENT TRACT DESCRIPTION - Warranty Deed Document #2018-00015231, Warranty Deed Book 1345 page 650, & Warranty Deed Book 1309 page 726 (Parcel No.: 815-30298-000):

Lot 8, Parson Hills Commercial Subdivision, to the City of Springdale, Washington County, Arkansas, as shown on plat record 10 at page 24.

Less & Except: A part of Lot 8, Parson Hills Commercial Subdivision, to the City of Springdale, Washington County, Arkansas, as shown on plat record 10 at page 24 being a part of the SW¼ of the SE¼ of Section 6, Township 17 North, Range 29 West, Washington County, Arkansas, more particularly described as follows: Starting at the Northeast corner of the SW¼ of the SE¼ of Section 6; thence S01°18'19"W along the East line thereof a distance of 1270.21 feet to a point on the Northerly existing right of way line of State Highway 68; thence N88°31'14"W along said existing right of way line a distance of 108.04 feet for the point of beginning; said point being on the Northerly proposed right of way line of State Highway 68; thence continue N88°31'14"W along said existing right of way line a distance of 32.14 feet to a point on the Easterly existing right of way line of Oriole street; thence N01°01'01"E along said existing right of way line a distance of 40.00 feet to a point on the Northerly proposed right of way line of State Highway 68; thence S37°35'03"E along said proposed right of way line a distance of 51.52 feet to the point of beginning and containing 0.01 acres more or less.

PARENT TRACT DESCRIPTION - Warranty Deed Document #2002047038 (Parcel No.: 815-28603-010):

Part of the SE1/4 of the SE1/4 of Section 6, Township 17 North, Range 29 West, Washington County, Arkansas, being more particularly described as follows: Commencing at the Southwest corner of the SE1/4 of said SE1/4; thence along the West line of the SE1/4 of said SE1/4, North 0°6'5" West 48.06 feet to the POINT OF BEGINNING, said P.O.B. being on the Northerly right-of-way of U.S. Highway #412; thence along said right-of-way the following courses: South 89°53'18" East 24.97 feet to a found Arkansas Highway and Transportation Department (A.H.T.D.) aluminum right-of-way marker; North 0°11'22" West 10.03 feet to a found A.H.T.D. aluminum right-of-way marker; South 89°52'46" East 139.96 feet to a found 1/2 inch diameter iron pin; thence leaving said right-of-way to and along the West line of The Oaks Subdivision, Phase I, North 0°4'56" West 477.85 feet to a found 1/2 inch diameter iron pin; thence along the South line of said subdivision South 89°38'48" West 165.07 feet to a found 5/8 inch diameter iron pin; thence leaving said South line South 0°6'5" East 486.52 feet to the POINT OF BEGINNING, containing 1.81 acres, more or less.

SURVEY DESCRIPTION - Lot 1:

Part of Lot 8, Parson Hills Commercial Subdivision, to the City of Springdale, Washington County, Arkansas, as shown on Plat Record 10 at page 24, and part of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4), all in Section 6, Township 17 North, Range 29 West, of the Fifth Principal Meridian, Washington County, Arkansas, being more particularly described as follows:

COMMENCING at the southwest corner of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section 6; thence by bearing and distance (basis of bearing, Grid North), North 02°27'44" East a distance of 48.06 feet to a one-half inch (1/2") rebar with PS #1507 cap at the southeast corner of Lot 8, Parson Hills Commercial Subdivision, the north right-of-way line of Arkansas Highway 412 (E. Robinson Avenue), and the POINT OF BEGINNING; thence North 87°19'25" West along the south line of said Lot 8 and said north right-of-way line a distance of 108.00 feet to a one and one-half inch (1-1/2") aluminum AHTD monument at the southeast corner of the tract acquired by Warranty Deed, Book 1309, page 726; thence North 36°23'13" West along the northeasterly line thereof and continuing along said north right-of-way line a distance of 51.09 feet to a one-half inch (1/2") rebar with PS #1507 cap on the west line of said Lot 8 and the east right-of-way line of Oriole Street; thence leaving said north right-of-way line, North 02°28'36" East along said east right-of-way line a distance of 211.03 feet to a one-half inch (1/2") rebar at the northwest corner of said Lot 8; thence leaving said east right-of-way line, South 87°15'42" East a distance of 140.00 feet to a one-half inch (1/2") rebar with PS #1507 cap at the northeast corner of said Lot 8; thence North 02°27'44" East along the east line of Parson Hills, Phase 1, as filed in Plat Record 8 at page 78, a distance of 235.97 feet to an existing rebar with Landtech cap at the southwest corner of Lot 1, The Oaks Addition, Phase 1, as filed in Plat Record 10 at page 78; thence leaving said east line, South 87°45'15" East a distance of 164.76 feet to the southeast corner of said Lot 1; thence South 02°26'39" West, crossing a four-inch (4") concrete monument at the southwest corner of Lot 36, The Oaks Addition, Phase 1, at a distance of 265.99 feet, in all a distance of 477.75 feet to a one-half inch (1/2") rebar at the northeast corner of a tract acquired by Warranty Deed, Book 1303, page 540, and said north right-of-way line of Arkansas Highway 412 (E. Robinson Avenue); thence North 87°18'59" West along said north right-of-way line and the north line of said tract a distance of 139.96 feet to a one and one-half inch (1 1/2") aluminum AHTD monument at the northwest corner of said tract; thence South 02°22'25" West continuing along said north right-of-way line a distance of 10.03 to a one-half inch (1/2") rebar with PS #1507 cap at the southwest corner of said tract; thence North 87°19'25" West continuing along said north right-of-way line a distance of 24.97 feet to the Point of Beginning.

Zoning - General Commercial District (C-2)				
Building Setbacks				
Front Yard		Side Yard		Rear Yard
30'	if Parking is Allowed Between R-O-W and the building: 50'	0'	When contiguous to a residential district: 20'	20'

OWNER
Tamara & Jonathan Dellinger
1758 Windsor Avenue
Springdale, AR 72764
Telephone: (479) 872-0933 or (479) 530-2426

OWNER
Cypert Family Revocable Trust
P.O. Box 1793l
Springdale, AR 72765
Telephone: (479) 466-1901

ENGINEER / SURVEYOR
Morrison Shipley Engineers Inc
2407 SE Cottonwood Street
Bentonville, AR 72712
Phone: (479) 273-2209

DEVELOPER
Casey's Marketing Company
1 SE Convenience Blvd.
Ankeny, IA 50021
Contact: Shannon Gerard
Telephone: (314)-609-6177

CERTIFICATE OF ACCEPTANCE:

The undersigned hereby certify that this plat meets current regulations of the City of Springdale and Regulations of the Arkansas State Board of Health as each pertains to this plat and to the offices of responsibility shown below.

	Date	Signature
Acceptance of Dedications		City Clerk
		Mayor
City of Springdale 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		Director of Engineering & Public Works

CERTIFICATE OF OWNERSHIP:

As Owners, we hereby certify that we have caused the land described to be surveyed, divided, platted, dedicated, and/or access rights reserved, as represented on this Plat.

Owners of Lot 8, Parson HIlls Commercial Subdivision:

By: _____ Date: _____
Gaye A. Cypert, Trustee of the Cypert Family Revocable Trust, dated the 11th day of April, 2018

By: _____ Date: _____
Dewey Johnson

State of Arkansas)
) SS
County of _____)

Sworn And Subscribed Before Me This_____Day Of _____. 2020.

Notary Public:_____

My Commission Expires:_____

CERTIFICATE OF OWNERSHIP:

As Owners, we hereby certify that we have caused the land described to be surveyed, divided, platted, dedicated, and/or access rights reserved, as represented on this Plat.

Owners of Pt of the SE1/4 SE1/4, Section 6, T17N, R29W:

By: _____ Date: _____
Jonathan Lynn Dellinger

By: _____ Date: _____
Tamara Rene Dellinger

State of Arkansas)
) SS
County of _____)

Sworn And Subscribed Before Me This_____Day Of _____. 2020.

Notary Public:_____

My Commission Expires:_____

CERTIFICATE OF SURVEYING ACCURACY:

I, Keith A. Sikes hereby certify that this plat correctly represents a boundary survey made by me or under my direct supervision and boundary markers shown hereon actually exist and their location, type and material are correctly shown to the best of my knowledge and belief.

FOR REVIEW

CERTIFICATE OF AUTHORIZATION
MORRISON-SHIPLEY ENGINEERS, INC.
No. 281
ARKANSAS

Signed:_____
Arkansas Professional Land Surveyor
No. 1507

CASEYS GENERAL STORES COMMERCIAL ADDITION, LOT 1

being a Replat of Lot 8 Parson Hills Commercial Subdivision & part of the SE1/4 SE1/4, Section 6, T17N, R29W Springdale, Washington County, Arkansas

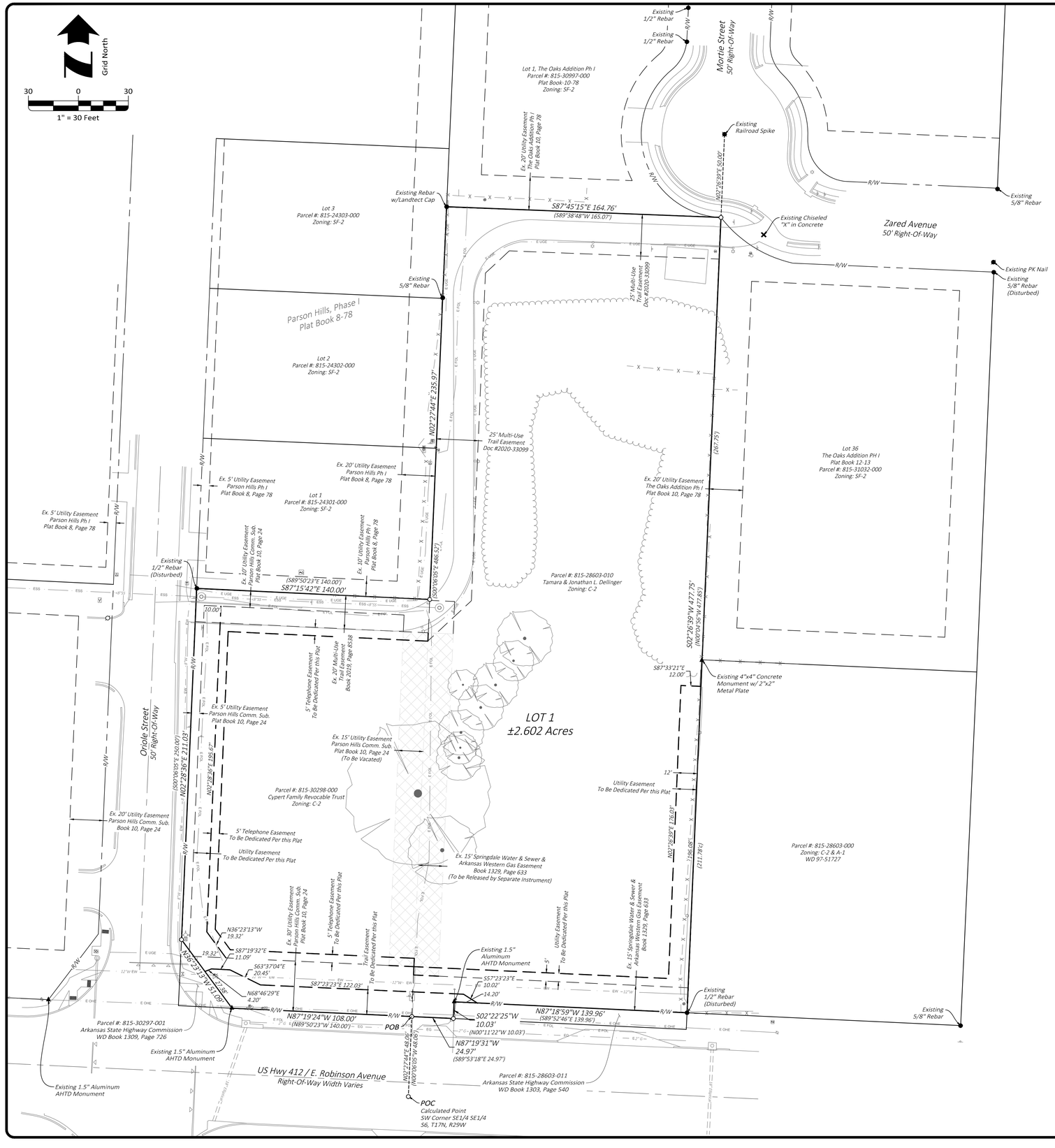
Springdale Project # RP21-01

Project No. CAS-129a	Drawn By JDS Checked By KAS
Date 12.16.2020	Sheet 1 of 2

MORRISON SHIPLEY

2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712 • 479.273.2209 • MORRISONSHIPLEY.COM

Drawing Name: P:\CAS-129 Springdale AR-412 & Gravel\DRAFTING\CAS-129 PLAT.dwg Last Modified: Dec. 16, 2020 - 4:13pm Plotted on: Dec. 16, 2020 - 4:15pm by jkohnhorn



LEGEND

Ex. Section Line	Ex. Rebar
Ex. Boundary Line	Ex. Nail
Ex. Adjacent Boundary Line	Ex. Chiseled "X"
Ex. Right of Way Line	Ex. Monument
Ex. Road Centerline	Ex. Railroad Spike
Ex. Easement Line	Set 1/2" Rebar w/ PS# 1507 Cap
Dedicated Easement Line	Ex. Television Pedestal
Ex. Water Line	Ex. Water Meter
Ex. Sanitary Sewer Line	Ex. Fire Hydrant
Ex. Gas Line	Ex. Water Valve
Ex. Telephone Line	Ex. Water Spigot
Ex. Overhead Telephone Line	Ex. Sewer Manhole
Ex. Fiber Optic Line	Ex. Gas Meter
Ex. Underground Electric Line	Ex. Gas Valve
Ex. Overhead Electric Line	Ex. Telephone Pedestal
Ex. Storm Drain Pipe	Ex. Fiber Optic Pedestal
Ex. Tree Dripline	Ex. Electric Pedestal
Ex. Fence Line	Ex. Electric Meter
	Ex. Power Pole
	Ex. Power Pole w/ Guy Wire
	Ex. Light Pole
	Ex. Electric Transformer
	Ex. Sign
	Ex. Truncated Dome Matt
	Ex. Vault Box
	Ex. Traffic Signal Box
	Ex. Air Conditioner
	Ex. Tree
48.06' c	Calculated Distance
(N00°06'05"W 48.06')	Record Bearing & Distance

FOR REVIEW

CASEYS GENERAL STORES COMMERCIAL ADDITION, LOT 1

being a Replat of Lot 8 Parson Hills Commercial Subdivision & part of the SE1/4 SE1/4, Section 6, T17N, R29W Springdale, Washington County, Arkansas

Springdale Project # RP21-01

Project No. CAS-129a	Drawn By JDS Checked By KAS
Date 12.16.2020	Sheet 2 of 2

MORRISON SHIPLEY

2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712 • 479.273.2209 • MORRISONSHIPLEY.COM

Drawing Name: P:\CAS-129 Springdale AR-412 E Ovrld\DRAWTNG\CAS-129 PLAT.dwg Last Modified: Dec. 16, 2020 - 3:55pm Plotted on: Dec. 16, 2020 - 4:02pm by jschoenbaum

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: December 1, 2020

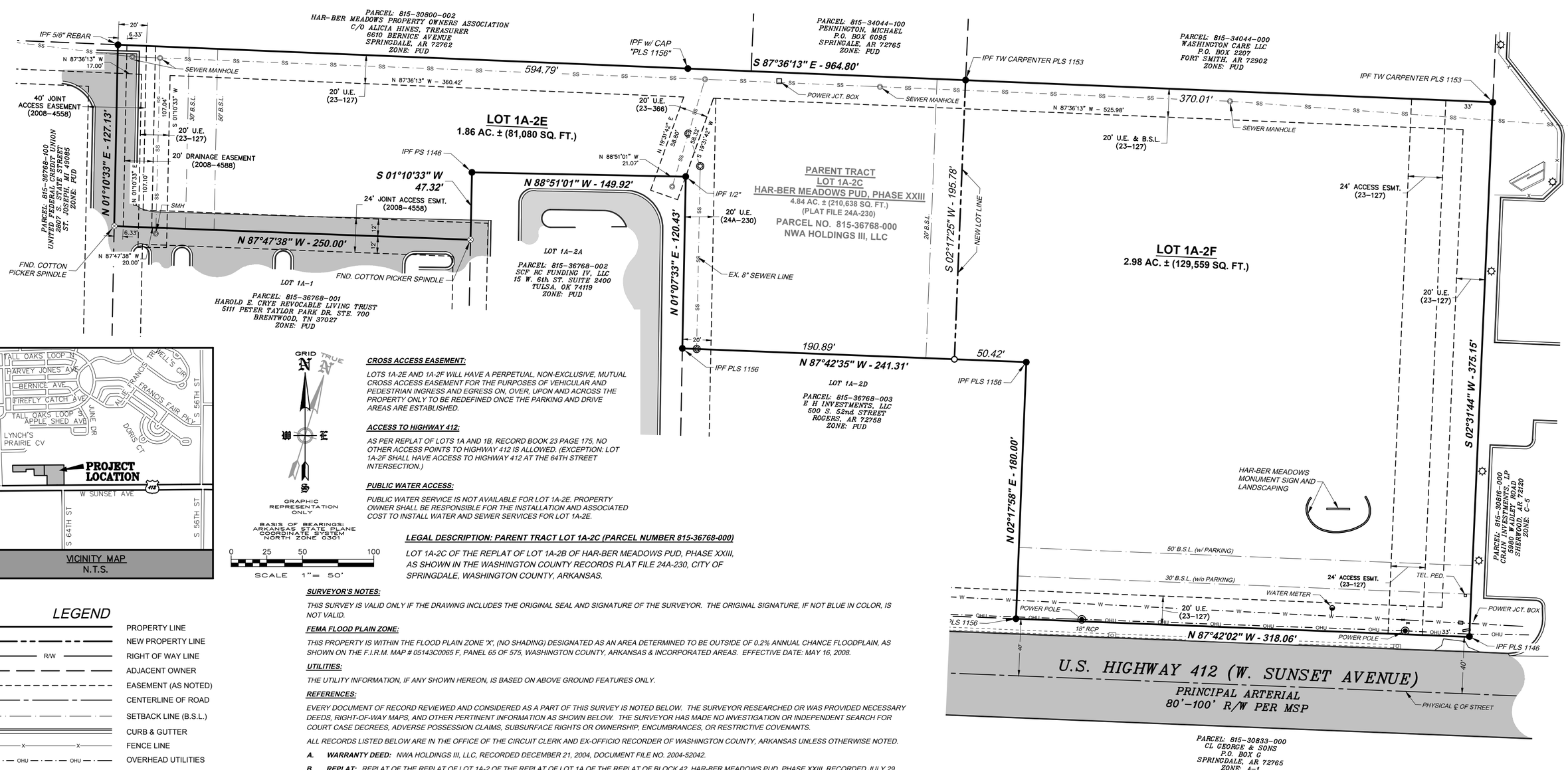
RE: **RP21-02 Replat** **NWA Holdings, LLC (Har-ber Meadows)**

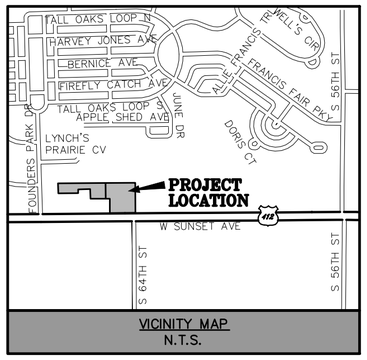
Planning Comments

1. Need Certificates of Acceptance as follows:

   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	_____	_____ Director of Engineering & Public Works





GRID NORTH TRUE NORTH

GRAPHIC REPRESENTATION ONLY

BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE 0301

0 25 50 100

SCALE 1" = 50'

LEGEND

- PROPERTY LINE
- NEW PROPERTY LINE
- R/W — RIGHT OF WAY LINE
- ADJACENT OWNER
- EASEMENT (AS NOTED)
- CENTERLINE OF ROAD
- SETBACK LINE (B.S.L.)
- CURB & GUTTER
- FENCE LINE
- OHU — OVERHEAD UTILITIES
- IPF - IRON PIN FOUND (AS NOTED)
- IPS - IRON PIN SET w/ CAP "PLS 1156"
- FOUND COTTON PICKER SPINDLE
- MANHOLE (TYPE AS NOTED)
- WATER METER
- GAS METER
- POWER POLE
- FIRE HYDRANT
- WATER VALVE

CROSS ACCESS EASEMENT:

LOTS 1A-2E AND 1A-2F WILL HAVE A PERPETUAL, NON-EXCLUSIVE, MUTUAL CROSS ACCESS EASEMENT FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ON, OVER, UPON AND ACROSS THE PROPERTY ONLY TO BE REDEFINED ONCE THE PARKING AND DRIVE AREAS ARE ESTABLISHED.

ACCESS TO HIGHWAY 412:

AS PER REPLAT OF LOTS 1A AND 1B, RECORD BOOK 23 PAGE 175, NO OTHER ACCESS POINTS TO HIGHWAY 412 IS ALLOWED. (EXCEPTION: LOT 1A-2F SHALL HAVE ACCESS TO HIGHWAY 412 AT THE 64TH STREET INTERSECTION.)

PUBLIC WATER ACCESS:

PUBLIC WATER SERVICE IS NOT AVAILABLE FOR LOT 1A-2E. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND ASSOCIATED COST TO INSTALL WATER AND SEWER SERVICES FOR LOT 1A-2E.

LEGAL DESCRIPTION: PARENT TRACT LOT 1A-2C (PARCEL NUMBER 815-36768-000)

LOT 1A-2C OF THE REPLAT OF LOT 1A-2B OF HAR-BER MEADOWS PUD, PHASE XXIII, AS SHOWN IN THE WASHINGTON COUNTY RECORDS PLAT FILE 24A-230, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.

SURVEYOR'S NOTES:

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

FEMA FLOOD PLAIN ZONE:

THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X', (NO SHADING) DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE F.I.R.M. MAP # 05143C0065 F, PANEL 65 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: MAY 16, 2008.

UTILITIES:

THE UTILITY INFORMATION, IF ANY SHOWN HEREON, IS BASED ON ABOVE GROUND FEATURES ONLY.

REFERENCES:

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

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

- **A. WARRANTY DEED:** *NWA HOLDINGS III, LLC, RECORDED DECEMBER 21, 2004, DOCUMENT FILE NO. 2004-52042.*
- **B. REPLAT:** *REPLAT OF THE REPLAT OF LOT 1A-2 OF THE REPLAT OF LOT 1A OF THE REPLAT OF BLOCK 42, HAR-BER MEADOWS PUD, PHASE XXIII, RECORDED JULY 29, 2009, PLAT BOOK 0023, PAGE 366.*
- **C. REPLAT:** *REPLAT OF THE REPLAT OF LOT A OF BLOCK 42, HAR-BER MEADOWS PUD, PHASE XXIII, RECORDED OCTOBER 5, 2007, PLAT BOOK 0023, PAGE 310.*
- **D. REPLAT:** *REPLAT OF BLOCK 42, HAR-BER MEADOWS PUD, PHASE XXIII, RECORDED AUGUST 24, 2005, PLAT BOOK 0023, PAGE 175.*
- **D. FINAL PLAT:** *PHASE XXIII, HAR-BER MEADOWS PUD, RECORDED NOVEMBER 29, 2004, PLAT BOOK 0023, PAGE 127.*
- **E. REPLAT:** *REPLAT OF LOT 1A-2B OF HAR-BER MEADOWS PUD, PHASE XXIII, RECORDED JUNE 12, 2019, PLAT FILE 24A-230.*

CERTIFICATE OF ACCEPTANCE:

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

	DATE	SIGNATURE
ACCEPTANCE OF DEDICATIONS	_____	_____ DENISE PEARCE, CITY CLERK/TREASURER
	_____	_____ DOUG SPROUSE, MAYOR
APPROVAL FOR RECORDING	_____	_____ SECRETARY, PLANNING
	_____	_____ DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION
COMMISSION	_____	_____ CHAIR, PLANNING COMMISSION
WATER AND SEWER	_____	_____ RICK PULVIRENTI, PE, DIRECTOR OF ENG. SPRINGDALE WATER UTILITIES
STREETS AND DRAINAGE	_____	_____ DIRECTOR, PUBLIC WORKS

NOTES:

COVENANTS AND RESTRICTIONS FILED FOR RECORD FEBRUARY 23, 2005 IN THE REAL ESTATE RECORDS OF WASHINGTON COUNTY, ARKANSAS AT RECORD NO. 2005-7881.

ALL PREVIOUSLY RECORDED PLATS ARE NOTED UNDER THE HEADING OF "REFERENCES".

CERTIFICATION OF TRANSMITTAL, OWNERSHIP, AND ORDINANCE:

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

RESOLUTION:

RESOLVED THAT _____ IS HEREBY AUTHORIZED TO EXECUTE THE CERTIFICATE OF OWNERSHIP AND DEDICATION AS SHOWN ON THIS REPLAT.

CERTIFICATE:

I _____ DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE RESOLUTION UNANIMOUSLY ADOPTED AT A MEETING OF THE BOARD OF DIRECTORS OF SAID CORPORATION ON THE ____ DAY OF _____, 20____ AT WHICH A QUORUM BOARD WAS PRESENT.

_____

AUTHORIZED REPRESENTATIVE DATE

_____

NOTARY PUBLIC DATE

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. I FURTHER DECLARE THAT THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

_____ _____

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

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

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

RECORDING INFORMATION

OWNER: *NWA HOLDINGS III, LLC*
5100 W. JB HUNT DR
SUITE 800
ROGERS, AR 72758

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

WORK ORDER #: *20958*

CITY ZONING: *P.U.D. PLANNED UNIT DEVELOPMENT*

SETBACKS: *FRONT - 30' W/OUT PARKING BETWEEN R/W AND BLDG*
50' W/ PARKING BETWEEN R/W AND BLDG
SIDE - 0'
20' WHEN CONTIGUOUS WITH A RESIDENTIAL DISTRICT
REAR - 20'

REPLAT OF LOT 1A-2C

HAR-BER MEADOWS PUD, PHASE XXIII

SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

SCALE: 1"=50' | DATE: December 15, 2020 | DRAWN BY: RER

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

© COPYRIGHT 2013, ENGINEERING SERVICES, INC. 11/21/2020 8:42 PM
Z:\00 SURVEY MASTER FOLDER\12 DWL 3D SURVEY PROJECTS\20958-HARBER MEADOWS REPLAT\20958-HARBER REPLAT LOT 1A-2C.dwg

W.O.# 18921 | SHEET 1

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: December 1, 2020

RE: **L21-01** **Large Scale Development** **The Steelyard**

Variance (B21-04) for deviation of paved parking requirement

Planning Comments

1. Provide pdf files at time of resubmission. (standard comment)
2. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
3. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (standard comment)
4. This development has been given the number L21-01. This number should be placed on the plans and all future correspondence and plats pertaining to this development.
   (standard comment)
5. Will the developer bond for the sidewalk improvements along Mountain Rd. pending completion of the shown multi-use trail?
6. Taking into consideration the proposed future buildings and the likelihood that any perimeter plantings placed on the East of the building would be damaged during construction it seems reasonable to request a two year bond on the landscaping for this portion.

Engineering Comments

1. **Chapter 106 – Stormwater Drainage**
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
    - ~~Requires a 1"=200' minimum scale 2-foot contour map.~~
    - ~~Show existing and proposed contours.~~
- *106.1.3.3*
    - Minimum floor elevations for other areas shall be a minimum of 1-foot above the calculated 100-year WSE of open channels, swales, or overland flow. (Show Minimum Finished Floor Elevation [FFE] on proposed structures)
    - **Show FFE on all proposed structures. Remove the future building layouts that don't have a FFE listed or show how the grading will accommodate them and include the FFE.**

2. Chapter 107 – Stormwater Pollution

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

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

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

(Ord. No. 3258, § 1, 11-12-02)

- *110.31* - Sidewalks are required one-foot (1') inside the right-of-way line.
    - ~~Sidewalks shall be constructed with a minimum transverse slope of one fourth inch (1/4") per foot.~~
    - ~~The sidewalk shall have a minimum width of five feet (5') and a minimum thickness of four inches (4").~~
    - ~~The sidewalk shall have expansion joints at each structure, curb and at minimum intervals of 200 feet. Transverse joints between expansion joints shall be scored at five-foot (5') intervals.~~
    - Need to show details of sidewalks on the right-of-way.
        - **If the trail is being built as a replacement for a public sidewalk, it needs to be within the R.O.W. or within an easement.**

- *110.111* - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.
    - **Street improvements should extend the entire property boundary that abuts the street.**

4. Chapter 112 – Subdivisions

(Code 1973, § 30-1)

- *112-4* - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.

- ~~The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.~~
    - ~~Label all lights as Proposed or Existing~~
    - ~~Show the direction of the mast arm~~
    - ~~Show the size and type of lights based on the location and classification of the street~~
    - ~~Add note to determine if the light is designed for area parking lot lights or as a street illuminator~~
    - ~~Include a note stating if the lights are public or private lights and who will be responsible for maintenance and billing~~
        - **Any lighting that is to be maintained by the City needs to be within the R.O.W.**

5. Chapter 130 – Zoning Ordinance

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

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

6. Other:

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

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

SPRINGDALE PLANNING COMMISSION
COUNCIL CHAMBERS
201 SPRING STREET
5:00 P.M.
JANUARY 5, 2021
Engineering Comments

X. Large Scale Developments

A. L21-01 The Steelyard
North of East Mountain Road & directly across from Gray Drive
B21-04 Variance for deviation of paved parking requirements
Presented by Engineering Services, Inc.

Engineering Comments:

- Show FFE on all proposed structures or remove them from the layout
- Sidewalk/trail should be within ROW or a pedestrian easement
- Street improvements should extend the entire property boundary that abuts the street
- Streetlights should be in ROW
- Coordinate with NWA Trailblazers about trail crossing over railroad
- Submit Grading permit application

PRELIMINARY PLANS FOR A

LARGE SCALE DEVELOPMENT

SERVING

THE STEEL YARD, INC.
TSY
"YOUR BEST SOURCE"

IN THE CITY OF

SPRINGDALE, ARKANSAS

L21-01

December 17, 2020

BY

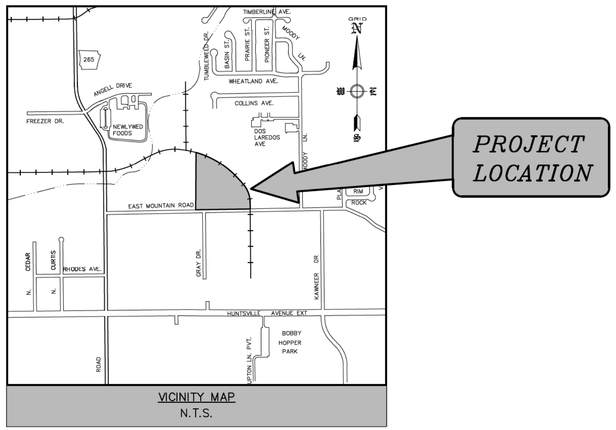
ENGINEERING SERVICES INC.

ESI

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

CONTACT LIST
BLACK HILLS ENERGY SCOTT STOKES – 479-575-1424
AEP/SWEPCO CHRIS ANDREOLLI – 479-986-1015
SPRINGDALE WATER UTILITIES LARRY PECKHAM – 479-751-5751
COX COMMUNICATION CHRIS BYRD – 479-751-2000
AT&T LAYNE RHODES – 479-442-1977
SPRINGDALE FIRE DEPARTMENT BLAKE HOLTE – 479-750-8190

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



VICINITY MAP
N.T.S.

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
–	COVER
1	LARGE SCALE DEVELOPMENT
2	STORM DRAINAGE PLAN
3	STORM DRAINAGE PROFILES
4	PAVING & SIGNAGE PLAN
5	TYPICAL DETAILS
6	UTILITY PLAN
7-9	SEWER AND WATER DETAILS
10	STORM WATER POLLUTION PREVENTION PLAN
11	LANDSCAPE PLAN
12	LIGHTING PLAN

REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER HOWEVER, THE CITY OF SPRINGDALE RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION, IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.

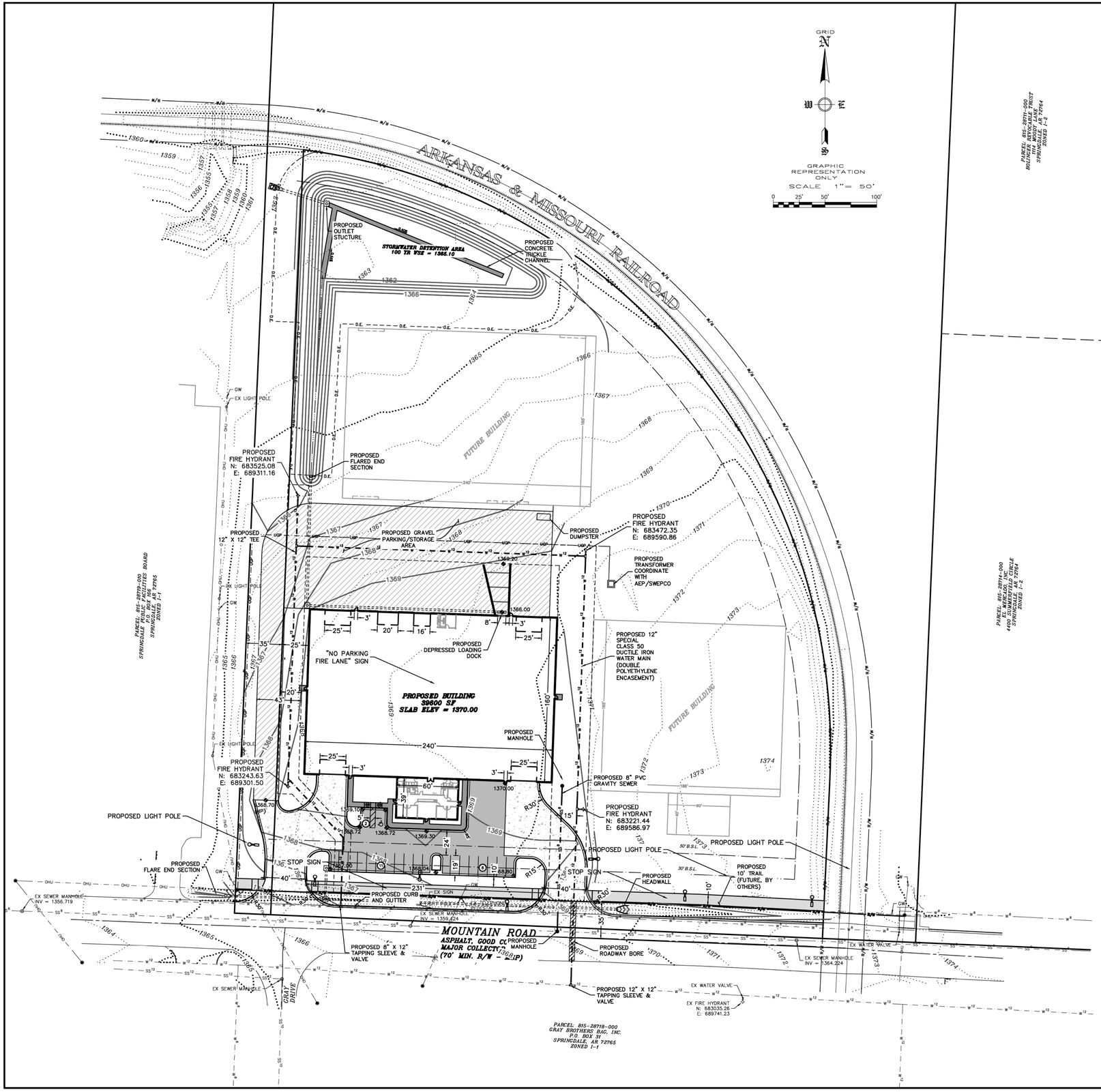
PRELIMINARY

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

NOTES :

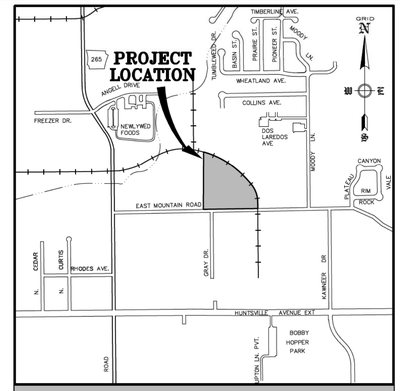
1) ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS, AS CONTAINED IN CHAPTER 110, ART. III, OF THE CODE OF ORDINANCES, CITY OF SPRINGDALE, ARKANSAS.

2) ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES OF THE CITY OF SPRINGDALE WATER UTILITIES. ADOPTED MARCH 10TH, 1987 BY ORDINACNE NO. 1640. AMENDED AUGUST 27, 2014 BY RESOLUTION No. 15-14 OF THE SPRINGDALE WATER AND SEWER COMMISSION.



LEGEND

- SET IRON PIN
- 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. 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. 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
- 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



VICINITY MAP
N.T.S.

OWNER: SPRINGDALE PUBLIC FACILITIES BOARD
P.O. BOX 166
SPRINGDALE, AR 72765

DEVELOPER: THE STEEL YARD, INC.
304 NORTH 35TH AVE
PARAGOULD, AR 72450

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

CITY ZONING: I-1

BUILDING SETBACKS: FRONT – 30'
FRONT SETBACK IF PARKING IS ALLOWED –50'

REQUIRED PARKING: 7 (1 SPACE/6000 SF FLOOR AREA)

PROPOSED PARKING: 21 (INCLUDING 1 ADA)

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 (NAV088). 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) 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.

SURVEY DESCRIPTION - PARENT TRACT:

A PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 31, SAID POINT BEING A FOUND 4 INCH ALUMINUM STATE MONUMENT; THENCE ALONG THE NORTH LINE OF SAID NW 1/4 OF THE NE 1/4, S87°10'11"E A DISTANCE OF 658.84 FEET TO A FOUND REBAR; THENCE LEAVING SAID NORTH LINE, S02°25'59"W A DISTANCE OF 1318.79 FEET TO THE SOUTH LINE OF SAID NW 1/4 OF THE NE 1/4 AND A FOUND RAILROAD SPIKE IN EAST MOUNTAIN ROAD; THENCE ALONG SAID SOUTH LINE AND SAID EAST MOUNTAIN ROAD, N87°32'25"W A DISTANCE OF 659.43 FEET TO THE SOUTHWEST CORNER OF SAID NW 1/4 OF THE NE 1/4 AND A FOUND RAILROAD SPIKE IN EAST MOUNTAIN ROAD; THENCE LEAVING SAID SOUTH LINE AND SAID EAST MOUNTAIN ROAD AND ALONG THE WEST LINE OF SAID NW 1/4 OF THE NE 1/4, N02°27'34"E A DISTANCE OF 1323.05 FEET TO THE **POINT OF BEGINNING**, CONTAINING 20.00 ACRES, MORE OR LESS, SUBJECT TO THE RIGHT OF WAY OF EAST MOUNTAIN ROAD ON THE SOUTH SIDE THEREOF AND ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

SURVEY DESCRIPTION - TRACT 1:

A PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 31, SAID POINT BEING A FOUND 4 INCH ALUMINUM STATE MONUMENT; THENCE ALONG THE WEST LINE OF SAID NW 1/4 OF THE NE 1/4, S02°27'34"W A DISTANCE OF 588.00 FEET; THENCE LEAVING SAID WEST LINE, S87°32'26"E A DISTANCE OF 35.00 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1156"; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 581.96 FEET, AN ARC LENGTH OF 863.65 FEET AND A CHORD BEARING AND DISTANCE OF S39°54'22"E – 786.55 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S02°36'30"W A DISTANCE OF 153.90 FEET TO THE SOUTH LINE OF SAID NW 1/4 OF THE NE 1/4 IN EAST MOUNTAIN ROAD; THENCE ALONG SAID SOUTH LINE AND SAID EAST MOUNTAIN ROAD, N87°32'25"W A DISTANCE OF 529.62 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID SOUTH LINE AND SAID EAST MOUNTAIN ROAD, N02°27'34"E A DISTANCE OF 735.05 FEET TO THE **POINT OF BEGINNING**, CONTAINING 7.30 ACRES, MORE OR LESS, SUBJECT TO THE RIGHT OF WAY OF EAST MOUNTAIN ROAD ON THE SOUTH SIDE THEREOF AND ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

FLOOD PLAIN ZONING:

THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #05143C0080 F, PANEL 80 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: MAY. 16, 2008.

LARGE SCALE DEVELOPMENT
THE STEEL YARD, INC.
SPRINGDALE, ARKANSAS

ENGINEERING SERVICES INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, ARKANSAS 72764

REVISION	DATE	DESCRIPTION

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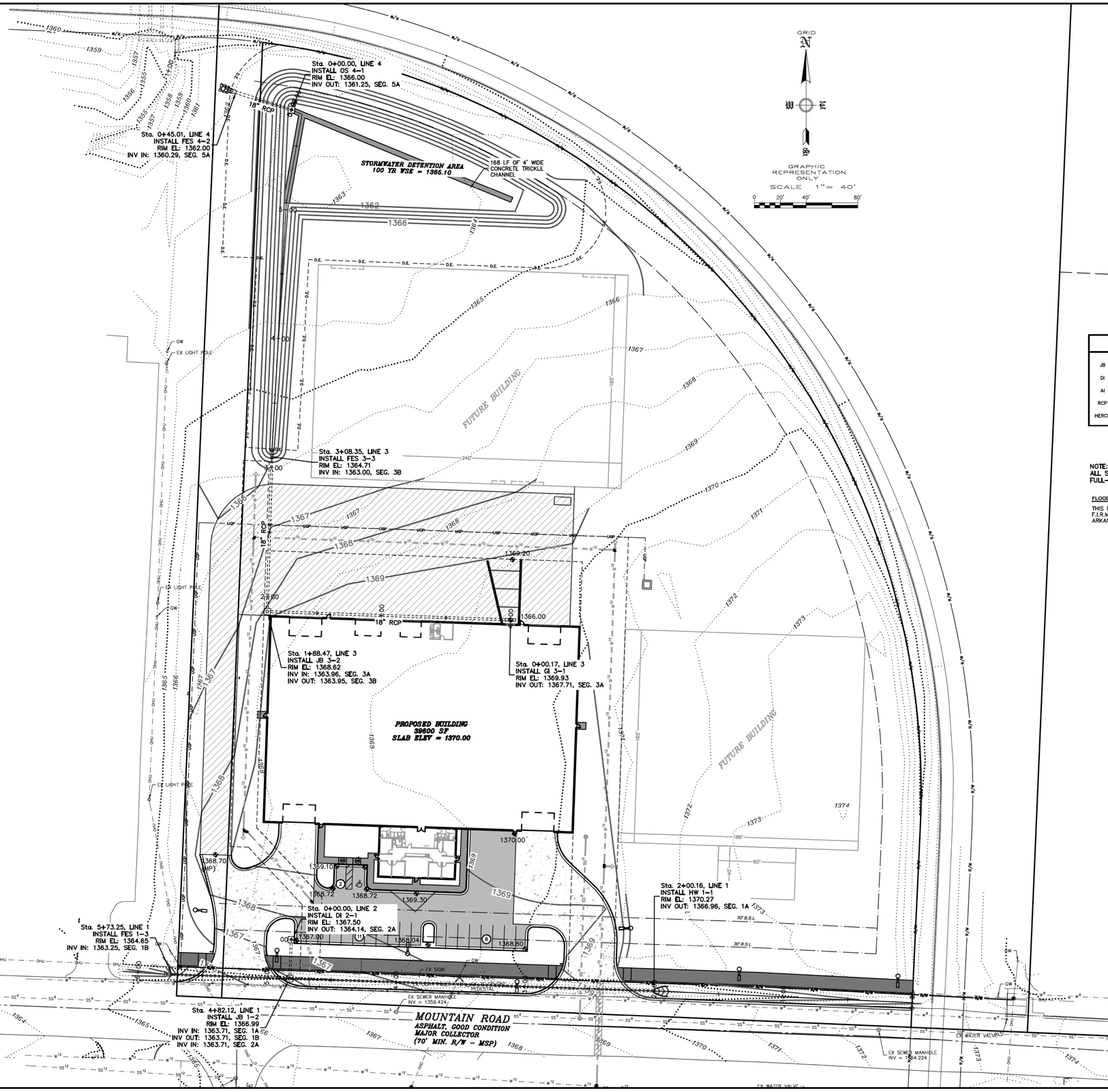
SCALE: 1"=40'
DATE: Dec 17, 2020
ENGINEER: TJA
DRAWN BY: JRC
W.O. #: 20921

1

L21-01



LEGEND

JB	=	JUNCTION BOX
DI	=	DROP INLET
AI	=	AREA INLET
RCP	=	REINFORCED CONCRETE PIPE
HERCP	=	HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE

NOTE:
ALL STORM DRAIN UNDER PAVEMENT SHALL BE BACKFILLED FULL-DEPTH WITH CLASS 7 BASE.

FLOOD PLAIN ZONING:

THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #05143C0080 F, PANEL 80 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: MAY. 16, 2008.

ENGINEERING SERVICES INC.
1755 S. DOUGLAS BLVD. SUITE D
SPRINGDALE, ARKANSAS 72764

STORM DRAINAGE PLAN
THE STEEL YARD, INC.
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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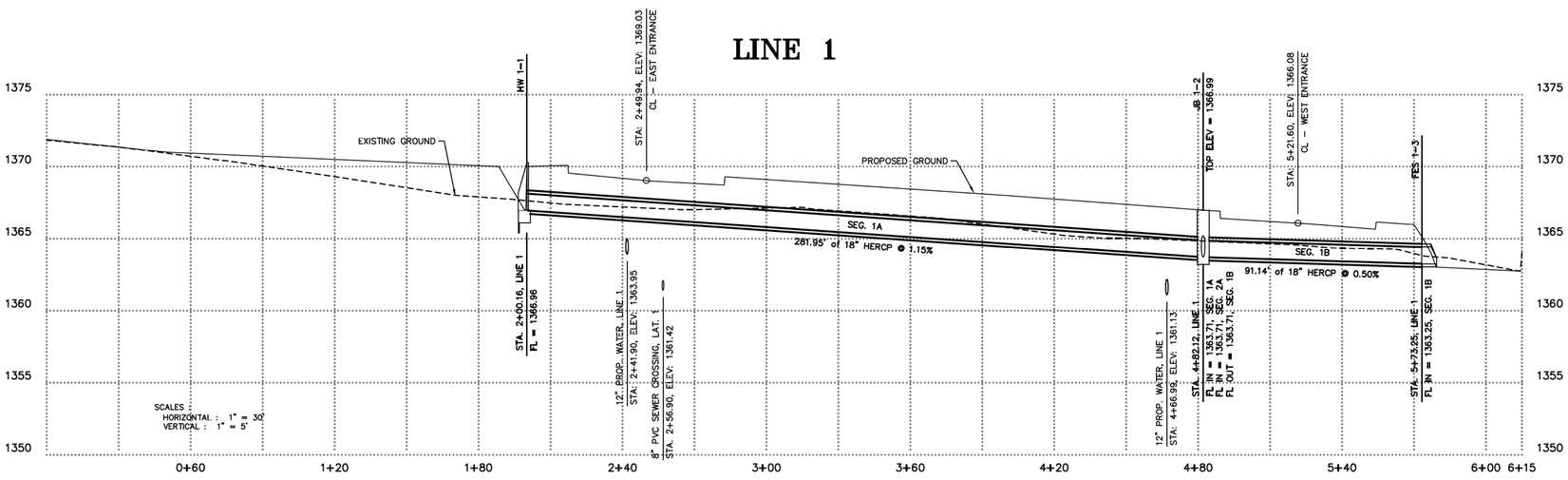
SCALE: 1"=40'
DATE: Dec 17, 2020
ENGINEER: TJA
DRAWN BY: JRC
W.O. #: 20921

2

L21-01

LINE 1



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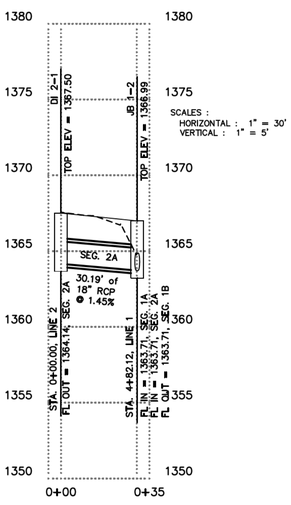

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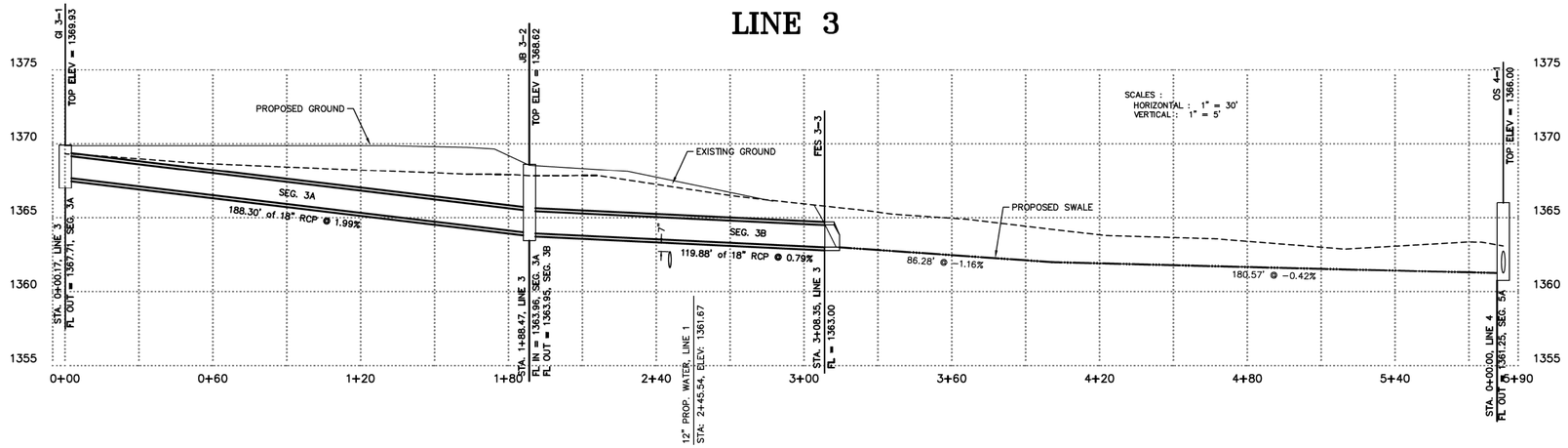
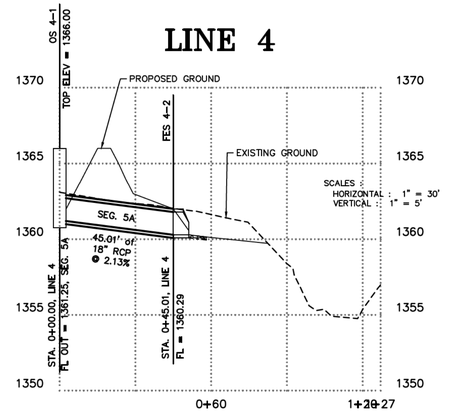


LINE 4



LEGEND		
JB	=	JUNCTION BOX
DI	=	DROP INLET
AI	=	AREA INLET
RCP	=	REINFORCED CONCRETE PIPE
HERCP	=	HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE

ENGINEERING SERVICES INC.
1770 E. ROBINSON AVE.
SPRINGDALE, ARKANSAS 72764

STORM DRAINAGE PROFILE
THE STEEL YARD, INC.
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© 2017 ENGINEERING SERVICES, INC. 12/17/2020 3:30 PM

SCALE: 1"=30'

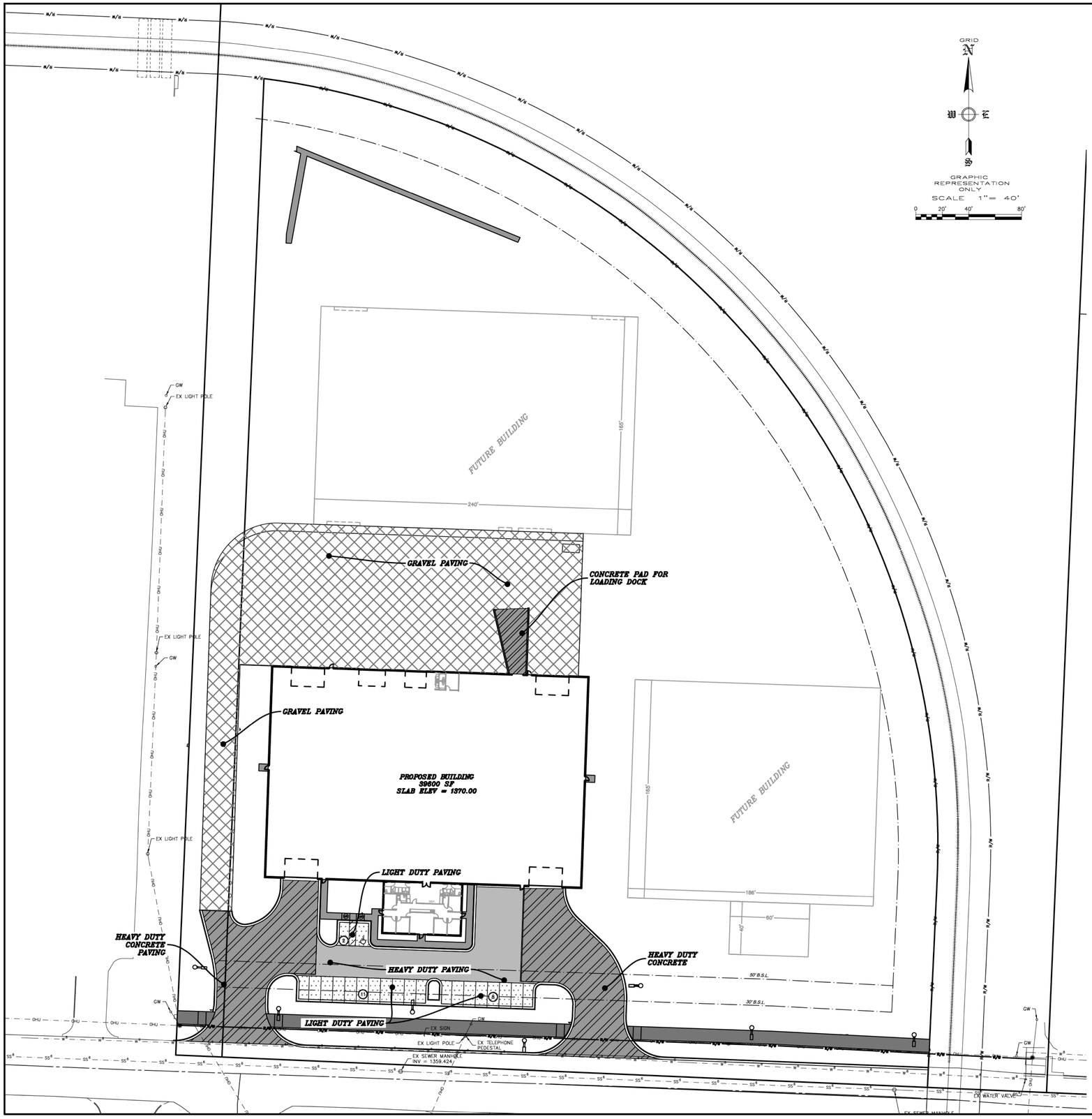
DATE: Dec 17, 2020

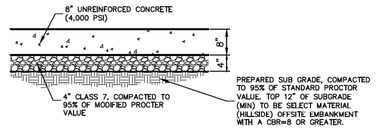
ENGINEER: TJA
DRAWN BY: JRC

W.O. #: 20921

L21-01

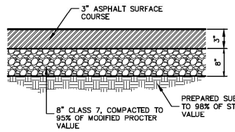
3





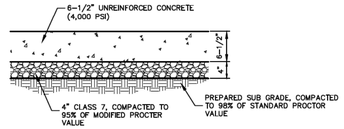
HEAVY DUTY CONCRETE PAVING

NOT TO SCALE



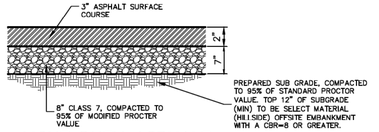
HEAVY DUTY PAVING

NOT TO SCALE



CONCRETE PAD FOR LOADING DOCK

NOT TO SCALE



LIGHT DUTY ASPHALT PAVING

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.*

GRAVEL PAVING: CLASS 7 BASE 6" THICK

LIGHT DUTY PAVING: CLASS 7 BASE 7" THICK
SURFACE COURSE, 2" THICK

HEAVY DUTY PAVING: CLASS 7 BASE 8" THICK
SURFACE COURSE, 3" THICK

HEAVY DUTY CONCRETE PAVING: CLASS 7 BASE 4" THICK
UNREINFORCED CONCRETE (4,000 PSI), 8" THICK

CONCRETE PAD FOR LOADING DOCK CLASS 7 BASE 4" THICK
UNREINFORCED CONCRETE (4,000 PSI), 6.5" THICK

L21-01

ENGINEERING SERVICES INC.
2 SUNTRUST PLAZA
SUITE 1000
SPRINGDALE, ARKANSAS 72764

PAVING & SIGNAGE PLAN
THE STEEL YARD, INC.
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=40'

DATE: Dec 17, 2020

ENGINEER: TJA
DRAWN BY: JRC

W.O. #: 20921

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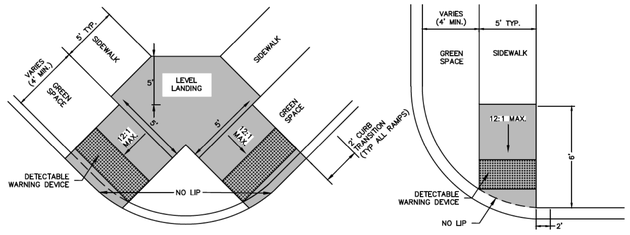
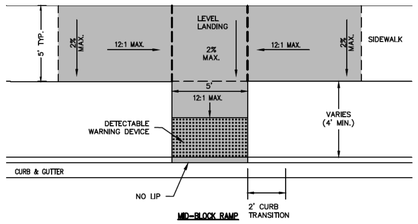


TYPE 1 RAMP

TYPE 2 RAMP

NOTES:

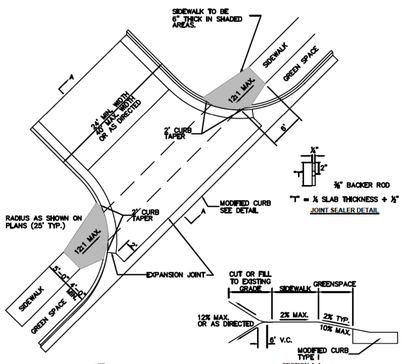
1) THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.
2) THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
3) THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".
4) DETECTABLE WARNING DEVICES SHALL BE PLACED AT THE LOCATIONS WHERE RAMPS CROSS A CURB.



MID-BLOCK RAMP

HANDICAP RAMP DETAILS

NOT TO SCALE



NOTES:

1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
1. ¾" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE I OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
2. CONCRETE CURB TO BE SAWCUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
3. HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
4. CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
5. DRIVEWAY SECTION TO BE 3" ASPHALT WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.

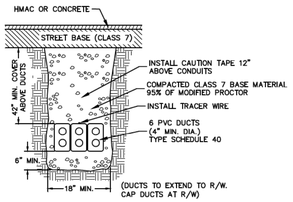
COMMERCIAL DRIVEWAY DETAIL

NOT TO SCALE

LEGEND – GREEN (RETROREFL). WHITE SYMBOL ON BLUE (RETROREFL)
BACKGROUND – WHITE (RETROREFL)

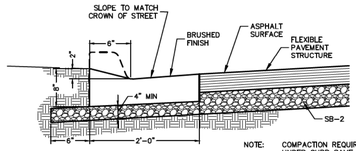
HANDICAP PARKING SIGN

NOT TO SCALE



TYPICAL SECTION 6-4" UTILITY DUCTS

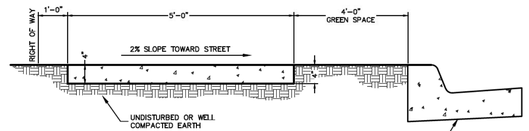
NOT TO SCALE



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

MODIFIED CONCRETE CURB & GUTTER

NOT TO SCALE

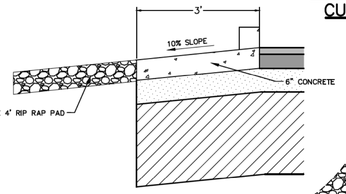


NOTE: PROVIDE EXPANSION JOINTS AT EACH STRUCTURE, CURB, AND A MINIMUM INTERVAL OF 200 FOOT.

NOTE: TRANSVERSE JOINTS BETWEEN EXPANSION JOINTS TO BE SCORED AT 5 FOOT INTERVALS.

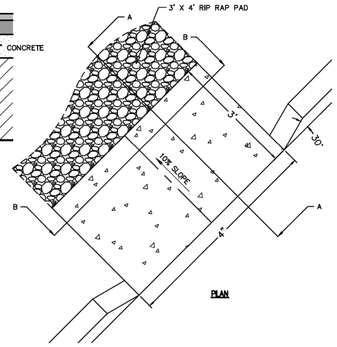
SIDEWALK DETAIL

NOT TO SCALE

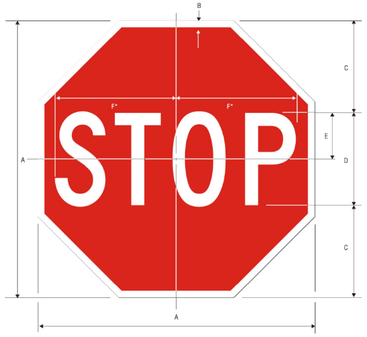


SECTION A – A

SECTION B – B



PLAN

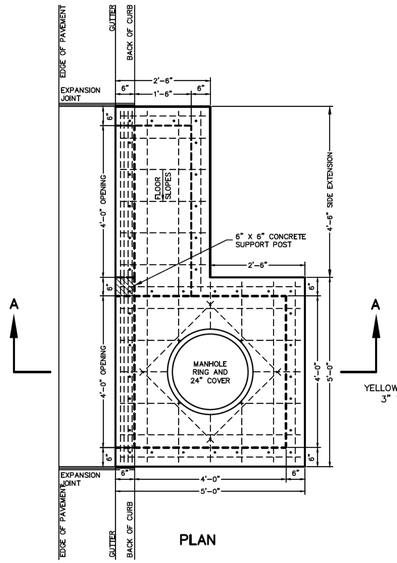


R1-1
STOP
*Reduce spacing 40%

	A	B	C	D	E	F
	18	.375	6	6 C	3	7.75
	24	.625	8	8 C	4	10
C	30	.75	10	10 C	5	12.5
	36	.875	12	12 C	6	15
	48	1.25	16	16 C	8	20

COLORS: LEGEND – WHITE (RETROREFLECTIVE)
BACKGROUND – RED (RETROREFLECTIVE)

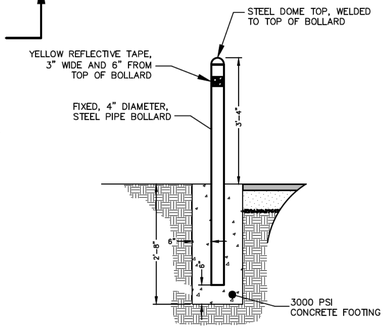
1-1



PLAN

NOTES:

1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1-1/2" COVER UNLESS OTHERWISE NOTED.
3. CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
4. WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, THE GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.
5. PIPES MAY ENTER BOX FROM ANY ANGLE OF ELEVATION AS DIRECTED BY THE ENGINEER. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1-1/2".
6. THE EXPANSION JOINT SHALL HAVE A THICKNESS OF 1-1/2" AND CONFORM TO AASHTO M213.
7. REFER TO PLAN AND PROFILE SHEETS TO DETERMINE EXTENSIONS AND SIZE (IF ANY) ACCOMPANYING DROP INLETS.
8. EXTENSIONS WITH LENGTHS DESIGNATED ON THE PLANS EXCEEDING 8'-0" SHALL HAVE THE SAME INSIDE DEPTH DIMENSIONS AS STATED ON DETAILS UNLESS OTHERWISE NOTED.
9. CONCRETE FOR RECTANGULAR DROP INLETS SHALL BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.
10. ALL REINFORCING TO BE #5 BAR GRID @ 10" O.C., E.W. EXCEPT WHERE ALLOWANCES MUST BE MADE FOR PIPES, OPENING, OR MANHOLE RING.
11. NEOPRENE-COATED STEEL STEPS ARE TO BE INSTALLED IN ALL DROP INLETS AND JUNCTION BOXES WITH A DEPTH OF 4'-0" OR GREATER, STEP SPACING TO BE 12".
12. BOTTOM OF DRAINAGE BOX TO BE AT 0.5% MINIMUM SLOPE FROM INLET TO OUTLET.



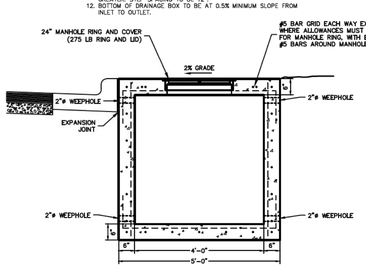
FRONT VIEW

REMOVABLE BOLLARD:
ALIGN BOLLARD PIPE & GROUND INSERT SO EYES ARE LOCATED AT BACK & FRONT OF BOLLARD, NOT STICKING OUT INTO TRAVEL WAY.

NOTE:
ALL METAL SHALL BE GALVANIZED PAINT, ONE COAT METAL PRIMER AND TWO COATS BENJAMIN MOORE HUNTER GREEN METAL ENAMEL.

STANDARD BOLLARD

NOT TO SCALE



NOTES:

1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1-1/2" COVER UNLESS OTHERWISE NOTED.
3. CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
4. WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, THE GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.
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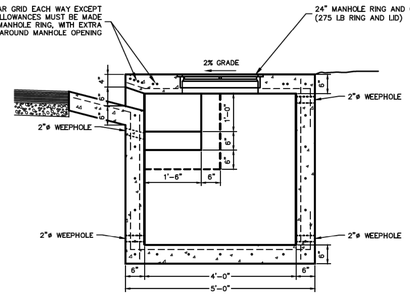
12. BOTTOM OF DRAINAGE BOX TO BE AT 0.5% MINIMUM SLOPE FROM INLET TO OUTLET.

SECTION A-A

TYPICAL JUNCTION BOX

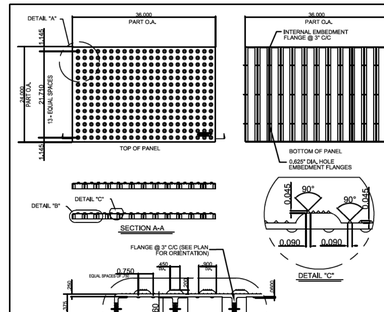
NOT TO SCALE



SECTION A-A

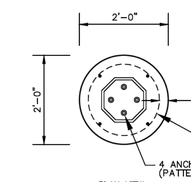
TYPICAL DROP INLET

NOT TO SCALE

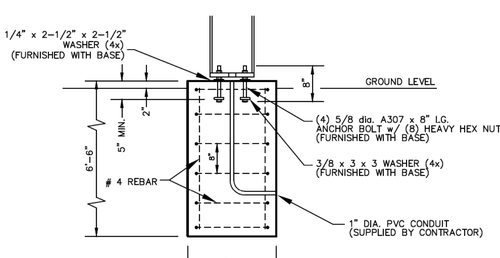


DRAWN: TACTILE MARKING SERVICES	PART NO.: 2436120PAV1_
MATERIAL: CAST CONCRETE	
PROJECT: CAST-IN-PLACE TACTILE WARNING SURFACE UNIT 1.875" IN LINE TRUNCATED DOME PATTERN PANT SIZE: 24" x 36" PLANS AND DETAILS	
DRAWING NO.: ADA-CIP2436_1	DATE: 06-11-12

ADA SOLUTIONS, INC.
DETECTABLE WARNING SURFACES FOR PEDESTRIAN ACCESSWAYS
WWW.ADATILE.COM
PHONE: (800)372-0519
EMAIL: INFO@ADATILE.COM



PLAN VIEW



NOTE: CONTRACTOR TO GROUND LIGHT POLE AS SPECIFIED BY LIGHT POLE MANUFACTURER.

SECTION VIEW

LIGHT POLE FOOTING DETAIL

NOT TO SCALE

ENGINEERING SERVICES INC.
1705 E. DIANA DRIVE
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS

SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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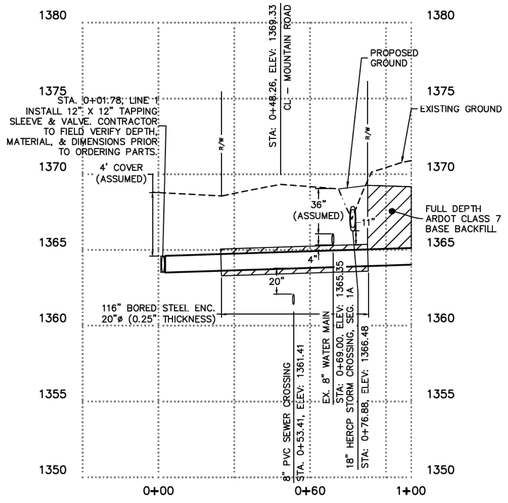
SCALE: NTS
DATE: Dec 17, 2020
ENGINEER: BJR
DRAWN BY: JDC
W.O. #: 20921

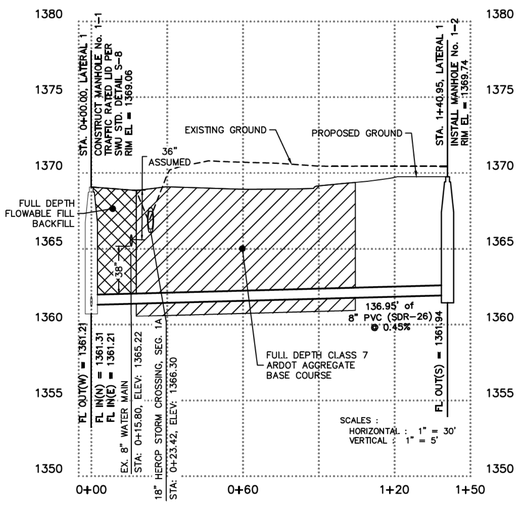
5

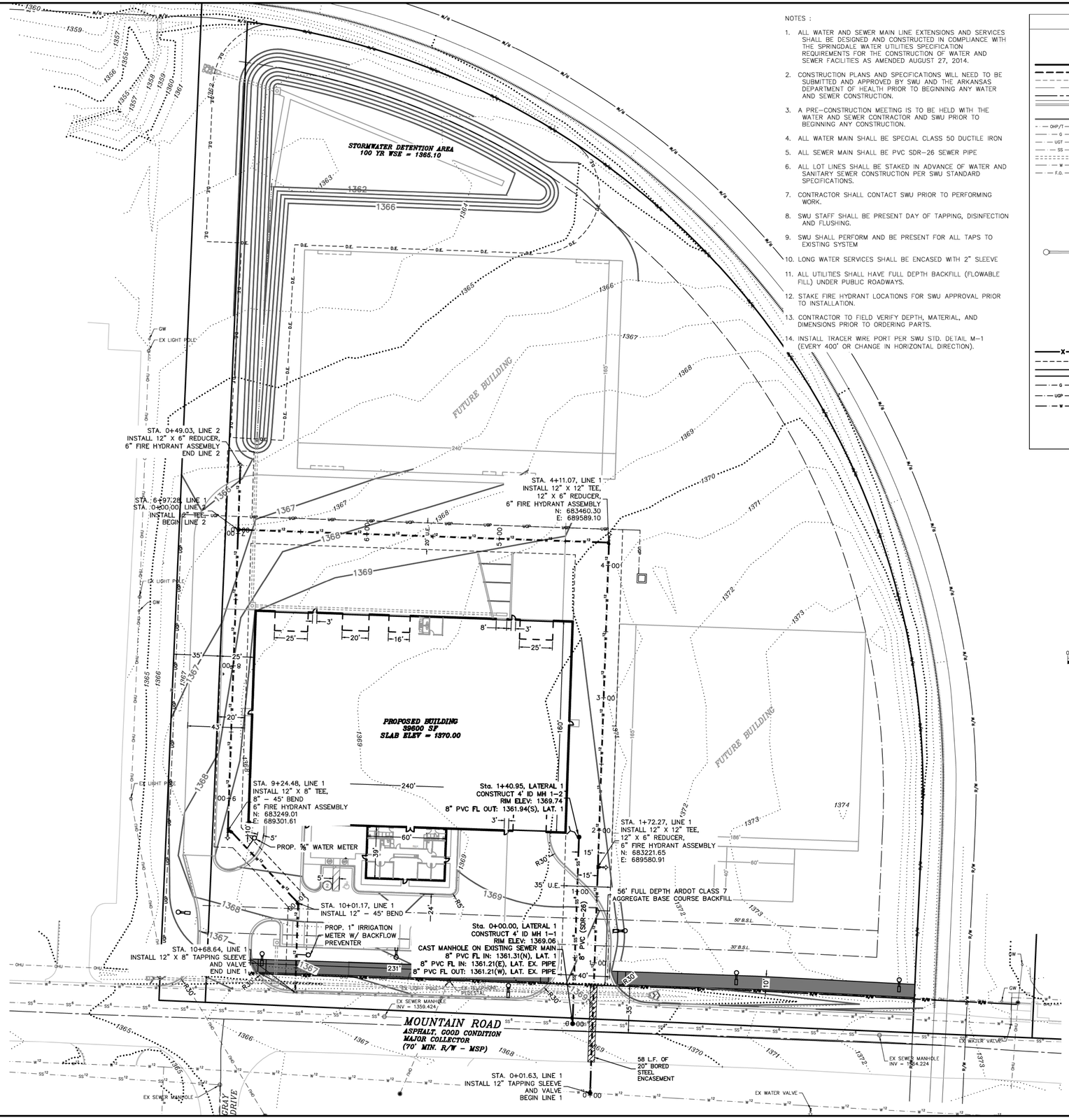
L21-01

LINE 1



LATERAL 1





NOTES :

1. ALL WATER AND SEWER MAIN LINE EXTENSIONS AND SERVICES SHALL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE SPRINGDALE WATER UTILITIES SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES AS AMENDED AUGUST 27, 2014.
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 SPECIAL CLASS 50 DUCTILE IRON
5. ALL SEWER MAIN SHALL BE PVC SDR-26 SEWER PIPE
6. ALL LOT LINES SHALL BE STAKED IN ADVANCE OF WATER AND SANITARY SEWER CONSTRUCTION PER SWU STANDARD SPECIFICATIONS.
7. CONTRACTOR SHALL CONTACT SWU PRIOR TO PERFORMING WORK.
8. SWU STAFF SHALL BE PRESENT DAY OF TAPPING, DISINFECTION AND FLUSHING.
9. SWU SHALL PERFORM AND BE PRESENT FOR ALL TAPS TO EXISTING SYSTEM
10. LONG WATER SERVICES SHALL BE ENCASED WITH 2" SLEEVE
11. ALL UTILITIES SHALL HAVE FULL DEPTH BACKFILL (FLOWABLE FILL) UNDER PUBLIC ROADWAYS.
12. STAKE FIRE HYDRANT LOCATIONS FOR SWU APPROVAL PRIOR TO INSTALLATION.
13. CONTRACTOR TO FIELD VERIFY DEPTH, MATERIAL, AND DIMENSIONS PRIOR TO ORDERING PARTS.
14. INSTALL TRACER WIRE PORT PER SWU STD. DETAIL M-1 (EVERY 400' OR CHANGE IN HORIZONTAL DIRECTION).

