SPRINGDALE™

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Planning Commission
November 1, 2022

SPRINGDALE PLANNING COMMISSION
201 SPRING STREET
5:00 P.M.
November 1, 2022
TENTATIVE AGENDA

I. Pre-Meeting Activities
Pledge of Allegiance
Invocation

II. Call to Order

III. Roll Call

IV. Approval of Minutes (October 4, 2022)

V. Tabled Items

A. L22-49 **Wagon Wheel Storage, Ph. II**
3744 Wagon Wheel Road
B22-99 Variance for Commercial Design Standards
(A) Pedestrian Flow
(B) Facades & Exterior Walls
(C) Detail Features
(D) Roofs
(E) Materials & Colors
(F) Entryways
(G) Landscaping
Presented by Anderson Engineering

VI. Public Hearing – Rezoning

A. R22-56 **Hollyberry Properties, LLC (Vanhook Trust)**
303 & 223 Preston Lane
From an A-1 to PUD
PP22-13 Shiloh Meadows
Presented by Hollyberry Properties, LLC

B. R22-69 **Elm Springs Apartments, LLC**
SE Corner of Bob Mills Rd & Oak Grove Rd
From MF-16 to PUD
L22-59 The Ramsay at Springdale
W22-20 Waiver of Street Improvements on Bob Mills Rd
Presented by Crafton Tull & Associates

C. R22-70 **Vick Enterprises, LLC**
3118 Old Wire Road
From MF-2 to MF-4
Presented by Vick Enterprises, LLC

D. R22-71 **Westdale Holdings, LLC**
S. of Har-Ber Avenue, E. of N. Maestri Road
From A-1 to SF-1
Presented by Jacob Tankersley

E. R22-72 **Tiffany & Shelby Straughn & Dylan Trollinger**
2544 Butterfield Coach Road
From A-1 to C-2
Presented by Jacob Tankersley

F. R22-73 **Turner Street Properties, LLC**
1321 S. Turner Street
From C-2 to I-1
Presented by Engineering Services, Inc.

G. R22-74 **Partners Construction, LLC**
700 S. 48th Street
From A-1 to C-6
Presented by Engineering Services, Inc.

H. R22-75 **Commercial Space, LLC**
4820 Mhoon Lane
From C-2 to C-6
Presented by Engineering Services, Inc.

VII. Public Hearing – Conditional Use

A. C22-20 **Ozarks Electric**
L22-58 NE Corner of E. Robinson Ave & S. Friendship Rd
Use Unit 3 (Utility Facilities) in an A-1
B22-96 Variance for Paving Requirement
W22-19 Waiver of Sidewalk Requirement on E. Robinson Avenue
Presented by Crafton Tull & Associates, Inc.

VIII. Preliminary Plats, Replats, & Final Plats

A. PP22-13 **Shiloh Meadows**
TABLED PER 303 & 223 Preston Lane
APPLICANT Presented by Hollyberry Properties, LLC

B. RP22-16 Haag-Brown Commercial Addition
N. 48th Street & Elm Springs Road, W. of I-49
Lot 2
Presented by Bates & Associates

C. RP22-17 Silent Knoll Subdivision
3560 Silent Grove Road
Lots 64, 65, 66, & 70
Presented by Bates & Associates & Stephen Lindsey

D. FP22-06 Springdale's Best Storage
E. Emma Avenue & Casteel Lane
Presented by Bates & Associates

IX. Large Scale Developments

A. L22-57 I-49 Industrial Park, Ph. II
W. Apple Blossom Avenue & N. Graham Road
B22-97 Variance for Commercial Design Standards
(A) Screening
W22-18 Waiver of Street Improvements
Presented by Halff Associates, Inc.

B. L22-58 Ozarks Electric
NE Corner of E. Robinson Ave & S. Friendship Rd
Presented by Crafton Tull & Associates, Inc.

C. L22-59 The Ramsay at Springdale
SE Corner of Bob Mills Rd & Oak Grove Rd
Presented by Crafton Tull & Associates, Inc.

D. L22-61 Roller Hangar
714 S. Old Missouri Road
B22-98 Variance for Commercial Design Standards
(A) Central Features & Community Spaces
(B) Landscaping
Presented by Engineering Services, Inc.

E. L22-62 Second Nature Landscaping
211 E. AR Hwy 264
B22-106 Variance for Paving Requirement
Presented by Swope Engineering

F. L22-63 Piney Ridge Treatment Center
5060 E. Robinson Avenue
B22-101 Variance for Commercial Design Standards
(A) Landscaping
(B) Screening
Presented by Phillip Lewis Engineering, Inc.

G. L22-64 Village Travel Center
End of N. 45th Street
B22-104 Variance for Commercial Design Standards
(A) Pedestrian Flow
(B) Facades & Exterior Walls
(C) Detail Features
(D) Roofs
(E) Materials & Colors
(F) Entryways
(G) Landscaping
W22-22 Waiver of Storm Water Drainage Requirement & Street Improvements
Presented by Luke Dolechek

X. Board of Adjustment

A. B22-96 Ozarks Electric
NE Croner of E. Robinson Ave & S. Friendship Rd
Variance for Paving Requirement
Presented by Crafton Tull & Associates, Inc.

B. B22-97 I-49 Industrial Park, Ph. II
W. Apple Blossom Avenue & N. Graham Road
Variance for Commercial Design Standards
(A) Screening
Presented by Halff Associates, Inc.

C. B22-98 Roller Hangar
714 S. Old Missouri Road
Variance for Commercial Design Standards
(A) Central Features & Community Spaces
(B) Landscaping
Presented by Engineering Services, Inc.

D. B22-99 Wagon Wheel Storage, Ph. II
3744 Wagon Wheel Road
Variance for Commercial Design Standards
(A) Pedestrian Flow
(B) Facades & Exterior Walls
(C) Detail Features
(D) Roofs
(E) Materials & Colors
(F) Entryways
(G) Landscaping
Presented by Anderson Engineering

E. B22-100 Volleyball Recreational Facility
636 N. 40th Street
Variance for Commercial Design Standards
(A) Landscaping
Presented by Roscoe Turner

F. B22-101 Piney Ridge Treatment Center
5060 E. Robinson Avenue
Variance for Commercial Design Standards
(A) Landscaping
(B) Screening
Presented by Phillip Lewis Engineering, Inc.

G. B22-102 Carrillo Holdings, LLC
End of S. Miller Road, S. of 612 Bypass
Variance for Minimum Lot Width from 70' to 17.70' & 18.18'
Presented by Nikki Littrell

H. B22-103 Rodrigo A. Leon
3861 N. Oak Street
Variance for Increased Fence Height from 3' to 6'
Presented by Rodrigo A. Leon

I. B22-104 Village Travel Center
End of N. 45th Street
Variance for Commercial Design Standards
(A) Pedestrian Flow
(B) Facades & Exterior Walls
(C) Detail Features
(D) Roofs
(E) Materials & Colors
(F) Entryways
(G) Landscaping
Presented by Luke Dolechek

J. B22-106 Second Nature Landscaping
211 E. AR Hwy 264
Variance for Paving Requirement
Presented by Swope Engineering

K. B22-107 Stephen Lindsey
3560 Silent Grove Road
Variance for Increased Fence Height from 3' to 6'
Presented by Stephen Lindsey

L. B22-108 BARMAC Property
1923 Turnbow Avenue
Variance for Perimeter Landscaping & Screening
Presented by Engineering Services, Inc.

XI. Waivers

A. W22-18 I-49 Industrial Park, Ph. II
W. Apple Blossom Ave & N. Graham Rd
Waiver of Street Improvements on W. Apple Blossom Ave
Presented by Halff & Associates, Inc.

B. W22-19 Ozarks Electric
NE Corner of E. Robinson Ave & S. Friendship Rd
Waiver of Sidewalk Requirement on E. Robinson Ave
Presented by Crafton Tull & Associates, Inc.

C. W22-20 The Ramsay at Springdale
SE Corner of Bob Mills Rd & Oak Grove Rd
Waiver of Street Improvements on Bob Mills Rd
Presented by Crafton Tull & Associates, Inc.

D. W22-21 Eric & Jill Miller
6200 Copperhead Road
Waiver of Sidewalk Requirement on Wagon Wheel Road
Presented by Eric & Jill Miller

E. W22-22 Village Travel Center
End of N. 45th Street
Waiver of Storm Water Drainage Requirement & Street Improvements
Presented by Luke Dolechek

XII. Other

A. Springdale Planning Commission Schedule 2023
Presented by Patsy Christie

B. Expansion of a Non-Conformity in a C-2
1104 Backus Avenue
Presented by Rosaura Cantu & Eugenio Torres Martinez

C. L21-24 PSC Indoor Soccer Extension
1940 S. Old Missouri Road
Presented by Rick McGraw

D. PP21-16 Hackberry Woods Extension
3357 Habberton Ridge Road
Presented by Expedient Civil Engineering

XIII. Planning Director's Report

XIV. Adjourn

The Springdale Planning Commission met in regular session on Tuesday, October 4, 2022 at 5:00 p.m. in the Wayne Hyden Training Room A205 in the Criminal Justice Building. It should be noted that the meeting was also via Zoom.

Prior to meeting being called to order, chairman Dale Tyler led the Pledge of Allegiance. Mr. Roy Covert gave the invocation.

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

Roll call was answered by:

Howard Austin
Ray Cardiel
Mark Cloud
Gary Compton
Roy Covert
James David
Shannon Mueller – Vice-Chairman
Dale Tyler – Chairman

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

Commissioner Payton Parker was not in attendance.

Mr. Compton moved to approve the September 6, 2022 minutes. Ms. Mueller seconded the motion. By a voice vote of all ayes and no nays the September minutes were approved by a unanimous vote.

Tabled Items

A. R22-63 Business Solutions, Inc.
985 & 1025 48th Place
From C-5 to C-2
Presented by Phil Daniel

Mr. Phil Daniel was present to answer any questions or comments. He said that he would like to put in some warehouses at this site.

Ms. Christie pointed out that it was already zone C-5 and was curious as to why Mr. Daniel wanted to change it.

Mr. Daniel said that he heard he needed to rezone to C-2 so he could have a warehouse. Ms. Christie asked if was going to be a dedicated warehouse or something different. She said a C-5 will let you put a warehouse. She further stated that she didn't understand why he would want a C-2 unless he was going to do something different.

Mr. Daniel said that it is warehousing, like a bonded warehouse.

Ms. Christie said that he could do what he wanted to do in a C-5 and just ask for a conditional use. She said that a dedicated warehouse is not allowed in a C-2 zone, so when gets them built he will need to come back with a conditional use application.

It was recommended that Mr. Daniel withdraw the rezoning request which he agreed to do.

B. L22-50 Volleyball Recreational Facility
636 N. 40th Street
Presented by Roscoe Turner

Mr. Turner was present to answer any questions or comments. He said that the large scale is for a sand volleyball complex.

Mr. Tyler asked for Staff comments.

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

Planning Comments:

1. This Large Scale Development Plan has been given the number L22-50. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (standard comment)
3. A written response to all comments is required with resubmission. (standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting or may be submitted at the meeting.
6. Show the floor area of commercial units divided between their usages. The usage must be shown.
    a. Will there be offices, concessions, storage rooms?
7. Show the total number of handicapped spaces required.
    a. Parking calculations show number of handicapped spaces provided, needs to also include required.
8. An automatic or other irrigation system shall be required for all landscaped areas. Show irrigation system or location of hose bibs.
9. Show the street right-of-way.
    a. Street right of way for 40th street

10. Show the size and location of all freestanding signs. Show distances from street right-of-way.
    a. Will a sign be added for the facility? If so needs to be shown on site plan.
11. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
12. A lighting plan is required, displaying at least 1 foot candle in all parking and pedestrian areas.
13. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
14. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Commercial Design Standards Comments

1. Weather protection features such as awnings or arcades are required within 30' of all customer entrances, shall be constructed parallel to the façade of the building, and cannot extend into the parking area or drive aisle.
    a. I do not see where they were added
2. Foundation landscaping is required.
    a. Only provided on one side of the building.
3. Provide an area to accommodate a possible future public transit stop.
4. Façades over 100' in linear length shall incorporate wall projections and/or recesses per Springdale Commercial Design Standard.
5. Building façades shall include a repeating pattern with no less than three of the following: color change; texture change; material module change; expressions of architectural or structural bay through a change in plane no less than 12 inches in with, such as an offset, reveal, or projecting rib. At least one element must repeat horizontally and no element shall repeat at intervals of greater than 30' horizontally or vertically.
6. Roof lines shall be varied with a change in height every 100 linear feet in the building length.
7. Parapets, gable roofs, high roofs, or dormers shall be used to conceal flat roofs and roof top equipment from public view.
8. Predominate exterior building materials shall be high quality materials including, without limitation, the following: brick, native/natural stone, synthetic stone, concrete masonry units (smooth face units with integral color), synthetic stucco/EFS, architectural precast concrete, decorative face concrete tilt-up panels, glass, wood (natural or composite).\
9. Predominant exterior building materials shall not be: smooth-faced concrete block, tilt-up concrete panels, or pre-fabricated steel panels.
10. Façade colors shall be low reflectance, subtle, neutral, or earth tone colors.
11. Need a detailed drawings of enclosures and screening methods.
12. Trash containers, trash compactors, and recycling bins shall be screened from public view on all four sides with a solid fence, wall, or gate constructed of cedar, redwood,

masonry, or other compatible building material, and shall be appropriately landscaped.

13. Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities and banks of meter shall be screen from public view with landscaping or with an architectural treatment compatible with the building architecture.
14. All rooftop equipment shall be screened from public view with an architectural treatment that is compatible with the building architecture.
15. Submit a unified lighting plan per Springdale Commercial Design Standards.
16. Sign design, materials, and placement should complement the overall architectural design of the building.

Building and Fire Comments:

All Building & Fire Comments Addressed

Engineering Summary:

- Extend drainage easement around outlet pipe
- Show any existing streetlights on N 40th St. If there are none within 350 ft, please provide a streetlight at the drive entrance

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, E.I. on 9/27/2022

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.~~

- *106.1.2*** - Submit a preliminary drainage report, as outlined in the City of Springdale Drainage Criteria Manual.
    - **Sheet flow should be maximum of 100 ft**
    - **Provide existing and proposed site drainage maps**

- *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.
    - **Show drainage easement around detention pond.**
    - **Show sod at least to the 100 yr. WSE in the detention pond.**

2. Chapter 107 – Stormwater Pollution

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

- *107.1* - 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 that are intended to 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.
        - **Apply for Grading Permit, submit the following:**
            - **Grading Permit application.**
            - **SWPPP.**
            - **Notice of Coverage.**
            - **Fee.**
            - **Proposed Truck Route for construction vehicles.**
            -

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

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

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

- **Place note on Site Plan.**

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

(Ord. No. 3258, § 1, 11-12-02)

- *110.31* - Sidewalks are required one-foot (1') inside the right-of-way line.
    - Sidewalks shall be constructed with a minimum transverse slope of one-fourth inch (1/4") per foot.

  - The sidewalk shall have a minimum width of five feet (5') and a minimum thickness of four inches (4").
  - The sidewalk shall have expansion joints at each structure, curb and at minimum intervals of 200 feet. Transverse joints between expansion joints shall be scored at five-foot (5') intervals.
  - Need to show details of sidewalks on the right-of-way.
  -
- *110.54* - All crossings under roadways by open cut must be backfilled with flowable fill.
-
- *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.
- *112.7 - Street Design Standards.*
  - ~~Sight Distance: 90-ft Ordinary / 70-ft hilly.~~
  - ~~Max grades w/in 100-ft of intersection: 4%.~~
  - ~~Min intersection angle: 75°.~~
  - Min curb radius ~~25-ft~~ **28-ft** minor St / 50-ft collector St.
  - ~~The right-of-way must be graded so that the entire width slopes toward the street at a 2% slope toward the street centerline.~~

5. Chapter 130 – Zoning Ordinance

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

- *130.7.9* Entrance/Exit Drives.
  - Need to note that modified curb is required at the drives and ~~a modified curb detail~~.
    - **Will the existing curb cut/apron be used?**

- *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.**
- **Show ADA ramps where needed.**
- **Show the correct layout, dimensions and details for the ADA parking spaces, signage etc.**

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.

Ms. Christie said that there seemed to be some sort of disconnect between what was submitted and what was discussed in meetings. She said they still don't have all that they need and even got some as late as today.

She asked if he was confident that the materials he will be using will be such that it will not be a metal building and that they will meet the standards.

He assured the Commission that they will meet the standards on the building materials.

Ms. Christie said that they are asking for approval subject to the variance being approved at the November meeting.

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

There were none.

Mr. Cloud asked if they were intending to hold tournaments, play at night, he wanted to know what their intent was.

Mr. Turner said that they have two clubs right now, one in Fayetteville and one in Bentonville with between 450 and 700 active members. He said they are trying to get a neutral location. Because sand volleyball is recognized as an NCAA sport, there will be coaching, there will be rec leagues for youth. He said they have competitive leagues and adult leagues.

Mr. Cloud asked if they would be willing to use more appropriate lighting.

Mr. Turner said that they would.

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

VOTE:

YES: Austin, Cloud, Compton, Covert, David, Mueller, Tyler

NO: Cardiel

The large scale was approved by a vote of seven (7) yes and one (1) no.

C. B22-84 Lew Thompson & Son
Lot 2 of Diesel Downs Subdivision on N. 45th St.
Variance of paving requirement
Presented by Lew Thompson

No one was at the meeting to present on Mr. Thompson's behalf so the variance was tabled. This is the second time it has been tabled so he will have to start the process from the beginning.

Public Hearing – Rezoning

A. R22-65 Mathias Shopping Centers
3607 McRay Avenue
From A-1 to C-2
Presented by Jay Allen Young

Mr. Young was present on behalf of his client to answer any questions or comments. He stated that it will be a ten-lot commercial subdivision.

Mr. Tyler asked for Staff comments.

Ms. Christie read the Staff comments.

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

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

> Improve the City's economic base and tax structure through the promotion of healthy, stable commercial concentrations
>
> Encourage the development of a wide range of commercial development for the residents and tourist to include neighborhood, community and regional centers.

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

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

Mr. Tom Buchanan said that his concern is that he hasn't heard about the drainage. He further stated that they have a problem. He said that there is a pond on the west side that has been there but that it is all grown up and on the east side every time that it rains they get an abundance of water.

Ms. Christie said that at this time the Commission is addressing just the rezoning. If and when it is approved then a large scale will be submitted and he will be re-notified and his issues will be addressed.

Mr. Covert called for the vote.

VOTE:

YES: Cardiel, Cloud, Compton, Covert, David, Mueller, Tyler, Austin
NO: None

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, October 25, 2022 at 6:00 p.m.

B. R22-66 Sam's Real Estate Business Trust
E. of Gene George Blvd., S. of Members Lane
From C-5 to MF-24
RP22-14 Replat of Block 4 Lot 1
Presented by Engineering Services, Inc.

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

Mr. Tyler asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates the area as the southwest overlay district,

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

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.

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

There were none.

Mr. Compton called for the vote.

VOTE:

YES: Cloud, Compton, David, Mueller, Tyler, Austin, Cardiel
NO: None
RECUSE: Covert

The rezoning was approved by a vote of seven (7) yes, zero (0) no and one (1) recusal.

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, October 25, 2022 at 6:00 p.m.

Mr. Tyler asked for comments on the replat.

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

Planning Comments:

STANDARD COMMENTS ONLY

1. This Replat has been given the number RP22-14. This number should be placed on the plat and all future correspondence and plats pertaining to this replat. (standard comment)
2. Submit PDF files at time of resubmission. (standard comment)
3. All comments from the utility companies and other city departments must be addressed prior to approval. (standard comment)
4. Need a resolution stating that _____ has authority to execute the Certificate of Transmittal, Ownership, and Ordinance.

Building and Fire Comments:

- No Comments

Engineering Comments:

- **Add required signatures.**
- **Add surveyor's signature.**

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

Ms. Sue Pyatt wanted to know if was going to have City Sewer and water.

Ms. Christie said that they will have to submit a large scale development showing how they are going to get all those services to it. They will have to put in water and sewer as per Springdale Water and Sewer Department.

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

VOTE:

YES: Cloud, Compton, David, Mueller, Tyler, Austin, Cardiel
NO: None
RECUSE: Covert

The replat was approved subject to Staff comments by a vote of seven (7) yes, one (1) recusal and zero (0) no.

Ms. Christie stated for the record that if they want the Ordinance to go to Council on Tuesday, October 11, 2022 they need to have the Ordinance to Staff by Thursday morning.

C. R22-67 Fort Worth Partners, LLC
2100 Old Missouri Road
From I-1 and C-2 to C-5
Presented by Goodwill Industries of Arkansas, Inc.

Mr. Brian Marsh with Goodwill Industries of Arkansas to answer any questions or comments. He said that this is to allow an adult high school. He said that this allows adults to get a high school diploma and not a GED.

Mr. Tyler asked for the Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates Regional Commercial Use.

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

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

She further stated that they requested C-5 rather than a P-1 so that they may use the buildings for other functions.

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

There were none.

Mr. Covert called for the vote.

VOTE:
YES: Covert, David, Mueller, Tyler, Austin, Cardiel, Cloud, Compton
NO: None

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, October 25, 2022 at 6:00 p.m.

D. R22-68 Jerry C. Vaughn Trust
274 S. 48th Street
From A-1 to MF-24
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. Tyler asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates Regional Commercial.

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

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

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

Mr. Tim Armstrong said that will be a large complex and the roads can't handle the traffic now. He is also concerned about drainage issues.

Mr. Covert called for the vote.

VOTE:

YES: David, Mueller, Tyler, Cardiel, Cloud, Compton, Covert
NO: Austin

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, October 25, 2022 at 6:00 p.m.

Public Hearing – Conditional Use

A. C22-19 Grow For It Therapy Services (Katherine Blubaugh & Katherine Arce
2307 Turner Street
Use unit 45 (Health Care Clinic) in SF-2
Presented by Katherine Blubaugh & Katherine Arce

Both Ms. Blubaugh & Ms. Arce were present to answer any questions or comments. Ms. Blubaugh said that they were both speech therapists and are wanting to open a health care clinic. She also stated that they know they will have to pave the access off of Turner and that they will need three parking spaces and one handicap space.

Mr. Tyler asked for Staff comments.

Ms. Christie stated for the record that the property will not be rezoned but will remain as an SF-2 but they are getting a conditional use that is granted to them at that location and it cannot be transferred without coming back to Planning Commission. She then read the Staff comments.

Acceptable **1.** 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.
Need to be paved

Acceptable **2.** 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 general in the district.

After pavement is completed – site plan needs to show dimensions and exact location of parking area

Unknown **3.** Refuse and service areas, with particular reference to the item in 1 and 2 above

Needs to be shown on site plan

Unknown **4.** Utilities, with reference to locations, availability and compatibility

Needs to be shown on site plan

N/A **5.** Screening and buffering with reference to type, dimension and character.

Acceptable **6.** Sign, if any, and proposed exterior lighting with reference to glare, traffic, safety economic effect, and compatibility and harmony with properties in the district

Site plan needs to show exact location and sign dimensions

Acceptable **7.** Yard requirements and other open space requirements.

Acceptable **8.** 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 **9.** Proposed landscaping meeting the requirements of this ordinance. Landscaping may be increased in accordance with the judgement of the planning commission to accomplish the desired protective and aesthetic effect.

Acceptable **10.** General compatibility with adjacent properties and other property in the general district.

Submission of revised site plan with information indicated above. Must meet all fire and building codes

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

There were none.

Mr. Austin called for the vote.

VOTE:

YES: Mueller, Tyler, Austin, Cardiel, Cloud, Compton, Covert, David
NO: None

The conditional use was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Resolution that will go to Council on Tuesday, October 25, 2022 at 6:00 p.m.

Preliminary Plats, Replats, & Final Plats

A. RP22-14 Sam's Club Addition
E. of S. Gene George Blvd & S. of Members Ln
Block 4, Lot 1
Presented by Engineering Services, Inc.

This was approved in conjunction with R22-66.

B. RP22-15 Renaissance South
394 Avignon Ave.
Lot 42
Presented by Jorgensen & Associates

This was tabled per Staff.

C FP22-05 Deere Creek, Ph. I
E. side of 56th Street, between Bob Mills & County Line Rds.
Presented by Engineering Services, Inc.

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

Mr. Tyler asked for Staff comments.

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

Planning Comments:

STANDARD COMMENTS ONLY

1. This Final Plat has been given the number FP22-05. This number should be placed on the plat and all future correspondence and plats pertaining to this Final Plat. (standard comment)
2. All comments from the utility companies and other city departments must be addressed prior to approval (standard comment).
3. All items on the attached checklist must be satisfied prior to obtaining the Planning Director's signature on the final plat (standard comment).

Building and Fire Comments:

- All building and Fire comments Addressed

Engineering Comments:

- Submit final plat checklist items

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

Mr. Randy Brown and his wife Amy spoke. He said that they have had some issues with the screening. He said that they were not notified of ESI's plans.

Ms. Christie asked Ms. Hollingshead to address some of these issues.

Ms. Hollingshead said that ESI started a little early on Phase II so they issued a stop work order to the site. She said that they were under a burn ban so they sent the fire department out as well to make sure that they ceased burning of any material on the site.
They did an erosion control inspection and they do have a silt fence up but they didn't have any means of dust control. They scheduled a construction meeting for October 5 in the afternoon so that they understand the responsibilities of their grading permit. She further stated that they will be required to water the site.

Mr. Goss with the SFD said that it is common practice to get a burn permit. He said that the difference between a report and a fire that if it is investigated and there is a permit there are no issues, however; if there is a complaint, it is addressed. He further stated that there was a fire at this location recently, after the burn ban and they were instructed to extinguish the fire and it has not been re-ignited.

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

VOTE:

YES: Tyler, Austin Cardiel, Cloud, Compton, Covert, David, Mueller
NO: None

The final plat was approved by unanimous vote.

Ms. Christie stated for the record that if ESI wanted this to go to Council on Tuesday, October 11, 2022 the Ordinance needs to be in the Planning Office by Thursday morning, October 6, 2022.

Large Scale Developments

A. L22-49 Wagon Wheel Storage Expansion
3744 Wagon Wheel Road
Presented by Chris Schnurbusch

Mr. Skip Williams with Anderson Engineering was present on behalf of his client to answer any questions or comments. He said that this is for an expansion of Wagon Wheel Storage.

Ms. Christie said that they are asking for an expansion of what has already been approved.

Mr. Williams said that this is essentially phase II.

Ms. Christie wanted to know why it isn't shown on the large scale what was on the previous so that Staff can see how everything is tied together.

It was noted that they had switched Engineers and the data didn't transfer between the two engineers.

Ms. Christie asked why the data didn't transfer.

Mr. Schnubursch said that the just didn't get the CAD filed transferred from the previous engineer to the current engineer.

Ms. Christie said that this puts the City in a really bad position because it is had to do it as an addition until Staff can see all of the pieces that go into it. She said they need an access easement and it looks like two separate projects. She asked if there is no way he can get those drawings.

He said that he could get them.

Ms. Christie said that it is his project but he is putting the City in the position to make recommendations to approve plans that they can't see how all the pieces fit together.

She said that the proposed building number 1, from an aerial perspective it looks like it is part of the other project because it is being accessed from that side. She asked if it is a part of the previous project.

Mr. Schnubursch said that it depends because it is all one tract of land.

Ms. Christie said that it isn't all one tract.

Mr. Schnumursch said that they were going to join the tracts. He said that it is in the process of being done.

Ms. Christie said that she suggests that this project get tabled until such time that they can get all the questions worked out so that they know that it is all one project. She also asked where were the design standards for that building that looks like it is on the other tract.

Mr. Hritz said that he has been asking for elevations to see if they are meeting the Commercial Design Standards for several weeks. He said that at around 2:45 today he was told that they were going to ask for a variance of Commercial Design Standards,

After much discussion Mr. Covert moved to table this project. Ms. Mueller seconded the motion.

VOTE:

YES: Austin, loud, Compton, Covert, David, Mueller, Tyler

NO: Cardiel

This item was tabled per the Planning Commissioners by a vote of seven (7) yes and one (1) no.

B. L22-52 Twin City Produce (Prev. L21-10)
2014 Turnbow Avenue
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. Tyler asked for Staff comments.

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

Planning Comments:

1. This Large Scale Development Plan has been given the number L22-52. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (standard comment)
3. A written response to all comments is required with resubmission. (standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
6. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
7. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).
8. Please provide color elevations for the proposal.

Building Comments:

All Building & Fire Comments Addressed

Engineering Summary:

- Provide temporary closure plan for trail work

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, E.I. on 9/29/2022

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.
    - **Move all erosion control devices off of the Dean's Trail Easement.**

2. Chapter 107 – Stormwater Pollution

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

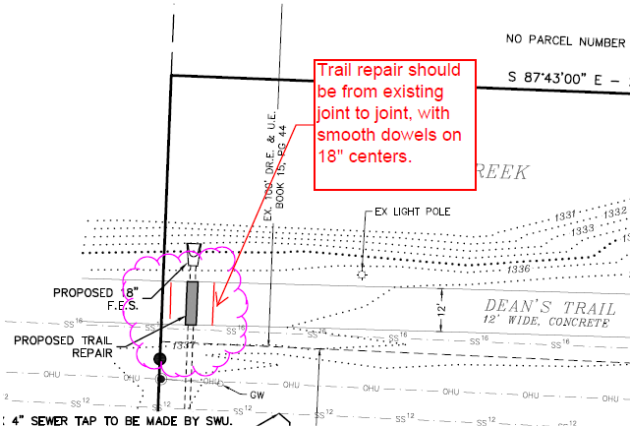
- *107.3*
    - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan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

to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.

- **Apply for Grading Permit, submit the following:**
  - **Grading Permit application.**
  - **SWPPP.**
  - **Notice of Coverage.**
  - **Fee.**
  - **Proposed Truck Route for construction vehicles.**

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

(Ord. No. 3258, § 1, 11-12-02)



- **City to provide details on trail repair and will need a temporary closure plan.**

4. Chapter 130 – Zoning Ordinance

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

- 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.**

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

There were none.

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

VOTE:

YES: Cardiel, Cloud, Compton, Covert, David, Mueller, Tyler, Austin
NO: None

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

C. L22-53 Miller Road Substation
7931 W. Miller Road
Presented by Olsson Engineering

Mr. Rusty Cowan with Olsson Engineering was present on behalf of his client to answer any questions or comments. He said that this is a part of the Beaver Water District that has been previously approved for a pump station.

Mr. Tyler asked for Staff comments.

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

Planning Comments:

STANDARD COMMENTS

1. This Large Scale Development Plan has been given the number L22-53. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (standard comment)
3. A written response to all comments is required with resubmission. (standard comment)
4. Show the Parcel Number of the property in a prominent font above the legal description.
5. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).

PROJECT COMMENTS

6. Minimum distance between drives on single tract: One hundred fifty (150) feet.
    a. Variance requested
7. Street frontage, interior, and perimeter landscaping is required per chapter 56.
    a. Variance requested (with some plantings on north & south sides)
8. Parking area design and maintenance - all areas intended to be utilized for required parking spaces and associated driveways shall be paved with a durable surface (chap 130, sec 8.3)
    a. Variance requested – for crushed stone

Building Comments:

- No comments

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)

- *107.1* - 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 that are intended to 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.
    - **Apply for Grading Permit, submit the following:**
      - **Grading Permit application.**
      - **SWPPP.**
      - **Notice of Coverage.**
      - **Fee.**
      - **Proposed Truck Route for construction vehicles.**
- *107.3* - The following note is required as a General Note on the Site Plan:

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

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

2. Other:

"Review of these plans is limited to compliance with City codes and regulations. By reviewing and approving these plans the reviewer and the City of Springdale assume no responsibility for any errors or omissions in the plans. The adequacy of the plans is the sole responsibility of the design engineer. The City of Springdale, however, reserves the right to require corrective action if any inadequacies are found after the improvements are constructed."

- **Add this disclaimer statement to the title page**

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

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

There were none.

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

VOTE:

YES: Cloud, Compton, Covert, David, Tyler, Austin, Cardiel
NO: None
RECUSE: Mueller

The large scale was approved by a vote of seven (7) yes and one (1) recusal.

D. L22-54 Gene George Elementary Addition
2878 S. Powell Street
Presented by Engineering Services, Inc.

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

Mr. Tyler asked for Staff comments.

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

Planning Comments:

1. This Large-Scale Development Plan has been given the number L22-54. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (standard comment)
3. A written response to all comments is required with resubmission. (standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting or may be submitted at the meeting.
    a. Stated that this will be received prior to Planning Commission.

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

Commercial Design Standards Comments

1. Please display the detail of the screening fence for the dumpster.
    a. Stated that this will be provided by the architect

Building Comments:

- All Fire and Building comments addressed

Engineering Summary:

- Will these improvements affect pickup/dropoff, is there enough stacking space to prevent backup on Powell?

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.
        - **Apply for Grading Permit, submit the following:**
            - **Grading Permit application.**
            - **SWPPP.**
            - **Notice of Coverage.**
            - **Fee.**
            - **Proposed Truck Route for construction vehicles.**

2. Chapter 130 – Zoning Ordinance

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

- *130.7.6.1 ADA* requirements.
    - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.

- **This note is left in place throughout the design process to insure that access is maintained.**

3. Other:

- **Will these improvements affect pickup/dropoff? Is there enough stacking room to prevent cars from backing up on Powell St?**

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

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

There were none.

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

VOTE:
YES: Compton, Covert, David, Mueller, Tyler, Austin, Cardiel, Cloud
NO: None

The large scale was approved by a unanimous vote.

E. L22-55 Cypress Cold Storage
End of Angell Drive
Presented by Engineering Services, Inc.

Mr. Jason Appel with Engineering Services, Inc. was present on behalf of his client to answer any questions or comments. He said that it will be a 220,000 sq. ft. storage facility.

Mr. Tyler asked for Staff comments.

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

STANDARD COMMENTS

1. This Large Scale Development Plan has been given the number L22-55. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (standard comment)
3. A written response to all comments is required with resubmission. (standard comment)

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

PROJECT COMMENTS

1. Submit informal plat for the two subject parcels.

Building Comments:

- All Fire and Building comments addressed
- Pending modification request for only one access road.

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.
        - **Apply for Grading Permit, submit the following:**
            - **Grading Permit application.**
            - **SWPPP.**
            - **Notice of Coverage.**
            - **Fee.**
            - **Proposed Truck Route for construction vehicles.**
            -
    - Phasing on larger construction sites 5 acres or more must be utilized to allow only disturbance on near term construction areas. Construction sites requiring cutting and filling must be seeded once the cutting and filling activity is finished.

2. Other:

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

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

There were none.

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

VOTE:

YES: Covert, David, Mueller, Tyler, Austin, Cardiel, Cloud, Compton
NO: None

The large scale was approved by a unanimous vote.

F. L22-56 Lots 102 Holdings Storage
Butterfield Coach Road, South of Cass Drive
B22-83 Variance of Commercial Design Standards
A. Structure back and sides
B. Facades & Exterior Walls
C. Roofs
D. Materials and colors
E. Foundation landscaping
Presented by Engineering Services, Inc.

Mr. Jason Appel was present on behalf of his client to answer any questions or comments. This is located south of neighborhood market and will be storage units. He said that the variance requests are for the interior buildings' façade and foundation landscaping.

Mr. Tyler asked for Staff comments.

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

Planning Comments:

STANDARD COMMENTS

1. This Large Scale Development Plan has been given the number L22-56. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (standard comment)
3. A written response to all comments is required with resubmission. (standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).

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

PROJECT COMMENTS

6. Foundation landscaping required.
    a. Variance requested – note same amount of landscaping allocated
7. Parking – show calculations and parking for storage/warehouse spaces *(One (1) space for each one thousand two hundred (1,200) square feet of gross floor area.)*
8. Facades and exterior walls – face over 100' liner feet in building length shall have a wall projection or recess
    a. Variance requested
9. Predominant exterior building materials should exclude metal.
    a. Variance requested for interior buildings to be predominantly metal

Building & Fire Comments:

All Building & Fire Comments Addressed

Engineering Summary:

- Note shows "remove existing sidewalk." Will this be replaced?
- Show drainage easements where storm drainage crosses property lines if necessary

Engineering Comments:

1. Chapter 106 – Stormwater Drainage

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

- **Show drainage easements where storm drainage crosses property lines if necessary.**

2. Chapter 107 – Stormwater Pollution

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

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

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

(Ord. No. 3258, § 1, 11-12-02)

- *110.111* - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.
    - **Note shows "remove existing sidewalk." Will this be replaced?**

4. Chapter 130 – Zoning Ordinance

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

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

5. Other:

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

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

There were none.

It was decided to take all the variances together.

Mr. Covert called for the vote.

VOTE:

YES: David, Mueller, Tyler, Austin, Cardiel, Compton, Covert
NO: Cloud

The variances were approved by a vote of seven (7) yes and one (1) no.

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

VOTE:

YES: Mueller, Tyler, Austin, Cardiel, Cloud, Compton, Covert, David
NO: None

Mr. Miller was present to answer any questions or comments. He said that they built a deck and didn't realize that they needed a variance because the overhang encroached into the setback.

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

There were none.

Mr. Compton called for the vote.

VOTE:
YES: Austin, Cardiel, Cloud, Compton, Covert, David, Mueller, Tyler
NO: None

The variance was approved by a unanimous vote.

Planning Director's Report

Planning Director Report September 22

- ✓ Council actions
  - Rezoning approved:
    - 2815 & 5531 W County Line Rd – A-1 to SF-2
    - 48th Street at end of Central Drive – A-1 to C-2
    - 636 N 40th – A-1 to C-5
    - 4470 N Thompson – C-2 to C-5
    - 1107 & 1121 W Huntsville – MF-12 to C-2
    - 48th Street south of DTP – MF-12 to C-2
    - 5191 & 5147 Har-ber Ave – A-1 & O-1 to C-2
    - 1506 Shady Grove Rd – A-1 to C-2
    -
  - Conditional Use approved:
    - 1396 & 1404 Chester – Use Unit 42 – Church/synagogue
    - 7993 W Miller Road – tandem lot split
    - 1232 Stultz – Use Unit 5 – Institutional facility
    - 4784 N Thompson – Use Unit 25 Limited Manufacture & 24 Dedicated Warehouse
  - Overturned the denial of the variance request for Patton Industrial Park
  - Replat approved:
    - Lots 4-8 Conestoga Park

The large scale was approved by a unanimous vote.

Board of Adjustment

B22-83 Variance of Commercial Design Standards
A. Structure back and sides
B. Facades & Exterior Walls
C. Roofs
D. Materials and colors
E. Foundation landscaping
Presented by Engineering Services, Inc.

These variances were approved in conjunction with the large scale development.

B. B22-94 David and Dawn Pepe
3898 Pasofino Loop
Variance for reduction of rear setback from 20' to 10'
Presented by David & Dawn Pepe

Mr. Pepe was present to answer any questions or comments. He said they would like to put in a swimming pool and need the rear setback reduced.

Mr. Tyler asked for Staff comments.

Staff had no comments.

Mr. Tyler 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, Cardiel, Cloud, Compton, Covert, David, Mueller
NO: None

The variance was approved by a unanimous vote.

C. B22-95 Eric & Janis Miller
4230 Green Side Lane
Variance for reduction of front set back from 30' to 20'
Presented by Eric & Janis

- Final Plats Approved
  - Collin's Cove

- Waivers approved
  - 8080 W Wagon Wheel Rd – single family home
  - PP22-10 Springdale's Best Storage – 2-year Bill of Assurance
  - PP22-11 Whispering Springs – Howard Anderson Rd pavement only
  - 6495 Copperhead Road – sidewalk – single family dwelling

- Authorized amendment to allow for design Dean's Trail Phase 3

- Authorized engineering services contract for next phase of Spring Creek Trail

- Authorized agreement for Mountain Road railroad crossing complete rehab

- Authorized contract for Sanders Trailhead and Lake Springdale Trailhead Repair – concrete to be installed

- Authorized contract for architectural work on relocated senior center

- Authorized agreement for increased sewer capacity for City of Lowell

- Accepted transfer of land from Bentonville/Bella Vista Trail Blazers for trail from Jones Center/Fitzgerald Mountain Bike Trails

- Approved temporary use agreement on Emma for Market Center of the Ozarks

- Approved temporary use agreement for property adjacent to Razorback Greenway—First Security Side

✓ Work Session

Monday October 17 – 5:30 pm Joint work-session with City Council -- Presentation of draft Updated Downtown Master Plan by consultant H3 studio

Adjourn

There being no further business the meeting was adjourned at 6:23 p.m.

_____
Dale Tyler, Chairman

_____
Payton Parker, Secretary

_____
Patsy Christie, Director
Planning and Community Development

_____
Debbie Pounders, Recording Secretary

Comments Reflect 09.22 Submission.
Plan Set Resubmitted 09.30.2022.
Due to Late Submission, Departments Have Not Reviewed Latest Plan Set.

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: September 30, 2022

Re: **L22-49** **Large-Scale** **Wagon Wheel Storage Expansion**

Planning Comments:

1. This Large Scale Development Plan has been given the number L22-49. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (standard comment)
3. A written response to all comments is required with resubmission. (standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall e submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting or may be submitted at the meeting.
6. Show the Parcel Number of the property in a prominent font above the legal description.
    a. Your comments refer me to the survey, I do not find the parcel number above the legal description.
7. Submit the approved authorization of representation form, if the property owner will not be present at Planning Commission meeting.
    a. I have an “authorization of signatures,” not an authorization of representation.
8. Show the net area of the site (gross area less street r/w).
    a. On cover page net area is given as “x.x acres.”
9. Need State Plane Coordinates (NAD 83, Feet) for all fire hydrant locations.
    a. Only hydrants found on site plan refer to previous LSD. Refer to conversation of needing previous phase shown for reference.
10. Show the floor area of commercial units divided between their usages. The usage must be shown.
    a. Could not find anything to show the division of usages for either building.

11. Need to show details of handicapped ramps.
12. Frontage landscaping is required in accordance with Chapter 56.
13. Perimeter landscaping is required in accordance with Chapter 56.
14. Minimum radius to the face of the curb for driveways is twenty-five feet (25').
    a. Verify with Katie
15. Need to show dumpster location.
    a. Needs to be shown in relation to the first phase and the expansion as discussed.
16. Show the size and location of all freestanding signs. Show distances from street right-of-way.
    a. Will there be new signs for the new buildings?
17. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
18. A lighting plan is required, displaying at least 1 foot candle in all parking and pedestrian areas.
    a. The north and west side of the small building needs lighting
19. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
20. 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).
21. What about the building pad behind the main building of the first phase it was to be completed on phase 2. It is not shown on this plan.
    a. It needs to be shown on the plans and called out that it will be done at a later time with a different project. Since it was originally part of phase 2
22. Need a filed easement to show the sharing of the drive.
    a. Discussed in our conversation. Shared access easement or lot combination needs to be completed.

Commercial Design Standards Comments

1. Front, side, and rear elevations are required. Elevations shall include type and color of materials used, foundation landscaping, and any architectural features used to comply with the Commercial Design Standards.
    a. Need elevations for both buildings, and foundation landscaping is not on each side of the building. Variance may be needed
2. Continuous internal pedestrian walkways, no less than 5’ in width form the public sidewalk to the principal customer entrance of all principal buildings on the site are required.
    a. I do not see this on page 3 (site plan) of your revisions.
3. Internal pedestrian walkways shall connect focal points of pedestrian activity and shall feature landscaped areas along no less than 50% of their length.
    a. I do not see this on the revised plan.
4. Internal pedestrian walkways must be distinguishable from driving surfaces through the use of low maintenance surface material such as pavers, bricks, or scored concrete.
    a. Not found on revised plan

5. Weather protection features such as awnings or arcades are required within 30’ of all customer entrances, shall be constructed parallel to the façade of the building, and cannot extend into the parking area or drive aisle.
    a. Need for building 1
6. Foundation landscaping is required.
    a. See #1 above
7. Provide at least two of the items listed under Central Feature and Community Spaces in the Springdale Commercial Design Standard.
    a. Need to be shown on plans as discussed in phone call
8. Central features and community spaces shall have direct access to the public sidewalk.
    a. How do they connect to the new buildings?
9. Provide an area to accommodate a possible future public transit stop.
    a. Need to be shown as discussed in phone call
10. When multiple buildings are constructed in a commercial center, similar building materials and architectural themes and styles must be used.
    a. Need percentages for building 2 as discussed, and need all for building 1
11. Outdoor storage, trash collection, and loading areas must not be visible from the public right-of-way.
    a. Dumpster and its existing landscaping need to be shown on plans as discussed in phone call
12. Façades over 100’ in linear length shall incorporate wall projections and/or recesses per Springdale Commercial Design Standard.
    a. Need for building 1
13. Building façades shall include a repeating pattern with no less than three of the following: color change; texture change; material module change; expressions of architectural or structural bay through a change in plane no less than 12 inches in with, such as an offset, reveal, or projecting rib. At least one element must repeat horizontally and no element shall repeat at intervals of greater than 30’ horizontally or vertically.
    a. Need for building 1
14. Roof lines shall be varied with a change in height every 100 linear feet in the building length.
    a. Need for building 1
15. Parapets, gable roofs, high roofs, or dormers shall be used to conceal flat roofs and roof top equipment from public view.
    a. Need for building 1
16. Predominate exterior building materials shall be high quality materials including, without limitation, the following: brick, native/natural stone, synthetic stone, concrete masonry units (smooth face units with integral color), synthetic stucco/EFS, architectural precast concrete, decorative face concrete tilt-up panels, glass, wood (natural or composite).
    a. Need for building 1 and percentages for building 2
17. Predominant exterior building materials shall not be: smooth-faced concrete block, tilt-up concrete panels, or pre-fabricated steel panels.
    a. Need for building 1
18. Façade colors shall be low reflectance, subtle, neutral, or earth tone colors.
    a. Need for building 1

19. Each principal building on a site shall have clearly defined, highly visible customer entrances featuring any three (3) of the following: canopies or porticos, overhangs, recesses/projections, arcades, raised corniced parapets over the door, peaked roof forms, arches, outdoor patios, display windows, integrated tile work and/or moldings, integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
    a. Need for building 1
20. Entryway landscaping is required per Springdale Commercial Design Standard.
    a. Needs to be shown on plans as discussed
21. Need a detailed drawings of enclosures and screening methods.
    a. Needs to be shown as discussed
22. Trash containers, trash compactors, and recycling bins shall be screened from public view on all four sides with a solid fence, wall, or gate constructed of cedar, redwood, masonry, or other compatible building material, and shall be appropriately landscaped.
    a. Needs to be shown as discussed
23. Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities and banks of meter shall be screen from public view with landscaping or with an architectural treatment compatible with the building architecture.
    a. Not seeing this on the site plan or landscaping plan
24. All rooftop equipment shall be screened from public view with an architectural treatment that is compatible with the building architecture.
    a. Need for building 1
25. Submit a unified lighting plan per Springdale Commercial Design Standards.
    a. See previous comments

Building and Fire Comments:

No additional comments.

Engineering Summary:

- Maximum slope is 3:1, please ensure grades are not too steep
- Submit informal plat to combine lots
- Is there landscaping proposed on west side where rip rap is shown? Perimeter landscaping required

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, E.I. on 9/30/2022

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.~~
    - **Grades should not be steeper than 3:1, some slopes appear too steep.**

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

(Ord. No. 3258, § 1, 11-12-02)

- **Submit informal plat to combine parcels.**

3. Chapter 107 – Stormwater Pollution

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

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

4. Chapter 130 – Zoning Ordinance

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

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

5. 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.

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: July 28 2022 Payment Method: Check

Date Accepted as Complete: September 23 2022 Project Number: L 22- 49

Must meet the below criteria for a Large Scale Submittal:

- [x] Pre-application meeting held with Springdale Planning Department. Date: 07/26/2022
- [x] Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

  (Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting.)
- [x] Submit three (3) hard copies and one pdf of plans as well as SWPPP/Drainage Docs
- [x] Submit complete architectural elevations. (If Applicable)
- [x] Submit a copy of the warranty deed showing ownership of property.
- [x] Submit a unified lighting plan in pdf format. (If Applicable)
- [ ] Submit the approved authorization of representation form, if property owner will represented by anyone other than themselves.
- [x] Submit the $500.00 review fee

APPLICATION CONTACTS:

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

Applicant (person making request)

Name: Crossland Construction

E-mail: cjs@crossland.com

Address: 1800 South 52nd Street, Rogers, AR

Phone: 479-464-7077

Site/ Location: 3744 Wagon Wheel Road
Springdale, AR 72762

Assessor's Parcel Number(s): 21-00166-064

Development Point of Contact for Question & Staff Reviews

Name: Anderson Engineering

E-mail: msouder@ae-inc.com

Address: 811 E. 3rd Street, Joplin, MO 64801

Phone: 417-782-7399

Current Zoning District: C5

Rezone required: no

Total Acreage: 1.96ac

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Pre-Application Meeting Notes

Please include this document with the project's Large Scale Development or Non Large Scale Development application.

Names of all persons present at pre-application meeting: Ernie Deaton, Tom Keller, Chris Schnurbusch, Ed Stith, Katie Hollingshead, Sharon Tromburg, Steve Goss, Ron Hritz, R. Watkins
Name of main point of contact for project: Micah Souder <msouder@ae-inc.com>
Parcel Number(s): 21-00166-064
Acreage of the proposed development: 2.0
Type of project: Commercial Storage
When is the intended application date? July 28, 2022
Per the date above, the earliest Planning Commission meeting date would be: September 6, 2022

Is there a street address? If not, please complete the 911 Address Assignment form on the City of Springdale's GIS Department website. 3744 Wagon Wheel Road

Is this proposal in a commercial zone? If yes, Commercial Design Standards will need to be met. Yes

Is this project located in the Downtown Form-Based Code District or S.E.E.D. Districts? If yes, the Form-Based Code rules will apply. No

Does this project involve a multifamily structure? If yes, Multifamily Design Standards will apply. No

All projects must meet the requirements of the Drainage Criteria Manual. Requirements have been met

Are you intending to bond for any aspects of this project? (landscaping, sidewalks, etc) No

Is there a prepared photometric plan? Yes

Is there a prepared landscaping plan featuring perimeter and frontage landscaping? Yes

Based upon this discussion, what variances/waivers will be required? None

Please state all of the Fire Code issues mentioned. Fire Dept Connection standpipe required at southeast building corner

L22-49

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

Name (printed): Micah Souder Date: 7-28-22

Signature: Micah Souder

Staff Notes:

ANDERSON ENGINEERING
EMPLOYEE OWNED

ae-inc.com
811 E. 3rd Street
Joplin, MO 64801
417-782-7399

October 27, 2022

L22-49

projectno:22RO10028
filename: L22-49 Wagon Wheel Storage Expansion_Response to Comments.docx

Springdale Planning & Community Development
206 S. Blair St.
Springdale, AR 72764
PH: 479-750-8550

RE: L22-49 Wagon Wheel Storage Expansion
Response to City Comments

To whom it may concern,

We offer the following responses for the October 3rd, 2022 review of the Large-Scale Development Plan submission for the proposed Wagon Wheel Storage Expansion.

Planning Comments (comment and response numbers correspond to comment letter)

Comment #1: This Large-Scale Development Plan has been given the number L22-49. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).

Response #1: This number will be on the plat and all future correspondence.

Comment #2: Submit PDF files at time of resubmission (standard comment).

Response #2: PDF files are attached to this submission.

Comment #3: A written response to all comments is required with resubmission (standard comment).

Response #3: A written response is provided with this submission.

Comment #4: On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).

Response #4: All proposed variances are listed on Sheet C101.

Comment #5: Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting or may be submitted at the meeting.

Response #5: Public notices along with the mail receipts and affidavit have been provided to the Planning Office.

Comment #6: Show the Parcel Number of the property in a prominent font above the legal description.
a. Your comments refer me to the survey, I do not find the parcel number above the legal description.
i. Still not seen on info submitted 9-30-22.

Response #6: Please refer to sheet 14 of the construction drawings on the left-hand side of the page. Per phone conversation with Ron Hritz on 10/3/22, information has been shown as requested.

Comment #7: Submit the approved authorization of representation form, if the property owner will not be present at Planning Commission meeting.
a. I have an "authorization of signatures," not an authorization of representation.

Response #7: Authorization of representation has been provided.

Comment #8: Show the net area of the site (gross area less street r/w).
a. On cover page net area is given as "x.x acres".
b. Correct 9-30-22.

Response #8: Addressed on 9-30-22. See Sheet C101, Project Information.

Comment #9: Need State Plane Coordinates (NAD 83, Feet) for all fire hydrant locations.
a. Only hydrants found on site plan refer to previous LSD. Refer to conversation of needing previous phase shown for reference.

Response #9: Further detail regarding existing site improvements from the previous Phase 1 of Wagon Wheel Storage has been included. Please see sheet C103.

Comment #10: Show the floor area of commercial units divided between their usages. The usage must be shown.
a. Could not find anything to show the division of usages for either building.
b. Comments received 9-30-22 say both buildings will be used for storage, will there be restrooms, offices?

Response #10: Please refer to architectural drawings sheet G-002 and civil drawings sheet C101.

Comment #11: Need to show details of handicapped ramps.
a. Shown in plans submitted 9-30-22.

Response #11: Addressed on 9-30-22. Refer to Sheet C111 for construction detail and Sheets C103-C105.

Comment #12: Frontage landscaping is required in accordance with Chapter 56.
a. On plans.

Response #12: Addressed on 9-30-22, refer to Sheet C108.

Comment #13: Perimeter landscaping is required in accordance with Chapter 56.
a. Street trees need to be addressed per our conversation.

Response #13: Please see sheet C108. Trees are shown per discussion with Ron Hritz, with the option to locate the trees further from the street in the case that sight-distance is a concern.

Comment #14: Minimum radius to the face of the curb for driveways is twenty-five feet (25').
a. Verify with Katie

Response #14: Per email communication with Katie Hollingshead on August 16th, this requirement is intended along public streets, or to maintain fire access through the site. Fire department provided no comments concerning the proposed radii and site plan dimensions.
a. A copy of the email has been provided.

Comment #15: Need to show dumpster location.
a. Needs to be shown in relation to the first phase and the expansion as discussed.
b. Shown in plans received 9-30-22

Response #15: Addressed on 9-30-22, see sheet C103.

Comment #16: Show the size and location of all freestanding signs. Show distances from street right-of-way.
a. Will there be new signs for the new buildings?
b. Addressed in submission of 9-30-22

Response #16: Addressed, there will be no new signs.

Comment #17: All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).

Response #17: Understood.

Comment #18: A lighting plan is required, displaying at least 1 foot candle in all parking and pedestrian areas.
a. The north and west side of the small building needs lighting.
b. Shown in a lighting plan submitted 10-3-22

Response #18: Addressed on 10-3-22.

Comment #19: This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).

Response #19: The development will comply with Commercial Design Standards, with exception of the requested variances, assuming approval of the proposed variances.

Comment #20: 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).

Response #20: Utility wires, lines, and/or cables will be placed underground.

Comment #21: What about the building pad behind the main building of the first phase, it was to be completed on phase 2. It is not shown on this plan.
a. It needs to be shown on the plans and called out that it will be done at a later time with a different project. Since it was originally part of Phase 2.
b. Shown on site plan submitted 9-30-22

Response #21: Addressed on 9-30-22, see Sheet C103.

Comment #22: Need a filed easement to show the sharing of the drive.
a. Discussed in our conversation. Shared access easement or lot combination needs to be completed.
b. Nothing received as of 9-30-22
c. Received informal plat/tract combination 10-3-22

Response #22: Addressed on 10-3-22, refer to informal plat/tract combination.

Commercial Design Standards Comments

Comment #1: Front, side, and rear elevations are required. Elevations shall include type and color of materials used, foundation landscaping, and any architectural features used to comply with the Commercial Design Standards.
a. Need elevations for both buildings, and foundation landscaping is not on each side of the building. Variance may be needed.
b. Received elevations again on 10-3-22 still not correct.

Response #1: A variance for building 1 has been submitted regarding the Commercial Design Standards. Building 1 is proposed to have brick on the southeast and southwest corners where visibility is expected, with metal on the middle of the south side where visibility is not expected.

Comment #2: Continuous internal pedestrian walkways, no less than 5' in width from the public sidewalk to the principal customer entrance of all principal buildings on the site are required.
a. I do not see this on page 3 (site plan) of your revisions.
b. Shown in 9-30-22 submission.

Response #2: Addressed on 9-30-22, see Sheet C103.

Comment #3: Internal pedestrian walkways shall connect focal points of pedestrian activity and shall feature landscaped areas along no less than 50% of their length.
a. I do not see this on page 3 (site plan) of your revisions.

Response #3: The proposed pedestrian walkway is along the sidewalk on Wagon Wheel Road where north-south sidewalks are provided. Due to the limited space and the steep grades along the length of Building #2 (refer to sheet C105), there is insufficient space to have a more direct connection.

Comment #4: Internal pedestrian walkways must be distinguishable from driving surfaces through the use of low maintenance surface material such as pavers, bricks, or scored concrete.
a. Not found on revised plan

Response #4: Please refer to Site Plan Key Note #2 and crosswalk notes on Sheet C103. All internal pedestrian walkways are shown as distinguishable from driving surfaces.

Comment #5: Weather protection features such as awnings or arcades are required within 30' of all customer entrances, shall be constructed parallel to the façade of the building, and cannot extend into the parking area or drive aisle.
a. Need for building 1

Response #5: A variance for this requirement on building 1 has been submitted.

Comment #6: Foundation landscaping is required.
a. See #1 above
b. Variance submitted 9-30-22.

Response #6: Addressed on 9-30-22, see Sheet C108 and the proposed Foundation Landscaping variance.

Comment #7: Provide at least two of the items listed under Central Feature and Community Spaces in the Springdale Commercial Design Standard.
a. Need to be shown on plans as discussed in phone call.
b. How are they accessed from the expansion?

Response #7: Please refer to Response #3 above. These will be accessed via the sidewalk along Wagon Wheel Road.

Comment #8: Central features and community spaces shall have direct access to the public sidewalk.
a. How do they connect to the new buildings?

Response #8: Please refer to Response #3 above.

Comment #9: Provide an area to accommodate a possible future public transit stop.
a. Need to be shown as discussed in phone call.

Response #9: This is now noted on the drawings, please refer to Sheet C103.

Comment #10: When multiple buildings are constructed in a commercial center, similar building materials and architectural themes and styles must be used.
a. Need percentages for building 2 as discussed, and need all for building 1.

b. Information on building 2 received 9-30-22

Response #10: Building 1 will be 100% metal and will be similar to existing storage units on site.

Comment #11: Outdoor storage, trash collection, and loading areas must not be visible from the public right-of-way.
a. Dumpster and its existing landscaping need to be shown on plans as discussed in phone call.
b. Shown in 9-30-22 submission.

Response #11: Addressed on 9-30-22, see Sheet C103.

Comment #12: Façades over 100' in linear length shall incorporate wall projections and/or recesses per Springdale Commercial Design Standard.
a. Need for building 1.

Response #12: A variance for this requirement on building 1 has been submitted.

Comment #13: Building façades shall include a repeating pattern with no less than three of the following: color change; texture change; material module change; expressions of architectural or structural bay through a change in plane no less than 12 inches in width, such as an offset, reveal, or projecting rib. At least one element must repeat horizontally and no element shall repeat at intervals of greater than 30' horizontally or vertically.
a. Need for building 1.

Response #13: A variance for this requirement on building 1 has been submitted.

Comment #14: Roof lines shall be varied with a change in height every 100 linear feet in the building length.
a. Need for building 1.

Response #14: A variance for this requirement on building 1 has been submitted.

Comment #15: Parapets, gable roofs, high roofs, or dormers shall be used to conceal flat roofs and roof top equipment from public view.
a. Need for building 1.

Response #15: A variance for this requirement on building 1 has been submitted.

Comment #16: Predominate exterior building materials shall be high quality materials including, without limitation, the following: brick, native/natural stone, synthetic stone, concrete masonry units (smooth face units with integral color), synthetic stucco/EFS, architectural precast concrete, decorative face concrete tilt-up panels, glass, wood (natural or composite).
a. Need for building 1.
b. Received info on building 2 on 9-30-22.

Response #16: A variance for this requirement on building 1 has been submitted.

Comment #17: Predominant exterior building materials shall not be: smooth-faced concrete block, tilt-up concrete panels, or pre-fabricated steel panels.
a. Need for building 1.

Response #17: A variance for this requirement on building 1 has been submitted.

Comment #18: Façade colors shall be low reflectance, subtle, neutral, or earth tone colors.
a. Need for building 1.

Response #18: A variance for this requirement on building 1 has been submitted.

Comment #19: Each principal building on a site shall have clearly defined, highly visible customer entrances featuring any three (3) of the following: canopies or porticos, overhangs, recesses/projections, arcades, raised corniced parapets over the door, peaked roof forms, arches, outdoor patios, display windows, integrated tile work and/or moldings, integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
a. Need for building 1.

Response #19: A variance for this requirement on building 1 has been submitted.

Comment #20: Entryway landscaping is required per Springdale Commercial Design Standard.
a. Needs to be shown on plans as discussed.

Response #20: Proposed entryway landscaping now labeled. Existing entry way landscaping shown per previous phase.

Comment #21: Need a detailed drawings of enclosures and screening methods.
a. Needs to be shown as discussed.

Response #21: Screening for ground units is now shown on Sheet C108. The architectural drawings show how wall-mounted units will be screened.

Comment #22: Trash containers, trash compactors, and recycling bins shall be screened from public view on all four sides with a solid fence, wall, or gate constructed of cedar, redwood, masonry, or other compatible building material, and shall be appropriately landscaped.
a. Needs to be shown as discussed.
b. 9-30-22 submission.

Response #22: Addressed on 9-30-22, see Sheet C103.

Comment #23: Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities and banks of meter shall be screen from public view with landscaping or with an architectural treatment compatible with the building architecture.
a. Not seeing this on the site plan or landscaping plan.

Response #23: Screening for ground units is now shown on Sheet C108. The architectural drawings show how wall-mounted units will be screened. There will be no roof-mounted units.

Comment #24: All rooftop equipment shall be screened from public view with an architectural treatment that is compatible with the building architecture.
a. Need for building 1.

Response #24: There will be no roof-mounted units on building 1.

Comment #25: Submit a unified lighting plan per Springdale Commercial Design Standards.
a. See previous comments.
b. Needs to be updated with corrections to building 1.
c. Received on 10-3-22.

Response #25: Addressed on 10-3-22, refer to lighting plan.

Please contact us with any questions. Thank you for your assistance in this review process.

Sincerely,

Joshua Oathout

Joshua Oathout, PE
Engineering Manager
Anderson Engineering

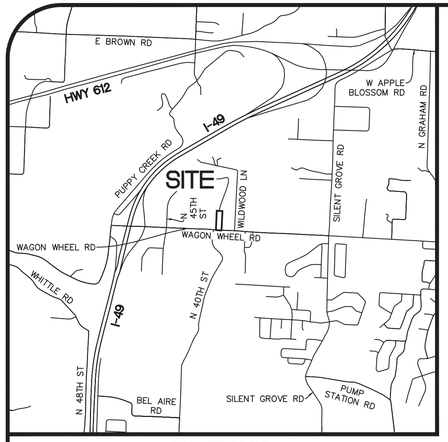
Micah Souder

Micah Souder, EI
Design Engineer
Anderson Engineering

WAGON WHEEL STORAGE

3744 WAGON WHEEL ROAD
SPRINGDALE, ARKANSAS 72764
CITY OF SPRINGDALE LSDP #L22-49

L22-49
Resubmitted
~~10.27.2022~~



VICINITY MAP
SW1/4 SW1/4, SECTION 15, T18N, R30W
SCALE: 1"=2000'

PROJECT INFORMATION:

PARCEL NO.	21-00166-064
FINISHED FLOOR ELEV.	SEE GRADING PLAN
SITE AREA (GROSS):	1.98 ACRES
SITE AREA (NET):	1.71 ACRES
BUILDING SIZE:	BUILDING 1: ±5,500 SQ. FT. BUILDING 2: ±29,391 SQ. FT.
BUILDING USAGE:	BUILDING 1: STORAGE BUILDING 2: OFFICE/WAREHOUSE
ZONING:	C-5
PROPERTY USAGE:	MIXED USE: WAREHOUSE/STORAGE
MAX BUILDING HEIGHT:	NO MAX. BUILDING HEIGHT
VARIANCES/DEVIATION:	BUILDINGS #1 & #2: FOUNDATION LANDSCAPING BUILDING #1: PEDESTRIAN FLOW, FACADES & EXTERIOR WALLS, DETAILS FEATURES, ROOFS, MATERIALS AND COLORS, ENTRYWAYS

OWNER:

CROSSLAND CONSTRUCTION COMPANY, INC.
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ROGERS, AR 72758
P: (479) 464-7077

ENGINEER:

ANDERSON ENGINEERING, INC.
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INDEX OF SHEETS

NO.	DESCRIPTION
C101	COVER SHEET
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C103	SITE PLAN
C104	A.D.A. PLAN DETAILS
C105	SITE GRADING PLAN
C106	SITE UTILITIES PLAN
C107	FORCE MAIN PLAN & PROFILE
C108	LANDSCAPING PLAN
C109	CONSTRUCTION DETAILS
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C111	CONSTRUCTION DETAILS
C112	CONSTRUCTION DETAILS
C113	CONSTRUCTION DETAILS
1	BOUNDARY & TOPOGRAPHIC SURVEY

WELL ABANDONMENT NOTE:
THE CONTRACTOR SHALL BE FAMILIAR WITH THE APPROPRIATE SPECIFICATIONS FOR WELL ABANDONMENT, MATERIALS, PROCEDURES AND ACCESS TO EQUIPMENT REQUIRED TO PROPERLY SEAL WELLS (IF ANY). THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN, COMPLETE, AND FILE THE APPROPRIATE FORMS THROUGH THE LOCAL JURISDICTION AND/OR THE ADEQ.

CITY REVIEW DISCLAIMER:

REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE ENGINEER OF RECORD. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.

DISCLAIMER:

IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO MAKE SURE THAT THE PROPOSED CONSTRUCTION OUTLINED IN THIS PLAN SET ARE IN COMPLIANCE OF ALL LOCAL WETLAND DETERMINATIONS AND ENVIRONMENTAL ORDINANCES AND REGULATIONS PRIOR TO ANY CONSTRUCTION OR EARTHMOVING OPERATIONS. THE OWNER AND/OR CONTRACTOR ARE RESPONSIBLE FOR ANY COSTS OF CIVIL ENGINEERING DESIGN, MEETINGS, CORRESPONDENCE, TESTING, ETC. ASSOCIATED WITH MEETING ANY REQUIREMENTS.

GENERAL NOTES

1. THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THIS SITE.
2. CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE PROJECT DOCUMENTS & PROJECT STANDARDS & SPECIFICATIONS.
3. THE CONTRACTOR SHALL FIELD VERIFY ALL HORIZONTAL AND VERTICAL LINES AND GRADES OF EXISTING UTILITIES PRIOR TO THE CONSTRUCTION OF IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF A DISCREPANCY BETWEEN CONTRACT DRAWINGS AND ACTUAL FIELD CONDITIONS.
4. APPLICABLE PERMITS MUST BE OBTAINED FROM THE CITY, STATE AND COUNTY PRIOR TO EXCAVATION WITHIN ANY RIGHT-OF-WAY, AND PRIOR TO ANY CONSTRUCTION.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION OF ANY UNDERGROUND UTILITIES OR OTHER OBSTRUCTIONS AND TO BE LIABLE FOR DAMAGE AND CONSEQUENT REPAIR TO SUCH IN THE COURSE OF HIS OPERATIONS.
6. THE CONTRACTOR AND/OR BUILDER WILL KEEP THE PROJECT SITE NEAT AND ORDERLY AT ALL TIMES WHILE CONSTRUCTION IS TAKING PLACE. ALL CITY STREETS ADJACENT TO THE DEVELOPMENT SHALL BE KEPT CLEAR OF MUD, ROCK, DIRT, DEBRIS, PAPER AND WASTE MATERIAL AT ALL TIMES. THE PROPER AMOUNT OF INSPECTION SHALL BE CALLED FOR AT THEIR PROPER TIMES, OR ANY AND ALL WORK MAY BE REJECTED.
7. IF ANY WORK OR ACCESS TO ANY ADJOINING PROPERTY IS DONE, IT IS THE FULL RESPONSIBILITY OF THE APPLICANT/OWNER TO OBTAIN PROPER RELEASES FROM ADJOINING PROPERTY OWNERS AND ASSUME ALL LIABILITY FOR ACTION TAKEN DURING ALL CONSTRUCTION.
8. ALL DISTURBED AREAS ARE TO BE RE-SEEDED IN ACCORDANCE WITH THE APPROVED PLANS.
9. CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE ANY EXISTING STREET, CURB AND GUTTER, SIDEWALK AND DRIVEWAYS.
10. THE CONTRACTOR SHALL HAVE ON SITE A SET OF PLANS. THE CONTRACTOR SHALL HAVE ON THE PROJECT AT ALL TIMES, AS HIS AGENT, A COMPETENT SUPERINTENDENT CAPABLE OF READING AND THOROUGHLY UNDERSTANDING THE PLANS AND SPECIFICATIONS, THOROUGHLY EXPERIENCED IN THE TYPE OF WORK BEING PERFORMED, AND WHO SHALL RECEIVE INSTRUCTIONS FROM THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
11. ALL TRENCHES, WHICH LIE UNDER PROPOSED PAVEMENT OR LIE WITHIN TWO FEET OF THE BACK OF CURB SHALL BE BACKFILLED TO PAVEMENT SUBGRADE WITH COMPACTED GRANULAR MATERIAL.
12. MANHOLE COVERS, VALVE BOXES AND OTHER UTILITY APPURTENANCES SHALL NOT ENCROACH ON SIDEWALKS, CURBS OR PAVEMENT. WHERE CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR INSTRUCTION PRIOR TO PROCEEDING.
13. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY NEW SINKHOLES, MINE FEATURES OR OTHER GEOLOGIC ANOMALIES DISCOVERED DURING CONSTRUCTION.
14. THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, SEQUENCING, AND SAFETY CONCERNS ASSOCIATED WITH THIS PROJECT DURING CONSTRUCTION, UNLESS SPECIFICALLY ADDRESSED OTHERWISE IN THIS PLAN OR ELSEWHERE IN THE CONTRACT.
15. THE QUANTITIES AND SITE CONDITIONS DEPICTED IN THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO ERROR AND OMISSION. CONTRACTORS SHALL SATISFY THEMSELVES AS TO ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
16. A REASONABLE EFFORT HAS BEEN MADE TO SHOW THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES AND UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING THEIR CONSTRUCTION OPERATIONS.
17. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION OF ANY NECESSARY UTILITY RELOCATION WORK.
18. COORDINATION BETWEEN ALL PARTIES IS AN ESSENTIAL PART OF THE CONTRACT.
19. ROAD GRADES LESS THAN 0.5% WILL NOT BE ALLOWED.
20. 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.



GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

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A LICENSED ARKANSAS ENGINEERING & SURVEYING CORPORATION - COA# 335

DRAWING INFO.

DRAWN BY:	MICAH SOUDER
CHECK BY:	JOSHUA OATHOUT
LICENSE NO.	PE-20550
DATE:	OCTOBER 27, 2022
FIELD BOOK:	
JOB NUMBER:	22RO10028

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	REVISION #1	LDE	9/22/22
2	REVISION #2	MNS	9/29/22
3	REVISION #3	MNS	10/03/22
4	REVISION #4	MNS	10/11/22
5	REVISION #5	MNS	10/27/22

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CROSSLAND CONSTRUCTION COMPANY, INC.
WAGON WHEEL STORAGE EXPANSION
CITY OF SPRINGDALE LSDP #L22-49

COVER SHEET

WAGON WHEEL ROAD
SPRINGDALE, BENTON COUNTY, ARKANSAS

STATE OF ARKANSAS
JOSHUA OATHOUT
No. 20550
LICENSED PROFESSIONAL ENGINEER
10/27/22

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DRAWING NO. JOP-100-6632

SHEET NUMBER C101 OF 13

EROSION CONTROL NOTES:

1. CONTRACTOR TO RETAIN FLOATABLE WIND BLOWN MATERIALS ON SITE BY STORING ALL TRASH AND BUILDING MATERIAL WASTE IN ENCLOSURES UNTIL PROPER DISPOSAL AT OFF-SITE FACILITIES. CHECK ADJACENT AREAS DAILY AND PICK UP CONSTRUCTION WASTE MATERIALS AND DEBRIS THAT HAVE BLOWN OR WASHED OFF SITE.
2. PERMANENTLY STABILIZE ALL SURFACE AREA WITHIN AND ADJACENT TO THIS SITE THAT IS DISTURBED BY VEHICLES, GRADING AND OTHER CONSTRUCTION FOR THE PROPOSED FACILITY. STABILIZATION IS OBTAINED WHEN THE DISTURBED SURFACE IS COVERED WITH STRUCTURES, PAVING AND OR PERENNIAL VEGETATION HAVING A UNIFORM COVERAGE DENSITY OF AT LEAST 80%. STABILIZATION OF ALL DISTURBED AREA IS REQUIRED BEFORE TERMINATING MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES.
3. CONTRACTORS SHALL INSPECT POLLUTION CONTROL MEASURES AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A STORM EVENT OF 1/2 INCH OR GREATER. DAMAGED MEASURES THAT PROVE TO BE INEFFECTIVE SHALL BE REPLACED WITH MORE EFFECTIVE MEASURES OR ADDITIONAL MEASURES WITHIN SEVEN DAYS. REPEATED FAILURE OF A CONTROL MEASURE REQUIRES INSTALLATION OF A MORE SUITABLE DEVICE TO PREVENT DISCHARGE OF POLLUTANTS FROM THE CONSTRUCTION SITE.
4. INSTALLATION OF ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE CITY OR STATE. CONTRACTOR TO VERIFY REQUIREMENTS PRIOR TO BEGINNING ANY WORK ON PROJECT SITE.
5. CARE SHALL BE TAKEN TO ELIMINATE TO THE MAXIMUM EXTENT POSSIBLE THE ENCROACHMENT OF SEDIMENT INTO ALL STORM DRAIN APPURTENANCES, PUBLIC STREETS, AND ONTO PRIVATE PROPERTY UNTIL IMPERVIOUS MATERIAL (ROAD/PARKING AREA SURFACE) IS APPLIED OR UNTIL PROPOSED LANDSCAPE HAS BEEN ESTABLISHED.
6. REMOVE SEDIMENT DEPOSITS AS NECESSARY AFTER EACH STORM TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. CARE NEEDS TO BE TAKEN TO AVOID UNDERMINING THE FENCE WHEN REMOVING SEDIMENT. SEDIMENT IS TO BE REAPPLIED TO THE SITE AND STABILIZED.
7. ALL GRASS SLOPES WHICH EXCEED 3:1 (H:V) AND SELECT PIPE OUTFALLS SHALL UTILIZE CONTECH CONSTRUCTION PRODUCTS PERMANENT TURF REINFORCEMENT MATS 450 OR APPROVED EQUAL. MATS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND STANDARDS. CONTRACTOR SHALL COORDINATE INSTALLATION INSPECTION WITH MANUFACTURER.
8. CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST REVISIONS OF THE PROJECT SPECIFICATIONS & STANDARDS.
9. APPLICABLE PERMITS MUST BE OBTAINED FROM THE CITY, STATE AND COUNTY PRIOR TO EXCAVATION WITHIN ANY RIGHT-OF-WAY, AND PRIOR TO ANY CONSTRUCTION.
10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION OF ANY UNDERGROUND UTILITIES OR OTHER OBSTRUCTIONS AND TO BE LIABLE FOR DAMAGE AND CONSEQUENT REPAIR TO SUCH IN THE COURSE OF HIS OPERATIONS.
11. THE CONTRACTOR AND/OR BUILDER WILL KEEP THE SUBDIVISION NEAT AND ORDERLY AT ALL TIMES WHILE CONSTRUCTION IS TAKING PLACE. ALL CITY STREETS ADJACENT TO THE DEVELOPMENT SHALL BE KEPT CLEAR OF MUD, ROCK, DIRT, DEBRIS, PAPER AND WASTE MATERIAL AT ALL TIMES. THE PROPER AMOUNT OF INSPECTION SHALL BE CALLED FOR AT THEIR PROPER TIMES, OR ANY AND ALL WORK MAY BE REJECTED.
12. IF ANY WORK OR ACCESS TO ANY ADJOINING PROPERTY IS DONE, IT IS THE FULL RESPONSIBILITY FOR THE APPLICANT/OWNER TO OBTAIN PROPER RELEASES FROM ADJOINING PROPERTY OWNERS AND ASSUME ALL LIABILITY FOR ACTION TAKEN DURING ALL CONSTRUCTION.
13. ALL DISTURBED AREAS ARE TO BE RE-SEEDED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE PROJECT STANDARDS.
14. PROVIDE TEMPORARY EROSION CONTROL TO CONTAIN ALL SOILS ON SITE. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
15. THE DETENTION BASIN, ALL WATER QUALITY MEASURES AND STORMWATER CHANNELS (PIPES) SHALL BE FUNCTIONING PRIOR TO STARTING ANY OTHER CONSTRUCTION ACTIVITIES. I.E., ONLY CONSTRUCTION ACTIVITIES REQUIRED TO INSTALL THE DETENTION BASIN, ALL WATER QUALITY MEASURES AND STORMWATER CHANNELS(PIPES) ARE ALLOWED UNTIL THESE ITEMS ARE INSTALLED AND APPROVED.
16. CONSTRUCTION ACCESS TO THE SITE SHALL BE LIMITED TO THE APPROVED TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN.
17. EROSION CONTROL DEVICES SHALL BE MAINTAINED DURING THE WHOLE CONSTRUCTION PERIOD BY THE CONTRACTOR.
18. CONTRACTOR TO PROTECT ANY STORM INLETS THAT RECEIVE STORM WATER FROM THE AREA OF CONSTRUCTION FROM SEDIMENT.
19. CONTRACTOR TO TAKE CARE NOT TO DAMAGE ANY EXISTING STREET, CURB AND GUTTER, SIDEWALK AND DRIVEWAYS.
20. THE CONTRACTOR SHALL HAVE A SET OF PLANS FILED WITH THE CITY OR COUNTY ON SITE. THE CONTRACTOR SHALL HAVE ON THE PROJECT AT ALL TIMES, AS HIS AGENT, A COMPETENT SUPERINTENDENT CAPABLE OF READING AND THOROUGHLY UNDERSTAND THE PLANS AND SPECIFICATIONS AND THOROUGHLY EXPERIENCE IN THE TYPE WORK BEING PERFORMED WHO SHALL RECEIVE INSTRUCTIONS FROM THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
21. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/INSPECTOR OF ANY GEOLOGICAL ANOMALIES (MINING ACTIVITY, SINKHOLES, ETC.) DISCOVERED DURING CONSTRUCTION.
22. TEMPORARY CONSTRUCTION ENTRANCE TO HAVE SHOT ROCK FOR ITS SURFACE.
23. THE INSTALLATION OF SILT FENCE FOR CONSTRUCTION IS TO BE INSTALLED BY THE CONTRACTOR AND IN PLACE BEFORE BEGINNING SITE CONSTRUCTION. SIMILAR DEVICES MAY BE USED BY THE CONTRACTOR TO MEET THE REQUIREMENTS OF THE ENGINEER. DEVICES TO BE IN PLACE AS SHOWN ON THE PLANS. ADJUSTMENT OF THE LOCATION BY THE CONTRACTOR MAY BE DONE TO MEET EXISTING FIELD CONDITIONS. ALL CONTROLS ARE TO BE LACED WITHIN OWNER'S PROPERTY. ACCUMULATED SEDIMENT IN BASINS WILL REQUIRE REMOVAL DURING CONSTRUCTION OR AFTER EACH RAIN EVENT AND AT THE END OF CONSTRUCTION. EACH BASIN SHALL BE CHECKED AFTER EACH RAIN EVENT. CONTRACTOR TO MINIMIZE THE AREA DISTURBED BY CONSTRUCTION ACTIVITIES AT ANY ONE TIME AND TO PROMPTLY RE-VEGETATE (OR MECHANICALLY STABILIZE) ARE DISTURBED BY CONSTRUCTION ACTIVITY.
24. SILT FENCE SHALL BE PLACED AROUND ALL SOIL SPOIL PILES TO PREVENT EROSION.
25. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) SIX 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,
   - B. THE DISTURBED SOIL AREA IS OBSERVED TO BE 80% GRASS COVERAGE AND 100% STABILITY,
   - 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,
   - E. ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.

DEMOLITION GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL ITEMS THAT IMPEDE THE PROPER PLACEMENT OF ANY ITEMS PROPOSED BY THIS PLAN SET.
2. THE REMOVAL WORK SHALL INCLUDE BUT NOT BE LIMITED TO: OBTAINING ALL DEMOLITION PERMITS REQUIRED, REMOVAL OF THE EXISTING TREES, SEALING OF THE EXISTING WATER WELLS, REMOVAL OF ANY SEPTIC SYSTEM OR DRY WELLS (IF ANY) AND OTHER ITEMS TO COMPLETE THE REMOVALS.
3. THE CONTRACTOR SHALL COORDINATE DISCONNECTION, REMOVAL, AND RELOCATION OF THE EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES THAT ARE LEVIED BY UTILITY COMPANIES IN CONJUNCTION WITH DEMOLITION AND REMOVAL OF EXISTING UTILITIES.
5. DISPOSAL OF ALL MATERIALS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. ALL WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL MATERIALS FROM THE SITE ALONG WITH ALL ASSOCIATED PERMITS AND REGULATORY REQUIREMENTS.
6 THE CONTRACTOR SHALL BE FAMILIAR WITH THE APPROPRIATE SPECIFICATIONS FOR WELL ABANDONMENT, MATERIALS, PROCEDURES AND ACCESS TO EQUIPMENT REQUIRED TO PROPERLY SEAL WELLS (IF ANY). THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN, A COMPLETE, AND FILE THE APPROPRIATE FORMS THROUGH THE LOCAL JURISDICTION AND/OR THE ARKANSAS DEPARTMENT OF HEALTH & ARKANSAS DEPTARTMENT OF ENVIRONMENTAL QUALITY.
7. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY SERVICES TO ADJACENT LOTS. INTERRUPTION OF SERVICES TO ADJACENT LOTS SHALL NOT OCCUR WITHOUT PROPER APPROVAL. 48 HRS NOTICE SHALL BE GIVEN TO THE PROPERTY OWNERS PRIOR TO THE CONNECTION OF THE NEW SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH THE CONNECTION OF TEMPORARY UTILITY SERVICES, IF REQUIRED, TO FACILITATE CONSTRUCTION STAGING.
8. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. TO BE CLEAR AND FREE OF ANY CONSTRUCTION ACTIVITY AND/OR EXCAVATED AND HAULED MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM ADJACENT SITES.

DEMOLITION KEY NOTES:

*CONTRACTOR TO ENSURE SEDIMENT STAYS ON-SITE, PROVIDE ADDITIONAL MEASURES AS NECESSARY TO PREVENT OFF-SITE TRACKING AND SEDIMENT DISPOSITION. REPAIR AND REPLACE AS NEEDED THROUGHOUT CONSTRUCTION.

**IF SILT SOCKS ARE NOT MAINTAINED AS OUTLINED IN THE DRAWINGS, THE SWPPP, OR PER SPRINGDALE STANDARDS, CONTRACTOR MAY BE REQUIRED BY ADEQ OR BY THE CITY TO UTILIZE TEMPORARY SILT FENCE IN ORDER TO PREVENT SEDIMENT FROM LEAVING THE SITE.
RE: SPRINGDALE STANDARD SPECIFICATIONS.

1. REMOVE EXISTING TREES AS NECESSARY FOR CONSTRUCTION. REMOVAL INCLUDES ALL BRUSH AND TREES INCLUDING STUMPS, ROOT BALLS, ETC.
2. PLACE TEMPORARY SILT SOCKS IN ACCORDANCE WITH EROSION CONTROL NOTES AND GRADING PLAN. DOUBLE OR TRIPLE STACK SILT SOCKS TO KEEP SEDIMENT OFF OF NEIGHBORING PROPERTIES OR LEAVING PROJECT SITE. REPLACE SILT SOCKS W/ SILT FENCES AS NECESSARY. RE: DETAILS 6/C110.
3. LIMITS OF DISTURBED AREA. ALL OTHER AREAS ARE TO REMAIN UNDISTURBED.
   TOTAL DISTURBED AREA = 2.5 ACRES
4. TEMPORARY CONSTRUCTION ENTRANCE. PROVIDE MIN. 50' LENGTH, FIELD ADJUST AS NECESSARY. IF NOT MAINTAINED PROPERLY, CONTRACTOR MAY BE REQUIRED TO INSTALL WHEEL WASH STATIONS AT THE DIRECTION OF THE CITY INSPECTOR.
   RE: DETAIL 5/C110.
5. PROVIDE TEMPORARY INLET PROTECTION FOR EACH STORMWATER INLET & CULVERT ENTRANCE. USE SILT SOCKS (TRIPLE STACKED AS NECESSARY) OR OTHER APPROVED EROSION CONTROL MEASURES AS ALLOWED PER ADEQ & SPRINGDALE STANDARD SPECS. RE: SPRINGDALE STANDARD SPECIFICATIONS & DETAIL 6/C110.

UTILITY NOTES:

1. THE CONTRACTOR IS OBLIGATED TO INSPECT FOR EXISTING CONDITIONS/INSTALLATIONS AND AVAILABLE INFORMATION PRIOR TO SUBMITTING BID.
2. EXISTING INSTALLATIONS (SUCH AS WATER MAINS/LINES, GAS MAINS/LINES, SEWER MAINS/LINES, TELEPHONE LINES, POWER LINES, AND UTILITY STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE; ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN PREPARING THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING ALL EXISTING INSTALLATIONS.
4. ANY DELAY, ADDITIONAL WORK, FEES OR EXTRA COST TO THE CONTRACTOR CAUSED BY OR RESULTING FROM DAMAGE TO OR MODIFICATION OF EXISTING INSTALLATIONS BY THE CONTRACTOR OR AFFECTED UTILITY COMPANY SHALL NOT CONSTITUTE A CLAIM FOR EXTRA WORK, ADDITIONAL PAYMENT OR DAMAGES.
5. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING THEIR BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS/INSTALLATIONS.
6. CONTRACTOR SHALL COORDINATE ACTUAL LINEAR FEET OF LINES REQUIRED WITH APPROPRIATE UTILITY PROVIDERS.

STAGES OF CONSTRUCTION:

1. CONTRACTOR TO PERFORM DETAILED SITE INSPECTION TO LOCATE ALL EXISTING UTILITIES AND VERIFY ANY POSSIBLE CONFLICTS WITH PROPOSED IMPROVEMENTS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTACT ENGINEER WITH ANY CONFLICTS.
2. INSTALLATION OF EROSION CONTROL MEASURES.
3. INSTALLATION OF ALL STORMWATER DRAINAGE, WATER, SEWER, & SITE IMPROVEMENTS.
4. FINAL GRADING.
5. PLACEMENT OF FINAL LANDSCAPING ITEMS AND SOD.
6. REMOVAL OF EROSION CONTROL MEASURES.



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DRAWING INFO.

DRAWN BY:	MICAH SOLIDER
CHECK BY:	JOSHUA OATHOUT
LICENSE NO.	PE-20590
DATE:	OCTOBER 27, 2022
FIELD BOOK:	
JOB NUMBER:	22RO10028

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	REVISION #1	LDE	9/22/22
2	REVISION #2	MNS	9/29/22
3	REVISION #3	MNS	10/03/22
4	REVISION #4	MNS	10/11/22
5	REVISION #5	MNS	10/27/22

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CROSSLAND CONSTRUCTION COMPANY, INC.
WAGON WHEEL STORAGE EXPANSION
CITY OF SPRINGDALE LSDP #22-49

DEMOLITION & EROSION CONTROL PLAN

WAGON WHEEL ROAD
SPRINGDALE, BENTON COUNTY, ARKANSAS

STATE OF ARKANSAS
JOSHUA D. OATHOUT
No. 20590
LICENSED PROFESSIONAL ENGINEER
10/27/22

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DRAWING NO.
JOP-100-6632

SHEET NUMBER
C102
OF 13

SITE PLAN KEY NOTES:

*REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING PLAN & DIMENSIONS.

1. HEAVY-DUTY CONCRETE PAVEMENT. RE DETAIL 4/C109
   *FIELD ADJUST NEW PAVEMENT GRADES AS NECESSARY TO MATCH FLUSH W/ EXISTING PAVEMENT.
2. CONCRETE SIDEWALK, SURFACING TO CONSIST OF SCORED CONCRETE.
   RE: SPRINGDALE STANDARD DETAILS
3. STANDARD CURB & GUTTER. RE: SPRINGDALE STANDARD DETAILS
   *FIELD VERIFY HEIGHTS AND TYPE OF CURB AT TIE-IN POINTS. CONFIRM CURB IS SIMILAR TYPE W/ MATCHING FLOW LINES PRIOR TO POURING CURB.
4. 4" WIDE, WHITE PARKING LOT STRIPING PER MUTCD REQUIREMENTS.
   PARKING SPACES TO BE 9 FT WIDE AND 19 FT LONG.
5. PROVIDE WHEEL STOP. RE: DETAIL 8/C109

PARKING CALCULATION		
REQUIRED PARKING:		
WAREHOUSE/STORAGE: ONE PARKING SPACE FOR EACH 1,200 SF OF FLOOR AREA		
BUILDING #1:	5,000 SF	5 SPACES
BUILDING #2:	30,000 SF	25 SPACES
ON-SITE CAR PARKING REQUIRED		30 SPACES
ON-SITE CAR PARKING PROVIDED		30 SPACES
COMPACT PARKING SPACES PROVIDED		1 SPACE
HANDICAP PARKING SUMMARY		
REQUIRED HANDICAP PARKING		2 SPACES
PROVIDED HANDICAP PARKING		3 SPACES

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SAFETY NOTES:

1. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
2. THE DUTY OF THE ENGINEER OR OWNER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.

STANDARD SPECIFICATION NOTE:
CONTRACTOR SHALL HAVE AT ALL TIMES THE MOST CURRENT STANDARD SPECIFICATIONS ON SITE

SITE INSPECTION NOTE:
CONTRACTOR TO PERFORM DETAILED SITE INSPECTION TO LOCATE ALL EXISTING UTILITES AND VERIFY ANY POSSIBLE CONFLICTS WITH PROPOSED IMPROVEMENTS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTACT ENGINEER WITH ANY CONFLICTS.

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

ADA NOTE:
ALL SIDEWALK AND CURB RAMPS MUST COMPLY WITH FEDERAL LAWS AND ADA GUIDELINES. NON-COMPLIANT WORK WILL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.

SPECIAL NOTE:
CONTRACTOR SHALL FIELD VERIFY PROPOSED GRADES MATCH EXISTING PAVEMENT AT DRIVEWAY ENTRANCES, SIDEWALK CONNECTIONS, AND ALL CONNECTION POINTS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCY OCCURS.

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

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LEGEND

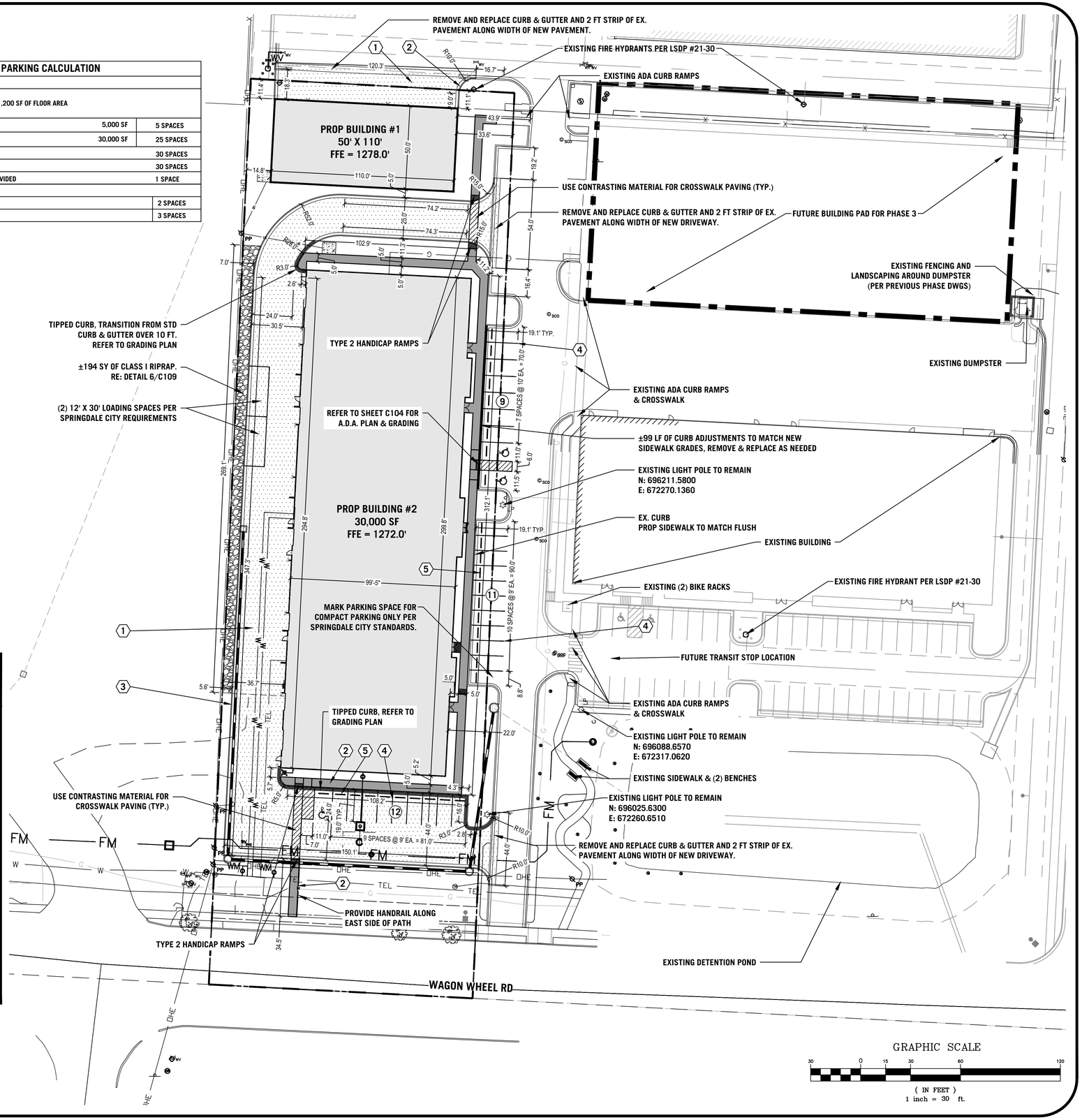
- SEWER MANHOLE
- WV WATER VALVE
- FH FIRE HYDRANT
- PROPERTY LINE
- SANITARY SEWER — SS
- STORM SEWER
- TELEPHONE LINE — TEL
- GAS LINE — G
- WATER LINE — W
- ELECTRIC LINE — OHE
- UNDERGROUND ELECTRIC — UE
- SILT SOCK
- LIMITS OF DISTURBED AREA
- FENCE — x

SYMBOLS LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND AND SITE CONTROL.

1265	EXISTING GRADE LINES
1265	PROPOSED GRADE LINES
	NEW BUILDING CONSTRUCTION
	NEW PAVEMENT
	NEW SIDEWALK
+1265.0 GD	NEW SPOT ELEVATIONS

LIST	ABBREVIATION
GRADE	NONE
SIDEWALK	SW
TOP OF WALL	TW
TOP OF CURB	TC
TOP OF PAVEMENT	PVT
NEW GRADE	GD
CONCRETE	CONC
EXISTING TOP OF CURB	ETC
EXISTING GRADE	EGD
EXISTING PAVEMENT	EPVT
EXISTING SIDEWALK	ESW
MODOT PAVEMENT (+3.5")	NPVT
FLOW LINE	FL
TOP OF BERM	TOP



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DRAWING INFO.

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CHECK BY:	JOSHUA OATHOUT
LICENSE NO.	PE-20550
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JOB NUMBER:	22RO10028

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CROSSLAND CONSTRUCTION COMPANY, INC.
WAGON WHEEL STORAGE EXPANSION
CITY OF SPRINGDALE LSDP #L22-49

SITE PLAN

WAGON WHEEL ROAD
SPRINGDALE, BENTON COUNTY, ARKANSAS

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20550
JOSHUA OATHOUT
10.27.22

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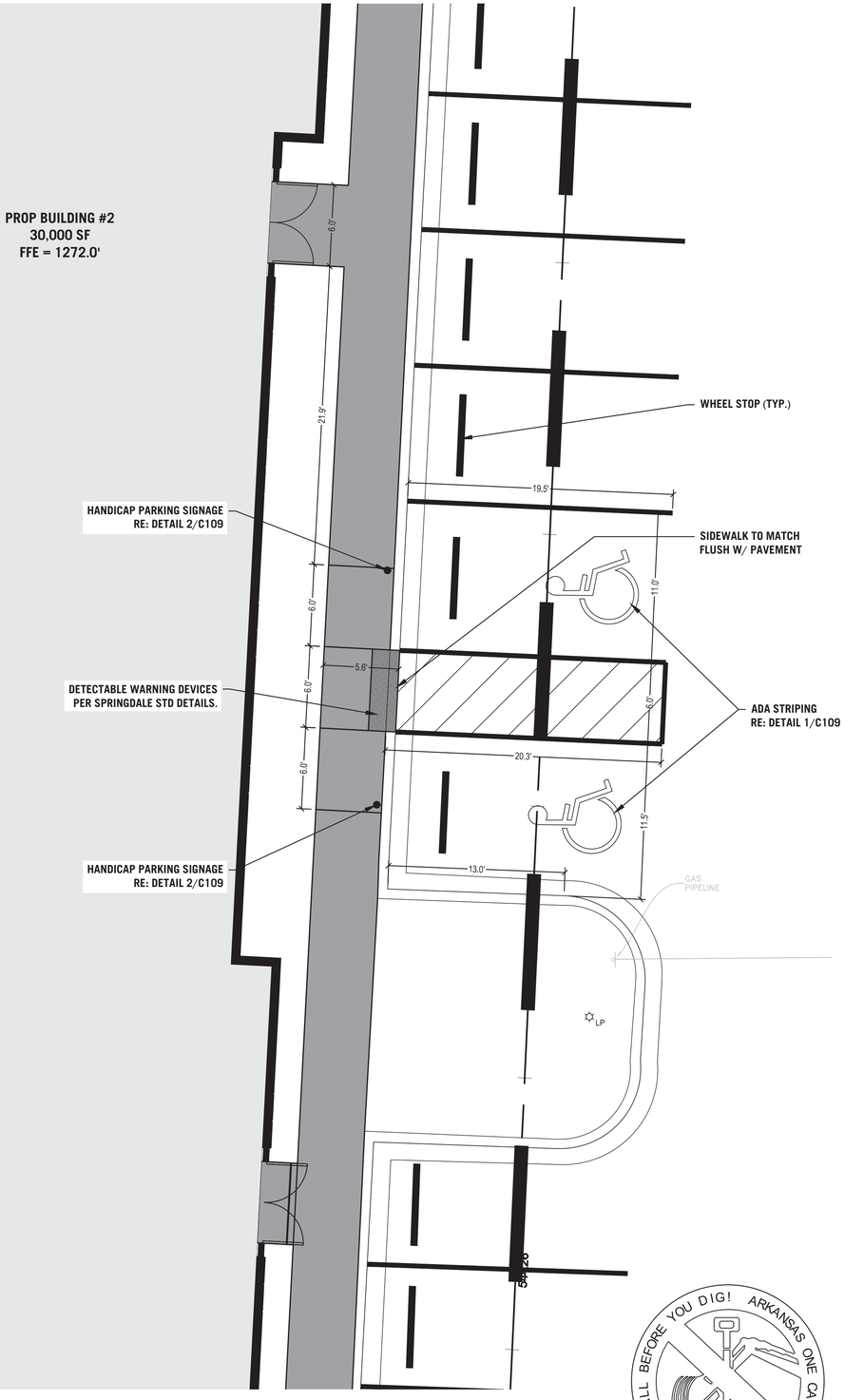
SHEET NUMBER C103 OF 13



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- WATER LINE — W
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- LIMITS OF DISTURBED AREA
- FENCE — x

GRID

SYMBOLS LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND AND SITE CONTROL.

1265	EXISTING GRADE LINES
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	NEW BUILDING CONSTRUCTION
	NEW PAVEMENT
	NEW SIDEWALK
+ 1265.0 GD	NEW SPOT ELEVATIONS

LIST	ABBREVIATION
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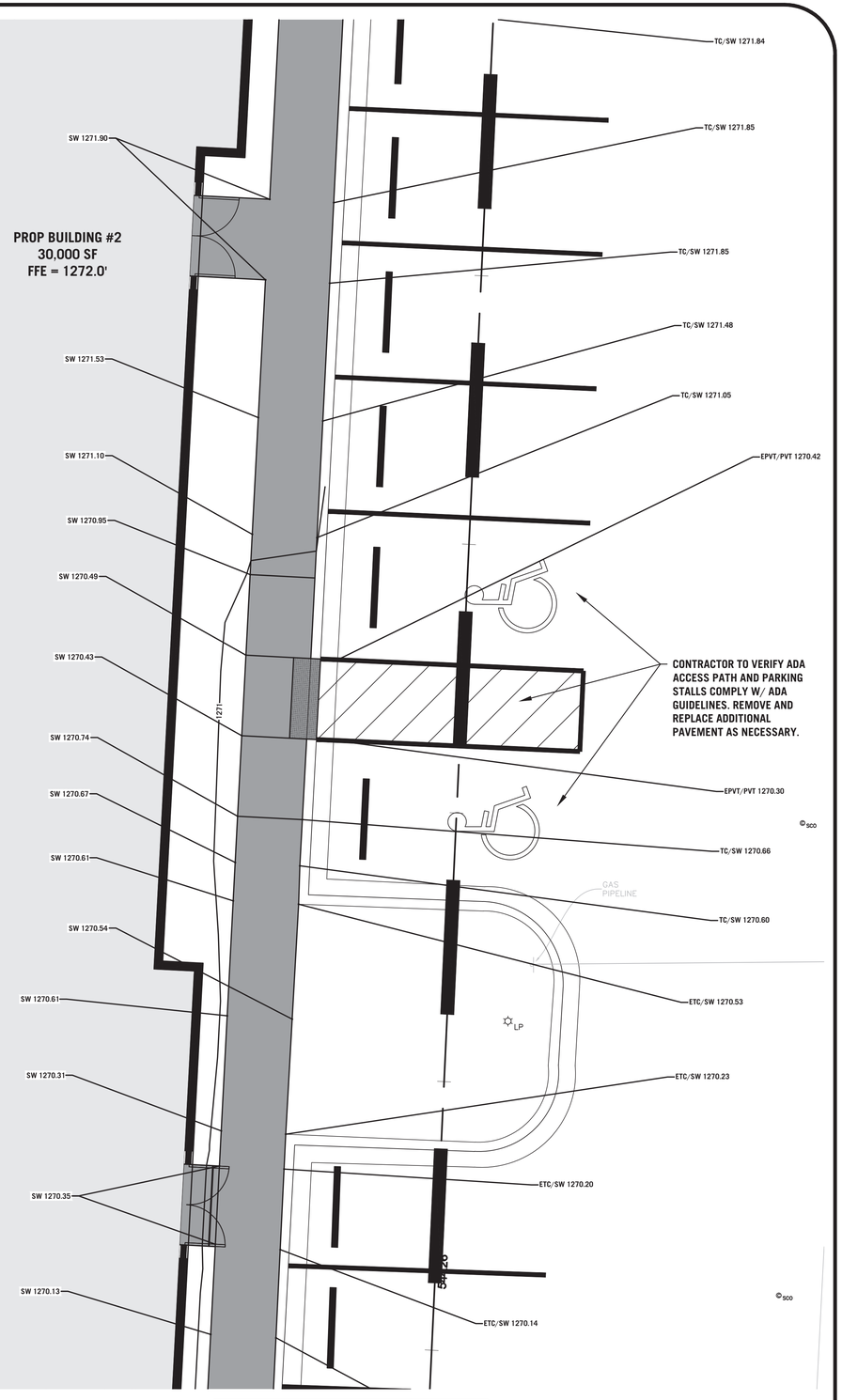
SIDEWALK	SW
TOP OF WALL	TW
TOP OF CURB	TC
TOP OF PAVEMENT	PVT
NEW GRADE	GD
CONCRETE	CONC
EXISTING TOP OF CURB	ETC
EXISTING GRADE	EGD
EXISTING PAVEMENT	EPVT
EXISTING SIDEWALK	ESW
MODOT PAVEMENT (+3.5")	NPVT
FLOW LINE	FL
TOP OF BERM	TOP



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GRAPHIC SCALE

5 0 2.5 5 10 20

(IN FEET)
1 inch = 5 ft.

CONSTRUCTION DAMAGES NOTE:

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DRAWING INFO.

DRAWN BY:	MICAH SOLIDER
CHECK BY:	JOSHUA OATHOUT
LICENSE NO.	PE-20550
DATE:	OCTOBER 27, 2022
FIELD BOOK:	
JOB NUMBER:	22RO10028

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CROSSLAND CONSTRUCTION COMPANY, INC.
WAGON WHEEL STORAGE EXPANSION
CITY OF SPRINGDALE LSDP #L22-49

ADA PLAN DETAILS

WAGON WHEEL ROAD
SPRINGDALE, BENTON COUNTY, ARKANSAS

STATE OF ARKANSAS
JOSHUA OATHOUT
No. 20550
LICENSED PROFESSIONAL ENGINEER
10.27.22

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DRAWING NO. JOP-100-6632

SHEET NUMBER C104 OF 13

SAFETY NOTES:

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LEGEND

SEWER MANHOLE	
WV	WATER VALVE
FH	FIRE HYDRANT
PROPERTY LINE	
SANITARY SEWER	SS
STORM SEWER	
TELEPHONE LINE	TEL
GAS LINE	G
WATER LINE	W
ELECTRIC LINE	OHE
UNDERGROUND ELECTRIC	UE
SILT SOCK	
LIMITS OF DISTURBED AREA	
FENCE	x

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SYMBOLS LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND AND SITE CONTROL.

1265	EXISTING GRADE LINES
1265	PROPOSED GRADE LINES
	NEW BUILDING CONSTRUCTION
	NEW PAVEMENT
	NEW SIDEWALK

NEW SPOT ELEVATIONS

LIST	ABBREVIATION
GRADE	NONE
SIDEWALK	SW
TOP OF WALL	TW
TOP OF CURB	TC
TOP OF PAVEMENT	PVT
NEW GRADE	GD
CONCRETE	CONC
EXISTING TOP OF CURB	ETC
EXISTING GRADE	EGD
EXISTING PAVEMENT	EPVT
EXISTING SIDEWALK	ESW
MODOT PAVEMENT (+3.5")	NPVT
FLOW LINE	FL
TOP OF BERM	TOP

+ 1265.0 GD

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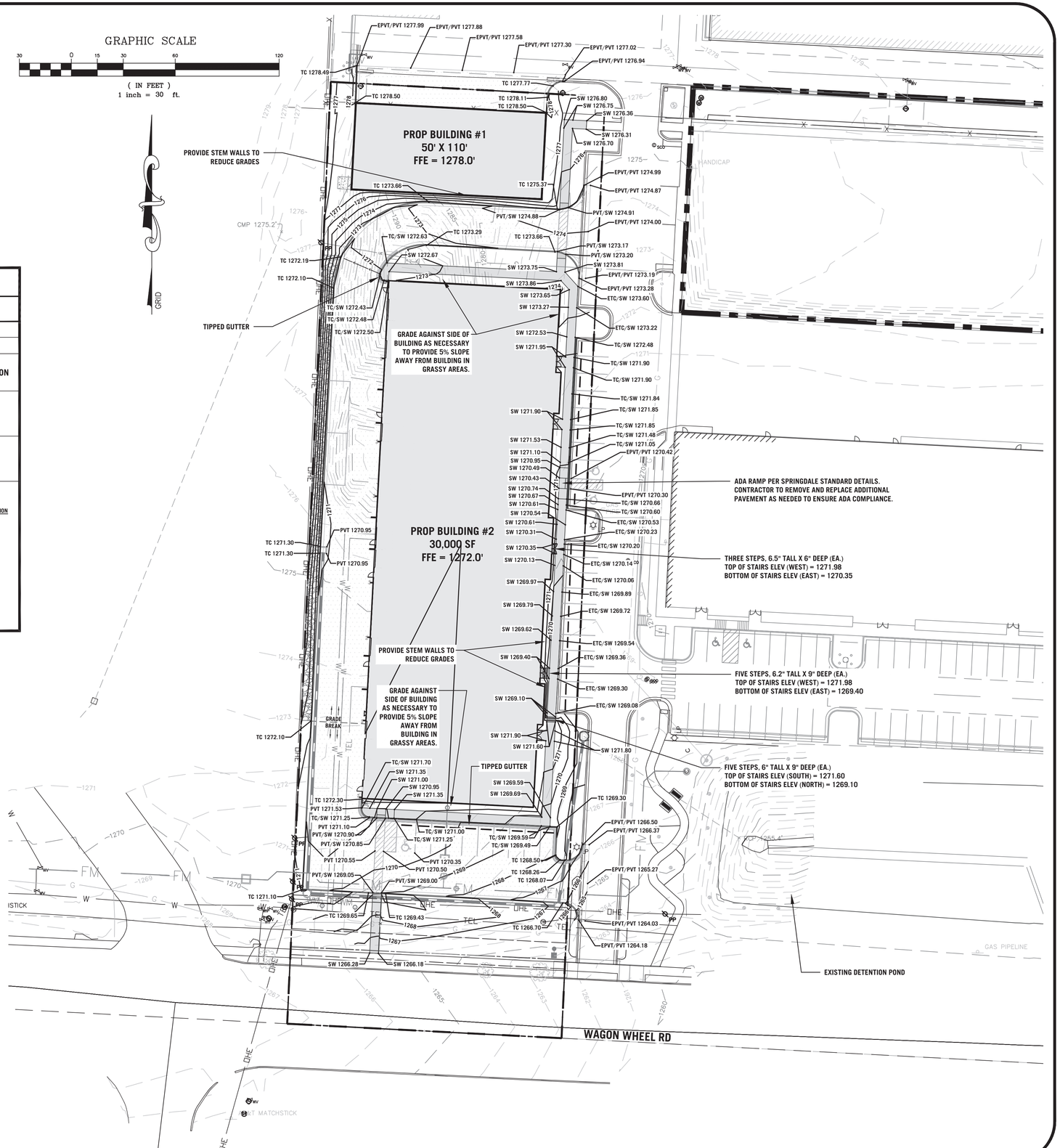

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CROSSLAND CONSTRUCTION COMPANY, INC.
WAGON WHEEL STORAGE EXPANSION
CITY OF SPRINGDALE LSDP #L22-49

SITE GRADING PLAN

WAGON WHEEL ROAD
SPRINGDALE, BENTON COUNTY, ARKANSAS

STATE OF ARKANSAS
JOSHUA D. OATHOUT
LICENSED PROFESSIONAL ENGINEER
No. 20550
10.27.22

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DRAWING NO. JOP-100-6632

SHEET NUMBER C105 OF 13

UTILITY NOTES:

1. THE CONTRACTOR IS OBLIGATED TO INSPECT FOR EXISTING CONDITIONS/INSTALLATIONS AND AVAILABLE INFORMATION PRIOR TO SUBMITTING BID.
2. EXISTING INSTALLATIONS (SUCH AS WATER MAINS/LINES, GAS MAINS/LINES, SEWER MAINS/LINES, TELEPHONE LINES, POWER LINES, AND UTILITY STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE) ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN PREPARING THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING ALL EXISTING INSTALLATIONS.
4. ANY DELAY, ADDITIONAL WORK, FEES OR EXTRA COST TO THE CONTRACTOR CAUSED BY OR RESULTING FROM DAMAGE TO OR MODIFICATION OF EXISTING INSTALLATIONS BY THE CONTRACTOR OR AFFECTED UTILITY COMPANY SHALL NOT CONSTITUTE A CLAIM FOR EXTRA WORK, ADDITIONAL PAYMENT OR DAMAGES.
5. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING THEIR BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS/INSTALLATIONS.
6. CONTRACTOR SHALL COORDINATE ACTUAL LINEAR FEET OF LINES REQUIRED WITH APPROPRIATE UTILITY PROVIDERS.
7. WATER LINES SHALL HAVE A MIN. 10 FEET HORIZONTAL CLEARANCE AND 18 INCHES VERTICAL CLEARANCE (MEASURED FROM EDGE OF PIPE TO EDGE OF PIPE) FROM ALL SANITARY AND STORM SEWER LINES.
8. WATER LINES SHALL HAVE A MINIMUM OF 42 INCHES OF COVER, UNLESS OTHERWISE NOTED, MEASURED FROM THE TOP OF FINISHED GROUND TO THE TOP OF PIPE.
9. THERE SHALL BE A MINIMUM OF 18 INCHES CLEARANCE MEASURED FROM THE BOTTOM OF ANY STORMWATER PIPE TO THE TOP OF WATER LINES AT ALL CROSSING.
10. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
11. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND /OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
12. NOTICE TO CONTRACTOR: PRIOR TO INSTALLATION OF WATER LINE, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND ANDERSON ENGINEERING OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
13. COORDINATE ALL CONSTRUCTION WITH THE CITY OF SPRINGDALE. ALL SANITARY SEWER AND WATER LINE CONSTRUCTION MUST COMPLY WITH THE CITY OF SPRINGDALE, AR STANDARDS.

LEGEND

- SEWER MANHOLE
- WV WATER VALVE
- FH FIRE HYDRANT
- PROPERTY LINE
- SANITARY SEWER — SS —
- STORM SEWER
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FLOW LINE	FL
TOP OF BERM	TOP

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CONTRACTOR SHALL FIELD VERIFY PROPOSED GRADES MATCH EXISTING PAVEMENT AT DRIVEWAY ENTRANCES, SIDEWALK CONNECTIONS, AND ALL CONNECTION POINTS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCY OCCURS.

CAUTION:
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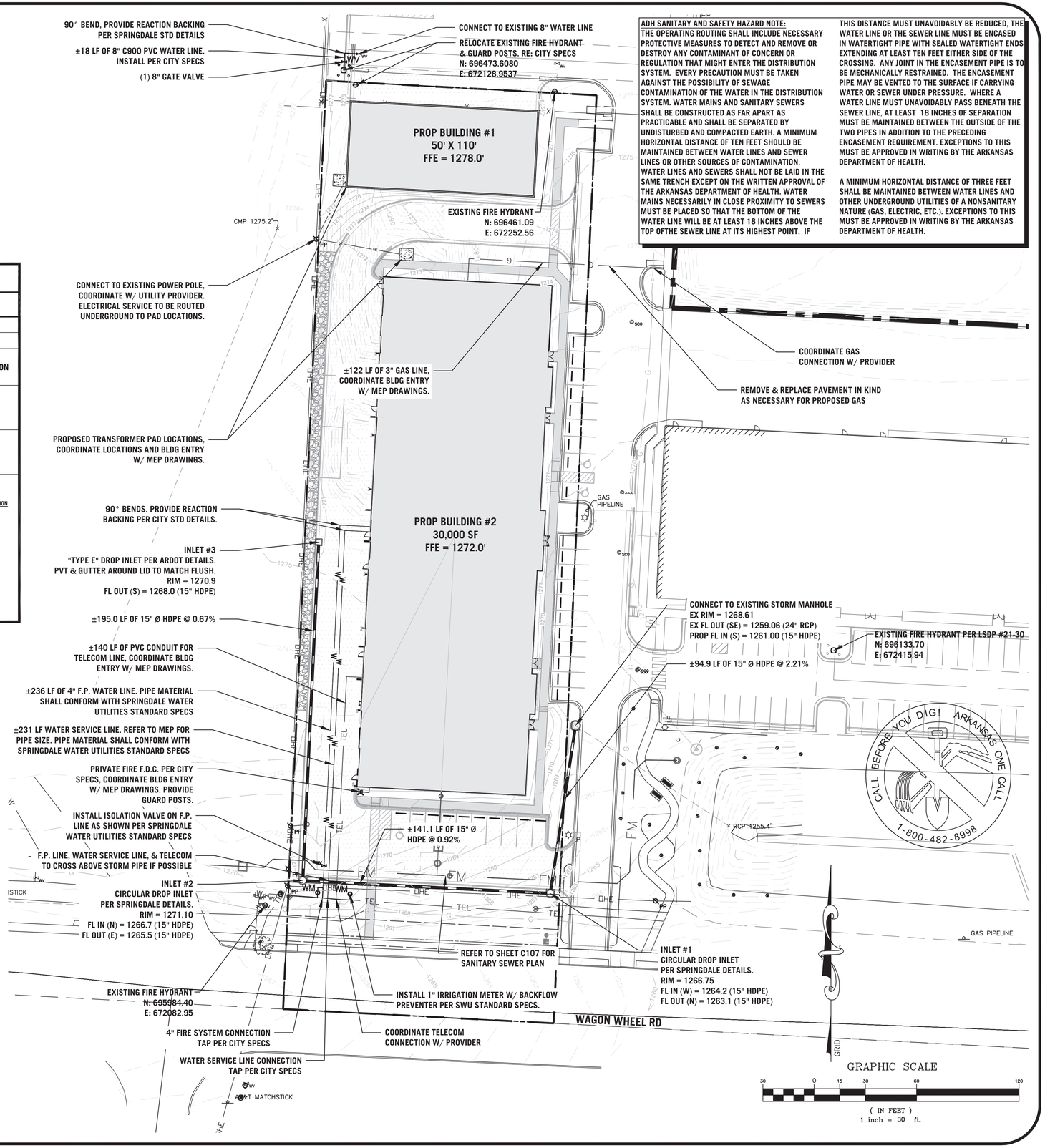
UTILITIES INFORMATION:

SANITARY SEWER:	SPRINGDALE WATER UTILITIES 526 OAK AVE SPRINGDALE, AR 72764 (479) 751-5751
WATER:	SPRINGDALE WATER UTILITIES 526 OAK AVE SPRINGDALE, AR 72764 (479) 751-5751
ELECTRIC:	OZARKS ELECTRIC COOPERATIVE 406 WEST EMMA AVENUE SPRINGDALE, AR 72764 (479) 521-2900
GAS:	BLACK HILLS ENERGY 655 E. MILLSAP ROAD, SUITE 104 FAYETTEVILLE, AR 72703-1002 (800) 563-0012
TELECOM:	AEP/SWEPCO 101 W TOWNSHIP ST FAYETTEVILLE, AR 72703 (888) 216-3523



ADH SANITARY AND SAFETY HAZARD NOTE:
THE OPERATING ROUTING SHALL INCLUDE NECESSARY PROTECTIVE MEASURES TO DETECT AND REMOVE OR DESTROY ANY CONTAMINANT OF CONCERN OR REGULATION THAT MIGHT ENTER THE DISTRIBUTION SYSTEM. EVERY PRECAUTION MUST BE TAKEN AGAINST THE POSSIBILITY OF SEWAGE CONTAMINATION OF THE WATER IN THE DISTRIBUTION SYSTEM. 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 TEN 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 OFTHE 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.

A MINIMUM HORIZONTAL DISTANCE OF THREE FEET SHALL BE MAINTAINED BETWEEN WATER LINES AND OTHER UNDERGROUND UTILITIES OF A NONSANITARY NATURE (GAS, ELECTRIC, ETC.). EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH.

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DRAWING INFO.

DRAWN BY:	MICAH SOLIDER
CHECK BY:	JOSHUA OATHOUT
LICENSE NO.	PE-20550
DATE:	OCTOBER 27, 2022
FIELD BOOK:	
JOB NUMBER:	22RO10028

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	REVISION #1	LDE	9/22/22
2	REVISION #2	MNS	9/29/22
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5	REVISION #5	MNS	10/27/22

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CROSSLAND CONSTRUCTION COMPANY, INC.
WAGON WHEEL STORAGE EXPANSION
CITY OF SPRINGDALE LSDP #22-49

SITE UTILITIES PLAN

WAGON WHEEL ROAD
SPRINGDALE, BENTON COUNTY, ARKANSAS

STATE OF ARKANSAS — LICENSED PROFESSIONAL ENGINEER — JOSHUA D. OATHOUT — No. 20550 — 10/27/22

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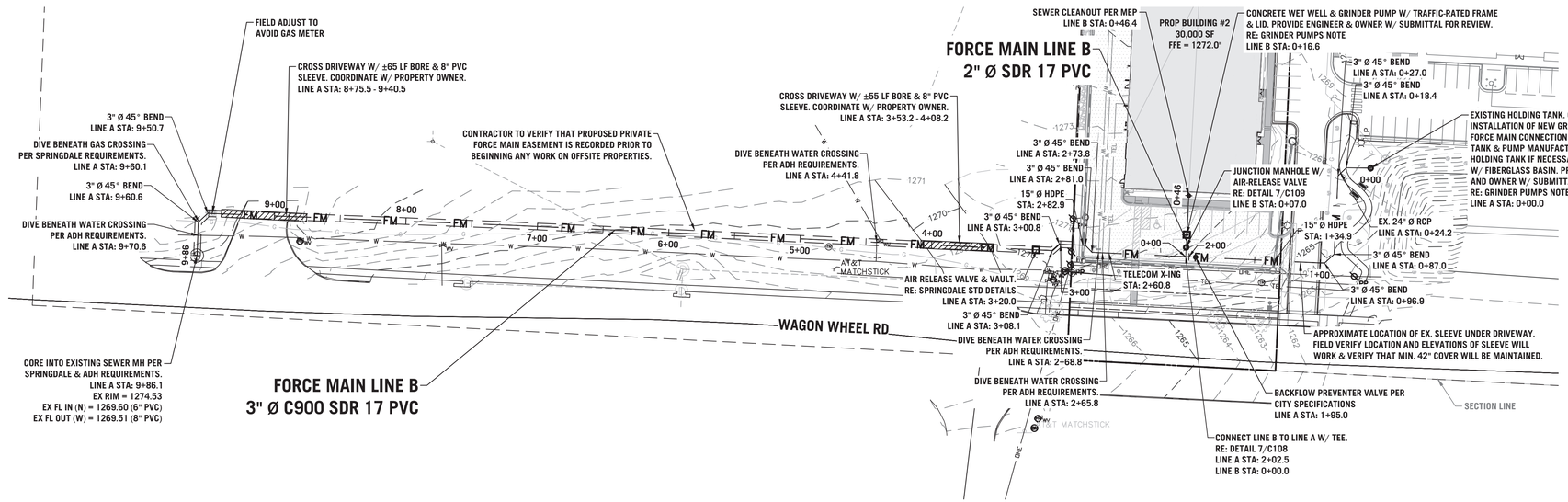


GRINDER PUMPS NOTE:

CONTRACTOR TO PROVIDE SUBMITTAL TO ENGINEER AND OWNER FOR REVIEW FOR BOTH PROPOSED GRINDER PUMPS AND BASIN CONFIGURATIONS. BASINS AND PUMPS SHALL BE SIZED TO TEMPORARILY STORE AND CONVEY THE EXPECTED FLOW RATES AS LISTED BELOW, WHILE UNDERGOING A TOTAL DYNAMIC PRESSURE HEAD OF 22 FEET.

FORCE MAIN LINE A:
AVERAGE DAILY FLOW = 255 GPD (17 EMPLOYEES)

FORCE MAIN LINE B:
AVERAGE DAILY FLOW = 15 GPD (1 EMPLOYEE)

TOTAL PEAK FLOW = 2.5 GPM (FOR AN EIGHT-HOUR WORKING DAY)

FORCE MAIN NOTE:

FORCE MAINS SHALL MAINTAIN A MINIMUM GROUND COVER OF 42", AS MEASURED FROM TOP OF PIPE. REFER TO SPRINGDALE & ADH SPECIFICATIONS AND RULES ON SEWER CONSTRUCTION.

GRAPHIC SCALES

HORIZONTAL

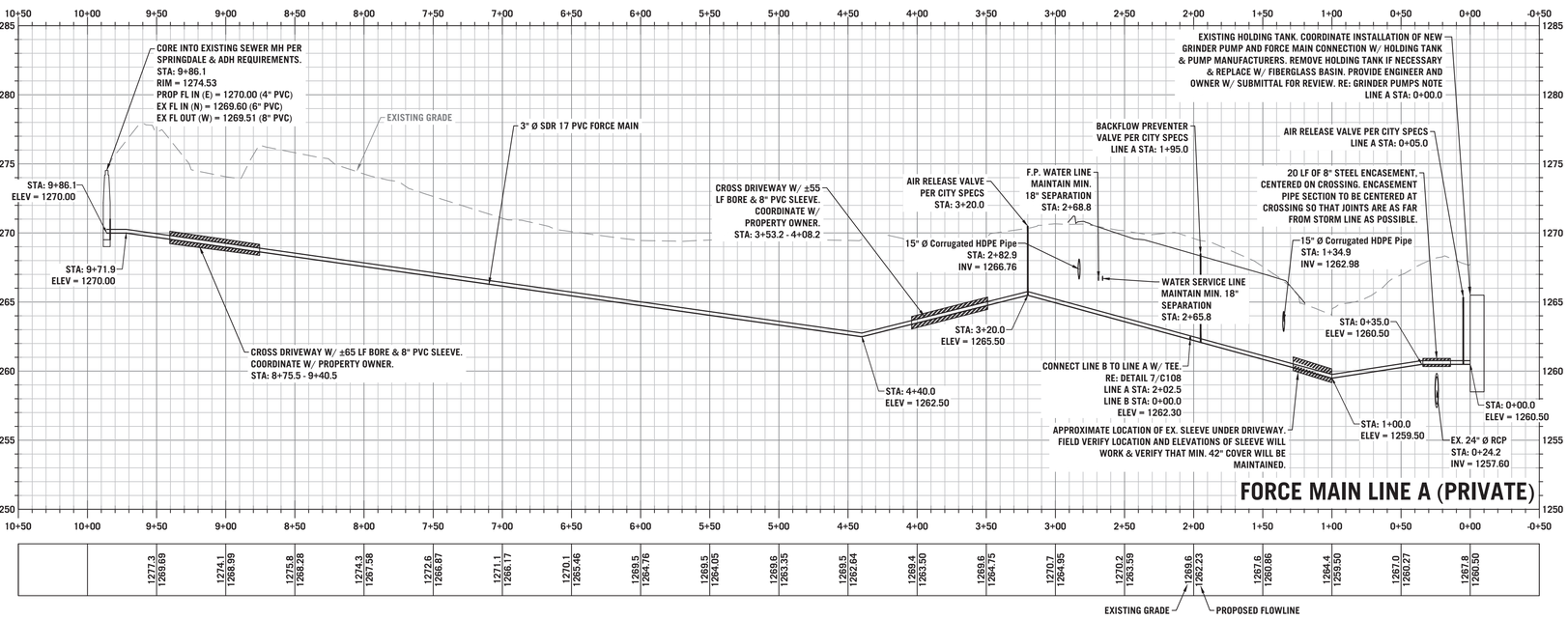
50 0 25 50 100 200

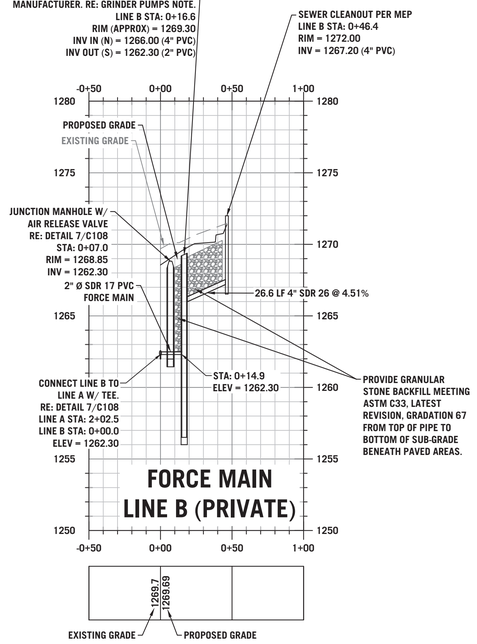
(IN FEET)
1 INCH = 50 FT.

VERTICAL

5 0 2.5 5 10 20

(IN FEET)
1 INCH = 5 FT.





STANDARD SPECIFICATION NOTE:

CONTRACTOR SHALL HAVE AT ALL TIMES THE MOST CURRENT STANDARD SPECIFICATIONS ON SITE

SITE INSPECTION NOTE:

CONTRACTOR TO PERFORM DETAILED SITE INSPECTION TO LOCATE ALL EXISTING UTILITES AND VERIFY ANY POSSIBLE CONFLICTS WITH PROPOSED IMPROVEMENTS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTACT ENGINEER WITH ANY CONFLICTS.

CONSTRUCTION DAMAGES NOTE:

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

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CROSSLAND CONSTRUCTION COMPANY, INC.
WAGON WHEEL STORAGE EXPANSION
CITY OF SPRINGDALE LSDP #122-49

FORCE MAIN A & B (PRIVATE): PLAN & PROFILE

WAGON WHEEL ROAD
SPRINGDALE, BENTON COUNTY, ARKANSAS

STATE OF ARKANSAS
JOSHUA D. OATHOUT
LICENSED PROFESSIONAL ENGINEER
No. 20550
10.27.22

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DRAWING NO. JOP-100-6632

SHEET NUMBER C107 OF 13

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LEGEND

- SEWER MANHOLE
- WV WATER VALVE
- FH FIRE HYDRANT
- PROPERTY LINE
- SANITARY SEWER — SS
- STORM SEWER
- TELEPHONE LINE — TEL
- GAS LINE — G
- WATER LINE — W
- ELECTRIC LINE — OHE
- UNDERGROUND ELECTRIC — UE
- SILT SOCK
- LIMITS OF DISTURBED AREA
- FENCE — X

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SYMBOLS LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND AND SITE CONTROL.

1265	EXISTING GRADE LINES
1265	PROPOSED GRADE LINES
	NEW BUILDING CONSTRUCTION
	NEW PAVEMENT
	NEW SIDEWALK
+ 1265.0 GD	NEW SPOT ELEVATIONS

LIST	ABBREVIATION
GRADE	NONE
SIDEWALK	SW
TOP OF WALL	TW
TOP OF CURB	TC
TOP OF PAVEMENT	PVT
NEW GRADE	GD
CONCRETE	CONC
EXISTING TOP OF CURB	ETC
EXISTING GRADE	EGD
EXISTING PAVEMENT	EPVT
EXISTING SIDEWALK	ESW
MODOT PAVEMENT (+3.5")	NPVT
FLOW LINE	FL
TOP OF BERM	TOP

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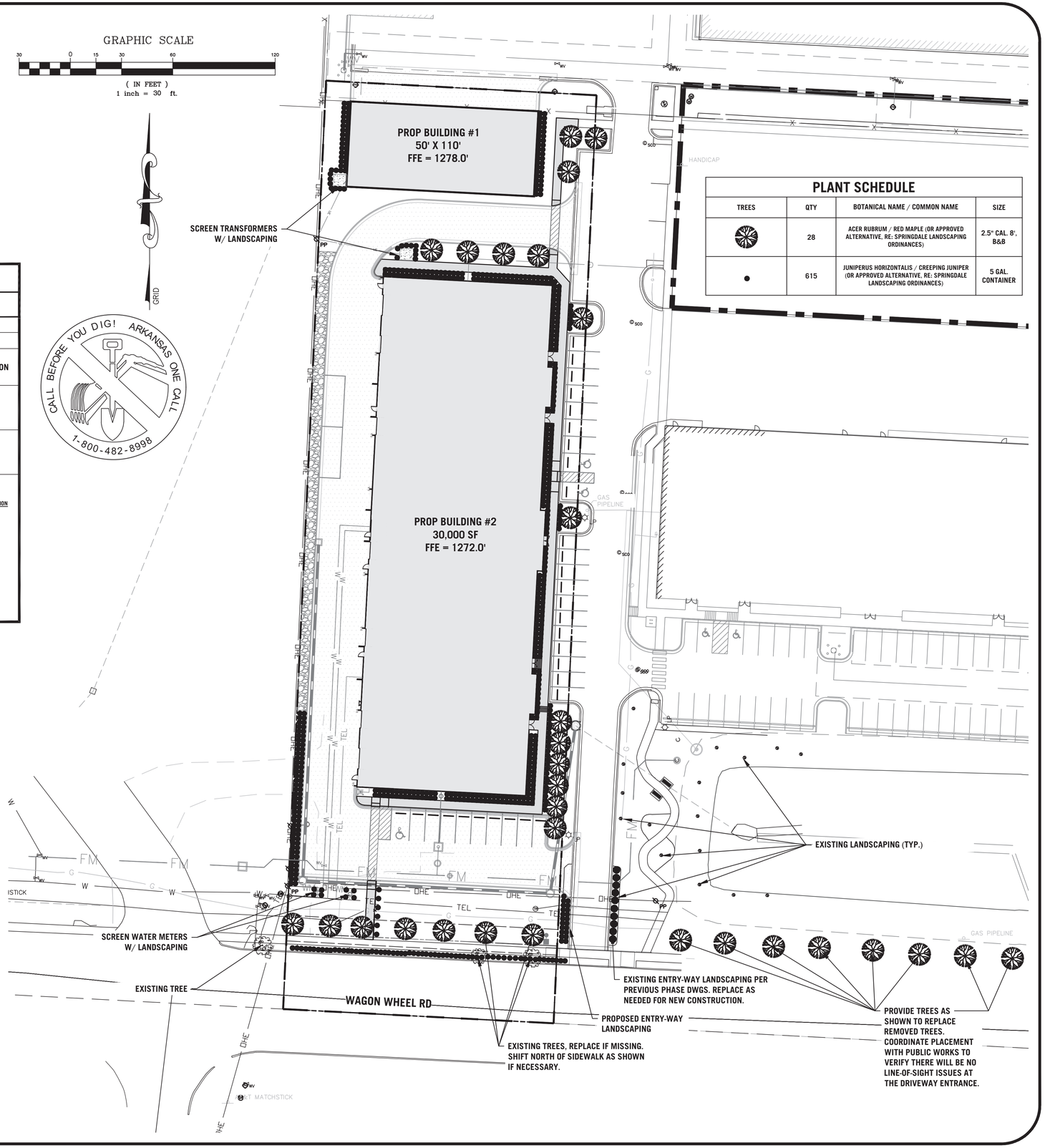
GENERAL LANDSCAPE NOTES:

1. TREES AND PLANTS INSTALLED TO SATISFY THE REQUIREMENTS OF THIS SECTION SHALL MEET OR EXCEED THE PLANT QUALITY AND SPECIES ESTABLISHED BY THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
2. THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES, UNDERGROUND UTILITIES AND SITE LIGHTING CONDUITS WITHIN THE PROJECT SITE BEFORE LANDSCAPE CONSTRUCTION BEGINS.
3. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS ASSOCIATED WITH THE WORK AT ALL TIMES. ALL UNUSED MATERIALS AND DEBRIS SHALL BE REMOVED FROM THE SITE.
4. THE CONTRACTOR SHALL BE REQUIRED TO PERFORM A WATER PERMEABILITY TEST TO DETERMINE SOIL QUALITY. TEST IS PERFORMED BY DIGGING A SHARP SHOOTER SPADE 18" (INCHES) INTO THE GROUND. FILL THE HOLE WITH WATER. RETURN TO THE TEST SITE AFTER 18 HOURS TO VISUALLY CONFIRM IF THE HOLE STILL RETAINS WATER. IF THE HOLE RETAINS WATER, THE SOIL IS DETERMINED TO BE TO POOR FOR PLANTING CONDITIONS. TO REMEDY POOR SOIL CONDITIONS, THE CONTRACTOR SHALL BE REQUIRED TO OVER EXCAVATE THE SOIL TO THE DEPTH OF THE ROOT BALL AND REPLACE THE SOIL WITH QUALITY PLANTING SOIL AS SPECIFIED ON THE PLANS PRIOR TO PLANTING TREES OR SHRUBS.
5. ALL LANDSCAPE MATERIALS TO BE WATERED BY CONTRACTOR UNTIL ESTABLISHED.
6. PLANT MATERIAL:
   - 6.1. SHALL BE INSTALLED BY THE CONTRACTOR PER DETAILS (REFER TO DETAIL SHEETS) AND CLIENT'S SPECIFICATION OR REQUIREMENTS OF THE REGULATORY AUTHORITY HAVING JURISDICTION WHICHEVER IS MORE STRINGENT.
   - 6.2. THE CONTRACTOR ACCEPTS ALL LIABILITY FOR THE INSTALLATION LANDSCAPING DEPICTED ON THESE PLANS AND SHALL BE GUARANTEED FOR A PERIOD OF TWO (2) YEARS AFTER SUBSTANTIAL COMPLETION LETTER IS ISSUED AND/OR ACCEPTANCE OF FINISHED JOB. ALL DEAD OR DAMAGED PLANT MATERIAL SHALL BE REPLACED ONE TIME WHEN DISCOVERED AT THE CONTRACTOR'S EXPENSE.
   - 6.3. QUALITY SHALL COMPLY TO THE HIGHEST STANDARDS IN THE NURSERY INDUSTRY. GRASS SOD AND PLANTS SHALL BE REASONABLY CLEAN AND FREE OF WEEDS, PESTS, DISEASES.
   - 6.4. SHALL NOT BE PLANTED IN FROZEN GROUND.
7. ANY EXISTING TREES DESIGNATED TO BE SAVED MUST BE PRESERVED DURING CONSTRUCTION.
8. ALL PLANTING BEDS AND TREE PLANTING PITS TO BE FILLED WITH A MIXTURE OF 30% COMPOST (COW, MUSHROOM OR COTTON BUR); 20% PEAT MOSS AND 50% TOPSOIL BY VOLUME. ALSO, MIX IN 1LB 10-20-10 SLOW RELEASE PLANT FERTILIZER PER 10 SQ.FT. OR AS RECOMMENDED BY THE SOIL ANALYSIS.
9. STAKES FOR TREE SUPPORT SHALL BE STEEL "T" BAR FENCE POST, 6' LONG, PAINTED DARK GREEN WITH TOP 6" PAINTED WHITE. TREE TIE SYSTEMS SHALL BE EASILY ADJUSTABLE, STRONG IN ALL WEATHER, AND EASILY ATTACHED AND REMOVED. HOSE AND WIRE ARE NOT ACCEPTABLE FOR STAKED TREES. TREE TIE SYSTEMS SHALL BE 20" DEWITT (BLACK) TREE STRAP; SLING TSL-BX (60 PER CASE) OR APPROVED EQUAL-NO PLASTIC TIES ALLOWED. WIRE: 14 GAUGE ELECT. FENCE WIRE.
10. ALL PLANTING BEDS AS DESIGNATED ON THESE PLANS SHALL BE BORDERED BY ⅛" x 4" PAINTED BROWN STEEL EDGING AND RYERSON OR APPROVED EQUAL WITH INTEGRATED STAKES THROUGH SLOTS IN THE EDGING.
11. MULCH ALL TREE PLANTINGS AND PLANTING BEDS WITH 4" OF EITHER SHREDDED HARDWOOD BARK MULCH OR CYPRESS MULCH. IN THE SEASONAL FLOWER BEDS USE EITHER CYPRESS OR PINE BARK MULCH; DO NOT USE HARDWOOD MULCH IN SEASONAL FLOWER BEDS.
12. ALL PLANTING AREAS SHALL RECEIVE A THREE INCH (3") TOP DRESSING OF MULCH OVER A 10 MIL WEED MAT EQUAL TO "WEEDBLOCK" FABRIC BY "EASY GARDENER" OR DEWITT WEED BARRIER. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND (REFER TO PLANTING DETAILS).
13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION, EXCEPT THOSE OCCUPIED BY BUILDINGS, STRUCTURES, OR PAVING SHALL BE GRADED SMOOTH AND 4" (INCHES) OF TOPSOIL APPLIED. (REFER TO THE EROSION CONTROL DETAIL SHEET(S) FOR TOPSOIL AND SEEDING SPECIFICATIONS).
14. CONTRACTOR SHALL FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH 10-10-10 TIME RELEASE FERTILIZER.
15. IF REQUIRED BY THE CLIENT'S SPECIFICATIONS OR REQUIREMENTS OF THE REGULATORY AUTHORITY HAVING JURISDICTION WHICHEVER IS MORE STRINGENT, THE CONTRACTOR SHALL REPAIR, REPLACE AND/OR AUGMENT EXISTING IRRIGATION SYSTEM AS NECESSARY THAT PROVIDES SEPARATE ZONES AND HEAD PLACEMENT FOR SHRUB AREAS AND TURF AREAS. 100% HEAD TO HEAD COVERAGE WILL BE REQUIRED. THE CONTRACTOR WILL SUBMIT AS-BUILT DRAWINGS FOR THE LANDSCAPE IRRIGATION SYSTEM AND WILL ACCEPT RESPONSIBILITY FOR THE IRRIGATION SYSTEM. REVISE SUBMITTALS AS REQUIRED.
16. PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
17. CONTRACTOR TO CONFIRM LOCATION OF PLANNED IRRIGATION LINE WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANTING BED CONSTRUCTION AND PLANT INSTALLATION.

LANDSCAPE REQUIREMENTS

LANDSCAPE AREA	REQUIREMENT	REQUIRED	PROVIDED
STREET FRONTAGE	1 TREE & 7 SHRUBS PER 25 LF	WAGON WHEEL RD: 158.6 LF / 25 = 7 TREES & 49 SHRUBS REQUIRED	2 EXISTING TREES, 5 PROPOSED TREES, & 49 SHRUBS PROVIDED
PERIMETER	5 FT LANDSCAPE STRIP & 1 TREE PER 25 LF (75% OF TREES REQUIRED TO BE SHADE TREES)	PERIMETER (WEST SIDE, MINUS ESMT AREA) = 475 LF / 25 = 19 TREES REQUIRED	7R SHRUBS & 12 TREES PROVIDED; THERE IS AN EXISTING OVERHEAD ELECTRIC LINE ALONG THE WEST EDGE OF THE TRACT.
PARKING LOT	8% GREENSPACE REQUIRED & 1 TREE PER 15 STALLS	NEW PARKING AREA = 18,773 SF * 0.08 = 1,502 SF EXISTING PARING AREA = 3841 SF * 0.08 = 308 SF 32 PARKING STALLS/15 = 3 TREES	1,810 GREENSPACE REQUIRED, 1,940 GREENSPACE PROVIDED. 3 TREES PROVIDED



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	28	ACER RUBRUM / RED MAPLE (OR APPROVED ALTERNATIVE, RE: SPRINGDALE LANDSCAPING ORDINANCES)	2.5" CAL. 8', B&B
	615	JUNIPERUS HORIZONTALIS / CREEPING JUNIPER (OR APPROVED ALTERNATIVE, RE: SPRINGDALE LANDSCAPING ORDINANCES)	5 GAL. CONTAINER

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WAGON WHEEL STORAGE EXPANSION
CITY OF SPRINGDALE LSDP #L22-49

LANDSCAPING PLAN

WAGON WHEEL ROAD
SPRINGDALE, BENTON COUNTY, ARKANSAS

STATE OF ARKANSAS
JOSHUA D. OATHOUT
No. 20550
LICENSED PROFESSIONAL ENGINEER
10/27/22

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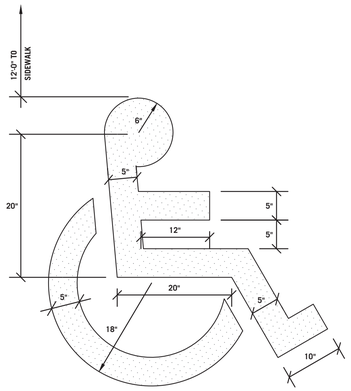
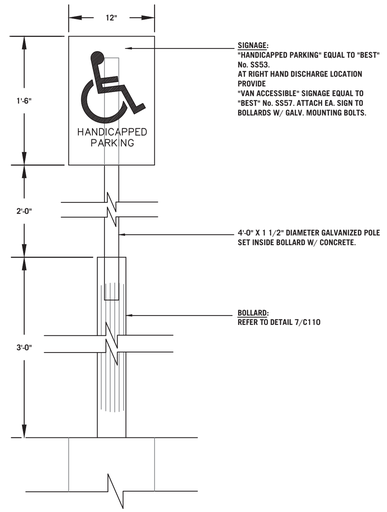
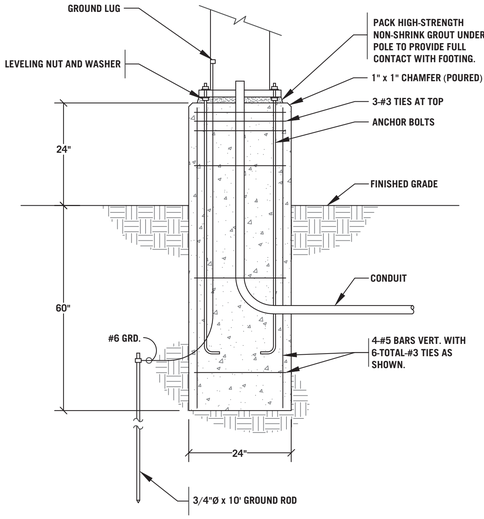


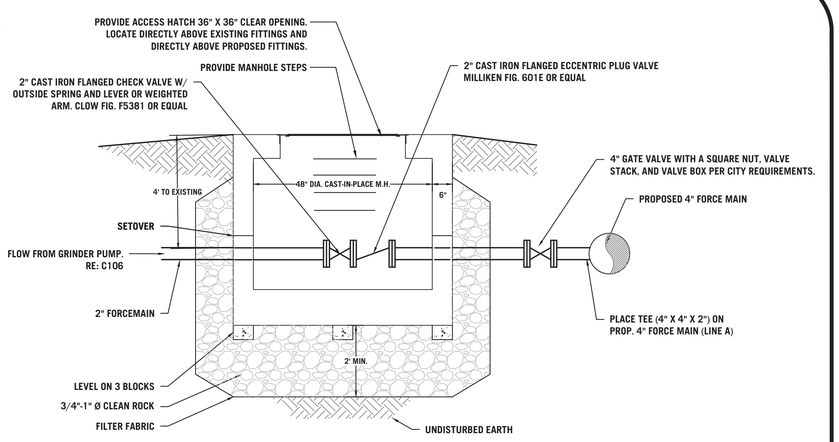
1 HANDICAP PARKING SYMBOL
C109 — SCALE: NOT TO SCALE



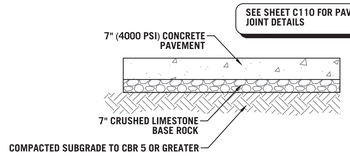
2 HANDICAP PARKING SIGN
C109 — SCALE: NOT TO SCALE



3 LIGHT POLE BASE
C109 — SCALE: NOT TO SCALE



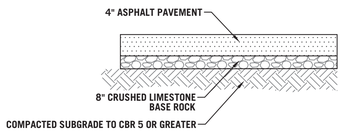
SECTION VIEW



NOTE:
NO GEOTECH REPORT WAS CONDUCTED FOR PROJECT. CONTRACTOR RESPONSIBLE FOR APPROPRIATE TESTING MEASURES TO VERIFY PROPOSED PAVEMENT DESIGN IS ADEQUATE FOR OWNER DESIRED TYPE OF TRAFFIC.

1. SUBGRADE MUST BE STABLE AND HARD UNDER PROOF ROLLING WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO INSTALLING BASE ROCK.
2. SOILS MUST BE PLACED AND COMPACTED TO A MINIMUM OF 95% MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 WITH MAXIMUM LOOSE LIFT OF 8".
3. THE MAXIMUM COMPACTED THICKNESS OF ANY ONE LAYER OF BASE ROCK MATERIAL SHALL NOT EXCEED 6 INCHES WITH EACH LIFT COMPACTED TO 100% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (STANDARD PROCTOR).
4. CONCRETE PAVEMENTS SHOULD MEET THE REQUIREMENTS OF DIVISION 501 OF THE ARDOT STANDARD SPECIFICATIONS FOR PORTLAND CEMENT CONCRETE PAVEMENTS.
5. CARE MUST BE TAKEN TO DEVELOP POSITIVE DRAINAGE ACROSS AND FROM AROUND THE PAVEMENT EDGES. WATER ALLOWED TO POND ON OR ADJACENT TO PAVEMENTS WOULD INCREASE THE POTENTIAL FOR MOISTURE INTRUSION INTO THE SUBGRADE SOILS AND COULD RESULT IN PREMATURE PAVEMENT FAILURE.
6. A MAINTENANCE PROGRAM THAT INCLUDES SURFACE SEALING, JOINT CLEANING AND SEALING AND TIMELY REPAIR OF CRACKS AND DETERIORATED AREAS WILL HELP PRESERVE THE PAVEMENT LIFE.
7. ALL PROPOSED SUBGRADE SHALL BE PREPARED TO MEET A CBR OF 5 OR GREATER. ANDERSON ENGINEERING SHALL BE RETAINED FOR TESTING SOILS TO VERIFY VALIDITY OF PAVEMENT DESIGN.
8. ALL CONCRETE SHALL MEET ARDOT STANDARDS AS WELL AS MEET A 4000 PSI COMPRESSIVE STRENGTH OR GREATER.
9. REFER TO TIE BAR DETAIL ON SHEET C110 ON ALL PAVEMENT AT EDGE OF PARKING AREAS THAT ARE NOT CONSTRAINED FROM LATERAL MOVEMENT BY CURB AND GUTTER.

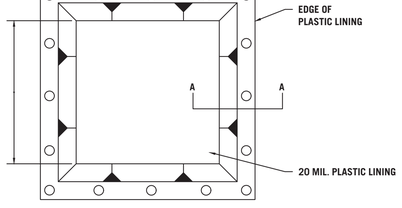
4 HEAVY DUTY CONCRETE PAVING SECTION
C109 — SCALE: NOT TO SCALE



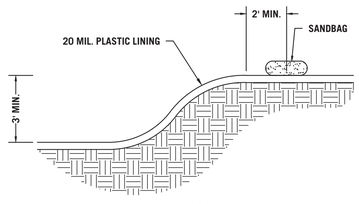
NOTE:
NO GEOTECH REPORT WAS CONDUCTED FOR PROJECT. CONTRACTOR RESPONSIBLE FOR APPROPRIATE TESTING MEASURES TO VERIFY PROPOSED PAVEMENT DESIGN IS ADEQUATE FOR OWNER DESIRED TYPE OF TRAFFIC.

1. SUBGRADE MUST BE STABLE AND HARD UNDER PROOF ROLLING WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO INSTALLING BASE ROCK.
2. SOILS MUST BE PLACED AND COMPACTED TO A MINIMUM OF 95% MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 WITH MAXIMUM LOOSE LIFT OF 8".
3. THE MAXIMUM COMPACTED THICKNESS OF ANY ONE LAYER OF BASE ROCK MATERIAL SHALL NOT EXCEED 6 INCHES WITH EACH LIFT COMPACTED TO 100% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (STANDARD PROCTOR).
4. ASPHALT PAVEMENTS SHOULD MEET THE REQUIREMENTS OF DIVISION 501 OF THE ARDOT STANDARD SPECIFICATIONS FOR ASPHALT PAVEMENTS.
5. CARE MUST BE TAKEN TO DEVELOP POSITIVE DRAINAGE ACROSS AND FROM AROUND THE PAVEMENT EDGES. WATER ALLOWED TO POND ON OR ADJACENT TO PAVEMENTS WOULD INCREASE THE POTENTIAL FOR MOISTURE INTRUSION INTO THE SUBGRADE SOILS AND COULD RESULT IN PREMATURE PAVEMENT FAILURE.
6. A MAINTENANCE PROGRAM THAT INCLUDES SURFACE SEALING, JOINT CLEANING AND SEALING AND TIMELY REPAIR OF CRACKS AND DETERIORATED AREAS WILL HELP PRESERVE THE PAVEMENT LIFE.
7. ALL PROPOSED SUBGRADE SHALL BE PREPARED TO MEET A CBR OF 5 OR GREATER. ANDERSON ENGINEERING SHALL BE RETAINED FOR TESTING SOILS TO VERIFY VALIDITY OF PAVEMENT DESIGN.

5 HEAVY DUTY ASPHALT PAVING SECTION
C109 — SCALE: NOT TO SCALE



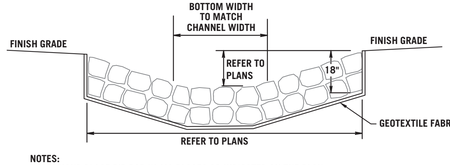
PLAN VIEW



SECTION A-A

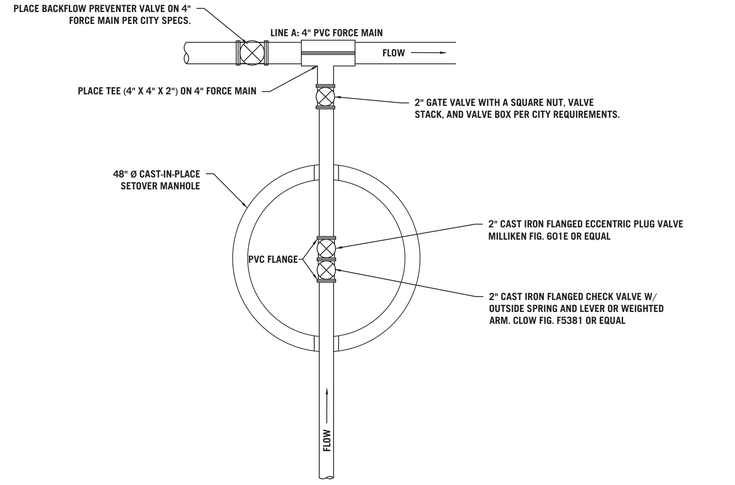
NOTES:
1. SANDBAGS MAY BE REPLACED BY A SOIL BERM TO ANCHOR THE PLASTIC LINING.
2. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
3. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 1 FOOT OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET.
4. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. USE 20 MIL. OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
5. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
6. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

8 WASHOUT STRUCTURE WITH SAND BAGS
C109 — SCALE: NOT TO SCALE



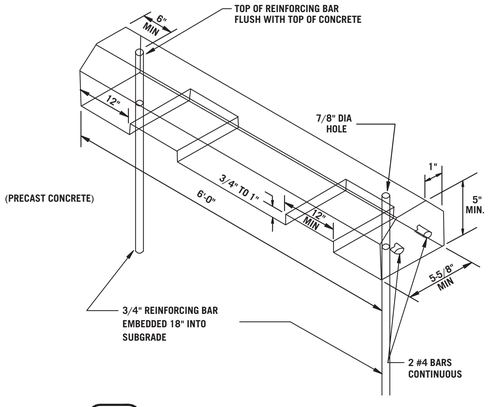
NOTES:
1. HAND PLACE RIP-RAP IN ALL PLACES AS INDICATED ON THE PLAN.
2. THE STONE FOR RIP-RAP SHALL CONSIST OF FIELD STONE OR ROUGH UNHEWN QUARRY STONE AS NEARLY AS UNIFORM, IN SECTION AS PRACTICAL.
3. THE STONES SHALL BE DENSE, RESISTANT TO THE ACTION OF AIR AND WATER, AND SUITABLE IN ALL ASPECTS FOR THE PURPOSE INTENDED UNLESS OTHERWISE SPECIFIED.
4. ALL STONES USED AS RIP-RAP SHALL WEIGH BETWEEN 10-142 POUNDS EACH, AND AT LEAST 60 PERCENT OF THE STONES SHALL WEIGH MORE THAN 42 POUNDS EACH.
5. STONES SHALL BE A MINIMUM OF D50 OF 6.5 INCHES AND PLACED A MINIMUM OF 18 INCHES BELOW FINISH GRADE, REFER TO PLANS FOR SPECIFIC PAD THICKNESS REQUIREMENTS.
6. RIPRAP PAD SHALL HAVE NO SLOPE FOR THE LENGTH OF THE RIPRAP PAD.
7. FINISHED GRADE ADJACENT TO THE RIPRAP PAD SHALL BE A MINIMUM OF 6" ABOVE THE RIRPRAP PAD BOTTOM.

6 CLASS I RIP RAP PAD
C109 — SCALE: NOT TO SCALE



PLAN VIEW

7 JUNCTION MANHOLE
C109 — SCALE: NOT TO SCALE



8 WHEEL STOP
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A LICENSED ARKANSAS ENGINEERING & SURVEYING CORPORATION - COA# 335

DRAWING INFO.
DRAWN BY: MICAH SOLIDER
CHECK BY: JOSHUA OATHOUT
LICENSE NO. PE-20550
DATE: OCTOBER 27, 2022
FIELD BOOK:
JOB NUMBER: 22RO10028

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	REVISION #1	LDE	9/22/22
2	REVISION #2	MNS	9/29/22
3	REVISION #3	MNS	10/03/22
4	REVISION #4	MNS	10/11/22
5	REVISION #5	MNS	10/27/22

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CROSSLAND CONSTRUCTION COMPANY, INC.
WAGON WHEEL STORAGE EXPANSION
CITY OF SPRINGDALE LSDP #L22-49

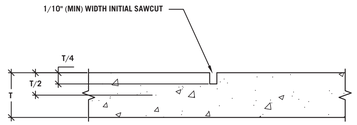
CONSTRUCTION DETAILS

WAGON WHEEL ROAD
SPRINGDALE, BENTON COUNTY, ARKANSAS

STATE OF ARKANSAS — LICENSED PROFESSIONAL ENGINEER — JOSHUA D. OATHOUT — No. 20550 — 10/27/22

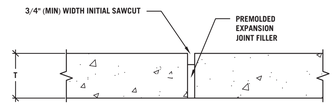
This Professional Engineer seal affixed to this sheet applies only to the specific engineering work shown on this sheet. All drawings, instruments or other documents prepared by this engineer, and this engineer expressly reserves his common law copyright and other property rights in these documents. These documents shall not be changed, or documents not exhibiting this seal.

DRAWING NO. JOP-100-6632
SHEET NUMBER C109 OF 13



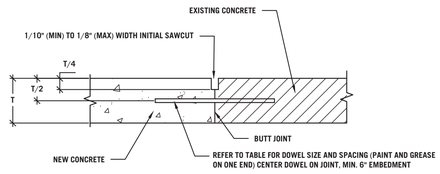
SPACING BETWEEN JOINTS	
PAVEMENT THICKNESS, IN. (MM)	MAXIMUM SPACING, FT (M)
4, 4.5 (100, 113)	10 (3.0)
5, 5.5 (125, 140)	12.5 (3.8)
6 OR GREATER (150 OR GREATER)	15 (4.5)

1 CONTRACTION JOINT
C110 SCALE: NOT TO SCALE



SPACING BETWEEN JOINTS	
PAVEMENT THICKNESS, IN. (MM)	MAXIMUM SPACING, FT (M)
4, 4.5 (100, 113)	10 (3.0)
5, 5.5 (125, 140)	12.5 (3.8)
6 OR GREATER (150 OR GREATER)	15 (4.5)

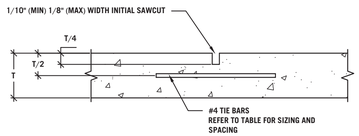
2 ISOLATION JOINT
C110 SCALE: NOT TO SCALE



SPACING BETWEEN JOINTS	
PAVEMENT THICKNESS, IN. (MM)	MAXIMUM SPACING, FT (M)
4, 4.5 (100, 113)	10 (3.0)
5, 5.5 (125, 140)	12.5 (3.8)
6 OR GREATER (150 OR GREATER)	15 (4.5)

SIZES OF SMOOTH, ROUND DOWELS		
SLAB THICKNESS, IN. (MM)	DOWEL DIAMETER, IN. (MM)	DOWEL LENGTH, IN. (MM)
5 (125)	1 (25)	24 (610)
6 (150)	1 (25)	24 (610)
7 (180)	1 (25)	24 (610)
8 (200)	1-1/4 (32)	24 (610)
9 (230)	1-1/4 (32)	30 (760)

3 CONSTRUCTION JOINT
C110 SCALE: NOT TO SCALE



GENERAL NOTES:
TIE BARS ARE NOT NEEDED IF PAVEMENT HAS CURB

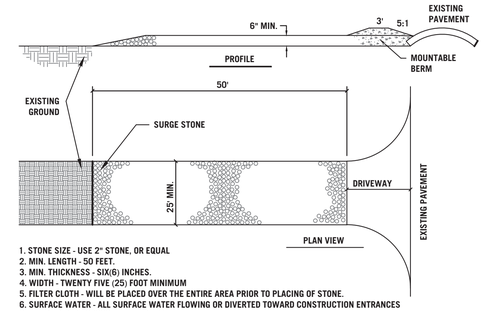
TIE BAR SHOULD BE USED TO TIE ONLY THE FIRST LONGITUDINAL JOINT FROM THE PAVEMENT EDGE TO KEEP THE OUTSIDE SLAB FROM SEPARATING FROM THE PAVEMENT.

TIE BARS ARE NOT REQUIRED IN THE INTERIOR JOINTS OF THE PARKING LOT.

TIE BARS SHOULD BE USED ON CENTERLINE JOINTS OF ENTRANCE DRIVE.

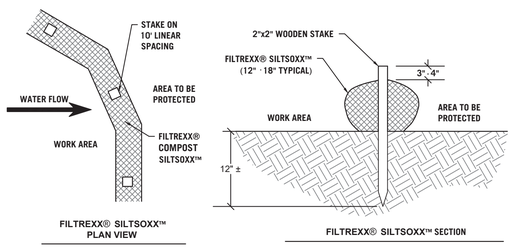
LENGTHS AND SPACED FOR NO. 4 , ½ IN. DIAMETER TIE BARS				
SLAB THICKNESS, IN. (MM)	TIE BAR LENGTH, IN. (MM)	TIE BAR SPACING, IN. (MM)		
		DISTANCE TO NEAREST FREE EDGE OR TO NEAREST JOINT WHERE MOVEMENT CAN OCCUR		
		12FT (3.7 M) OR LESS	14 FT (4.3 M)	16 TO 24 FT (4.9 TO 7.3 M)
5 (125)	24 (610)	30 (760)	30 (760)	28 (710)
5-1/2 (140)	24 (610)	30 (760)	30 (760)	25 (630)
6 (150)	24 (610)	30 (760)	30 (760)	23 (580)
6-1/2 (165)	24 (610)	30 (760)	30 (760)	21 (530)
7 (180)	24 (610)	30 (760)	30 (760)	20 (510)
7-1/2 (190)	24 (610)	30 (760)	30 (760)	18 (460)
8 (200)	24 (610)	30 (760)	28 (710)	17 (430)
8-1/2 (215)	24 (610)	30 (760)	26 (660)	16 (410)
9 (230)	30 (760)	36 (910)	30 (760)	24 (610)

4 TIE BAR
C110 SCALE: NOT TO SCALE



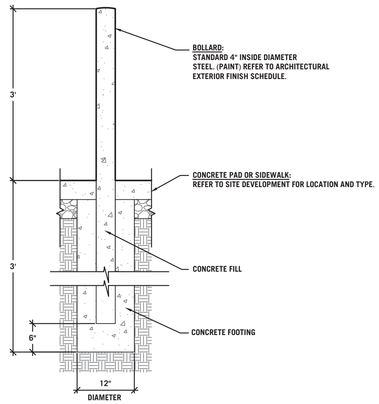
1. STONE SIZE - USE 2" STONE, OR EQUAL
2. MIN. LENGTH - 50 FEET.
3. MIN. THICKNESS - SIX(6) INCHES.
4. WIDTH - TWENTY FIVE (25) FOOT MINIMUM
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

5 CONSTRUCTION ENTRANCE
C110 SCALE: NOT TO SCALE



NOTE:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS OR APPROVED EQUAL.
2. SILTSOXX™ COMPOST/JSOIL/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS.
3. SILTSOXX™ DEPICTED IS FOR MINIMUM SLOPES. GREATER SLOPES MAY REQUIRE LARGER SOCKS PER THE MANUFACTURER SPECIFICATIONS.
4. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

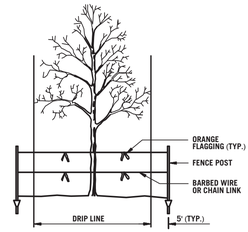
6 FILTREXX® SILTSOXX™
C110 SCALE: NOT TO SCALE



7 STEEL BOLLARD SECTION
C110 SCALE: NOT TO SCALE

TREE PROTECTION NOTES:

1. ALL TREES SHOWN ON THIS PLAN TO BE RETAINED SHALL BE PROTECTED DURING ALL PHASES OF DEMOLITION/CONSTRUCTION WITH TEMPORARY FENCING. IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY TO COORDINATE WITH LANDSCAPE CONTRACTOR.
2. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING), CLEARING SHALL BE DONE BY HAND.
3. FENCES SHALL COMPLETELY SURROUND TREE OR CLUSTERS OF TREES; SHALL BE LOCATED 5' FROM THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIP LINE); AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION BY CONTRACTOR. PROJECT 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 CUT OR FILL) OR TRENCHING.
   C. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT.
   D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
4. EXCEPTIONS TO INSTALLING FENCES 5' FROM TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:
   A. WHERE PERMEABLE PAVING IS TO BE INSTALLED: ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
   B. WHERE TREES ARE CLOSE TO THE PROPOSED BUILDING: ERECT THE FENCE NO CLOSER THAN 0 FEET TO THE BUILDING.
5. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCHES) IN ADDITION TO THE REDUCED FENCING PROVIDED.
6. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN AREAS OF UNPROTECTED ROOT ZONES (UNDER DRIP LINES), THOSE AREAS SHOULD BE COVERED WITH 4 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION.
7. ALL GRADING WITHIN PROTECTED ROOT ZONE AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE. PRIOR TO GRADING, RELOCATE PROTECTIVE FENCING TO 2 FEET BEHIND THE GRADE CHANGE AREA. NO ROOT OVER 1 INCH DIAMETER WILL BE CUT.
8. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED WITH A CLEAN CUT FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL IMMEDIATELY. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
9. PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIP LINES, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE DAMAGE TO REMAINING ROOTS.
10. TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES SHOULD BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. TREE CROWNS SHOULD BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
11. NO CONDUIT OR UTILITIES CAN BE INSTALLED WITHIN TREE PROTECTION AREAS. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
12. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE. GRADING LIMITED TO 3 INCH CUT.
13. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.
14. ALL PRUNING MUST BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES) BY A CERTIFIED ARBORIST AND SHALL BE APPROVED AND SUPERVISED BY OWNERS REPRESENTATIVE OR PROJECT URBAN FORESTER.
15. DAMAGE TO TREES OR ANY NATURAL RESOURCE DUE TO CONTRACTOR'S NEGLIGENCE DURING THE CONSTRUCTION PHASE SHALL BE APPRAISED BY THE OWNERS REPRESENTATIVE AND ORDERED REPAIRED, REPLACED, OR COMPENSATED.



8 TREE PROTECTION FENCE
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A LICENSED ARKANSAS ENGINEERING & SURVEYING CORPORATION - COA# 335

DRAWING INFO.

DRAWN BY:	MICAH SOLIDER
CHECK BY:	JOSHUA OATHOUT
LICENSE NO.	PE-20550
DATE:	OCTOBER 27, 2022
FIELD BOOK:	
JOB NUMBER:	22RO10028

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	REVISION #1	LDE	9/22/22
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3	REVISION #3	MNS	10/03/22
4	REVISION #4	MNS	10/11/22
5	REVISION #5	MNS	10/27/22

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CROSSLAND CONSTRUCTION COMPANY, INC.
WAGON WHEEL STORAGE EXPANSION
CITY OF SPRINGDALE LSDP #22-49

CONSTRUCTION DETAILS

WAGON WHEEL ROAD
SPRINGDALE, BENTON COUNTY, ARKANSAS

STATE OF ARKANSAS
JOSHUA D. OATHOUT
No. 20550
LICENSED PROFESSIONAL ENGINEER
10/27/22

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DRAWING NO. JOP-100-6632

SHEET NUMBER C110 OF 13

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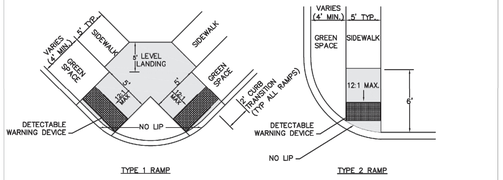
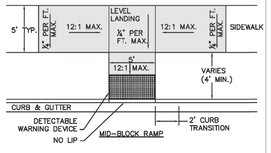


NOTES:

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



HANDICAP RAMP DETAILS
NOT TO SCALE

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

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

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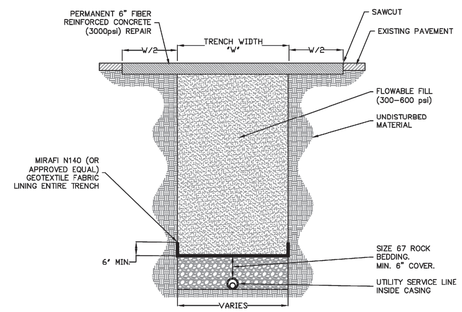

CONCRETE STREET CUT (TRENCH) REPAIR
N.T.S.

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SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-5B	

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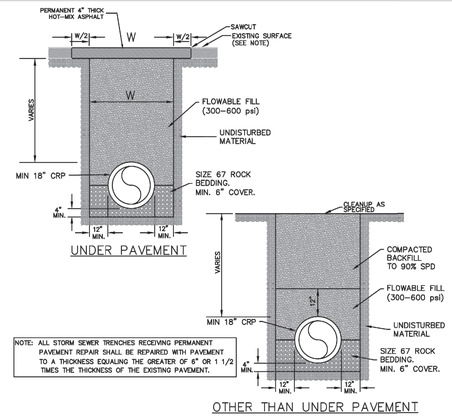

STORM SEWER BEDDING AND BACKFILL
NOT TO SCALE

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SECTION D DROP INLET DETAILS	FILE NO. SD-D-8	

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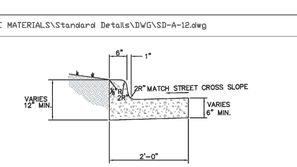
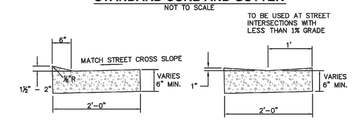


STANDARD CURB AND GUTTER
NOT TO SCALE



MODIFIED CURB AND GUTTER
NOT TO SCALE

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

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SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-12	

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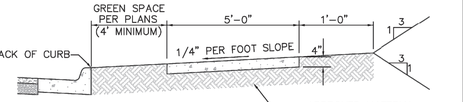
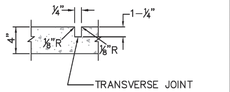


NOTES:

1. ½" ASPHALT IMPREGNATED W/ FIBERBOARD EXPANSION MATERIAL CONFORMING TO AASHTO M213 IS TO BE PLACED AT ALL DRIVEWAYS, AT MAXIMUM 200' INTERVALS, OR AS DIRECTED BY ENGINEER.
2. TRANSVERSE JOINTS TO BE PLACED AT 5' INTERVALS PERPENDICULAR TO SIDEWALK.
3. SAWED JOINTS SHALL BE USED INSTEAD OF TOOLED JOINTS. ALL SAWED JOINTS SHALL BE SEALED USING AN APPROVED SEALANT.
4. OTHER JOINTS MAY BE REQUIRED IF DIRECTED BY THE ENGINEER.
5. CONCRETE FOR SIDEWALK TO BE CLASS A, 3000 PSI, 5.5 BAG MIX W/ 4–7% AIR ENTRAINMENT.



SIDEWALK DETAIL
NOT TO SCALE

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

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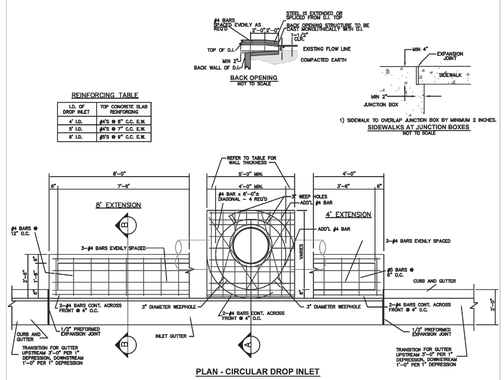

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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-1	

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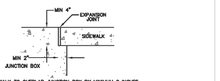
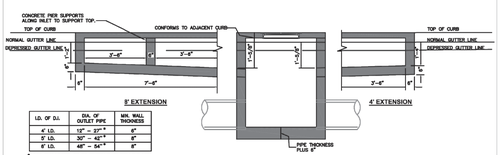


1) SIDEWALK TO OVERLAP JUNCTION BOX BY MINIMUM 2 INCHES.
SIDEWALKS AT JUNCTION BOXES
NOT TO SCALE



I.D. OF D.I.	DIA. OF OUTLET PIPE	MIN. WALL THICKNESS
4' I.D.	15" – 27"*	6"
5' I.D.	30" – 42"*	8"
6' I.D.	48" – 54"*	8"

* LAST DEFLECTION TO BE 30 DEGREES. IF GREATER USE NEXT LARGER MANHOLE DIAMETER

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.) BASE AND INLET WALLS SHALL BE CAST MONOLITHICALLY.
4.) SHORTS SHALL BE POURED MONOLITHICALLY WITH FOOTING.
5.) CUTTING OF BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
6.) WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT THE GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.
7.) PIPES MAY ENTER BOX FROM ANY ANGLE OR DIRECTION WITHIN THE WALL. HOWEVER, REINFORCED BARS SHALL BE CUT TO CLEAR PIPE BY 1–1/2".
8.) THE EXPANSION JOINT SHALL HAVE A THICKNESS OF 1/2" INCH AND CONFORM TO AASHTO M213.
9.) REFER TO CURB AND GUTTER DETAILS FOR APPROPRIATE CURB CONFIGURATION AND GUTTER DIMENSIONS AT EACH INLET LOCATION.
10.) REFER TO PLAN AND PROFILE SHEETS TO DETERMINE THE LOCATION AND TYPE OF INLET ACCOMPANYING CIRCULAR DROP INLET.
11.) CONCRETE FOR CIRCULAR DROP INLET TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4–7% AIR ENTRAINMENT.

SECTION - CIRCULAR DROP INLET
NOT TO SCALE

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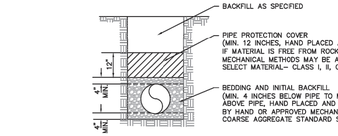
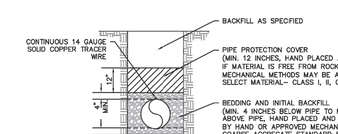
SECTION D DROP INLET DETAILS	FILE NO. SD-D-2	



D.I./PVC GRAVITY SEWER PIPE TRENCH
(STANDARD LAYING CONDITION "TYPE 5")
N.T.S.



PE/PVC PRESSURE SEWER PIPE TRENCH
(STANDARD LAYING CONDITION "TYPE 5")
N.T.S.

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

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

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

SPRINGDALE WATER UTILITIES 526 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5751	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION		
	DRAWN BY: TLS	DRAWING NO: S–19	DATE: AUGUST 2014

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A LICENSED ARKANSAS ENGINEERING & SURVEYING CORPORATION - COA# 335

DRAWING INFO.

DRAWN BY:	MICAH SOLIDER
CHECK BY:	JOSHUA OATHOUT
LICENSE NO.	PE-20550
DATE:	OCTOBER 27, 2022
FIELD BOOK:	
JOB NUMBER:	22RO10028

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	REVISION #1	LDE	9/22/22
2	REVISION #2	MNS	9/29/22
3	REVISION #3	MNS	10/03/22
4	REVISION #4	MNS	10/11/22
5	REVISION #5	MNS	10/27/22

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CROSSLAND CONSTRUCTION COMPANY, INC.
WAGON WHEEL STORAGE EXPANSION
CITY OF SPRINGDALE LSDP #L22-49

CONSTRUCTION DETAILS

WAGON WHEEL ROAD
SPRINGDALE, BENTON COUNTY, ARKANSAS

STATE OF ARKANSAS
JOSHUA D. OATHOUT
No. 20550
LICENSED PROFESSIONAL ENGINEER
10/27/22

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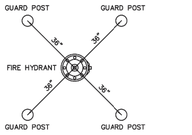
DRAWING NO. JOP-100-6632

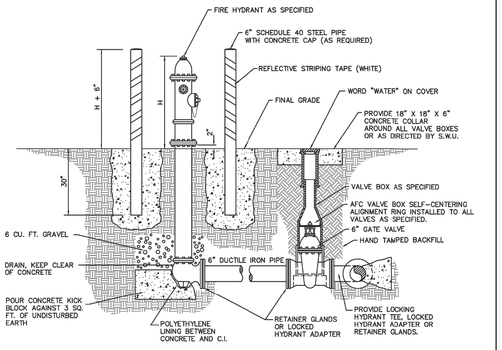
SHEET NUMBER C111 OF 13



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

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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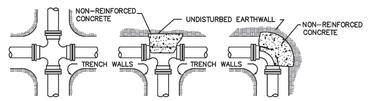
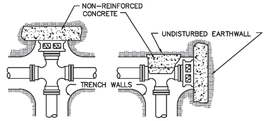


CROSS TEE 90° BEND

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

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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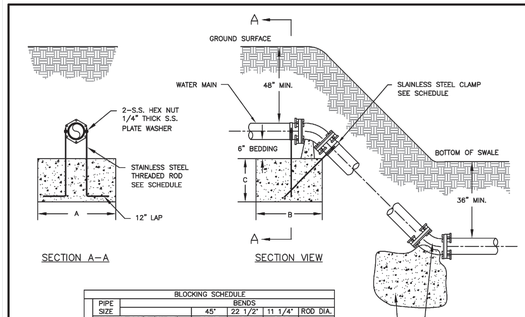

SECTION A-A SECTION VIEW

BLOCKING SCHEDULE					
	PIPE SIZE		BENDS		
			45°	22 1/2°	11 1/4°
DIMENSIONS	8"	VOLUME REQ'D (CU.FT.)	38.47	19.61	9.85
		A (FT.)	4.00	4.00	4.00
		B (FT.)	2.50	1.65	1.30
		C (FT.)	4.00	3.00	2.00
		CLAMP (2 EA.)	3/8 IN. X 1-1/2 IN.		
	12"	VOLUME REQ'D (CU.FT.)	86.56	44.13	22.17
		A (FT.)	5.00	5.00	5.00
		B (FT.)	4.40	2.30	1.50
		C (FT.)	4.00	4.00	3.00
		CLAMP (2 EA.)	9/16 IN. X 2 IN.		
	20"	VOLUME REQ'D (CU.FT.)	240.43	125.25	65.66
		A (FT.)	6.00	6.00	6.00
		B (FT.)	5.10	4.20	2.75
		C (FT.)	8.00	5.00	4.00
		CLAMP (2 EA.)	5/8 IN. X 2-9/16 IN.		
	24"	VOLUME REQ'D (CU.FT.)	346.25	180.39	94.58
		A (FT.)	6.00	6.00	6.00
		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.					

ROD DIA.
3/4 IN.
7/8 IN.
1 IN.
1 IN.

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.

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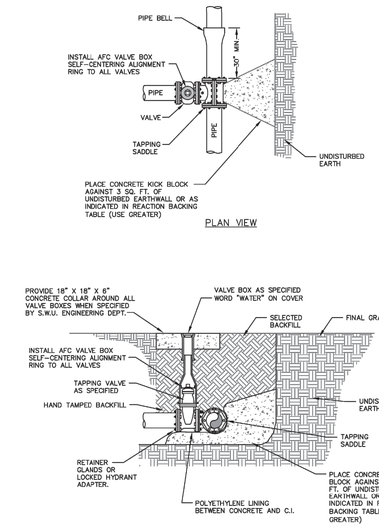

PLAN VIEW

PROFILE VIEW

TAPPING SADDLE & VALVE

N.T.S.

S-5

SPRINGDALE WATER UTILITIES

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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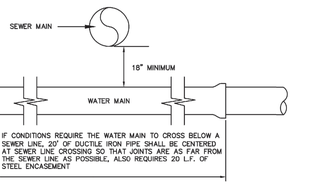
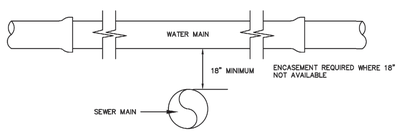


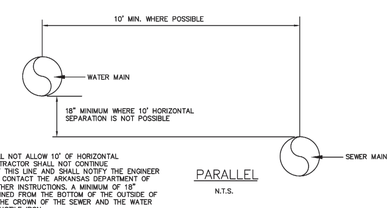
WATER LINE CROSSING UNDER SEWER LINE

N.T.S.



WATER LINE CROSSING ABOVE SEWER LINE

N.T.S.



PARALLEL

N.T.S.

SPRINGDALE WATER UTILITIES

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

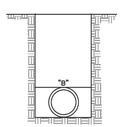
DRAWN BY: CAG | DRAWING NO: S-6 | DATE: MARCH 2008

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

TRENCH WIDTH SCHEDULE

NOTES:

TRENCH WIDTH SHALL BE AS SET FORTH IN ANSI/AWWA 600, INCLUDED AS THE TABLE ON THIS SHEET. LARGER TRENCH WIDTHS MAY BE NECESSARY FOR THE PLACEMENT OF A TRENCH SUPPORT SYSTEM OR AS OTHERWISE REQUIRED



TYPICAL PIPE TRENCH

N.T.S.

SPRINGDALE WATER UTILITIES

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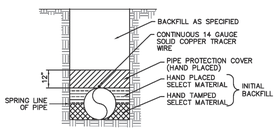
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

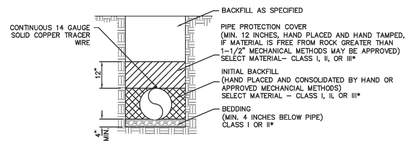
DRAWN BY: JNK | DRAWING NO: S-17 | DATE: MARCH 2008



D.I. PRESSURE WATER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 2")

N.T.S.



D.I. PRESSURE PIPE TRENCH FOR FORCE MAINS

(STANDARD LAYING CONDITION "TYPE 3")

N.T.S.

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

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

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

SPRINGDALE WATER UTILITIES

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-18 | DATE: AUGUST 2014

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DRAWING INFO.

REVISIONS			DRAWING INFO.
NO.	DESCRIPTION	BY	DATE	DRAWN BY: MICAH SOLIDER
1	REVISION #1	LDE	9/22/22	CHECK BY: JOSHUA OATHOUT
2	REVISION #2	MNS	9/29/22	LICENSE NO. PE-20550
3	REVISION #3	MNS	10/03/22	DATE: OCTOBER 27, 2022
4	REVISION #4	MNS	10/11/22	FIELD BOOK:
5	REVISION #5	MNS	10/27/22	JOB NUMBER: 22RO10028

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CROSSLAND CONSTRUCTION COMPANY, INC.
WAGON WHEEL STORAGE EXPANSION
CITY OF SPRINGDALE LSDP #L22-49

CONSTRUCTION DETAILS

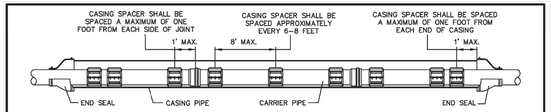
WAGON WHEEL ROAD
SPRINGDALE, BENTON COUNTY, ARKANSAS

STATE OF ARKANSAS
JOSHUA D. OATHOUT
LICENSED PROFESSIONAL ENGINEER
No. 20550
10-27-22

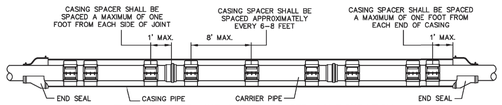
The Professional Engineers seal affixed to this sheet applies only to the plans, specifications and other documents dated. All changes, additions or alterations to these documents subsequent to the date of this seal shall render this seal void unless approved by this engineer, and this engineer expressly disclaims any responsibility or liability for the plans, specifications and other documents or any changes, additions or alterations to the plans, specifications, drawings, or documents not exhibiting this seal.

DRAWING NO. JOP-100-6632

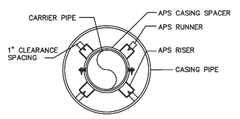
SHEET NUMBER C112 OF 13



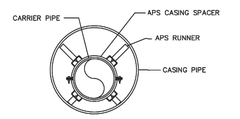
TYPICAL SEWER LINE CASING SPACER CONFIGURATION



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"	9.00	13.31	16"
10"	13.20	15.62	20"
12"	13.20	17.88	20"
14"	15.30	20.25	24"
16"	17.40	22.50	24"
18"	19.50	24.75	30"
20"	21.60	27.00	30"
24"	25.80	31.50	36"

* ALL ENCASEMENT PIPE SHALL BE NEW AND HAVE A MINIMUM WALL THICKNESS OF 0.25 INCHES.

NOTES:

1. SPACERS SHALL BE MODEL SSI OR SSM AS MANUFACTURED BY ADVANCE PRODUCTS & SYSTEMS (APS) AS SPECIFIED.
2. QUANTITY OF RUNNERS SHALL BE IN ACCORDANCE WITH CARRIER PIPE SIZE AS FOLLOWS:
   - TO 14" DIAMETER – 4 RUNNERS
   - 16" TO 36" DIAMETER – 6 RUNNERS
   - 36" TO 48" DIAMETER – 8 RUNNERS
3. DIMENSIONS BETWEEN SPACERS SHALL BE AS FOLLOW:
   - STAINLESS STEEL – 6 TO 8 FEET.
4. WIDTH OF SPACERS SHALL BE IN ACCORDANCE WITH CARRIER PIPE SIZE AS FOLLOWS:
   - TO 14" DIAMETER – 8" WIDTH
   - 16" AND LARGER DIAMETER – 12" WIDTH
5. A MINIMUM OF THREE SPACERS PER FULL JOINT OF PIPE.
6. WATER LINES SHALL BE "CENTERED" IN CASING.
7. SEWER LINES SHALL BE HELD TO SPECIFIED SLOPE.
8. ALL D.I. CARRIER PIPE MUST HAVE FIELD LOCK GASKETS INSTALLED WITHIN THE CASING PIPE.

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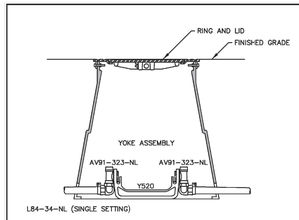
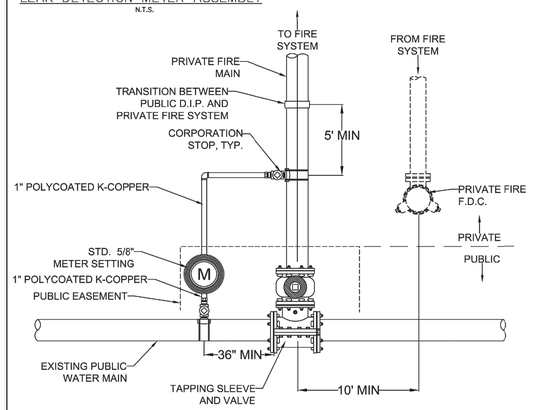
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
KMI/JNK	S-31	MARCH 2008



LEAK DETECTION METER ASSEMBLY

N.T.S.



FIRE SYSTEM CONNECTION

N.T.S.

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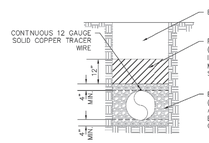
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
crk	S-36	JAN. 2018



PVC PRESSURE WATER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 5")

N.T.S.

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, MAXIMUM EMBEDMENT PARTICLE SIZE SHALL NOT EXCEED 3/4 IN. FOR ANGULAR ROCK OR 1-1/2 IN. FOR ROUNDED ROCK

SPRINGDALE WATER UTILITIES
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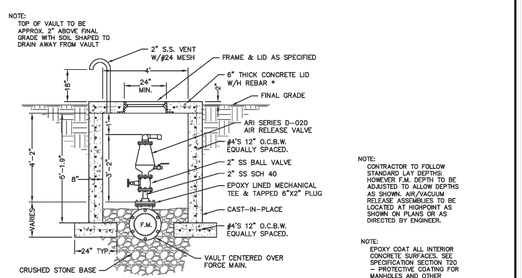
STANDARD DETAILS FOR WATER CONSTRUCTION

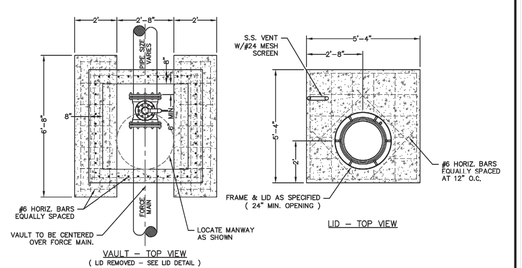
DRAWN BY:	DRAWING NO:	DATE:
JSB	S-49	SEPTEMBER, 2020



SECTION VIEW

NOTE: CONTRACTOR TO FOLLOW STANDARD LAY DEPTHS; HOWEVER F.M. DEPTH TO BE ADJUSTED TO ALLOW DEPTHS AS SHOWN. AIR/VACUUM RELEASE ASSEMBLIES TO BE LOCATED AT HIGHPOINT AS SHOWN ON PLANS OR AS DIRECTED BY ENGINEER.

NOTE: EPOXY COAT ALL INTERIOR CONCRETE SURFACES. SEE SPECIFICATION SECTION 720 PROTECTIVE COATING FOR MANHOLES AND OTHER STRUCTURES.



VAULT – TOP VIEW

(LID REMOVED – SEE LID DETAIL)

LID – TOP VIEW

AIR/VACUUM RELEASE VALVE & VAULT

N.T.S.

SPRINGDALE WATER UTILITIES
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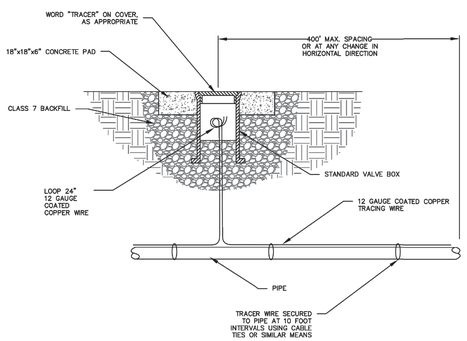
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
CAG	S-33	AUGUST 2014



TRACING WIRE CONNECTION PORT

N.T.S.
M-1

SPRINGDALE WATER UTILITIES
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MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
ZRA	M-1	AUG 2020

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REVISIONS			DRAWN BY:	MICAH SOLIDER
NO.	DESCRIPTION	BY	CHECK BY:	JOSHUA OATHOUT
1	REVISION #1	LDE	LICENSE NO.	PE-20550
2	REVISION #2	MNS	DATE:	OCTOBER 27, 2022
3	REVISION #3	MNS	FIELD BOOK:	
4	REVISION #4	MNS	JOB NUMBER:	22RO10028
5	REVISION #5	MNS		

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CROSSLAND CONSTRUCTION COMPANY, INC.
WAGON WHEEL STORAGE EXPANSION
CITY OF SPRINGDALE LSDP #L22-49

CONSTRUCTION DETAILS

WAGON WHEEL ROAD
SPRINGDALE, BENTON COUNTY, ARKANSAS

STATE OF ARKANSAS
JOSHUA D. OATHOUT
LICENSED PROFESSIONAL ENGINEER
No. 20550
10-27-22

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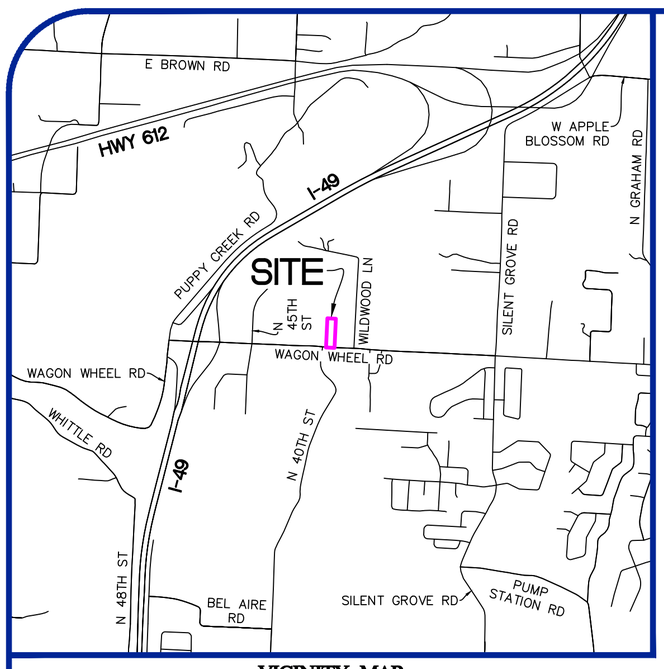
DRAWING NO. JOP-100-6632

SHEET NUMBER C113 OF 13



VICINITY MAP

SW1/4 SW1/4, SECTION 15, T18N, R30W
SCALE: 1"=2000'

GRID

CONVERGENCE = -1°15'48"
COMBINED SCALE FACTOR = 0.999942236
COMPUTED AT THE ORIGINATING BENCHMARK,
A 5/8-INCH REBAR WITH A CONTROL CAP
LOCATED WEST OF THE SUBJECT TRACT
LATITUDE = N36° 13' 34.03482940"
LONGITUDE = W94° 10' 16.15977572"
ELEVATION = 1270.19'

NOTES

1. THIS SURVEY MEETS THE 2020 "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS", WHICH IS ALSO KNOWN AS "STANDARDS OF PRACTICE NO. 1".
2. BASIS OF BEARINGS: GRID NORTH OF THE ARKANSAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH ZONE ESTABLISHED BY OPUS REFERENCE FRAME: (2011)(EPOCH: 2010.0000).
3. BASIS OF ELEVATIONS: NAVD88 (GEOID18) ESTABLISHED BY OPUS REFERENCE FRAME: (2011)(EPOCH: 2010.0000). SOURCE OF CONTOURS SHOWN HEREON IS FIELD SURVEY. ORIGINATING BENCHMARK IS A 5/8-INCH REBAR WITH A CONTROL CAP LOCATED WEST OF THE SUBJECT TRACT, AT: N: 696021.20', E: 671970.70', EL: 1270.19'.
4. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
5. THIS PLAT REPRESENTS A BOUNDARY & TOPOGRAPHIC SURVEY OF THE SUBJECT TRACT, WHICH IS BENTON COUNTY PARCEL NUMBER 21-00166-064; THE DEED OF WHICH IS RECORDED AS INSTRUMENT NO. L202216519 IN THE LAND RECORDS OF BENTON COUNTY.
6. THE SUBJECT TRACT IS LOCATED WITHIN THE CITY LIMITS OF SPRINGDALE, BENTON COUNTY, ARKANSAS.
7. A TITLE COMMITMENT WAS PROVIDED TO THE SURVEYOR. THE TITLE COMMITMENT WAS FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY; THE ISSUING AGENT WAS CITY TITLE & CLOSING LLC; THE FILE NO. WAS 22-5864; AND THE COMMITMENT DATE WAS AUGUST 17TH, 2022, 07:00 AM. EASEMENTS SHOWN HEREON ARE FROM THAT TITLE COMMITMENT.
8. A ZONING REPORT OR ZONING LETTER WAS NOT PROVIDED TO THE SURVEYOR.
9. PER THE CITY OF SPRINGDALE'S MASTER STREET PLAN, THE ADJACENT PORTION OF WAGON WHEEL ROAD IS A PRINCIPAL ARTERIAL. THE MINIMUM RIGHT OF WIDTH FOR AN ARTERIAL IS 90 FEET PER THE SPRINGDALE STREET FUNCTIONAL CLASSIFICATION DESIGN CRITERIA.
10. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS PART OF THIS SURVEY.
11. BY GRAPHIC PLOTTING ONLY, USING THE U.S. FISH & WILDLIFE SERVICE'S WETLANDS MAPPER, THERE ARE NO WETLANDS LOCATED UPON THE SUBJECT TRACT. SURVEYOR IS UNAWARE OF ANY PROGRESS TOWARDS OR COMPLETION OF A WETLANDS DETERMINATION OR DELINEATION.
12. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT.
13. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THE SUBJECT TRACT IS IN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NO. 05007C0435J, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 28, 2007. THE SUBJECT TRACT IS NOT IN A FOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

UTILITY NOTE

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION READILY AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANTY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION READILY AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ARKANSAS ONE CALL TICKETS: 220616-1080, 220617-1538, AND 220623-1107.

RECORD DESCRIPTION OF SUBJECT TRACT (PARCEL NUMBER 21-00166-064)

DEED INSTRUMENT NO. L202216519:

PART OF THE SW1/4 OF THE SW1/4 OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 30 WEST, AND MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT S 89°59'47" W, 368 FEET FROM THE SE CORNER OF THE SW1/4 OF THE SW1/4 OF SAID SECTION 15; THENCE S 89°59'47" W, 160 FEET; THENCE N 00°16'02" W, 544.50 FEET; THENCE N 89°59'47" E, 160 FEET; THENCE S 00°16'02" E 544.50 FEET TO THE POINT OF BEGINNING. SUBJECT TO RIGHT OF WAY OF COUNTY ROAD ALONG THE SOUTH SIDE THEREOF.

NOW MORE PRECISELY DESCRIBED BY A SURVEY DATED FEBRUARY 14, 2006 BY SURVEY 1, INC., AS:

PART OF THE SW1/4 OF THE SW1/4 OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SAID SW1/4 OF THE SW1/4, THENCE N 86°55'59" W, 368.00 FEET TO THE POINT OF BEGINNING, THENCE N 86°55'59" W, 158.64 FEET; THENCE N 02°37'09" E, 544.50 FEET; THENCE S 86°55'59" E, 158.64 FEET; THENCE S 002°37'09" W, 544.50 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT OF WAY OF WAGON WHEEL ROAD ON THE SOUTH SIDE OF THE PROPERTY.

SURVEY DESCRIPTION OF SUBJECT TRACT (PARCEL NUMBER 21-00166-064)

PART OF THE SW1/4 OF THE SW1/4 OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 30 WEST, FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SW1/4 OF THE SW1/4, THE SAME BEING THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE ALONG THE SOUTH LINE OF SAID SW1/4 OF THE SW1/4, S86°59'16"E 787.78 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTH LINE, N02°38'54"E, PASSING A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337" ON THE NORTH RIGHT OF WAY LINE OF WAGON WHEEL ROAD AT A DISTANCE OF 45.00 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 544.50 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE S86°54'14"E 158.64 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE S02°38'54"W, PASSING A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337" ON THE NORTH RIGHT OF WAY LINE OF WAGON WHEEL ROAD AT A DISTANCE OF 499.26 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 544.26 FEET TO THE SOUTH LINE OF AFORESAID SW1/4 OF THE SW1/4; THENCE N86°59'16"W 158.64 FEET TO THE POINT OF BEGINNING, CONTAINING 86,358 SQUARE FEET OR 1.98 ACRES, MORE OR LESS. SUBJECT TO THE RIGHT OF WAY OF WAGON WHEEL ROAD, AND SUBJECT TO ANY EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD OR FACT.

ZONING DATA

A ZONING REPORT OR ZONING LETTER WAS NOT PROVIDED TO THE SURVEYOR. ACCORDING TO THE SPRINGDALE ZONING MAP, THE SUBJECT TRACT IS ZONED C-5 THOROUGHFARE COMMERCIAL DISTRICT.

C-5 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.

C-5 SETBACKS:
FRONT SETBACK: 30 FEET
FRONT SETBACK IF PARKING IS ALLOWED BETWEEN R/W AND THE BUILDING: 50 FEET
SIDE SETBACK (SUBJECT TO APPLICABLE FIRE AND BUILDING CODES): 0 FEET
SIDE SETBACK WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT: 20 FEET
REAR SETBACK: 20 FEET

C-5 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 FIVE (5) FOOT LANDSCAPED AREA AND A SIX-FOOT OPAQUE SCREEN SHALL BE REQUIRED.
2. LANDSCAPING, INCLUDING GRASS, SHRUBS AND TREES, AND WITHOUT STRUCTURE OR PAVEMENT, OF A MINIMUM OF TEN (10) PERCENT OF THE TOTAL SURFACE AREA OF THE LOT OR DEVELOPMENT.

LEGEND

PROPERTY LINE	FOUND MONUMENT, AS NOTED
SECTION LINE	SET 5/8" REBAR WITH CAP "PLS 1337"
EXISTING RIGHT OF WAY (R/W) LINE	POWER POLE
RIGHT OF WAY (R/W) LINE PER MSP	GUY WIRE
EASEMENT LINE	DRAINAGE MANHOLE
EDGE OF GRAVEL	SIGN
EDGE OF ASPHALT	MISC. POINT, AS NOTED
EDGE OF CONCRETE	WATER VALVE
BACK OF CURB (BOC)	FIRE HYDRANT
GUTTER LINE	TELEPHONE RISER
OVERHEAD ELECTRIC LINE	TREE, AS NOTED
FIBER OPTIC LINE	ELECTRIC METER
GAS LINE	SEWER CLEAN OUT
TELEPHONE LINE	LIGHT POLE
WATER LINE	CABLE RISER
FENCE	VAULT
PAINT STRIPE	GAS MARKER POST
DRAINAGE PIPE	
BUILDING	

DEC	DECIDUOUS (TREE)
R/W	RIGHT OF WAY
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
FL	FLOW LINE
MSP	MASTER STREET PLAN
CONC	CONCRETE
BOC	BACK OF CURB
ELEC	ELECTRIC

CERTIFICATE OF SURVEY ACCURACY

I, JAMES COLLINS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE, AND MATERIAL ARE CORRECTLY SHOWN.

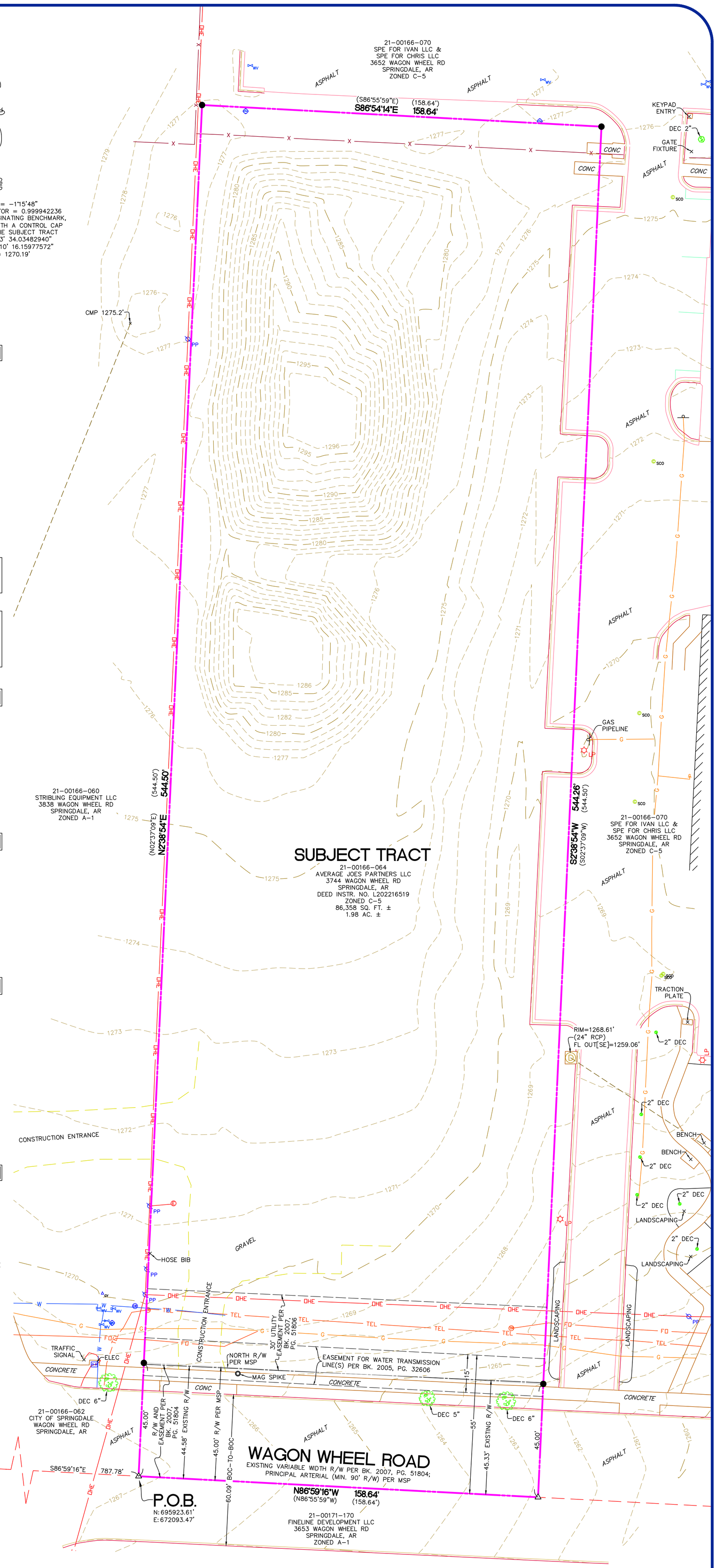
09/01/2022
DATE

JAMES COLLINS
REGISTERED LAND SURVEYOR
NO. 1337
STATE OF ARKANSAS

CERTIFICATE OF AUTHORIZATION — Anderson Engineering Inc. No. 335 — ARKANSAS

REGISTERED — STATE OF ARKANSAS NO.1337 — SIGNATURE — JAMES E. COLLINS — PROFESSIONAL LAND SURVEYOR

STATE PLAT CODE: 500-18N-30W-0-15-330-04-1337



GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

DRAWING NO.
NWA-100-0267

SHEET NUMBER
1
OF 1

CROSSLAND CONSTRUCTION COMPANY, INC.

BOUNDARY & TOPOGRAPHIC SURVEY
PARCEL 21-00166-064

3744 WAGON WHEEL RD
CITY OF SPRINGDALE
BENTON COUNTY, ARKANSAS

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	ADDED PARCEL NUMBER TO SUBJECT TRACT DESCRIPTIONS	KLM	09/28/22

DRAWING INFO.	
FIELD BY:	CTH/NF
DRAWN BY:	KLM
CHECK BY:	JEC
DATE:	09/01/22
FIELD BOOK:	
JOB NUMBER:	22R010028

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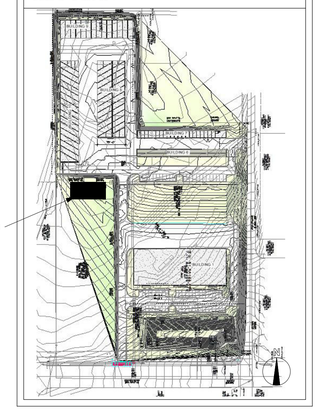
ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS SURVEYORS LABORATORIES DRILLING
5311 W. VILLAGE PKWY, ROGERS, AR 72758 PHONE (479) 286-8181

Door Schedule1								
	DOOR			DOOR				
Type Mark	DOOR WIDTH	DOOR HEIGHT	ELEVATION	FRAME TYPE	DOOR TYPE	HARDWARE SET	Count	Notes
4	12'-0"	14'-0"	4	MTL	OHD		8	

UNIT MATRIX:	
UNIT SIZE	COUNT
13'-6"X50	8
TOTAL	8

KEY PLAN



L22-49
Resubmitted
~~10.27.2022~~

CODE SUMMARY

APPLICABLE CODES:
INCLUDED BUT NOT LIMITED TO, THE LATEST ADOPTED ADDITIONS OF THESE CODES AS AMENDED BY THE CITY OF FAYETTEVILLE AND THE STATE OF ARKANSAS

2021 International Building Code (IBC), Vol. 1 with Arkansas State amendments
2021 International Fire Code (IFC), Vol. 3 with Arkansas State amendments

2010 Edition Arkansas State Mechanical Code,
2014 Edition National Electric Code (NEC),
2006 Edition Arkansas State Plumbing Code
2006 Edition Arkansas State Fuel Gas Code,
2004 Edition Arkansas Energy Code,

THIS PROJECT IS A NEW BUILDING ON A PREVIOUSLY UNDEVELOPED SITE. SITE PLANS HAVE BEEN DESIGNED BY A CIVIL ENGINER UNDER A SEPARATE COVER.

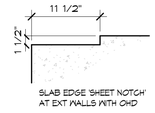
THIS IS A NON-SPRINKLERED - RV'S LESS THAN 10,000 LBS NOT CONSIDERED COMMERCIAL VEHICLES

CODE DATA:
PROPOSED USE: SELF STORAGE
OCCUPANCY TYPE: S-1 STORAGE

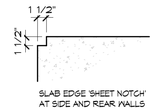
CONSTRUCTION TYPE: 2B - NON SPRINKLERED - SEPARATED
ALLOWABLE AREA = 11,500
ALLOWABLE HT/STORIES = 55' AND 2 STORY

ACTUAL AREA : = 5,400 SF

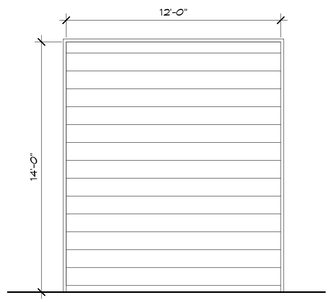
SEE CODE DIAGRAM



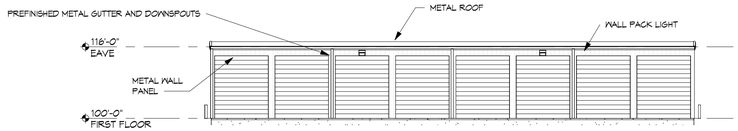
9 *9-1/2" SLAB EDGE DETAIL*
1" = 1'-0"



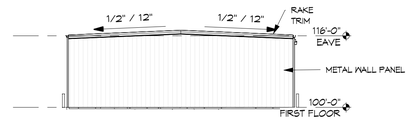
8 *1-1/2" SLAB EDGE DETAIL*
1" = 1'-0"



10 *DOOR ELEVATIONS*
1/4" = 1'-0"

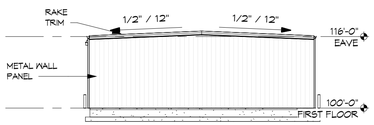


3 *NORTH ELEVATION*
1/16" = 1'-0"

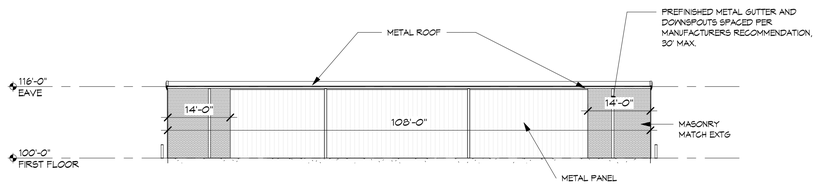


4 *EAST ELEVATION*
1/16" = 1'-0"

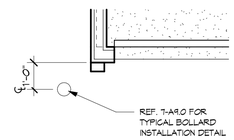
7 *BOLLARD*
3/4" = 1'-0"



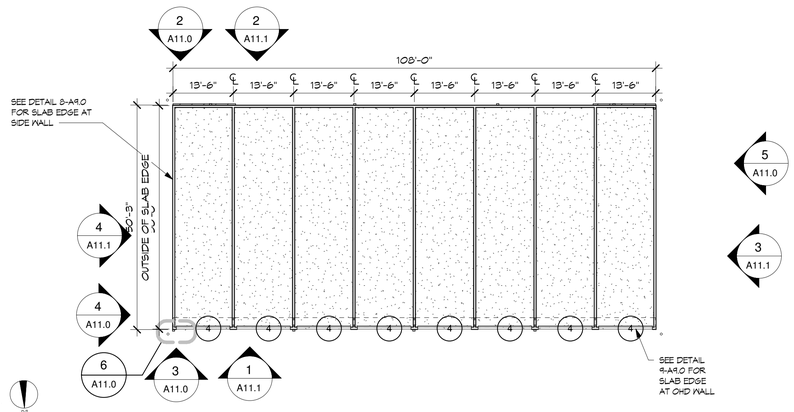
5 *WEST ELEVATION*
1/16" = 1'-0"



2 *SOUTH ELEVATION*
1/16" = 1'-0"



6 *TYPICAL BOLLARD PLACEMENT*
3/8" = 1'-0"



1 *FIRST FLOOR PLAN*
1/16" = 1'-0"

8-9-22
Registered Architect
David Paul Burris
No. 4116
Arkansas

Burris Architecture
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

WAGON WHEEL RV
WAGON WHEEL ROAD
SPRINGDALE, AR

DATE
8-9-422

JOB NO.
21108

REVISIONS

A11.0
RV

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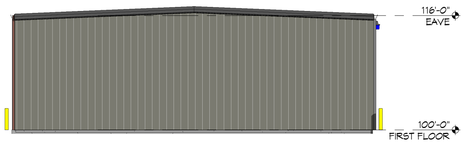
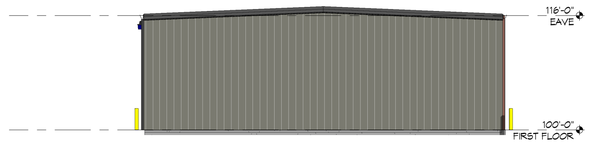
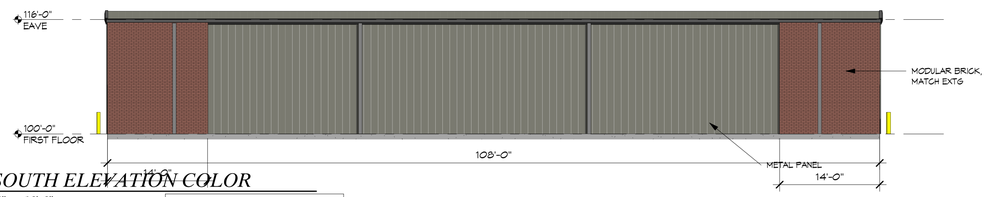


4 EAST ELEVATION COLOR
1" = 10'-0"
100% METAL PANEL



3 WEST ELEVATION COLOR
1" = 10'-0"
100% METAL PANEL



2 SOUTH ELEVATION COLOR
1" = 10'-0"
100% MASONRY VENEER, - MATCH EXTG



1 NORTH ELEVATION COLOR
1" = 10'-0"
100% METAL PANEL

8-9-22
Registered Architect
David Paul Burris
No. 4116
Arkansas

Burris Architecture
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

WAGON WHEEL RV
WAGON WHEEL ROAD
SPRINGDALE, AR

DATE 8-9-422
JOB NO. 21108
REVISIONS

A11.1
COLOR ELEVATIONS

THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT, AND IS INTENDED FOR USE ON THIS PROJECT ONLY. THIS DRAWING REMAINS THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO HIM UPON COMPLETION OF THE CONSTRUCTION WORK. ALL DRAWING, SPECIFICATION, IDEAS, DESIGN AND ARRANGEMENTS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT. ANY REPRODUCTION, USE, OR DISCLOSURE OF THE PROPRIETARY INFORMATION CONTAINED HEREIN WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.


L22-49
Resubmitted
10.27.2022



















ANDERSON ENGINEERING
EMPLOYEE OWNED

AndersonEngineeringInc.com
5311 W. Village Parkway
Rogers, AR 72758
479-286-8181

L22-49

July 26, 2022
22RO10028 – Wagon Wheel Road Storage
3744 Wagon Wheel Road, Springdale AR
Parcel No. 21-00166-064
Adjacent Property Owners List

Parcel Number: **21-00171-170**
County Name: Benton County
Property Address: FINELINE DEVELOPMENT LLC
3653 WAGON WHEEL RD
SPRINGDALE, AR
Mailing Address: FINELINE DEVELOPMENT LLC
806 HOLIMAN ST
SPRINGDALE AR 72762-5125
Collector's Mailing Address: FINELINE DEVELOPMENT LLC
806 HOLIMAN ST
SPRINGDALE, AR 72762-5125
Total Acres: 4.02
Timber Acres: 0.00
Sec-Twp-Rng: 22-18-30
Lot/Block: /
Subdivision: 22-18-30-SPRINGDALE
Legal Description: A PART OF THE NW1/4 OF THE NW1/4 OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 30 WEST IN BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID 40 ACRE TRACT: THENCE WEST 591.88 FEET TO THE CENTER-LINE OF A COUNTY ROAD; THENCE ALONG SAID CENTER-LINE SOUTH 4°21'45" WEST 290.83 FEET; THENCE LEAVING SAID CENTER-LINE EAST 617.00 FEET; THENCE NORTH 00°35'30" WEST 290.00 FEET TO THE POINT OF BEGINNING; AND BEING SUBJECT TO A ROAD EASEMENT ON THE NORTH AND WEST SIDES.

Parcel Number: **21-00171-175**
County Name: Benton County
Property Address: MOFFITT FAMILY REV LIVING TRUST, GARY LEE & DONNA FAY
4001 WAGON WHEEL RD
SPRINGDALE, AR
Mailing Address: MOFFIT, GARY LEE & DONNA FAYE TRUSTEES
PO BOX 1065
LOWELL AR 72745-1065
Collector's Mailing Address: MOFFITT GARY LEE
PO BOX 1065
LOWELL, AR 72745-1065
Total Acres: 25.19
Timber Acres: 1.46
Sec-Twp-Rng: 22-18-30
Lot/Block: /
Subdivision: 22-18-30-SPRINGDALE
Legal Description: PT NW NW BEG NW/C S86*E720.63' S6*W240.81' S3*W107.4' C/L S26*E189.29' S45*E139.17' S40*E98.64' C/R S6*W320.12' S30* W206.69' N86*W742.84' N2*E1325.05' POB SURVEY 8/19/03 2003-712

Parcel Number: **21-00166-062**
County Name: Benton County
Property Address: CITY OF SPRINGDALE
WAGON WHEEL RD
SPRINGDALE, AR
Mailing Address: CITY OF SPRINGDALE
201 SPRING ST
SPRINGDALE AR 72764
Collector's Mailing Address: CITY OF SPRINGDALE
206 S BLAIR ST
SPRINGDALE, AR 72764
Total Acres: 0.72
Timber Acres: 0.00
Sec-Twp-Rng: 15-18-30
Lot/Block: /
Subdivision: 15-18-30-SPRINGDALE
Legal Description: PT SW SW

Parcel Number: **21-00166-060**
County Name: Benton County
Property Address: STRIBLING EQUIPMENT LLC
3838 WAGON WHEEL RD
SPRINGDALE, AR
Mailing Address: STRIBLING EQUIPMENT LLC
408 OLD HWY 49 S
RICHLAND MS 39218
Collector's Mailing Address: STRIBLING EQUIPMENT LLC
%TROY NETTLES
PO BOX 6038
JACKSON, MS 39288
Total Acres: 14.76
Timber Acres: 0.00
Sec-Twp-Rng: 15-18-30
Lot/Block: /
Subdivision: 15-18-30-SPRINGDALE
Legal Description: PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 15, T-18-N, R-30-W, CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING "X" IN CONCRETE MARKING THE SW CORNER OF SAID SW 1/4 SW 1/4; THENCE S86*56'34"E, ALONG THE SOUTH LINE OF SAID SW 1/4 SW 1/4, 116.30 FEET; THENCE N02*28'06"E, LEAVING SAID SOUTH LINE OF SW 1/4 SW 1/4 41.89 FEET TO A SET 1/2" REBAR ON THE NORTHERLY RIGHT-OF-WAY LINE OF WAGON WHEEL ROAD FOR A POINT OF BEGINNING; THENCE N02*28'06"E, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE OF WAGON WHEEL ROAD, 958.96 FEET TO AN EXISTING REBAR ON THE NORTH LINE OF A PREVIOUS SURVEY BY G.E. BUESCHER DATED OCTOBER 27,2003 FOR ED GONZALES, BUESCHER WORK ORDER #3352; THENCE S87*24'40"E, ALONG SAID NORTH LINE OF PREVIOUS SURVEY, 673.78 FEET TO AN EXISTING FENCE POST MARKING THE NE CORNER OF SAID PREVIOUS SURVEY; THENCE S02*36'32"W, ALONG THE EAST LINE OF SAID PREVIOUS SURVEY, 960.80 FEET TO A SET 1/2" REBAR ON SAID NORTHERLY RIGHT-OF-WAY LINE OF WAGON WHEEL ROAD; THENCE N85*36'03"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 225.76 FEET TO A SET 1/2" REBAR; THENCE N88*05'27"W, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF WAGON WHEEL ROAD, 445.81 FEET TOT HE POINT OF BEGINNING, CONTAINING 14.771 ACRES, MORE OR LESS, BEING SUBJECT TO EASEMENTS OF RECORD, IF ANY.

Parcel Number: **21-00166-070**
County Name: Benton County
Property Address: SPE FOR IVAN LLC & SPE FOR CHRIS LLC
3652 WAGON WHEEL RD
SPRINGDALE, AR
Mailing Address: SPE FOR IVAN LLC & SPE FOR CHRIS LLC
833 S EAST AVE
COLUMBUS KS 66725
Collector's Mailing Address: SPE FOR CHRIS LLC & SPE FOR IVAN LLC
PO BOX 45
COLUMBUS, KS 66725
Total Acres: 8.00
Timber Acres: 0.00
Sec-Twp-Rng: 15-18-30
Lot/Block: /
Subdivision: 15-18-30-SPRINGDALE
Legal Description: TRACT 1 PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 30 WEST OF THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 30 WEST, THENCE SOUTH 89 DEGREES 59 MINUTES 47 SECONDS WEST 368 FEET, THENCE NORTH 0 DEGREES 16 MINUTES 02 SECONDS WEST 544.5 FEET, THENCE SOUTH 89 DEGREES 59 MINUTES 47 SECONDS WEST 160 FEET, THENCE NORTH 0 DEGREES 16 MINUTES 02 SECONDS WEST 455.5 FEET, THENCE NORTH 89 DEGREES 59 MINUTES 47 SECONDS EAST 233 FEET, THENCE SOUTH 0 DEGREES 16 MINUTES 02 SECONDS EAST 295 FEET, THENCE NORTH 89 DEGREES 59 MINUTES 47 SECONDS EAST 295 FEET, THENCE SOUTH 0 DEGREES 16 MINUTES 02 SECONDS EAST 695 FEET TO THE POINT OF BEGINNING. LESS & EXCEPT: PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 30 WEST OF THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 89 DEGREES 59 MINUTES 47 SECONDS WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 30 WEST, THENCE SOUTH 89 DEGREES 59 MINUTES 47 SECONDS WEST 220 FEET, THENCE NORTH 0 DEGREES 16 MINUTES 02 SECONDS WEST 220 FEET, THENCE NORTH 89 DEGREES 59 MINUTES 47 SECONDS EAST 220 FEET, THENCE SOUTH 0 DEGREES 16 MINUTES 02 SECONDS EAST 220 FEET TO THE POINT OF BEGINNING, CONTAINING 1.11 ACRES, MORE OR LESS. TRACT 2 PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 30 WEST OF THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 89 DEGREES 59 MINUTES 47 SECONDS WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 30 WEST, THENCE SOUTH 89 DEGREES 59 MINUTES 47 SECONDS WEST 220 FEET, THENCE NORTH 0 DEGREES 16 MINUTES 02 SECONDS WEST 220 FEET, THENCE NORTH 89 DEGREES 59 MINUTES 47 SECONDS EAST 220 FEET, THENCE SOUTH 0 DEGREES 16 MINUTES 02 SECONDS EAST 220 FEET TO THE POINT OF BEGINNING, CONTAINING 1.11 ACRES, MORE OR LESS.

James E. Collins, PLS



ANDERSON ENGINEERING
EMPLOYEE OWNED

AndersonEngineeringInc.com
5311 W. Village Parkway
Rogers, AR 72758
479-286-8181

L22-49

September 21, 2022
22RO10028 – Wagon Wheel Road Storage
3744 Wagon Wheel Road, Springdale AR
Parcel No. 21-00166-064
Adjacent Property Owners List

Parcel Number:	**21-00171-100**
County Name:	Benton County
Property Address:	ACUFF, ALICE & LOTHES, PEGGY & ACUFF, MARK 3581 WAGON WHEEL RD SPRINGDALE, AR
Mailing Address:	ACUFF, ALICE ET AL 13290 KENNETH PRICE RD SPRINGDALE, AR 72762-4216
Collector's Mailing Address:	ACUFF ALICE ET AL 13290 KENNETH PRICE RD SPRINGDALE, AR 72762
Total Acres:	0.40
Timber Acres:	0.00
Sec-Twp-Rng:	22-18-30
Lot/Block:	/
Subdivision:	22-18-30-SPRINGDALE
Legal Description:	PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, IN TOWNSHIP 18 NORTH, RANGE 30 WEST, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID 20 ACRE TRACT, THENCE SOUTH 250 FEET TO THE CNETER OF A DITCH, THENCE NORTH BEARING EAST WITH THE CENTER OF SAID DITCH TO THE NORTH LINE OF SAID 20 ACRE TRACT AT A POINT 140 FEET EAST OF THE NORTHWEST CORNER, THENCE WEST 140 FEET, TO THE NORTHWEST CORNER THEREOF, BEING THE POINT OF BEGINNING.

James E. Collins, PLS

(2) Separate Variance Applications Explanation

B22-99

From: Sarah Curry <scurry@springdalear.gov>
Sent: Monday, October 17, 2022 3:10 PM
To: Micah Souder
Cc: Chris Schnurbusch; Tom Keller; Carly Short; Joshua Oathout; Ernie Deaton; Sharon Tromburg; Ron Hritz; Rick Barry; Debbie Pounders
Subject: RE: L#22-49 Wagon Wheel Storage Phase 2

Micah,

Thank you for clarifying for me. Providing a single application would be best as far as causing the least amount of confusion. However I can put a note on the first application to let the PC know it is for landscaping only for both buildings while the second application only applies to building #1, if you do not choose to submit a single application. We typically only have one application submitted.

Friendly reminder that the mailing deadline is coming up this Saturday, October 22nd. This notice must list the correct meeting date of November 1st plus you only listed a variance request of landscaping.

Thank you,

Sarah Curry
Planning Technician
Springdale Planning & Community Development
206 S. Blair St Springdale, AR 72764
479-750-8550
CELL 479-283-3199

From: Micah Souder <msouder@ae-inc.com>
Sent: Monday, October 17, 2022 1:54 PM
To: Sarah Curry <scurry@springdalear.gov>
Cc: Chris Schnurbusch <cjs@crossland.com>; Tom Keller <tkeller@crossland.com>; Carly Short <cshort@ae-inc.com>; Joshua Oathout <joathout@ae-inc.com>; Ernie Deaton <edeaton@ae-inc.com>; Sharon Tromburg <stromburg@springdalear.gov>; Ron Hritz <rhritz@springdalear.gov>; Rick Barry <jrbarry@springdalear.gov>; Debbie Pounders <dpounders@springdalear.gov>
Subject: Re: L#22-49 Wagon Wheel Storage Phase 2

Sarah, originally we had just submitted for a variance for the foundation landscaping variance, which was for both buildings. We still want to proceed with that variance application.

The second application was only for Building #1 and also submitted later, so I made a new application for it. If you need an application that has all of the proposed variances just let me know, but since the first was for both buildings and the second was for only building #1, I wanted the intention of the variances to be clear.

Thank you,

"Variance Application #1 for Both Buildings"

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Application for Variance – Commercial Design Standards

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

STAFF USE ONLY

Date Application Submitted: _____

Date Accepted as Complete: October 25, 2022 Project Number: B22-99

APPLICATION CONTACTS:
Indicate one person of contact for this request: Average Joe's Partners, LLC Property Owner Chris Schnurbusch Representative

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Chris Schnurbusch	Name: Average Joe's Partners, LLC
E-mail: cjs@crossland.com	E-mail: cjs@crossland.com
Address: 1800 S. 52nd Street, Suite 410 Rogers, AR 72758	Address: 833 S East Ave Columbus, KS 66725
Phone: 479-464-7077	Phone: 479-464-7077
Site/ Location: 3744 Wagon Wheel Rd	Current Zoning District: C-5
Assessor's Parcel Number(s): 21-00166-064	Rezone required: N/A
	Total Acreage: 1.98

The Planning Commission may approve variances to depart from the literal requirements of the Commercial Design Standards where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of the design standards.

Fee for Variance Application is $75

Check item(s) for which variance is requested:

- ☐ **ENTRANCES** – one customer entrance on all sides of principal building directly facing abutting public right of-way
- ☐ **PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building

☐ **STRUCTURE BACK AND SIDES**
- ☐ Minimum setback according to zoning district requirements
- ☐ Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan

☐ **PEDESTRIAN FLOW**
- ☐ Sidewalk along all sides of lot abutting public right-of-way required per Master Street Plan
- ☐ 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site
- ☐ 5' sidewalk along the full length of building on façade featuring customer entrance an façade abutting public parking areas 6' from façade of building
- ☐ Weather protection features within 30' of all customer entrances, constructed parallel to building façade
- ☐ Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort

☐ **CENTRAL FEATURES AND COMMUNITY SPACES**
- ☐ Provision of at least 2 central features
- ☐ Direct access to public sidewalk network

☐ **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**
- ☐ Use of similar building materials
- ☐ Use of similar architectural styles or theme

☐ **OUTDOOR STORAGE, TRASH COLLECTION AND LOADING AREAS**
- ☐ Not visible from public right-of-way, located within 20' of any public street, sidewalk or internal pedestrian way
- ☐ Incorporated into the overall design of the building
- ☐ Screening material similar to principal materials of the building and landscape
- ☐ Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets
- ☐ Landscaped so not attention is attached to the function by the use of screening material an no attention is attached to the function by the use

☐ **FACADES AND EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses
- ☐ Minimum 3' depth
- ☐ Minimum of 20 contiguous feet within each 100' of façade length
- ☐ Extends 20% of the façade

☐ **DETAIL FEATURES**
- ☐ Facades include a repeating pattern with no less than 3 elements (color change, texture change, material change)
- ☐ At least one element repeating horizontally
- ☐ Elements repeat at intervals of more than 30' horizontally or vertically
- ☐ Change in plane no less than 12" in width (offset, reveal or projecting rib)

☐ **ROOFS** – change in height every 100 liner feet in building length

☐ **MATERIALS AND COLORS**
- ☐ Predominate exterior materials high quality materials
- ☐ Façade color – low reflectance, subtle, neutral or earth tone

☐ **ENTRYWAYS** – 3 defined, highly visible customer entrances

☒ **LANDSCAPING**

- ☐ Entryway landscaping
- ☐ Parking lot landscaping
- ☐ Perimeter parking area landscaping
- ☒ Building foundation landscaping

☐ **SCREENING**

- ☐ Trash containers, trash compactor, and recycling bins screened from public view 4 sides
- ☐ Exterior ground-mounted or building-mounted equipment
- ☐ Rooftop equipment
- ☐ Solid fence or wall not less than 6' in height along all rear and side property lines common to property zoned for residential purposes
- ☐ Required screening fence or wall maximum height 8', high quality materials
- ☐ Required screening fence or wall maximum continuous length of 50'
- ☐ Earthen berm installed with trees and landscaping for façades facing areas indicated for residential use by the Comprehensive Land Use Plan

☐ **LIGHTING**

- ☐ Pedestrian walkway lighting – 4' maximum height for bollard-type lighting, pedestrian areas illuminated a minimum of 1 footcandle
- ☐ Parking lot lighting – 35' maximum mounting fixture height with all parking areas maintaining 3 footcandles
- ☐ Parking lot lighting – maximum maintained vertical footcandle at any adjoining residential property line 0.5 footcandle measured at 5' above grade
- ☐ Uniformity ratios throughout parking l – not more than a 6:1 ratio of average to minimum illumination and not more than 20:1 maximum to minimum
- ☐ Canopy lighting – 35 footcandles maximum average maintained footcandles under canopy
- ☐ Canopy lighting fixtures lens cover recessed or flush with bottom surface (ceiling) of canopy
- ☐ Canopy indirect light beamed upward and then reflected down shielded focused exclusively on the underside of canopy

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)
Foundation landscaping to be required on only three sides of Building #2 and only two sides of Building #1, rather than all four sides.