LEGEND

- SET IRON PIN
- 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
- 1368 PROPOSED CONTOUR
- OHP/T EX. OVERHEAD POWER LINE
- G EX. GAS LINE
- UGT EX. UNDERGROUND TELEPHONE LINE
- SS EX. SEWER LINE
- EX. STORM DRAIN LINE
- W EX. WATER LINE
- F.O. EX. FIBER OPTIC LINE
- EX. WATER METER
- EX. FIRE HYDRANT
- EX. SEWER MANHOLE
- EX. POWER POLE
- EX. WATER VALVE
- EX. LIGHT POLE
- EX. SIGN
- EX. 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
- PROPOSED FENCE
- PROPOSED EASEMENT LINE
- PROPOSED SIDEWALK
- G PROPOSED GAS LINE
- UGP PROPOSED ELECTRIC LINE
- W PROPOSED WATERLINE
- HP PROPOSED HADICAP RAMP
- PROPOSED STORM BOX & PIPE
- PROPOSED SEWER MANHOLE & PIPE

ESI
ENGINEERING SERVICES INC.
1770 E. ROBINSON AVENUE
SPRINGDALE, ARKANSAS 72764

UTILITY PLAN
THE STEEL YARD, INC.
SPRINGDALE, ARKANSAS

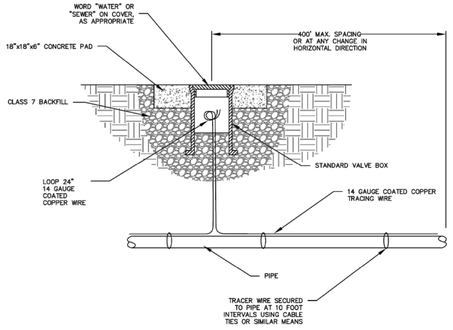
REVISION	DATE	DESCRIPTION

© COPYRIGHT 2020, ENGINEERING SERVICES, INC. 2/17/2020 1:23 PM
C:\2020\20921 THE STEEL YARD\20921 UTILITY PLAN.dwg

SCALE: 1"=40'
DATE: Dec 17, 2020
ENGINEER: TJA
DRAWN BY: JRC
W.O. #: 20921

L21-01

6



TRACING WIRE CONNECTION PORT

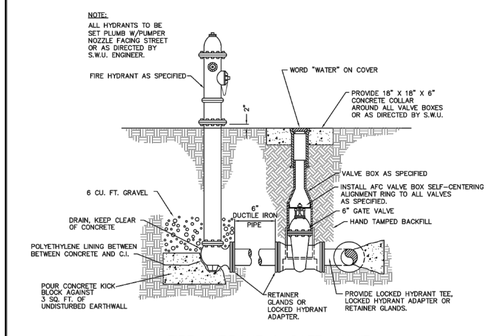
N.T.S.

SPRINGDALE WATER UTILITIES

526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
CAG	M-1	AUGUST 2014



FIRE HYDRANT & GATE VALVE

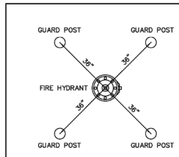
N.T.S.

SPRINGDALE WATER UTILITIES

526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

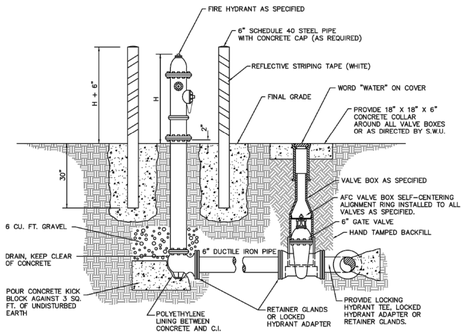
DRAWN BY:	DRAWING NO:	DATE:
KMI	S-1	MARCH 2008



PLAN VIEW

NOTES:

1. ALL HYDRANTS SHALL BE SET PLUMB WITH THE PUMPER NOZZLE FACING THE STREET OR AS DIRECTED BY S.W.U.
2. HYDRANTS SHALL BE LOCATED IN STREET RIGHT-OF-WAY OR DEDICATED UTILITY EASEMENT, AND A MINIMUM OF 4' BEHIND ANY CURB AND GUTTER OR SIDEWALK.
3. IF REQUIRED, GUARD POSTS SHALL BE SET PLUMB WITH SPACING AND ORIENTATION AS INDICATED IN THE PLAN VIEW OR AS OTHERWISE SHOWN ON THE PLANS.
4. ALL HYDRANTS AND GUARD POSTS SHALL BE PAINTED USING RUSTOLEUM V2100 SILVER ALUMINUM ENAMEL AEROSOL, OR APPROVED EQUAL, PRIOR TO FINAL ACCEPTANCE COORDINATE WITH SWU TO DETERMINE THE FLOW RATE AND PAINT BONNET AND CAP ACCORDING TO SECTION 718 OF THE STANDARD SPECIFICATIONS.



FIRE HYDRANT WITH GUARD POSTS

(GUARD POST ONLY AS REQUIRED)

N.T.S.

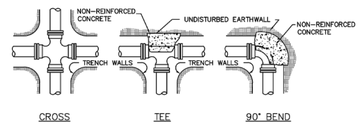
S-2

SPRINGDALE WATER UTILITIES

526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

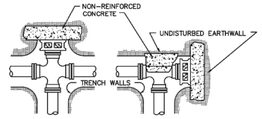
DRAWN BY:	DRAWING NO:	DATE:
KMI/JNK	S-2	AUGUST 2014



CROSS TEE 90° BEND

45° BEND SIMILAR

22 1/2° BEND SIMILAR



CROSS W/PLUG TEE W/PLUG

NOTES:

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

REACTION BACKING TABLE

SIZE	REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING			
	TYPE OF FITTINGS			
	TEE	90°	45°	22 1/2°
2"	1	1	1	1
3"	1	1	1	1
4"	1	2	1	1
6"	3	3	2	1
8"	4	4	3	2
10"	7	7	4	2
12"	10	10	5	3
14"	13	13	7	4
16"	17	17	9	5
18"	21	21	12	6
20"	26	26	14	7
24"	38	38	20	10
30"	59	59	32	16
36"	85	85	46	23

REACTION BACKING

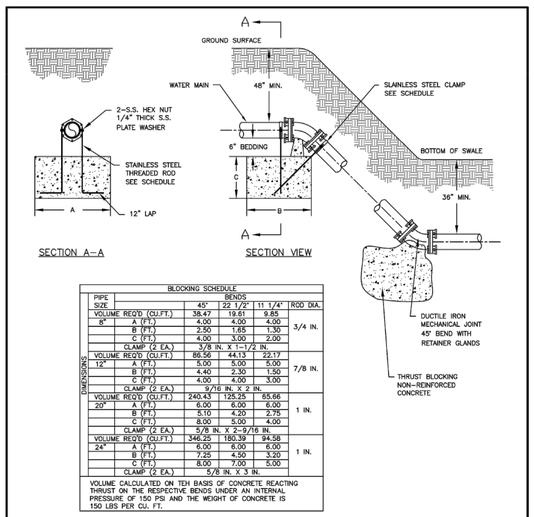
N.T.S.

SPRINGDALE WATER UTILITIES

526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
KMI/JNK	S-3	MARCH 2008



SECTION A-A SECTION VIEW

BLOCKING SCHEDULE					
PIPE SIZE		BENDS 45°	22 1/2°	11 1/4°	ROD DIA.
6"	VOLUME REQ'D (CU.FT.)	38.47	19.61	9.85	3/4 IN.
	A (FT.)	4.00	4.00	4.00	
	B (FT.)	2.50	1.65	1.30	
	C (FT.)	4.00	3.00	2.00	
	CLAMP (2 EA.)	3/8 IN. X 1-1/2 IN.			
12"	VOLUME REQ'D (CU.FT.)	86.56	44.13	22.17	7/8 IN.
	A (FT.)	5.00	5.00	5.00	
	B (FT.)	4.40	2.30	1.50	
	C (FT.)	4.00	4.00	3.00	
	CLAMP (2 EA.)	9/16 IN. X 2 IN.			
20"	VOLUME REQ'D (CU.FT.)	240.43	125.25	65.66	1 IN.
	A (FT.)	6.00	6.00	6.00	
	B (FT.)	5.10	4.20	2.75	
	C (FT.)	8.00	5.00	4.00	
	CLAMP (2 EA.)	5/8 IN. X 2-9/16 IN.			
24"	VOLUME REQ'D (CU.FT.)	346.25	180.39	94.58	1 IN.
	A (FT.)	6.00	6.00	6.00	
	B (FT.)	7.25	4.50	3.20	
	C (FT.)	8.00	7.00	5.00	
	CLAMP (2 EA.)	5/8 IN. X 3 IN.			

VOLUME CALCULATED ON TEH BASIS OF CONCRETE REACTING THRUST ON THE RESPECTIVE BENDS UNDER AN INTERNAL PRESSURE OF 150 PSI AND THE WEIGHT OF CONCRETE IS 150 LBS PER CU. FT.

NOTES:

1. DIMENSIONS AND CONCRETE VOLUMES SHOWN ARE GENERAL IN NATURE. EXACT SIZING SHALL BE BASED ON ENGINEER'S DESIGNS.
2. ALL FITTINGS SHALL BE MECHANICAL JOINTS.
3. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
4. WRAP ALL FITTINGS WITH POLYETHYLENE.
5. RETAINERS TO BE MEGA-LUG WITH 3/4" STAINLESS STEEL ALL THREAD RESTRAINING RODS OR APPROVED EQUAL.

VERTICAL TIE-DOWN BLOCKING

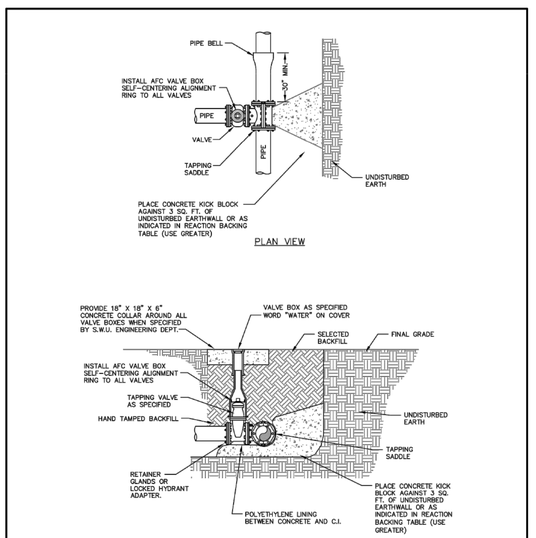
N.T.S.

SPRINGDALE WATER UTILITIES

526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
TLS	S-4	MARCH 2008



PLAN VIEW

PROFILE VIEW

TAPPING SADDLE & VALVE

N.T.S.

SPRINGDALE WATER UTILITIES

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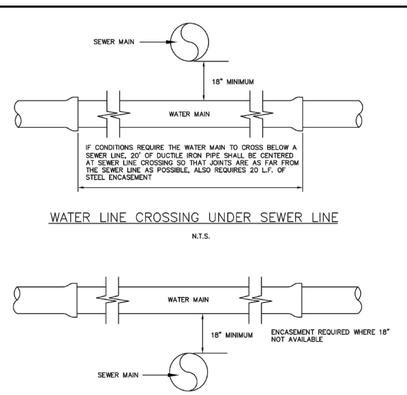
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

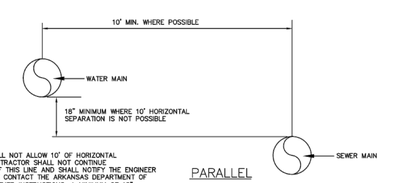


WATER LINE CROSSING UNDER SEWER LINE

N.T.S.

WATER LINE CROSSING ABOVE SEWER LINE

N.T.S.



IF CONDITIONS WILL NOT ALLOW 10' OF HORIZONTAL SEPARATION, CONTRACTOR SHALL NOT CONTINUE CONSTRUCTION OF THIS LINE AND SHALL NOTIFY THE ENGINEER SO THAT HE MAY CONTACT THE ARKANSAS DEPARTMENT OF HEALTH FOR FURTHER INSTRUCTIONS. A MINIMUM OF 18" SHALL BE MAINTAINED FROM THE BOTTOM OF THE OUTSIDE OF WATER MAIN TO THE CROWN OF THE SEWER AND THE WATER MAIN SHALL BE DUCTILE IRON.

PARALLEL

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
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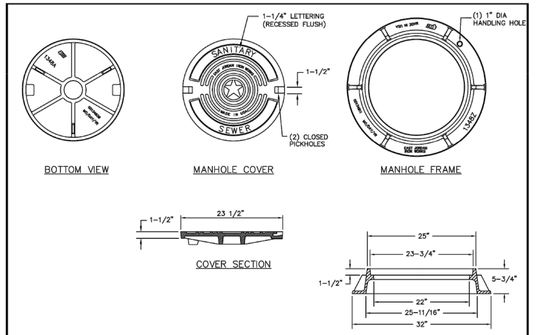

BOTTOM VIEW MANHOLE COVER MANHOLE FRAME

COVER SECTION

FRAME SECTION

PICKHOLE DETAIL

MANHOLE FRAME & COVER

(WITHIN AND OUTSIDE OF STREETS AND OTHER DRIVING SURFACES)

N.T.S.

VULCAN FOUNDRY V-1348-1

NOTE
MINIMUM WEIGHTS:
COVER: 120 LBS
FRAME: 140 LBS
MINIMUM COMBINED WEIGHT: 260 LBS
(SEE SPECS FOR ADDITIONAL REQUIREMENTS)

SPRINGDALE WATER UTILITIES

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
JNK	S-7	MARCH 2008

ENGINEERING SERVICES INC.
1575 S. COLLEGE AVE.
SPRINGDALE, ARKANSAS 72764

SWU STANDARD DETAILS
THE SPRINGDALE STEEL YARD
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: NONE

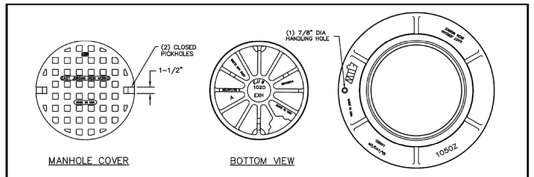
DATE: Nov 25, 2020

ENGINEER: TJH
DRAWN BY: BJR

W.O. #: 20921

L20-XX

6



MANHOLE COVER

BOTTOM VIEW

MANHOLE FRAME

COVER SECTION

FRAME SECTION

PICKHOLE DETAIL

MANHOLE FRAME & COVER

(WITHIN STREETS AND OTHER DRIVING SURFACES)
N.T.S.

VULCAN FOUNDRY 1050Z FRAME WITH 1020 COVER

NOTE
MINIMUM WEIGHTS:
COVER: 150 LBS
FRAME: 390 LBS
MINIMUM COMBINED WEIGHT: 540 LBS
(SEE SPECS FOR ADDITIONAL REQUIREMENTS)

SPRINGDALE WATER UTILITIES
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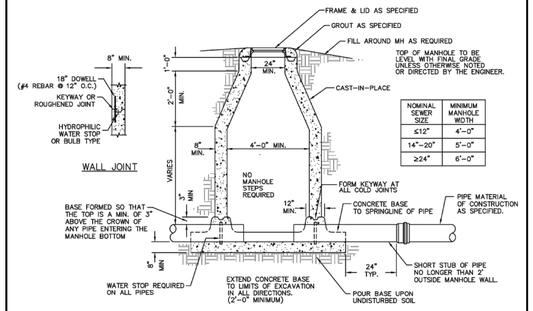
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: JNK | DRAWING NO: S-8 | DATE: MARCH 2008

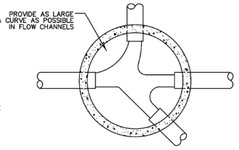


NOMINAL SEWER SIZE	MINIMUM MANHOLE WIDTH
≤12"	4'-0"
14"–20"	5'-0"
≥24"	6'-0"

WALL JOINT

CAST IN PLACE MANHOLE

N.T.S.



NOTES:
1. THE CENTERLINE OF ALL PIPES ENTERING AND LEAVING A MANHOLE SHALL PASS THROUGH THE CENTER OF THE MANHOLE.
2. BRUSH FINISHED SURFACES OF CONCRETE AND REMOVE ALL SHARP EDGES.
3. CONSTRUCT FLOW CHANNEL FOR ALL PIPES ENTERING THE MANHOLE, INCLUDING SERVICE LINES, TO MAINTAIN A CONSTANT GRADE THROUGHOUT EACH INVERT.

MANHOLE BOTTOM FOR 6" THROUGH 24" SEWER MAINS

(MANHOLES FOR SEWER MAINS LARGER THAN 24" REQUIRE INDIVIDUAL DESIGN)
N.T.S.

SPRINGDALE WATER UTILITIES
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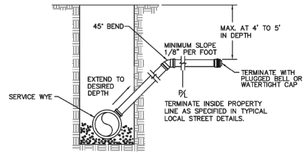
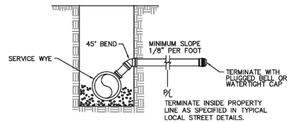
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-11 | DATE: MARCH 2008



RISER FROM DEEP MAIN



NORMAL DEPTH

SEWER SERVICE CONNECTIONS

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

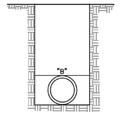
DRAWN BY: TLS | DRAWING NO: S-16 | DATE: MARCH 2008

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

TRENCH WIDTH SCHEDULE

NOTES:

TRENCH WIDTH SHALL BE AS SET FORTH IN ANSI/AWWA 600, INCLUDED AS THE TABLE ON THIS SHEET. LARGER TRENCH WIDTHS MAY BE NECESSARY FOR THE PLACEMENT OF A TRENCH SUPPORT SYSTEM OR AS OTHERWISE REQUIRED



TYPICAL PIPE TRENCH

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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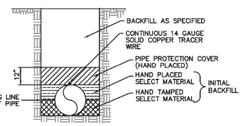
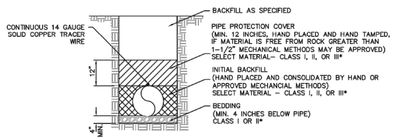


D.I. PRESSURE WATER PIPE TRENCH

(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

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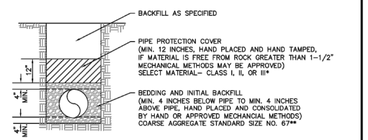
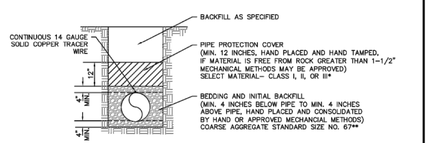
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-18 | DATE: AUGUST 2014



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

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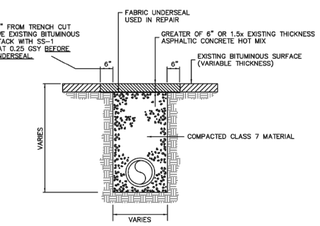
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-19 | DATE: AUGUST 2014

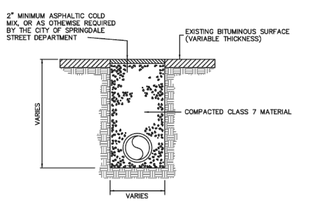
NOTES:

THE CLASS 7 BASE MATERIAL SHALL BE BROUGHT UP EVENLY IN LIFTS NOT TO EXCEED 4" (LOOSE MEASUREMENT) AND COMPACTED WITH MECHANICAL EQUIPMENT TO AT LEAST 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO 180.



BITUMINOUS PAVEMENT REMOVAL WITH PERMANENT REPLACEMENT DETAIL

N.T.S.



BITUMINOUS PAVEMENT REMOVAL WITH TEMPORARY REPLACEMENT

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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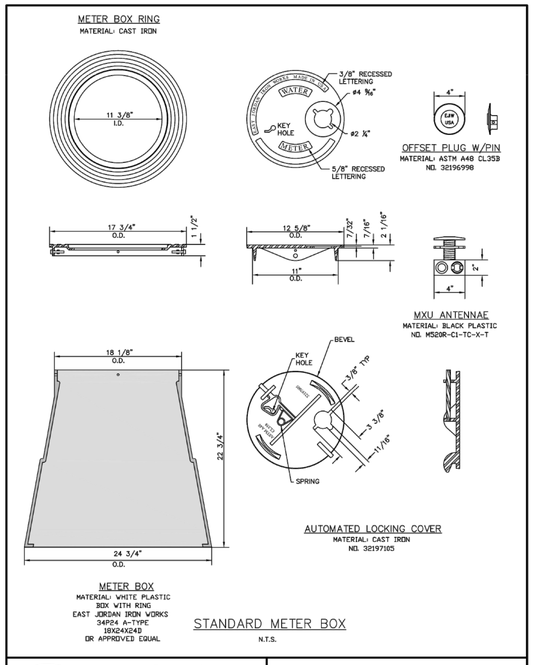

METER BOX
MATERIAL: WHITE PLASTIC
30X WITH RING
EAST JORDAN IRON WORKS
34924 A-TYPE
18X24X24D
OR APPROVED EQUAL

STANDARD METER BOX

N.T.S.

SPRINGDALE WATER UTILITIES
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-22 | DATE: AUGUST 2014

ESI
ENGINEERING SERVICES INC.
1770 E. JOYCE BLVD., SUITE 2
SPRINGDALE, ARKANSAS 72764

SWU STANDARD DETAILS
THE STEEL YARD
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: NONE
DATE: Nov 25, 2020
ENGINEER: TJA
DRAWN BY: BJR
W.O. #: 20921

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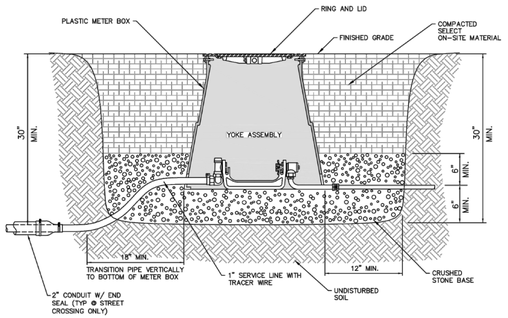

STANDARD METER BOX INSTALLATION

SPLIT 5/8" X 3/4" METER SETTER (SHOWN)
SINGLE 5/8" X 3/4" AND 1" METER SETTERS (SIMILAR)

N.T.S.

NOTES:

1.) 2" CONDUITS TO BE INSTALLED ON ALL STREET CROSSINGS AND SHALL EXTEND FROM BACK OF SIDEWALK TO BACK OF SIDEWALK

2.) ALL SERVICE TUBING SHALL HAVE 30" MIN. COVER EXCEPT FOR TRANSITION TO METER BOX AS SHOWN ABOVE

3.) SEE "TECHNICAL SPECIFICATIONS" FOR MATERIAL AND INSTALLATION SPECIFICATIONS

SPRINGDALE WATER UTILITIES
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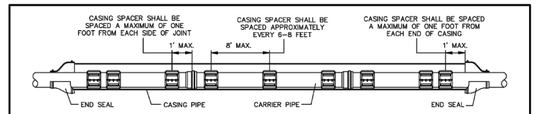
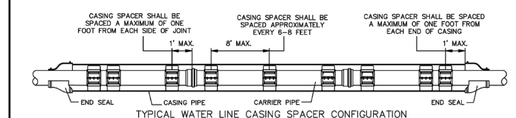
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

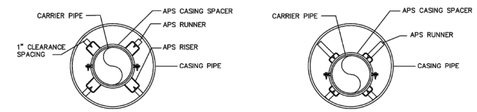
DRAWN BY:	DRAWING NO:	DATE:
TLS	S-23	OCTOBER 2014



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.

ENCASEMENT/CARRIER PIPE SIZING CHART

WATER AND SEWER MAINS SHALL BE SPECIAL CLASS 50 DUCTILE IRON PIPE (SEWER MAINS SHALL BE EPOXY LINED)

CARRIER NOM. SIZE	CARRIER PIPE O.D.	CARRIER BELL O.D.	CASING NOM. SIZE*
6"	6.90	11.06	12"
8"	9.05	13.31	16"
10"	13.20	15.62	20"
12"	13.20	17.88	20"
14"	15.30	20.23	24"
16"	17.40	22.50	24"
18"	19.50	24.75	30"
20"	21.60	27.00	30"
24"	25.80	31.50	36"

* ALL ENCASEMENT PIPE SHALL BE NEW AND HAVE A MINIMUM WALL THICKNESS OF 0.25 INCHES.

NOTES:

1. SPACERS SHALL BE MODEL SSI OR SSIM AS MANUFACTURED BY ADVANCE PRODUCTS & SYSTEMS (APS) AS SPECIFIED.
2. QUANTITY OF RUNNERS SHALL BE IN ACCORDANCE WITH CARRIER PIPE SIZE AS FOLLOWS:
   TO 14" DIAMETER – 4 RUNNERS
   16" TO 36" DIAMETER – 6 RUNNERS
   38" TO 48" DIAMETER – 8 RUNNERS
3. DIMENSIONS BETWEEN SPACERS SHALL BE AS FOLLOW:
   STAINLESS STEEL – 6 TO 8 FEET.
4. WIDTH OF SPACERS SHALL BE IN ACCORDANCE WITH CARRIER PIPE SIZE AS FOLLOWS:
   TO 14" DIAMETER – 8" WIDTH
   16" AND LARGER DIAMETER – 12" WIDTH
5. A MINIMUM OF THREE SPACERS PER FULL JOINT OF PIPE.
6. WATER LINES SHALL BE "CENTERED" IN CASING.
7. SEWER LINES SHALL BE HELD TO SPECIFIED SLOPE.
8. ALL D.I. CARRIER PIPE MUST HAVE FIELD LOCK GASKETS INSTALLED WITHIN THE CASING PIPE.

SPRINGDALE WATER UTILITIES
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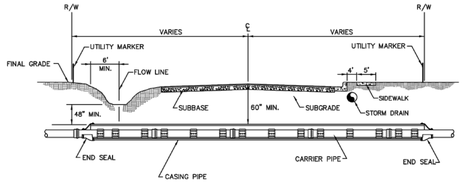
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
KMJ/JNK	S-31	MARCH 2008

NOTES:

1. ENCASEMENTS ON NON-CONTROLLED ACCESS HIGHWAYS SHALL EXTEND FROM RIGHT OF WAY LINE TO RIGHT OF WAY LINE AS PRACTICAL OR AS REQUIRED BY THE DISTRICT ENGINEER. AS A MINIMUM, ENCASEMENTS SHALL EXTEND 6 FEET BEYOND THE TOE OF SLOPE IN ANY EMBANKMENT SECTION, THE FLOW LINE OF ANY PARALLEL DITCHES, OR BACK OF ANY CURB AS APPLICABLE.
2. ENCASED CROSSINGS OF PARTIALLY CONTROLLED OR FULLY CONTROLLED ACCESS HIGHWAYS SHALL BE ENCASED THE FULL WIDTH OF THE CONTROL OF ACCESS.
3. ENCASEMENTS SHALL HAVE A MINIMUM COVER OF 48 INCHES MEASURED VERTICALLY FROM THE FLOW LINE OF PARALLEL DITCHES OR 60 INCHES MEASURED VERTICALLY FROM THE HIGHWAY SURFACE; WHICHEVER PROVIDES THE GREATER COVER.
4. CARRIER PIPE FOR WATER LINES SHALL BE SPECIAL CLASS 50 DIP AS SPECIFIED, AND CARRIER PIPE FOR SEWER LINES SHALL BE SPECIAL CLASS 50 DIP, EPOXY LINED AS SPECIFIED.
5. ENCASEMENT PIPE SHALL BE WELDED OR SEAMLESS STEEL PIPE, WITH A MINIMUM THICKNESS OF 0.25 INCHES AND A MINIMUM YIELD STRENGTH OF 35,000 PSI, OR AS OTHERWISE SPECIFIED.
6. THE ANGLE OF THE CROSSING SHALL BE AS NEAR AS PERPENDICULAR TO THE HIGHWAY AS POSSIBLE.
7. WITH THE EXCEPTION OF SERVICE LINES, A MARKER BEARING THE UTILITY OWNER'S NAME SHALL BE PLACE AT EACH RIGHT-OF-WAY LINE WHERE CROSSED.
8. CASING PIPE SHALL BE SEALED AT THE ENDS WITH A FLEXIBLE END SEAL, AS SPECIFIED.
9. CROSSING THROUGH DRAINAGE STRUCTURES SHALL NOT BE PERMITTED.
10. HIGHWAY BORINGS SHALL MAINTAIN CONFORMANCE TO THE LATEST VERSION OF THE AHTD UTILITY ACCOMMODATION POLICY.



TYPICAL HIGHWAY BORING

(SEWER LINE SHOWN...WATER LINE SIMILAR)
N.T.S.

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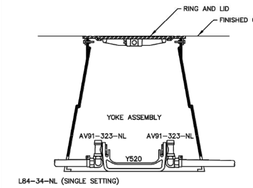
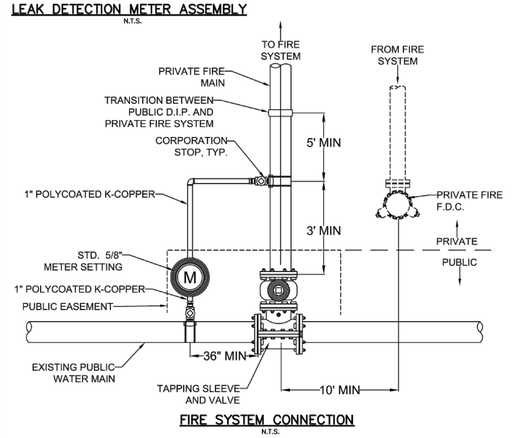
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
KMJ/JNK	S-32	AUGUST 2014



LEAK DETECTION METER ASSEMBLY

N.T.S.



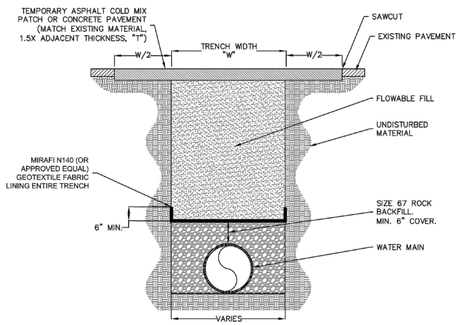
FIRE SYSTEM CONNECTION

N.T.S.

SPRINGDALE WATER UTILITIES
526 OAK AVENUE P.O. BOX 769 SPRINGDALE, ARKANSAS 72765-0769 (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
crk	S-36	FEB. 2016



PROFILE VIEW

WATER MAIN TRENCH REPAIR DETAIL

N.T.S.

SPRINGDALE WATER UTILITIES
526 OAK AVENUE P.O. BOX 769 SPRINGDALE, ARKANSAS 72765-0769 (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
JAB	S-39	JULY 2016

ENGINEERING SERVICES INC.
1703 S. 48TH STREET, SUITE 1
SPRINGDALE, ARKANSAS 72764

SWU STANDARD DETAILS
THE STEEL YARD
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

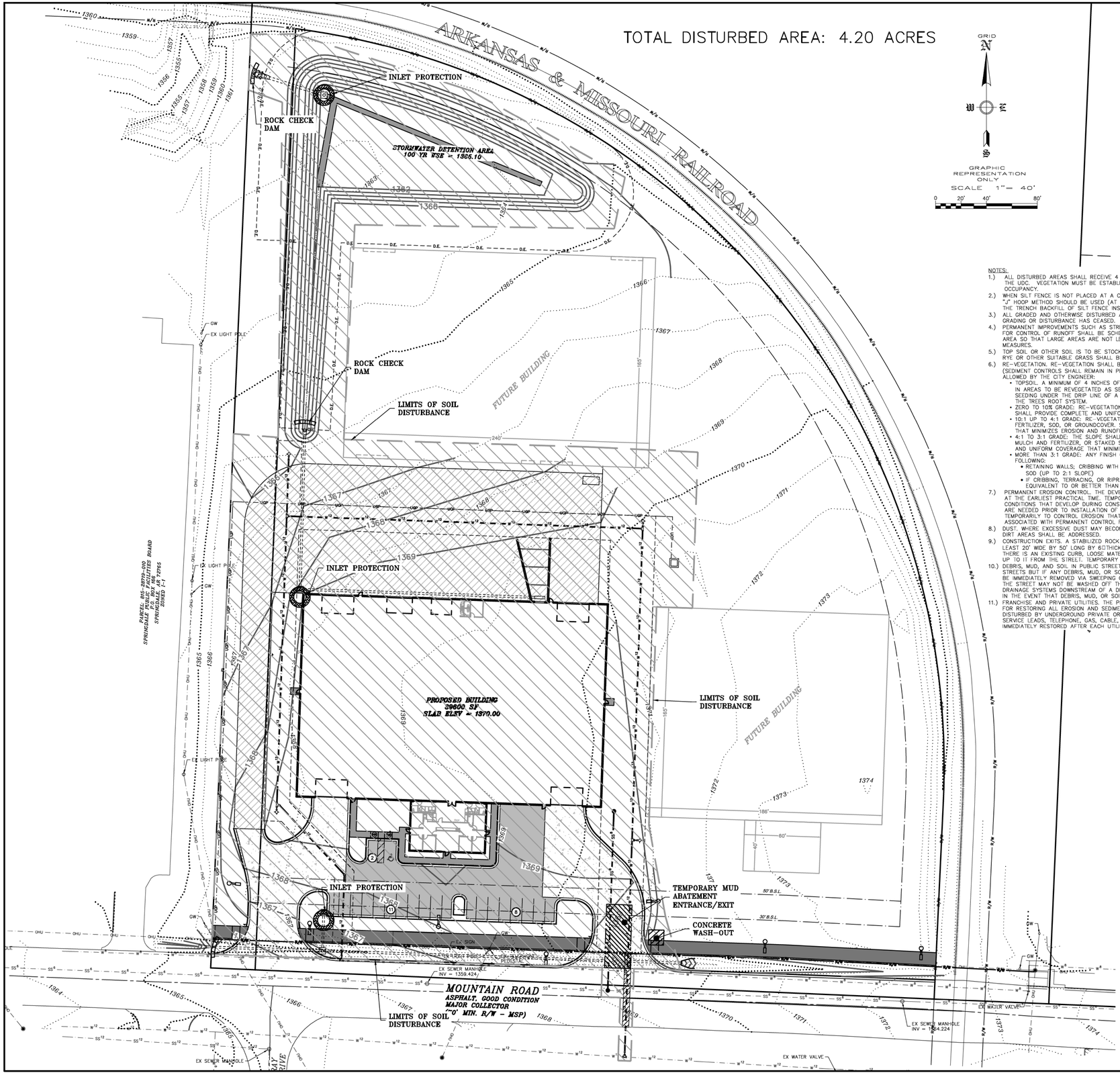
© COPYRIGHT 2020 ENGINEERING SERVICES, INC. | 10/5/2020 8:57 AM
C:\ESI\2020\20921 THE STEEL YARD\SHEET SETUP.DWG

SCALE: NONE
DATE: Nov 25, 2020
ENGINEER: TJA
DRAWN BY: BJR
W.O. #: 20921

L20-XX

8

TOTAL DISTURBED AREA: 4.20 ACRES



GRID N

GRAPHIC REPRESENTATION ONLY

SCALE 1" = 40'

0 20' 40' 80'

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 IS NOT PLACED AT A CONSTANT ELEVATION FOLLOWNG 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 REVGEGETATED 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.

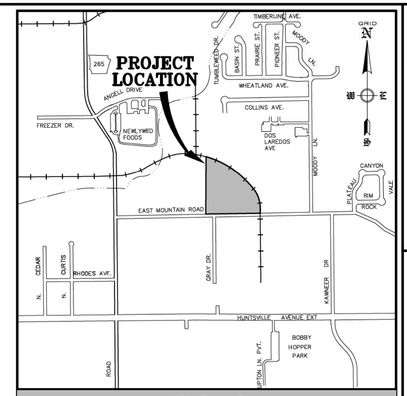
7.) PERMANENT EROSION CONTROL. THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR 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.



VICINITY MAP
N.T.S.

OWNER/DEVELOPER: SPRINGDALE PUBLIC FACILITIES BOARD
P.O.BOX 166
SPRINGDALE, AR 72765

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

CITY ZONING: I-1

BUILDING SETBACKS: FRONT - 30'
FRONT SETBACK IF PARKING IS ALLOWED -50'

NOTE:

NO CHANGE MAY BE MADE TO THESE APPROVED PLANS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF SPRINGDALE.

WITHIN 40 DAYS OF PLACEMENT OF CURBS, THEY SHALL BE BACKFILLED, FINE GRADED WITH A MINIMUM OF 4-INCHES OF TOPSOIL, AND HYDROMULCHED OR SODDED WITH PERMANENT GRASSES.

ALL DISTURBED AREAS, THAT ARE NOT PAVED, SHALL BE TOPSOILED, SEEDED AND STRAWED UNTIL GRASS IS ESTABLISHED.

CONSTRUCTION SEQUENCE:

1.) INSTALL EROSION CONTROL.
2.) STRIP EXISTING TOP SOIL.
3.) PREPARE SUB-GRADE AND BASE MATERIAL.
4.) POUR CONCRETE AND ASPHALT.
5.) FINAL GRADING AND ESTABLISH VEGETATION.

NOTES:

1) NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE.

2) SEED AND MULCH SHALL BE PLACED (BY OWNER) IN ALL AREAS WHERE VEGETATION IS DISTURBED.

3) STRAW AND WOOD CHIPS SHALL BE PLACED TO PROVIDE TEMPORARY PROTECTION WHILE FINAL GRADING IS BEING COMPLETED.

4) PLACE BIG RED FILTER ON ALL CURB INLETS.

*SILT FENCE IS USED AS AN ENERGY DISSIPATION DEVICE

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

*SILT FENCE MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED

AREA OF SOIL DISTURBANCE: 4.30 ACRES

FLOOD PLAIN ZONING:

THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #05143C0080 F, PANEL 80 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: MAY. 16, 2008.

L21-01

ENGINEERING SERVICES INC.
1207 S. OLD MISSOURI
P.O. BOX 282
SPRINGDALE, ARKANSAS 72764

STORM WATER POLLUTION PREVENTION PLAN
THE STEEL YARD, INC.
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=40'

DATE: Dec 17, 2020

ENGINEER: TJA
DRAWN BY: JRC

W.O. #: 20921

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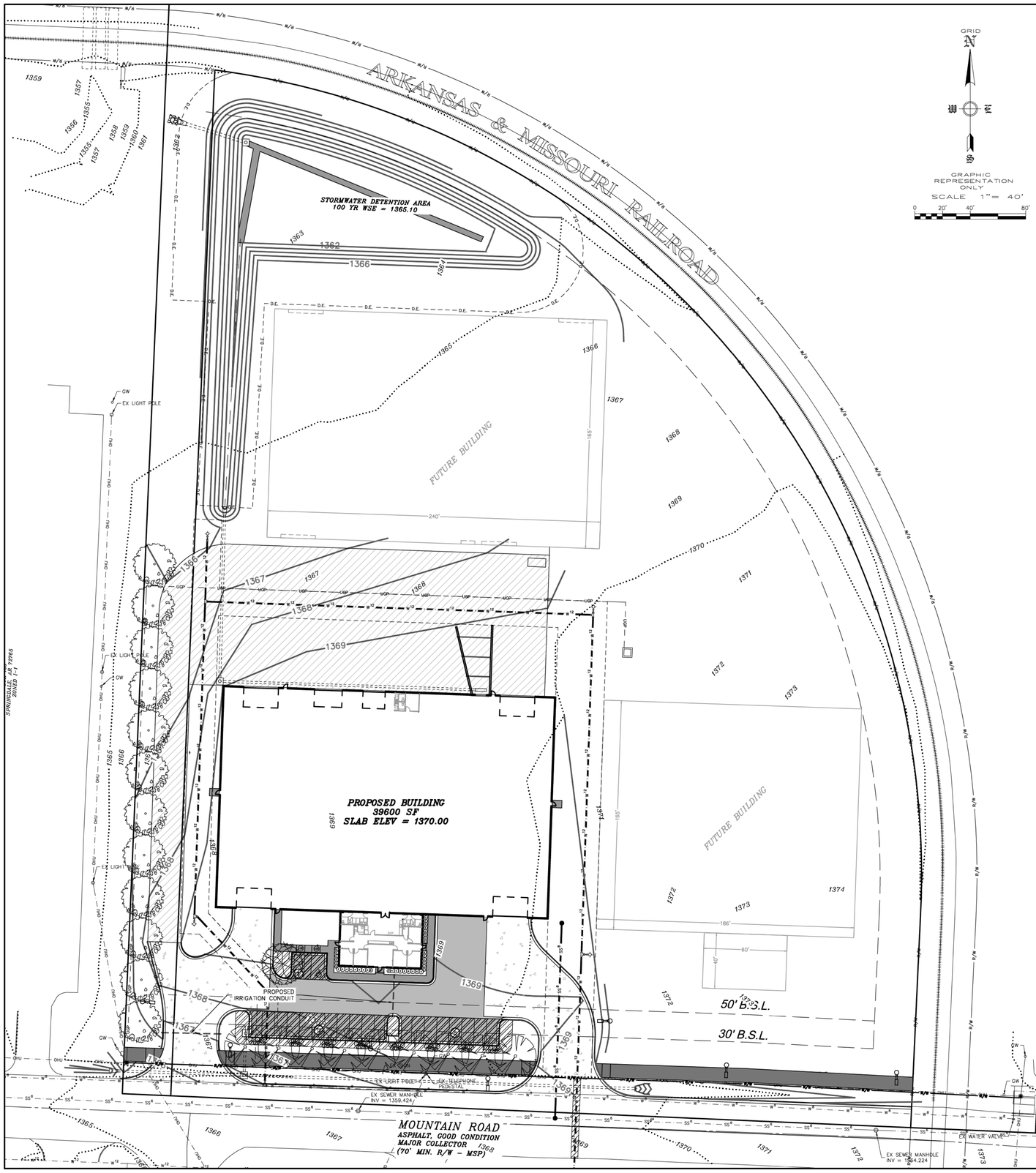
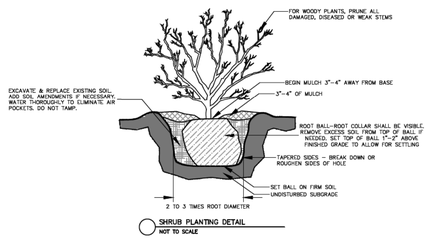
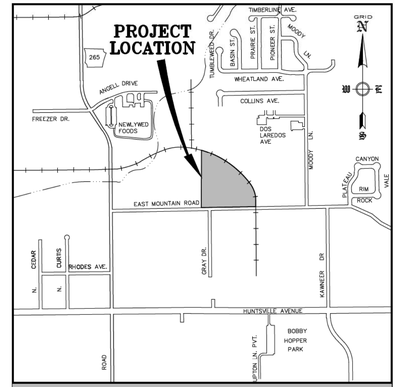




SHRUB PLANTING DETAIL
NOT TO SCALE



VICINITY MAP
N.T.S.

LANDSCAPE REQUIREMENTS:

TOTAL PARKING AREA PROVIDED: 3,752 SQ. FT.
TOTAL INTERIOR LANDSCAPE REQUIRED: 300 SQ. FT. (8%)
TOTAL INTERIOR LANDSCAPE PROVIDED: 1,636 SQ. FT. (35%)

LANDSCAPE NOTES:

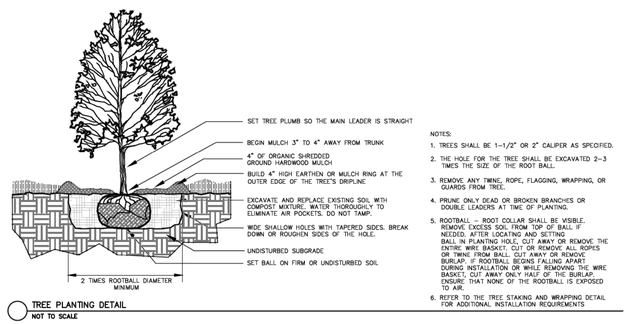
1. AUTOMATIC IRRIGATION SYSTEM OR HOSE BIBS TO BE PROVIDED FOR ALL LANDSCAPED AREAS
2. SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION
3. WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
4. ALL PLANTING BEDS SHALL RECEIVE 6" OF TOPSOIL FREE OF ROCKS/WEEDS/DEBRIS PRIOR TO INSTALLATION OF PLANT MATERIAL
5. ALL PLANTING BEDS SHALL ORGANIC MULCH AT TIME OF INSTALLATION
6. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING OR MATERIAL OTHER THAN VEGETATION/SOD.
7. SHADE TREES SHALL HAVE A MIN. CALIPER OF 2" AND A HEIGHT OF 8'
8. ORNAMENTAL TREES SHALL HAVE A MIN. CALIPER OF 1.5" AND A HEIGHT OF 6'
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. TREES SHALL BE STAKED AS NECESSARY TO PREVENT LEANING OR FALLING OVER.
12. TREES SHALL BE AT LEAST 5 FEET FROM ANY UTILITY MAIN LINES.
13. PLANT MATERIAL TO BE GUARANTEED FOR A MINIMUM PERIOD OF TWO (2) YEARS FROM DATE OF INSTALLATION.

INDEX OF TREES

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	SIZE
	SUGAR MAPLE	Acer saccharum	9	2" Cal B & B
	CHINESE PISTACHE	Pistachia chinensis	1	2" Cal B & B
	NORTHERN RED OAK	Quercus rubra	12	2" Cal B & B

INDEX OF SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
1	COMPACT INKBERRY HOLLY	Ilex glabra 'Compacta'	32	3 GAL.
2	KALEIDOSCOPE ABELIA	Abelia grandiflora 'Kaleidoscope'	24	3 GAL.
4	DWARF MUGO PINE	Pinus mugo var. pumilio	16	3 GAL.
5	WINTERGEM BOXWOOD	Buxus microphylla 'Winter Gem'	26	3 GAL.



TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
1. TREES SHALL BE 1-1/2" OR 2" CALIPER AS SPECIFIED.
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOT BALL.
3. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
4. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
5. ROOTBALL - ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED, AFTER LOCATING AND SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET, CUT OR REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, CUT AWAY ONLY HALF OF THE BURLAP. ENSURE THAT NONE OF THE ROOTBALL IS EXPOSED TO AIR.
6. REFER TO THE TREE STAKING AND WRAPPING DETAIL FOR ADDITIONAL INSTALLATION REQUIREMENTS

L21-01

ESI
ENGINEERING SERVICES INC.
P.O. BOX 1045
SPRINGDALE, ARKANSAS 72764

LANDSCAPE PLAN
THE STEEL YARD, INC.
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: 1"=40'
DATE: Dec 17, 2020
ENGINEER: TJA
DRAWN BY: JLS
W.O. #: 20921

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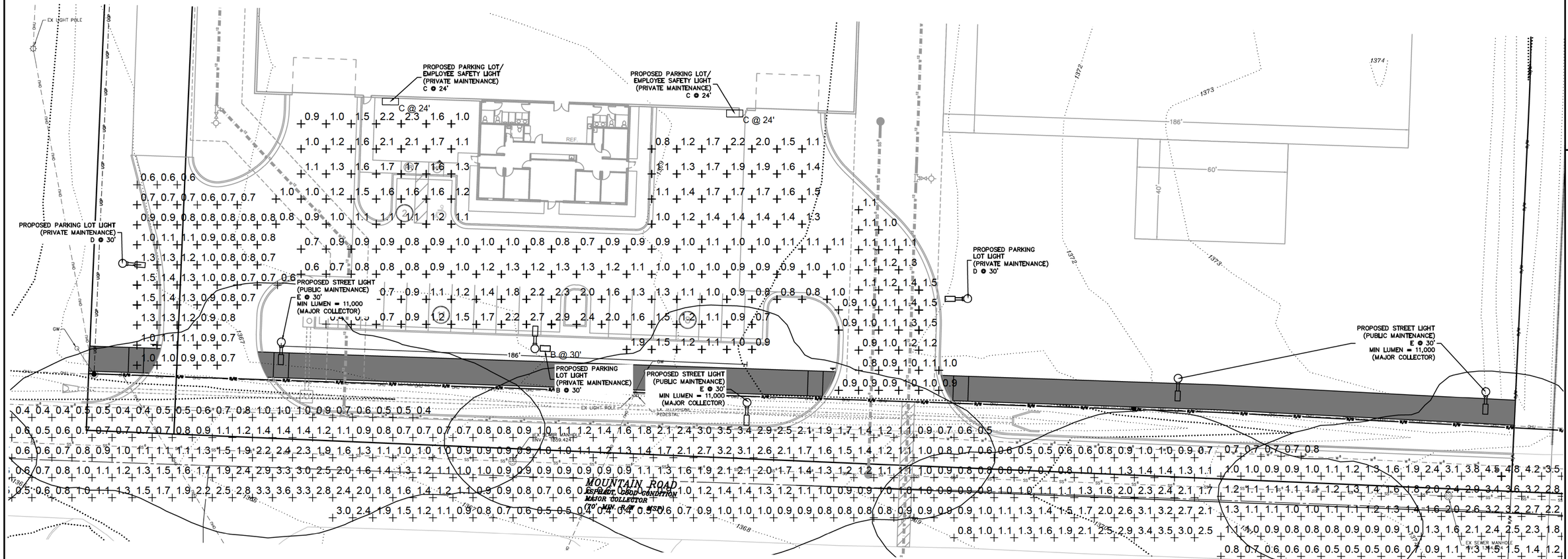
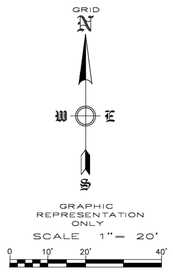


Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
East Entry	+	1.1 fc	1.5 fc	0.8 fc	1.9:1	1.4:1
Front Lot	+	1.3 fc	2.9 fc	0.4 fc	7.3:1	3.3:1
Mountain Raoad	+	1.4 fc	4.8 fc	0.4 fc	12.0:1	3.5:1
West Entry	+	0.9 fc	1.5 fc	0.6 fc	2.5:1	1.5:1



Current View

Schedule																
Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution	Polar Plot	Notes
	B		1	American Electric Lighting	ATB2 40BLEDE10 XXXXX R2 4K/5K HSS	ATB2 SERIES LED 1000MA TYPE 2 4000K/5000K CCT HSS	LED Array	1	ATB2_40BLEDE10_XXXXX_R2_4K_5K_HSS.ies	13866	1	0.85	133	100%	TYPE II, MEDIUM, BUG RATING: B3 - U0 - G2	Max: 1025cd	
	C		2	Holophane	HLWPC2 P50 40K XX TFTM	Wallpack Full Cutoff LED, LED Performance Package P20, 4000 series CCT, Voltage, Forward Throw Medium	LED	1	HLWPC2_P50_40K_XX_TFTM.ies	12125	1	0.85	115	100%	TYPE IV, SHORT, BUG RATING: B2 - U0 - G2	Max: 0650cd	
	D		2	American Electric Lighting	ATB0 20BLEDE15 XXXXX R4 4K/5K HSS	ATB0 SERIES LED 1500MA TYPE 4 4000K/5000K CCT HSS	LED Array	1	ATB0_20BLEDE15_XXXXX_R4_4K_5K_HSS.ies	8824	1	0.85	99	100%	TYPE III, SHORT, BUG RATING: B1 - U0 - G2	Max: 0674cd	
	E		5	American Electric Lighting	ATB2 40BLEDE15 XXXXX R2 4K/5K	ATB2 SERIES LED 1500MA TYPE 2 4000K/5000K CCT	LED Array	1	ATB2_40BLEDE15_XXXXX_R2_4K_5K.ies	21383	1	0.85	198	100%	TYPE II, MEDIUM, BUG RATING: B3 - U0 - G4	Max: 1636cd	

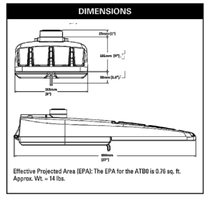
DLC Premium · Consistent with LEED® goals & Green Globes™ criteria for light pollution reduction

Autobahn Series ATB0
Roadway Lighting

PRODUCT OVERVIEW

Applications:
Roadways
Off ramps
Residential streets
Parking lots

DIMENSIONS



Effective Projected Area (EPA): The EPA for the ATB0 is 0.76 sq. ft. Approx. Wt. = 14 lbs.

Features:

OPTICAL

Same Light: Performance is comparable to 70-250W HPS roadway luminaires.

White Light: Correlated color temperature - 4000K, 70 CRI minimum, 3000K, 70 CRI minimum or optional 5000K, 70 CRI minimum.

Unique IP66 rated LED light engines provided 0% uplight and restrict backlight to within sidewalk depth, providing optimal application coverage and optimal pole spacing. Available in Type II, III, IV, and V roadway distributions.

ELECTRICAL

Expected Life: LED light engines are rated >100,000 hours at 25°C, L70. Electronic driver has an expected life of 100,000 hours at a 25°C ambient.

Lower Energy: Saves an expected of 40-60% over comparable HID luminaires.

Robust Surge Protection: Three different surge protection options provide a minimum of ANSI C136.2 10kV/5kA protection. 20kV/10kA protection is also available.

MECHANICAL

Includes standard AEL lineman-friendly features such as tool-less entry, 3 station terminal block and quick disconnects. Bubble level located inside the electrical compartment for easily leveling at installation.

Rugged die-cast aluminum housing and door are polyester powder-coated for durability and corrosion resistance. Rigorous five-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 7 (per ASTM D1654) after over 5000 hours exposure to salt fog chamber (operated per ASTM B117).

Mast arm mount is adjustable for arms from 1-1/4" to 2" (1-5/8" to 2-3/8" O.D.) diameter. Provides a 3G vibration rating per ANSI C136.31

Wildlife shield is cast into the housing (not a separate piece).

CONTROLS

NEMA 3 pin photocontrol receptacle is standard, with the Acuity designed ANSI standard 7 pin receptacle optionally available.

Premium solid state locking style photocontrol - PCSS (10 year rated life) Extreme long life solid state locking style photocontrol - PCLL (20 year rated life).

Multi-level dimming available to provide scheduled dimming as specified by the customer.

Optional onboard Adjustable Output module allows the light output and input wattage to be modified to meet site-specific requirements, and also can allow a single fixture to be flexibly applied in many different applications.

STANDARDS

DesignLights 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.

Color temperatures of ≤ 3000K must be specified for International Dark-Sky Association certification.

Rated for -40°C to 40°C ambient
CSA Certified to U.S. and Canadian standards
Complies with ANSI: C136.2, C136.10, C136.14, C136.31, C136.15, C136.37

Note: Specifications subject to change without notice. Actual performance may differ as a result of end-user environment and application.

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American Electric Lighting

HOLOPHANE® LEADER IN LIGHTING SOLUTIONS

Catalog Number | 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

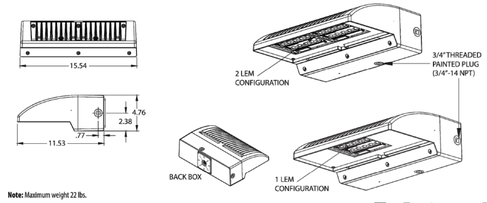
Optical
- Light engine housing is IP66 rated
- Acrylic optical system
  - Type V-E (entry), M (medium), R (rectangle) & W (wide)
  - Asymmetric

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

Warranty
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

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



Note: Maximum weight 22 lbs.

© 2014-2020 Acuity Brands Lighting, Inc. All rights reserved. Rev. 09/30/20 Specifications subject to change without notice.

ENGINEERING SERVICES INC.
1755 E. JOYCE BLVD. SUITE 100
SPRINGDALE, ARKANSAS 72764

LIGHTING PLAN
THE STEEL YARD, INC.
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2020 ENGINEERING SERVICES, INC. ALL RIGHTS RESERVED

SCALE: 1"=20'
DATE: Dec 15, 2020
ENGINEER: TJA
DRAWN BY: BJR
W.O. #: 20921

L21-01

12

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: December 1, 2020

RE: **L21-02** **Large Scale Development** **Gus Roofing Company**

Variance (B21-09) Variance for deviation of Commercial Design Standards

(A) Facades and Exterior Walls

(B) Roofs

Planning Comments

Large-Scale Comments:

1. Provide pdf files at time of resubmission. (standard comment)
2. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
3. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (standard comment)
4. This development has been given the number L21-02. This number should be placed on the plans and all future correspondence and plats pertaining to this development. (standard comment)
5. A variance will be required for the proposed gravel parking area. What kind of equipment will be stored here? (Variance Item)

Landscaping Comments

1. Provide dumpster foundation landscaping.
2. Existing plantings on an adjacent lot do not satisfy perimeter landscaping requirements, there appears to be adequate space for these to be provided.

Commercial Design Comments (Architectural)

3. Provide overall material percentage calculations to accompany elevations. The planning commission will want to know the material percentages during the hearing for the variance.
4. Developments with façade over one hundred (100) feet in linear length shall incorporate wall projections or recesses a minimum of three (3) foot depth and a minimum of twenty (20) contiguous feet (Variance Item)
5. Building façades shall include a repeating pattern that shall include no less than three (3) of the elements listed below. At least one of these elements shall repeat horizontally. All elements shall repeat at intervals of no more than thirty (30) feet, either horizontally or vertically. o Color change o Texture change o Material module change o Expressions of architectural or structural bay through a change in plane no less than twelve (12) inches in width, such as an offset, reveal, or projecting rib.(Variance Item)
6. Roof lines shall be varied with a change in height every one hundred (100) linear feet in the building length. Parapets, gable roofs, high roofs, or dormers shall be used to conceal flat roofs and roof top equipment from public view. Alternating lengths and designs may be acceptable and can be addressed during the development plan. (Variance Item)

Engineering Comments

1. Chapter 106 – Stormwater Drainage

Stormwater Drainage comments are pending clarification from the engineer after a phone conversation.

Please clarify what drainage structures are proposed/existing in the drainage easement on south property line. Springdale GIS shows there is an existing concrete channel and 18" CMP, not consistent with what is shown on plans

- 106.4.6** - All piping in right of way and easements must be reinforced concrete.

Proposed piping in drainage easement should be RCP

- 106.5.1** - Increases in post-development peak discharge from new development areas shall be mitigated with on-site or off-site storage.

Ordinance does not have a provision for developments that are adjacent to floodplain; Chapter 106 specifies all increases in runoff must be mitigated with storage.

- Fences built across drainage easements shall not impede the flow of storm water flow and must have removable panels to allow drainage system maintenance.

Proposed fence should not impede drainage through easement due to vinyl slats.

2. Chapter 107 – Stormwater Pollution

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

- *107.3*
    - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those

areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.

3. **Chapter 130 – Zoning Ordinance**
   (Ord. No. 3307, 3-25-03)
   - *130.7.9* Entrance/Exit Drives
     - ~~Need to note that modified curb is required at the drives and a modified curb detail.~~
       - **The radius of the entrance curb should not extend past the property line.**
       - **The encroachment should be contained within an easement if it is on another parcel. In the future that parcel may be sold.**
   - *130.7.6.1 ADA* requirements.
     - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
       - **This note is left in place throughout the design process to insure that access is maintained.**

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

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

B. **L21-02** **Gus Roofing Company**
4211 Dixie Industrial Avenue
B21-09 **Variance** for deviation of Commercial Design Standards
(A) Facades and Exterior Walls
(B) Roofs
Presented by Expedient Civil Engineering

Engineering Comments:

- Radius of entrance curb should be contained on the property or within an easement
- Submit Grading permit application

GUS ROOFING COMPANY & TENANTS
4211 DIXIE INDUSTRIAL AVENUE
SPRINGDALE, ARKANSAS

CONSTRUCTION NOTES

1. CONTRACTOR SHALL RETAIN A FULL SET OF THE LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.

2. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH THE DEVELOPER'S RESIDENT REPRESENTATIVE.

3. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITEWORK SPECIFICATIONS PROVIDED BY EXPEDIENT CIVIL ENGINEERING, PLLC OR AS SPECIFIED BY THE DEVELOPER'S RESIDENT REPRESENTATIVE.

4. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.

5. PUBLIC CONVENIENCE AND SAFETY:

THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL ENSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTC) FOR STREETS AND HIGHWAYS AND THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

6. GRADING NOTES:

A. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS.

B. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% OF THE MAXIMUM DRY DENISTY PER ASTM D1557. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.

C. OFF-SITE FILL MATERIAL(SANDY CLAY, CLAYEY SAND, GRAVELLY CLAY, OR CLAYEY GRAVEL), SHALL HAVE A PLASTICITY INDEX OF 15 OR LESS, A LIQUID LIMIT OF 40 OR LESS, A CBR VALUE GREATER THAN 8, AND CONTAIN NO ROCK LARGER THAN 4 INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE DEVELOPER'S REPRESENTATIVE PRIOR TO BRINGING ON SITE.

D. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND RECOMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D698 AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.

E. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE DEVELOPER'S CONSTRUCTION DIVISION ON THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER PERIOD.

F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

G. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF THE SUBGRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUBGRADE COMPACTION. FOR BASE COURSE AND ASPHALT PAVING.

H. ALL SLOPES ARE TO BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED. SLOPES STEEPER THAN 3:1, BUT FLATTER THAN 2:1 SHALL BE STABILIZED BY AN APPROVED VEGETATIVE LAYER OR OTHER APPROVED METHODS.

I. ALL SLOPES EXCEEDING 2:1 SHALL BE PROTECTED BY RIP-RAP, CONCRETE PAVING, OR OTHER METHODS INDICATED ON THESE PLANS THAT WILL PREVENT EROSION, AND PLACED SUCH THAT THE SURFACE IS FLUSH WITH SURROUNDING GROUND AND SHAPED TO CHANNEL WATER IN DIRECTIONS INDICATED.

J. CONTRACTOR SHALL REFER TO THE STORMWATER POLLUTION PREVENTION PLAN AND REPORT FOR STORMWATER QUALITY CONTROL INCLUDING EROSION AND SEDIMENT CONTROL. PROPER MEASURES SHALL BE PRACTICED TO PREVENT EROSION ALONG THE EDGE OF PROPERTY, TOE OF SLOPE, AND ALONG DITCHES. MUD AND DEBRIS ARE NOT ALLOWED TO FLOW ONTO ADJACENT PROPERTIES.

K. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.

7. PAVING NOTES:

A. ASPHALT CONCRETE SURFACE SHALL BE TYPE 2 PER SECTION 407 AND BASE COURSE MATERIALS SHOULD MEET OR EXCEED THE REQUIREMENTS SPECIFIED IN THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

B. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF IN-PLACE ASPHALT CONCRETE COURSES FOR COMPLIANCE WITH REQUIREMENTS FOR THICKNESS AND SURFACE SMOOTHNESS REQUIREMENTS AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.

8. CONCRETE NOTES:

A. CONCRETE PAVING AND STRUCTURES SHOULD CONFORM TO THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

B. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF CONCRETE FOR COMPLIANCE WITH CONCRETE STRENGTH REQUIREMENTS AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.

C. VERTICAL CONCRETE SURFACES EXPOSED TO THE GENERAL PUBLIC SHALL BE WET-RUBBED TO A SMOOTH FINISH AFTER FORMS HAVE BEEN REMOVED. HORIZONTAL SURFACES SHALL BE BROOMED AS REQUIRED IN THE CONSTRUCTION PROJECT SPECIFICATIONS.

D. CONTRACTOR IS TO PROVIDE WEAKENED-PLANE (CONSTRUCTION) JOINTS, SECTIONING CONCRETE INTO AREAS AT 10-FOOT ON CENTERS, MAXIMUM EACH WAY. CONSTRUCT WEAKENED-PLANE JOINTS FOR A DEPTH EQUAL TO AT LEAST 1/4" CONCRETE THICKNESS. CONTRACTOR IS TO FURNISH JOINT FILLERS APPROVED BY THE DEVELOPER'S CONSTRUCTION DIVISION OR AS DETAILED ON PLANS.

9. UTILITY NOTES:

A. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM SPRINGDALE WATER UTILITIES (SWU), AND THE CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.

B. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO SWU UNLESS DULY AUTHORIZED TO DO SO BY THE CITYS. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. EXPEDIENT CIVIL ENGINEERING, PLLC AND THE DEVELOPER ARE TO BE HELD HARMLESS.

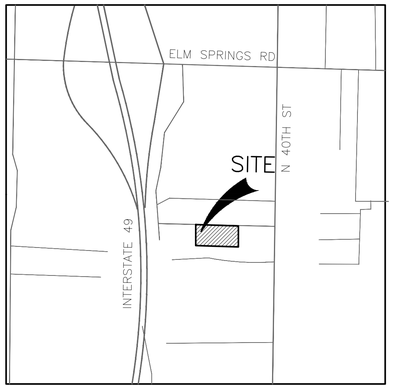
C. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF SWU AND A REPRESENTATIVE OF EXPEDIENT CIVIL ENGINEERING, PLLC. CONTRACTOR SHALL NOTIFY EXPEDIENT CIVIL ENGINEERING, PLLC AT LEAST ONE WEEK IN ADVANCE, PRIOR TO ANY TESTING.

D. ALL WATER AND SEWER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST SWU STANDARD SPECIFICATIONS AND THE ARKANSAS STATE HEALTH DEPARTMENT STANDARD SPECIFICATIONS, AND SHALL BE INSPECTED BY THE UTILITY INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.

10. BLASTING AND EXPLOSIVE MATERIALS:

A. THE CONTRACTOR IS SUBJECT TO ALL FEDERAL, STATE AND LOCAL REGULATIONS GOVERNING THE USE AND STORAGE OF EXPLOSIVE MATERIALS AND IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND LICENSES.

B. EXPEDIENT CIVIL ENGINEERING, PLLC ACCEPTS NO RESPONSIBILITY OR LIABILITY PERTAINING TO STORAGE, USE, METHODS, PROCEDURES, SAFETY PRECAUTIONS, TECHNICAL SPECIFICATIONS, CONCERNING BLASTING AND EXPLOSIVE MATERIALS. THE CONTRACTOR SHALL HOLD THE OWNER, ENGINEER, AND THEIR ASSOCIATES HARMLESS WITH REGARD TO BLASTING AND EXPLOSIVE MATERIALS.



VICINITY MAP
NOT TO SCALE

SHEET INDEX

No.	DESCRIPTION	PLOT DATE No.	PLOT DATE DATE
C1.0	COVER SHEET	1	12/18/2020
C2.0	BOUNDARY & TOPOGRAPHIC SURVEY	1	12/18/2020
C3.0	STORMWATER POLLUTION PREVENTION PLAN	1	12/18/2020
C4.0	SITE PLAN	1	12/18/2020
C5.0	GRADING PLAN	1	12/18/2020
C6.0	UTILITY PLAN	1	12/18/2020
C7.0	DETAIL SHEET	1	12/18/2020
C8.0	DETAIL SHEET	1	12/18/2020
L1.0	LANDSCAPE PLAN	1	12/18/2020

RESOURCE LIST

NAME	ADDRESS	TELEPHONE
DEVELOPER IMA ARCHITECTURE	400 E. NEW HOPE ROAD ROGERS, ARKANSAS 72758	(479) 455-4595
BLACK HILLS ENERGY DON BRADSHAW	1301 FEDERAL WAY LOWELL, ARKANSAS 72745	(479) 435-1755
AT&T MR. LAYNE RHODES	HAROLD DR FAYETTEVILLE, ARKANSAS 72701	(479) 442-1977
SPRINGDALE WATER UTILITIES MR. RICK PULVIRENTI, PE	526 OAK AVENUE SPRINGDALE, ARKANSAS 72762	(479) 751-5751
CITY OF SPRINGDALE PLANNING & COMMUNITY DEVELOPMENT MRS. PATSY CHRISTIE	201 SPRING STREET SPRINGDALE, ARKANSAS 72764	(479) 750-8550
CITY OF SPRINGDALE ENGINEERING MR. BRADLEY BALDWIN	269 RANDALL WOBBE LANE SPRINGDALE, ARKANSAS 72764	(479) 750-8105
CITY OF SPRINGDALE (FIRE PLANS EXAMINER) MR. ED STITH	201 SPRING ST SPRINGDALE, ARKANSAS 72764	(479) 750-8154
OZARK'S ELECTRIC COOPERATIVE MR. MIKE PHIPPS	3641 W WEDINGTON DR FAYETTEVILLE, ARKANSAS 72704	(800) 521-6144
COX COMMUNICATIONS MR. JASON COMBS	4901 S. 48TH STREET SPRINGDALE, ARKANSAS 72763	(479) 365-2402
UTILITY LOCATIONS ARKANSAS ONE-CALL SYSTEM, INC.		1-800-482-8998

CITY JOB #21-02

NOTE TO CONTRACTOR:

THE CONTRACTOR SHALL NOT TAKE ANY ADVANTAGE OF ANY APPARENT ERROR OR OMISSION IN THE PLANS OR SPECIFICATIONS. IN THE EVENT THE CONTRACTOR DISCOVERS SUCH AN ERROR OR OMISSION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. THE ENGINEER WILL THEN MAKE SUCH CORRECTIONS AND INTERPRETATIONS AS MAY BE DEEMED NECESSARY FOR FULFILLING THE INTENT OF THE PLANS AND SPECIFICATIONS.

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

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

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11411 Jason E. Ingalls 12/18/2020

Rev	Comments	Date
1	PER CITY COMMENTS	12/18/2020

NOT FOR CONSTRUCTION

GUS ROOFING COMPANY & TENANTS

4211 DIXIE INDUSTRIAL AVENUE SPRINGDALE, AR 74726

IMA ARCHITECTURE
400 E. NEW HOPE ROAD

9200 SUITS US DR, STE B
ROGERS, AR 72756
O: (479) 364-0028
D: (479) 387-2504
M: (479) 899-2500
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/15/2020
JOB NUMBER 20-1041
SHEET NAME COVER SHEET
File No. 20-1041.dwg
C1.0

G:\ECE Business\Projects\2020 Projects\20-1041 Dixie Industrial Park LSD\Dwg\20-1041.dwg

SURVEYOR'S NOTES:

THIS IS A TOPOGRAPHIC BOUNDARY SURVEY OF A PARCEL OF LAND AS PER WARRANTY DEED BOOK 2019, PAGE 17339 ON FILE IN THE COURTHOUSE OF WASHINGTON COUNTY, ARKANSAS.

LAST SITE VISIT:
AUGUST 04, 2020

BASIS OF BEARING:
ARKANSAS STATE PLANE COORDINATES - NORTH ZONE

BASIS OF ELEVATION:
T.B.M. No.1 ALUMINUM CAP IN TOP OF DRAINAGE STRUCTURE
ELEVATION: 1300.48' (PER REF DOC, #2)

CONTOUR INTERVAL: 1 FOOT

REFERENCE DOCUMENTS:
1) PLAT OF SURVEY FILED IN BOOK 23 AT PAGE 261
2) PLAT OF SURVEY FILED IN BOOK 23 AT PAGE 354
3) WARRANTY DEED FILED IN BOOK 2019 AT PAGE 17339

ZONING: C-2

BUILDING SETBACKS: (PER CURRENT ZONING)

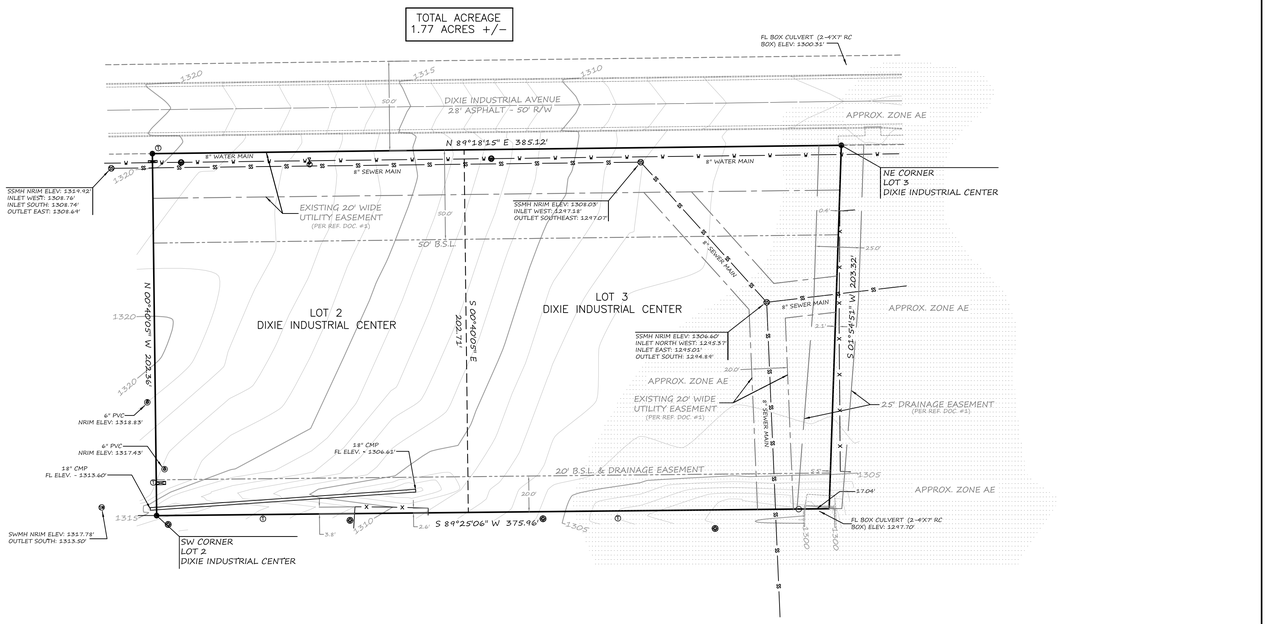
FRONT	30 FT
FRONT	50 FT (WHEN PARKING IS ALLOWED BETWEEN R-O-W AND BUILDING)
SIDE	00 FT (SUBJECT TO APPLICABLE FIRE AND BUILDING CODES)
SIDE	20 FT (WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT)
REAR	20 FT

FLOOD INFORMATION:
BY GRAPHICAL PLOTTING ONLY, A PORTION OF THIS PROPERTY IS LOCATED WITHIN ZONE "A" OR "AE" OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM (NFIP), PER THE FLOOD INSURANCE RATE MAP (FIRM) #05143C0060F DATED APRIL 02, 2008.

SURVEY DESCRIPTION:
LOTS 2 AND 3, DIXIE INDUSTRIAL CENTER, TO THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD 23 AT PAGE 261.

CONTAINING 1.77 ACRES, MORE OR LESS, SUBJECT TO ALL RECORD AND NON RECORDED EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, MINERAL RIGHTS AND RIGHTS-OF-WAY, IF ANY.

THE ABOVE DESCRIPTION BEING THE SAME LAND AS DESCRIBED IN WARRANTY DEED FILED ON BOOK 2019 AT PAGE 17339.



STATE OF ARKANSAS
No. 1756
SIGNATURE
TIMOTHY D. WEST
08/04/20

TOPOGRAPHIC BOUNDARY SURVEY

FOR USE OF:

ISAAC MORAN

LOCATION: 4211 DIXIE INDUSTRIAL AVENUE SPRINGDALE WASHINGTON COUNTY, ARKANSAS SEC 33, T-18-N, R-30-W

CREW CHIEF: N.C. DRAWN BY: J.N. SHEET SIZE: 18x24

PLAT No. 20-227 DATE: 08/21/2020

ATLAS
PROFESSIONAL LAND SURVEYING
P.O. BOX 1026
425 N CENTENNIAL AVENUE #2
WEST FORK, AR. 72774
PH. 479.294.6177
PS #1756
COA #2875

LEGEND

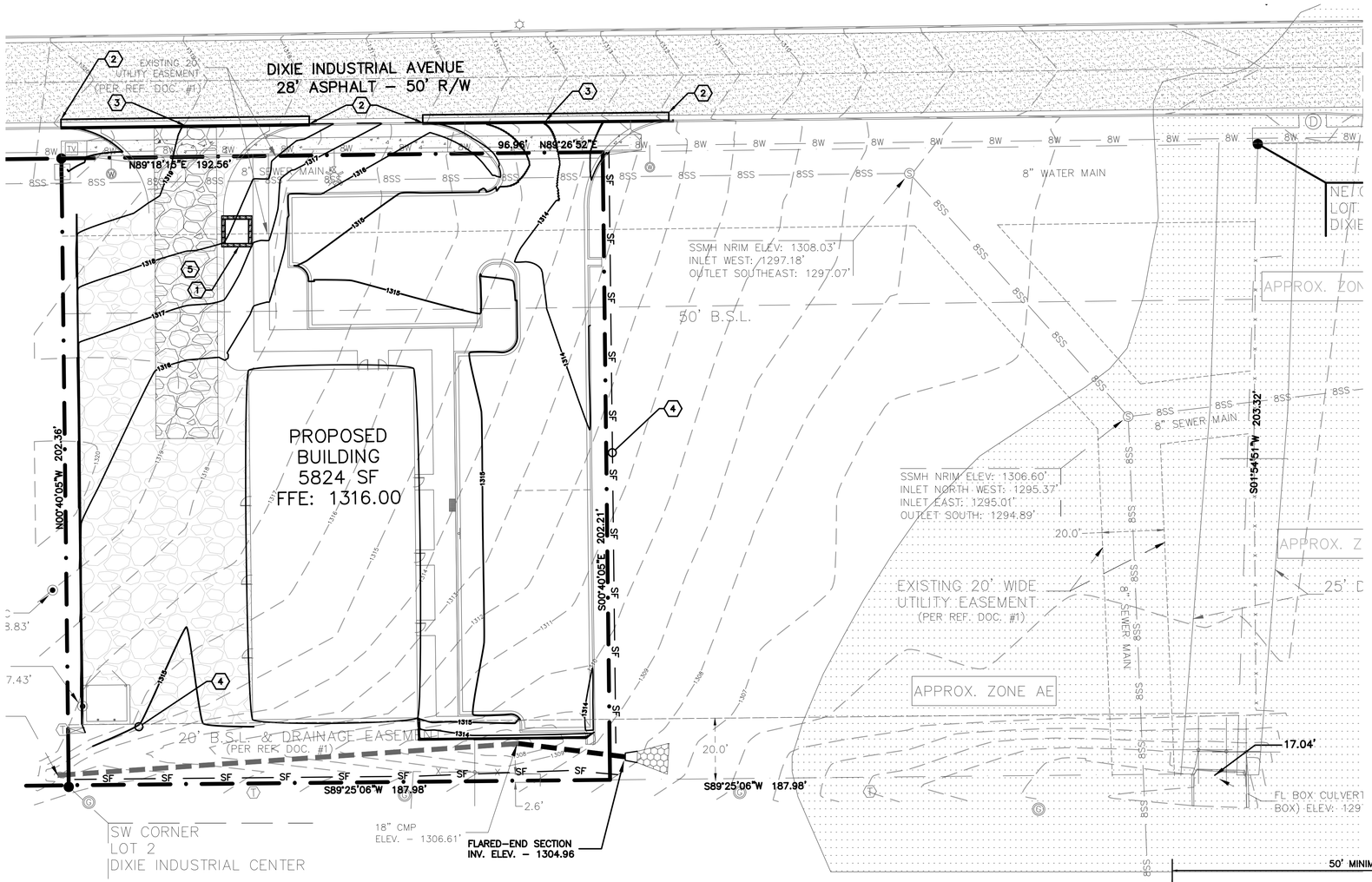
SET #4 REBAR	TELEPHONE PEDESTAL
EXISTING #4 REBAR	SANITARY SEWER MANHOLE
EXISTING 6" PVC PIPE	STORM SEWER MANHOLE
WATER METER	FIRE HYDRANT
GAS METER	WATER VALVE
BOUNDARY LINE	WATER MAIN
LOT LINE	BUILDING SETBACK LINE
ASPHALT/CONCRETE	UTILITY EASEMENT
RIGHT OF WAY	CENTERLINE ROAD
FENCE	
SANITARY SEWER MAIN	

ATLAS PROFESSIONAL LAND SURVEYING, LLC COPYRIGHT 2020
ALL GOVERNMENTAL MUNICIPALITIES/AGENCIES INCLUDING GIS DEPARTMENTS ARE EXEMPT FROM COPYRIGHT. THIS PLAT IS COPYRIGHT MATERIAL AND WAS PROVIDED FOR THE USE OF THE PERSON(S) NAMED ON THIS PLAT. NO ONE INCLUDING THE PERSON(S) NAMED ON THIS PLAT MAY COPY OR REPRODUCE ANY PART OF THIS PLAT FOR FINANCIAL GAIN. ONLY ORIGINAL COPIES OF THIS PLAT MAY BE USED. IF THE SEAL ON THIS PLAT IS NOT RED IN COLOR AND SIGNED IN BLUE INK, IT IS NOT AN ORIGINAL PLAT AND CONSIDERED AN UNAUTHORIZED COPY.

NOTES:
LAND USE/LAND RESTRICTIONS:
EXCEPT AS SPECIFICALLY STATED OR SHOWN HEREON, THIS SURVEY DOES NOT REFLECT ANY EASEMENTS (OTHER THAN APPARENT EASEMENTS OBSERVED IN THE FIELD AT THE TIME OF THE SURVEY) BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING, LAND-USE REGULATIONS, OR FACTS IN WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
UTILITIES:
EXCEPT AS SHOWN HEREON, NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR IMPROVEMENT.
FLOOD INFORMATION:
ANY INFORMATION (TEXT, LINES, SYMBOLS, HATCHES, ETC.) ON THIS PLAT THAT MAKE REFERENCE TO FLOOD ZONES ARE APPROXIMATE AND DERIVED FROM A FLOOD INSURANCE RATE MAP (FIRM) BY GRAPHICAL PLOTTING ONLY. THIS PLAT DOES NOT REPRESENT THE SURVEYOR'S OPINION ON THE PROBABILITY OF FLOODING.

COUNTY RECORDING INFORMATION:

C2.0



NORTH

20 0 20

SCALE 1" = 20'

LEGEND

- ½" FOUND IRON PIN
- PROPERTY LINE
- TEMPORARY CONSTRUCTION ENTRANCE
- EXISTING ASPHALT
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING GAS METER
- ELECTRICAL PANEL
- EXISTING UTILITY POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING STORM MANHOLE
- EXISTING BARB–WIRE
- TEMPORARY SILT FENCE
- EXISTING EASEMENT
- EXISTING 18" DRAIN PIPE
- PROPOSED 18" DRAIN PIPE

KEYNOTES:

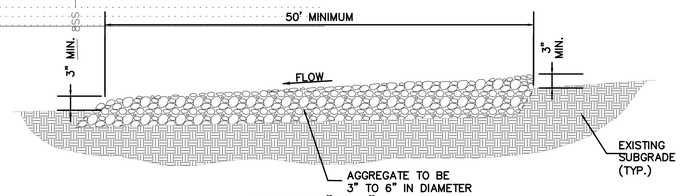
1. TEMPORARY CONCRETE WASHOUT PER DETAIL 1/C7.0
2. SAWCUT CONCRETE/ASPHALT WITH NEAT/CLEAN EDGE
3. REMOVE CONCRETE AND DISPOSE OF OFFSITE
4. TEMPORARY SILT FENCING PER DETAIL 2/C7.0
5. TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL 1/C2.0

EROSION CONTROL:

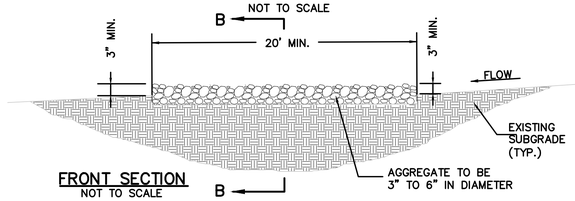
1. PROVIDE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT SOIL EROSION AND DISCHARGE OF SOIL–BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS ACCORDING TO REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
2. CONTRACTOR SHALL INSTALL AND MAINTAIN TEMPORARY SILT FENCING TO PREVENT ANY WATER RUNOFF FROM ANY DISTURBED AREAS. AT A MINIMUM, SILT FENCE WILL BE ALONG THE DOWN SLOPE PROPERTY LINES. THE SILT FENCES SHALL BE CONSTRUCTED IN THE AREAS OF CLEARING, GRADING, OR DRAINAGE PRIOR TO STARTING THOSE ACTIVITIES. THE SILT FENCE SHALL PREVENT SOIL CARRIED BY RUNOFF WATER FROM GOING BENEATH, THROUGH, OR OVER THE TOP OF THE SILT FENCE, BUT SHALL ALLOW THE WATER TO PASS THROUGH THE FENCE.
3. INSPECT, REPAIR, AND MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED.
4. REMOVE EROSION AND SEDIMENTATION CONTROLS ONCE THEY ARE NO LONGER NEEDED AND RESTORE AND STABILIZE AREAS DISTURBED DURING REMOVAL.
5. WATER TRUCK TO BE USED TO CONTROL DUST.

MAINTENANCE AND OPERATION NOTES:

1. AN INSPECTION SHALL BE MADE BY DEVELOPER OR ASSIGNED REPRESENTATIVE (INSPECTOR) WITHIN 24 HOURS OF A RAINFALL EVENT PER ADEQ REQUIREMENTS. ALL OBSERVED DEFICIENCIES IN BEST MANAGEMENT PRACTICES (BMP's) WILL BE RECORDED.
2. SEDIMENT SHALL BE REMOVED BEHIND SILT FENCING OR STRAW BALES ONCE SEDIMENT REACHES 1/3 THE HEIGHT OF THE SILT FENCE OR STRAW BALE.



SECTION "B–B"
NOT TO SCALE



FRONT SECTION
NOT TO SCALE

DETAIL 1–TEMPORARY CONSTRUCTION ENTRANCE
NOT TO SCALE

CITY JOB #21–02

NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 11411 Jason E. Ingalls 12/18/2020

Rev	Comments	Date
1	PER CITY COMMENTS	12/18/2020

GUS ROOFING COMPANY & TENANTS
4211 DIXIE INDUSTRIAL AVENUE SPRINGDALE, AR 72762

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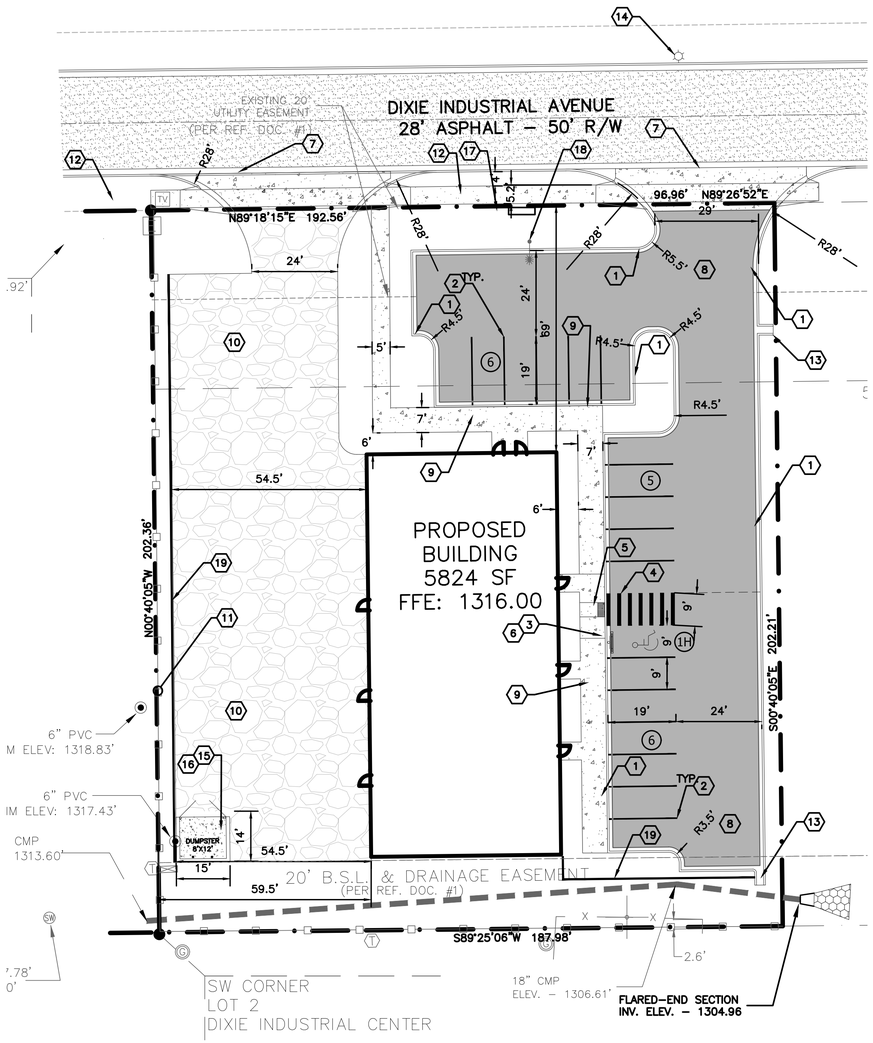
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/15/2020
JOB NUMBER 20-1041
SHEET NAME STORMWATER POLLUTION PREVENTION PLAN
File No. 20-1041.dwg
C3.0

G:\ECE Business\Projects\2020 Projects\20-1041 Dixie Industrial Park (SD)\Dwg\20-1041.dwg



KEYNOTES:

1. CURB AND GUTTER PER DETAIL 3/C7.0
2. 4" WHITE PARKING STRIPING
3. HANDICAP SIGN PER DETAIL 4/7.0
4. ACCESSIBLE PARKING STRIPING PER DETAIL 5/C7.0
5. ACCESSIBLE RAMP PER DETAIL 6/C7.0
6. CONCRETE WHEEL STOP PER DETAIL 7/C7.0
7. COMMERCIAL DRIVE ENTRANCE PER CITY OF SPRINGDALE STANDARD DETAIL ON B–3/C8.0
8. STANDARD ASPHALT SECTION PER DETAIL 8/C7.0
9. STANDARD CONCRETE SECTION PER DETAIL 9/C7.0
10. GRAVEL SECTION PER DETAIL 10/C7.0
11. 6' WOOD PRIVACY FENCING
12. CONCRETE SIDEWALK PER CITY OF SPRINGDALE STANDARD DETAIL ON B–1/C8.0
13. 2' CURB CUT AND FLUME
14. EXISTING PUBLIC STREETLIGHT RATED AT 6,800 LUMENS
15. PROPOSED TRASH ENCLOSURE PER ARCHITECTURE ELEVATIONS
16. HEAVY DUTY CONCRETE PER DETAIL 11/C7.0
17. PARK BENCH PER CITY STANDARDS
18. PROPOSED PRIVATE STREETLIGHT RATED AT 8824 LUMENS
19. SEGMENTAL BLOCK RETAINING WALL PER DETAIL 12/C7.0

NORTH

20 0 20

SCALE 1" = 20'

LEGEND

- FOUND IRON PIN
- PROPERTY LINE
- EXISTING BARBED WIRE FENCE
- EXISTING EASEMENT
- EXISTING ASPHALT
- PROPOSED SOD FOR DET. POND
- EXISTING CURB
- EXISTING CENTERLINE OF ROAD
- PROPOSED CURB
- PROPOSED 5' SIDEWALK
- PROPOSED STANDARD ASPHALT
- PROPOSED HANDICAP SIGN
- PROPOSED SETBACK
- PROPOSED CHAIN–LINK FENCE
- EXISTING STREETLIGHT
- PROPOSED STREETLIGHT

GENERAL NOTES:

1. A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FROM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST–DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.
2. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED 6 MONTHS.
3. 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 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
   D. NOTICE OF ALL VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING.
   E. ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
4. ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AND BUILDING APPROACHES SHALL BE AS REQUIRED BY THE CURRENT ADA AND AS MAY FORM TIME TO TIME BE AMENDED.
5. PROPOSED PUBLIC LIGHTS ARE TO BE PAID FOR BY THE DEVELOPER OF THE PROPERTY. ONGOING MAINTENANCE AND ELECTRICITY USAGE TO BE PAID BY THE CITY.
6. STREET LIGHTS MUST MEET ARDOT ROADWAY LIGHTING STANDARDS.

ENGINEER:

EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
(479) 364–0028

SURVEYOR:

ATLAS PROFFESSIONAL LAND SURVEYORS
P.O. BOX 1026
425 N. CENTENNIAL AVENUE #2
WEST FORK, AR, 72774
(479) 294–6177

FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05143C0060F WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

EXISTING ZONING:

C–2 – GENERAL COMMERCIAL

PARKING REQUIREMENTS:

1. 1 SPACE PER 200 SF OF OFFICE AREA.
2. 1 SPACE PER 1200 SF OF STORAGE AREA
3. NUMBER OF PARKING SPACES REQUIRED – 17 SPACES
4. NUMBER OF ACCESSIBLE SPACES PROVIDED – 1 SPACES
5. NUMBER OF STANDARD PARKING SPACES PROVIDED – 17 SPACES
6. TOTAL NUMBER OF PARKING SPACES PROVIDED – 18 SPACES
7. REGULAR PARKING DIMENSIONS ARE 9'X19'
8. HANDICAP PARKING DIMENSIONS ARE 9'X19' WITH WALKWAY MEASURING 9' BETWEEN PARKING STALLS

GREENSPACE:

TOTAL LOT AREA:	35,284 SF
IMPERVIOUS AREA:	16,884 SF
PERVIOUS AREA:	18,400 SF
% PERVIOUS:	52.15%

CITY JOB #21–02

CERTIFICATE OF AUTHORIZATION — ECE No. 3356 — ARKANSAS ENGINEER

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NOT FOR CONSTRUCTION

GUS ROOFING COMPANY & TENANTS
4211 DIXIE INDUSTRIAL AVENUE SPRINGDALE, AR 72762
IMA ARCHITECTURE
400 E. NEW HOPE RD., ROGERS, AR 72758

Rev	Comments	Date
1	PER CITY COMMENTS	12/18/2020

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No.11411 — Jason E. Ingalls — 12/18/2020

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Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/15/2020
JOB NUMBER 20-1041
SHEET NAME: SITE PLAN
File No. 20-1041.dwg
C4.0

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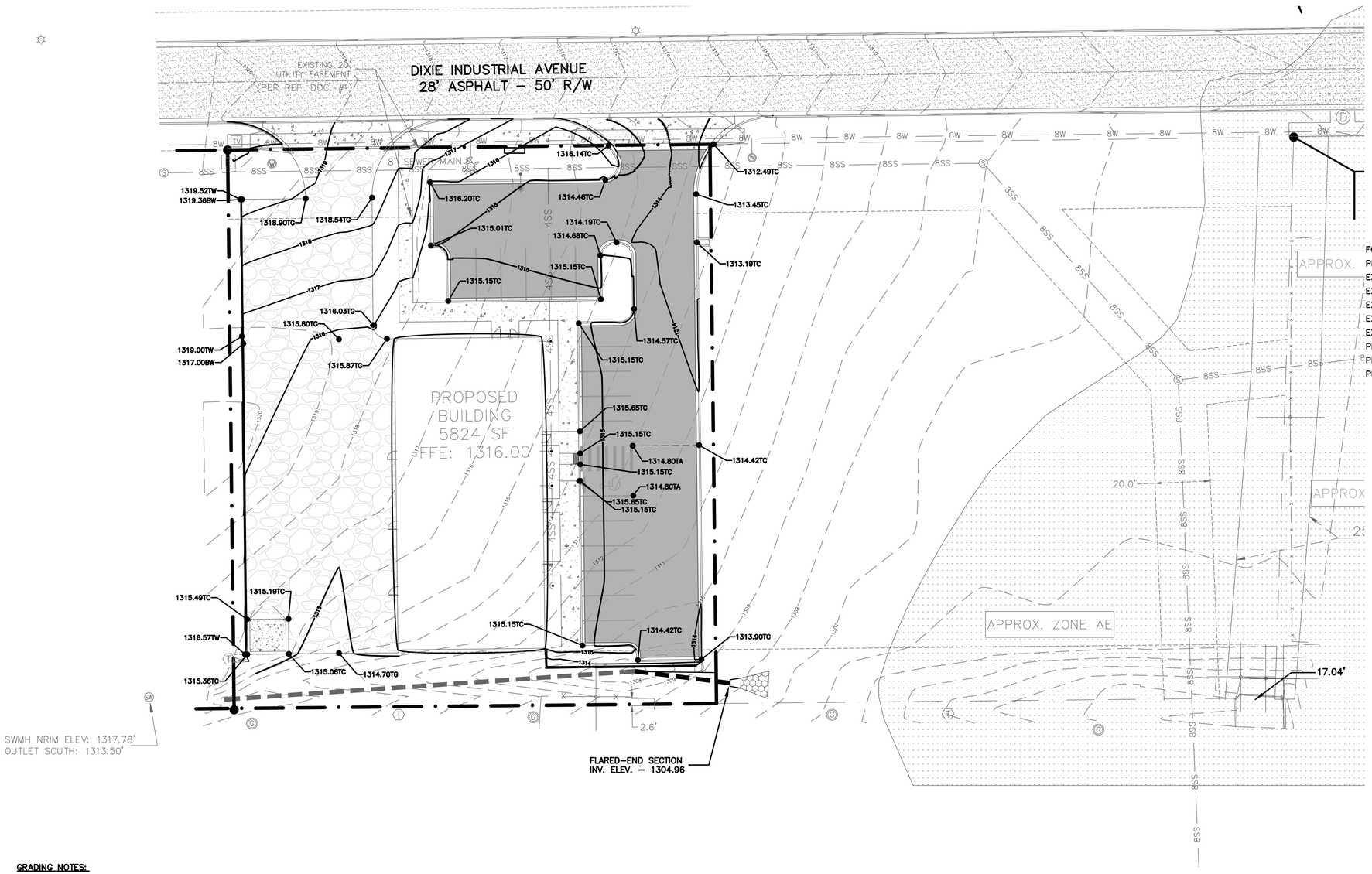

GRADING NOTES:

A. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS.

B. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8–INCH DEPTH COMPACTED TO 95% OF THE MAXIMUM DRY DENISTY PER ASTM D698. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.

C. OFF–SITE FILL MATERIAL(SANDY CLAY, CLAYEY SAND, GRAVELLY CLAY, OR CLAYEY GRAVEL), SHALL HAVE A PLASTICITY INDEX OF 15 OR LESS, A LIQUID LIMIT OF 40 OR LESS, A CBR VALUE GREATER THAN 8, AND CONTAIN NO ROCK LARGER THAN 4 INCHES. OFF–SITE FILL MATERIAL SHALL BE APPROVED BY THE DEVELOPER'S REPRESENTATIVE PRIOR TO BRINGING ON SITE.

D. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM–AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND RECOMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D698 AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.

E. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE DEVELOPER'S CONSTRUCTION DIVISION ON THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER PERIOD.

F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

G. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF THE SUBGRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUBGRADE COMPACTION. FOR BASE COURSE AND ASPHALT PAVING.

H. ALL SLOPES ARE TO BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED. SLOPES STEEPER THAN 3:1, BUT FLATTER THAN 2:1 SHALL BE STABILIZED BY AN APPROVED VEGETATIVE LAYER OR OTHER APPROVED METHODS.

I. ALL SLOPES EXCEEDING 2:1 SHALL BE PROTECTED BY RIP–RAP, CONCRETE PAVING, OR OTHER METHODS INDICATED ON THESE PLANS THAT WILL PREVENT EROSION, AND PLACED SUCH THAT THE SURFACE IS FLUSH WITH SURROUNDING GROUND AND SHAPED TO CHANNEL WATER IN DIRECTIONS INDICATED.

CITY JOB #21–02

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 11411
Jason E. Ingalls
12/18/2020

NOT FOR CONSTRUCTION

GUS ROOFING COMPANY & TENANTS
4211 DIXIE INDUSTRIAL AVENUE SPRINGDALE, AR 72762
IMA ARCHITECTURE
400 E. NEW HOPE RD., ROGERS, AR 72758

Rev	Comments	Date

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Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/15/2020
JOB NUMBER 20-1041
SHEET NAME GRADING PLAN
File No. 20-1041.dwg
C5.0

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER – NO LIABILITY

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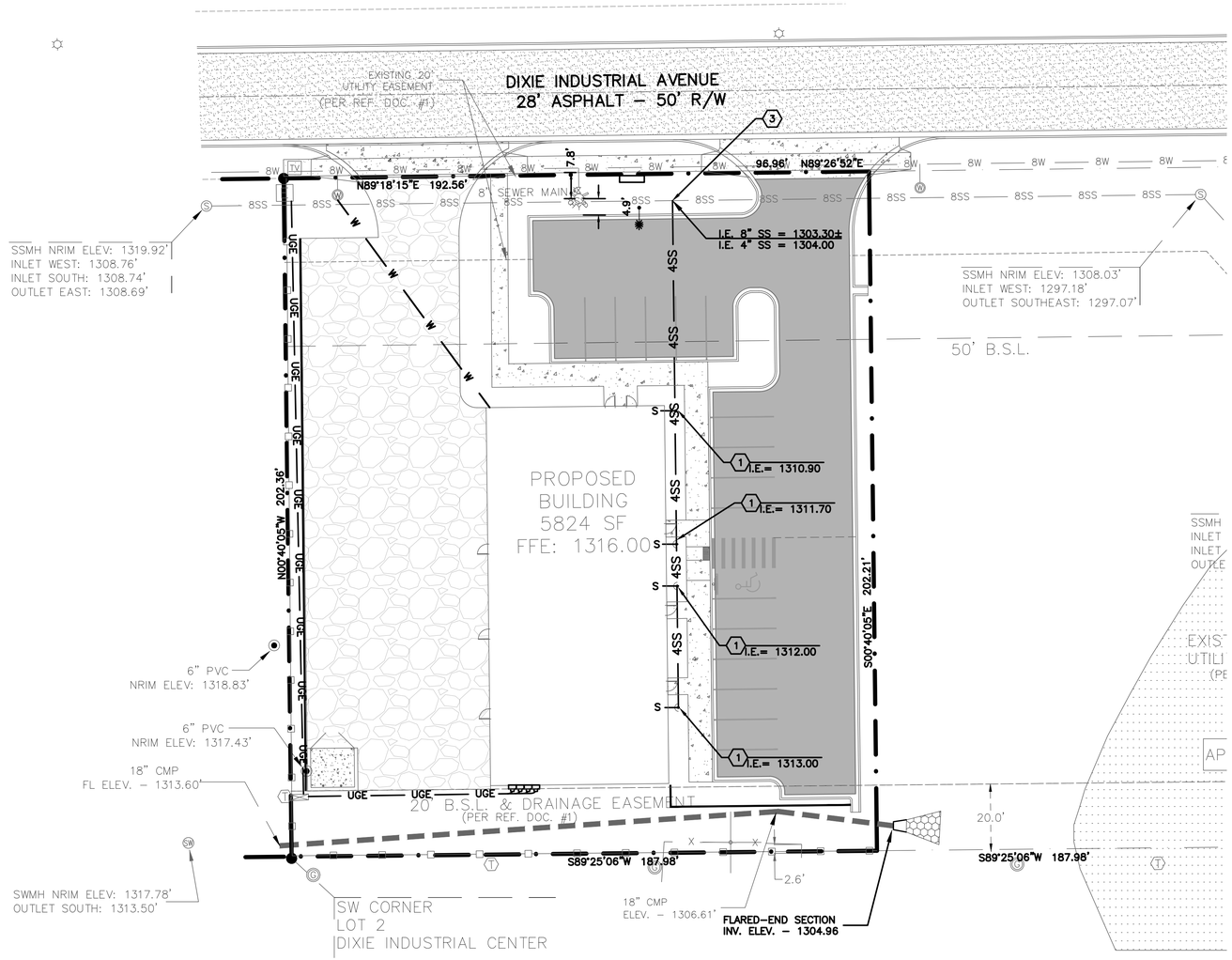

KEYNOTES:

1. SANITARY SEWER CLEANOUT PER SPRINGDALE WATER UTILITIES DETAIL S-47/C8.0
2. SPRINGDALE WATER UTILITIES TO TAP EXISTING 8" SEWER MAIN AT DEVELOPER/OWNER'S EXPENSE

NORTH

20 0 20

SCALE 1" = 20'

FOUND IRON PIN	●IPF
PROPERTY LINE	
PROPOSED SEWER SERVICE	S
EXISTING 8" SEWER MAIN	8SS
EXISTING 8" WATER MAIN	8W
EXISTING 18" STORM DRAIN	
EXISTING SEWER MANHOLE	Ⓢ
EXISTING FIRE HYDRANT	
EXISTING EASEMENT	
EXISTING GAS METER	Ⓖ
EXISTING WATER METER	Ⓦ
EXISTING WATER VALVE	WV
PROPOSED WATER METER	W
PROPOSED SEWER CLEANOUT	
PROPOSED UNDERGROUND ELECTRIC	UGE
PROPOSED 1" WATER SERVICE	W
PROPOSED ELECTRIC METER	
PROPOSED 18" STORM DRAIN	

UTILITY NOTES:

A. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES AND SPRINGDALE WATER UTILITIES (SWU) AND CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.

B. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF SWU AND EXPEDIENT CIVIL ENGINEERING, PLLC.

C. ALL WATER AND SEWER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS PREVIOUSLY APPROVED SPRINGDALE WATER UTILITIES SPECIFICATIONS DATED AUGUST 27, 2014 AND THE ARKANSAS STATE HEALTH DEPARTMENT AND SHALL BE INSPECTED BY SWU INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.

D. ALL WATER MAINS SHALL BE DUCTILE IRON CLASS 50. SANITARY SEWER MAINS SHALL BE PVC, SDR-26 AND ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS NOTED.

E. ALL FILL UNDER UTILITY LINES SHALL BE COMPACTED IN 6 INCH LIFTS COMPACTED TO 95% STANDARD PROCTOR DENSITY.

F. ALL DENSITY TESTING REPORTS ARE TO BE FORWARDED TO SWU, EXPEDIENT CIVIL ENGINEERING, PLLC, AND THE CONTRACTOR.

G. EVERY SANITARY SEWER MANHOLE SHOULD BE VACUUM TESTED AS WORK PROGRESSES.

H. WATER MAINS AND SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE ARKANSAS DEPARTMENT OF HEALTH. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH.

I. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS.

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

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CITY JOB #21-02

NOT FOR CONSTRUCTION

GUS ROOFING COMPANY & TENANTS
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400 E. NEW HOPE RD., ROGERS, AR 72758

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11411 Jason E. Ingalls 12/18/2020

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1	PER CITY COMMENTS	12/18/2020

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Expedient Civil Engineering, PLLC

DRAWN BY: KAB
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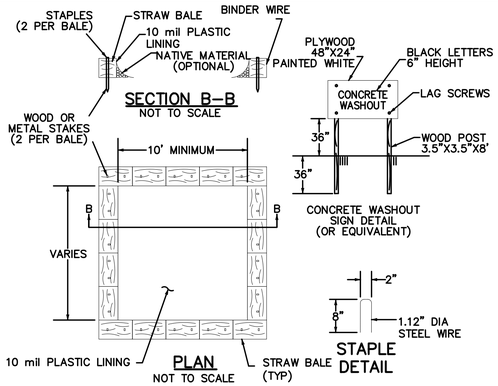


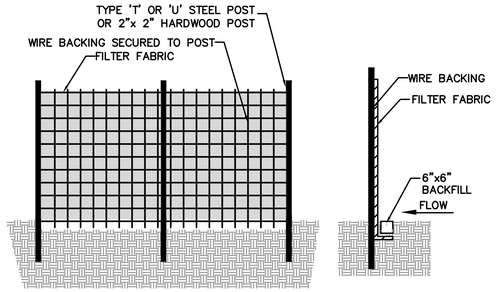
TYPE "ABOVE GRADE" WITH STRAW BALES

DETAIL 1 – CONCRETE WASHOUT

NOT TO SCALE

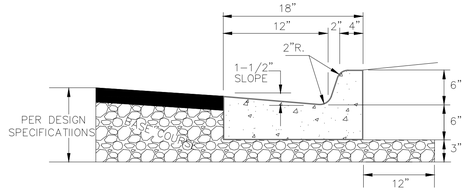
NOTES:

1. ADJOINING FILTER CLOTH SECTIONS MUST OVERLAP A MINIMUM OF 6" AND FOLDED.
2. STAKES ARE TO BE EMBEDDED A MINIMUM OF 12 INCHES.
3. EXCAVATE SMALL TRENCH AT BASE OF SILT FENCE AND PLACE FABRIC ALONG BOTTOM OF TRENCH. COMPACT SOIL OVER FABRIC IN TRENCH AS SHOWN IN DETAIL.
5. FABRIC FOR SILT FENCE MAY BE WOVEN OR NON-WOVEN MATERIAL AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.
6. SEDIMENT AND DEBRIS ACCUMULATED BEHIND THE SILT FENCE SHALL BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE THIRD THE HEIGTH OF THE FENCE.
7. IMMEDIATELY REPLACE CLOGGED OR DAMAGED FENCE.



DETAIL 2 – SILT FENCING

NOT TO SCALE



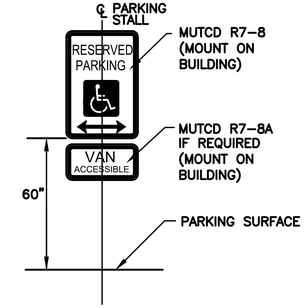
NOTES:

1. USE CONCRETE MIX FOR CURB AND GUTTER WITH 28 DAY CRUSHING STRENGTH AT 3500 P.S.I. MAXIMUM ALLOWABLE SLUMP IS 4".
2. PROVIDE 1/2" THICK PREFORMED BITUMINOUS EXPANSION JOINT AT A MAXIMUM SPACING OF 200 FEET.
3. PROVIDE A SAWED OR FORMED CONTRACTION JOINT EVERY 15 FEET. THE SAWED JOINT SHOULD BE 1-1/2" DEEP AND 1/4" WIDE.

DETAIL 3 – CURB AND GUTTER

NOT TO SCALE

CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER



DETAIL 4 – ACCESSIBLE PARKING SIGN

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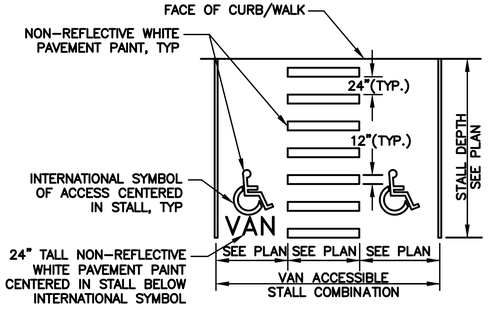
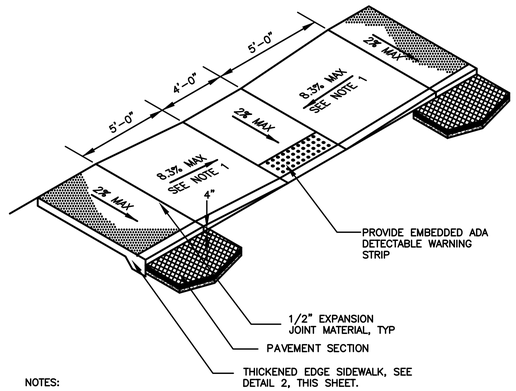


DETAIL 5 – ACCESSIBLE PARKING STRIPING

NOT TO SCALE

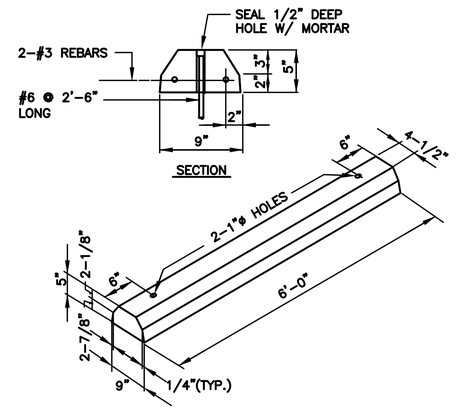


NOTES:

1. THE CURB RAMP RUNNING SLOPE SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15 FEET. WHEN APPLYING THE 15 FEET MAXIMUM LENGTH THE RUNNING SLOPE OF THE CURB RAMP SHALL BE AS FLAT AS POSSIBLE.
2. CROSS SLOPE NOT TO EXCEED 2%.

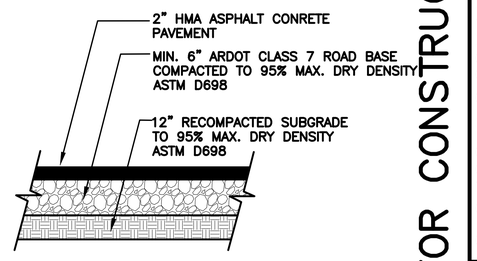
DETAIL 6 – ACCESSIBLE RAMP

NOT TO SCALE



DETAIL 7 – PRECAST CONCRETE WHEEL STOP

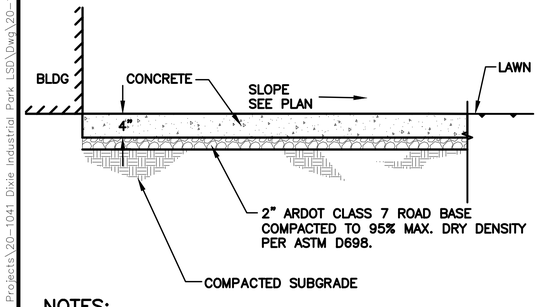
NOT TO SCALE



DETAIL 8 – STANDARD ASPHALT PAVEMENT SECTION

NOT TO SCALE

NOT FOR CONSTRUCTION

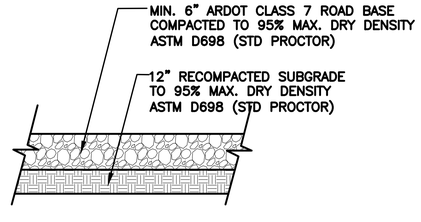


NOTES:

1. INSTALL DUMMY JOINTS AT 5'-0" C/C AND 1/2"
2. EXPANSION JOINTS AT 30'-0" C/C AND AT TERMINATIONS AGAINST SIDEWALK INTERSECTIONS UNLESS NOTED OTHERWISE BY ARCHITECT. SEE SITE PLAN FOR FINISH REQUIREMENTS.

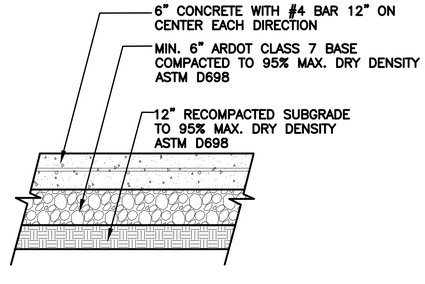
DETAIL 9 – 4" STANDARD CONCRETE SIDEWALK

NOT TO SCALE



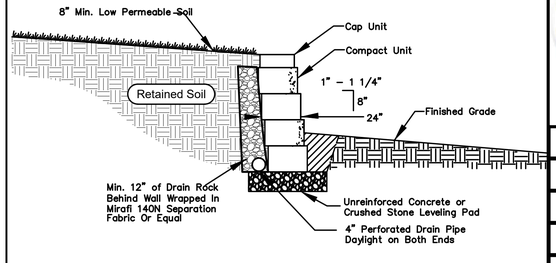
DETAIL 10 – STANDARD GRAVEL SECTION

NOT TO SCALE



DETAIL 11 – HEAVY DUTY CONCRETE SECTION

NOT TO SCALE



DETAIL 12 – SEGMENTAL BLOCK RETAINING WALL

NOT TO SCALE

CITY JOB #21-02

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
Jason E. Ingalls
No.11411
12/18/2020

Rev	Comments	Date

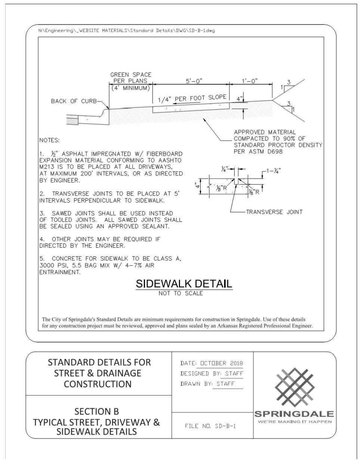
GUS ROOFING COMPANY & TENANTS
4211 DIXIE INDUSTRIAL AVENUE SPRINGDALE, AR72762
IMA ARCHITECTURE
400 E. NEW HOPE RD., ROGERS, AR 72758

9200 SUITS LIG DR. STE B
ROGERS, ARKANSAS 72714
O: (479) 364-0028
D: (479) 387-2924
M: (479) 366-9660
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/15/2020
JOB NUMBER 20-1041
SHEET NAME DETAILS
File No. 20-1041.dwg
C7.0

C:\ECE Business\Projects\2020 Projects\20-1041 Dixie Industrial Park LSD\Dwg\20-1041.dwg



NOTES:

1. 3/4" ASPHALT IMPREGNATED W/ FIBERBOARD EXPANSION MATERIAL CONFORMING TO AASHTO M213 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.

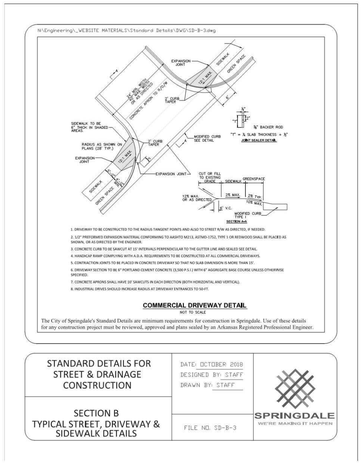
5. CONCRETE FOR SIDEWALK TO BE CLASS A, 3000 PSI, 5.5 BAG MIX W/ 4-7% AIR ENTRAINMENT.

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 WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-1	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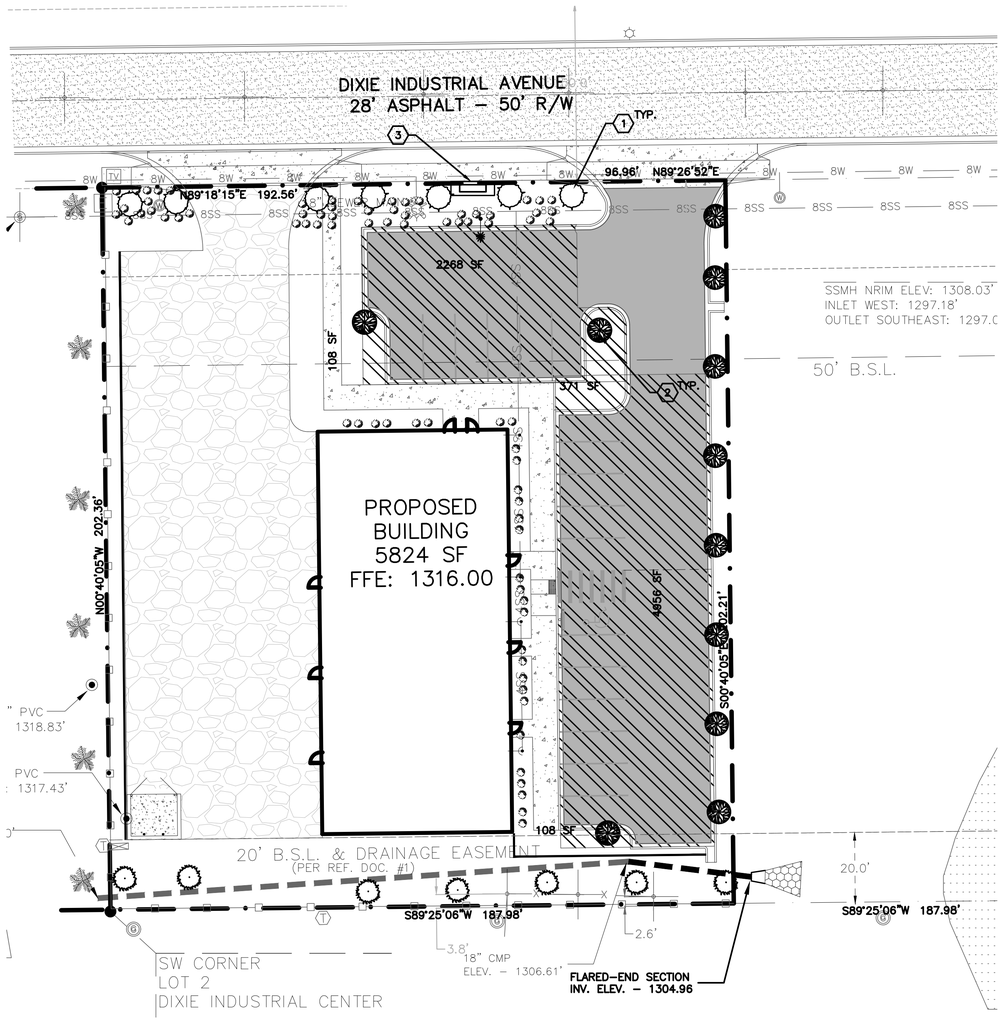
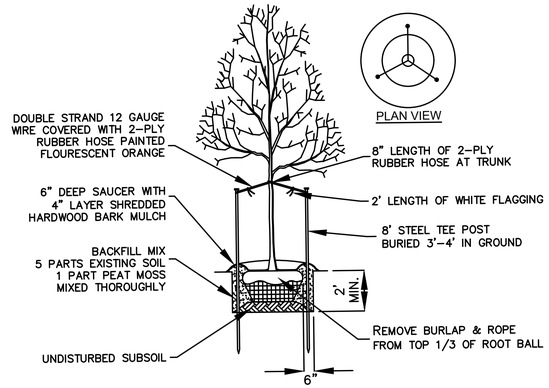
EXPANSION JOINT
SIDEWALK
CURB & GUTTER
SEE DETAIL
SEE DETAIL
SEE DETAIL





TREE PLANTING DETAIL
NOT TO SCALE

NORTH

20 0 20

SCALE 1" = 20'

FOUND IRON PIN
PROPERTY LINE
EXISTING OVERHEAD ELECTRIC
EXISTING BARBED WIRE FENCE
EXISTING EASEMENT
EXISTING GAS METER
EXISTING ELECTRIC TRANSFORMER
PROPOSED CENTERLINE OF ROAD
PROPOSED RIGHT OF WAY
PROPOSED CURB
EXISTING TREE

LANDSCAPING REQUIREMENTS:

STREET TREES
1. REQUIRED – PUBLIC STREET STREET FRONTAGE: 1 TREE AND 7 SHRUBS EVERY 25 LINEAR FEET OR 165 LF FRONTAGE AT 25' SPACING = 7 TREES
2. PROVIDED – 7 TREES AND 49 SHRUBS

PERIMETER LANDSCAPING
1. REQUIRED – 1 TREE EVERY 25 LF OF PROPERTY LINE NOT ADJACENT TO RIGHT OF WAY OR 3,915 LF PERIMETER AT 25' SPACING = 24 TREES
2. PROVIDED – 8 EXISTING TREES AND 16 TREES

PARKING LOT LANDSCAPING
REQUIRED – 8% OF PARKING AREA
PROVIDED –7224 SF PARKING OR 587 SF

GREENSPACE
1. PROVIDED –

TOTAL LOT AREA:	35,284 SF
IMPERVIOUS AREA:	16,884 SF
PERVIOUS AREA:	18,400 SF
GREENSPACE:	52.15%

STREET TREES & SHRUBS

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
	RED MAPLE	ACER RUBRUM	7	2" CALIPER B & B MIN. 6'	25' MIN.
	SHRUB PER CITY OF SPRINGDALE REQUIREMENTS		49	3 GALLON	5' MIN.

SITE LANDSCAPING

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
DECIDUOUS	THORNLESS HONEYLOCUST	GLEDITSIA TRIACANTHOS	3	2" CALIPER B & B MIN. 6'	25' MIN.
EVERGREEN	JAPANESE BLACK PINE	PINUS THUNBERGII	7	2" CALIPER B & B MIN. 6'	25' MIN.
	SHRUB PER CITY OF SPRINGDALE REQUIREMENTS		29	3 GALLON	5' MIN.

KEYNOTES:

1. PROPOSED STREET TREE (REFER TO TABLE FOR TYPE AND SPACING)
2. PROPOSED PARKING LOT TREE (REFER TO TABLE FOR TYPE)
3. PARK BENCH PER CITY OF SPRINGDALE REQUIREMENTS

GENERAL LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL BE AS SPECIFIED IN THE PLANT LIST ON THIS SHEET AND MEET THE REQUIREMENTS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN PUBLICATION "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 LATEST EDITION).
2. ALL PLANT MATERIAL SHALL BE HEALTHY AND VIGOROUS AT THE TIME OF INSTALLATION AND SHALL BE WARRANTED FOR SURVIVAL FOR A PERIOD OF 2 YEARS FROM THE TIME OF INSTALLATION.
3. INSTALLATION AND EXECUTION OF THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT LANDSCAPE ORDINANCE FOR THE CITY OF ROGERS.
4. INSTALL A 4" LAYER OF ROCK MULCH OVER A WOVEN FABRIC WEED BARRIER IN ALL BEDS.
5. INSTALL A 3/16"X 4" STEEL EDGING TO BORDER THE MULCHED BED AREAS WHERE THEY ARE ADJACENT TO TURF AREAS.
6. IRRIGATION SYSTEM TO BE DESIGN BUILD.

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

CITY JOB #21-02

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

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11411 Jason E. Ingalls 12/18/2020

NOT FOR CONSTRUCTION

GUS ROOFING COMPANY & TENANTS
4211 DIXIE INDUSTRIAL AVENUE SPRINGDALE, AR 72762

IMA ARCHITECTURE
400 E. NEW HOPE RD., ROGERS, AR 72758

9200 SUITS LIG DR. STE B
BELLA VISTA, AR 72714
O: (479) 384-0028
D: (479) 387-2324
M: (479) 790-2550
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/15/2020
JOB NUMBER 20-1041
SHEET NAME LANDSCAPE PLAN
File No. 20-1041.dwg
L1.0

Date | Comments | Rev

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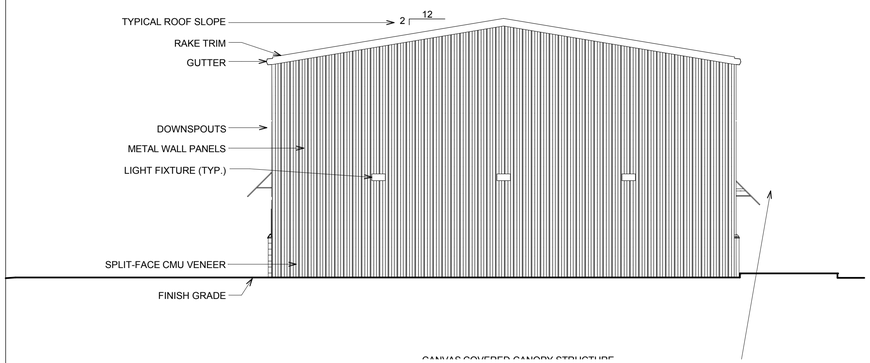

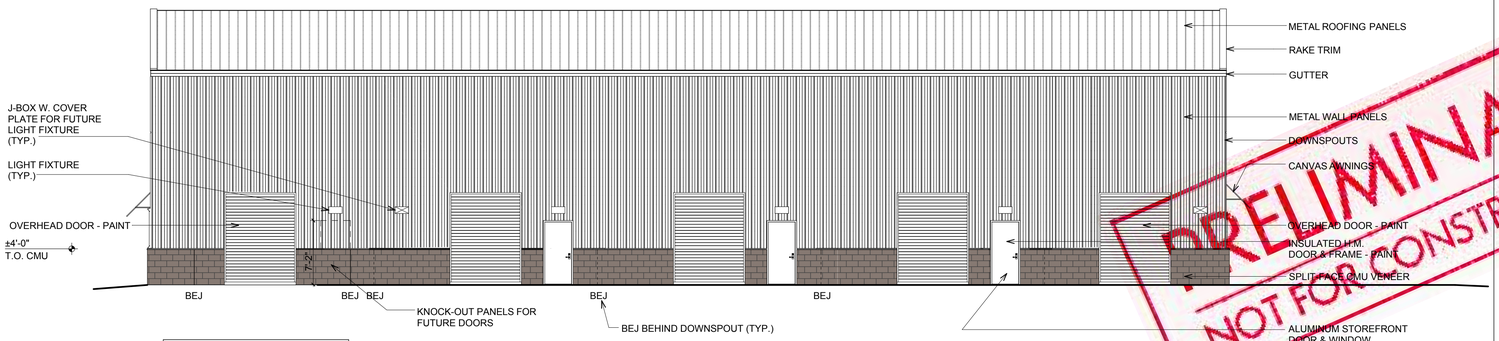

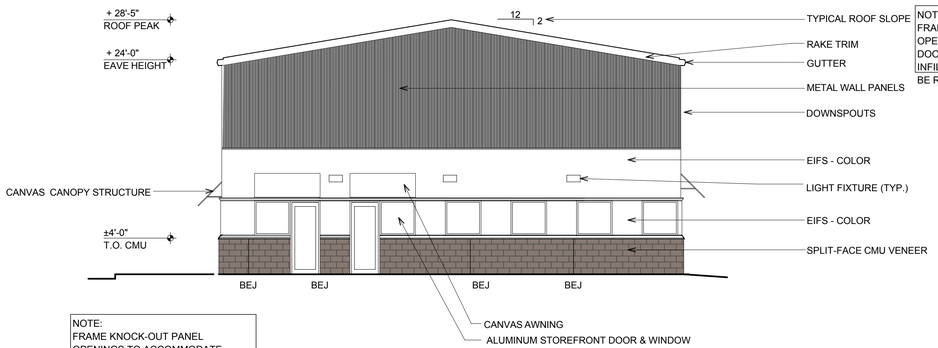

NOTE:
FRAME KNOCK-OUT PANEL OPENINGS TO ACCOMMODATE DOORS TO BE ADDED IN FUTURE. INFILL OPENING W/ FRAMING (TO BE REMOVED IN FUTURE)

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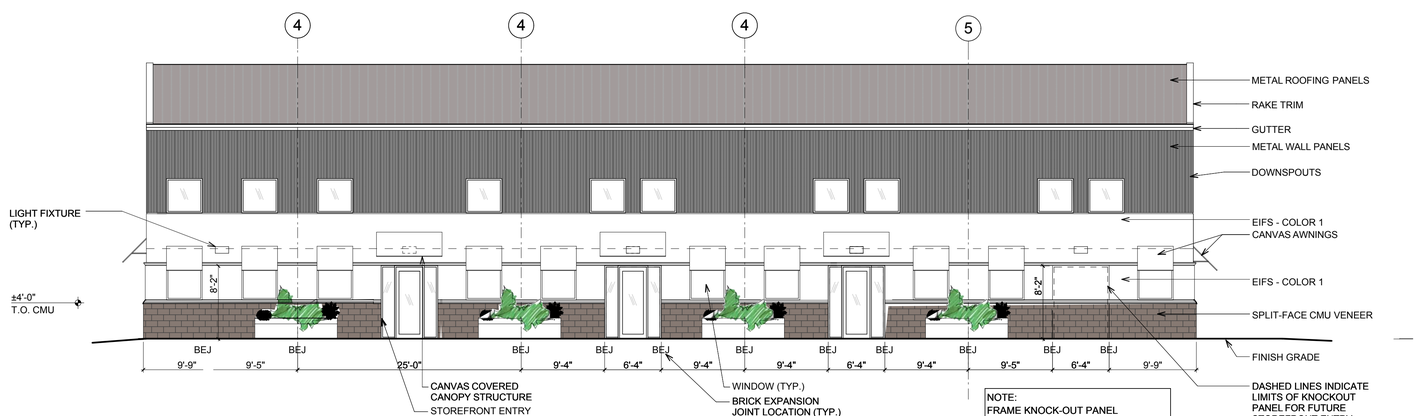

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PRELIMINARY
NOT FOR CONSTRUCTION

IMA
architecture planning design
Isaac Moran
principal
400 east new hope road
rogers.arkansas 72758
479.445.4595

PROJECT

PROPOSED NEW BUILDING:
GUS ROOFING COMPANY & TENANT
SPRINGDALE, ARKANSAS

CONSTRUCTION DOCUMENTS

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SHEET CONTENTS
EXTERIOR ELEVATIONS

SHEET
A2.01

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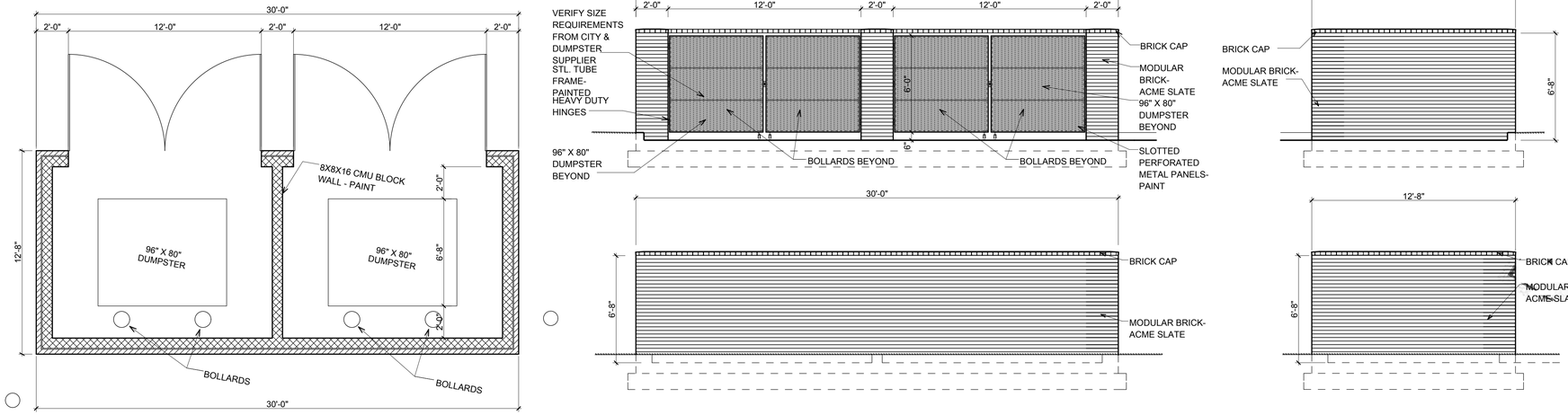
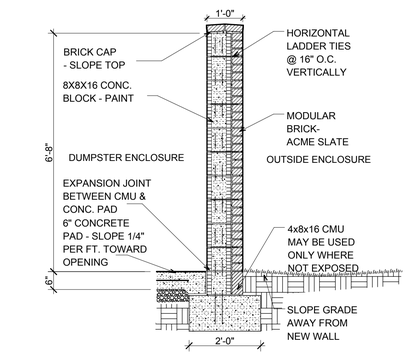
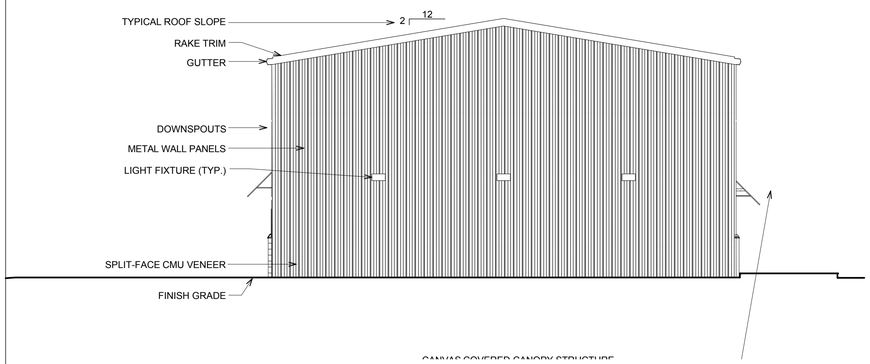
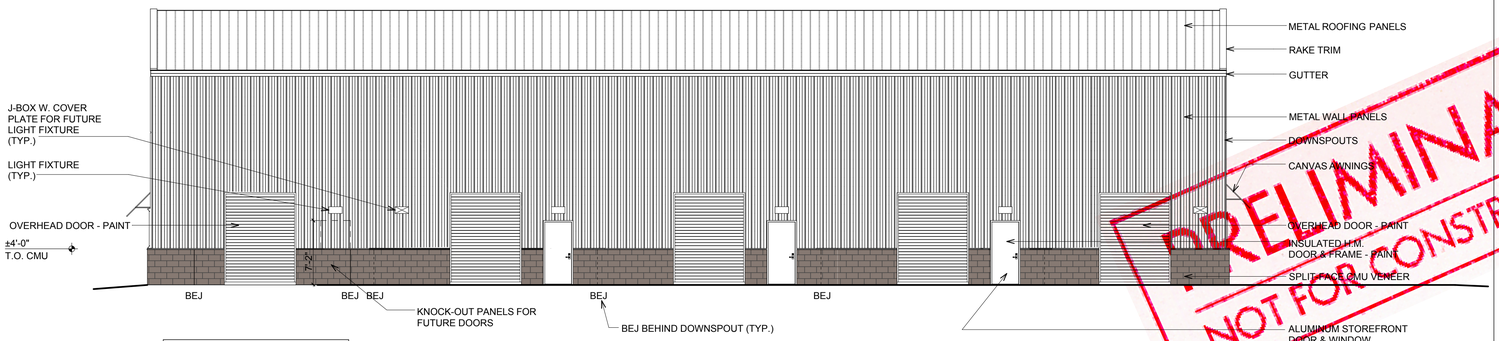


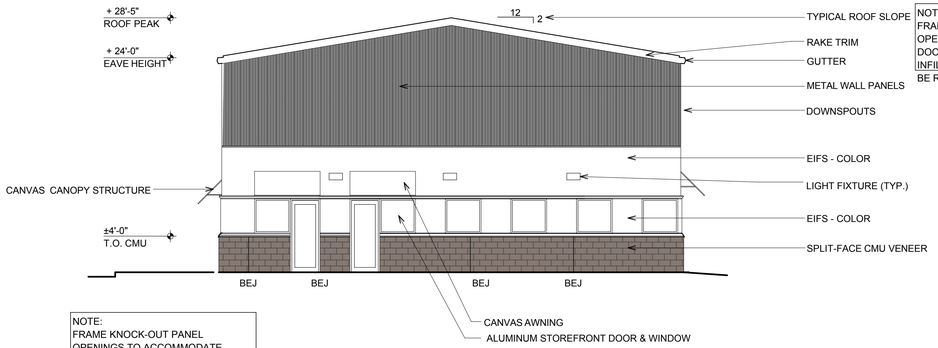
1 DUMSTER DETAILS 1/4" = 1'-0"



2 WALL SECTION @ DUMSPER 1/2" = 1'-0"







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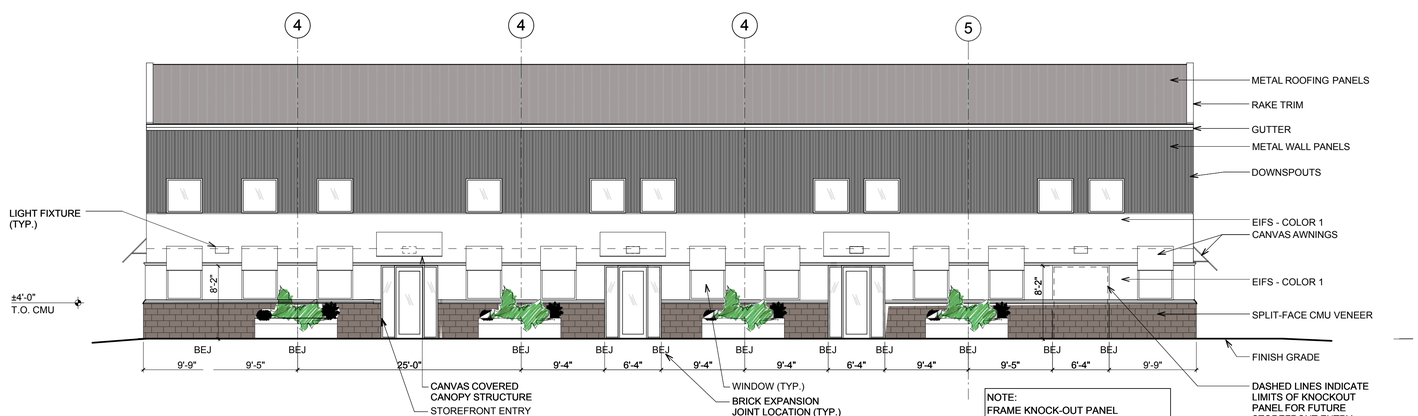

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A2.01

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Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: December 1, 2020

RE: **L21-03** **Large Scale Development** **Stronghold NWA**

Variance (B21-02) Variance for deviation of Commercial Design Standards
(A) Entrances
(B) Parking lot Orientation
(C) Pedestrian Flow
(D) Central Features & Community Spaces
(E) Multiple Buildings in Commercial Centers
(F) Outdoor Storage, Trash Collection, and Loading Areas
(G) Detail Features
(H) Entryways
(I) Landscaping
(J) Screening

Planning Comments

Large-Scale Comments:

1. Provide pdf files at time of resubmission. (standard comment)
2. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
3. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (standard comment)
4. This development has been given the number L21-03. This number should be placed on the plans and all future correspondence and plats pertaining to this development.

(standard comment)

Landscaping Comments

1. Frontage Landscaping per Chapter 56. (Variance Item)
2. Existing canopy used to satisfy vegetative screening requirements on the Southern property line will be inspected at time of COO to confirm compliance with minimum standards.

Commercial Design Comments (Site)

1. Amenities (Variance Item)

Commercial Design Comments (Architectural)

1. Predominate Materials (Variance Item)
2. Building façades shall include a repeating pattern that shall include no less than three (3) of the elements listed below. At least one of these elements shall repeat horizontally. All elements shall repeat at intervals of no more than thirty (30) feet, either horizontally or vertically. o Color change o Texture change o Material module change o Expressions of architectural or structural bay through a change in plane no less than twelve (12) inches in width, such as an offset, reveal, or projecting rib. (Variance Item)
3. Each principal building on a site shall have clearly defined, highly visible customer entrances featuring any three (3) of the following: o Canopies or porticos o Overhangs o Recesses/projections o Arcades o Raised corniced parapets over the door o Peaked roof forms o Arches o Outdoor patios o Display windows o Architectural details such as tile work and moldings which are integrated into the building structure and design o Integral planters or wing walls that incorporate landscaped areas and/or places for sitting
(Variance Item)

Engineering Comments

1. **Chapter 107 – Stormwater Pollution**
(Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)
- *107.3*
    - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.

2. **Chapter 130 – Zoning Ordinance**

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

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

3. Other:

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

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

C. **L21-03** **Stronghold NWA**
3095 Wagon Wheel Road

B21-02 **Variance** for deviation of Commercial Design Standards
(A) Entrances
(B) Parking lot Orientation
(C) Pedestrian Flow
(D) Central Features & Community Spaces
(E) Multiple Buildings in Commercial Centers
(F) Outdoor Storage, Trash Collection, and Loading Areas
(G) Detail Features
(H) Entryways
(I) Landscaping
(J) Screening
Presented by Gavin Smith, Civil Engineering

Engineering comments:

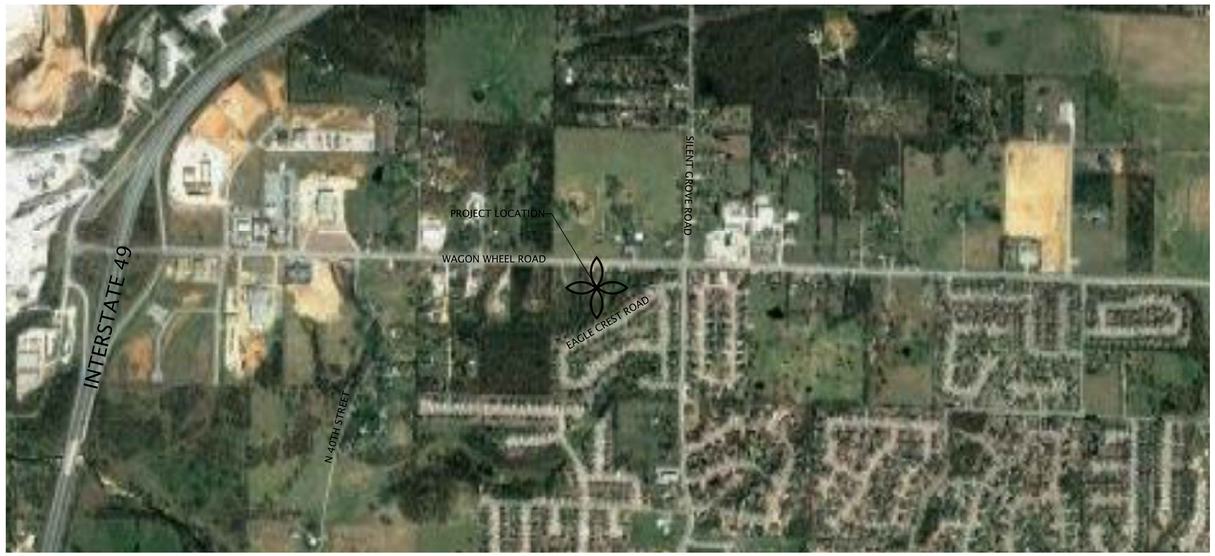
- Submit Grading Permit application

STRONGHOLD NWA SHOP

LARGE SCALE DEVELOPMENT # L21-03

SPRINGDALE ARKANSAS

SUBMITTED: NOVEMBER 25,2020
RE-SUBMITTED: DECEMBER 16,2020



ZONING: C-2 GENERAL COMMERCIAL

SETBACKS:	
FRONT SETBACK	30'
FRONT SETBACK IF PARKING IS ALLOWED BETWEEN R-O-W AND THE BUILDING	50'
SIDE SETBACK (SUBJECT TO APPLICABLE FIRE AND BUILDING CODE)	0'
SIDE SETBACK WHEN CONTIGUOUS TO RESIDENTIAL	20'
REAR SETBACK	20'

LANDSCAPE BUFFER:
FRONT (NOT LESS THAN 10' WIDE)
SIDE IF RESIDENTIAL 5' W/ 6' OPAQUE SCREEN
LANDSCAPING SHALL BE 10% OF DEVELOPMENT AREA

VICINITY MAP

NTS

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

GENERAL NOTES

1. LOCATIONS OF THE EXISTING UTILITIES ARE APPROXIMATE. THE CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL LOCATION.
2. CONTRACTOR TO UNCOVER AND MARK UTILITY LINES BEFORE CONSTRUCTION.
3. CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COST OF REPAIR OR REPLACEMENT OF EXISTING UTILITIES, DAMAGED OR INTERRUPTED AS A RESULT OF THIS CONSTRUCTION PROJECT.
4. CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE OWNER OF ANY DAMAGED OR INTERRUPTED UTILITIES IMMEDIATELY.
5. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER PRIOR TO BEGINNING WORK.
6. ALL DISTURBED AREAS NOT WITHIN THE PAVED AREA ARE TO RECEIVE LOOSE STRAW TO PROVIDE EROSION CONTROL IF WORK IS NOT PROGRESSING IN AN ORDERLY MANNER. A RATE OF 1.5 TONS/ACRE IS TO BE APPLIED WITHIN TWO WEEKS OF FINAL GRADING.
7. CONTRACTOR WILL CONTROL AND PREVENT OFF-SITE TRACKING OF CONSTRUCTION RUNOFF AND SEDIMENT TO ADJACENT PROPERTY AND PUBLIC ROADS.
8. CONTRACTOR IS TO PROTECT EXISTING STORM DRAINAGE SYSTEM
9. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN ACCORDANCE WITH THE ARKANSAS UNDERGROUND FACILITIES DAMAGE PREVENTION ACT. THIS LAW REQUIRES THAT THE CONTRACTOR MAKE A TELEPHONE CALL TO THE ARKANSAS ONE-CALL SYSTEM AT 1-800-482-8898 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION TO ENSURE THAT ANY EXISTING UTILITIES CAN BE LOCATED.
10. SURFACE MATERIALS DISTURBED BY THIS WORK TO BE RETURNED TO SIMILAR OR BETTER CONDITION.

ELEVATION DATUM
HORIZONTAL: NAD83 AR83-NF
VERTICAL: NAVD 88

FLOOD PLAIN CERTIFICATION
THIS PROJECT IS LOCATED ENTIRELY IN FEMA ZONE X
FIRM PANEL: 05007C0435J
EFFECTIVE DATE: 9/28/2007

OWNER & DEVELOPER
STRONGHOLD NWA
3095 WAGON WHEEL RD
SPRINGDALE, AR 72762
(479) 871-9213

ENGINEER
GAVIN SMITH CIVIL ENGINEERING LLC
31 E CENTER ST., SUITE 207
FAYETTEVILLE, AR 72701
(479) 935-0644
gavin@grsmithcivilengineering.com

PROJECT ADDRESS
3095 WAGON WHEEL RD
SPRINGDALE, AR 72762

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ISSUE DATE

11/25/20 LSD SUBMISSION
12/16/20 LSD RE- SUBMISSION

COVER

STRONGHOLD SHOP
SPRINGDALE ARKANSAS
PROJECT #L21-03

SHEET

COVER

A CITY OF SPRINGDALE RETENTION/DETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT

STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED 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 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.

EXISTING CONNECTION TO WAGON WHEEL ROAD
EXISTING PARKING
EXISTING OFFICE 3095 WAGON WHEEL ROAD
CONNECT ASPHALT DRIVE TO EXISTING PARKING
PROPOSED 20' WIDE UTILITY EASEMENT CENTERED ON PROPOSED WATER MAIN.
EXISTING DENSE SCREENING
LOCATIONS OF EXISTING BUILDING FOOT PRINTS ARE APPROXIMATE.
145 LF PRIVACY FENCE
DUMPSTER LOCATION (THIS LOCATION IS SHIELDING FROM VIEW YEAR ROUND BY A COMBINATION OF PROPOSED FENCING AND EXISTING DENSE VEGETATION.)
PROPOSED PRIVATE DRIVE
105 LF PRIVACY FENCE
EXISTING STORAGE
EXISTING STORAGE
100-YR WATER SURFACE ELEVATION: 1286'
FIRE TRUCK TURN AROUND ACCEPTABLE ALTERNATIVE TO 120' HAMMER HEAD
PHASE LINE
PHASE 1 PAVEMENT
PHASE 2 PAVEMENT
SOD DETENTION BASIN TO 100-YR WATER SURFACE ELEVATION. APX. 4366 SQFT
EXISTING DENSE SCREENING
CONDENSER UNIT LOCATION (THIS LOCATION IS SHIELDING FROM VIEW YEAR ROUND BY A COMBINATION OF PROPOSED FENCING AND EXISTING DENSE VEGETATION.)
FFE 1292.27
SHOP D PHASE 2 2,492 SQFT
SHOP C PHASE 2 2,492 SQFT
FFE 1290.5
SHOP B PHASE 1 2,492 SQFT
SHOP A PHASE 1 2,492 SQFT
PROPOSED 20' WIDE DRAINAGE EASEMENT EXTENDING FROM THE 100-YR WATER SURFACE ELEVATION
DETENTION POND
CONDENSER UNIT LOCATION (THIS LOCATION IS SHIELDING FROM VIEW YEAR ROUND BY A COMBINATION OF PROPOSED FENCING AND EXISTING DENSE VEGETATION.)
EXISTING DENSE SCREENING
CONDENSER UNIT LOCATION (THIS LOCATION IS SHIELDING FROM VIEW YEAR ROUND BY A COMBINATION OF PROPOSED FENCING AND EXISTING DENSE VEGETATION.)

1 SITE PLAN

NORTH

20 10 0 20 40
GRAPHIC SCALE 1" = 20'

GENERAL NOTES

1. LOCATIONS OF THE EXISTING UTILITIES ARE APPROXIMATE. THE CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL LOCATION.
2. CONTRACTOR TO UNCOVER AND MARK UTILITY LINES BEFORE CONSTRUCTION.
3. CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COST OF REPAIR OR REPLACEMENT OF EXISTING UTILITIES, DAMAGED OR INTERRUPTED AS A RESULT OF THIS CONSTRUCTION PROJECT.
4. CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE OWNER OF ANY DAMAGED OR INTERRUPTED UTILITIES IMMEDIATELY.
5. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER PRIOR TO BEGINNING WORK.
6. ALL DISTURBED AREAS NOT WITHIN THE PAVED AREA ARE TO RECEIVE LOOSE STRAW TO PROVIDE EROSION CONTROL IF WORK IS NOT PROGRESSING IN AN ORDERLY MANNER. A RATE OF 1.5 TONS/ACRE IS TO BE APPLIED WITHIN TWO WEEKS OF FINAL GRADING.
7. CONTRACTOR WILL CONTROL AND PREVENT OFF-SITE TRACKING OF CONSTRUCTION RUNOFF AND SEDIMENT TO ADJACENT PROPERTY AND PUBLIC ROADS.
8. CONTRACTOR IS TO PROTECT EXISTING STORM DRAINAGE SYSTEM
9. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN ACCORDANCE WITH THE ARKANSAS UNDERGROUND FACILITIES DAMAGE PREVENTION ACT. THIS LAW REQUIRES THAT THE CONTRACTOR MAKE A TELEPHONE CALL TO THE ARKANSAS ONE-CALL SYSTEM AT 1-800-482-8998 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION TO ENSURE THAT ANY EXISTING UTILITIES CAN BE LOCATED.
10. SURFACE MATERIALS DISTURBED BY THIS WORK TO BE RETURNED TO SIMILAR OR BETTER CONDITION.

LEGEND

- WATER VALVE
- FIRE HYDRANT
- 6" WATER MAIN
- 5' CONTOURS
- STREAM CENTER LINE
- BUILDING SETBACK
- RIGHT OF WAY
- ROAD
- PARCEL LINE
- PRIVACY FENCE
- ASPHALT PAVING
- PROPOSED BUILDING

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 18921
GAVIN R. SMITH
PRELIMINARY

SITE PLAN

STRONGHOLD SHOP
SPRINGDALE ARKANSAS
PROJECT #L21-03

SHEET
C 101

1 UTILITY PLAN

GRADING PLAN NOTES

1. ALL DISTURBED AREAS ARE TO RECEIVE A MINIMUM OF 4-INCHES OF TOPSOIL MIXED WITH 2-INCHES OF COMPOST (FOR A TOTAL OF 6-INCHES), AND SOD OR SEED. THESE AREAS SHALL BE WATERED BY THE CONTRACTOR UNTIL THE SOD OR SEED IS GROWING IN A HEALTHY MANNER. SEE LANDSCAPE PLAN FOR MORE INFORMATION.
2. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THE PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THE PROJECT.
3. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
4. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL PERMITS FROM AUTHORITIES AND REGULATORY AGENCIES HAVING JURISDICTION OVER THIS SITE, AS REQUIRED, PRIOR TO BEGINNING WORK.
5. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL COMPLY WITH THE EROSION CONTROL PLAN.
6. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
7. TRAFFIC: MINIMIZE INTERFERENCE WITH ADJOINING ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES DURING EARTH MOVING OPERATIONS.
   a. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION.
8. DO NOT CONDUCT WORK ON ADJOINING PROPERTY UNLESS DIRECTED BY ENGINEER.
9. DO NOT COMMENCE EARTH-MOVING OPERATIONS UNTIL TEMPORARY EROSION- AND SEDIMENTATION-CONTROL MEASURES ARE IN PLACE.
10. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY EARTH MOVING OPERATIONS.
11. PROTECT AND MAINTAIN EROSION AND SEDIMENTATION CONTROLS DURING EARTH MOVING OPERATIONS.
12. PROTECT SUBGRADES AND FOUNDATION SOILS FROM FREEZING TEMPERATURES AND FROST. REMOVE TEMPORARY PROTECTION BEFORE PLACING SUBSEQUENT MATERIALS.
13. GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED.
   b. PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
   c. CUT OUT SOFT SPOTS, FILL LOW SPOTS, AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES.
14. SITE ROUGH GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING.