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)
Both proposed buildings will have overhead doors to allow for ease of access for storage purposes. These will be located on the north side of Building #1 and the west side of Building #2. Foundation landscaping on these sides would reduce accessibility and would also be prone to damages from trailers backing up or running over the landscaping. The south side of Building #1 is also shown without landscaping due to the steep slopes between the building edge and the proposed back of curb.

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

The variance would maintain accessibility for trucks and trailers seeking to access their storage spaces.

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 rest of the site has been designed to meet the commercial design standards, and the sides of the building that will not have foundation landscaping will be screened from the public right-of-way; the west side of Building #2 will be hidden by way of the street frontage trees, as well as the hillside along the west property line. The south side of Building #1 will be hidden by the trees, the hillside, and Building #2.

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) _____

Chris Schnurbusch

Average Joe's Partners

DATE: 09-29-22

SITE PLAN KEY NOTES:

*REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING PLAN & DIMENSIONS.

1. HEAVY-DUTY CONCRETE PAVEMENT. RE DETAIL 4/C109
   *FIELD ADJUST NEW PAVEMENT GRADES AS NECESSARY TO MATCH FLUSH W/ EXISTING PAVEMENT.
2. CONCRETE SIDEWALK, SURFACING TO CONSIST OF SCORED CONCRETE.
   RE: SPRINGDALE STANDARD DETAILS
3. STANDARD CURB & GUTTER. RE: SPRINGDALE STANDARD DETAILS
   *FIELD VERIFY HEIGHTS AND TYPE OF CURB AT TIE-IN POINTS. CONFIRM CURB IS SIMILAR TYPE W/ MATCHING FLOW LINES PRIOR TO POURING CURB.
4. 4" WIDE, WHITE PARKING LOT STRIPING PER MUTCD REQUIREMENTS.
   PARKING SPACES TO BE 9 FT WIDE AND 19 FT LONG.
5. PROVIDE WHEEL STOP. RE: DETAIL 8/C109

PARKING CALCULATION		
REQUIRED PARKING:		
WAREHOUSE/STORAGE: ONE PARKING SPACE FOR EACH 1,200 SF OF FLOOR AREA		
BUILDING #1:	5,000 SF	5 SPACES
BUILDING #2:	30,000 SF	25 SPACES
ON-SITE CAR PARKING REQUIRED		30 SPACES
ON-SITE CAR PARKING PROVIDED		32 SPACES
COMPACT PARKING SPACES PROVIDED		1 SPACE
HANDICAP PARKING SUMMARY		
REQUIRED HANDICAP PARKING		2 SPACES
PROVIDED HANDICAP PARKING		2 SPACES

SAFETY NOTES:

1. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
2. THE DUTY OF THE ENGINEER OR OWNER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.

STANDARD SPECIFICATION NOTE:
CONTRACTOR SHALL HAVE AT ALL TIMES THE MOST CURRENT STANDARD SPECIFICATIONS ON SITE

SITE INSPECTION NOTE:
CONTRACTOR TO PERFORM DETAILED SITE INSPECTION TO LOCATE ALL EXISTING UTILITES AND VERIFY ANY POSSIBLE CONFLICTS WITH PROPOSED IMPROVEMENTS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTACT ENGINEER WITH ANY CONFLICTS.

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

ADA NOTE:
ALL SIDEWALK AND CURB RAMPS MUST COMPLY WITH FEDERAL LAWS AND ADA GUIDELINES. NON-COMPLIANT WORK WILL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.

SPECIAL NOTE:
CONTRACTOR SHALL FIELD VERIFY PROPOSED GRADES MATCH EXISTING PAVEMENT AT DRIVEWAY ENTRANCES, SIDEWALK CONNECTIONS, AND ALL CONNECTION POINTS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCY OCCURS.

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

CAUTION:
INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

LEGEND

- SEWER MANHOLE
- WV WATER VALVE
- FH FIRE HYDRANT
- PROPERTY LINE
- SANITARY SEWER — SS
- STORM SEWER
- TELEPHONE LINE — TEL
- GAS LINE — G
- WATER LINE — W
- ELECTRIC LINE — OHE
- UNDERGROUND ELECTRIC — UE
- SILT SOCK
- LIMITS OF DISTURBED AREA
- FENCE — X

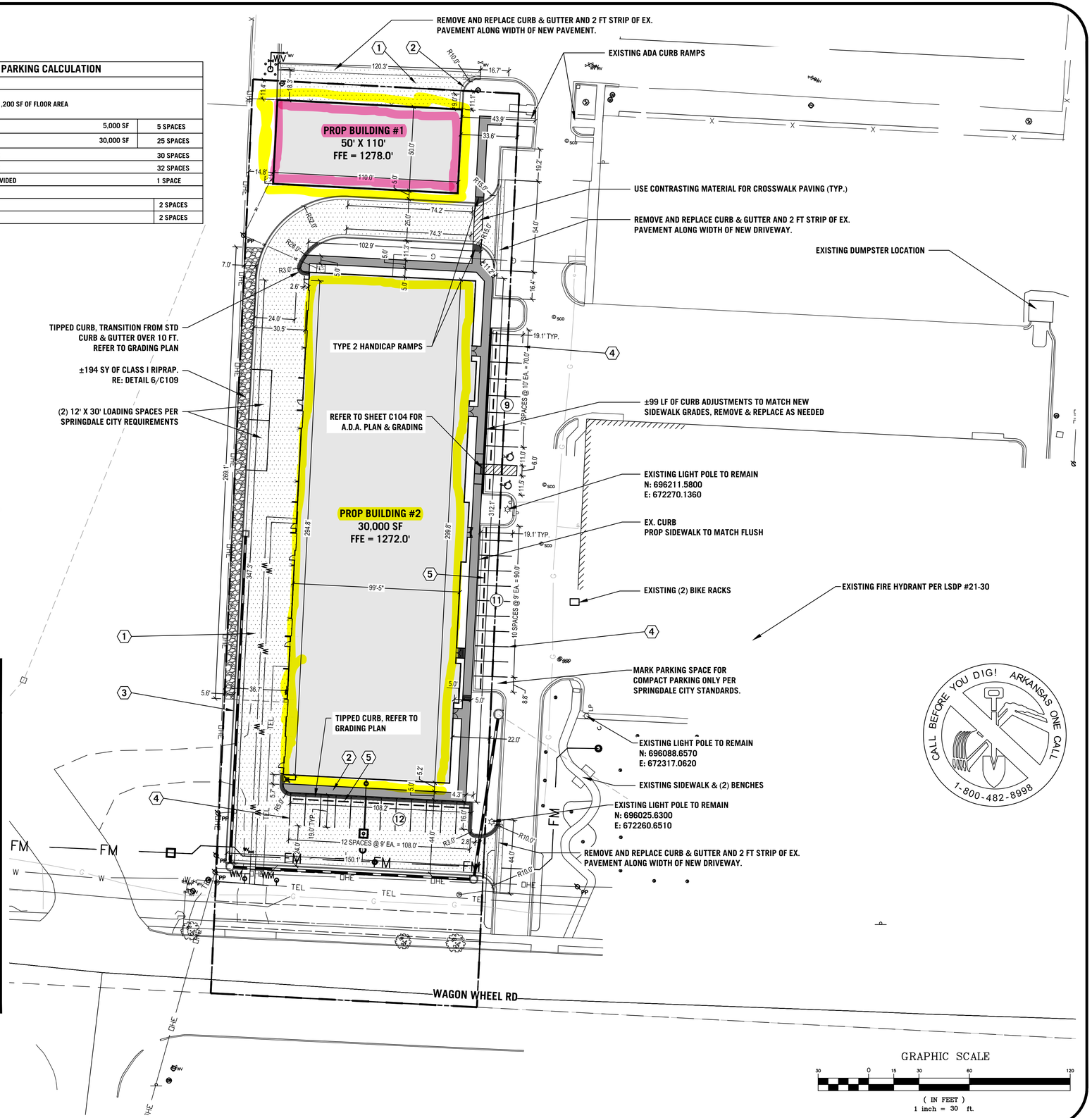
GRID

SYMBOLS LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND AND SITE CONTROL.

1265	EXISTING GRADE LINES
1265	PROPOSED GRADE LINES
	NEW BUILDING CONSTRUCTION
	NEW PAVEMENT
	NEW SIDEWALK
+1265.0 GD	NEW SPOT ELEVATIONS

LIST	ABBREVIATION
GRADE	NONE
SIDEWALK	SW
TOP OF WALL	TW
TOP OF CURB	TC
TOP OF PAVEMENT	PVT
NEW GRADE	GD
CONCRETE	CONC
EXISTING TOP OF CURB	ETC
EXISTING GRADE	EGD
EXISTING PAVEMENT	EPVT
EXISTING SIDEWALK	ESW
MODOT PAVEMENT (+3.5")	NPVT
FLOW LINE	FL
TOP OF BERM	TOP



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A LICENSED ARKANSAS ENGINEERING & SURVEYING CORPORATION - COA# 335

DRAWING INFO.

DRAWN BY:	MICAH SOLIDER
CHECK BY:	JOSHUA OATHOUT
LICENSE NO.	PE-20550
DATE:	SEPTEMBER 22, 2022
FIELD BOOK:	
JOB NUMBER:	22RO10028

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	REVISION #1	LDE	9/22/22

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CROSSLAND CONSTRUCTION COMPANY, INC.
WAGON WHEEL STORAGE EXPANSION
CITY OF SPRINGDALE LSDP #L22-49

SITE PLAN

WAGON WHEEL ROAD
SPRINGDALE, BENTON COUNTY, ARKANSAS

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 20550 JOSHUA D. OATHOUT 9/22/22

This Professional Engineer's seal affixed to this sheet applies only to the engineering data contained on this sheet. All drawings, documents or other documents prepared by this engineer, and this engineer expressly reserves his common law copyright and other property rights in these plans, drawings, or documents not exhibiting this seal.

DRAWING NO. JOP-100-6632

SHEET NUMBER C103 OF 13

"Variance Application #2 for Building #1"

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Application for Variance – Commercial Design Standards

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

STAFF USE ONLY

Date Application Submitted: October 4, 2022

Date Accepted as Complete: October 25, 2022 Project Number: B22-99

APPLICATION CONTACTS:
Indicate one person of contact for this request: Average Joe's Partners, LLC Property Owner Chris Schnurbusch Representative

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Chris Schnurbusch	Name: Average Joe's Partners, LLC
E-mail: cjs@crossland.com	E-mail: cjs@crossland.com
Address: 1800 S. 52nd Street, Suite 410 Rogers, AR 72758	Address: 833 S East Ave Columbus, KS 66725
Phone: 479-464-7077	Phone: 479-464-7077
Site/ Location: 3744 Wagon Wheel Rd	Current Zoning District: C-5
Assessor's Parcel Number(s): 21-00166-064	Rezone required: N/A
	Total Acreage: 1.98

The Planning Commission may approve variances to depart from the literal requirements of the Commercial Design Standards where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of the design standards.

Fee for Variance Application is $75

Check item(s) for which variance is requested:

- ☐ **ENTRANCES** – one customer entrance on all sides of principal building directly facing abutting public right of-way
- ☐ **PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building

☐ **STRUCTURE BACK AND SIDES**
- ☐ Minimum setback according to zoning district requirements
- ☐ Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan

☒ **PEDESTRIAN FLOW**
- ☐ Sidewalk along all sides of lot abutting public right-of-way required per Master Street Plan
- ☐ 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site
- ☐ 5' sidewalk along the full length of building on façade featuring customer entrance an façade abutting public parking areas 6' from façade of building
- ☒ Weather protection features within 30' of all customer entrances, constructed parallel to building façade
- ☐ Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort

☐ **CENTRAL FEATURES AND COMMUNITY SPACES**
- ☐ Provision of at least 2 central features
- ☐ Direct access to public sidewalk network

☐ **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**
- ☐ Use of similar building materials
- ☐ Use of similar architectural styles or theme

☐ **OUTDOOR STORAGE, TRASH COLLECTION AND LOADING AREAS**
- ☐ Not visible from public right-of-way, located within 20' of any public street, sidewalk or internal pedestrian way
- ☐ Incorporated into the overall design of the building
- ☐ Screening material similar to principal materials of the building and landscape
- ☐ Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets
- ☐ Landscaped so not attention is attached to the function by the use of screening material an no attention is attached to the function by the use

☒ **FACADES AND EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses
- ☒ Minimum 3' depth
- ☒ Minimum of 20 contiguous feet within each 100' of façade length
- ☒ Extends 20% of the façade

☒ **DETAIL FEATURES**
- ☒ Facades include a repeating pattern with no less than 3 elements (color change, texture change, material change)
- ☒ At least one element repeating horizontally
- ☒ Elements repeat at intervals of more than 30' horizontally or vertically
- ☒ Change in plane no less than 12" in width (offset, reveal or projecting rib)

☒ **ROOFS** – change in height every 100 liner feet in building length

☒ **MATERIALS AND COLORS**
- ☒ Predominate exterior materials high quality materials
- ☒ Façade color – low reflectance, subtle, neutral or earth tone

☒ **ENTRYWAYS** – 3 defined, highly visible customer entrances

☐ **LANDSCAPING**

- ☐ Entryway landscaping
- ☐ Parking lot landscaping
- ☐ Perimeter parking area landscaping
- ☐ Building foundation landscaping

☐ **SCREENING**

- ☐ Trash containers, trash compactor, and recycling bins screened from public view 4 sides
- ☐ Exterior ground-mounted or building-mounted equipment
- ☐ Rooftop equipment
- ☐ Solid fence or wall not less than 6' in height along all rear and side property lines common to property zoned for residential purposes
- ☐ Required screening fence or wall maximum height 8', high quality materials
- ☐ Required screening fence or wall maximum continuous length of 50'
- ☐ Earthen berm installed with trees and landscaping for façades facing areas indicated for residential use by the Comprehensive Land Use Plan

☐ **LIGHTING**

- ☐ Pedestrian walkway lighting – 4' maximum height for bollard-type lighting, pedestrian areas illuminated a minimum of 1 footcandle
- ☐ Parking lot lighting – 35' maximum mounting fixture height with all parking areas maintaining 3 footcandles
- ☐ Parking lot lighting – maximum maintained vertical footcandle at any adjoining residential property line 0.5 footcandle measured at 5' above grade
- ☐ Uniformity ratios throughout parking l – not more than a 6:1 ratio of average to minimum illumination and not more than 20:1 maximum to minimum
- ☐ Canopy lighting – 35 footcandles maximum average maintained footcandles under canopy
- ☐ Canopy lighting fixtures lens cover recessed or flush with bottom surface (ceiling) of canopy
- ☐ Canopy indirect light beamed upward and then reflected down shielded focused exclusively on the underside of canopy

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

Reduce the Commercial Design Standards architectural requirements for the proposed Building #1. None of this proposed variance is intended for Building #2.

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

Building #1 will be storage units matching the existing on site. These units will be screened from public view by the existing commercial building in Phase 1 (as seen on the civil drawings sheet C103) and the proposed Building #2. The street frontage landscaping along Wagon Wheel Rd will further screen this building from public view. As such, it is not expected that this building will be mostly, if not fully, hidden from public right-of-way.

The weather protection variance is due to the nature of access for the building, which is intended to be through individual, overhead doors.

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

The proposed building #1 is to consist of storage units and the variance would allow for its construction to match the existing buildings on site.

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 building #1 will match those on site, but the visible building #2 will meet the requirements of the commercial design standards (with the exception of the proposed foundation landscaping variance that was previously submitted).

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) _____

Chris Schnurbusch

_____

DATE: 10-04-22

From: Micah Souder <msouder@ae-inc.com>
Sent: Thursday, October 27, 2022 1:50 PM
To: Ron Hritz; Sarah Curry
Cc: Carly Short; Joshua Oathout; Chris Schnurbusch; Tom Keller; Rick Barry; Debbie Pounders; Sharon Tromburg; Patsy Christie; Ernie Deaton
Subject: LS22-49 Wagon Wheel Storage
Attachments: rv 10-10-22.pdf; Wagon Wheel Rendering (101022).pdf; L22-49 Wagon Wheel Storage Expansion_Response to Comments.pdf

Ron,

We have made revisions according to our conversation yesterday, please see below and attached.

Civil Drawings
-Frontage landscaping and trees have been revised, please see Sheet C108
-The south side of Building #2 has been updated to include a new ADA parking stall with van-accessibility. Please see Sheets C103 & C105.
-Google Drive link for the revised civil drawings is below:
https://drive.google.com/file/d/1TDXXAuawHxUHh6tBn0CIG20VdjHeV8fF/view?usp=sharing

Response to Comment Letter
-Each response has been reviewed and revised as requested to provide additional clarifications for plan revisions. If you have any further questions or concerns please don't hesitate to give me a call

Informal Plat
-Please let me know if there is anything more you need from us for the informal plat/tract combination that we have submitted. If you have any comments please let us know

Building #1 Plans & Variance
-I have attached the latest building #1 drawings below ("rv 10-10-22.pdf", attached) as requested. Although not discussed, I also reattached the site rendering by the architect.
-The Materials on Building #1 will are proposed to be a mixture of masonry and metal. On the southeast and southwest corners (which are expected to be the only visible portions of the building), the architectural drawings show masonry to match the existing storage buildings onsite. The proposed variance will be with regards to the metal paneling on the remaining south side of the building in between the corners, which is not expected to be visible from the street.

If you have any questions or concerns please let me know.

Thank you for your time and help!

NOTICE* Our office will be closed on Thursday, November 3rd, and Friday, November 4th for an all-company owners' retreat.

Micah Souder, EI | Design Engineer
Anderson Engineering, Inc.
Office:417.782.7399 Direct:417.726.9173
ae-inc.com

SITE PLAN KEY NOTES:

*REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING PLAN & DIMENSIONS.

1. HEAVY-DUTY CONCRETE PAVEMENT. RE DETAIL 4/C109
   *FIELD ADJUST NEW PAVEMENT GRADES AS NECESSARY TO MATCH FLUSH W/ EXISTING PAVEMENT.
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   RE: SPRINGDALE STANDARD DETAILS
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CONTRACTOR TO PERFORM DETAILED SITE INSPECTION TO LOCATE ALL EXISTING UTILITES AND VERIFY ANY POSSIBLE CONFLICTS WITH PROPOSED IMPROVEMENTS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTACT ENGINEER WITH ANY CONFLICTS.

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

ADA NOTE:
ALL SIDEWALK AND CURB RAMPS MUST COMPLY WITH FEDERAL LAWS AND ADA GUIDELINES. NON-COMPLIANT WORK WILL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.

SPECIAL NOTE:
CONTRACTOR SHALL FIELD VERIFY PROPOSED GRADES MATCH EXISTING PAVEMENT AT DRIVEWAY ENTRANCES, SIDEWALK CONNECTIONS, AND ALL CONNECTION POINTS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCY OCCURS.

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

CAUTION:
INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

LEGEND

- SEWER MANHOLE
- WV WATER VALVE
- FH FIRE HYDRANT
- PROPERTY LINE
- SANITARY SEWER — SS
- STORM SEWER
- TELEPHONE LINE — TEL
- GAS LINE — G
- WATER LINE — W
- ELECTRIC LINE — OHE
- UNDERGROUND ELECTRIC — UE
- SILT SOCK
- LIMITS OF DISTURBED AREA
- FENCE — X

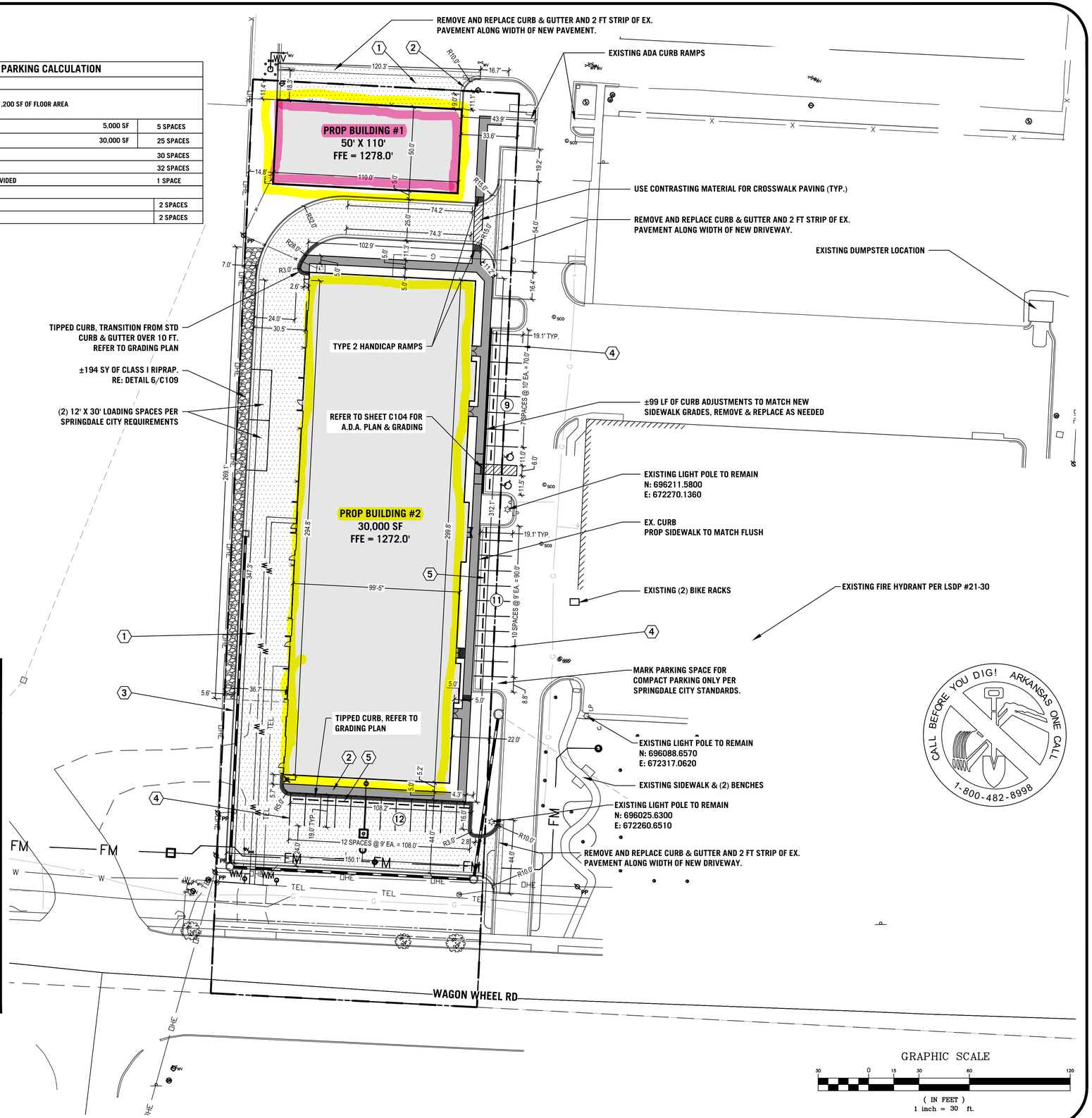
GRID

SYMBOLS LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND AND SITE CONTROL.

1265	EXISTING GRADE LINES
1265	PROPOSED GRADE LINES
	NEW BUILDING CONSTRUCTION
	NEW PAVEMENT
	NEW SIDEWALK
+1265.0 GD	NEW SPOT ELEVATIONS

LIST	ABBREVIATION
GRADE	NONE
SIDEWALK	SW
TOP OF WALL	TW
TOP OF CURB	TC
TOP OF PAVEMENT	PVT
NEW GRADE	GD
CONCRETE	CONC
EXISTING TOP OF CURB	ETC
EXISTING GRADE	EGD
EXISTING PAVEMENT	EPVT
EXISTING SIDEWALK	ESW
MODOT PAVEMENT (+3.5")	NPVT
FLOW LINE	FL
TOP OF BERM	TOP



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A LICENSED ARKANSAS ENGINEERING & SURVEYING CORPORATION - COA# 335

DRAWING INFO.

DRAWN BY:	MICAH SOLIDER
CHECK BY:	JOSHUA OATHOUT
LICENSE NO.	PE-20550
DATE:	SEPTEMBER 22, 2022
FIELD BOOK:	
JOB NUMBER:	22RO10028

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	REVISION #1	LDE	9/22/22

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CROSSLAND CONSTRUCTION COMPANY, INC.
WAGON WHEEL STORAGE EXPANSION
CITY OF SPRINGDALE LSDP #L22-49

SITE PLAN

WAGON WHEEL ROAD
SPRINGDALE, BENTON COUNTY, ARKANSAS

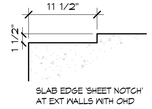
STATE OF ARKANSAS
JOSHUA C. OATHOUT
LICENSED PROFESSIONAL ENGINEER
No. 20550
9/22/22

This Professional Engineer's seal affixed to this sheet applies only to the engineering data contained on this sheet. All drawings, instruments or other documents prepared by this engineer, and this engineer expressly reserves his common law copyright and other property rights in these plans, drawings, or documents not sealing this seal.

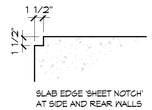
DRAWING NO. JOP-100-6632

SHEET NUMBER C103 OF 13

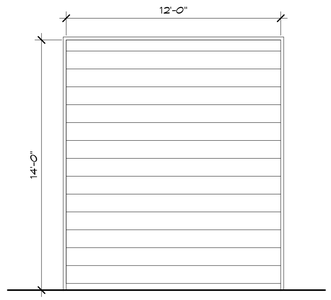
Door Schedule1								
	DOOR			DOOR				
Type Mark	DOOR WIDTH	DOOR HEIGHT	ELEVATION	FRAME TYPE	DOOR TYPE	HARDWARE SET	Count	Notes
4	12'-0"	14'-0"	4	MTL	OHD		8	



9 *9-1/2" SLAB EDGE DETAIL*
1" = 1'-0"



8 *1-1/2" SLAB EDGE DETAIL*
1" = 1'-0"



Door Type 4

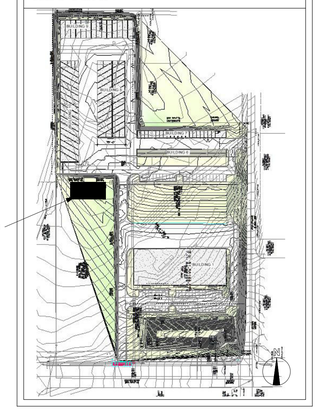
INSULATED OHD HARDWARE BY DOOR MANUFACTURER

10 *DOOR ELEVATIONS*
1/4" = 1'-0"

UNIT MATRIX:	
UNIT SIZE	COUNT
13'-6"X50	8
TOTAL	8

BUILDING LOCATION

KEY PLAN



BUILDING #1 VARIANCE VISUAL REPRESENTATION.

CODE SUMMARY

APPLICABLE CODES:
INCLUDED BUT NOT LIMITED TO, THE LATEST ADOPTED ADDITIONS OF THESE CODES AS AMENDED BY THE CITY OF FAYETTEVILLE AND THE STATE OF ARKANSAS

2021 International Building Code (IBC), Vol. 1 with Arkansas State amendments
2021 International Fire Code (IFC), Vol. 3 with Arkansas State amendments

2010 Edition Arkansas State Mechanical Code,
2014 Edition National Electric Code (NEC),
2006 Edition Arkansas State Plumbing Code
2006 Edition Arkansas State Fuel Gas Code,
2004 Edition Arkansas Energy Code,

THIS PROJECT IS A NEW BUILDING ON A PREVIOUSLY UNDEVELOPED SITE. SITE PLANS HAVE BEEN DESIGNED BY A CIVIL ENGINER UNDER A SEPARATE COVER.

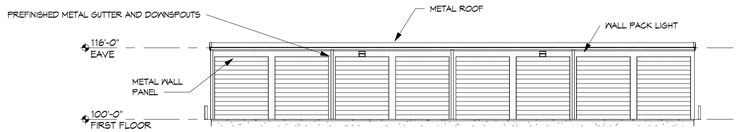
THIS IS A NON-SPRINKLERED - RV'S LESS THAN 10,000 LBS NOT CONSIDERED COMMERCIAL VEHICLES

CODE DATA:
PROPOSED USE: SELF STORAGE
OCCUPANCY TYPE: S-1 STORAGE

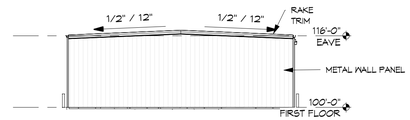
CONSTRUCTION TYPE: 2B - NON SPRINKLERED - SEPARATED
ALLOWABLE AREA = 17,500
ALLOWABLE HT/STORIES = 55' AND 2 STORY

ACTUAL AREA : = 5,400 SF

SEE CODE DIAGRAM

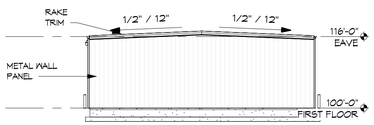


3 *NORTH ELEVATION*
1/16" = 1'-0"

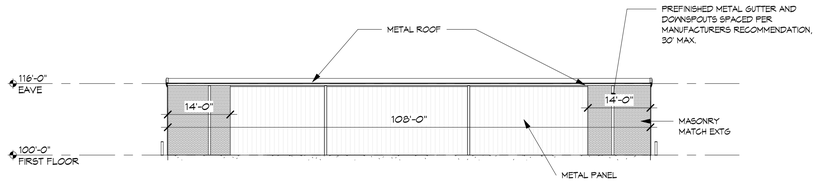


4 *EAST ELEVATION*
1/16" = 1'-0"

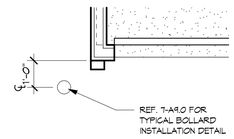
7 *BOLLARD*
3/4" = 1'-0"



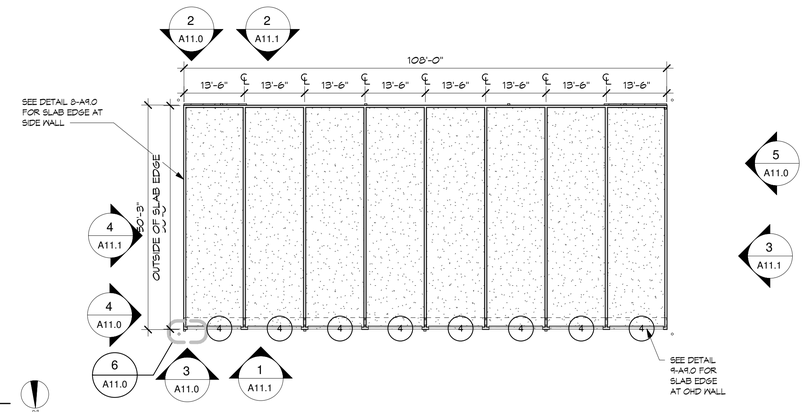
5 *WEST ELEVATION*
1/16" = 1'-0"



2 *SOUTH ELEVATION*
1/16" = 1'-0"



6 *TYPICAL BOLLARD PLACEMENT*
3/8" = 1'-0"



1 *FIRST FLOOR PLAN*
1/16" = 1'-0"

8-9-22
Registered Architect
David Paul Burris
No. 4116
Arkansas

Burris Architecture
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

B22-99

WAGON WHEEL RV
WAGON WHEEL ROAD
SPRINGDALE, AR

DATE
8-9-422

JOB NO.
21108

REVISIONS

A11.0
RV

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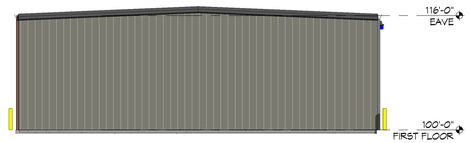
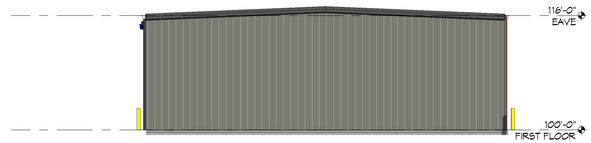
BUILDING #1 VARIANCE
VISUAL REPRESENTATION.



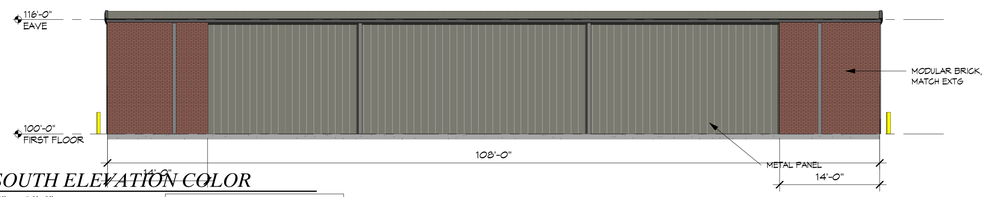




4 EAST ELEVATION COLOR
1" = 10'-0"
100% METAL PANEL



3 WEST ELEVATION COLOR
1" = 10'-0"
100% METAL PANEL



2 SOUTH ELEVATION COLOR
1" = 10'-0"
100% MASONRY VENEER, - MATCH EXTG



1 NORTH ELEVATION COLOR
1" = 10'-0"
100% METAL PANEL

8-9-22
Registered Architect
David Paul Burris
No. 4116
Arkansas

Burris Architecture
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

B22-99

WAGON WHEEL RV
WAGON WHEEL ROAD
SPRINGDALE, AR

DATE 8-9-422
JOB NO. 21108
REVISIONS

A11.1
COLOR ELEVATIONS

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5311 W. Village Parkway
Rogers, AR 72758
479-286-8181

B22-99

September 21, 2022
22RO10028 – Wagon Wheel Road Storage
3744 Wagon Wheel Road, Springdale AR
Parcel No. 21-00166-064
Adjacent Property Owners List

Parcel Number:	**21-00171-100**
County Name:	Benton County
Property Address:	ACUFF, ALICE & LOTHES, PEGGY & ACUFF, MARK 3581 WAGON WHEEL RD SPRINGDALE, AR
Mailing Address:	ACUFF, ALICE ET AL 13290 KENNETH PRICE RD SPRINGDALE, AR 72762-4216
Collector's Mailing Address:	ACUFF ALICE ET AL 13290 KENNETH PRICE RD SPRINGDALE, AR 72762
Total Acres:	0.40
Timber Acres:	0.00
Sec-Twp-Rng:	22-18-30
Lot/Block:	/
Subdivision:	22-18-30-SPRINGDALE
Legal Description:	PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, IN TOWNSHIP 18 NORTH, RANGE 30 WEST, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID 20 ACRE TRACT, THENCE SOUTH 250 FEET TO THE CNETER OF A DITCH, THENCE NORTH BEARING EAST WITH THE CENTER OF SAID DITCH TO THE NORTH LINE OF SAID 20 ACRE TRACT AT A POINT 140 FEET EAST OF THE NORTHWEST CORNER, THENCE WEST 140 FEET, TO THE NORTHWEST CORNER THEREOF, BEING THE POINT OF BEGINNING.

James E. Collins, PLS



Planning Commission Meeting
November 1, 2022

Miles
00.01.03 0.06 0.09 0.12
N

PROJECT: B22-99
APPLICANT: Wagon Wheel Storage
REQUEST: Variance for Commercial Design Standards

SPRINGDALE™
WE'RE MAKING IT HAPPEN

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: November 1, 2022

Re: **R22-56 Rezone**

A request by T. Wayne Vanhook Living Trust for Planning Commission approval of a zone change from Agricultural District (A-1) to Planned Unit Development (PUD) for a tract of land containing 24.99 acres.

LOT LOCATION AND SIZE

The 24.99 acre tract is located at 223 and 303 Preston Lane, east side of Huntsville Avenue, north of Emma Avenue.

A vicinity map is attached.

EXISTING ZONING

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

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

ACCESSORY USES

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

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

SITE PLAN REVIEW

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

AREA REGULATIONS

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

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

REQUESTED ZONING

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

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

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

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

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

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

ACCESSORY USES

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

SITE PLAN REVIEW

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

DENSITY, BULK, AREA AND YARD REGULATIONS

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

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

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

OFF-STREET PARKING

See Article 7 of this chapter.

ENCLOSURE OF USES

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

SCREENING AND LANDSCAPING

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

OPEN SPACE

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

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The tract is undeveloped. The area to the north and east is undeveloped in A-1 zoning. The area to the south contains a mixture of commercial and residential uses in A-1 and C-2 zoning. The area to the east contains industrial uses in I-1 zoning.

LAND USE PLAN AND MASTER STREE PLAN

The adopted Comprehensive Land Use Plan indicates medium density residential and commercial uses.

The Master Street Plan indicates Preston Lane as a local street and Huntsville Avenue 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.

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

Building & Fire Comments (R22-56)

Date: November 1, 2022
Reviewed by: Ed Stith

The Fire Department does not support reductions in side setbacks unless the cladding in exterior wall between lots is noncombustible (section 3.16 of PUD documents).

RECEIVED
OCT 28 2022
PLANNING OFFICE
CITY OF SPRINGDALE

Prior Submission Dates & Application Property Owners:
07.2022 = Jennifer Hansen & Marc McFann
08.2022 = Vanhook Trust
10.2022 = Hollyberry Properties
10.2022 = Silverleaf Properties

File No. R22-56

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

Legal Description:
Parcel # 815-30744-000
Parcel # 815-30758-000
-Full description has been attached

Layman's Description: 223/303 Preston Ln Springdale, AR

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

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

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

FROM (current zoning) A6R-1

TO (proposed zoning) PUD

Electronically Signed using eSignOnline™ [Session ID : d359ddeb-e6a1-4c42-b5f7-54a301832217]

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 Mixed use development with a Commercial buffer, also including Single family & multi-family

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: No negative impacts expected. To provide a housing community for the city.

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: Adam Daugherty

Address: 710 W. Emma Springdale, AR

PETITIONER/OWNER**SIGNATURE**

MAILING ADDRESS: 4581 E. Gulley Rd Fayetteville, AR

TELEPHONE: 479-225-1885 DATE: 10/26/2022

Electronically Signed using eSignOnline™ [Session ID : d359ddeb-e8a1-4c42-b5f7-54a301632217]

R22-56

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.

As of Distribution, legal documentation for who owns the property & is an authorized signer has not been provided.

SIGNATURE
(Property Owner)

(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 27 day of October, 2022.

Notary Public

OFFICIAL SEAL
DAVID RIPPEY
NOTARY PUBLIC . ARKANSAS
WASHINGTON COUNTY
COMMISSION #12701634
COMMISSION EXP. 07/20/2027

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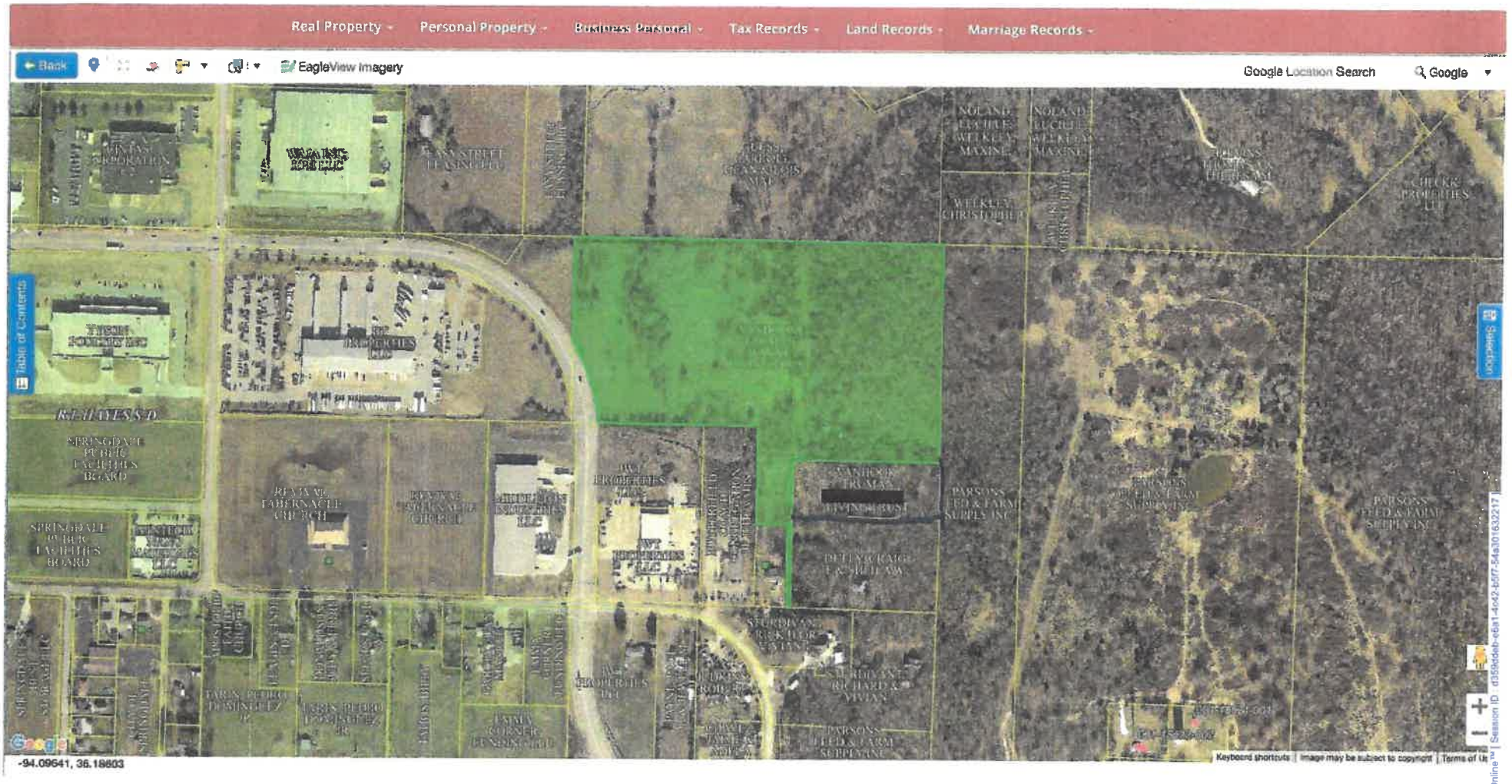
R22-56



223 + 303 Preston Lane

Electronically Signed using eSignOnline™ | Session ID: d359ddeb-e6a1-4c42-b5f7-54a3016332217

R22-56



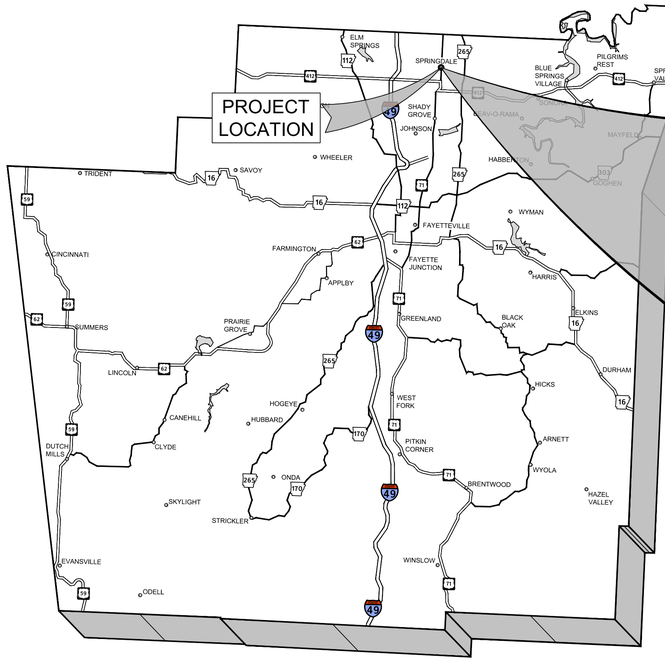
Electronically Signed using eSignOnline™ [Session ID : d359ddeb-e6a1-4c42-b577-54a301632217]

PP22-13 TABLED PER APPLICANT

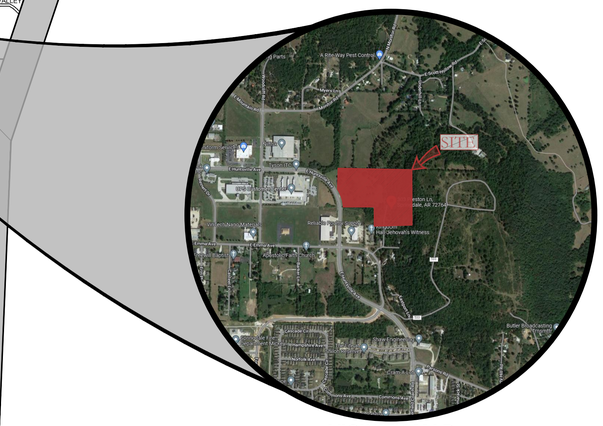
SHILOH MEADOWS SUBIDIVSION

PLANNED UNIT DEVELOPMENT
303 PRESTON LANE
SPRINGDALE, AR

CITY OF SPRINGDALE PROJECT NO. PP22-13
CIVILTECH PROJECT NO. 22-053



WASHINGTON COUNTY
ARKANSAS



VICINITY MAP
N.T.S.

CERTIFICATIONS:

REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED

CIVILTECH
PROFESSIONALS

PROJECT CONTACT INFORMATION			
TITLE	CONTACT	PHONE#	EMAIL
OWNER AND DEVELOPER	HOLLYBERRY PROPERTIES LLC	(479) 225-1808	hansenwords@gmail.com
ENGINEER PROJECT MANAGER	ASHLEY BICE, PE JOSEPH DUFF	(501) 593-1298 (870) 253-2523	ashley@civiltechpros.com joseph@civiltechpros.com
CITY OF SPRINGDALE PLANNING DEPARTMENT	MS. PATSY CHRISTIE	(479) 750-8550	pchristie@springdalear.gov
CITY OF SPRINGDALE FIRE DEPARTMENT	MR. BLAKE HOLTE	(479) 751-4510	bholte@springdalear.gov
CITY OF SPRINGDALE ENGINEERING	MR. BEN PETERS, PE	(479) 750-8105	bpeters@springdalear.gov
CITY OF SPRINGDALE STREET DEPARMENT	MR. JAMES SMITH	(479) 750-8135	jsmith@springdalear.gov

UTILITY CONTACT INFORMATION			
PROVIDER	CONTACT	PHONE#	EMAIL
SPRINGDALE WATER UTILITIES	MR. RICK PULVIRENTI, PE	(479) 751-5751	rpulvirenti@springdalewater.com
OZARK ELECTRIC COOPERATIVE	MR. WILLIAM DICK	(479) 684-4658	wdick@ozarksecc.com
AEP SWEPCO	MR. HAYDEN M MERRIT, PE	(479) 973-4243	hmmerritt@aep.com
BLACK HILLS ENERGY	MR. DON BRADSHAW	(479) 601-8221	don.bradshaw@blackhillsenergy.com
INTERNET	MR. TROY OLIVER	(479) 717-3783	troy.oliver@cox.com
PHONE (AT&T)	MR. LANE RHODES, PE	(479) 442-1977	lr592@att.com

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C000

PP22-13 TABLED PER APPLICANT

LEGAL DESCRIPTION OF PLANNED UNIT DEVELOPMENT (FROM RECENT LAND SURVEY):

TRACT 1 (PARCEL A)

PART OF THE NE QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER. THENCE ALONG THE NORTH LINE OF SAID FORTY, SOUTH 87 DEGREES 27 MINUTES 38 SECONDS EAST, 1,331.29 FEET TO AN EXISTING FENCE POST MARKING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER. THENCE ALONG THE EAST LINE OF SAID FORTY, SOUTH 02 DEGREES 35 MINUTES 41 SECONDS WEST, 781.69 FEET TO AN EXISTING REBAR. THENCE LEAVING SAID EAST LINE, NORTH 87 DEGREES 23 MINUTES 10 SECONDS WEST, 541.65 FEET TO AN EXISTING REBAR. THENCE SOUTH 02 DEGREES 26 MINUTES 24 SECONDS WEST, 200.05 FEET TO AN EXISTING REBAR. THENCE SOUTH 02 DEGREES 17 MINUTES 42 SECONDS WEST, 337.26 FEET TO A SET P/K NAIL ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER. THENCE ALONG THE SOUTH LINE OF SAID FORTY, NORTH 87 DEGREES 20 MINUTES 21 SECONDS WEST, 11.85 FEET. THENCE LEAVING SAID SOUTH LINE, NORTH 02 DEGREES 17 MINUTES 42 SECONDS EAST, 300.05 FEET TO AN EXISTING REBAR. THENCE NORTH 87 DEGREES 40 MINUTES 35 SECONDS WEST, 115.50 FEET TO AN EXISTING REBAR. THENCE NORTH 02 DEGREES 13 MINUTES 14 SECONDS EAST 360.81 FEET TO AN EXISTING REBAR. THENCE NORTH 87 DEGREES 45 MINUTES 01 SECONDS WEST, 581.79 FEET TO AN EXISTING REBAR ON THE EAST RIGHT OF WAY LINE OF EAST HUNTSVILLE AVENUE. THENCE ALONG SAID RIGHT OF WAY LINE, AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 740.00 FEET AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 14 DEGREES 00 MINUTES 21 SECONDS WEST, 263.91 FEET TO A SET REBAR WITH CAP ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER. THENCE LEAVING SAID RIGHT OF WAY LINE AND ALONG THE WEST LINE OF SAID FORTY, NORTH 02 DEGREES 06 MINUTES 15 SECONDS EAST, 407.82 FEET TO THE POINT OF BEGINNING, CONTAINING 22.50 ACRES AND SUBJECT TO ROAD RIGHTS OF WAY AND ANY EASEMENTS OF RECORD.

TRACT 2 (PARCEL B)

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER. THENCE ALONG THE NORTH LINE OF SAID FORTY, SOUTH 87 DEGREES 27 MINUTES 38 SECONDS EAST, 1,331.29 FEET TO AN EXISTING FENCE POST MARKING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER. THENCE ALONG THE EAST LINE OF SAID FORTY, SOUTH 02 DEGREES 35 MINUTES 41 SECONDS WEST, 781.69 FEET TO AN EXISTING REBAR AND THE POINT OF BEGINNING. THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 02 DEGREES 35 MINUTES 41 SECONDS WEST, 200.72 FEET TO AN EXISTING REBAR. THENCE LEAVING SAID EAST LINE, NORTH 87 DEGREES 18 MINUTES 55 SECONDS WEST, 541.11 FEET TO AN EXISTING REBAR. THENCE NORTH 02 DEGREES 26 MINUTES 24 SECONDS EAST, 200.05 FEET TO AN EXISTING REBAR. THENCE SOUTH 87 DEGREES 23 MINUTES 10 SECONDS EAST, 541.65 FEET TO THE POINT OF BEGINNING, CONTAINING 2.49 ACRES AND SUBJECT TO ROAD RIGHTS OF WAY AND ANY EASEMENTS OF RECORD.

SURVEYOR'S LEGEND

- S.R.B. = SET 1/2" REBAR W/ CAP
- S.P/K.N. = SET P/K NAIL
- S.R.R.S. = SET RAILROAD SPIKE
- S.N. = SET NAIL
- E.R.B. = EXISTING REBAR
- E.I.P. = EXISTING IRON PIN
- E.P/K.N. = EXISTING P/K NAIL
- E.N. = EXISTING NAIL
- E.R.R.S. = EXISTING RAILROAD SPIKE
- = EXISTING GOVERNMENT MONUMENT
- = EXISTING STONE
- = EXISTING STATE MONUMENT
- = EXISTING R/W MARKER
- = EXISTING FENCE
- = COMPUTED POINT
- F.C. = FENCE CORNER

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW.

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DISCLAIMER:

LINEWORK WAS PROVIDED BY:

SATTERFIELD LAND SURVEYORS PA
1928 HIGHWAY 71 NORTH
ALMA, AR 72921
PHONE: (479) 632-3565
FROM THE SURVEY PLAT JOB NO. 47,467 DATED 08-01-2022

CIVILTECH PROFESSIONALS

CERTIFICATE OF AUTHORIZATION
CIVILTECH PROFESSIONALS LLC
No.3962
ARKANSAS ENGINEER

REVISIONS	DATE

SHILOH MEADOWS SUBDIVISION

303 PRESTON LANE SPRINGDALE, AR

EXISTING CONDITIONS

PLAN DATE:		
09/22/2022		
DESIGN:	CHECK:	DRAWN:
ARB	ARB	JKD
PROJECT NO.		
22-053 PP22-13		

C050

PP22-13 TABLED PER APPLICANT

GENERAL NOTES:

1. ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED CURBING SHALL BE 6" WIDE x 6" HIGH.
3. A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1
4. ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
5. MODIFIED CURB REQUIRED AT ALL DRIVES.
6. OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS MUST BE LANDSCAPED, SO THAT THEIR FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW OF THE ADJACENT PROPERTY AND THE PUBLIC RIGHT-OF-WAY.
7. 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.
8. ALL PARKING LIGHTS WILL BE PRIVATE AND WILL BE THE RESPONSIBILITY OF THE OWNER FOR BILLING AND MAINTENANCE. ALL STREET LIGHTS WILL BE PUBLIC AND WILL BE THE RESPONSIBILITY OF THE CITY FOR BILLING AND MAINTENANCE.
9. DETENTION POND SHALL BE FULLY SODDED.
10. STOCKPILING OF CONSTRUCTION SPOIL MATERIALS 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:
    - 10.1. DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
    - 10.2. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
    - 10.3. NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
    - 10.4. NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AND INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
    - 10.5. ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
11. 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. STREET LIGHTS ON SE HUNTSVILLE AVENUE SHALL BE PAID FOR AND MAINTAINED BY THE CITY OF SPRINGDALE.
12. IN ALL RESIDENTIAL, COMMERCIAL AND INDUSTRIAL DEVELOPMENTS SUBMITTED AFTER AUGUST 30, 2007, ALL UTILITY WIRES, LINES AND/OR CABLE IN SAID DEVELOPMENTS UTILIZED BY ELECTRIC AND/OR TELECOMMUNICATIONS COMPANIES SHALL BE PLACED UNDERGROUND. EXCLUDING 12Kv AND ABOVE.

FEATURE LINES AND SURVEY SYMBOLS

- PROPERTY LINE
- LOT LINE
- OFFSITE PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- ACCESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT
- CURB AND GUTTER
- SANITARY SEWER LINE
- WATERLINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING SEWER FORCE MAIN
- EXISTING WATERLINE
- EXISTING GAS LINE
- EXISTING SEWER LINE
- SET/FOUND REBAR
- BENCH MARK (ELEV.)

UTILITY SYMBOLS

- SEWER MANHOLE
- CURB INLET
- FLARED END SECTION
- JUNCTION BOX
- AREA INLET
- SEWER SERVICE
- WATER SERVICE
- POWER POLE
- GAS METER

HATCHES

- PAVEMENT

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

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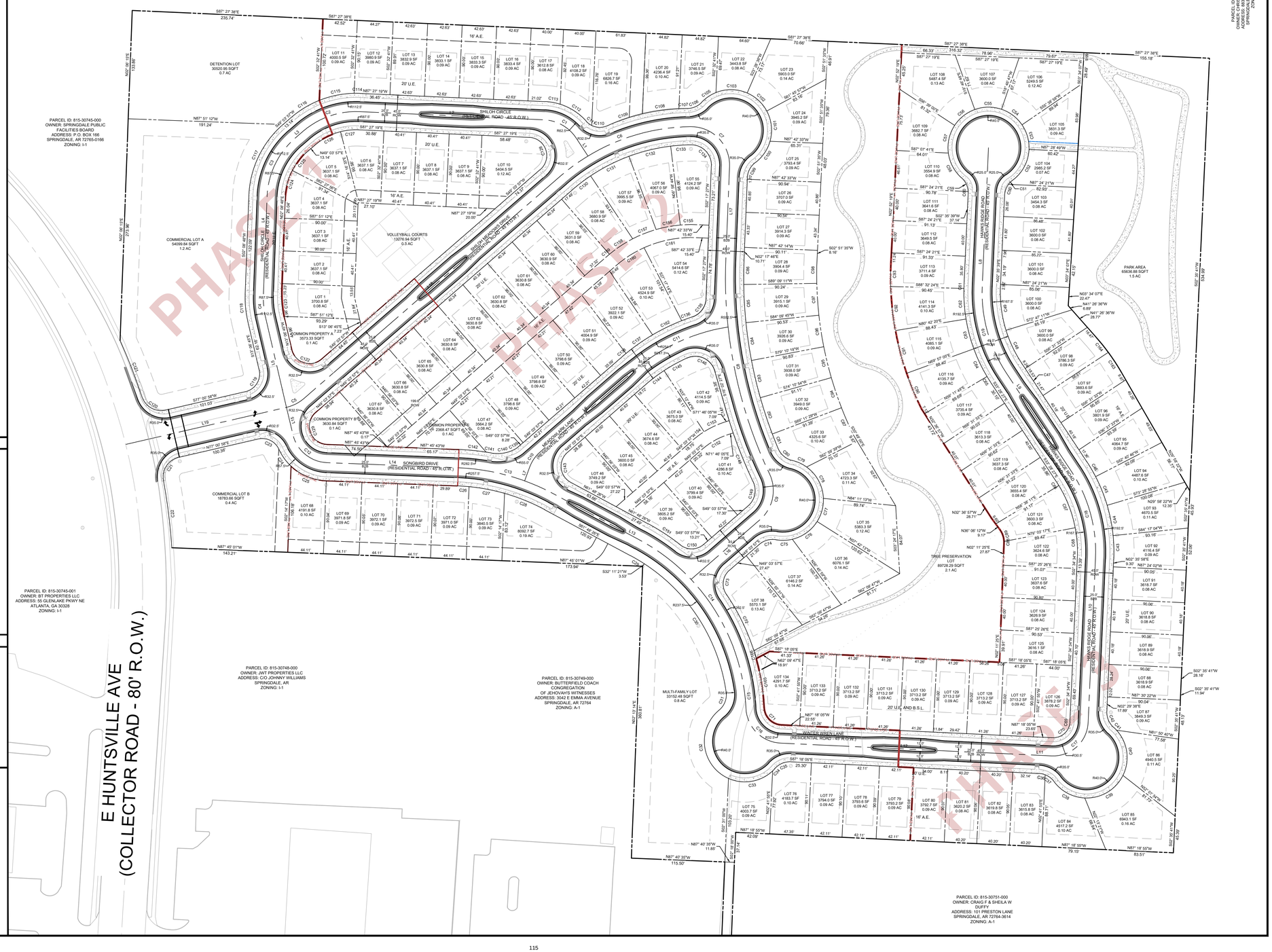
NORTH

60 30 0 60 120
HORIZ. SCALE



CIVILTECH PROFESSIONALS

CERTIFICATE OF AUTHORIZATION
CIVILTECH PROFESSIONALS LLC
No.3962
ARKANSAS ENGINEER NOTION

REVISIONS	DATE

SHILOH MEADOWS SUBDIVISION

303 PRESTON LANE SPRINGDALE, AR

SITE PLAN

PLAN DATE:		
09/22/2022		
DESIGN:	CHECK:	DRAWN:
ARB	ARB	JKD
PROJECT NO.		
22-053 PP22-13		

C100

PP22-13 TABLED PER APPLICANT

Curve Table: Alignments				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	47.39'	50.000	S60° 18' 06.06"E	45.64'
C2	75.88'	100.000	N70° 48' 18.95"E	74.08'
C3	81.89'	100.000	N25° 36' 22.45"E	79.62'
C4	26.53'	100.000	N05° 27' 17.78"W	26.46'
C5	24.39'	50.000	N63° 02' 27.65"E	24.15'
C6	175.63'	250.000	N69° 11' 28.91"E	172.04'
C7	77.08'	47.500	S44° 11' 45.89"E	68.90'
C8	278.51'	565.000	S11° 15' 43.58"E	275.70'
C9	61.72'	47.500	S11° 50' 27.62"W	57.47'
C10	22.80'	45.000	N34° 33' 11.84"E	22.55'
C11	129.71'	231.500	N65° 07' 04.28"E	128.02'
C12	58.63'	45.000	S50° 26' 13.96"E	54.57'
C13	122.31'	270.000	S74° 47' 04.60"E	121.27'
C14	227.64'	250.000	S35° 43' 16.56"E	219.86'
C15	30.02'	250.000	S06° 11' 43.68"E	30.00'
C16	66.40'	45.000	S45° 01' 42.71"E	60.54'
C17	68.99'	43.034	N46° 45' 12.21"E	61.84'
C18	113.33'	180.000	N15° 26' 14.29"W	111.47'
C19	113.31'	180.000	N15° 26' 23.95"W	111.45'

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Distance
C21	38.09	25.00	N33° 22' 16"E	34.51
C22	83.59	723.30	N07° 01' 45"W	83.54
C23	30.71	22.50	S63° 52' 43"E	28.38
C24	26.35	66.28	S35° 30' 58"E	26.18
C25	48.01	66.28	S67° 39' 33"E	46.97
C26	14.23	247.50	S86° 06' 54"E	14.23
C27	44.65	247.50	S79° 17' 59"E	44.59
C28	53.24	247.50	S67° 58' 09"E	53.13
C29	19.30	227.50	S59° 22' 35"E	19.30
C30	193.42	227.50	S32° 35' 21"E	187.65
C31	25.53	25.00	S21° 01' 16"W	24.43
C32	101.63	50.00	S07° 57' 25"E	85.02
C33	58.61	50.00	N80° 14' 01"E	55.31
C34	4.07	50.00	N44° 19' 27"E	4.06
C35	22.12	25.00	N67° 20' 49"E	21.41
C36	8.20	25.00	S77° 54' 03"E	8.17
C37	13.92	25.00	S52° 32' 57"E	13.74
C38	44.37	50.00	S62° 01' 04"E	42.92
C39	57.94	50.00	N59° 21' 56"E	54.75
C40	59.99	50.00	N08° 12' 06"W	56.45

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Distance
C41	4.87	50.00	N45° 21' 36"W	4.86
C42	22.10	25.00	N22° 49' 38"W	21.38
C43	29.39	202.50	N01° 33' 29"W	29.36
C44	38.18	202.50	N11° 07' 00"W	38.12
C45	38.18	202.50	N21° 55' 09"W	38.12
C46	21.75	202.50	N30° 23' 50"W	21.74
C47	0.00	0.06	N33° 28' 24"W	0.00
C48	44.70	157.50	N25° 20' 38"W	44.55
C49	54.45	157.50	N07° 18' 35"W	54.18
C50	14.77	25.00	N19° 30' 49"E	14.55
C51	7.36	25.00	N44° 51' 55"E	7.33
C52	44.31	50.00	N27° 54' 31"E	42.88
C53	32.18	50.00	N15° 54' 55"W	31.62
C54	32.18	50.00	N52° 47' 07"W	31.62
C55	33.65	50.00	S89° 30' 00"W	33.02
C56	32.18	50.00	S51° 47' 06"W	31.62
C57	35.77	50.00	S12° 51' 18"W	35.01
C58	35.32	50.00	S27° 52' 29"E	34.59
C59	19.26	25.00	S26° 02' 33"E	18.78
C60	2.87	25.00	S00° 41' 27"E	2.86

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Distance
C61	4.01	202.50	S02° 01' 37"W	4.01
C62	38.01	202.50	S03° 55' 02"E	37.95
C63	38.01	202.50	S14° 40' 17"E	37.95
C64	38.01	202.50	S25° 25' 33"E	37.95
C65	9.44	202.50	S32° 08' 19"E	9.44
C66	5.80	157.50	S32° 25' 08"E	5.80
C67	56.13	157.50	S21° 09' 16"E	55.83
C68	37.23	157.50	S04° 10' 22"E	37.15
C69	32.27	20.50	S47° 35' 46"W	29.04
C70	32.27	20.50	S47° 35' 46"W	29.04
C71	33.20	22.50	N45° 01' 43"W	30.27
C72	77.75	272.50	N26° 00' 00"W	1407.46
C73	32.69	22.50	N07° 26' 44"E	29.89
C74	22.12	25.00	N74° 25' 03"E	21.41
C75	20.31	50.00	N88° 08' 03"E	20.17
C76	38.57	50.00	N54° 23' 51"E	37.62
C77	30.03	50.00	N15° 05' 32"E	29.58
C78	45.37	50.00	N28° 06' 31"W	43.83
C79	19.72	50.00	N65° 24' 26"W	19.60
C80	23.50	25.00	N49° 47' 05"W	22.64

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Distance
C81	19.43	542.50	N21° 50' 05"W	19.43
C82	47.25	542.50	N18° 18' 49"W	47.24
C83	47.25	542.50	N13° 19' 23"W	47.24
C84	47.25	542.50	N08° 19' 58"W	47.24
C85	47.25	542.50	N03° 20' 32"W	47.24
C86	35.10	542.50	N01° 00' 23"E	35.09
C87	36.14	452.50	S23° 29' 44"E	37.32
C88	1.50	25.00	N00° 28' 20"E	1.50
C89	15.21	25.00	N18° 40' 28"W	14.98
C90	47.66	361.16	N22° 48' 41"W	47.63
C91	54.58	361.16	N14° 42' 05"W	54.52
C92	54.81	361.16	N06° 01' 30"W	54.75
C93	30.38	361.16	N00° 43' 55"E	30.37
C94	39.30	452.50	S18° 43' 08"E	39.29
C95	39.33	452.50	S13° 44' 26"E	39.32
C96	39.35	452.50	S08° 45' 33"E	39.34
C97	39.38	452.50	S03° 46' 28"E	39.37
C98	32.70	452.50	S00° 47' 21"W	34.00
C99	22.12	25.00	N27° 38' 34"E	21.41
C100	32.42	50.00	N34° 25' 13"E	31.85

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Distance
C101	38.47	50.00	N06° 11' 39"W	37.53
C102	33.41	50.00	N47° 22' 44"W	32.80
C103	39.50	50.00	N89° 09' 12"W	38.48
C105	21.38	50.00	S55° 58' 11"W	21.21
C106	19.57	25.00	S66° 09' 11"W	19.08
C107	10.71	231.08	S89° 12' 59"W	10.71
C108	45.63	231.08	S82° 13' 55"W	45.55
C109	46.38	231.08	S70° 49' 30"W	46.31
C110	19.41	22.50	N88° 15' 23"W	18.81
C111	8.59	22.50	N52° 36' 23"W	8.54
C112	38.74	72.50	N56° 58' 22"W	38.28
C113	19.20	72.50	N79° 52' 05"W	19.15
C114	7.83	122.50	N89° 17' 10"W	7.83
C115	44.06	122.50	S78° 34' 48"W	43.82
C116	41.07	122.50	S58° 40' 17"W	40.88
C117	100.31	122.50	S25° 36' 22"W	97.54
C118	32.62	122.50	S05° 28' 58"E	32.53
C119	35.39	22.50	S31° 57' 07"W	31.86
C120	36.84	25.00	N60° 46' 18"W	33.59
C121	74.69	720.86	N21° 13' 28"W	74.66

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Distance
C122	46.27	22.50	N72° 01' 24"W	38.54
C123	20.64	77.50	N05° 28' 58"W	20.58
C124	34.34	77.50	N14° 50' 26"E	34.06
C125	29.12	77.50	N38° 18' 01"E	28.95
C126	36.06	77.50	N62° 23' 42"E	35.73
C127	22.75	77.50	N84° 08' 04"E	22.67
C128	53.61	22.50	S19° 11' 41"E	41.80
C129	53.73	22.50	N19° 20' 53"W	41.84
C130	28.49	227.50	N52° 39' 14"E	28.47
C131	53.17	227.50	N62° 56' 12"E	53.04
C132	53.16	227.50	N76° 19' 35"E	53.04
C133	25.00	227.50	N86° 10' 08"E	24.99
C134	40.57	25.00	S44° 11' 46"E	36.26
C135	30.27	25.00	S36° 58' 57"W	28.46
C136	13.66	254.00	S70° 08' 01"W	13.66
C137	40.04	254.00	S55° 02' 41"W	40.00
C138	6.48	254.00	S49° 47' 50"W	6.48
C139	5.10	22.50	S55° 33' 43"W	5.09
C140	29.86	45.00	S81° 04' 07"W	29.32
C141	6.28	292.50	N80° 32' 10"W	6.28

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Distance
C142	33.75	292.50	N84° 27' 24"W	33.73
C143	43.54	22.50	N06° 22' 15"W	37.06
C144	28.17	209.00	N52° 55' 37"E	28.15
C145	32.17	209.00	N61° 11' 48"E	32.13
C146	42.91	25.00	S65° 13' 03"E	37.84
C147	25.51	587.50	S16° 12' 28"E	25.51
C148	65.33	587.50	S22° 11' 53"E	65.30
C149	32.48	25.00	S11° 50' 28"W	30.25
C150	31.10	22.50	S88° 39' 57"W	28.68
C151	47.91	272.50	N56° 46' 14"W	47.85
C152	36.45	92.00	N60° 25' 01"E	36.21
C153	26.78	108.00	S64° 39' 51"W	26.71
C154	16.01	108.00	S53° 18' 47"W	16.00
C155	20.00	158.00	S88° 39' 51"W	19.99
C156	30.47	158.00	S79° 30' 44"W	30.43
C157	31.11	158.00	S68° 20' 46"W	31.06
C158	34.59	158.00	S56° 26' 00"W	34.52
C159	3.02	158.00	S49° 36' 49"W	3.02
C160	41.22	142.00	N57° 22' 54"E	41.07
C161	65.91	142.00	N78° 59' 39"E	65.32

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Distance
C162	40.04	254.00	S64° 04' 37"W	40.00
C163	30.25	270.00	N33° 10' 56"W	30.62
C164	23.81	270.00	N38° 55' 03"W	24.40
C165	61.48	272.50	N09° 13' 10"W	61.35
C166	10.19	272.50	N16° 45' 16"W	1405.37

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REVISIONS	DATE

SHILOH MEADOWS SUBDIVISION

303 PRESTON LANE SPRINGDALE, AR

CURVE DATA

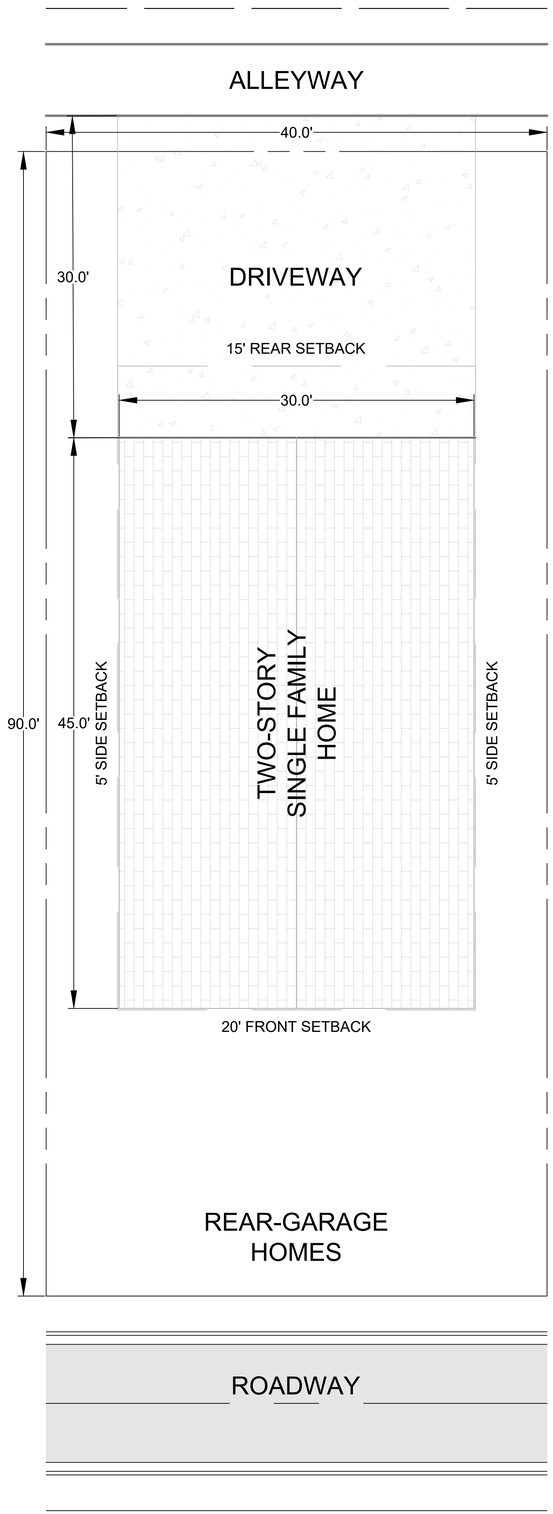
PLAN DATE: 07/11/2022

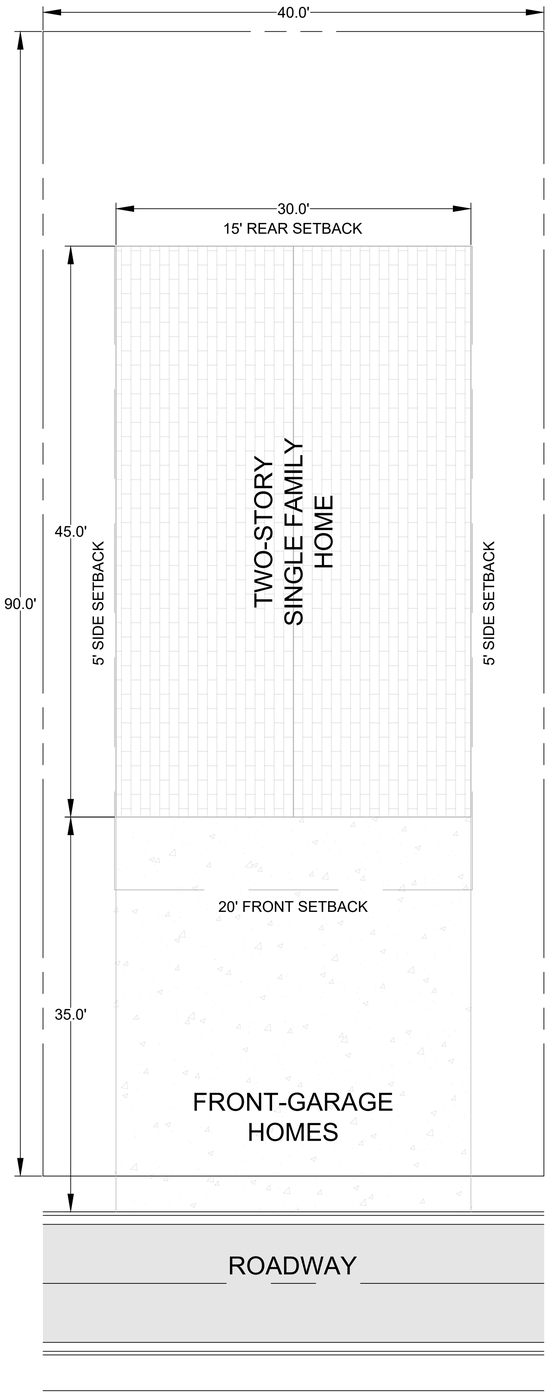
DESIGN:	CHECK:	DRAWN:
ARB	ARB	JKD

PROJECT NO. 22-053

C101

PP22-13 TABLED PER APPLICANT





CIVILTECH PROFESSIONALS

REVISIONS	DATE

SHILOH MEADOWS SUBDIVISION

303 PRESTON LANE SPRINGDALE, AR

HOME EXAMPLES

PLAN DATE:		
07/11/2022		
DESIGN:	CHECK:	DRAWN:
ARB	ARB	JKD
PROJECT NO.		
22-053		

C102

PP22-13 TABLED PER APPLICANT

GENERAL NOTES:

1. ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED CURBING SHALL BE 6" WIDE x 6" HIGH.
3. A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1
4. ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
5. MODIFIED CURB REQUIRED AT ALL DRIVES.
6. OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS MUST BE LANDSCAPED, SO THAT THEIR FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW OF THE ADJACENT PROPERTY AND THE PUBLIC RIGHT-OF-WAY.
7. 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.
8. ALL PARKING LIGHTS WILL BE PRIVATE AND WILL BE THE RESPONSIBILITY OF THE OWNER FOR BILLING AND MAINTENANCE. ALL STREET LIGHTS WILL BE PUBLIC AND WILL BE THE RESPONSIBILITY OF THE CITY FOR BILLING AND MAINTENANCE.
9. DETENTION POND SHALL BE FULLY SODDED.
10. STOCKPILING OF CONSTRUCTION SPOIL MATERIALS 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:
    - 10.1. DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
    - 10.2. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
    - 10.3. NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
    - 10.4. NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AND INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
    - 10.5. ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
11. 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. STREET LIGHTS ON S 40TH STREET SHALL BE PAID FOR AND MAINTAINED BY THE CITY OF SPRINGDALE. PARKING LOTS ALONG THE PRIVATE DRIVE SHALL BE PAID FOR AND MAINTAINED BY THE OWNER.
12. IN ALL RESIDENTIAL, COMMERCIAL AND INDUSTRIAL DEVELOPMENTS SUBMITTED AFTER AUGUST 30, 2007, ALL UTILITY WIRES, LINES AND/OR CABLE IN SAID DEVELOPMENTS UTILIZED BY ELECTRIC AND/OR TELECOMMUNICATIONS COMPANIES SHALL BE PLACED UNDERGROUND. EXCLUDING 12Kv AND ABOVE.

TREE PROTECTION:
A TREE PROTECTION/PRESERVATION ZONE IS PROVIDED AT 2 1/2 TREE PROTECTION FENCING WILL BE INSTALLED AT THE BORDER OF THE TREE PROTECTION ZONE UPON CONSTRUCTION COMMENCEMENT AND REMAIN IN PLACE THROUGHOUT THE COURSE OF CONSTRUCTION ACTIVITIES.

STREET TREE PLANTINGS:
TREES SHALL BE PLACED AT 200' INTERVALS, EXCEPT AT THE ENTRY, WHERE THE TREES SHALL BE PLACED AT 50' INTERVALS.

MEDIAN PLANTINGS:
TREES AND SHRUBS SHALL BE PLACED AS INDICATED AND WILL INCLUDE NATIVE TREE + SHRUB SELECTIONS.

SLOPE STABILIZATION AREAS -

ALL SLOPES FROM 2:1 TO 1:1 SHALL RECEIVE NORTH AMERICAN GREEN ROLL MAX SC150 TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION, IN ADDITION TO HYDROSEEDING WITH PENNINGTON SLOPE MASTER SEED MIX. SLOPE STABILIZATION PLANTINGS SHALL INCLUDE A MIX OF SUMMERSWEET (CLETHRA ALNIFOLIA), FRAGRANT SUMAC (RHUS AEROMATICA), FLOWERING QUINCE (CHAENOMELES), FORSYTHIA (FORSYTHIA X INTERMEDIA), CREEPING JUNIPER (JUNIPERUS HORIZONTALIS), AND ROCKSPRAY COTONEASTER (COTONEASTER HORIZONTALIS). AN ADDITIONAL 2LBS PER ACRE OF NATIVE PERENNIAL SEEDING SHALL BE INCLUDED WITH SEEDING MIX.

ALL SLOPE AREAS FROM 3:1 TO 2:1 SHALL RECEIVE NORTH AMERICAN GREEN ROLL MAX S-150 TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION, IN ADDITION TO HYDROSEEDING WITH PENNINGTON SLOPE MASTER SEED MIX. SLOPE STABILIZATION PLANTINGS SHALL INCLUDE A MIX OF SUMMERSWEET (CLETHRA ALNIFOLIA), FRAGRANT SUMAC (RHUS AEROMATICA), FLOWERING QUINCE (CHAENOMELES), FORSYTHIA (FORSYTHIA X INTERMEDIA), CREEPINIG JUNIPER (JUNIPERUS HORIZONTALIS), AND ROCKSPRAY COTONEASTER (COTONEASTER HORIZONTALIS). AN ADDITIONNAL 2LBS PER ACRE OF NATIVE PERENNIAL SEEDING SHALL BE INCLUDED WITH SEEDING MIX.

FEATURE LINES AND SURVEY SYMBOLS

- PROPERTY LINE
- LOT LINE
- OFFSITE PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- ACCESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT
- CURB AND GUTTER
- SANITARY SEWER LINE
- WATERLINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING SEWER FORCE MAIN
- EXISTING WATERLINE
- EXISTING GAS LINE
- EXISTING SEWER LINE
- SET/FOUND REBAR
- BENCH MARK (ELEV.)

UTILITY SYMBOLS

- SEWER MANHOLE
- CURB INLET
- FLARED END SECTION
- JUNCTION BOX
- AREA INLET
- SEWER SERVICE
- WATER SERVICE
- POWER POLE
- GAS METER

HATCHES

- PAVEMENT
- LANDSCAPE / OPEN SPACE AREA
- STABILIZED SLOPES
- TREE
- SCREENING PER CH 56

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

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

NORTH

60 30 0 60 120
HORIZ. SCALE



CIVILTECH PROFESSIONALS

CERTIFICATE OF AUTHORIZATION
CIVILTECH PROFESSIONALS LLC
No.3962
ARKANSAS ENGINEER DIVISION

REVISIONS	DATE

SHILOH MEADOWS SUBDIVISION

303 PRESTON LANE SPRINGDALE, AR

LANDSCAPING PLAN

PLAN DATE: 07/11/2022

DESIGN:	CHECK:	DRAWN:
ARB	ARB	JKD

PROJECT NO. 22-053

L100

CIVILTECH PROFESSIONALS

DEVELOPMENT PLAN FOR
SHILOH MEADOWS P.U.D.
PLANNED UNIT DEVELOPMENT
September 22, 2022

NOTE: The final development plan shall be binding on all subsequent owners of the land unless and 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 two parcels, Parcel #815-30744-000 (Parcel A) and 815-30750-000 (Parcel B), that total approximately 25.0 acres to be included in the project, all of which are in an area designated as medium density and commercial on the land use plan. The project is located at 303 Preston Lane, Springdale, AR 72764 for Parcel #815-30750-000 and has approximately 265 feet of frontage along East Huntsville Avenue for Parcel #815-30744-000.

2. Ownership: The two parcels are currently owned by Hollyberry Properties LLC, having an address at 4501 East Gulley Road, who are the applicants for the Planned Unit Development and the informal plat applicant that is being submitted to combine the two parcels. Hollyberry Properties LLC is the developer of the project.

3. Project Size: Parcel A is approximately 22.50 acres and Parcel B is approximately 2.49 acres with a total gross acreage of the project being approximately 24.99 acres, more or less.

4. Staging: The PUD as shown on the submitted Site Plan represents the entirety of the project. The developer reserves the right to bring additional/other properties into the PUD. Construction is anticipated to take place in three (3) phases.

   Developer intends to begin construction as quickly as is practical once construction plans are approved by the appropriate regulatory entities. Anticipated timeframe to complete the infrastructure is eighteen (18) to twenty-four (24) months for Phase 1, thirty (30) to thirty-six (36) months for Phase 2, and forty-two (42) to forty-eight (48) months of Phase 3 from City Council PUD approval.

APPLICATION REVIEW PROCEDURES

Three parts of the Application Review Procedure

a. A preapplication conference with planning and community development staff. A preapplication conference has been held with the planning and community development staff.
b. A preliminary development plan is submitted for review and approval by the planning and community development staff along with the Site Plan, rezoning application, and other supporting materials. Following staff review and revisions, revised application materials will be reviewed and potentially approved by the 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: CivilTech Professionals LLC 5211 S 65th Place, Rogers, AR 72758, (479) 903-3997, joseph@civiltechpros.com
Surveyor: Satterfield Land Surveyors PA, 1928 Highway 71 North, Alma, Arkansas, (479) 632-3565, jlong@slsurveying.com

6. Property Description: Layman's description of the property is a development approximately 24.99 acres along East Huntsville Avenue and Preston Lane

Legal Description of Planned Unit Development (From recent land survey):

Tract 1 (Parcel A)

Part of the NE Quarter of the Southwest Quarter of Section 32, Township 18 North, Range 29 West, Washington County, Arkansas being more particularly described as follows:

Beginning at an existing rebar marking the Northwest Corner of the Northeast Quarter of the Southwest Quarter. Thence along the North line of said Forty, South 87 degrees 27 minutes 38 seconds East, 1,331.29 feet to an existing fence post marking the Northeast Corner of

the Northeast Quarter of the Southwest Quarter. Thence along the East line of said Forty, South 02 degrees 35 minutes 41 seconds West, 781.69 feet to an existing rebar. Thence leaving said East line, North 87 degrees 23 minutes 10 seconds West, 541.65 feet to an existing rebar. Thence South 02 degrees 26 minutes 24 seconds West, 200.05 feet to an existing rebar. Thence South 02 degrees 17 minutes 42 seconds West, 337.26 feet to a set p/k nail on the south line of the Northeast Quarter of the Southwest Quarter. Thence along the South line of said Forty, North 87 degrees 20 minutes 21 seconds West, 11.85 feet. Thence leaving said South line, North 02 degrees 17 minutes 42 seconds East, 300.05 feet to an existing rebar. Thence North 87 degrees 40 minutes 35 seconds West, 115.50 feet to an existing rebar. Thence North 02 degrees 13 minutes 14 seconds East 360.81 feet to an existing rebar. Thence North 87 degrees 45 minutes 01 seconds West, 581.79 feet to an existing rebar on the east right of way line of East Huntsville Avenue. Thence along said right of way line, around a curve to the left having a radius of 740.00 feet and subtended by a chord bearing and distance of North 14 degrees 00 minutes 21 seconds West, 263.91 feet to a set rebar with cap on the West line of the Northeast Quarter of the Southwest Quarter. Thence leaving said right of way line and along the West line of said Forty, North 02 degrees 06 minutes 15 seconds East, 407.82 feet to the Point of Beginning, containing 22.50 acres and subject to Road Rights of Way and any Easements of Record.

Tract 2 (Parcel B)

Part of the Northeast Quarter of the Southwest Quarter of Section 32, Township 18 North, Range 29 West, Washington County, Arkansas, being more particularly described as follows:

Commencing at an existing rebar marking the Northwest Corner of the Northeast Quarter of the Southwest Quarter. Thence along the North line of said Forty, South 87 degrees 27 minutes 38 seconds East, 1,331.29 feet to an existing fence post marking the Northeast Corner of the Northeast Quarter of the Southwest Quarter. Thence along the East line of said Forty, South 02 degrees 35 minutes 41 seconds West, 781.69 feet to an existing rebar and the Point of Beginning. Thence continuing along said East line, South 02 degrees 35 minutes 41 seconds West, 200.72 feet to an existing rebar. Thence leaving said East line, North 87 degrees 18 minutes 55 seconds West, 541.11 feet to an existing rebar. Thence North 02 degrees 26 minutes 24 seconds East, 200.05 feet to an existing rebar. Thence South 87 degrees 23 minutes 10 seconds East, 541.65 feet to the Point of Beginning, containing 2.49 acres and subject to Road Rights of Way and any Easements of Record.

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7. Project Name: Shiloh Meadows Planned Unit Development

8. Site Plan: Drawings are attached illustrating the subdivision layout, typical setbacks, connectivity, green space, and landscaping.

9. Development Strategy – intent is to develop a ~25.0-acre site as a PUD with one hundred and thirty-four (134) single-family residential lots, 2 commercial lots, and one multi-family townhome lot. Developer intends to build and then sell or lease homes on all residential lots, neighborhood commercial or commercial business on the commercial lots, and townhomes on the multi-family lots. However, the developer reserves the right to sell vacant lots as market conditions warrant.

   Lot widths will be 40.00' to 92.67 variable, see attached Site Plan. Lot Depths will be no less than 90.00' up to 120.83' with the lot area to not be less than 3,600.00 sqft.

10. Permitted uses: the development will be a mix of residential, commercial, and multi-family. Specific Use Units allowed in Shiloh Meadows PUD are:

    a. Use Unit 1 – Citywide Public Uses by Right
    b. Use Unit 4 – Cultural, Recreational, and Health Facilities
    c. Use Unit 8 – Single Family Dwellings
    d. Use Unit 10 – Townhouse
    e. Use Unit 19 – Neighborhood Shopping Goods

11. Site Development Requirements

    a. Density, Bulk, Area, and Yard Regulations

    Entire Site Green Space (15% Minimum by City Code)
    3.80 Acres Greenspace Provided / 24.99 Acres = 15.21%

    1. Phase 1 total area = ~3.49 acres
       = 0.52 Greenspace required and will be provided during commercial Large Scale Development plan review
    2. Phase 2 total area = ~13.69 acres
       = 2.10 acres Greenspace Provided in Tree Preservation area (15.3%)
    3. Phase 3 total area = ~7.75 acres
       = 1.5 acres Greenspace Provided in Park area (19.4%)

Lot size – Single Family Residential - Lot widths will be 40.00' to 92.67 variable, see attached Site Plan. Lot Depths will be no less than 90.00' up to 120.83' with the lot area to not be less than 3,600.00 sqft.

b. Building Setbacks
    i. All residential lots will have a front set back of 20.00' and side yard setbacks of 5.00' with rear loading garages and 25.00' front set back and side yard setbacks of 5' for front loading garages
        1. Lots 1 – 19 will have 20.00' front and 5' side yard setbacks
        2. Lots 20 – 38 will have 25.00' front and 5' side yard setbacks
        3. Lots 39 – 74 will have 20.00' front and 5' side yard setbacks
        4. Lots 75 – 134 will have 25.00' front and 5' side yard setbacks
    ii. Rear setbacks:
        1. Lots 1 – 19 will be 15.00' from rear Access Easement
        2. Lots 20 – 38 will be 15.00' from rear lot line
        3. Lot 39 – 74 will be 15.00' from rear Access Easement
        4. Lot 75 – 134 will be 15.00' from rear lot line
    iii. Commercial Lots:
        1. 20.00' all sides
    iv. Multi-Family Lot:
        1. 20.00' all sides

Shiloh Meadows PUD Concept and Narrative

Applicant proposes a Planned Unit Development (PUD) with 134 single family residential lots, two commercial lots, and one mult-family townhomes lot on 24.99 acres in Northeast Springdale. The subject property is located along East Huntsville Avenue and at the end of Preston Lane and includes Washington County Parcels 815-30744-000 and 815-30750-000.

This property is designated as Medium Density Residential and Neighborhood Commercial use on the City's Comprehensive Land Use Plan and is currently in the A-1 zoning district.

The intent of the development is to provide 134 rear and front load, single family homes, multi-family townhomes, and neighborhood commercial or commercial lots. The single-family homes will have vehicle access to an improved private street proposed to be built throughout the development. The development includes an open green space throughout the development with two large open spaces, one on the east

side of Phase 2 designated a Tree-Preservation Area and one on the northeast side of Phase 3 designated as a park area. There is also a volleyball court that's proposed with the development and Common Properties A, B, and C to include picnic benches and landscaping. More than 15% of the development is reserved as greenspace.

The project is being proposed as a Planned Unit Development to provide a style of housing and development that is not widely available in the area. The houses will be similar to the Olde Town Subdivision in Rogers, AR which served as inspiration for the housing development. Example home pictures have been provided to the City of Springdale, to give a visual representation of the intent of the type of development the Developer wishes to propose; however, the Developer reserves the right to change or modify the homes colors and appearance in accordance with the minimum requirements contained within the covenants and restrictions for the Shiloh Meadows Subdivision. Commercial is being provided in Phase 1 along East Huntsville Avenue to serve as a buffer to the industrial properties adjacent to the subject property. The multi-family townhome lot is being proposed to include people that would rather lease as opposed to purchase a home. The theme and aesthetic of the development is meant to attract nurses, police, fire fighters, and first responders and to for the development to have pleasing landscaping and connectedness to promote community gatherings and involvement.

It is not anticipated the development will strain public services or infrastructure in the area. This area includes industrial areas, schools, commercial areas, churches, shopping centers, and residential housing all relatively short distances from the development. Fire station #5 is located 2.4 miles away from the subject property. East Huntsville Avenue, Highway 412, and Interstate 49 are all major vehicular corridors near the development. An existing 12" Sewer line west of East Huntsville Avenue in the southwest part of the site. There is an existing 8" waterline that runs along the east side of East Huntsville Avenue along the southwest portion of the development. Due to the number of homes, the commercial lots along the western portion of the development, and the abundance of services, existing utilities, and infrastructure available in the area the proposed development is not anticipated to strain City Services or adversely impact surrounding properties.

Proposed building setbacks within the PUD are similar to residential zoning districts in the city for the commercial lots. The proposed setbacks will allow homes to be built with a 2-car garage and a drive to allow for 2 additional cars to be parked in the driveways as shown in the attached Site Plan. The commercial lots are proposed to have the same 20' setback on all sides as well as the multi-family townhome lots.

The front building setback is proposed to be 20 feet for rear loading garages and 25' on front load garages for the residential single-family lots, similar but less than the typical Springdale residential setback of 30 feet. However, since most homes will be rear loading, and the reduced length of the homes and them being multi-story homes, needing a large front setback (having sufficient driveway length to avoid vehicles in driveways

blocking sidewalks/streets) is removed from the development. The proposed setbacks will allow for substantial front yard and landscaping for these units and provide space for water and sewer infrastructure.

Each lot will have 5-foot setbacks on each side yard. This will allow enough space for each home to have a patio along the side for outdoor activities like grilling and community gathering of neighbors. Eaves or overhangs on the side of all residential units shall not overhang the 5.00' building setback

Rear setbacks will be 15 feet which allow for rear loading driveways to have enough space to have two additional cars as well as a 2-car garage will be required in each home. The front-loading homes will be built with the home against the rear setback allowing for a longer driveway in the front as described above.

The mixed use of the development is single family residential, commercial, and multi-family townhomes. The following specific use units will be allowed in the development:

1. Use Unit 1 – Citywide Public Uses by Right
2. Use Unit 4 – Cultural, Recreational, and Health Facilities
3. Use Unit 8 – Single Family Dwellings
4. Use Unit 10 – Townhouse
5. Use Unit 19 – Neighborhood Shopping Goods

Covenants shall specify exterior building material requirements, all of which will be required to be high quality materials. Primary building materials will include brick, stone, manufactured stone, wood, and concrete siding (such as Hardy brand). Vinyl shall be allowed for soffit or fascia.

Developer intends to build then sell or lease homes on all lots. However, depending on market demand, developer reserves the right to sell lots. Plans and elevations of sample single family homes, 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 may operate a temporary sales office and up to two model homes at a time in the development.

Covenants shall include various provisions to ensure the pleasing appearance of the neighborhood is maintained and which are typical of many developments. These shall include, but not be 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 several amenities. The development will have sidewalks along both sides of all the roadways and along East Huntsville Avenue. 15.7% of the property will be reserved for open space. There will be two Common Properties at the entrance road for the subdivision sign, Landscaping, and benches. Common Property C will be available for community use with landscaping and benches. A lot for volleyball courts will be available for community use. A tree preservation area, with a sidewalk, additional landscaping, and a trail with benches will be available for the community in phase 2. A park area, connected to the previous trail sidewalk in the tree preservation area will be available, with benches, park equipment, and other community features will be available in phase 3.

Home builder will be responsible for installation of one tree per lot during house construction. Installation of the tree is a requirement prior to issuance of Certificate of Occupancy, and the homeowner shall be responsible for the tree's maintenance. Developer will install trees and landscaping in common areas 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 two types of street sections proposed to be constructed in the subdivision.

2. West Section of Shiloh Meadows Drive at the entrance will have no residential lots fronting it. The Access Easement is 60 feet wide with a 40.5 foot wide road way with a middle turn lane. 5 foot of green space and 5 foot of sidewalk on both sides.
3. All other drives will have 45 foot Access Easements with 25 foot wide roads back of curb to back of curb. 5 foot of green space and 5 foot of sidewalks on both sides.

The development does not anticipate any improvements along East Huntsville Avenue.

Project includes a single street connection to East Huntsville Avenue.

Signage for the subdivision will consist of two monument signs, one in Common Property A and the second in Common Property B. The exterior of the sign will be constructed with primarily stone, brick, and/or metal. The developer shall install landscaping around the sign in accordance with the Landscape Plan.

Developer intends to begin construction as quickly as is practical once construction plans are approved by the appropriate regulatory entities. Anticipated timeframe to complete the infrastructure is eighteen (18) to twenty-four (24) months for Phase 1, thirty (30) to thirty-six (36) months for Phase 2, and forty-two (42) to forty-eight (48) months of Phase 3 from City Council PUD approval.

The property is in the A-1 zoning district, as there are adjacent properties to the North, East, South, and West. The adjacent property to the north is A-1 zoning. The adjacent properties to the south is C-2, A-1, and SF02. The adjacent properties to the west is A-1. The adjacent properties to the east is outside of the City's zoning district.

The proposed development is compatible with existing and future land uses in the area. The development consists of single family lots, two commercial lots, and one multi-family townhouse lot, which are used within the area on adjacent properties and within the area. There are several existing developments in the vicinity, most of which are A-1, SF-2, and C-2 as described above.

DECLARATION OF COVENANTS OF ASSURANCE
AND RESTRICTIONS OF THE SHILOH MEADOWS
SUBDIVISION TO THE CITY OF SPRINGDALE, ARKANSAS

KNOW ALL MEN BY THE PRESENTS:

WITNESS:

WHEREAS, the undersigned is the owner of all of property referenced in Exhibit A, attached hereto and incorporated herein, which property has been subdivided into the lots of Shiloh Meadows Subdivision to the City of Springdale and is reflected upon a plat of said subdivision which plat, on _____, 202__ was recorded and filed in the Plat Records of Washington County, Arkansas, in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and bears document number_____, and which plat is made a part of this Declaration, by reference, and this Declaration is likewise made a part by reference of said plat; and,

NOW, THEREFORE, the Developer declares that the real property described herein, and the soon-to-be-created lots on such property and in said Shiloh Meadows Subdivision, are and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens hereinafter set forth or as hereinafter changed or amended.

ARTICLE I

PROPERTY SUBJECT TO THIS DECLARATION

1.1 The real property which is, and shall be held, transferred, sold, conveyed, and occupied subject to this Declaration, is located and situated in Washington County, Arkansas, and which subdivision is located on the following lands, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

ARTICLE II

DEFINITIONS

2.1. The following terms as used in this Declaration of Covenants of Assurance and Restrictions are defined as follows:

a. "Declaration" means this Declaration of Covenants of Assurance and Restrictions for Shiloh Meadows Subdivision to the City of Springdale, Arkansas.

b. "Property" means the Shiloh Meadows Subdivision to the City of Springdale, Arkansas, as the same may be shown on the plat referenced hereinabove and recorded in Washington County, Arkansas.
c. "Lot" means any numbered Lot designated on the Plat of the property, except as may be herein excepted.
d. "Plat" means the map of the plat of Shiloh Meadows Subdivision to the City of Springdale, Arkansas, as it is recorded.
e. "Owner" shall mean and refer to the record owner, whether one or more persons or entities of the fee simple title to any lot subject to this Declaration, except that such term shall not mean Developer regardless of whether Developer has a fee simple interest in any lot.
f. "Developer" shall mean and refer to Shiloh Meadows, LLC.
g. "Subdivision" shall mean Shiloh Meadows Subdivision to the City of Springdale, Arkansas, as per plat on file in the office of the Circuit Clerk, and Ex-Officio Recorder of Washington County, Arkansas.
h. "Association" shall mean and refer to Shiloh Meadows Homeowners Association, organized and existing pursuant to the laws of the State of Arkansas.
i. "Common Properties" shall mean and refer to those real properties owned by or hereafter acquired by the Association including, but not limited to, any Detention Basins, as the same are shown on the Plat. Common properties are intended to be devoted to the common use and enjoyment of owners of the properties. The Association shall maintain all Common Properties. The Association shall also maintain the improved private street and private streetlights.
j. "ARC" shall mean and refer to the Architectural Review Committee as established and maintained by the Association. Initially, the ARC shall consist of members of Shiloh Meadows, LLC, who shall serve until their resignation. Should anyone from Shiloh Meadows, LLC resign, the person to replace them shall be determined by a majority vote of Lot Owners with Developer having votes as provided in Section 3.18. The Association may change the number and composition of the ARC by a majority vote of Lot Owners with Developer having votes as provided in Section 3.18.

ARTICLE III

RESTRICTIONS ON RESIDENTIAL LOTS

3.1. Fences: Only fences constructed of wood or wrought iron may be installed. There shall be no other fences allowed. In no event shall any fence be built which would detract from the appearance or obstruct visibility of the entry signs to the Property. All privacy fences shall be constructed so that the framing shall be toward the inside of the Owner's Lot and shall be constructed at a maximum height of six (6) feet to maintain uniformity. Any fence, once constructed, must be maintained by the property owner who had it constructed or their successor-in-interest. No

double fences shall be allowed. No fences shall protrude past the front of a home into the front yard or past the rear of a home into the rear yard.

3.2. Nuisances: No noxious or offensive activities or nuisances shall be permitted on any Lot or Parcel.

3.3. Signs: No person shall erect or maintain upon any Lot, or improvement thereto, any sign or advertisement, except a real estate sign when the property is listed for sale, provided, however, that this restriction shall not apply to Developer during development and construction of the Subdivision and shall not apply to campaign signs.

3.4. Animals: No animals shall be kept or maintained on any Lot except the usual household pets which shall be kept reasonably confined so as not to become a nuisance and all Owners shall comply with applicable laws, ordinances and regulations concerning animals.

3.5. Garbage and Refuse Disposal: No Owner shall accumulate on his or her Lot litter, refuse or garbage, except in approved receptacles. All Owners shall be required to have a mandatory trash pickup as provided or required by the City of Springdale, Arkansas. Trash shall be picked up along the improved private street at the front of the lots. All Owners shall remove trash receptacles from the front of their homes and place them in an area out of view, once the trash has been picked up as provided or required by the City of Springdale.

3.6. Limited Access: There shall be no vehicle access to any Lot on the perimeter except from designated streets or roads within the Subdivision.

3.7. Drilling and Mining: No drilling, refining, quarrying, or mining operations of any kind shall be permitted on any Lot.

3.8. Communication Towers, Satellite Dishes: No communications mast, tower, or structure may be installed on any Lot, except that satellite dishes may be installed only on the rear roof of a dwelling (rear roof being the roof toward the improved private street) and shall not exceed the height of the lowest roof ridge line of such dwelling.

3.9. Solar Panels: Any solar panels within the Subdivision must be installed only on the roof of a dwelling.

3.10. Charging Stations: Any charging stations for electric vehicles must be located within the garage. No exterior charging stations shall be allowed.

3.11. Parking on the Street: Parking shall be allowed along the south and west sides of the improved private street, but overnight parking along the street shall be prohibited. No vehicles may be parked in front, side, or rear yards at any time. No semi-trailer trucks or commercial vehicles shall be allowed to park in the Subdivision, either on the streets or on the Lots, provided, however, that this restriction shall not apply to Developer during construction and development of the Subdivision. Moving trucks shall be allowed on a short-term basis.

3.12. Recreational Vehicles and Boats: Recreational and camping vehicles, trailers and boats may not be stored or parked on the Lots.

3.13. Minimum/Maximum Square Footage: All Dwellings in the Subdivision shall have a minimum of eight hundred (800) square feet of heated area on the first floor, and thirteen hundred (1,200) square feet overall, for all floors. All Dwellings shall have a maximum square footage of three thousand (3,000) square feet overall. The minimum and maximum square footage requirements are exclusive of garages, porches, patios, and decks. Irrespective of other provisions regarding amendments of these covenants, the minimum and maximum square footage requirements cannot be amended except with the express approval of the Developer and the City of Springdale. All houses will have the option to place a balcony on the second floor front of the house and have a minimum square footage of 100 square feet and a maximum square footage of the length of the front of the house and having a 10' width from the face of the exterior material of the house.

3.14. Restriction of Type of Dwelling: There shall be no Dwellings erected on any Lot other than a detached single-family dwelling having an enclosed garage.

3.15. Approval of Plans by ARC: All plans for improvements to be constructed on each Lot shall be first submitted for review and approval by the ARC. Approval by the ARC must be obtained in writing before construction of any improvement on any Lot begins. Developer is exempt from this requirement to obtain written approval from the ARC; however, Developer shall be bound to the extents of the minimum standards for construction of all houses, which would otherwise be required and approved by the ARC of the Owners contained herein. Enforceability for the Developer shall come from the City of Springdale building inspector, whose written approval shall be required before obtaining a Certificate of Occupancy for all homes constructed by Developer.

3.16. Exterior of Dwellings: All exterior walls of all Dwellings erected on the Lots shall be finished with high quality materials. Primary building materials will include brick, stone, manufactured stone, wood, and concrete siding (such as Hardy brand). Vinyl siding shall be allowed only above the first floor and shall not exceed 20% of the building's exterior. Soffits and fascia may be covered with steel, vinyl, aluminum, or concrete composition materials. All roof pitches shall be a minimum of 6/12 pitch. No metal roofs shall be permitted. Roofs shall be covered with shingles using architectural composition or better.

3.17. Lot maintenance: All Lots shall be maintained, mowed, and kept free of noxious weeds whether they be improved or unimproved. Provided, however, that this section shall not apply to Developer during construction and development of the Subdivision. If Owner allows grass to grow such that it is more than 4 inches high, Developer or Association shall have the right, but not the obligation, to have it mowed without giving notice to the Owner and shall charge Seventy-Five Dollars ($75.00) or the amount it costs Developer or Association to have it mowed, whichever is greater.

3.18. Platted easements: All Lots are subject to easements that are shown on the Plat, including, but not limited to, easements for fences and entry signs.

3.19. Covenants to Run with the Land: All covenants and restrictions set forth in this Declaration are to run with the land and shall be binding on all parties, their successors, heirs and assigns, for a period of thirty (30) years from the date this Declaration is recorded; provided, however, that any time after the date this Declaration is recorded, the covenants and restrictions may be amended at any time by the record owners of at least sixty (60) percent of the total Lots in the Subdivision. The Developer shall have four (4) votes per Lot which Developer owns. All other Lot owners shall have one (1) vote per Lot. Such amendments shall be made and executed by said record owners so as to be recorded with the registrar of deeds of Washington County, Arkansas. Any such amendments must be approved by the City of Springdale.

Provided, further, that after the expiration of the thirty (30) year period set forth above and any time within six (6) months from said expiration, a majority of the Lots, through their record owners, may express their intention, in writing, so drafted and executed as to be recorded with the registrar of deeds in Washington County, Arkansas, that they no longer care for the covenants, and the same shall then be terminated. Termination of covenants requires approval by the City of Springdale. In the event that no action is taken within the prescribed time, this Declaration shall continue for additional periods of ten years, and for any such ten-year period, said covenants may be terminated in accordance with the terms for the original termination.

It is further provided that this Declaration may be amended after its execution, either by adding to or taking from said Declaration in their present form, providing that said amendment or amendments shall be incorporated in a written instrument executed by no less than a majority of the Lots, through their record owners, and which instrument shall be capable of being recorded as above referred to under the same terms and conditions thereof. Any amendment to this Declaration requires approval by City of Springdale.

3.20. Sex Offender Restriction: No person who is required to register as a sex offender pursuant to the Sex Offender Registration Act of 1997, Arkansas Code Ann. §§12-12-901, et seq., as amended from time to time or any other similar federal, state or local law, regulation, or ordinance may rent, reside in, own or occupy any Lot or Dwelling in the subdivision either permanently or temporarily.

ARTICLE IV

HOMEOWNERS ASSOCIATION AND COVENANT AND PLAN FOR MAINTENANCE AND OTHER ASSESSMENTS

4.1. Homeowners Association: Shiloh Meadows Homeowners Association (referred to herein as "Association") has been or will be formed as an unincorporated association. All Lot Owners must be members of the Association and each shall automatically become a member of the Association upon the conveyance of a lot to him or her. The Association shall be governed by By-Laws accepted and approved by the Association.

All association memberships will pass with Lot ownership in the Subdivision. All Lots will carry one (1) vote in the

Association, except that the Developer shall have four (4) votes per Lot which Developer owns.

4.2. Creation of Lien: Each Owner of any Lot of the Subdivision, by acceptance of a deed therefore, whether or not it shall be so expressed in any such deed, contract of purchase, or other conveyance, shall be deemed to covenant and agree to pay to the Association: (1) Annual assessments or charges; (2) special assessments for capital improvements and other purposes, such assessments to be fixed, established and corrected from time to time as hereinafter provided. The annual and special assessments, together with such interest thereon and costs of collection thereof as hereinafter provided, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. In no event shall an annual or special assessment be applicable at any time to any lot owned by the Developer and the Developer shall not be obligated to pay any annual or special assessment.

4.3. Purpose of Assessments: The assessments levied pursuant hereto by the Association shall be used for the purposes of acquisition, improvement and maintenance of the Common Properties, services and facilities (including the detention pond, the private street, and private street lights) devoted to this purpose and related to the use and enjoyment of the common properties, insurance thereon, and repair, replacement, and modifications thereto, and for the cost of labor, equipment, materials, management and supervision thereof. In addition, assessments may also be used for expenses related to the necessary and reasonable operation of the Association, including, but not limited to, collection of assessments and related costs and enforcement of the covenants and restrictions of the Subdivision.

4.4. Basis and Maximum of Annual Assessments: The annual assessment for each lot shall be $300.00. An Owner's first such assessment shall be prorated and paid to the Association at closing according to time of conveyance of a Lot to the Owner. The annual assessment may be increased, as hereinafter provided, by a majority vote of the votes entitled to be cast by the members of the Association for the next succeeding "assessment year" (beginning January 1) and at the end of each such period of one year for each succeeding period of one year. At no time shall the annual assessment per lot be increased more than twenty-five percent (25%) above the prior year's annual assessment. Said annual assessment shall be payable in advance on the 1st day of January each year. The Board of Directors may, after consideration of current maintenance costs and future needs of the Association, fix the actual assessment for any year at a lesser amount.

4.5. Special Assessments for Capital Improvements: In addition to the annual assessments authorized hereinabove, the Association may levy in any assessment year a special assessment, applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a described capital improvement upon the common properties, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the assent of 2/3 of the votes entitled to be cast by members of the Association who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be mailed to all members at the last known address of each member at least fifteen (15) days in advance and shall set forth the purpose of the meeting.

4.6. Change in Basis of Maximum of Annual Assessments: Subject to the limitations of other sections of this Article, and for the purposes therein specified, the Association may change the maximum and basis of the assessments

fixed by this Article prospectively for any such period, provided that any such change shall have the assent of 2/3 of the votes entitled to be cast by members who are voting in person or by proxy, at a meeting duly called for this purpose, where a quorum is present, written notice of which shall be mailed to all members at the last known mailing address of each voting member at least fifteen (15) days in advance and shall set forth the purpose of the meeting.

4.7. Quorum for any Action Authorized Under This Article: The quorum of any action authorized by this Article, the presence at the meeting of members, or of proxies, entitled to cast fifty percent (50%) of all votes of the membership shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called, subject to the notice requirement set forth in this Article.

4.8. Late Payment of Assessments: As hereinabove provided, each annual assessment shall be due and payable on the 1st day of January of each year. In the event of default as to any payment (annual or special), and if the default is not remedied within ninety (90) days, the Association shall have the option of taking such action as permitted by law or equity and by this Declaration and the By-laws of the Association. An additional late charge of ten percent (10%) shall be assessed on any payment which is more than ninety (90) days delinquent. Costs of collection of the assessment, including reasonable attorney's fees, therefore, shall also be assessed.

The due date of any special assessment under this Article shall be fixed in the resolution of the members of the Association authorizing such assessments, with the same option on the part of the Association in the event of default.

4.9. Duties of the Board of Directors: In addition to the other duties of the Board of Directors as may be set forth herein or in the By-laws of the Association, the said Board of Directors shall fix the date of any special assessment against each lot for any special assessment period at least thirty (30) days in advance of such special assessment, written notice of the special assessment shall thereupon be sent to every member subject thereto at the last known mailing address of such member.

The Secretary of the Association, upon demand at any reasonable time, shall furnish to any member liable for said assessment a certificate in writing signed by an officer of the Association, setting forth whether said assessments have been paid. Such certificate shall be conclusive evidence of payment of any assessment therein stated to have been paid.

4.10. Seed Money Provided by Developer: Upon recording of the Final Plat for the Subdivision, Developer shall pay an initial $25,000.00 into the account of the Association to cover any expenses incurred prior to establishment/stabilization of the Subdivision.

4.11. Effect of Non-Payment of Assessment and the Lien Remedies of the Association: If the assessments (annual or special) are not paid on the date when due, then such assessment shall become delinquent as provided in this Article and shall, together with such interest, late charges thereon and costs of collection thereof as herein provided, thereupon become a continuing lien on the lot which shall bind such lot in the hands of the then owner, its successors, heirs, devisees, personal representatives and assigns. If the assessment is not paid as provided herein, it

shall bear interest from date of delinquency at the maximum rate of interest allowed by law, not to exceed ten percent (10%) per annum, and the Association may foreclose the lien against said lot, and there shall be added to the amount of such assessment the cost of attorney fees in connection with any court proceedings arising therefrom, together with all court costs, late charges and expenses incurred by the Association.

4.12. Subordination of the Lien or Mortgages: The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage or first deed of trust now or hereafter placed upon the lots subject to assessment; provided however, that such subordination shall apply only to the assessments which have become due and payable prior to a sale or transfer of such lot pursuant to a Decree of Foreclosure, or any other proceeding in lieu of foreclosure. Such sale or transfer shall not relieve such lot from liability for any assessments thereafter becoming due, nor from the lien of any such subsequent assessment.

4.13. Suspension of Rights of Membership: Prior to the foreclosure of any lien upon any lot subject to this Declaration, the Board of Directors of the Association may elect to suspend all membership rights of any member or members of the Association who are delinquent in any payment due to the Association for more than thirty (30) days, with such suspension to continue for so long as any such delinquency exists. Further, the Board of Directors may suspend membership rights for a period not to exceed thirty (30) days for the infraction of any rules or regulations by the member, family of the member or guest of the member, relating to the use of any of the common properties. Suspension of membership rights shall be effective from the date that notice of suspension is mailed to the member via U.S. Certified mail, return receipt requested, postage prepaid, to the last known address of the said member.

4.14. Cancellation and Hearing: The said Board of Directors may elect to permanently cancel the membership and all membership rights of any member who is delinquent in any payment due to the Association for more than ninety (90) days or when such member, family of the member, or guest of the member are guilty of repeated or flagrant violation(s) after a hearing conducted by said Board of Directors, which notice of such hearing mailed to such member at least thirty (30) days in advance of said hearing date, and further provided that such member may appeal any such decision of said Board of Directors to the membership of the Association by such affected member calling a special meeting of the membership of the Association by notice mailed to each member at least ten (10) days in advance of the desired special meeting date, and said notice setting forth the time, date, place and purpose of said meeting. A majority vote of the votes entitled to be cast by the members of the Association attending such special meeting shall be necessary to override the decision of the Board of Directors, and all votes shall be by secret ballot. Notice shall be mailed by the member via U.S. Certified mail, postage prepaid, return receipt requested.

4.14 Maintenance of Common Properties: The Association shall have the responsibility of maintaining all common properties, including but not limited to: A) Mowing and maintaining all common properties, B) Maintaining the Detention Pond situated on POA Lot 149, and C) Maintaining the improved private street (Idell Drive) and private streetlights, and D) Maintaining Monument signs and associated landscaping. The Association shall use assessments as provided in this Article IV for such purpose.

ARTICLE V

PROPERTY RIGHTS OF THE COMMON PROPERTIES

5.1. Members' Easement for Enjoyment: Subject to the provision of this article and related provisions set forth elsewhere herein, every member shall have a right of enjoyment in and to the Common Properties, subject to the rules and regulations governing such use as promulgated, from time to time, by the Association. Such right and easement shall be appurtenant to and shall pass with the conveyance of title to every lot.