UTILITY LEGEND

⋈	WATER VALVE
⊹	FIRE HYDRANT
Ⓜ	WATER METER
8"W	WATER MAIN
SS	SEWER LINE
WATER	WATER SERVICE LINE
– – –	PROPOSED EASEMENT

NORTH

30 15 0 30 60

GRAPHIC SCALE 1" = 30'

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No. 18921
GAVIN R. SMITH
PRELIMINARY

UTILITY PLAN

STRONGHOLD SHOP
SPRINGDALE ARKANSAS
PROJECT #L21-03

SHEET
C 102

1 GRADING PLAN

GRADING PLAN NOTES

1. ALL DISTURBED AREAS ARE TO RECEIVE A MINIMUM OF 4-INCHES OF TOPSOIL MIXED WITH 2-INCHES OF COMPOST (FOR A TOTAL OF 6-INCHES), AND SOD OR SEED. THESE AREAS SHALL BE WATERED BY THE CONTRACTOR UNTIL THE SOD OR SEED IS GROWING IN A HEALTHY MANNER. SEE LANDSCAPE PLAN FOR MORE INFORMATION.
2. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THE PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THE PROJECT.
3. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
4. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL PERMITS FROM AUTHORITIES AND REGULATORY AGENCIES HAVING JURISDICTION OVER THIS SITE, AS REQUIRED, PRIOR TO BEGINNING WORK.
5. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL COMPLY WITH THE EROSION CONTROL PLAN.
6. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
7. TRAFFIC: MINIMIZE INTERFERENCE WITH ADJOINING ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES DURING EARTH MOVING OPERATIONS.
   a. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION.
8. DO NOT CONDUCT WORK ON ADJOINING PROPERTY UNLESS DIRECTED BY ENGINEER.
9. DO NOT COMMENCE EARTH-MOVING OPERATIONS UNTIL TEMPORARY EROSION- AND SEDIMENTATION-CONTROL MEASURES ARE IN PLACE.
10. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY EARTH MOVING OPERATIONS.
11. PROTECT AND MAINTAIN EROSION AND SEDIMENTATION CONTROLS DURING EARTH MOVING OPERATIONS.
12. PROTECT SUBGRADES AND FOUNDATION SOILS FROM FREEZING TEMPERATURES AND FROST. REMOVE TEMPORARY PROTECTION BEFORE PLACING SUBSEQUENT MATERIALS.
13. GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED.
   b. PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
   c. CUT OUT SOFT SPOTS, FILL LOW SPOTS, AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES.
14. SITE ROUGH GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING.

GRADING LEGEND

+ 212.00	PROPOSED ELEVATION
+ TS 212.50	PROPOSED TOP OF STEP
+ EX 212.50	EXISTING ELEVATION
	EXISTING CONTOUR
600	PROPOSED CONTOUR
	STORM PIPE
	STORM STRUCTURE

NORTH

20 10 0 20 40

GRAPHIC SCALE 1" = 20'

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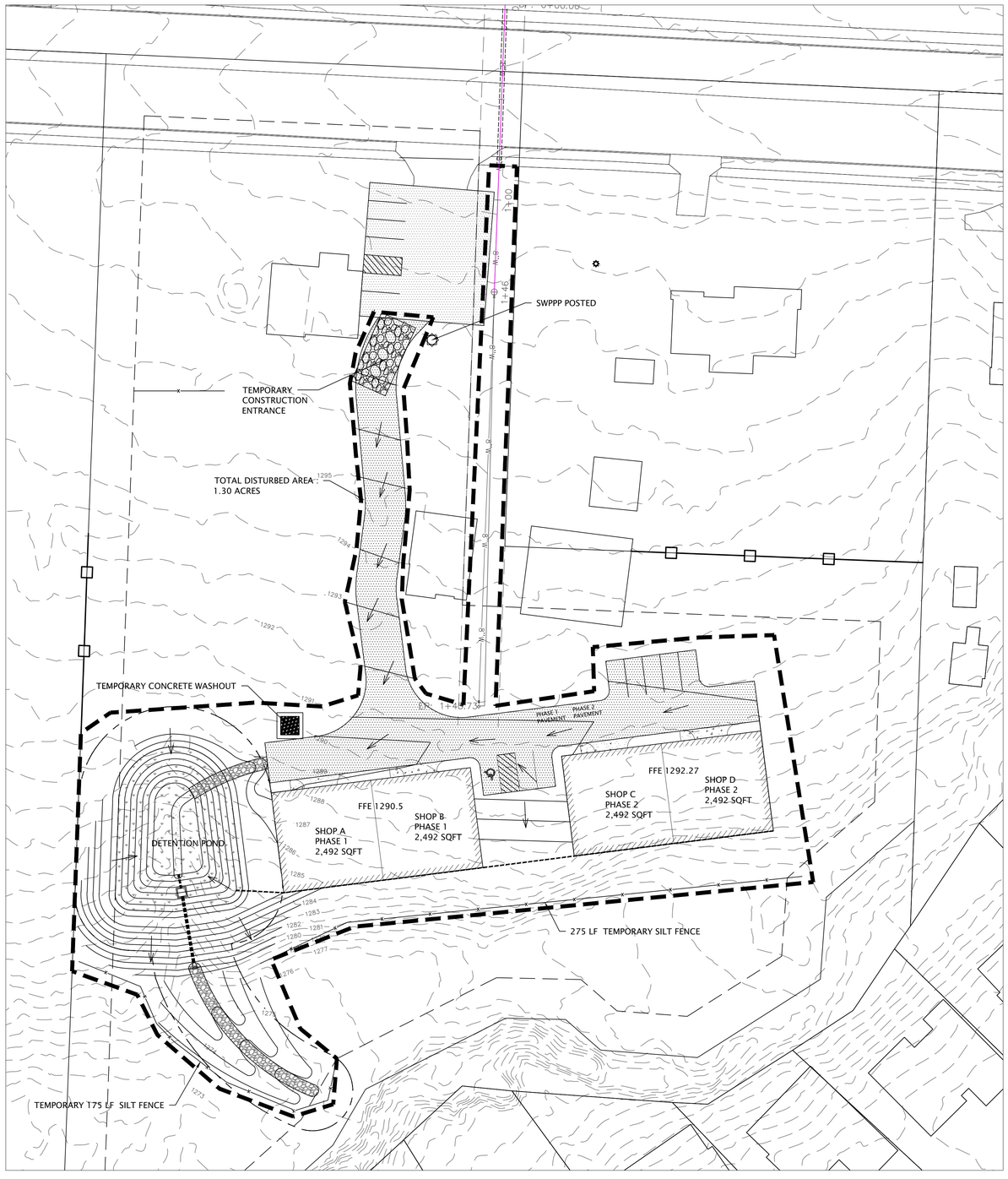
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 18921
GAVIN R. SMITH
PRELIMINARY

GRADING PLAN

STRONGHOLD SHOP
SPRINGDALE ARKANSAS
PROJECT #L21-03

SHEET
C 103



1 EROSION CONTROL PLAN

EROSION CONTROL NOTES

1. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL INSTALL A TEMPORARY ROCK ENTRANCE PAD AT ALL POINTS OF VEHICLE EXIT FROM THE SITE. SAID ROCK ENTRANCE PADS SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT.
2. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE ESTABLISHED AROUND THE ENTIRE SITE PERIMETER AND IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES AND THE PROJECT DETAILS.
3. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON COMPLETION OF CLEARING AND GRUBBING.
4. THE INTENDED SEQUENCE OF MAJOR CONSTRUCTION ACTIVITIES IS AS FOLLOWS:
   a. INSTALL SILT FENCE AROUND THE PERIMETER OF THE SITE, AND THE ROCK CONSTRUCTION ENTRANCE(S).
   b. INSTALL SILT FENCE AND INLET PROTECTION AROUND, AND WITHIN, ALL STRUCTURES.
   c. CLEAR AND GRUB.
   d. SURFACE FEATURE REMOVALS.
   e. ROUGH GRADING OF THE SITE.
   f. STABILIZE DENUDED AREAS AND STOCKPILES.
   g. FINE GRADING OF THE SITE
   h. INSTALL TOPSOIL, COMPOST AND SEED.
   i. REMOVE ACCUMULATED SEDIMENT FROM STRUCTURES.
   j. WHEN ALL CONSTRUCTION ACTIVITIES ARE COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL WITHIN 30 DAYS OF FINAL STABILIZATION.
10. THE LOCATION OF THE AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.
11. ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.
12. SOLID WASTE MUST BE DISPOSED OF PROPERLY AND COMPLY WITH THE GOVERNING AGENCY'S DISPOSAL REQUIREMENTS.
13. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL PERMITS FROM AUTHORITIES AND REGULATORY AGENCIES HAVING JURISDICTION OVER THIS SITE, AS REQUIRED, PRIOR TO BEGINNING WORK.
14. AFTER CONSTRUCTION BEGINS, SOIL SURFACE STABILIZATION SHALL BE APPLIED WITHIN 7 DAYS TO ALL DISTURBED AREAS THAT MAY NOT BE AT FINAL GRADE, BUT WILL REMAIN UNDISTURBED FOR PERIODS LONGER THAN AN ADDITIONAL 21 CALENDAR DAYS.
15. WITHIN 7 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE, PERMANENT OR TEMPORARY SOIL SURFACE STABILIZATION SHALL BE APPLIED TO DISTURBED AREAS AND SOIL STOCKPILES.
16. ALL DISTURBED GROUND LEFT INACTIVE FOR 7 DAYS OR MORE MUST BE STABILIZED BY SEEDING, SODDING OR MULCHING. TYPE OF SLOPE DAYS TO STABILIZE STEEPER THAN 3:1 7 DAYS 10:1 TO 3:1 7 DAYS FLATTER THAN 10:1 7 DAYS
17. WHEN STABILIZATION MEASURES ARE STOPPED DUE TO SNOW COVER OR ARID CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE. SOIL STABILIZATION MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO SURFACE ROUGHENING, TEMPORARY OR PERMANENT VEGETATION, MULCHING, SODDING, LANDSCAPING AND EROSION CONTROL BLANKETS.
18. STABILIZATION MEASURES TO BE USED SHALL BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS AND ESTIMATED DURATION OF USE.
19. EXISTING TURF OUTSIDE OF THE CONSTRUCTION LIMITS SHALL NOT BE DISTURBED. ANY TURF SHALL BE RE-ESTABLISHED.
20. ALL STREETS AND PARKING LOTS ADJACENT TO THE SITE SHALL BE CLEANED AND/OR SWEPT AT THE END OF EACH WORKING DAY.
21. TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING THE CONSTRUCTION PHASE AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
22. EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL PERMANENT REVEGETATION IS ESTABLISHED.

EROSION CONTROL LEGEND

- LIMITS OF DISTURBANCE
- SILT FENCE
- STRAW WATTLE
- INLET PROTECTION
- ROCK CHECK DAM
- CONCRETE WASHOUT
- SWPPP POSTED HERE
- LINEAR SEDIMENTATION POND
- TEMPORARY ONSITE FILL STORAGE
- CONSTRUCTION ENTRANCE
- POST DEVELOPMENT FLOW DIRECTION

NORTH

30 15 0 30 60

GRAPHIC SCALE 1" = 30'

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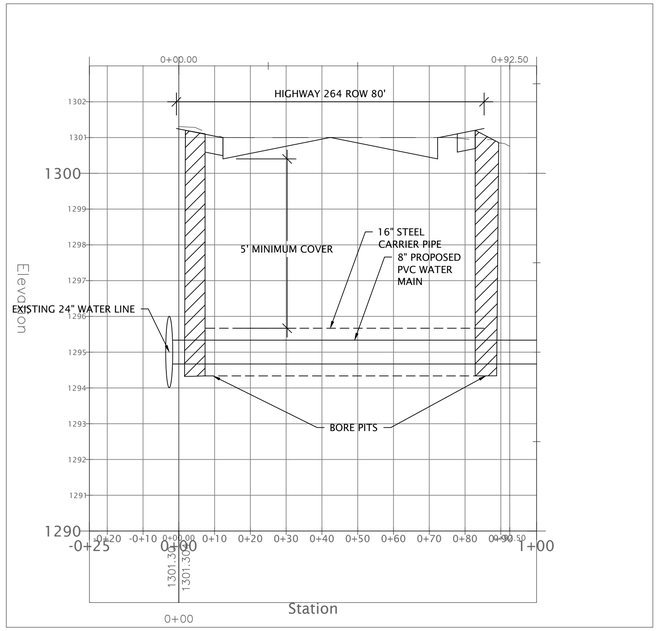
GAVIN R. SMITH
PRELIMINARY

EROSION CONTROL PLAN

STRONGHOLD SHOP
SPRINGDALE ARKANSAS
PROJECT #L21-03

SHEET
C 104



1 JACK AND BORE PROFILE

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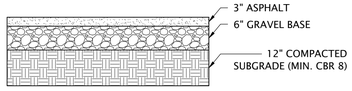
UTILITY PROFILES

STRONGHOLD SHOP
SPRINGDALE ARKANSAS
PROJECT #L21-03

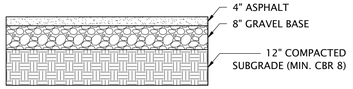
SHEET

C 201



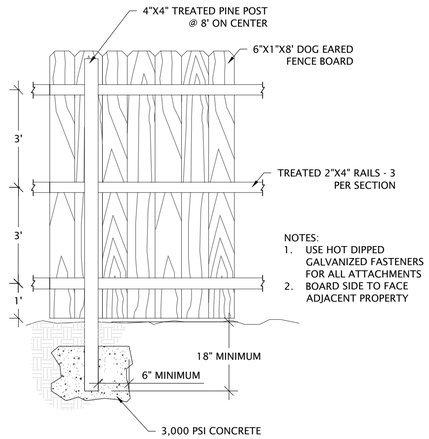
NOTES:
1. ASPHALT SHALL SHALL BE HMAC TYPE II.
2. GRAVEL BASE SHALL BE ARDOT CLASS 7 MATERIAL COMPACTED TO 95% STANDARD PROCTOR.

1 STANDARD DUTY ASPHALT PAVING
NTS



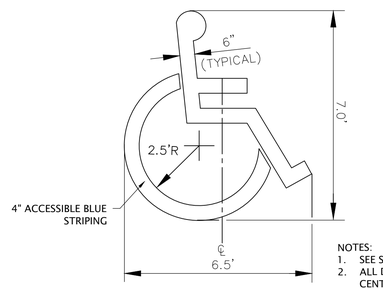
NOTES:
1. ASPHALT SHALL SHALL BE HMAC TYPE II.
2. GRAVEL BASE SHALL BE ARDOT CLASS 7 MATERIAL COMPACTED TO 95% STANDARD PROCTOR.

2 HEAVY DUTY ASPHALT PAVING
NTS



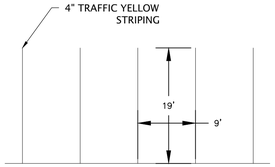
NOTES:
1. USE HOT DIPPED GALVANIZED FASTENERS FOR ALL ATTACHMENTS
2. BOARD SIDE TO FACE ADJACENT PROPERTY

3 PRIVACY FENCE DETAIL
NTS

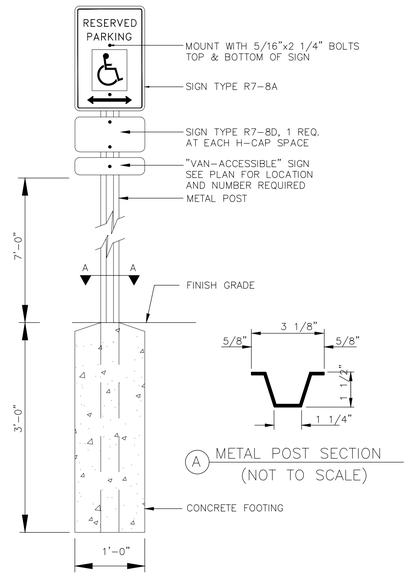


NOTES:
1. SEE SITE PLAN FOR LAYOUT
2. ALL DIMENSIONS ARE TO CENTER LINE OF STRIPE UNLESS OTHERWISE INDICATED.

4 ACCESSIBLE PARKING GLYPH



5 TYPICAL PARKING STRIPING



6 ACCESSIBLE SIGN DETAIL

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gavin@grsmithcivilengineering.com

ISSUE DATE

11/25/20 LSD SUBMISSION
12/16/20 LSD RE- SUBMISSION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 18921
GAVIN R. SMITH
PRELIMINARY

SITE DETAILS

STRONGHOLD SHOP
SPRINGDALE ARKANSAS
PROJECT #L21-03

SHEET
C 501

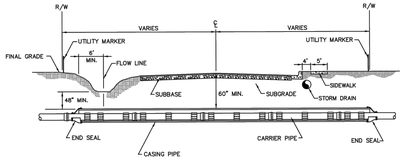
GAVIN R SMITH
CIVIL ENGINEERING
31 E CENTER STREET FAYETTEVILLE AR
(479) 935-0644
www.grsmithcivilengineering.com
gavin@grsmithcivilengineering.com

ISSUE DATE

11/25/20 LSD SUBMISSION
12/16/20 LSD RE- SUBMISSION

NOTES:

1. EASEMENTS ON NON-CONTROLLED ACCESS HIGHWAYS SHALL EXTEND FROM RIGHT OF WAY LINE TO RIGHT OF WAY LINE AS PRACTICAL OR AS REQUIRED BY THE DISTRICT ENGINEER, AS A MINIMUM, ENCASEMENTS SHALL EXTEND 6 FEET BEYOND THE TOE OF SLOPE IN ANY EMBANKMENT SECTION, THE FLOW LINE OF ANY PARALLEL DITCHES, OR BACK OF ANY CURB AS APPLICABLE.
2. ENCASED CROSSINGS OF PARTIALLY CONTROLLED OR FULLY CONTROLLED ACCESS HIGHWAYS SHALL BE ENCASED THE FULL WIDTH OF THE CONTROL OF ACCESS.
3. ENCASEMENTS SHALL HAVE A MINIMUM COVER OF 48 INCHES MEASURED VERTICALLY FROM THE FLOW LINE OF PARALLEL DITCHES OR 60 INCHES MEASURED VERTICALLY FROM THE HIGHWAY SURFACE, WHICHEVER PROVIDES THE GREATER COVER.
4. CARRIER PIPE FOR WATER LINES SHALL BE SPECIAL CLASS 50 DIP AS SPECIFIED, AND CARRIER PIPE FOR SEWER LINES SHALL BE SPECIAL CLASS 50 DIP, EPOXY LINED AS SPECIFIED.
5. ENCASEMENT PIPE SHALL BE WELDED OR SEAMLESS STEEL PIPE, WITH A MINIMUM THICKNESS OF 0.25 INCHES AND A MINIMUM YIELD STRENGTH OF 35,000 PSI, OR AS OTHERWISE SPECIFIED.
6. THE ANGLE OF THE CROSSING SHALL BE AS NEAR AS PERPENDICULAR TO THE HIGHWAY AS POSSIBLE.
7. WITH THE EXCEPTION OF SERVICE LINES, A MARKER BEARING THE UTILITY OWNER'S NAME SHALL BE PLACE AT EACH RIGHT-OF-WAY LINE WHERE CROSSED.
8. CASING PIPE SHALL BE SEALED AT THE ENDS WITH A FLEXIBLE END SEAL, AS SPECIFIED.
9. CROSSING THROUGH DRAINAGE STRUCTURES SHALL NOT BE PERMITTED.
10. HIGHWAY BORINGS SHALL MAINTAIN CONFORMANCE TO THE LATEST VERSION OF THE AHTD UTILITY ACCOMMODATION POLICY.



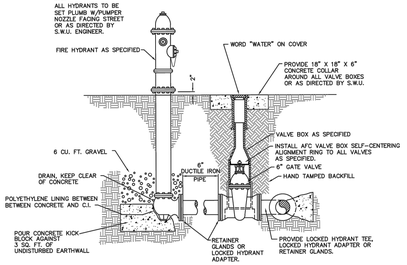
TYPICAL HIGHWAY BORING
(SEWER LINE SHOWN...WATER LINE SIMILAR)
N.T.S.

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: KMI/JNK | DRAWING NO: S-32 | DATE: AUGUST 2014

NOTE:
ALL HYDRANTS TO BE SET PLUMB W/PUMPER NOZZLE FACING STREET OR AS DIRECTED BY S.W.U. ENGINEER.



FIRE HYDRANT & GATE VALVE
N.T.S.

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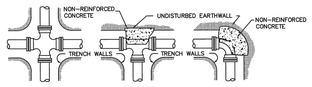
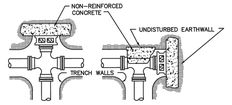
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: KMI | DRAWING NO: S-1 | DATE: MARCH 2008



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



CROSS W/PLUG TEE W/PLUG

NOTES:

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

REACTION BACKING TABLE

SIZE	REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING			
	TYPE OF FITTINGS			
	TEE	90°	45°	22 1/2°
3"	1	1	1	1
4"	1	1	1	1
6"	1	2	1	1
8"	3	3	2	1
10"	4	4	3	2
12"	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.

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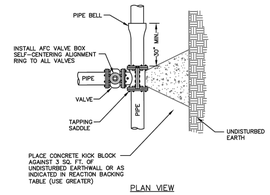
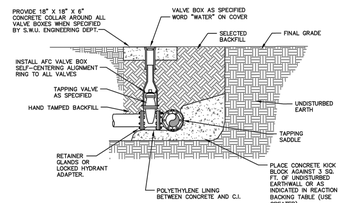
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: KMI/JNK | DRAWING NO: S-3 | DATE: MARCH 2008



PLAN VIEW



PROFILE VIEW

TAPPING SADDLE & VALVE
N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

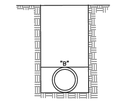
DRAWN BY: CAG | DRAWING NO: S-5 | DATE: AUGUST 2014

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

TRENCH WIDTH SCHEDULE

NOTES:

TRENCH WIDTH SHALL BE AS SET FORTH IN ANSI/AWWA 600, INCLUDED AS THE TABLE ON THIS SHEET. LARGER TRENCH WIDTHS MAY BE NECESSARY FOR THE PLACEMENT OF A TRENCH SUPPORT SYSTEM OR AS OTHERWISE REQUIRED



TYPICAL PIPE TRENCH
N.T.S.

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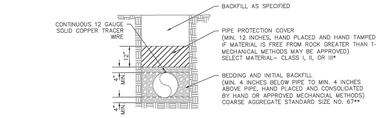
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: JNK | DRAWING NO: S-17 | DATE: MARCH 2008



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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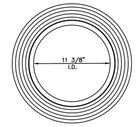
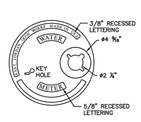
STANDARD DETAILS FOR WATER CONSTRUCTION

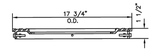
DRAWN BY: JSB | DRAWING NO: S-49 | DATE: SEPTEMBER, 2020

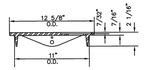
METER BOX RING
MATERIAL: CAST IRON



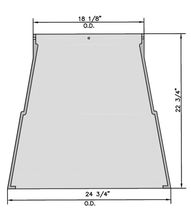


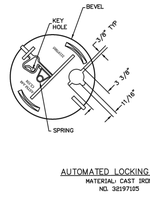
OFFSET PLUG W/PIN
MATERIAL: ASTM A48 CL35B
NO. 32196998

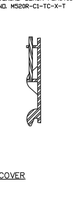




MXU ANTENNAE
MATERIAL: BLACK PLASTIC
NO. MS20R-C1-TC-X-T







METER BOX
MATERIAL: WHITE PLASTIC
BOX WITH RING
EAST JORDAN IRON WORKS
34924 A-TYPE
18X24X24D
OR APPROVED EQUAL

AUTOMATED LOCKING COVER
MATERIAL: CAST IRON
NO. 32197105

STANDARD METER BOX
N.T.S.

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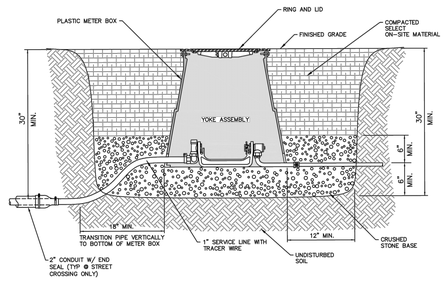
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-22 | DATE: AUGUST 2014



STANDARD METER BOX INSTALLATION
SPLIT 5/8" X 3/4" METER SETTER (SHOWN)
SINGLE 5/8" X 3/4" AND 1" METER SETTERS (SIMILAR)
N.T.S.

NOTES:

1.) 2" CONDUITS TO BE INSTALLED ON ALL STREET CROSSINGS AND SHALL EXTEND FROM BACK OF SIDEWALK TO BACK OF SIDEWALK
2.) ALL SERVICE TUBING SHALL HAVE 30" MIN. COVER EXCEPT FOR TRANSITION TO METER BOX AS SHOWN ABOVE
3.) SEE "TECHNICAL SPECIFICATIONS" FOR MATERIAL AND INSTALLATION SPECIFICATIONS

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

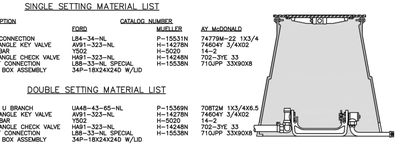
DRAWN BY: TLS | DRAWING NO: S-23 | DATE: OCTOBER 2014

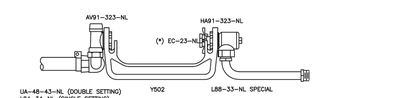
SINGLE SETTING MATERIAL LIST

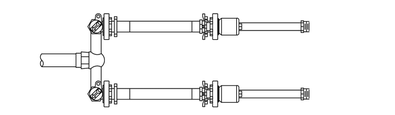
QTY	DESCRIPTION	CATALOG NUMBER FORD	MUELLER	AY. McDONALD
1	INLET CONNECTION	LA4-34-NL	P-15531N	74779M-22 1X3/4
1	YOKE ANGLE KEY VALVE	AV91-323-NL	H-14278N	74604Y 3/4X02
1	YOKE BAR	Y502	H-5020	14-2
1	YOKE ANGLE CHECK VALVE	HA91-323-NL	H-14248N	702-3YE 33
1	OUTLET CONNECTION	LB8-33-NL SPECIAL	H-15538N	710JPP 33X80X8
1	METER BOX ASSEMBLY	34P-18X24X24D W/LID		

DOUBLE SETTING MATERIAL LIST

1	ANGLE U BRANCH	UA48-43-65-NL	P-15369N	708T2M 1X3/4X6.5
2	YOKE ANGLE KEY VALVE	AV91-323-NL	H-14278N	74604Y 3/4X02
2	YOKE BAR	Y502	H-5020	14-2
2	YOKE ANGLE CHECK VALVE	HA91-323-NL	H-14248N	702-3YE 33
2	OUTLET CONNECTION	LB8-33-NL SPECIAL	H-15538N	710JPP 33X80X8
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.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.

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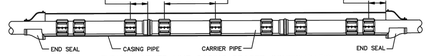
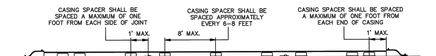
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

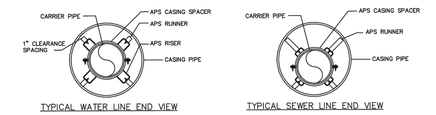
DRAWN BY: TLS | DRAWING NO: S-25 | DATE: AUGUST 2014



TYPICAL SEWER LINE CASING SPACER CONFIGURATION



TYPICAL WATER LINE CASING SPACER CONFIGURATION



TYPICAL WATER LINE END VIEW TYPICAL SEWER LINE END VIEW

ENCASEMENT DETAILS
N.T.S.

NOTES:

1. SPACERS SHALL BE MODEL SSI OR SSIM AS MANUFACTURED BY ADVANCE PRODUCTS & SYSTEMS (APS) AS SPECIFIED.
2. QUANTITY OF RUNNERS SHALL BE IN ACCORDANCE WITH CARRIER PIPE SIZE AS FOLLOWS:
   TO 14" DIAMETER = 4 RUNNERS
   16" TO 36" DIAMETER = 6 RUNNERS
   38" TO 48" DIAMETER = 8 RUNNERS
3. DIMENSIONS BETWEEN SPACERS SHALL BE AS FOLLOW:
   STAINLESS STEEL = 6 TO 8 FEET.
4. WIDTH OF SPACERS SHALL BE IN ACCORDANCE WITH CARRIER PIPE SIZE AS FOLLOWS:
   TO 14" DIAMETER = 8" WIDTH
   16" AND LARGER DIAMETER = 12" WIDTH
5. A MINIMUM OF THREE SPACERS PER FULL JOINT OF PIPE.
6. WATER LINES SHALL BE "CENTERED" IN CASING.
7. SEWER LINES SHALL BE HELD TO SPECIFIED SLOPE.
8. ALL D.I. CARRIER PIPE MUST HAVE FIELD LOCK GASKETS INSTALLED WITHIN THE CASING PIPE.

ENCASEMENT/CARRIER PIPE SIZING CHART

WATER AND SEWER MAINS SHALL BE SPECIAL CLASS 50 DUCTILE IRON PIPE (SEWER MAINS SHALL BE EPOXY LINED)

CARRIER NOM. SIZE	CARRIER PIPE O.D.	CARRIER BELL O.D.	CASING NOM. SIZE*
6"	6.90	11.06	12"
8"	9.05	13.31	18"
10"	13.20	15.62	20"
12"	13.20	17.88	20"
14"	15.30	20.25	24"
16"	17.40	22.50	24"
18"	19.50	24.75	30"
20"	21.60	27.00	30"
24"	25.80	31.50	36"

* ALL ENCASEMENT PIPE SHALL BE NEW AND HAVE A MINIMUM WALL THICKNESS OF 0.25 INCHES.

SPRINGDALE WATER UTILITIES
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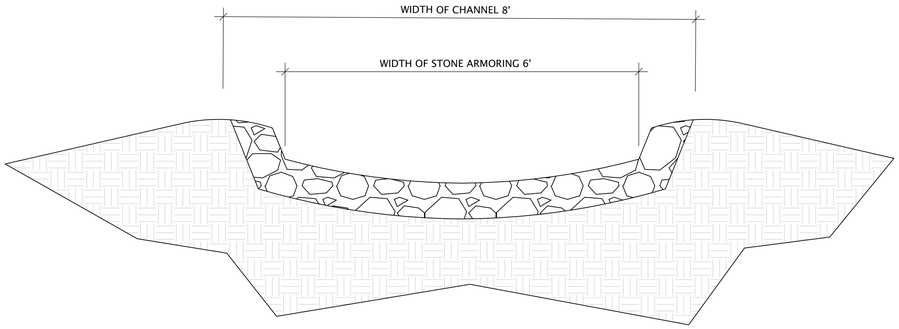
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: KMI/JNK | DRAWING NO: S-31 | DATE: MARCH 2008

UTILITY DETAILS

STRONGHOLD SHOP
SPRINGDALE ARKANSAS
PROJECT #L21-03

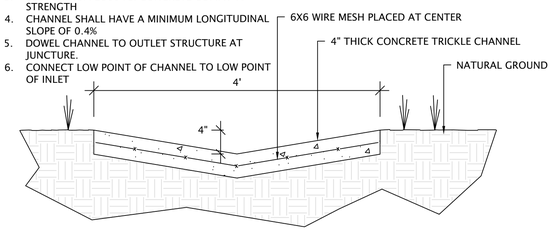
SHEET
C 502



1 ARMORED DRAINAGE CHANNEL

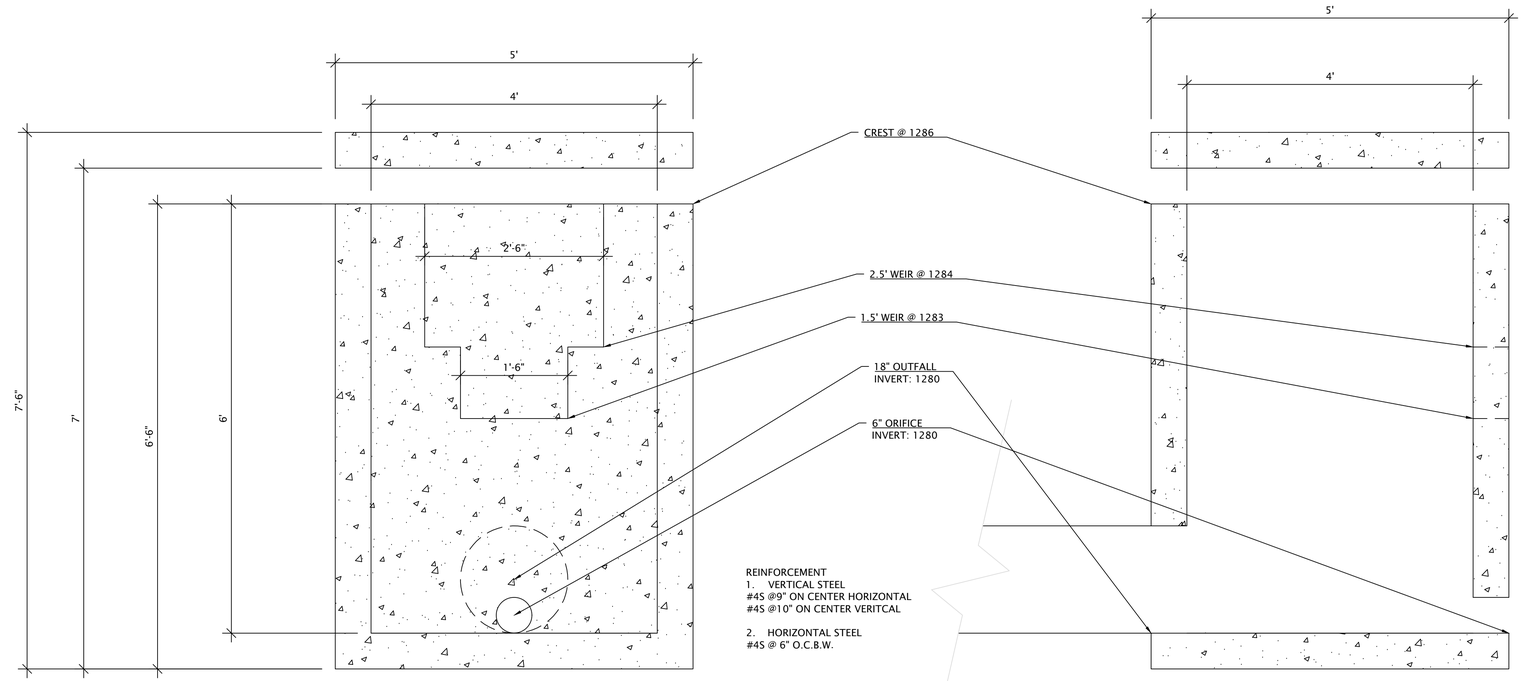
NTS

NOTES
1. SITUATE CHANNEL FOR POSITIVE DRAINAGE TO OUTLET.
2. PROVIDE EXPANSION JOINTS EVERY 100'
3. USE MINIMUM 2500 PSI CONCRETE COMPRESSIVE STRENGTH
4. CHANNEL SHALL HAVE A MINIMUM LONGITUDINAL SLOPE OF 0.4%
5. DOWEL CHANNEL TO OUTLET STRUCTURE AT JUNCTURE.
6. CONNECT LOW POINT OF CHANNEL TO LOW POINT OF INLET



3 CONCRETE TRICKLE CHANNEL

NTS



2 POND OUTFALL STRUCTURE

NTS

GAVIN R SMITH
CIVIL ENGINEERING
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gavin@grsmithcivilengineering.com

ISSUE DATE

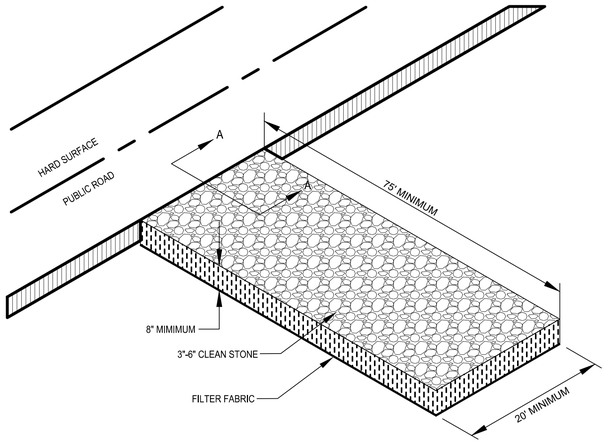
11/25/20 LSD SUBMISSION
12/16/20 LSD RE- SUBMISSION

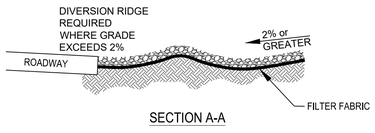
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 18921
GAVIN R. SMITH
PRELIMINARY

STRONGHOLD SHOP DRAINAGE DETAILS

SPRINGDALE ARKANSAS
PROJECT #L21-03

SHEET
C 503



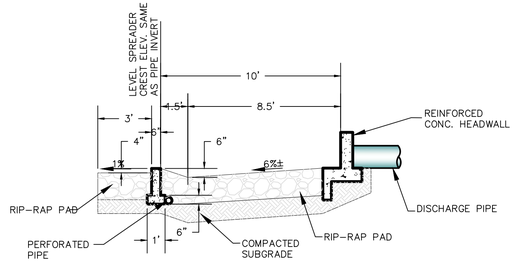


SECTION A-A

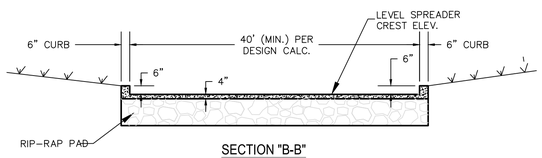
NOTES:

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.

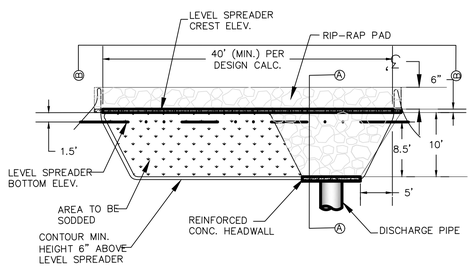
1 STABILIZED CONSTRUCTION ENTRANCE



SECTION "A-A"



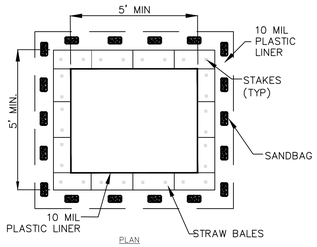
SECTION "B-B"



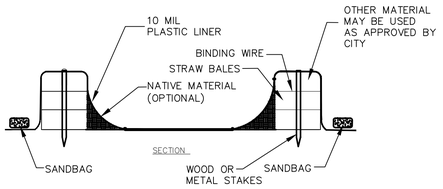
2 LEVEL SPREADER

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.

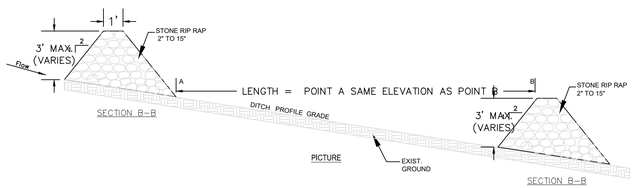


PLAN



SECTION

3 CONCRETE WASHOUT

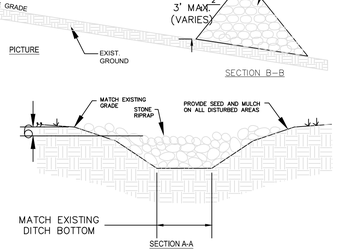


SECTION B-B

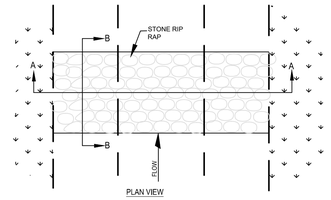
SECTION B-B

INSTALLATION:
1. EXCAVATE KEY-WAY (IF REQUIRED)
2. A GEOTEXTILE FABRIC SHALL BE INSTALLED OVER THE SOIL SURFACE WHERE THE ROCK IS TO BE PLACED (IF REQUIRED).
3. ROCK DIAMETERS SHOULD BE 2" TO 15" IN DIAMETER
4. ROCK DITCH CHECKS SHOULD NOT EXCEED 3 FEET
5. STONES SHOULD BE PLACED UP THE CHANNEL BANKS TO PREVENT WATER FROM CUTTING AROUND THE DITCH CHECK
6. INSTALLATION SHALL BE PLACED EITHER BY HAND OR MECHANICALLY AND NOT JUST DUMPED TO ACHIEVE COMPLETE COVERAGE OF THE DITCH AND ENSURE THE CENTER OF THE DAM IN IS LOWER THAN THE EDGES
7. MAXIMUM SPACING BETWEEN MULTIPLE DAMS SHOULD BE SUCH THAT THE TOE OF THE UPSTREAM CHECK IS THE SAME AS THE TOP OF THE DOWNSTREAM CHECK

INSPECTION:
- INSPECT ROCK DITCH CHECKS EVERY (7) CALENDAR DAYS AND WITH-IN 24 HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2" PRECIPITATION.
- SEDIMENT SHOULD BE REMOVED WHEN IT REACHES 1/2 THE ORIGINAL CHECK HEIGHT
- IN THE CASE OF GRASS-LINED DITCHES OR SWALES, ROCK DITCH CHECKS SHOULD BE REMOVED WHEN THE GRASS HAS MATURED SUFFICIENTLY TO PROTECT THE DITCH OR SWALE. IF THE SLOPE IS 4% OR LESS,
- THE AREA BENEATH THE ROCK DITCH CHECKS SHOULD BE SEEDED AND MULCHED IMMEDIATELY AFTER THE CHECK DAM REMOVAL



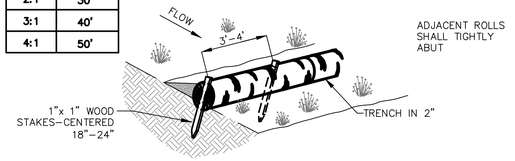
SECTION A-A



PLAN VIEW

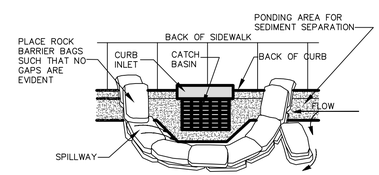
5 ROCK CHECKDAM

WATTLE SPACING	
SLOPE	MAXIMUM SPACING
1:1	20'
2:1	30'
3:1	40'
4:1	50'



INSTALLATION NOTES
1. WATTLES SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
2. NOT FOR USE IN CONCENTRATED FLOW AREAS.
3. THE WATTLES SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF TWO (2) INCHES.
4. WATTLES SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
5. ON SLOPES, WATTLES SHOULD BE INSTALLED ON CONTOUR WITH A SLIGHT UPWARD CURVE AT THE END OF THE ROW IN ORDER TO CREATE PONDING.
6. RUNNING LENGTHS OF WATTLES SHOULD BE ABUTTED FIRMLY TO ENSURE NO LEAKAGE AT THE ABUTMENTS.
7. WHEN INSTALLING RUNNING LENGTHS OF WATTLES, BUTT THE SECOND WATTLE TIGHTLY AGAINST THE FIRST, DO NOT OVERLAP THE ENDS. STAKE THE WATTLES AT EACH END AND FOUR FOOT ON CENTER.
8. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE. LEAVING 2 – 3 INCHES OF THE STAKE PROTRUDING ABOVE THE WATTLE. WHEN INSTALLING WATTLES ON SLOPES, DRIVE THE STAKES PERPENDICULAR TO THE SLOPE.
9. DRIVE THE FIRST END STAKE OF THE SECOND WATTLE AT AN ANGLE TOWARD THE FIRST WATTLE IN ORDER TO HELP ABUT THEM TIGHTLY TOGETHER.
10. STAKING: THE CITY RECOMMENDS USING WOOD STAKES TO SECURE THE WATTLES. 1/2" TO 5/8" REBAR IS ALSO ACCEPTABLE WITH A SAFETY CAP.. BE SURE TO USE A STAKE THAT IS LONG ENOUGH TO PROTRUDE SEVERAL INCHES ABOVE THE WATTLE.
11. THE CONTRACTOR SHALL INSPECT WATTLES EVERY TWO WEEKS AND AFTER ANY SIGNIFICANT STORM EVENT AND MAKE REPAIRS OR REMOVE SEDIMENT ACCUMULATED BEHIND WATTLE AS NECESSARY.
12. SEDIMENT ACCUMULATED BEHIND WATTLE SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DIAMETER OF THE WATTLE.
13. WATTLES SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND IS ACCEPTED BY THE CITY.

6 STRAW WATTLE

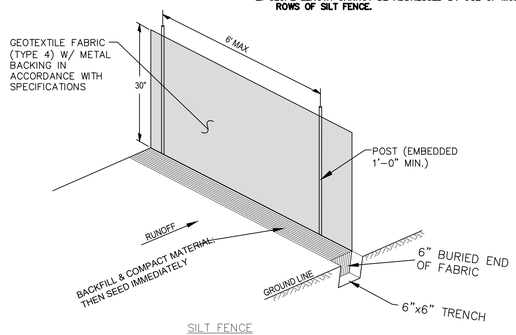


NOTES:
1. BAGS OF WOVEN GEOTEXTILE FABRIC, FILLED WITH GRAVEL MUST BE LAYERED SUCH THAT NO GAPS ARE EVIDENT.
2. LEAVE ONE SANDBAG GAP IN THE TOP ROW ON THE SIDE AWAY FROM FLOW, TO PROVIDE A SPILLWAY; OR IN THE CENTER IF PONDING IS NEEDED ON BOTH SIDES.
3. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY

7 INLET PROTECTION

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

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

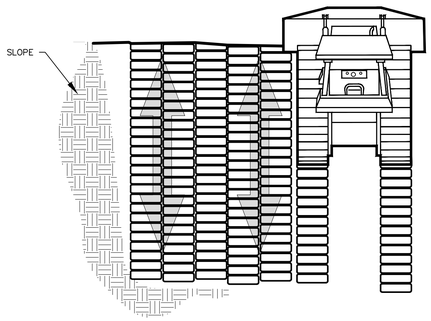


SILT FENCE

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.

4 SILT FENCE



NOTES:
1. ONCE THE SLOPE HAS BEEN SHAPED TO FINAL GRADE, A FINAL PASS WITH A TRACKED
   VEHICLE SHALL BE MADE PERPENDICULAR TO THE GRADE (UP AND DOWN THE SLOPE) AS SHOWN.

8 SOIL ROUGHENING

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ISSUE DATE

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STATE OF ARKANSAS
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No. 18921
GAVIN R. SMITH
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EROSION CONTROL DETAILS

STRONGHOLD SHOP
SPRINGDALE ARKANSAS
PROJECT #L21-03

SHEET
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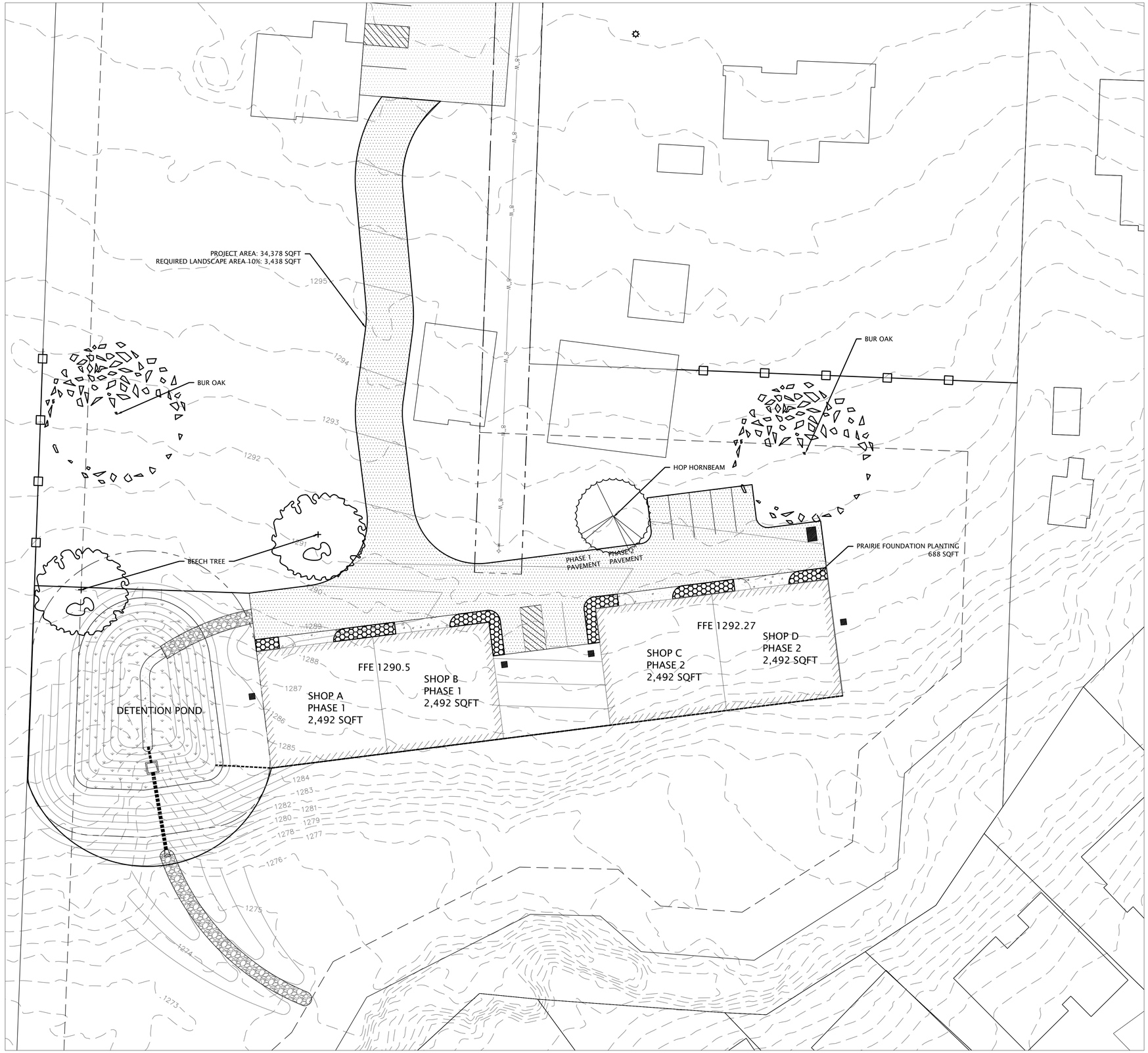

1 ORNAMENTAL TREE PLANTING

SCALE: 1" = 20'

TREE LEGEND

#	SYMBOL	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE	MATURE SIZE	NOTES
1		Bur oak	Quarcus macrocarpa	2" CALIPER 8' TALL	60'-80' SPREAD 60'-80' TALL	Ozark Native Upland
2		Beech	Fagus grandiflora	2" CALIPER 8' TALL	40' SPREAD 50'-70' TALL	Ozark Native Lowland
3		Hop Hornbeam	Ostrya viriniana	2" CALIPER 8' TALL	35'-50' SPREAD 35'-50' TALL	Ozark Native Upland

PRAIRIE PERENNIALS & GRASSES

#	QTY	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE	SPACING	NOTES
1	17	Butterfly Weed	Ascelpias tuberosa	1 gallon	HEXAGONAL CLOSE PACK - 24" RADIUS	Upland Prairie 8.33% OF PLANTING
2	17	Purple Cone Flower	Echinacea purpurea	1 gallon	HEXAGONAL CLOSE PACK - 24" RADIUS	Upland Prairie 8.33% OF PLANTING
3	17	Wild Quinine	Parthenium integrifolium	1 gallon	HEXAGONAL CLOSE PACK - 24" RADIUS	Upland Prairie 8.33% OF PLANTING
4	17	Black Eyed Susan	Rudbeckia hirta	1 gallon	HEXAGONAL CLOSE PACK - 24" RADIUS	Upland Prairie 8.33% OF PLANTING
5	103	Little Blue Stem	Shizachyrium scoparium	1 gallon	HEXAGONAL CLOSE PACK - 24" RADIUS	Upland Prairie 50% OF PLANTING
6	17	Rattle Snake Master	Eryngium yuccifolium	1 gallon	HEXAGONAL CLOSE PACK - 24" RADIUS	Upland Prairie 8.33% OF PLANTING
7	17	Gay Feather	Liatris pycnostachya	1 gallon	HEXAGONAL CLOSE PACK - 24" RADIUS	Upland Prairie 8.33% OF PLANTING

NOTES: THE FOUNDATION PLANTING AREA IS 688 SQFT IN TOTAL. PLANTS SHOULD BE PLANTED ON A HEXAGONAL CLOSE PACK ARRAY WITH 2' RADII. DISTRIBUTE PLANTS EVENLY. TO THE GREATEST DEGREE POSSIBLE DO NOT PLANT LIKE ADJACENT TO LIKE.

GENERAL NOTES
1. LOCATIONS OF THE EXISTING UTILITIES ARE APPROXIMATE. THE CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL LOCATION.
2. CONTRACTOR TO UNCOVER AND MARK UTILITY LINES BEFORE CONSTRUCTION.
3. CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COST OF REPAIR OR REPLACEMENT OF EXISTING UTILITIES, DAMAGED OR INTERRUPTED AS A RESULT OF THIS CONSTRUCTION PROJECT.
4. CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE OWNER OF ANY DAMAGED OR INTERRUPTED UTILITIES IMMEDIATELY.
5. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER PRIOR TO BEGINNING WORK.
6. ALL DISTURBED AREAS NOT WITHIN THE PAVED AREA ARE TO RECEIVE LOOSE STRAW TO PROVIDE EROSION CONTROL IF WORK IS NOT PROGRESSING IN AN ORDERLY MANNER. A RATE OF 1.5 TONS/ACRE IS TO BE APPLIED WITHIN TWO WEEKS OF FINAL GRADING.
7. CONTRACTOR WILL CONTROL AND PREVENT OFF-SITE TRACKING OF CONSTRUCTION RUNOFF AND SEDIMENT TO ADJACENT PROPERTY AND PUBLIC ROADS.
8. CONTRACTOR IS TO PROTECT EXISTING STORM DRAINAGE SYSTEM
9. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN ACCORDANCE WITH THE ARKANSAS UNDERGROUND FACILITIES DAMAGE PREVENTION ACT. THIS LAW REQUIRES THAT THE CONTRACTOR MAKE A TELEPHONE CALL TO THE ARKANSAS ONE-CALL SYSTEM AT 811 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION TO ENSURE THAT ANY EXISTING UTILITIES CAN BE LOCATED.
10. SURFACE MATERIALS DISTURBED BY THIS WORK TO BE RETURNED TO SIMILAR OR BETTER CONDITION.

LANDSCAPE PLANTING NOTES
1. REFER TO CIVIL UTILITY AND GRADING AND DRAINAGE PLANS FOR UTILITY LOCATION AND DRAINAGE INFORMATION. REFER TO CIVIL GRADING PLANS FOR GRADING INFORMATION.
2. VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT LANDSCAPE ARCHITECT FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.
3. VERIFY PLANT COUNTS AND SQUARE FOOTAGES: QUANTITIES ARE PROVIDED AS OWNER INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS, THEN GRAPHICS SHALL PREVAIL.
4. CONTACT THE LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION.
5. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
6. TREES SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING.
7. TREES TO BE PLANTED A MINIMUM OF 4 FEET FROM FACE OF BUILDING.
8. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
9. PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT.
10. ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS TREES AND SHRUBS SO DESIGNATED PER THESE NOTES AND DRAWINGS.
11. FINISH GRADES OF PLANTER AREAS SHALL BE 2 INCHES BELOW ADJACENT PAVING OR TOP OF WALL UNLESS OTHERWISE NOTED. 14. PROVIDE SPECIFIED EDGING AS DIVIDER BETWEEN PLANTING BEDS.
12. REMOVE ENTIRE WIRE CAGE FROM ROOTBALL.
13. CUT AND REMOVE BURLAP FROM TOP 1/3 OF BALL.

SOIL PREPARATION
1. CONTRACTOR TO CONDUCT A SOIL EVALUATION TO DETERMINE THE SOIL'S COMPOSITION, COMPACTION RATE, NUTRIENT QUALITIES, ORGANIC CONTENT, PH LEVELS, AND WATER HOLDING CAPABILITIES. THE IDEAL PARTICLE SOIL MIX IS APPROXIMATELY 45% SAND, 40% SILT, 10% CLAY AND 5% ORGANIC MATERIAL WITH A PH LEVEL NEAR SEVEN.
2. PRIOR TO THE INSTALLATION OF THE LANDSCAPE AND IRRIGATION SYSTEM, CONTRACTOR TO PREPARE SOIL TO ENSURE A PROPER ENVIRONMENT FOR PLANT ROOT DEVELOPMENT.
3. CONTRACTOR TO DE-COMPACT SOILS IN PLANTING AREAS BY ROTO-TILLING, DISKING OR RIPPING TO A DEPTH OF 6 -8" MINIMUM AND PREFERABLY A DEPTH OF 12"-18". DE-COMPACTION OF SMALLER PLANTER AREAS, SUCH AS THOSE IN PARKING LOT AREAS, MAY REQUIRE THE REMOVAL OF THE COMPACTED SOIL TO A DEPTH OF 18" OR MORE AND THEN RE-INSTALLED LOOSELY WITH REQUIRED AMENDMENTS. ALWAYS REMOVE DEBRIS OVER 2" IN SIZE FROM THE SOIL.
4. WHEN PERFORMING SOIL DE-COMPACTION, MULTIPLE PASSES ACROSS THE AREA WILL BE REQUIRED AND, WHEN POSSIBLE, SHOULD BE AT VARYING ANGLES TO ENSURE ADEQUATE COVERAGE. WHEN USING DISC OR RIPPING EQUIPMENT, IT IS REQUIRED THAT THE FINAL PASSES OVER THE AREA BE MADE WITH A ROTO-TILLER TO BREAK UP ANY LARGE CLUMPS TO MAKE FINAL GRADING EASIER.
5. AFTER INITIAL SOIL DE-COMPACTION PROCEDURES ARE PERFORMED, SOIL AMENDMENTS SHOULD BE ADDED. THE ADDITION OF SOIL AMENDMENTS IS DETERMINED FROM SOIL TESTS CONDUCTED PRIOR TO WORK COMMENCING. SOIL AMENDMENT MAY INCLUDE INORGANIC MATERIAL SUCH AS SAND, SILT OR CLAY, WHICH HELP IMPROVE SOIL TEXTURE. ORGANIC MATERIAL SUCH AS COMPOST, MANURE, AND PEAT MOSS MAY ALSO BE USED AND HELP IMPROVE SOIL STRUCTURE. OTHER AMENDMENTS SUCH AS FERTILIZER IMPROVE NUTRIENT CONTENT AND SULFUR ADJUSTS THE SOIL PH LEVEL. SULFUR SHALL BE INCORPORATED AT THE RATE OF ONE POUND OF SULFUR PER 100 SQUARE FEET.
6. ALL AMENDMENTS SHOULD BE MIXED THOROUGHLY WITH EXISTING SOIL AND AN ADDITIONAL SOIL TEST WILL BE TAKEN TO ENSURE PROPER SOIL CONDITIONS PRIOR TO PLANTING.
7. DURING THE REMAINDER OF THE LANDSCAPE INSTALLATION, VARIOUS AREAS OF THE SITE MAY BE RE-COMPACTED DUE TO THE USE OF EQUIPMENT AND VEHICLES. THIS COMPACTION IS TYPICALLY LIMITED TO THE UPPER 4-6" OF THE SOIL. PRIOR TO THE INSTALLATION OF PLANT MATERIAL IN THESE AREAS, THE COMPACTION SHALL BE REDUCED TO 80% OR LESS USING PREVIOUSLY DESCRIBED METHODS.

20 10 0 20 40
GRAPHIC SCALE 1" = 20'

NORTH

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LANDSCAPE PLAN

STRONGHOLD SHOP
SPRINGDALE ARKANSAS
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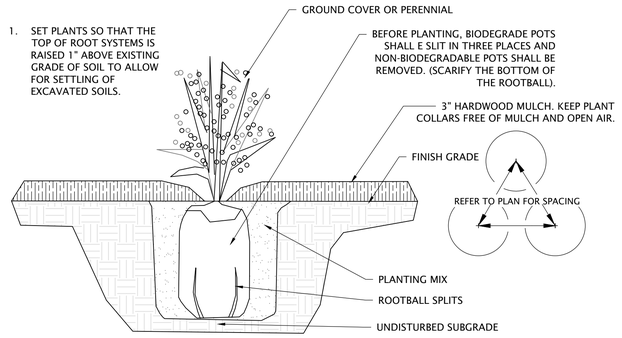
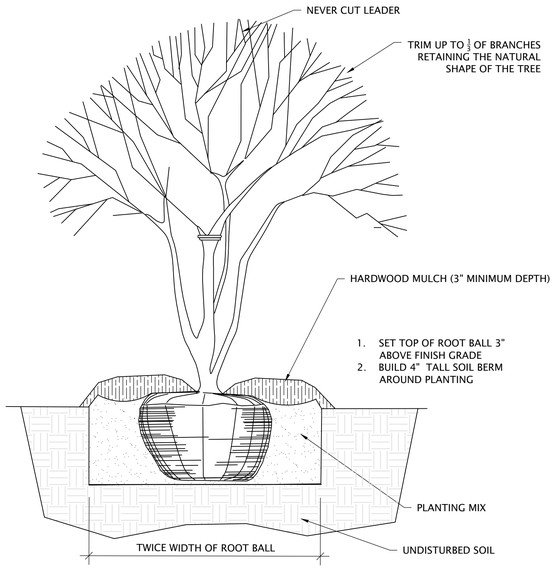
SHEET
L 101



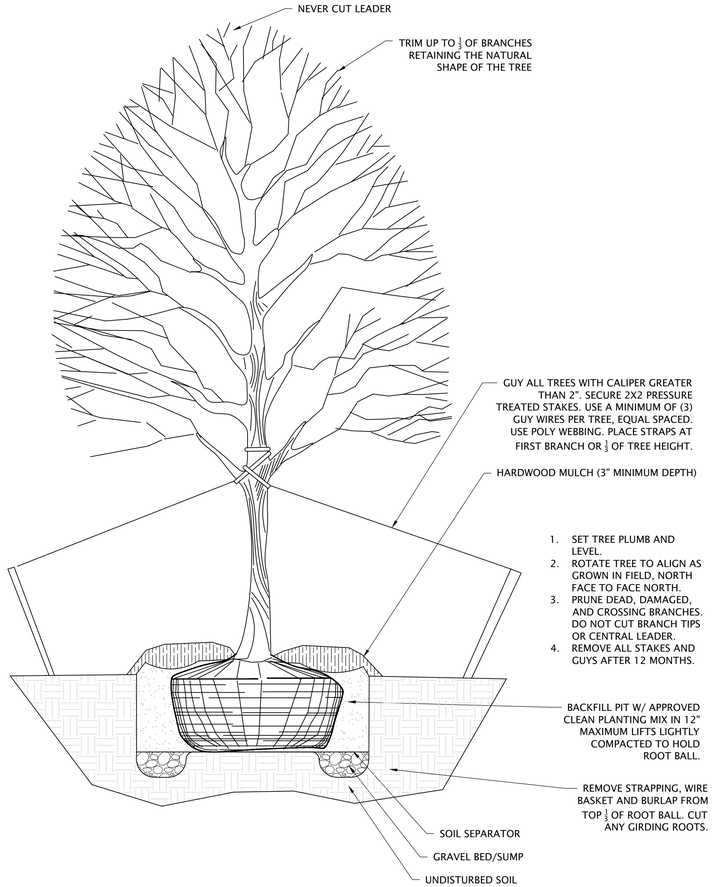
1 PERENNIAL PLANTING

NTS



2 SHRUB PLANTING

NTS



3 TREE PLANTING

NTS

GAVIN R SMITH
CIVIL ENGINEERING

31 E CENTER STREET FAYETTEVILLE AR
(479) 935-0644
www.grsmithcivilengineering.com
gavin@grsmithcivilengineering.com

ISSUE DATE

11/25/20 LSD SUBMISSION
12/16/20 LSD RE- SUBMISSION

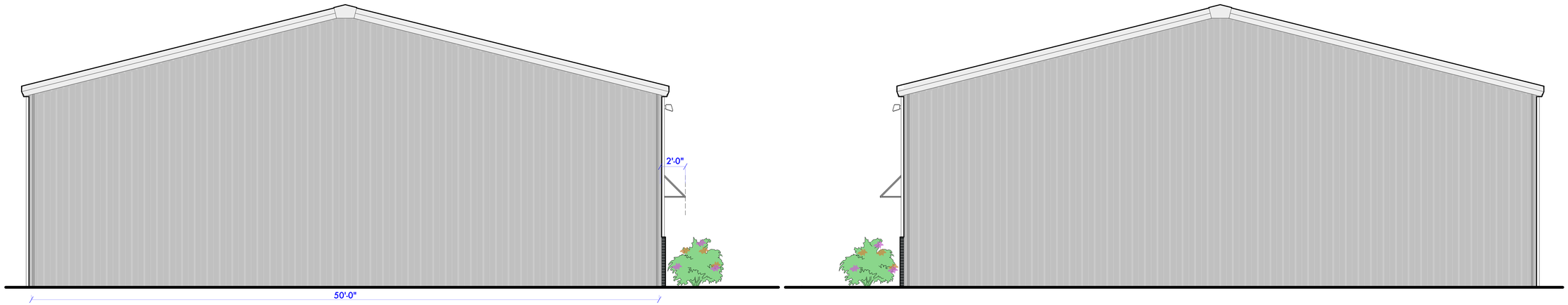
LANDSCAPE DETAILS

STRONGHOLD SHOP
SPRINGDALE ARKANSAS
PROJECT #L21-03

SHEET

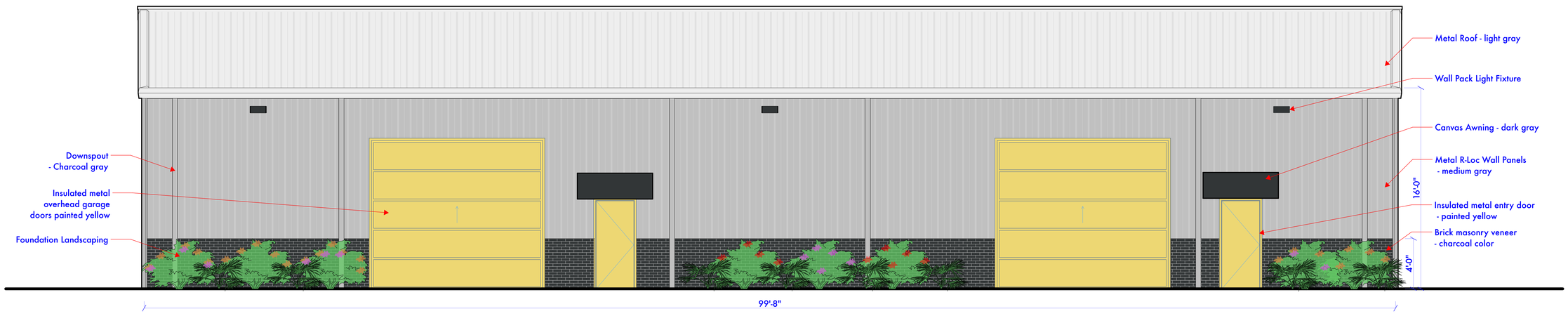
L 501

4 South Elevation
SCALE: 1/4" = 1'-0"



2 East Elevation
SCALE: 1/4" = 1'-0"

3 West Elevation
SCALE: 1/4" = 1'-0"



1 North Elevation
SCALE: 1/4" = 1'-0"

COLOR KEY:
- Metro Gray 1459
- Laguna Yellow 291
- Black Iron 2120-20

GRAPHIC SCALE
0 5 10 20 40

PARKCO ARCHITECTS
P.O.BOX 733 // FAYETTEVILLE // AR 72702 // 479 527 6465

Stronghold Cabinet Shop
3095 Wagon Wheel Road
Springdale AR 72762

Exterior Elevations

25 NOV 2020

A2.1

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: December 1, 2020

RE: **L21-04** **Large Scale Development** **Casey's**

Variance (B21-01) Variance for deviation of Commercial Design Standards
(A) Entrances
(B) Parking lot Orientation
(C) Pedestrian Flow
(D) Landscaping

Planning Comments

Large-Scale Comments:

1. Provide pdf files at time of resubmission. (standard comment)
2. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
3. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (standard comment)
4. This development has been given the number L21-04. This number should be placed on the plans and all future correspondence and plats pertaining to this development.
(standard comment)

Landscaping Comments

1. No parking island landscaping shown. (Variance Item)

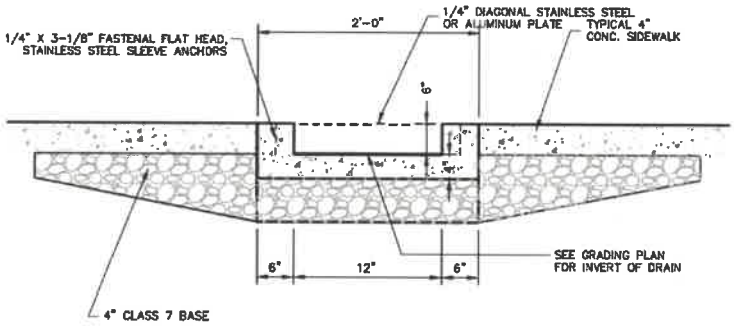
Commercial Design Standards (Site)

1. No pedestrian connection provided to 412 or Oriole. (Variance Item)
2. No building foundation landscaping shown. (Variance Item)

Engineering Comments

1. Chapter 106 – Stormwater Drainage

- **Please ensure discharge from pond and 24" RCP makes it to the gutter at Oriole through use of swale and under sidewalk drain**
  - **Example: Sidewalk underdrain added to plans. Capacity analysis attached on separate document.**



DRAINAGE GRATE AT SIDEWALK

2. Chapter 107 – Stormwater Pollution

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

- *107.1* - Show & Label all temporary construction stockpiles, parking, entrances, egress, roads, or access as "Temporary" on the Grading or Erosion Control Plan.
  - **Add the word "Temporary" to all the items listed above, that are included in this project. Noted and added where appropriate on plans.**
- *107.3*
  - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval. **Noted.**

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

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

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

- **Please add this note to the site plan. Added to Erosion Control plan sheet.**

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

(Ord. No. 3258, § 1, 11-12-02)

- **Could the site drainage at the corner of the bike trail and Oriole Street, cause a potential for moisture to form across the trail causing a slick or hazardous condition on the trail? Addressed by addition of sidewalk underdrain.**
- **Please ensure that the hand rails on the sidewalk connection, to Dean's Trail from the building, stop at least 3' from the trail edge. Appropriate note added to ramp detail.**
- **Any trail repair should be completed from one existing joint to the next existing joint. The City can provide a detail for the repair. Noted on plans where appropriate.**
-

4. Chapter 112 – Subdivisions

(Code 1973, § 30-1)

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

Lights". Look at NE corner of intersection of Oriole Street and Robinson Avenue.

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

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

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

D. **L21-04** **Casey's**
2100 East Robinson Avenue
B21-01 **Variance** for deviation of Commercial Design Standards
(A) Entrances
(B) Parking lot Orientation
(C) Pedestrian Flow
(D) Landscaping
Presented by Morrison Shipley

Engineering Comments:

- Submit Grading permit application

- Basis of Bearing: Grid North, Arkansas State Plane Coordinate System, North Zone (0301), NAD 83 (2011)(Epoch:2010.0000), based on RT Kinematic GNSS Observations derived from a Static GNSS Base and OPUS post-processed solution, having published values of: Latitude 36°10'02.71895" N; Longitude 94°06'29.84749" W; Convergence Angle = -1.22681389 degrees; and a computed Combined Scale Factor (Grid to Ground) of 1.00007253.
- Vertical Datum: NAVD88 (Geoid 12B). Orthometric heights and contours are derived from Terrestrial and RT Kinematic GNSS Observations based on an OPUS post-processed solution with an ellipsoid height of: 383.302 m and computed orthometric height of 411.361 m/1349.61 feet.
- Grid North Convergence: At the Northwest Corner of Lot 8, Parson Hills Commercial Subdivision, rotate from Grid North 01°13'37" to the left for True (Geodetic) North. At the Northwest Corner of Lot 8, Parson Hills Commercial Subdivision, rotate from Grid North 02°34'41" left for Plat North, Parson Hills Commercial Subdivision.

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.

December, 2020

Large Scale Development Plans

for

CASEY'S GENERAL STORE
2100 East Robinson

Springdale, Washington County, Arkansas

Springdale Project # L21-04

Issued For Review - 12.17.2020

LEGAL DESCRIPTION - from Title Commitment No. 20-59631J

Lot 8, Parson Hills Commercial Subdivision, to the City of Springdale, Washington County, Arkansas, as shown on plat record 10 at page 24.

Less & Except: A part of Lot 8, Parson Hills Commercial Subdivision, to the City of Springdale, Washington County, Arkansas, as shown on plat record 10 at page 24 being a part of the SW¼ of the SE¼ of Section 6, Township 17 North, Range 29 West, Washington County, Arkansas, more particularly described as follows: Starting at the Northeast corner of the SW¼ of the SE¼ of Section 6; thence S01°18'19"W along the East line thereof a distance of 1270.21 feet to a point on the Northerly existing right of way line of State Highway 68; thence N88°31'14"W along said existing right of way line a distance of 108.04 feet for the point of beginning; said point being on the Northerly proposed right of way line of State Highway 68; thence continue N88°31'14"W along said existing right of way line a distance of 32.14 feet to a point on the Easterly existing right of way line of Oriole street; thence N01°01'01"E along said existing right of way line a distance of 40.00 feet to a point on the Northerly proposed right of way line of State Highway 68; thence S37°35'03"E along said proposed right of way line a distance of 51.52 feet to the point of beginning and containing 0.01 acres more or less.

LEGAL DESCRIPTION - from Title Commitment No. 20-59632J

Part of the SE1/4 of the SE1/4 of Section 6, Township 17 North, Range 29 West, Washington County, Arkansas, being more particularly described as follows: Commencing at the Southwest corner of the SE1/4 of said SE1/4; thence along the West line of the SE1/4 of said SE1/4, North 0°6'5" West 48.06 feet to the POINT OF BEGINNING, said P.O.B. being on the Northerly right-of-way of U.S. Highway #412; thence along said right-of-way the following courses: South 89°53'18" East 24.97 feet to a found Arkansas Highway and Transportation Department (A.H.T.D.) aluminum right-of-way marker; North 0°11'22" West 10.03 feet to a found A.H.T.D. aluminum right-of-way marker; South 89°52'46" East 139.96 feet to a found 1/2 inch diameter iron pin; thence leaving said right-of-way to and along the West line of The Oaks Subdivision, Phase I, North 0°4'56" West 477.85 feet to a found 1/2 inch diameter iron pin; thence along the South line of said subdivision South 89°38'48" West 165.07 feet to a found 5/8 inch diameter iron pin; thence leaving said South line South 0°6'5" East 486.52 feet to the POINT OF BEGINNING, containing 1.81 acres, more or less.

FLOOD CERTIFICATION:

Based Upon Review Of FEMA Firm: Washington County, Arkansas And Incorporated Areas, And By Graphic Plotting Only, The Subject Property Is Determined To Be In Zone X, Or Areas Determined To Be Outside The 0.2% Annual Chance Floodplain.

Map Number: 05143C0090F

Effective Date: May 16, 2008

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER DOUGLAS C. MELTON No.10443 12-17-20

The Original Signed and Sealed Document is on file at the Office of Record

CALL BEFORE YOU DIG 1-800-482-8998 ARKANSAS ONE CALL SYSTEM

CERTIFICATE OF AUTHORIZATION MORRISON-SHIPLEY ENGINEERS, INC. No. 281 ARKANSAS

CASEY'S PIZZA CASEY'S General Store DONUTS

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

MORRISON SHIPLEY
2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712 • 479.273.2209 • MORRISONSHIPLEY.COM

ARCHITECT

SGA Design Group
1437 South Boulder Ave., Suite 550
Tulsa, OK 74119-3609
Contact: Jeff Dalton
Telephone: (918) 587-8602, 255 (ext.)
jeffd@sgadesigngroup.com

DEVELOPER

Casey's Marketing Company
One S.E. Convenience Boulevard
Ankeny, IA 50021
Contact: Shannon Gerard
Telephone: (314) 609-6177

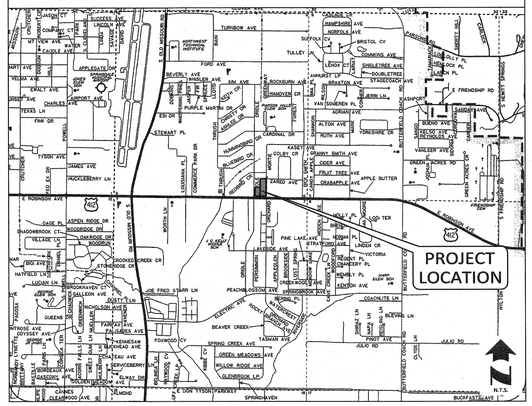
OWNER

Tamara and Jonathan Dellinger
1758 Windsor Avenue
Springdale, AR 72764
Telephone: (479) 872-0933 or (479) 530-2426

OWNER

Cypert Family Revocable Trust
P.O. Box 1793l
Springdale, AR 72765
Telephone: (479) 466-1901

VICINITY MAP



INDEX OF SHEETS

C0.0 Cover Sheet, Vicinity Map, & Sheet Index
C1.1 Alta Survey (Sheet 1 of 2)
C1.2 Alta Survey (Sheet 2 of 2)
C2.0 Site Demolition Plan
C3.1 Overall Site Plan
C3.2 Site Dimension Plan
C4.1 Site Grading Plan
C4.2 Storm Drainage Profiles
C4.3 Storm Drainage Profiles
C5.0 Site Erosion Control Plan
C6.0 Site Utility Plan
C7.0 Site Landscape Plan
C8.1 Miscellaneous Details
C8.2 Miscellaneous Details
C8.3 Utility Details
C8.4 Erosion Control Details
C8.5 Underground Detention Details
C8.6 Underground Detention Details
C8.7 City of Springdale Details
C8.8 City of Springdale Details
C8.9 ARDOT Driveway Details
C-601 Casey's Details
C-602 Casey's Details
C-603 Casey's Details

Lighting Plan - By Others

SITE UTILITY CONTACTS
CITY OF SPRINGDALE, AR

NATURAL GAS
BLACK HILLS ENERGY
CONTACT: NATHAN PRINCE
1811 E. BORICK
FAYETTEVILLE, AR
PHONE: 479-601-8381

TELEPHONE
AT&T
CONTACT: LAYNE RHODES
1133 E. HAROLD STREET
FAYETTEVILLE, ARKANSAS 72703
PHONE: 479-442-1977

ELECTRIC
OZARKS ELECTRIC COOPERATIVE
CONTACT: MIKE PHIPPS
3641 WEDINGTON DR.
FAYETTEVILLE, AR 72704
PHONE: 479-684-4696

GOVERNING AGENCIES

CITY OF SPRINGDALE
201 SPRING STREET
SPRINGDALE, ARKANSAS 72764
PHONE: 479-750-8114

PLANNING
CONTACT: AUSTIN THOMAS
PHONE: 479-750-8550
athomas@springdalear.gov

ENGINEERING
CONTACT: KATIE HOLLINGSHREAD
PHONE: 479-756-7716
khollingshead@springdalear.gov

BUILDING DEPARTMENT
CONTACT: ED STITH
PHONE: PHONE: 479-750-8154
estith@springdalear.gov

SPRINGDALE WATER UTILITIES - ENGINEERING
CONTACT: LARRY PECKHAM
526 OAK AVENUE
SPRINGDALE, AR 72764
PHONE: 479-927-4173
lpeckham@springdalewater.com

SPRINGDALE WATER UTILITIES - PRETREATMENT
CONTACT: BRADLEY STEWART
P.O. BOX 769
SPRINGDALE, AR 72765
PHONE: 479-756-3657
bstewart@springdalewater.com

FIRE DEPARTMENT
CONTACT: MIKE IRWIN
PHONE: 479-751-4510
mirwin@springdalear.gov

DEPARTMENT OF HEALTH
ARKANSAS DEPARTMENT OF HEALTH
DIVISION OF ENGINEERING, SLOT 37
4815 W. MARKHAM
LITTLE ROCK, AR 72205
PHONE: 501-661-2623

Casey's General Store
Springdale, Arkansas

Drawing Name: P:\CAD\L21 Springdale AR-412 # Oaks\DRAWINGS\CAD-24 PLAN SET.dwg Last Modified: Dec 17, 2020 - 11:25am By dwright

SCHEDULE B - SECTION II
Exceptions
File Number: 20-59631J

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the Proposed Insured acquires for value of record, the estate or interest or mortgage thereon covered by this Commitment. *SURVEYOR'S NOTE: Not Survey Related.*
2. (A) Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished imposed by law not shown by the public records; *SURVEYOR'S NOTE: Not Survey Related.* (B) Survey: Any encroachments, measurements, party walls, or other facts which a correct survey of the premises would show; *SURVEYOR'S NOTE: ALTA/NSPS Land Title Survey of the subject property provided herewith.* (C) Easements, or claims of easements, not shown by the public records; *SURVEYOR'S NOTE: None presented to Surveyor.* (D) Rights or claims of parties in possession not shown by the public records. *SURVEYOR'S NOTE: Not Survey Related.*
3. All assessments and taxes for the year 2020 and all subsequent years. *SURVEYOR'S NOTE: Not Survey Related.*
4. Taxes or special assessments which are not shown as existing liens by the public records. *SURVEYOR'S NOTE: Not Survey Related.*
5. Rights claimed in appliances or personal property attached or unattached to the real estate or buildings. *SURVEYOR'S NOTE: Not Survey Related.*
6. Roads, ways, or streams, if any, not shown by the public records. *SURVEYOR'S NOTE: None presented to Surveyor.*
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel in, on, under, and that which may be produced from the land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the public records or listed in Schedule B. Realty Title & Closing Services, LLC makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions, or reservations of interests that are not listed. *SURVEYOR'S NOTE: Not Survey Related.*
8. Building setback lines and utility and drainage easements as reserved on plat record 10 at page 24, records of Washington County, Arkansas. *SURVEYOR'S NOTE: Platted easements are pertinent to the subject property, as depicted hereon. Building setback lines per record plat are not shown.*
9. Terms, conditions, restrictions, reservations, covenants, and easements as set forth in Protective Covenants/Bill of Assurances, if any, regulating the insured land. *SURVEYOR'S NOTE: None presented to Surveyor.*
10. A Temporary Construction & Use Agreement, in favor of City of Springdale, filed for record October 23, 2018 in deed record 2018 at page 31648, records of Washington County, Arkansas. *SURVEYOR'S NOTE: Superseded by Multi-Use Trails Easement, Book 2019 page 8538 and is not depicted hereon.*
11. An Easement in favor of City of Springdale, filed for record April 1, 2019 in deed record 2019 at page 8538, records of Washington County, Arkansas. *SURVEYOR'S NOTE: Easement is on the north side and is pertinent to the subject property, as depicted hereon.*
12. Any inaccuracy in the area, square footage, or acreage of land described in Schedule "A". Any reference to acreage is for descriptive purposes only. The Company does not insure the area, square footage, or acreage of the land. *SURVEYOR'S NOTE: Not Survey Related.*

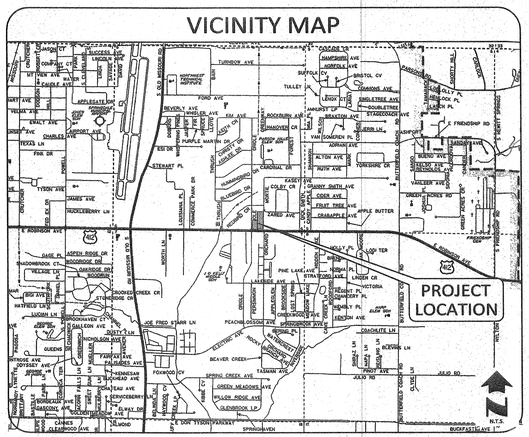
SCHEDULE B - SECTION II
Exceptions
File Number: 20-59632J

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the Proposed Insured acquires for value of record, the estate or interest or mortgage thereon covered by this Commitment. *SURVEYOR'S NOTE: Not Survey Related.*
2. (A) Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished imposed by law not shown by the public records; *SURVEYOR'S NOTE: Not Survey Related.* (B) Survey: Any encroachments, measurements, party walls, or other facts which a correct survey of the premises would show; *SURVEYOR'S NOTE: ALTA/NSPS Land Title Survey of the subject property provided herewith.* (C) Easements, or claims of easements, not shown by the public records; *SURVEYOR'S NOTE: None presented to Surveyor.* (D) Rights or claims of parties in possession not shown by the public records. *SURVEYOR'S NOTE: Not Survey Related.*
3. All assessments and taxes for the year 2020 and all subsequent years. *SURVEYOR'S NOTE: Not Survey Related.*
4. Taxes or special assessments which are not shown as existing liens by the public records. *SURVEYOR'S NOTE: Not Survey Related.*
5. Rights claimed in appliances or personal property attached or unattached to the real estate or buildings. *SURVEYOR'S NOTE: Not Survey Related.*
6. Roads, ways, or streams, if any, not shown by the public records. *SURVEYOR'S NOTE: Agreement for Donation, Real Estate for Public Access Trail Purposes, signed by Jonathan and Tamara Dellinger December 21, 2017, provided by the City of Springdale, Engineering Department. Easement is pertinent to subject property as depicted hereon. No other documents presented to Surveyor.*
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel in, on, under, and that which may be produced from the land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the public records or listed in Schedule B. Realty Title & Closing Services, LLC makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions, or reservations of interests that are not listed. *SURVEYOR'S NOTE: Not Survey Related.*
8. An Easement in favor of Springdale Water and Sewer Commission of the City of Springdale, Arkansas, and Arkansas Western Gas Company, filed for record August 11, 1989 in deed record 1329 at page 633, records of Washington County, Arkansas. *SURVEYOR'S NOTE: Easement is on the south and west sides (south and center of combined tracts) and is pertinent to the subject property, as depicted hereon.*
9. Any inaccuracy in the area, square footage, or acreage of land described in Schedule "A". Any reference to acreage is for descriptive purposes only. The Company does not insure the area, square footage, or acreage of the land. *SURVEYOR'S NOTE: Not Survey Related.*

REFERENCE DOCUMENTS:

- Title Commitment issued by Fidelity National Title Insurance Company; File Number: 20-59631J; Effective Date: July 10, 2020 at 7:00 am; Proposed Insured: Casey's Marketing Company; Issuing Agent, Realty Title & Closing Services, LLC, 3711 W. Walnut Street, Rogers, AR 72756, countersigned by Brittainy N. Fagan.
- Title Commitment issued by Fidelity National Title Insurance Company; File Number: 20-59632J; Effective Date: July 30, 2020 at 7:00 am; Proposed Insured: Casey's Marketing Company; Issuing Agent, Realty Title & Closing Services, LLC, 3711 W. Walnut Street, Rogers, AR 72756, countersigned by Brittainy N. Fagan.
- Warranty Deed; James D. Cypert and Gaye A. Cypert, Co-Trustees of the Cypert Family Revocable Trust, Grantees; File #2018-00015231, filed May 30, 2018, Washington County, Arkansas.
- Warranty Deed; Jonathan Lynn Dellinger and Tamara Rene Dellinger, Grantees: File #2002-047038, filed April 2, 2002, Washington County, Arkansas.
- Warranty Deed; Arkansas State Highway Commission, Grantee; Book 1303, page 540, filed January 12, 1989, Washington County, Arkansas.
- Warranty Deed; Arkansas State Highway Commission, Grantee; Book 1309, page 726, filed March 7, 1989, Washington County, Arkansas.
- Agreement for Donation, Real Estate for Public Access Trail Purposes; City of Springdale, Grantee; signed December 21, 2017. (copy provided by City of Springdale, Engineering Department)
- Final Plat, Parson Hills Commercial Subdivision, prepared by ESI and Oscar M. Hall, AR PLS #263, filed in Plat Book 10-24, December 28, 1987, Washington County, Arkansas.
- Final Plat, Parson Hills Phase 1, prepared by Cowdrey & Associates, Inc., and William C. Jenkins, AR PLS #688, filed in Plat Book 8-78, May 7, 1980, Washington County, Arkansas.
- Plat of The Oaks Addition, Phase 1, Replat of Lots 36 & 37, prepared by Presley Engineering Co. and Ozark Mountain Surveying & Engineering, Inc., Charles L. Presley, AR PLS # 752, filed in Plat Book 12-13, June 17, 1992, Washington County, Arkansas.
- Final Plat, The Oaks Addition, Phase 1, prepared by Presley Engineering Co. and Ozark Mountain Surveying & Engineering, Inc., Jack E. Stiffler AR PLS #772, filed in Plat Book 10-78, October 16, 1989, Washington County, Arkansas.
- State of Arkansas, State Highway Commission, Right of Way Map, Hwy 471-Hwy 68 North, Washington County, Job #40005, Sheets 1 and 8 of 11.
- Other instruments provided with the Schedule B-2 exceptions in the referenced Title Commitment.

VICINITY MAP



LEGAL DESCRIPTION - from Title Commitment No. 20-59631J

Lot 8, Parson Hills Commercial Subdivision, to the City of Springdale, Washington County, Arkansas, as shown on plat record 10 at page 24.

Less & Except: A part of Lot 8, Parson Hills Commercial Subdivision, to the City of Springdale, Washington County, Arkansas, as shown on plat record 10 at page 24 being a part of the SW¼ of the SE¼ of Section 6, Township 17 North, Range 29 West, Washington County, Arkansas, more particularly described as follows: Starting at the Northeast corner of the SW¼ of the SE¼ of Section 6; thence S01°18'19"W along the East line thereof a distance of 1270.21 feet to a point on the Northerly existing right of way line of State Highway 68; thence N88°31'14"W along said existing right of way line a distance of 108.04 feet for the point of beginning; said point being on the Northerly proposed right of way line of State Highway 68; thence continue N88°31'14"W along said existing right of way line a distance of 32.14 feet to a point on the Easterly existing right of way line of Oriole street; thence N01°01'01"E along said existing right of way line a distance of 40.00 feet to a point on the Northerly proposed right of way line of State Highway 68; thence S37°35'03"E along said proposed right of way line a distance of 51.52 feet to the point of beginning and containing 0.01 acres more or less.

LEGAL DESCRIPTION - from Title Commitment No. 20-59632J

Part of the SE1/4 of the SE1/4 of Section 6, Township 17 North, Range 29 West, Washington County, Arkansas, being more particularly described as follows: Commencing at the Southwest corner of the SE1/4 of said SE1/4; thence along the West line of the SE1/4 of said SE1/4, North 0°6'5" West 48.06 feet to the POINT OF BEGINNING, said P.O.B. being on the Northerly right-of-way of U.S. Highway #412; thence along said right-of-way the following courses: South 89°53'18" East 24.97 feet to a found Arkansas Highway and Transportation Department (A.H.T.D.) aluminum right-of-way marker; North 0°11'22" West 10.03 feet to a found A.H.T.D. aluminum right-of-way marker; South 89°52'46" East 139.96 feet to a found 1/2 inch diameter iron pin; thence leaving said right-of-way to and along the West line of The Oaks Subdivision, Phase I, North 0°4'56" West 477.85 feet to a found 1/2 inch diameter iron pin; thence along the South line of said subdivision South 89°38'48" West 165.07 feet to a found 5/8 inch diameter iron pin; thence leaving said South line South 0°6'5" East 486.52 feet to the POINT OF BEGINNING, containing 1.81 acres, more or less.

POSSIBLE ENCROACHMENTS:

- (P1) There is an existing 4' chain-link fence, asphalt paving, and a light pole encroachment along the east line of the subject property (Dellinger tract), as depicted hereon.
- (P2) There is an underground fiber optic line, as marked by utility locators, along the west side of the subject property (Cypert tract), as depicted hereon. The underground fiber optic line and appurtenances may be an encroachment without the benefit of an easement.
- (P3) Near the northwest corner of the subject property (Cypert Tract), there is a 40' x 0.5' wide concrete retaining wall along the south side of the 12' concrete walking trail that is constructed outside of the existing easement, as depicted hereon.
- (P4) Near the west line of the subject property (Dellinger tract) and east of the northeast corner of Lot 8, there is approximately 28' of underground electric line, as marked by utility locators, that is outside of the unrecorded 25' Trail Easement, as depicted hereon.
- (P5) There is an underground fiber optic line, as marked by utility locators, along the west side of the subject property (Dellinger tract), as depicted hereon. The underground fiber optic line and appurtenances may be an encroachment without the benefit of an easement.
- (P6) There is an underground electric line, as marked by utility locators, along the west side of the subject property (Dellinger tract), as depicted hereon. The underground electric line and appurtenances may be an encroachment without the benefit of an easement.

GENERAL NOTES:

- Basis of Bearing: Grid North, Arkansas State Plane Coordinate System, North Zone (0301), NAD 83 (2011)(Epoch:2010.0000), based on RT Kinematic GNSS Observations derived from a Static GNSS Base and OPUS post-processed solution, having published values of: Latitude 36°10'02.71895" N; Longitude 94°06'29.84749" W; Convergence Angle = -1.22681389 degrees; and a computed Combined Scale Factor (Grid to Ground) of 1.00007253.
- Vertical Datum: NAVD88 (Geoid 12B). Orthometric heights and contours are derived from Terrestrial and RT Kinematic GNSS Observations based on an OPUS post-processed solution with an ellipsoid height of: 383.302 m and computed orthometric height of 411.361 m/1349.61 feet.
- Contours intervals are one-foot, as depicted hereon.
- Grid North Convergence: At the Northwest Corner of Lot 8, Parson Hills Commercial Subdivision, rotate from Grid North 01°13'37" to the left for True (Geodetic) North. At the Northwest Corner of Lot 8, Parson Hills Commercial Subdivision, rotate from Grid North 02°34'41" left for Plat North, Parson Hills Commercial Subdivision.
- Flood Information: Based upon review of NFIP FIRM, Washington County, Arkansas, and Incorporated Areas, Map Number 05143C0090F, Map Revised: May 16, 2008, and by graphic plotting only, the subject property lies within: Zone X-Other Areas, areas determined to be outside the 0.2% annual chance floodplain. Surveyor assumes no liability for the correctness of cited map.
- Access to Public Right-Of-Way: The south line of the subject property, abuts and is congruent with the north right-of-way line of U.S. Highway 412/E Robinson Avenue and the west line of the subject property abuts and congruent with the east platted right-of-way line of Oriole Street. The northeast corner of the subject property corners on the platted right-of-way line for the intersection of Zared Avenue with Mortie Street. A driveway connection to this street intersection for access to the subject property will require an access easement grant from one or possibly both abutting properties.
- Proximity of known Churches and Schools: According to an online search of Google Maps, Caudle Avenue Baptist Church, 404 Caudle Ave., is approximately 1.3 miles northwest of the subject property. J.O. Kelly Middle School, 1879 E. Robinson Ave, is approximately 500 feet west of the subject property. Parson Hills Elementary School, 2326 Cardinal Drive, is approximately 1,300 feet north of the subject property.
- City Sidewalks: There is a 5' concrete sidewalk, in good condition, along the east side of Oriole Street, west side of the subject property, as depicted heron. There is a 12' concrete walking/biking trail, new condition, traversing across the north side of the subject property from Oriole Street to the intersection of Zared Avenue with Mortie Street, as depicted hereon.
- Curbing: Curbing along the north side of U.S. Highway 412/E Robinson Ave. and along the east side of Oriole Street, is slanted concrete curb, as depicted hereon.
- Total Area: The aggregate total area of the combined subject properties is ± 113,356 sq.ft / ±2.602 acres.
- Every recorded document reviewed and considered as a part of this survey is noted hereon. Surveyor has not made a thorough investigation or independent search for any easements or other encumbrances or facts that an accurate, complete and current title search and/or title commitment would disclose. Other documents of record, rights, or facts, may exist and affect this subject property.
- Subsurface or environmental conditions were not examined or considered as a part of this survey, except for underground storm pipes and sanitary sewer pipes as marked by the Arkansas One-Call System and observed at the time of the field survey.
- Existing utilities shown hereon were located by reasonable visual observed surface improvements and the painted markings per the Arkansas One-Call System; Ticket Number 200717-1248, unless noted otherwise. Actual locations of utilities shown, or the existence of additional subsurface improvements not shown hereon, should be verified before any excavations. Locations or existence of surface or subsurface improvements may differ from those shown hereon.
- Last Date of Field Survey: July 31, 2020.

Proposed Zoning - General Commercial District (C-2)				
Building Setbacks				
Front Yard		*Side Yard*		*Rear Yard*
30'	*if Parking is Allowed Between R-O-W and the building*	*0'*	*When contiguous to a residential district*	*20'*
	50'		*20'*	

To Casey's Marketing Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 7(a), 7 (b)(1), 8-9, 11, 13, 16 And 17 of Table A thereof. The fieldwork was completed on July 31, 2020.

LICENSED PROFESSIONAL SURVEYOR — STATE OF ARKANSAS — NO. 1907 — KEITH A. SIKES — SIGNATURE — 8/10/2020

CERTIFICATE OF AUTHORIZATION — MORRISON-SHIPLEY ENGINEERS, INC. — No. 281 — ARKANSAS

Keith A. Sikes, AR. P.S. 1507
Date: August 10, 2020

Revision	By	Date

MORRISON SHIPLEY
2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712 • 479.273.2209 • MORRISONSHIPLEY.COM

Drawn By:	Vertical Scale:
JDS	–
Approved By:	Horizontal Scale:
KAS	1
Date:	Plotting Scale:
08.10.2020	1
Project No.:	Drawing Name:
CAS–129	ALTA SURVEY

ALTA/NSPS Land Title Survey

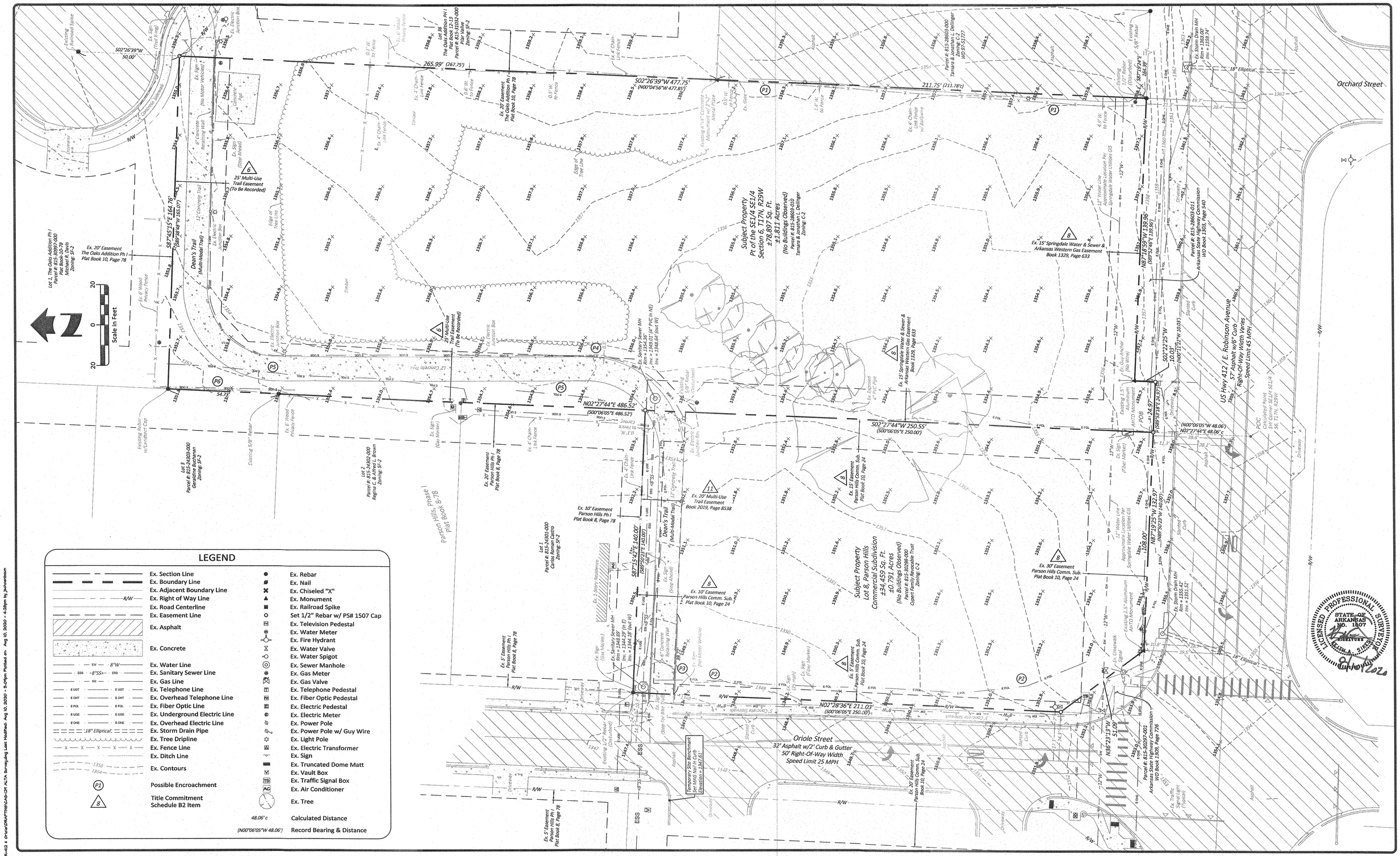
Prepared For: Casey's Marketing Company

2100 E. Robinson;
Lot 8, Parson Hills Comm. Subdivision &
Part of the SE1/4 SE1/4, S6, T17N, R29W

Springdale, Washington County, Arkansas

Sheet No.: C1.1
Sheet 1 of 2

Drawing Name: P:\CAS-129 Springdale AR-412 & Oriole\DRAWINGS\CAS-129 ALTA Surveying Last Modified: Aug 10, 2020 - 8:29pm Plotted on: Aug 10, 2020 - 4:24pm by jschoenbaum



Revision	By	Date

MORRISON SHIPLEY

2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712 • 479.273.2209 • MORRISONSHIPLEY.COM

CERTIFICATE OF AUTHORIZATION — MORRISON-SHIPLEY ENGINEERING, INC. — No. 281 — ARKANSAS

Drawn By:	Vertical Scale:
JDS	–
Approved By:	**Horizontal Scale:**
KAS	20
Date:	**Plotting Scale:**
08.10.2020	1
Project No:	**Drawing Name:**
CAS–129	ALTA SURVEY

ALTA/NSPS Land Title Survey

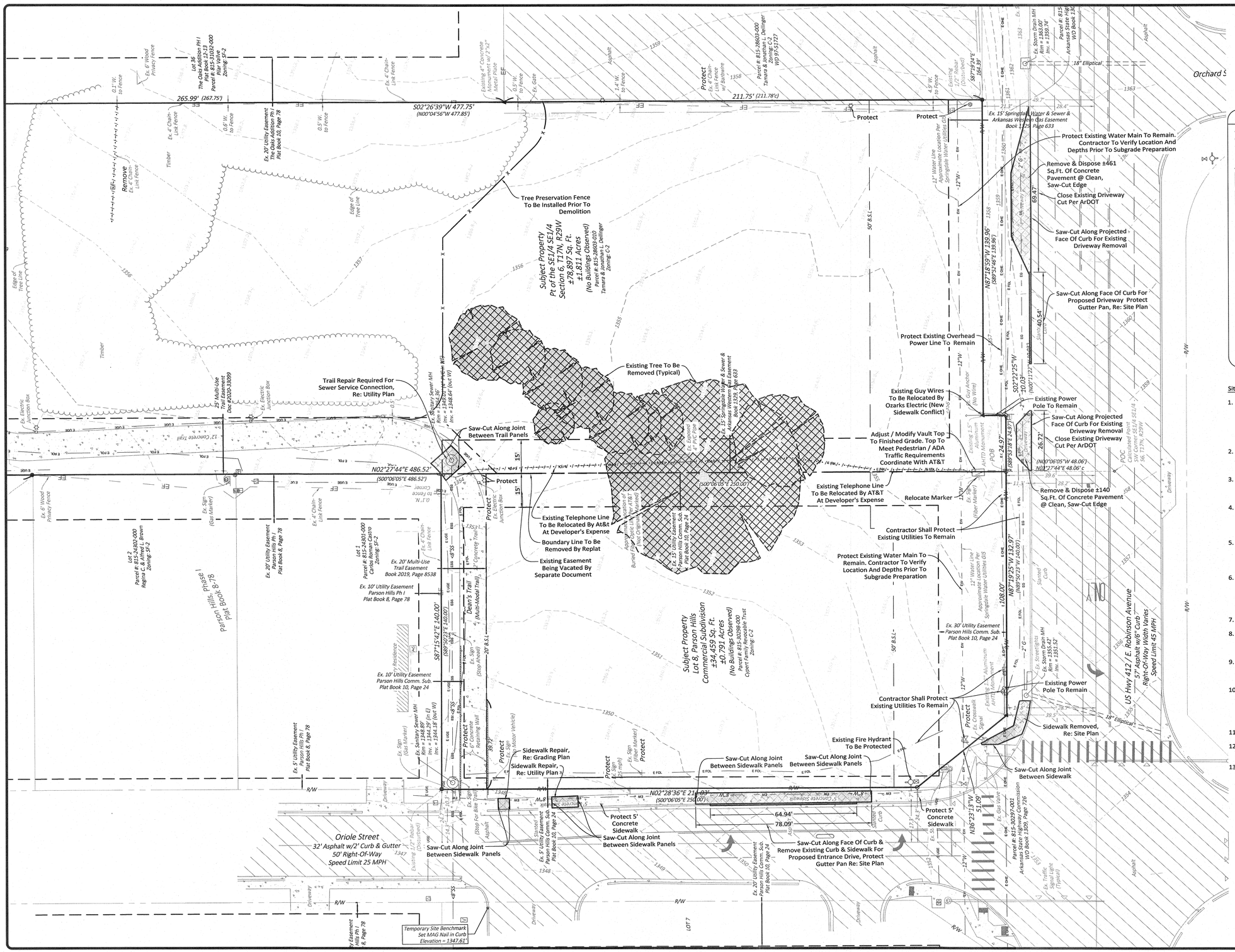
Prepared For: Casey's Marketing Company

2100 E. Robinson;
Lot 8, Parson Hills Comm. Subdivision &
Part of the SE1/4 SE1/4, S6, T17N, R29W

Springdale, Washington County, Arkansas

Sheet No:
C1.2
Sheet 2 of 2

Drawing Name: P:\CAS-129 Springdale AR-412 & Orioles\DRAFTING\CAS-129 ALTA Surveying Last Modified: Aug 10, 2020 - 4:26pm by jsilverborn


Scale in Feet
20
0
20
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ARKANSAS ONE CALL SYSTEM
LEGEND
Ex. Section Line
Ex. Boundary Line
Ex. Adjacent Boundary Line
Ex. Right of Way Line
Ex. Road Centerline
Ex. Easement Line
Ex. Asphalt
Ex. Concrete
Ex. Water Line
Ex. Sanitary Sewer Line
Ex. Gas Line
Ex. Telephone Line
Ex. Overhead Telephone Line
Ex. Fiber Optic Line
Ex. Underground Electric Line
Ex. Overhead Electric Line
Ex. Storm Drain Pipe
Ex. Tree Dripline
Ex. Fence Line
Ex. Ditch Line
Ex. Contours
Remove & Dispose Existing Concrete Pavement & Base Course
Remove & Dispose Existing Tree
Tree Preservation Fencing
Ex. Rebar
Ex. Nail
Ex. Chiseled "X"
Ex. Monument
Ex. Railroad Spike
Set 1/2" Rebar w/ PS# 1507 Cap
Ex. Television Pedestal
Ex. Water Meter
Ex. Fire Hydrant
Ex. Water Valve
Ex. Water Spigot
Ex. Sewer Manhole
Ex. Gas Meter
Ex. Gas Valve
Ex. Telephone Pedestal
Ex. Fiber Optic Pedestal
Ex. Electric Pedestal
Ex. Electric Meter
Ex. Power Pole
Ex. Power Pole w/ Guy Wire
Ex. Light Pole
Ex. Electric Transformer
Ex. Sign
Ex. Truncated Dome Matt
Ex. Vault Box
Ex. Traffic Signal Box
Ex. Air Conditioner
Ex. Tree
Calculated Distance
Record Bearing & Distance
Subject Property
Pt of the SE1/4 SE1/4
Section 6, T17N, R29W
±78,897 Sq. Ft.
±1.811 Acres
(No Buildings Observed)
Parcel #: 815-28603-010
Tamara & Jonathan L. Dellinger
Zoning: C-2
Subject Property
Lot 8, Parson Hills
Commercial Subdivision
±34,459 Sq. Ft.
±0.791 Acres
(No Buildings Observed)
Parcel #: 815-24300-000
Cypert Revocable Trust
Zoning: C-2
Tree Preservation Fence To Be Installed Prior To Demolition
Existing Tree To Be Removed (Typical)
Protect Existing Water Main To Remain. Contractor To Verify Location And Depths Prior To Subgrade Preparation
Remove & Dispose ±461 Sq.Ft. Of Concrete Pavement @ Clean, Saw-Cut Edge
Close Existing Driveway Cut Per ArDOT
Saw-Cut Along Projected Face Of Curb For Existing Driveway Removal
Saw-Cut Along Face Of Curb For Proposed Driveway Protect Gutter Pan, Re: Site Plan
Protect Existing Overhead Power Line To Remain
Existing Guy Wires To Be Relocated By Ozarks Electric (New Sidewalk Conflict)
Existing Power Pole To Remain
Saw-Cut Along Projected Face Of Curb For Existing Driveway Removal
Close Existing Driveway Cut Per ArDOT
Remove & Dispose ±140 Sq.Ft. Of Concrete Pavement @ Clean, Saw-Cut Edge
Trail Repair Required For Sewer Service Connection, Re: Utility Plan
Saw-Cut Along Joint Between Trail Panels
Adjust / Modify Vault Top To Finished Grade. Top To Meet Pedestrian / ADA Traffic Requirements Coordinate With AT&T
Existing Telephone Line To Be Relocated By AT&T At Developer's Expense
Relocate Marker
Existing Telephone Line To Be Relocated By At&t At Developer's Expense
Boundary Line To Be Removed By Replat
Existing Easement Being Vacated By Separate Document
Contractor Shall Protect Existing Utilities To Remain
Protect Existing Water Main To Remain. Contractor To Verify Location And Depths Prior To Subgrade Preparation
Contractor Shall Protect Existing Utilities To Remain
Existing Power Pole To Remain
Existing Fire Hydrant To Be Protected
Sidewalk Removed, Re: Site Plan
Sidewalk Repair, Re: Grading Plan
Sidewalk Repair, Re: Utility Plan
Saw-Cut Along Joint Between Sidewalk Panels
Saw-Cut Along Joint Between Sidewalk Panels
Saw-Cut Along Joint Between Sidewalk
Protect 5' Concrete Sidewalk
Saw-Cut Along Joint Between Sidewalk Panels
Saw-Cut Along Face Of Curb & Remove Existing Curb & Sidewalk For Proposed Entrance Drive, Protect Gutter Pan Re: Site Plan
Protect 5' Concrete Sidewalk
Oriole Street
32' Asphalt w/2' Curb & Gutter
50' Right-Of-Way
Speed Limit 25 MPH
US Hwy 412 / E. Robinson Avenue
57' Asphalt w/6" Curb
Right-Of-Way Width Varies
Speed Limit 45 MPH
Temporary Site Benchmark
Set MAG Nail in Curb
Elevation = 1347.61'
Parson Hills Phase I
Plat Book 8, 78
Orchard St
Dean's Trail
(Multi-Modal Trail)
Protect
Ex. 20' Utility Easement
The Oaks Addition Ph I
Plat Book 12-13
Parcel #: 815-31032-000
Regina C. & Alfred L. Brown
Zoning: SF-2
Lot 2
Parcel #: 815-24302-000
Regina C. & Alfred L. Brown
Zoning: SF-2
Lot 1
Parcel #: 815-24301-000
Carlos Roman Castro
Zoning: SF-2
Ex. 20' Multi-Use Trail Easement
Book 2019, Page 8538
Ex. 10' Utility Easement
Parson Hills Ph I
Plat Book 8, Page 78
Ex. 10' Utility Easement
Parson Hills Comm. Sub.
Plat Book 10, Page 24
Ex. 5' Utility Easement
Parson Hills Ph I
Plat Book 8, Page 78
Ex. 20' Utility Easement
Parson Hills Comm. Sub.
Plat Book 10, Page 24
Ex. 15' Springdale Water & Sewer & Arkansas Western Gas Easement
Book 1329, Page 633
Ex. 15' Utility Easement
Parson Hills Comm. Sub.
Plat Book 10, Page 24
Ex. 30' Utility Easement
Parson Hills Comm. Sub.
Plat Book 10, Page 24
Parcel #: 815-28603-000
Tamara & Jonathan L. Dellinger
Zoning: C-2
WD 97-51727
Parcel #: 815-31032-000
Regina C. & Alfred L. Brown
Zoning: SF-2
Parcel #: 815-31027-001
Arkansas State Highway Commission
WD Book 1303, Page 716
Ex. 6' Wood Privacy Fence
Ex. 4' Chain-Link Fence
Ex. Gate
Ex. Sign (Gas Marker)
Ex. Sign (Fiber Marker)
Ex. Sign (Stop Ahead)
Ex. Sign (Stop For Bike Trail)
Ex. Sign (25 mph)
Ex. Sign (No Motor Vehicle)
Ex. Electric Junction Box
Ex. Sanitary Sewer MH
Rim = 1348.89'
Inv. = 1344.18' (In E)
Inv. = 1344.18' (Out W)
Ex. Storm Drain MH
Rim = 1363.00'
Inv. = 1358.34'
Ex. Sanitary Sewer MH
Rim = 1349.70'
Inv. = 1345.61' (Out W)
Ex. Gas Valve
Ex. Traffic Signal Light (Typical)
Ex. Streetlights
Ex. Crosswalk Signal
Existing 1.5" Aluminum Arkansas DOT Monument
Existing 1/2" Rebar (Disturbed)
Existing 4" Concrete Monument w/ 2"x2" Metal Plate
Edge of Tree Line
Timber
Asphalt
Concrete Sidewalk
Concrete Trail
Retaining Wall
Driveway
Curb
Gutter
Ex. Exposed Aggregate Pad
Ex. Concrete Pad
Ex. Concrete Pad (Not Originally Marked)
Buried Fiber Optic Line (Not Originally Marked)
Ex. Underground Electric Line (Not Originally Marked)
Ex. Overhead Telephone Line
Ex. Overhead Electric Line
Ex. Telephone Line
Ex. Fiber Optic Line
Ex. Water Line
Ex. Sanitary Sewer Line
Ex. Gas Line
Ex. Storm Drain Pipe
Ex. Fence Line
Ex. Ditch Line
Ex. Contours
Ex. Power Pole
Ex. Power Pole w/ Guy Wire
Ex. Light Pole
Ex. Electric Transformer
Ex. Sign
Ex. Vault Box
Ex. Traffic Signal Box
Ex. Air Conditioner
Ex. Tree
Ex. Rebar
Ex. Nail
Ex. Chiseled "X"
Ex. Monument
Ex. Railroad Spike
Set 1/2" Rebar w/ PS# 1507 Cap
Ex. Television Pedestal
Ex. Water Meter
Ex. Fire Hydrant
Ex. Water Valve
Ex. Water Spigot
Ex. Sewer Manhole
Ex. Gas Meter
Ex. Gas Valve
Ex. Telephone Pedestal
Ex. Fiber Optic Pedestal
Ex. Electric Pedestal
Ex. Electric Meter
Ex. Power Pole
Ex. Power Pole w/ Guy Wire
Ex. Light Pole
Ex. Electric Transformer
Ex. Sign
Ex. Truncated Dome Matt
Ex. Vault Box
Ex. Traffic Signal Box
Ex. Air Conditioner
Ex. Tree
Calculated Distance
Record Bearing & Distance
Tree Preservation Fencing
Remove & Dispose Existing Concrete Pavement & Base Course
Remove & Dispose Existing Tree
S02°26'39"W 477.75'
(N00°04'56"W 477.85')
265.99' (267.75')
211.75' (211.78'c)
S87°19'24"E 164.39'
N87°19'59"W 139.96'
(S87°19'24"E 139.96')
S02°22'25"W 110.03'
(N00°11'17"E 110.00')
N89°53'18"E 24.97'
(N00°06'05"W 48.06')
N01°27'44"E 48.06'c
N87°19'25"W 132.97'
(N89°53'23"W 140.00')
N02°27'44"E 486.52'
(S00°06'05"E 486.52')
N02°28'36"E 218.09'
(S00°06'05"E 250.00')
S87°15'42"E 140.00'
(S89°53'23"E 140.00')
N36°23'13"W 51.09'
108.00'
(N89°53'23"W 140.00')
69.47'
40.54'
26.72'
39.6'
64.94'
78.09'
39.72'
Ex. 30' Utility Easement
Parson Hills Comm. Sub.
Plat Book 10, Page 24
Ex. 10' Utility Easement
Parson Hills Ph I
Plat Book 8, Page 78
Ex. 10' Utility Easement
Parson Hills Comm. Sub.
Plat Book 10, Page 24
Ex. 5' Utility Easement
Parson Hills Ph I
Plat Book 8, Page 78
Ex. 20' Utility Easement
Parson Hills Comm. Sub.
Plat Book 10, Page 24
Ex. 15' Springdale Water & Sewer & Arkansas Western Gas Easement
Book 1329, Page 633
Ex. 30' Utility Easement
Parson Hills Comm. Sub.
Plat Book 10, Page 24
Ex. 15' Springdale Water & Sewer & Arkansas Western Gas Easement
Book 1329, Page 633
Ex. 20' Utility Easement
Parson Hills Comm. Sub.
Plat Book 10, Page 24
Ex. 25' Multi-Use Trail Easement
Doc #2020-38099
Ex. 10' Utility Easement
Parson Hills Comm. Sub.
Plat Book 10, Page 24
Ex. 10' Utility Easement
Parson Hills Ph I
Plat Book 8, Page 78
Ex. 20' Utility Easement
Parson Hills Ph I
Plat Book 8, Page 78
Ex. 5' Utility Easement
Parson Hills Ph I
Plat Book 8, Page 78
Ex. 15' Springdale Water & Sewer & Arkansas Western Gas Easement
Book 1329, Page 633
Ex. 30' Utility Easement
Parson Hills Comm. Sub.
Plat Book 10, Page 24
Ex. 20' Utility Easement
Parson Hills Comm. Sub.
Plat Book 10, Page 24
Ex. 5' Utility Easement
Parson Hills Comm. Sub.
Plat Book 10, Page 24
Ex. 10' Utility Easement
Parson Hills Comm. Sub.
Plat Book 10, Page 24
Ex. 10' Utility Easement
Parson Hills Ph I
Plat Book 8, Page 78

SURVEY DESCRIPTION - Casey's General Stores Commercial Addition, Lot 1:
Part of Lot 8, Parson Hills Commercial Subdivision, to the City of Springdale, Washington County, Arkansas, as shown on Plat Record 10 at page 24, and part of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4), all in Section 6, Township 17 North, Range 29 West, of the Fifth Principal Meridian, Washington County, Arkansas, being more particularly described as follows:

COMMENCING at the southwest corner of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section 6; thence by bearing and distance (basis of bearing, Grid North), North 02°27'44" East a distance of 48.06 feet to a one-half inch (1/2") rebar with PS #1507 cap at the southeast corner of Lot 8, Parson Hills Commercial Subdivision, the north right-of-way line of Arkansas Highway 412 (E. Robinson Avenue), and the POINT OF BEGINNING; thence North 87°19'25" West along the south line of said Lot 8 and said north right-of-way line a distance of 108.00 feet to a one and one-half inch (1-1/2") aluminum AHTD monument at the southeast corner of the tract acquired by Warranty Deed, Book 1309, page 726; thence North 36°23'13" West along the northeasterly line thereof and continuing along said north right-of-way line a distance of 51.09 feet to a one-half inch (1/2") rebar with PS #1507 cap on the west line of said Lot 8 and the east right-of-way line of Oriole Street; thence leaving said north right-of-way line, North 02°28'36" East along said east right-of-way line a distance of 211.03 feet to a one-half inch (1/2") rebar at the northwest corner of said Lot 8; thence leaving said east right-of-way line, South 87°15'42" East a distance of 140.00 feet to a one-half inch (1/2") rebar with PS #1507 cap at the northeast corner of said Lot 8; thence North 02°27'44" East along the east line of Parson Hills, Phase 1, as filed in Plat Record 8 at page 78, a distance of 235.97 feet to an existing rebar with Landtech cap at the southwest corner of Lot 1, The Oaks Addition, Phase 1, as filed in Plat Record 10 at page 78; thence leaving said east line, South 87°45'15" East a distance of 164.76 feet to the southeast corner of said Lot 1; thence South 02°26'39" West, crossing a four-inch (4") concrete monument at the southwest corner of Lot 36, The Oaks Addition, Phase 1, at a distance of 265.99 feet, in all a distance of 477.75 feet to a one-half inch (1/2") rebar at the northeast corner of a tract acquired by Warranty Deed, Book 1303, page 540, and said north right-of-way line of Arkansas Highway 412 (E. Robinson Avenue); thence North 87°18'59" West along said north right-of-way line and the north line of said tract a distance of 139.96 feet to a one and one-half inch (1 1/2") aluminum AHTD monument at the northwest corner of said tract; thence South 02°22'25" West continuing along said north right-of-way line a distance of 10.03 to a one-half inch (1/2") rebar with PS #1507 cap at the southwest corner of said tract; thence North 87°19'25" West continuing along said north right-of-way line a distance of 24.97 feet to the Point of Beginning.

Revision	By	Date
Per City Of Springdale Comments	DKW	12.17.2020

MORRISON SHIPLEY
2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712 • 479.273.2209 • MORRISONSHIPLEY.COM

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
DOUGLAS C. MELTON
No.10443

The Original Signed and Sealed Document is on file at the Office of Record

Drawn By:	DKW
Approved By:	DCM
Date:	11.23.2020
Project No.:	CAS-129

Vertical Scale:	–
Horizontal Scale:	1" = 20'
Plotting Scale:	1
Drawing Name:	OVERALL SITE PLAN

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

Springdale, Washington County, Arkansas

OVERALL SITE PLAN

Issued for Review – 12.17.2020

Sheet No.: C3.1

CITY PROJECT # L21-04

Drawing Name: P:\CAS-129 Springdale AR-412 & Oriole\DRAWING\CAS-129 PLAN SET.dwg Last Modified: Dec 17, 2020 - 11:18am Plotted on: Dec 17, 2020 - 11:24am by dwright

Proposed Zoning - General Commercial District (C-2)				
Building Setbacks				
Front Yard		Side Yard		Rear Yard
30'	if Parking is Allowed Between R-O-W and the building 50'	0'	When contiguous to a residential district 20'	20'

Temporary Site Benchmark
Set MAG Nail in Curb
Elevation = 1347.61'

20 0 20
Scale in Feet

CALL BEFORE YOU DIG 1-800-482-8998 ARKANSAS ONE CALL SYSTEM

LEGEND

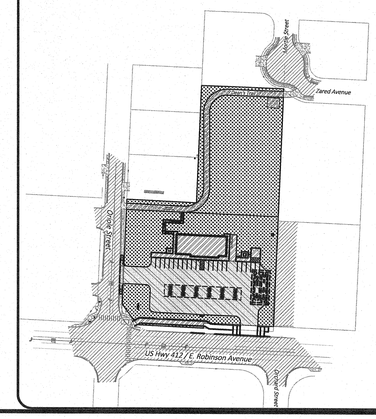
- Easement Line
- Building Setback Line (BSL)
- Proposed Building
- Proposed Concrete Pavement With Conc. Curb (Private) Re: Casey's Civil Details, C-601, (2)
- Heavy Duty Concrete Pavement (Within Right-Of-Way) Re: Sht. 11
- Underground Storage Tanks Re: Casey's Civil Details, C-601, (2)
- Proposed Sign, See Plan For Type
- Light Pole, Re: Lighting Plan
- BSL — Building Setback Line
- UE — Utility Easement
- Proposed Sch. 40 PVC Roof Drain Line (6"RD)
- Proposed Sch. 40 PVC Roof Drain Line (8"RD)
- Proposed PVC SDR-35 Sanitary Sewer Service (Private) (>6"SS)
- Proposed Domestic Water Service Line (Private) (2"W)
- Proposed Gas Service Line (1."SG)
- Proposed Underground Electric (UGE)
- Proposed Telephone Service Line (T)
- Proposed 1.5" Water Meter
- Proposed Irrigation Meter
- Proposed Gas Meter
- Irrigation Conduit 2 Ea.- 4" Sch. 40 PVC (Typ.)

- Ex. Section Line
- Ex. Boundary Line
- Ex. Adjacent Boundary Line
- Ex. Right of Way Line (R/W)
- Ex. Road Centerline
- Ex. Easement Line
- Ex. Asphalt
- Ex. Concrete
- Ex. Water Line (8"W)
- Ex. Sanitary Sewer Line (8"SS)
- Ex. Gas Line
- Ex. Telephone Line
- Ex. Overhead Telephone Line
- Ex. Fiber Optic Line
- Ex. Underground Electric Line
- Ex. Overhead Electric Line
- Ex. Storm Drain Pipe (18" Elliptical)
- Ex. Tree Dripline
- Ex. Fence Line
- Ex. Ditch Line
- Ex. Contours (1355, 1354)
- Ex. Television Pedestal
- Ex. Water Meter
- Ex. Fire Hydrant
- Ex. Water Valve
- Ex. Water Spigot
- Ex. Sewer Manhole
- Ex. Gas Meter
- Ex. Gas Valve
- Ex. Telephone Pedestal
- Ex. Fiber Optic Pedestal
- Ex. Electric Pedestal
- Ex. Electric Meter
- Ex. Power Pole
- Ex. Power Pole w/ Guy Wire
- Ex. Light Pole
- Ex. Electric Transformer
- Ex. Sign
- Ex. Truncated Dome Matt
- Ex. Vault Box
- Ex. Traffic Signal Box
- Ex. Air Conditioner
- Ex. Tree

Site General Notes:

1. The Contractor Shall Be Solely And Completely Responsible For Conditions Of The Job Site, Including Safety Of All Persons And Property During All Phases Of Construction Of This Site. This Requirement Shall Apply Continuously And Shall Not Be Limited To Construction Working Hours.
2. It Is The Contractor's Responsibility To Take All Precautions Necessary To Avoid Property Damage To Adjacent Properties During The Construction Phases Of This Project.
3. All Dimensions, Unless Otherwise Noted, Are To The Back Of Curb, Face Of Building, Edge Of Pavement, Or Centerline Of Stripe.
4. Contractor Shall Coordinate And Comply With All Utility Companies Involved In Project And Pay All Required Fees And Costs.
5. All On-Site Curb Shall Be Barrier Curb, Unless Otherwise Noted On The Plans. Refer To Detail Sheets C-601/2
6. See Architectural Plans for Exact Building Dimensions and Layout.
7. Refer to Lighting Plan For Proposed Parking Lot Lighting Locations And For Pole, Pole Footing, And Pole Fixture Details.
8. Refer To Architectural Plans For Details Of The Proposed Entrance Sign, and Dumpster Enclosure.
9. A Permit Is Required For All Construction Within ARDOT Right-Of-Way. Said Construction Shall Be In Accordance With ARDOT Regulations.
10. All Signage, Pavement Markings, And Striping Shall Conform To The Manual Of Uniform Traffic Control Devices (MUTCD) Standards And Regulations.
11. All Heavy Equipment, Stockpiles, And Construction Site Materials Have Been Removed From The Construction Site.

Key Map
Not To Scale



Site Area Calculations:

Total Site Area: 113,556 S.F.

Proposed Green Space: 69,599 S.F.
Green Space Percentage: 61.3%

Proposed Impervious Space: 39,995 S.F.
Impervious Space Percentage: 35.2%

Total Building Area: 3,932 S.F.*
Building Area Percentage: 3.5%*

*Does Not Include Overhead Canopy

Site Area Calculations:

- Impervious Area
- Green Space
- Parking Lot Area

PARKING SUMMARY

Description	Parking Requirement	Number of Spaces
Total Building 3,932 S.F. Commercial Use (3,098 S.F.)	1 Per 250 SF + 1 Per Employee	17 Reqd.
*Standard Parking Spaces	Total Provided	31
Fueling Bays	Total Provided	14
Accessible (AC) Spaces	Total Provided	3

CITY PROJECT # L21-04

Revision	By	Date
Per City Of Springdale Comments	DKW	12.17.2020

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STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER DOUGLAS C. MELTON, JR. No.10443

The Original Signed and Sealed Document is on file at the Office of Record

Drawn By:	Vertical Scale:
DKW	–
Approved By:	Horizontal Scale:
DCM	1" = 20'
Date:	Plotting Scale:
11.23.2020	1
Project No.:	Drawing Name:
CAS-129	SITE PLAN

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

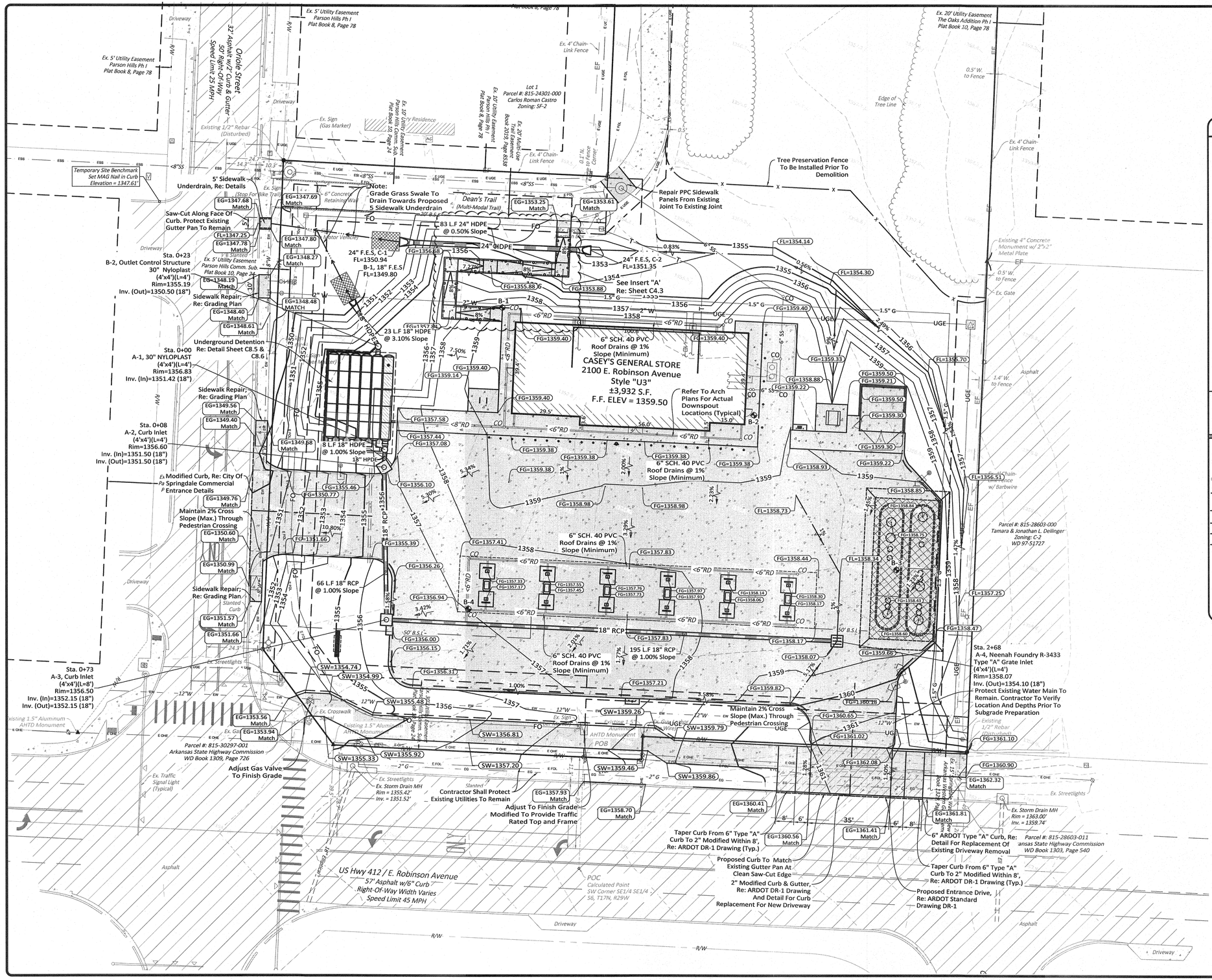
Springdale, Washington County, Arkansas

SITE DIMENSION PLAN

Issued for Review – 12.17.2020

Sheet No.: C3.2

Drawing Name: P:\CAS-129 Springdale AR-412 & Oriole\DRAFTING\CAS-129 PLAN SET.dwg Last Modified: Dec 17, 2020 - 11:35am Plotted on: Dec 17, 2020 - 11:42am by dwright



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20 0 20
Scale in Feet

LEGEND

- Easement Line
- Building Setback Line
- Proposed Building
- Proposed Concrete Pavement With Concrete Curb (Private) Re: Casey's Civil Details, C-601, (2)
- Heavy Duty Concrete Pavement (Within City Right-Of-Way) Re: Sht. 11
- Underground Storage Tanks Re: Casey's Civil Details, C-601, (2)
- B-1 Boring Location (Geotech Report By GTS, Inc. GTS Project Number: 20-1-5-155 Date: 11/13/20)
- Proposed Sign, See Plan For Type
- Light Pole, Re: Lighting Plan
- TC=1355.64 Proposed Top of Curb Elevation
- SW=1355.19 Proposed Top Of Sidewalk Elevation
- FG=1355.19 Proposed Finished Surface Elevation
- 1355 Proposed Contour Line
- 2% Finished Grade Slope
- Proposed Curb Inlet
- 18"HDPE Proposed Drainage Pipe
- BSL Building Setback Line
- UE Utility Easement
- X"RD Proposed Sch. 40 PVC Roof Drain Line
- 6" SS Proposed PVC SDR-35 Sanitary Sewer Service (Private)
- 2"W Proposed Domestic Water Service Line (Private)
- 1.5" G Proposed Gas Service Line
- UGE Proposed Underground Electric
- T Proposed Telephone Service Line
- W Proposed Water Meter
- I Proposed Irrigation Meter
- M Proposed Gas Meter
- Irrigation Conduit 2 Ea.- 4" Sch. 40 PVC (Typ.)
- Property Line
- R/W Right-Of-Way On Property Line
- R/W- Existing Right-Of-Way Line
- Existing Road Center Line
- Existing Easement Line
- Existing Gravel
- Existing Concrete
- Existing Asphalt
- Existing Monument
- Existing Rebar
- Existing Nail
- Set Mag Nail w/ PS# 1700 Washer
- Set 1/2" Rebar w/ PS# 1700 Cap
- Existing Water Meter
- Existing Fire Hydrant
- Existing Water Valve
- Existing Fiber Optic Pedestal
- Existing Telephone Pedestal
- Existing Electric Pedestal
- Existing Utility Pole
- Existing Power Pole
- Existing Power Pole w/ Guy Wire
- Existing Light Pole
- Existing Sign
- Existing Traffic Signal Box
- Existing Vault
- Existing Tree
- 24" RCP Existing Drainage Pipes
- Existing Fence Line
- Flow Line
- 1355 / 1353 Existing Contours
- E CTV Ex. Television Line
- E OHTV Ex. Overhead Television Line
- 8"W Ex. Water Line
- 8"SS Ex. Sanitary Sewer Line
- EG Ex. Gas Line
- E UGT Ex. Telephone Line
- E OHT Ex. Overhead Telephone Line
- E FOL Ex. Fiber Optic Line
- E UGE Ex. Underground Electric Line
- E OHE Ex. Overhead Electric Line
- 24"RCP Ex. Storm Drain Pipe
- Ex. Fence Line

Site Grading and Drainage General Notes:

1. No Land Clearing Shall Begin Until All Erosion Control Measures Have Been Installed. The Contractor Shall Take All Precautions To Prevent Soil Sediment From Leaving The Site. All Erosion Control Measures Shall Be Maintained Until All Contributing Areas Are Graded And Stabilized.
2. All Disturbed Areas And Slopes Shall Be Graded Smooth, Receive 4" Topsoil And Sod. Refer To The Landscape Plan.
3. All Storm Sewer Distances Are From Center Of Inlet To Center Of Inlet Or From Center Of Inlet To End Of Flared-End-Section.
4. All Existing Utility Vaults, Valves, Meters, And Boxes To Be Adjusted To Finished Grades In Accordance With City Of Springdale Regulations And To The Corresponding Utility Companies Requirements.
5. No Finished Grade Slopes Shall Exceed 3:1.
6. All Soils Under The Building And Pavement Shall Be Structural Fill Approved By The Soils Engineer. Contractor Will Be Required To Provide Proctor Tests To Be Reviewed/Approved By The Soils Engineer.
7. Refer To The Architecture Plans For Exact Location of Roof Drain Downspouts.
8. An ARDOT Permit is Required For All Work Performed Within Highway Department Right-Of-Way. All Work In Said Right-Of-Way Shall Be In Accordance With ARDOT Regulations.
9. 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.

CITY PROJECT # L21-04

Revision	By	Date
Per City Of Springdale Comments	DKW	12.17.2020

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STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER DOUGLAS C. MELTON, JR. No.10443

The Original Signed and Sealed Document is on file at the Office of Record

Drawn By:	DKW
Approved By:	DCM
Date:	11.23.2020
Project No.:	CAS-129

Vertical Scale:	–
Horizontal Scale:	1" = 20'
Plotting Scale:	1
Drawing Name:	GRADING PLAN

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

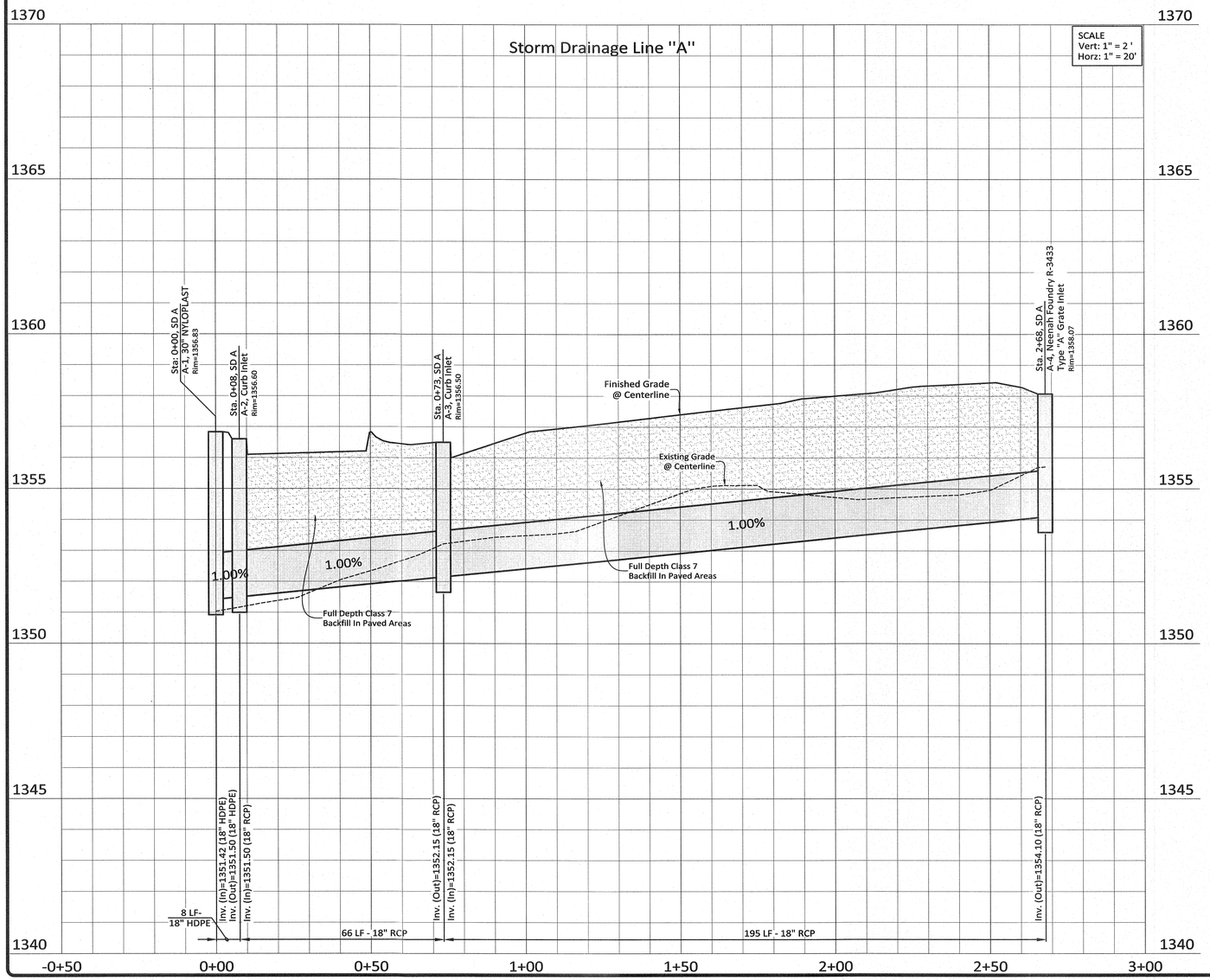
Springdale, Washington County, Arkansas

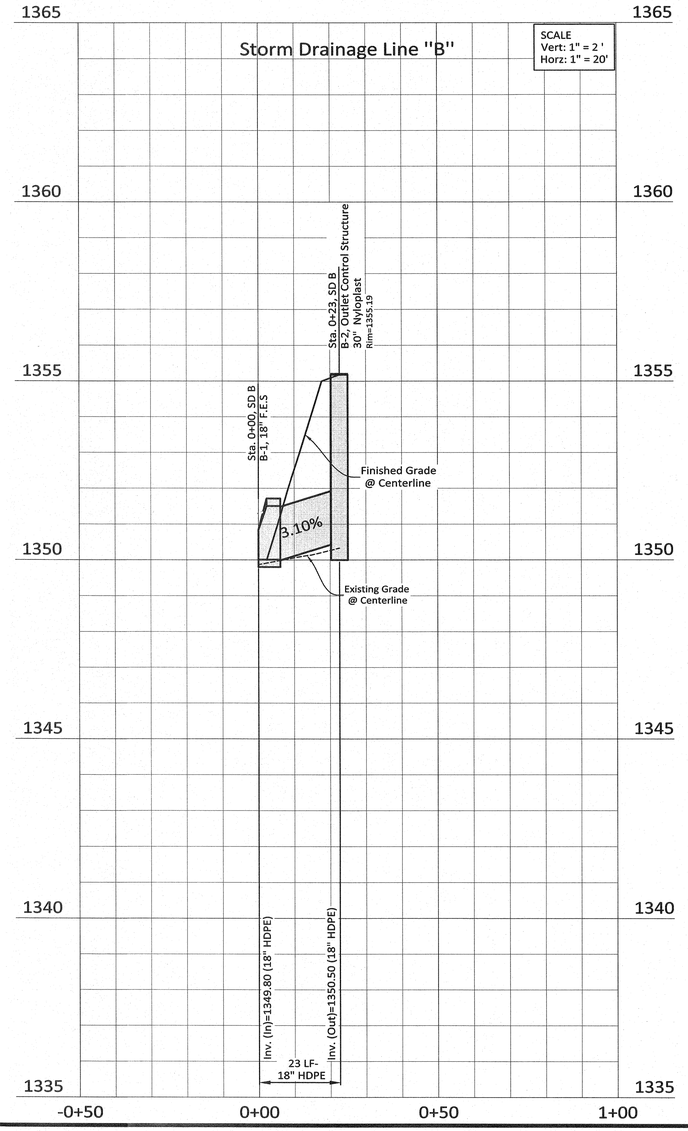
SITE GRADING PLAN

Issued for Review – 12.17.2020

Sheet No.: C4.1

Drawing Name: P:\CAS-129 Springdale, AR-412 & Oriole\DRAFTING\CAS-129 PLAN SET.dwg Last Modified: Dec 17, 2020 - 11:58am Plotted on: Dec 17, 2020 - 11:58am by dwright





CITY PROJECT # L21-04

Revision	By	Date
Per City Of Springdale Comments	DKW	12.17.2020

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STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
DOUGLAS C. MELTON, JR.
No.10443

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Approved By:	DCM
Date:	11.23.2020
Project No.:	CAS-129

Vertical Scale:	–
Horizontal Scale:	1" = 20'
Plotting Scale:	1
Drawing Name:	Storm Drainage Profiles

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

Springdale, Washington County, Arkansas

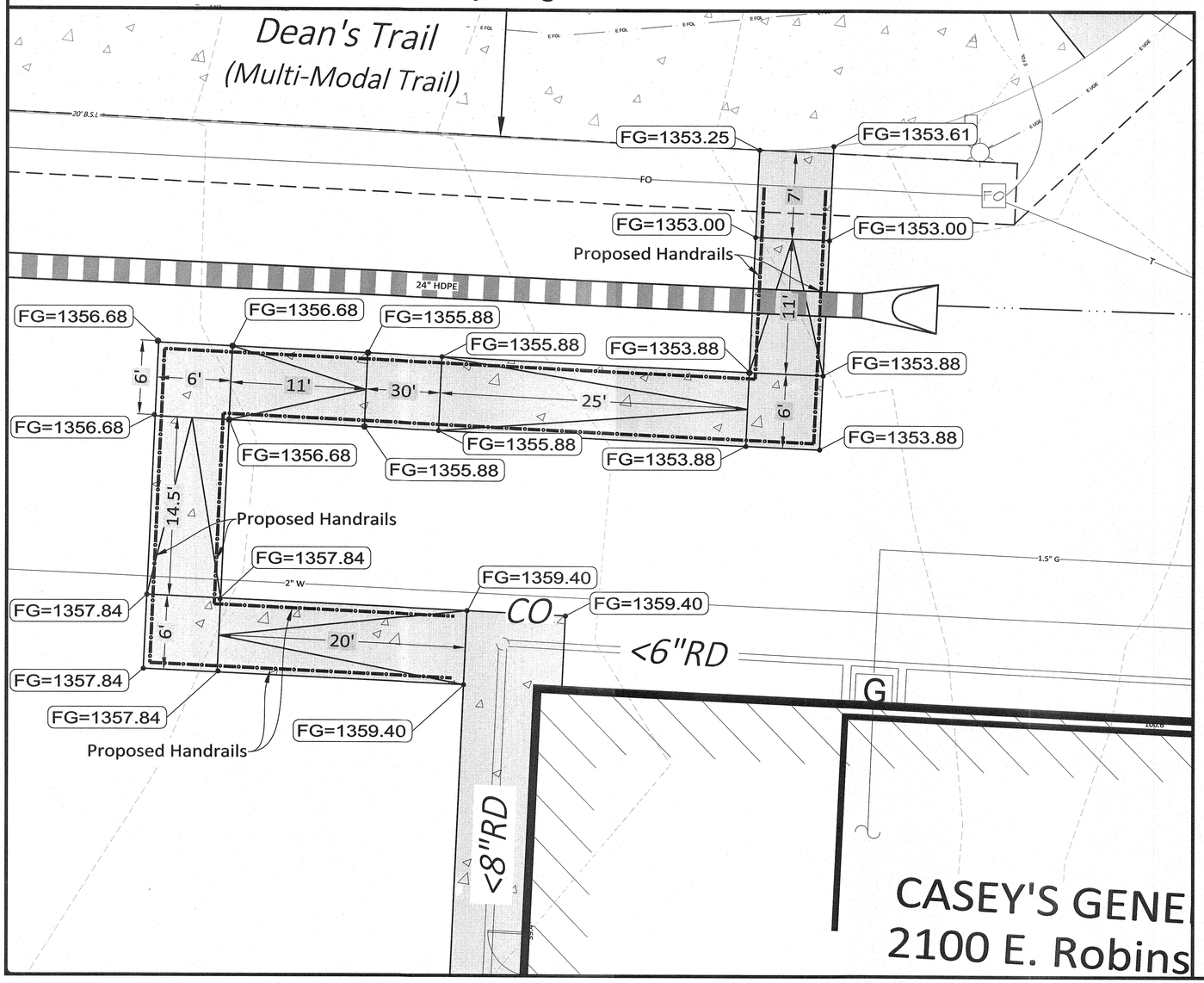
STORM DRAINAGE PROFILES

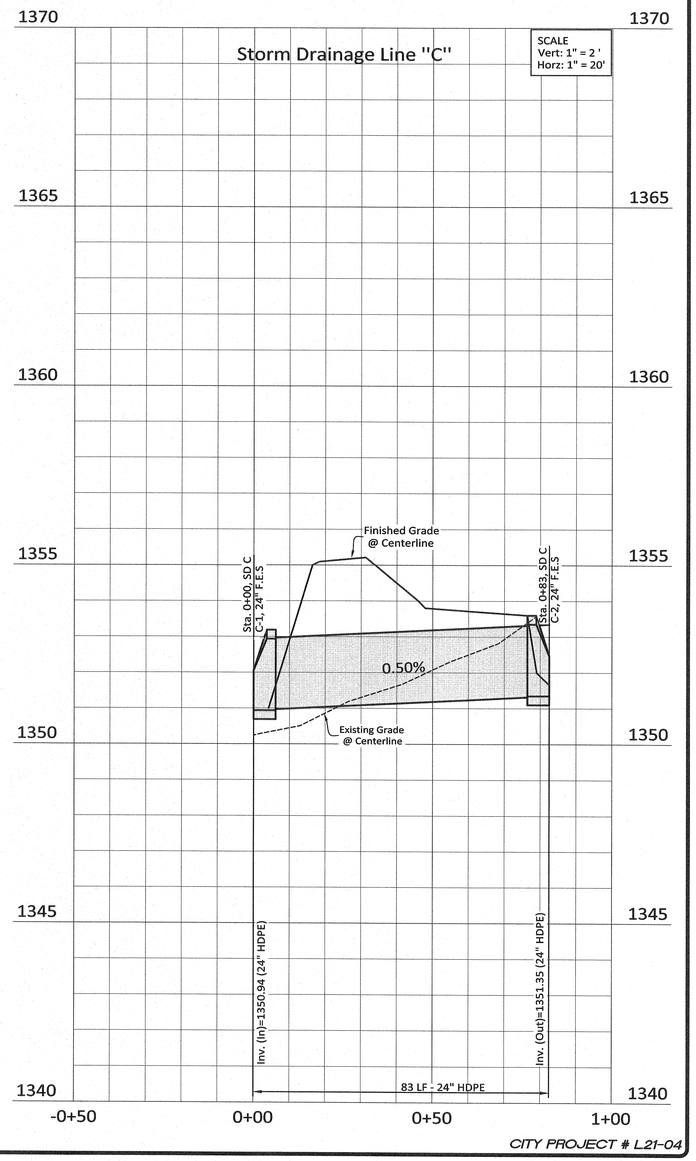
Issued for Review - 12.17.2020

Sheet No.: C4.2

Drawing Name: P:\CAS-129 Springdale AR-412 # Drive\DRAFTING\CAS-129 PLAN SET.dwg Last Modified: Dec 17, 2020 - 11:18am Plotted on: Dec 17, 2020 - 11:18am by dwright

Insert "A"
1" = 5'





CITY PROJECT # L21-04

Revision	By	Date
Per City Of Springdale Comments	DKW	12.17.2020

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LICENSED PROFESSIONAL ENGINEER
DOUGLAS C. MELTON, JR.
No.10443

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Approved By:	DCM
Date:	11.23.2020
Project No.:	CAS-129

Vertical Scale:	–
Horizontal Scale:	1" = 20'
Plotting Scale:	1
Drawing Name:	Storm Drainage Profiles

CASEY'S PIZZA CASEY'S General Store DONUTS

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

Springdale, Washington County, Arkansas

STORM DRAINAGE PROFILES

Issued for Review – 12.17.2020

Sheet No.:
C4.3

Drawing Name: P:\CAS-129 Springdale AR-412 4 Onsite\DRAFTING\CAS-129 PLAN SET.dwg Last Modified: Dec 11, 2020 - 11:18am by dwright

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.