5.2. Extent of Members' Rights of Enjoyment: The rights of easements of enjoyment created hereby shall be subject to the following:

a. The right of the Association to borrow money for the purpose of acquiring, constructing, improving and maintaining the common properties and in aid thereof to mortgage said properties or execute a deed of trust or other instrument covering said properties. In the event of default upon any such mortgage, the lender shall have a right, after taking possession of such properties, to charge service or use charges, admission and other fees as a condition to continued enjoyment by the members, and if necessary to have other relief as permitted by law; and,

b. The right of the Association to take such steps as are reasonably necessary to protect the above-described properties against foreclosure; and,

c. The right of the Association to suspend or permanently cancel the rights of any member and membership in the Association; and,

d. The right of the Association to charge reasonable service or use charges, admission and other fees for the use, service and enjoyment of the common properties; and,

e. The right of the Association to limit the number of members per lot who may be entitled to the benefit of the easement of enjoyment as to the common properties by reason of ownership of a lot; and

f. The right of individual members to have exclusive use of any of the common properties as from time to time may be granted by the Board or its designate;

g. The right of the Association to pass and enforce rules and regulations related to use, control and maintenance of the common properties and the areas situate thereon.

ARTICLE VI

MISCELLANEOUS

6.1. Violations: If the parties hereto, or their heirs, successors or assigns or any other person shall violate or attempt to violate any of the covenants or restrictions herein while said covenants or restrictions are still in force, it shall be lawful for any person or persons owning any interest in any Lot or Lots in the Subdivision, as well as the Association, to prosecute any violation or attempted violation of any such covenant or restriction, either to prevent the person from doing so or to recover damages or other penalties and costs, including reasonable attorney's fees for such violation.

6.2 Notices: Any notice required to be sent to any Owner under the provisions of this Declaration shall be deemed to have been properly sent when mailed, postpaid, to the last known address of the person who appears as

Owner on the records of the Association at the time of such mailing.

6.3 Severance: Invalidation of any one of these covenants by judgment or court order shall, in no way, affect any other provisions herein contained.

6.4 Waiver: Failure of any of the parties, their heirs, successors or assigns, to exercise any of the options contained herein upon breach by the other party, its heirs, successors or assigns, subject to this Declaration, shall not constitute a waiver of that party's right to exercise such option upon future breach.

6.5 Any changes to these covenants shall require Springdale Planning Commission approval.

IN WITNESS WHEREOF, the undersigned has set its hand and seal this day of _____ , 2022.

DEVELOPER:

_____

By: _____, Member

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF WASHINGTON)

BE IT REMEMBERED, That on this day came before the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting, appeared in person the within named , to me personally known, who stated that he was a Member of , an Arkansas limited liability company, and was duly authorized in such capacity to execute the foregoing instrument for and in the name and behalf of said company, and further stated and acknowledged that he had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

Witness my hand and seal as such Notary Public this ____ day of _____, 2022.

My Commission Expires:

_____

_____
Notary Public

EXHIBIT "A" TO
DECLARATION OF COVENANTS OF ASSURANCE
AND RESTRICTIONS OF
THE SHILOH MEADOWS SUBDIVISION
TO THE CITY OF SPRINGDALE

LEGAL DESCRIPTION:

Tract 1

Part of the NE Quarter of the Southwest Quarter of Section 32, Township 18 North, Range 29 West, Washington County, Arkansas being more particularly described as follows:

Beginning at an existing rebar marking the Northwest Corner of the Northeast Quarter of the Southwest Quarter. Thence along the North line of said Forty, South 87 degrees 27 minutes 38 seconds East, 1,331.29 feet to an existing fence post marking the Northeast Corner of the Northeast Quarter of the Southwest Quarter. Thence along the East line of said Forty, South 02 degrees 35 minutes 41 seconds West, 781.69 feet to an existing rebar. Thence leaving said East line, North 87 degrees 23 minutes 10 seconds West, 541.65 feet to an existing rebar. Thence South 02 degrees 26 minutes 24 seconds West, 200.05 feet to an existing rebar. Thence South 02 degrees 17 minutes 42 seconds West, 337.26 feet to a set p/k nail on the south line of the Northeast Quarter of the Southwest Quarter. Thence along the South line of said Forty, North 87 degrees 20 minutes 21 seconds West, 11.85 feet. Thence leaving said South line, North 02 degrees 17 minutes 42 seconds East, 300.05 feet to an existing rebar. Thence North 87 degrees 40 minutes 35 seconds West, 115.50 feet to an existing rebar. Thence North 02 degrees 13 minutes 14 seconds East 360.81 feet to an existing rebar. Thence North 87 degrees 45 minutes 01 seconds West, 581.79 feet to an existing rebar on the east right of way line of East Huntsville Avenue. Thence along said right of way line, around a curve to the left having a radius of 740.00 feet and subtended by a chord bearing and distance of North 14 degrees 00 minutes 21 seconds West, 263.91 feet to a set rebar with cap on the West line of the Northeast Quarter of the Southwest Quarter. Thence leaving said right of way line and along the West line of said Forty, North 02 degrees 06 minutes 15 seconds East, 407.82 feet to the Point of Beginning, containing 22.50 acres and subject to Road Rights of Way and any Easements of Record.

Tract 2

Part of the Northeast Quarter of the Southwest Quarter of Section 32, Township 18 North, Range 29 West, Washington County, Arkansas, being more particularly described as follows:

Commencing at an existing rebar marking the Northwest Corner of the Northeast Quarter of the Southwest Quarter. Thence along the North line of said Forty, South 87 degrees 27 minutes 38 seconds East, 1,331.29 feet to an existing fence post marking the Northeast Corner of the Northeast Quarter of the Southwest Quarter. Thence along the East line of said Forty, South 02 degrees 35 minutes 41 seconds West, 781.69 feet to an existing rebar and the Point of Beginning. Thence continuing along said East line, South 02 degrees 35 minutes 41 seconds West, 200.72 feet to an existing rebar. Thence leaving said East line, North 87 degrees 18 minutes 55 seconds West, 541.11 feet to an existing rebar. Thence North 02 degrees 26 minutes 24 seconds East, 200.05 feet to an existing rebar. Thence South 87 degrees 23 minutes 10 seconds East, 541.65 feet to the Point of Beginning, containing 2.49 acres and subject to Road Rights of Way and any Easements of Record.

Satterfield Land Surveyors, P. A.

P.O. Box 640 • Alma, Arkansas 72921
Office located at 1928 Highway 71 North
Alma 479-632-3565 • Fax 479-632-5002 • Fort Smith 479-648-3850
Springdale 479-751-7909 • Web Site: www.slsurveying.com

Member: ASPS–OSLS

R22-56

September 7, 2022

Re: Certified List of Adjacent Property Owners
303 Preston Lane
Springdale, AR 72765

I hereby certify, based upon the records from the Washington County Assessors' website, the Parcel numbers, Owners Name and Addresses listed below, represent all adjacent property owners to the subject property.

PARCEL #815-30744-000
VAN HOOK, TRUMAN WAYNE
LIVING TRUST
P.O. BOX 295
SPRINGDALE, AR 72756

PARCEL #815-30745-000
SPRINGDALE PUBLIC FACILITIES
BOARD
P.O. BOX 166
SPRINGDALE, AR 72765-0166

815-30745-001
BT PROPERTIES LLC
55 GLEN LAKE PKWY NE
ATLANTA, GA 30328

PARCEL #815-30751-000
DUFFY, CRAIG F & SHEILA W
101 PRESTON LANE
SPRINGDALE, AR 72964-3614

PARCEL #815-30738-000
EASY STREET LEASING, LLC
P.O. BOX 2440
ROGERS, AR 72757

815-30743-000
PARSON'S FEED & FARM
SUPPLY INC.
1750 N. SCOTT HOLLOWAY DR
SPRINGDALE, AR 72764

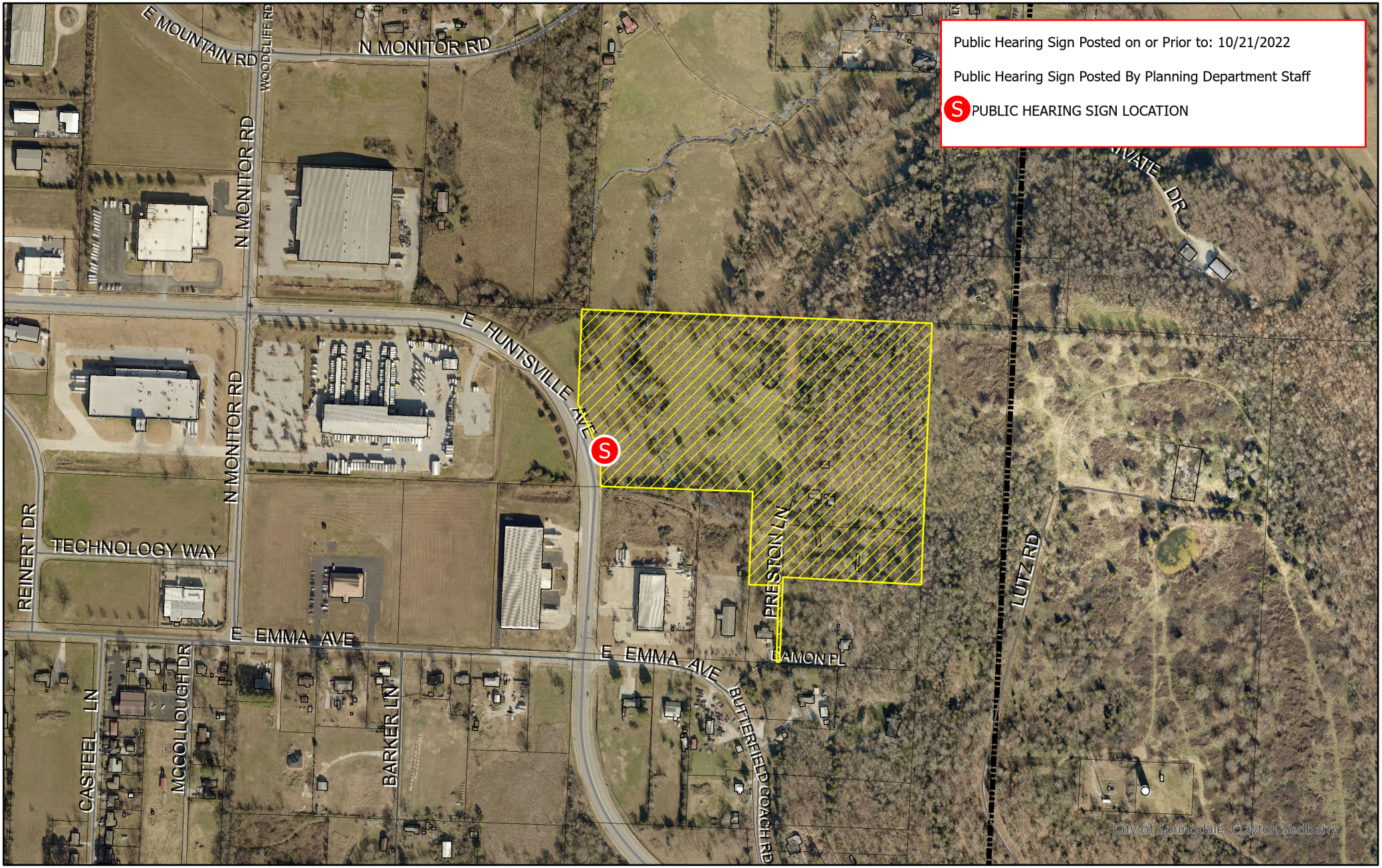
PARCEL #815-30740-000
GUESS, CARROLL DEAN & LOIS MAE
1021 N. MONITOR ROAD
SPRINGDALE, AR 72764-9105

PARCEL #915-30714-001
WELKLEY, CHRISTOPHER
883 UNDERHILL LANE
SPRINGDALE, AR 72764-9032

PARCEL #81530748-001
JWT PROPERTIES LLC
C/O JOHNNY WILLIAMS
2974 E. EMMA
SPRINGDALE, AR 72764

PARCEL #815-30749-000
BUTTERFIELD COACH
CONGREGATION OF JEHOVAHS
WITNESSES INC
3042 E. EMMA AVE
SPRINGDALE, AR 72764





Planning Commission Meeting
November 1, 2022

Miles
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N

PROJECT: R22-56
APPLICANT: Hollyberry Properties, LLC
(Shiloh Meadows)
REQUEST: From A-1 to PUD

SPRINGDALE™
WE'RE MAKING IT HAPPEN

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: November 1, 2022

Re: **R22-69 Rezone**

A request by Elm Springs Apartments, LLC for Planning Commission approval of a zone change from Medium/High Density Multi-family Residential District (MF-16) to Planned Unit Development (PUD) for a tract of land containing 13.91 acres.

LOT LOCATION AND SIZE

The 13.91 acre tract is located at the southeast corner of the intersection of Bob Mills Road and Oak Grove Road.

A vicinity map is attached.

EXISTING ZONING

The existing zoning of this tract is a MF-16 Medium/High Density Multi-family Residential District. The district is established to provide areas for development allowing more units per structure. Provides more compact residential development, and promotes more efficient use of land and utilities, and the development of less expensive housing on smaller lots. MF16 Districts are 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-16 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 six thousand (6,000) square feet for a single family dwelling; ten thousand five hundred (10,500) square feet for a duplex; fourteen thousand four hundred (14,000) for a triplex; twenty thousand (20,000) for a four-plex; and more than four-plex twenty thousand (20,000) plus one thousand nine hundred (1,900) square feet per unit. In addition, there shall be a minimum lot width of not less than sixty (60) feet a one family; seventy (70) feet for a two family; eighty (80) feet for a three family or larger on a public street at the front setback line for all dwelling unit types.
(2) DENSITY. Sixteen (16) 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		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 + 1,900/unit					
Zero Lot Line	60		as above	30	20	16/8	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 2.17of this chapter

REQUESTED ZONING

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

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

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

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

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

ACCESSORY USES

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

SITE PLAN REVIEW

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

DENSITY, BULK, AREA AND YARD REGULATIONS

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

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

Setback. There shall be no minimum

ENCLOSURE OF USES

All commercial standard although existing standards of the zoning and subdivision regulations will be used as a guide.

OFF-STREET PARKING

See Article 7 of this chapter.

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

SCREENING AND LANDSCAPING

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

OPEN SPACE

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

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The tract is undeveloped. The area o the north contains single family dwellings in SF-2 and A-1 zoning. The area to the east is undeveloped in A-1 and C-5 zoning. The area to the south contains commercial uses and an undeveloped area in a C-5 zoning. The area to the west contains a mixture of commercial and residential uses in A-1 zoning.

LAND USE PLAN AND MASTER STREE PLAN

The adopted Comprehensive Land Use Plan indicates commercial use.

The Master Street Plan indicates Oar Grove and Bob Mills Road and N 48th as minor collectors.,

STAFF COMMENTS AND RECOMMENDATIONS

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

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.
uses.

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

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.

File No. R22-69

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 Elm Springs Apartments, 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) MF-16

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 _____(Yes or No).

2. **Develop** the property YES (Yes or No), and if so, the proposed use is Multi-family, 24 units per acre.

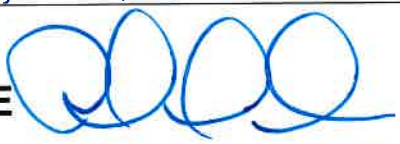
3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: No adverse affects are anticipated rezoning to a PUD with single-family, multi-family, and commercial zone surrounding it. This site currently allows 16 units per acre, we are asking for 24 units per acre. With this site being adjacent to commercially zoned property, we are hopefully it will encourage economic growth.

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

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

Authorized Representative: Crafton Tull & Associates

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

PETITIONER/OWNER**SIGNATURE** 

MAILING ADDRESS: 5104 S. Pinnacle Hills Pkwy, Ste 1B, Rogers, AR 72758

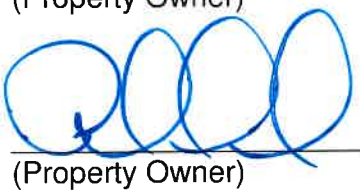
TELEPHONE: 479-268-5865 DATE: 9-26-22

R22-69

VERIFICATION

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

SIGNATURE
(Property Owner)



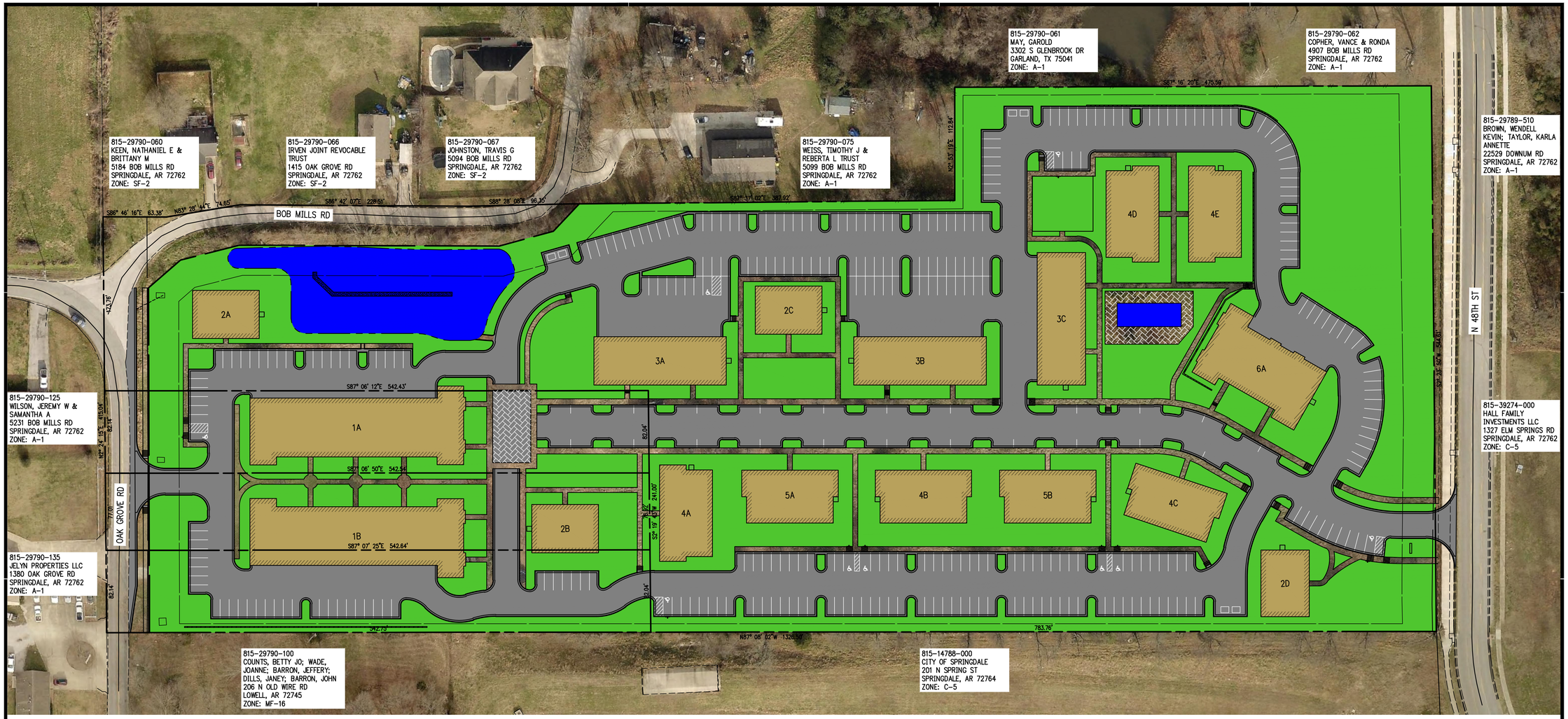
(Property Owner)

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

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 26th day of September, 2022.

Angela D. Zeller-Foster
Notary Public

ANGELA D ZELLER-FOSTER
Notary Public – Arkansas
Benton County
Commission # 12702015
My Commission Expires Aug 4, 2027

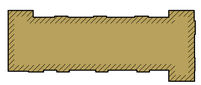


SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
11. 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.
12. 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 MATCHED 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.

OPENSPACE CALCULATIONS

GROSS SITE AREA:	14.26 ± ACRES (621,324 SQ. FT.)
NET SITE AREA:	13.44 ± ACRES (585,746 SQ. FT.)
OPENSPACE:	5.71 ± ACRES (248,506 SQ. FT.)
IMPERVIOUS AREA:	8.20 ± ACRES (357,355 SQ. FT)
GREENSPACE PERCENTAGE:	41.0%
BUILDING COVERAGE PERCENTAGE:	16.6%



BUILDING 1 – BURLINGTON
3 STORY
12 ONE BEDROOM UNITS
19 TWO BEDROOM UNITS
12 GARAGES
13,272 SQ. FT.



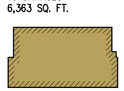
BUILDING 2 – CARLISLE
3 STORY
12 ONE BEDROOM UNITS
3,194 SQ. FT.



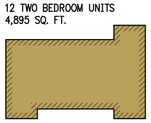
BUILDING 3 – STOCKTON
3 STORY
20 ONE BEDROOM UNITS
10 GARAGES
6,363 SQ. FT.



BUILDING 4 – SALFORD
3 STORY
12 TWO BEDROOM UNITS
4,895 SQ. FT.



BUILDING 5 – MANSFIELD
3 STORY
12 TWO BEDROOM UNITS
4,895 SQ. FT.



BUILDING 6 – MANCHESTER
3 STORY
11 ONE BEDROOM UNITS
7 TWO BEDROOM UNITS
5 GARAGES
1,961 SQ. FT. WORKING/FITNESS SPACE
667 SQ. FT. LEASING SPACE
7,695 SQ. FT. TOTAL

SITE INFORMATION

UNIT CALCULATIONS:

BUILDING 1:	31 UNITS PER BUILDING	62 TOTAL UNITS
BUILDING 2:	12 UNITS PER BUILDING	48 TOTAL UNITS
BUILDING 3:	20 UNITS PER BUILDING	60 TOTAL UNITS
BUILDING 4:	12 UNITS PER BUILDING	60 TOTAL UNITS
BUILDING 5:	12 UNITS PER BUILDING	24 TOTAL UNITS
BUILDING 6:	18 UNITS PER BUILDING	18 TOTAL UNITS
		272 TOTAL UNITS

BEDROOM CALCULATIONS:

BUILDING 1:	50 BEDROOMS PER BUILDING	100 TOTAL BEDROOMS
BUILDING 2:	12 BEDROOMS PER BUILDING	48 TOTAL BEDROOMS
BUILDING 3:	20 BEDROOMS PER BUILDING	60 TOTAL BEDROOMS
BUILDING 4:	24 BEDROOMS PER BUILDING	120 TOTAL BEDROOMS
BUILDING 5:	24 BEDROOMS PER BUILDING	48 TOTAL BEDROOMS
BUILDING 6:	25 BEDROOMS PER BUILDING	25 TOTAL BEDROOMS
		401 TOTAL BEDROOMS

PARKING REQUIREMENTS

REQUIRED PARKING:	1.10 PARKING STALLS PER BEDROOM 441 PARKING STALLS REQUIRED 1.65 PARKING STALLS PER UNIT 449 PARKING STALLS REQUIRED 9 ADA SPALLS REQUIRED
PROVIDED PARKING:	373 STANDARD PARKING STALLS PROVIDED 59 GARAGE PARKING SPACES PROVIDED 9 ADA PARKING STALLS PROVIDED 441 TOTAL PARKING PROVIDED

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
architecture | engineering | surveying
479.636.4838 t
www.craftontull.com

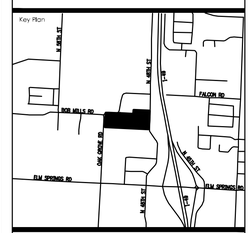
CERTIFICATE OF AUTHORIZATION:

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

GRAPHIC SCALE IN FEET
50' 0 50'

R22-69

L22-59
THE RAMSAY AT SPRINGDALE
SPRINGDALE, AR



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: 22302800
ISSUE DATE: 10/28/2022
CONTACT: C. THREET
QC by:
QC Date:

PRELIMINARY PLANS

FOR CONSTRUCTION · REVIEW SET · NOT FOR CONSTRUCTION · REVIEW SET

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

© 2022 Crafton, Tull & Associates, Inc.

L22-59

OVERALL SITE PLAN (C)

C-101

DRAWING: G:\2022\800s_RAMSAY\ARCHITECTURE\CTA\PDS\OVERALL SITE PLAN.DWG
ACTIVE: 10/28/2022 11:17 AM PHOTOSET BY: CTA PLAN DRAWING COPY

R22-69

PLANNED UNIT DEVELOPMENT
DEVELOPMENT PLAN

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.

1. General Project Information

A. Project Name: The Ramsay at Springdale .

B. Location: Southeast corner of Bob Mills Road and Oak Grove Road, Springdale, AR 72762, west of 48th street Rd. .

C. Ownership:

Parcel 815-29790-080	Elm Springs Apartments, LLC The Ramsay at Springdale Physical/Mailing Address: 5102 Pinnacle Hills Parkway Rogers, AR 72758
Parcel 815-29790-085	Elm Springs Apartments, LLC The Ramsay at Springdale Physical/Mailing Address: 5102 Pinnacle Hills Parkway Rogers, AR 72758
Parcel 815-29790-090	Elm Springs Apartments, LLC The Ramsay at Springdale Physical/Mailing Address: 5102 Pinnacle Hills Parkway Rogers, AR 72758
Parcel 815-29790-095	Elm Springs Apartments, LLC The Ramsay at Springdale Physical/Mailing Address: 5102 Pinnacle Hills Parkway Rogers, AR 72758

D. Developer: Elm Springs Apartments, LLC (The Ramsay at Elm Springs)

E. Civil Engineer & Land Surveyor: Crafton, Tull & Associates, Inc.

F. Size: 13.91 acres

G. Staging: This project will be constructed in one phase.

2. Development Strategy:

This multi-family/ high-density residential development will serve the community in enhancing social connectivity between the residents of PURE Elm Springs and the surrounding amenities. Internal sidewalks from all buildings will maximize social and community interaction. The apartment buildings will be appropriately spaced to promote and encourage relaxation, recreation, and social activity.

3. Permitted Uses

Unit 12: High Density Residential
Unit 27: Parking Lot

4. Site Development Requirements
A. Density, Bulk, Area and Yard Requirements

Density –	24 units per acre	
Total Developed Area	13.91 acres	
Impervious Area	323,293 (sq. ft.)	7.42 acres
Open Space	282,563 (sq. ft.)	6.49 acres
Total Space	605,861 (sq. ft.)	13.91 acres

Setbacks – Front: 30’
Side: 8’
Rear: 20’

B. Building Types – Sample elevations attached.

C. Parking

1.10 Parking Stalls Per Bedroom
1.65 Parking Stalls Per Unit
Total Parking Spaces Required – 429 stalls
Total Parking Spaces Provided – 441 stalls

D. Amenities Provided (locations shown on site plan):
Interior sidewalks, Park with Pavilion, Dog Park, Benches, Trees, Lawn, Swimming Pool, and Landscaping throughout site.

E. Exterior Building Materials:

Exterior Building Materials will be as follows:

Walls: Stone Veneer
Lapped Fiber Cement (or LP Smart Side)
Board and Batten Fiber Cement (of LP Smart Side
Brick Veneer

Roofing: Architectural Shingles, color to be Weathered Wood, Slate, or Terra Cotta.
Corrugated Metal Roofing at Awnings and Canopies. Color to be galvanized, gray, or black

Details: Painted steel brackets, balconies, and awnings
Cedar or Cypress Timbers

Windows: Vinyl Windows. Colors to be white or clay

Exterior Doors: Fiberglass Doors, painted

5. Property Management:

A. Property to remain in single ownership with all common areas to be maintained by the owner or through an agreement with a management company.

B. Garages to be used for the parking of the vehicles and shall not be used as storage units or living. Parking on the grass is prohibited.

C. The development will be accessed from Oak Grove Rd and 48th Street.

D. Sidewalks shall be constructed a minimum of 5' wide on all common areas as shown on the site plan.

E. Privacy fences are not being proposed. No chain link type fence will be allowed.

F. Service lines for all public or quasi-public utilities shall be located underground.

G. Landscaping will meet requirements set forth within the Springdale Code of Ordinances for :

A. Sec. 56-31. - Street frontage, interior, and perimeter.
   - (1)Landscaped street frontage buffer.
   - (3)Perimeter landscaping other than street frontage.

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

We wish to vary from requirements set forth within the Springdale Code of Ordinances for:

C. Sec. 56-31. - Street frontage, interior, and perimeter.
   - (2)Interior parking lot landscaping requirements.
     i. The development will provide parking lot islands to meet the required size of 9' by 19' and provide 1 shade tree per 15 parking stalls instead of 1 shade tree per parking island.
     ii. The parking lot areas are set up to have 9' by 19' parking islands more frequently than the 1 per 15 stalls. Due to the layout of the site and the number of desired parking stalls, the interior greenspace provided will be reduced to 9% instead of the required 15%. Additional greenspace will be provided across the site outside of the parking lots to create an aesthetically pleasing community space.

6. Miscellaneous Requirements

A. The number of parking stalls proposed is to provide a minimum of 1.10 stall per bedroom. The total number of bedrooms with this development will be 389. Total number of parking stalls provided will be 441 stalls. Based on the experience the developer has with this type of development, we feel this amount will be adequate to accommodate the high density residential.

B. Sidewalks leading from each building to through the site to 48th street will promote connectivity/walkability between the development and nearby community/attractions. Planned landscaping will add to the aesthetic pleasure of the streets within and adjacent to the development.

C. Lighting and landscaping will promote security and surveillance.

Crafton Tull
architecture | engineering | surveying

300 North College, Suite 317
Fayetteville, AR 72701
479.455.2207
craftontull.com

R22-69

September 28, 2022

City of Springdale
Attn: Planning Department
201 Spring St
Springdale, AR 72764

Re: Adjacent Property Owners
PURE Elm Springs
CTA Project #: 22302800

To whom it may concern,

I hereby certify that on this date I have made a due and diligent search of the Records in the Assessor's Office for Washington County, and found the property owners and their addresses, which are adjacent to the property designated as the PURE Elm Springs PUD site, to be as shown on the attached pages consisting of 15 individual parcel numbers and owners. This certification does not apply to the accuracy of said county Assessor's Records, only to their listing of the current owner's names and addresses.

Signed: _____ Date: September 28, 2022

Kevin Montgomery, P.S.
Professional Land Surveyor #1460
Crafton, Tull & Associates, Inc.

Crafton Tull
architecture | engineering | surveying

300 North College, Suite 317
Fayetteville, AR 72701
479.455.2207
craftontull.com

ADJACENT PARCEL OWNERS

R22-69

1. PARCEL 815-29790-075
   WEISS, TIMOTHY J & ROBERTA L TRUST
   5099 BOB MILLS RD
   SPRINGDALE, AR 72762

2. PARCEL 815-29790-061
   MAY, GAROLD
   3302 S GLENBROOK DR
   GARLAND, TX 75041

3. PARCEL 815-29790-062
   COPHER, VANCE & RONDA
   4907 BOB MILLS ROAD
   SPRINGDALE, AR 72762-0430

4. PARCEL 815-29789-510
   BROWN, WENDELL KEVIN; TAYLOR, KARLA ANNETTE
   22529 DOWNUM RD
   SPRINGDALE, AR 72762

5. PARCEL 815-30458-000
   HALL FAMILY INVESTMENTS, LLC
   1327 ELM SPRINGS RD
   SPRINGDALE, AR 72762-9119

6. PARCEL 815-39273-000
   WAL-MART REAL ESTATE BUSINESS TRUST
   C/O WAL-MART PROP TAX DEPT 4516
   P.O. BOX 8050, ATTN 0555
   BENTONVILLE, AR 72712-8050

7. PARCEL 815-39275-000
   CITY OF SPRINGDALE
   201 N SPRING ST
   SPRINGDALE, AR 72764

8. PARCEL 815-29790-100
   COUNTS, BETTY JO; WADE, JOANNE; BARRON
   206 N OLD WIRE RD
   LOWELL, AR 72745

9. PARCEL 815-29790-140
   JELYN PROPERTIES LLC
   1380 OAK GROVE RD
   SPRINGDALE, AR 72762

10. PARCEL 815-29790-135
    JELYN PROPERTIES LLC
    1380 OAK GROVE RD
    SPRINGDALE, AR 72762

300 North College, Suite 317
Fayetteville, AR 72701
479.455.2207
craftontull.com

11. PARCEL 815-29790-125
    WILSON, JEREMY W & SAMANTHA A
    5231 BOB MILLS RD
    SPRINGDALE, AR 72762

12. PARCEL 815-29790-110
    LYMAN, HARLEN EARL & DIANA FAYE
    5272 BOB MILL RD
    SPRINGDALE, AR 72762

13. PARCEL 815-29790-060
    KEEN, NATHANIEL E & BRITTANY M
    5184 BOB MILLS RD
    SPRINGDALE, AR 72762

14. PARCEL 815-29790-066
    IRVEN JOINT REVOCABLE TRUST
    1415 OAK GROVE RD
    SPRINGDALE, AR 72762

15. PARCEL 815-29790-067
    JOHNSTON, TRAVIS G
    5094 BOB MILLS RD
    SPRINGDALE, AR 72762


R22-69
HENRY, JANIVA & SANGAMESWARAN, TEJESHWAR
5050
5065
GLUR, MARENA
MAY, GAROLD
COPHER, VANCE & RONDA
4799
LYMAN, HARLEN EARL & DIANA FAYE
IRVEN JOINT REVOCABLE TRUST
2
3
N 48th St
BROWN, WENDELL KEVIN; TAYLOR, KARLA ANNETTE
KEEN, NATHANIEL E & BRITTANY M
IRVEN JOINT REVOCABLE TRUST
JOHNSTON, TRAVIS G
5099
WEISS, TIMOTHY J & ROBERTA L TRUST
1
5272
13
14
15
12
BOB MILLS RD
Bob Mills Rd
4
5163
Bob Mills Rd
5307 A
WILSON, JEREMY W & SAMANTHA A
11
JELYN PROPERTIES LLC
Oak Grove Rd
ELM SPRINGS APARTMENTS LLC
ELM SPRINGS APARTMENTS LLC
ELM SPRINGS APARTMENTS LLC
5
HALL FAMILY INVESTMENTS LLC
JELYN PROPERTIES LLC
10
1415
ELM SPRINGS APARTMENTS LLC
Northwest Restoration
JELYN PROPERTIES LLC
9
1307
OAK GROVE RD
COUNTS, BETTY JO; WADE, JOANNE; BARRON,
8
7
6
HARMON, HAROLD FLOYD & BILLIE SUE REVOCABLE
CITY OF SPRINGDALE
N 48TH ST



Planning Commission Meeting
November 1, 2022

Miles
0 0.02 0.04 0.07 0.11 0.14

N

PROJECT: R22-69
APPLICANT: Elm Springs Apartments, LLC
(The Ramsey at Elm Springs)
REQUEST: From MF-16 to PUD

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: November 1, 2022

Re: **L22-59** **Large-Scale** **The Ramsay at Springdale**

Planning Comments:

1. This Large Scale Development Plan has been given the number L22-59. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (standard comment)
3. A written response to all comments is required with resubmission. (standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting or may be submitted at the meeting.
6. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
7. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
8. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Multi-family Design Standards:

1. Building Design (on the elevations, please provide calculations/percentage breakdown of the materials used on each building. These will be the images used for the Planning Commission powerpoint on November 1)

Building & Fire Comments:

Locate FDCs on building wall facing street. Locations of FDC must be submitted for review and approval by the building department prior to large scale staff approval.

Engineering Summary:

- Submit signed and sealed drainage report
- Revise drainage report, some hydrographs show negative values
- Oak Grove widening should go to the south property line, show the taper with striping
- How tall are the proposed retaining walls? (Structural Engineer design required for walls over 4 ft)

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 10/27/2022

1. **Chapter 106 – Stormwater Drainage**

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

   - **Submit a PDF of the signed and sealed Drainage Report to Engineering.**
   - **Drainage report has a few hydrographs with negative values?**

2. **Chapter 107 – Stormwater Pollution**

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

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

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

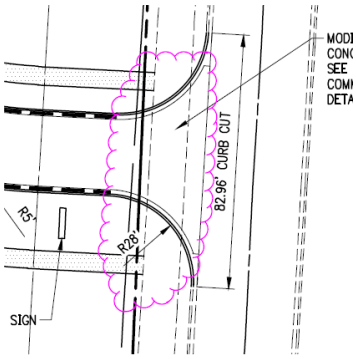
   (Ord. No. 3258, § 1, 11-12-02)

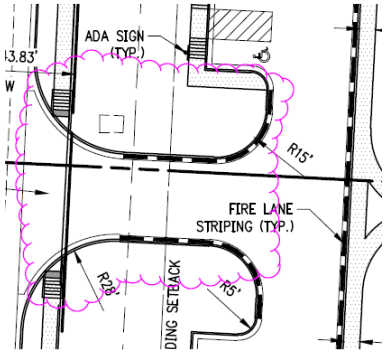
   - *110.111* - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.
   - **A waiver has been requested for Bob Mills Rd.**
   - **Oak Grove widening should go to the south property line, show the taper with striping.**
   - **How tall are the proposed retaining walls?**

4. Chapter 130 – Zoning Ordinance

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

- *130.7.6.1 ADA* requirements.
    - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
        - **This note is left in place throughout the design process to insure that access is maintained.**
        - **Add parking stops to any parking stalls that are adjacent to a 5' sidewalk.**
        - **Show ADA ramps for the existing trail at the entrance.**
        - **Can you connect the pedestrian access from the street?**





5. Other:

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

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: September 29, 2022 Payment Method: Check

Date Accepted as Complete: _____ Project Number: L22-59

Must meet the below criteria for a Large Scale Submittal:

- [X] Pre-application meeting held with Springdale Planning Department. Date: September 26th
- [X] Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

  (Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting.)
- [X] Submit three (3) hard copies and one pdf of plans as well as SWPPP/Drainage Docs
- [X] Submit complete architectural elevations. (If Applicable)
- [X] Submit a copy of the warranty deed showing ownership of property.
- [X] Submit a unified lighting plan in pdf format. (If Applicable)
- [X] Submit the approved authorization of representation form, if property owner will represented by anyone other than themselves.
- [X] Submit the $500.00 review fee

APPLICATION CONTACTS:

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

Applicant (person making request)	Development Point of Contact for Question & Staff Reviews
Name: Elm Springs Appartments, LLC	Name: Crafton Tull - Connor Threet, P.E.
E-mail: robco@erc.com	E-mail: connor.threet@craftontulll.com
Address: 5104 S Pinnacle Hills Pkwy, Rogers, AR 72758	Address: 300 N College Suite 317 Fayetteville, AR 72701
Phone: 479-452-9950	Phone: (479)878-2487
Site/ Location: Southeast corner of Bob Mills Road & Oak Grove Road in Springdale, AR	Current Zoning District: MF-16
Assessor's Parcel Number(s): 815-29790-080, 815-29790-085 815-29790-090; 815-29790-095	Rezone required: Yes, Rezoning to a PUD
	Total Acreage: 13.91 acres

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

Name (printed): Connor Threet Date: 09/22/2022

Signature: 

Staff Notes:

THE RAMSAY AT SPRINGDALE

SPRINGDALE, ARKANSAS

LARGE SCALE DEVELOPMENT PLAN L22-59

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR
TELEPHONE PEDESTAL	INDEX CONTOUR
TV PEDESTAL	SANITARY SEWER LINE
MANHOLE	GAS LINE
SANITARY SEWER CLEANOUT	WATER LINE (SPECIFY SIZE & TYPE)
GAS METER	UNDERGROUND TELEPHONE
GAS VALVE	UNDERGROUND ELECTRIC
STORM SEWER PIPE	OVERHEAD ELECTRIC
DOWN GUY	UNDERGROUND TELEVISION
WATER VALVE	OVERHEAD TELEVISION
FIRE HYDRANT ASSEMBLY	CHAIN LINK FENCE
AIR RELEASE VALVE	WOOD FENCE
FIRE DEPARTMENT CONNECTION	BARBED WIRE FENCE
WATER METER	FIBER OPTIC
SPRINKLER HEAD	RIGHT OF WAY
ELECTRIC PEDESTAL	ROAD CENTERLINE
GRATED INLET	
DROP INLET	
TREE	
TREE TO BE REMOVED	

LEGEND (CONSTRUCT)

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

Arkansas One Call

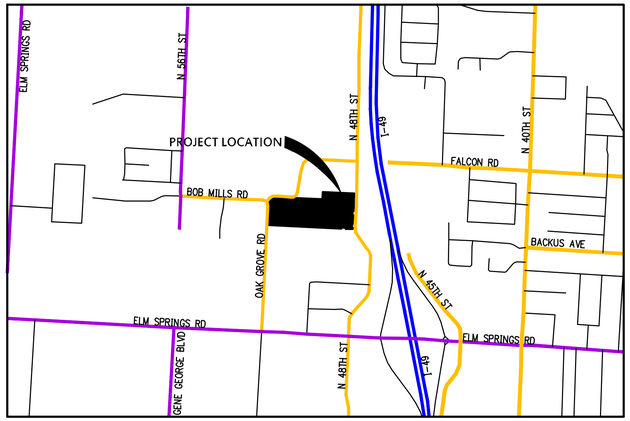
811

Know what's **below**.

Call before you dig.

SITE STABILIZATION AND CERTIFICATION

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



FREEWAY
ARTERIAL
MAJOR COLLECTOR
MINOR COLLECTOR

VICINITY MAP

NTS

BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF SPRINGDALE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.

COVER SHEET; GENERAL NOTES

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

FLOOD NOTE:

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05143C0060 F, EFFECTIVE DATE MAY 16, 2008

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

PROJECT INFORMATION

BUILDING SETBACK:	FRONT 30' SIDE 8' REAR 20'
FINISHED FLOOR ELEV.	REFER TO GRADING SHEETS
GROSS SITE AREA:	14.26± AC. (621,324 SQ. FT.)
NET SITE AREA:	13.44± AC. (585,746 SQ. FT.)
BUILDING USAGE:	MULTI-FAMILY
ZONING:	PUD
PROPERTY USAGE:	MULTI-FAMILY RESIDENTIAL
BUILDING HEIGHT:	VARIES, MAXIMUM HEIGHT OF THREE STORY
SITE OWNER/DEVELOPER:	ELM SPRINGS APARTMENTS LLC 5102 PINNACLE HILLS PKWY ROGERS, AR 72758
SITE ENGINEER:	CRAFTON TULL CONNOR THREET, P.E. 300 N. COLLEGE AVE., SUITE 317 FAYETTEVILLE, AR 72701 479-636-4838

PROPERTY DESCRIPTION

(PARCEL: 815-29790-080, 815-29790-085, 815-29790-090, 815-29790-095)

PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 30 WEST, WASHINGTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 28;
THENCE S02°24'15"W 584.03 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A 5/8" IRON PIN WITH PS 1460 CAP;
THENCE S86°46'16"E 63.38 FEET TO A 1/2" IRON PIN;
THENCE N83°28'44"E 74.65 FEET TO A 1/2" IRON PIN;
THENCE S86°42'07"E 7.83 FEET TO A 1/2" IRON PIN, THEN 185.43 FEET TO A 2" ALUMINUM CAP AND THEN CONTINUING FOR A TOTAL DISTANCE OF 228.51 FEET TO A 1/2" IRON PIN;
THENCE S88°28'08"E 96.35 FEET TO A 1/2" IRON PIN;
THENCE S87°37'02"E 387.92 FEET TO A 5/8" IRON PIN;
THENCE N02°53'19"E 112.84 FEET TO A 5/8" IRON PIN WITH PS 1460 CAP FROM WHICH A 5/8" IRON PIN BEARS S02°53'19"W 1.22 FEET;
THENCE S87°16'20"E 293.24 FEET TO A 5/8" IRON PIN THEN CONTINUING FOR A TOTAL DISTANCE OF 475.59 FEET TO A 1/2" IRON PIN;
THENCE S02°23'50"W 544.61 FEET TO A 5/8" IRON PIN;
THENCE N87°08'02"W 1326.50 FEET TO A MAG NAIL WITH PS 1460 WASHER;
THENCE N02°24'15"E 415.04 FEET TO THE POINT OF BEGINNING, CONTAINING 14.26 ACRES, MORE OR LESS AND SUBJECT TO THE RIGHT-OF-WAY OF OAK GROVE ROAD AND BOB MILLS ROAD ALONG THE WEST AND NORTH 48TH STREET ALONG THE EAST AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

CURRENT BUILDING CODES

2012 AR FIRE PREVENTION CODE
2010 AR MECHANICAL CODE
2006 AR PLUMBING CODE
2006 AR FUEL GAS CODE
2014 NATIONAL ELECTRIC CODE
2014 AR ENERGY CODE
2009 ANSI (ACCESSIBILITY CODE)

UTILITY CONTACTS

WATER & SEWER
SPRINGDALE WATER UTILITIES
525 OAK ST.
SPRINGDALE, AR.
PHONE: (479) 751-5751

ELECTRIC
OZARKS ELECTRIC COOPERATIVE
406 WEST EMMA AVE.
SPRINGDALE, AR.
PHONE: (800) 521-6144

GAS
BLACK HILLS ENERGY
JOSE CONTRERAS
1301 FEDERAL WAY
LOWELL, AR. 72745
PHONE: (479) 636-2404

CABLE PROVIDER
COX COMMUNICATIONS
PHONE: (866) 961-0027

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LI-502	IRRIGATION DETAILS-(2)

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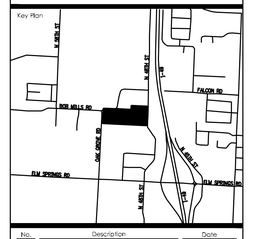
No. 109
ARKANSAS ENGINEER

L22-59
THE RAMSAY AT SPRINGDALE
SPRINGDALE, AR

Key Plan



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ISSUE DATE: 10/28/2022
CONTACT: C. THREET
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QC Date:

PRELIMINARY PLANS

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L22-59

COVER SHEET

C-001

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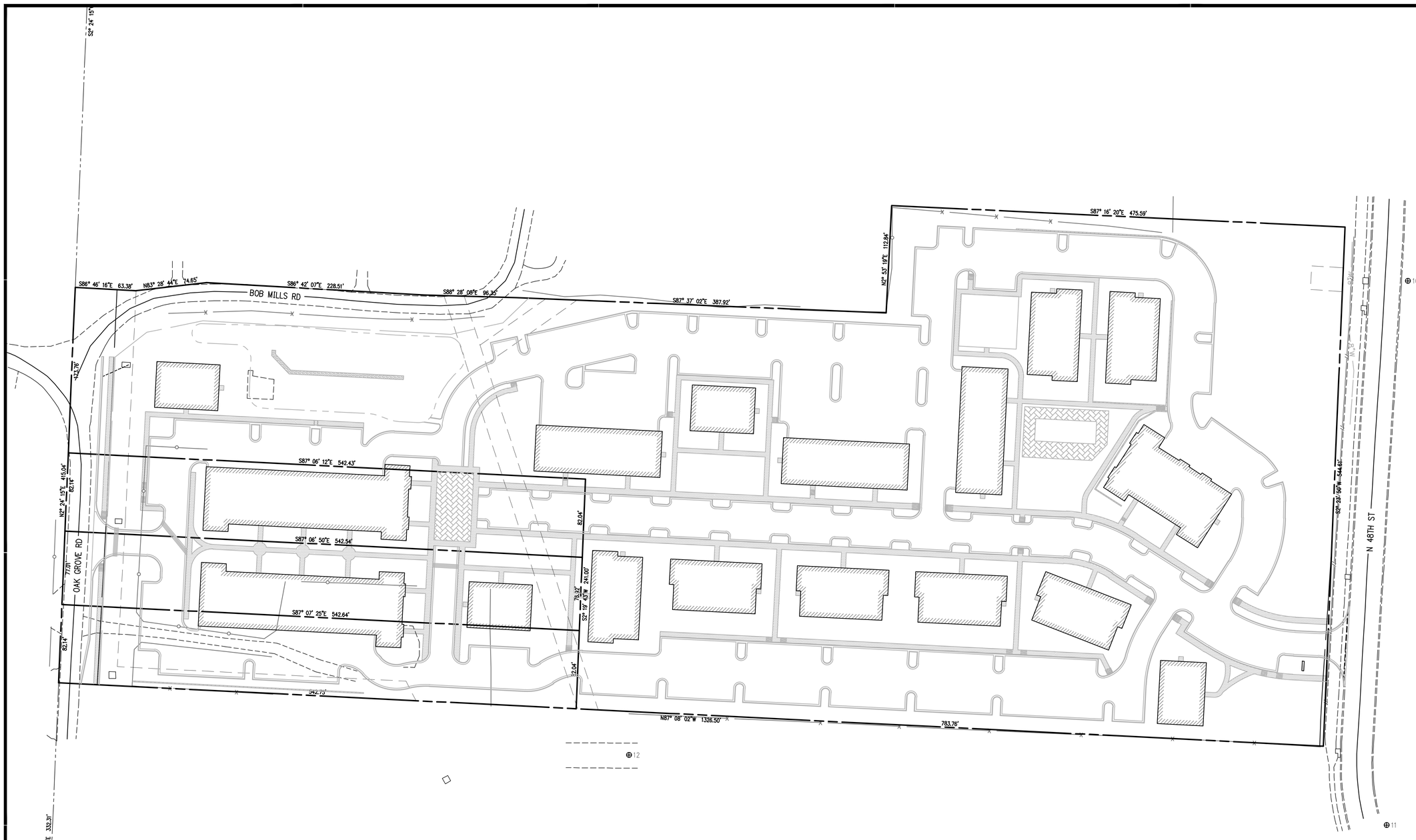

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
⊕ CONTROL POINT (AS NOTED)	PROPERTY LINE
	CURB
	RIGHT OF WAY

CONTROL POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
10	686320.74	668313.85	1308.14	MAG SPIKE
11	685750.22	668291.58	1321.29	MAG SPIKE
12	685823.91	667497.85	1296.91	MAGNAIL

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

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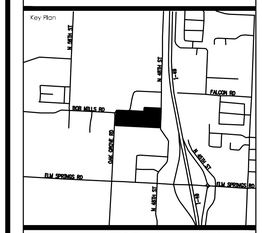
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
50' 0 50'

BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF SPRINGDALE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.

L22-59
THE RAMSAY AT SPRINGDALE
SPRINGDALE, AR

Key Plan



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PROJECT CONTROL SHEET

C-002

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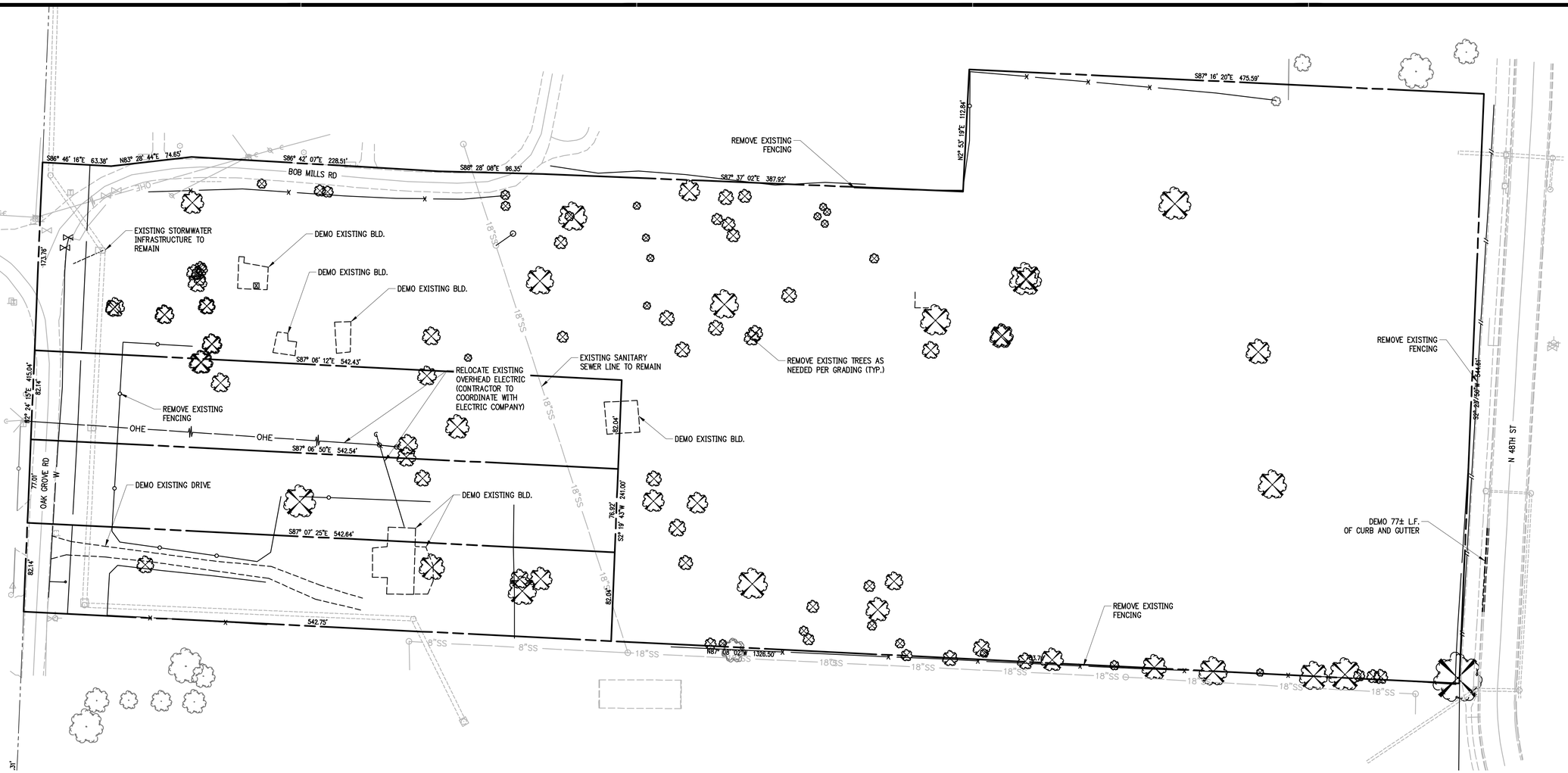

DEMOLITION NOTES

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

LEGEND

SYMBOLS TO BE DEMOLISHED

- LIGHT POLE
- POWER POLE
- TELEPHONE PEDESTAL
- MANHOLE
- SANITARY SEWER CLEANOUT
- GAS METER
- STORM SEWER PIPE
- DOWN GUY
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- AIR RELEASE VALVE
- WATER METER
- ELECTRIC PEDESTAL
- TREE TO BE REMOVED

LINEWORK TO BE DEMOLISHED

- CURB
- SANITARY SEWER LINE — SS —
- GAS LINE — G —
- WATER LINE (SPECIFY SIZE & TYPE) — W —
- UNDERGROUND TELEPHONE — UGT —
- UNDERGROUND ELECTRIC — UGE —
- OVERHEAD ELECTRIC — OHE —
- UNDERGROUND TELEVISION — UGTV —
- OVERHEAD TELEVISION — OHTV —

SYMBOLS TO REMAIN

- LIGHT POLE
- POWER POLE
- TELEPHONE PEDESTAL
- TV PEDESTAL
- MANHOLE
- SANITARY SEWER CLEANOUT
- GAS METER
- GAS VALVE
- STORM SEWER PIPE
- DOWN GUY
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- AIR RELEASE VALVE
- FIRE DEPARTMENT CONNECTION
- WATER METER
- SPRINKLER HEAD
- ELECTRIC PEDESTAL
- DROP INLET
- TREE TO REMAIN

LINEWORK TO REMAIN

- CURB
- SANITARY SEWER LINE — SS —
- GAS LINE — G —
- WATER LINE (SPECIFY SIZE & TYPE) — W —
- PRIVATE FIRE LINE
- UNDERGROUND TELEPHONE — UGT —
- UNDERGROUND ELECTRIC — UGE —
- OVERHEAD ELECTRIC — OHE —
- UNDERGROUND TELEVISION — UGTV —
- OVERHEAD TELEVISION — OHTV —
- CHAIN LINK FENCE
- WOOD FENCE — x —
- BARBED WIRE FENCE — x —
- FIBER OPTIC — FO —

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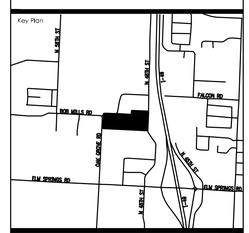
GRAPHIC SCALE IN FEET
50' 0 50'

L22-59
THE RAMSAY AT SPRINGDALE
SPRINGDALE, AR

Key Plan



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DEMO PLAN

C-003

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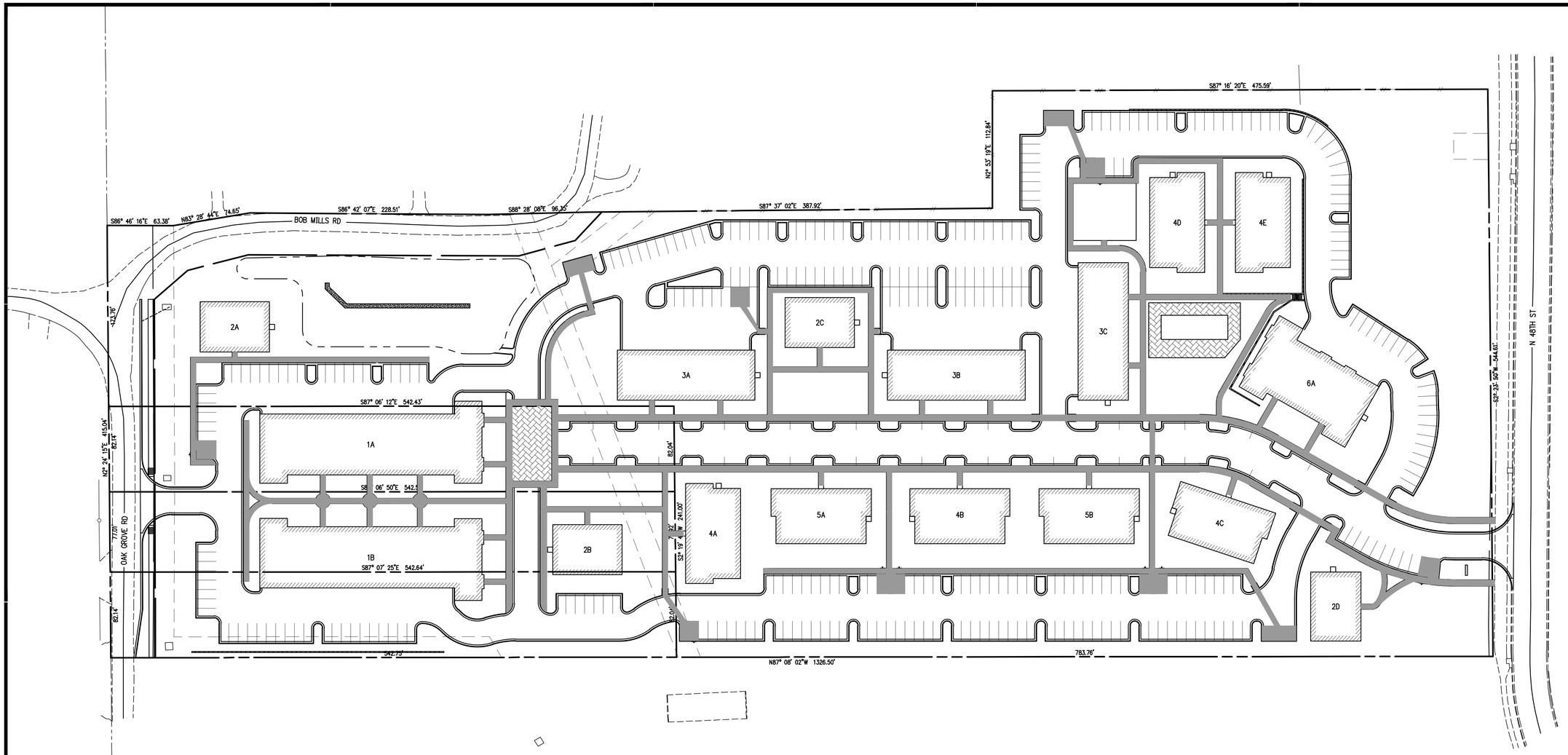
LAST SAVED BY: CTHREET Wed, 10/26/2022 - 11:48 PLOTTED BY: CHRIS HUDSON-CAD



ACCESSIBILITY NOTES

INDICATES ACCESSIBLE ROUTE

1. THE AREAS ON THIS SHEET INDICATED BY THIS HATCH PATTERN ARE CONSIDERED AN ACCESSIBLE ROUTE AND SHALL MEET THE LATEST EDITIONS AND GUIDELINES PROVIDED BY THE FAIR HOUSING ACT (FHA) AND/OR THE AMERICANS WITH DISABILITIES ACT (ADA).
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE ACCESSIBLE ROUTES PER THESE PLANS AND THE FHA/ADA GUIDELINES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY IN THE DETAILS AND GRADES PROVIDED ON THE GRADING PLAN PRIOR TO PLACING ANY CONCRETE.
3. THE MAXIMUM CROSS SLOPE SHALL NOT EXCEED 2% FOR ANY ACCESSIBLE ROUTE.
4. THE MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% FOR AN ACCESSIBLE ROUTE UNLESS A RAMP IS PROVIDED THAT MEETS THE REQUIREMENTS OF AN ACCESSIBLE ROUTE (SEE DETAILS).
5. THE MAXIMUM SLOPE OF AN ACCESSIBLE PARKING STALL NOT EXCEED 2% IN ANY DIRECTION.
6. SEE ACCESSIBILITY DETAILS ON C-503.
7. NEITHER THE OWNER NOR THE ENGINEER WILL MAKE EXHAUSTIVE CHECKS OF THE CONTRACTOR'S WORK ON THE ACCESSIBLE ROUTES. RATHER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE ACCESSIBLE ROUTES PER THE PLANS AND DETAILS TO ENSURE COMPLIANCE WITH THE FHA/ADA.
8. AT HIS OWN EXPENSE, THE CONTRACTOR SHALL REMOVE AND REPLACE ANY SECTIONS OF AN ACCESSIBLE ROUTE THAT EXCEED THE MAXIMUM GRADES. THIS SHALL BE STRICTLY ENFORCED.

NOTES:

1. CLEAR WIDTH OF THE ACCESSIBLE ROUTE IS A MINIMUM OF 36 INCHES. (SEE ANSI SECTION 403.5)
2. CROSS SLOPE OF THE ACCESSIBLE ROUTE DOES NOT EXCEED 2%, INCLUDING CURB RAMPS AND ASSOCIATED GUTTERS AND CROSS WALKS. (SEE ANSI SECTIONS 403.3 AND 406.2)
3. RUNNING SLOPES ALONG ACCESSIBLE ROUTES (INCLUDING GUTTERS) DO NOT EXCEED 5%. IF RUNNING SLOPES OF ACCESSIBLE ROUTES EXCEED 5%, THEN ALL RAMP CRITERIA APPLY. (SEE ANSI SECTION 403.3)
4. RUNNING SLOPES OF CURB RAMPS DO NOT EXCEED 8.33% AND RUNNING SLOPES OF CURB RAMP FLARES DO NOT EXCEED 10%. (SEE ANSI SECTIONS 405.2 AND 406.3)
5. SLOPES AT INTERSECTIONS OF ACCESSIBLE ROUTES DO NOT EXCEED 2% IN ANY DIRECTION. (SEE ANSI SECTION 403.3)
6. SLOPES OF MANEUVERING CLEARANCES AT ACCESSIBLE BUILDING ENTRANCES (RESIDENTIAL AND RETAIL) DO NOT EXCEED 2% IN ANY DIRECTION. (SEE ANSI SECTION 404.2.3.1)
7. SLOPES OF CLEAR FLOOR SPACES AT FIXTURES AND CONTROLS DO NOT EXCEED 2% IN ANY DIRECTION. (SEE ANSI SECTION 305.2)
   - IN ADDITION, THE 30X48 INCH CLEAR FLOOR SPACE PROVIDED FOR A CONTROL (E.G., MAGNETIC CARD READER) MUST BE FLUSH WITH THE CONTROL.
8. LEVEL CHANGES BETWEEN GROUND SURFACE MATERIALS (E.G., PAVERS TO CONCRETE) COMPLY WITH ANSI SECTION 303.
   - VERTICAL LEVEL CHANGES DO NOT EXCEED ¼ INCH
   - LEVEL CHANGES UP TO ½ INCH ARE BEVELED WITH A SLOPE NOT EXCEEDING 1:2; AND
   - LEVEL CHANGES EXCEEDING ½ INCH ARE RAMPED AND COMPLY WITH ANSI SECTION 405.
9. GAPS OR OPENINGS ALONG THE ACCESSIBLE ROUTE DO NOT EXCEED ½ INCH IN WIDTH, PERPENDICULAR TO THE PREDOMINATE FLOW OF PEDESTRIAN TRAFFIC. (SEE ANSI SECTION 302.3)

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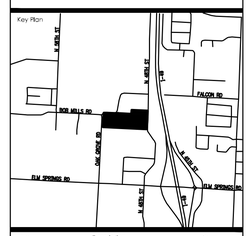

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ADA ROUTE PLAN

C-004

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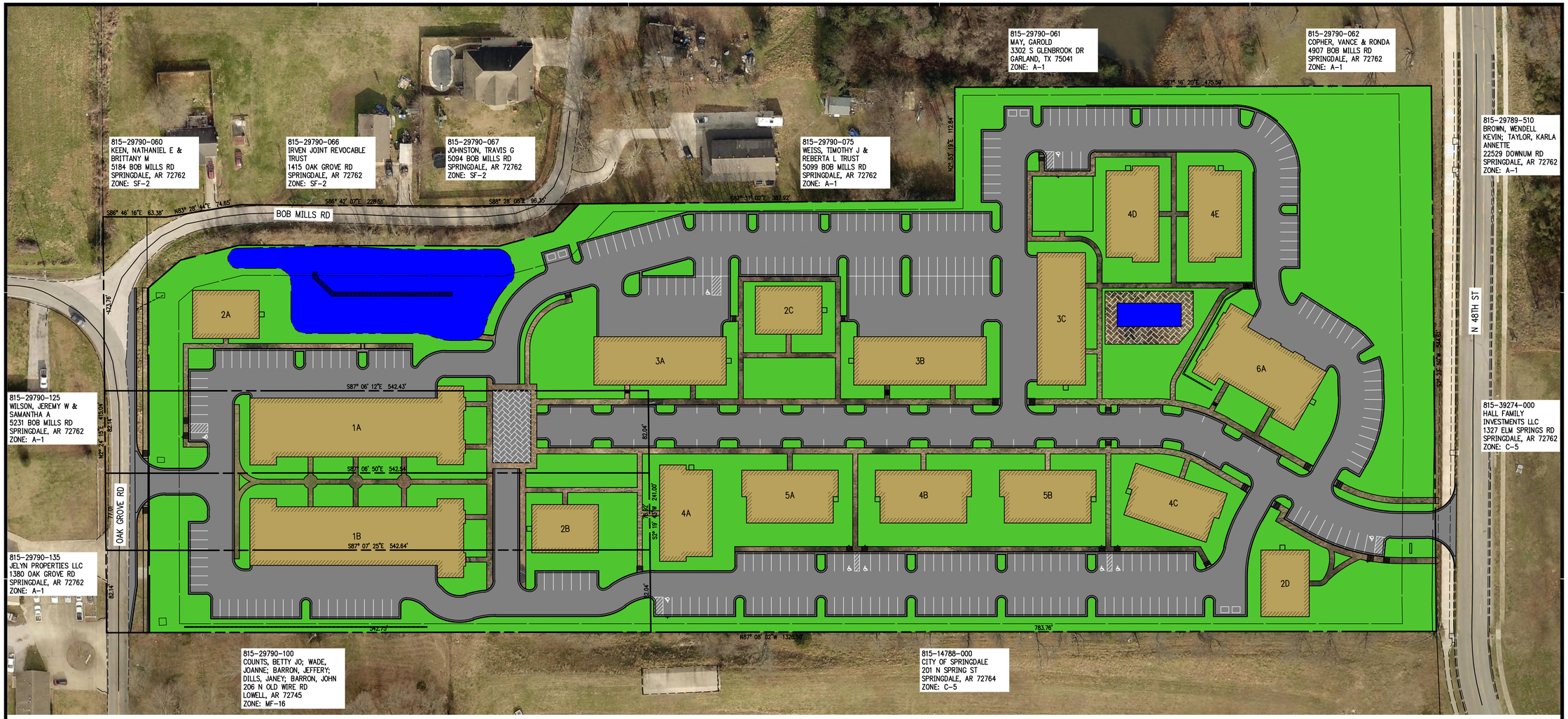
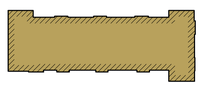


SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
11. 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.
12. 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 MATCHED 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.

OPENSPACE CALCULATIONS

GROSS SITE AREA:	14.26 ± ACRES (621,324 SQ. FT.)
NET SITE AREA:	13.44 ± ACRES (585,746 SQ. FT.)
OPENSPACE:	5.71 ± ACRES (248,506 SQ. FT.)
IMPERVIOUS AREA:	8.20 ± ACRES (357,355 SQ. FT)
GREENSPACE PERCENTAGE:	41.0%
BUILDING COVERAGE PERCENTAGE:	16.6%



BUILDING 1 – BURLINGTON
3 STORY
12 ONE BEDROOM UNITS
19 TWO BEDROOM UNITS
12 GARAGES
13,272 SQ. FT.



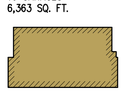
BUILDING 2 – CARLISLE
3 STORY
12 ONE BEDROOM UNITS
3,194 SQ. FT.



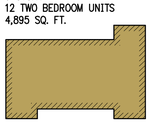
BUILDING 3 – STOCKTON
3 STORY
20 ONE BEDROOM UNITS
10 GARAGES
6,363 SQ. FT.



BUILDING 4 – SALFORD
3 STORY
12 TWO BEDROOM UNITS
4,895 SQ. FT.



BUILDING 5 – MANSFIELD
3 STORY
12 TWO BEDROOM UNITS
4,895 SQ. FT.



BUILDING 6 – MANCHESTER
3 STORY
11 ONE BEDROOM UNITS
7 TWO BEDROOM UNITS
5 GARAGES
1,961 SQ. FT. WORKING/FITNESS SPACE
667 SQ. FT. LEASING SPACE
7,695 SQ. FT. TOTAL

SITE INFORMATION

UNIT CALCULATIONS:

BUILDING 1:	31 UNITS PER BUILDING	62 TOTAL UNITS
BUILDING 2:	12 UNITS PER BUILDING	48 TOTAL UNITS
BUILDING 3:	20 UNITS PER BUILDING	60 TOTAL UNITS
BUILDING 4:	12 UNITS PER BUILDING	60 TOTAL UNITS
BUILDING 5:	12 UNITS PER BUILDING	24 TOTAL UNITS
BUILDING 6:	18 UNITS PER BUILDING	18 TOTAL UNITS
		272 TOTAL UNITS

BEDROOM CALCULATIONS:

BUILDING 1:	50 BEDROOMS PER BUILDING	100 TOTAL BEDROOMS
BUILDING 2:	12 BEDROOMS PER BUILDING	48 TOTAL BEDROOMS
BUILDING 3:	20 BEDROOMS PER BUILDING	60 TOTAL BEDROOMS
BUILDING 4:	24 BEDROOMS PER BUILDING	120 TOTAL BEDROOMS
BUILDING 5:	24 BEDROOMS PER BUILDING	48 TOTAL BEDROOMS
BUILDING 6:	25 BEDROOMS PER BUILDING	25 TOTAL BEDROOMS
		401 TOTAL BEDROOMS

PARKING REQUIREMENTS

REQUIRED PARKING:	1.10 PARKING STALLS PER BEDROOM 441 PARKING STALLS REQUIRED 1.65 PARKING STALLS PER UNIT 449 PARKING STALLS REQUIRED 9 ADA SPALLS REQUIRED
PROVIDED PARKING:	373 STANDARD PARKING STALLS PROVIDED 59 GARAGE PARKING SPACES PROVIDED 9 ADA PARKING STALLS PROVIDED 441 TOTAL PARKING PROVIDED

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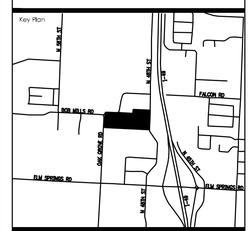
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
50' 0 50'

L22-59
THE RAMSAY AT SPRINGDALE
SPRINGDALE, AR



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ISSUE DATE: 10/28/2022
CONTACT: C. THREET
QC by:
QC Date:

PRELIMINARY PLANS

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L22-59

OVERALL SITE PLAN (C)

C-101

DRAWING: G:\2022\800s_RAMSAY\ARCHITECTURE\CTA\PDS\OVERALL SITE PLAN.DWG
LAST SAVED: 10/28/2022 11:17 AM BY: CHRISTOPHER THREET
ACCEPTED CONCEPT - 10/28/2022 11:17 AM PRINTED BY: CHRISTOPHER THREET

LEGEND (EXISTING SYMBOLS)

SYMBOLS		LINEWORK	
⊙	FOUND IRON PIN		EASEMENT
☼	LIGHT POLE		CURB
			RIGHT OF WAY
			ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS		LINEWORK	
●	SET IRON PIN		EASEMENT
✱	LIGHT POLE		CURB
			BUILDING SET BACK
			RIGHT OF WAY
			PROPERTY LINE
			FIRE LANE

MATCH LINE

S86° 46' 16"E 63.38'
N83° 28' 44"E 74.65'
S86° 42' 07"E 228.51'
S88° 28' 08"E 96.35'
S87° 37' 02"E 387.92'
BOB MILLS RD
40.11' R/W
31.09'
30'
WOOD PRIVACY FENCE (TYP.)
2' WIDE CURB CUT
2' WIDE CURB CUT
CONSTRUCT DUMPSTER (DESIGN BY ARCHITECT)
30' BUILDING SETBACK
NEW DETENTION POND
4' WIDE CONCRETE TRICKLE CHANNEL
2A
2' WIDE CURB CUT
3' WIDE CURB CUT
SIDEWALK UNDERDRAIN
5' WIDE CONCRETE FLUME
PARK AREA (BY OTHERS)
2C
3A
STAMPED CONCRETE, HERRINGBONE USED BRICK
PARK AREA (BY OTHERS)
S87° 06' 12"E 542.43'
173.76'
N2° 24' 12"E 415.04'
82.14'
EXIST. 42.97' R/W
NEW 43.83' R/W
℄ OF OAK GROVE RD
MODIFIED CURB AND CONCRETE APRON TO ROW. SEE CITY OF SPRINGDALE COMMERCIAL DRIVEWAY DETAIL ON SHEET C-501.
ADA SIGN (TYP.)
1A
S87° 06' 50"E 542.54'
FIRE LANE STRIPING (TYP.)
EAST 20' U.E. 2004-41304
77.01'
21.43'
18.08'
30' BUILDING SETBACK
1B
2B
4A
5A
27' B/B
76.82'
S2° 19' 43"W 241.00'
EXIST. 20' U.E. & D.E. 2013-28555
S87° 07' 25"E 542.64'
82.14' OAK GROVE RD
NEW 42.81' R/W
TAPER
30.81'
48.67'
542.75'
RETAINING WALL (DESIGN BY OTHERS.)
8' BUILDING SETBACK
EXIST. U.E. & D.E. 2013-28555
N87° 08' 02"W 1326.50'

GRAPHIC SCALE IN FEET
30' 0 30'

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ARKANSAS ENGINEER

L22-59
THE RAMSAY AT SPRINGDALE
SPRINGDALE, AR

Key Plan

No.	Description	Date

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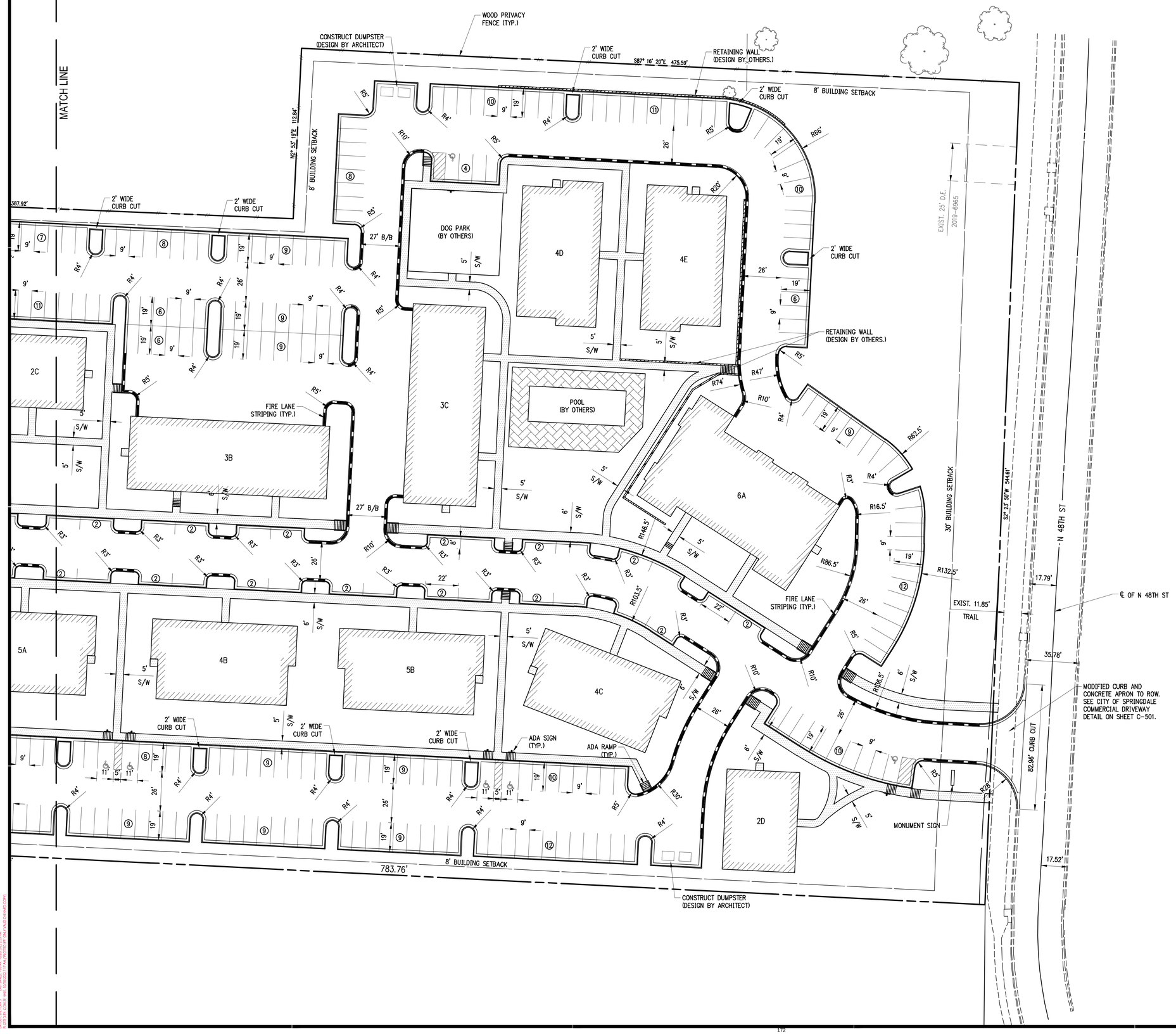
L22-59

SITE PLAN A

C-102

DRAWING G:\2230280\CAD\ARCHITECTURE\22-L22-SHOP\ARCHITECTURE PLAN.DWG
PLOTTED BY: DONALD HALL 10/28/2022 7:11 AM PLOTTED BY: DON HALL (NO IMAGE COPY)



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30' 0 30'

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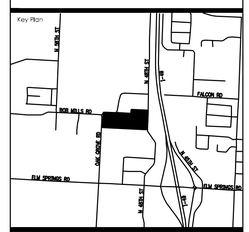
Key Plan



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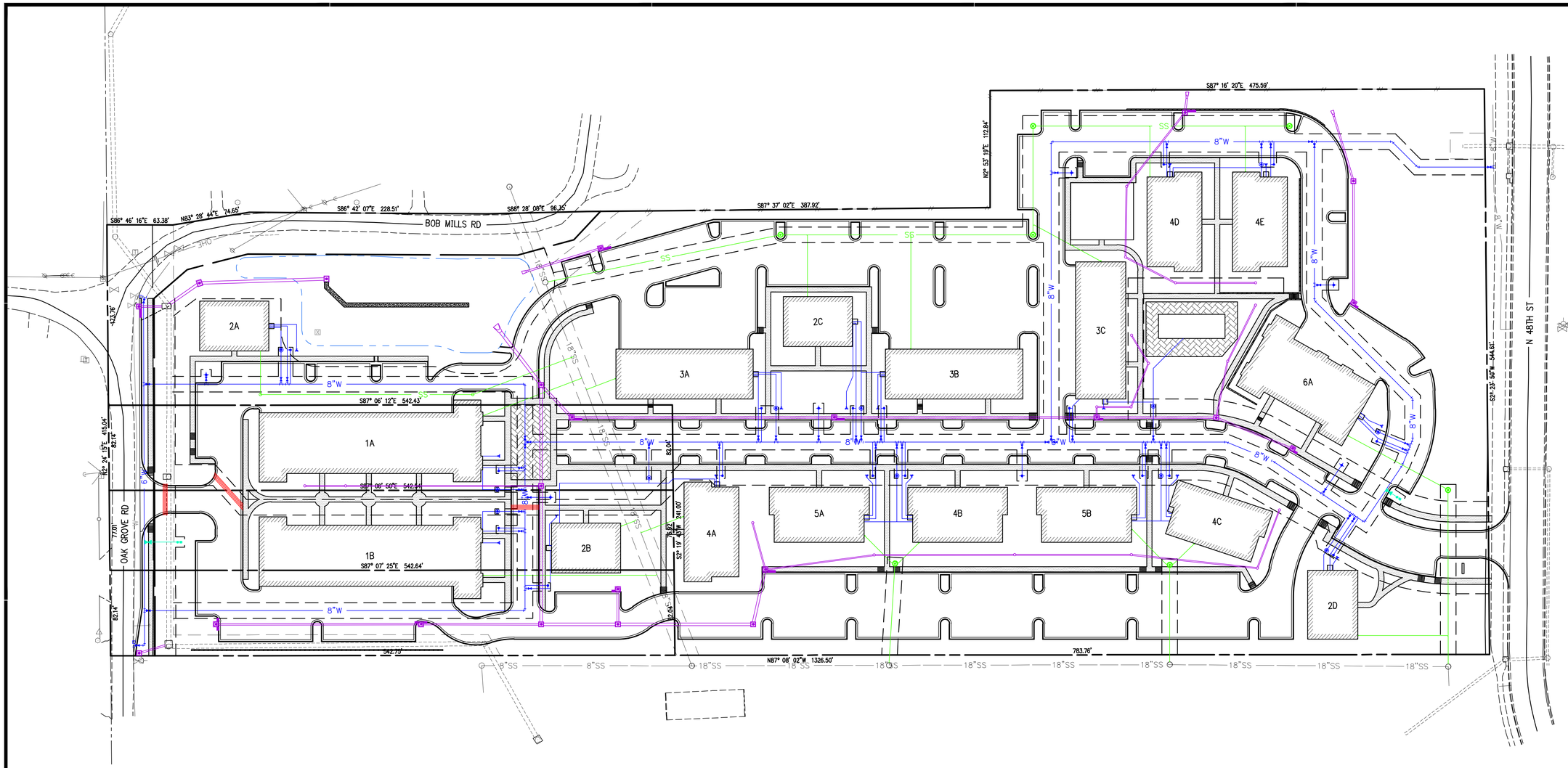
L22-59

SITE PLAN B

C-103

DRAWING C:\22302800_RAMSAY\APP\ARCHITECTURE\CAD\L1\22302800_SITE PLAN.DWG
PLOTTED BY: CONNER THREET | 10/28/2022 7:17 AM | PLOTTED BY: CONNER THREET



LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	SANITARY SEWER LINE
TELEPHONE PEDESTAL	GAS LINE
TV PEDESTAL	WATER LINE (SPECIFY SIZE & TYPE)
MANHOLE	UNDERGROUND TELEPHONE
SANITARY SEWER CLEANOUT	UNDERGROUND ELECTRIC
GAS METER	OVERHEAD ELECTRIC
GAS VALVE	UNDERGROUND TELEVISION
STORM SEWER PIPE	OVERHEAD TELEVISION
DOWN GUY	CHAIN LINK FENCE
WATER VALVE	WOOD FENCE
FIRE HYDRANT ASSEMBLY	BARBED WIRE FENCE
AIR RELEASE VALVE	FIBER OPTIC
FIRE DEPARTMENT CONNECTION	RIGHT OF WAY
WATER METER	ROAD CENTERLINE
SPRINKLER HEAD	
ELECTRIC PEDESTAL	
GRATED INLET	
DROP INLET	

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
LIGHT POLE	EASEMENT
POWER POLE	CURB
TELEPHONE PEDESTAL	SANITARY SEWER LINE
TV PEDESTAL	GAS LINE
MANHOLE	WATER LINE
SANITARY SEWER CLEANOUT	UNDERGROUND TELEPHONE
GAS METER	UNDERGROUND ELECTRIC
GAS VALVE	OVERHEAD ELECTRIC
STORM SEWER PIPE	FIBER OPTIC
STRUCTURE NUMBER	UNDERGROUND TELEVISION
WATER VALVE	OVERHEAD TELEVISION
FIRE HYDRANT ASSEMBLY	RIGHT OF WAY
AIR RELEASE VALVE	PROPERTY LINE
FIRE DEPARTMENT CONNECTION	
WATER METER	
BACK FLOW PREVENTER	
REDUCER	
RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	
CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	

UTILITY NOTES

1. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES WITHIN THE WORK ZONE.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES' INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING FACILITIES. CONTRACTOR SHALL COORDINATE AND SCHEDULE TIE-INS/CONNECTIONS WITH ALL UTILITY COMPANIES.
3. ALL UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO BACKFILLING.
4. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
5. GENERAL CONTRACTOR IS TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES.
6. THRUST BLOCKING SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
7. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
8. MINIMUM HORIZONTAL SEPARATION BETWEEN THE OUTSIDE WALL OF THE WATERLINE AND THE OUTSIDE WALL OF THE SANITARY SEWER LINE OR SANITARY SEWER MANHOLE SHALL BE AT LEAST TEN FEET. WHERE WATERLINES CROSS SANITARY SEWERS THE WATERLINE SHALL BE PLACED ABOVE THE SEWER WITH A MINIMUM VERTICAL SEPARATION, OUTSIDE-TO-OUTSIDE, OF 18/24". IF IT IS NOT POSSIBLE TO CONFORM TO THESE DIMENSIONS OR DEFINED PLACEMENT, THE WATERLINE SHALL BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING.
9. THE CONTRACTOR SHALL INCLUDE IN THE BID PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY THE LOCAL AND/OR STATE AGENCIES.
10. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH FINISHED PAVEMENT ELEVATIONS, AND MANHOLES IN UNPAVED AREAS TO BE 1" ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
11. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL REGULATIONS.
12. REFER TO BUILDING PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
13. ALL MATERIALS, CONSTRUCTION, AND INSPECTION FOR WATER AND SANITARY SEWER LINES SHALL BE PER THE SPECIFICATIONS OF THE APPROPRIATE AGENCY.
14. THE CONTRACTOR SHALL COORDINATE WITH THE FIRE DEPARTMENT AND THE WATER COMPANY TO PLAN THE IMPROVEMENTS TO THE WATER MAINS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THE PROJECT. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING ANY REQUIRED WATER MAIN SHUT-OFFS WITH THE WATER COMPANY DURING CONSTRUCTION. ALL COSTS ASSOCIATED WITH WATERMAIN SHUT-OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR; NO ADDITIONAL COMPENSATION WILL BE PROVIDED.
15. DAMAGE TO ALL EXISTING FACILITIES DESIGNATED TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
16. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE LOCATIONS.
17. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED AS WELL AS COSTS OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
18. GENERAL CONTRACTOR SHALL PROVIDE ALL CONDUITS AS SHOWN ON THE PLANS, VERIFY LOCATION OF UTILITY TIE-INS, AND PROVIDE NYLON PULL CORDS INSIDE THE CONDUIT.
19. THE CONTRACTOR SHALL INCLUDE IN BID PRICE THE DAILY RECORD KEEPING OF THE RECORD CONDITION OF ALL OF THE UNDERGROUND UTILITIES, CONSTRUCTION STAKE-OUT, PREPARATION OF THE NECESSARY/REQUIRED WATER AND SEWER RECORD DRAWINGS TO BE SUBMITTED, AND ALL OTHER INFORMATION REQUIRED FOR OBTAINING PERMITS AND RELEASE OF BONDS.
20. ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.

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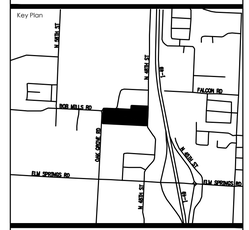
GRAPHIC SCALE IN FEET
50' 0 50'

L22-59
THE RAMSAY AT SPRINGDALE
SPRINGDALE, AR

Key Plan



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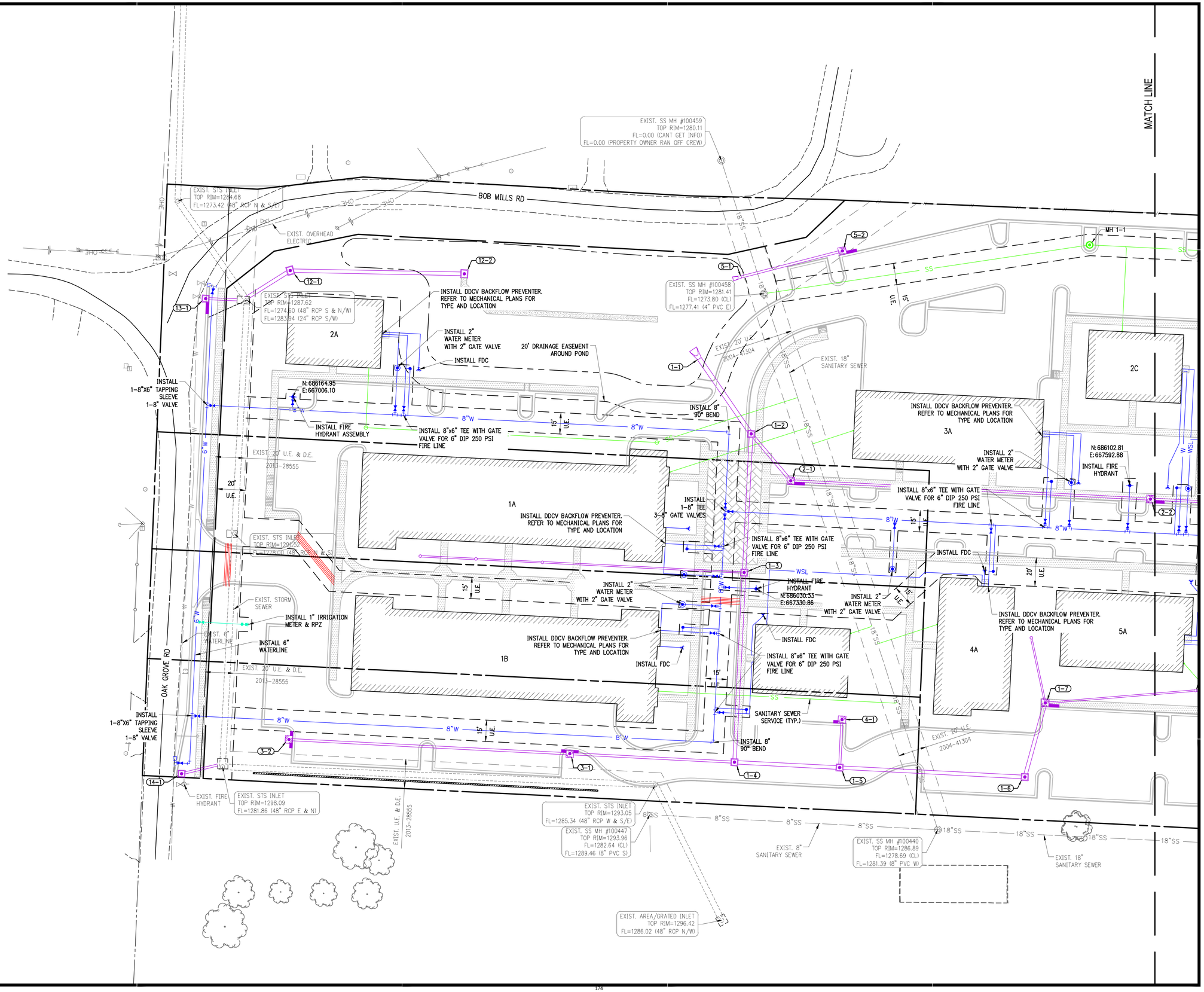
OVERALL UTILITY PLAN (C)

C-104

DRAWING G:\2022\REPUBLIC_WORK\PRODUCTION\CIVIL\SHEETS\OVERALL UTILITY PLAN.DWG
PLOTTED BY: TODD LAMAR - 10/28/2022 8:46 AM PLOTTED BY: (DAD) TODD LAMAR.DWG)



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GRAPHIC SCALE IN FEET
30' 0 30'

L22-59
THE RAMSAY AT SPRINGDALE
SPRINGDALE, AR

Key Plan

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L22-59
UTILITY PLAN A (C)

C-105

DRAWING G:\2022\800_PUBS_MEP\SHEETS\ACTIVE\C105_UTILITY PLAN A.DWG
PLOTTED BY: TROY HANNA 10/28/2022 9:14 AM PLOTTED BY: TROY HANNA (COPY)

MATCH LINE

INSTALL 8"x6" TEE WITH GATE VALVE FOR 6" DIP 250 PSI FIRE LINE

INSTALL 8"x6" TEE WITH GATE VALVE FOR 6" DIP 250 PSI FIRE LINE

MH 1-3

MH 1-4

MH 1-2

INSTALL 8" 90° BEND

INSTALL 1-8" TEE 2-8" GATE VALVES

INSTALL 8" 45° BEND

INSTALL 8" 45° BEND

EXIST. STS INLET TOP RIM=1308.09 FL=1301.59 (18" RCP S) FL=1302.19 (36" RCP E & W)

EXIST. STS INLET TOP RIM=1308.12 FL=1303.12 (18" RCP S) FL=1301.35 (36" RCP E & W)

EXIST. 25' D.E. (2019-6962)

INSTALL 1-8"X8" TAPPING SLEEVE 1-8" VALVE

EXIST. STS INLET TOP RIM=1307.98 FL=1302.67 (18" RCP N)

EXIST. STS INLET TOP RIM=1308.06 FL=1303.94 (18" RCP N)

EXIST. 8" WATERLINE. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH

INSTALL FDC

INSTALL FDC

INSTALL FIRE HYDRANT

INSTALL DDCV BACKFLOW PREVENTER. REFER TO MECHANICAL PLANS FOR TYPE AND LOCATION

INSTALL 2" WATER METER WITH 2" GATE VALVE

INSTALL DDCV BACKFLOW PREVENTER. REFER TO MECHANICAL PLANS FOR TYPE AND LOCATION

N:686316.79
E:667847.35

4D

4E

SANITARY SEWER SERVICE (TYP.)

2C

3C

3B

INSTALL DDCV BACKFLOW PREVENTER. REFER TO MECHANICAL PLANS FOR TYPE AND LOCATION

N:686196.11
E:668093.71

INSTALL FIRE HYDRANT

INSTALL 8" 45° BEND

INSTALL FDC

INSTALL 2" WATER METER WITH 2" GATE VALVE

INSTALL 8"x6" TEE WITH GATE VALVE FOR 6" DIP 250 PSI FIRE LINE

INSTALL DDCV BACKFLOW PREVENTER. REFER TO MECHANICAL PLANS FOR TYPE AND LOCATION

6A

INSTALL 8" 45° BEND

INSTALL 2" WATER METER WITH 2" GATE VALVE

INSTALL 8" 22.5° BEND

INSTALL 8"x6" TEE WITH GATE VALVE FOR 6" DIP 250 PSI FIRE LINE

N. 48TH ST

EXIST. STS INLET TOP RIM=1314.92 FL=1311.73 (18" RCP E)

EXIST. STS INLET TOP RIM=1314.80 FL=1311.20 (18" RCP W) FL=1311.20 (24" RCP S)

INSTALL FDC

INSTALL 8"x6" TEE WITH GATE VALVE FOR 6" DIP 250 PSI FIRE LINE

INSTALL 2" WATER METER WITH 2" GATE VALVE

INSTALL FDC

N:686027.93
E:667785.00

INSTALL 1-8" TEE 3-8" GATE VALVES

INSTALL 8"x6" TEE WITH GATE VALVE FOR 6" DIP 250 PSI FIRE LINE

INSTALL 2" WATER METER WITH 2" GATE VALVE

INSTALL 8" 11.25° BEND

N:686022.48
E:668092.47

INSTALL FIRE HYDRANT

INSTALL 8" 11.25° BEND

INSTALL FDC

5A

4B

5B

4C

2D

MH 4-1

INSTALL 1" IRRIGATION METER & RPZ

INSTALL 8" 90° BEND

INSTALL 8"x6" TEE WITH GATE VALVE FOR 6" DIP 250 PSI FIRE LINE

INSTALL DDCV BACKFLOW PREVENTER. REFER TO MECHANICAL PLANS FOR TYPE AND LOCATION

INSTALL 2" WATER METER WITH 2" GATE VALVE

MH 2-1

MH 3-1

SANITARY SEWER SERVICE (TYP.)

EXIST. FIRE HYDRANT

EXIST. STS INLET TOP RIM=1319.71 FL=1314.23 (24" RCP N & S) FL=1314.23 (30" RCP W)

EXIST. STS INLET TOP RIM=1319.80 FL=1309.95 (30" RCP E & S/W)

EXIST. SS MH #100439 TOP RIM=1298.25 FL=1288.66 (CL) FL=0.00 () FL=0.00 () FL=0.00 ()

EXIST. 18" SANITARY SEWER

EXIST. SS MH #100438 TOP RIM=1311.67 FL=1296.11 (CL) FL=0.00 () FL=0.00 () FL=0.00 ()

EXIST. SS MH #100437 TOP RIM=1319.90 FL=1303.20 (CL) FL=0.00 () FL=0.00 () FL=0.00 ()

18"SS

8"W

SS

GRAPHIC SCALE IN FEET
30' 0 30'

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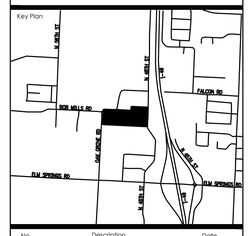
No. 109
ARKANSAS ENGINEER

L22-59
THE RAMSAY AT SPRINGDALE
SPRINGDALE, AR

Key Plan



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PROJECT NO: 22302800
ISSUE DATE: 10/28/2022
CONTACT: C. THREET
QC by:
QC Date:

PRELIMINARY PLANS

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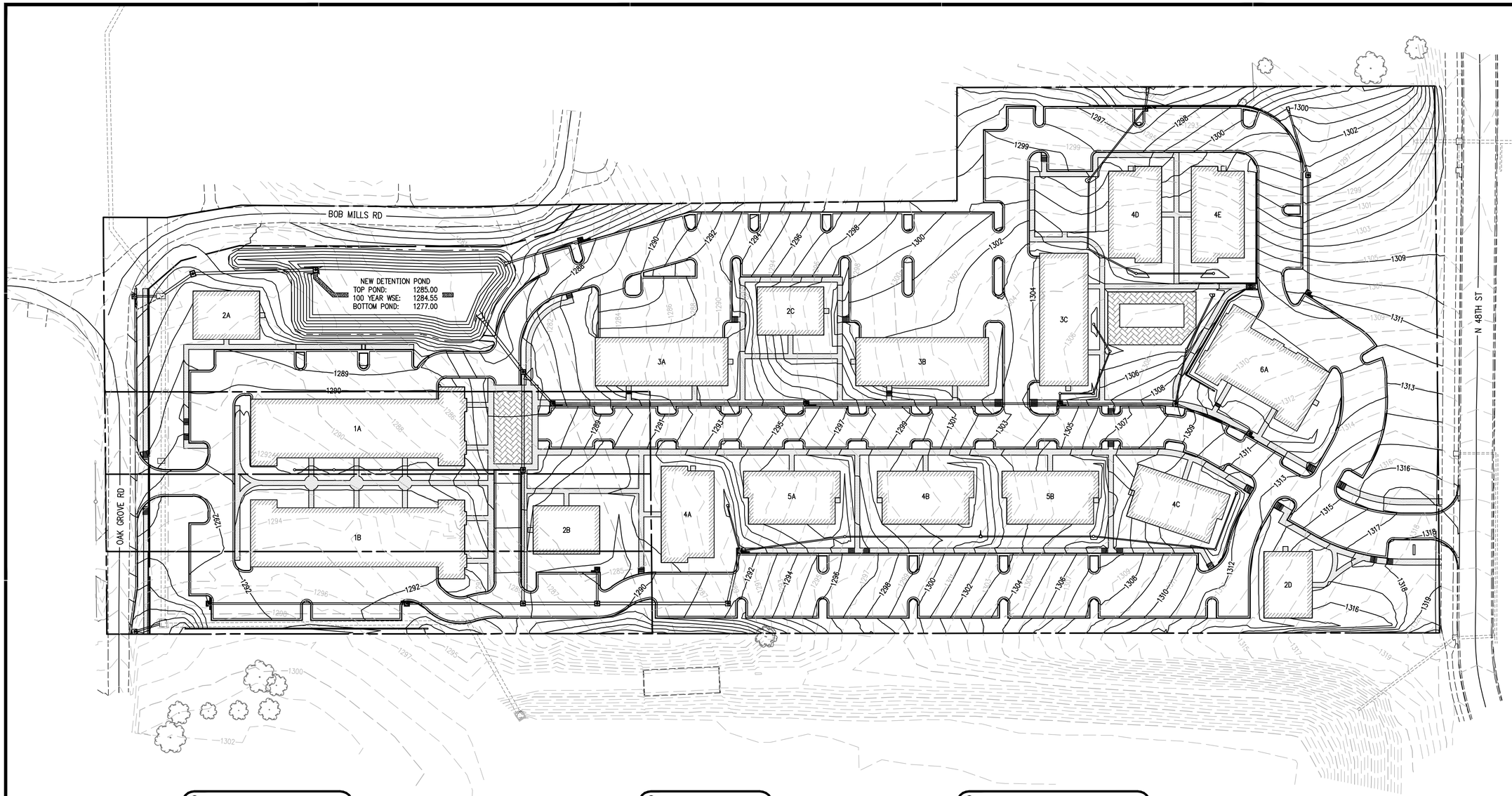
L22-59

UTILITY PLAN B (C)

C-106

DRAWING G:\22300\DEVDRE\AGPW\PWORK\DWR\CIVIL\C106.DWG PLOTTED BY: CHRIS THREET 10/28/2022 - 10:55:03 AM



LEGEND (EXISTING SYMBOLS)

SYMBOLS		LINEWORK	
☼	LIGHT POLE		EASEMENT
	STORM SEWER PIPE		CURB
	GRATED INLET	1206	INTERMEDIATE CONTOUR
	DROP INLET	1205	INDEX CONTOUR
			RIGHT OF WAY
			ROAD CENTERLINE

SITE STABILIZATION AND CERTIFICATION

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

LEGEND (CONSTRUCT)

SYMBOLS		LINEWORK	
✷	SET IRON PIN		EASEMENT
	STORM SEWER PIPE		CURB
X-X	STRUCTURE NUMBER	1206	INTERMEDIATE CONTOUR
	RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	1205	INDEX CONTOUR
	CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)		RIGHT OF WAY
			PROPERTY LINE

TC XX.XX	TOP OF CURB	LP XX.XX	LOW POINT	G XX.XX	GUTTER
TP XX.XX	TOP OF PAVEMENT	FG XX.XX	FINISH GRADE	TG XX.XX	TOP OF GRATE
HP XX.XX	HIGH POINT	SW XX.XX	SIDEWALK	EG XX.XX	EXISTING GRADE

GRADING AND DRAINAGE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. THE OWNER/CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING AND PROVIDING SEPARATE AND INDEPENDENT RETAINING WALL DESIGNS, INSPECTIONS, AND CERTIFICATIONS BY A REGISTERED PROFESSIONAL ENGINEER OTHER THAN CRAFTON TULL. THIS SHALL ALSO APPLY TO ANY ASSOCIATED AND NECESSARY PUBLIC SAFETY DEVICES INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN SAFETY RAILS.
3. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES ON SITE OR IN RIGHT-OF-WAY. ALL UTILITIES MUST BE LOCATED PRIOR TO GRADING START.
4. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
5. ALL CUT OR FILL SLOPES SHALL BE A MAX 3:1 SLOPE OR FLATTER UNLESS OTHERWISE NOTED.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
7. ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT. ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
8. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY WHEN IN PAVED AND TRAFFIC AREAS.
9. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING RINGS AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 1" ABOVE FINISH GRADE. LIDS SHALL BE LABELED PER JURISDICTIONAL SPECIFICATIONS.
10. SITE GRADING SHALL NOT PROCEED UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT AND THE SWPPP FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
11. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL TO FINAL GRADE. REFER TO THE LANDSCAPE PLAN.
12. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON PLANS, CONTACT ENGINEER IMMEDIATELY.
13. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS THROUGHOUT ALL PHASES OF CONSTRUCTION.
14. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
15. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
16. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
17. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
18. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
19. IF WET AREAS ARE ENCOUNTERED ON-SITE THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER FOR THE DESIGN AND REPLACEMENT OF A FRENCH DRAIN SYSTEM.
20. CRAFTON, TULL & ASSOCIATES, INC. (CTA) HAS NOT NECESSARILY ESTABLISHED MINIMUM FINISH FLOOR ELEVATIONS FOR EACH INDIVIDUAL BUILDING OR LOT IN THIS SUBDIVISION. WHEN A MINIMUM BUILDING FLOOR ELEVATION IS NOT ESTABLISHED AND NOTED, THE ULTIMATE RESPONSIBILITY FOR THE PROPER GRADING OF EACH INDIVIDUAL LOT OR PARCEL SHALL REST WITH THE LOT'S OWNER. TYPICALLY, THE MINIMUM FINISH FIRST FLOOR ELEVATIONS SHOULD BE AT LEAST TWELVE INCHES (12") ABOVE THE FINISHED TOP OF STREET CURB ELEVATION ASSOCIATED WITH EACH INDIVIDUAL LOT OR PARCEL OR AS REQUIRED BY LOCAL AND STATE CODES.

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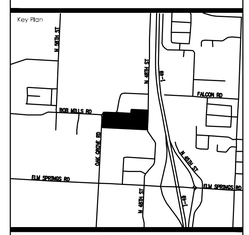
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
50' 0 50'

L22-59
THE RAMSAY AT SPRINGDALE
SPRINGDALE, AR

Key Plan



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QC by:
QC Date:

PRELIMINARY PLANS

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L22-59

OVERALL GRADING PLAN

C-107

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CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

MATCH LINE

BOB MILLS RD

OAK GROVE RD

4' CONCRETE TRICKLE CHANNEL

NEW BUILDING
FINISHED FLOOR: 1289.80

NEW BUILDING
FINISHED FLOOR: 1291.00

NEW BUILDING
FINISHED FLOOR: 1292.75

NEW BUILDING
FINISHED FLOOR: 1293.05

NEW BUILDING
FINISHED FLOOR: 1300.00

NEW BUILDING
FINISHED FLOOR: 1291.00

NEW BUILDING
FINISHED FLOOR: 1292.00

NEW BUILDING
FINISHED FLOOR: 1296.70

NOTE:
CONTRACTOR TO ENSURE SLOPES DO NOT EXCEED 2% IN ADA PARKING AREA.

NOTE:
CONTRACTOR TO ENSURE SLOPES DO NOT EXCEED 2% IN ADA PARKING AREA.

INSTALL MODIFIED CURB AND CONCRETE APRON (SEE COMMERCIAL DRIVEWAY DETAIL ON C-501)

GRAPHIC SCALE IN FEET
30' 0 30'

L22-59
THE RAMSAY AT SPRINGDALE
SPRINGDALE, AR

Key Plan

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L22-59

GRADING PLAN A

C-108

MATCH LINE

NOTE:
CONTRACTOR TO ENSURE SLOPES DO NOT EXCEED 2% IN ADA PARKING AREA.

NEW BUILDING
FINISHED FLOOR: 1303.00

NEW BUILDING
FINISHED FLOOR: 1303.00

NEW BUILDING
FINISHED FLOOR: 1300.00

NEW BUILDING
FINISHED FLOOR: 1304.35

NEW BUILDING
FINISHED FLOOR: 1302.45

NEW BUILDING
FINISHED FLOOR: 1312.50

BUILDING
FLOOR: 1296.70

NEW BUILDING
FINISHED FLOOR: 1301.35

NEW BUILDING
FINISHED FLOOR: 1305.55

NEW BUILDING
FINISHED FLOOR: 1310.65

NOTE:
CONTRACTOR TO ENSURE SLOPES DO NOT EXCEED 2% IN ADA PARKING AREA.

NOTE:
CONTRACTOR TO ENSURE SLOPES DO NOT EXCEED 2% IN ADA PARKING AREA.