Receiving Stream TMDL:

Unnamed tributary 2 miles to Clear Creek, thence 0.25 miles to Lake Fayetteville, thence leaving Lake Fayetteville and continuing Clear Creek approx. 13 miles to the Illinois River, thence 113.5 miles to the Arkansas River

CALL BEFORE YOU DIG 1-800-482-8998 ARKANSAS ONE CALL SYSTEM

20 0 20
Scale in Feet

LEGEND

- Easement Line
- Proposed Building
- Proposed Concrete Pavement With Conc. Curb (Private) Re: Casey's Civil Details, C-601, (2)
- Proposed Concrete Sidewalk
- 1355 Proposed Contour Line
- 2% Finished Grade Slope
- Proposed Curb Inlet
- Proposed Drainage Pipe
- Proposed Temporary Construction Entrance
- Proposed Concrete Washout Area
- SF Proposed Silt Fence, Or Approved Equal
- SX Proposed Silt Soxx, Or Approved Equal
- Proposed Inlet Protection
- Flow Arrows
- Proposed Limits of Disturbance
- Boundary Line
- R/W Right-Of-Way Line
- Road Center Line
- Easement Line
- Existing Gravel
- Existing Concrete
- Existing Asphalt
- 24" RCP Existing Drainage Pipes
- Existing Fence Line
- Flow Line
- 245 244 Existing Contours
- Existing Sign
- Existing Tree

Site Erosion Control General Notes:

1. Stabilization Measures Shall Be Initiated As Soon As Practicable In Portions Of The Site Where Construction Activities Have Temporarily Or Permanently Ceased, But In No Case More Than Seven (7) Days After Work Has Ceased. Following Initial Soil Disturbance Or Redisturbance, Permanent Or Temporary Stabilization Shall Be Completed Within Seven Calendar Days For The Surface Of All Perimeter Slopes
2. All Sediment And Erosion Control Devices Shall Be Inspected Every Seven (7) Days And Within 24 Hours Of Each Rainfall Occurrence That Exceeds One-half (0.5) Inch, Or Greater. Damaged Or Ineffective Devices Shall Be Repaired Or Replaced, As Necessary.
3. Provide Temporary Construction Entrance, Silt Fence, Inlet Protection, And Other Erosion Control Devices, As May Be Required, To Control Soil Erosion During All Phases Of Construction. All Disturbed Areas Shall Be Cleaned Of Debris, Finish Graded, And Stabilized With Permanent Vegetation Immediately After Completion Of Construction.
4. All Erosion Control Devices Shall Be Properly Maintained Until The Completion Of All Phases Of Construction And All Disturbed Areas Have Been Stabilized. Additional Control Devices May Be Required During Construction In Order To Control Erosion And/Or Off-Site Sedimentation. All Temporary Control Devices Shall Be Removed Once Permanent Vegetation Is Established.
5. All Areas Not To Be Paved Or Landscaped Beds Shall Be Sodded With Bermuda Grass. Refer To The Landscape Plan.
6. The Contractor Shall Inspect, Repair, And Add Stone To The Stabilized Construction Entrance When It Becomes Saturated With Mud To Ensure It Works As Intended.
7. The Topsoil Stockpile Shall Be Graded To Drain And Seeded With A Temporary Seed Mix. Silt Soxx, Or Approved Equal, Shall Be Installed On The Downhill Side Of The Topsoil Stockpile.
8. 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 Prohibited. Any Sediment Track-Out Shall Be Corrected Immediately By Sweeping, Shoveling, Or Vacuuming Surfaces. Hosing Or Sweeping Sediment Into Downstream Storm Water Conveyance Areas Is Prohibited.
9. If The Majority Of Mud Or Dirt Is Not Removed From Traffic Exits, Contractor Shall Establish Vehicle Wash Areas At Construction Traffic Exit Points. Rinse-Off Will Not Be Allowed Outside The Project Construction Limits.
10. All Erosion And Sedimentation Controls Shown On The Plans Shall Be Constructed In Accordance With Governing Authorities And Maintained As Part Of This Contract. Contractor To Install Erosion Control In Accordance With The Erosion Sedimentation Control Plan As A Minimum. Other Measures May Be Required To Assure That Silt Is Controlled On-site.
11. Hazardous Construction Materials And Waste Must Be Stored In A Manner That Minimizes Contact With Storm Water. Refer To Part 3.3.3 Of The ARK General Permit, Section F. e. Of The SWPPP, And The Spill Prevention And Response Checklist-Appendix B Of The SWPPP.

Sequence Of Construction:

1. Install Temporary Construction Entrance For Construction Traffic At Location Shown In The Plans.
2. Install Silt Soxx (Or Approved Equal), Inlet Protection, And Other Erosion Control Measures.
3. Begin Demolition. Rough-grade The Driveways, Parking Lot, And Building Pad. Perform Mass Grading Of The Site.
4. Install Storm Sewer, Water, Sanitary Sewer, And Other Utility Lines. When Underground Utility Installation Is Complete, Fine-grade The Paved Areas To Subgrade And Install The Stone Base Course. Construct The Curb And Gutter And Backfill The Curbs. Install The Concrete Pavement For The Project.
5. As These Phases Progress, Intermittent Storm Water Controls Should Be Installed To Prevent Silt From Washing Off The Construction Site And Entering The Streets, Storm Sewer System, Or Adjacent Properties.
6. Finish Grade The Site And Perform Final Cleanup. Spread Topsoil And Sod All Areas Disturbed By Construction That Will Not Be Paved Or Landscape Beds. Refer To The Landscape Plan.
7. Remove Temporary Erosion Control Measures After Permanent Stand Of Vegetation Is Established.

EARTHWORK ACTIVITIES:	ESTIMATED DATES: Start:	Duration:	ACTUAL DATES: Start:	Completion:
BMP INSTALLATION:	01.13.21	1 Day		
CLEARING AND GRUBBING	01.14.21	13 Days		
TOPSOIL/HAUL OFF STOCKPILES	01.31.21	2 Days		
MASS GRADING START DATE:	02.04.21	15 Days		
GRADING ACTIVITIES COMPLETE	03.06.21	6 Days		
FINAL STABILIZATION:	03.16.21	4 Days		

Note To Contractor:
All Erosion Control Shown Functions As A Guide. It Is The Contractor's Responsibility To Ensure That The Requirements Of The Arkansas Department Of Environmental Quality Storm Water Permit Are Maintained. Actual Erosion Control Devices May Vary Due To The Contractor's Sequence Of Demolition And Construction. Additional Measures May Become Necessary During Construction.

Soil Data:
The Existing On-Site Soils Are Captina Silt Loam (3-6% Slopes). Thess Soil Types Belongs To Hydrologic Soil Group C, Which Has A Very Slow Infiltration Rate When Thoroughly Wet And A Very Slow Rate Of Water Transmission.

CITY PROJECT # L21-04

Revision	By	Date
Per City Of Springdale Comments	DKW	12.17.2020

MORRISON SHIPLEY
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STATE OF ARKANSAS DOUGLAS C. MELTON LICENSED PROFESSIONAL ENGINEER No.10443

The Original Signed and Sealed Document is on file at the Office of Record

Drawn By:	DKW
Approved By:	DCM
Date:	11.23.2020
Project No.:	CAS-129
Vertical Scale:	–
Horizontal Scale:	1" = 20'
Plotting Scale:	1
Drawing Name:	Erosion Control Plan

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

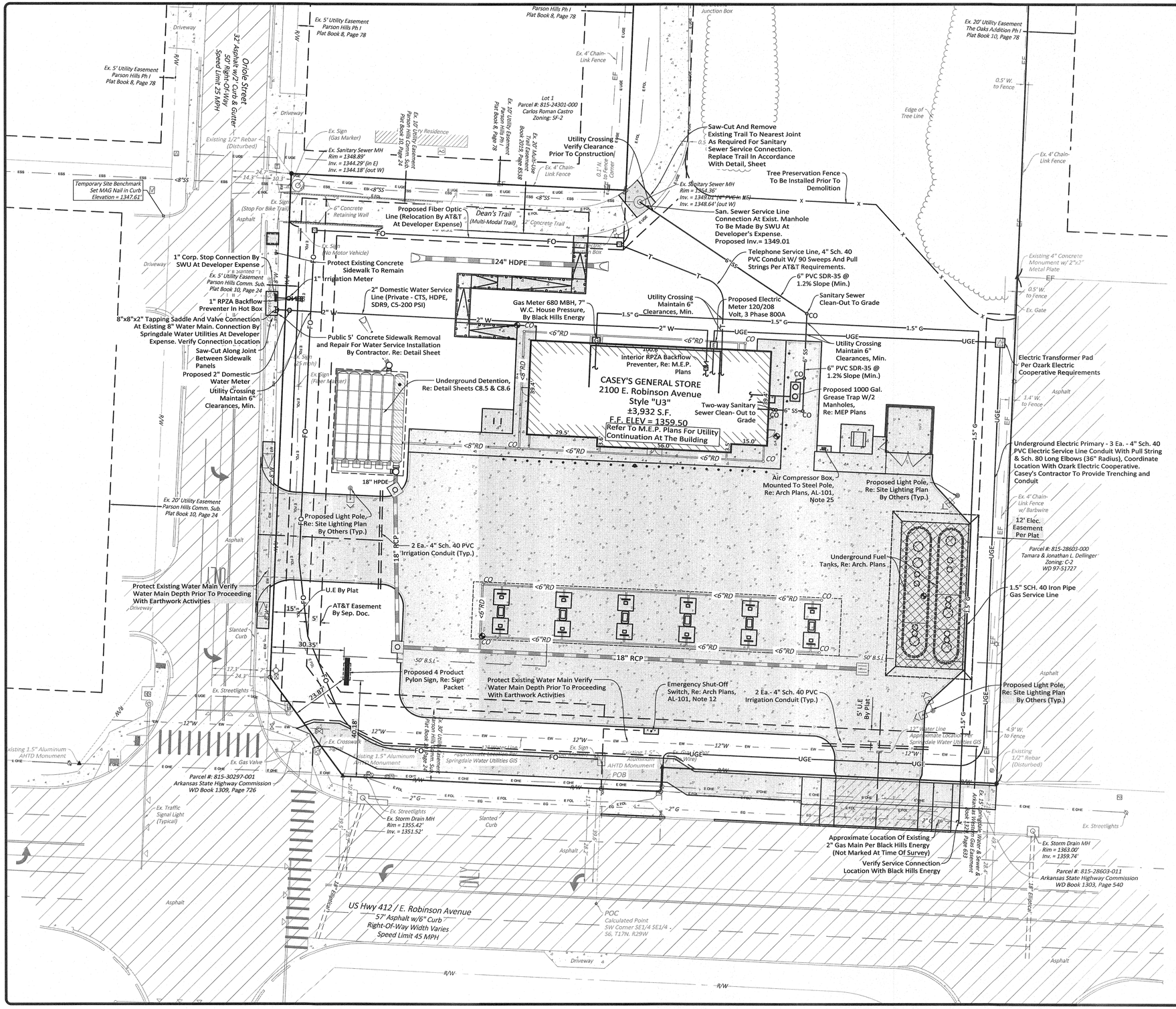
Springdale, Washington County, Arkansas

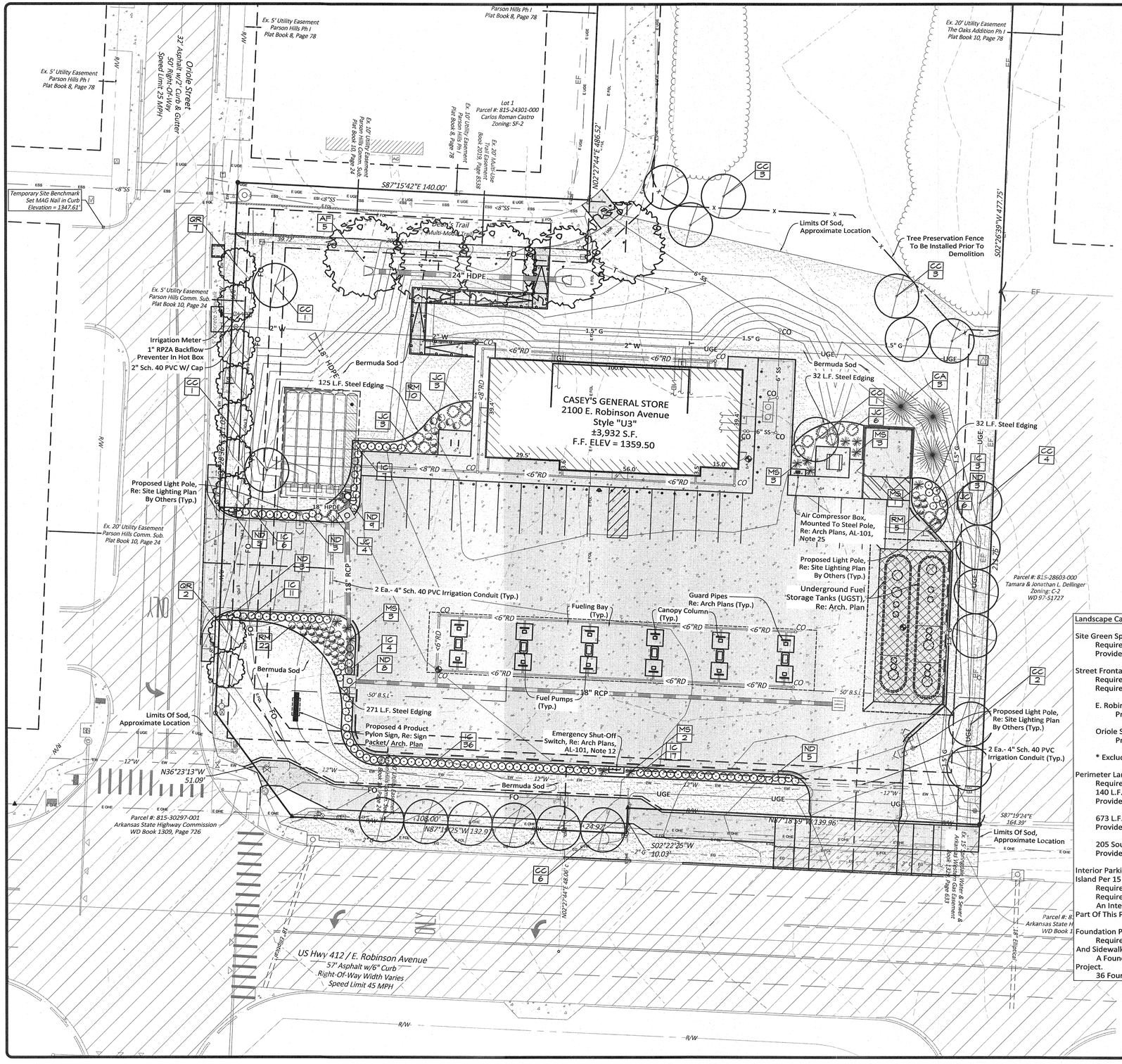
SITE EROSION CONTROL PLAN

Issued for Review – 12.17.2020

Sheet No.: C5.0

Drawing Name: P:\CAS-129 Springdale AR-412 # Grove\DRAWINGS\CAS-129 PLAN SET.dwg Last Modified: Dec 17, 2020 - 11:57am by dwright


Oriole Street
32' Asphalt w/2' Curb & Gutter
50' Right-Of-Way
Speed Limit 25 MPH
Ex. 5' Utility Easement Parson Hills Ph I Plat Book 8, Page 78
Ex. 5' Utility Easement Parson Hills Ph I Plat Book 8, Page 78
Parson Hills Ph I Plat Book 8, Page 78
Ex. 20' Utility Easement The Oaks Addition Ph I Plat Book 10, Page 78
Ex. 20' Utility Easement Parson Hills Comm. Sub. Plat Book 10, Page 24
Ex. 10' Utility Easement Parson Hills Comm. Sub. Plat Book 10, Page 24
Ex. 10' Utility Easement Parson Hills Ph I Plat Book 8, Page 78
Ex. 20' Multi-Use Trail Easement Book 2019, Page 8538
Lot 1 Parcel #: 815-24301-000 Carlos Roman Castro Zoning: SF-2
Temporary Site Benchmark Set MAG Nail in Curb Elevation = 1347.61'
Ex. Sanitary Sewer MH Rim = 1348.89' Inv. = 1344.29' (in E) Inv. = 1344.18' (out W)
Ex. Sanitary Sewer MH Rim = 1364.36' Inv. = 1349.01' (8" PVC in N/S) Inv. = 1348.64' (out W)
Saw-Cut And Remove Existing Trail To Nearest Joint As Required For Sanitary Sewer Service Connection. Replace Trail In Accordance With Detail, Sheet
Utility Crossing Verify Clearance Prior To Construction
Tree Preservation Fence To Be Installed Prior To Demolition
San. Sewer Service Line Connection At Exist. Manhole To Be Made By SWU At Developer's Expense. Proposed Inv.= 1349.01
Proposed Fiber Optic Line (Relocation By AT&T At Developer Expense)
Dean's Trail (Multi-Modal Trail)
12' Concrete Trail
6" Concrete Retaining Wall
Ex. Sign (Gas Marker)
Ex. Sign (Stop For Bike Trail)
Ex. Sign (No Motor Vehicle)
Ex. Sign (25 mph)
Ex. Sign (Fiber Marker)
Ex. Sign (Speed Limit 25 MPH)
Ex. Sign (Do Not Enter)
Ex. Sign (One Way)
Ex. Sign (Do Not Enter)
Ex. Sign (Do Not Enter)
Ex. Sign (Do Not Enter



LEGEND

- Easement Line
- Building Setback Line
- Proposed Building
- Proposed Concrete Pavement With Concrete Curb (Private) Re: Casey's Civil Details, C-601, (2)
- Heavy Duty Concrete Pavement (Within City Right-Of-Way) Re: Sht. 11
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- B-1 — Boring Location (Geotech Report By GTS, Inc. GTS Project Number: 20-1-5-155 Date: 11/13/20)
- Proposed Sign, See Plan For Type
- Light Pole, Re: Lighting Plan
- TC=1355.64 — Proposed Top of Curb Elevation
- SW=1355.19 — Proposed Top Of Sidewalk Elevation
- FG=1353.19 — Proposed Finished Surface Elevation
- 1355 — Proposed Contour Line
- 2% — Finished Grade Slope
- Proposed Curb Inlet
- 18"HDPE — Proposed Drainage Pipe
- BSL — Building Setback Line
- UE — Utility Easement
- X"RD — Proposed Sch. 40 PVC Roof Drain Line
- 6" SS — Proposed PVC SDR-35 Sanitary Sewer Service (Private)
- 2"W — Proposed Domestic Water Service Line (Private)
- 1.5" G — Proposed Gas Service Line
- UGE — Proposed Underground Electric
- T — Proposed Telephone Service Line
- W — Proposed Water Meter
- I — Proposed Irrigation Meter
- G — Proposed Gas Meter
- Irrigation Conduit 2 Ea.- 4" Sch. 40 PVC (Typ.)

- Property Line
- R/W — Right-Of-Way On Property Line
- R/W — Existing Right-Of-Way Line
- Existing Road Center Line
- Existing Easement Line
- Existing Gravel
- Existing Concrete
- Existing Asphalt
- Existing Monument
- Existing Rebar
- Existing Nail
- Set Mag Nail w/ PS# 1700 Washer
- Set 1/2" Rebar w/ PS# 1700 Cap
- Existing Water Meter
- Existing Fire Hydrant
- Existing Water Valve
- FO — Existing Fiber Optic Pedestal
- T — Existing Telephone Pedestal
- E — Existing Electric Pedestal
- UP — Existing Utility Pole
- Existing Power Pole
- Existing Power Pole w/ Guy Wire
- Existing Light Pole
- Existing Sign
- TS — Existing Traffic Signal Box
- V — Existing Vault
- Existing Tree
- 24" RCP — Existing Drainage Pipes
- Existing Fence Line
- Flow Line
- 1355 / 1353 — Existing Contours
- E CTV — Ex. Television Line
- E OHTV — Ex. Overhead Television Line
- SW — 8"W — Ex. Water Line
- SS — 8"SS — SS — Ex. Sanitary Sewer Line
- EG — Ex. Gas Line
- E UGT — Ex. Telephone Line
- E OHT — Ex. Overhead Telephone Line
- E FOL — Ex. Fiber Optic Line
- E UGE — Ex. Underground Electric Line
- E OHE — Ex. Overhead Electric Line
- 24"RCP — Ex. Storm Drain Pipe
- Ex. Fence Line

PLANT SCHEDULE

Key	COMMON NAME	Botanical Name	Size	Spacing	Quantity
MS	MAIDEN GRASS	Miscanthus sinensis 'Gracillimus'	5 Gallon	4' O.C.	12
JC	SEA SPRAY JUNIPER	Juniperus chinensis 'Sea Spray'	5 Gallon	5' O.C.	19
ND	GULF STREAM NANDINA	Nandina domestica 'Gulf Stream'	5 Gallon	3' O.C.	34
RM	CORAL DRIFT ROSE	Rosa 'Meidrifora'	5 Gallon	3' O.C.	37
IC	HELLERI HOLLY	Ilex crenata 'Helleri'	5 Gallon	3' O.C.	84
CA	BLUE ATLAS CEDAR	Cedrus atlantica	8' B&B	As Shown	3
CC	OKLAHOMA REDBUD	Cercis canadensis 'Oklahoma'	2" Cal. B&B	As Shown	21
QR	FASTIGIATE ENGLISH OAK	Quercus robur 'Fastigiata'	2" Cal. B&B	As Shown	9
AF	AUTUMN BLAZE MAPLE	Acer x freemanii	2" Cal. B&B	As Shown	5

Landscape Calculations:

Site Green Space: 10% Of Site Shall Be Green Space
Required: Site Area: 83,608 S.F. = 8,361 S.F.
Provided: 15,325 S.F. (18%)

Street Frontage Landscaping:
Required: 1 Shade Tree and 7 Shrubs Per 25 L.F. Of Frontage
Required: 10' Green Space

E. Robinson Ave: *273 L.F. Of Street Frontage = 11 Trees, 77 Shrubs
Provided: Green Space Varies, 11 Trees, And 76 Shrubs

Oriole St.: 262 L.F. Of Street Frontage= 11 Trees, 73 Shrubs
Provided: *10' Green Space, 11 Trees, And 73 Shrubs

* Excludes Entrance Drive Width

Perimeter Landscaping:
Required: 1 tree per 25 L.F.
140 L.F. North Perimeter 140 / 25 = 6 Trees
Provided: 6 Trees

673 L.F. Northeast, Northern most, and Northeast
Provided: Existing Trees canopy To Be Protected To Remain

205 Southeastern Perimeter 205 / 25 = 8 Trees
Provided: 9 Trees

Interior Parking Lot Landscaping: 8% Interior Green Space and 1 Landscape Island Per 15 Parking Stalls
Required: 9,560 S.F. Parking Lot = 764 S.F. Interior Green Space
Required: 20 Parking Stalls = 1 Landscape Island
An Interior Parking Lot Landscaping Variance Is Being Requested As A Part Of This Project.

Foundation Planting:
Required: 6' Landscape Bed With Foundation Planting Between Building And Sidewalk Along Side W/ Customer Entrance.
A Foundation Planting Variance Is Being Requested As A Part Of This Project.
36 Foundation Plants Provided Next to The Bike Rack And Picnic Area.

Landscape Plan General Notes:

1. The Contractor Shall Furnish All Labor, Materials, Tools, Equipment, And Related Items Required For The Complete Installation Of Landscape.
2. All Plant Material Shall Be Nursery Grown. Plant Material Grading Shall Comply With The Latest Edition Of American Standards For Nursery Stock, Published By The American Nursery And Landscape Association.
3. All Plant Material Shall Be Healthy And Free From All Visible Signs Of Disease Or Pest Infestation.
4. Contractor Shall Ascertain Location Of All Utilities Prior To Excavation. Prior To Commencing With Any Work, Contact The State One-call.
5. The Contractor Shall Provide A One Year Minimum Warranty Or A Letter Of Credit Posted For All Proposed Plant Materials And Installation From The Date Of Acceptance.
6. The Contractor Shall Spoil Any Excess Topsoil Located On The Site That Is Not Required To Perform Landscape Operations. If Sufficient Topsoil Is Not Present On Site, The Contractor Shall Import Topsoil To The Site In Order To Complete The Landscape Operations. The Contractor Shall Perform A Soil Test On The Existing And Imported Topsoil And Apply Lime And Fertilizer As Recommended By The Testing Agency.
7. Irrigation System Shall Be Designed By Others.
8. The Irrigation Systems Shall Be Protected By An RP Type Backflow Preventor.
9. Backflow Prevention Assemblies Installed Outdoor Shall Be Protected By An Enclosure Which Complies With The Standards And Specifications Set Forth By The American Society Of Sanitary Engineering (ASSE) Code 1060.

Site Sodding Note:

All Disturbed Areas Shall Be Topsoiled To A Minimum Depth Of 4", Fertilized At A Rate Of 250 Pounds Per Acre, And Sodded With Bermuda Grass. If Located On Slopes 3:1 Or Greater, The Corners Of The Sod Must Be Pinned. The Contractor Shall Water And Maintain The Grass Until A Healthy Permanent Stand Is Established.

CITY PROJECT # L21-04

Revision	By	Date
Per City Of Springdale Comments	DKW	12.17.2020

MORRISON SHIPLEY
2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712 • 479.273.2209 • MORRISONSHIPLEY.COM

REGISTERED LANDSCAPE ARCHITECT — AL DIRK DUBOIS — STATE OF ARKANSAS
12-17-20

Drawn By:	DKW
Approved By:	DCM
Date:	11.23.2020
Project No.:	CAS-129

Vertical Scale:	–
Horizontal Scale:	1" = 20'
Plotting Scale:	1
Drawing Name:	Landscape Plan

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

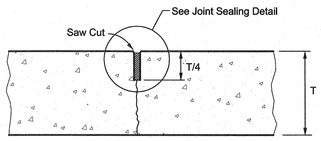
Springdale, Washington County, Arkansas

SITE LANDSCAPE PLAN

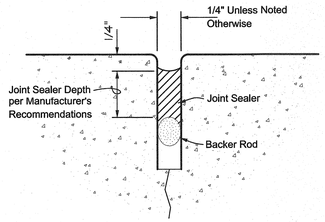
Issued for Review – 12.17.2020

Sheet No.: C7.0

Drawing Name: P:\CAS-129 Springdale AR-412 & Oriole\DRAFTING\CAS-129 PLAN SET.dwg Last Modified: Dec 17, 2020 - 11:38am Plotted on: Dec 17, 2020 - 11:38am by dwright



ST-60: CONTRACTION JOINT
Not to Scale



ST-120: CONCRETE JOINT SEALING
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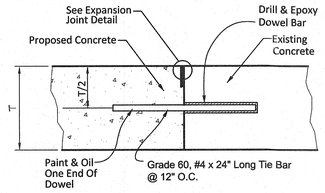
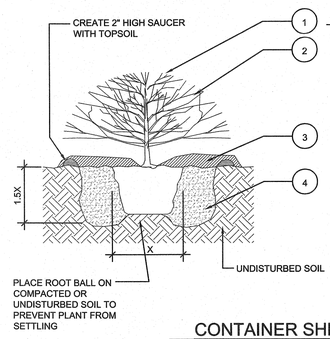


DOWELED CONSTRUCTION JOINT
Not To Scale



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" DEEP, ¾" WASHED ROCK or BRICK CHIPS AS SPECIFIED. DO NOT PLACE WASHED AGGREGATE DIRECTLY AGAINST STEMS.
4	PREPARED BACKFILL AND FERTILIZE PER SPECIFICATION. TAMP AND SOAK BACKFILL AFTER PLANTING. MAINTAIN AFTER PLANTING PER SPECIFICATIONS.

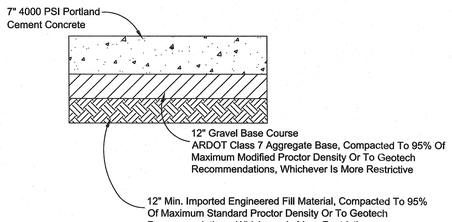
PLANTING NOTES

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 ¼"-½" VERTICAL GROVES 3" APART

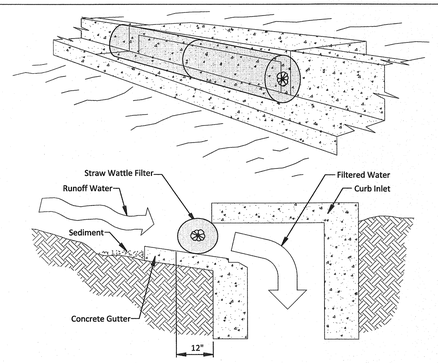
B. SPACE PLANTS PER PLANTING PLAN

CONTAINER SHRUB PLANTING DETAIL
N.T.S.



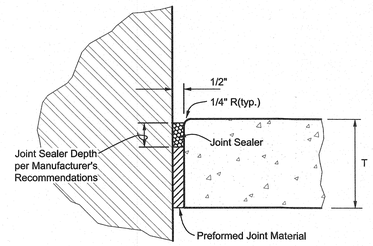
The Portland Cement Concrete Pavement Should Be Designed To Develop A Minimum Compressive Strength Of 4000 PSI @ 28 Days With A 3 To 5 Inch Slump And 5% Air Entrainment.

CONCRETE PAVEMENT DETAIL (WITHIN RIGHT-of WAY)
Not To Scale



SPECIFIC APPLICATION
This Method of Protection is Applicable at Curb Inlets Where Ponding in Front of the Structure is not Likely to Cause Inconvenience or Damage to Adjacent Structures and Unprotected Areas.

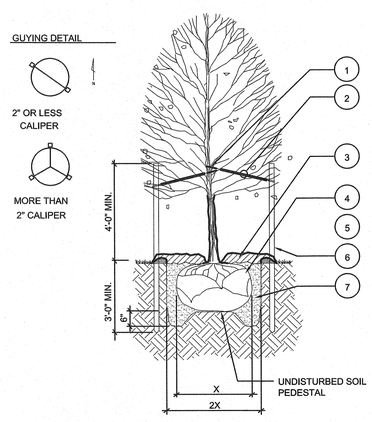
TEMPORARY STRAW WATTLE CURB INLET SEDIMENT FILTER
N.T.S.



ST-111: EXPANSION JOINT
Not to Scale

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" DEEP, ¾" WASHED ROCK or BRICK CHIPS PER SPECIFICATIONS. DO NOT PLACE AGAINST TREE TRUNK.
4	REMOVE WIRE BASKET AND REMOVE BURLAP & ROPE FROM TOP ⅓ OF ROOT BALL
5	TREE SAUCER (FORMED BY MIN. 4" THICK WASHED AGGREGATE)
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.

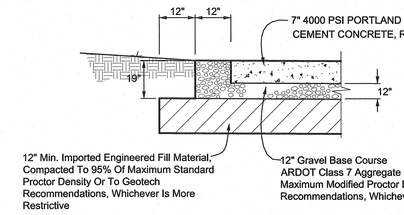
D. TREES TO BE INSTALLED SO TOP OF ROOT BALLS LEVEL WITH ADJACENT GRADE. TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS MAINTAINED AT NURSERY

E. PLACE TREE BALL ON FIRM UNDISTURBED SOIL.

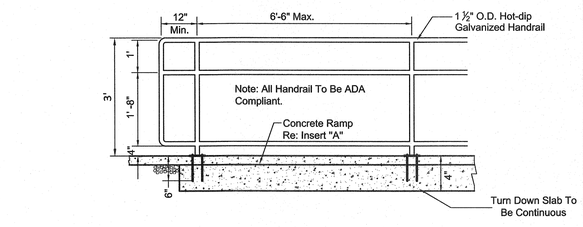
F. IF POSSIBLE MARL TREE TRUNK ON THE NORTHERN SIDE AT THE NURSERY AND PLANT TREE WITH MARK FACING NORTH

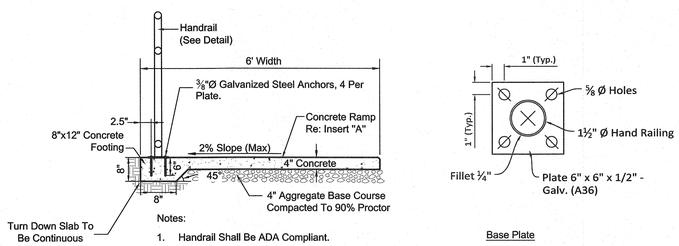
F. TOPSOIL USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.

TREE PLANTING DETAIL
N.T.S.



GRAVEL BASE EXTENSION AT EDGE OF CONCRETE (WITHIN RIGHT-of WAY)
Not to Scale

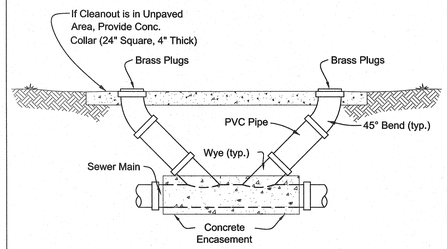




Notes:
1. Handrail Shall Be ADA Compliant.
2. Concrete And Expansion Joints Shall Meet The Requirements For Concrete Ramp.
3. Terminate Handrail At Least Three Feet From Edge Of Any Intersection Trail Or Sidewalk

Base Plate

HANDRAIL DETAILS
Not to Scale



DOUBLE SANITARY SEWER CLEANOUT DETAIL
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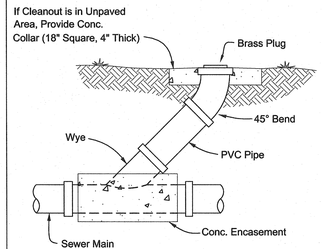


SS-60: SANITARY SEWER CLEANOUT
Not to Scale

CITY PROJECT # L.21-04

Revision	By	Date
Per City Of Springdale Comments	DKW	12.17.2020

MORRISON SHIPLEY

2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712 • 479.273.2209 • MORRISONSHIPLEY.COM

STATE OF ARKANSAS — LICENSED PROFESSIONAL ENGINEER — No.10443 — DOUGLAS C. MELTON, JR.

The Original Signed and Sealed Document is on file at the Office of Record

Drawn By:	DKW
Approved By:	DCM
Date:	11.23.2020
Project No.:	CAS–129

Vertical Scale:	–
Horizontal Scale:	Not Scale
Plotting Scale:	1
Drawing Name:	Detail Sheet

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

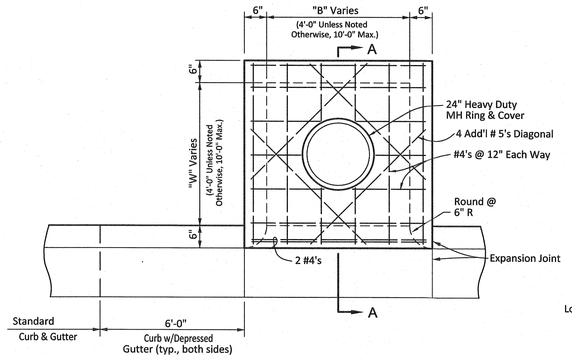
Springdale, Washington County, Arkansas

MISCELLANEOUS DETAILS

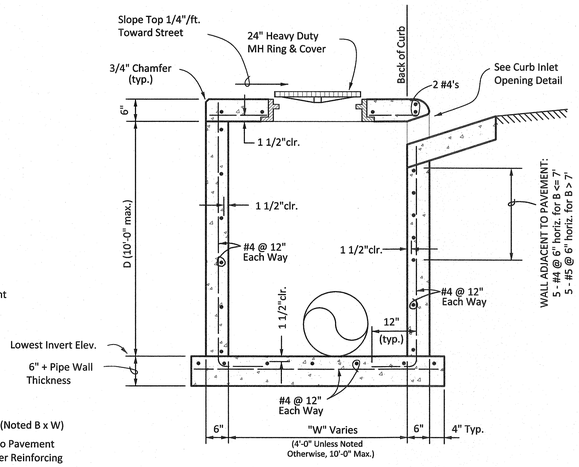
Issued for Review – 12.17.2020

Sheet No.: C8.1

Drawing Name: P:\CAS-129 Springdale AR-412 & Orion\DRAFTING\CAS-129 Details Sheet.dwg Last Modified: Dec. 17, 2020 - 12:24pm Plotted on: Dec. 17, 2020 - 12:00pm by dwright



PLAN



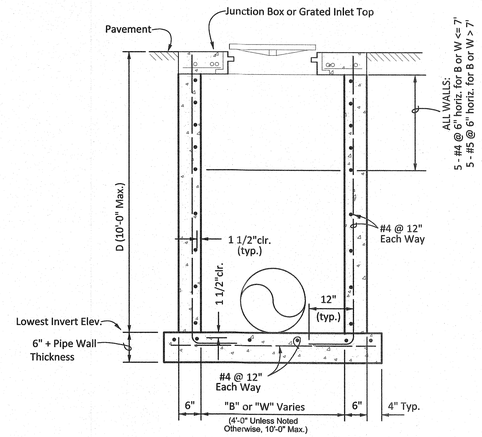
SECTION "A-A"

NOTES:

1. See Plans for Dimensions "B" and "W" (Noted B x W)
2. Wall Reinforcement for Wall Adjacent to Pavement and Top Shall Be as Indicated. All Other Reinforcing Shall be #4 bars at 12" Each Way.
3. See Detail for Wall Corner Reinforcement

DR-10: CURB INLET

Not to Scale

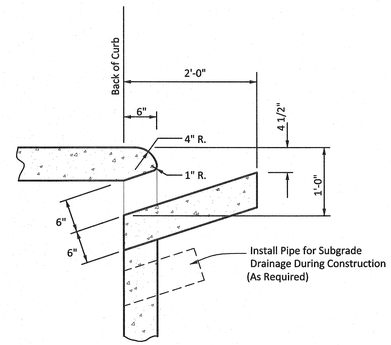


NOTES:

1. See Plans for Dimensions "B" and "W" (Noted B x W)
2. Wall Reinforcement for Wall Adjacent to Pavement and Top Shall Be as Indicated. All Other Reinforcing Shall be #4 bars at 12" Each Way.
3. See Detail for Wall Corner Reinforcement

DR-50: JUNCTI0N BOX or GRATED INLET IN PAVEMENT

Not to Scale



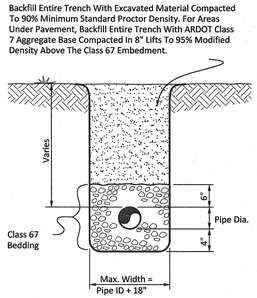
DR-40: CURB INLET OPENING DETAIL

Not to Scale

TOP REINFORCING FOR INLETS & JUNCTION BOXES For Locations Subject to Traffic Loading (HS-20)			
B or W	Thickness	Short Span Reinforcing	Long Span Reinforcing
Up to 4'0"	10"	#6 @ 5"	#4 @ 12"
4'1" to 5'0"	10"	#7 @ 5"	#4 @ 12"
5'1" to 7'0"	12"	#7 @ 5"	#4 @ 12"
7'1" to 9'0"	12"	#8 @ 5"	#4 @ 12"
9'1" to 10'0"	13"	#8 @ 5"	#4 @ 12"

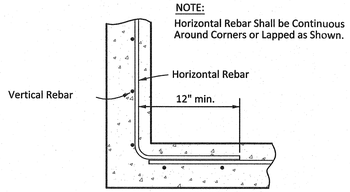
TOP REINFORCING FOR INLETS & JUNCTION BOXES For Locations NOT Subject to Traffic Loading			
Max. Span (B or W)	Thickness	Short Span Reinforcing	Long Span Reinforcing
Up to 7'0"	6"	#4 @ 12"	#4 @ 12"
7'1" to 8'0"	6"	#4 @ 10"	#4 @ 12"
8'1" to 9'0"	6"	#4 @ 8"	#4 @ 12"
9'1" to 10'0"	6"	#4 @ 6"	#4 @ 12"

DR-90: JUNCTI0N BOX or GRATED INLET TOP REINFORCING



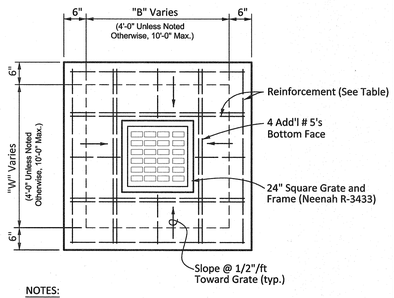
STORM SEWER BEDDING DETAIL

N.T.S



DR-100: PLAN - JUNCTI0N BOX, GRATED INLET or CURB INLET WALL CORNER REINFORCING

Not to Scale

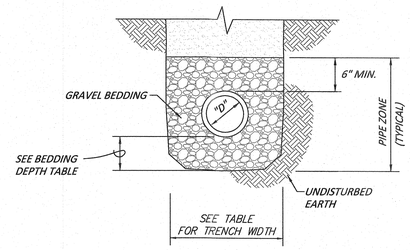


NOTES:

1. See Plans for Dimensions "B" and "W" (Noted B x W)
2. See Table for Top Thickness and Reinforcing
3. Exposed Edges Shall Have 3/4" Chamfer

DR-80: GRATED INLET TOP

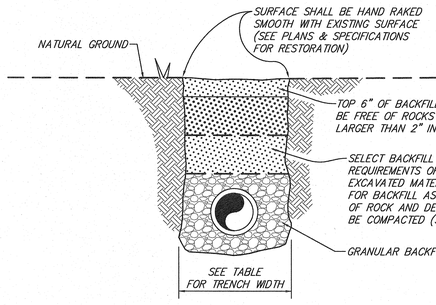
Not to Scale



CLASS "B" COMPACTED GRANULAR BEDDING PIPE

N.T.S.

TB.1.6



TRENCH BACKFILL & REPAIR NATIVE AREAS

N.T.S.

TB.1.4

NOTES:

FLOWABLE FILL SHALL BE PROTECTED WITH BRIDGE PLATES OR A TEMPORARY SURFACE SEAL OF COLD MIX ASPHALT CONCRETE UNTIL HMAC FINAL REPAIR IS INSTALLED. COLD MIX ASPHALT CONCRETE IS NOT ACCEPTABLE FOR FINAL REPAIR.

FLOWABLE FILL SHALL BE ALLOWED TO CURE FOR A PERIOD OF NOT LESS THAN 24 HOURS PRIOR TO PLACEMENT OF SURFACE.

FLOWABLE FILL IS TO BE INSTALLED TO NEAT LINES. PAY LIMITS WILL NOT EXCEED THE MAXIMUM TRENCH WIDTH.

FLOWABLE FILL SHALL BE PROTECTED FROM FREEZING OR TOO RAPID CURING.

CONCRETE REPAIR SURFACE SHALL BE FINISHED WITH A ROUGH BROOMED TEXTURE, OR MATCHING EXISTING ADJACENT SURFACES.

CONCRETE REPAIRS SHALL NOT BE OPENED FOR TRAFFIC FOR A PERIOD OF NOT LESS THAN 72 HOURS FOLLOWING PLACEMENT. BRIDGE PLATES SHALL BE USED TO PROTECT CONCRETE ON ANY LANES REQUIRED TO BE OPENED.

NO STONES OR LUMPS GREATER THAN 3" PERMITTED IN TRENCH 2' OR LESS IN WIDTH.

BEDDING, BACKFILL AND COMPACTION WITH NATIVE MATERIALS IS CONSIDERED INCIDENTAL TO THE PIPE OR STRUCTURE ITEM. MATERIAL COSTS FOR SELECT AND FLOWABLE FILL WILL BE PAID SEPARATELY.

GRANULAR BACKFILL AND BEDDING SHALL BE 3/4" MAX. TO NO. 4 MATERIAL PER THE SPECIFICATIONS.

IF PIPE OR INLETS ARE LOCATED UNDER OR ADJACENT TO SIDEWALK, FLOWABLE FILL OR GRANULAR BACKFILL SHALL BE USED FOR BACKFILL TO WITHIN 2' OF FINISH GRADE.

11. *FOR DEEP TRENCHES, DEPTH OF FLOWABLE FILL SHALL BE A MAXIMUM OF 4' DEEP, AS MEASURED DOWN FROM THE SUBGRADE, UNLESS OTHERWISE DIRECTED BY THE ENGINEER. GRANULAR BACKFILL MATERIAL SHALL BE USED FROM BOTTOM OF FLOWABLE FILL TO THE TOP OF PIPE ZONE.*
12. *SURFACE PATCH AND DEEP PATCH SHALL EXTEND A MINIMUM OF 18" OUTSIDE EDGE OF EXCAVATION. FOR CONCRETE PAVEMENT AND APRONS, SAWCUTS WITHIN 5 FEET OF AN EXISTING JOINT SHALL BE REMOVED AND REPLACED TO THE EXISTING JOINT. FOR ALL ASPHALT STREETS, IF THE SAWCUT IS WITHIN 3 FEET OF THE EDGE OF THE EXISTING ASPHALT CONCRETE SURFACE OR OTHER PATCH, THE EXISTING ASPHALT SHALL BE REMOVED TO THAT EDGE AND THE ENTIRE SECTION REPLACED. LONGITUDINAL SAWCUTS SHALL NOT FALL WITHIN 12 INCHES OF THE TIRE PATH.*

BEDDING DEPTH TABLE

STORM DRAIN
.10 X PIPE I.D. (4" MIN)
WATER LINE
.25 X PIPE I.D. (4" MIN)
SEWER LINE
6" MIN.

TRENCH WIDTH TABLE

STORM DRAIN
OD + 18" MIN. OD + 36" MAX.
WATER LINE
MINIMUM 18" OR OD + 12" OD + 24" MAX.
SEWER LINE
OD + 18" MIN. OD + 30" MAX.

CITY PROJECT # L21-04

Revision	By	Date
Per City Of Springdale Comments	DKW	12.17.2020

MORRISON SHIPLEY

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STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER DOUGLAS C. MELTON, JR. No.10443

The Original Signed and Sealed Document is on file at the Office of Record

Drawn By:	DKW
Approved By:	DCM
Date:	11.23.2020
Project No.:	CAS-129

Vertical Scale:	–
Horizontal Scale:	Not Scale
Plotting Scale:	1
Drawing Name:	Detail Sheet

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

Springdale, Washington County, Arkansas

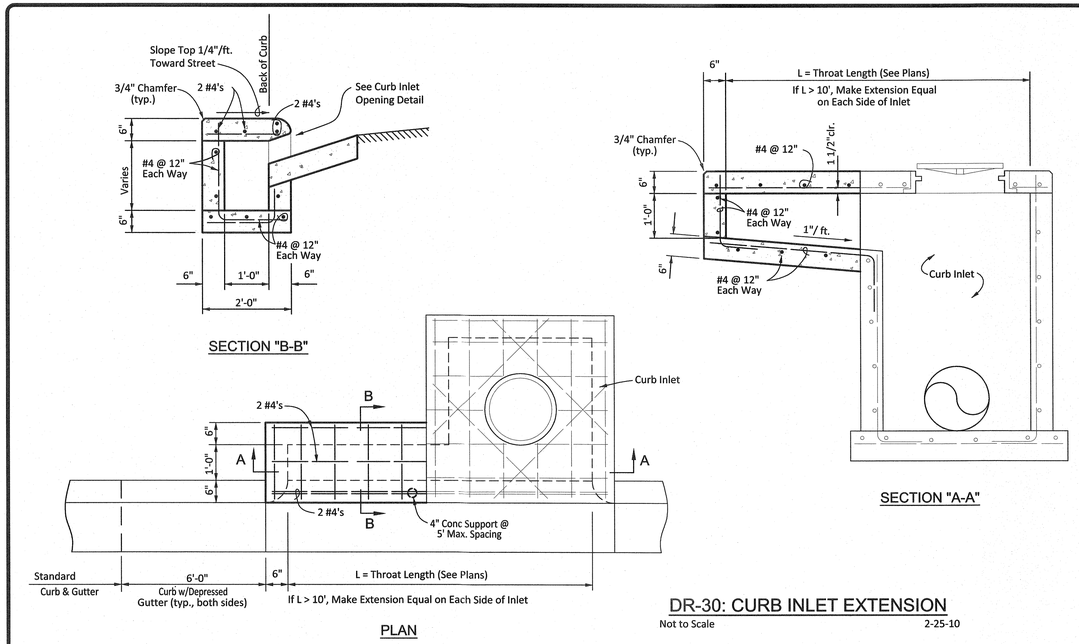
DRAINAGE DETAILS

Issued for Review – 12.17.2020

Sheet No.:

C8.2

Drawing Name: P:\CAS-129 Springdale AR\402 Grading\DRAFTING\CAS-129 Details Sheet.dwg Last Modified: Dec 17, 2020 - 11:24am Plotted on: Dec 17, 2020 - 10:09pm by dwright

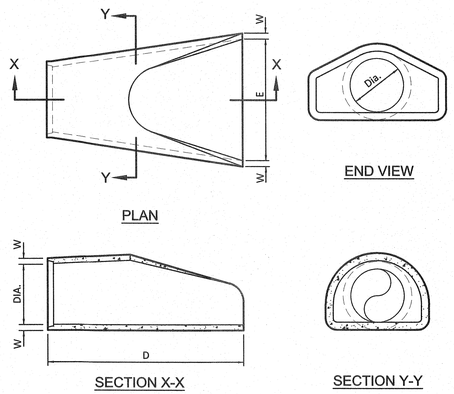


DR-30: CURB INLET EXTENSION

Not to Scale 2-25-10

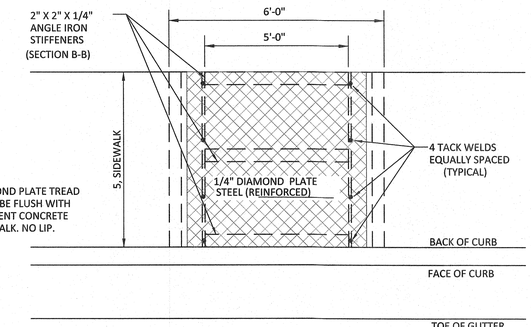
W= Wall Thickness Of Pipe

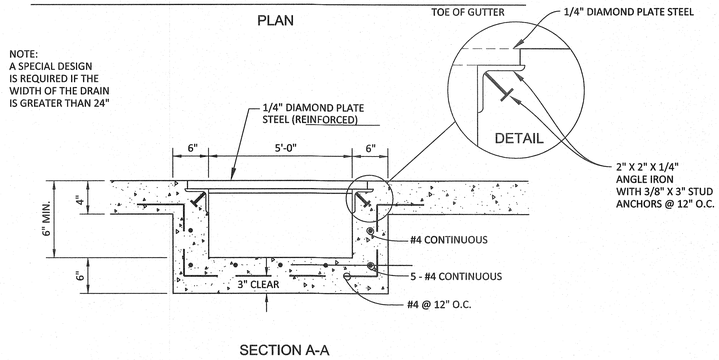
DIA.	D	E
18"	6'-1"	3'-0"
24"	6'-1.5"	4'-0"
30"	6'-1.75"	5'-0"
36"	8'-1.75"	6'-0"
42"	8'-2"	6'-6"
48"	8'-2"	7'-0"
54"	8'-4"	7'-6"
60"	8'-4"	8'-0"
72"	8'-4"	9'-0"

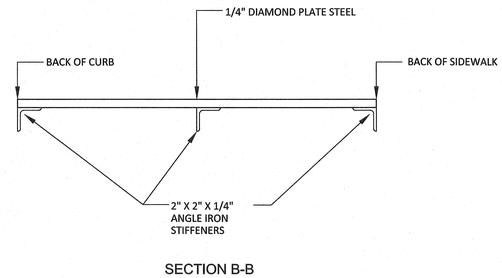


DR-130: FLARED END SECTION

Not To Scale

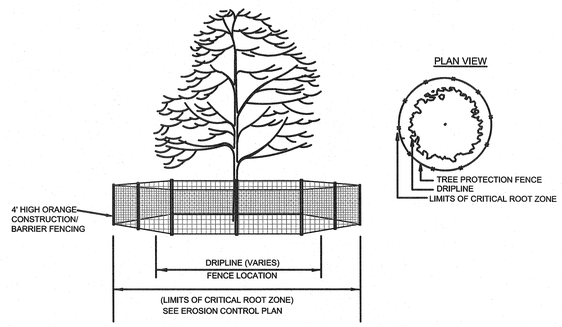






SIDEWALK DRAIN DETAIL

N.T.S.



Notes For Tree And Natural Area Protection:

1. All Trees And Natural Areas Shown To Be Preserved On This Plan Shall Be Protected During Construction With Temporary 4' High Orange Construction/ Barrier Fencing.
2. Protective Fences Shall Be Installed According To Common Standards For Tree Protection.
3. Protective Fences Shall Be Installed Prior To The Start Of Any Site Preparation Work (clearing, Grubbing, Or Grading) And Shall Be Maintained Throughout All Phases Of The Construction Project.
4. Erosion And Sedimentation Control Barriers Shall Be Installed Or Maintained In A Manner Which Does Not Result In Soil Build-up Within Tree Driplines.
5. Protective Fences Shall Surround The Trees Or Group Of Trees, And Will Be Located At The Dripline. For Natural Areas, Protective Fences Shall Follow The Limit Of Construction Line In Order To Prevent The Following:
   A. Soil Compaction In The Root Zone Area Resulting From Vehicular Traffic Or Storage Of Equipment Or Materials;
   B. Root Zone Disturbances Due To Grade Changes (Greater Than 6 Inches Of Cut Or Fill) Or Trenching;
   C. Wounds To Exposed Roots, Trunks, Or Limbs By Mechanical Equipment;
   D. Other Activities Detrimental To Trees Such As Chemical Storage, Concrete Truck Cleaning, And Fires.
6. Exceptions To Installing Fences At Tree Driplines May Be Permitted In The Following Cases:
   A. Where There Is To Be An Approved Grade Change, Permeable Paving Surface, Tree Well, Or Other Such Site Development.
   B. Where Permeable Paving Is To Be Installed Within A Tree's Dripline, Erect The Fence At The Outer Limits Of The Permeable Paving Area (prior To Site Grading So That This Area Is Graded Separately Prior To Paving Installation To Minimize Root Damage)
   C. Where Trees Are Close To Proposed Buildings, Erect The Fence To Allow 6 To 10 Feet Of Work Space Between The Fence And The Building.
   D. Where There Are Severe Space Constraints Due To Tract Size, Or Other Special Requirements.
7. Where Any Of The Above Exceptions Result In A Fence Being Closer Than 4 Feet To A Tree Trunk, Protect The Trunk With Strapped On Planing To A Height Of 8 Feet (or Limits Of Lower Branching) In Addition To The Reduced Fencing Provided.
8. Trees Approved For Removal Shall Be Removed In A Manner Which Does Not Impact Trees To Be Preserved.
9. Any Trenching Required For The Installation Of Utilities Shall Be Placed As Far From Existing Tree Trunks As Possible.
10. No Landscape Topsoil Dressing Greater Than 4 Inches Shall Be Permitted Within The Driplines Of Trees. No Soil Is Permitted On The Root Flare Of Any Tree.
11. Pruning To Provide Clearance For Structures, Vehicular Traffic, And Equipment Shall Take Place Before Construction Begins.
12. Deviations From The Above Notes May Be Considered Ordinance Violations If There Is Substantial Non-compliance Or If A Tree Sustains Damage As A Result.
13. All Pruning Shall Be In Accordance With Certified Arborist Standards And ANSI 300 Pruning Standards.

TREE PRESERVATION FENCING

N.T.S.

CITY PROJECT # L21-04

Revision	By	Date
Per City Of Springdale Comments	DKW	12.17.2020

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STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER DOUGLAS C. MELTON No.10443

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Vertical Scale:	–
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Plotting Scale:	1
Drawing Name:	Detail Sheet

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

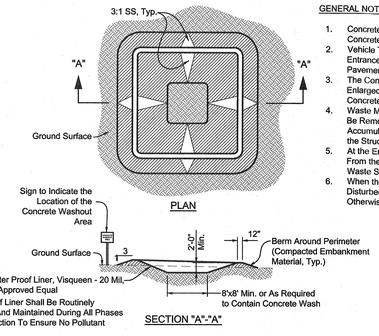
Springdale, Washington County, Arkansas

UTILITY DETAILS

Issued for Review – 12.17.2020

Sheet No.: C8.3

Drawing Name: P:\CAS-129 Springdale AR-412 1 Group\DRAFTING\CAS-129 Details Sheet.dwg Last Modified: Dec. 17, 2020 - 11:24am Plotted on: Dec. 17, 2020 - 12:02pm by dwright



GENERAL NOTES:

1. Concrete Washout Area Shall be Installed Prior to any Concrete Placement on Site.
2. Vehicle Tracking Control is Required at Concrete Washout Entrance if Access to Concrete Washout Area is Off Pavement.
3. The Concrete Washout Area Shall Be Repaired and/or Enlarged as Necessary to Maintain Capacity for Waste Concrete.
4. Waste Material From Concrete Washout Operations Must Be Removed and Legally Disposed of When it has Accumulated Two-Thirds of the Wet Storage Capacity of the Structure.
5. At the End of Construction, All Concrete Shall Be Removed From the Site and Legally Disposed of at an Approved Waste Site.
6. When the Concrete Washout Area is Removed, the Disturbed Area Shall Be Seeded and Mulched or Otherwise Stabilized.

Water Proof Liner Shall Be Routinely Inspected And Maintained During All Phases Of Construction To Ensure No Pollutant Leakage.

CONCRETE WASHOUT AREA DETAIL

NTS

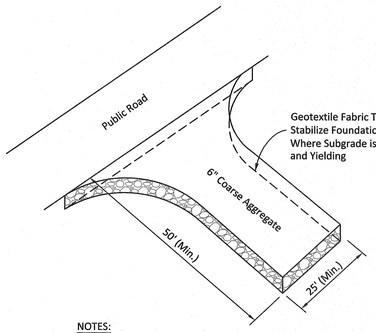
SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

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	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY CONSTRUCTION EXITS																								
TEMPORARY CONTROL MEASURES																								
SEDIMENT CONTROL BASINS																								
STRIP & STOCKPILE TOPSOIL																								
ROUGH GRADE																								
STORM FACILITIES																								
SITE CONSTRUCTION																								
PERMANENT CONTROL STRUCTURES																								
FOUNDATION / BUILDING CONSTRUCTION																								
FINISH GRADING																								
LANDSCAPING/SEED/FINAL STABILIZATION																								

1) CONTRACTOR SHALL UPDATE THE TABLE BY DATING THE APPLICABLE ACTIVITIES AS PROJECT PROGRESSES.

2) TIME SCHEDULE MUST COINCIDE WITH SEQUENCE OF CONSTRUCTION.

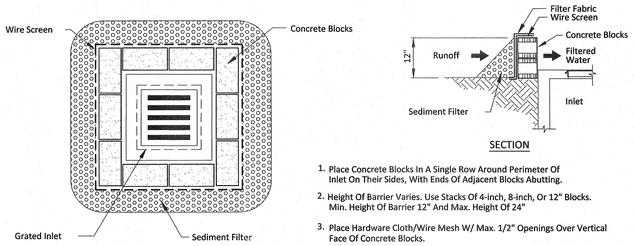


NOTES:

1. Coarse Aggregate Shall be 3" to 6" Crushed Stone.
2. Clear The Entrance Or Exit Area Of All Vegetation, Roots, And Other Objectionable Material And Excavate to Grade.
3. Place The Aggregate to the Grade and Dimensions Shown On The Plans.
4. Maintain The Gravel Pad In A Condition To Prevent Mud Or Sediment From Leaving The Site. Immediately Remove All Objectionable Materials Spilled, Washed, Or Tracked Onto Public Roadways.

EC-30: TEMPORARY CONSTRUCTION ENTRANCE

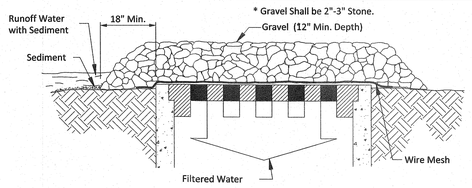
Not to Scale 12-3-10



1. Place Concrete Blocks In A Single Row Around Perimeter Of Inlet On Their Sides, With Ends Of Adjacent Blocks Abutting.
2. Height Of Barrier Varies. Use Stacks Of 4-inch, 8-inch, Or 12" Blocks. Min. Height Of Barrier 12" And Max. Height Of 24"
3. Place Hardware Cloth/Wire Mesh W/ Max. 1/2" Openings Over Vertical Face Of Concrete Blocks.
4. The Sediment Filter Shall Be Any Non-erodible Material Such As Loose Rock, Broken Concrete That Will Slow The Flow Of The Water And Allow It To Filter Through And Over The Material Before Entering The Inlet.

BLOCK AND AGGREGATE INLET SEDIMENT FILTER

N.T.S

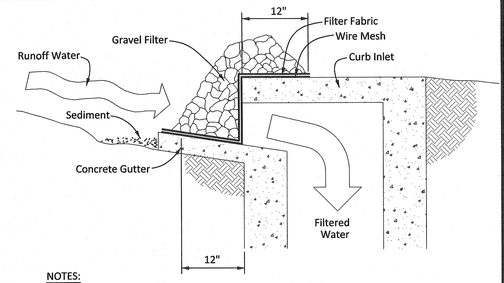


SPECIFIC APPLICATION

This Method of Inlet Protection is Applicable where Heavy Concentrated Flows are Expected but not where Ponding Around the Structure Might Cause Excessive Inconvenience or Damage to Adjacent Structures and Unprotected Areas.

TEMPORARY GRAVEL & WIRE MESH INLET SEDIMENT FILTER

N.T.S.

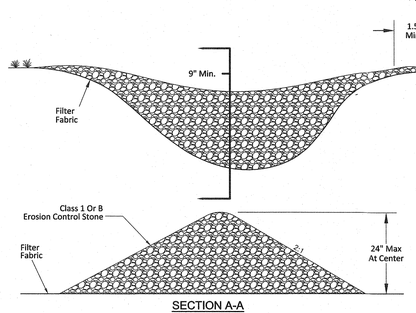


NOTES:

1. This Method of Protection is Applicable at Curb Inlets Where Ponding in Front of the Structure is not Likely to Cause Inconvenience or Damage to Adjacent Structures and Unprotected Areas.
2. Gravel Filter Shall be 3/4" - 2" Stone.

EC-43 TEMPORARY GRAVEL CURB INLET SEDIMENT FILTER

Not to Scale 12-6-10



TEMPORARY ROCK CHECK DAMS

filtrexx® LAND IMPROVEMENT SYSTEMS

Section 1: Erosion & Sediment Control – Construction Activities

SWPPP Cut Sheet:

Filtrexx® SiltSoxx™

Sediment & Perimeter Control Technology

PURPOSE & DESCRIPTION

Filtrexx® SiltSoxx™ are a three-dimensional tubular sediment control and storm water runoff filtration device typically used for **perimeter control** of sediment and other soluble pollutants (such as phosphorus and petroleum hydrocarbons), on and around construction activities.

APPLICATION

Filtrexx® SiltSoxx™ are to be installed down slope of any disturbed area requiring erosion and sediment control and filtration of soluble pollutants from runoff. SiltSoxx™ are effective when installed perpendicular to sheet or low concentrated flow. Acceptable applications include:

- Site perimeters
- Above and below disturbed areas subject to sheet runoff, interrill and rill erosion
- Above and below exposed and erodable slopes
- Around area drains or inlets located in a 'sump'
- On compacted soils where trenching of silt fence is difficult or impossible
- Around sensitive trees where trenching of silt fence is not beneficial for tree survival or may unnecessarily disturb established vegetation.
- On frozen ground where trenching of silt fence is impossible.
- On paved surfaces where trenching of silt fence is impossible.

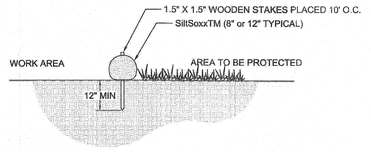
INSTALLATION

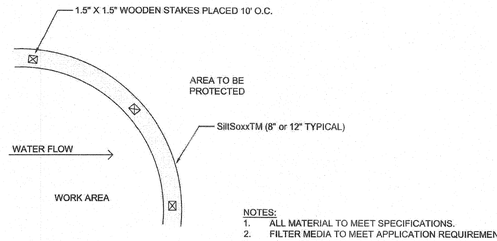
1. SiltSoxx™ are used for perimeter control of sediment and soluble pollutants in storm runoff shall meet Filtrexx® Soxx™ Material Specifications and use Certified Filtrexx® FilterMedia™.
2. SiltSoxx™ will be placed at locations indicated on plans as directed by the Engineer.
3. SiltSoxx™ should be installed parallel to the base of the slope or other disturbed area. In extreme conditions (i.e., 2:1 slopes), a second SiltSoxx™ shall be constructed at the top of the slope.
5. Effective SiltSoxx™ height in the field should be as follows: 8" Diameter SiltSoxx™ = 6.5" high, 12" Diameter SiltSoxx™ = 9.5" high, 18" Diameter SiltSoxx™ = 14.5" high, 24" Diameter SiltSoxx™ = 19" high.
6. Stakes shall be installed through the middle of the Sediment control on 10 ft (3m) centers, using 2 in (50mm) by 2 in (50mm) by 3 ft (1m) hard wood stakes. In the event staking is not possible, i.e., when SiltSoxx™ are used on pavement, heavy concrete blocks shall be used behind the SiltSoxx™ to help stabilize during rainfall/runoff events.
7. Staking depth for sand and silt loam soils shall be 12 in (300mm), and 8 in (200mm) for clay soils.
8. Loose compost may be backfilled along the upslope side of the SiltSoxx™, filling the seam between the soil surface and the device, improving filtration and sediment retention.
9. If the SiltSoxx™ are to be left as a permanent filter or part of the natural landscape, it may be seeded at time of installation for establishment of permanent vegetation. The Engineer will specify seed requirements.
10. Filtrexx® SiltSoxx™ are not to be used in perennial, ephemeral, or intermittent streams.

See design drawing schematic for correct Filtrexx® SiltSoxx™ installation (Figure 1.1).

INSPECTION AND MAINTENANCE

Routine inspection should be conducted within 24 hrs of a runoff event or as designated by the





NOTES:
1. ALL MATERIAL TO MEET SPECIFICATIONS.
2. FILTER MEDIA TO MEET APPLICATION REQUIREMENTS.
3. FILTER MEDIA TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

SiltSoxxTM for Sediment Control

NTS

regulating authority. SiltSoxx™ should be regularly inspected to make sure they maintain their shape and are producing adequate hydraulic flow-through. If ponding becomes excessive, additional SiltSoxx™ may be required to reduce effective slope length or sediment removal may be necessary. SiltSoxx™ shall be inspected until area above has been permanently stabilized and construction activity has ceased

1. The Contractor shall maintain the SiltSoxx™ in a functional condition at all times and it shall be routinely inspected.
2. If the SiltSoxx™ have been damaged, it shall be repaired, or replaced if beyond repair.
3. The Contractor shall remove sediment at the base of the upslope side of the SiltSoxx™ when accumulation has reached 1/2 of the effective height of the SiltSoxx™, or as directed by the Engineer. Alternatively, a new SiltSoxx™ can be placed on top of and slightly behind the original one creating more sediment storage capacity without soil disturbance.
4. SiltSoxx™ shall be maintained until disturbed area above the device has been permanently stabilized and construction activity has ceased.
5. The FilterMedia™ will be dispersed on site once disturbed area has been permanently stabilized, construction activity has ceased, or as determined by the Engineer.
6. For long-term sediment and pollution control applications, SiltSoxx™ can be seeded at the time of installation to create a vegetative filtering system for prolonged and increased filtration of sediment and soluble pollutants (contained vegetative filter strip). The appropriate seed mix shall be determined by the Engineer.

Slope Percent	Maximum Slope Length Above SiltSoxx™ in Feet (meters)*				
	8 in (200 mm) SiltSoxx™	12 in (300 mm) SiltSoxx™	18 in (450 mm) SiltSoxx™	24 in (600mm) SiltSoxx™	32 in (800mm) SiltSoxx™
	6.5 in (160 mm)**	9.5 in (240 mm)**	14.5 in (360 mm)**	19 in (480 mm)**	25 in (650 mm)**
2 (or less)	600 (180)	750 (225)	1000 (300)	1200 (400)	1650 (500)
5	400 (120)	500 (150)	550 (165)	650 (200)	750 (225)
10	200 (60)	250 (75)	300 (90)	400 (120)	500 (150)
15	140 (40)	170 (50)	200 (60)	325 (100)	450 (140)
20	100 (30)	125 (38)	150 (42)	200 (60)	400 (120)
25	80 (24)	100 (30)	110 (33)	200 (60)	275 (85)
30	60 (18)	75 (23)	90 (27)	130 (40)	250 (60)
35	60 (18)	75 (23)	80 (24)	115 (35)	150 (45)
40	60 (18)	75 (23)	80 (24)	100 (30)	125 (38)
45	40 (12)	50 (15)	60 (18)	80 (24)	100 (30)
50	40 (12)	50 (15)	55 (17)	65 (20)	75 (23)

* Based on a failure point of 36 in (0.9 m) super silt fence (wire reinforced) at 1000 ft (303 m) of slope, watershed width equivalent to receiving length of sediment control device, 1 in/ 24 hr (25 mm/24 hr) rain event.

** Effective height of SiltSoxx™ after installation and with constant head from runoff as determined by Ohio State University.

CITY PROJECT # L21-04

Revision	By	Date
Per City Of Springdale Comments	DKW	12.17.2020

MORRISON SHIPLEY
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STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER DOUGLAS C. MELTON No.10443

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Approved By:	DCM
Date:	11.23.2020
Project No.:	CAS-129
Vertical Scale:	–
Horizontal Scale:	Not Scale
Plotting Scale:	1
Drawing Name:	Detail Sheet

CASEY'S PIZZA CASEY'S General Store DONUTS

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

Springdale, Washington County, Arkansas

EROSION CONTROL DETAILS

Issued for Review – 12.17.2020

Sheet No.: C8.4

Drawing Name: P:\CAS-129 Springdale AR-412 1 Original\DRAFTING\CAS-129 Details Sheet.dwg Last Modified: Dec 17, 2020 - 11:24am Plotted on: Dec 17, 2020 - 12:05pm by dwright

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	

ADVANCED DRAINAGE SYSTEMS, INC.

CASEY'S GENERAL STORE

SPRINGDALE, AR

SiteASSIST by StormTech
FOR STORMTECH INSTRUCTIONS, DOWNLOAD THE INSTALLATION APP

SC-740 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-740.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

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IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-740 SYSTEM

1. STORMTECH SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

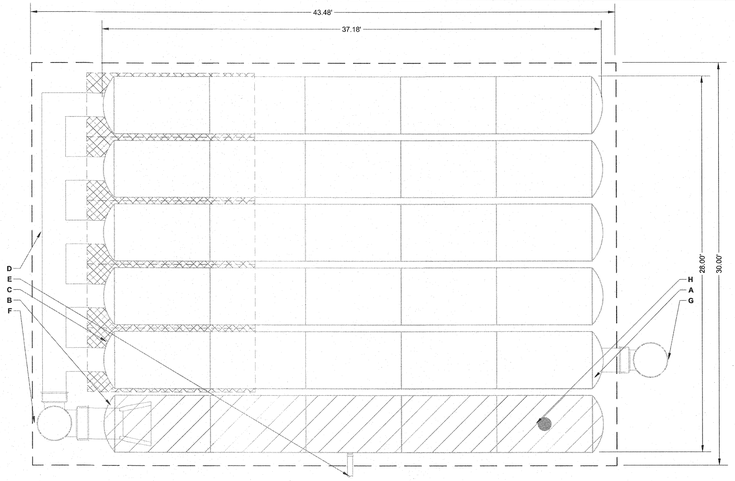
NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-740 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

PROPOSED LAYOUT		PROPOSED ELEVATIONS		*INVERT ABOVE BASE OF CHAMBER				
30	STORMTECH SC-740 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	1361.50	PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
12	STORMTECH SC-740 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	1355.50					
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	1355.00	PREFABRICATED END CAP	A	18" BOTTOM PREFABRICATED END CAP, PART#: SC740EPE18B / TYP OF ALL 18" BOTTOM CONNECTIONS	1.60"	
6	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	1355.00					
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	1355.00	PREFABRICATED END CAP	B	24" BOTTOM PREFABRICATED END CAP, PART#: SC740EPE24BR / TYP OF ALL 24" ISOLATOR ROW PLUS CONNECTIONS	0.10"	
2653	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	1354.00	PREFABRICATED END CAP	C	18" TOP PREFABRICATED END CAP, PART#: SC740EPE18T / TYP OF ALL 18" TOP CONNECTIONS	5.01"	
		TOP OF SC-740 CHAMBER:	1353.50	MANIFOLD	D	18" x 18" TOP MANIFOLD, ADS N-12	5.00"	
		18" x 18" TOP MANIFOLD INVERT:	1351.42	INSERTA TEE	E	4" DIAMETER	4.00"	
1304	SYSTEM AREA (SF)	4" INSERTA TEE INVERT:	1351.33	NYLOPLAST (INLET W/ ISO PLUS ROW)	F	30" DIAMETER (24.00" SUMP MIN)		14.0 CFS IN
147.0	SYSTEM PERIMETER (ft)	24" ISOLATOR ROW PLUS INVERT:	1351.01					
		BOTTOM OF SC-740 CHAMBER:	1351.00	NYLOPLAST (OUTLET)	G	30" DIAMETER (DESIGN BY ENGINEER)		4.0 CFS OUT
		BOTTOM OF STONE:	1350.50	INSPECTION PORT	H	4" SEE DETAIL		



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 12.50' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

NOTES
- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

CASEY'S GENERAL STORE — SPRINGDALE, AR — DRAWN: JC — CHECKED: N/A — DATE: — PROJECT #:

REV	DRW	CHK	DESCRIPTION

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PROJECT IS CONSTRUCTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LOCAL REGULATIONS AND PROJECT REQUIREMENTS.

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ADS — 4640 TRUEMAN BLVD HILLIARD, OH 43026 1-800-733-7473 — ADVANCED DRAINAGE SYSTEMS, INC.

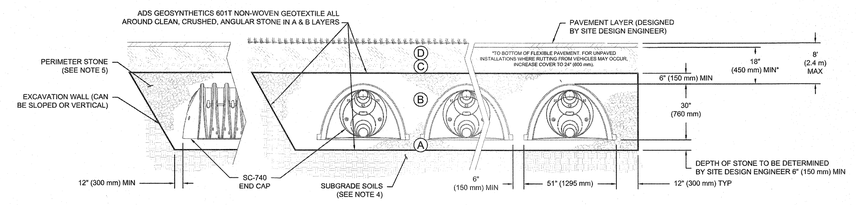
0 5' 10'

SHEET 2 OF 6

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

CASEY'S GENERAL STORE — SPRINGDALE, AR — DRAWN: JC — CHECKED: N/A — DATE: — PROJECT #:

REV	DRW	CHK	DESCRIPTION

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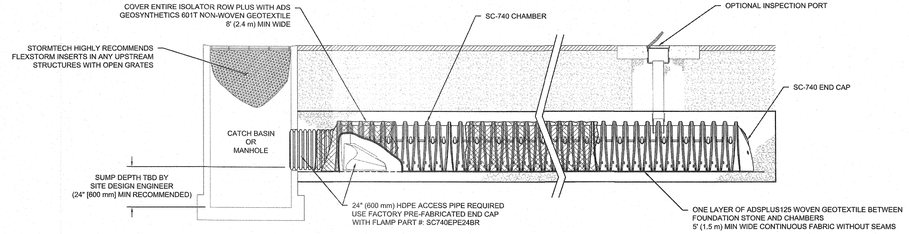
SHEET 3 OF 6

DTT - CASEY'S GENERAL STORE — SPRINGDALE, AR — DRAWN: BF — CHECKED: N/A — DATE: — PROJECT #:

REV	DRW	CHK	DESCRIPTION



SC-740 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

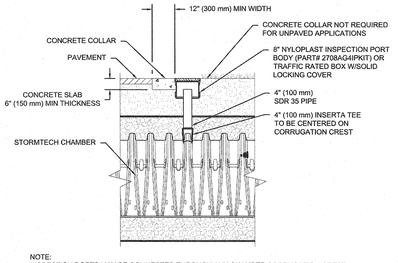
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.

4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)
NTS

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SHEET 4 OF 6

CITY PROJECT # L21-04

Revision	By	Date
Per City Of Springdale Comments	DKW	12.17.2020

MORRISON SHIPLEY

2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712 • 479.273.2209 • MORRISONSHIPLEY.COM

ARKANSAS — LICENSED PROFESSIONAL ENGINEER — No.10443 — DOUGLAS C. MELTON, JR.

The Original Signed and Sealed Document is on file at the Office of Record

Drawn By:	DKW
Approved By:	DCM
Date:	11.23.2020
Project No.:	CAS-129

Vertical Scale:	–
Horizontal Scale:	Not Scale
Plotting Scale:	1
Drawing Name:	Detail Sheet

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

Springdale, Washington County, Arkansas

UNDERGROUND DETENTION DETAILS

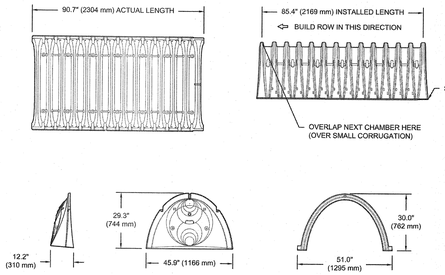
Issued for Review - 12.17.2020

Sheet No.: C8.5

Drawing Name: N:\CAS-24 Springdale AR-423 1 Original\DRAFTING\CAS-24 Details Sheet.dwg Last Modified: Dec 17, 2020 - 12:24pm Plotted on: Dec 17, 2020 - 12:24pm By: dwright

SC-740 TECHNICAL SPECIFICATION

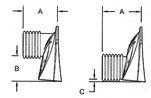
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4"	(1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	45.9 CUBIC FEET	(1.30 m³)
MINIMUM INSTALLED STORAGE*	74.9 CUBIC FEET	(2.12 m³)
WEIGHT	75.0 lbs.	(33.6 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS



PRE-FAB STUB AT BOTTOM OF END CAP WITH FLAMP END WITH "BR"
PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE-CORED END CAPS END WITH "PC"

PART #	STUB	A	B	C
SC740EPE06T / SC740EPE06TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	---
SC740EPE06B / SC740EPE06BPC			---	0.5" (13 mm)
SC740EPE08T /SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	---
SC740EPE08B / SC740EPE08BPC			---	0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	---
SC740EPE10B / SC740EPE10BPC			---	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	---
SC740EPE12B / SC740EPE12BPC			---	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	---
SC740EPE15B / SC740EPE15BPC			---	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	---
SC740EPE18B / SC740EPE18BPC			---	1.6" (41 mm)
SC740EPE24B*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)
SC740EPE24BR*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740EPE24B/SC740EPE24BR ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC740EPE24B/SC740EPE24BR THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

CASEY'S GENERAL STORE
SPRINGDALE, AR
DATE:
PROJECT #:
DRAWN: JC
CHECKED: N/A

REV	DRW	CHK	DESCRIPTION

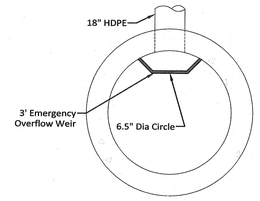
THE CONTRACTOR SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCTS DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

StormTech
50 CRANWELL AVENUE | ROCKY HILL CT | 06067
800-228-8182 1888-892-2694 | WWW.STORMTECH.COM

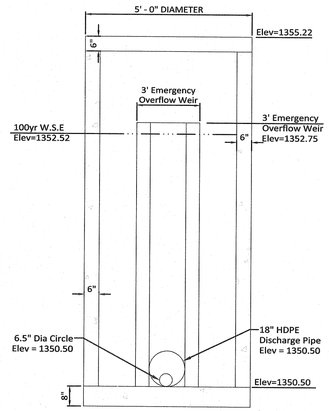
ADS
4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473
ADVANCED DRAINAGE SYSTEMS, INC.

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCTS DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

SHEET
5 OF 6



PLAN

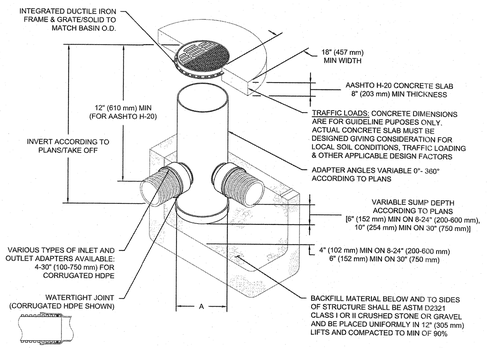


DETENTION OUTLET STRUCTURE

(Not to Scale)

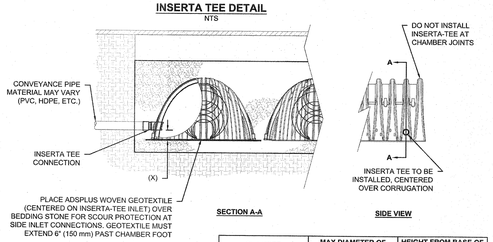
NYLOPLAST DRAIN BASIN

NTS



INSERTA TEE DETAIL

NTS



NOTE:
PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.

CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	8" (200 mm)
INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 IPS GASKETED & SOLVENT WELD, N-12, HP STORM, C-900 OR DUCTILE IRON		

NOTES

1. 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC.
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: **WWW.NYLOPLAST-US.COM**
6. TO ORDER CALL: **800-821-6710**

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

CASEY'S GENERAL STORE
SPRINGDALE, AR
DATE:
PROJECT #:
DRAWN: JC
CHECKED: N/A

REV	DRW	CHK	DESCRIPTION

THE CONTRACTOR SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCTS DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

Nyloplast
3135 VERONA AVE
BUFORD, GA 30518
PHONE (770) 932-2550
FAX (770) 932-2460
www.nyloplast-us.com

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4640 TRUEMAN BLVD
HILLIARD, OH 43026
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SHEET
6 OF 6

CITY PROJECT # L21-04

Revision	By	Date
Per City Of Springdale Comments	DKW	12.17.2020

MORRISON SHIPLEY

2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712 • 479.273.2209 • MORRISONSHIPLEY.COM

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No.10443
DOUGLAS C. MELTON, JR.

The Original Signed and Sealed Document is on file at the Office of Record

Drawn By:	DKW
Approved By:	DCM
Date:	11.23.2020
Project No.:	CAS–129

Vertical Scale:	–
Horizontal Scale:	Not Scale
Plotting Scale:	1
Drawing Name:	Detail Sheet

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

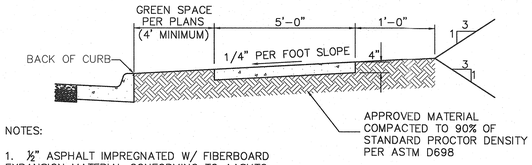
Springdale, Washington County, Arkansas

UNDERGROUND DETENTION DETAILS

Issued for Review – 12.17.2020

Sheet No:
C8.6

Drawing Name: P:\CAS-129 Springdale AR-412 & Grove\DRAWTING\CAS-129 Details Sheet.dwg Last Modified: Dec 11, 2020 - 11:04am Plotted on: Dec 11, 2020 - 12:05pm by dwright



NOTES:

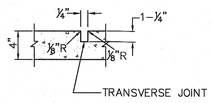
1. ½" ASPHALT IMPREGNATED W/ FIBERBOARD EXPANSION MATERIAL CONFORMING TO AASHTO M213 IS TO BE PLACED AT ALL DRIVEWAYS, AT MAXIMUM 200' INTERVALS, OR AS DIRECTED BY ENGINEER.

2. TRANSVERSE JOINTS TO BE PLACED AT 5' INTERVALS PERPENDICULAR TO SIDEWALK.

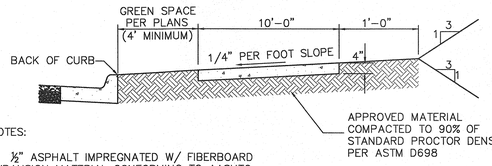
3. SAWED JOINTS SHALL BE USED INSTEAD OF TOOLED JOINTS. ALL SAWED JOINTS SHALL BE SEALED USING AN APPROVED SEALANT.

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.



5' CONCRETE SIDEWALK DETAIL
NOT TO SCALE



NOTES:

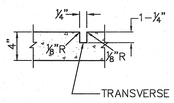
1. ½" ASPHALT IMPREGNATED W/ FIBERBOARD EXPANSION MATERIAL CONFORMING TO AASHTO M213 IS TO BE PLACED AT ALL DRIVEWAYS, AT MAXIMUM 200' INTERVALS, OR AS DIRECTED BY ENGINEER.

2. TRANSVERSE JOINTS TO BE PLACED AT 5' INTERVALS PERPENDICULAR TO SIDEWALK.

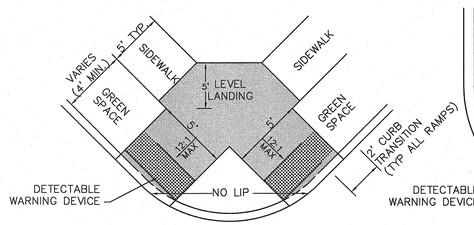
3. SAWED JOINTS SHALL BE USED INSTEAD OF TOOLED JOINTS. ALL SAWED JOINTS SHALL BE SEALED USING AN APPROVED SEALANT.

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.



10' CONCRETE SIDEWALK DETAIL
NOT TO SCALE



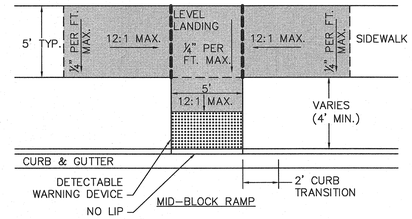
NOTES:

1. THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.

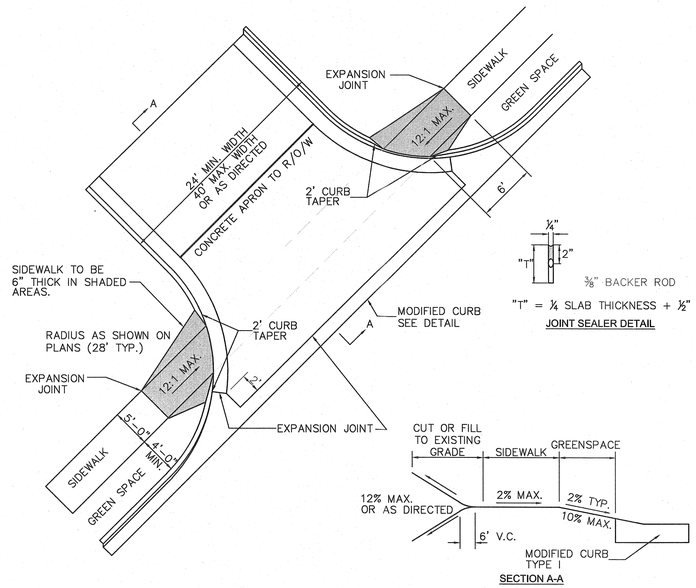
2. THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.

3. THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".

4. DETECTABLE WARNING DEVICES SHALL BE PLACED AT ALL LOCATIONS WHERE RAMPS CROSS A CURB.



HANDICAP RAMP DETAILS
NOT TO SCALE



JOINT SEALER DETAIL

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.

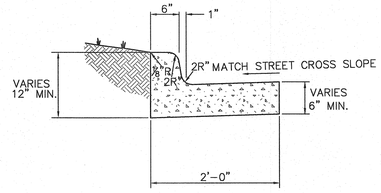
5. CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.

6. DRIVEWAY SECTION TO BE 6" PORTLAND CEMENT CONCRETE (3,500 P.S.I.) WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.

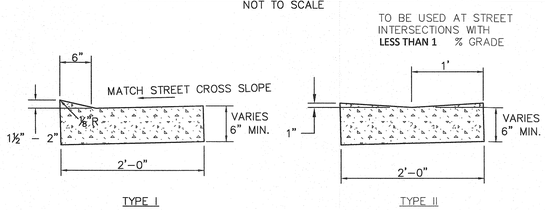
7. CONCRETE APRONS SHALL HAVE 10' SAWCUTS IN EACH DIRECTION (BOTH HORIZONTAL AND VERTICAL).

8. INDUSTRIAL DRIVES SHOULD INCREASE RADIUS AT DRIVEWAY ENTRANCES TO 50-FT.

ORIOLE ST. DRIVEWAY ONLY (CITY R/W)
COMMERCIAL DRIVEWAY DETAIL
NOT TO SCALE



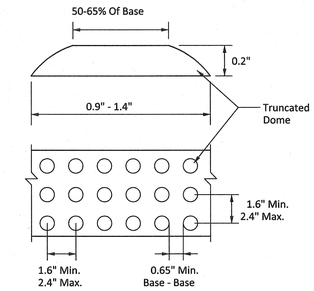
STANDARD CURB AND GUTTER (CITY R/W)
NOT TO SCALE



MODIFIED CURB AND GUTTER (CITY R/W)
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.



NOTES:

1. The Detectable Warning Device Shall Be Located So That The Nearest Edge Of The Device Is 6 To 8 Inches From The Face Of The Curb.
2. Truncated Domes In The Detectable Warning Surface Shall Meet The Requirements Of The Geometric Configuration Shown.
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.
5. Detectable Warning Devices Shall Be Installed On Accessible Ramps As Required By Local And ADA Codes.

DETECTABLE WARNING DEVICE
Not to Scale

CITY PROJECT # L21-04

Revision	By	Date
Per City Of Springdale Comments	DKW	12.17.2020

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STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER DOUGLAS C. MEITOS, P.E. No.10443

The Original Signed and Sealed Document is on file at the Office of Record

Drawn By:	DKW
Approved By:	DCM
Date:	11.23.2020
Project No.:	CAS–129

Vertical Scale:	–
Horizontal Scale:	Not Scale
Plotting Scale:	1
Drawing Name:	Detail Sheet

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

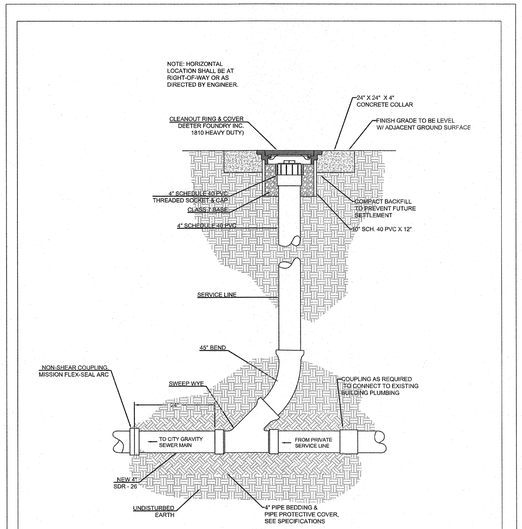
Springdale, Washington County, Arkansas

CITY OF SPRINGDALE DETAILS

Issued for Review – 12.17.2020

Sheet No.: C8.7

Drawing Name: P:\CAS-129 Springdale AR-412 & Oriole\DRAFTING\CAS-129 Details Sheet.dwg Last Modified: Dec 17, 2020 - 11:24am Plotted on: Dec 17, 2020 - 12:08pm by dwright



CLEANOUT ASSEMBLY DETAIL

N.T.S.

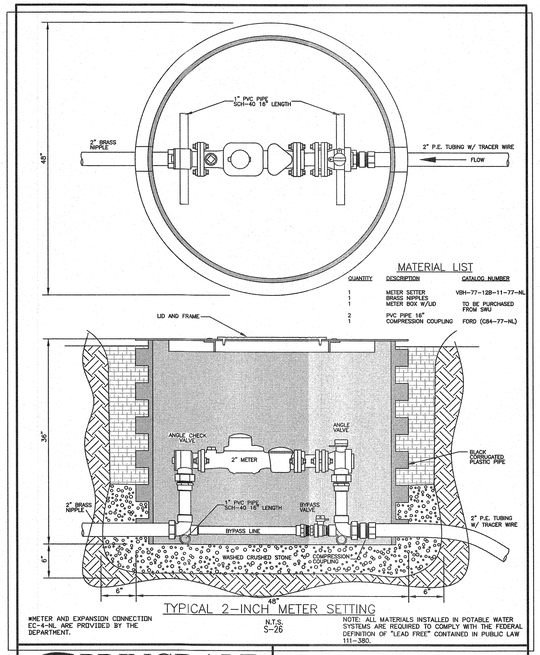
S-47

SPRINGDALE WATER UTILITIES

526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
CRKJ	S-47	APRIL 2018



MATERIAL LIST

QUANTITY	DESCRIPTION	CATALOG NUMBER
1	METER SETTER	VSH-77-128-11-77-NL
1	BRASS NIPPLES	
1	METER BOX W/LID	TO BE PURCHASED FROM SWU
2	PVC PIPE 16"	
1	COMPRESSION COUPLING	FORD (C84-77-NL)

TYPICAL 2-INCH METER SETTING

N.T.S.

S-26

*METER AND EXPANSION CONNECTION EC-4-NL ARE PROVIDED BY THE DEPARTMENT.

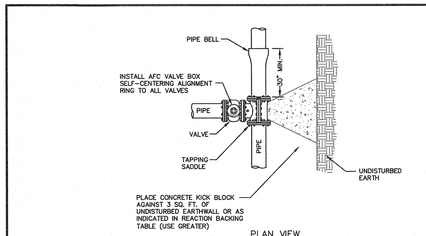
NOTE: ALL MATERIALS INSTALLED IN POTABLE WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF "LEAD FREE" CONTAINED IN PUBLIC LAW 111-380.

SPRINGDALE WATER UTILITIES

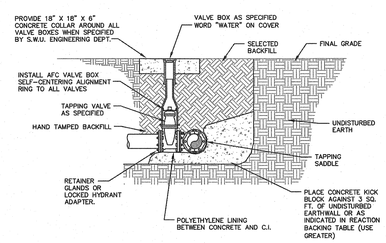
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
KMI	S-26	OCTOBER 2014



PLAN VIEW



PROFILE VIEW

TAPPING SADDLE & VALVE

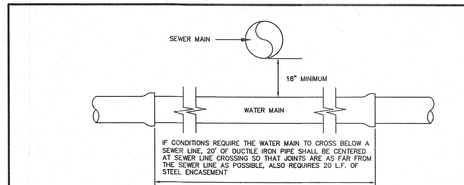
N.T.S.

SPRINGDALE WATER UTILITIES

526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

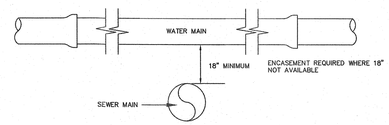
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



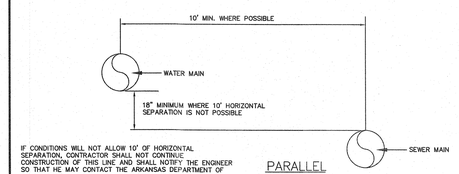
WATER LINE CROSSING UNDER SEWER LINE

N.T.S.



WATER LINE CROSSING ABOVE SEWER LINE

N.T.S.



IF CONDITIONS WILL NOT ALLOW 10' OF HORIZONTAL SEPARATION, CONTRACTOR SHALL NOT CONTINUE CONSTRUCTION OF THIS LINE AND SHALL NOTIFY THE ENGINEER SO THAT HE MAY CONTACT THE ARKANSAS DEPARTMENT OF HEALTH FOR FURTHER INSTRUCTIONS. A MINIMUM OF 18" SHALL BE MAINTAINED FROM THE BOTTOM OF THE OUTSIDE OF WATER MAIN TO THE CROWN OF THE SEWER AND THE WATER MAIN SHALL BE DUCTILE IRON.

PARALLEL

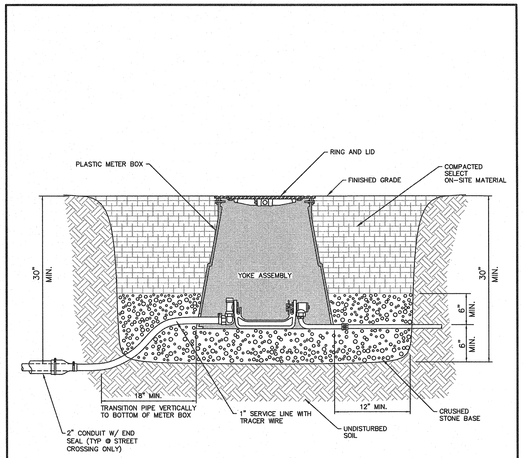
N.T.S.

SPRINGDALE WATER UTILITIES

526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
CAG	S-6	MARCH 2008



STANDARD METER BOX INSTALLATION

SPLIT 5/8" X 3/4" METER SETTER (SHOWN)
SINGLE 5/8" X 3/4" AND 1" METER SETTERS (SIMILAR)

N.T.S.

NOTES:

1.) 2" CONDUITS TO BE INSTALLED ON ALL STREET CROSSINGS AND SHALL EXTEND FROM BACK OF SIDEWALK TO BACK OF SIDEWALK

2.) ALL SERVICE TUBING SHALL HAVE 30" MIN. COVER EXCEPT FOR TRANSITION TO METER BOX AS SHOWN ABOVE

3.) SEE "TECHNICAL SPECIFICATIONS" FOR MATERIAL AND INSTALLATION SPECIFICATIONS

SPRINGDALE WATER UTILITIES

526 OAK AVENUE P.O. BOX 769 SPRINGDALE, ARKANSAS 72765-0769 (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
TLS	S-23	OCTOBER 2014

CITY PROJECT # L21-04

Revision	By	Date
Per City Of Springdale Comments	DKW	12.17.2020

MORRISON SHIPLEY

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STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER DOUGLAS C. MELTON JR. No.10443

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Drawn By:	Vertical Scale:
DKW	–
Approved By:	**Horizontal Scale:**
DCM	Not Scale
Date:	**Plotting Scale:**
11.23.2020	1
Project No.:	**Drawing Name:**
CAS-129	Detail Sheet

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

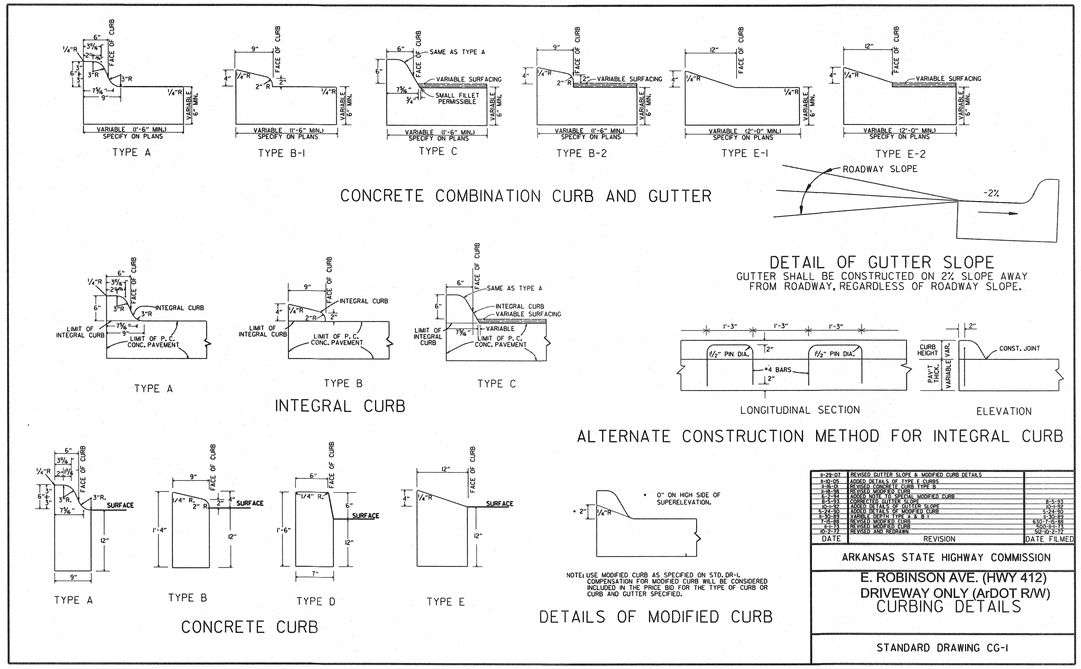
Springdale, Washington County, Arkansas

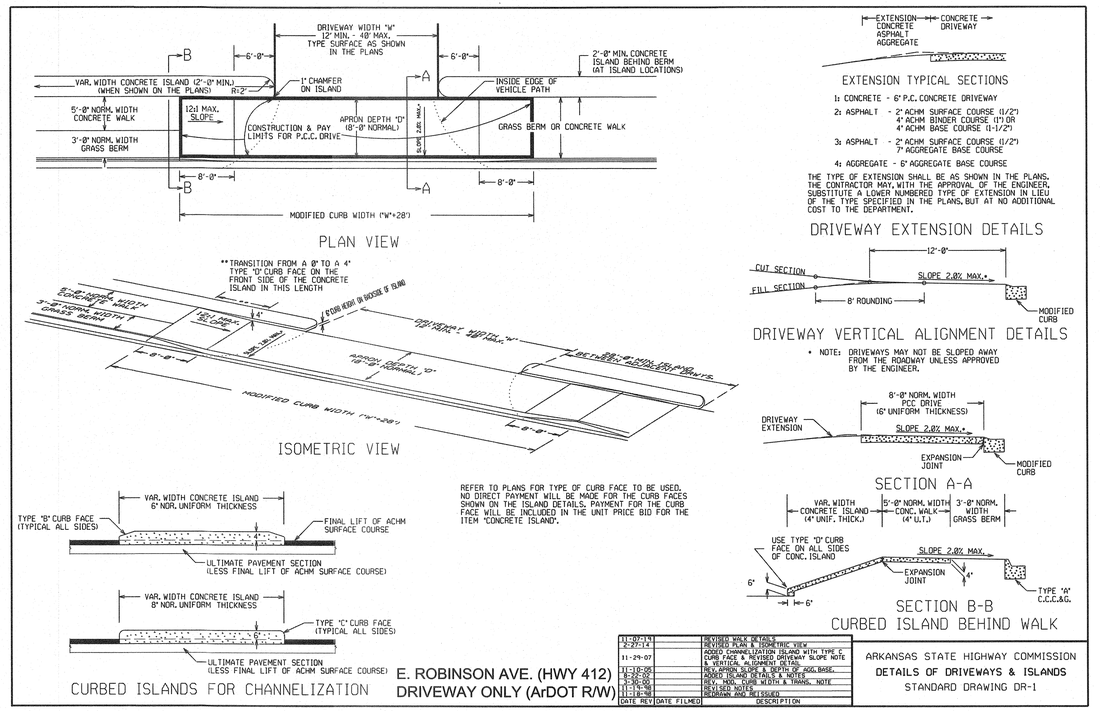
CITY OF SPRINGDALE DETAILS

Issued for Review - 12.17.2020

Sheet No.: C8.8

Drawing Name: P:\CAS-24 Springdale AR-412 4 Drive\DRAFTING\CAS-24 Details Sheet.dwg Last Modified: Dec 17, 2020 - 11:24am Plotted on: Dec 17, 2020 - 12:08pm by dwright

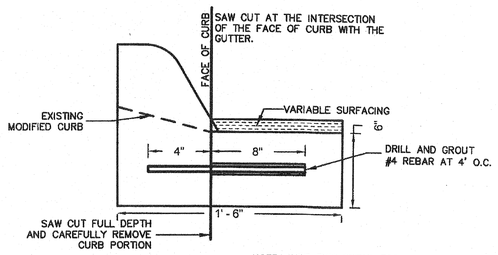




11-07-19		REVISED WALK DETAILS
2-27-14		REVISED PLAN & ISOMETRIC VIEW
11-29-07		ADDED CHANNELIZATION ISLAND WITH TYPE C CURB FACE & REVISED DRIVEWAY SLOPE NOTE & VERTICAL ALIGNMENT DETAIL
11-17-06		ADDED DETAIL OF 8" WITH AGG. BASE.
4-28-05		REVISED MATERIAL DETAILS
3-30-05		REV. MOD. CURB WIDTH & TRANS. NOTE
11-19-98		REVISED NOTES
11-18-98		REDRAWN AND RESIGNED
DATE REV	DATE FILMED	DESCRIPTION

ARKANSAS STATE HIGHWAY COMMISSION
DETAILS OF DRIVEWAYS & ISLANDS
STANDARD DRAWING DR-1

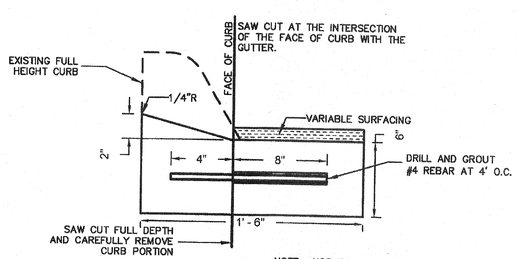
E. ROBINSON AVE. (HWY 412)
DRIVEWAY ONLY (ArDOT R/W)



NOTE: USE THIS DETAIL FOR CONSTRUCTION OF FULL HEIGHT CURBS.

AHTD DETAIL FOR REPLACEMENT OF EXISTING DRIVEWAY

NOT TO SCALE



NOTE: USE THIS DETAIL FOR CONSTRUCTION OF MODIFIED CURBS IN CONJUNCTION WITH AHTD STANDARD DRAWING DR-1.

AHTD DETAIL OF CURB REPLACEMENT FOR NEW DRIVEWAY CONSTRUCTION

NOT TO SCALE

CITY PROJECT # L21-04

Revision	By	Date
Per City Of Springdale Comments	DKW	12.17.2020

MORRISON SHIPLEY
2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712 • 479.273.2209 • MORRISONSHIPLEY.COM

STATE OF ARKANSAS
DOUGLAS C. MELTON
12-17-20
LICENSED PROFESSIONAL ENGINEER
No.10443
The Original Signed and Sealed Document is on file at the Office of Record

Drawn By:	DKW
Approved By:	DCM
Date:	11.23.2020
Project No.:	CAS-129

Vertical Scale:	–
Horizontal Scale:	Not Scale
Plotting Scale:	1
Drawing Name:	Detail Sheet

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

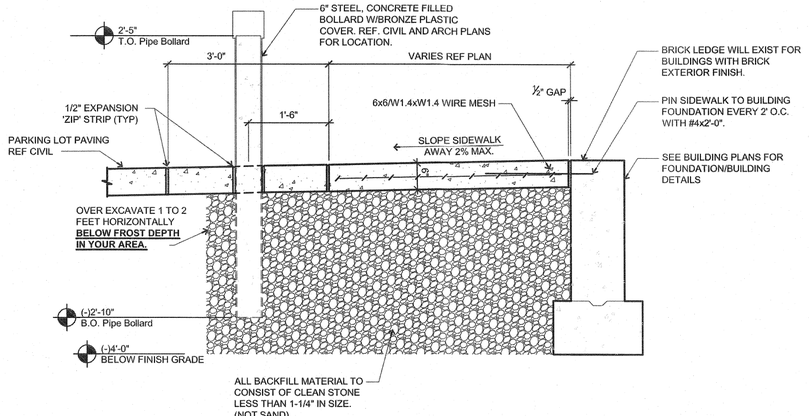
Springdale, Washington County, Arkansas

ARDOT DRIVEWAY DETAILS

Issued for Review - 12.17.2020

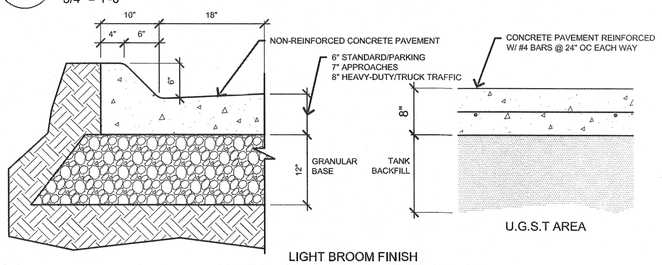
Sheet No.: C8.9

Drawing Name: P:\CAS-129 Springdale AR-412 & Oriole\DRAFTING\CAS-129 Details Sheet.dwg Last Modified: Dec 17, 2020 - 11:24am Plotted on: Dec 17, 2020 - 12:06pm by dwright



1 TYPICAL BUILDING SIDEWALK AND BOLLARD

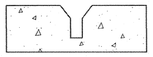
3/4" = 1'-0"



LIGHT BROOM FINISH
CONTROL JOINTS: 100 FT² - 125 FT², 25% DEEP
CONSTRUCTION JOINTS: PINNED 4' O.C. 12" EACH WAY W/ #4 REBAR

2 CONCRETE PAVING AND CURB

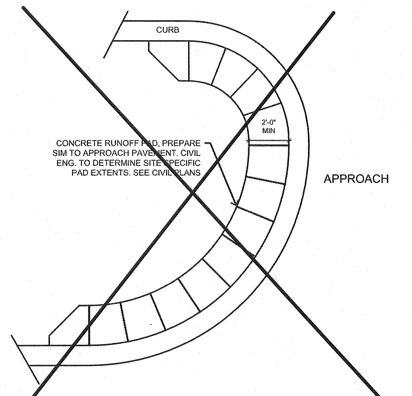
Not to Scale



ENLARGED FOR CLARITY

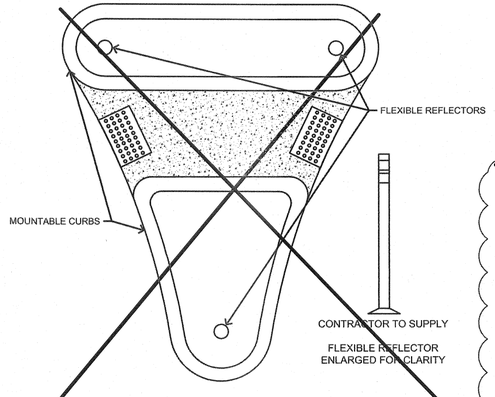
3 PAVING SAW-CUT

Not to Scale



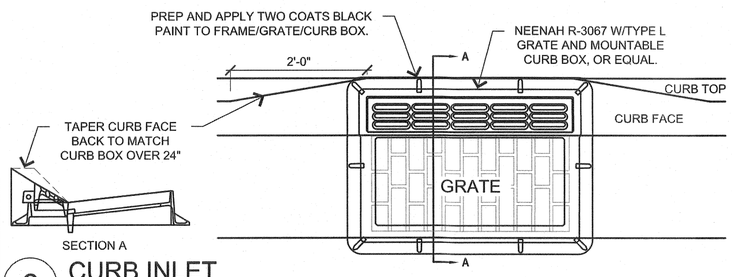
4 LANDSCAPE PROTECTOR

Not to Scale



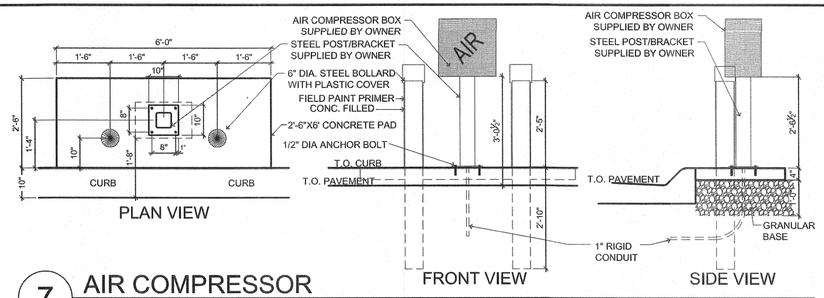
5 PORK CHOP WITH REFLECTORS

Not to Scale



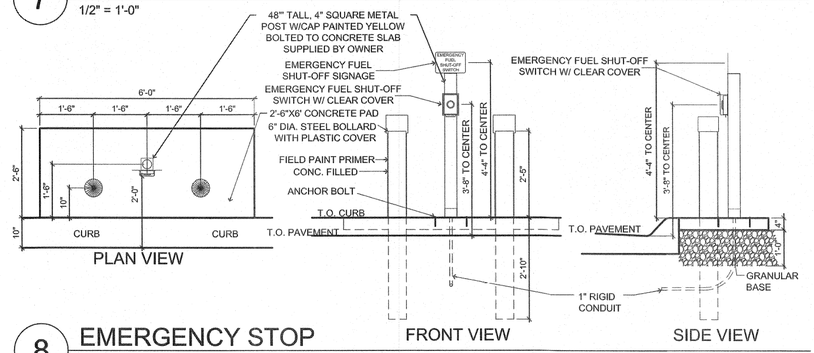
6 CURB INLET

Not to Scale



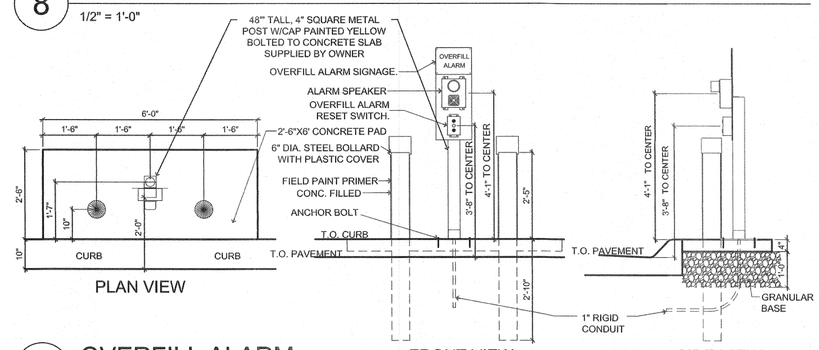
7 AIR COMPRESSOR

1/2" = 1'-0"



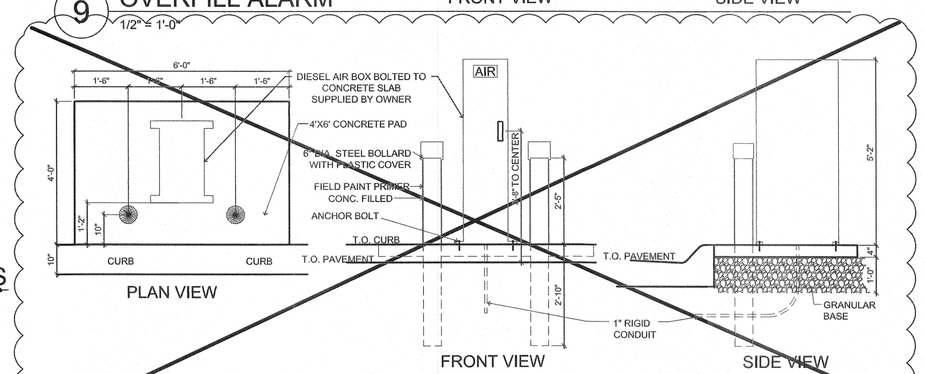
8 EMERGENCY STOP

1/2" = 1'-0"



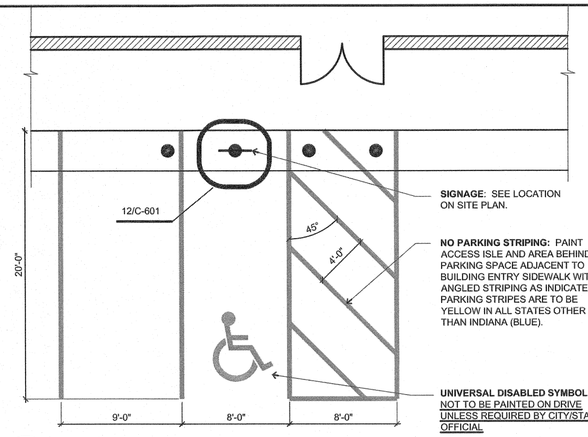
9 OVERFILL ALARM

1/2" = 1'-0"



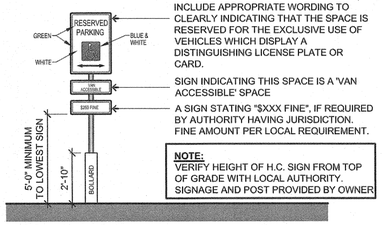
10 DIESEL AIR COMPRESSOR (ONLY FOR < 3 DIESEL LANES)

1/2" = 1'-0"



11 ADA PARKING SPACES

3/16" = 1'-0"



12 ADA PARKING SIGN

1/4" = 1'-0"

GENERAL NOTES

Concrete:

1. All concrete and reinforcing work shall conform to the latest edition of the American Concrete Institute's "Standard Building Code Requirements for Reinforced Concrete," (ACI 318) and "Specifications for Structural Concrete for Buildings," (ACI 301).
2. Concrete shall use type II cement. Concrete mix designs shall meet the following requirements:

	MINIMUM 28-DAY f'c	MAXIMUM W/C RATIO	SLUMP	AIR ENTRAIN.
Exterior exposed concrete	4,000 psi	0.42	4" ± 1"	6% ± 1%

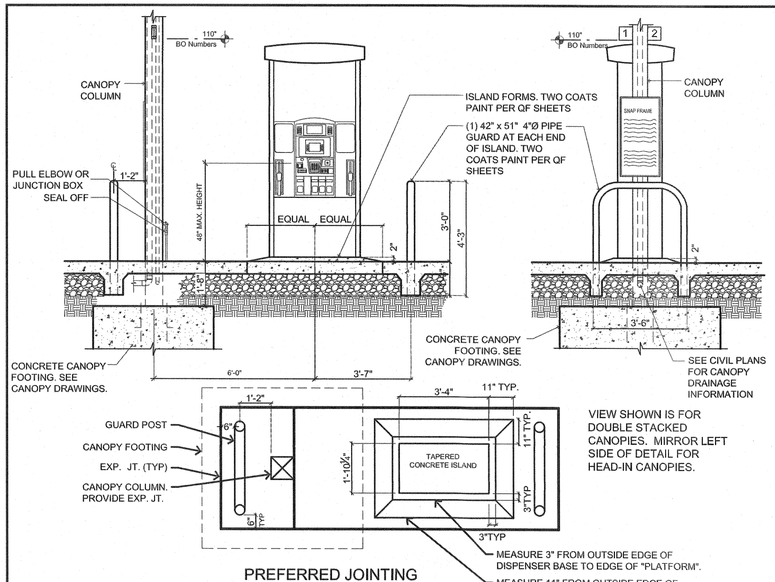
   If Contractor desires to increase slump above allowable limits to facilitate placement or pumping, this shall be done utilizing a superplasticizer approved by the Ready Mix Designer at a dosage rate provided by Ready Mix Designer.
3. The Contractor shall reject any concrete that exceeds the slump limits noted above (prior to adding superplasticizer) or concrete that can not be placed within ninety (90) minutes of batch time.
4. No aluminum shall be placed in concrete.
5. All concrete is reinforced unless specifically noted as Unreinforced. Reinforce all concrete not otherwise shown with the same reinforcing as in similar sections or areas.
6. During hot weather (80 degrees F and above), the Contractor shall comply with the recommendations ACI-305 "Hot Weather Concrete". During cold weather (40 degrees and below), the Contractor shall comply with the recommendations of ACI-306 "Cold Weather Concreting".
7. The concrete mix designs are to be submitted as a formal submittal to the Owner for acceptance PRIOR to concrete being delivered to the site.
8. Verify with local authorities the required thickness of poured concrete for approaches and parking lot.

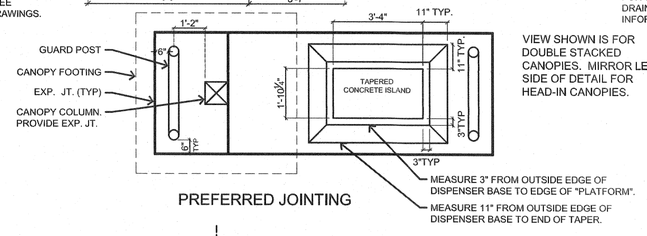
Sub-Base:

1. Sub-base Course Under Exterior Concrete Paved Surfaces: Spread and compact sub-base in 6"-9" lifts compacted to 98% Standard Proctor.

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

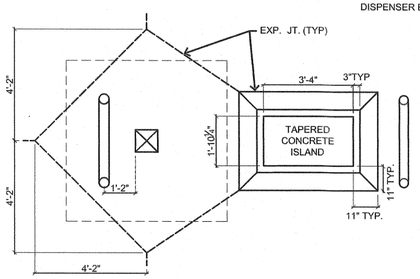
PROJECT:	DRAWING INFORMATION:	DRAWING INFORMATION:
2020 Civil Details	ISSUED ON: 01/14/20 1 REVISED ON: 03/20/20 2 10/26/20	CIVIL DETAILS
DRAWING INFORMATION: CONSTRUCTION DIVISION		
DRAWN BY: ARLON GOFORTH III	CHECKED BY:	C-601





PREFERRED JOINTING

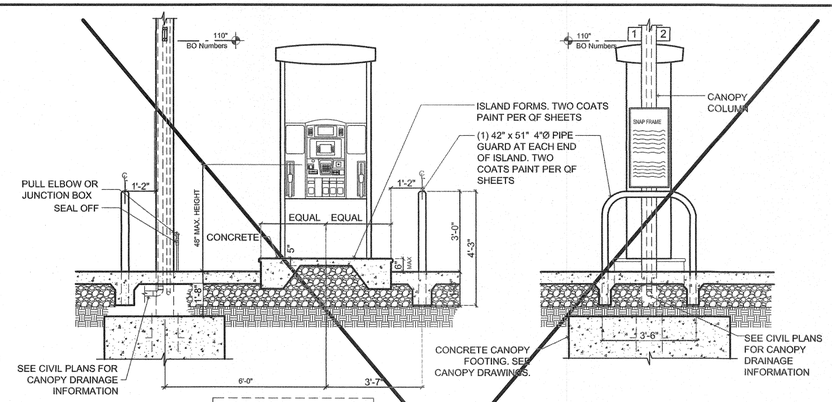
VIEW SHOWN IS FOR DOUBLE STACKED CANOPIES. MIRROR LEFT SIDE OF DETAIL FOR HEAD-IN CANOPIES.

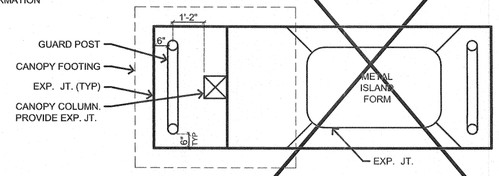


DIAMOND BOX OUT OPTION

1 GAS TAPERED FUEL ISLAND (PREFERRED OPTION)

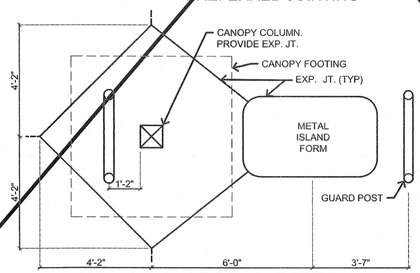
Not to Scale





PREFERRED JOINTING

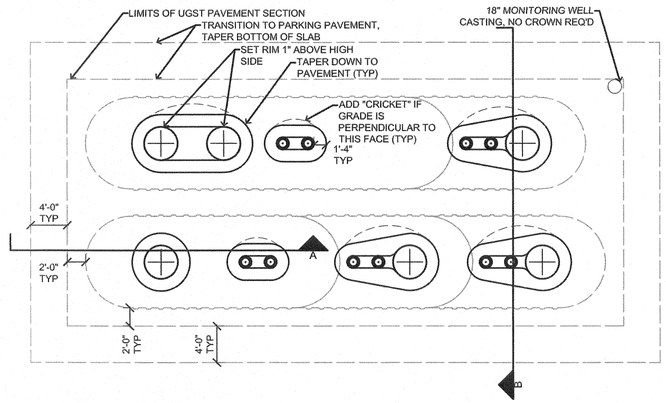
VIEW SHOWN IS FOR DOUBLE STACKED CANOPIES. MIRROR LEFT SIDE OF DETAIL FOR HEAD-IN CANOPIES.

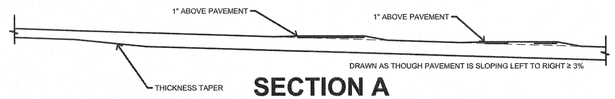


DIAMOND BOX OUT OPTION

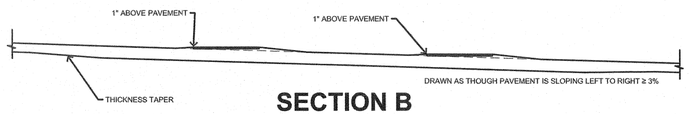
2 GAS METAL FORM ISLAND

Not to Scale





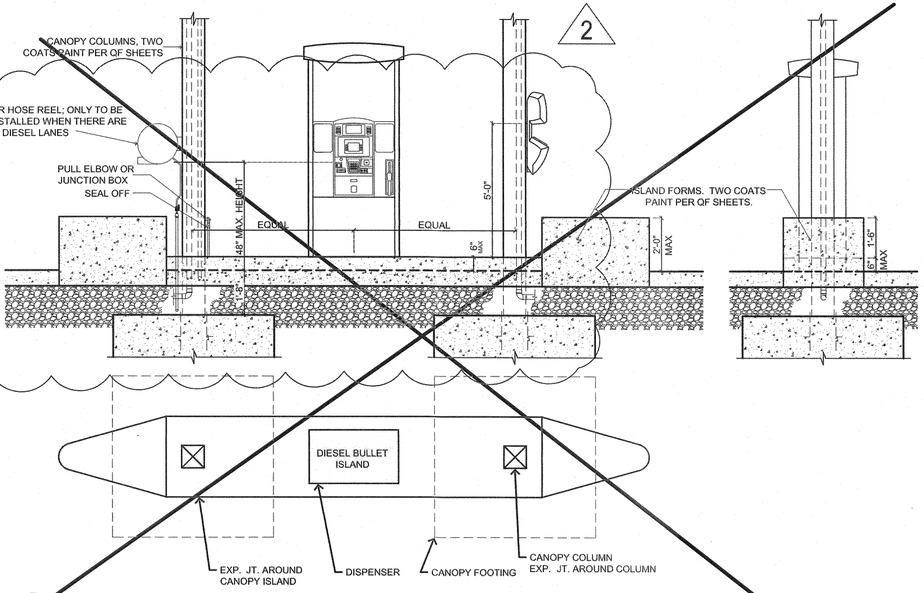
SECTION A



SECTION B

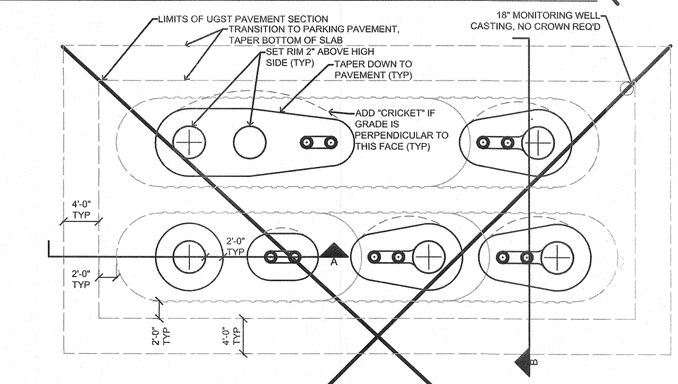
5 UGST PAVING FOR PAVEMENT SLOPE >3%

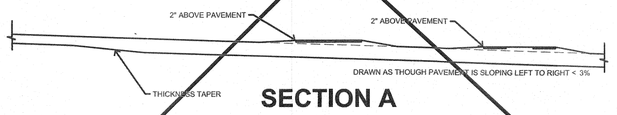
Not to Scale



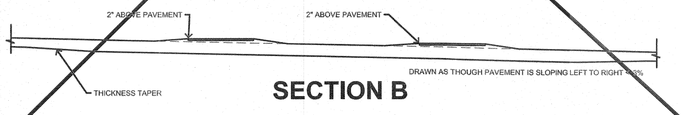
3 DIESEL BULLET ISLAND

3/8" = 1'-0"





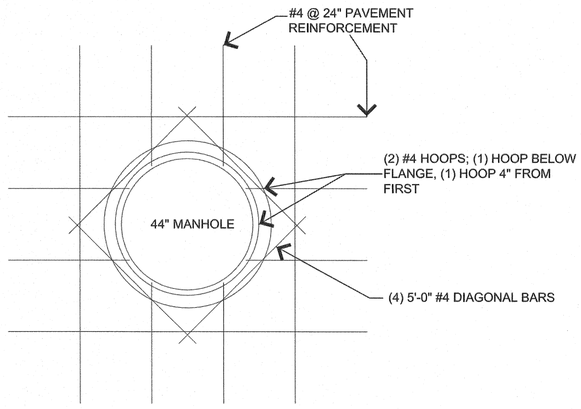
SECTION A



SECTION B

4 UGST PAVING FOR PAVEMENT SLOPE <3%

Not to Scale



General Notes:

1 ALL REINFORCING IS CENTER OF SLAB.

6 UGST Manhole Detail

1/2" = 1'-0"

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT: 2020 Civil Details

PUBLISHED: 01/14/20
REVISED: 1 03/20/20, 2 10/26/20

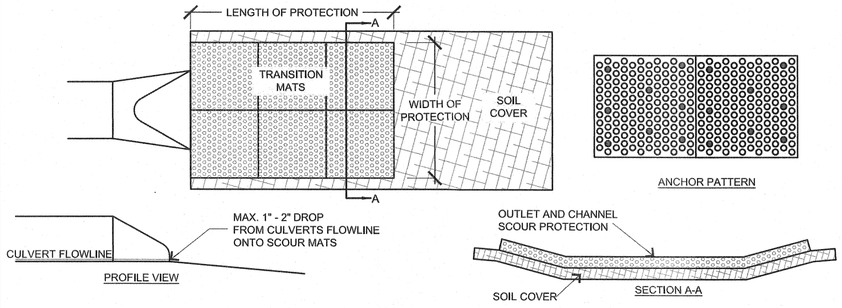
DRAWING INFORMATION: CIVIL DETAILS

DRAWING INFORMATION: CONSTRUCTION DIVISION

DRAWN BY: ARLON GOFORTH III

CHECKED BY:

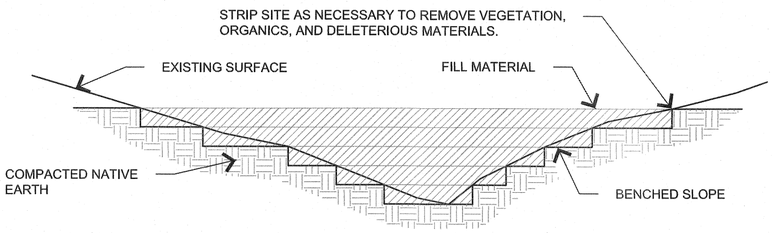
C-602



NOTE: INSTALL PER MANUFACTURE'S RECOMMENDATIONS.

1 SCOUR STOP EROSION CONTROL

Not to Scale

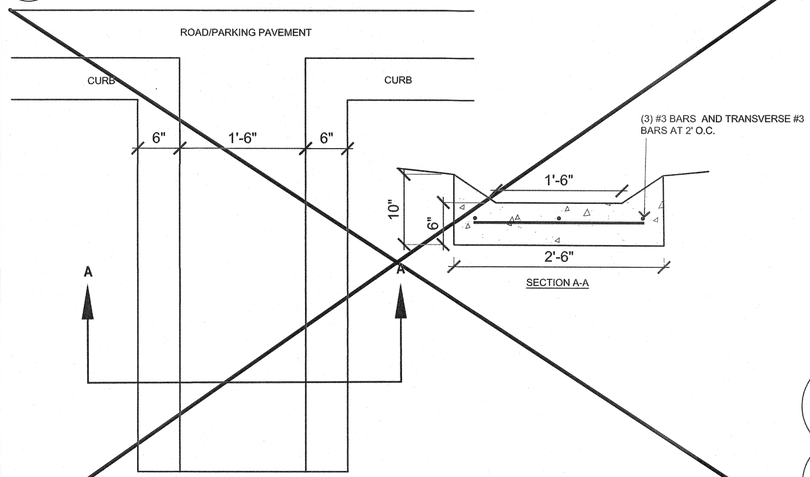


NOTES:

1. BENCH SLOPES TO MAINTAIN VERTICAL SIDE SLOPES AT FILL LIMITS +/- 3' VERTICAL TO +/- 8' HORIZONTAL.
2. COMPACTION SHALL BE IN 8" LIFTS TO 95% STANDARD PROCTOR OR OTHERWISE SPECIFIED IN GEOTECHNICAL REPORT.
3. SCARIFY ORIGINAL GROUND AND BLEND WITH FIRST LIFT ON EACH BENCH.
4. ALL FILL MATERIALS, INCLUDING FILL GENERATED ON-SITE, SHALL BE OF SUITABLE MATERIAL. UNSUITABLE FILL MATERIAL INCLUDES, BUT IS NOT LIMITED TO, SOIL THAT CONTAINS LARGE ROCKS, TREE AND PLANT ROOTS, CONCRETE, TRASH, ETC.

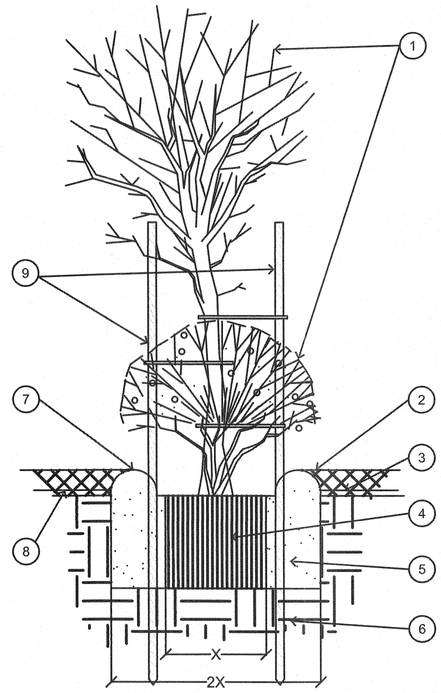
2 TYPICAL FILL SECTION

Not to Scale



3 CURB CUT FLUME DETAIL

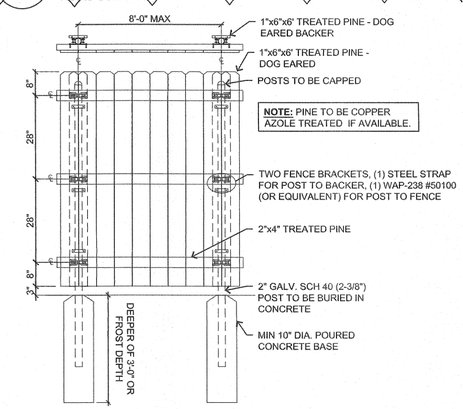
Not to Scale



1. TREE/SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. GROUNDCOVER: 3" DEPTH OF 3/4" WASHED STONE OR WASHED BRICK CHIPS AS INDICATED IN LANDSCAPING PLAN.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE AS RECOMMENDED BY LOCAL SUPPLIER
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.
8. HEAVY WEED FABRIC UNDER GROUNDCOVER.
9. FOR TREES, 2 STAKES/GUIDEPOSTS MIN; 3 REQ ON SLOPES WITH TIES

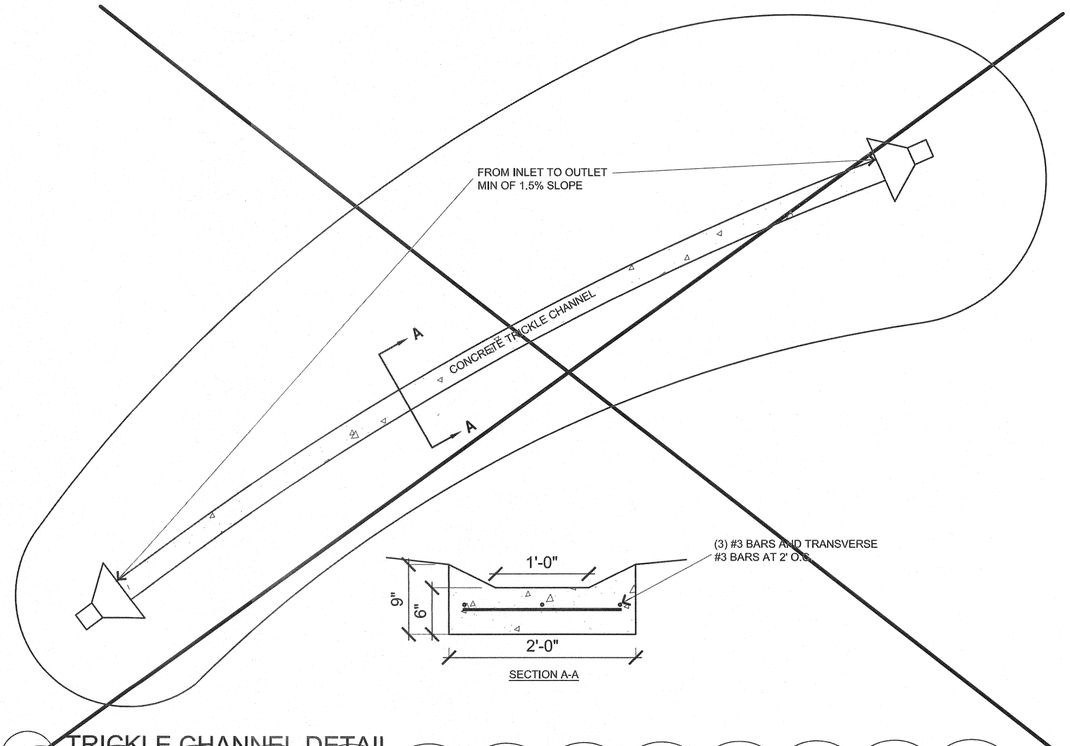
4 PLANT/TREE INSTALLATION

Not to Scale



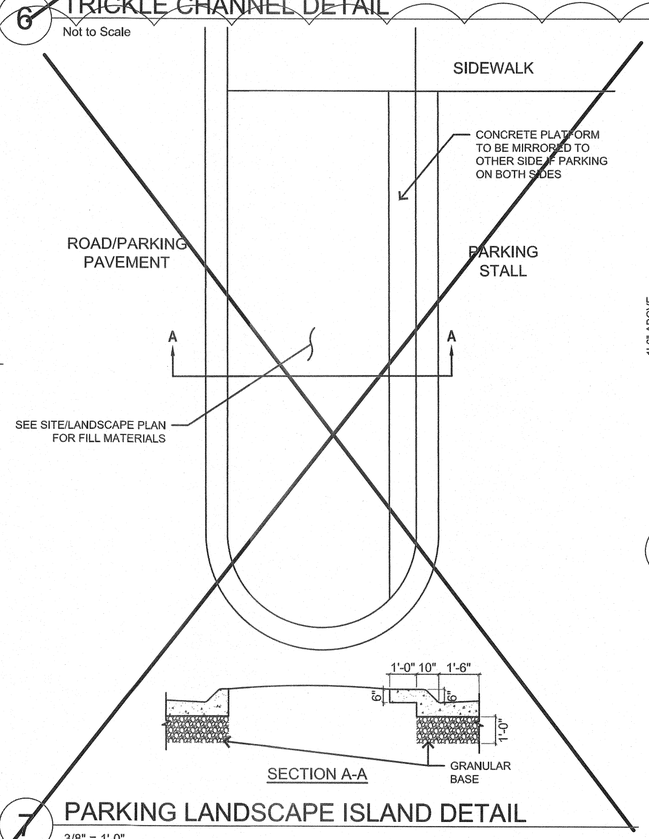
5 SCREEN/PRIVACY FENCE

Not to Scale



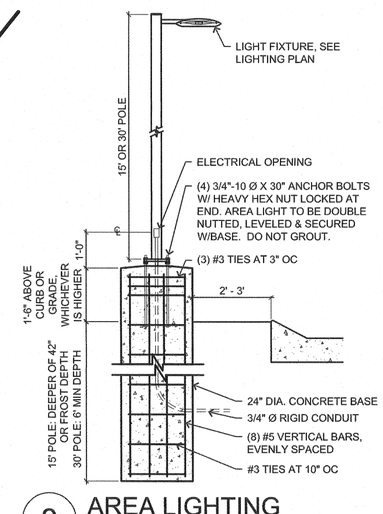
6 TRICKLE CHANNEL DETAIL

Not to Scale



7 PARKING LANDSCAPE ISLAND DETAIL

3/8" = 1'-0"



8 AREA LIGHTING

1/2" = 1'-0"

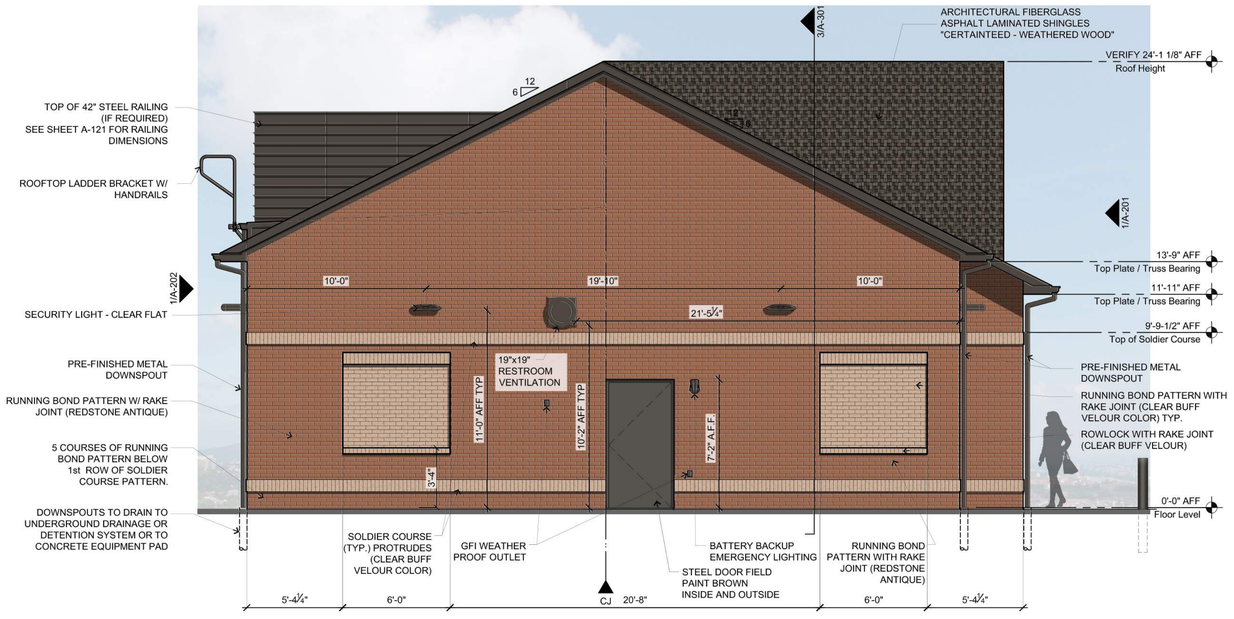
2

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT: 2020 Civil Details	PUBLISHED 01/14/20; REVISED ON 1 03/20/20, 2 10/26/20
DRAWING INFORMATION: CONSTRUCTION DIVISION	DRAWING INFORMATION: CIVIL DETAILS
DRAWN BY: ARLON GOFORTH III; CHECKED BY:	C-603

1 Exterior Elevation - Front of Building (Plan South)

1/4"=1'-0"



2 Exterior Elevation - Left Side of Building (Plan West)

1/4"=1'-0"

General Notes

1. REVIEW AND COORDINATE WITH ALL DETAIL PAGES REFERENCED ON THIS PLAN, NOTIFY ARCHITECT AND OWNER OF DISCREPANCIES
2. **RELATED DRAWING SHEETS**: REFER TO THE FOLLOWING:
   AL-101: FOR BUILDING LOCATION ON SITE
   AL-601: FOR INFORMATION RELATING TO SIGNAGE
   A-101: PRIMARY FLOOR PLAN FOR CONSTRUCTION LAYOUT
   A-121: ROOF PLAN/ROOF TOP EQUIPMENT
   A-601: DOOR & WINDOW SCHEDULES AND NOTES
   S-101: FOOTINGS AND FOUNDATIONS
   S-102: ROOF TRUSSES
3. **WORKING POINT**: THE WORKING POINT (***WP***) INDICATED ON THE DRAWINGS IS RELATIVE TO THE FACE OF SHEATHING ON THE EXTERIOR WALL AND IS A COMMON POINT OF REFERENCE WHERE EVER USED IN THESE DRAWINGS
4. **HARDIE PLANK LAP SIDING (MECHANICAL PLATFORM)**:

   EXTERIOR SATIN LATEX SUPER PAINT
   SHERWIN-WILLIAMS - SW 7020 - BLACK FOX

   STAGGERED SHINGLE PAINT FORMULA:

   SHERWIN-WILLIAMS "CASEY'S NEW RED 2020"
   (MATCHES ALPOLIC BTR RED)
   EXTERIOR SEMI-GLOSS LATEX - DURATION ARCHITECTURAL LATEX
   1 GALLON MIX - K33T00254
   ULTRADEEP - 650406333

	OZ	32	64	128
R4-NEW RED	14	--	--	--
Y1-YELLOW	--	5	--	--

5. ALL VENT PENETRATIONS ON BACK OF BACKSIDE OF ROOF.

MASTER DRAWING SET

REVISIONS:	#1	2020 PRINTS

SGA Design Group, P.C.
1437 South Boulder, Suite 550
Tulsa, Oklahoma 74119.3609
p: 918.587.8600
f: 918.587.8601
www.sgadesigngroup.com

REGISTERED ARCHITECT
MITCHEL R. GARRETT
License Number 8724
STATE OF ARKANSAS

12/28/2020

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT SPRINGDALE, AR CONTEMPORANEOUSLY WITH ITS ISSUE DATE ON 11/20/20 AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND IS CONTRARY TO THE LAW. © SGA DESIGN GROUP, P.C.

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT:
Springdale, AR
2100 E. Robinson Ave
Springdale, AR 72764

DRAWING INFORMATION:
CONSTRUCTION DIVISION

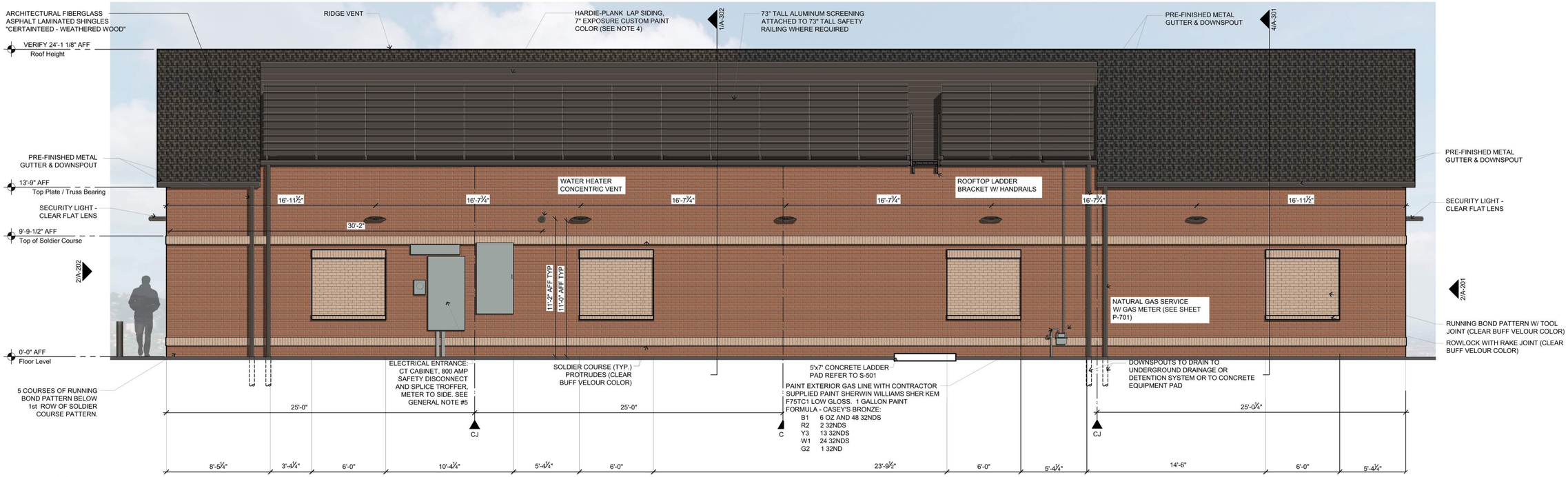
DRAWN BY: CL | CHECKED BY: JD | PROJECT NUMBER: 2000413

PROJECT PUBLISHED: 11-20-20
REVISED ON:

PROTO PUBLISHED: 10/06/20
REVISED ON: 1 10/28/20

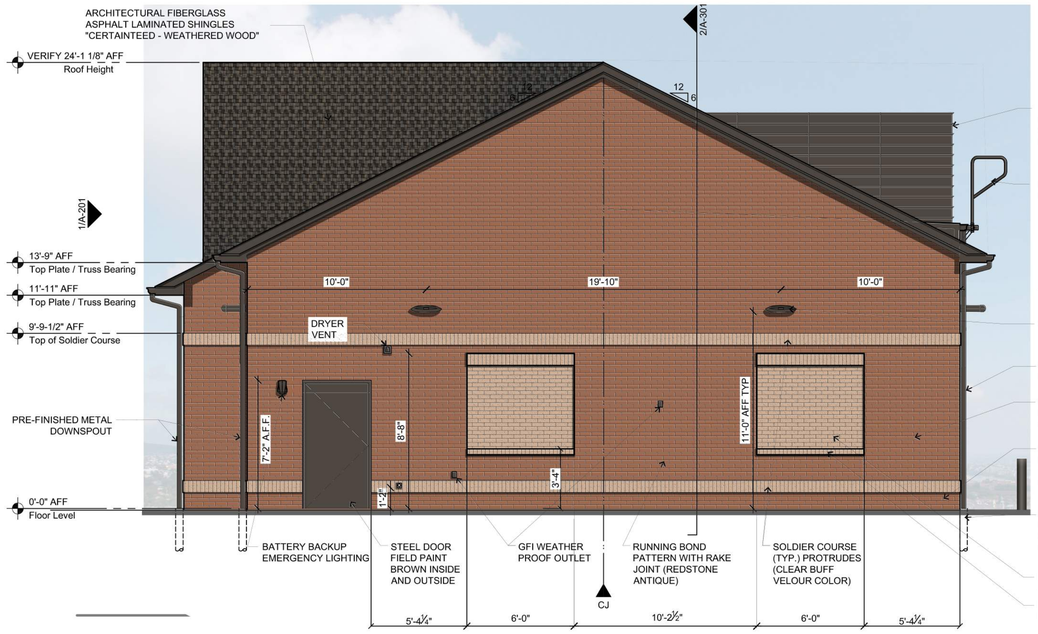
DRAWING INFORMATION: EXTERIOR ELEVATIONS

A-201



1 Exterior Elevation - Back of Building (Plan North)

1/4"=1'-0"



2 Exterior Elevation - Right Side of Building (Plan East)

1/4"=1'-0"

General Notes

1. REVIEW AND COORDINATE WITH ALL DETAIL PAGES REFERENCED ON THIS PLAN, NOTIFY ARCHITECT AND OWNER OF DISCREPANCIES
2. **RELATED DRAWING SHEETS**: REFER TO THE FOLLOWING:
   AL-101: FOR BUILDING LOCATION ON SITE
   AL-601: FOR INFORMATION RELATING TO SIGNAGE
   A-101: PRIMARY FLOOR PLAN FOR CONSTRUCTION LAYOUT
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   A-601: DOOR & WINDOW SCHEDULES AND NOTES
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   S-102: ROOF TRUSSES
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   EXTERIOR SEMI-GLOSS LATEX - DURATION ARCHITECTURAL LATEX
   1 GALLON MIX - K33T00254
   ULTRADEEP - 650406333

	OZ	32	64	128
R4-NEW RED	14	--	--	--
Y1-YELLOW	--	5	--	--

5. ALL VENT PENETRATIONS ON BACK OF BACKSIDE OF ROOF.

MASTER DRAWING SET

REVISIONS: #1 — 2020 PRINTS

SGA Design Group, P.C.
1437 South Boulder, Suite 550
Tulsa, Oklahoma 74119.3609
p: 918.587.8600
f: 918.587.8601
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REGISTERED ARCHITECT — MITCHEL R. GARRETT — License Number 8724 — STATE OF ARKANSAS

12/28/2020

STIPULATION FOR REUSE
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Casey's

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT: Springdale, AR
2100 E. Robinson Ave
Springdale, AR 72764

DRAWING INFORMATION: CONSTRUCTION DIVISION

DRAWN BY: CL | CHECKED BY: JD | PROJECT NUMBER: 2000413

PROJECT PUBLISHED: 11-20-20
REVISED ON:

1
PROTO PUBLISHED: 10/06/20
REVISED ON: 10/28/20

DRAWING INFORMATION: EXTERIOR ELEVATIONS

A-202

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: December 1, 2020

RE: **L21-06** **Large Scale Development** **Har-ber Meadows Townhomes**

Planning Comments

Large-Scale Comments:

1. Provide pdf files at time of resubmission. (standard comment)
2. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
3. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (standard comment)
4. This development has been given the number L21-06. This number should be placed on the plans and all future correspondence and plats pertaining to this development.
   (standard comment)
5. Coordinate with adjacent property owner to the West to provide pedestrian crosswalk striping where internal walkway aligns.