NEW BUILDING
FINISHED FLOOR: 1317.25

783.76'

INSTALL MODIFIED CURB AND CONCRETE APRON (SEE COMMERCIAL DRIVEWAY DETAIL ON C-501)

N 48TH ST

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GRAPHIC SCALE IN FEET
30' 0 30'

L22-59
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SPRINGDALE, AR

Key Plan

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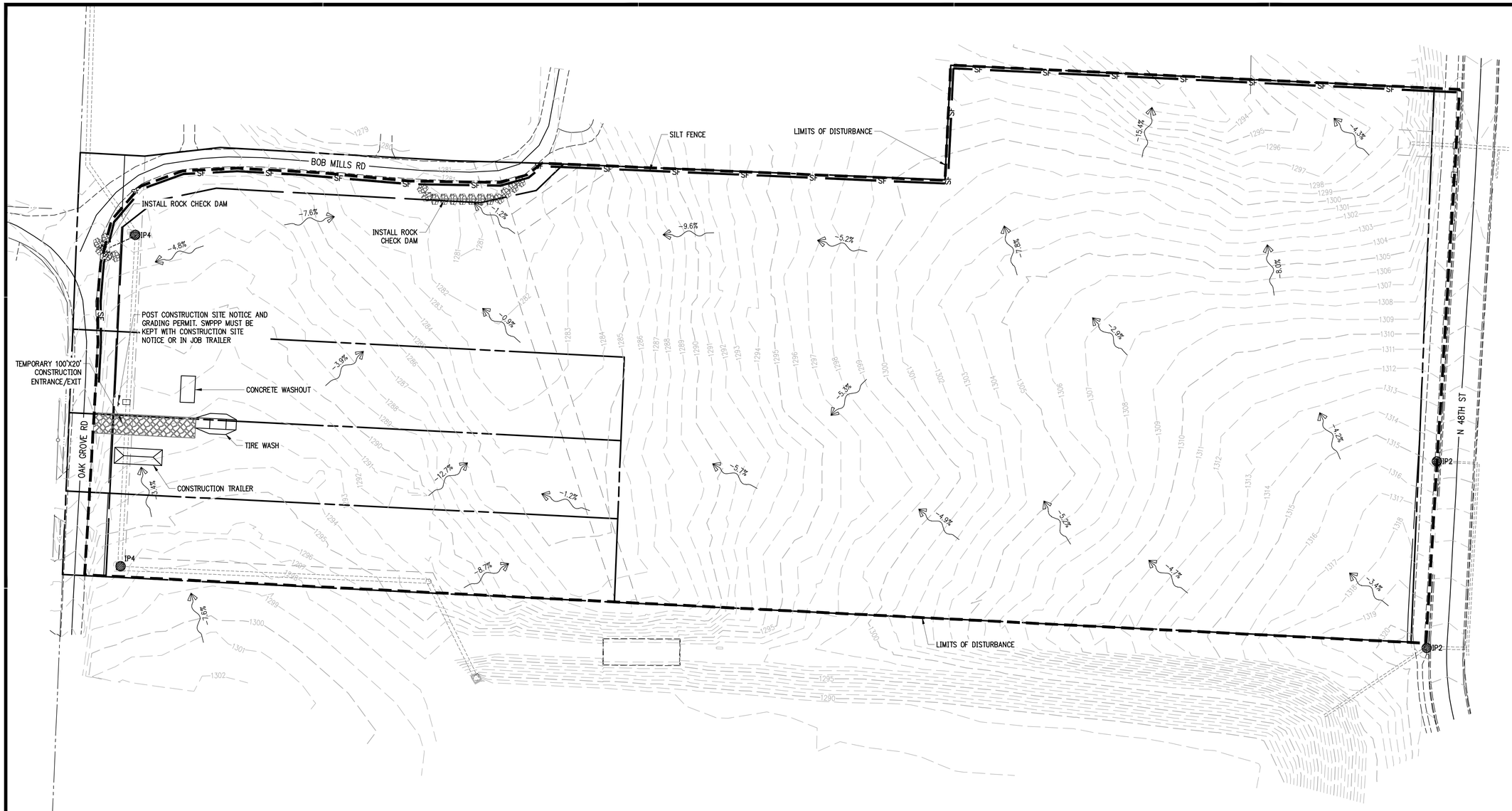
GRADING PLAN B

C-109



EROSION CONTROL LEGEND

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

NOTE: SEE SITE PLAN FOR EXISTING LEGEND SYMBOLS

SITE STABILIZATION AND CERTIFICATION

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GRAPHIC SCALE IN FEET
50' 0 50'

L22-59
THE RAMSAY AT SPRINGDALE
SPRINGDALE, AR

Key Plan



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EROSION CONTROL PLAN PH I

C-110

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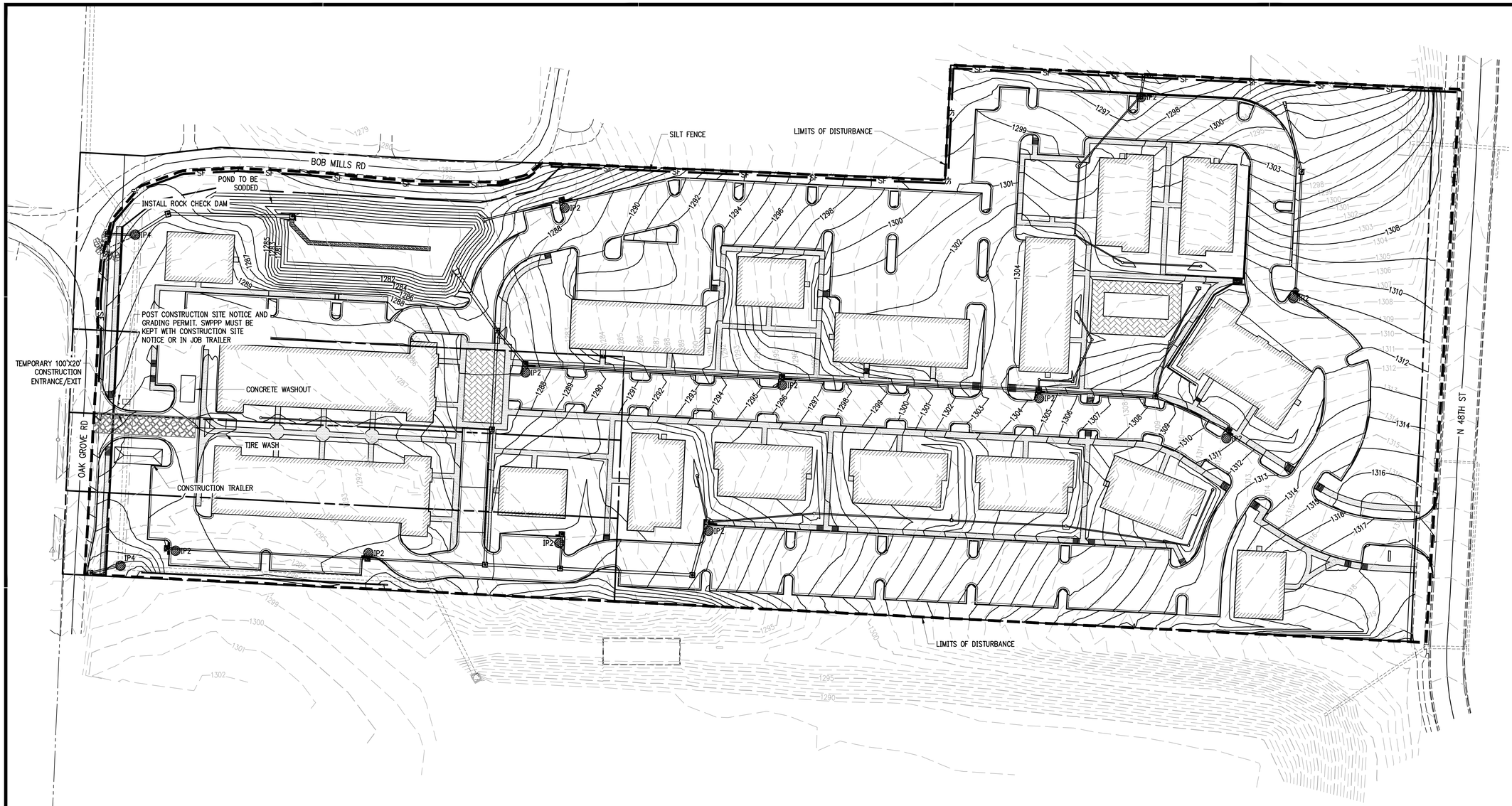

EROSION CONTROL LEGEND

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

NOTE: SEE SITE PLAN FOR EXISTING LEGEND SYMBOLS

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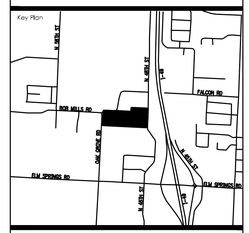
GRAPHIC SCALE IN FEET
50' 0 50'

L22-59
THE RAMSAY AT SPRINGDALE
SPRINGDALE, AR

Key Plan



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EROSION CONTROL PLAN PH II

C-111

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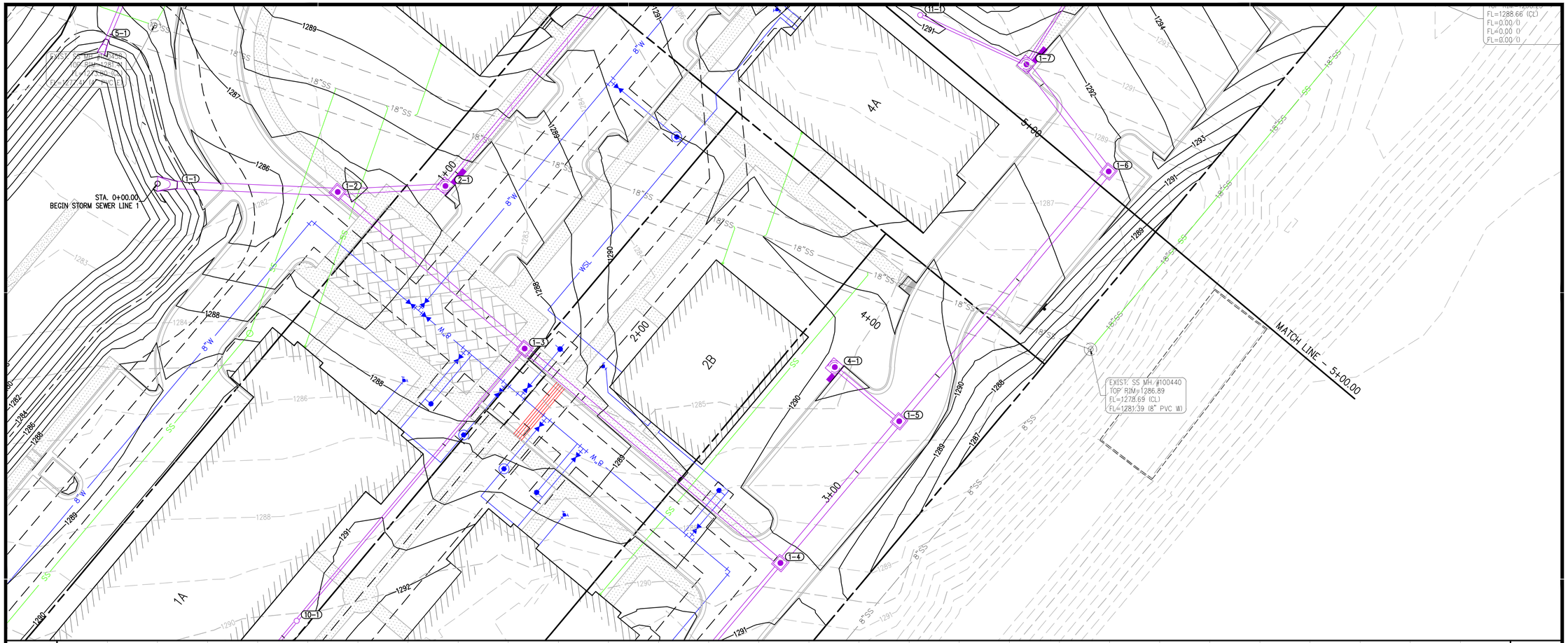

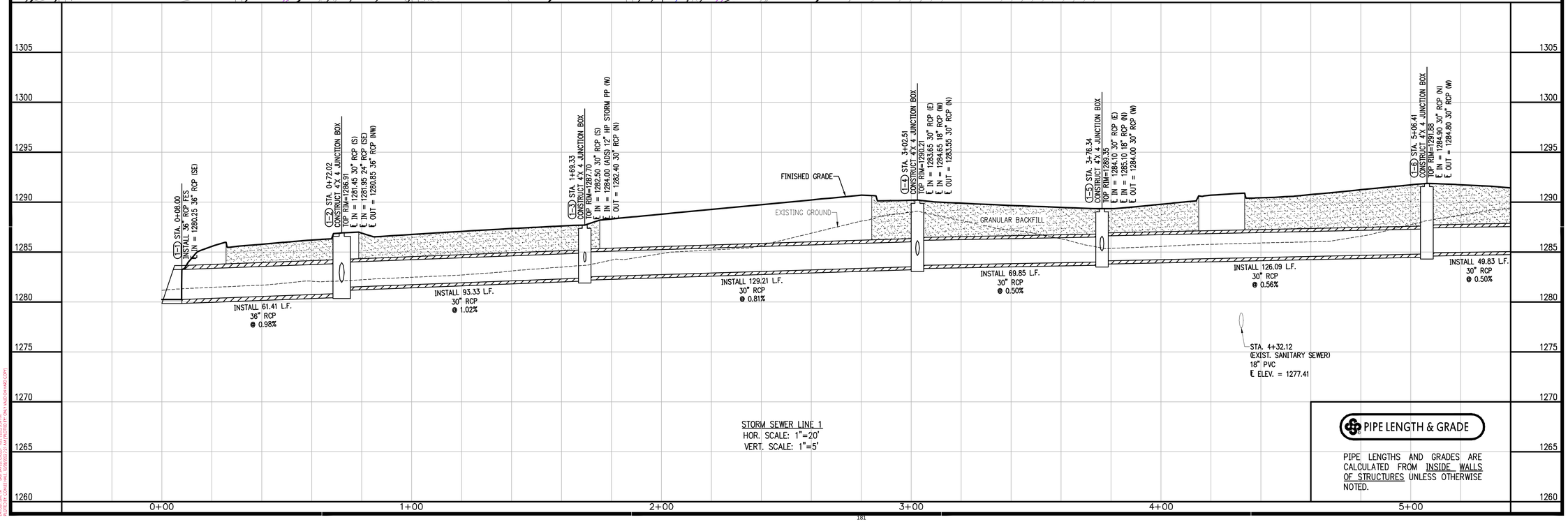

STORM SEWER LINE 1
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

PIPE LENGTH & GRADE

PIPE LENGTHS AND GRADES ARE CALCULATED FROM INSIDE WALLS OF STRUCTURES UNLESS OTHERWISE NOTED.

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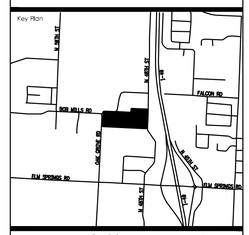

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L22-59
STORM SEWER LINE 1 P&P (C)

C-201

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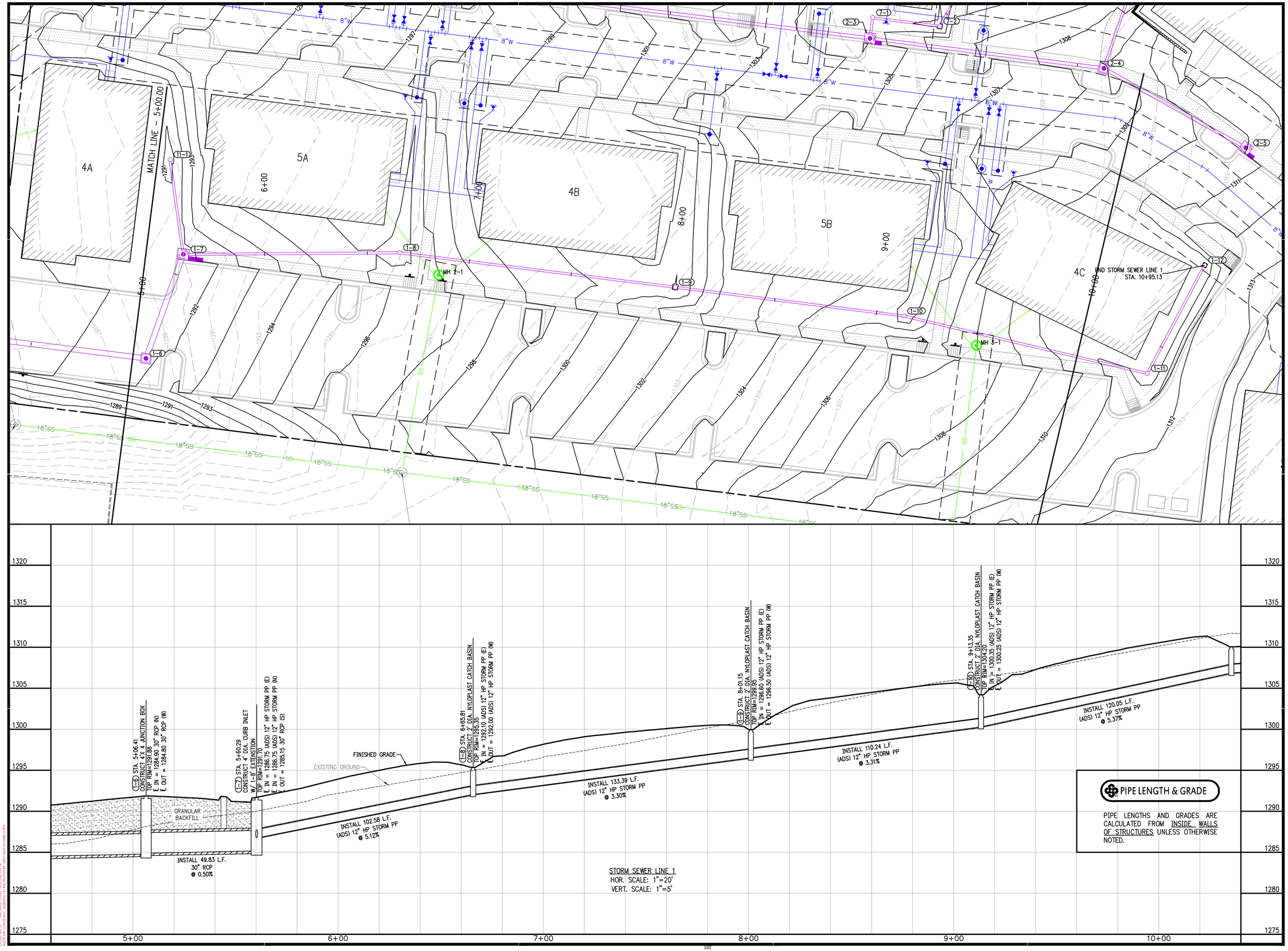

STORM SEWER LINE 1
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

PIPE LENGTH & GRADE

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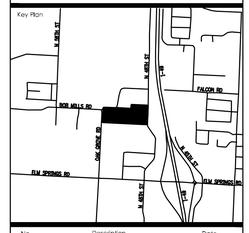
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

L22-59
THE RAMSAY AT SPRINGDALE
SPRINGDALE, AR

Key Plan



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ISSUE DATE: 10/28/2022
CONTACT: C. THREET
QC by:
QC Date:

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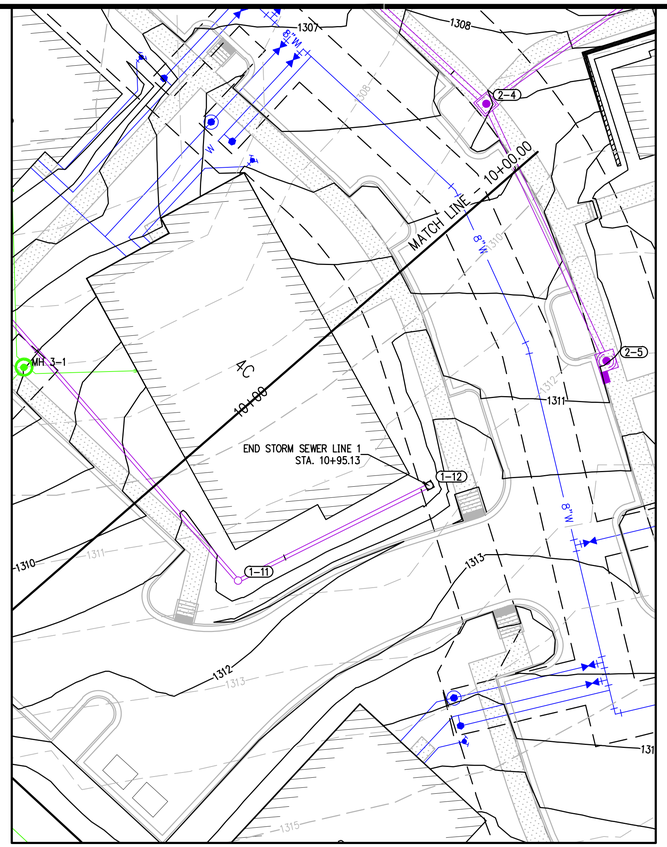
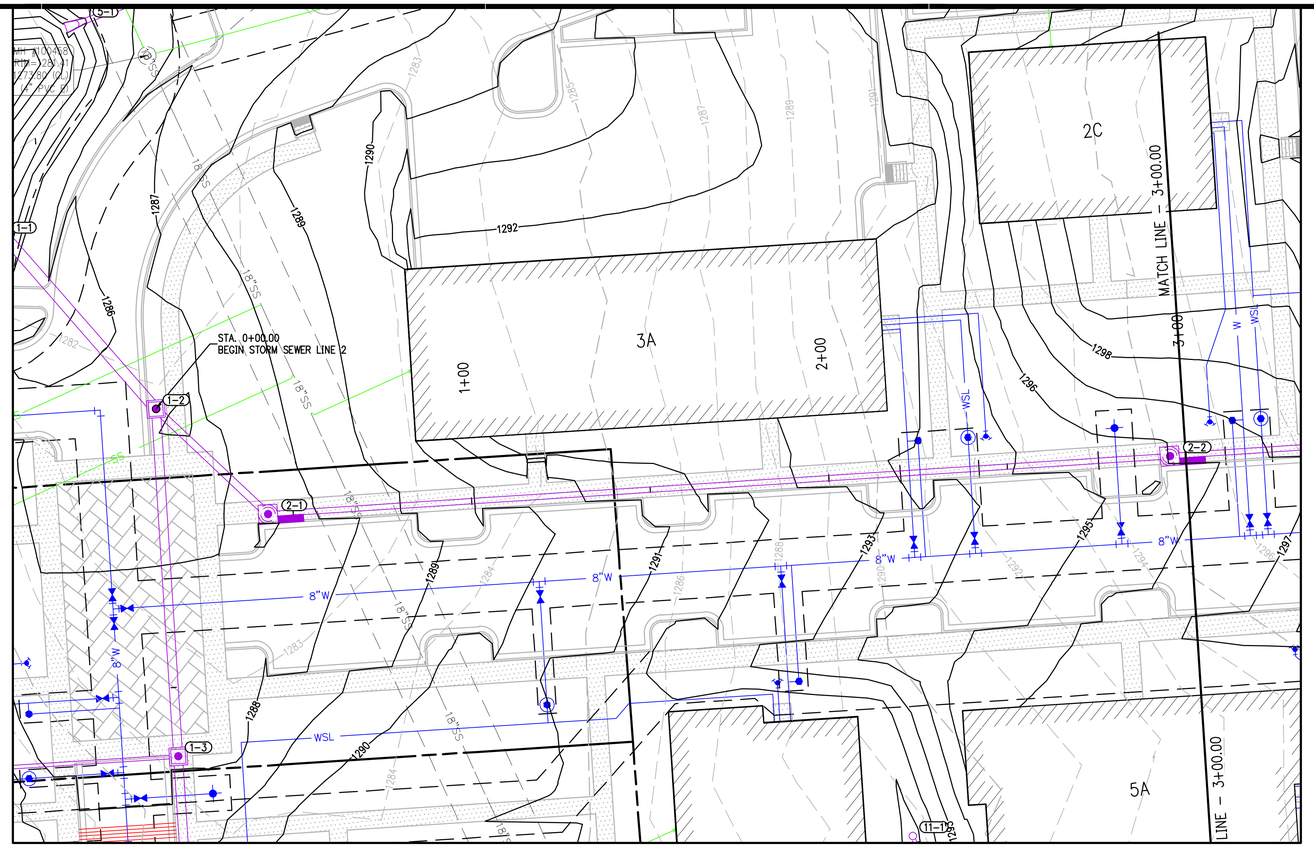
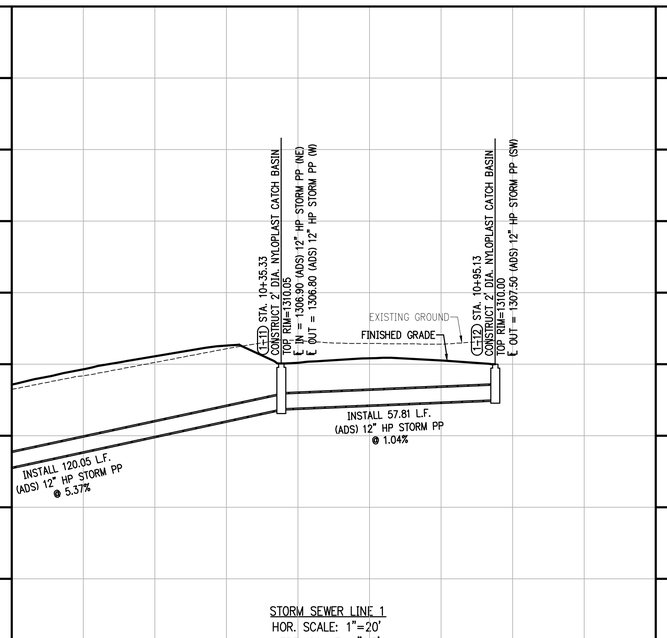
L22-59
STORM SEWER LINE 1 P&P (C)

C-202







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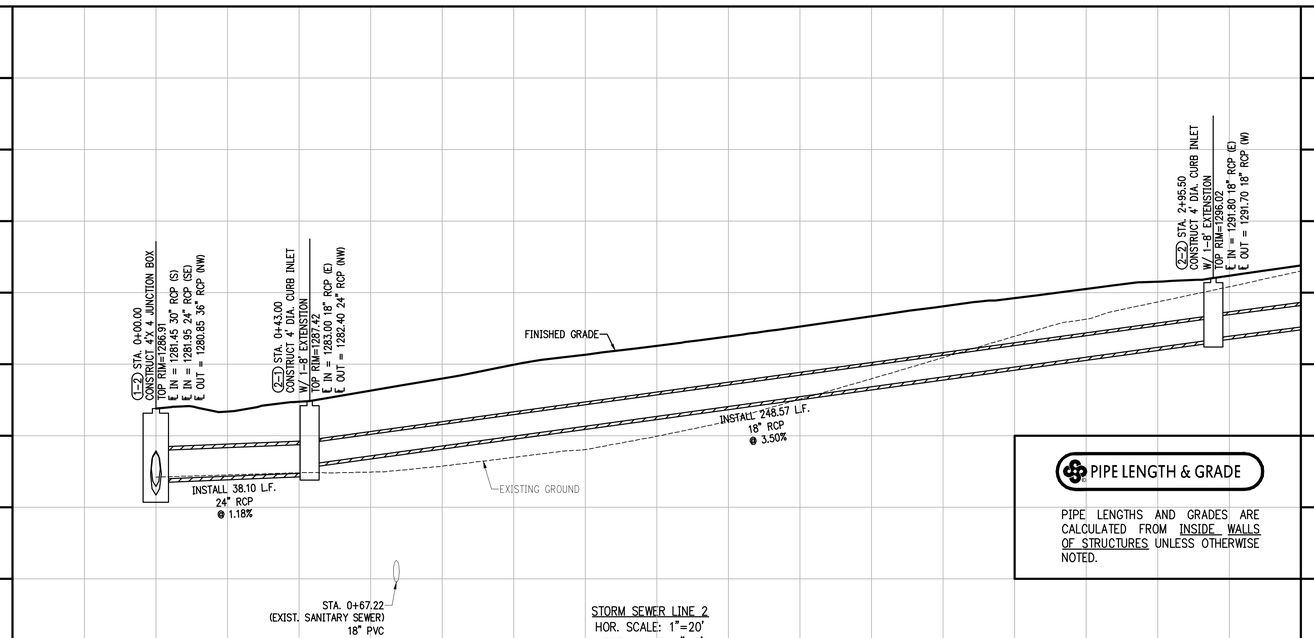
VERT. SCALE: 1"=5'



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

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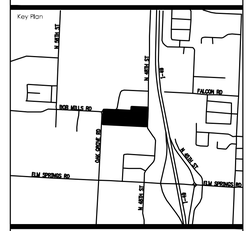

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STORM SEWER LINE 1 & 2 P&P (C)

C-203

DRAWING: C:\22302800_CMBE\WORKING\STRUCTURE\CIVIL\CTS\STORM P&P.DWG
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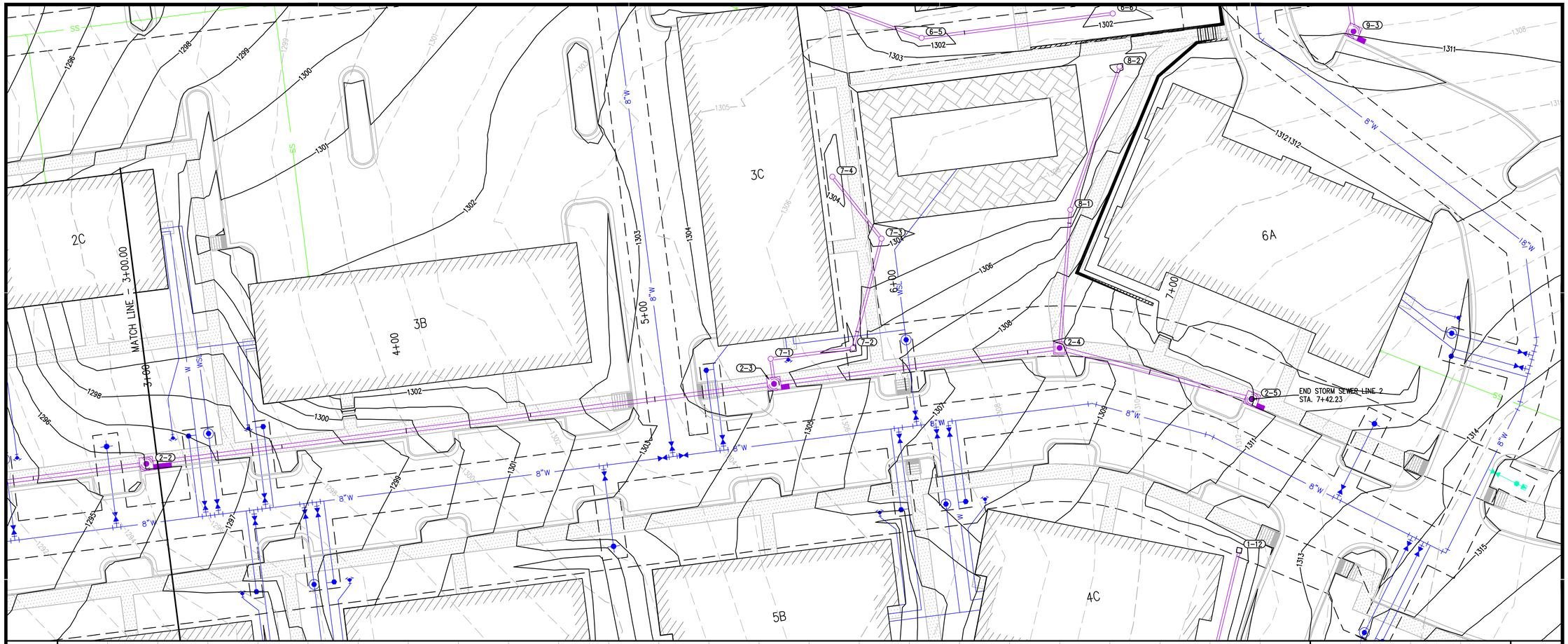

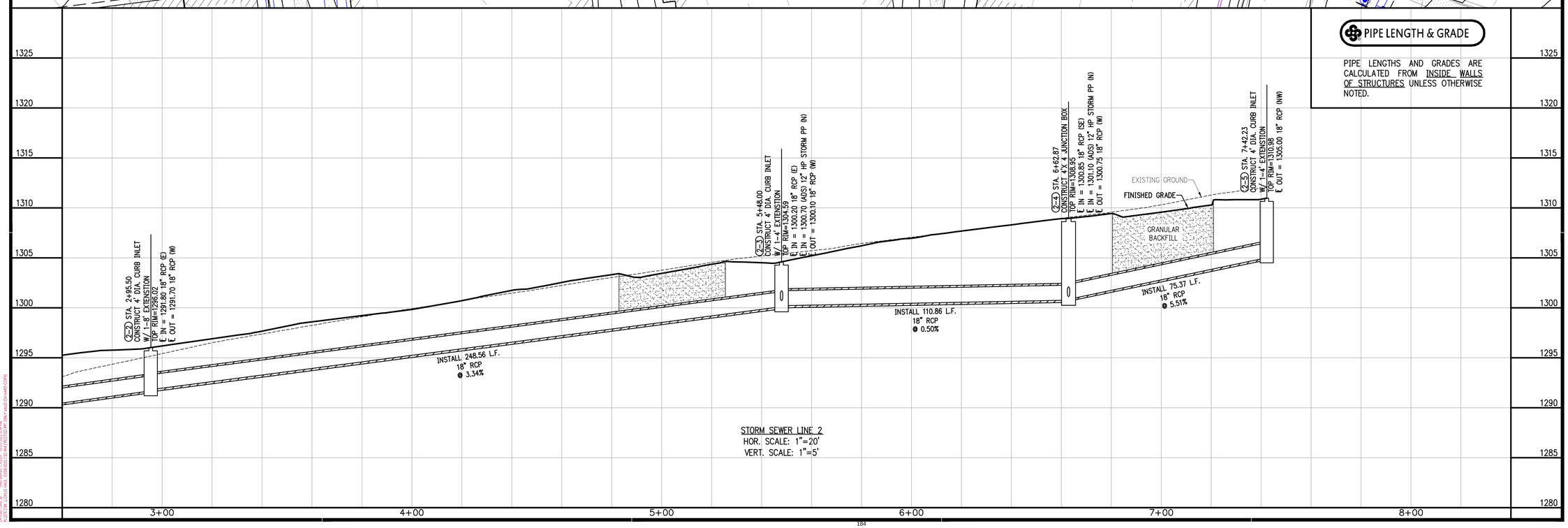

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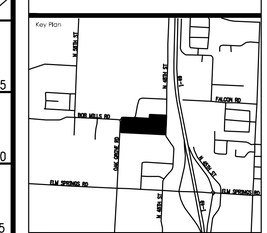
20' 0 20'

L22-59
THE RAMSAY AT SPRINGDALE
SPRINGDALE, AR

Key Plan



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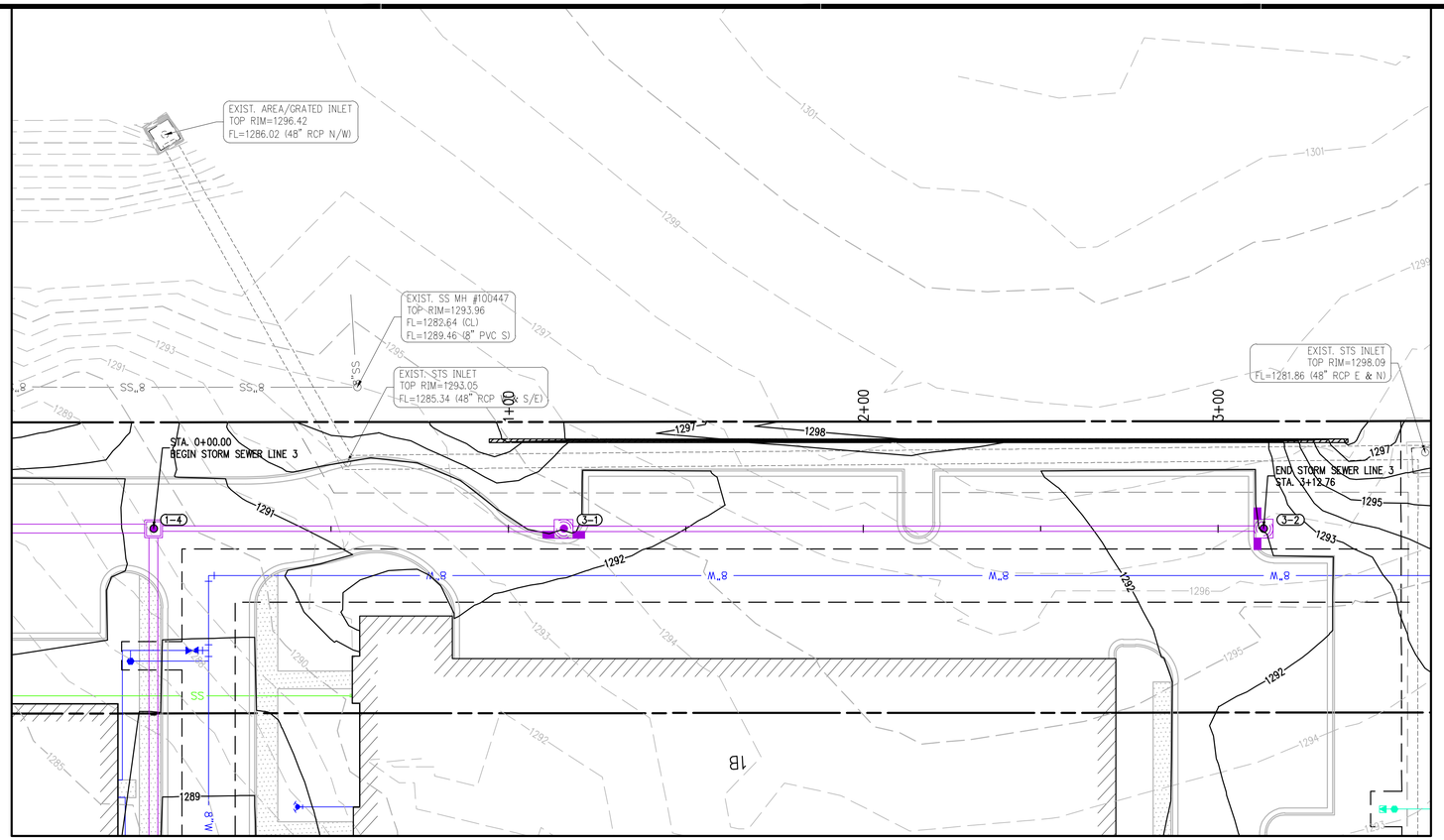
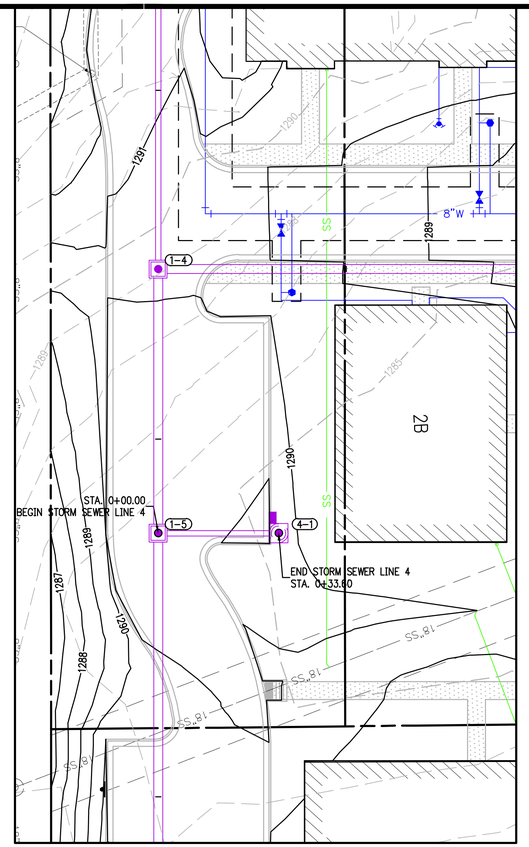
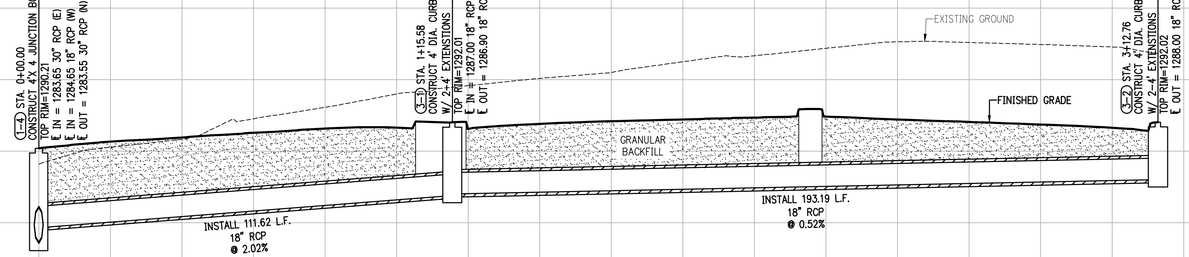
STORM SEWER LINE 2 P&P (C)

C-204







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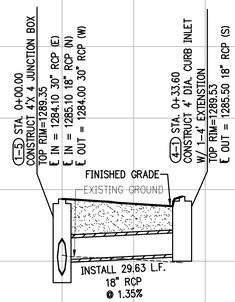
VERT. SCALE: 1"=5'



STORM SEWER LINE 4
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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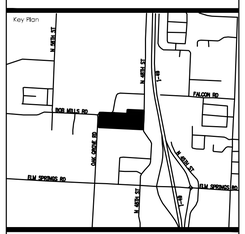
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

L22-59
THE RAMSAY AT SPRINGDALE
SPRINGDALE, AR

Key Plan



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STORM SEWER LINE 3 & 4 P&P (C)

C-205

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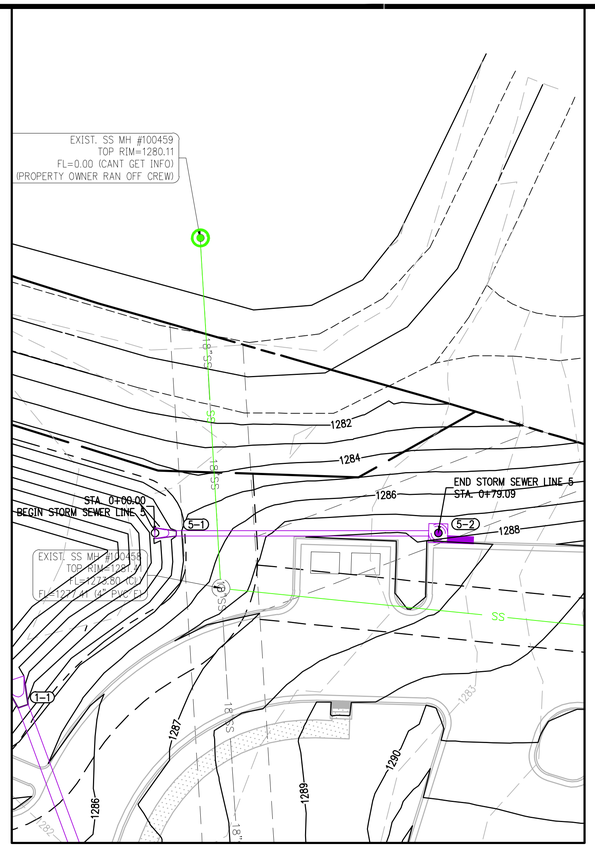

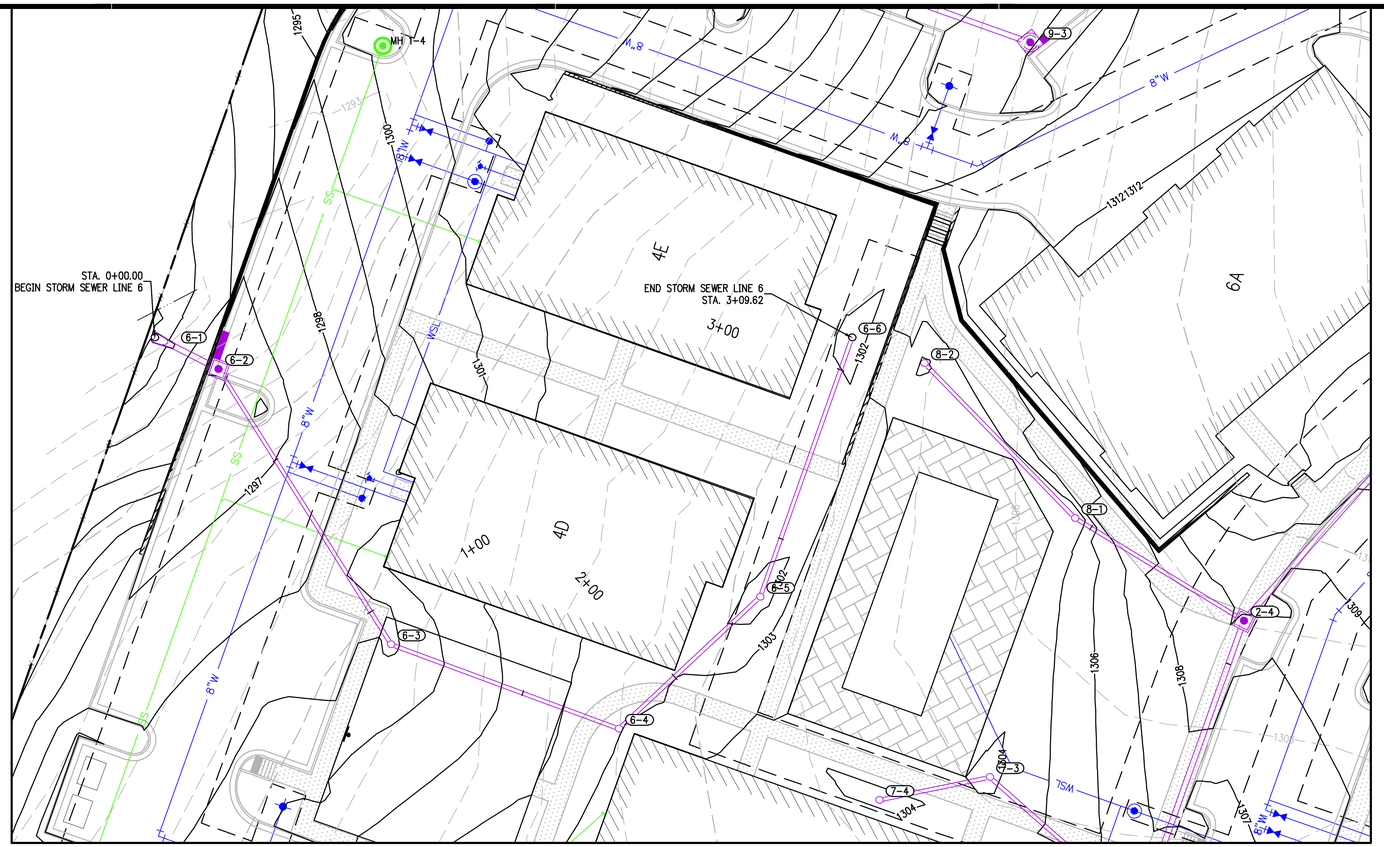

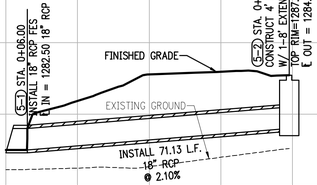

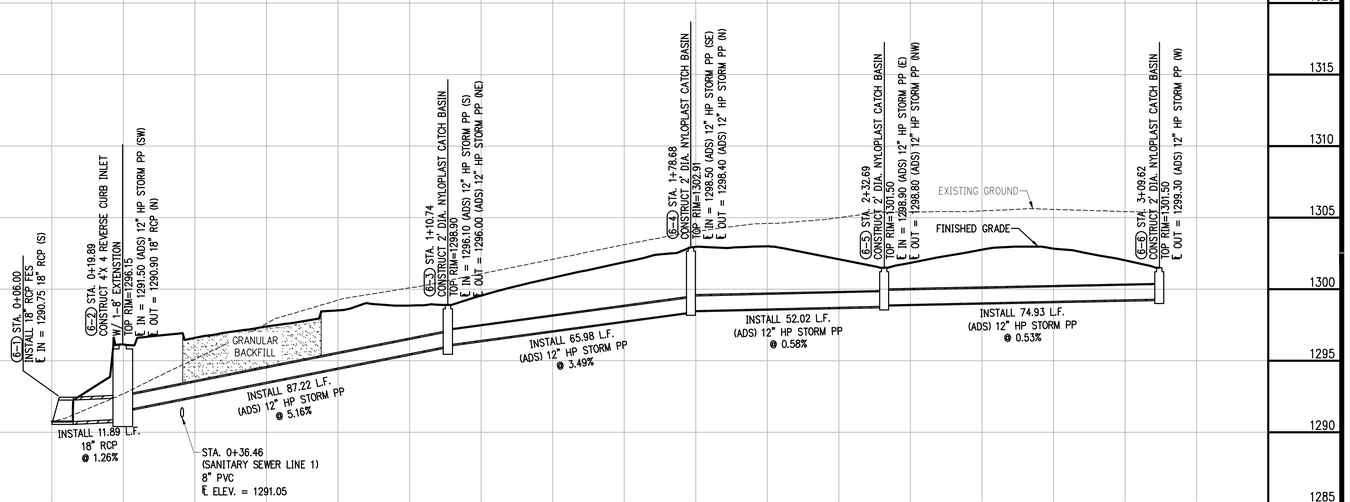

STORM SEWER LINE 5
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

STORM SEWER LINE 6
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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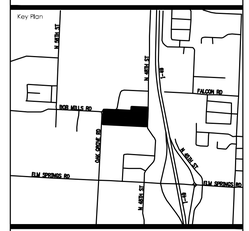
GRAPHIC SCALE IN FEET
20' 0 20'

L22-59
THE RAMSAY AT SPRINGDALE
SPRINGDALE, AR

Key Plan



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STORM SEWER LINE 5 & 6 P&P (C)

C-206

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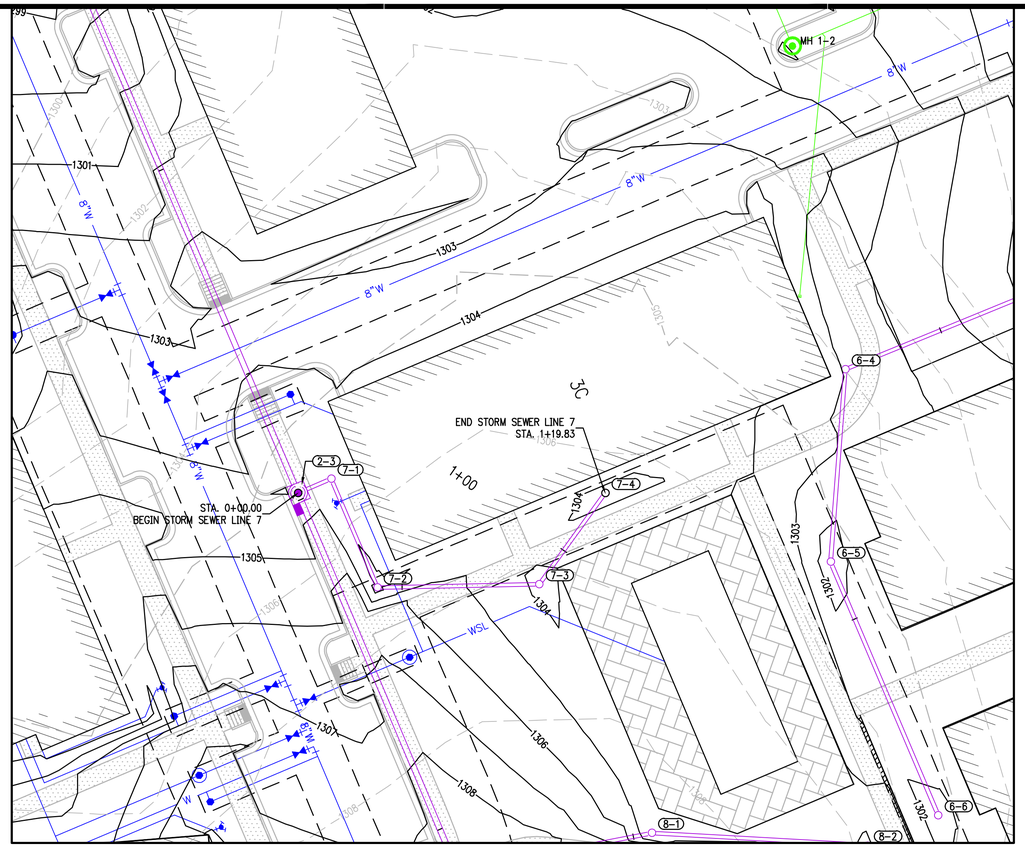

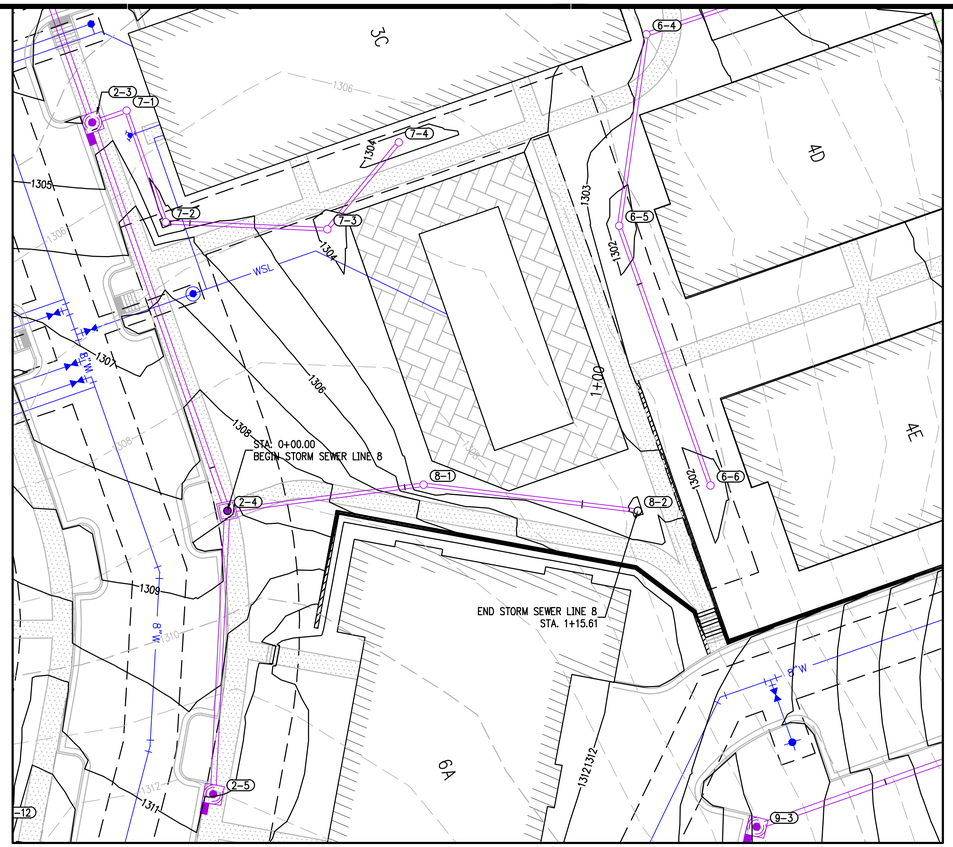

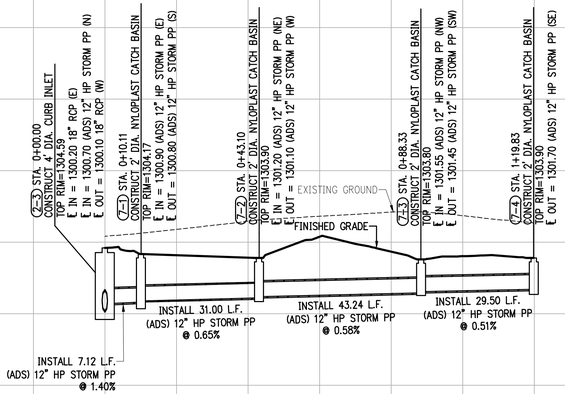

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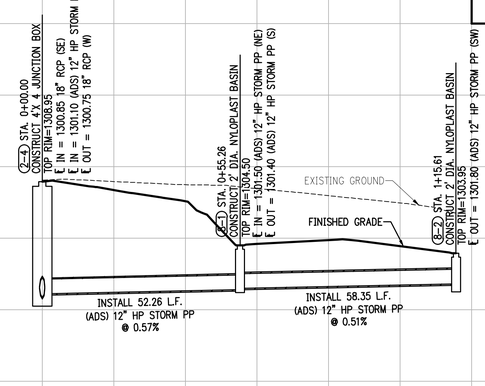
VERT. SCALE: 1"=5'



STORM SEWER LINE 8
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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20' 0 20'

L22-59
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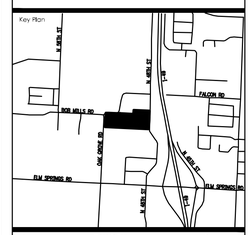
SPRINGDALE, AR

Key Plan



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STORM SEWER LINE 7 & 8 P&P (C)

C-207

DRAWING: C:\22302800_CMBE ASPEN\INFRASTRUCTURE\CIVIL\CTA\CUTSHEET\SHEETS.DWG
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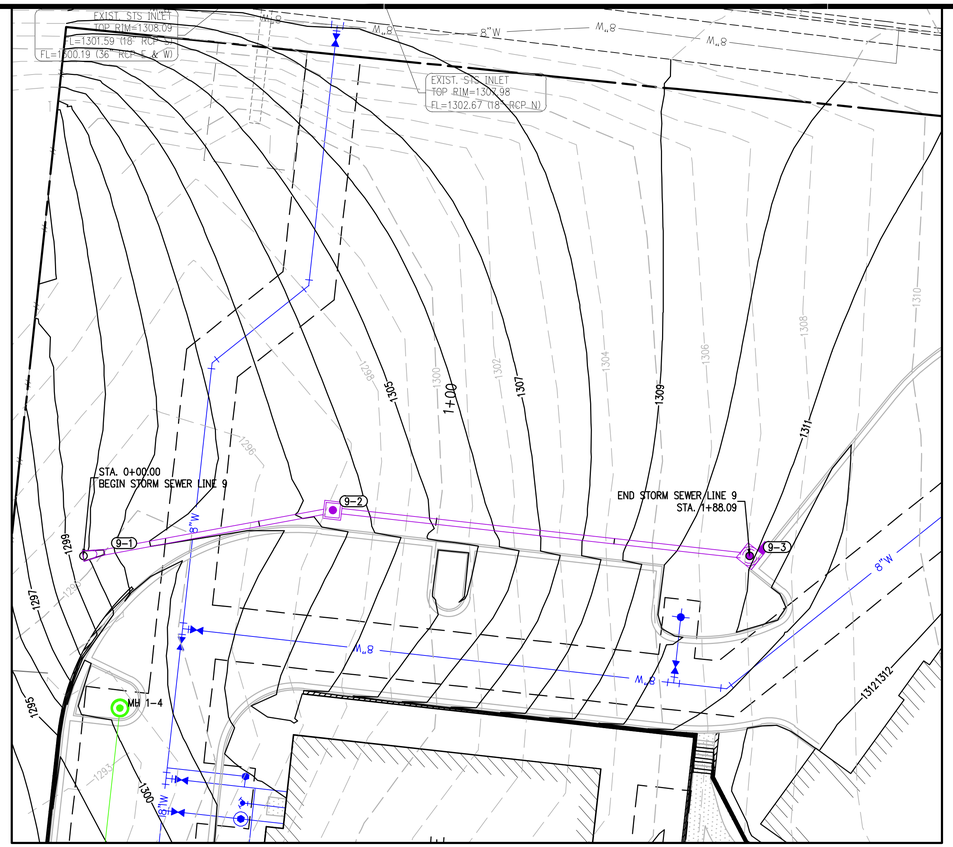

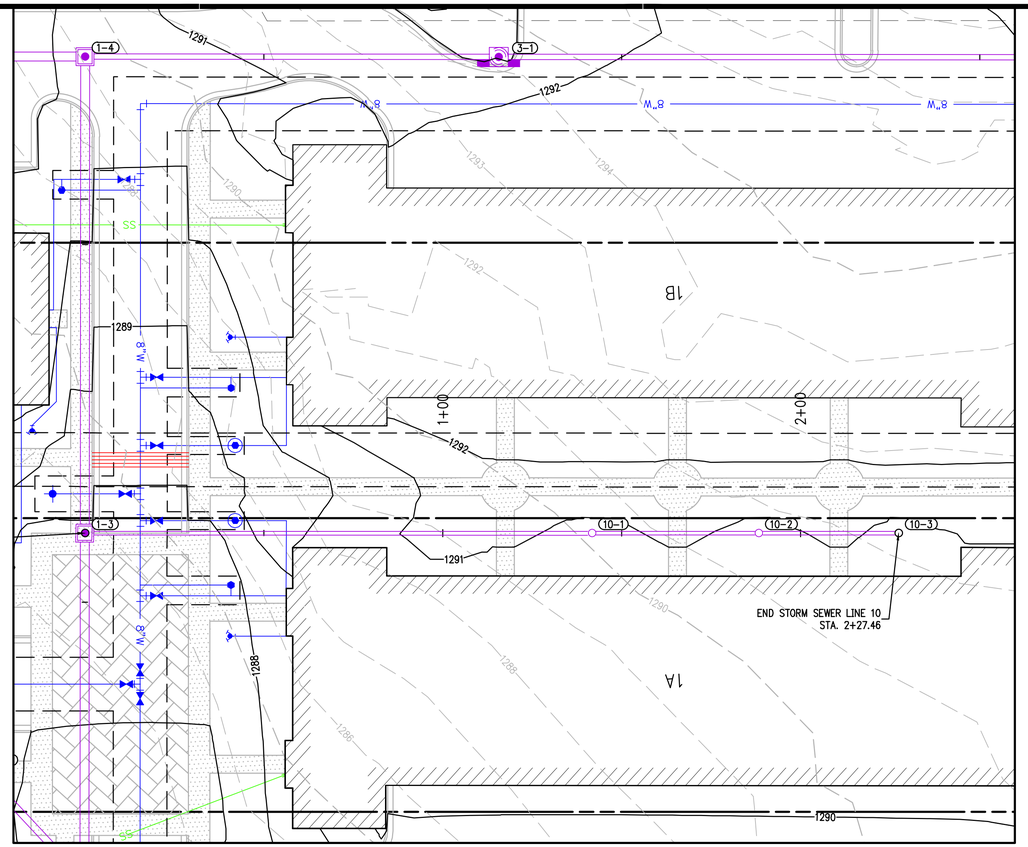

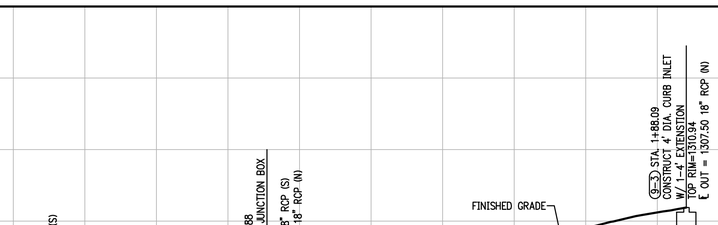

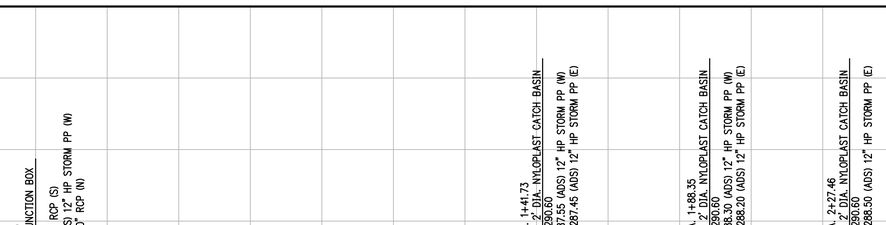

STORM SEWER LINE 9
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

STORM SEWER LINE 10
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

PIPE LENGTH & GRADE

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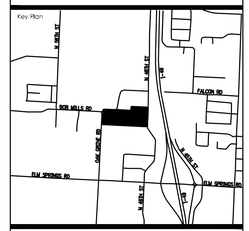

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STORM SEWER LINE 9 & 10 P&P (C)

C-208

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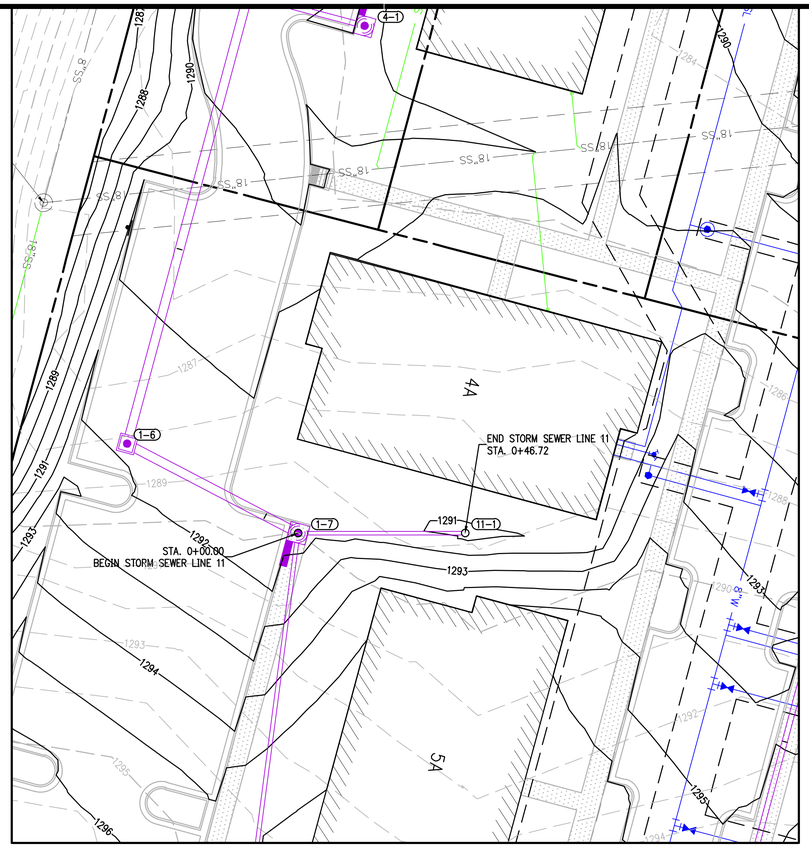
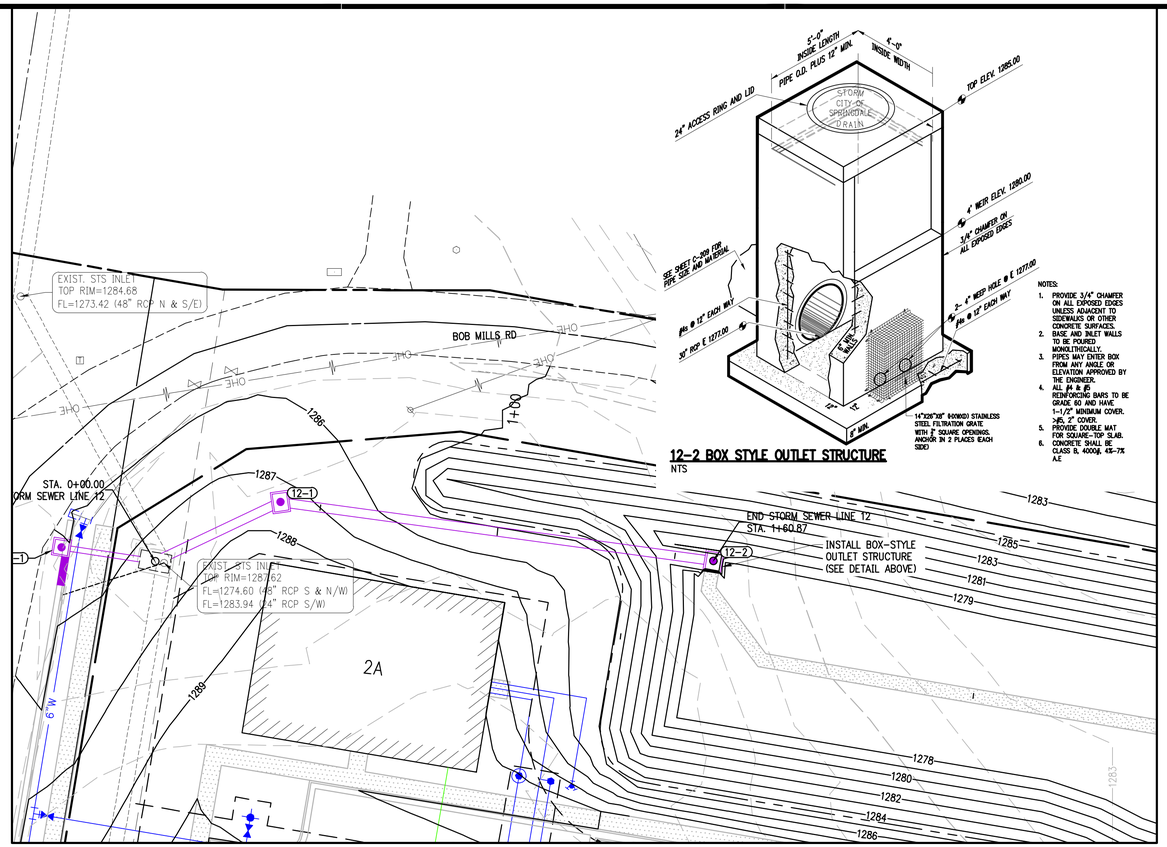
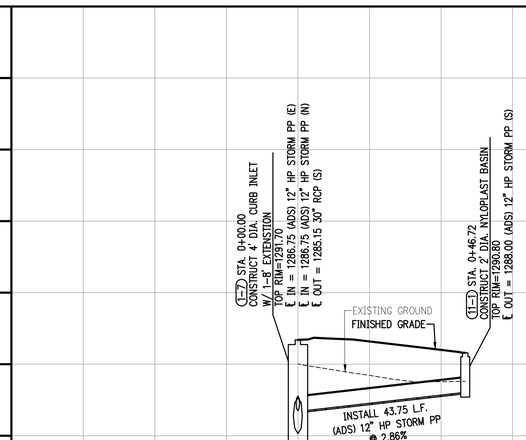
NOTICE TO CONTRACTOR: ALL EXISTING UTILITIES SHOWN ARE PLOTTED BY ONE OF MANY METHODS

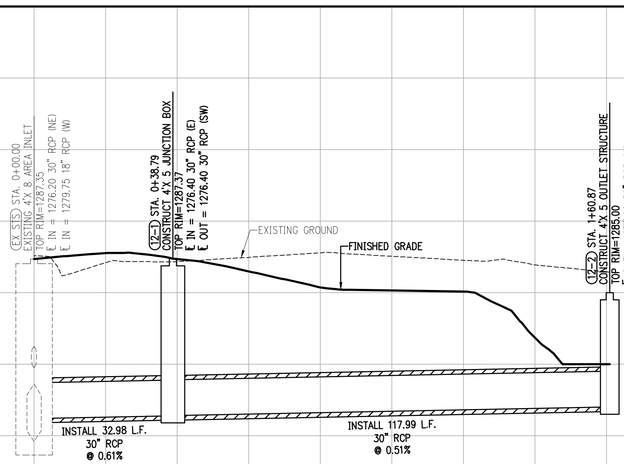




12-2 BOX STYLE OUTLET STRUCTURE
NTS

NOTES:
1. PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES UNLESS ADJACENT TO SIDEWALKS OR OTHER CONCRETE SURFACES.
2. BASE AND INLET WALLS TO BE POURED MONOLITHICALLY.
3. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION APPROVED BY THE ENGINEER.
4. ALL #4 & #5 REINFORCING BARS TO BE GRADE 60 AND HAVE 1-1/2" MINIMUM COVER. #6s, 2" COVER.
5. PROVIDE DOUBLE MAT FOR SQUARE-TOP SLAB.
6. CONCRETE SHALL BE CLASS B, 4000psi, 4%-7% A.E





PIPE LENGTH & GRADE

PIPE LENGTHS AND GRADES ARE CALCULATED FROM INSIDE WALLS OF STRUCTURES UNLESS OTHERWISE NOTED.

STORM SEWER LINE 11
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

STORM SEWER LINE 12
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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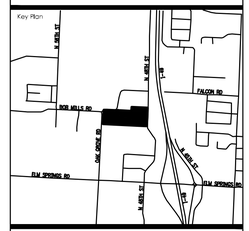
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

L22-59
THE RAMSAY AT SPRINGDALE
SPRINGDALE, AR

Key Plan



No.	Description	Date

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PROJECT NO: 22302800
ISSUE DATE: 10/28/2022
CONTACT: C. THREET
QC By:
QC Date:

PRELIMINARY PLANS

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L22-59
STORM SEWER LINE 11 & 12 P&P (C)

C-209

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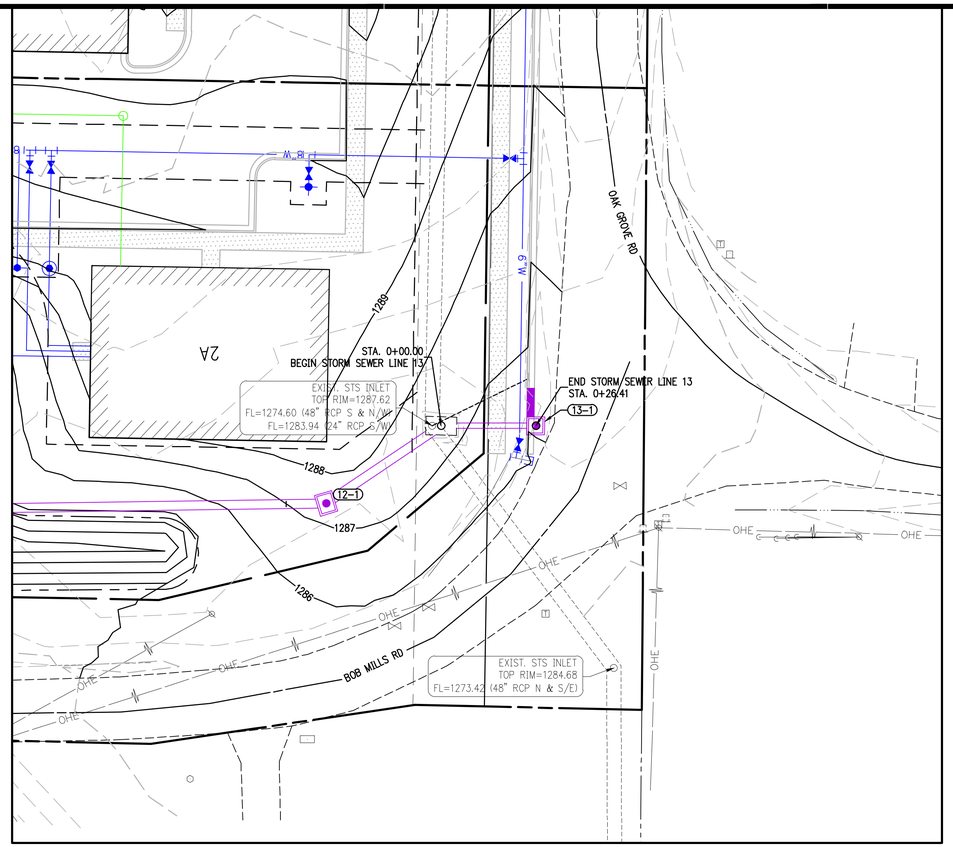

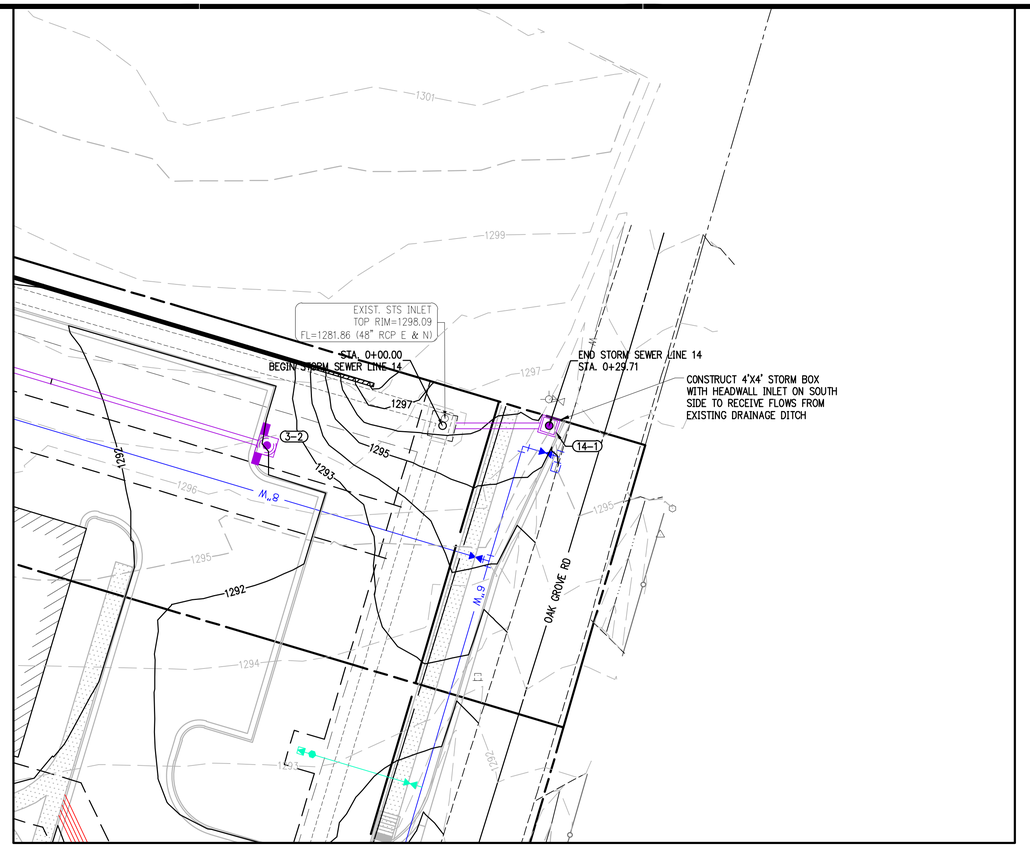

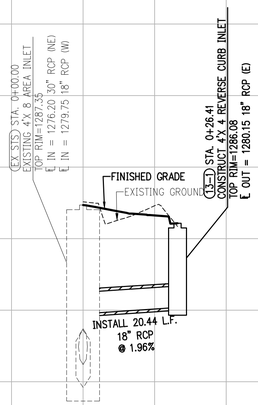

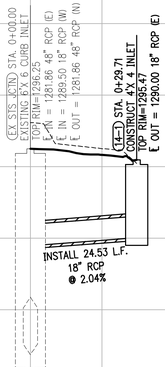

STORM SEWER LINE 13
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

STORM SEWER LINE 14
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

PIPE LENGTH & GRADE

PIPE LENGTHS AND GRADES ARE CALCULATED FROM INSIDE WALLS OF STRUCTURES UNLESS OTHERWISE NOTED.

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GRAPHIC SCALE IN FEET
20' 0 20'

L22-59
THE RAMSAY AT SPRINGDALE
SPRINGDALE, AR

Key Plan

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L22-59

STORM SEWER LINE 13 & 14 P&P (C)

C-210

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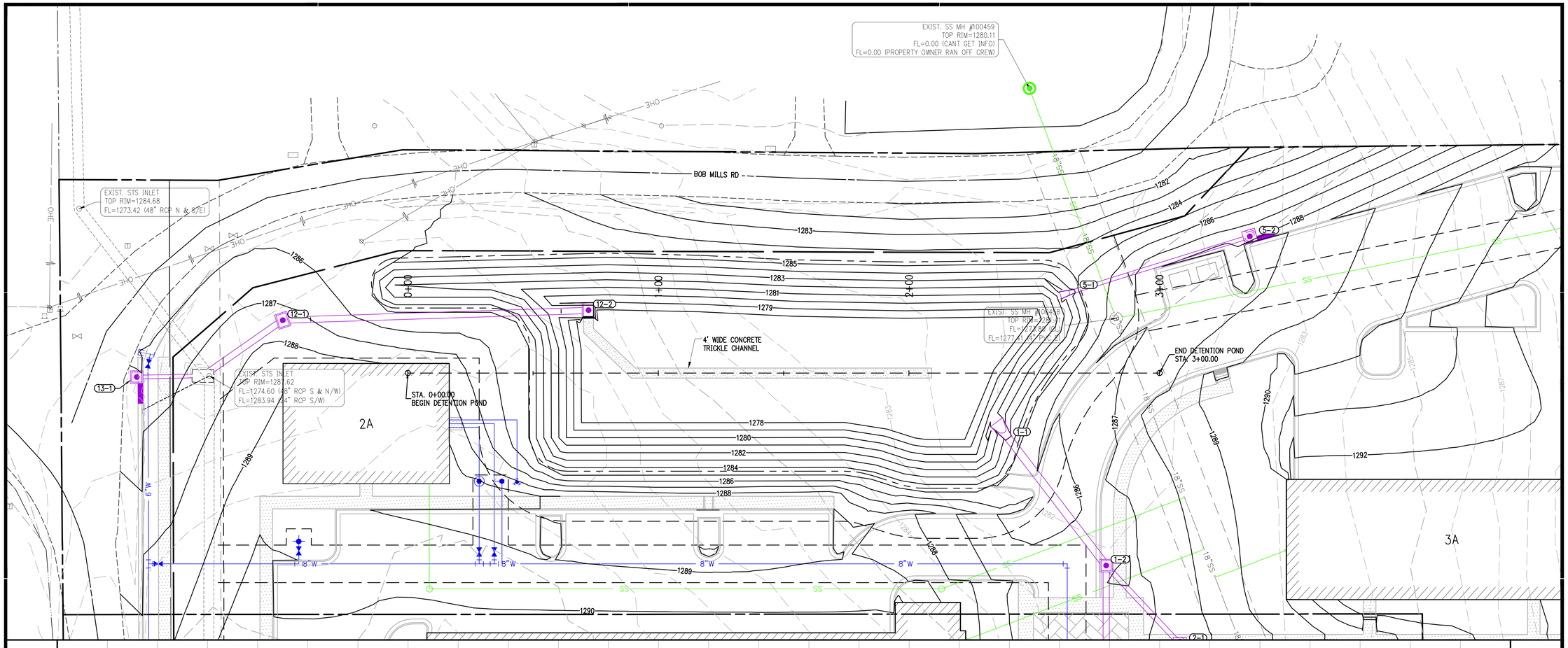

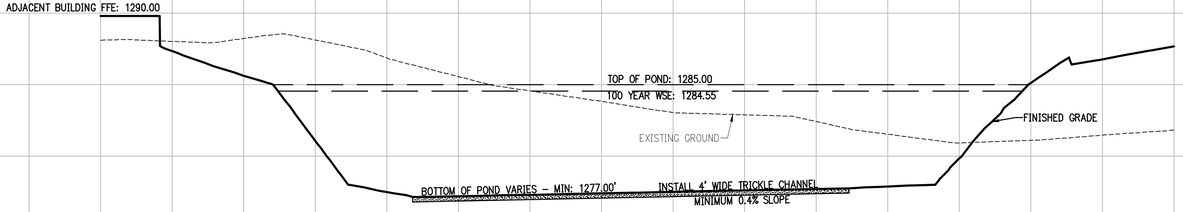

DETENTION POND
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VERT. SCALE: 1"=5'

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20' 0 20'

L22-59
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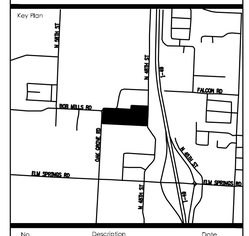
SPRINGDALE, AR

Key Plan



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L22-59
POND P&P (C)

C-211

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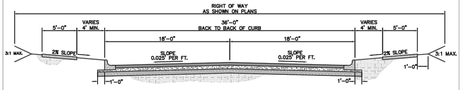

TYPICAL SECTION
MINOR COLLECTOR - 36'
NOT TO SCALE

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

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

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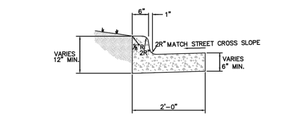
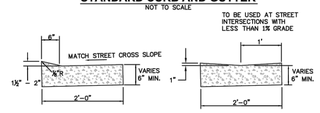


STANDARD CURB AND GUTTER
NOT TO SCALE



MODIFIED CURB AND GUTTER
NOT TO SCALE

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

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-12	

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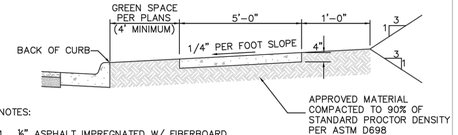
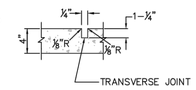


NOTES:

1. ½" ASPHALT IMPREGNATED W/ FIBERBOARD EXPANSION MATERIAL CONFORMING TO AASHTO M213 IS TO BE PLACED AT ALL DRIVEWAYS, AT MAXIMUM 200' INTERVALS, OR AS DIRECTED BY ENGINEER.
2. TRANSVERSE JOINTS TO BE PLACED AT 5' INTERVALS PERPENDICULAR TO SIDEWALK.
3. SAWED JOINTS SHALL BE USED INSTEAD OF TOOLED JOINTS. ALL SAWED JOINTS SHALL BE SEALED USING AN APPROVED SEALANT.
4. OTHER JOINTS MAY BE REQUIRED IF DIRECTED BY THE ENGINEER.
5. CONCRETE FOR SIDEWALK TO BE CLASS A, 3000 PSI, 5.5 BAG MIX W/ 4–7% AIR ENTRAINMENT.



SIDEWALK DETAIL
NOT TO SCALE

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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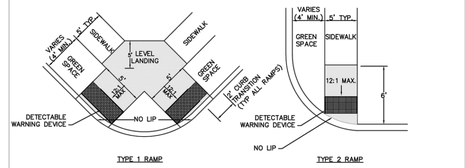
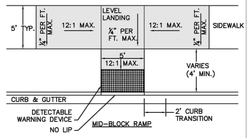


NOTES:

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

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SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-2	

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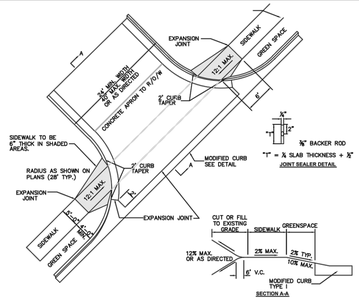

1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2. 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3. CONCRETE CURB TO BE SAWCUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
4. HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
5. CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
6. DRIVEWAY SECTION TO BE 6" PORTLAND CEMENT CONCRETE (3,500 P.S.I.) WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.
7. CONCRETE APRONS SHALL HAVE 10' SAWCUTS IN EACH DIRECTION (BOTH HORIZONTAL AND VERTICAL).
8. INDUSTRIAL DRIVES SHOULD INCREASE RADIUS AT DRIVEWAY ENTRANCES TO 50-FT.

COMMERCIAL DRIVEWAY DETAIL
NOT TO SCALE

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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-3	

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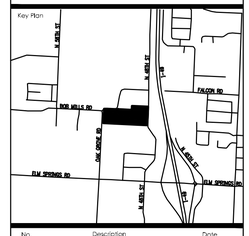
L22-59
THE RAMSAY AT SPRINGDALE
SPRINGDALE, AR

Key Plan



No.	Description	Date

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L22-59

CITY OF SPRINGDALE DETAILS

C-501

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PLOTTED BY: CONNOR HALL - 6/28/2023 2:24 PM PLOTTED BY: CONNOR HALL (CONNOR.HALL@CRAFTONTULL.COM)

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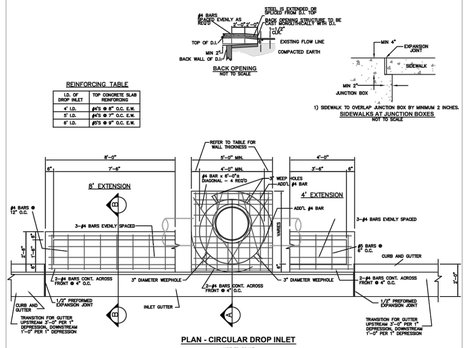

REINFORCING TABLE

I.D. OF DROP INLET	TOP CONCRETE SLAB REINFORCING
4' I.D.	#5's @ 8" O.C. E.W.
5' I.D.	#5's @ 9" O.C. E.W.
6' I.D.	#5's @ 9" O.C. E.W.

PLAN - CIRCULAR DROP INLET
NOT TO SCALE

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SECTION D DROP INLET DETAILS	FILE NO. SD-D-1	

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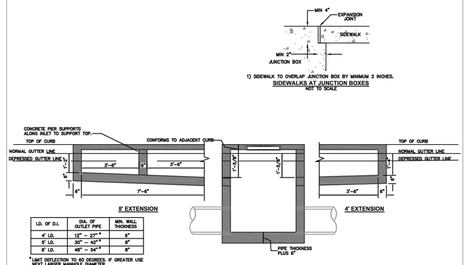

I.D. OF D.I.	DIA. OF OUTLET PIPE	MIN. WALL THICKNESS
4' I.D.	12" – 42"*	8"
5' I.D.	30" – 42"*	8"
6' I.D.	48" – 54"*	8"

* LIMIT REDUCTION TO 42-INCHES IF GREATER USE NEXT LARGER MANHOLE DIAMETER

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.) BASE AND INLET WALLS SHALL BE CAST MONOLITHICALLY.
4.) INVERTS SHALL BE POURED MONOLITHICALLY WITH FOOTING.
5.) CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
6.) WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, THE CONCRETE HEADWALL SHALL BE POURED IN CONCRETE PAVEMENT.
7.) PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION AS APPROVED BY ENGINEER. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1-1/2".
8.) THE EXPANSION JOINT SHALL HAVE A THICKNESS OF 1/2" AND SHALL CONFORM TO ASSHTO M-33.
9.) REFER TO PLAN AND DETAILS FOR APPROPRIATE CURB CONFIGURATION AND SIX-TEEN ENDINGS AT EACH INLET LOCATION.
10.) REFER TO PLAN AND PROFILE SHEETS TO DETERMINE EXTENSIONS AND SIZE OF ANY ACCOMPANYING CIRCULAR DROP INLET.
11.) CONCRETE FOR CIRCULAR DROP INLET TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.

SECTION - CIRCULAR DROP INLET
NOT TO SCALE

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SECTION D DROP INLET DETAILS	FILE NO. SD-D-2	

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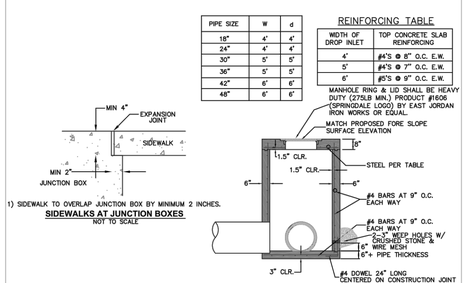

PIPE SIZE	W	d
18"	4'	4'
24"	4'	4'
30"	5'	5'
36"	5'	5'
42"	6'	6'
48"	6'	6'

REINFORCING TABLE

WIDTH OF DROP INLET	TOP CONCRETE SLAB REINFORCING
4'	#4's @ 8" O.C. E.W.
5'	#4's @ 7" O.C. E.W.
6'	#5's @ 9" O.C. E.W.

NOTES:

1. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION AS APPROVED BY ENGINEER.
2. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1-1/2".
3. PROVIDE 3/4" CHAMFER ON ALL EXPOSED CORNERS.
4. ALL REINFORCING BARS SHALL HAVE 1-1/2" MINIMUM COVER.
5. PLASTIC COATED STEPS SHALL BE INSTALLED IN ALL JUNCTION BOXES 4'– 0" IN DEPTH OR GREATER.
6. EXTENSION LENGTHS SHOWN ON THE PLANS SHALL BE TAKEN TO MEAN CLEAR OPENING LENGTH, NOT INCLUDING WIDTHS OF SUPPORTS.
7. CONCRETE FOR JUNCTION BOXES TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4–7% AIR ENTRAINMENT.

TYPICAL JUNCTION BOX
NOT TO SCALE

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-7	

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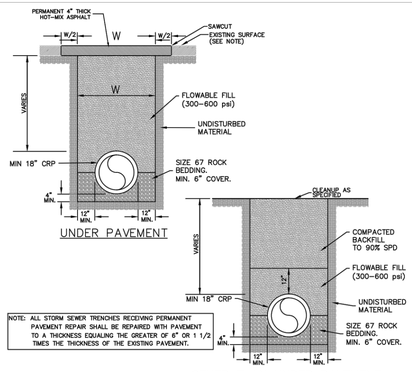

NOTE: ALL STORM SEWER TRENCHES RECEIVING PERMANENT PAVEMENT REPAIR SHALL BE REPAIRED WITH PAVEMENT TO A THICKNESS EQUALING THE GREATER OF 6" OR 1 1/2 TIMES THE THICKNESS OF THE EXISTING PAVEMENT.

STORM SEWER BEDDING AND BACKFILL
NOT TO SCALE

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-8	

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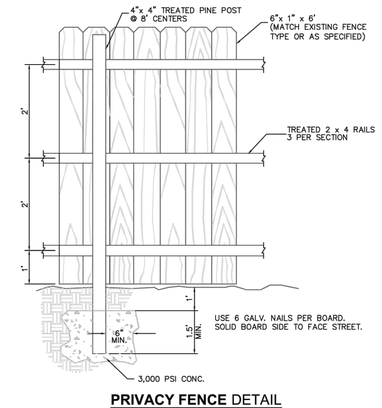

PRIVACY FENCE DETAIL
NOT TO SCALE

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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION F FENCES	FILE NO. SD-F-4	

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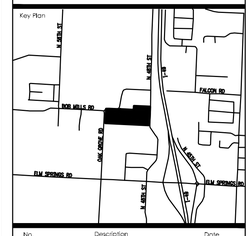
CERTIFICATE OF AUTHORIZATION:

CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

L22-59
THE RAMSAY AT SPRINGDALE
SPRINGDALE, AR

Key Plan



No.	Description	Date

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PROJECT NO: 22302800
ISSUE DATE: 10/28/2022
CONTACT: C. THREET
QC by:
QC Date:

PRELIMINARY PLANS

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L22-59

CITY OF SPRINGDALE DETAILS

C-502

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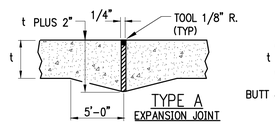
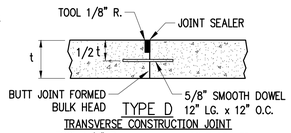
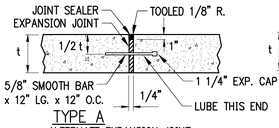


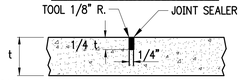
TYPE A
EXPANSION JOINT



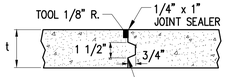
TYPE D
TRANSVERSE CONSTRUCTION JOINT



TYPE A
ALTERNATE EXPANSION JOINT

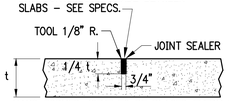


TYPE S
LONG. OR TRANS. SAWED CONTRACTION JOINT



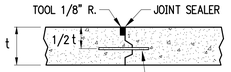
TYPE B
LONGITUDINAL CONSTRUCTION JOINT

REMOVE TEMPLATE BEFORE CONCRETE HAS HARDENED AND TROWEL WITH 10 FT. STRAIGHT EDGE TO ASSURE SMOOTH AND CONTINUOUS GRADE BETWEEN SLABS – SEE SPECS.



HAND FORMED JOINT TO BE PLACED EVERY 90 FT. WHILE CONCRETE IS BEING PLACED IN A PLASTIC STATE IN LIEU OF SAWING "S" JOINT.

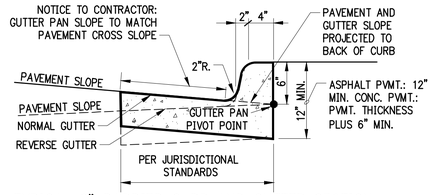
TYPE SH



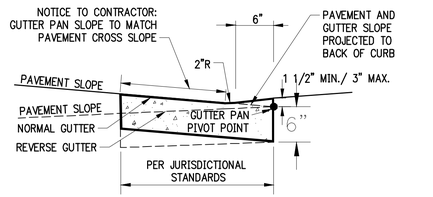
TYPE C
TIED TRANSVERSE CONSTRUCTION JOINT

NOTES:
1. ALL JOINTS SPACING NOT TO EXCEED 15'–0" INTERVALS.
2. SAWED JOINTS SHALL BE CUT AS SOON AS POSSIBLE AFTER FINISH WORK IS COMPLETE & CONCRETE HAS CURED TO ACCEPT TYPE OF SAW EQUIPMENT.
3. ASSURE SAW JOINTS ARE CLEAN AND DRY PRIOR TO THE APPLICATION OF THE JOINT SEALANT.
4. SPECIFIED JOINT SEALANT APPLIED IN ACCORDANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS SEALANT TOOLED 1/8" BELOW PAVEMENT SURFACE.
5. DRILLING BY HAND OR PUSHING DOWEL BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE.
6. COMPLETELY FILL HOLE WITH EPOXY GROUT AND INSERT DOWEL WITH EXPANSION CAPS.
7. DOWELS SHALL BE ALIGNED PERPENDICULAR TO THE JOINT.

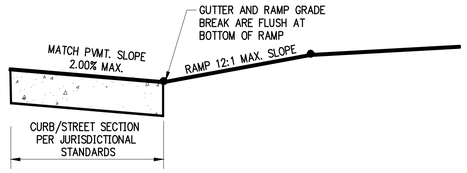
CONCRETE PAVEMENT JOINTING DETAIL
NTS
AUG. 25, 2020



TYPICAL 6" BARRIER CURB AND GUTTER SECTION

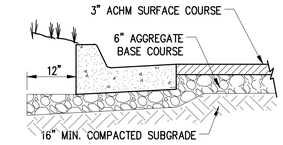


TYPICAL MOUNTABLE CURB SECTION AT DRIVEWAYS

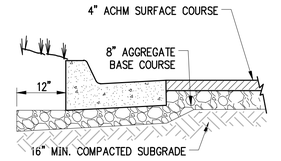


STREET GUTTER AT RAMP TYP. SECTION

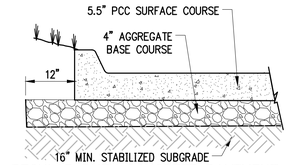
TYPICAL CURB AND GUTTER SECTIONS
NTS
AUG. 13, 2020



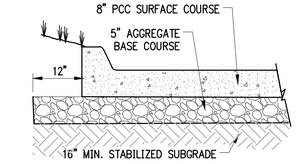
REGULAR DUTY ASPHALT PAVEMENT



HEAVY DUTY ASPHALT PAVEMENT



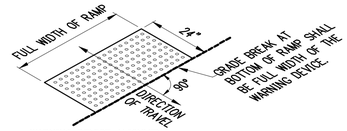
REGULAR DUTY CONCRETE PAVEMENT



HEAVY DUTY CONCRETE PAVEMENT

NOTES:
1. THE SUBGRADE UNDER PAVEMENTS SHALL BE PREPARED IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS.
2. AFTER PROOF ROLLING WITH A LOADED TANDEM AXLE DUMP TRUCK AND PREPARING DEEP SUBGRADE DEFICIENCIES, THE ENTIRE SUBGRADE SHOULD BE SCARIFIED TO A DEPTH OF 8" AND UNIFORMLY COMPACTED TO AT LEAST 95% OF MODIFIED PROCTOR.
3. AGGREGATE BASE COURSE MIXTURES SHALL CONFORM WITH THE GRADATION, COMPACTION AND OTHER REQUIREMENTS SHOWN IN THE CONTRACT SPECIFICATIONS OR WITH THE LOCAL STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
4. ASPHALTIC SURFACE AND BINDER COURSES SHALL CONFORM WITH THE GRADATION, COMPACTION AND OTHER REQUIREMENTS SHOWN IN THE CONTRACT SPECIFICATIONS OR WITH THE LOCAL STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
5. PORTLAND CEMENT CONCRETE PAVEMENT SHALL CONFORM WITH THE REQUIREMENTS SHOWN IN THE CONTRACT SPECIFICATIONS OR WITH THE LOCAL STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
6. THE CONTRACTOR SHALL APPLY A TACK COAT TO THE FACE OF THE CONCRETE GUTTER WHERE THE GUTTER CONTACTS ASPHALT.

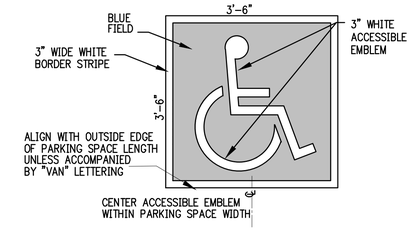
PAVEMENT SECTIONS
NTS
AUG. 25, 2020



WARNING DEVICE ALIGNMENT

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

DETECTABLE WARNING DEVICE
NTS
AUG. 25, 2020



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

ACCESSIBLE PAVEMENT EMBLEM
NTS
AUG. 25, 2020

MINIMUM ACCESSIBLE PARKING SPACE REQUIREMENTS

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

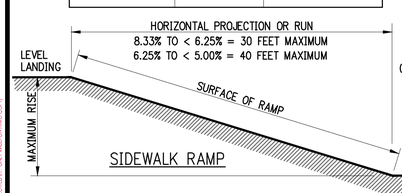
ON–STREET (PUBLIC) ACCESSIBLE PARKING SCHEDULE	
TOTAL NUMBER OF MARKED OR METERED PARKING SPACES ON THE BLOCK PERIMETER	TOTAL REQUIRED NUMBER OF ACCESSIBLE PARKING SPACES
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 AND OVER	4 PERCENT OF TOTAL

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

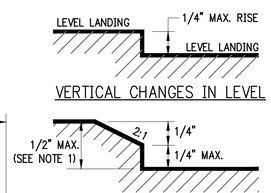
208.2.4 VAN PARKING SPACES:
FOR EVERY SIX OR FRACTIONAL OF SIX PARKING SPACES REQUIRED BY 208.2 TO COMPLY WITH 502, AT LEAST ONE SHALL BE A VAN PARKING SPACE COMPLYING WITH 502.

AUG. 25, 2020

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



SIDEWALK RAMP

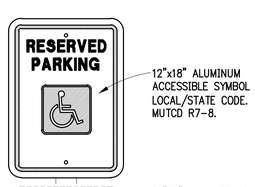


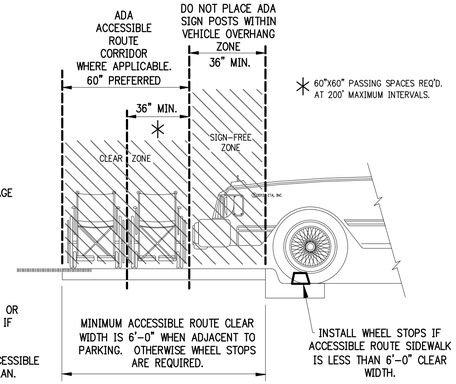
VERTICAL CHANGES IN LEVEL

BEVELED LEVEL CHANGES

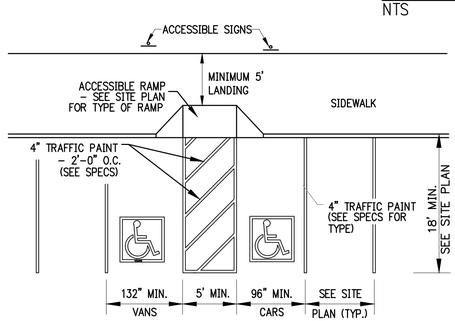
NOTES:
1. CHANGES IN LEVEL GREATER THAN 1/2 INCH SHALL BE ACCOMPLISHED BY MEANS OF A RAMP.
2. RAMP RUNS GREATER THAN SIX INCHES OF RISE OR GREATER SIX FEET IN HORIZONTAL PROJECTION SHALL HAVE HANDRAILS ON BOTH SIDES, EXCEPT CURB RAMPS.
3. HANDRAILS SHALL BE 34" TO 38" HIGH AND A MINIMUM OR 36" APART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

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





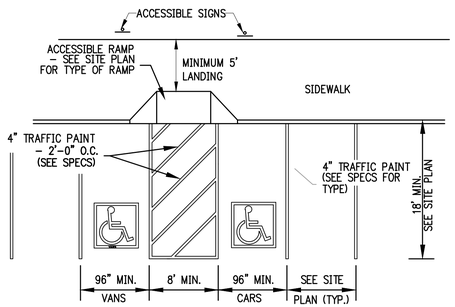
ACCESSIBLE SIGN / PLACEMENT LIMITS
NTS
AUG. 25, 2020



ALTERNATE "A"

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

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



ALTERNATE "B"

VAN ACCESSIBLE PARKING STRIPING
NTS
AUG. 25, 2020

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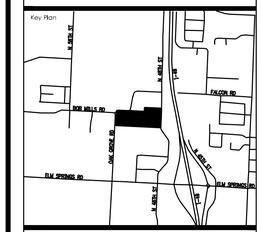
CRAFTON, TULL & ASSOCIATES, INC. No. 109
ARKANSAS ENGINEER

L22-59
THE RAMSAY AT SPRINGDALE
SPRINGDALE, AR

Key Plan



No.	Description	Date

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PRELIMINARY PLANS

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L22-59
STANDARD DETAILS

C-503

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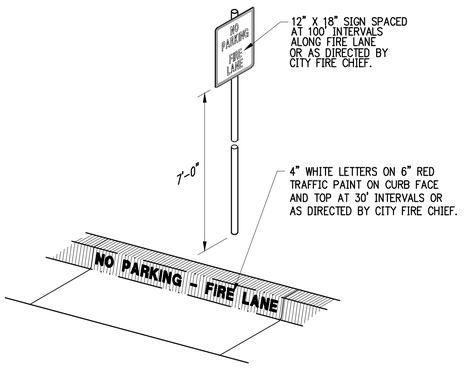
LAYOUT: C-503 | PLOTTED: 10/28/2022 2:24 PM | PLOTTED BY: TRACY BAUGHMAN (CRAFTON TULL)

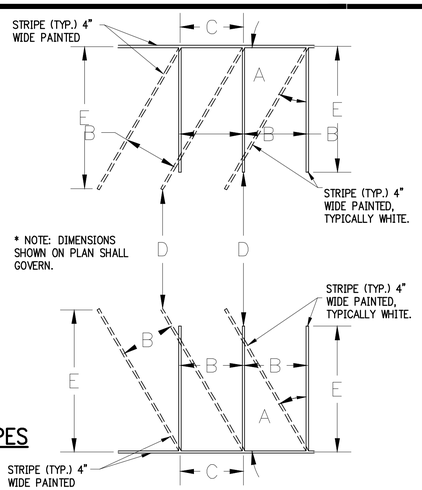


FIRE LANE STRIPING
NTS

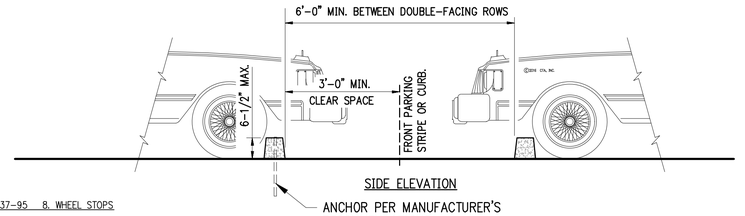
STRIPING DIMENSIONS						
ANGLE (A)	TYPE	WIDTH (IN FT.) (B)	CURB LENGTH (IN FT.) (C)	ONE-WAY AISLE WIDTH (IN FT.) (D)	TWO-WAY AISLE WIDTH (IN FT.) (D)	STALL DEPTH (IN FT.) (E)
0°	STANDARD	8	22.5	12	24	8
PARALLEL	COMPACT	7.5	19.5	12	24	7.5
30°	STANDARD	9	18	12	24	17
	COMPACT	7.5	15	12	24	14
45°	STANDARD	9	12.5	12	24	19
	COMPACT	7.5	10.5	12	24	16
60°	STANDARD	9	10.5	18	24	20
	COMPACT	7.5	8.5	15	24	16.5
90°	STANDARD	9	9	24	24	19
	COMPACT	7.5	7.5	22	24	15

NOTES:

1. LETTERS, NUMBERS AND ARROWS FOR DRIVEWAYS, PARKING LOTS AND STREETS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. PAVEMENT MARKINGS ARE TO BE PAINTED REFLECTIVE WHITE. MARKINGS SHALL BE THERMOPLASTIC IF CALLED FOR IN THE PLANS OR SPECIFICATIONS.

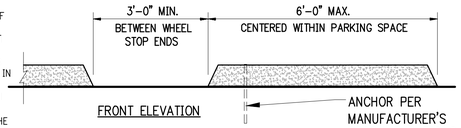


PARKING STRIPES
NTS



ASTM 1637-95 8. WHEEL STOPS

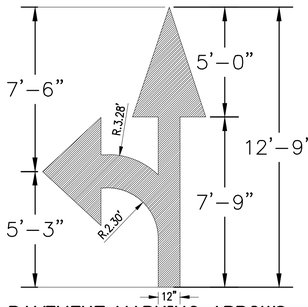
8.1 PARKING LOTS SHOULD BE DESIGNED TO AVOID THE USE OF WHEEL STOPS.
8.2 WHEEL STOPS SHALL NOT BE PLACED IN PEDESTRIAN WALKWAYS OR FORESEEABLE PEDESTRIAN PATHS.
8.3 WHEEL STOPS SHALL BE IN CONTRAST WITH THEIR SURROUNDINGS.
8.4 WHEEL STOPS SHALL BE NO LONGER THAN 6 FEET AND SHALL BE PLACED IN THE CENTER OF THE PARKING STALLS. THE MINIMUM WIDTH OF PEDESTRIAN PASSAGE BETWEEN WHEEL STOPS SHALL BE 3 FEET.
8.5 THE TOP OF WHEEL STOPS SHALL NOT EXCEED 6.5 INCHES IN HEIGHT ABOVE THE PARKING LOT SURFACE.
8.6 ADEQUATE ILLUMINATION SHALL BE MAINTAINED AT WHEEL STOPS AS GOVERNED BY THE REQUIREMENTS OF LOCAL CODES AND ORDINANCES OR, IN THEIR ABSENCE, BY THE RECOMMENDATIONS SET FORTH BY THE ILLUMINATING ENGINEER SOCIETY OF NORTH AMERICA (IES - APPLICATION AND REFERENCE VOLUMES).
8.7 BOLLARDS, NOT LESS THAN 3'-6" IN HEIGHT, MAY BE PLACED IN THE CENTER OF PARKING STALLS AS AN ALTERNATIVE TO WHEEL STOPS. BOLLARDS SHOULD BE APPROPRIATELY MARKED TO ENHANCE VISIBILITY IN ACCORDANCE WITH ANSI-Z535.1.



WHEEL STOP DETAIL
NTS

NOTES:

1. LETTERS, NUMBERS AND ARROWS FOR DRIVEWAYS, PARKING LOTS AND STREETS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. PAVEMENT MARKINGS TO BE REFLECTIVE WHITE PAINT OR THERMOPLASTIC AS INDICATED IN THE PLANS.



PAVEMENT MARKING ARROWS TURN & THROUGH LANE-USE
NTS

NOTES:

1. LETTERS, NUMBERS AND ARROWS FOR DRIVEWAYS, PARKING LOTS AND STREETS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
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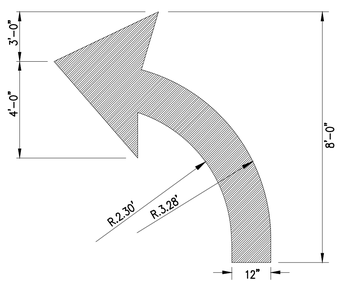

PAVEMENT MARKING ARROWS RIGHT OR LEFT TURN
NTS

NOTES:

1. LETTERS, NUMBERS AND ARROWS FOR DRIVEWAYS, PARKING LOTS AND STREETS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
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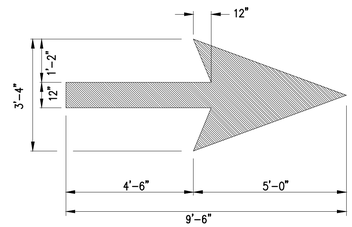

PAVEMENT MARKING ARROW
NTS

NOTES:

1. LETTERS, NUMBERS AND ARROWS FOR DRIVEWAYS, PARKING LOTS AND STREETS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
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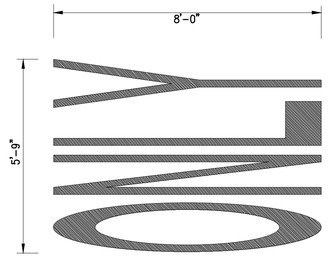
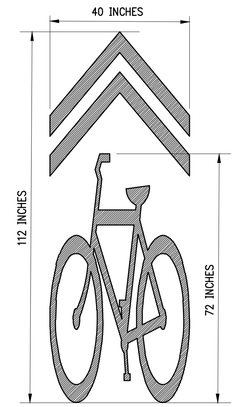


"ONLY" PAVEMENT MARKING
NTS



SHARED & BIKE LANE MARKING (SHARROW)
NTS

NOTES:

1. LETTERS, NUMBERS AND ARROWS FOR DRIVEWAYS, PARKING LOTS AND STREETS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
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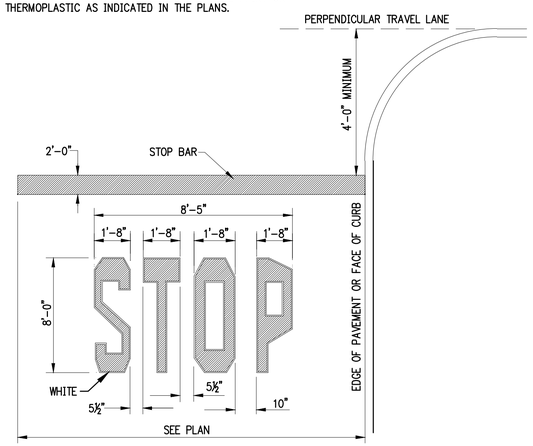
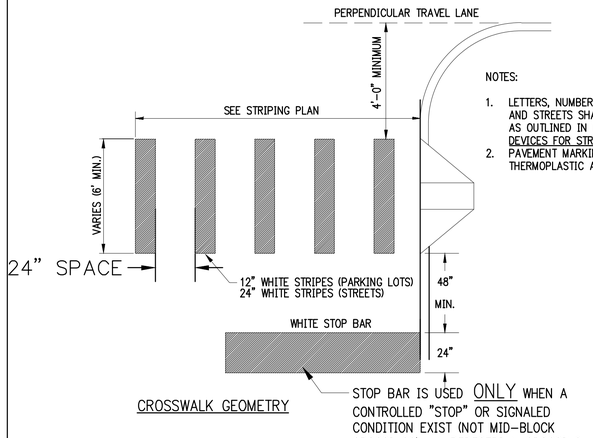


STOP BAR
NTS

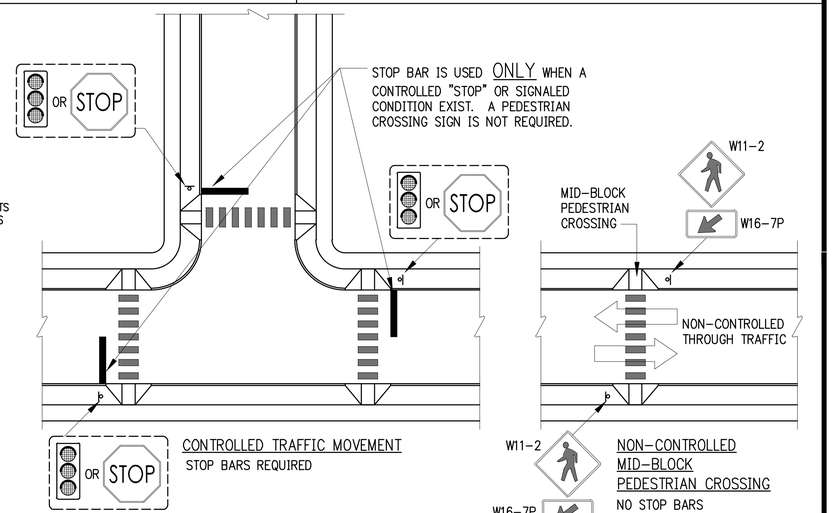


NOTES:

1. LETTERS, NUMBERS AND ARROWS FOR DRIVEWAYS, PARKING LOTS AND STREETS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. PAVEMENT MARKINGS TO BE REFLECTIVE WHITE PAINT OR THERMOPLASTIC AS INDICATED IN THE PLANS.

CROSSWALK GEOMETRY

STOP BAR IS USED ONLY WHEN A CONTROLLED "STOP" OR SIGNALED CONDITION EXIST (NOT MID-BLOCK CROSSINGS). A PEDESTRIAN CROSSING SIGN IS NOT REQUIRED AT CONTROLLED STREET INTERSECTIONS.



CROSSWALK MARKINGS
NTS
REVISED 03/03/16

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479.636.4838 t
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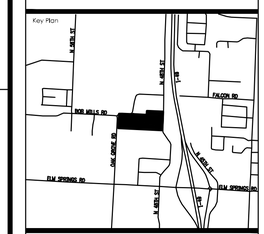
L22-59
THE RAMSAY AT SPRINGDALE
SPRINGDALE, AR

Key Plan



No.	Description	Date

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PROJECT NO: 22302800
ISSUE DATE: 10/28/2022
CONTACT: C. THREET
QC by:
QC Date:
PRELIMINARY PLANS

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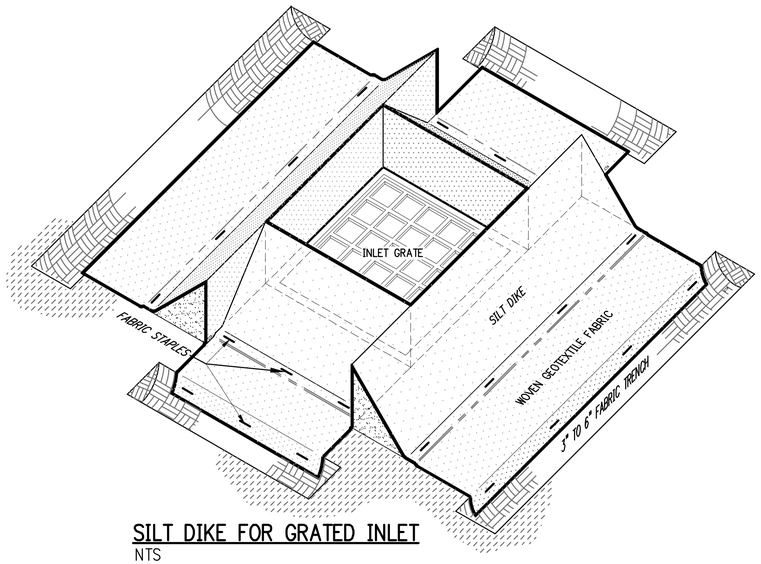
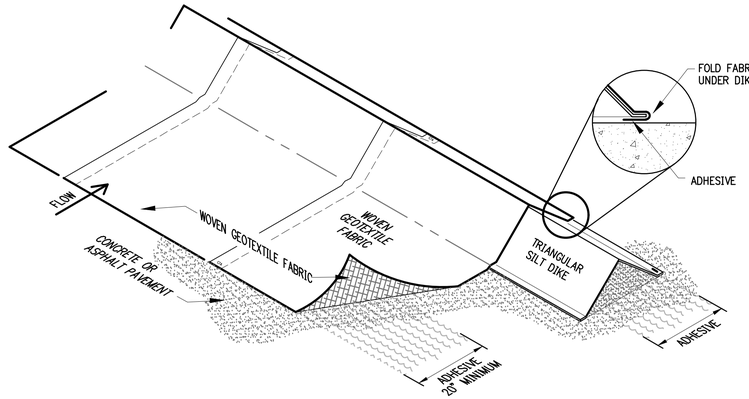
L22-59
STANDARD DETAILS

C-504

DRAWING: C:\22302800_RAMSAY\APPLIANCE\STRUCTURAL\CTHREET.DWG
LAYOUT: L22-59 STANDARD DETAILS | SAVED: 10/28/2022 2:24 PM | PLOTTED BY: CRAIG THREET (CRAIG.THREET@CRAFTONTULL.COM)



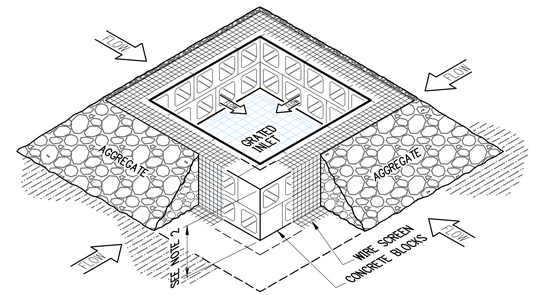
SILT DIKE FOR GRATED INLET
NTS



ADHESIVES: CONCRETE PAVEMENT – USE LIQUID NAIL OR APPROVED EQUAL.
ASPHALT PAVEMENT – USE EMULSIFIED ASPHALT.

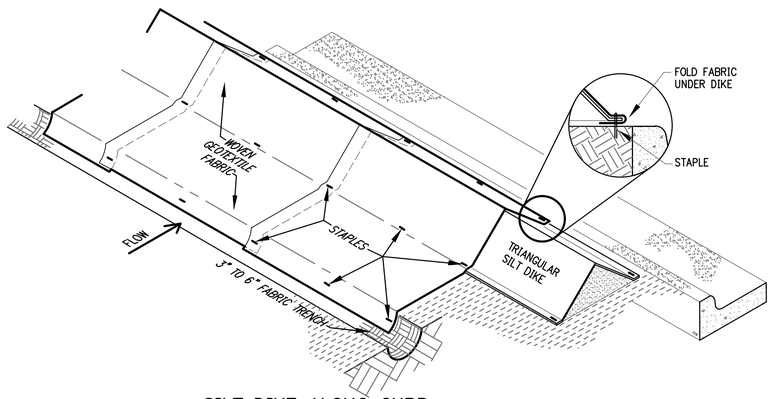
ADHESIVE SHALL BE PLACED AT FABRIC LAPS AND 20" MINIMUM ALONG EDGES.

SILT DIKE (FOR CONTINUOUS BARRIER)
NTS

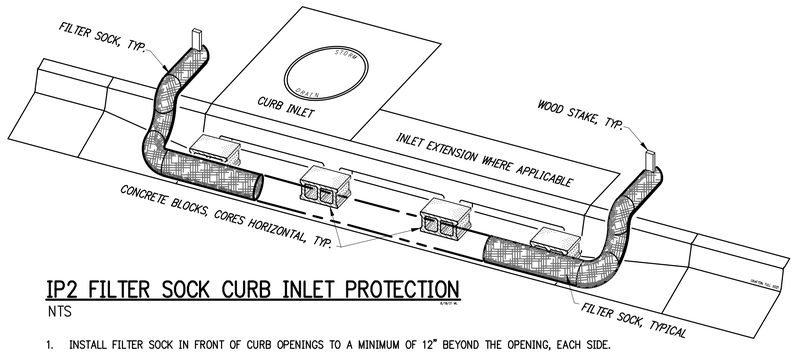


1. PLACE/STACK CONCRETE BLOCKS IN A SINGLE ROW AROUND PERIMETER OF INLET ON THEIR SIDES WITH ENDS OF ADJACENT BLOCKS ABUTTING.
2. HEIGHT OF BARRIER VARIES. USE STACKS OF 4–INCH, 8–INCH, OR 12–INCH TO ACHIEVE 12" MINIMUM AND 14" MAXIMUM HEIGHT.
3. PLACE HARDWARE CLOTH/WIRE MASH WITH 1/2" MAXIMUM OPENINGS ON VERTICAL FACE OF CONCRETE BLOCKS.
4. THE AGGREGATE SHALL BE NON–ERODIBLE MATERIAL.

IP1 BLOCK AND AGGREGATE INLET SEDIMENT DEVICE
NTS

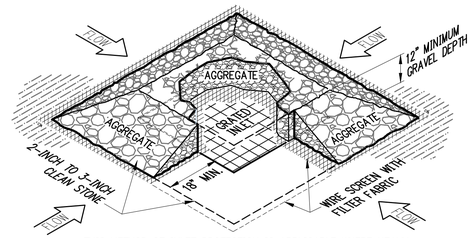


SILT DIKE ALONG CURB
NTS



IP2 FILTER SOCK CURB INLET PROTECTION
NTS

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

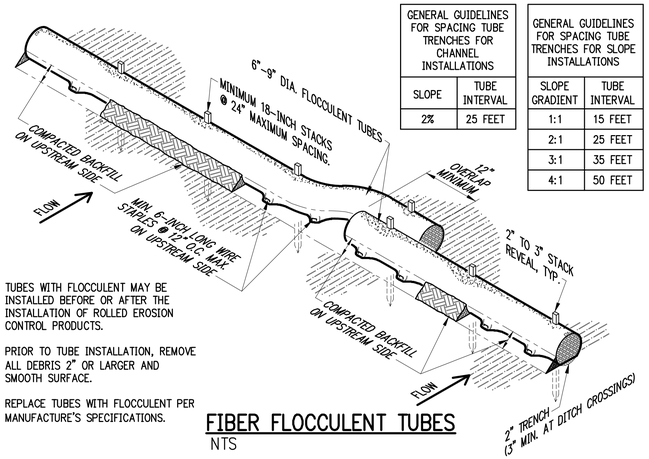


THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.

IP3 GRATED INLET GRAVEL SEDIMENT FILTER
NTS

GENERAL GUIDELINES FOR SPACING TUBE TRENCHES FOR CHANNEL INSTALLATIONS	
SLOPE	TUBE INTERVAL
2%	25 FEET

GENERAL GUIDELINES FOR SPACING TUBE TRENCHES FOR SLOPE INSTALLATIONS	
SLOPE GRADIENT	TUBE INTERVAL
1:1	15 FEET
2:1	25 FEET
3:1	35 FEET
4:1	50 FEET

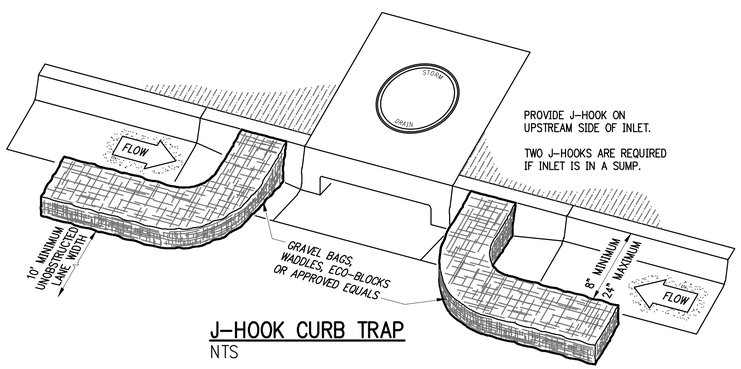


TUBES WITH FLOCCULENT MAY BE INSTALLED BEFORE OR AFTER THE INSTALLATION OF ROLLED EROSION CONTROL PRODUCTS.

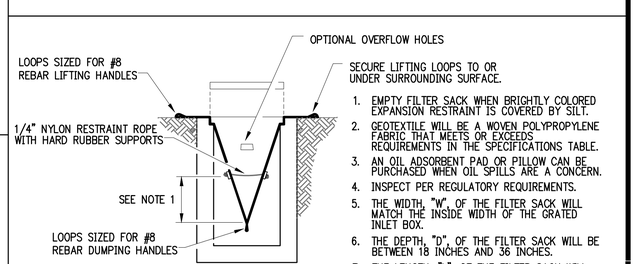
PRIOR TO TUBE INSTALLATION, REMOVE ALL DEBRIS 2" OR LARGER AND SMOOTH SURFACE.

REPLACE TUBES WITH FLOCCULENT PER MANUFACTURE'S SPECIFICATIONS.

FIBER FLOCCULENT TUBES
NTS

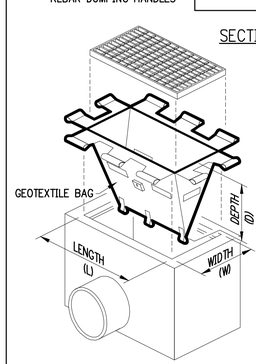


J–HOOK CURB TRAP
NTS



SECTION

1. EMPTY FILTER SACK WHEN BRIGHTLY COLORED EXPANSION RESTRAINT IS COVERED BY SILT.
2. GEOTEXTILE WILL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. AN OIL ADSORBENT PAD OR PILLOW CAN BE PURCHASED WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS.
5. THE WIDTH, "W", OF THE FILTER SACK WILL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
6. THE DEPTH, "D", OF THE FILTER SACK WILL BE BETWEEN 18 INCHES AND 36 INCHES.
7. THE LENGTH, "L", OF THE FILTER SACK WILL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.
8. DO NOT USE ON ROADWAYS WHERE PONDING MAY CAUSE A TRAFFIC HAZARD.



LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D–4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D–4632	20 %
PUNCTURE	ASTM D–4833	120 LBS
MULLEN BURST	ASTM D–3786	800 PSI
TRAPEZOID TEAR	ASTM D–4533	120 LBS
UV RESISTANCE	ASTM D–4355	80 %
APPARENT OPENING SIZE	ASTM D–4751	40 US SIEVE
FLOW RATE	ASTM D–4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D–4491	0.55 SEC –1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D–4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D–4632	20 %
PUNCTURE	ASTM D–4833	135 LBS
MULLEN BURST	ASTM D–3786	420 PSI
TRAPEZOID TEAR	ASTM D–4533	45 LBS
UV RESISTANCE	ASTM D–4355	90 %
APPARENT OPENING SIZE	ASTM D–4751	20 US SIEVE
FLOW RATE	ASTM D–4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D–4491	1.5 SEC –1

GRATED INLET FILTER SACKS
NTS

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
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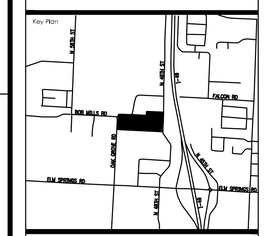
479.636.4838 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

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

L22-59
THE RAMSAY AT SPRINGDALE
SPRINGDALE, AR

Key Plan



No.	Description	Date

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QC Date:

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L22-59

EROSION CONTROL DETAILS

C-505

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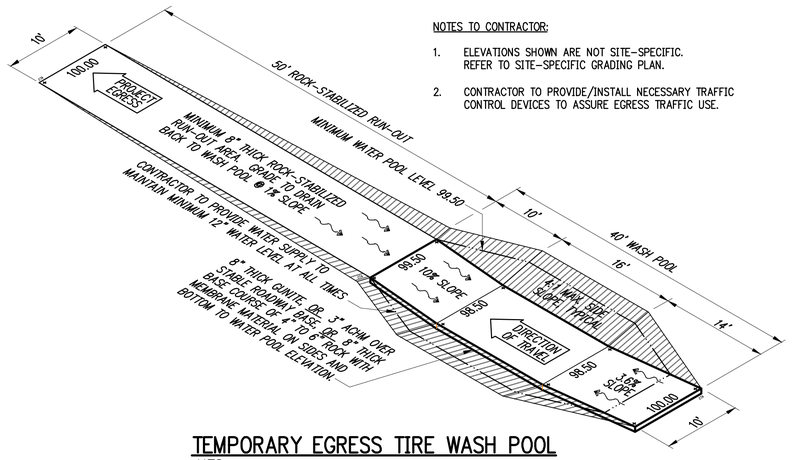
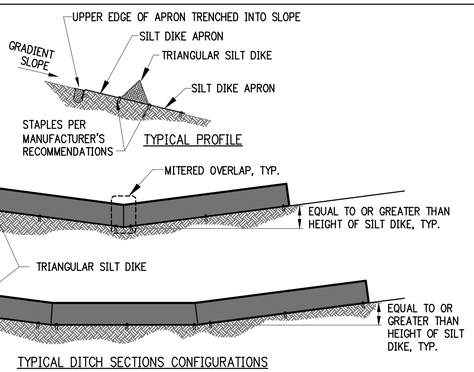


NOTES TO CONTRACTOR:

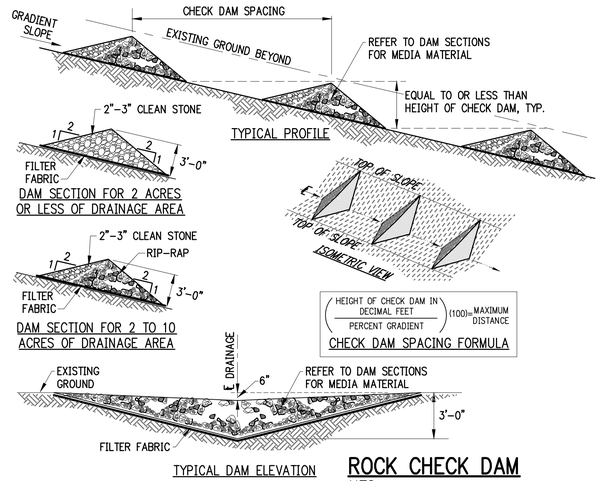
1. ELEVATIONS SHOWN ARE NOT SITE-SPECIFIC. REFER TO SITE-SPECIFIC GRADING PLAN.
2. CONTRACTOR TO PROVIDE/INSTALL NECESSARY TRAFFIC CONTROL DEVICES TO ASSURE EGRESS TRAFFIC USE.

TEMPORARY EGRESS TIRE WASH POOL
NTS



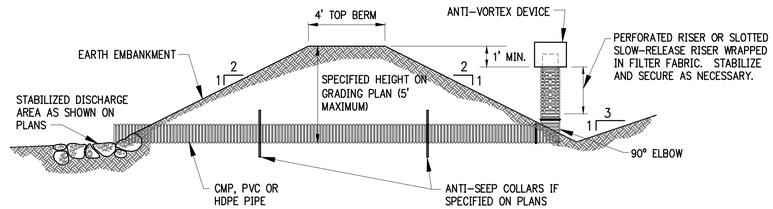
TYPICAL DITCH SECTIONS CONFIGURATIONS

SILT DIKE CHECK DAM
NTS

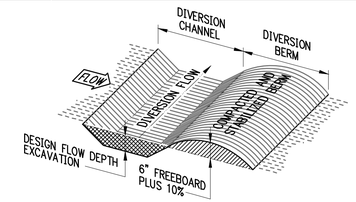


TYPICAL DAM ELEVATION

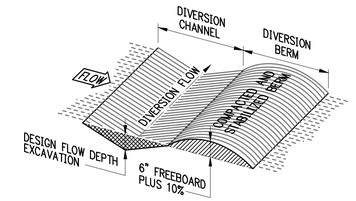
ROCK CHECK DAM
NTS



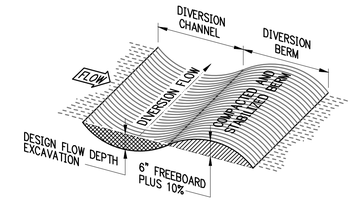
SEDIMENT BASIN WITH PIPE OUTLET
NTS



TYPICAL TRAPEZOIDAL DIVERSION



TYPICAL VEE-SHAPED DIVERSION

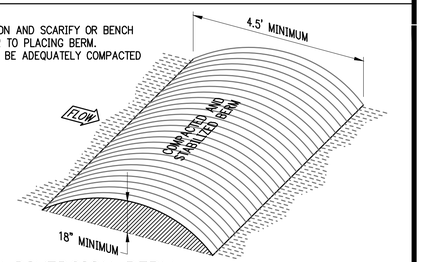


TYPICAL PARABOLIC DIVERSION

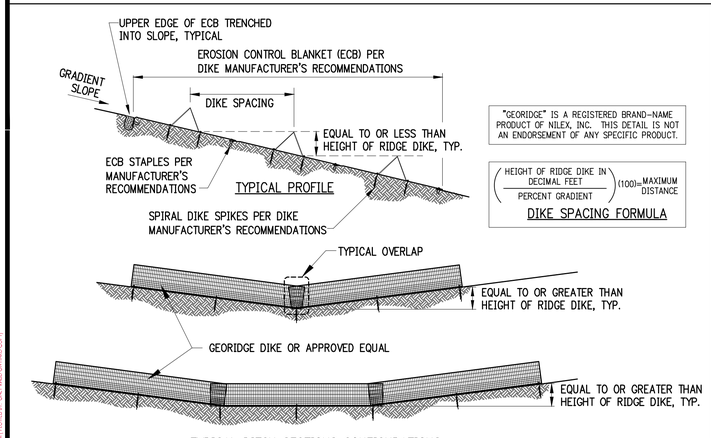
NOTES:
1. REMOVE ANY VEGETATION AND SCARIFY OR BENCH ADJACENT SOILS PRIOR TO PLACING BERM.
2. BERM MATERIALS MUST BE ADEQUATELY COMPACTED AND STABILIZED.

CHANNELED DIVERSIONS
NTS

NOTES:
1. REMOVE ANY VEGETATION AND SCARIFY OR BENCH ADJACENT SOILS PRIOR TO PLACING BERM.
2. BERM MATERIALS MUST BE ADEQUATELY COMPACTED AND STABILIZED.



TEMPORARY DIVERSION BERM
NTS



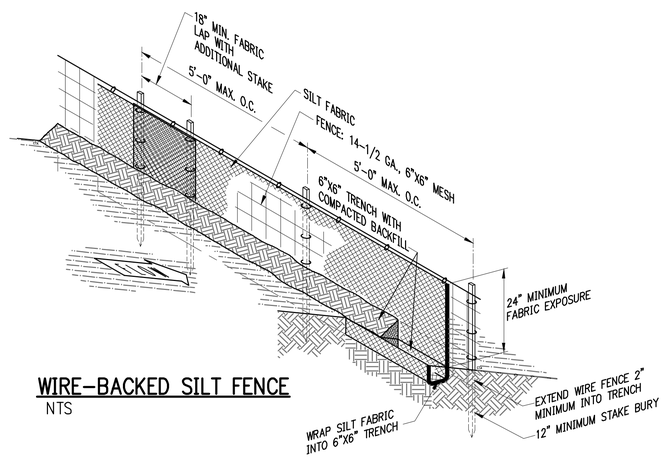
"GEORIDGE" IS A REGISTERED BRAND-NAME PRODUCT OF NILEX, INC. THIS DETAIL IS NOT AN ENDORSEMENT OF ANY SPECIFIC PRODUCT.

(HEIGHT OF RIDGE DIKE IN DECIMAL FEET / PERCENT GRADIENT) (100) = MAXIMUM DISTANCE

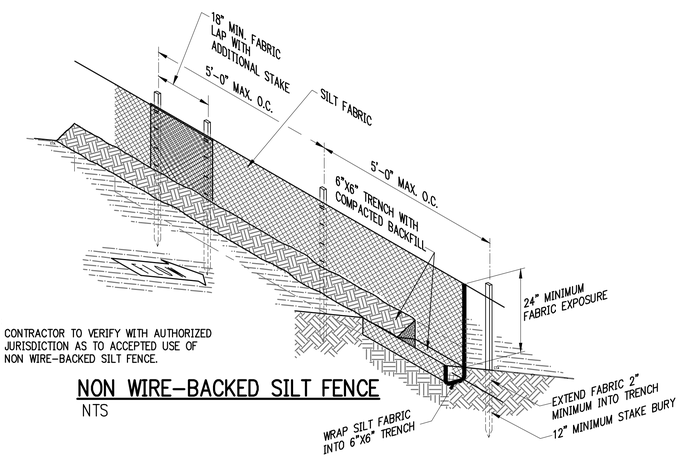
DIKE SPACING FORMULA

TYPICAL DITCH SECTIONS CONFIGURATIONS

PERMEABLE HDPE DITCH CHECK
NTS



WIRE-BACKED SILT FENCE
NTS



NOTE:
1. CONTRACTOR TO VERIFY WITH AUTHORIZED JURISDICTION AS TO ACCEPTED USE OF NON WIRE-BACKED SILT FENCE.

NON WIRE-BACKED SILT FENCE
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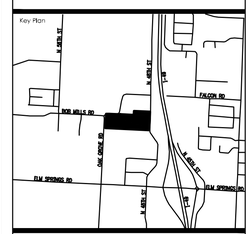
CERTIFICATE OF AUTHORIZATION:

CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

L22-59
THE RAMSAY AT SPRINGDALE
SPRINGDALE, AR

Key Plan



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PROJECT NO: 22302800
ISSUE DATE: 10/28/2022
CONTACT: C. THREET
QC by:
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PRELIMINARY PLANS

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L22-59
EROSION CONTROL DETAILS

C-506

DRAWING G:\2022\800_PARK HOPE INFRASTRUCTURE\CIVIL\DWG\DETAILS.DWG
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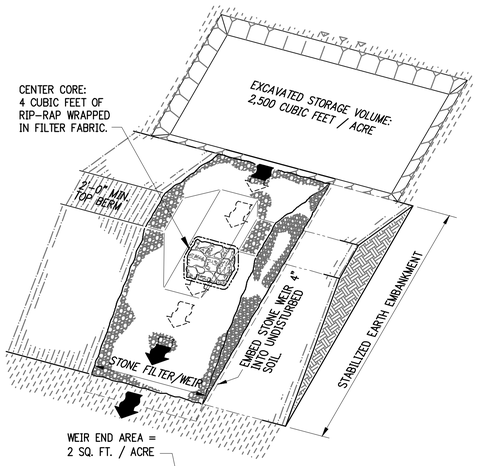
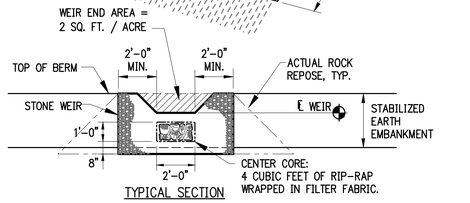
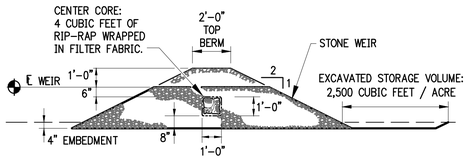




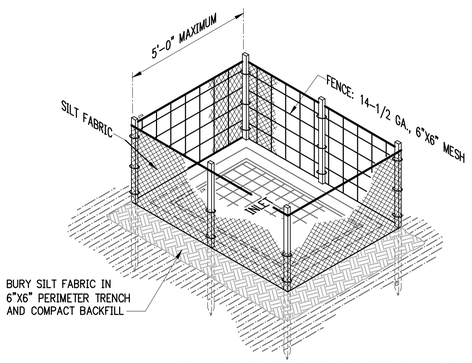
TYPICAL SECTION



TYPICAL PROFILE

SEDIMENT BASIN WITH STONE OUTLET

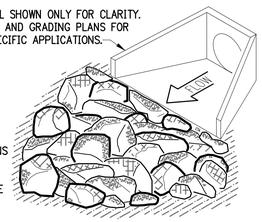
FOR DRAINAGE AREAS GREATER THAN TEN ACRES



SILT FABRIC SHALL BE SECURITY FASTENED TO WIRE FENCING.

IP4 SILT FENCE INLET PROTECTION

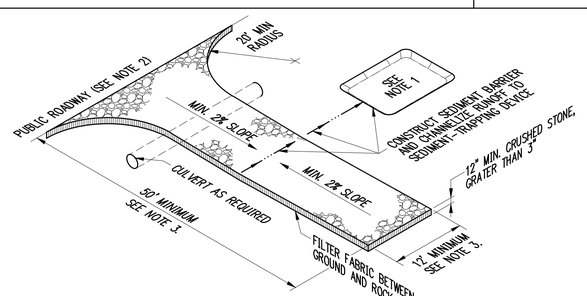
NTS



STONES SHALL CONSIST OF FIELD STONE OR ROUGH, UNHEWN QUARRY STONE AS NEARLY UNIFORM IN SIZE AS PRACTICAL. STONES SHALL BE DENSE, RESISTANT TO THE ACTION OF WIND AND WATER, AND SUITABLE IN ALL ASPECTS FOR THE INTENDED USE. ALL STONES SHALL WEIGH BETWEEN 50-150 POUNDS EACH AND AT LEAST 60% OF THE STONES SHALL WEIGH MORE THAN 100 POUNDS EACH.

RIP-RAP SLOPE PROTECTION

NTS



STABILIZED CONSTRUCTION EXIT (ENTRANCE)

NTS

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

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

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

PHASE I

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES/EXITS.
2. PREPARE TEMPORARY PARKING AND STORAGE AREAS. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASH-OUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS.
5. HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEER CONSULTANT TO PERFORM INSPECTION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
6. CLEAR AND GRUB THE SITE.
7. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
8. BEGIN GRADING THE SITE.

PHASE II

1. TEMPORARILY SEED DENUDED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP-RAP AROUND OUT STRUCTURES.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IF SITE IS STABILIZED.

GENERAL EROSION NOTES:

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

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

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

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

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

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

G. GENERAL CONTRACTOR SHALL DENOTE THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, AND AREA FOR PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES.

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

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

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

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

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

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

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

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

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

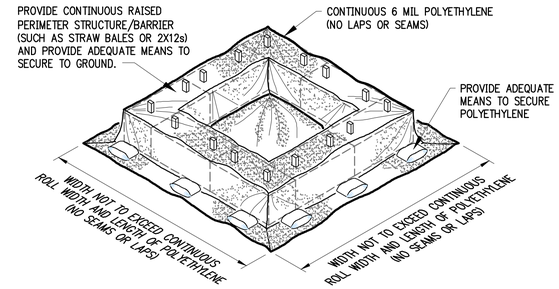
Q. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

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

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

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

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



CONCRETE WASH-OUT BASIN

NTS

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

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

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

ACREAGE SUMMARY	
IMPERVIOUS AREA	ENTER ACREAGE
SEEDED AREA	ENTER ACREAGE
TOTAL DISTURBED	ENTER ACREAGE

DEVELOPER/OWNER:
ENTER DEVELOPER INFORMATION

SITE OPERATOR/GENERAL CONTRACTOR:

SUPERINTENDENT:

T.B.M.

ENTER BENCHMARK INFORMATION

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
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479.636.4838 t
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CERTIFICATE OF AUTHORIZATION:

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CRAFTON, TULL & ASSOCIATES, INC.
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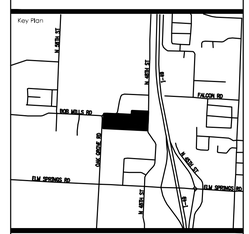
ARKANSAS ENGINEER

L22-59
THE RAMSAY AT SPRINGDALE
SPRINGDALE, AR

Key Plan



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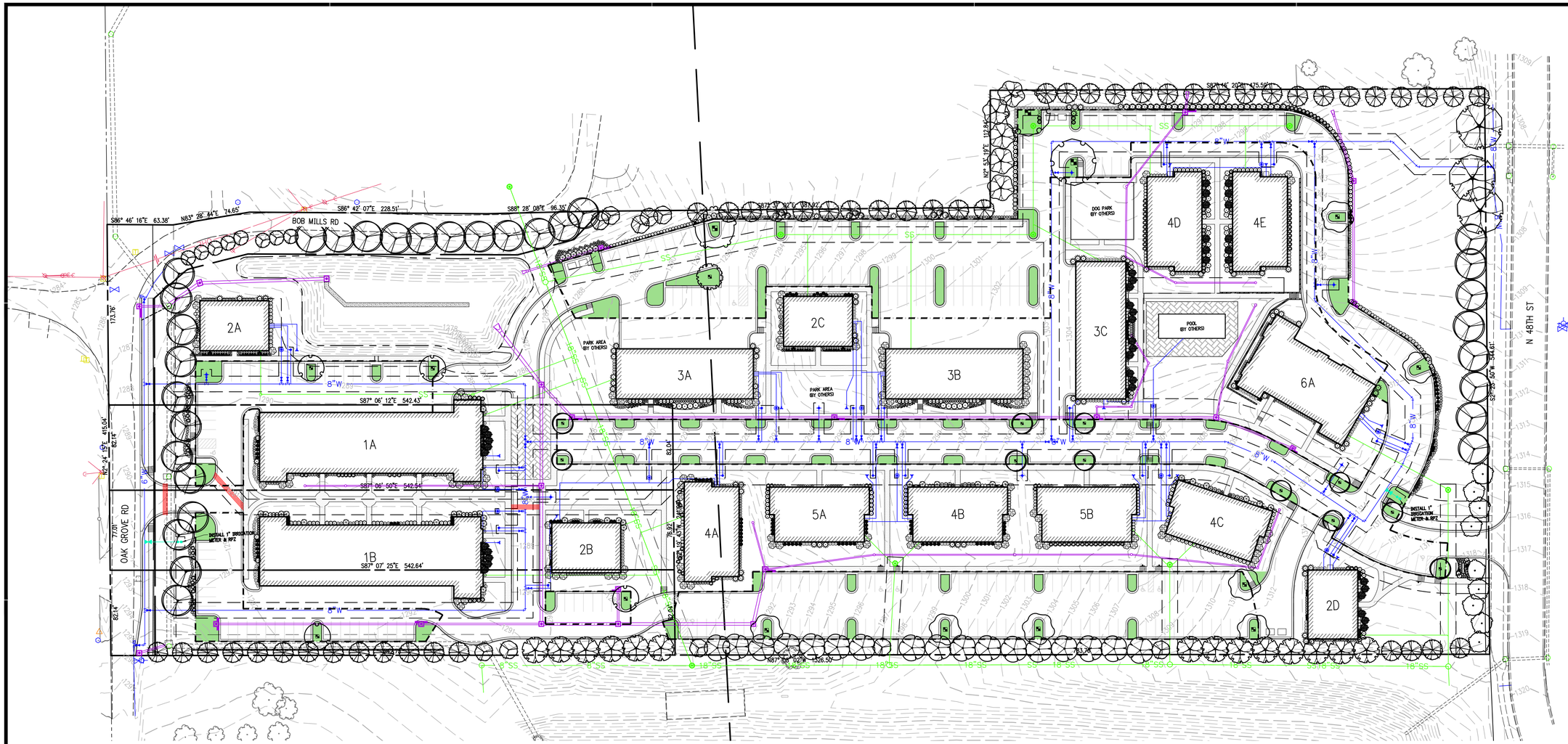
L22-59

EROSION CONTROL DETAILS

C-507

DRAWING: C:\22302800_RAMSAY-SPRINGDALE\CONSTRUCTION\C-507-DETAILS.DWG
LAST EDIT: 10/28/2022 9:04 AM CROFTON TULL & ASSOCIATES, INC.



LANDSCAPE NOTES

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK BY CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
2. CONTRACTOR SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. ANY DAMAGES TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT NO COST TO OWNER.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN (CONTAINER OR BALLED & BURLAPPED) AND SHALL MEET OR EXCEED THE SIZE AND GRADING REQUIREMENTS ESTABLISHED BY THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
4. ALL PLANT MATERIALS MUST BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND/OR DISEASE.
5. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS PRIOR TO PRICING THE WORK.
7. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT OR QUANTITY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
8. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT, AND CITY. APPROVED ALTERNATE MATERIALS SHALL MEET THE SAME CRITERIA FOR TYPE, SIZE, AND FUNCTION AS THOSE SHOWN ON LANDSCAPE PLAN.
9. PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION.
10. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
11. ALL LAWN AREAS SHALL RECEIVE 4" OF TOPSOIL TO MEET FINAL GRADE IN ACCORDANCE WITH GRADING PLAN.
12. ALL PLANTING BED AREAS SHALL BE PREPARED BY REMOVING EXISTING SOD AND WEEDS. PLANTING BED AREAS SHALL RECEIVE 6" OF TOPSOIL AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. SOIL MIX SHALL BE TILLED INTO BED AREA TO A MINIMUM DEPTH OF 12"
13. PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" SHREDDED HARDWOOD MULCH. ALL TREES NOT LOCATED IN PLANTING BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
14. CONTRACTOR TO FIELD VERIFY THE LIMITS OF DISTURBANCE. ALL DISTURBED AREAS MUST BE STABILIZED PER CITY CODE PRIOR TO PROJECT CLOSE-OUT.
15. TURF AREAS SHALL BE SEEDED OR SODDED PER PLANTING PLAN. REFER TO PLANT SCHEDULE, LANDSCAPE NOTES, AND HYDROSEEDING NOTES FOR SPECIES AND INSTALLATION REQUIREMENTS.
16. ALL SLOPES 3:1 AND GREATER SHALL RECEIVE SOD. ON SLOPES OF 4:1 OR GREATER, SOD SHALL BE STAPLED IN PLACE.
17. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND ALL SITE ENTRANCES/EXITS PER CITY CODE.
18. IF A LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED, LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF PLANNED IRRIGATION LINE WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANTING BED CONSTRUCTION AND PLANT INSTALLATION.
19. CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL. (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS APPROVED AND ACCEPTED IN TOTAL BY OWNER.

MAINTENANCE NOTES

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

UTILITIES AND PLANT MATERIALS

1. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF UTILITIES PRIOR TO LANDSCAPE INSTALLATION AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.
2. TREES AND LANDSCAPING SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE CHANNELS, LINES, OR STRUCTURES, NOR WHERE THEY IMPEDE DETENTION/RETENION FUNCTIONS.
3. TREES WITH A MATURE HEIGHT GREATER THAN 20' SHALL NOT BE PLANTED WITHIN 20' OF OVERHEAD UTILITIES.
4. TREES SHALL NOT BE PLACED WITHIN 10' OF UNDERGROUND UTILITIES.
5. TREES SHALL NOT BE PLACED WITHIN 3' OF ANY ABOVEGROUND ELECTRICAL EQUIPMENT, NOR WITHIN 10' FROM DOORS OF ABOVEGROUND ELECTRIC EQUIPMENT.
6. TREES AND LANDSCAPING THAT OBSCURE VISIBILITY SHALL NOT BE PLACED WITHIN 10' OF A FIRE HYDRANT. ALL OTHER LANDSCAPING MUST BE MAINTAINED TO ENSURE VISIBILITY OF FIRE HYDRANT.
7. CITY RESERVES THE RIGHT TO REMOVE LANDSCAPING THAT BLOCKS ACCESS TO UTILITIES OR FAILS TO MEET THE REQUIREMENTS SET FORTH HEREIN.

LEGEND

LIMITS OF PARKING LOT AREAS USED FOR CALCULATIONS

LIMITS OF PARKING LOT GREENSPACE USED FOR CALCULATIONS

LANDSCAPE REQUIREMENTS

STREET FRONTAGE: 1 TREE & 7 SHRUBS PER 25LF

OAK GROVE RD	286.79 LF/ 25 =	10 TREES & 70 SHRUBS	REQUIRED
BOB MILLS RD	516.38 LF/ 25 =	21 TREES & 147 SHRUBS	REQUIRED
N 48TH ST	503.86 LF/ 25 =	20 TREES & 500 SHRUBS	REQUIRED

PERIMETER: 5' LANDSCAPE STRIP & 1 TREE PER 25LF (75% OF TREES REQUIRED TO BE SHADE TREES)
N PERIMETER = 9884 LF/ 25 = 40 TREES REQUIRED (MIN 30 SHADE TREES)
S PERIMETER = 1,328 LF/ 25 = 53 TREES REQUIRED (MIN 40 SHADE TREES)

PARKING LOT: 15% GREENSPACE REQUIRED & 1 TREE PER 15 STALLS (OR ONE TREE PER ISLAND)
PARKING AREAS = 168,972 SF * .15 = 25,346 SF REQUIRED, 15,310.65 SF (9.06%) GREENSPACE PROVIDE;
385 PARKING STALLS/15 = 26 REQUIRED; 26 TREES PROVIDED

SEE SHEET L-102 FOR PLANT SCHEDULE

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GRAPHIC SCALE IN FEET
50' 0 50'

L22-59
THE RAMSAY AT SPRINGDALE
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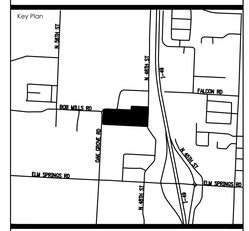

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ISSUE DATE: 10/28/2022
CONTACT: C. THREET
QC By:
QC Date:
PRELIMINARY PLANS

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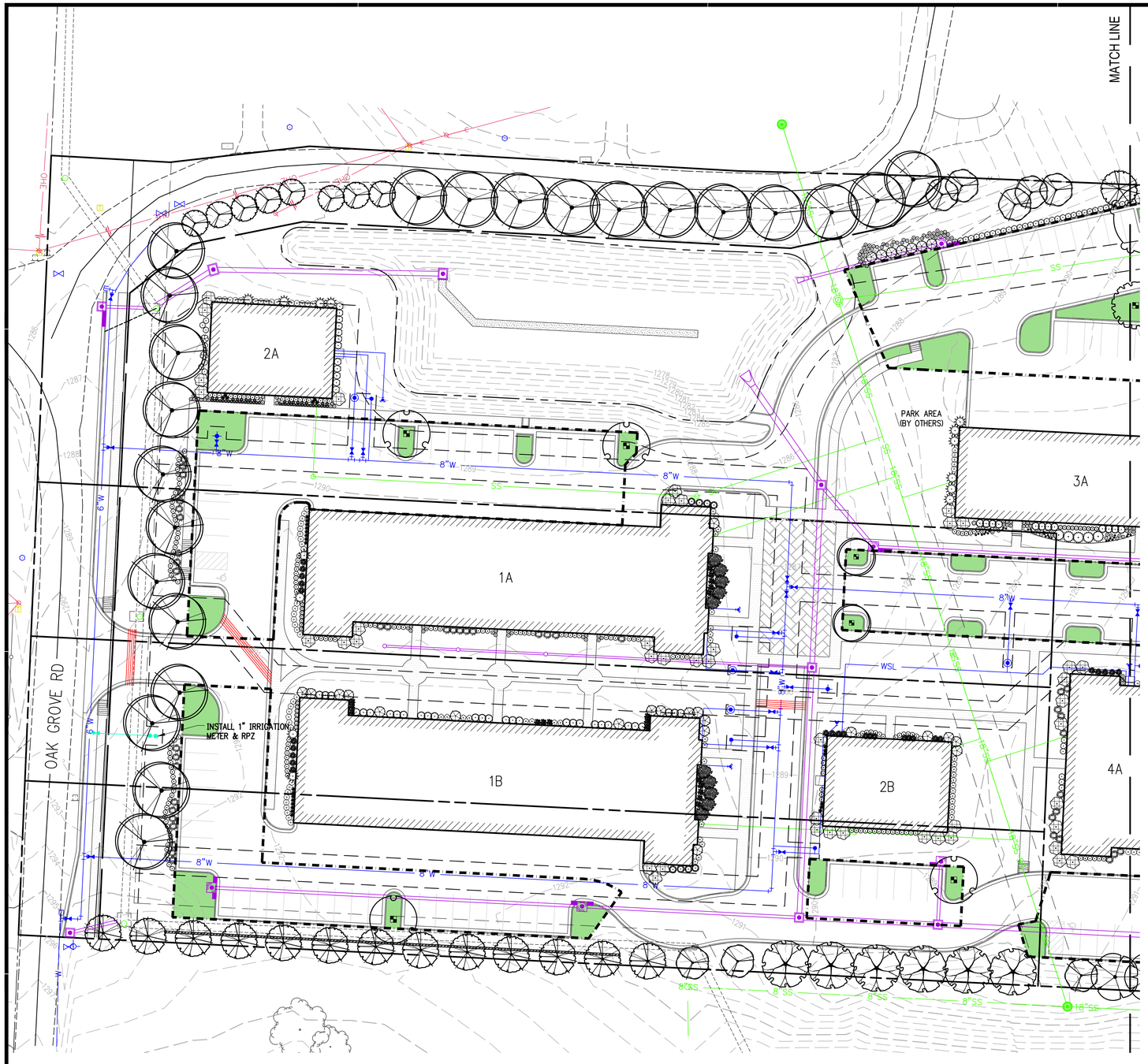
L22-59
OVERALL PLANTING PLAN (C)

L-101

DRAWING: G:\22302800_PUBS\WORK\ARCH\CIVIL\TECH\CVR\OVERALL PLANTING PLAN.DWG
PLOTTED BY: CONNER HALL - 10/28/2022 11:06 AM (PLOTTED BY TRACY RICHARDSON)



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	TYPE
	47	GINKGO BILOBA / GINKGO MALE ONLY	B & B	2"CAL	10' HT. MIN.	SHADE
	17	NYSSA SYLVATICA / SOUR GUM	B & B	2"CAL	10' HT. MIN.	SHADE
	14	PLATANUS X ACERIFOLIA / LONDON PLANE TREE	B & B	2"CAL	10' HT. MIN.	SHADE
	10	PRUNUS X YEDOENSIS / YOSHINO CHERRY	B & B	2"CAL	8' HT. MIN.	ORNAMENTAL
	5	QUERCUS PHELLOS / WILLOW OAK	B & B	2"CAL	10' HT. MIN.	SHADE
PARKING LOT TREES	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**HEIGHT**	**TYPE**
	1	LIRIODENDRON TULIPIFERA / TULIP TREE	B & B	2"CAL	8'-10' HT.	SHADE
	7	QUERCUS ALBA / WHITE OAK	B & B	2"CAL	8'-10' HT. MIN	SHADE
	2	QUERCUS COCCINEA / SCARLET OAK	B & B	2"CAL	8'-10' HT. MIN	SHADE
	1	QUERCUS NUTTALLII / NUTTALL OAK	B & B	2"CAL	8'-10' HT.	SHADE
	4	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	2"CAL	8'-10' HT. MIN	SHADE
	11	ZELKOVA SERRATA / SAWLEAF ZELKOVA	B & B	2"CAL	8'-10' HT. MIN	SHADE
STREET TREES	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**HEIGHT**	**TYPE**
	8	CERCIS CANADENSIS / REDBUD	B & B	2"CAL	8' HT. MIN.	ORNAMENTAL
	9	LIRIODENDRON TULIPIFERA / TULIP TREE	B & B	2"CAL	8' HT. MIN.	SHADE
	3	QUERCUS COCCINEA / SCARLET OAK	B & B	2"CAL	8'-10' HT. MIN	SHADE
	31	ZELKOVA SERRATA / SAWLEAF ZELKOVA	B & B	2"CAL	10' HT. MIN.	SHADE
SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**HEIGHT**	**SPREAD**	
	162	BUXUS X 'GREEN MOUNTAIN' / GREEN MOUNTAIN BOXWOOD	3 GAL	15" HT. MIN.	12" SPREAD MIN.	
	495	BUXUS X 'GREEN VELVET' / G.V. BOXWOOD	3 GAL	12" HT. MIN.	18" SPREAD MIN.	
	69	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / REED GRASS	3 GAL	24" HT. MIN.	12" SPREAD MIN.	
	141	DISTYLIUM X 'PIDIST-II' TM / B.C. DISTYLIUM	3 GAL	18" HT. MIN.	18" SPREAD MIN.	
	42	HYDRANGEA QUERCIFOLIA 'ALICE' / ALICE OAKLEAF HYDRANGEA	3 GAL	18" HT. MIN.	18" SPREAD MIN.	
	63	HYDRANGEA QUERCIFOLIA 'PEE WEE' / PEE WEE OAKLEAF HYDRANGEA	3 GAL	18" HT. MIN.	18" SPREAD MIN.	
	83	ILEX GLABRA 'CHAMZIN' TM / NORDIC INKBERRY HOLLY	3 GAL	12" HT. MIN.	10" SPREAD MIN.	
	78	ILEX VERTICILLATA 'JIM DANDY' / JIM DANDY WINTERBERRY	3 GAL	18" HT. MIN.	18" SPREAD MIN.	
	247	ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY	1 GAL	12" HT. MIN.	12" SPREAD MIN.	
	16	ITEA VIRGINICA 'HENRY'S GARNET' / HENRY'S GARNET SWEETSPIRE	3 GAL	18" HT. MIN.	18" SPREAD MIN.	
	19	MATTEUCCIA STRUTHIOPTERIS / OSTRICH FERN	3 GAL			
	116	MISCANTHUS SINENSIS 'MORNING LIGHT' / MORNING LIGHT EULALIA GRASS	5 GAL			
	52	MISCANTHUS SINENSIS 'GRACILLIMUS' / MAIDEN GRASS	3 GAL	24" HT. MIN.	18" SPREAD MIN.	
	263	MISCANTHUS SINENSIS 'LITTLE KITTEN' / L.K. MAIDEN GRASS	3 GAL	12" HT. MIN.	12" SPREAD MIN.	
	100	MISCANTHUS SINENSIS 'VARIEGATUS' / VARIEGATED MAIDEN GRASS	5 GAL.	24" MIN. HT		
	42	PANICUM VIRGATUM 'NORTH WIND' / NORTHWIND SWITCH GRASS	3 GAL	18" HT. MIN.	12" SPREAD MIN.	
	14	PANICUM VIRGATUM 'NORTH WIND' / NORTHWIND SWITCH GRASS	3 GAL	18" HT. MIN.	12" SPREAD MIN.	
	10	PINUS MUGO PUMILIO / DWARF MUGO PINE	3 GAL	12" HT. MIN.	12" SPREAD MIN.	
	11	ROSA X 'RADTKOPINK' / PINK DOUBLE KNOCK OUT® ROSE	3 GAL	18" HT. MIN.	18" SPREAD MIN.	
	103	RUDBECKIA FULGIDA SULLIVANTII 'LITTLE GOLDSTAR' / LITTLE GOLDSTAR CONEFLOWER	1 GAL			
	104	RUDBECKIA FULGIDA SULLIVANTII 'LITTLE GOLDSTAR' / LITTLE GOLDSTAR CONEFLOWER	1 GAL			
	28	SPIRAEA JAPONICA 'DOUBLE PLAY BIG BANG' / DOUBLE PLAY BIG BANG SPIREA	3 GAL	12" HT. MIN.	18" SPREAD MIN.	
	40	TAXUS CUSPIDATA 'MONLOO' TM / EMERALD SPREADER JAPANESE YEW	5 GAL	12" HT. MIN.	12" SPREAD MIN.	
	105	VIBURNUM OPULUS 'ROSEUM' / SNOWBALL VIBURNUM	7 GAL	24" HT. MIN.	18" SPREAD MIN.	
	9	VIBURNUM PLICATUM TOMENTOSUM 'SUMMER SNOWFLAKE' / S.S. VIBURNUM	7 GAL	24" MIN. HT.	24" SPREAD MIN.	
	27	VIBURNUM X RHYTIDOPHYLLOIDES / ALLEGHENY VIBURNUM	7 GAL	24" HT. MIN.	18" SPREAD MIN.	

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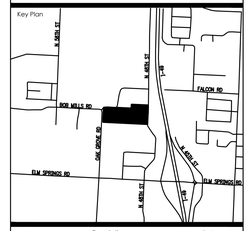
CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
30' 0 30'

L22-59
THE RAMSAY AT SPRINGDALE
SPRINGDALE, AR

Key Plan



No.	Description	Date

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PRELIMINARY PLANS

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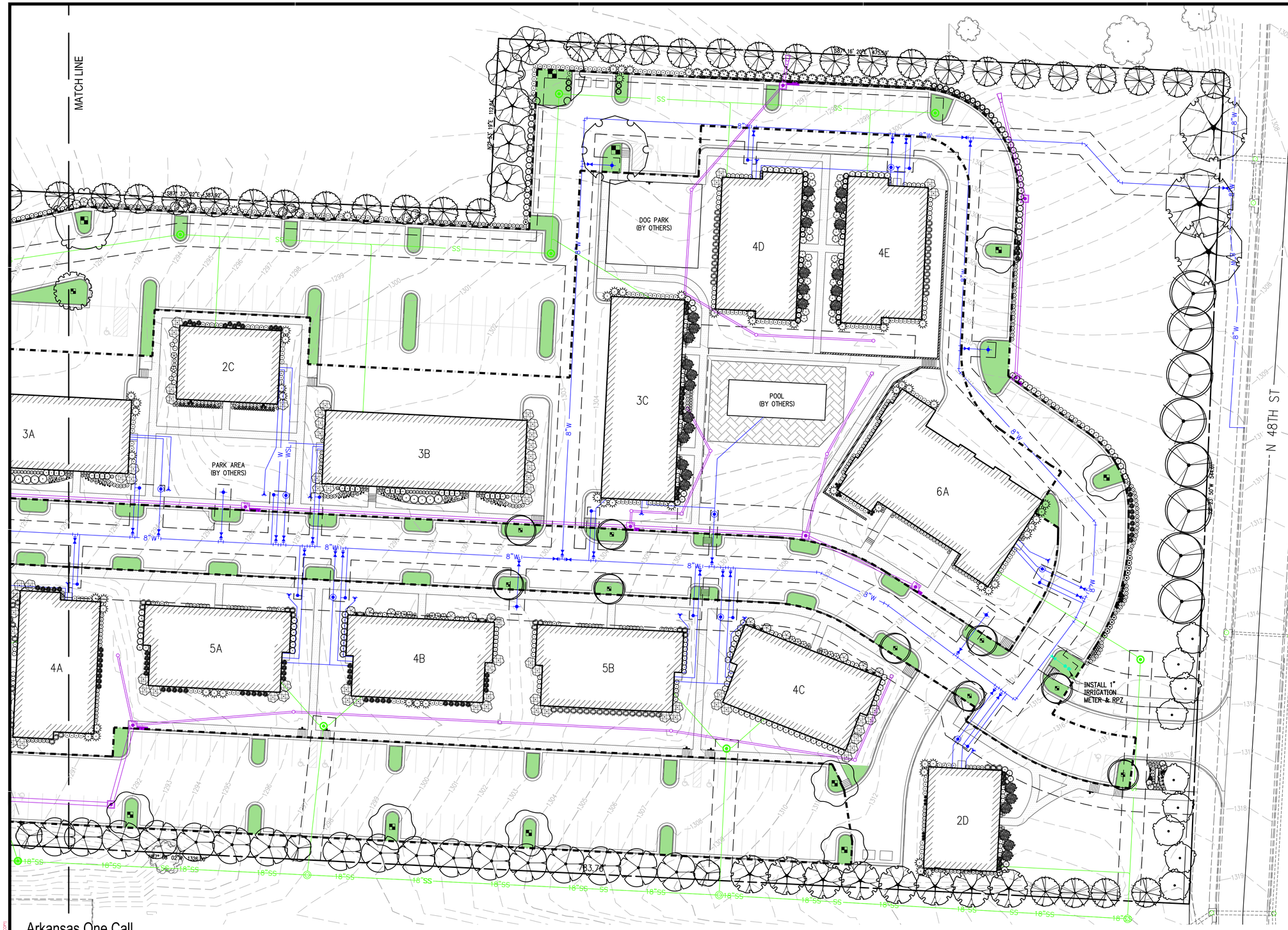
L22-59

PLANTING PLAN A (C)

L-102



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CRAFTON, TULL & ASSOCIATES, INC.
No. 109
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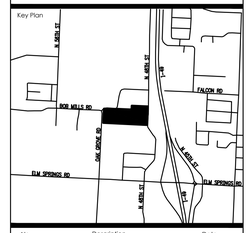
GRAPHIC SCALE IN FEET
30' 0 30'

L22-59
THE RAMSAY AT SPRINGDALE
SPRINGDALE, AR

Key Plan



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L22-59

PLANTING PLAN B (C)

L-103

DRAWING: D:\22302800_RYERS\GIS\PW\PWSTRUCTURES_CIVIL\DWG\PLANTING PLAN.DWG
PLOTTED BY: CONNOR MACE 10/28/2022 2:25 AM PLOTTED BY: CONNOR MACE (COPY)

(FOR ALL SYSTEMS, ALL MEP PLANS)

GENERAL NOTES:

1. VERIFY SERVICE REQUIREMENTS FOR OWNER'S SPECIFIC EQUIPMENT PRIOR TO ROUGH-IN.
2. COORDINATE INSTALLATION OF EQUIPMENT WITH MANUFACTURERS' INSTALLATION INSTRUCTIONS PRIOR TO ROUGH-IN.
3. CONTRACTOR SHALL MAINTAIN FIRE RATING OF ANY PENETRATION AND SHALL SEAL ANY PENETRATION IN A FLOOR, CEILING, OR EXTERIOR WALL.

KEYED NOTES:

(X) I.E. X1, X2: MEP PROPOSED TRANSFORMER LOCATION. CONTRACTOR SHALL VERIFY WITH UTILITY. COMPARE PROVIDED TRANSFORMER SIZES & LOCATIONS (FEEDER LENGTHS) TO AIC SCHEDULE (E14) TO DETERMINE IF THEY ARE WITHIN THE CALCULATED ALLOWANCES.

(E) ELECTRIC SERVICE LOCATION.

[X] 1ST FLOOR HVAC UNIT SELECTION PAIR, IE "1" INDICATES AND F1/C1. SEE HVAC SCHEDULE.

(X) 2ND FLOOR HVAC UNIT SELECTION PAIR, IE "1" INDICATES AND F1/C1. SEE HVAC SCHEDULE.

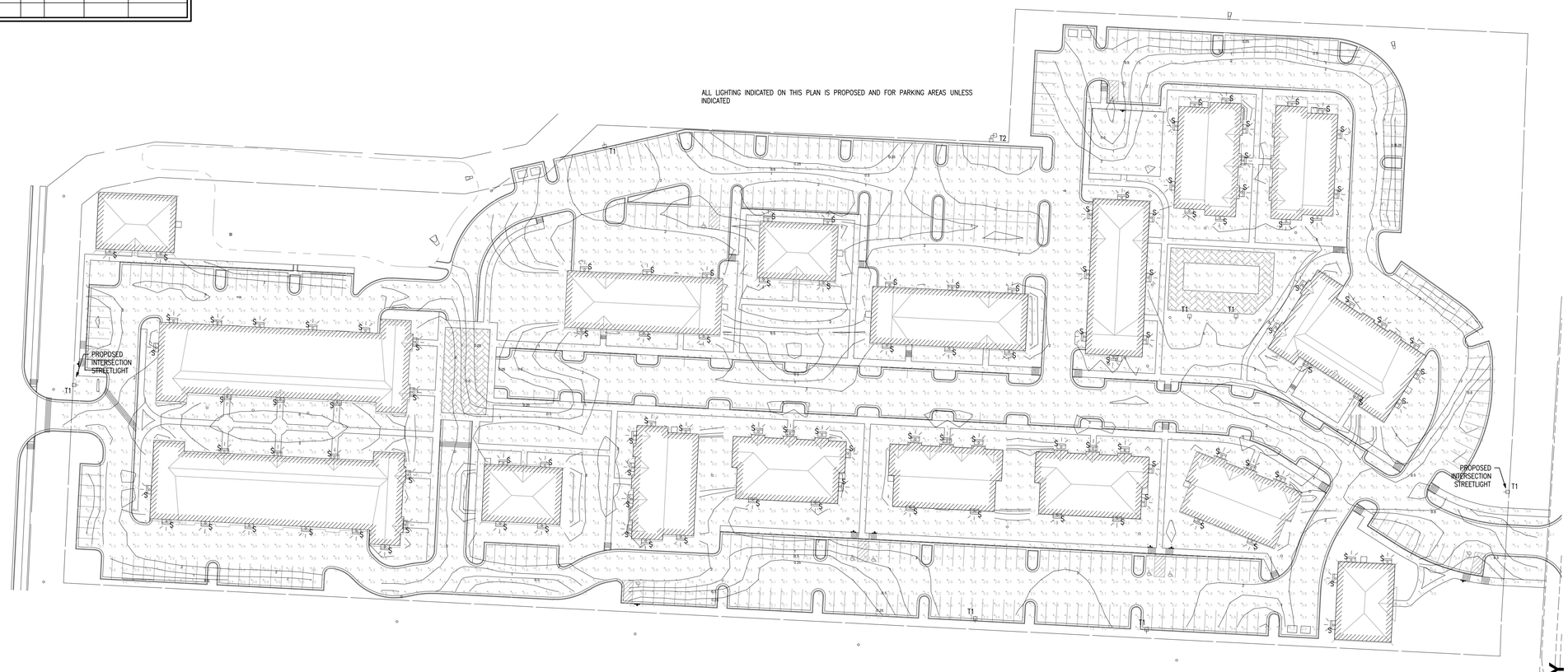
△X 3RD FLOOR HVAC UNIT SELECTION PAIR, IE "1" INDICATES AND F1/C1. SEE HVAC SCHEDULE.

SITE LIGHTING SCHEDULE

FIXTURES

MARK	MANUFACTURER AND MODEL NUMBER	TYPE	LAMPS		LENS HT	REMARKS	LLF/LUM
			#	SIZE			
S	LSI XWM-3-LED-08L-50	LED	1	62	20' WALL	1	0.95/ABS
T1	LSI SLM-LED-30-SIL-3-UNV-DIM-30-70CRI-BLK-IL	LED	1	232	25' POLE	1	0.95/ABS
T2	2@LSI SLM-LED-30-SIL-3-UNV-DIM-30-70CRI-BLK-IL	LED	1	232	25' POLE	1	0.95/ABS

ALL LIGHTING INDICATED ON THIS PLAN IS PROPOSED AND FOR PARKING AREAS UNLESS INDICATED



1 / ME1 **MEP SITE PLAN**
SCALE: 1" = 50'-0"

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FREDDIE L. MALICOAT - ENGINEER
AR# 8610

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10-20-22

MALICOAT - WINSLOW ENGINEERS, INC.
ARKANSAS CERTIFICATE OF AUTHORIZATION 3403
5649 N. CLEARVIEW ROAD
COLUMBIA, MISSOURI 65202
TEL 573-875-1300
FAX 573-875-1305
FREDDIE MALICOAT, P.E.

RAMSAY AT ELM SPRINGS

1415 OAK GROVE RD
SPRINGDALE, AR, 72762

CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & CONDITIONS AT JOB SITE.

DATE : 10-20-22

REVISIONS :

TITLE : **MEP SITE PLAN**

SHEET : **ME1** OF **ME3**

PROJECT : 22284

T:\Job\22\22284\22284.dwg, 10/20/2022 1:40:07 PM, JaredR



BURLINGTON BUILDING FRONT



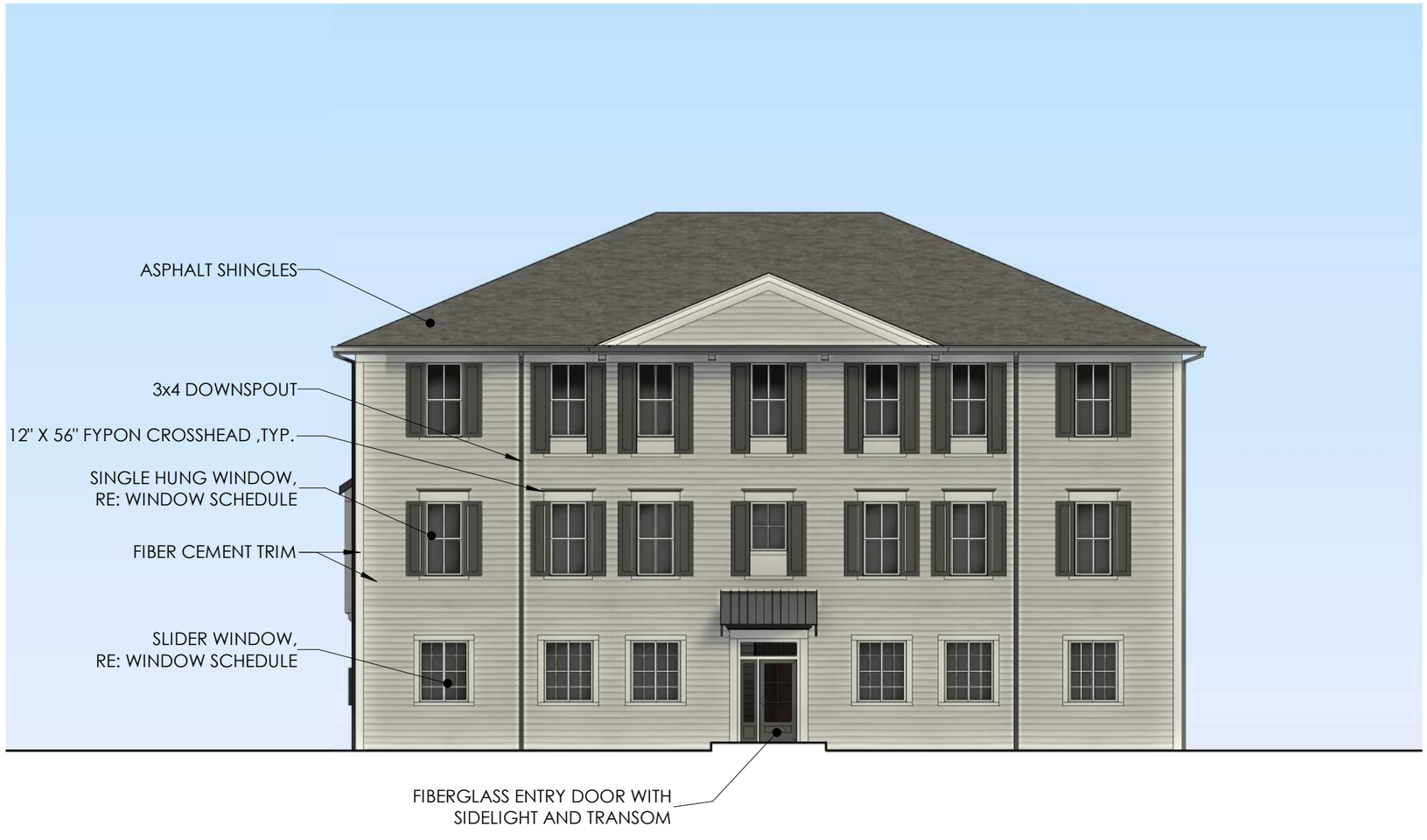
BURLINGTON BUILDING - SIDE



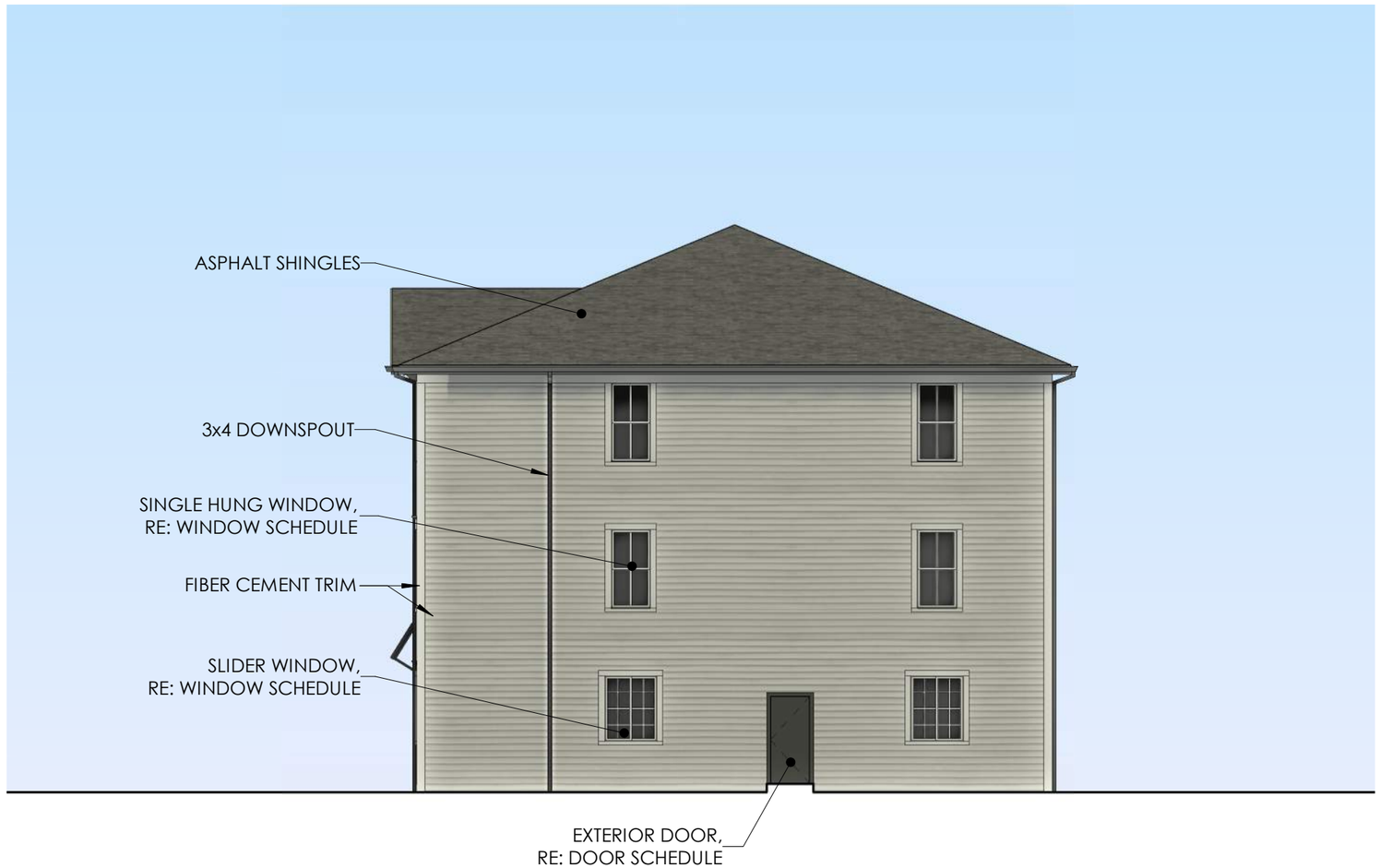
BURLINGTON BUILDING - FRONT PERSPECTIVE



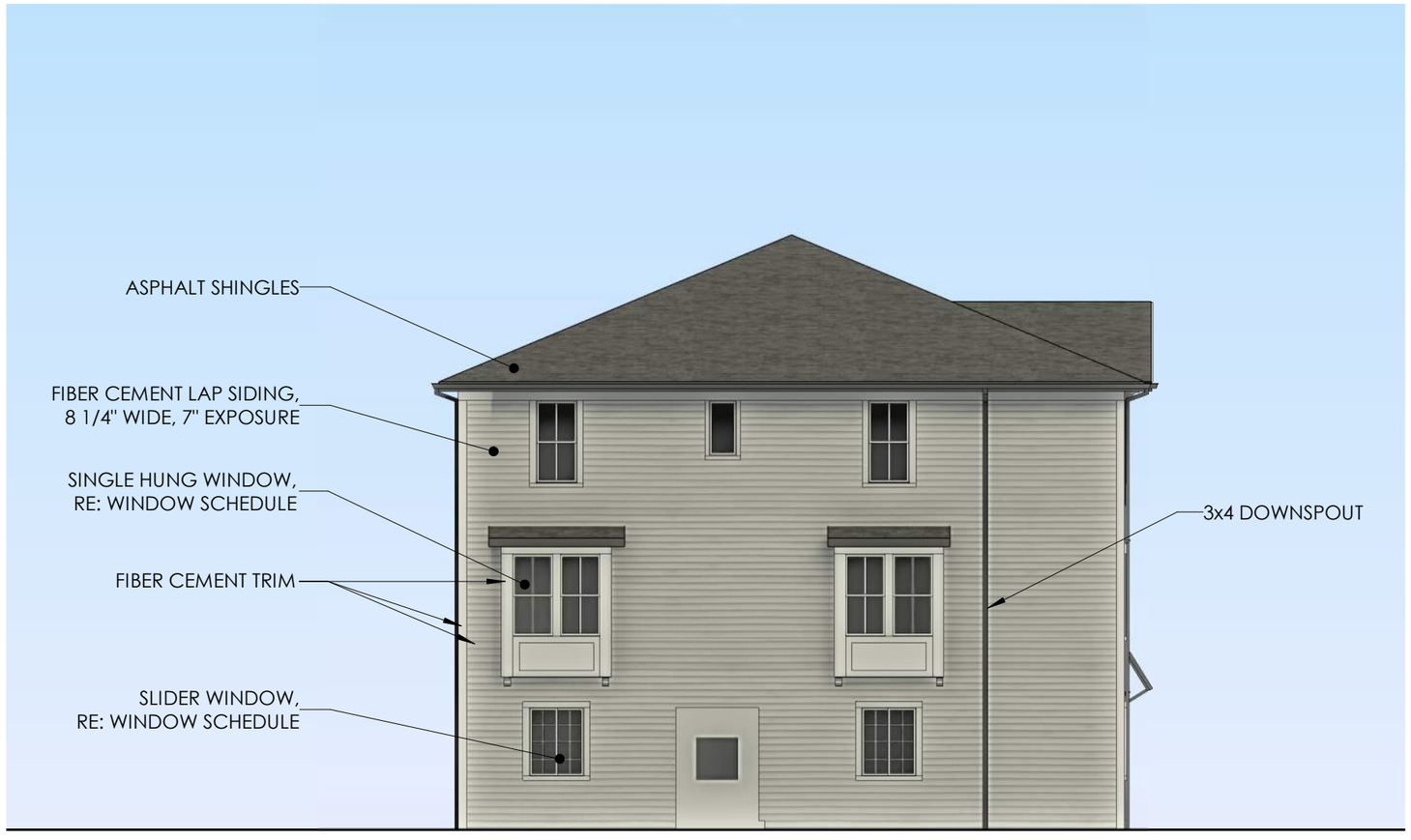
BURLINGTON BUILDING - BACK PERSPECTIVE



CARLISLE BUILDING - FRONT



CARLISLE BUILDING - RIGHT SIDE



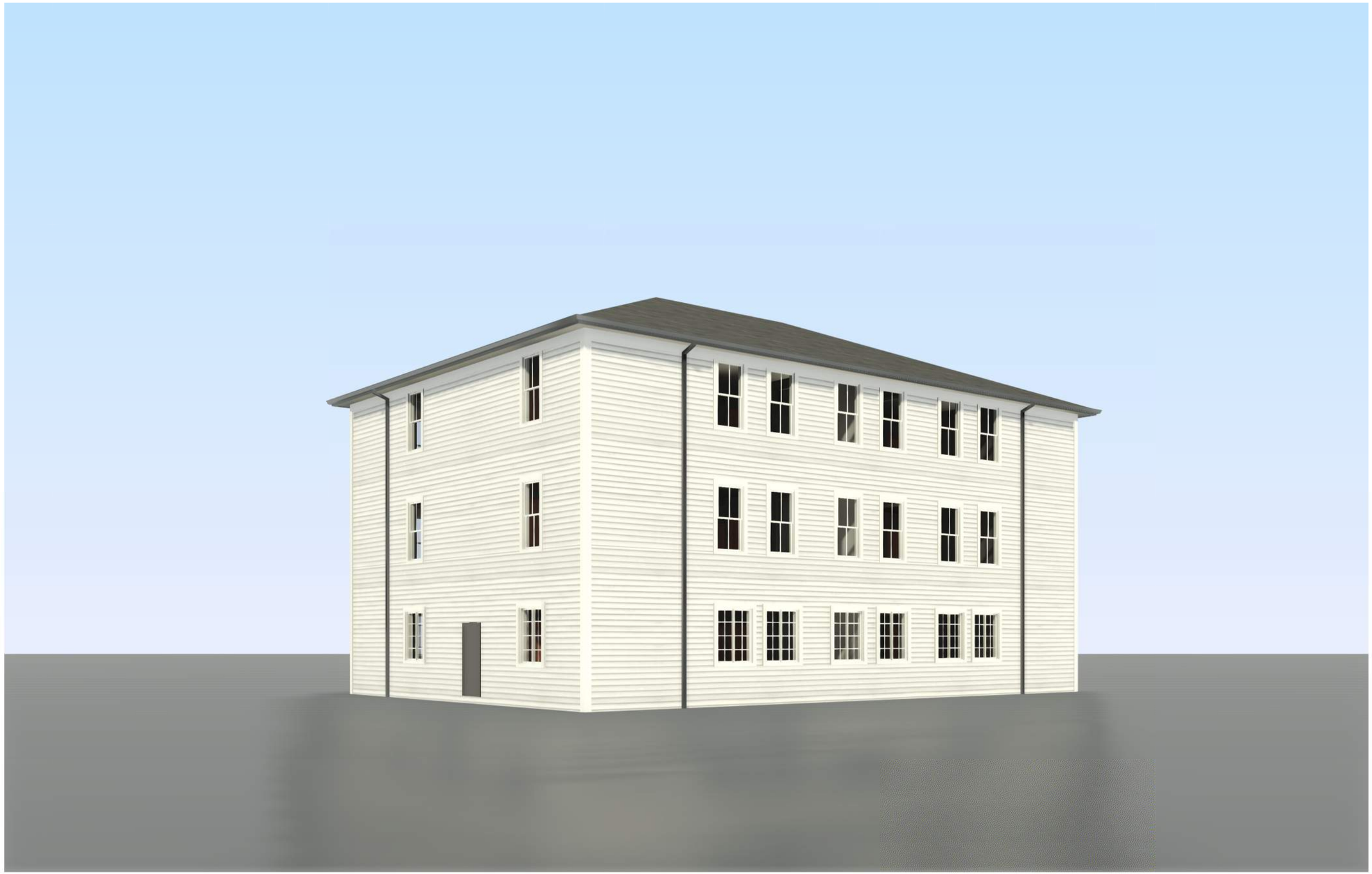
CARLISLE BUILDING - LEFT SIDE



CARLISLE BUILDING - REAR



CARLISLE BUILDING - FRONT PERSPECTIVE



CARLISLE BUILDING - BACK PERSPECTIVE



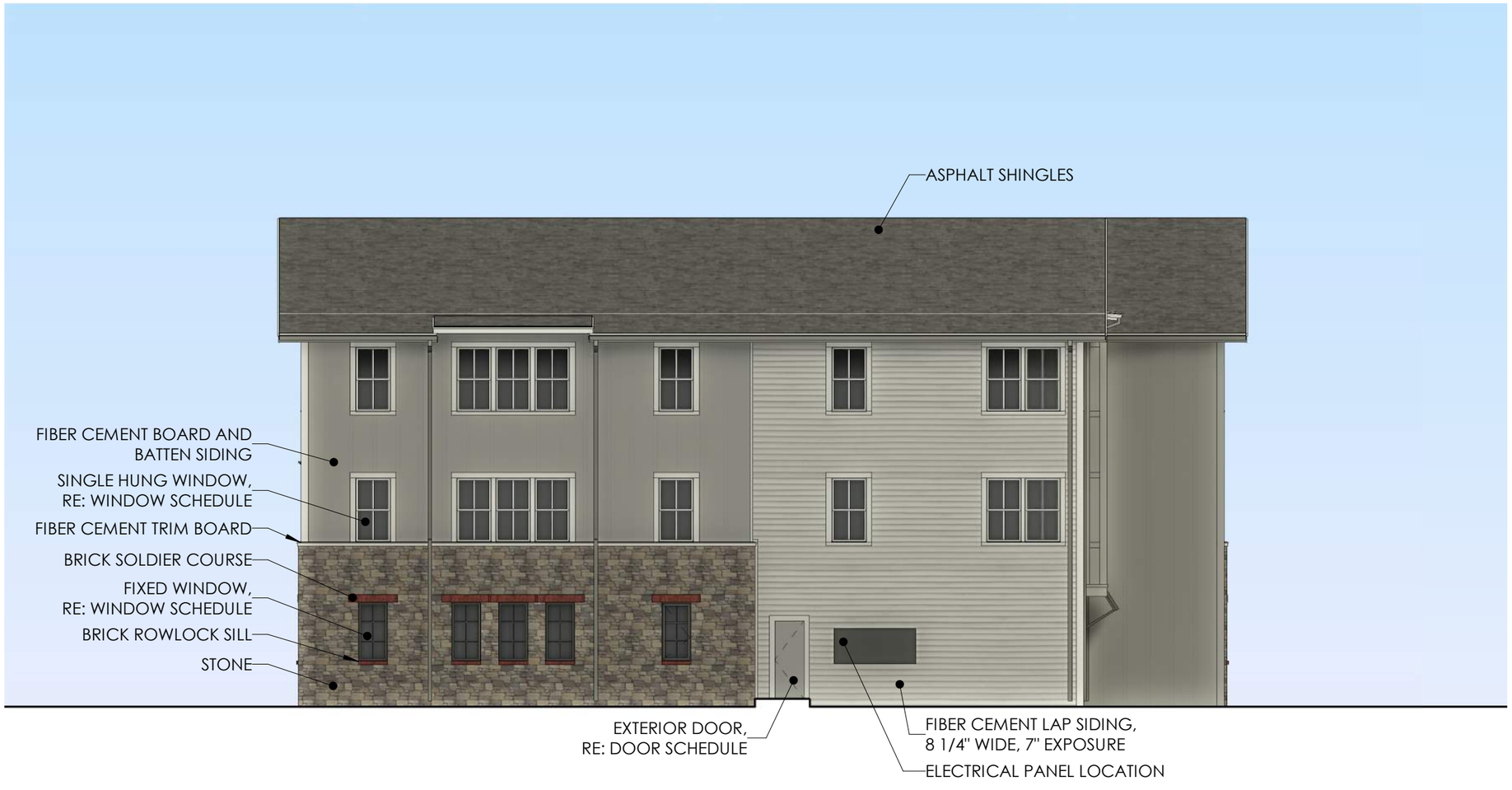
CARLISLE BUILDING - BACK PERSPECTIVE 02



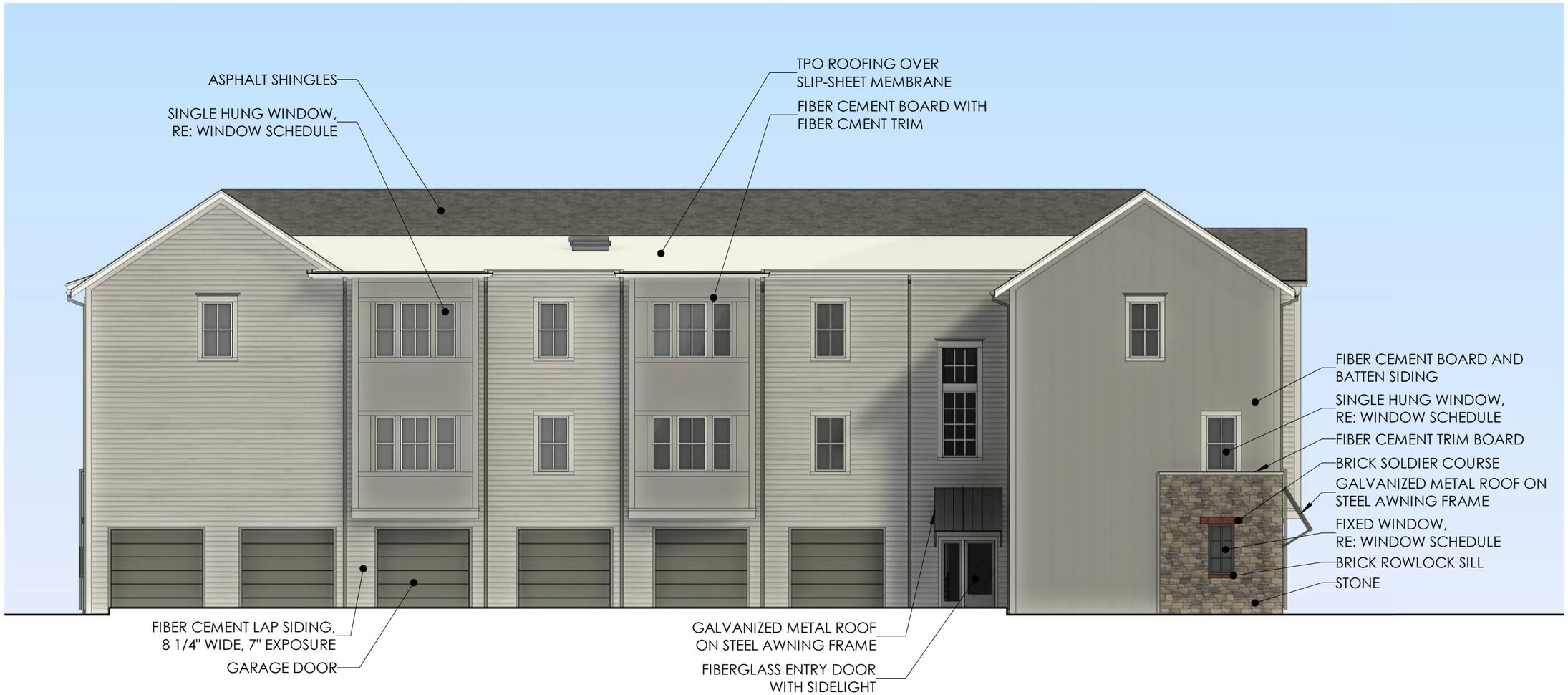
MANCHESTER BUILDING WITH GARAGES - FRONT



MANCHESTER BUIDLING WITH GARAGES - LEFT



MANCHESTER BUILDING WITH GARAGES - RIGHT



MANCHESTER BUILDING WITH GARAGES - BACK



MANCHESTER BUILDING - FRONT PERSPECTIVE



MANCHESTER BUILDING - FRONT PERSPECTIVE 02



MANCHESTER BUILDING WITH GARAGES - BACK PERSPECTIVE



MANCHESTER BUILDING WITH GARAGES - BACK PERSPECTIVE 02



MANSFIELD BUILDING - FRONT



MANSFIELD BUILDING - SIDE



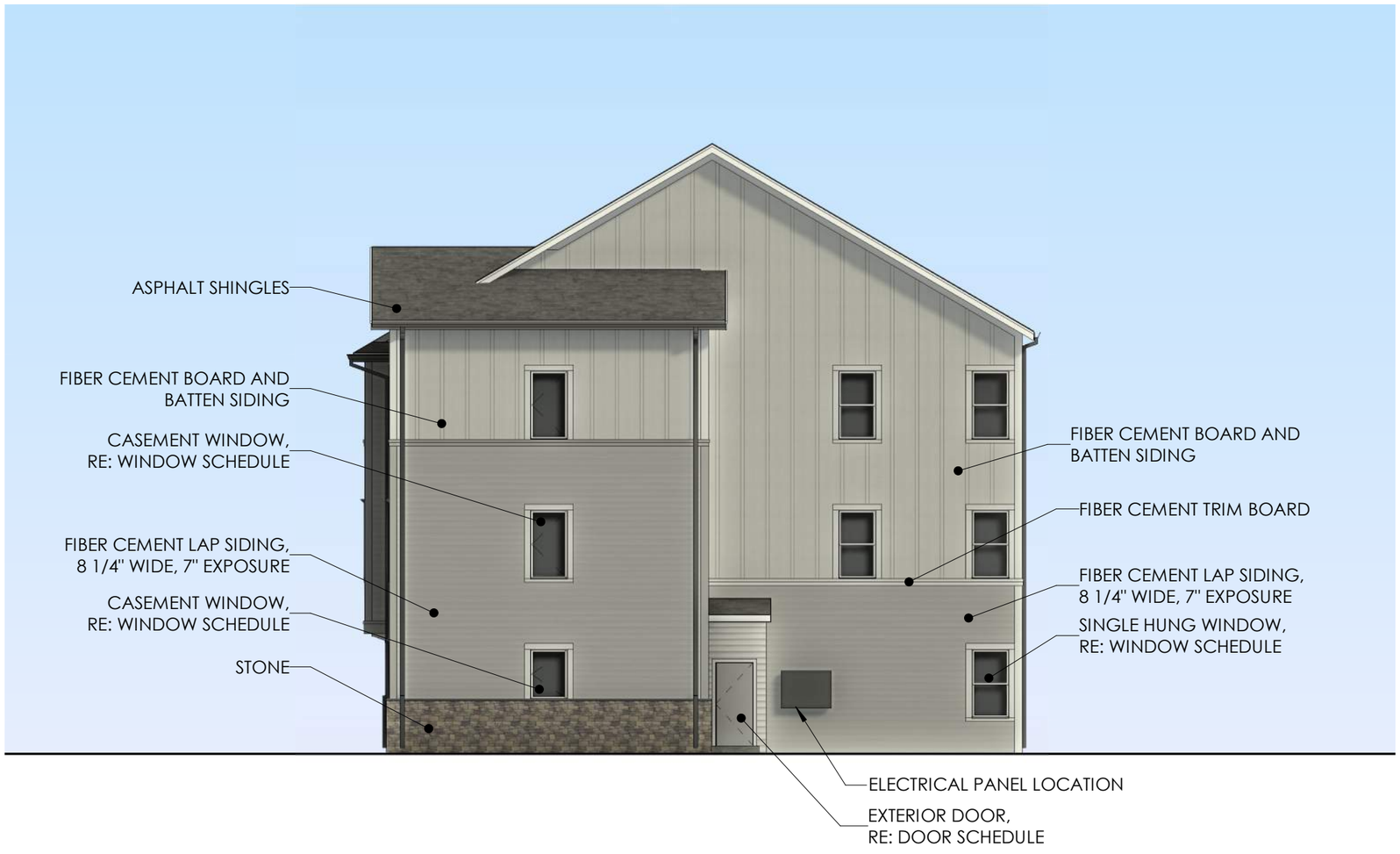
MANSFIELD BUILDING - FRONT PERSPECTIVE



MANSFIELD BUILDING - FRONT PERSPECTIVE 02



SALFORD BUILDING - FRONT



SALFORD BUILDING - SIDE



SALFORD BUILDING - REAR



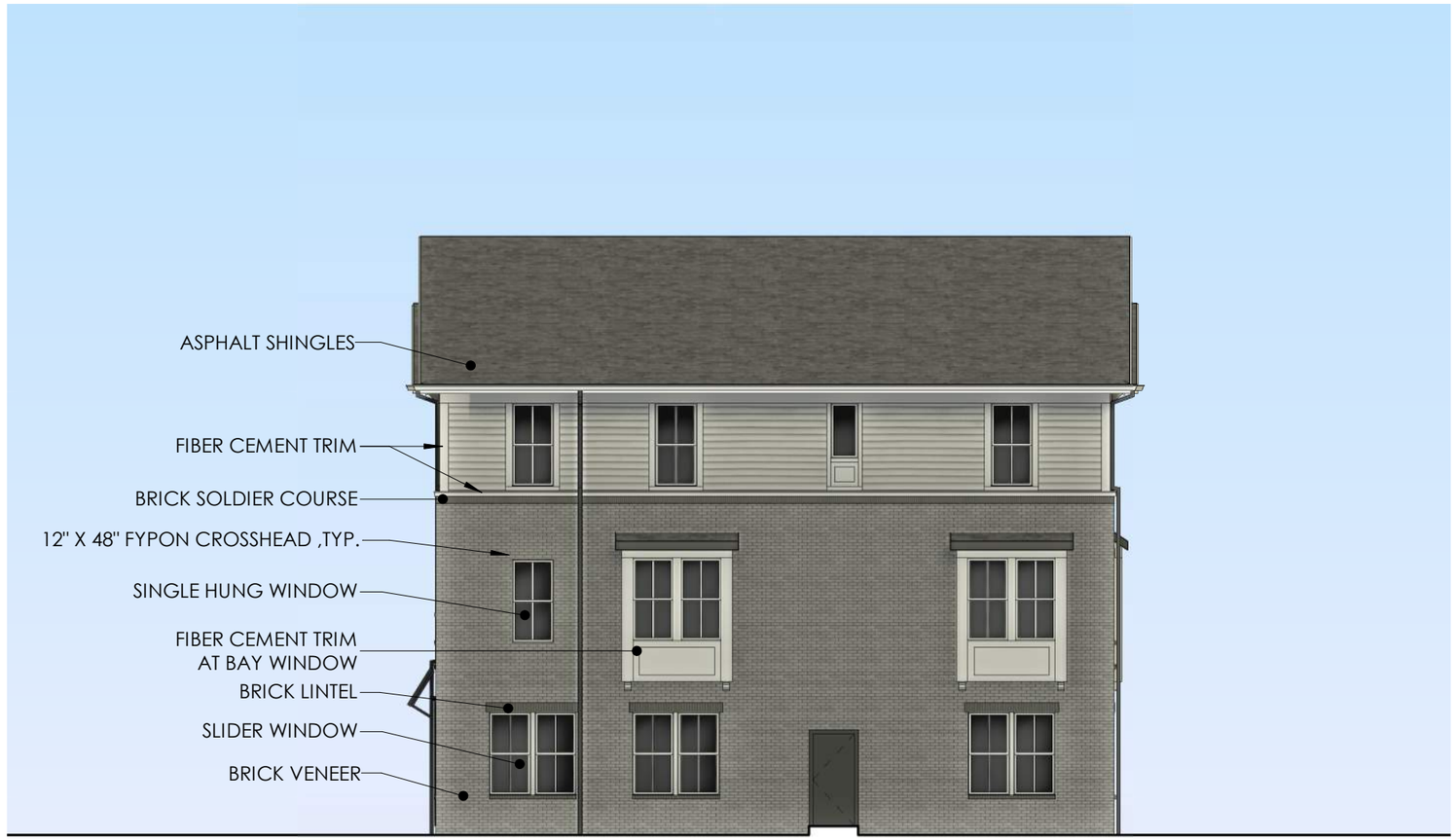
SALFORD BUILDING - FRONT PERSPECTIVE



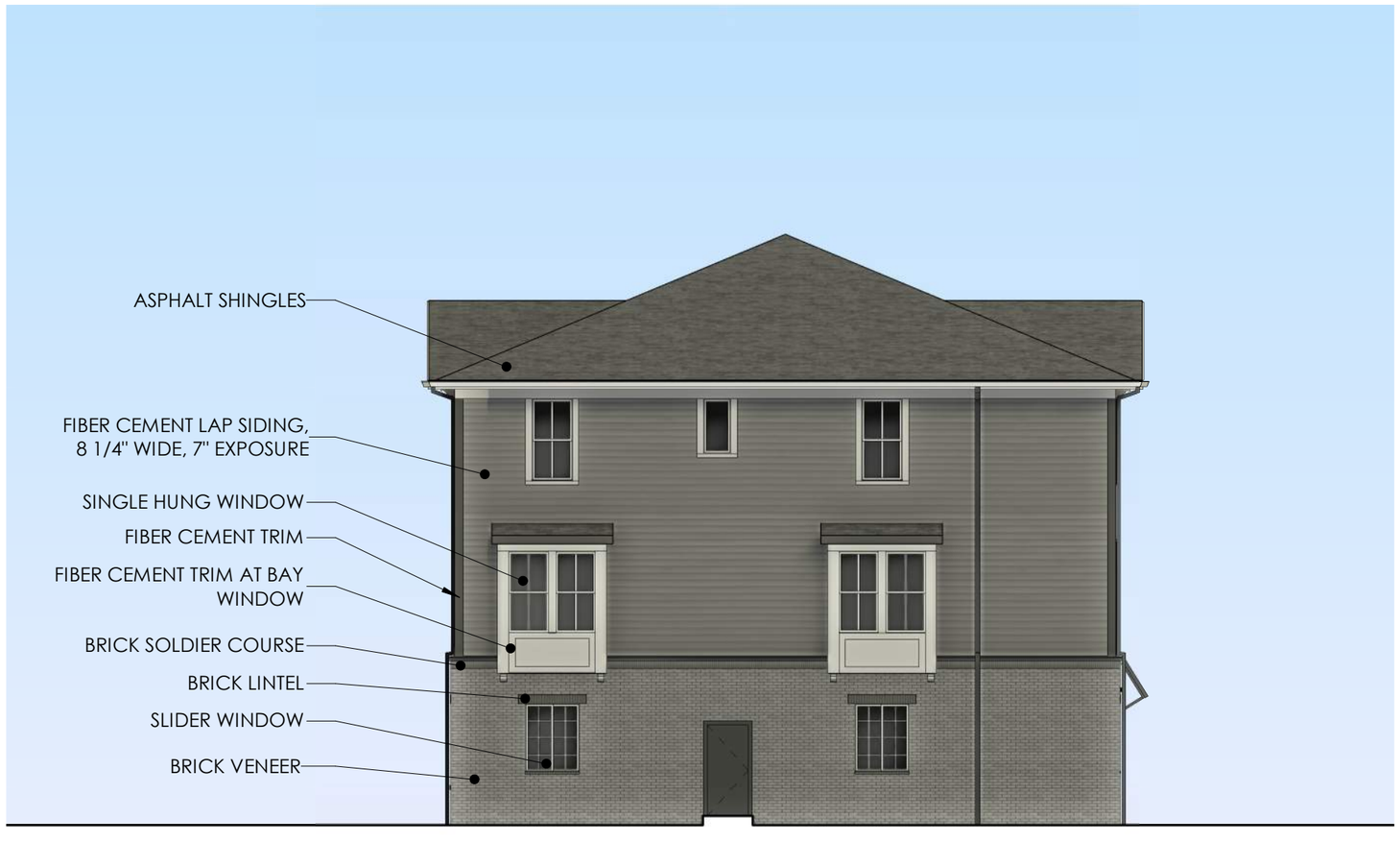
SALFORD BUILDING - BACK PERSPECTIVE



STOCKTON BUILDING - FRONT



STOCKTON BUILDING - RIGHT SIDE



STOCKTON BUILDING - LEFT SIDE



STOCKTON BUILDING - BACK



STOCKTON BUILDING - FRONT PERSPECTIVE



STOCKTON BUILDING - FRONT PERSPECTIVE 02



STOCKTON BUILDING - BACK PERSPECTIVE



STOCKTON BUILDING - BACK PERSPECTIVE 02

L22-59

PLANNED UNIT DEVELOPMENT
DEVELOPMENT PLAN

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.

1. General Project Information

A. Project Name: The Ramsay at Elm Springs .

B. Location: Southeast corner of Bob Mills Road and Oak Grove Road, Springdale, AR 72762, west of 48th street Rd. .

C. Ownership:

Parcel 815-29790-080	Elm Springs Apartments, LLC Physical/Mailing Address: 5102 Pinnacle Hills Parkway Rogers, AR 72758
Parcel 815-29790-085	Elm Springs Apartments, LLC Physical/Mailing Address: 5102 Pinnacle Hills Parkway Rogers, AR 72758
Parcel 815-29790-090	Elm Springs Apartments, LLC Physical/Mailing Address: 5102 Pinnacle Hills Parkway Rogers, AR 72758
Parcel 815-29790-095	Elm Springs Apartments, LLC Physical/Mailing Address: 5102 Pinnacle Hills Parkway Rogers, AR 72758

D. Developer: Elm Springs Apartments, LLC

E. Civil Engineer & Land Surveyor: Crafton, Tull & Associates, Inc.

F. Size: 13.91 acres

G. Staging: This project will be constructed in one phase.

2. Development Strategy:

This multi-family/ high-density residential development will serve the community in enhancing social connectivity between the residents of PURE Elm Springs and the surrounding amenities. Internal sidewalks from all buildings will maximize social and community interaction. The apartment buildings will be appropriately spaced to promote and encourage relaxation, recreation, and social activity.

3. Permitted Uses

Unit 12: High Density Residential Unit 27: Parking Lot

4. Site Development Requirements
   A. Density, Bulk, Area and Yard Requirements

Density –	24 units per acre	
Total Developed Area	13.91 acres	
Impervious Area	323,293 (sq. ft.)	7.42 acres
Open Space	282,563 (sq. ft.)	6.49 acres
Total Space	605,861 (sq. ft.)	13.91 acres

Setbacks – Front: 30'
Side: 8'
Rear: 20'

   B. Building Types – Elevations as attached.

   C. Parking

1.10 Parking Stalls Per Bedroom
1.65 Parking Stalls Per Unit
Total Parking Spaces Required – 429 stalls
Total Parking Spaces Provided – 441 stalls

   D. Amenities Provided (locations shown on site plan):
   Interior sidewalks, Park with Pavilion, Dog Park, Benches, Trees, Lawn, Swimming Pool, and Landscaping throughout site.

E. Exterior Building Materials:

Exterior Building Materials will be as follows:

Walls: Stone Veneer
Lapped Fiber Cement (or LP Smart Side)
Board and Batten Fiber Cement (of LP Smart Side
Brick Veneer

Roofing: Architectural Shingles, color to be Weathered Wood, Slate, or Terra Cotta.
Corrugated Metal Roofing at Awnings and Canopies. Color to be galvanized, gray, or black

Details: Painted steel brackets, balconies, and awnings
Cedar or Cypress Timbers

Windows: Vinyl Windows. Colors to be white or clay

Exterior Doors: Fiberglass Doors, painted

5. Property Management:

A. Property to remain in single ownership with all common areas to be maintained by the owner or through an agreement with a management company.

B. Garages to be used for the parking of the vehicles and shall not be used as storage units or living. Parking on the grass is prohibited.

C. The development will be accessed from Oak Grove Rd and 48th Street.

D. Sidewalks shall be constructed on all common areas as shown on the site plan.

E. Privacy fences are not being proposed. No chain link type fence will be allowed.

F. Service lines for all public or quasi-public utilities shall be located underground.

G. Landscaping will meet requirements set forth within the Springdale Code of Ordinances for :

A. Sec. 56-31. - Street frontage, interior, and perimeter.
- (1)Landscaped street frontage buffer.
- (3)Perimeter landscaping other than street frontage.

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

We wish to vary from requirements set forth within the Springdale Code of Ordinances for:

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

- (2)Interior parking lot landscaping requirements.
  i. The development will provide parking lot islands to meet the required size of 9’ by 19’ and provide 1 shade tree per 15 parking stalls instead of 1 shade tree per parking island.
  ii. The parking lot areas are set up to have 9’ by 19’ parking islands more frequently than the 1 per 15 stalls. Due to the layout of the site and the number of desired parking stalls, the interior greenspace provided will be reduced to 9% instead of the required 15%. Additional greenspace will be provided across the site outside of the parking lots to create an aesthetically pleasing community space.

6. Miscellaneous Requirements

A. The number of parking stalls proposed is to provide a minimum of 1.10 stall per bedroom. The total number of bedrooms with this development will be 389. Total number of parking stalls provided will be 441 stalls. Based on the experience the developer has with this type of development, we feel this amount will be adequate to accommodate the high density residential.

B. Sidewalks leading from each building to through the site to 48th street will promote connectivity/walkability between the development and nearby community/attractions. Planned landscaping will add to the aesthetic pleasure of the streets within and adjacent to the development.

C. Lighting and landscaping will promote security and surveillance.

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Fayetteville, AR 72701
479.455.2207
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L22-59

September 28, 2022

City of Springdale
Attn: Planning Department
201 Spring St
Springdale, AR 72764

Re: Adjacent Property Owners
PURE Elm Springs
CTA Project #: 22302800

To whom it may concern,

I hereby certify that on this date I have made a due and diligent search of the Records in the Assessor's Office for Washington County, and found the property owners and their addresses, which are adjacent to the property designated as the PURE Elm Springs LSD site, to be as shown on the attached pages consisting of 15 individual parcel numbers and owners. This certification does not apply to the accuracy of said county Assessor's Records, only to their listing of the current owner's names and addresses.

Signed: _____ Date: September 28, 2022

Kevin Montgomery, P.S.
Professional Land Surveyor #1460
Crafton, Tull & Associates, Inc.

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architecture | engineering | surveying

300 North College, Suite 317
Fayetteville, AR 72701
479.455.2207
craftontull.com

ADJACENT PARCEL OWNERS

L22-59

1. PARCEL 815-29790-075
   WEISS, TIMOTHY J & ROBERTA L TRUST
   5099 BOB MILLS RD
   SPRINGDALE, AR 72762

2. PARCEL 815-29790-061
   MAY, GAROLD
   3302 S GLENBROOK DR
   GARLAND, TX 75041

3. PARCEL 815-29790-062
   COPHER, VANCE & RONDA
   4907 BOB MILLS ROAD
   SPRINGDALE, AR 72762-0430

4. PARCEL 815-29789-510
   BROWN, WENDELL KEVIN; TAYLOR, KARLA ANNETTE
   22529 DOWNUM RD
   SPRINGDALE, AR 72762

5. PARCEL 815-30458-000
   HALL FAMILY INVESTMENTS, LLC
   1327 ELM SPRINGS RD
   SPRINGDALE, AR 72762-9119

6. PARCEL 815-39273-000
   WAL-MART REAL ESTATE BUSINESS TRUST
   C/O WAL-MART PROP TAX DEPT 4516
   P.O. BOX 8050, ATTN 0555
   BENTONVILLE, AR 72712-8050

7. PARCEL 815-39275-000
   CITY OF SPRINGDALE
   201 N SPRING ST
   SPRINGDALE, AR 72764

8. PARCEL 815-29790-100
   COUNTS, BETTY JO; WADE, JOANNE; BARRON
   206 N OLD WIRE RD
   LOWELL, AR 72745

9. PARCEL 815-29790-140
   JELYN PROPERTIES LLC
   1380 OAK GROVE RD
   SPRINGDALE, AR 72762

10. PARCEL 815-29790-135
    JELYN PROPERTIES LLC
    1380 OAK GROVE RD
    SPRINGDALE, AR 72762

300 North College, Suite 317
Fayetteville, AR 72701
479.455.2207
craftontull.com

11. PARCEL 815-29790-125
    WILSON, JEREMY W & SAMANTHA A
    5231 BOB MILLS RD
    SPRINGDALE, AR 72762

12. PARCEL 815-29790-110
    LYMAN, HARLEN EARL & DIANA FAYE
    5272 BOB MILL RD
    SPRINGDALE, AR 72762

13. PARCEL 815-29790-060
    KEEN, NATHANIEL E & BRITTANY M
    5184 BOB MILLS RD
    SPRINGDALE, AR 72762

14. PARCEL 815-29790-066
    IRVEN JOINT REVOCABLE TRUST
    1415 OAK GROVE RD
    SPRINGDALE, AR 72762

15. PARCEL 815-29790-067
    JOHNSTON, TRAVIS G
    5094 BOB MILLS RD
    SPRINGDALE, AR 72762

Crafton Tull
architecture | engineering | surveying

300 North College, Suite 317
Fayetteville, AR 72701
479.455.2207
craftontull.com

October 6, 2022

W22-20

City of Springdale
Attn: Planning Commission
201 Spring Street
Springdale, AR 72764

Re: The Ramsay at Springdale – Bob Mills Street Improvements Waiver Letter
CT Job #: 22302800

Planning Chair,

The Ramsay at Springdale development will be a multi-family/ high density residential on 13.91 acres located at the southeast corner of Bob Mills Road and 48th Street in Springdale.

We are requesting a waiver to not do street improvements on Bob Mills Road due to low pedestrian and vehicular traffic in expected future conditions.

Should you have any additional questions, please feel free to contact us.

Sincerely,

Connor Threet, PE
Project Engineer



Planning Commission Meeting
November 1, 2022

Miles
00.02.04 0.07 0.11 0.14
N

PROJECT: W22-20
APPLICANT: Elm Springs Apartments, LLC
(The Ramsey at Springdale)
REQUEST: Waiver of Street Improvements on Bob Mills Road

SPRINGDALE™
WE'RE MAKING IT HAPPEN

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PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: November 1, 2022

Re: **R22-70 Rezone**

A request by Vick Enterprises, LLC (Victor Barrios) for Planning Commission approval of a zone change from Low Density Multi-family Residential District (MF-2) to Low/Medium Density Multi-family Residential District (MF-4) for a tract of land containing .32 acres.

LOT LOCATION AND SIZE

The .32 acre tract is located at 3118 Old Wire Road, Lot 7, Howard Acre Subdivision, west side of Old Wire Rod, south of Apache Trail.

A vicinity map is attached.

EXISTING ZONING

The existing zoning of this tract is a MF-2 Low Density Multi-family Residential District. The district is established in order to provide areas for development with a maximum of two dwelling units per residential structures (duplexes). 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, 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-2 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 nine thousand (9,000) square feet for a single family dwelling and fifteen thousand (15,000) square feet for a duplex. 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 for a single family dwelling, and ninety (90) feet on a public street at the front setback line for a duplex with a minimum structure size of 1400 square feet of heated living space per side.
(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	80		10,000	30	20	8/8	8	30
Two Family	90		15,000	30	20	8/8	8	30
Zero Lot Line	80		as above	30	20	16/0	16/0	30
Townhouse	Interior	Corner/end						
	20	50/28	As above	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.

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 contains a single family dwelling in M F-2 zoning. The area to the north, west and south contain single family dwellings in SF-2 zoning. The area to the east contains a residential use in A-1 zoning.

LAND USE PLAN AND MASTER STREE PLAN

The adopted Comprehensive Land Use Plan indicates low density residential.

The Master Street Plan indicates Old Wire road as a minor collector.

STAFF COMMENTS AND RECOMMENDATIONS

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

A replat will need to be approved and filed before a building permit can be issued.

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

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

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

File No. R22-70

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 Vick Enterprises, LLC/Victor Barrios
The record property owner(s), petitioning to rezone the following described area:

Legal Description:

LOT 7B
A PART OF LOT 7 IN BLOCK 4 IN HOWARD ACRES, A SUBDIVISION OF PART OF SW 1/4 OF SECTION 19, TOWNSHIP 18 NORTH OF RANGE 29 WEST, ACCORDING TO PLAT FILED OCTOBER 2, 1964 AT PLAT RECORD E, PAGE 79, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A FOUND IRON PIN FOR THE SOUTHWEST CORNER OF SAID LOT 7 AND RUNNING THENCE N02°51'53"E 112.89' TO A SET IRON PIN, THENCE S86°48'32"E 132.09' TO A SET IRON PIN, THENCE S11°15'44"W 114.02' TO A SET IRON PIN FOUND IRON PIN, THENCE N86°48'32"W 115.44' TO THE POINT OF BEGINNING. CONTAINING 0.32 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:

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

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

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

FROM (current zoning) MF-2

TO (proposed zoning) MF-4

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 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: Improvement on neighborhood. _____.

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

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

Authorized Representative: _____

Address: _____

PETITIONER/OWNER**SIGNATURE** James Baum's

MAILING ADDRESS: 618 S Thompson St Springdale, AR 72764

TELEPHONE: 479-725-2566 DATE: 10/10/22

R22-70

VERIFICATION

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

SIGNATURE
(Property Owner)

(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 10th day of October, 2022.

ROSA SARMIENTO
Notary Public-Arkansas
Washington County
My Commission Expires 05-07-2030
Commission # 12710855

Notary Public

Re: 300 Foot Property Search

Lot 7, Block 4 of Howard Acres @ 3118 Old Wire Road, Springdale, Ar

Vick Enterprises

Parcel # 21-00055-000—Mariano Pacheco 3020 Old Wire Road, Springdale AR 72764

Parcel # 21-00057-000—Mario Herrera 2970 Old Wire Road, Springdale AR 72764

Parcel # 21-00060-000—One Springdale Inc. 5100 S. Thompson St. Springdale AR 72764

Parcel # 21-00278-000—Salvador Landaverde 3230 Old Wire Road Springdale AR 72764

Parcel # 21-00278-001—Michael Steenbergen 3160 Old Wire Road, Springdale AR 72764

Parcel # 21-01161-000—Yanira and Yoni Corado 3508 Grainger Cir. Springdale AR 72764

Parcel # 21-01162-000—Maria Mendez 3137 Choctaw Pl. Springdale AR 72764

Parcel # 21-01163-000—Easterling Rentals, LLC 1748 W. Sunset Ave Ste C Springdale AR 72762

Parcel # 21-01164-000—David and Carmen Ortiz 3130 Choctaw Pl. Springdale AR 72764

Parcel # 21-01165-000—Jose Magana 3136 Choctaw Pl. Springdale AR 72764

Parcel # 21-01166-000—Norma Garcia & Humberto Aguilar 3154 Choctaw Pl. Springdale AR 72764

Parcel # 21-01217-000—Carmen Martinez 3772 Grainger Cr. Springdale AR 72764

Parcel # 21-01218-000—Citali Avila-Cuevas 1071 Apache Tr. Springdale AR 72764

Parcel # 21-01219-000—Daniel Villanueva & Norma Medina 1055 Apache Tr. Springdale AR 72764

Parcel # 21-01220-000—Karina Flores 1033 Apache Trail Springdale AR 72764

Parcel # 21-01221-000—Nidia Hernandez 1384 Apache Trail Springdale AR 72764

Best Title LLC
3201 South Market Street, #106, Rogers, AR 72758 / (479) 337-4543
Agency License No. 3001349205
By: Authorized Signatory
Teresa Johnson, License #: 10296196



Planning Commission Meeting
November 1, 2022

Miles
0 00.01 0.01 0.02 0.03

N

PROJECT: R22-70
APPLICANT: Vick Enterprises, LLC
REQUEST: From MF-2 to MF-4

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PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: November 1, 2022

Re: **R22-71 Rezone**

A request by Westdale Holdings, LLC for Planning Commission approval of a zone change from Agricultural District (A-1) to Low Density Single Family Residential District (SF-1) for a tract of land containing 17.91 acres.

LOT LOCATION AND SIZE

The 17.91-acre tract is located on the south side of Har-Ber Avenue, east of West Elm Estates.

A vicinity map is attached.

EXISTING ZONING

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

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

ACCESSORY USES

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

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

SITE PLAN REVIEW

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

AREA REGULATIONS

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

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

REQUESTED ZONING

The rezoning application requests a SF-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

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	Front	Back	Side		
		(sq. ft.)			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.

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 A-1 zoning. The area to the north is undeveloped in A-1 zoning. The area to the east and west contains single family dwellings in SF-2 and RE zoning respectfully. The area to the south is undeveloped.

LAND USE PLAN AND MASTER STREE PLAN

The adopted Comprehensive Land Use Plan indicates Low Density Residential use.

The Master Street Plan indicates Har-Ber Avenue 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:

Protect the positive aspects of neighborhood character throughout the City.

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

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

File No. R22-71

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

Legal Description:

Parcel #: 815-33675-400

17.91 Acres of pasture

This parcel is going to be split on Har-Ber Avenue. I am only requesting the rezoning of the approximately 12 acres on the South side of Har-Ber Ave.

See attached Legal Description.

Layman's Description:

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

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

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

FROM (current zoning) A-1 Agricultural

TO (proposed zoning) SF-1 Low density single family residential District

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

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

2. **Develop** the property YES (Yes or No), and if so, the proposed use is Develope a small pocket Neighborhood with 1 Acre Lots.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: NONE

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: 1169 West Elm Lane, Springdale

PETITIONER/OWNER **SIGNATURE**

MAILING ADDRESS: 19766 Sonora Rd, Springdale

TELEPHONE: 479-966-0195 DATE: 10-12-22

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)

"Westdale Holdings LLC"

Wyatt Clark
(Property Owner)
Wyatt Clark

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 13th day of October, 2022.

Judy A. Leyba
Notary Public

OFFICIAL SEAL
JUDY A. LEYBA
NOTARY PUBLIC - ARKANSAS
WASHINGTON COUNTY
COMMISSION # 12400018
COMMISSION EXP. 08/15/2024

NOTES:

1. PARCELS #815-33675-400 & #830-37969-200

2. CURRENT ZONING: A-1, AGRICULTURAL

3. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83

4. BOUNDARY BASED ON:
   I. QUITCLAIM DEED, FILE #2022-00004449
   II. TRACT SPLIT, FILE #2019-00035617
   III. BENEDETTO SUBDIVISION, FINAL PLAT, FILE #0024-00000188
   IV. TUSCANY SUBDIVISION, FINAL PLAT, FILE #0023-00000251
   V. WEST ELM ESTATES, FINAL PLAT, FILE #024A-00000312

5. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AS SHOWN ON FEMA FIRM PANEL #05143C0065F BEARING AN EFFECTIVE DATE OF MAY 16, 2008, AND IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.

6. LIMITS OF TREE CANOPY, AS SHOWN ON THE SURVEY HEREON, ARE AS PER SCALED AERIAL IMAGERY AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. TREE CANOPY AS SHOWN HAS NOT BEEN FIELD VERIFIED.

ZONING & SETBACKS:

ZONED: A-1, AGRICULTURAL

SETBACKS:
FRONT: 35'
SIDE: 20'
REAR: 35'

OWNER / DEVELOPER:

WESTDALE HOLDINGS, LLC
19766 SONORA ROAD
SPRINGDALE, AR 72764

PARENT TRACT (PARCELS #815-33675-400 & #830-37969-200):

A PART OF THE FRACTIONAL WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE SAID FRACTIONAL WEST HALF, AND RUNNING S86°51'50"E 594.63 FEET TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE S86°51'50"E 386.14 FEET; THENCE S02°43'57"W 2273.28 FEET TO THE CENTERLINE OF ARKANSAS HIGHWAY 112 (NORTH MAESTRI ROAD), AND RUNNING ALONG SAID CENTERLINE THE FOLLOWING 11 COURSES: N13°06'38"W 6.83 FEET; N19°08'47"W 49.96 FEET; N25°25'13"W 52.57 FEET; N31°54'04"W 56.15 FEET; N38°22'38"W 52.81 FEET; N44°16'21"W 52.63 FEET; N50°18'59"W 56.52 FEET; N56°04'03"W 55.34 FEET; N61°27'02"W 57.88 FEET; N67°53'18"W 60.69 FEET; N73°43'43"W 49.34 FEET; THENCE LEAVING SAID CENTERLINE N03°09'01"E 1935.35 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 18.45 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

TRACT 1:

A PART OF THE FRACTIONAL WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE SAID FRACTIONAL WEST HALF, AND RUNNING S86°51'50"E 594.63 FEET TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE S86°51'50"E 386.14 FEET; THENCE S02°43'57"W 621.49 FEET TO THE CENTERLINE OF HAR BER AVENUE, AND RUNNING ALONG SAID CENTERLINE N86°47'08"W 391.02 FEET; THENCE LEAVING SAID CENTERLINE N03°09'01"E 620.94 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 5.54 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

TRACT 2:

A PART OF THE FRACTIONAL WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE SAID FRACTIONAL WEST HALF, AND RUNNING S86°51'50"E 594.63 FEET AND S03°09'01"W 620.94 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING LOCATED IN THE CENTERLINE OF HAR BER AVENUE, AND RUNNING ALONG SAID CENTERLINE S86°47'08"E 391.02 FEET; THENCE LEAVING SAID CENTERLINE S02°43'57"W 1651.79 FEET TO THE CENTERLINE OF ARKANSAS HIGHWAY 112 (NORTH MAESTRI ROAD), AND RUNNING ALONG SAID CENTERLINE THE FOLLOWING 11 COURSES: N13°06'38"W 6.83 FEET; N19°08'47"W 49.96 FEET; N25°25'13"W 52.57 FEET; N31°54'04"W 56.15 FEET; N38°22'38"W 52.81 FEET; N44°16'21"W 52.63 FEET; N50°18'59"W 56.52 FEET; N56°04'03"W 55.34 FEET; N61°27'02"W 57.88 FEET; N67°53'18"W 60.69 FEET; N73°43'43"W 49.34 FEET; THENCE LEAVING SAID CENTERLINE N03°09'01"E 1314.41 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 12.91 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

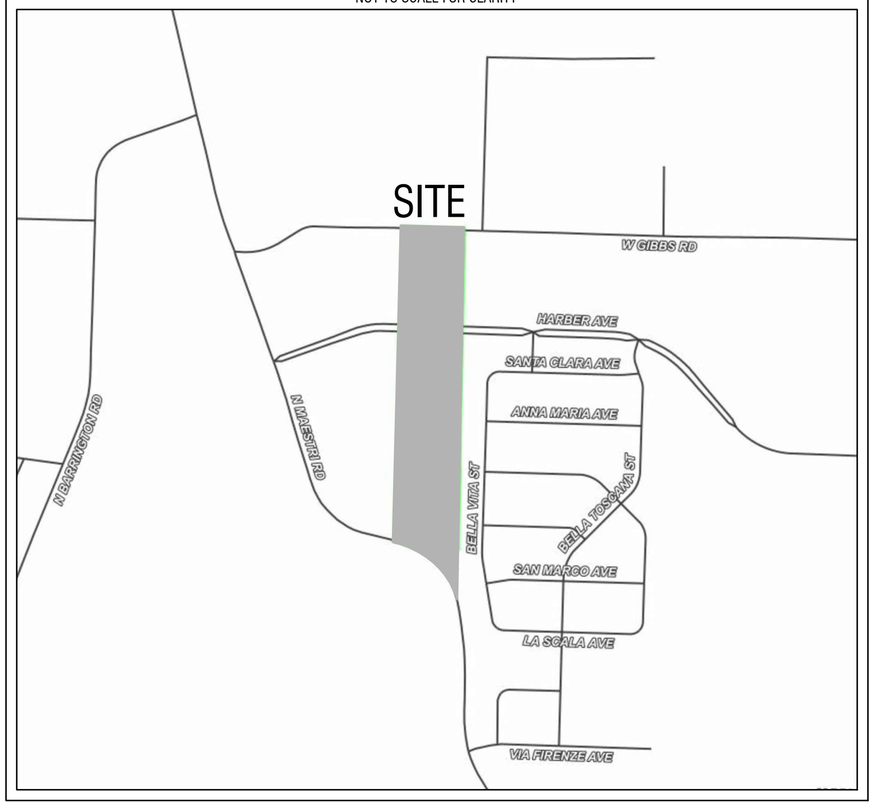
SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS STATED HEREON.