Engineering Comments

1. **Chapter 106 – Stormwater Drainage**
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)
   - *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
     - ~~Requires a 1"=200' minimum scale 2-foot contour map.~~

- ~~Show existing and proposed contours.~~

2. **Chapter 107 – Stormwater Pollution**

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

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

3. **Chapter 130 – Zoning Ordinance**

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

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

4. **Other:**

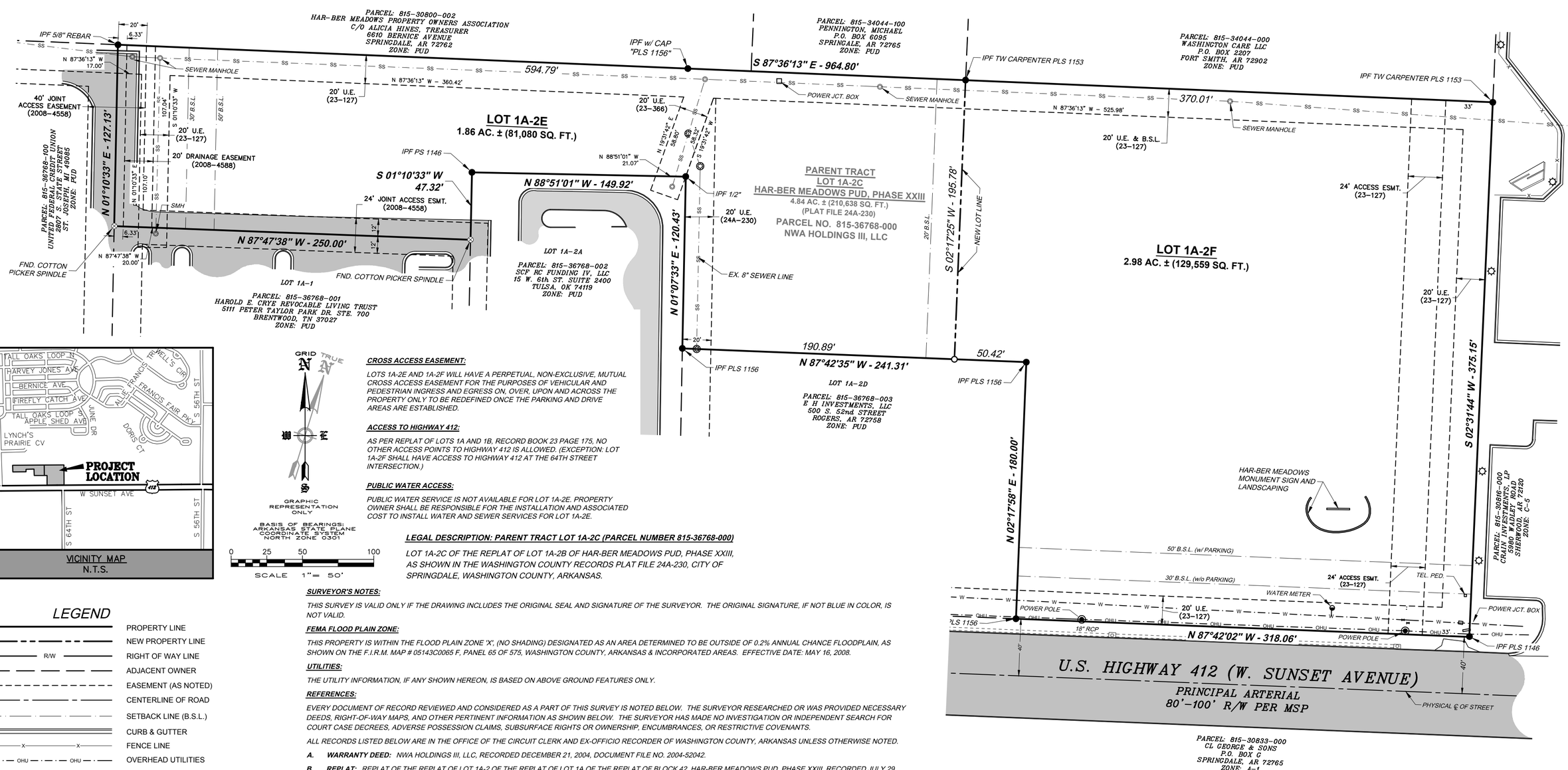
- *Permitting* - Some development within the City of Springdale may require additional state or federal permits not administered by the City of Springdale to be granted prior to approval of the project. This includes, but may not be limited to, any work that is being proposed within rights-of-way and/or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

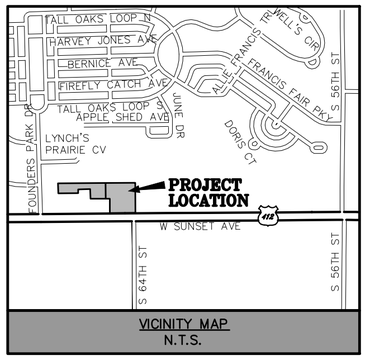
- *Construct-ability Review* – At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.

E. L21-06 **Har-ber Meadows Townhomes**
Southside of Lynch's Prairie Cove
Presented by Engineering Services, Inc.

Engineering Comments:

- Submit Grading Permit Application





GRID NORTH TRUE NORTH

GRAPHIC REPRESENTATION ONLY

BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE 0301

0 25 50 100

SCALE 1" = 50'

LEGEND

- PROPERTY LINE
- NEW PROPERTY LINE
- R/W — RIGHT OF WAY LINE
- ADJACENT OWNER
- EASEMENT (AS NOTED)
- CENTERLINE OF ROAD
- SETBACK LINE (B.S.L.)
- CURB & GUTTER
- FENCE LINE
- OHU — OVERHEAD UTILITIES
- IPF - IRON PIN FOUND (AS NOTED)
- IPS - IRON PIN SET w/ CAP "PLS 1156"
- FOUND COTTON PICKER SPINDLE
- MANHOLE (TYPE AS NOTED)
- WATER METER
- GAS METER
- POWER POLE
- FIRE HYDRANT
- WATER VALVE

CROSS ACCESS EASEMENT:

LOTS 1A-2E AND 1A-2F WILL HAVE A PERPETUAL, NON-EXCLUSIVE, MUTUAL CROSS ACCESS EASEMENT FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ON, OVER, UPON AND ACROSS THE PROPERTY ONLY TO BE REDEFINED ONCE THE PARKING AND DRIVE AREAS ARE ESTABLISHED.

ACCESS TO HIGHWAY 412:

AS PER REPLAT OF LOTS 1A AND 1B, RECORD BOOK 23 PAGE 175, NO OTHER ACCESS POINTS TO HIGHWAY 412 IS ALLOWED. (EXCEPTION: LOT 1A-2F SHALL HAVE ACCESS TO HIGHWAY 412 AT THE 64TH STREET INTERSECTION.)

PUBLIC WATER ACCESS:

PUBLIC WATER SERVICE IS NOT AVAILABLE FOR LOT 1A-2E. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND ASSOCIATED COST TO INSTALL WATER AND SEWER SERVICES FOR LOT 1A-2E.

LEGAL DESCRIPTION: PARENT TRACT LOT 1A-2C (PARCEL NUMBER 815-36768-000)

LOT 1A-2C OF THE REPLAT OF LOT 1A-2B OF HAR-BER MEADOWS PUD, PHASE XXIII, AS SHOWN IN THE WASHINGTON COUNTY RECORDS PLAT FILE 24A-230, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.

SURVEYOR'S NOTES:

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

FEMA FLOOD PLAIN ZONE:

THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X', (NO SHADING) DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE F.I.R.M. MAP # 05143C0065 F, PANEL 65 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: MAY 16, 2008.

UTILITIES:

THE UTILITY INFORMATION, IF ANY SHOWN HEREON, IS BASED ON ABOVE GROUND FEATURES ONLY.

REFERENCES:

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

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

- **A. WARRANTY DEED:** *NWA HOLDINGS III, LLC, RECORDED DECEMBER 21, 2004, DOCUMENT FILE NO. 2004-52042.*
- **B. REPLAT:** *REPLAT OF THE REPLAT OF LOT 1A-2 OF THE REPLAT OF LOT 1A OF THE REPLAT OF BLOCK 42, HAR-BER MEADOWS PUD, PHASE XXIII, RECORDED JULY 29, 2009, PLAT BOOK 0023, PAGE 366.*
- **C. REPLAT:** *REPLAT OF THE REPLAT OF LOT A OF BLOCK 42, HAR-BER MEADOWS PUD, PHASE XXIII, RECORDED OCTOBER 5, 2007, PLAT BOOK 0023, PAGE 310.*
- **D. REPLAT:** *REPLAT OF BLOCK 42, HAR-BER MEADOWS PUD, PHASE XXIII, RECORDED AUGUST 24, 2005, PLAT BOOK 0023, PAGE 175.*
- **D. FINAL PLAT:** *PHASE XXIII, HAR-BER MEADOWS PUD, RECORDED NOVEMBER 29, 2004, PLAT BOOK 0023, PAGE 127.*
- **E. REPLAT:** *REPLAT OF LOT 1A-2B OF HAR-BER MEADOWS PUD, PHASE XXIII, RECORDED JUNE 12, 2019, PLAT FILE 24A-230.*

CERTIFICATE OF ACCEPTANCE:

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

	DATE	SIGNATURE
ACCEPTANCE OF DEDICATIONS	_____	_____ DENISE PEARCE, CITY CLERK/TREASURER
	_____	_____ DOUG SPROUSE, MAYOR
APPROVAL FOR RECORDING	_____	_____ SECRETARY, PLANNING
	_____	_____ DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION
COMMISSION	_____	_____ CHAIR, PLANNING COMMISSION
WATER AND SEWER	_____	_____ RICK PULVIRENTI, PE, DIRECTOR OF ENG. SPRINGDALE WATER UTILITIES
STREETS AND DRAINAGE	_____	_____ DIRECTOR, PUBLIC WORKS

NOTES:

COVENANTS AND RESTRICTIONS FILED FOR RECORD FEBRUARY 23, 2005 IN THE REAL ESTATE RECORDS OF WASHINGTON COUNTY, ARKANSAS AT RECORD NO. 2005-7881.

ALL PREVIOUSLY RECORDED PLATS ARE NOTED UNDER THE HEADING OF "REFERENCES".

CERTIFICATION OF TRANSMITTAL, OWNERSHIP, AND ORDINANCE:

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

RESOLUTION:

RESOLVED THAT _____ IS HEREBY AUTHORIZED TO EXECUTE THE CERTIFICATE OF OWNERSHIP AND DEDICATION AS SHOWN ON THIS REPLAT.

CERTIFICATE:

I _____ DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE RESOLUTION UNANIMOUSLY ADOPTED AT A MEETING OF THE BOARD OF DIRECTORS OF SAID CORPORATION ON THE ____ DAY OF _____, 20____ AT WHICH A QUORUM BOARD WAS PRESENT.

_____

AUTHORIZED REPRESENTATIVE DATE

_____

NOTARY PUBLIC DATE

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. I FURTHER DECLARE THAT THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

_____ _____

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

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

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

RECORDING INFORMATION

OWNER: *NWA HOLDINGS III, LLC*
5100 W. JB HUNT DR
SUITE 800
ROGERS, AR 72758

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

WORK ORDER #: *20958*

CITY ZONING: *P.U.D. PLANNED UNIT DEVELOPMENT*

SETBACKS: *FRONT - 30' W/OUT PARKING BETWEEN R/W AND BLDG*
50' W/ PARKING BETWEEN R/W AND BLDG
SIDE - 0'
20' WHEN CONTIGUOUS WITH A RESIDENTIAL DISTRICT
REAR - 20'

REPLAT OF LOT 1A-2C

HAR-BER MEADOWS PUD, PHASE XXIII

SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

SCALE: 1"=50' | DATE: December 15, 2020 | DRAWN BY: RER

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

© COPYRIGHT 2013, ENGINEERING SERVICES, INC. 11/21/2020 8:42 PM
Z:\00 SURVEY MASTER FOLDER\12 DWL 3D SURVEY PROJECTS\20958-HARBER MEADOWS REPLAT\20958-HARBER REPLAT LOT 1A-2C.dwg

W.O.# 18921 | SHEET 1

Four Units – Front Elevation

Har-Ber Meadows Townhomes
L21-06

Four Units – Rear Elevation

Har-Ber Meadows Townhomes
L21-06

Five Units – Front Elevation

Har-Ber Meadows Townhomes
L21-06

Five Units – Rear Elevation

Har-Ber Meadows Townhomes
L21-06

Seven Units – Front Elevation

Har-Ber Meadows Townhomes
L21-06

Seven Units – Rear Elevation

Har-Ber Meadows Townhomes
L21-06

CITY OF SPRINGDALE, ARKANSAS

FILE NUMBER: B21-01
DATE: 11/30/20

APPLICATION FOR VARIANCE
COMMERCIAL DESIGN STANDARDS
BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Street Address/Location of Request: 1200 E. Robinson Ave, Springdale_

Applicant Name: _Casey's Marketing Company
Address: 3305 S.E. Delaware Boulevard
City: _Ankeny State: IA Zip: 50021
Phone: (314) 609-6177 Email: Shannon.Gerard@caseys.com

☐ Property Owner ☐ Owner's Representative ☒ Contract Purchaser

Represented by: _Morrison Shipley Engineers
Address: _2207 S.E. Cottonwood Street,
City: Bentonville State: AR Zip: 72712
Phone: (479) 273-2209

Email: kmcclaflin@MorrisonShipley.com

Legal Description: (See Attached - Exhibit A)

The Planning Commission may approve variances to depart from the literal requirements of the Commercial Design Standards where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of the design standards.

Check item(s) for which variance is requested:

- [x] **ENTRANCES** – one customer entrance on all sides of principal building directly facing abutting public right of-way

- [x] **PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building

- [ ] **STRUCTURE BACK AND SIDES**
  - [ ] Minimum setback according to zoning district requirements
  - [ ] Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan

- [ ] **PEDESTRIAN FLOW**
  - [ ] 5' sidewalk along all sides of lot abutting public right-of-way
  - [x] 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site
  - [ ] 5' sidewalk along the full length of building on façade featuring customer entrance an façade abutting public parking areas 6' from façade of building
  - [ ] Weather protection features within 30' of all customer entrances, constructed parallel to building façade
  - [ ] Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort

- [ ] **CENTRAL FEATURES AND COMMUNITY SPACES**
  - [ ] Provision of at least 2 central features
  - [ ] Direct access to public sidewalk network

- [ ] **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**
  - [ ] Use of similar building materials
  - [ ] Use of similar architectural styles or theme

- [ ] **OUTDOOR STORAGE, TRASH COLLECTION AND LOADING AREAS**
  - [ ] Not visible from public right-of-way, located within 20' of any public street, sidewalk or internal pedestrian way
  - [ ] Incorporated into the overall design of the building
  - [ ] Screening material similar to principal materials of the building and landscape
  - [ ] Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets
  - [ ] Landscaped so not attention is attached to the function by the use of screening material an no attention is attached to the function by the use

☐ **FACADES AND EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses
- ☐ Minimum 3' depth
- ☐ Minimum of 20 contiguous feet within each 100' of façade length
- ☐ Extends 20% of the façade

☐ **DETAIL FEATURES**
- ☐ Facades include a repeating pattern with no less than 3 elements (color change, texture change, material change)
- ☐ At least one element repeating horizontally
- ☐ Elements repeat at intervals of more than 30' horizontally or vertically
- ☐ Change in plane no less than 12" in width (offset, reveal or projecting rib)

☐ **ROOFS** – change in height every 100 liner feet in building length

☐ **MATERIALS AND COLORS**
- ☐ Predominate exterior materials high quality materials
- ☐ Façade color – low reflectance, subtle, neutral or earth tone

☐ **ENTRYWAYS** – 3 defined, highly visible customer entrances

☐ **LANDSCAPING**
- ☐ Entryway landscaping
- ☒ Parking lot landscaping
- ☐ Perimeter parking area landscaping
- ☒ Building foundation landscaping

☐ **SCREENING**
- ☐ Trash containers, trash compactor, and recycling bins screened from public view 4 sides
- ☐ Exterior ground-mounted or building-mounted equipment
- ☐ Rooftop equipment
- ☐ Solid fence or wall not less than 6' in height along all rear and side property lines common to property zoned for residential purposes
- ☐ Required screening fence or wall maximum height 8', high quality materials
- ☐ Required screening fence or wall maximum continuous length of 50'

☐ **LIGHTING**
- ☐ Pedestrian walkway lighting – 4' maximum height for bollard-type lighting, pedestrian areas illuminated a minimum of 1 footcandle
- ☐ Parking lot lighting – 35' maximum mounting fixture height with all parking areas maintaining 3 footcandles
- ☐ Parking lot lighting – maximum maintained vertical footcandle at any adjoining residential property line 0.5 footcandle measured at 5' above grade
- ☐ Uniformity ratios throughout parking l – not more than a 6:1 ratio of average to minimum illumination and not more than 20:1 maximum to minimum
- ☐ Canopy lighting – 35 footcandles maximum average maintained footcandles under canopy
- ☐ Canopy lighting fixtures lens cover recessed or flush with bottom surface (ceiling) of canopy

☐ Canopy indirect light beamed upward and then reflected down shielded focused exclusively on the underside of canopy

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

C.D.S. III.B. 2. b. - No Secondary Customer Entrance, No Customer Entrance or Building Door Facing Oriole Street.

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

The proposed site is approximately 2.6 acres with street frontage along two sites (E. Robinson Avenue and Oriole Street. The proposed use of this store is neighborhood convenience store with fuel sales, no diesel truck fueling bays will be provided. This size of convenience store only provides one entrance, facing the primary street (E. Robinson Avenue). Based upon the size and configuration of the site, it would be difficult to add a secondary customer entrance with parking spaces and a drive aisle between Oriole Street and the west side of the proposed building.

Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)
The size and use of the proposed store does not require a secondary customer entrance, from a feasibility standpoint. Casey's selects sites based upon targeted traffic and surrounding land use. Based upon the existing information, they determine the building prototype/use best utilized for the subject site. By allowing this variance,m it allows the client to utilize the layout that best services the community in a practical, convenient, and safe manner.

Harmony with intended purpose of the standards: (how the proposed develop will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)

Based upon the location of the fueling bays and the location of the parking spaces, a majority of the customers will use the primary building entrance. Not having a secondary customer entrance should not reduce access to potential customers/community. The unique design of a convenience stations is such that guests would typically enter through the side of the building where the fuel canopy is located, so a secondary entrance does not offer the same benefit and convenience in a c-store setting as it may for other types of retailers, and won't cut down on walking distances. The development of Casey's property will still be in harmony with the CDS with the approval of the variance.

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

C.D.S. III.B. 3. b. - More than 60% of the proposed parking is located in front of the store.

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)
The parking lot for a typical Casey's General Store and other convenience stores are usually in front of the store, between the fueling bays and the building. It is the most accessible location for customer use and building access. The fuel canopy in front of the store, requiring the majority of the parking to be elsewhere would create a hardship. Additionally, there is a shared trail behind the building, so there's not much space due to the L-shaped nature of the lot, and there isn't sufficient room directly behind the store for any additional parking.

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

Allowing all of the parking to be located along the front of the building provides easier access to the building customers.

This variance will help provide more practical use by the community due to the nature of the business.

It would also avoid increasing traffic/vehicles immediately adjacent to the bike bath/trail

Harmony with intended purpose of the standards: (how the proposed develop will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)
Casey's proposed building size and prototype for this location provides the customer entrance at the front of the building. From a feasibility purpose and most suitable access for customers and the community, parking space placement along the front of the building with direct sidewalk access is an efficient location. This is not a large building with multiple entrances. Adding parking behind the building will not shorten travel distances.

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

C.D.S. III. B. 5. b. 2. - No sidewalk connection is proposed between the Primary Building Entrance and the City of Springdale Right-of-way/Public Sidewalk.

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

The existing site provides three potential options for connection to existing public sidewalks or trail systems. The two public sidewalks located within city right-of-way are located along E. Robinson Avenue and Oriole Street. The other option is connection to an existing 10' wide pedestrian/bicycle trail. There are also topographic considerations, due to the amount of fall across the proposed site.

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

After reviewing site conditions and potential sidewalk connection options, it is our recommendation and the recommendation of City staff to connect to the trail system, rather than the existing city sidewalks along the street.

It is likely that providing a connection to the trail system provides access to higher pedestrian/bicycle traffic than connection to the city sidewalk. This will help provide greater connectivity within the community.

Harmony with intended purpose of the standards: (how the proposed develop will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)

The proposed connection from the building to the trail system will further enhance connectivity within the community.

Casey's is still honoring the spirit of the guidelines by connecting to the trail, as this is a "focal point of pedestrian activity"

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

C.D.S. III.D. 5. - No Building Foundation Landscaping is Proposed.

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

Casey's General Stores provide sidewalks along the entire building frontage. The sidewalk performs multiple uses, including the following:

1. Building Access for customers using the parking spaces.
2. Building Access for customers using the fueling bays.
3. Building Access for customers using city sidewalks/trails.
4. It also serves as access for employees and building maintenance.

Foundation landscaping creates maintenance and access concerns for Casey's. Additional landscaping is being provided throughout the proposed site to help offset the foundation landscaping requirements.

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

The nature of the services available along the front of a convenience store, such is ice machines, trash/recyle bins, etc., do not support the use of foundation landscaping.

The variance will allow Casey's to offer those services, which are common and expected with a convenience store use, but which are not typical to many other retail uses.

Harmony with intended purpose of the standards: (how the proposed develop will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)

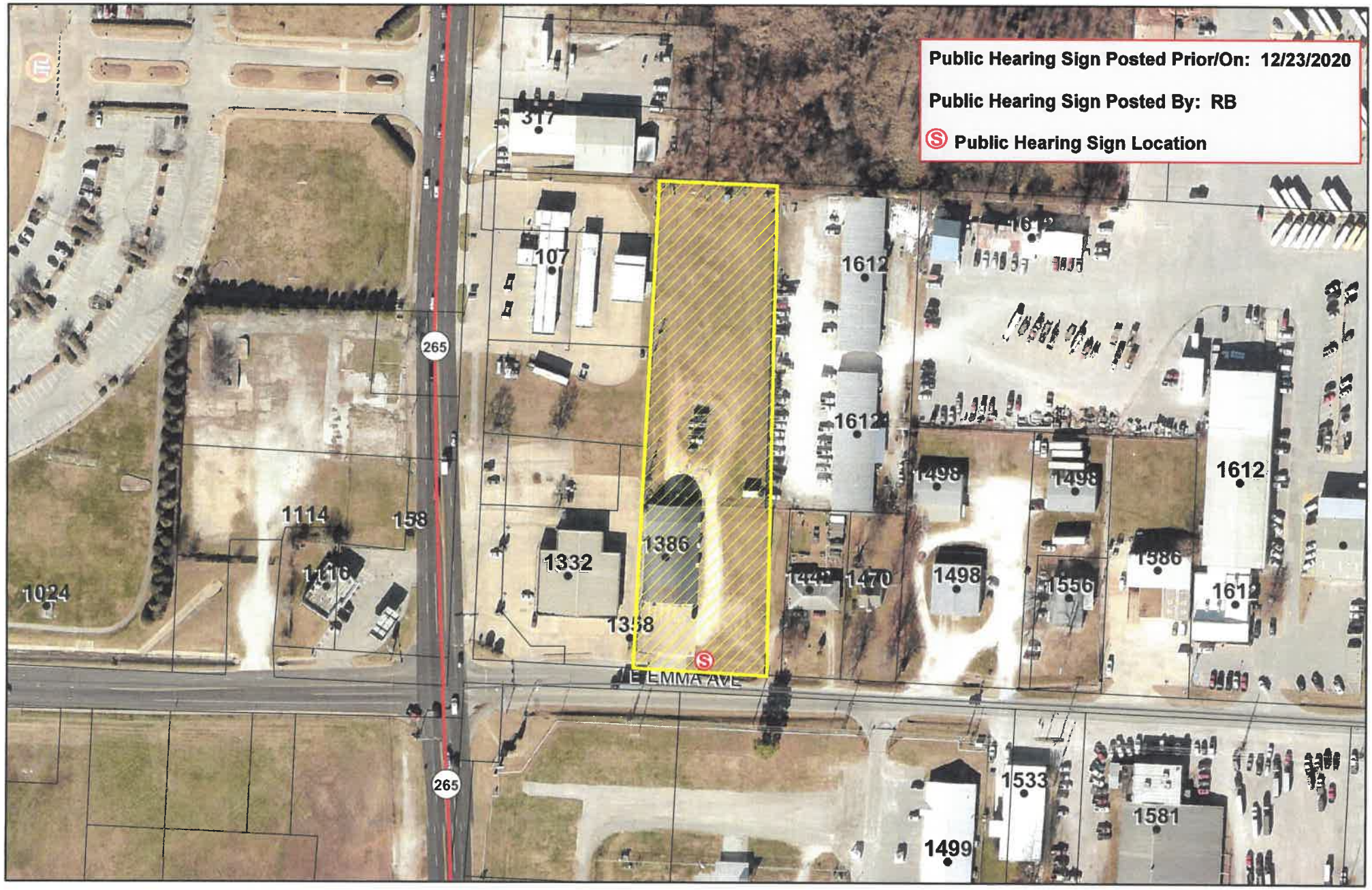
Foundation landscaping creates maintenance and access concerns for Casey's. Additional Landscaping is being provided throughout the proposed site to help offset the foundation landscaping requirements. With connectivity being provided to the existing trail system, addtional landscaping along the trail connection could be more beneficial to the site/customers that along the front of the building.

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

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

APPLICANT SIGNATURE(S) Shannon Gerard Digitally signed by Shannon Gerard DN: CN=Shannon Gerard, OU=CGS Users, DC=caseys, DC=local Date: 2020.11.23 10:20:26-06'00'

DATE: 11/23/2020



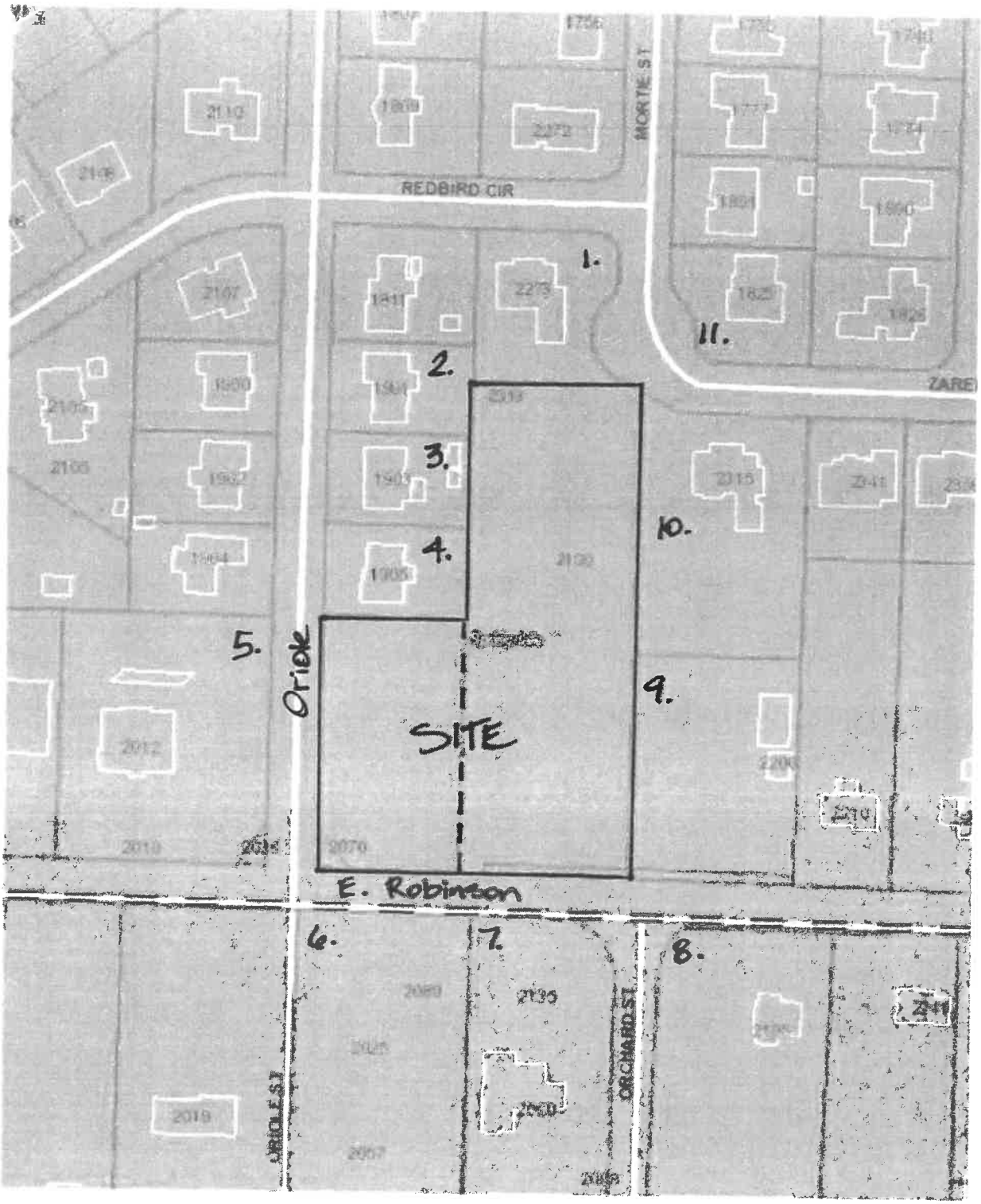
N

0 30 60 120 180 240 Feet

For Location Reference Only

FILE NO. B20-67
APPLICANT: Smith and Walker Enterprises, LLC
REQUEST: Variance of deviation for (a) hours of operation and (b) utility requirement

PLANNING COMMISSION MEETING
January 5, 2020


REDBIRD CIR
MORTIE ST
1.
2.
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7.
8.
9.
10.
11.
SITE
E. Robinson
ORCHARD ST

CITY OF SPRINGDALE, ARKANSAS

FILE NUMBER: B21-02

DATE: _____

APPLICATION FOR VARIANCE
COMMERCIAL DESIGN STANDARDS
BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Street Address/Location of Request: 3095 WAGON WHEEL RD

Applicant Name: Stronghold NWA

Address: 3095 WAGON WHEEL RD

City: SPRINGDALE State: AR Zip: 72701

Phone: 479 871 9213 Fax: — Email: —

☐ Property Owner ☑ Owner's Representative ☐ Contract Purchaser

Represented by: Garon Smith, PE

Address: 31 E center st suite 207

City: Fayetteville State: AR Zip: 72701

Phone: 479 935 0644 Fax: — Email: garon@gvsmithcivileng.com

Legal Description: ☑ (Check if attached)

The Planning Commission may approve variances to depart from the literal requirements of the Commercial Design Standards where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of the design standards.

Check item(s) for which variance is requested:

- [x] **ENTRANCES** – one customer entrance on all sides of principal building directly facing abutting public right of-way

- [x] **PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building

- [ ] **STRUCTURE BACK AND SIDES**
  - [ ] Minimum setback according to zoning district requirements
  - [ ] Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan

- [x] **PEDESTRIAN FLOW**
  - [x] 5' sidewalk along all sides of lot abutting public right-of-way
  - [x] 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site
  - [x] 5' sidewalk along the full length of building on façade featuring customer entrance an façade abutting public parking areas 6' from façade of building
  - [x] Weather protection features within 30' of all customer entrances, constructed parallel to building façade
  - [x] Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort

- [x] **CENTRAL FEATURES AND COMMUNITY SPACES**
  - [x] Provision of at least 2 central features
  - [x] Direct access to public sidewalk network

- [x] **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**
  - [x] Use of similar building materials
  - [x] Use of similar architectural styles or theme

- [x] **OUTDOOR STORAGE, TRASH COLLECTION AND LOADING AREAS**
  - [x] Not visible from public right-of-way, located within 20' of any public street, sidewalk or internal pedestrian way
  - [ ] Incorporated into the overall design of the building
  - [x] Screening material similar to principal materials of the building and landscape
  - [ ] Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets
  - [ ] Landscaped so not attention is attached to the function by the use of screening material an no attention is attached to the function by the use

N/A ☐ **FACADES AND EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses

- ☐ Minimum 3' depth
- ☐ Minimum of 20 contiguous feet within each 100' of façade length
- ☐ Extends 20% of the façade

☑ **DETAIL FEATURES**

- ☑ Facades include a repeating pattern with no less than 3 elements (color change, texture change, material change)
- ☑ At least one element repeating horizontally
- ☑ Elements repeat at intervals of more than 30' horizontally or vertically
- ☑ Change in plane no less than 12" in width (offset, reveal or projecting rib)

☐ **ROOFS** – change in height every 100 liner feet in building length

☐ **MATERIALS AND COLORS**

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

☑ **ENTRYWAYS** – 3 defined, highly visible customer entrances

☑ **LANDSCAPING**

- ☑ Entryway landscaping
- ☑ Parking lot landscaping
- ☑ Perimeter parking area landscaping
- ☐ Building foundation landscaping

☑ **SCREENING**

- ☐ Trash containers, trash compactor, and recycling bins screened from public view 4 sides
- ☐ Exterior ground-mounted or building-mounted equipment
- ☐ Rooftop equipment
- ☐ Solid fence or wall not less than 6' in height along all rear and side property lines common to property zoned for residential purposes
- ☑ Required screening fence or wall maximum height 8', high quality materials
- ☑ Required screening fence or wall maximum continuous length of 50'

☐ **LIGHTING**

- ☐ Pedestrian walkway lighting – 4' maximum height for bollard-type lighting, pedestrian areas illuminated a minimum of 1 footcandle
- ☐ Parking lot lighting – 35' maximum mounting fixture height with all parking areas maintaining 3 footcandles
- ☐ Parking lot lighting – maximum maintained vertical footcandle at any adjoining residential property line 0.5 footcandle measured at 5' above grade
- ☐ Uniformity ratios throughout parking l – not more than a 6:1 ratio of average to minimum illumination and not more than 20:1 maximum to minimum
- ☐ Canopy lighting – 35 footcandles maximum average maintained footcandles under canopy
- ☐ Canopy lighting fixtures lens cover recessed or flush with bottom surface (ceiling) of canopy

☐ Canopy indirect light beamed upward and then reflected down shielded focused exclusively on the underside of canopy

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

SEVERAL REQUESTED: This is a shop building space for boutique crafts such as cabinetry. This area is not for sales & is not for the general public to access. ~~This is~~

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

This is a setting for the industrial arts, especially wood working & needs solid/durable finishes & materials. It is not feasible to match the existing house & not feasible to create site elements that invite the public from the ROW.

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

The proposed site & arch improvements meet & exceed the spirit of the ordinances. The intended use is slightly outside of the uses targetted by ordinance.

Harmony with intended purpose of the standards: (how the proposed develop will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)

This is the rear & landlocked portion of a larger property. This is isolated from the public eye. This increases employment & specialization of industry, while not creating visual blight use in the community.

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

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

APPLICANT SIGNATURE(S) _____

_____

_____

DATE: 11/25/2020

N

0 30 60 120 180 240

Feet

For Location Reference Only

FILE NO. B21-02
APPLICANT: Stronghold NWA
REQUEST: Variance for deviation of commercial design standards

PLANNING COMMISSION MEETING
January 5, 2021

Staff Use Only

☐ Fee Paid ($75) ☐*Cash* ☐*Check* ☐*CC*
☐ Warranty Deed
☐ Authorization of Representation
☐ Drawing/Photo or Other Exhibit

File # B21-03

☐*A "Notice of Violation" was issued to the Applicant/Property Owner by Code Enforcement.*

APPLICATION FOR VARIANCE
ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Applicant's Name: Crafton Tull - Daniel Ellis, P.E.

Applicant's Mailing Address:

901 N. 47th St. Suite #400
Street Address or P.O. Box
Rogers, AR 72756
City, State & Zip Code

479-636-4838
Telephone Number

Property Owner's Name
(If different from Applicant): Rich Smith Development, LLC

Property Owner's Mailing Address:
(If different from Applicant):

9800 Maumelle Blvd.
Street Address or P.O. Box
North Little Rock, AR 72113
City, State & Zip Code

Telephone Number

Address of Variance Request: 1300 Cooper Dr. Springdale, AR 72764

Zoning District: MF-24

The following information should be attached to this application:

1. $75.00 Fee
2. Warranty Deed
3. Authorization of Representation *(If the Property Owner will not be present at the meeting.)*
4. Drawings, Photos, or Other Exhibit
5. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be

sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the Planning Department has accepted the application and the date of the public hearing has been confirmed.

6. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) shall be filed with the Planning Office no later than seven (7) days prior to the meeting date.

SETBACK VARIANCES:

☒ *Not Applicable*

*Please complete the following to apply for a setback variance. Required setbacks vary by zoning district, please **contact staff** to determine the required setback.*

Required: Front:_____ Side:_____ Back:_____
(This is the minimum required by the Springdale Code of Ordinance)

Requested: Front:_____ Side:_____ Back:_____
(if granted what the setback would be.)

Variance: Front:_____ Side:_____ Back:_____
(The difference between the "Required" and the "Requested" setback)

VARIANCES OTHER THAN SETBACK:

☐ *Not Applicable*

Use the space below to describe the variance request. If possible please reference the applicable section of the Springdale Code of Ordinance. Attach a separate sheet if needed.

3.1 Standard 90° parking space. An off-street parking space shall consist of a nine (9) feet by nineteen (19) feet space located off the street right-of-way; adequate for parking an automobile with room for opening doors on both sides; together with properly related access to a public street or alley and maneuvering room.

We are requesting a variance from providing the standard 9'x19' parking stalls in front of the buildings along the north and east side due to a conflict with the required 30' of separation from the building to the fire lane.

*The Zoning Board of Adjustment, after a hearing, may vary the application of certain provisions of the Springdale Code of Ordinance. The variance can be granted when, in the Board's opinion, the specific case will not be contrary to public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance would result in unnecessary hardship, and also finds **ALL of the following:***

The Applicant must respond to items 1, 2, and 3.

1. That special conditions and circumstances exist which are particular to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. **Use the space below to describe to the Board of Adjustment the special conditions and circumstances that exist on the property (attach a separate sheet if necessary):**

   In order to maximize space on multi-family development projects and provide adequate parking for residents, it is important to provide parking stalls adjacent to the sidewalks and buildings. With the required 7' sidewalk and 30' min separation per the fire code - standard parking stalls will not fit adjacent to the sidewalks.

2. That the literal interpretation of the provision of the Springdale Code of Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district. **Use the space below to explain the rights of which the applicant is being deprived (attach a separate sheet if necessary):**

   Fire code requires 30' min. separation from the buildings and the fire lane. In order to provide parking in front of the buildings and provide 30' separation, the parking stalls would need to be shortened to 17'.

3. That the special conditions and circumstances do not result from the actions of the applicant. **Use the space below to explain how the special conditions or circumstances occurred (attach a separate sheet if necessary):**

   We are requesting a variance from providing standard 9'x19' stalls along the north and east side of the buildings where the parking is adjacent to the fire lane. We will provide 9'x17' stalls in those areas. This is a 2' difference in stall depth, so if a larger vehicle pulled up to overhang 2' on to the sidewalk, there would still be a 5' ADA accessible walkway in these areas.

4. That granting the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.

5. That the variance granted is the minimum variance that will make possible that reasonable use of the land, building or structure.

6. That the granting of the variance will be in harmony with the general purpose and intent of this ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

VERIFICATION

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

Applicant Signature*

Property Owner Signature*
(If different from Applicant)

Applicant Signature*

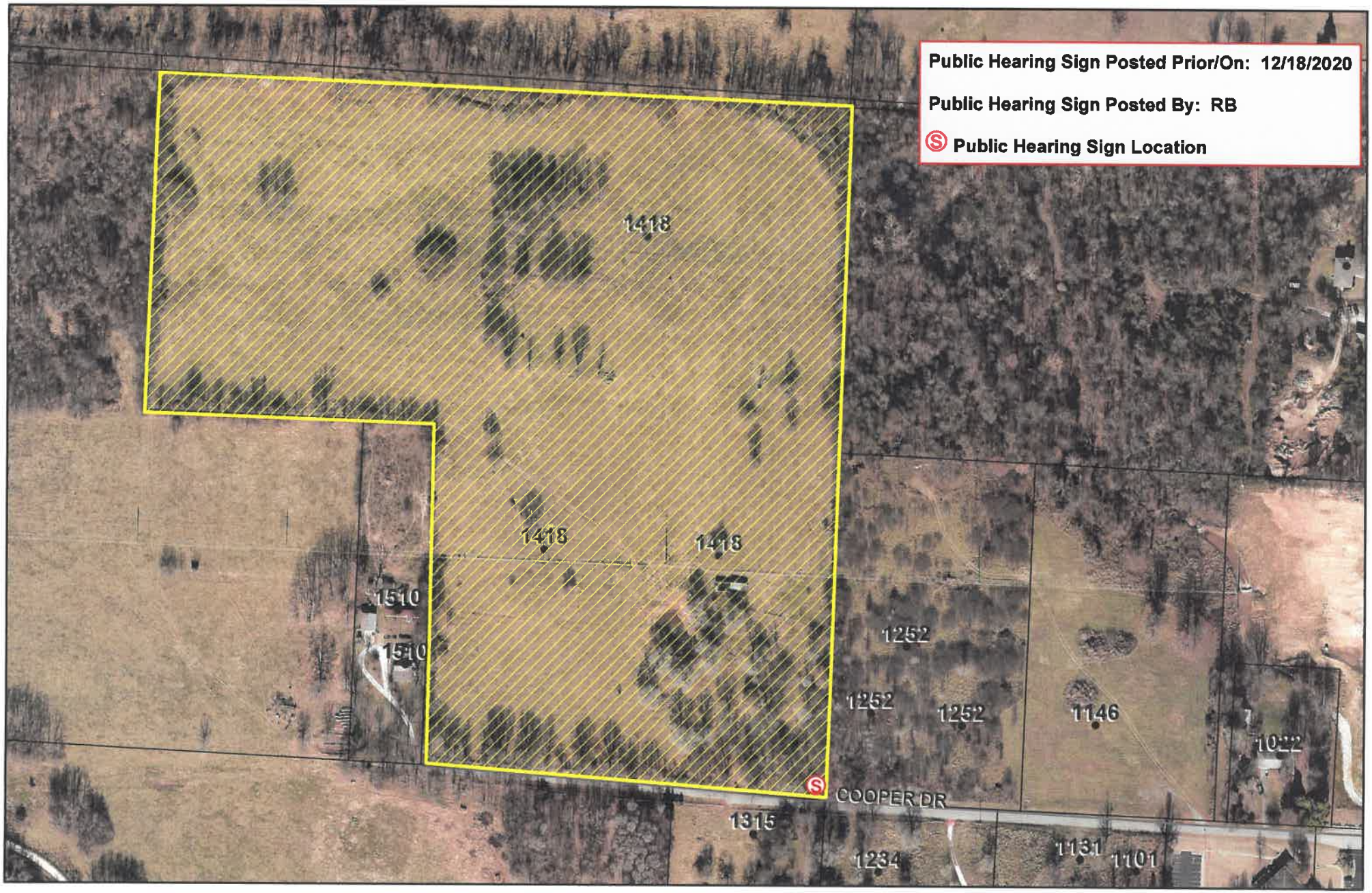
Property Owner Signature*
(If different from Applicant)

**If the Applicant or Property Owner is a Trust (Living, Revocable, etc.) or a corporation (Inc., LLC, LLP, etc) or another type organization provide staff with documentation stating that the person signing the application is authorized to do so.*

State of Arkansas)
) ss.
County of _____)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this _____day of _____, 20_____.

Notary Public



N

0 50 100 200 300 400 Feet

For Location Reference Only

FILE NO. B21-03
APPLICANT: Rich Smith Development, LLC
REQUEST: Variance for deviation of standard parking space size

PLANNING COMMISSION MEETING
January 5, 2021

Staff Use Only

☐ Fee Paid ($75) ☐*Cash* ☐*Check* ☐*CC*
☐ Warranty Deed
☐ Authorization of Representation
☐ Drawing/Photo or Other Exhibit

File # B21-04

☐*A "Notice of Violation" was issued to the Applicant/Property Owner by Code Enforcement.*

APPLICATION FOR VARIANCE
ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Applicant's Name: Engineering Services Inc

Applicant's Mailing Address:

PO Box 282
Street Address or P.O. Box
Springdale, AR 72765
City, State & Zip Code

479-751-8733
Telephone Number

Property Owner's Name
(If different from Applicant): Mark Broadway o.b.o. The Steel Yard

Property Owner's Mailing Address:
(If different from Applicant):

304 N 35th Ave
Street Address or P.O. Box
Paragould, AR 72450
City, State & Zip Code

870-236-8534
Telephone Number

Address of Variance Request: North side of Mountain Road & Gray Drive intersection

Zoning District: I-1

The following information should be attached to this application:

1. $75.00 Fee
2. Warranty Deed
3. Authorization of Representation *(If the Property Owner will not be present at the meeting.)*
4. Drawings, Photos, or Other Exhibit
5. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be

sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the Planning Department has accepted the application and the date of the public hearing has been confirmed.

6. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) shall be filed with the Planning Office no later than seven (7) days prior to the meeting date.

SETBACK VARIANCES:

☒ *Not Applicable*

*Please complete the following to apply for a setback variance. Required setbacks vary by zoning district, please **contact staff** to determine the required setback.*

Required: Front:_____ Side:_____ Back:_____
(This is the minimum required by the Springdale Code of Ordinance)

Requested: Front:_____ Side:_____ Back:_____
(if granted what the setback would be.)

Variance: Front:_____ Side:_____ Back:_____
(The difference between the "Required" and the "Requested" setback)

VARIANCES OTHER THAN SETBACK:

☐ *Not Applicable*

Use the space below to describe the variance request. If possible please reference the applicable section of the Springdale Code of Ordinance. Attach a separate sheet if needed.

Gravel parking and storage areas are permitted in circumstances listed in Chapter 130, Article 7 §8. This project meets the circumstances listed (highlighted on attached sheets)

*The Zoning Board of Adjustment, after a hearing, may vary the application of certain provisions of the Springdale Code of Ordinance. The variance can be granted when, in the Board's opinion, the specific case will not be contrary to public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance would result in unnecessary hardship, and also finds **ALL of the following:***

The Applicant must respond to items 1, 2, and 3.

1. That special conditions and circumstances exist which are particular to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. **Use the space below to describe to the Board of Adjustment the special conditions and circumstances that exist on the property (attach a separate sheet if necessary):**

   The special condition is the weight of the Developer's product, steel, as well as the equipment used in their processes would damage asphalt pavement. However, the Code describes that similar variance requests could be presented by any landowner in an industrial district who uses heavy equipment.

2. That the literal interpretation of the provision of the Springdale Code of Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district. **Use the space below to explain the rights of which the applicant is being deprived (attach a separate sheet if necessary):**

   Literal interpretation of the Code of Ordinances indicate the specific circumstance of this variance were anticipated by the Code authors. It mentions the specific forum for such a request (Planning Commission) places the responsibility for if this variance should be granted.

3. That the special conditions and circumstances do not result from the actions of the applicant. **Use the space below to explain how the special conditions or circumstances occurred (attach a separate sheet if necessary):**

   No special conditions exist, this variance request is explicitly mentioned in the Code of Ordinances.

Sec. 8. - Parking area design and maintenance.

8.1 *Access to parking spaces.* Each required off-street parking space shall open directly to an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to the parking space.

8.2 *Maneuvering areas.* All parking areas except those serving one- and two-family dwellings on local streets shall be designed so that cars shall not be required to back into the street.

8.3 *Surface and drainage.* All off-street parking areas shall be surfaced as follows:

a. Single-family and two-family dwelling shall provide a durable surface with suitable drainage.

b. In all commercial, industrial, institutional and mixed use districts, all areas intended to be utilized for required parking spaces and associated driveways shall be paved with a durable surface including, but not limited to, hot asphalt, bituminous or concrete.

c. Storage areas for heavy construction equipment that would damage the pavement may be exempt from the paving and surfacing requirement with an acceptable surface as follows:

i. May be located on gravel surfacing using best management practices so long as all appropriate stormwater impacts are mitigated, and all applicable buffers are in place when abutting pubic or private rights-of-way and residential zones.

ii. Graveled areas for heavy equipment are for said equipment only, and are not to be used for parking of commuter vehicles, commercial, vans, trucks, or other typical four-wheeled transportation vehicles that should be placed in surfaced parking lots.

iii. Heavy equipment refers to heavy-duty vehicles, designed specifically for executing construction task, most frequently involving earthwork operations. They are known as, heavy machines, heavy trucks, construction equipment, engineering equipment, heavy vehicles, or heavy hydraulics.

iv. Equipment yards and storage areas in industrial zoning districts may be permitted as gravel areas provided such areas are delineated and physically separated from general public parking areas.

v. The equipment and storage areas shall conform to the city specifications for street sub-base and base course, per plans to be approved by the city engineer.

vi. General public parking and access areas in all cases shall be paved in accordance with city specifications.

vii. All vehicles must be operational and have a current registration/license.

viii. No heavy mechanical work is allowed. Light maintenance such as fluid changes, with the use of proper best management practices, tire changes, and other minor repairs are permitted.

ix. Inoperative vehicles are not permitted to be stored at the site.

x. Access roads shall be sufficient to carry the equipment without sustaining undue damage to the roads and prevent the tracking of materials onto the public street.

xi. Mud, run-off, erosion and drainage, shall be controlled at all times and contained on-site.

xii. Dust shall be mitigated during dry conditions.

xiii. Storage of oil, gas, or other fluids/materials associated with the maintenance of heavy equipment must comply with state law regulating the storage of hazardous materials.

xiv. Storage of construction related material such as aggregate, sand, soil or debris is prohibited.

xv. Best management practices shall be taken to prevent leaks and spills. Any leaks and spills shall be immediately addressed.

xvi. Variances to these requirements require a restrictive covenant, enforceable by the city, to be recorded

with the title of the property limiting the use of the property accordingly.

d. Farm dwellings and farm operations' are exempt from the paving requirement.

e. City parks shall be exempt from the parking requirement if approved by the city council.

f. Heavy equipment storage in areas other than an industrial zoning district or a C-6 Large Product Retail Sales District area by variance granted by the planning commission as follows:

i. The equipment and storage area may not exceed one-half (½) acre in size where all vehicles shall be stored.

ii. The storage area shall be setback from property lines in accordance with the setbacks required for structures in the zoning district in which the storage area is located.

iii. No more than the permitted number of pieces of heavy equipment may be stored at any one time.

iv. Heavy equipment may be stored and removed on a daily basis, subject to the hours of operation of 6:00 a.m. to 6 p.m. Monday—Friday, and 8:00 a.m. to 6:00 p.m. Saturdays, Sundays and holidays.

v. All vehicles shall be screened from direct view through vegetation, or approved fencing/walls or other approved means.

vi. All vehicles must be operational and have a current registration/license.

vii. No heavy mechanical work is allowed. Light maintenance such as fluid changes, with property best management practices, tire changes, and other minor repairs are permitted.

viii. Inoperative vehicles are not permitted to be stored at the site.

ix. Access roads shall be sufficient to carry the equipment without sustaining undue damage to the roads and prevent the tracking of materials onto the public street.

x. Mud, run-off, erosion and drainage, shall be control at all times and contained on-site.

xi. Dust shall be mitigated during dry conditions.

xii. Storage of oil, gas, or other fluids/materials associated with the maintenance of heavy equipment must comply with state law regulating the storage of hazardous materials.

xiii. Store of construction related material such as aggregate, sand, soil or debris is prohibited.

xiv. Best management practices shall be taken to prevent leaks.

8.4 *Gravel driveway and parking areas.* The planning commission may authorize a portion of off-street parking spaces to be provided on pervious surfaces if the commission finds that such spaces will be used only intermittently, either for special events or for seasonal peak parking demands or overflows in patronage of the principal use or uses as follows:

a. Seasonal peak parking:

i. The planning commission must approve a number or percentage of required parking spaces that may be provided on pervious surfaces and time limitations.

ii. The city engineer is authorized to determine acceptable pervious surfaces.

iii. Parking spaces, aisles, etc. must be marked by flags, biodegradable dyes or paints, or some other method that does not kill grass or plants.

iv. Pervious parking areas must be adequately drained.

b. Special event parking:

i. Can not be used for more than twenty (20) days in a calendar year.

ii. Can not occur for more than ten (10) days in any thirty-day period.

4. That granting the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.

5. That the variance granted is the minimum variance that will make possible the best reasonable use of the land building or structure.

6. That the granting of the variance will be in harmony with the general purpose and intent of this ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

VERIFICATION

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

Mark Broadway

Mark Broadway
The Steel Yard
Property Owner's Representative

If the Applicant or Property Owner is a Trust (Living, Revocable, etc.) or a Corporation (Inc., LLC, LLP, etc.) or another type organization provide staff with documentation stating that the person signing the application is authorized to do so.

State of Arkansas)
) ss
County of Greene)

NOTARY PUBLIC GREENE CO. ARKANSAS

SUBSCRIBED AND SWORN TO before me a Notary Public, this 15th day of December 2020.

Notary Public

N

0 50 100 200 300 400

Feet

For Location Reference Only

FILE NO. B21-04
APPLICANT: The Steel Yard
REQUEST: Variance of deviation of paved parking requirements

PLANNING COMMISSION MEETING
January 5, 2021

Staff Use Only

☐ Fee Paid ($75) ☐Cash ☐Check ☐CC
☐ Warranty Deed
☐ Authorization of Representation
☐ Drawing/Photo or Other Exhibit

File # B21-08

☐ *A "Notice of Violation" was issued to the Applicant/Property Owner by Code Enforcement.*

APPLICATION FOR VARIANCE
ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Applicant's Name: Crafton Tull - Daniel Ellis, P.E.

Applicant's Mailing Address:

901 N. 47th St. Suite #400
Street Address or P.O. Box

479-636-4838
Telephone Number

Rogers, AR 72756
City, State & Zip Code

Property Owner's Name
(If different from Applicant): ESS Properties, LLC

Property Owner's Mailing Address:
(If different from Applicant):

2301 I-70 Drive NW
Street Address or P.O. Box

Telephone Number

Columbia, MO 65202
City, State & Zip Code

Address of Variance Request: 5180 N. Oak St. Sprindale, AR 72764

Zoning District: I-2

The following information should be attached to this application:

1. $75.00 Fee
2. Warranty Deed
3. Authorization of Representation *(If the Property Owner will not be present at the meeting.)*
4. Drawings, Photos, or Other Exhibit
5. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be

sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the Planning Department has accepted the application and the date of the public hearing has been confirmed.

6. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) shall be filed with the Planning Office no later than seven (7) days prior to the meeting date.

SETBACK VARIANCES:

☒ *Not Applicable*

*Please complete the following to apply for a setback variance. Required setbacks vary by zoning district, please **contact staff** to determine the required setback.*

Required: Front:_____ Side:_____ Back:_____
(This is the minimum required by the Springdale Code of Ordinance)

Requested: Front:_____ Side:_____ Back:_____
(if granted what the setback would be.)

Variance: Front:_____ Side:_____ Back:_____
(The difference between the "Required" and the "Requested" setback)

VARIANCES OTHER THAN SETBACK:

☐ *Not Applicable*

Use the space below to describe the variance request. If possible please reference the applicable section of the Springdale Code of Ordinance. Attach a separate sheet if needed.

We are requesting a variance from Chapter 106 Section 5.4.4 of Springdale code that says "The minimum freeboard and maximum ponding elevation to the lowest sill or floor elevation shall be 2'. We are requesting a variance from this section of code due to existing site conditions and the use of the building that does not meet this section of code.

*The Zoning Board of Adjustment, after a hearing, may vary the application of certain provisions of the Springdale Code of Ordinance. The variance can be granted when, in the Board's opinion, the specific case will not be contrary to public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance would result in unnecessary hardship, and also finds **ALL of the following:***

The Applicant must respond to items 1, 2, and 3.

1. That special conditions and circumstances exist which are particular to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. **Use the space below to describe to the Board of Adjustment the special conditions and circumstances that exist on the property (attach a separate sheet if necessary):**

This site has several existing buildings and 2 new proposed buildings. The location of "Building B" currently has a cluster of buildings that are being demolished. FFE's for the new buildings and location of the detention pond are both constrained by existing grades on site and existing utilities. In addition, the use of Building B will be a mechanical shop room, as opposed to an office or retail area and stormwater detention requirements do not apply to Building B, because the existing area of the footprint is impervious.

2. That the literal interpretation of the provision of the Springdale Code of Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district. **Use the space below to explain the rights of which the applicant is being deprived (attach a separate sheet if necessary):**

Springdale code would require Building B's FFE to be raised 4.5 ft. above the existing building pad in order to maintain 2 ft above the max WSE. This would require significant changes to the existing topography.

3. That the special conditions and circumstances do not result from the actions of the applicant. **Use the space below to explain how the special conditions or circumstances occurred (attach a separate sheet if necessary):**

The elevation of Building B is based on existing conditions of the site and existing finished floor elevations. The location of the detention pond was determined based on an existing sanitary sewer main going through the site.

4. That granting the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.

5. That the variance granted is the minimum variance that will make possible that reasonable use of the land, building or structure.

6. That the granting of the variance will be in harmony with the general purpose and intent of this ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

VERIFICATION

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

Applicant Signature*

Property Owner Signature*
(If different from Applicant)

Applicant Signature*

Property Owner Signature*
(If different from Applicant)

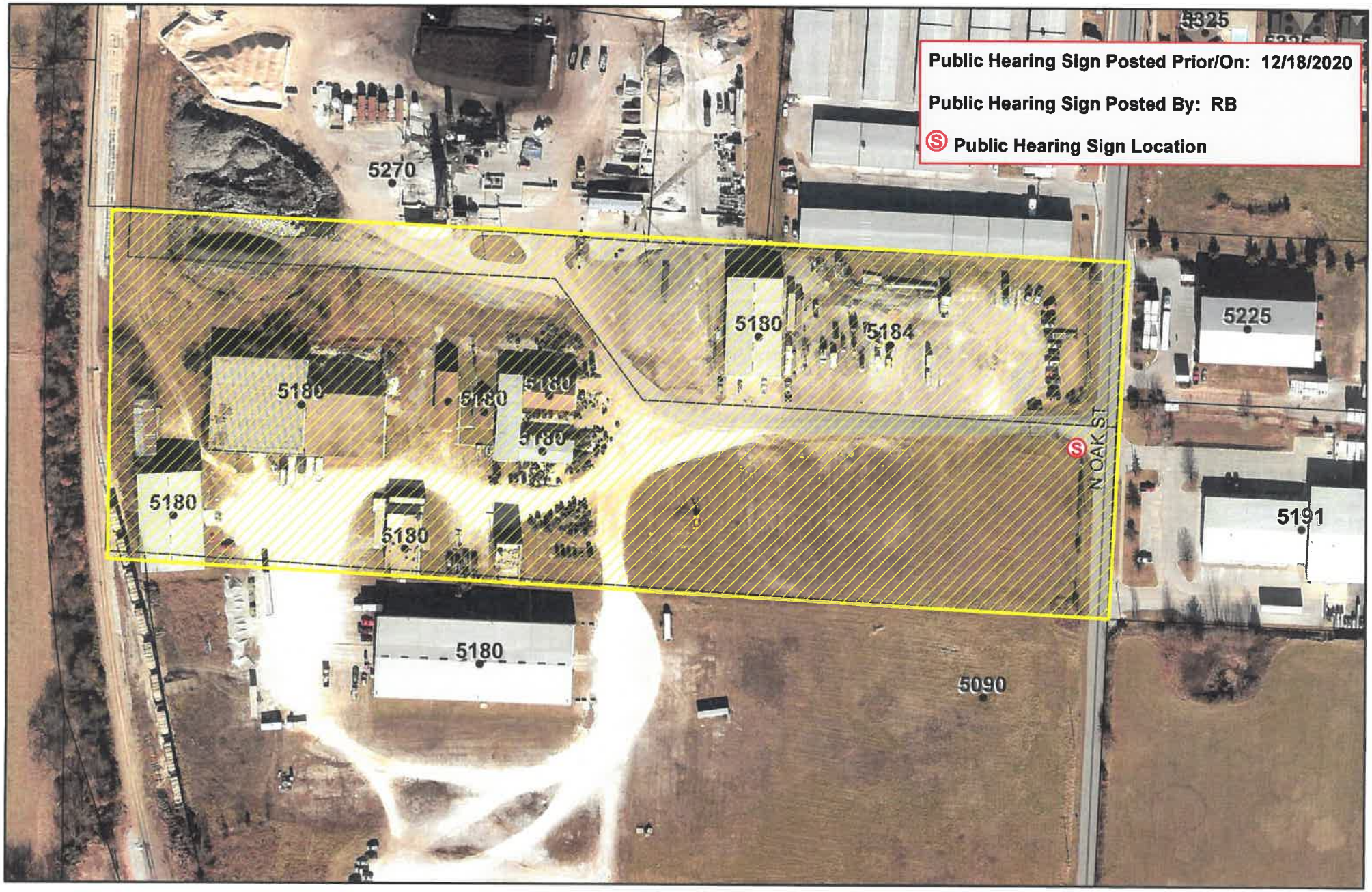
**If the Applicant or Property Owner is a Trust (Living, Revocable, etc.) or a corporation (Inc., LLC, LLP, etc) or another type organization provide staff with documentation stating that the person signing the application is authorized to do so.*

State of ~~Arkansas~~ Missouri)
) ss.
County of Greene)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 15th day of December, 2020.

CODY VANDEGRIFFE
Notary Public – Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires Feb. 20, 2022
Commission #18063520

Notary Public



N

0 30 60 120 180 240

Feet

For Location Reference Only

FILE NO. B21-08
APPLICANT: ESS Properties, LLC
REQUEST: Variance of deviation of drainage criteria for detention pond

PLANNING COMMISSION MEETING
January 5, 2021

CITY OF SPRINGDALE, ARKANSAS

FILE NUMBER: B21-09

DATE: 12/16/20

APPLICATION FOR VARIANCE
COMMERCIAL DESIGN STANDARDS
BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Street Address/Location of Request: 4211 Dixie Industrial Avenue

Applicant Name: Jason Ingalls/Expedient Civil Engineering, PLLC

Address: 9200 Suits US Drive, Suite B

City: Bella Vista State: Arkansas Zip: 72714

Phone: 479-364-0028 Fax: _____ Email: jason@ece-pllc.com

☐ Property Owner ☒ Owner's Representative ☐ Contract Purchaser

Represented by: Jason Ingalls/Expedient Civil Engineering, PLLC

Address: 9200 Suits US Drive, Suite B

City: Bella Vista State: Arkansas Zip: 72714

Phone: 479-364-0028 Fax: _____ Email: jason@ece-pllc.com

Legal Description: ☐ (Check if attached)

SURVEY DESCRIPTION:
LOTS 2 AND 3, DIXIE INDUSTRIAL CENTER,
TO THE CITY OF SPRINGDALE,
WASHINGTON COUNTY, ARKANSAS, AS
SHOWN IN PLAT RECORD 23 AT PAGE 261.

The Planning Commission may approve variances to depart from the literal requirements of the Commercial Design Standards where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of the design standards.

Check item(s) for which variance is requested:

- ☐ **ENTRANCES** – one customer entrance on all sides of principal building directly facing abutting public right of-way

- ☐ **PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building

- ☐ **STRUCTURE BACK AND SIDES**
  - ☐ Minimum setback according to zoning district requirements
  - ☐ Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan

- ☐ **PEDESTRIAN FLOW**
  - ☐ 5' sidewalk along all sides of lot abutting public right-of-way
  - ☐ 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site
  - ☐ 5' sidewalk along the full length of building on façade featuring customer entrance an façade abutting public parking areas 6' from façade of building
  - ☐ Weather protection features within 30' of all customer entrances, constructed parallel to building façade
  - ☐ Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort

- ☐ **CENTRAL FEATURES AND COMMUNITY SPACES**
  - ☐ Provision of at least 2 central features
  - ☐ Direct access to public sidewalk network

- ☐ **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**
  - ☐ Use of similar building materials
  - ☐ Use of similar architectural styles or theme

- ☐ **OUTDOOR STORAGE, TRASH COLLECTION AND LOADING AREAS**
  - ☐ Not visible from public right-of-way, located within 20' of any public street, sidewalk or internal pedestrian way
  - ☐ Incorporated into the overall design of the building
  - ☐ Screening material similar to principal materials of the building and landscape
  - ☐ Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets
  - ☐ Landscaped so not attention is attached to the function by the use of screening material an no attention is attached to the function by the use

- [x] **FACADES AND EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses
  - [ ] Minimum 3' depth
  - [ ] Minimum of 20 contiguous feet within each 100' of façade length
  - [ ] Extends 20% of the façade

- [ ] **DETAIL FEATURES**
  - [ ] Facades include a repeating pattern with no less than 3 elements (color change, texture change, material change)
  - [ ] At least one element repeating horizontally
  - [ ] Elements repeat at intervals of more than 30' horizontally or vertically
  - [ ] Change in plane no less than 12" in width (offset, reveal or projecting rib)

- [x] **ROOFS** – change in height every 100 liner feet in building length

- [ ] **MATERIALS AND COLORS**
  - [ ] Predominate exterior materials high quality materials
  - [ ] Façade color – low reflectance, subtle, neutral or earth tone

- [ ] **ENTRYWAYS** – 3 defined, highly visible customer entrances

- [ ] **LANDSCAPING**
  - [ ] Entryway landscaping
  - [ ] Parking lot landscaping
  - [ ] Perimeter parking area landscaping
  - [ ] Building foundation landscaping

- [ ] **SCREENING**
  - [ ] Trash containers, trash compactor, and recycling bins screened from public view 4 sides
  - [ ] Exterior ground-mounted or building-mounted equipment
  - [ ] Rooftop equipment
  - [ ] Solid fence or wall not less than 6' in height along all rear and side property lines common to property zoned for residential purposes
  - [ ] Required screening fence or wall maximum height 8', high quality materials
  - [ ] Required screening fence or wall maximum continuous length of 50'

- [ ] **LIGHTING**
  - [ ] Pedestrian walkway lighting – 4' maximum height for bollard-type lighting, pedestrian areas illuminated a minimum of 1 footcandle
  - [ ] Parking lot lighting – 35' maximum mounting fixture height with all parking areas maintaining 3 footcandles
  - [ ] Parking lot lighting – maximum maintained vertical footcandle at any adjoining residential property line 0.5 footcandle measured at 5' above grade
  - [ ] Uniformity ratios throughout parking l – not more than a 6:1 ratio of average to minimum illumination and not more than 20:1 maximum to minimum
  - [ ] Canopy lighting – 35 footcandles maximum average maintained footcandles under canopy
  - [ ] Canopy lighting fixtures lens cover recessed or flush with bottom surface (ceiling) of canopy

☐ Canopy indirect light beamed upward and then reflected down shielded focused exclusively on the underside of canopy

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

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

1. The building is only 113' long. The building is just a little over the 100' requirement and it will be difficult to provide the projections structurally with all the entrance doors and windows.

2. Changing the height of the building every 100' would be difficult structurally due to the building only being 113' long and being a pre-manufactured metal building.

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

1. The building is only 113' long. The building is just a little over the 100' requirement and it will be difficult to provide the projections structurally with all the entrance doors and windows.

2. Changing the height of the building every 100' would be difficult structurally due to the building only being 113' long and being a pre-manufactured metal building.

Harmony with intended purpose of the standards: (how the proposed develop will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)

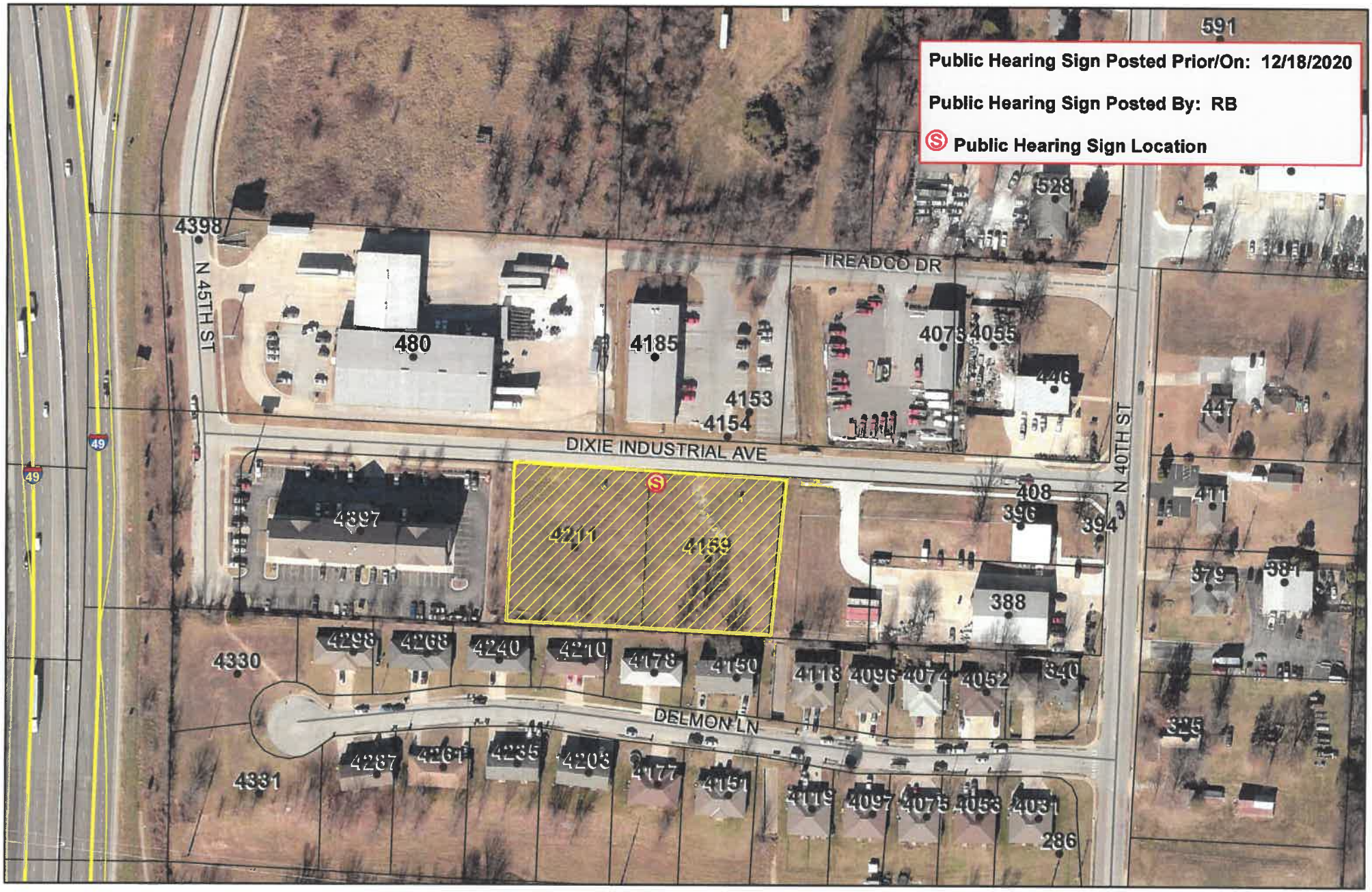
Changes in materials have been shown on the northern and eastern facades consisting of a brick wanes code and a horizontal layer of EFIS above that with metal panels at the top level. We believe the change in materials will act as a break.

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

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

APPLICANT SIGNATURE(S) Jason E. Ingalls

DATE: 12-16-2020



N

0 30 60 120 180 240

Feet

For Location Reference Only

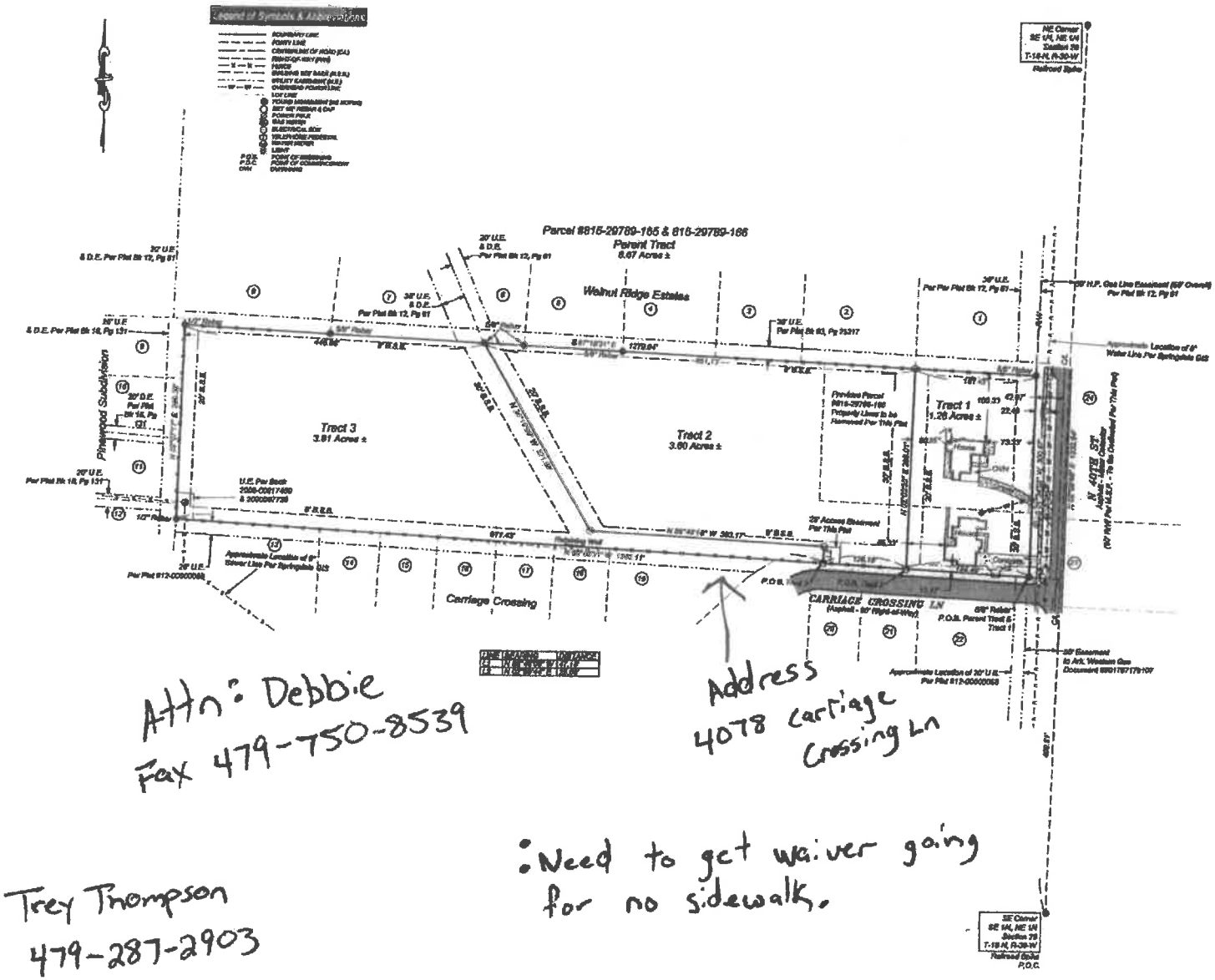
FILE NO. B21-09

APPLICANT: Gus Roofing Company

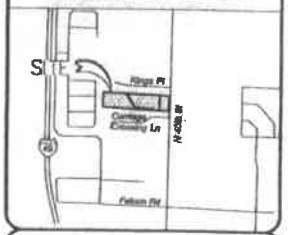
REQUEST: Variance of deviation of commercial design standards

PLANNING COMMISSION MEETING
January 5, 2021

INFORMAL PLAT OF NEGRETE TRACTS



Vicinity Map (N.T.S.)



Utility Notes

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

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

0 100 200

1 INCH = 100 FEET

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 16TH DAY OF APRIL, 2019.

STATE OF ARKANSAS NO. 1854 REGISTERED PROFESSIONAL LAND SURVEYOR B. GLOVER

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

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS AND LAND SURVEYORS
3825 N. 37th Circle
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com
Certificate of Authorization № 1534

DRAWN BY & DATE	REVIEWED BY	APPROVED BY
M.B. 04-16-2019	B.G	T.C.
COUNTY & STATE: WASHINGTON COUNTY, ARKANSAS	JOB NUMBER: 19-1578	

ADDRESS: 2282 & 2310 N 40TH ST, SPRINGDALE, AR

PLAT PREPARED FOR: ANNA NEGRETE

PAGE 2 OF 2

Attn: Debbie
Fax 479-750-8539

Address
4078 Carriage Crossing Ln

Trey Thompson
479-287-2903

: Need to get waiver going for no sidewalk.

W21-01

From: trey.connerhomesllc@gmail.com [mailto:trey.connerhomesllc@gmail.com]
Sent: Wednesday, December 23, 2020 11:01 AM
To: 'Sharon Tromburg'
Subject: RE: 4078 Carriage Crossing Ln.

Please let this email serve as a request to waive the sidewalk requirements for address 4078 Carriage crossing lane. Also let me know if you need another copy of the plot plan showing the setbacks.

Trey Thompson

Project Manager

Cell: 479-287-2903

Trey.connerhomesllc@gmail.com