DAVID L. JORGENSEN, ARLS #1118 DATE

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1118
SIGNATURE
DAVID L. JORGENSEN

VICINITY MAP - SPRINGDALE, AR
NOT TO SCALE FOR CLARITY



Corresponding Informal Plat LS22-60

LEGEND

FOUND MONUMENT AS NOTED	PROPERTY LINE	RIGHT OF WAY OF RECORD	EXISTING OVERHEAD ELECTRIC
SET IRON PIN WITH CAP	40 LINE / PROPERTY TIE LINE	MASTER STREET PLAN RIGHT OF WAY	UTILITY EASEMENT
CALCULATED POINT	ADJOINING PROPERTY LINE	BUILDING SETBACK	EXISTING WATER LINE
STORM DRAIN MANHOLE	CENTERLINE OF ROAD	FENCE LINE	EXISTING SEWER TRANSMISSION MIAN
POWER POLE			EDGE OF TREE CANOPY
FIRE HYDRANT			
WATER VALVE			

R22-71

JORGENSEN +ASSOCIATES
Civil Engineering + Surveying
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEER

PROJECT TITLE: WESTDALE HOLDINGS
LOCATION: SPRINGDALE, AR
SHEET TITLE: LOT SPLIT

DRAWN BY: JH
SHEET SCALE: 1" = '
DATE: 9/29/2022
PROJECT FILE: Z:\LOTS\2022140 - WESTDALE HOLDINGS

SHEET 1 OF 2

N

W E

S

GRAPHIC SCALE

80' 0' 40' 80' 160' 320'

(IN FEET)
1 inch = 80 ft.

NOT TO SCALE
S86°51'50"E 594.63'

NW CORNER
FRAC. W 1/2 SW 1/4
SECTION 31
T-18-N, R-30-W
POINT OF COMMENCEMENT
ALL DESCRIPTIONS

POINT OF BEGINNING
PARENT TRACT, TRACT 1

WEST GIBBS ROAD
(60' PUBLIC RIGHT OF WAY - ASPHALT)
(SURVEY PLAT, FILE #2019-000356187)
(43' M.S.P. R/W - LOW VOLUME LOCAL STREET)
S86°51'50"E 386.14'

PARCEL #815-33675-500
RALEY, JAMES JR. & WHITNEY
1220 NORTH MAESTRI ROAD
SPRINGDALE, AR 72762
ZONED: A-1

PARCEL #815-39354-000
SAENZ, FRANCISCO JAVIER & ADRIANA
294 TREVI FONTANA PLACE
SPRINGDALE, AR 72764
ZONED: SF-2

PARCEL #815-39355-000
TARTAGLIA FAMILY TRUST;
JOHN J. & BRAIDI L. TARTAGLIA
266 TRVI FONTANA PLACE
SPRINGDALE, AR 72762
ZONED: SF-2

PARCEL #815-39356-000
FELLOWS, BRYAN L. LIVING TRUST
240 TREVI FONTANA PLACE
SPRINGDALE, AR 72762
ZONED: SF-2

PARCEL #815-39357-000
TUSCANY VILLAGE, INC.
5100 SOUTH THOMPSON STREET
SPRINGDALE, AR 72764
ZONED: SF-2

TRACT 1
241,277 SQ. FEET ±
5.54 ACRES ±

570.94'
571.49'
20' B.S.B.

HAR BER AVENUE
(88' PUBLIC RIGHT OF WAY - DIVIDED ASPHALT)
(WEST ELM ESTATES FINAL PLAT, FILE #024A-00000312)
(100' M.S.P. R/W - MAJOR COLLECTOR, BOULEVARD)
N86°47'08"W 390.30'

POINT OF BEGINNING
TRACT 2

FOUND 3/8" CAPPED
REBAR PLS #1642

N86°47'08"W 390.67'
N86°47'08"W 391.03'

35' B.S.B.

FOUND 1/2" REBAR
OFFSET 13.97'

PARCEL #815-39731-000
NELSON, JOHN & ALLISON
REVOCABLE TRUST
109 WEST ELM LANE
SPRINGDALE, AR 72762
ZONED: R-E

TRACT 2
562,508 SQ. FEET ±
12.91 ACRES ±

PARCEL #815-38047-000
PAUL, STEPHEN B. & SARAH
8366 SANTA CLARA AVENUE
SPRINGDALE, AR 72762
ZONED: SF-2

PARCEL #815-39732-000
HANKINS, STEVEN & AMANDA
REVOCABLE TRUST
220 BELLA VISTA STREET
SPRINGDALE, AR 72762
ZONED: R-E

N03°09'01"E 1935.35'
551.55'

PARENT TRACT
PARCELS
#815-33675-400
#830-37969-200
PART OF
FRAC. W 1/2 SW 1/4
SECTION 31
T-18-N, R-30-W
804,055 SQ. FEET ±
18.46 ACRES ±

PARCEL #815-38048-000
WEST, VILLAREAL N. ERIN M.
180 BELLA VISTA STREET
SPRINGDALE, AR 72762
ZONED: SF-2

PARCEL #815-38049-000
HOPKINS, STEPHEN JAMES JR. & LAURA D.
204 BELLA VISTA STREET
SPRINGDALE, AR 72762
ZONED: SF-2

PARCEL #815-38050-000
HANKINS, STEVEN & AMANDA REVOCABLE TRUST
220 BELLA VISTA STREET
SPRINGDALE, AR 72762
ZONED: SF-2

PARCEL #815-39733-000
JECH FAMILY TRUST;
JEFFERY O. & APRIL N. JECH
8354 SANTA CLARA AVENUE
SPRINGDALE, AR 72762
ZONED: R-E

PARCEL #815-38051-000
MURPHY, DAN A. & MARSHA ANN
242 BELLA VISTA STREET
SPRINGDALE, AR 72762
ZONED: SF-2

S02°43'57"W 2273.28'

PARCEL #815-38052-000
HOLLANDER, BARTLEY J. &
SANDRA MEADOWS TRUST
6840 FM 337
MEDINA, TX 78055
ZONED: SF-2

PART OF
FRAC. W 1/2 SW 1/4
SECTION 31
T-18-N, R-30-W
804,055 SQ. FEET ±
18.46 ACRES ±

PARCEL #815-39733-000
JECH FAMILY TRUST;
JEFFERY O. & APRIL N. JECH
8354 SANTA CLARA AVENUE
SPRINGDALE, AR 72762
ZONED: R-E

FOUND 3/8" CAPPED
REBAR PLS #1642

TRACT 2
562,276 SQ. FEET ±
12.91 ACRES ±

PARCEL #815-39734-000
MITCHELL, CALEB & LEAH
147 WEST ELM LANE
SPRINGDALE, AR 72762
ZONED: R-E

PARCEL #815-39735-000
GREENOVATION BUILDERS, INC.
473 FOUNDERS PARK DRIVE EAST
SPRINGDALE, AR 72762
ZONED: R-E

712.86'

PARCEL #815-39736-000
GREENOVATION BUILDERS, INC.
473 FOUNDERS PARK DRIVE EAST
SPRINGDALE, AR 72762
ZONED: R-E

FOUND 1/2" REBAR
OFFSET 30.66'

30.66'

ARKANSAS HIGHWAY 112
(NORTH MAESTRI ROAD)
(80' PUBLIC RIGHT OF WAY - ASPHALT)
(FILE #0025-00000251)
(100' PUBLIC RIGHT OF WAY - ASPHALT)
(FILE #024A-00000312)
(80'-100' M.S.P. R/W - PRINCIPAL ARTERIAL)

S87°16'03"E 232.83'
PARCEL #815-33675-400
PARCEL #830-37969-200

Line Table		
Line #	Bearing	Distance
L1	N13°06'38"W	6.83'
L2	N19°08'47"W	49.96'
L3	N25°25'13"W	52.57'
L4	N31°54'04"W	56.15'
L5	N38°22'38"W	52.81'
L6	N44°16'21"W	52.63'
L7	N50°18'59"W	56.52'
L8	N56°04'03"W	55.34'
L9	N61°27'02"W	57.88'
L10	N67°53'18"W	60.69'
L11	N73°43'43"W	49.34'

HANKINS, STEVEN & AMANDA REVOCABLE TRUST
220 BELLA VISTA STREET
SPRINGDALE, AR 72762
ZONED: SF-2

PARCEL #815-38051-000
MURPHY, DAN A. & MARSHA ANN
242 BELLA VISTA STREET
SPRINGDALE, AR 72762
ZONED: SF-2

PARCEL #815-38053-000
HANEY, BRANNON & HOLLY
284 BELLA VISTA STREET
SPRINGDALE, AR 72762
ZONED: SF-2

PARCEL #815-38054-000
WARD, NANCY A.
306 BELLA VISTA STREET
SPRINGDALE, AR 72762
ZONED: SF-2

PARCEL #815-38055-000
DOUGHERTY, JOSHUA N. & KELLI L.
330 BELLA VISTA STREET
SPRINGDALE, AR 72762
ZONED: SF-2

PARCEL #815-38056-000
WISHON, WAYLON & CASSIE
348 BELLA VISTA STREET
SPRINGDALE, AR 72762
ZONED: SF-2

PARCEL #815-38057-000
MACKAY, ERIC A. & CONSTANCE L.
366 BELLA VISTA STREET
SPRINGDALE, AR 72762
ZONED: SF-2

PARCEL #815-38058-000
SCHRIVER, BYRON LEE
394 BELLA VISTA STREET
SPRINGDALE, AR 72762
ZONED: SF-2

PARCEL #815-38059-000
HARP, BARBARA J. REVOCABLE TRUST
418 BELLA VISTA STREET
SPRINGDALE, AR 72762
ZONED: SF-2

PARCEL #815-38060-000
ROBERTS, JAMES JONATHAN & ERICA M.
442 BELLA VISTA STREET
SPRINGDALE, AR 72762
ZONED: SF-2

PARCEL #815-38061-000
CLAY, KENDRA W. & JUSTIN B.
484 BELLA VISTA STREET
SPRINGDALE, AR 72762
ZONED: SF-2

PARCEL #815-38062-000
CARTER, JUSTIN KYLE & CHANTAL AIMEE
514 BELLA VISTA STREET
SPRINGDALE, AR 72762
ZONED: SF-2

PARCEL #815-38063-000
BJM RENTALS, LLC
PO BOX 773
SPRINGDALE, AR 72765
ZONED: SF-2

FOUND 3/8" CAPPED
REBAR PLS #1499
OFFSET 142.67'

277.10'
142.67'

PARCEL #815-38064-000
MOORE, CHANDLER GIFT TRUST
PO BOX 773
SPRINGDALE, AR 72765
ZONED: SF-2

S02°43'57"W 2273.28'
1324.08'

LEGEND

- FOUND MONUMENT AS NOTED
- SET IRON PIN WITH CAP
- CALCULATED POINT
- STORM DRAIN MANHOLE
- POWER POLE
- FIRE HYDRANT
- WATER VALVE

PROPERTY LINE
40 LINE / PROPERTY TIE LINE
ADJOINING PROPERTY LINE
CENTERLINE OF ROAD

RIGHT OF WAY OF RECORD
MASTER STREET PLAN RIGHT OF WAY
BUILDING SETBACK
FENCE LINE

EXISTING OVERHEAD ELECTRIC
UTILITY EASEMENT
EXISTING WATER LINE
EXISTING SEWER TRANSMISSION MIAN

EDGE OF TREE CANOPY

Corresponding Informal Plat LS22-60
R22-71

JORGENSEN +ASSOCIATES
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Established 1985

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEER

PROJECT TITLE: WESTDALE HOLDINGS
LOCATION: SPRINGDALE, AR
SHEET TITLE: LOT SPLIT

DRAWN BY: JH
SHEET SCALE: 1" = '
DATE: 9/29/2022
PROJECT FILE: Z:\LOTS\2022140 - WESTDALE HOLDINGS

SHEET 2 OF 2

SURROUNDING PROPERTY OWNERS: R22-71

I hereby certify that the following are the Surrounding Property Owners for Parcel 815-30622-600 as of October 14, 2022:

Parcel(s):	815-38059-000
Name:	Barbara Harp Revocable Trust
Street Address:	418 Bella Vita St.
City, State, Zip:	Springdale, AR 72762
Parcel(s):	815-38052-000
Name:	Bartley & Sandra Hollander Meadows Trust
Street Address:	266 Bella Vita St.
City, State, Zip:	Springdale, AR 72762
Parcel(s):	815-38053-000
Name:	Brandon & Holly Haney
Street Address:	284 Bella Vita St.
City, State, Zip:	Springdale, AR 72762
Parcel(s):	815-38058-000
Name:	Byron Schriver
Street Address:	394 Bella Vita St.
City, State, Zip:	Springdale, AR 72762
Parcel(s):	815-39734-000
Name:	Caleb & Leah Mitchell
Street Address:	147 West Elm Lane
City, State, Zip:	Springdale, AR 72762
Parcel(s):	815-38051-000
Name:	Dan & Marsha Murphy
Street Address:	242 Bella Vita St.
City, State, Zip:	Springdale, AR 72762
Parcel(s):	815-38057-000
Name:	Eric & Constance Mackay
Street Address:	366 Bella Vita St.
City, State, Zip:	Springdale, AR 72762
Parcel(s):	815-39736-000 & 815-39735-000
Name:	Greenovation Builders
Street Address:	473 Founders Park Dr. E
City, State, Zip:	Springdale, AR 72762
Parcel(s):	815-38060-000
Name:	James Johnathon & Erica Roberts
Street Address:	442 Bella Vita St.
City, State, Zip:	Springdale, AR 72762
Parcel(s):	815-33675-500
Name:	James Jr & Whitney Raley
Street Address:	1220 N Maestri Rd.
City, State, Zip:	Springdale, AR 72762
Parcel(s):	815-39733-000
Name:	Jech Family Trust
Street Address:	8354 Santa Clara Ave.
City, State, Zip:	Springdale, AR 72762
Parcel(s):	815-39731-000
Name:	John & Allison Nelson Revocable Trust
Street Address:	109 West Elm Lane
City, State, Zip:	Springdale, AR 72762
Parcel(s):	815-38055-000

Name:	Joshua & Kelli Daugherty
Street Address:	330 Bella Vita St.
City, State, Zip:	Springdale, AR 72762
Parcel(s):	815-38062-000
Name:	Justin Kyle & Chantal Aimee Carter
Street Address:	514 Bella Vita St.
City, State, Zip:	Springdale, AR 72762
Parcel(s):	815-38061-000
Name:	Kendra & Justin Clay
Street Address:	484 Bella Vita St.
City, State, Zip:	Springdale, AR 72762
Parcel(s):	830-37969-000
Name:	Mhoon Family Trust
Street Address:	PO Box 22
City, State, Zip:	Tontitown, AR 72770
Parcel(s):	815-38054-000
Name:	Nancy Ward
Street Address:	306 Bella Vita St.
City, State, Zip:	Springdale, AR 72762
Parcel(s):	815-38047-000
Name:	Stephan & Sarah Paul
Street Address:	8366 Santa Clara Ave.
City, State, Zip:	Springdale, AR 72762
Parcel(s):	815-38049-000
Name:	Stephen James Jr & Laura Hopkins
Street Address:	204 Bella Vita St.
City, State, Zip:	Springdale, AR 72762
Parcel(s):	815-38050-000 & 815-39732-000
Name:	Steven & Amanda Hankins Revocable Trust
Street Address:	220 Bella Vita St.
City, State, Zip:	Springdale, AR 72762
Parcel(s):	815-39357-000
Name:	Tuscany Village Inc.
Street Address:	5100 S Thompson ST.
City, State, Zip:	Springdale, AR 72764
Parcel(s):	815-38048-000
Name:	Villareal & Erin West
Street Address:	180 Bella Vita St.
City, State, Zip:	Springdale, AR 72762
Parcel(s):	815-38056-000
Name:	Waylon & Cassie Wishon
Street Address:	348 Bella Vita St.
City, State, Zip:	Springdale, AR 72762
Parcel(s):	830-37969-200
Name:	Westdale Holdings, LLC
Street Address:	19766 Sonora Rd
City, State, Zip:	Springdale, AR 72764

Wes Luker

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



Planning Commission Meeting
November 1, 2022

Miles
0 0.01.03 0.06 0.09 0.12

N

PROJECT: R22-71
APPLICANT: Westdale Holdings, LLC
REQUEST: From A-1 to SF-1

SPRINGDALE™
WE'RE MAKING IT HAPPEN

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: November 1, 2022

Re: **R22-72 Rezone**

A request by Tiffany Straughn, Dylan Trollinger & Shelby Straughn 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 9.84 acres.

LOT LOCATION AND SIZE

The 9.84 acre tract is located at 2544 Butterfield Coach road, east side of Butterfield Coach Road, south of Robinson Avenue.

A vicinity map is attached.

EXISTING ZONING

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

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

ACCESSORY USES

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

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

SITE PLAN REVIEW

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

AREA REGULATIONS

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

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

REQUESTED ZONING

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

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

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

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

HEIGHT REGULATIONS

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

AREA REGULATIONS

SETBACKS:

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

GREENSPACE

Each developed lot shall provide and maintain:

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

OFF-STREET PARKING

See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The tract contains a single family dwelling. The area to the north and east is undeveloped in A-1 zoning. The area to the south contains an elementary school in P-1 zoning. The area to the west contains single family dwellings in SF-2 zoning.

LAND USE PLAN AND MASTER STREE PLAN

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

The Master Street Plan indicates Butterfield Coach Road as a major collector.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is not in keeping with the comprehensive Land Use Plan and is not recommended for approval.

File No. R22-72

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

Legal Description:

Parcel # : 815-30622-600

9.84 Acres of Pasture with a small farm house.

See Attached survey & Legal description

Layman's Description:

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

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

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

FROM (current zoning) A-1 Agricultural

TO (proposed zoning) C-2 General Commercial

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

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

2. **Develop** the property YES (Yes or No), and if so, the proposed use is SELF STORAGE FACILITY.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: NONE

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: JACOB TANKERSLEY

Address: 169 West Elm Lane, Spyglass

PETITIONER/OWNER **SIGNATURE**

MAILING ADDRESS: 2544 Butterfield Coach Rd

TELEPHONE: 479-502-6005 DATE: 10/12/22

R22-72

VERIFICATION

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

SIGNATURE
(Property Owner)

(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this _____day of _____, 20_____.

Notary Public

CIRCUIT COURT AND DISTRICT JONES COUNTY, MS

SWORN TO AND SUBSCRIBED BEFORE ME,
THIS THE 13th DAY October 20 22
CONCETTA BROOKS, CIRCUIT CLERK
JONES COUNTY, MS
BY _____
DEPUTY CLERK

My Commission Expires 1st Monday, Jan. 2024

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)

Shelley Stephens
(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 21st day of October, 2022.

CHANCERY COURT SECOND DISTRICT JONES COUNTY, MISS.

Bart Gavin, Chancery Clerk

Notary Public

My Commission Expires
January 10, 2024

R22-72

VERIFICATION

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

SIGNATURE
(Property Owner)

(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 20 day of October, 2022.

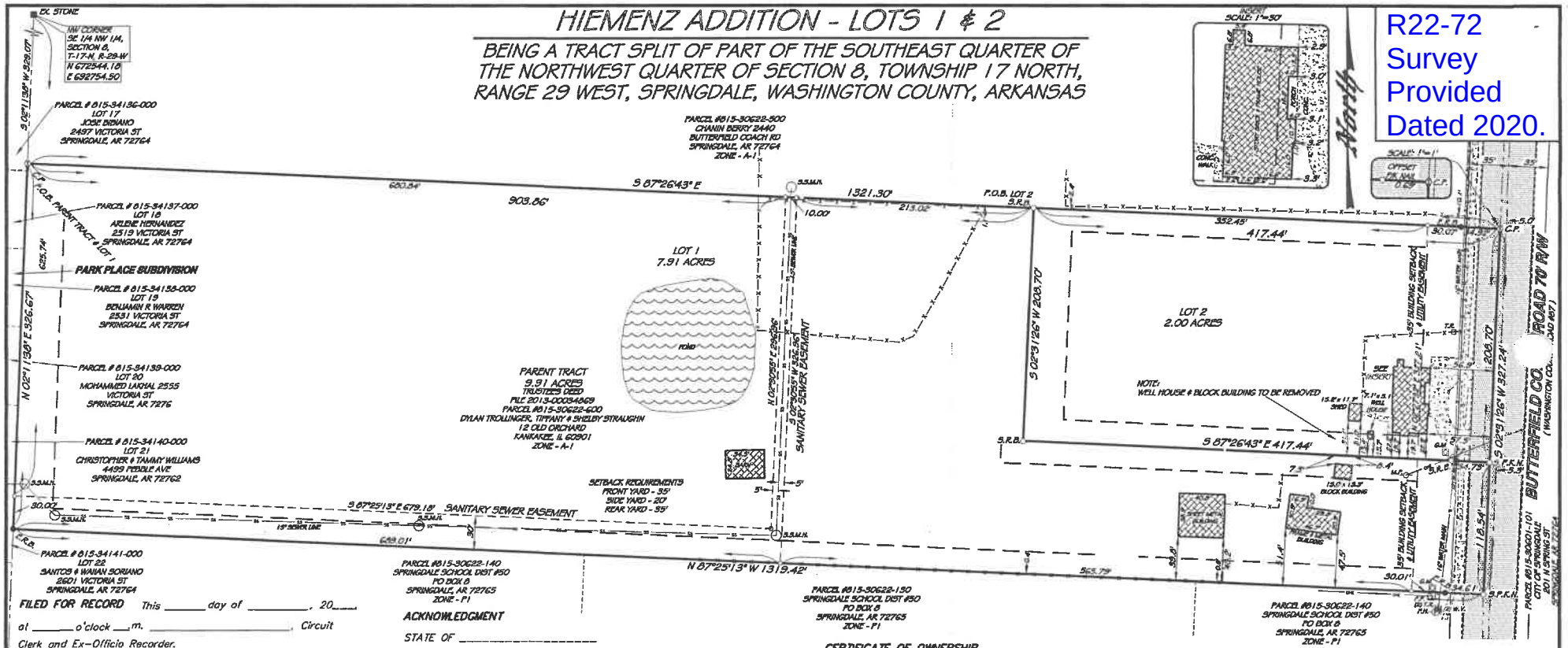
BRENDA S MCCAMEY
Notary Public-Arkansas
Washington County
My Commission Expires 10-06-2031
Commission #12384690

Notary Public

HIEMENZ ADDITION - LOTS 1 & 2

BEING A TRACT SPLIT OF PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 29 WEST, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

R22-72 Survey Provided Dated 2020.



FILED FOR RECORD This _____ day of _____, 20____, at _____ o'clock ___m. _____, Circuit Clerk and Ex-Officio Recorder.

CITY COUNCIL APPROVAL:

Date _____

Mayor _____

Attest By Clerk _____

SURVEYOR'S NOTE: This property does not lie within the 100-Year Flood Zone, according to the Flood Map for Washington County, Arkansas Community Panel No. 05143C0090F Dated: May 16, 2008.

SURVEYOR'S NOTE: This survey was conducted under the supervision of Clovis W. Satterfield, No. 0147, or Ricky Hill, No. 1443, Satterfield Land Surveyors, P.A., Certificate of Authorization No. 718. Satterfield Land Surveyors, P.A., 1-(479)-632-3565 Hwy. 71 North, P.O. Box 640, Alma, AR 72921

SURVEYOR'S NOTE: This survey was done to mark the corners on the ground and to show observed structures. Utilities located if Requested according to utility company records, and or above ground inspection. This survey was done from description furnished to us or instruction from the person(s) named on this plat. No title search was done and record ownership, Rights of Way of road and Easements to and across this property must be confirmed by others. The Buyer or Owner of this property should satisfy themselves as to the correct owner through a title search or review by an attorney.

Satterfield Land Surveyors P.A., Copyright 2020

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ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

On this day before me, the undersigned Notary Public within and for the County and State aforesaid, duly commissioned and acting, appeared in person(s), _____ and _____ known to me to be the person(s) whose name(s) are subscribed to the within instruments and acknowledge that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and seal this _____ day of _____ 20____.

_____
Notary Public

My Commission Expires:
_____

Date Signature

City of Springdale Approval for Recording _____ _____
Director, Planning and Community Development Division

CERTIFICATE OF OWNERSHIP

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public the streets, alleys, easements, etc. as shown on said plat.

Date of Execution: _____

Signed: _____
Tiffany Hiemenz

Source of Title: Trustee's Deed
File #2013-00034869

SURVEYORS CERTIFICATION

I HEREBY CERTIFY, THAT THIS PLAT ON APRIL 6, 2020, REPRESENTS A SURVEY MADE BY SATTERFIELD LAND SURVEYORS AND THAT SAID SURVEY MEETS OR EXCEEDS THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS.

_____
RICKY HILL
PROFESSIONAL LAND SURVEYOR
ARKANSAS REGISTRATION 1443

_____
DATE

LEGEND

- BUILDING
- PAVEMENT
- CONC. - CONCRETE
- E.R.B. - 1/2" EXISTING REBAR
- D.S. STONE - EXISTING STONE
- S.R.B. - 1/2" SET REBAR WITH CAP
- S.R.R.S. - SET RAILROAD SPIKE
- S.F.K.N. - SET PK NAIL
- C.P. - COMPUTED POINT
- W.M. - WATER MATER
- W.V. - WATER VALVE
- F.H. FIRE HYDRANT
- C.O. - CLEANOUT
- P.P. - POWER POLE
- M.P. - METER POLE
- G.M. - GAS METER
- T.R. - TELEPHONE RISER
- S.S.M.H. - SANITARY SEWER MANHOLE
- BUILDING
- BOUNDARY
- CENTERLINE
- CONC. - CONCRETE
- EASEMENT
- FENCE
- ADJOINING PROPERTY OWNER
- QUARTER LINE
- EDGE OF PAVEMENT OR GRAVEL
- R/W LINE - RIGHT OF WAY LINE
- OVERHEAD ELECTRIC
- WATER LINE
- SEWER LINE

SURVEYOR: RICKY HILL
1928 HWY 71 NORTH
ALMA, AR, 72921
PHONE: (479)632-3565
EMAIL: ricky@slsurveying.com

SHEET 1 OF 2
PROJECT - LS20-16
500-17N-29W-08-420-72-0147-1443

60' 30' 0' GRAPHIC SCALE 60' 120'

REFERENCE DEED: TRUSTEE'S DEED - 2013-00034869

SURVEY REFERENCES

BASIS OF BEARING ARKANSAS STATE PLANE COORDINATES GRID NORTH.

REVISIONS

VICINITY MAP T-17-N R-29-W

NW NW NE NW STONE SW NW SE NW 8 NE SW SE

LEGEND

- S.R.B. = SET 1/2" REBAR W/ CAP
- S.P./K.N. = SET P/K NAIL
- S.R.R.S. = SET RAILROAD SPIKE
- S.N. = SET NAIL
- E.R.B. = EXISTING REBAR
- E.I.P. = EXISTING IRON PIN
- E.P./K.N. = EXISTING P/K NAIL
- E.N. = EXISTING NAIL
- E.R.R.S. = EXISTING RAILROAD SPIKE
- = EXISTING GOVERNMENT MONUMENT
- = EXISTING STONE
- = EXISTING STATE MONUMENT
- = EXISTING R/W MARKER
- = EXISTING FENCE
- = COMPUTED POINT
- F.C. = FENCE CORNER

SURVEYORS DISCLAIMER AND STATEMENT OF USE

This survey was conducted by the written or verbal authorization of the person named as the buyer and/or Use by as shown on this plat. No one has the authority to use the data or legal description from this survey except those named or their agents and the survey is only certified to the date shown on this plat. This plat is protected by copyright and any person other than those named using or relying upon this plat will be held responsible. Satterfield Land Surveyors, P.A. will not be responsible or have any liability to any other person or company who uses this plat without written authorization. After filing with State Surveyor's office, survey becomes public record.

CONTACT: TIFFANY HIEMENZ
12 OLD ORCHARD
KANKAKEE, IL 60901
PHONE: (479) 502-6005

DRAWN BY:	J.D.B.
SCALE:	1 =60
DATE:	4-6-20
JOB NO.	45,177

Satterfield Land Surveyors P.A.
REG. ARK. & OKLA.
1928 HWY. 71 NORTH, ALMA, ARK. - PHONE No. (479) 632-3565
FAX (479) 632-5002 - WEBSITE: http://www.slsurveying.com

R22-72
Survey
Provided
Dated 2020.

PROPERTY DESCRIPTION

PARCEL #815-30622-600

Parent Tract

Part of the Southeast Quarter of the Northwest Quarter of Section 8, Township 17 North, Range 29 West, Washington County, Arkansas being more particularly described as follows:

Commencing at an existing stone marking the Northwest Corner of the Southeast Quarter of the Northwest Quarter. Thence along the West line of said Forty, South 02 degrees 11 minutes 38 seconds West, 329.07 feet to the Point of Beginning. Thence leaving said West line, South 87 degrees 26 minutes 43 seconds East, 1,321.30 feet to a set rebar with cap. Thence South 02 degrees 31 minutes 26 seconds West, 327.24 feet to a set p/k nail. Thence North 87 degrees 25 minutes 13 seconds West, 1,319.42 feet to a set rebar with cap on the West line of the Southeast Quarter of the Northwest Quarter. Thence along the West line of said Forty, North 02 degrees 11 minutes 38 seconds East, 326.67 feet to the Point of Beginning, containing 9.91 acres and subject to Road Rights of Way and any Easements of Record.

Lot 1

Part of the Southeast Quarter of the Northwest Quarter of Section 8, Township 17 North, Range 29 West, Washington County, Arkansas being more particularly described as follows:

Commencing at an existing stone marking the Northwest Corner of the Southeast Quarter of the Northwest Quarter. Thence along the West line of said Forty, South 02 degrees 11 minutes 38 seconds West, 329.07 feet to the Point of Beginning. Thence leaving said West line, South 87 degrees 26 minutes 43 seconds East, 903.86 feet to a set rebar with cap. Thence South 02 degrees 31 minutes 26 seconds West, 208.70 feet to a set rebar with cap. Thence South 87 degrees 26 minutes 43 seconds East, 417.44 feet to a set p/k nail. Thence South 02 degrees 31 minutes 26 seconds West, 118.54 feet to a set p/k nail. Thence North 87 degrees 25 minutes 13 seconds West, 1,319.42 feet to an existing rebar on the West line of the Southeast Quarter of the Northwest Quarter. Thence along the West line of said Forty, North 02 degrees 11 minutes 38 seconds East, 326.67 feet to the Point of Beginning, containing 7.91 acres and subject to any Easements of Record.

Lot 2

Part of the Southeast Quarter of the Northwest Quarter of Section 8, Township 17 North, Range 29 West, Washington County, Arkansas being more particularly described as follows:

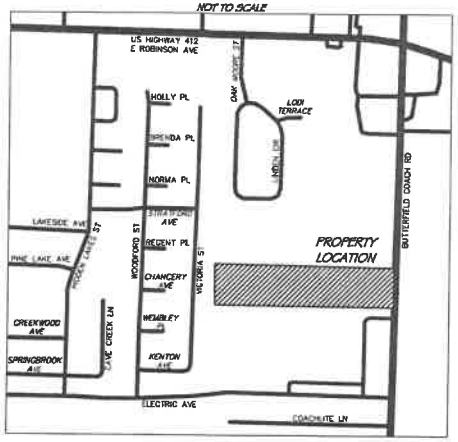
Commencing at an existing stone marking the Northwest Corner of the Southeast Quarter of the Northwest Quarter. Thence along the West line of said Forty, South 02 degrees 11 minutes 38 seconds West, 329.07 feet. Thence leaving said West line, South 87 degrees 26 minutes 43 seconds East, 903.86 feet to a set rebar with cap and the Point of Beginning. Thence continuing South 87 degrees 26 minutes 43 seconds East, 417.44 feet. Thence South 02 degrees 31 minutes 26 seconds West, 208.70 feet to a set p/k nail. Thence North 87 degrees 26 minutes 43 seconds West, 417.44 feet to a set rebar. Thence North 02 degrees 31 minutes 26 seconds East, 208.70 feet to the Point of Beginning, containing 2.00 acres and subject to Road Rights of Way and any Easements of Record.

SANITARY SEWER EASEMENT DESCRIPTION

A Sanitary Sewer Easement in part of the Southeast Quarter of the Northwest Quarter of Section 8, Township 17 North, Range 29 West, Washington County, Arkansas being more particularly described as follows:

Commencing at an existing stone marking the Northwest Corner of the Southeast Quarter of the Northwest Quarter. Thence along the West line of said Forty, South 02 degrees 11 minutes 38 seconds West, 625.74 feet to the Point of Beginning. Thence leaving said West line, South 87 degrees 25 minutes 13 seconds East, 679.18 feet. Thence North 02 degrees 30 minutes 55 seconds East, 296.96 feet. Thence South 87 degrees 26 minutes 43 seconds East, 10.00 feet. Thence South 02 degrees 30 minutes 55 seconds West, 326.96 feet. Thence North 87 degrees 25 minutes 13 seconds West, 689.01 feet to an existing rebar on the West line of the Southeast Quarter of the Northwest Quarter. Thence along the West line of said Forty, North 02 degrees 11 minutes 38 seconds East, 30.00 feet to the Point of Beginning.

VICINITY MAP
NOT TO SCALE



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60' 30' 0' GRAPHIC SCALE 60' 120'

REFERENCE DEED — TRUSTEE'S DEED – 2015-00034869

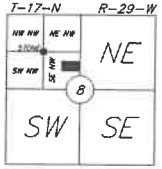
SURVEY REFERENCES

BASIS OF BEARING
ARKANSAS STATE PLANE COORDINATES GRID NORTH.

REVISIONS

VICINITY MAP

T-17-N R-29-W



LEGEND

- S.R.B. = SET 1/2" REBAR W/ CAP
- S.P./K.N. = SET P/K NAIL
- S.R.R.S. = SET RAILROAD SPIKE
- S.N. = SET NAIL
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- = EXISTING GOVERNMENT MONUMENT
- = EXISTING STONE
- = EXISTING STATE MONUMENT
- = EXISTING R/W MARKER
- = EXISTING FENCE
- = COMPUTED POINT
- F.C. = FENCE CORNER

SURVEYORS DISCLAIMER AND STATEMENT OF USE

This survey was conducted by the written or verbal authorization of the person named as the buyer and/or Use by as shown on this plat. No one has the authority to use the data or legal description from this survey except those named or their agents and the survey is only certified to the date shown on this plat. This plat is protected by copyright and any person other than those named using or relying upon this plat will be held responsible. Satterfield Land Surveyors, P.A. will not be responsible or have any liability to any other person or company who uses this plat without written authorization. After filing with State Surveyor's office, survey becomes public record.

SHEET 2 OF 2
PROJECT - LS20-16
500-17N-29W-0-08-420-72-0147-1449

CONTACT: TIFFANY HIEMENZ
12 OLD ORCHARD
KANKAKEE, IL 60901
PHONE: (479) 502-6005

DRAWN BY:	J.D.B.
SCALE:	1"=60'
DATE:	4-6-20
JOB NO.	45,177

Satterfield Land Surveyors P.A.
REG. ARK. & OKLA.
1928 HWY. 71 NORTH, ALMA, ARK. – PHONE No. (479) 632-3565
FAX (479) 632-5002 – WEBSITE: http://www.slsurveying.com

SURROUNDING PROPERTY OWNERS: R22-72

I hereby certify that the following are the Surrounding Property Owners for Parcel 815-30622-600 as of October 14, 2022:

Parcel(s):	815-30622-500
Name:	Berry, Chanin
Street Address:	2440 Butterfield Coach Rd
City, State, Zip:	Springdale, AR 72764
Parcel(s):	815-30601-100
Name:	Gay, Edward E Jr; Gay, John L & Pamela K Family Trust
Street Address:	2191 Boulder
City, State, Zip:	Springdale, AR 72764
Parcel(s):	815-30622-140 & 815-30622-130
Name:	Springdale School District # 50
Street Address:	P O Box 8
City, State, Zip:	Springdale, AR 72762
Parcel(s):	815-34141-000
Name:	Soriano, Santos Orlando & Waiian Malina
Street Address:	2601 Victoria St
City, State, Zip:	Springdale, AR 72764-5947
Parcel(s):	815-34140-000
Name:	Williams, Christopher Michael &
Street Address:	4499 Pebble Ave
City, State, Zip:	Springdale AR 72762
Parcel(s):	815-34139-000
Name:	Lakhal, Mohammed
Street Address:	2555 Victoria St
City, State, Zip:	Springdale, AR 72764
Parcel(s):	815-34138-000
Name:	Warren, Benjamin R
Street Address:	2531 Victoria St
City, State, Zip:	Springdale, AR 72764-5943
Parcel(s):	815-34137-000
Name:	Hernandez, Arlene
Street Address:	2519 Victoria St
City, State, Zip:	Springdale, AR 72764-5937
Parcel(s):	815-34136-000
Name:	Bibiano, Jose
Street Address:	2497 Victoria St
City, State, Zip:	Springdale, AR 72764

_____

Wes Luker





Planning Commission Meeting
November 1, 2022

Miles
0 0.01 0.03 0.05 0.08 0.1

N

PROJECT: R22-72
APPLICANT: Tiffany & Shelby Straughn & Dylan Trollinger
REQUEST: From A-1 to C-2

SPRINGDALE™
WE'RE MAKING IT HAPPEN

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: November 1, 2022

Re: **R22-73 Rezone**

A request by Turner Street Properties, LLC (Sedan McDonnel) for Planning Commission approval of a zone change from Neighborhood Office District (C-1) to Light Industrial District (I-1) for a tract of land containing 4.64 acres.

LOT LOCATION AND SIZE

The 4.64 acre tract is located at 1321 S. Turner Street, east side of S. Turner Street, north of E. Robinson Avenue.

A vicinity map is attached.

EXISTING ZONING

The existing zoning of this tract is a C-1 Neighborhood Commercial district. The District is designed to accommodate limited retail developments within or adjacent to neighborhood areas for the purpose of supplying daily household needs of the residents for food, drugs and personal services. Commercial uses within this district should not depend on market areas larger than the neighborhood served. The district may also be used in conjunction with existing commercial developments as an extension of such established commercial district. The C-1 district shall generally be located at arterial or collector street intersections and within walking distance of residential areas.

Uses permitted: - 1, 4, 16, 17, 19, 27
Conditional Uses Permitted on Appeal: - 2, 3, 8, 28, 29

DEVELOPMENT CRITERIA

1. Developments shall be designed to accommodate between one (1) to fifteen (15) stores on a site not more than five (5) acres in size.

2. Maximum gross leasable area of five thousand (5,000) square feet per establishment, except that one (1) establishment may have not more than ten thousand (10,000) square feet.

ACCESSORY USES

See Article 6 Section 3.1of this chapter.

SITE PLAN REVIEW

When a conditional use is proposed in a C-1 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-1 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

SETBACKS:

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

GREENSPACE

Each developed lot shall provide and maintain:

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

OFF-STREET PARKING

See Article 7 of this chapter.

REQUESTED ZONING

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

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

HEIGHT REGULATIONS

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

AREA REGULATIONS

SETBACKS:

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

GREENSPACE

Each developed lot shall provide and maintain:

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

OFF-STREET PARKING

See Article 7 of this chapter.

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, west and south contain commercial uses in C-2 zoning. The area to the west contains grain storage structures in I-2 and C-2 zoning.

LAND USE PLAN AND MASTER STREE PLAN

The adopted Comprehensive Land Use Plan indicates commercial use.

The Master Street Plan indicates Turner Street as a minor collector.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is not in keeping with the comprehensive Land Use Plan and is not recommended for approval.

File No. R22-73

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 Turner Street Properties, LLC, the record property owner, petitioning to rezone the following described area:

Legal Description:

Part of SE 1/4 of the SW 1/4 of Section 1, Township 17 North, Range 30 West, Washington County, Arkansas, being more particularly described as follows: Commencing at the SW corner of the SE 1/4 of the SW 1/4 of said Section 1; thence N02°16'04"E a distance of 389.41 feet to a set 5/8" cotton picker spindle being the point of beginning; thence N02°16'04"E a distance of 320.55 feet to a set 5/8" rebar PLS 1845; thence S86°40'58"E a distance of 642.88 feet to a found 5/8" rebar; thence S02°18'35"W a distance of 308.91 feet to a found concrete monument; thence N87°43'13"W a distance of 642.55 feet to the point of beginning containing 4.64 acres or 202,266 square feet more or less. The described tract is taken from a survey by James Layout Services, LLC, dated 02/01/2021, as Job 21-0041 alta.

Layman's Description: 1321 South Turner Street. Includes 4.64 acres along the east side of South Turner Street approximately 350 feet north of East Robinson Avenue (US Highway 412) in Springdale, Washington County, Arkansas.

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

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

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

FROM (current zoning) C-2 (General Commercial District)

TO (proposed zoning) I-1 (Light Industrial District)

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

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

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

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: None anticipated. Property is already in a heavily developed area with numerous existing industrial uses.

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: Lea McDonnell
(Turner Street Properties, LLC)

MAILING ADDRESS: P.O. Box 1941, Fayetteville, AR 72702

TELEPHONE: 479-263-0020 DATE: 10/12/2022

R22-73

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.

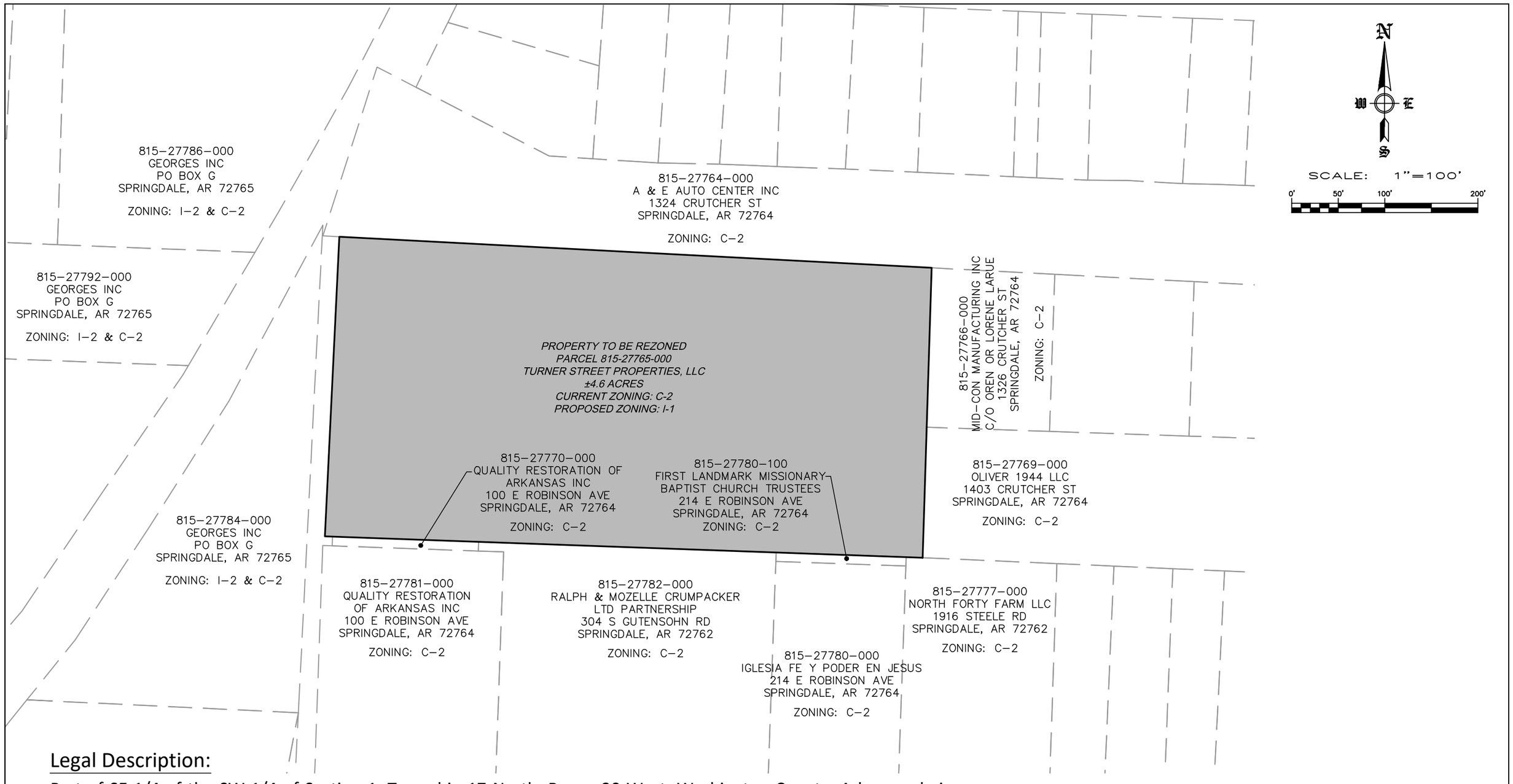
(Turner Street Properties, LLC)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 12th day of October, 2022.

Notary Public

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



Legal Description:

Part of SE 1/4 of the SW 1/4 of Section 1, Township 17 North, Range 30 West, Washington County, Arkansas, being more particularly described as follows: Commencing at the SW corner of the SE 1/4 of the SW 1/4 of said Section 1; thence N02°16'04"E a distance of 389.41 feet to a set 5/8" cotton picker spindle being the point of beginning; thence N02°16'04"E a distance of 320.55 feet to a set 5/8" rebar PLS 1845; thence S86°40'58"E a distance of 642.88 feet to a found 5/8" rebar; thence S02°18'35"W a distance of 308.91 feet to a found concrete monument; thence N87°43'13"W a distance of 642.55 feet to the point of beginning containing 4.64 acres or 202,266 square feet more or less. The described tract is taken from a survey by James Layout Services, LLC, dated 02/01/2021, as Job 21-0041 alta.

R22-73

REZONING EXHIBIT

Turner Street Properties, LLC Property
1321 S. Turner Street – Parcel 815-27765-000
Springdale, Washington County, Arkansas

DWG: Z:\Engineers\00-Engineer Projects\22975-Turner S
DATE: October 12, 2022
SCALE 1" = 100'

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

R22-73

CERTIFIED OWNER LIST
TURNER STREET PROPERTIES LLC
REZONING PETITION

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

Signature: Rodney Woods

Date: 10-12-2022

815-27764-000
A & E AUTO CENTER INC
1324 CRUTCHER ST
SPRINGDALE, AR 72764

815-27766-000
MID-CON MANUFACTURING INC
C/O OREN OR LORENE LARUE
1326 CRUTCHER ST
SPRINGDALE, AR 72764

815-27769-000
OLIVER 1944 LLC
1403 CRUTCHER ST
SPRINGDALE, AR 72764

815-27777-000
NORTH FORTY FARM LLC
1916 STEELE RD
SPRINGDALE, AR 72762

815-27780-000
IGLESIA FE Y PODER EN JESUS
214 E ROBINSON AVE
SPRINGDALE, AR 72764

815-27780-100
FIRST LANDMARK MISSIONARY
BAPTIST CHURCH TRUSTEES
214 E ROBINSON AVE
SPRINGDALE, AR 72764

815-27782-000
RALPH & MOZELLE CRUMPACKER
LTD PARTNERSHIP
304 S GUTENSOHN RD
SPRINGDALE, AR 72762

815-27770-000
QUALITY RESTORATION OF
ARKANSAS INC
100 E ROBINSON AVE
SPRINGDALE, AR 72764

815-27781-000
QUALITY RESTORATION
OF ARKANSAS INC
100 E ROBINSON AVE
SPRINGDALE, AR 72764

815-27784-000
GEORGES INC
PO BOX G
SPRINGDALE, AR 72765

815-27792-000
GEORGES INC
PO BOX G
SPRINGDALE, AR 72765

815-27786-000
GEORGES INC
PO BOX G
SPRINGDALE, AR 72765



Planning Commission Meeting
November 1, 2022

Miles
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N

PROJECT: R22-73
APPLICANT: Turner Street Properties, LLC
REQUEST: From C-2 to I-1

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PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: November 1, 2022

Re: **R22-74 Rezone**

A request by Partners Construction, LLC (Philip Taldo) for Planning Commission approval of a zone change from Agricultural District (A-1) to Large Product Retails Sales (C-6) for a tract of land containing 1.6 acres.

LOT LOCATION AND SIZE

The 1.6 acre tract is located at the northwest corner of the intersection of S. 48th St. and Central Drive

A vicinity map is attached.

EXISTING ZONING

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

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

ACCESSORY USES

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

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

SITE PLAN REVIEW

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

AREA REGULATIONS

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

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

REQUESTED ZONING

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

DEVELOPMENT CRITERIA

i. All yards unoccupied by buildings or merchandise or used as traffic ways shall be

landscaped with grass and shrubs and maintained in an orderly condition.

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

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

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

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

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

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

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

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

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

When a conditional use is proposed in a C-6 district a site plan review shall be required. See article 2, section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

There shall be no maximum height limits in C-6 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

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

SETBACKS:

Front setback	30’
Front setback if parking is allowed between R-O-W and the building	50’
Side setback	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, or a minimum of ten percent of the total surface area of the lot or development.

OFF-STREET PARKING

See Article 7 of this chapter.

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 a mixture of uses in A-1 and C-2 with pending rezoning request to C-6. The area to the east contains a residential structure and a commercial use in C-5 zoning. The area to the south is under construction in C-2 zoning and the area to the east contains a mixture of uses in A-1 and SF-2 zoning.

LAND USE PLAN AND MASTER STREE PLAN

The adopted Comprehensive Land Use Plan indicates Commercial use.

The Master Street Plan indicates 48th Street as a minor collector.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is not in keeping with the comprehensive Land Use Plan and is not recommended for approval. A downgrade to a C-5 District would be in keeping with the adopted plan use plan and recommended for approval.

File No. R22-74

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 Partners Construction, LLC, the record property owner, petitioning to rezone the following described area:

Legal Description:

Legal Description Attached as Separate Sheet

Layman's Description: 700 South 48th Street, which includes 1.6 acres at the northwest corner of the intersection of South 48th Street and Central Drive in Springdale, Washington County, Arkansas.

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

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

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

FROM (current zoning) A-1 (Agricultural District)

TO (proposed zoning) C-6 (Large Product Retail Sales District)

R22-74

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

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

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

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: None anticipated. Property is located in an area which has seen significant prior commercial development.

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

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

Authorized Representative: Engineering Services, Inc.

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

PETITIONER/OWNER: Philip Pabelo - Partners Construction LLC
(Partners Construction, LLC)

MAILING ADDRESS: 5100 S. Thompson Street, Springdale AR 72764

TELEPHONE: 479 927-4405 DATE: 10/10/2022

R22-74

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.

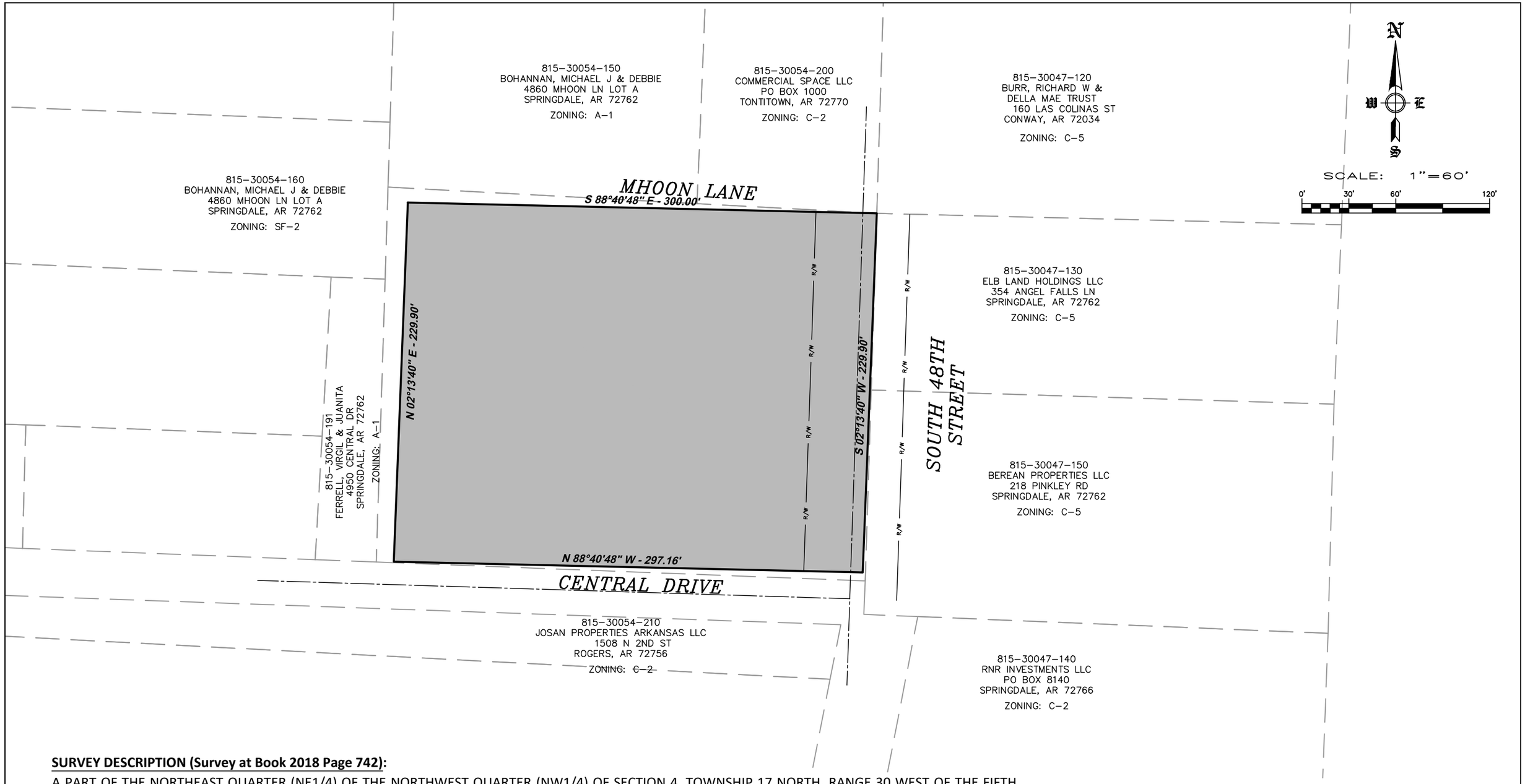
Philip Tilde
(Partners Construction, LLC)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 10th day of October, 2022.

BRENDA S MCCAMEY
Notary Public-Arkansas
Washington County
My Commission Expires 10-06-2031
Commission # 12384690

Brenda S. McCamey
Notary Public



SURVEY DESCRIPTION (Survey at Book 2018 Page 742):

A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NE1/4 OF THE NW1/4; THENCE N01°33'45"E A DISTANCE OF 254.69 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A SET MAGNETIC NAIL WITH WASHER, "PLS 1156"; THENCE N88°40'48"W A DISTANCE OF 297.16 FEET TO A FOUND IRON PIN WITH CAP, "PLS 852"; THENCE N02°13'40"E A DISTANCE OF 229.90 FEET TO A FOUND IRON PIN WITH CAP, "PLS 852"; THENCE S88°40'48"E A DISTANCE OF 300.00 FEET TO A SET MAGNETIC NAIL WITH WASHER, "PLS 1156"; THENCE S02°13'40"W A DISTANCE OF 229.90 FEET TO A SET MAGNETIC NAIL WITH WASHER, "PLS 1156"; THENCE N88°40'48"W A DISTANCE OF 2.84 FEET TO THE POINT OF BEGINNING, CONTAINING 1.58 ACRES (68,961 SQUARE FEET), MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF S. 48TH STREET (0.20 ACRES) ALONG THE EAST SIDE THEREOF, AND SUBJECT TO THE RIGHT-OF-WAY OF CENTRAL DRIVE (0.11 ACRES) ALONG THE SOUTH SIDE THEREOF, (NET AREA 1.27 ACRES) AND SUBJECT TO ALL OTHER RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

R22-74

REZONING EXHIBIT

Partners Construction, LLC Property
700 South 48th Street – Parcel 815-30054-090
Springdale, Washington County, Arkansas

DWG: Z:\Engineers\00-Engineer Projects\22976-S 48th
DATE: October 12, 2022
SCALE 1" = 60'

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

R22-74

CERTIFIED OWNER LIST
PARTNERS CONSTRUCTION LLC
REZONING PETITION

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

Signature: Rody Woods

Date: 10-12-2022

815-30054-160
BOHANNAN, MICHAEL J & DEBBIE
4860 MHOON LN LOT A
SPRINGDALE, AR 72762

815-30047-120
BURR, RICHARD W &
DELLA MAE TRUST
160 LAS COLINAS ST
CONWAY, AR 72034

815-30047-140
RNR INVESTMENTS LLC
PO BOX 8140
SPRINGDALE, AR 72766

815-30054-150
BOHANNAN, MICHAEL J & DEBBIE
4860 MHOON LN LOT A
SPRINGDALE, AR 72762

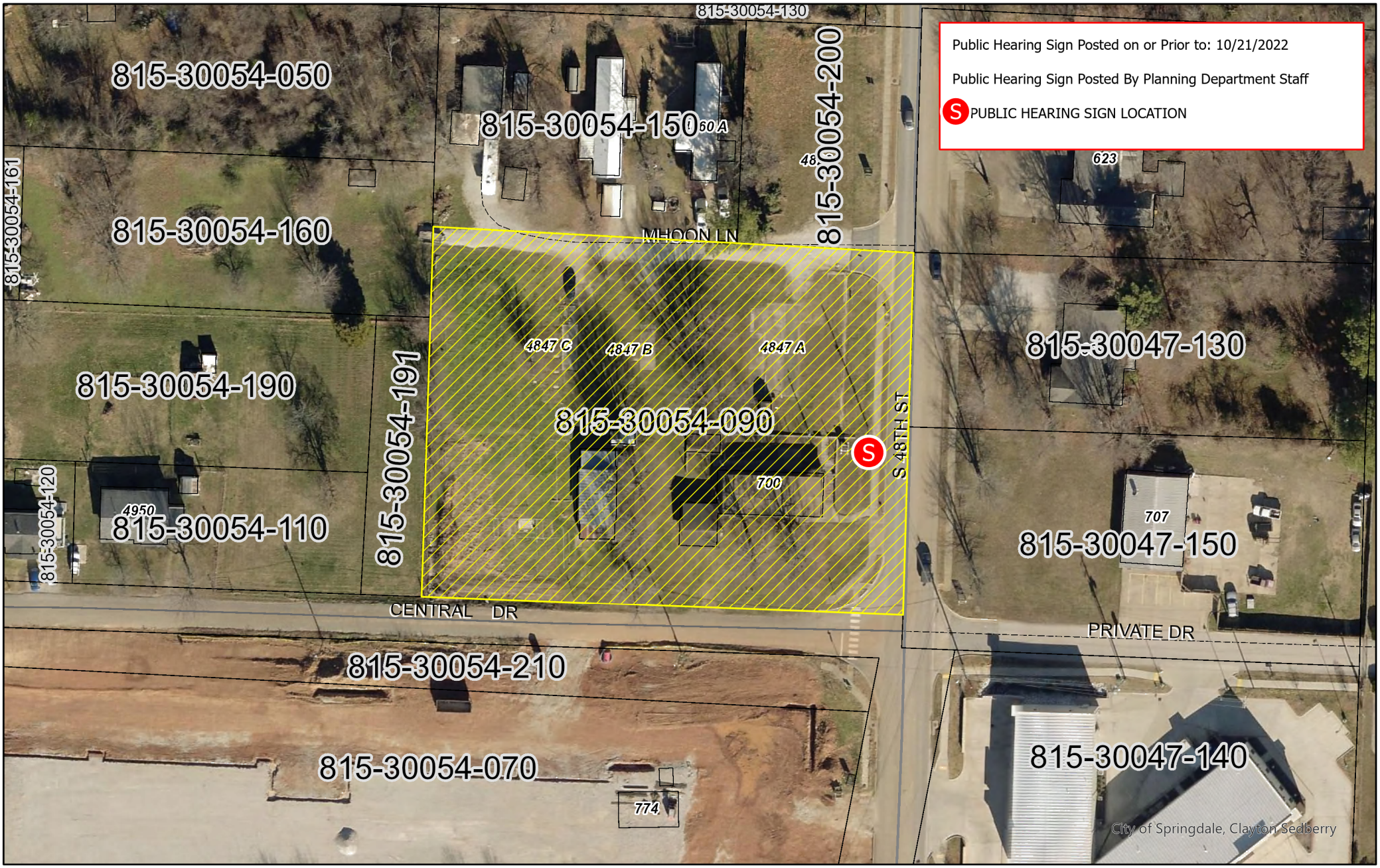
815-30047-130
ELB LAND HOLDINGS LLC
354 ANGEL FALLS LN
SPRINGDALE, AR 72762

815-30054-210
JOSAN PROPERTIES ARKANSAS LLC
1508 N 2ND ST
ROGERS, AR 72756

815-30054-200
COMMERCIAL SPACE LLC
PO BOX 1000
TONTITOWN, AR 72770

815-30047-150
BEREAN PROPERTIES LLC
218 PINKLEY RD
SPRINGDALE, AR 72762

815-30054-191
FERRELL, VIRGIL & JUANITA
4950 CENTRAL DR
SPRINGDALE, AR 72762



Planning Commission Meeting
November 1, 2022

Miles
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N

PROJECT: R22-74
APPLICANT: Partners Construction, LLC
REQUEST: From A-1 to C-6

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PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: November 1, 2022

Re: **R22-75 Rezone**

A request by Commercial Space, LLC (Jeremiah Duggar) for Planning Commission approval of a zone change from General Commercial District (C-2) to Large Product Retail Sales (C-6) for a tract of land containing .36 acres.

LOT LOCATION AND SIZE

The .36 acre tract is located at the northwest corner of the intersection o f S48th Street and Mhoon Lane.

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	0
(subject to applicable fire and building codes)	
Side setback when contiguous to a residential district	20’
Rear setback	20’

GREENSPACE

Each developed lot shall provide and maintain:

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

OFF-STREET PARKING

See Article 7 of this chapter.

REQUESTED ZONING

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

DEVELOPMENT CRITERIA

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

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

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

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

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

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

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

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

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

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

When a conditional use is proposed in a C-6 district a site plan review shall be required. See article 2, section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

There shall be no maximum height limits in C-6 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

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

SETBACKS:

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

Side setback	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, or a minimum of ten percent of the total surface area of the lot or development.

OFF-STREET PARKING

See Article 7 of this chapter.

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 a single family dwelling in A-1 zoning. The area to the east contains a single family dwelling converted to a commercial use in C-5 zoning. The area to the south is undeveloped in A-1 zoning with a pending rezoning request to C-6. The area to the west contains a mixture of uses in SF-2 and A-1

LAND USE PLAN AND MASTER STREE PLAN

The adopted Comprehensive Land Use Plan indicates commercial use.

The Master Street Plan indicates 48th Street as a minor collector.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is not in keeping with the comprehensive Land Use Plan and is not recommended for approval. The current zoning is in keeping with the Comprehensive Land Use Plan. A downgrade to a C-5 District would be in keeping with the adopted land and recommended for approval.

File No. R22-75

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 Commercial Space, LLC, the record property owner, petitioning to rezone the following described area:

Legal Description:
Part of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Four (4), Township Seventeen (17) North, Range Thirty (30) West of the Fifth Principal Meridian, Washington County, Arkansas, being more particularly described as follows: Beginning at the Northeast corner of said twenty acre tract, and running thence South 155 feet; thence West 100 feet; thence North 155 feet; thence East 100 feet; to the point of beginning. LESS and EXCEPT: 15 feet of equal and uniform width off the South side for a roadway and subject to the West right of way of Oak Grove Road.

Layman's Description: Parcel No. 815-30054-200, which includes approximately 0.36 acres located at the northwest corner of the intersection of South 48th Street with Mhoon Lane. Property is situated along the west side of South 48th Street and approximately 250 feet north of Central Drive in Springdale, Washington County, Arkansas.

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

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

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

FROM (current zoning) C-2 (General Commercial District)

TO (proposed zoning) C-6 (Large Product Retail Sales District)

R22-75

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

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

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

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: None anticipated. Property is already in a commercial district and the surrounding area has seen significant prior commercial development.

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

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

Authorized Representative: Engineering Services, Inc.

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

PETITIONER/OWNER: Michelle A. Duggar (Commercial Space, LLC)

MAILING ADDRESS: P.O. Box 1000, Tontitown, AR 72770

TELEPHONE: 479-466-9458 DATE: 10/12/22

R22-75

VERIFICATION

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

SIGNATURE
(Property Owner)

(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 18 day of October, 2022.

Notary Public

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

815–30054–130
BRINZA, DAVID M & LAURA L
3775 DERRICK LN
SPRINGDALE, AR 72762

ZONING: A–1

815–39353–000
MATHIAS SHOPPING CENTERS INC
PO BOX 6485
SPRINGDALE, AR 72766

ZONING: C–5

N

W E

S

SCALE: 1"=40'

0' 20' 80' 40'

815–30054–150
BOHANNAN, MICHAEL J & DEBBIE
4860 MHOON LN LOT A
SPRINGDALE, AR 72762

ZONING: A–1

N 90°00'00" W – 100.00'

S 0°00'00" E – 155.00'

PROPERTY TO BE REZONED
PARCEL 815-30054-200
COMMERCIAL SPACE LLC
±0.36 ACRES
CURRENT ZONING: C-2
PROPOSED ZONING:C-6

N 0°00'00" E – 155.00'

N 90°00'00" E – 100.00'

SOUTH 48TH STREET

815–30047–120
BURR, RICHARD W &
DELLA MAE TRUST
160 LAS COLINAS ST
CONWAY, AR 72034

ZONING: C–5

815–30054–090
PARTNERS CONSTRUCTION LLC
5100 S THOMPSON ST
SPRINGDALE, AR 72764

ZONING: A–1

815–30047–130
ELB LAND HOLDINGS LLC
354 ANGEL FALLS LN
SPRINGDALE, AR 72762

ZONING: C–5

R22-75

LEGAL DESCRIPTION (WD 2019 15809):

Part of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Four (4), Township Seventeen (17) North, Range Thirty (30) West of the Fifth Principal Meridian, Washington County, Arkansas, being more particularly described as follows: Beginning at the Northeast corner of said twenty acre tract, and running thence South 155 feet; thence West 100 feet; thence North 155 feet; thence East 100 feet; to the point of beginning. LESS and EXCEPT: 15 feet of equal and uniform width off the South side for a roadway and subject to the West right of way of Oak Grove Road.

REZONING EXHIBIT

Commercial Space, LLC Property
South 48th Street – Parcel 815–30054–200
Springdale, Washington County, Arkansas

DWG: Z:\Engineers\00–Engineer Projects\22976–S 48th
DATE: October 12, 2022
SCALE 1" = 40'

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

ENGINEERING SERVICES INC.

R22-75

CERTIFIED OWNER LIST
COMMERCIAL SPACE LLC
REZONING PETITION

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

Signature: Rody Woods

Date: 10-12-2022

815-30054-130
BRINZA, DAVID M & LAURA L
3775 DERRICK LN
SPRINGDALE, AR 72762

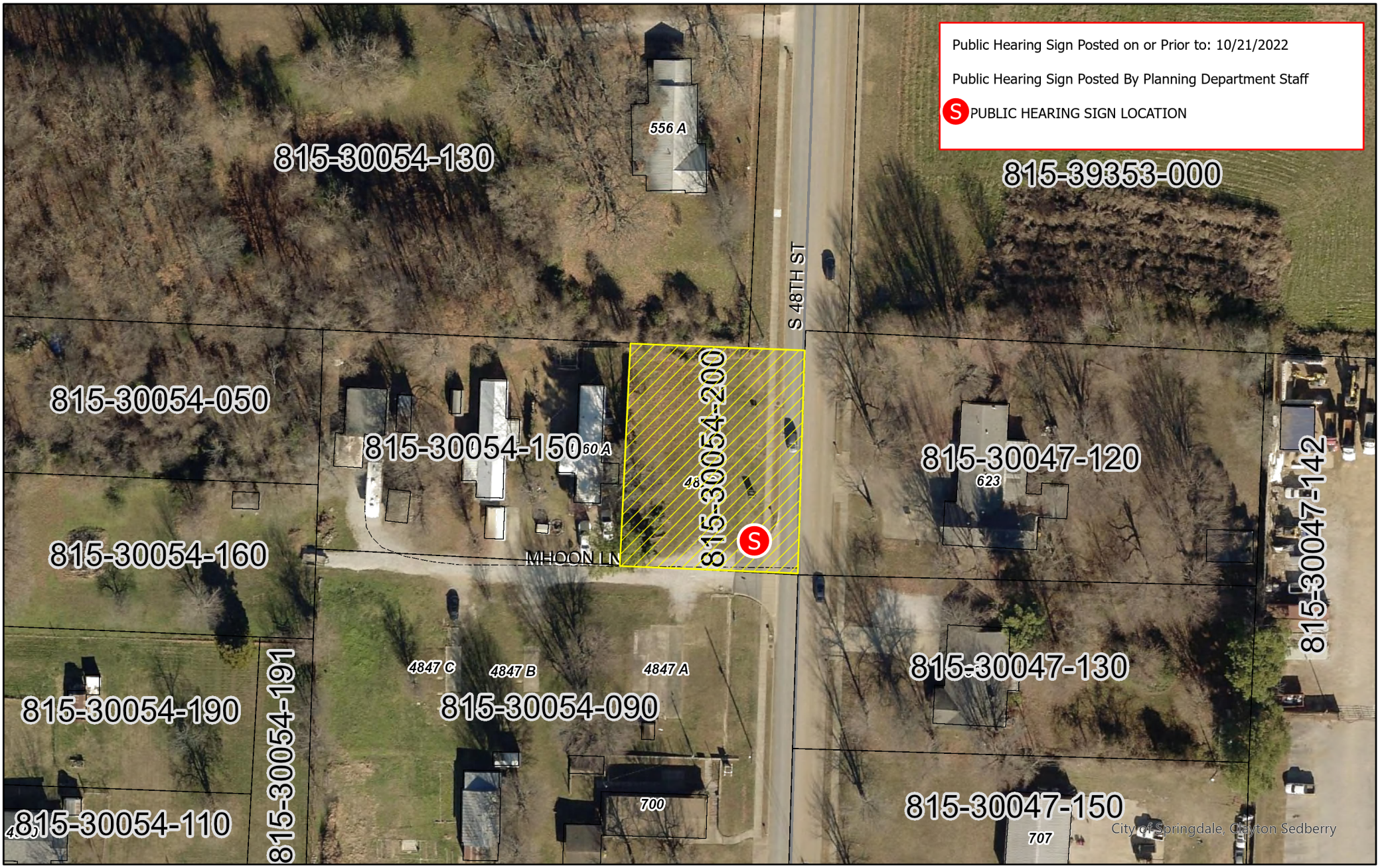
815-30047-120
BURR, RICHARD W &
DELLA MAE TRUST
160 LAS COLINAS ST
CONWAY, AR 72034

815-39353-000
MATHIAS SHOPPING CENTERS INC
PO BOX 6485
SPRINGDALE, AR 72766

815-30047-130
ELB LAND HOLDINGS LLC
354 ANGEL FALLS LN
SPRINGDALE, AR 72762

815-30054-150
BOHANNAN, MICHAEL J & DEBBIE
4860 MHOON LN LOT A
SPRINGDALE, AR 72762

815-30054-090
PARTNERS CONSTRUCTION LLC
5100 S THOMPSON ST
SPRINGDALE, AR 72764



Planning Commission Meeting
November 1, 2022

Miles
0 00.01 0.01 0.02 0.03

N

PROJECT: R22-75
APPLICANT: Commercial Space, LLC
REQUEST: From C-2 to C-6

SPRINGDALE™
WE'RE MAKING IT HAPPEN

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: November 1, 2022

Re: **C22-20** Conditional Use

A request by Ozarks Electric for a Conditional Use Permitted on Appeal as a Use Unit 3 (Utility Facilities) in an Agricultural District (A-1).

LOCATION

Northeast corner of E. Robinson Avenue and Friendship Road

EXISTING CONDITIONS

Tract is undeveloped

SITE PLAN REVIEW REQUIRED: **__X (L22-58)__** 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 1. 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 2. 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 general in the district.

Acceptable 3. Refuse and service areas, with particular reference to the item in 1 and 2 above

Acceptable 4. Utilities, with reference to locations, availability and compatibility

Acceptable **5.** Screening and buffering with reference to type, dimension and character.

Acceptable **6.** 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 **7.** Yard requirements and other open space requirements.

Acceptable **8.** The size and shape of the site, including the size, shape and arrangement of proposed structures in keeping with the intent of this chapter.

`

Acceptable **9.** Proposed landscaping meeting the requirements of this ordinance. Landscaping may be increased in accordance with the judgement of the planning commission to accomplish the desired protective and aesthetic effect.

Acceptable **10.** General compatibility with adjacent properties and other property in the general district.
In accordance with approval of L22-58

File No. C22-20

APPLICATION FOR CONDITIONAL USE

CITY OF SPRINGDALE, ARKANSAS

1. APPLICANT: Ozarks Electric, Inc.
   Address: 3641 W Wedington Drive
   Fayetteville, AR 72704
   Phone: 479-684-4619 Profit: ____ Non-Profit ____

2. Property Location (street address or layman's description):
   NE Corner of E Robinson Ave & E Friendship Rd within Parcels 815-30623-000 & 815-30624-000

3. Record Title Holder of Property: Ozarks Electric Cooperative Corporation
   (A copy of the warranty deed should be attached as Exhibit "A")

4. Use Unit requested Unit 3 in A-1 Zoning District.

5. Description of the conditional use sought and the reasons why it should be approved:
   Unit 3 - Public utility maintenance building, warehouse or storage building for Ozarks Electric. Ozarks Electric Cooperative needs these buildings to expand.

6. What effects would the proposed conditional use have on the character of the neighborhood and residents?
   Minimal impact will be had on adjacent landowners. Improvements to Friendship Rd will be completed in conjunction with this project. Commercial design standards and landscaping will be required with this.

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.

C22-20

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

Signature of Record Property Owner(s)

Signature of Applicant

Date: 9/22/2022

Date: 09/22/2022

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 22nd day of September 2022.

Julie Woods
Notary Public

My commission expires 04/27/30

JULIE WOODS
NOTARY PUBLIC
WASHINGTON COUNTY, ARKANSAS
COMM. EXP. 04/27/30
COMMISSION NO. 12710732

N:\Planning\Sue\Sue\Hand Outs-Forms to copy\APPLICATION FOR CONDITIONAL USE.doc Revised 3/24/05

Ozark Electric Cooperative Co. Hours of Operation:

Monday-Friday 8 a.m.-5p.m.

Emergency Services: 24 hours, 7 days a week

Crafton Tull
architecture | engineering | surveying

300 North College, Suite 317
Fayetteville, AR 72701
479.455.2207
craftontull.com

C22-20

September 29, 2022

City of Springdale
Attn: Planning Department
201 Spring St
Springdale, AR 72764

Re: Adjacent Property Owners
Ozarks Electric CUP
CTA Project #: 22301500

To whom it may concern,

I hereby certify that on this date I have made a due and diligent search of the Records in the Assessor's Office for Washington County, and found the property owners and their addresses, which are adjacent to the property designated as the Ozarks Electric Conditional Use Permit site, to be as shown on the attached pages consisting of 20 individual parcel numbers and owners. This certification does not apply to the accuracy of said county Assessor's Records, only to their listing of the current owner's names and addresses.

Signed: _____ Date: 09/22/2022

Kevin Montgomery, P.S.
Professional Land Surveyor #1460
Crafton, Tull & Associates, Inc.

Crafton Tull
architecture | engineering | surveying

300 North College, Suite 317
Fayetteville, AR 72701
479.455.2207
craftontull.com

ADJACENT PARCEL OWNERS

C22-20

1. PARCEL 815-30623-001
   ARKANSAS STATE HIGHWAY COMMISSION
   PO BOX 2261
   LITTLE ROCK, AR 72203-2261

2. PARCEL 815-30601-001
   GAY, EDWARD E JR; GAY, JOHN L & PAMELA K FAMILY TRUST
   2191 BOULDER
   SPRINGDALE, AR 72764

3. PARCEL 815-30581-010
   FRIENDSHIP CEMETERY ASSOCIATION SPRINGDALE
   1980 FRIENDSHIP
   SPRINGDALE, AR 72764

4. PARCEL 815-30511-000
   FRIENDSHIP CEMETERY ASSOCIATION OF SPRINGDALE
   PO BOX 1622
   SPRINGDALE, AR 72765-1622

5. PARCEL 815-30458-000
   THOMPSON, JOHN H REV LIVING TRUST
   THOMPSON, JOHN H & MARY KAY
   4402 SPYGLASS DR
   SPRINGDALE, AR 72764

6. PARCEL 815-30459-000
   THOMPSON, JOHN H REV LIVING TRUST
   THOMPSON, JOHN H & MARY KAY
   4402 SPYGLASS DR
   SPRINGDALE, AR 72764

7. PARCEL 001-14488-001
   THOMPSON, JOHN H REV LIVING TRUST
   THOMPSON, JOHN H & MARY KAY
   4402 SPYGLASS DR
   SPRINGDALE, AR 72764

8. PARCEL 001-14788-001
   THOMPSON, JOHN H REV LIVING TRUST
   THOMPSON, JOHN H & MARY KAY
   4402 SPYGLASS DR
   SPRINGDALE, AR 72764

9. PARCEL 001-14788-000
   THOMPSON, MARY KAY REVOCABLE LIVING TRUST
   4402 SPYGLASS DR
   SPRINGDALE, AR 72764-7412

Crafton Tull
architecture | engineering | surveying

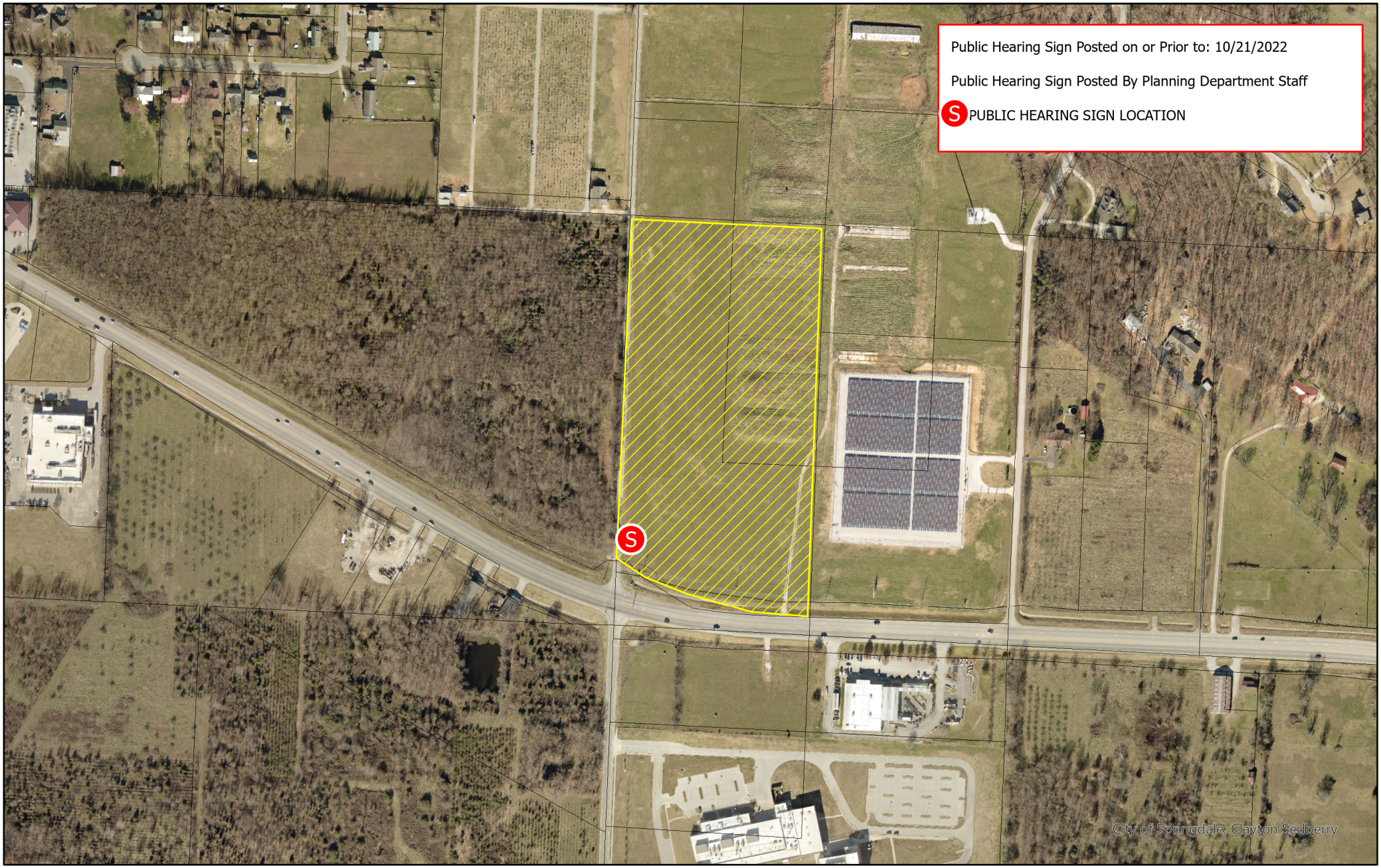
300 North College, Suite 317
Fayetteville, AR 72701
479.455.2207
craftontull.com

10. PARCEL 001-14785-002
    GAY, EDWARD E JR; GAY, JOHN L & PAMELA K FAMILY TRUST
    2191 BOULDER
    SPRINGDALE, AR 72764

11. PARCEL 001-14786-000
    GAY, JOHN L & PAMELA K FAMILY TRUST THE
    2191 BOULDER DR
    SPRINGDALE, AR 72764

12. PARCEL 001-14783-002
    ARKANSAS STATE HIGHWAY COMMISSION
    PO BOX 2261
    LITTLE ROCK, AR 72203-2261

13. PARCEL 001-14788-002
    ARKANSAS STATE HIGHWAY COMMISSION
    PO BOX 2261
    LITTLE ROCK, AR 72203-2261



Planning Commission Meeting
November 1, 2022

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N

PROJECT: C22-20
APPLICANT: Ozarks Electric Cooperative Corporation
REQUEST: Use Unit 3 in an A-1

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Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: November 1, 2022

Re: **L22-58** **Large-Scale** **Ozarks Electric**

Planning Comments:

1. This Large Scale Development Plan has been given the number L22-58. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (standard comment)
3. A written response to all comments is required with resubmission. (standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. This property must be rezoned.
    a. C22-20 Conditional Use for Use Unit 3 (utility facilities) in an A-1
    b. .
6. All storage areas are to be paved or chip sealed.
    a. B22-96 Variance for paving requirements has been requested
7. Waiver for sidewalks on 412E has been submitted:
    a. W22-19
8. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
9. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
10. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Building & Fire Comments:

All Comments Addressed.

Engineering Summary:

- No comments

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 10/27/2022

1. Chapter 107 – Stormwater Pollution

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

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

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

(Ord. No. 3258, § 1, 11-12-02)

- *110.111* - 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.

3. Chapter 112 – Subdivisions

(Code 1973, § 30-1)

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

4. Chapter 130 – Zoning Ordinance

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

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

5. Other:

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

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: September 29, 2022 Payment Method: _____

Date Accepted as Complete: October 20, 2022 Project Number: L22-58

Must meet the below criteria for a Large Scale Submittal:

- [X] Pre-application meeting held with Springdale Planning Department. Date: September 26th
- [X] Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

  (Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting.)
- [X] Submit three (3) hard copies and one pdf of plans as well as SWPPP/Drainage Docs
- [X] Submit complete architectural elevations. (If Applicable)
- [X] Submit a copy of the warranty deed showing ownership of property.
- [X] Submit a unified lighting plan in pdf format. (If Applicable)
- [X] Submit the approved authorization of representation form, if property owner will represented by anyone other than themselves.
- [X] Submit the $500.00 review fee

APPLICATION CONTACTS:

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

Applicant (person making request)	Development Point of Contact for Question & Staff Reviews
Name: Ozarks Electric Cooperative Corporation	Name: Crafton Tull - Connor Threet, P.E.
E-mail: wgraham@ozarksecc.com	E-mail: connor.threet@craftontulll.com
Address: PO Box 848 Fayetteville, AR 72702	Address: 300 N College Suite 317 Fayetteville, AR 72701
Phone: 479-684-4650	Phone: (479)878-2487
Site/ Location: Northeast Corner of E Robinson Ave & S Friendship Road	Current Zoning District: A-1
Assessor's Parcel Number(s): 815-30623-000, 815-30624-000 001-14788-003, and 001-14788-004	Rezone required: No
	Total Acreage: ~18.10 acres

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

Name (printed): Connor Threet Date: 09/22/2022

Signature: 

Staff Notes:

L22-58

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Pre-Application Meeting Notes

Please include this document with the project's Large Scale Development or Non Large Scale Development application.

Names of all persons present at pre-application meeting:	Connor Threet, Tom Hennelly, Wes Burgess, Patsy Christie, Rick Berry, Ben Peters, and other city staff
Name of main point of contact for project:	Connor Threet
Parcel Number(s):	815-30623-000 815-30624-000
Acreage of the proposed development:	18.15 acres
Type of project:	Utility office and maintenance center
When is the intended application date?	September 29th, 2022
Per the date above, the earliest Planning Commission meeting date would be:	November 1st, 2022

Is there a street address? If not, please complete the 911 Address Assignment form on the City of Springdale's GIS Department website.
4130 E Robinson Ave

Is this proposal in a commercial zone? If yes, Commercial Design Standards will need to be met.
No

Is this project located in the Downtown Form-Based Code District or S.E.E.D. Districts? If yes, the Form-Based Code rules will apply.
No

Does this project involve a multifamily structure? If yes, Multifamily Design Standards will apply.
No

All projects must meet the requirements of the Drainage Criteria Manual.
Drainage report will be submitted

Are you intending to bond for any aspects of this project? (landscaping, sidewalks, etc)
No

Is there a prepared photometric plan?
Yes

Is there a prepared landscaping plan featuring perimeter and frontage landscaping?
Yes

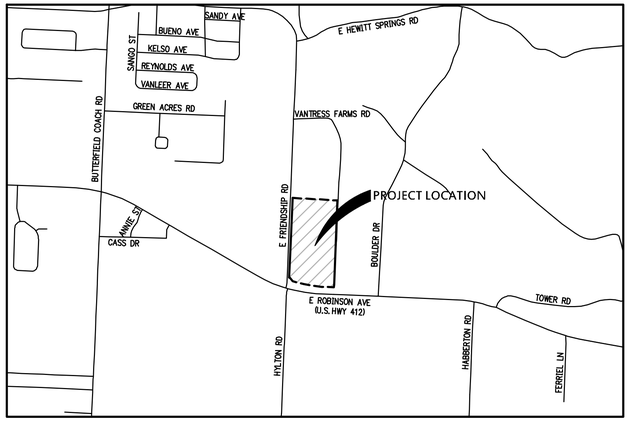
Based upon this discussion, what variances/waivers will be required?
Waiver for not installing sidewalk along Hwy 412
Variance to allow gravel areas for lay down storage areas

Please state all of the Fire Code issues mentioned.
Fire asked what materials would be stored in the maintenance and warehouse buildings

OZARKS ELECTRIC

SPRINGDALE, ARKANSAS

LARGE SCALE DEVELOPMENT L22-58



VICINITY MAP
NTS

BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF SPRINGDALE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.

CITY OF SPRINGDALE
REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.

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LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR (1206)
TELEPHONE PEDESTAL	INDEX CONTOUR (1205)
TV PEDESTAL	SANITARY SEWER LINE (SS)
MANHOLE	GAS LINE (G)
SANITARY SEWER CLEANOUT	WATER LINE (SPECIFY SIZE & TYPE) (W)
GAS METER	UNDERGROUND TELEPHONE (UGT)
GAS VALVE	UNDERGROUND ELECTRIC (UGE)
STORM SEWER PIPE	OVERHEAD ELECTRIC (OHE)
DOWN GUY	UNDERGROUND TELEVISION (UGTV)
WATER VALVE	OVERHEAD TELEVISION (OHTV)
FIRE HYDRANT ASSEMBLY	CHAIN LINK FENCE
AIR RELEASE VALVE	WOOD FENCE
FIRE DEPARTMENT CONNECTION	BARBED WIRE FENCE
WATER METER	FIBER OPTIC (FO)
SPRINKLER HEAD	RIGHT OF WAY
ELECTRIC PEDESTAL	ROAD CENTERLINE
GRATED INLET	
DROP INLET	
TREE	
TREE TO BE REMOVED	

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR (1206)
TELEPHONE PEDESTAL	INDEX CONTOUR (1205)
TV PEDESTAL	SANITARY SEWER LINE (SS)
MANHOLE	GAS LINE (G)
SANITARY SEWER CLEANOUT	WATER LINE (W)
GAS METER	UNDERGROUND TELEPHONE (UGT)
GAS VALVE	UNDERGROUND ELECTRIC (UGE)
STORM SEWER PIPE	OVERHEAD ELECTRIC (OHE)
STRUCTURE NUMBER (X-X)	FIBER OPTIC (FO)
WATER VALVE	UNDERGROUND TELEVISION
FIRE HYDRANT ASSEMBLY	OVERHEAD TELEVISION (OHTV)
AIR RELEASE VALVE	CHAIN LINK FENCE
FIRE DEPARTMENT CONNECTION	WOOD FENCE
WATER METER	BARBED WIRE FENCE
BACK FLOW PREVENTER	BUILDING SET BACK
REDUCER	RIGHT OF WAY
RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	PROPERTY LINE
CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	ROAD CENTERLINE

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GENERAL NOTES

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

SITE STABILIZATION AND CERTIFICATION

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

PROJECT INFORMATION

BUILDING SETBACK:	FRONT 35' SIDE 20' REAR 35'
GROSS SITE AREA:	18.10± AC. (788,644 SQFT)
NET SITE AREA:	17.26± AC. (751,972 SQFT)
BUILDING SIZE:	REFER TO SITE PLANS
BUILDING USAGE:	PUBLIC UTILITY MAINTENANCE
FINISHED FLOOR ELEV:	REFER TO GRADING PLANS
ZONING:	A-1; B22-96, W22-19, C22-20
PROPERTY USAGE:	COMMERCIAL
BUILDING HEIGHT:	SERVICE BUILDING: 25'-0" MAINTENANCE BUILDING: 38'-0" WAREHOUSE: 46'-0"
SITE OWNER/DEVELOPER:	OZARKS ELECTRIC COOPERATION P.O. BOX 848 FAYETTEVILLE, AR 72702
SITE ENGINEER:	CRAFTON TULL CONNOR THREET P.E. 300 N COLLEGE AVE., SUITE 317 FAYETTEVILLE, AR 72701 479-636-4838
REQUIRED PARKING:	MAINTENANCE BUILDING (10,859 SQFT) 1 STALL/1200 SQFT 10 STALLS REQUIRED WAREHOUSE (25,230 SQFT) 1 STALL/1200 SQFT 22 STALLS REQUIRED SERVICE BUILDING (22,386 SQFT) 1 STALL/300 SQFT 75 STALLS REQUIRED TOTAL REQUIRED: 107 STALLS
PROVIDED PARKING:	82 STANDARD STALLS 42 COVERED STALLS 6 ADA STALLS 130 TOTAL STALLS

FLOOD NOTE:

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05143C0090 F, EFFECTIVE DATE MAY 02, 2008.

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

UTILITY CONTACTS

WATER & SEWER
SPRINGDALE WATER UTILITIES
525 OAK ST.
SPRINGDALE, AR.
PHONE: (479) 751-5751

PROPERTY DESCRIPTION

DESCRIPTION PARCEL 815-30623-000:
PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 9, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 9;
THENCE ALONG THE NORTH LINE THEREOF S86°49'44"E 336.60 FEET;
THENCE LEAVING SAID NORTH LINE S02°51'56"W 786.69 FEET;
THENCE S87°29'15"E 330.33 FEET;
THENCE S02°21'56"W 430.98 FEET TO THE RIGHT-OF-WAY OF HIGHWAY 412 AS DESCRIBED IN DOCUMENT 99006930;
THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FIVE COURSES:
THENCE N88°11'34"W 171.98 FEET;
THENCE N81°35'38"W 250.37 FEET;
THENCE N75°01'09"W 162.36 FEET;
THENCE N40°28'19"W 63.39 FEET;
THENCE N86°47'58"W 40.02 FEET TO THE WEST LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 9;
THENCE ALONG SAID WEST LINE N02°29'36"E 1116.03 FEET TO THE POINT OF BEGINNING, CONTAINING 12.21 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.
ALSO
PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 9, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 9;
THENCE ALONG THE WEST LINE THEREOF S2°29'36"W 1142.33 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE THE RIGHT-OF-WAY OF HIGHWAY 412 AS DESCRIBED IN DOCUMENT 99006930;
THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FOUR COURSES:
THENCE 86.34 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1840.00 FEET AND A LONG CHORD OF S73°40'56"E 86.33 FEET;
THENCE S51°37'34"E 182.69 FEET;
THENCE 253.60 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1920.00 FEET AND A LONG CHORD OF S83°51'28"E 253.41 FEET;
THENCE S87°38'30"E 178.15 FEET;
THENCE LEAVING SAID RIGHT-OF-WAY S02°21'56"W 35.73 FEET TO THE SOUTH LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 9;
THENCE ALONG SAID SOUTH LINE N87°24'23"W 662.97 FEET TO THE SOUTHWEST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 9;
THENCE ALONG THE WEST LINE THEREOF N02°29'36"E 177.98 FEET TO THE POINT OF BEGINNING, CONTAINING 1.05 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

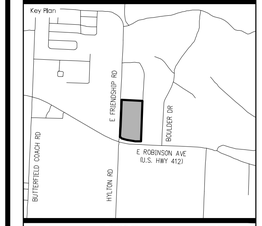
DESCRIPTION PARCEL 815-30624-000:
PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 9, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 9;
THENCE ALONG THE NORTH LINE THEREOF S86°49'44"E 336.60 FEET TO THE POINT OF BEGINNING:
THENCE CONTINUING ALONG SAID NORTH LINE S86°49'44"E 323.50 FEET;
THENCE LEAVING SAID NORTH LINE S02°21'56"W 782.96 FEET;
THENCE N87°29'15"W 330.33 FEET;
THENCE N02°51'56"E 786.69 FEET TO THE POINT OF BEGINNING, CONTAINING 5.89 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
architecture | engineering | surveying
479.636.4838 t

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

L22-58
OZARKS ELECTRIC
SPRINGDALE, AR

Key Plan



No.	Description	Date

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PROJECT NO: 22301500
ISSUE DATE: 10/20/22
CONTACT: C. THREET
QC By:
QC Date:

PRELIMINARY PLANS

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L22-58

COVER SHEET

C-001

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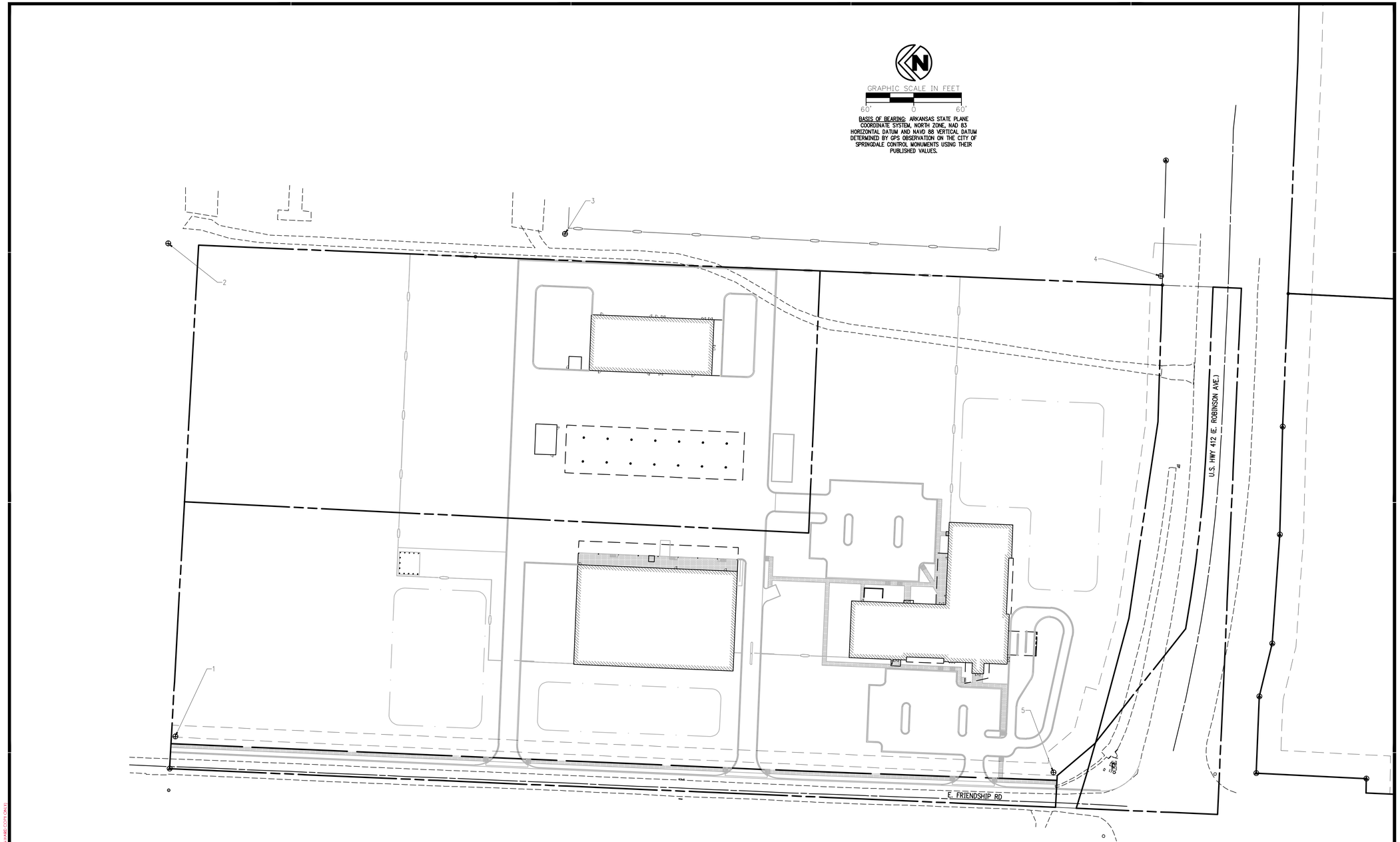

LEGEND (EXISTING SYMBOLS)

SYMBOLS	
○	FOUND IRON PIN
⊕	CONTROL POINT

LINEWORK
EASEMENT
CURB
RIGHT OF WAY
ROAD CENTERLINE

CONTROL POINT TABLE

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	673684.73	696817.07	1369.90	5/8 RBR CTA CAP
2	673693.53	697437.92	1382.99	5/8 RBR CTA CAP
3	673194.12	697450.01	1381.44	5/8 RBR CTA CAP
4	672444.18	697396.85	1371.59	5/8 RBR CTA CAP
5	672579.46	696771.94	1366.98	5/8 RBR CTA CAP

PROJECT CONTROL NOTE

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

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CERTIFICATE OF AUTHORIZATION:

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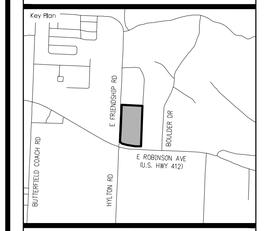
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

L22-58
OZARKS ELECTRIC
SPRINGDALE, AR

Key Plan



No.	Description	Date

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PROJECT NO: 22301500
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L22-58

PROJECT CONTROL SHEET

C-002

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LAYOUT: PROJECT CONTROL SHEET | LAST SAVED: 10/21/22 8:57:39 | PLOTTED: 10/21/2022 8:57:50 AM
XREF: NONE | IMAGES: NONE | PLOTSTYLE: CTA_FULL.CTB | PLOTTER: PDF (HARD COPY ONLY)

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.

UTILITY NOTES

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

GRADING AND DRAINAGE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. THE OWNER/CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING AND PROVIDING SEPARATE AND INDEPENDENT RETAINING WALL DESIGNS, INSPECTIONS, AND CERTIFICATIONS BY A REGISTERED PROFESSIONAL ENGINEER OTHER THAN CRAFTON TULL. THIS SHALL ALSO APPLY TO ANY ASSOCIATED AND NECESSARY PUBLIC SAFETY DEVICES INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN SAFETY RAILS.
3. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES ON SITE OR IN RIGHT-OF-WAY. ALL UTILITIES MUST BE LOCATED PRIOR TO GRADING START.
4. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
5. ALL CUT OR FILL SLOPES SHALL BE A MAX 3:1 SLOPE OR FLATTER UNLESS OTHERWISE NOTED.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
7. ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT. ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
8. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY WHEN IN PAVED AND TRAFFIC AREAS.
9. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING RINGS AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 1" ABOVE FINISH GRADE. LIDS SHALL BE LABELED PER JURISDICTIONAL SPECIFICATIONS.
10. SITE GRADING SHALL NOT PROCEED UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT AND THE SWPPP FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
11. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL TO FINAL GRADE. REFER TO THE LANDSCAPE PLAN.
12. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON PLANS, CONTACT ENGINEER IMMEDIATELY.
13. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS THROUGHOUT ALL PHASES OF CONSTRUCTION.
14. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
15. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
16. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
17. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
18. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
19. IF WET AREAS ARE ENCOUNTERED ON-SITE THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER FOR THE DESIGN AND REPLACEMENT OF A FRENCH DRAIN SYSTEM.
20. CRAFTON, TULL & ASSOCIATES, INC. (CTA) HAS NOT NECESSARILY ESTABLISHED MINIMUM FINISH FLOOR ELEVATIONS FOR EACH INDIVIDUAL BUILDING OR LOT IN THIS SUBDIVISION. WHEN A MINIMUM BUILDING FLOOR ELEVATION IS NOT ESTABLISHED AND NOTED, THE ULTIMATE RESPONSIBILITY FOR THE PROPER GRADING OF EACH INDIVIDUAL LOT OR PARCEL SHALL REST WITH THE LOT'S OWNER. TYPICALLY, THE MINIMUM FINISH FIRST FLOOR ELEVATIONS SHOULD BE AT LEAST TWELVE INCHES (12') ABOVE THE FINISHED TOP OF STREET CURB ELEVATION ASSOCIATED WITH EACH INDIVIDUAL LOT OR PARCEL OR AS REQUIRED BY LOCAL AND STATE CODES.
21. 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.

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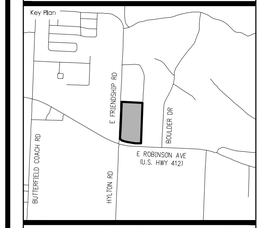
L22-58
OZARKS ELECTRIC
SPRINGDALE, AR

Key Plan



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QC by:
QC Date:

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GENERAL NOTES

C-003

DRAWING: G:\22301500_OZARKS\PLANS\ENGINEERING\CIVIL\DWG\ACIVIL SHEET.DWG
LAYOUT: GENERAL NOTES - LAST SAVED: 10/20/22 2:50:48 PM BY: C. THREET
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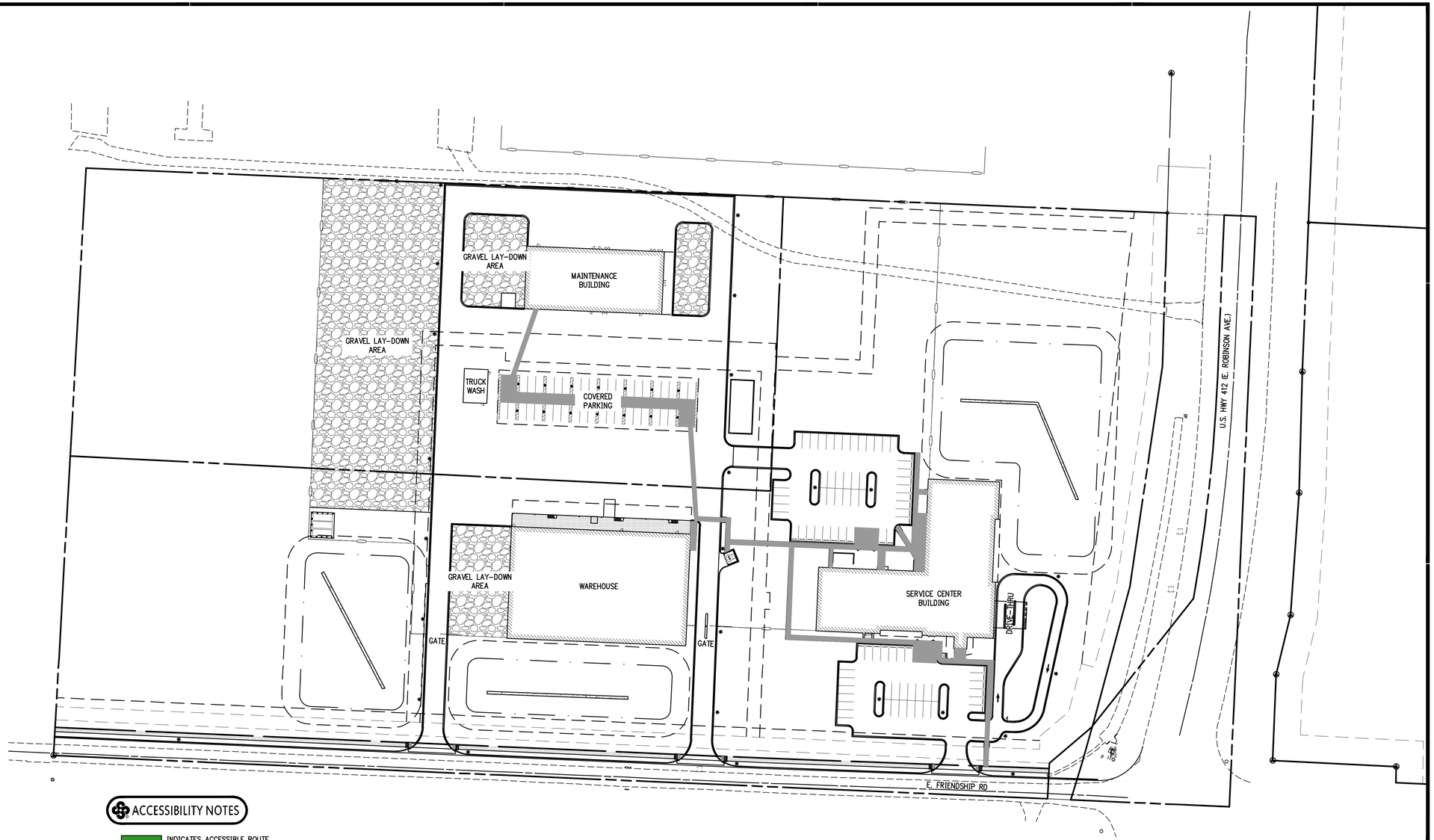

ACCESSIBILITY NOTES

INDICATES ACCESSIBLE ROUTE.

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

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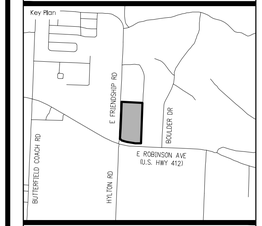
60' 0 60'

L22-58
OZARKS ELECTRIC
SPRINGDALE, AR

Key Plan


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ADA ROUTE PLAN

C-004

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LAYOUT: ADA ROUTE | DATE: 10/20/2022 2:21:58 PM | XREF: ...
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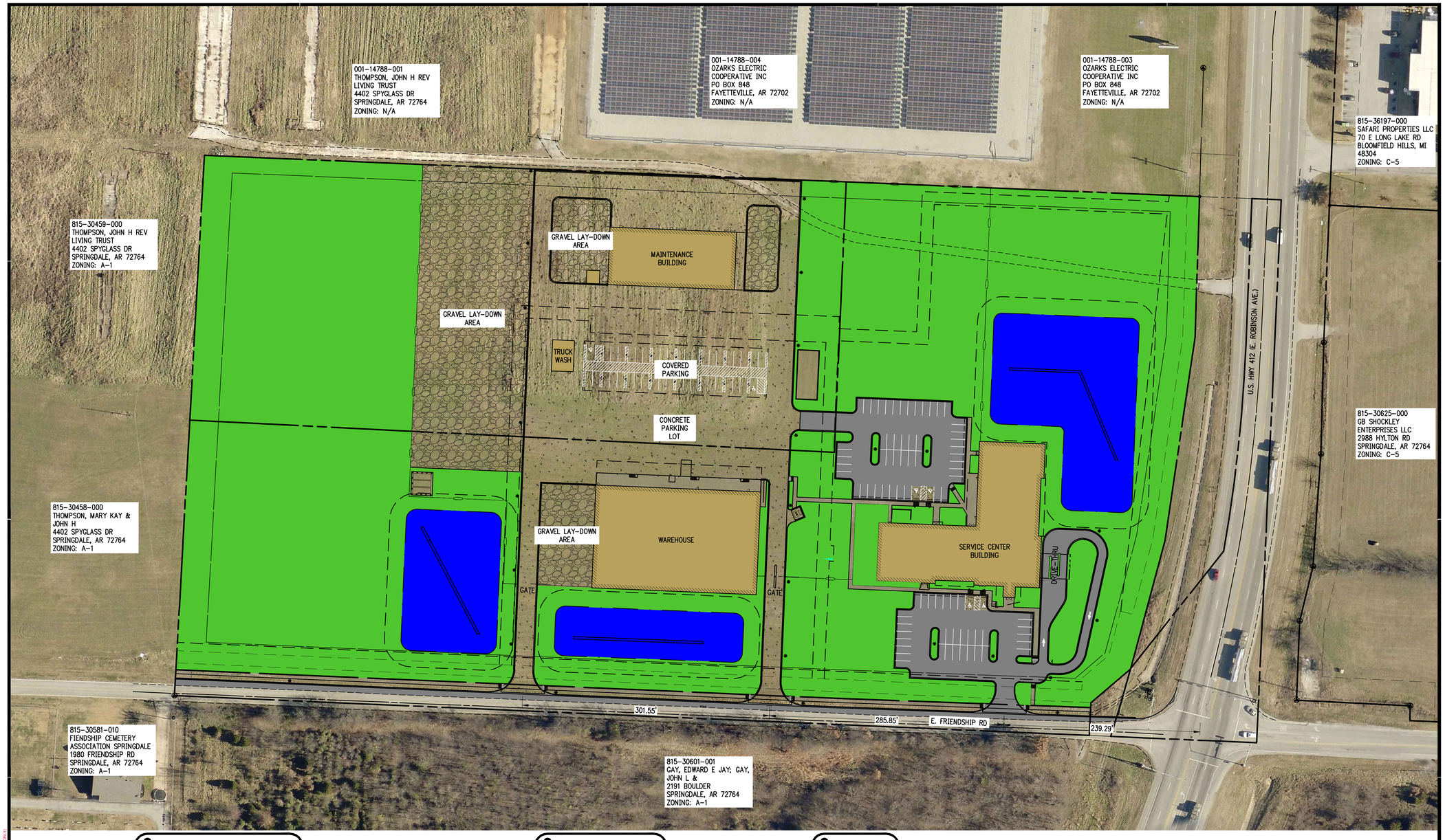

LEGEND (EXISTING SYMBOLS)

SYMBOLS	
⊙	FOUND IRON PIN
☼	LIGHT POLE

LINEWORK	
	EASEMENT
	CURB
	RIGHT OF WAY
	ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	
✷	LIGHT POLE

LINEWORK	
	EASEMENT
	CURB
	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
11. ALL ADA PARKING SHALL BE CONSTRUCTED OF CONCRETE TO ENSURE CODE COMPLIANCE

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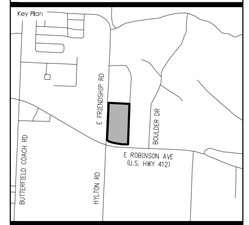
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
60' 0 60'

L22-58
OZARKS ELECTRIC
SPRINGDALE, AR

Key Plan



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OVERALL SITE PLAN (C)

C-101

DRAWING: G:\22301500_OZARKSSPRINGDALEPRACTICE\CIVIL\DWG\ROUTE\ALL SITE PLANS.DWG
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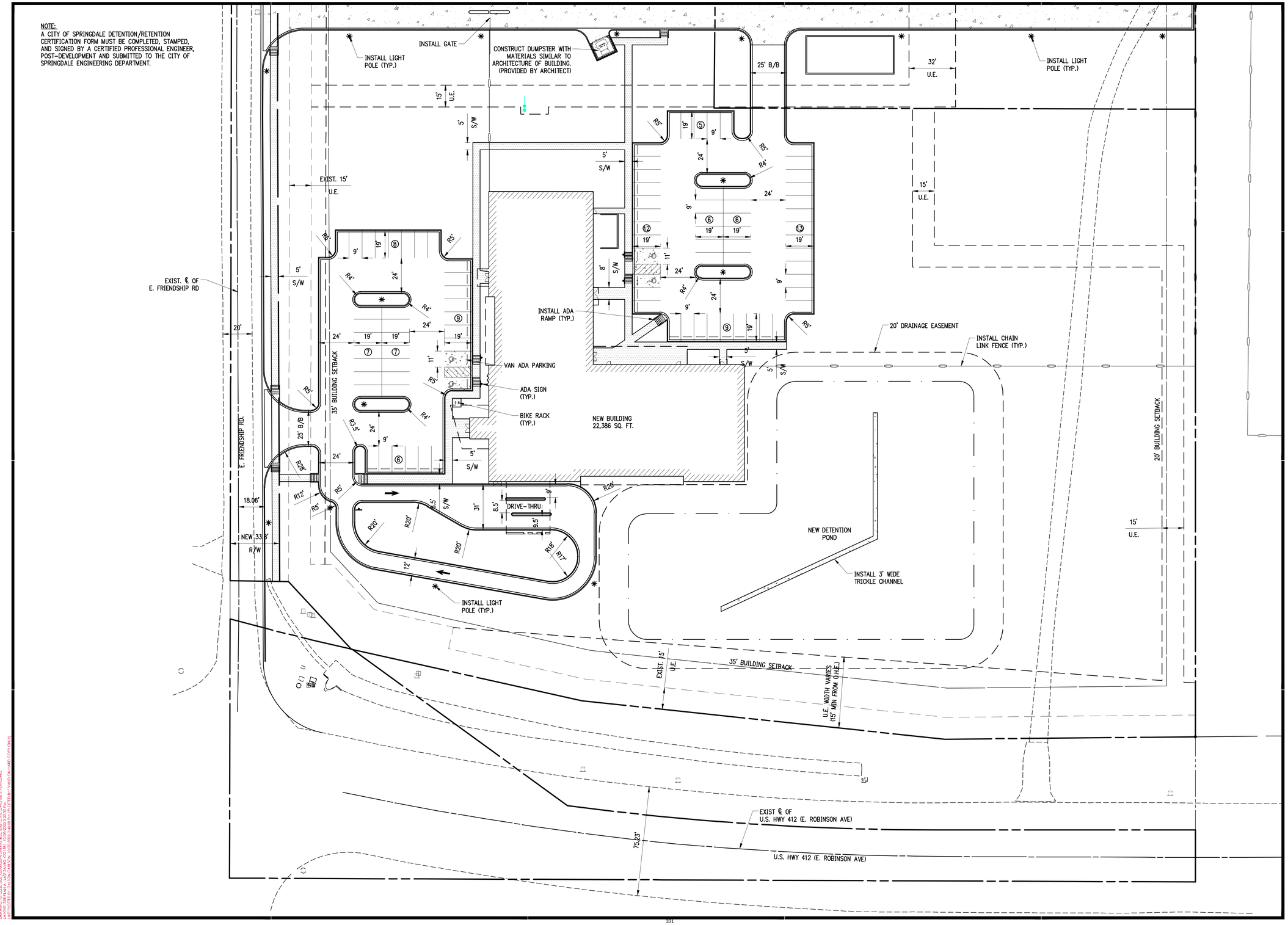
PLOTTED BY: Chris Threet | PLOT SCALE: 1.0000 | PLOT STYLE: Crafton Tull.ctb (MAY BE OVERRIDDEN IN PLOT DIALOG)

NOTE:
A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.



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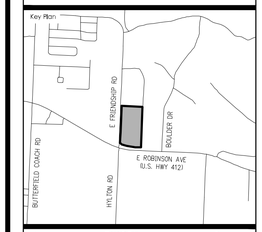

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SITE PLAN A

C-102

LEGEND (EXISTING SYMBOLS)

SYMBOLS	
⊙	FOUND IRON PIN
☼	LIGHT POLE

LINEWORK
EASEMENT
CURB
RIGHT OF WAY
ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	
•	SET IRON PIN
✱	LIGHT POLE

LINEWORK
EASEMENT
CURB
RIGHT OF WAY
PROPERTY LINE
ROAD CENTERLINE

NOTE:
A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.

EXIST. ℄ OF E. FRIENDSHIP RD
5' S/W
28.74'
18.22'
INSTALL CHAIN LINK FENCE (TYP.)
(3) 40 YARD DUMPSTERS WITH BOLLARDS
NEW DETENTION POND
INSTALL 3' WIDE TRICKLE CHANNEL
EDGE OF GRAVEL
GRAVEL LAY DOWN AREA
INSTALL GATE
15' U.E.
20' DRAINAGE EASEMENT
24'
INSTALL LIGHT POLE (TYP.)
R28'
E. FRIENDSHIP RD.
35' BUILDING SETBACK
INSTALL 3' WIDE TRICKLE CHANNEL
NEW DETENTION POND
EXIST. 15' U.E.
GRAVEL LAY DOWN AREA
NEW WAREHOUSE 25,230 SQ. FT.
TRUCK WASH 1,013 SQ. FT.
VAN ADA PARKING
19'
11'
COVERED PARKING
9'
32' U.E.
19'
19'
21
21
9'
9'
ADA PARKING
19'
INSTALL LIGHT POLE (TYP.)
25' B/B
INSTALL GATE
R7.5'
33' B/B
GRAVEL LAY DOWN AREA
R7.5'
20' BUILDING SETBACK
NEW BUILDING 10,859 SQ. FT.
R7.5'
GRAVEL LAY DOWN AREA

332

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30' 0 30'

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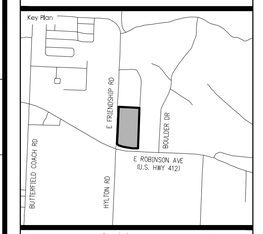
SPRINGDALE, AR

Key Plan



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SITE PLAN B

C-103

DRAWING: O:\2230\500_OZARKS\SPRINGFIELD\CIVIL\DWG\SITE PLAN.DWG
LAYOUT: SITE PLAN B | LAST SAVED: 10/20/2022 2:33:35 PM
PLOTTED BY: YVELDENHARD.COM (ON 31)

LAT: N36° 09' 51.05"
LONG: W94° 05' 05.21"

INSTALL FIRE HYDRANT

INSTALL 8" WATERLINE

8"W

128.83'

U.E.

INSTALL 1-12"x8" TAPPING SLEEVE 1-8" VALVE

INSTALL 1" IRRIGATION METER AND BACKFLOW PREVENTER

INSTALL 8"x6" TEE WITH GATE VALVE FOR 6" DIP 250 PSI FIRE LINE

EXIST. 12" WATERLINE

EXIST. 15' U.E.

EXIST. 8" WATERLINE

INSTALL FDC

4" SANITARY SEWER SERVICE LINE

4"SS

INSTALL 8" SANITARY SEWER

8"SS

32' U.E.

15' U.E.

INSTALL 8" 90° BEND

NEW BUILDING

E. FRIENDSHIP RD.

3' WIDE CONCRETE TRICKLE CHANNEL

15' U.E.

EXIST. 8" WATERLINE

EXIST. 12" WATERLINE

EXIST. FIRE HYDRANT

EXIST. OVERHEAD ELECTRIC

EXIST. 8" WATERLINE

EXIST. UNDERGROUND ELECTRIC LINE

U.S. HWY 412 (E. ROBINSON AVE)

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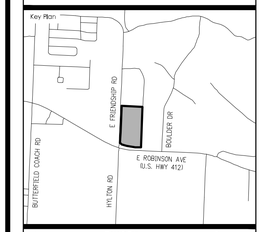
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
30' 0 30'

L22-58
OZARKS ELECTRIC
SPRINGDALE, AR

Key Plan



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CONTACT: C. THREET
QC by:
QC Date:

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L22-58

UTILITY PLAN A (C)

C-104

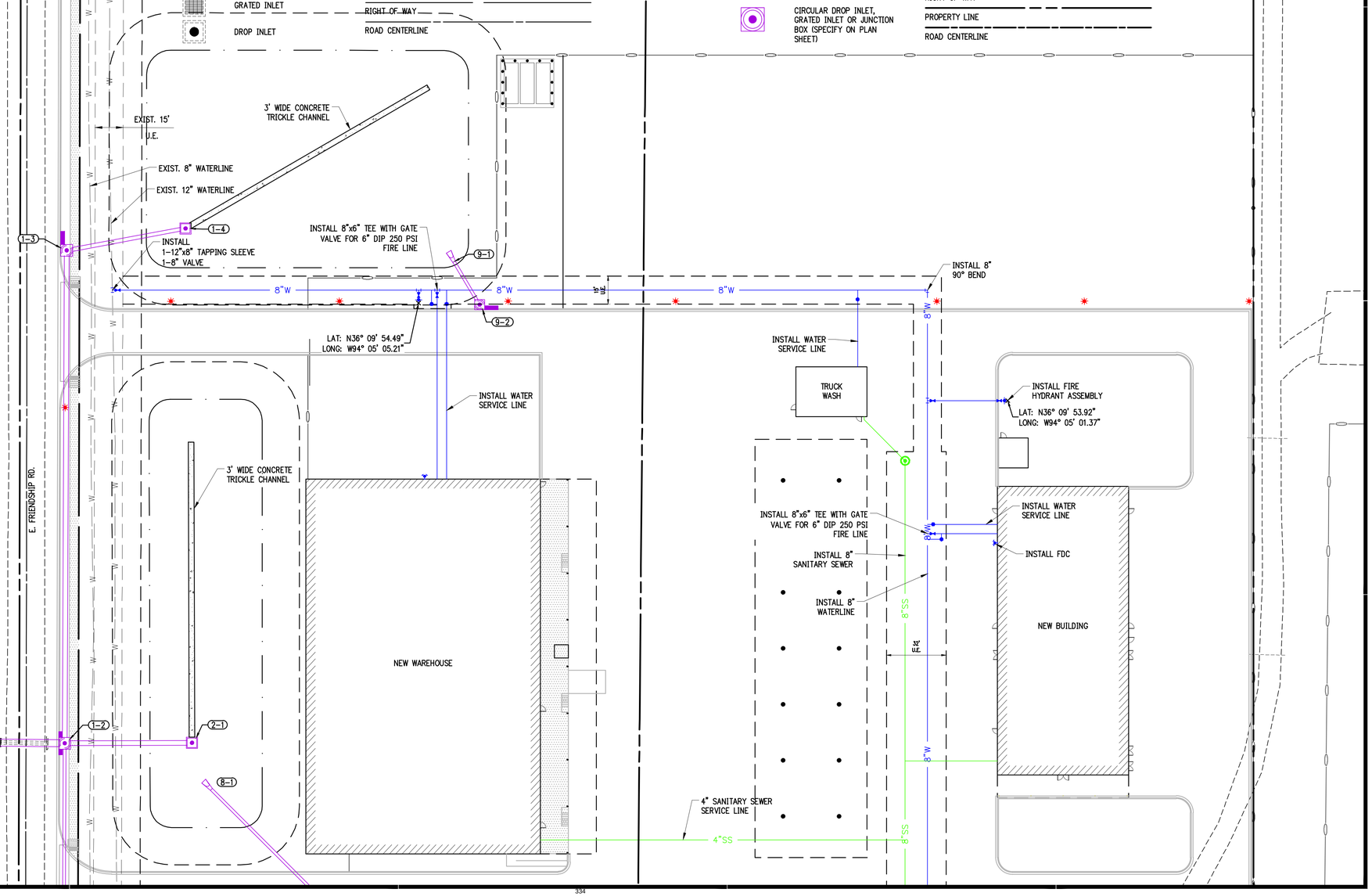
DRAWING: O:\2230\100_DRAWINGS\ARCHITECTURE\CIVIL\SHEETS\SHEET PLANS.DWG
LAYOUT: SHEET PLAN C-104 | LAST SAVED: 10/20/22 | 08:20:22 AM | BY: C. THREET
XREF: SHEET PLAN C-104 | LAST SAVED: 10/20/22 | 08:20:22 AM | BY: C. THREET

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
LIGHT POLE	EASEMENT
POWER POLE	CURB
TELEPHONE PEDESTAL	SANITARY SEWER LINE (SS)
TV PEDESTAL	GAS LINE (G)
MANHOLE	WATER LINE (SPECIFY SIZE & TYPE) (W)
SANITARY SEWER CLEANOUT	UNDERGROUND TELEPHONE (UGT)
GAS METER	UNDERGROUND ELECTRIC (UGE)
GAS VALVE	OVERHEAD ELECTRIC (OHE)
STORM SEWER PIPE	UNDERGROUND TELEVISION (UGTV)
DOWN GUY	OVERHEAD TELEVISION (OHTV)
WATER VALVE	RIGHT-OF-WAY
FIRE HYDRANT ASSEMBLY	ROAD CENTERLINE
FIRE DEPARTMENT CONNECTION	
WATER METER	
ELECTRIC PEDESTAL	
GRATED INLET	
DROP INLET	

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
LIGHT POLE	EASEMENT
MANHOLE	CURB
SANITARY SEWER CLEANOUT	SANITARY SEWER LINE (SS)
GAS METER	GAS LINE (G)
STORM SEWER PIPE	WATER LINE (W)
STRUCTURE NUMBER (X–X)	UNDERGROUND TELEPHONE (UGT)
WATER VALVE	UNDERGROUND ELECTRIC (UGE)
FIRE HYDRANT ASSEMBLY	OVERHEAD ELECTRIC (OHE)
AIR RELEASE VALVE	UNDERGROUND TELEVISION
FIRE DEPARTMENT CONNECTION	RIGHT OF WAY
WATER METER	PROPERTY LINE
BACK FLOW PREVENTER	ROAD CENTERLINE
REDUCER	
RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	
CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	



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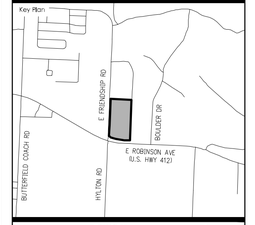
GRAPHIC SCALE IN FEET
30' 0 30'

L22-58
OZARKS ELECTRIC
SPRINGDALE, AR

Key Plan



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UTILITY PLAN B (C)

C-105

DRAWING: G:\2022\500_OZARKSEPI\INFRASTRUCTURE\CIVIL\DWG\UTILITY PLAN.DWG
LAYOUT: UTILITY PLAN B (C) | LAST SAVED: 10/20/22 | 8:37:22 AM | BY: C. THREET
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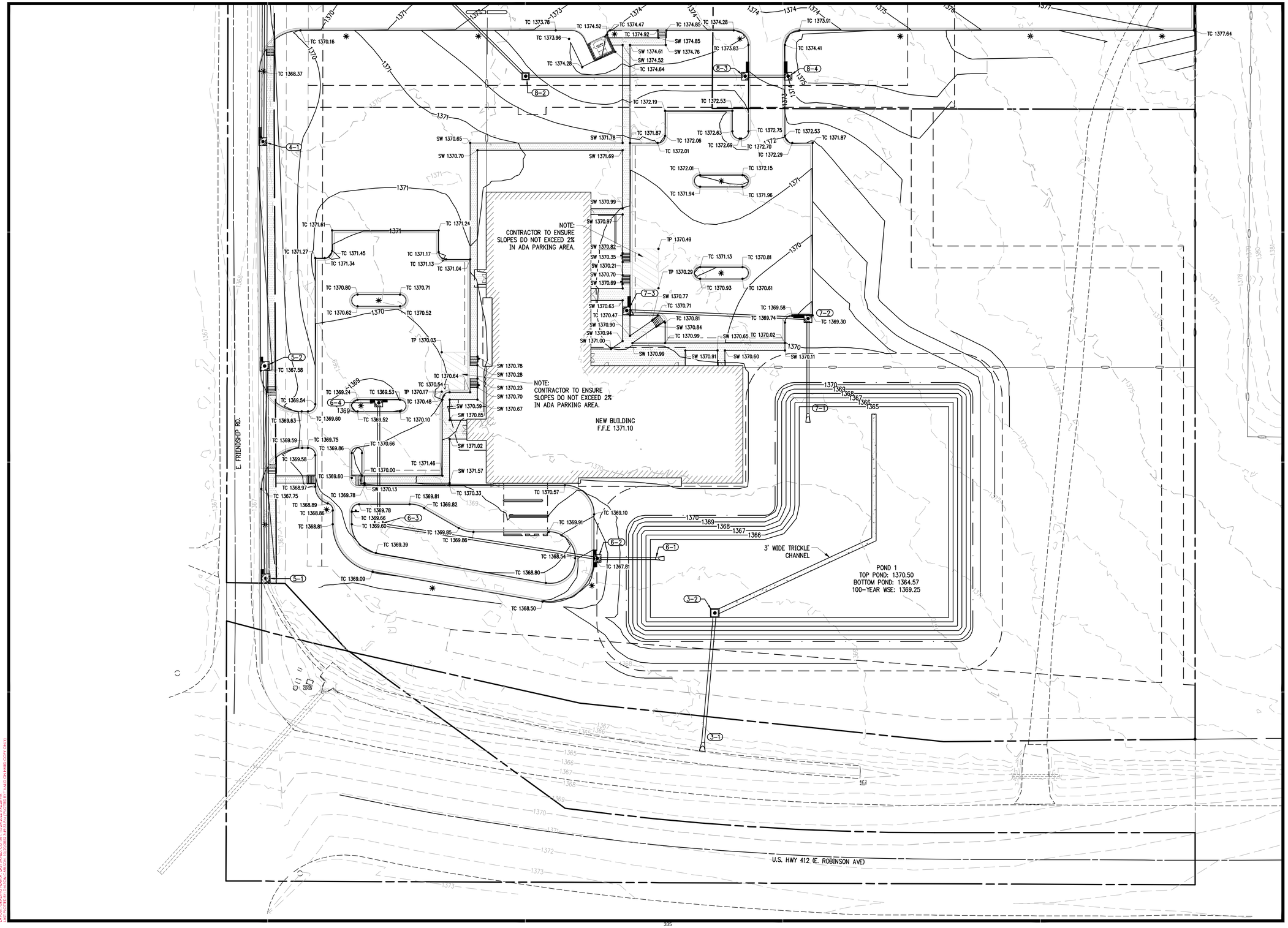

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30' 0 30'

L22-58
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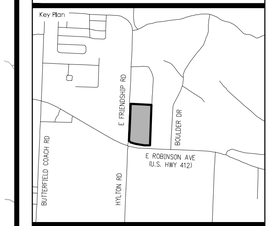
SPRINGDALE, AR



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L22-58

GRADING PLAN A

C-106

DRAWING: G:\22301500_OZARKSPR\INFRASTRUCTURE\CIVIL\DWG\GRADING PLAN.DWG
LAYOUT: GRADING PLAN A, LAST SAVED: OCT 08 | 10/20/2022 3:42:28 PM
PLOTTED BY: DALTON CARLSON, 10/20/2022 3:49:53 PM PLOTTED BY: VALID ON HARD COPY ONLY

LEGEND (EXISTING SYMBOLS)

SYMBOLS	
	LIGHT POLE
	STORM SEWER PIPE
	GRATED INLET
	DROP INLET

LINEWORK	
	EASEMENT
	CURB
1206	INTERMEDIATE CONTOUR
1205	INDEX CONTOUR
	RIGHT OF WAY
	ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	
	LIGHT POLE
	STORM SEWER PIPE
X-X	STRUCTURE NUMBER
	RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)
	CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)

LINEWORK	
	EASEMENT
	CURB
1206	INTERMEDIATE CONTOUR
1205	INDEX CONTOUR
	RIGHT OF WAY
	PROPERTY LINE

POND 3
TOP POND: 1372.75
BOTTOM POND: 1366.75
100-YEAR WSE: 1371.57

3' WIDE TRICKLE CHANNEL

POND 2
TOP POND: 1373.00
BOTTOM POND: 1366.50
100-YEAR WSE: 1371.11

3' WIDE TRICKLE CHANNEL

NEW BUILDING
F.F.E 1378.12

NEW BUILDING
F.F.E 1380.23

E. FRIENDSHIP RD.

NOTE:
CONTRACTOR TO ENSURE SLOPES DO NOT EXCEED 2% IN ADA PARKING AREA.

NOTE:
CONTRACTOR TO ENSURE SLOPES DO NOT EXCEED 2% IN ADA PARKING AREA.

TC 1369.08
TC 1370.28
TC 1370.08
TC 1368.46
TC 1375.00
TC 1375.32
TC 1377.38
TC 1377.99
TC 1377.31
TC 1378.08
TC 1379.58
TP 1377.24
TP 1377.15
TC 1378.67
TC 1378.81
TC 1379.60
TC 1378.84
TC 1378.81
TC 1378.54
TP 1374.90
TP 1374.71
TC 1377.17
TC 1377.03
TC 1377.77
TC 1378.01
TC 1368.56
TC 1369.94
TC 1374.02
TC 1374.38

1-1 1-2 1-3 1-4 2-1 8-1 9-1 9-2

336

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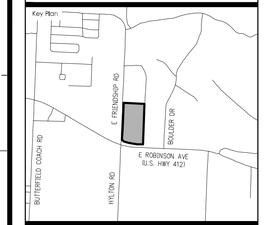
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
30' 0 30'

L22-58
OZARKS ELECTRIC
SPRINGDALE, AR

Key Plan



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GRADING PLAN B

C-107

DRAWING: G:\2252.500_OZARKSEPI\INFRASTRUCTURE\CIVIL\DWG\ROADING PLAN.DWG
LAYOUT: GRADING PLAN B | LAST SAVED: 10/20/2022 4:47:28 PM | SAVED BY: YASIR HAMID (COPY ONLY)



EROSION CONTROL LEGEND

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

NOTE: SEE SITE PLAN FOR EXISTING LEGEND SYMBOLS

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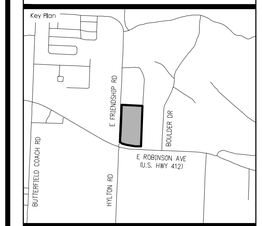
GRAPHIC SCALE IN FEET
60' 0 60'

L22-58
OZARKS ELECTRIC
SPRINGDALE, AR

Key Plan



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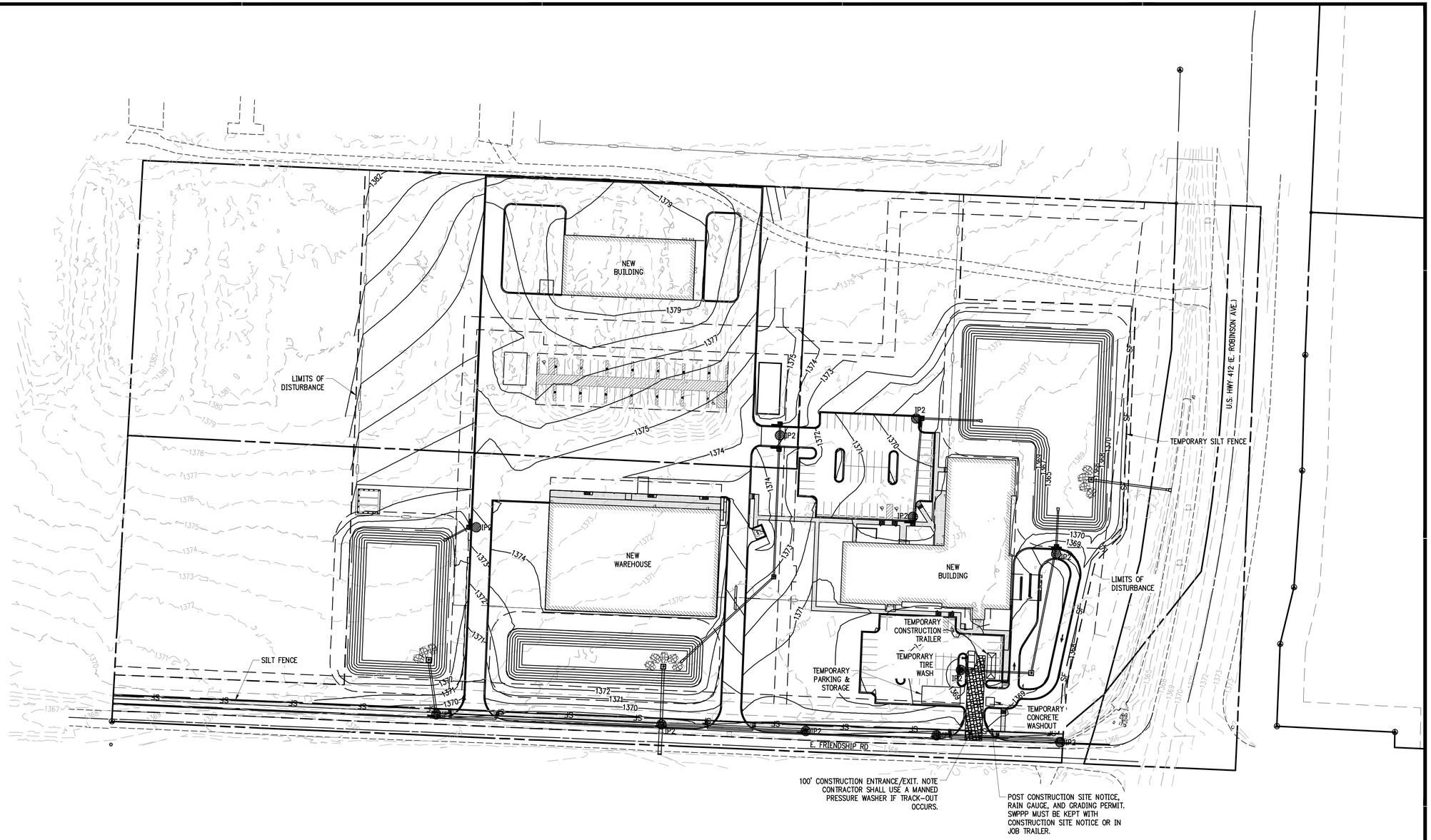
EROSION CONTROL PLAN PH I

C-108



EROSION CONTROL LEGEND

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

NOTE: SEE SITE PLAN FOR EXISTING LEGEND SYMBOLS

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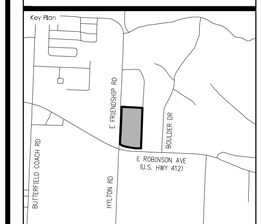
GRAPHIC SCALE IN FEET
60' 0 60'

L22-58
OZARKS ELECTRIC
SPRINGDALE, AR

Key Plan



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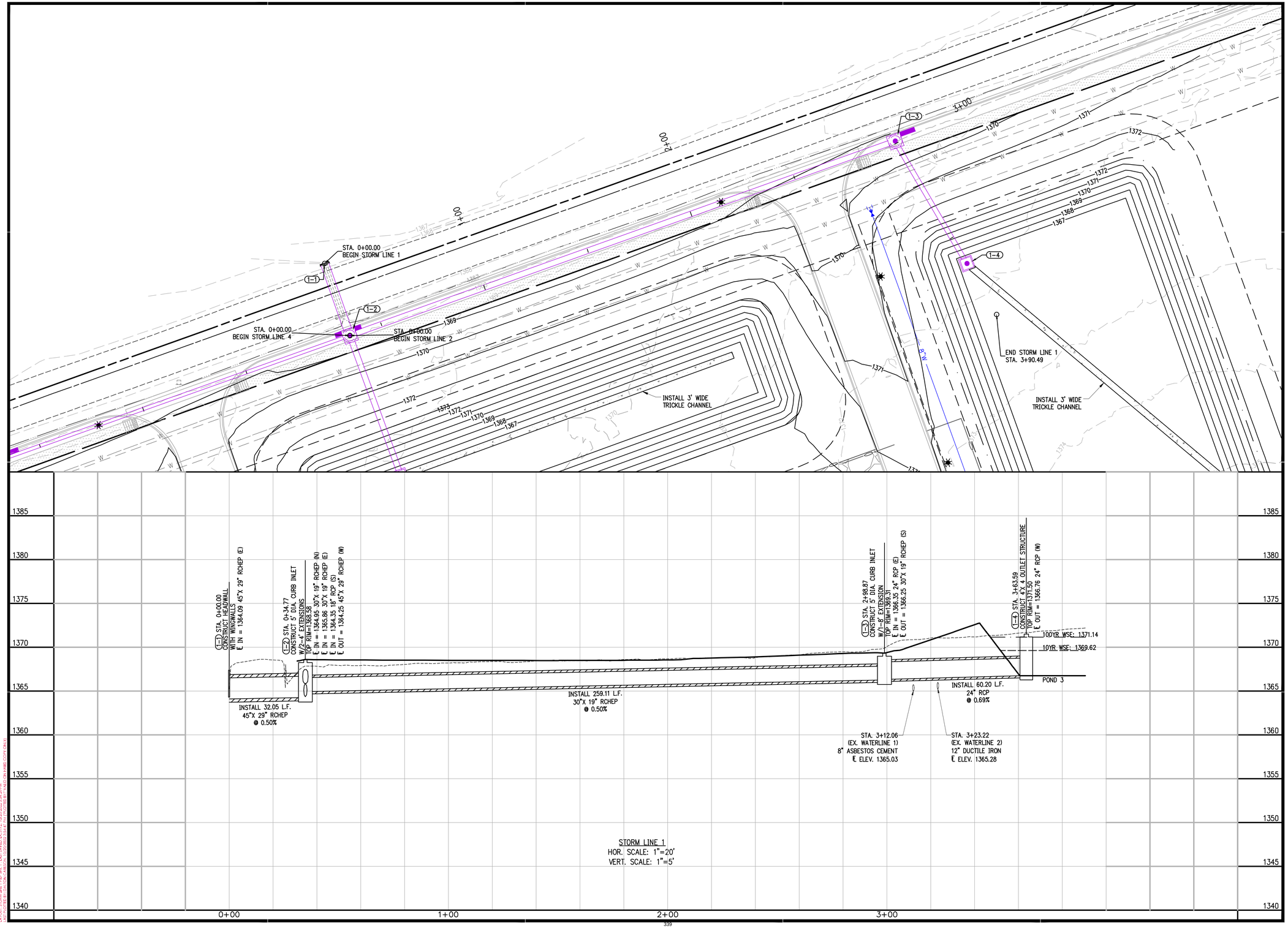
EROSION CONTROL PLAN PH II

C-109



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

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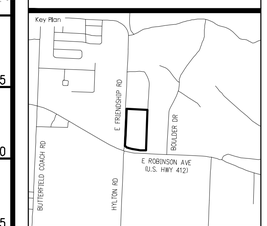
20' 0 20'

L22-58
OZARKS ELECTRIC
SPRINGDALE, AR



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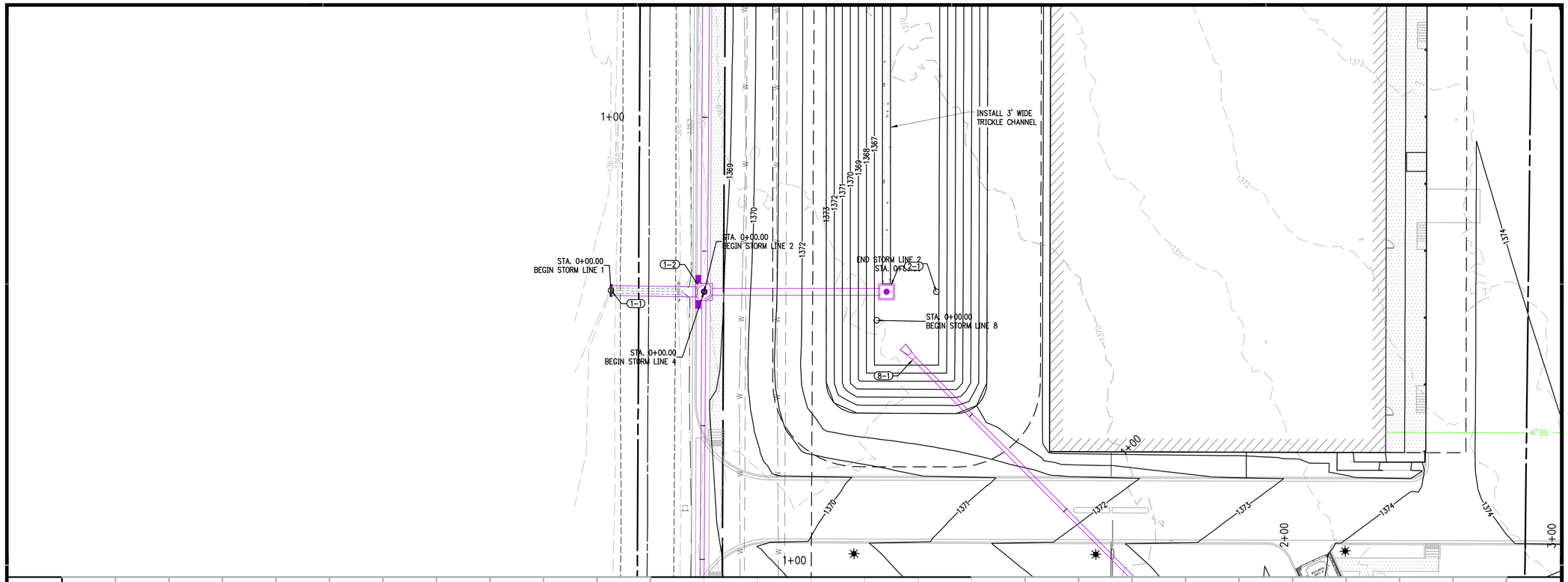
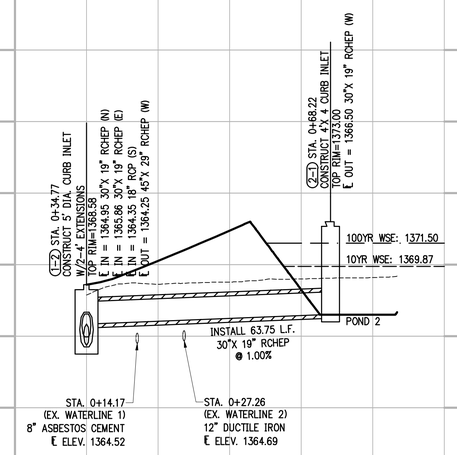
STORM LINE 1 P&P (C)

C-201





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

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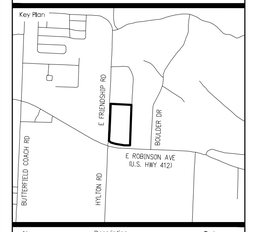

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STORM LINE 2 P&P (C)

C-202

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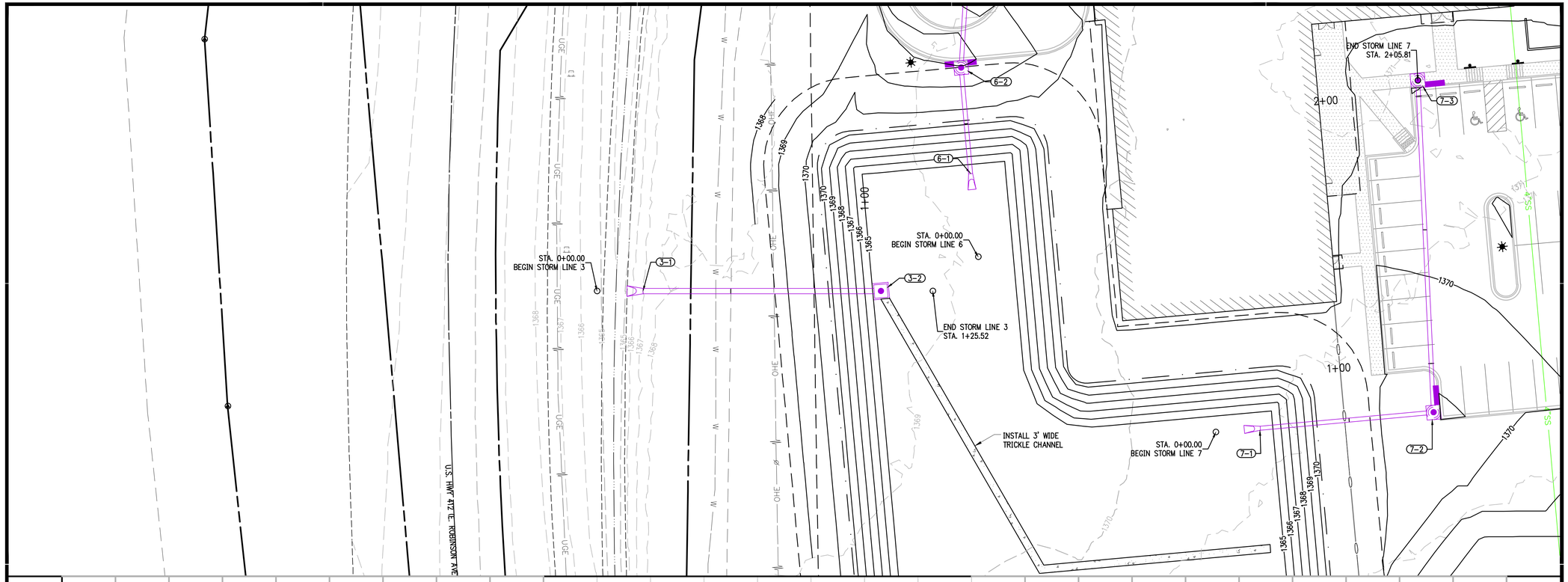
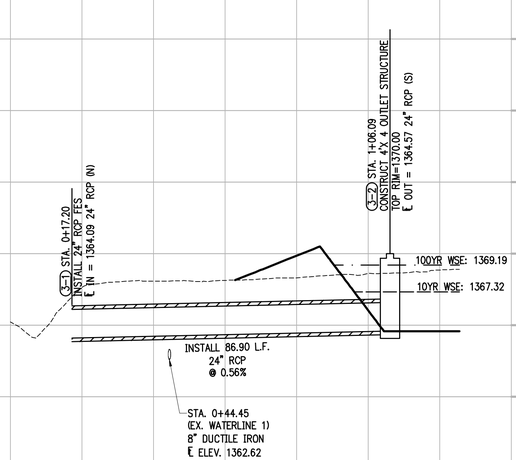
LAYOUT: STORM LINE 2 P&P (C) | LAST SAVED: 10/21/22 - 10:45 | PLOTTED: 10/21/22 8:49 AM
XREF: 01-TITLE SHEET.DWG, 02-GENERAL NOTES.DWG, 03-OVERALL.DWG (NON-HARD COPY ONLY)





STORM LINE 3
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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STORM LINE 3 P&P (C)

C-203

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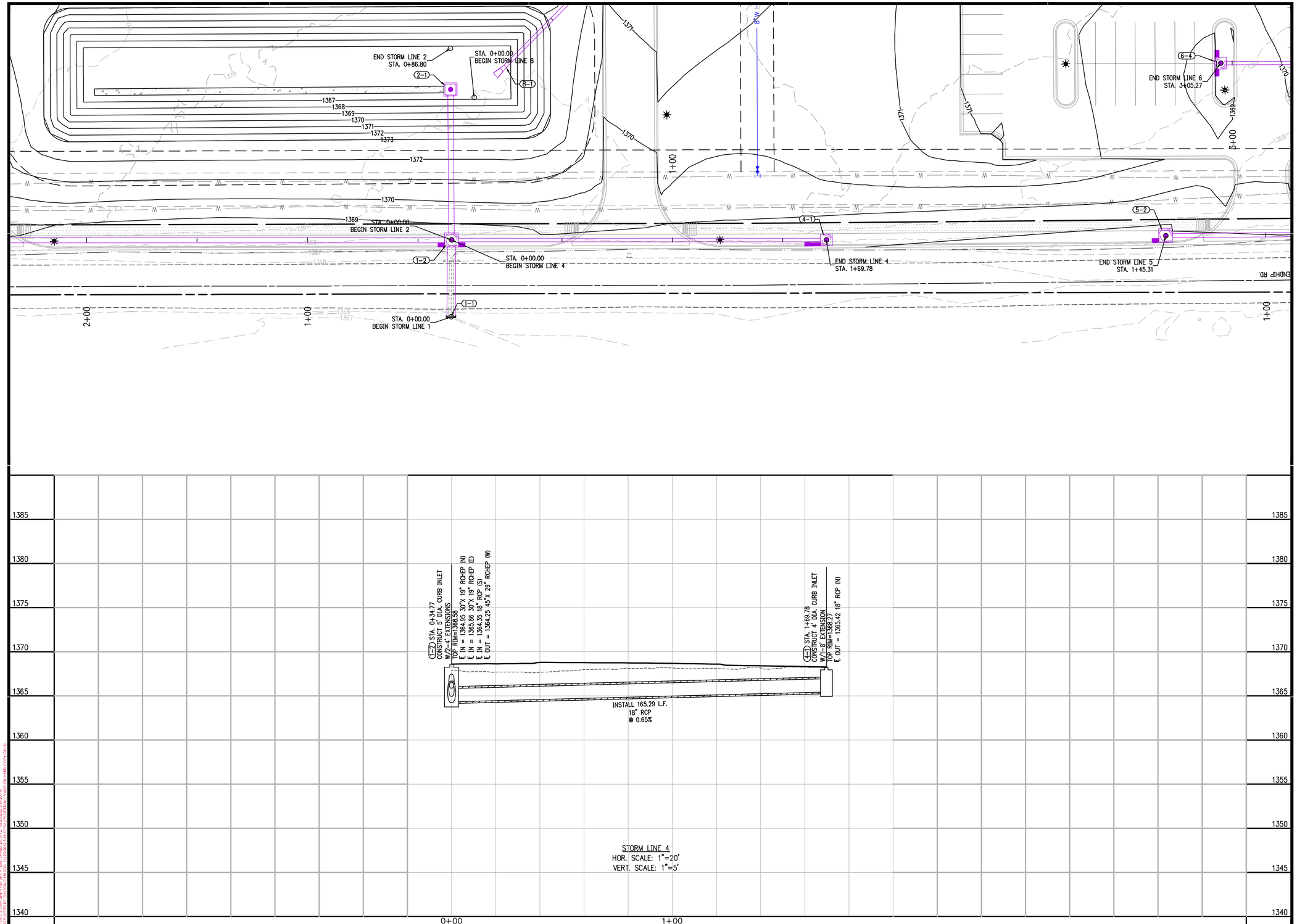
LAYOUT: STORM LINE 3 P&P | LAST SAVED: 10/20/2022 8:49 AM by C. THREET
XREF: ...\...\...\



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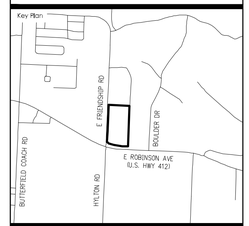
SPRINGDALE, AR

Key Plan



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PROJECT NO: 22301.500
ISSUE DATE: 10/20/22
CONTACT: C. THREET
QC by:
QC Date:

PRELIMINARY PLANS

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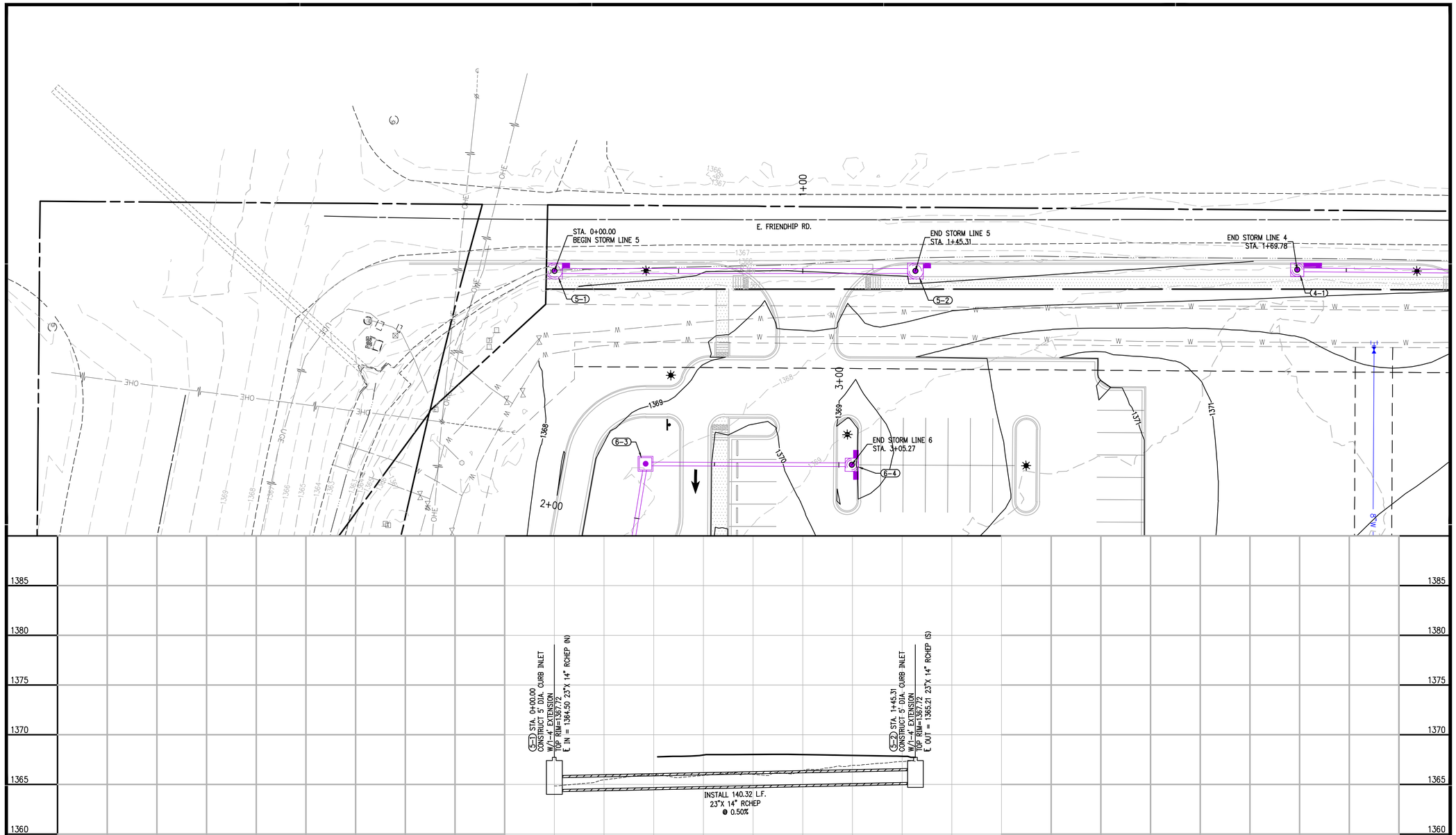
L22-58

STORM LINE 4 P&P (C)

C-204

DRAWING: G:\2230.500 OZARKS\PW\ARTIFACTS\RELEASE\CIVIL\DWG\STORM LINE 4 P&P (C).DWG
LAYOUT: STORM LINE 4 P&P (C) LAST SAVED: 10/20/2022 2:54:21 PM by CHRIS THREET
PLOTTED: 10/20/2022 2:54:21 PM by CHRIS THREET ON HMS (COPY ONLY)



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

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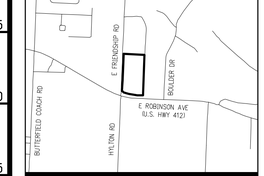
CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

L22-58
OZARKS ELECTRIC
SPRINGDALE, AR

Key Plan



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STORM LINE 5 P&P (C)

C-205

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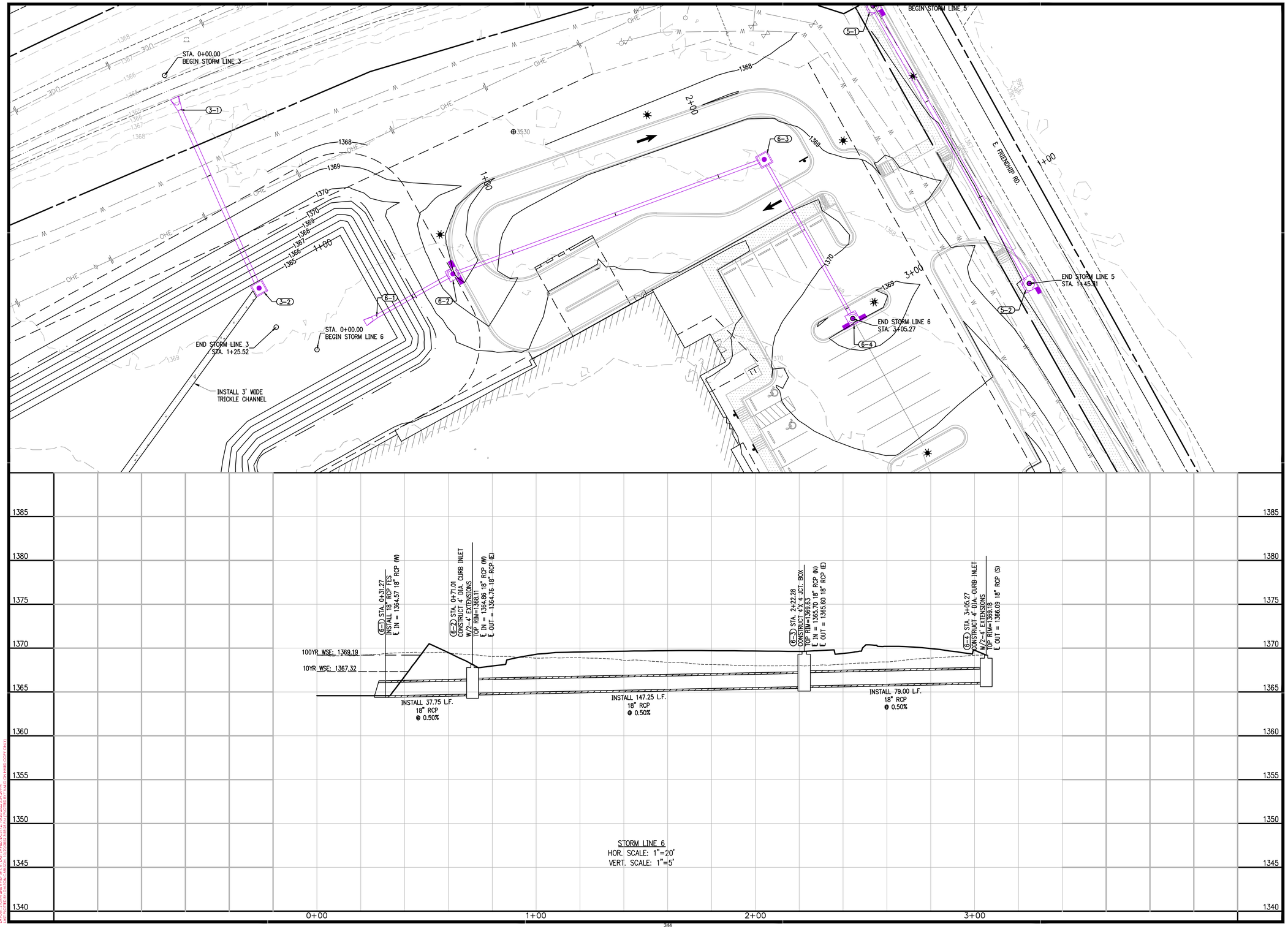

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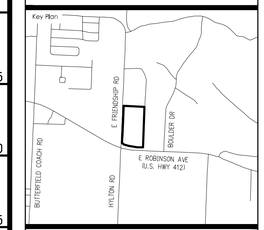
L22-58
OZARKS ELECTRIC
SPRINGDALE, AR

Key Plan



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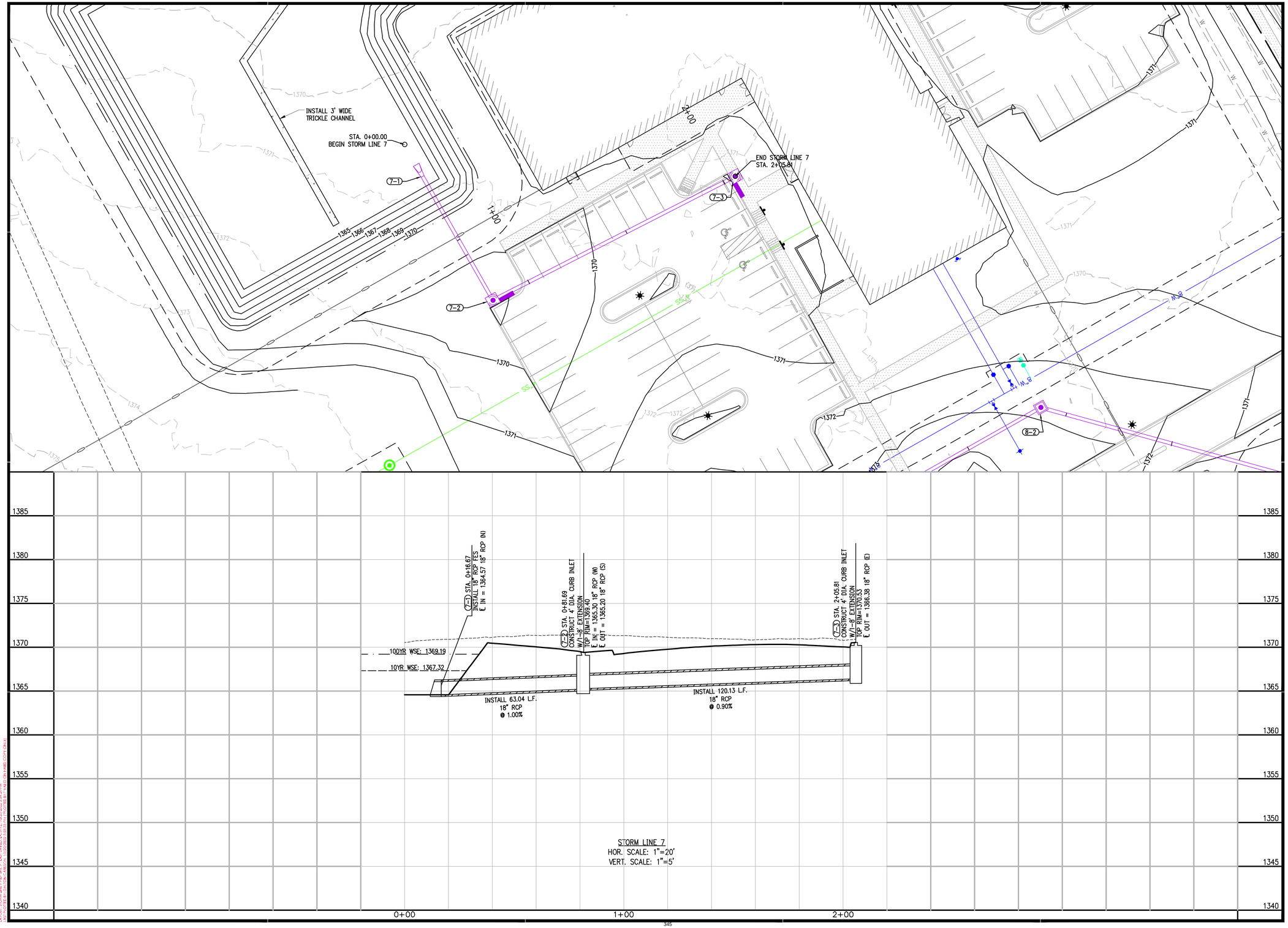
L22-58

STORM LINE 6 P&P (C)

C-206



STORM LINE 7
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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No. 109
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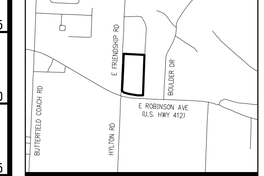
GRAPHIC SCALE IN FEET
20' 0 20'

L22-58
OZARKS ELECTRIC
SPRINGDALE, AR



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STORM LINE 7 P&P (C)

C-207

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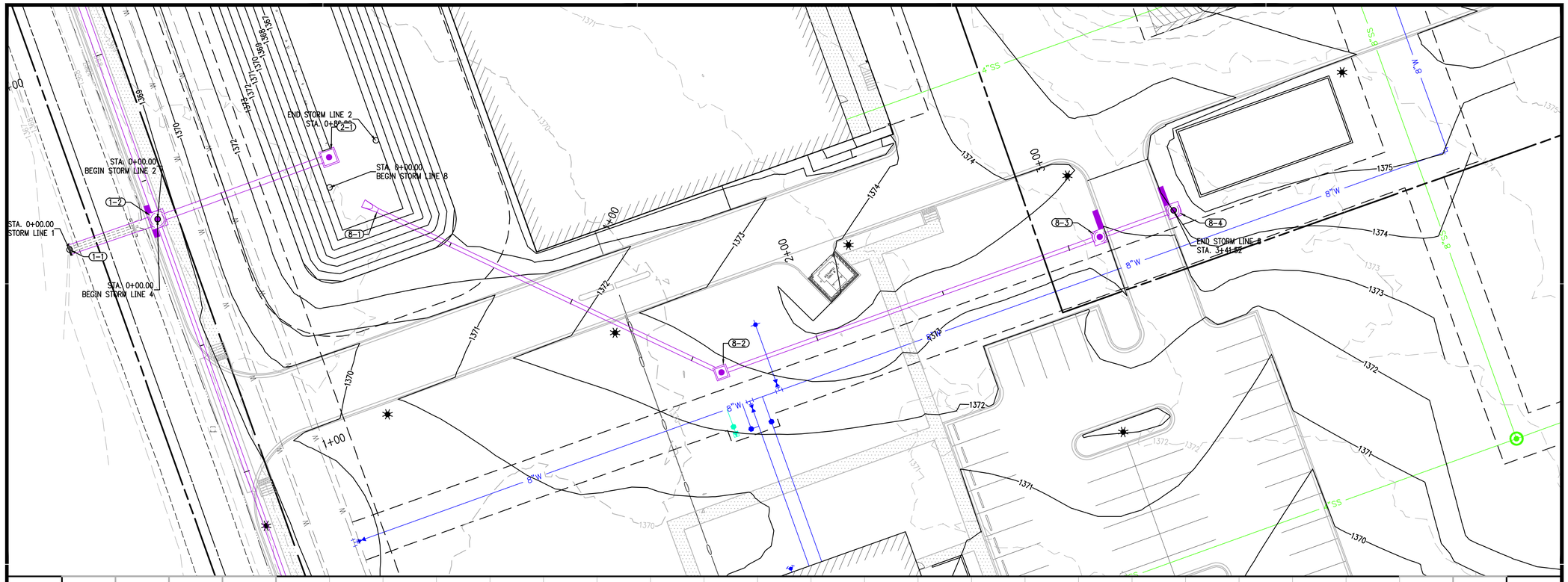
END STORM LINE 2
STA. 0+50.00
(2-1)
STA. 0+00.00
BEGIN STORM LINE 2
(1-2)
STA. 0+00.00
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(1-1)
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STA. 0+00.00
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(8-2)
(8-3)
(8-4)
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STA. 3+41.52
4"SS
8"W
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W-8
1+00
2+00
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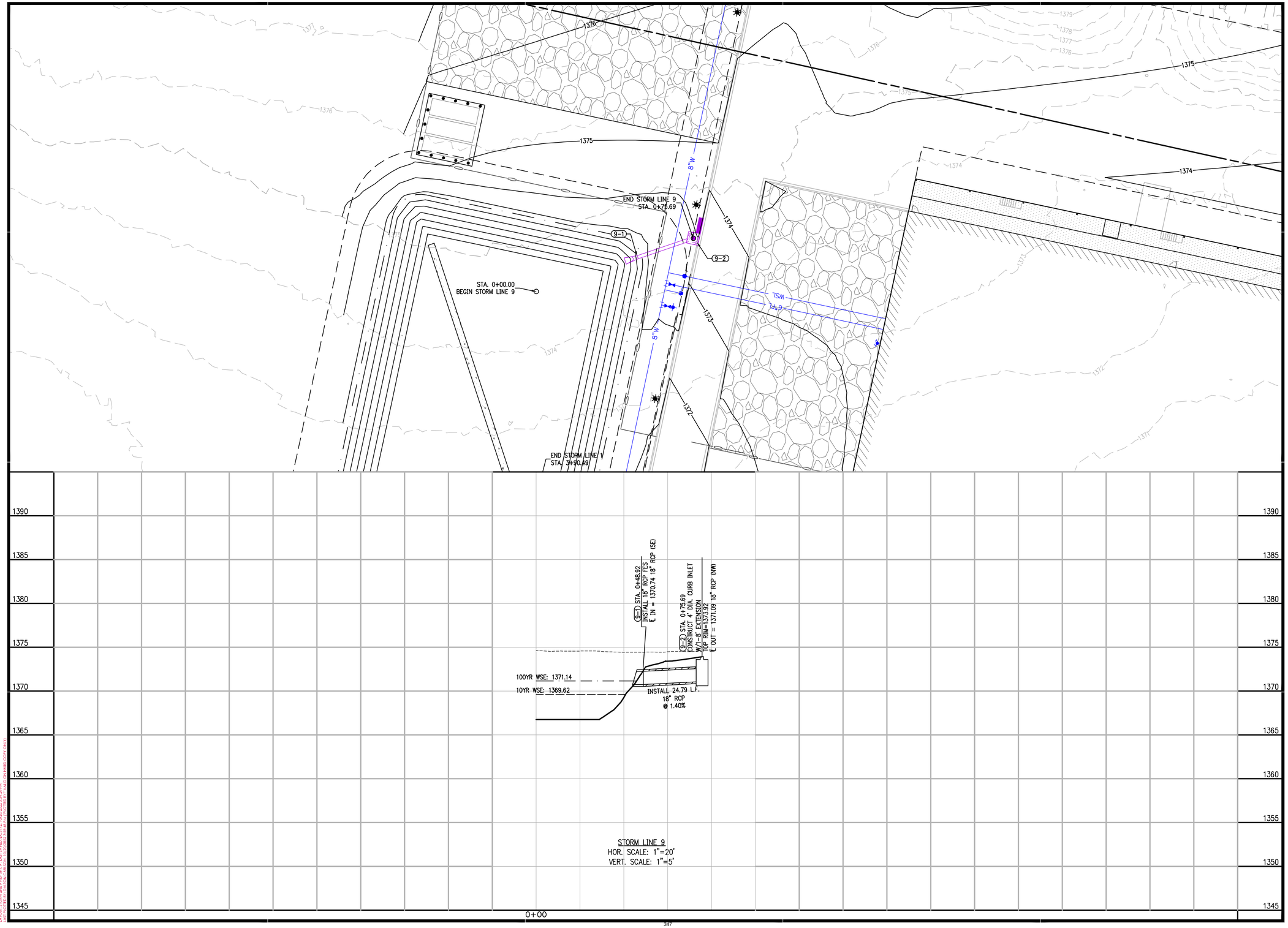

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No. 109
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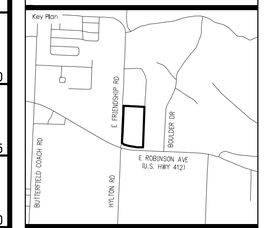
GRAPHIC SCALE IN FEET
20' 0 20'

L22-58
OZARKS ELECTRIC
SPRINGDALE, AR

Key Plan



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STORM LINE 9 P&P (C)

C-209

DRAWING: G:\22301500_OZARKSPRINGFIELDSTRUCTURES\CIVIL\DWG\STORM.DWG
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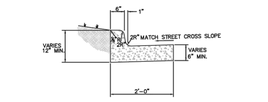
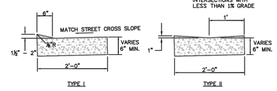


STANDARD CURB AND GUTTER
NOT TO SCALE



MODIFIED CURB AND GUTTER
NOT TO SCALE

NOTES:

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

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-12	

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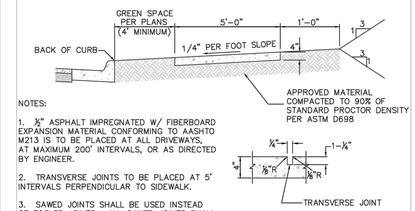

NOTES:

1. ½" ASPHALT IMPREGNATED W/ FIBERBOARD EXPANSION MATERIAL CONFORMING TO AASHTO M213 IS TO BE PLACED AT ALL DRIVEWAYS, AT MAXIMUM 200' INTERVALS, OR AS DIRECTED BY ENGINEER.
2. TRANSVERSE JOINTS TO BE PLACED AT 5' INTERVALS PERPENDICULAR TO SIDEWALK.
3. SAWED JOINTS SHALL BE USED INSTEAD OF TOOLED JOINTS. ALL SAWED JOINTS SHALL BE SEALED USING AN APPROVED SEALANT.
4. OTHER JOINTS MAY BE REQUIRED IF DIRECTED BY THE ENGINEER.
5. CONCRETE FOR SIDEWALK TO BE CLASS A, 3000 PSI, 5.5 BAG MIX W/ 4-7% AIR ENTRAINMENT.

SIDEWALK DETAIL
NOT TO SCALE

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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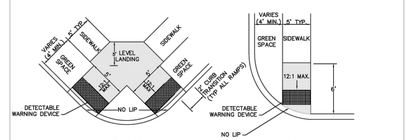
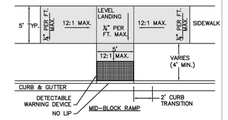


NOTES:

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

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

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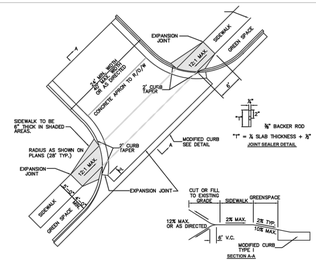

1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2. 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3. CONCRETE CURB TO BE SAWCUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
4. HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
5. CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
6. DRIVEWAY SECTION TO BE 6" PORTLAND CEMENT CONCRETE (3,500 P.S.I.) WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.
7. CONCRETE APRONS SHALL HAVE 10' SAWCUTS IN EACH DIRECTION (BOTH HORIZONTAL AND VERTICAL).
8. INDUSTRIAL DRIVES SHOULD INCREASE RADIUS AT DRIVEWAY ENTRANCES TO 50-FT.

COMMERCIAL DRIVEWAY DETAIL
NOT TO SCALE

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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-3	

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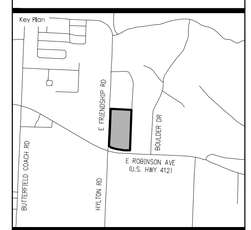
No. 109
ARKANSAS ENGINEER

L22-58
OZARKS ELECTRIC
SPRINGDALE, AR

Key Plan



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QC by:
QC Date:

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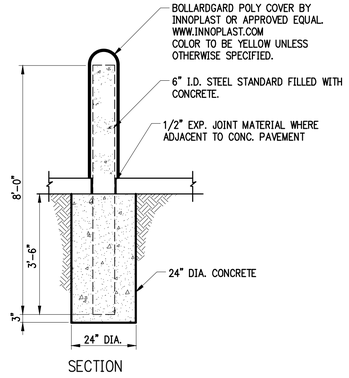
CITY OF SPRINGDALE DETAILS

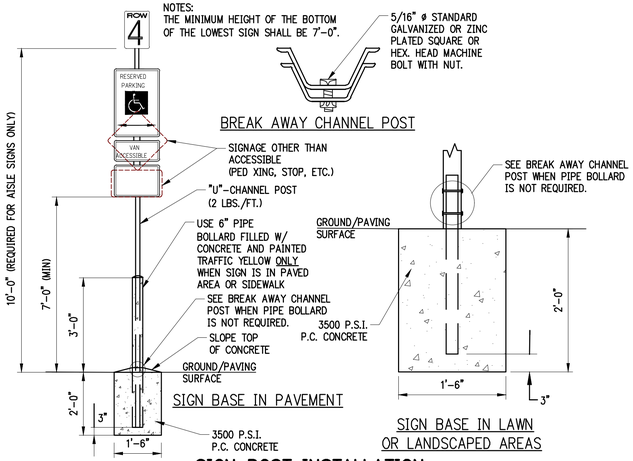
C-501

DRAWING: G:\2022\500_OZARKS\PW INFRASTRUCTURE\CIVIL\DWG\DETAILS.DWG
LAYOUT: C-501 BY: CHRISTOPHER THREET, LAST SAVED: 10/20/2022, 01:34:34 PM
PLOTTED: 10/20/2022, 01:34:44 PM BY: CHRISTOPHER THREET (COPY ONLY)

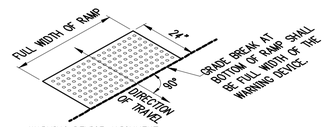


SECTION

STATIONARY-BOLLARD
NTS



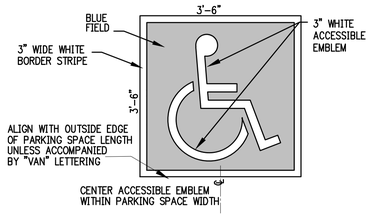
SIGN POST INSTALLATION
NTS



WARNING DEVICE ALIGNMENT

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

DETECTABLE WARNING DEVICE
NTS AUG. 25, 2020



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

ACCESSIBLE PAVEMENT EMBLEM
NTS AUG. 25, 2020

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L22-58
OZARKS ELECTRIC
SPRINGDALE, AR

MINIMUM ACCESSIBLE PARKING SPACE REQUIREMENTS

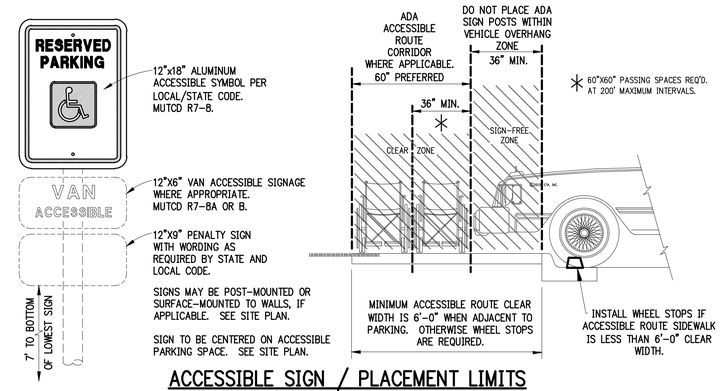
ON-SITE (PRIVATE) ACCESSIBLE PARKING SCHEDULE		
TOTAL NUMBER OF PARKING SPACES REQUIRED PROVIDED (PER LOT)	TOTAL MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES (60" & 96" AISLES) COLUMN "A"	VAN-ACCESSIBLE PARKING SPACES WITH MIN. 96" WIDE ACCESS AISLE
1 TO 25	1	1
26 TO 50	2	1
51 TO 75	3	1
76 TO 100	4	1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

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

AUG. 25, 2020

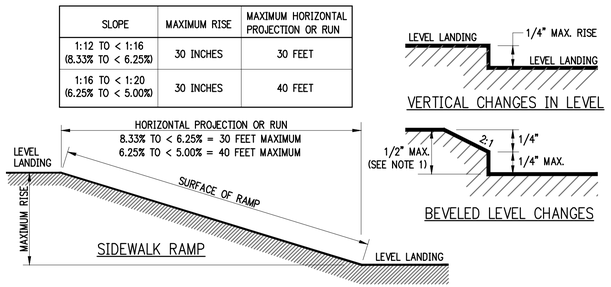
CARPORT AND GARAGE PARKING SPACES:
AT LEAST ONE CARPORT OR GARAGE SPACE SHALL BE ADA ACCESSIBLE IF EITHER ARE FEATURED AS SITE AMENITIES.

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



ACCESSIBLE SIGN / PLACEMENT LIMITS
NTS AUG. 25, 2020

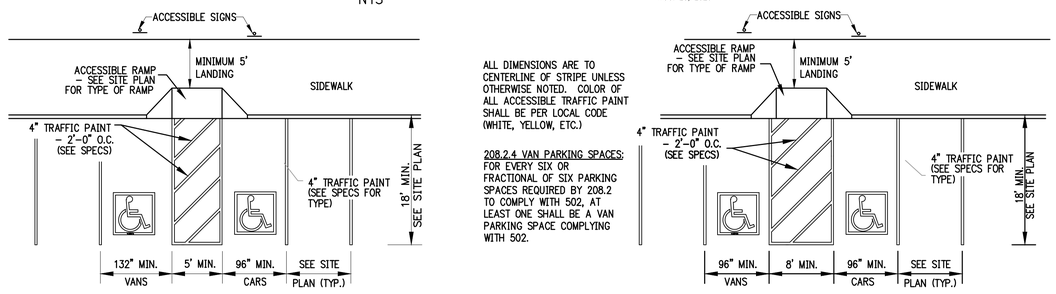
SLOPE	MAXIMUM RISE	MAXIMUM HORIZONTAL PROJECTION OR RUN
1:12 TO < 1:16 (8.33% TO < 6.25%)	30 INCHES	30 FEET
1:16 TO < 1:20 (6.25% TO < 5.00%)	30 INCHES	40 FEET



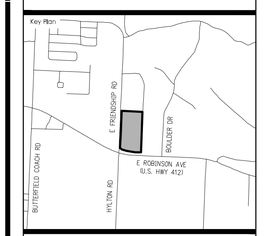
NOTES:

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

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



VAN ACCESSIBLE PARKING STRIPING
NTS AUG. 25, 2020



No.	Description	Date

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PROJECT NO.: 22301500
ISSUE DATE: 10/20/22
CONTACT: C. THREET
QC by:
QC Date:

PRELIMINARY PLANS

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L22-58
STANDARD DETAILS 1 OF 5

C-502

DRAWING: G:\22301500_OZARKS\PLANS\INFRASTRUCTURE\CIVIL\DWG\BROADBAND DETAILS.DWG
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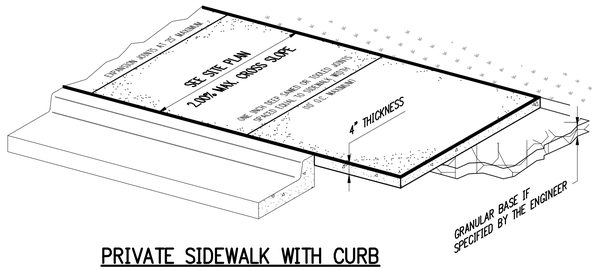
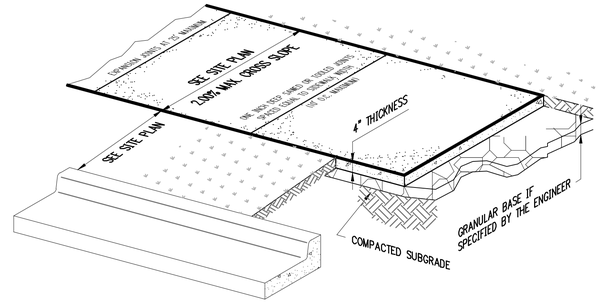
XREF: C-502 BROADBAND DETAILS | LAST SAVED: 10/19/2022 10:14:47 AM BY THREET
PLOT SCALE: 1.00 | PLOT STYLE: FULL COLOR.CTB | PAPER: 24X36 HARD COPY (ONLY)

NOTES:
1. PROVIDE 1/2" EXPANSION JOINT BETWEEN SIDEWALK AND ALL FIXED OBJECTS.
2. PROVIDE 1/2" TOOLED RADIUS ON ALL EDGES.
3. CONCRETE TO BE MINIMUM 3500#, AE.

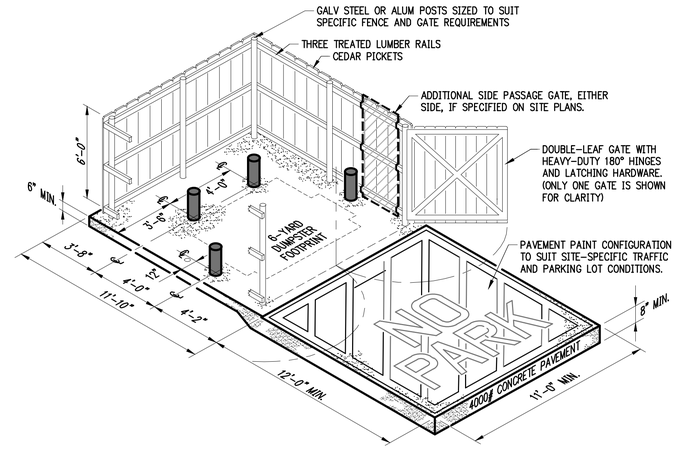


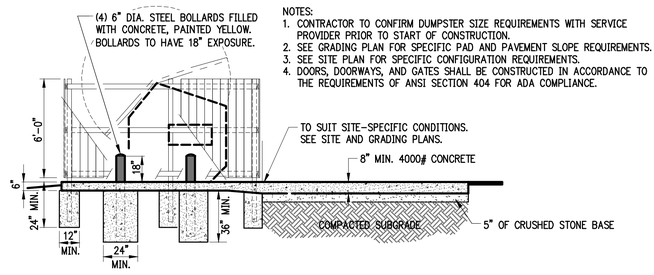
PRIVATE SIDEWALK WITH CURB
NTS

NOTES:
1. PROVIDE 1/2" EXPANSION JOINT BETWEEN SIDEWALK AND ALL FIXED OBJECTS.
2. PROVIDE 1/2" TOOLED RADIUS ON ALL EDGES.
3. CONCRETE TO BE MINIMUM 3500#, AE.



PRIVATE SIDEWALK WITH GREEN SPACE
NTS





NOTES:
1. CONTRACTOR TO CONFIRM DUMPSTER SIZE REQUIREMENTS WITH SERVICE PROVIDER PRIOR TO START OF CONSTRUCTION.
2. SEE GRADING PLAN FOR SPECIFIC PAD AND PAVEMENT SLOPE REQUIREMENTS.
3. SEE SITE PLAN FOR SPECIFIC CONFIGURATION REQUIREMENTS.
4. DOORS, DOORWAYS, AND GATES SHALL BE CONSTRUCTED IN ACCORDANCE TO THE REQUIREMENTS OF ANSI SECTION 404 FOR ADA COMPLIANCE.

GENERIC CEDAR PRIVACY FENCE SCREENED DUMPSTER
NTS

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
architecture | engineering | surveying
479.636.4838 t

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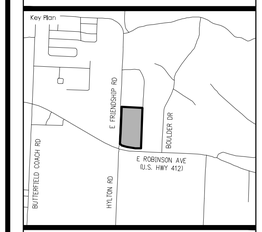
No. 109
ARKANSAS ENGINEER

L22-58
OZARKS ELECTRIC
SPRINGDALE, AR

Key Plan



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L22-58
STANDARD DETAILS 2 OF 5

C-503

DRAWING: O:\2022\00_DRAWINGS\INFRASTRUCTURE\CIVIL\DWG\STANDARD DETAILS.DWG
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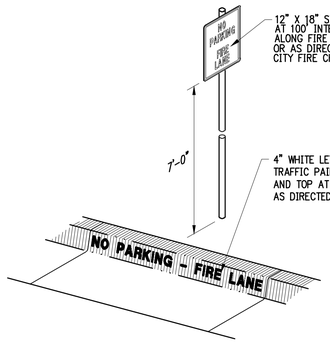
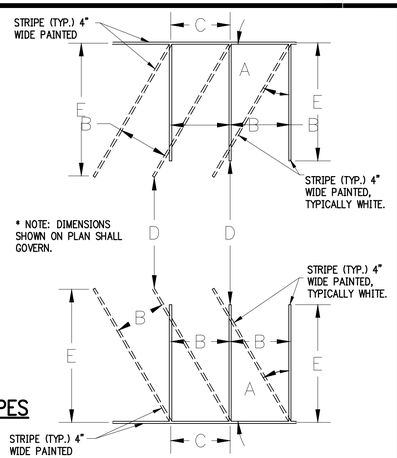


FIRE LANE STRIPING
NTS

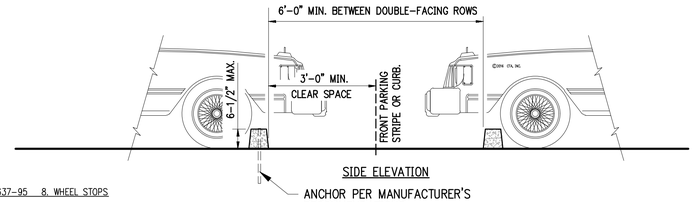
STRIPING DIMENSIONS						
ANGLE (A)	TYPE	WIDTH (IN FT.) (B)	CURB LENGTH (IN FT.) (C)	ONE-WAY AISLE WIDTH (IN FT.) (D)	TWO-WAY AISLE WIDTH (IN FT.) (D)	STALL DEPTH (IN FT.) (E)
0°	STANDARD	8	22.5	12	24	8
PARALLEL	COMPACT	7.5	19.5	12	24	7.5
30°	STANDARD	9	18	12	24	17
	COMPACT	7.5	15	12	24	14
45°	STANDARD	9	12.5	12	24	19
	COMPACT	7.5	10.5	12	24	16
60°	STANDARD	9	10.5	18	24	20
	COMPACT	7.5	8.5	15	24	16.5
90°	STANDARD	9	9	24	24	19
	COMPACT	7.5	7.5	22	24	15

NOTES:

1. LETTERS, NUMBERS AND ARROWS FOR DRIVEWAYS, PARKING LOTS AND STREETS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. PAVEMENT MARKINGS ARE TO BE PAINTED REFLECTIVE WHITE. MARKINGS SHALL BE THERMOPLASTIC IF CALLED FOR IN THE PLANS OR SPECIFICATIONS.

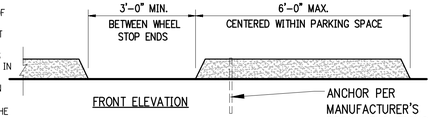


PARKING STRIPES
NTS



ASTM 1637-95 8. WHEEL STOPS

8.1 PARKING LOTS SHOULD BE DESIGNED TO AVOID THE USE OF WHEEL STOPS.
8.2 WHEEL STOPS SHALL NOT BE PLACED IN PEDESTRIAN WALKWAYS OR FORESEEABLE PEDESTRIAN PATHS.
8.3 WHEEL STOPS SHALL BE IN CONTRAST WITH THEIR SURROUNDINGS.
8.4 WHEEL STOPS SHALL BE NO LONGER THAN 6 FEET AND SHALL BE PLACED IN THE CENTER OF THE PARKING STALLS. THE MINIMUM WIDTH OF PEDESTRIAN PASSAGE BETWEEN WHEEL STOPS SHALL BE 3 FEET.
8.5 THE TOP OF WHEEL STOPS SHALL NOT EXCEED 6.5 INCHES IN HEIGHT ABOVE THE PARKING LOT SURFACE.
8.6 ADEQUATE ILLUMINATION SHALL BE MAINTAINED AT WHEEL STOPS AS GOVERNED BY THE REQUIREMENTS OF LOCAL CODES AND ORDINANCES OR, IN THEIR ABSENCE, BY THE RECOMMENDATIONS SET FORTH BY THE ILLUMINATING ENGINEER SOCIETY OF NORTH AMERICA (IES – APPLICATION AND REFERENCE VOLUMES).
8.7 BOLLARDS, NOT LESS THAN 3'-6" IN HEIGHT, MAY BE PLACED IN THE CENTER OF PARKING STALLS AS AN ALTERNATIVE TO WHEEL STOPS. BOLLARDS SHOULD BE APPROPRIATELY MARKED TO ENHANCE VISIBILITY IN ACCORDANCE WITH ANSI-Z535.1.



WHEEL STOP DETAIL
NTS

NOTES:

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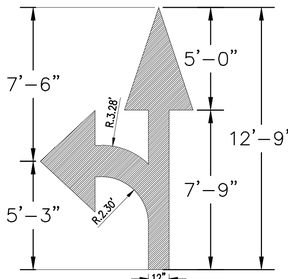
2. PAVEMENT MARKINGS TO BE REFLECTIVE WHITE PAINT OR THERMOPLASTIC AS INDICATED IN THE PLANS.



PAVEMENT MARKING ARROWS TURN & THROUGH LANE-USE
NTS

NOTES:

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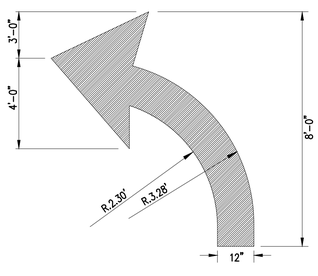

PAVEMENT MARKING ARROWS RIGHT OR LEFT TURN
NTS

NOTES:

1. LETTERS, NUMBERS AND ARROWS FOR DRIVEWAYS, PARKING LOTS AND STREETS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
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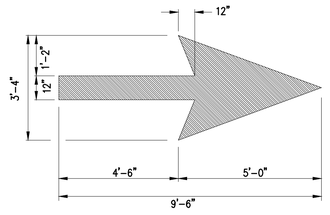

PAVEMENT MARKING ARROW
NTS

NOTES:

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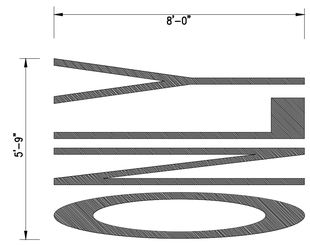

"ONLY" PAVEMENT MARKING
NTS

NOTES:

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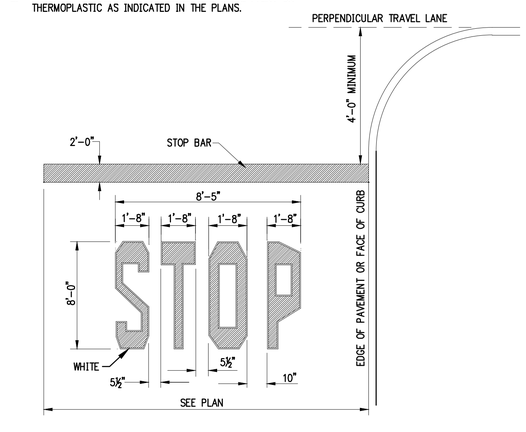
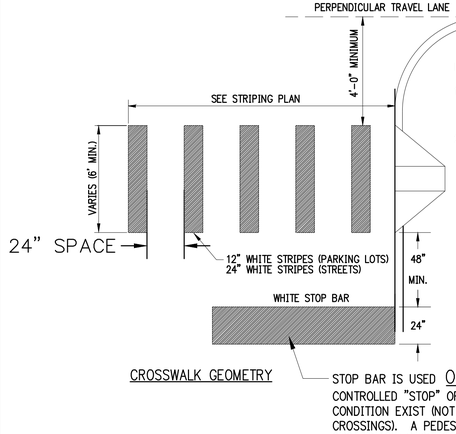


STOP BAR
NTS

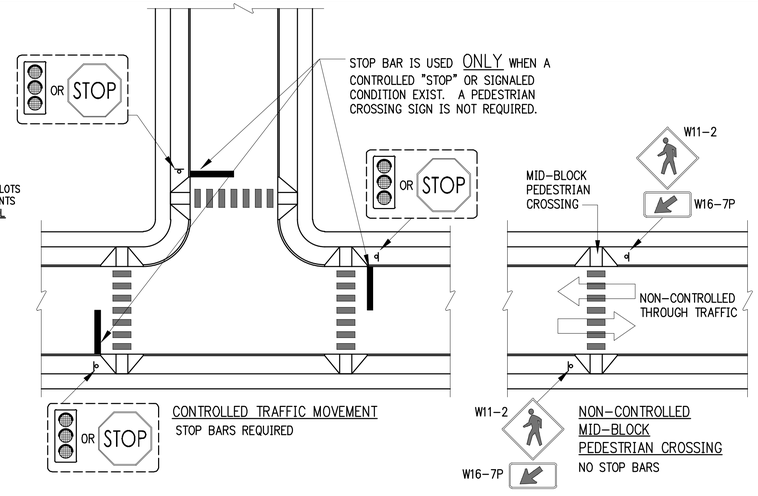


CROSSWALK GEOMETRY

NOTES:

1. LETTERS, NUMBERS AND ARROWS FOR DRIVEWAYS, PARKING LOTS AND STREETS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. PAVEMENT MARKINGS TO BE REFLECTIVE WHITE PAINT OR THERMOPLASTIC AS INDICATED IN THE PLANS.

STOP BAR IS USED ONLY WHEN A CONTROLLED "STOP" OR SIGNALED CONDITION EXIST (NOT MID-BLOCK CROSSINGS). A PEDESTRIAN CROSSING SIGN IS NOT REQUIRED AT CONTROLLED STREET INTERSECTIONS.



CROSSWALK MARKINGS
NTS
REVISED 03/03/16

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
architecture | engineering | surveying
479.636.4838 t

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

L22-58
OZARKS ELECTRIC
SPRINGDALE, AR

Key Plan



No.	Description	Date

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L22-58
STANDARD DETAILS 3 OF 5

C-504

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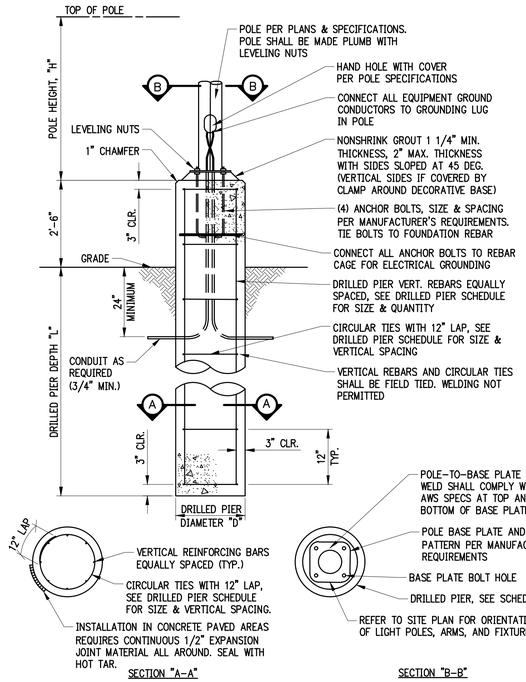
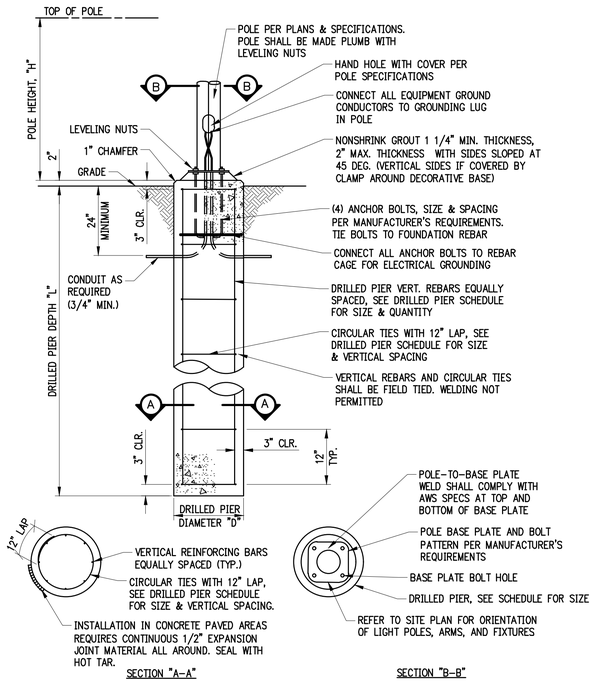
DRILLED PIER SCHEDULE

POLE HEIGHT "H"	DRILLED PIER DIAMETER "D"	DRILLED PIER DEPTH "L"	DRILLED PIER VERT. REBAR	CIRCULAR TIES
UP TO 9'-0"	18"	2'-8"	(6)-#5	#3 @ 12" OC VERT
12'-0"	18"	3'-0"	(6)-#5	#3 @ 12" OC VERT
20'-0"	24"	8'-0"	(8)-#5	#3 @ 12" OC VERT
30'-0"	24"	8'-3"	(8)-#5	#3 @ 12" OC VERT
40'-0"	30"	9'-0"	(8)-#7	#3 @ 12" OC VERT



NOTES:
1. 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONC. WITH GRADE 60 RE-BARS.
2. EXPOSED CONCRETE AND GROUT SHALL BE PAINTED TRAFFIC YELLOW BY THE PAVEMENT STRIPING CONTRACTOR.
3. FOUNDATION EXCAVATION SHALL BE BY AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS. SIZE OF AUGER SHALL MATCH DIAMETER OF PIER.
4. IF GROUNDWATER IS PRESENT IN AUGER HOLE, REMOVE BEFORE POURING CONCRETE.
5. DESIGN CRITERIA:
   - IN PLACE SOIL IS ASSUMED TO BE CLASS 5 OF IBC 2006, TABLE 1804.2 WITH INCREASED ALLOWABLE LATERAL BEARING OF 200 PSF/FT PER SECTION 1804.3.1.
   - BASIC WIND SPEED (3 SECOND GUST) = 90 MPH
   - EXPOSURE CATEGORY C
   - IMPORTANCE FACTOR = 1.0

ROUND LIGHT FOUNDATION - ELEVATED
NTS



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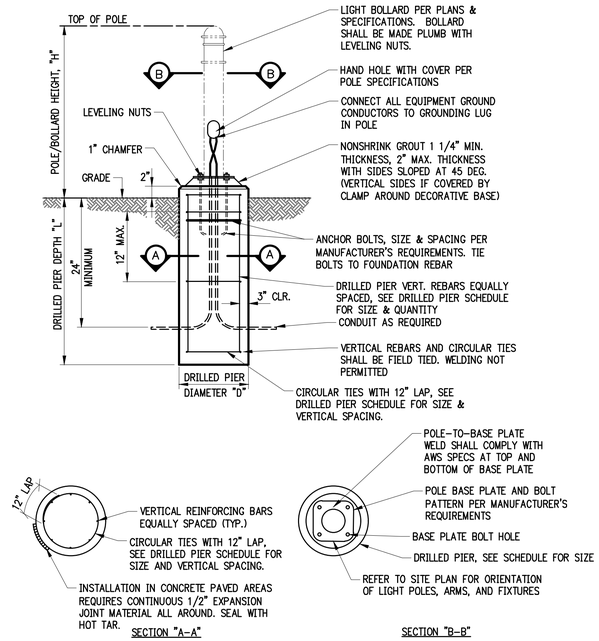
   - BASIC WIND SPEED (3 SECOND GUST) = 90 MPH
   - EXPOSURE CATEGORY C
   - IMPORTANCE FACTOR = 1.0

ROUND LIGHT FOUNDATION - AT GRADE
NTS



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   - EXPOSURE CATEGORY C
   - IMPORTANCE FACTOR = 1.0

ROUND LIGHT FOUNDATION - BOLLARD
NTS

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
architecture | engineering | surveying
479.636.4838 t

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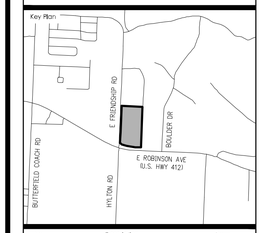

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PROJECT NO: 22301500
ISSUE DATE: 10/20/22
CONTACT: C. THREET
QC by:
QC Date:

PRELIMINARY PLANS

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L22-58

STANDARD DETAILS 4 OF 5

C-505

DRAWING: G:\22301500_OZARKS\PW ENGINEERING\CIVIL\DWG\STANDARD DETAILS.dwg
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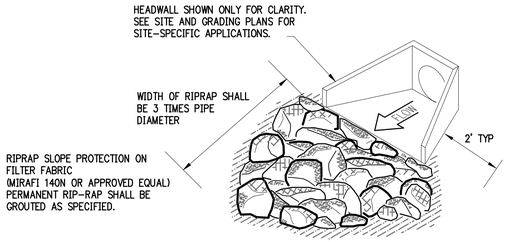
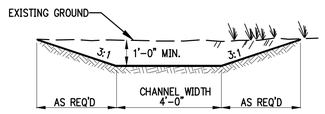


STONES SHALL CONSIST OF FIELD STONE OR ROUGH, UNHEWN QUARRY STONE AS NEARLY UNIFORM IN SIZE AS PRACTICAL. STONES SHALL BE DENSE, RESISTANT TO THE ACTION OF WIND AND WATER, AND SUITABLE IN ALL ASPECTS FOR THE INTENDED USE. ALL STONES SHALL WEIGH BETWEEN 50-150 POUNDS EACH AND AT LEAST 60% OF THE STONES SHALL WEIGH MORE THAN 100 POUNDS EACH.

RIP-RAP SLOPE PROTECTION
NTS



SEE GRADING PLAN FOR CHANNEL WIDTHS, DEPTHS, AND SLOPES.

SOD LINED CHANNEL
NTS

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

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

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

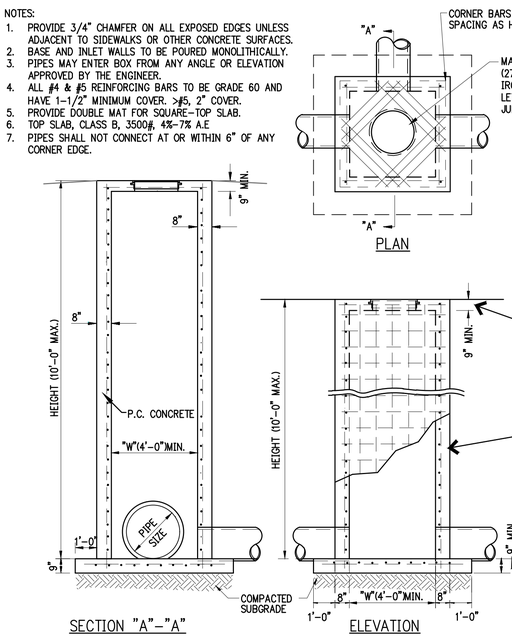


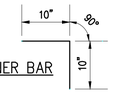
TABLE OF 'W' DIMENSIONS			
PIPE SIZE	SKEW OF CROSS DRAIN		
SINGLE	STRAIGHT	30°	45°
24"	4'-0"	4'-0"	4'-10"
30"	4'-0"	4'-7"	5'-8"
36"	4'-0"	5'-3"	6'-5"
42"	5'-3"	5'-11"	7'-3"
48"	5'-10"	6'-7"	8'-0"
60"	7'-0"	7'-10"	9'-8"
DOUBLE	FOR "A" SECTION ONLY		
24"	7'-0"	7'-10"	9'-5"
30"	8'-2"	9'-2"	11'-0"
36"	9'-4"	10'-6"	12'-6"
42"	10'-6"	11'-10"	14'-2"
48"	11'-8"	13'-2"	15'-10"

TABLE OF TOP & BOTTOM DIMENSIONS			
WIDTH ("W")	BOTTOM	WALL	TOP
BETWEEN 4' & 7'	6" + PIPE THICKNESS	8"	9"
GREATER THAN 7'	6" + PIPE THICKNESS	8"	
4'	6" + PIPE THICKNESS	8"	
BETWEEN 4' & 7'	6" + PIPE THICKNESS	10"	

REINFORCEMENT SCHEDULE, TOP		
VEHICLE LOADS	STEEL	SPECIAL PATTERN
	DOUBLE MAT #5 @ 6" E.W.	DIAGONAL @ COVER

REINFORCEMENT SCHEDULE, WALLS		
WIDTH ("W")	HOR.	VERT.
4'	#4 @ 9"	#4 @ 10"
BETWEEN 4' & 7'	#6 @ 9"	#4 @ 10"
GREATER THAN 7'	#5 @ 4 1/2"	#4 @ 10"

REINFORCEMENT SCHEDULE, BASE	
9" MIN.	#4 @ 6" E.W.

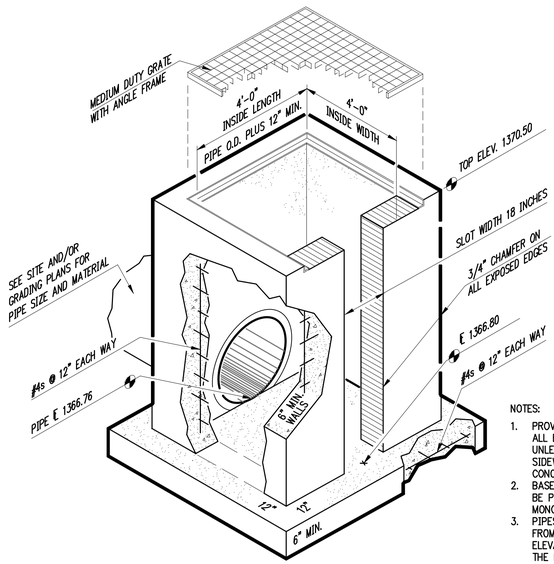


CORNER BAR

TRAFFIC-RATED

TYPICAL TRAFFIC-RATED RECTANGULAR BARREL JUNCTION BOX
NTS

REVISED 04/16/15



NOTES:
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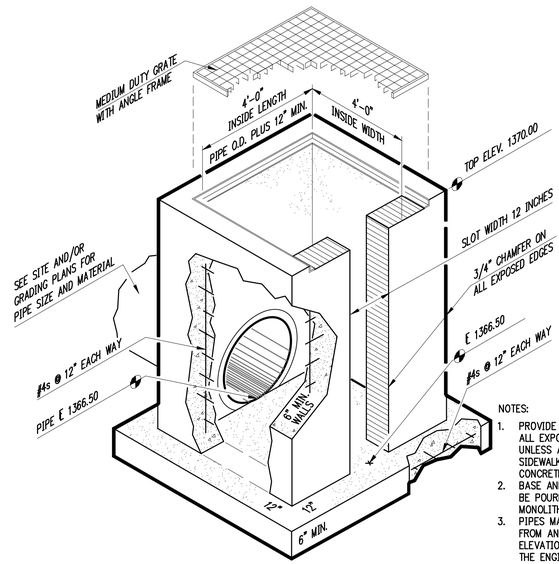
5. PROVIDE DOUBLE MAT FOR SQUARE-TOP SLAB.
6. CONCRETE SHALL BE CLASS B, 3500#, 4%-7% A.E

OUTLET STRUCTURE 1-4
NTS

REVISED 04/16/15



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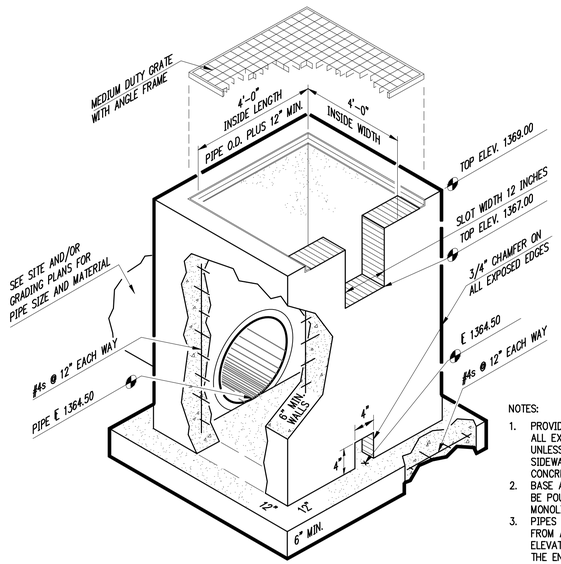
6. CONCRETE SHALL BE CLASS B, 3500#, 4%-7% A.E

OUTLET STRUCTURE 2-1
NTS

REVISED 04/16/15



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5. PROVIDE DOUBLE MAT FOR SQUARE-TOP SLAB.
6. CONCRETE SHALL BE CLASS B, 3500#, 4%-7% A.E

OUTLET STRUCTURE 3-2
NTS

REVISED 04/16/15

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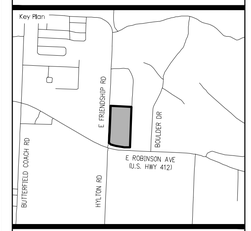
SPRINGDALE, AR

Key Plan



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STANDARD DETAILS 5 OF 5

C-506

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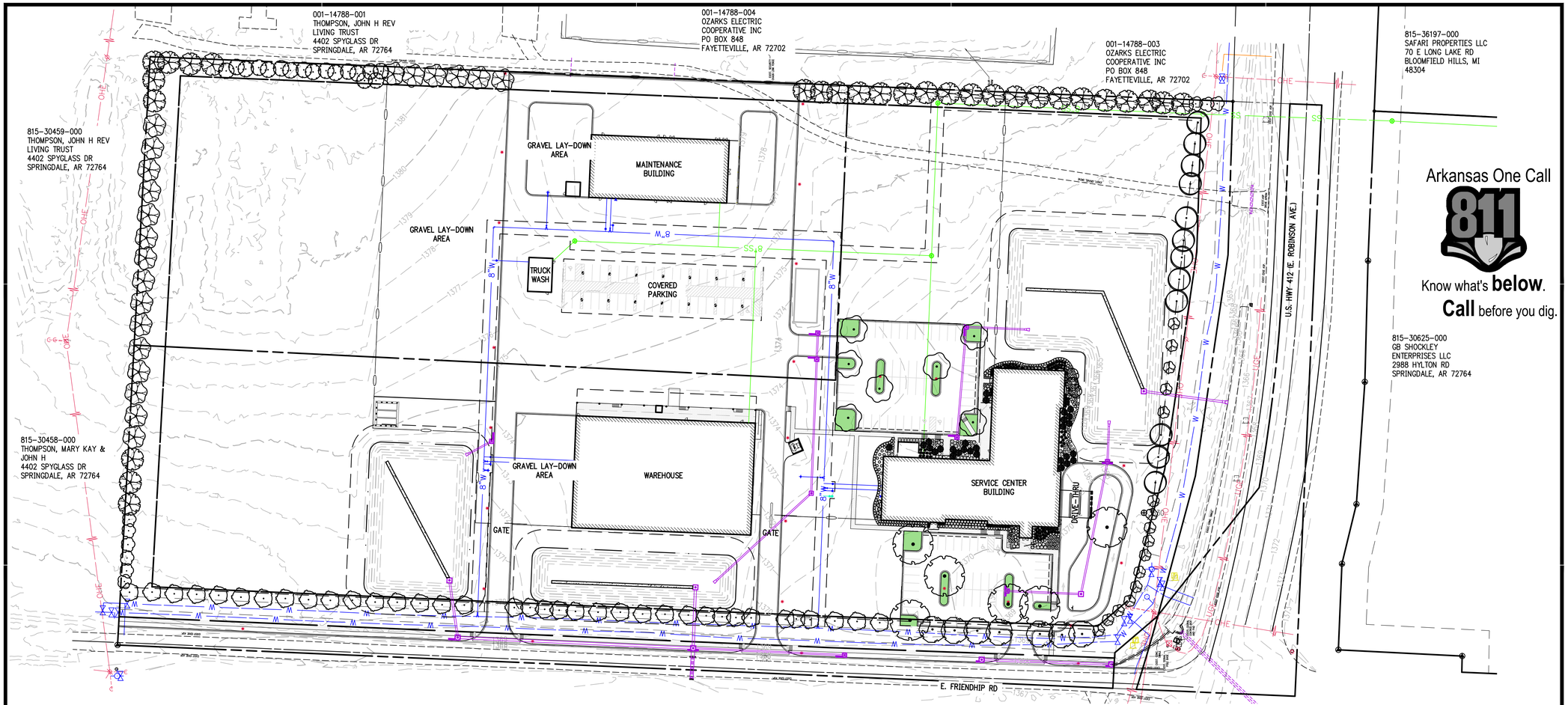

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	TYPE
	3	JUNIPERUS VIRGINIANA 'TAYLOR' / TAYLOR JUNIPER FULL TO THE GROUND	B & B		6'-8' HT.	EVERGREEN
	3	MAGNOLIA VIRGINIANA 'JIM WILSON' / MOONGLOW® SWEETBAY MAGNOLIA *CONTRACTOR TO INSTALL MULTI-TRUNK TREES ONLY.	B & B	2"CAL	8' HT. MIN.	SHADE
	9	MAGNOLIA X SOULANGIANA / SAUCER MAGNOLIA	B & B	2"CAL	8' HT. MIN.	ORNAMENTAL
	17	PINUS ECHINATA / SHORT LEAF PINE	B & B		10' HT MIN	EVERGREEN
	28	PLATANUS X ACERIFOLIA / LONDON PLANE TREE	B & B	2"CAL	10' HT. MIN.	SHADE
	21	QUERCUS PHELLOS / WILLOW OAK	B & B	2"CAL	10' HT. MIN.	SHADE

PARKING LOT TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	TYPE
	7	QUERCUS ALBA / WHITE OAK	B & B	2"CAL	8'-10' HT. MIN	SHADE
	6	QUERCUS COCCINEA / SCARLET OAK	B & B	2"CAL	8'-10' HT. MIN	SHADE

STREET TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	TYPE
	16	AMELANCHIER CANADENSIS 'WHITE PILLAR' / WHITE PILLAR CANADIAN SERVICEBERRY PLACED IN AREAS WHERE UTILITY CONFLICTS EXIST	B & B	2"CAL	6' MIN	ORNAMENTAL
	12	CERCIS CANADENSIS 'ALBA' / WHITE EASTERN REDBUD	B & B	2"CAL	8' HT. MIN.	ORNAMENTAL
	36	LIRIODENDRON TULIPIFERA / TULIP TREE	B & B	2"CAL	8' HT. MIN.	SHADE
	7	ZELKOVA SERRATA / SAWLEAF ZELKOVA	B & B	2"CAL	10' HT. MIN.	SHADE

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD
	36	ABELIA X GRANDIFLORA 'PROSTRATA' / PROSTRATE GLOSSY ABELIA	3 GAL	12" HT. MIN.	12" SPREAD MIN.
	151	BUXUS X 'GREEN VELVET' / GREEN VELVET BOXWOOD	5 GAL	10" MIN	10" SPREAD MIN.
	29	DISTYLIUM X 'PIIDIST-II' TM / BLUE CASCADE DISTYLIUM	3 GAL	12" HT. MIN.	12" SPREAD MIN.
	8	HYDRANGEA PANICULATA 'AJ14' / EARLY EVOLUTION HYDRANGEA	3 GAL	10" MIN	10" SPREAD MIN.
	15	HYDRANGEA QUERCIFOLIA / OAKLEAF HYDRANGEA	5 GAL	24" HT. MIN.	18" SPREAD MIN.
	14	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS' / RUBY SLIPPERS OAKLEAF HYDRANGEA	5 GAL	24" HT. MIN.	24" SPREAD
	26	MATTEUCCIA STRUTHIOPTERIS / OSTRICH FERN	3 GAL		
	21	ROSA X 'NOATRAUM' / FLOWER CARPET® PINK ROSE	3 GAL	12" HT. MIN.	12" SPREAD MIN.
	28	TAXUS CUSPIDATA 'MONLOO' TM / EMERALD SPREADER JAPANESE YEW	5 GAL	12" HT. MIN.	12" SPREAD MIN.

GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD
	32	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	3 GAL		
	40	MISCANTHUS SINENSIS 'LITTLE MISS' / LITTLE MISS EULALIA GRASS	1 GAL		
	52	MISCANTHUS SINENSIS 'MORNING LIGHT' / MORNING LIGHT EULALIA GRASS	5 GAL		
	23	MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO MAIDEN GRASS	1 GAL		
	15	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS	1 GAL		
	40	PENNISETUM ORIENTALE 'KARLEY ROSE' / KARLEY ROSE FOUNTAIN GRASS	1 GAL		

LEGEND

LIMITS OF PARKING LOT AREAS USED FOR CALCULATIONS

LIMITS OF PARKING LOT GREENSPACE USED FOR CALCULATIONS

LANDSCAPE REQUIREMENTS

STREET FRONTAGE: 1 TREE & 7 SHRUBS PER 25LF
E FRIENDSHIP RD. 1,116 LF/ 25 = 45 TREES & 315 SHRUBS REQUIRED
E ROBINSON AVE 688 LF/ 25 = 29 TREES & 96 SHRUBS REQUIRED .

PERIMETER: 5' LANDSCAPE STRIP & 1 TREE PER 25LF (MIN 75% SHADE TREES)
N PERIMETER = 660 LF/ 25 = 26 TREES REQUIRED
E PERIMETER = 1214 LF/ 25 = 49 TREES REQUIRED

PARKING LOT: 8% GREENSPACE REQUIRED & 1 TREE PER 15 STALLS OR 1 TREE PER ISLAND
PARKING AREAS = 36,600 SF * .08 = 2,928 SF REQUIRED, 3,649 SF (9.96%) GREENSPACE PROVIDE;
130 PARKING STALLS/15 = 9 REQUIRED; 13 TREES PROVIDED (1 PER ISLAND)

SEE SHEET L-102 FOR LANDSCAPE NOTES.

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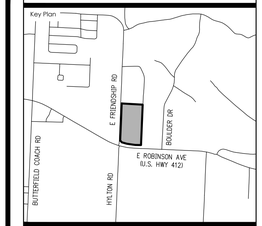
GRAPHIC SCALE IN FEET
30' 0 30'

L22-58
OZARKS ELECTRIC
SPRINGDALE, AR

Key Plan



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L22-58
OVERALL PLANTING PLAN (C)

L-101

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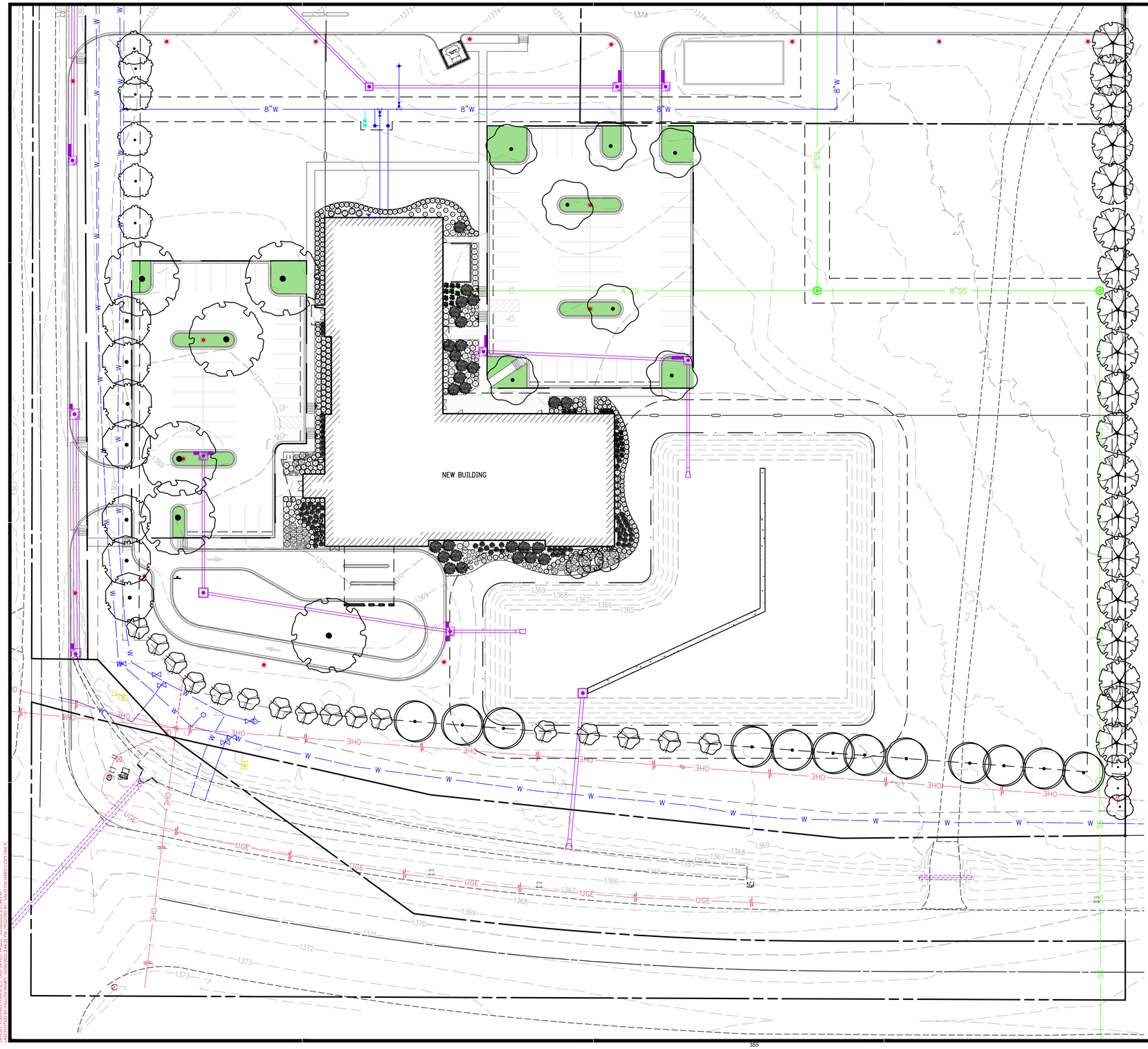

LANDSCAPE NOTES

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK BY CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
2. CONTRACTOR SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. ANY DAMAGES TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT NO COST TO OWNER.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN (CONTAINER OR BALLED & BURLAPPED) AND SHALL MEET OR EXCEED THE SIZE AND GRADING REQUIREMENTS ESTABLISHED BY THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
4. ALL PLANT MATERIALS MUST BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND/OR DISEASE.
5. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS PRIOR TO PRICING THE WORK.
7. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT OR QUANTITY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
8. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT, AND CITY. APPROVED ALTERNATE MATERIALS SHALL MEET THE SAME CRITERIA FOR TYPE, SIZE, AND FUNCTION AS THOSE SHOWN ON LANDSCAPE PLAN.
9. PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION.
10. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
11. ALL LAWN AREAS SHALL RECEIVE 4" OF TOPSOIL TO MEET FINAL GRADE IN ACCORDANCE WITH GRADING PLAN.
12. ALL PLANTING BED AREAS SHALL BE PREPARED BY REMOVING EXISTING SOD AND WEEDS. PLANTING BED AREAS SHALL RECEIVE 6" OF TOPSOIL AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. SOIL MIX SHALL BE TILLED INTO BED AREA TO A MINIMUM DEPTH OF 12"
13. PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" SHREDDED HARDWOOD MULCH. ALL TREES NOT LOCATED IN PLANTING BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
14. CONTRACTOR TO FIELD VERIFY THE LIMITS OF DISTURBANCE. ALL DISTURBED AREAS MUST BE STABILIZED PER CITY CODE PRIOR TO PROJECT CLOSE-OUT.
15. TURF AREAS SHALL BE SEEDED OR SODDED PER PLANTING PLAN. REFER TO PLANT SCHEDULE, LANDSCAPE NOTES, AND HYDROSEEDING NOTES FOR SPECIES AND INSTALLATION REQUIREMENTS.
16. ALL SLOPES 3:1 AND GREATER SHALL RECEIVE SOD. ON SLOPES OF 4:1 OR GREATER, SOD SHALL BE STAPLED IN PLACE.
17. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND ALL SITE ENTRANCES/EXITS PER CITY CODE.
18. IF A LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED, LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF PLANNED IRRIGATION LINE WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANTING BED CONSTRUCTION AND PLANT INSTALLATION.
19. CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL. (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS APPROVED AND ACCEPTED IN TOTAL BY OWNER.

MAINTENANCE NOTES

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

UTILITIES AND PLANT MATERIALS

1. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF UTILITIES PRIOR TO LANDSCAPE INSTALLATION AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.
2. TREES AND LANDSCAPING SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE CHANNELS, LINES, OR STRUCTURES, NOR WHERE THEY IMPEDE DETENTION/RETENION FUNCTIONS.
3. TREES WITH A MATURE HEIGHT GREATER THAN 20' SHALL NOT BE PLANTED WITHIN 20' OF OVERHEAD UTILITIES.
4. TREES SHALL NOT BE PLACED WITHIN 10' OF UNDERGROUND UTILITIES.
5. TREES SHALL NOT BE PLACED WITHIN 3' OF ANY ABOVEGROUND ELECTRICAL EQUIPMENT, NOR WITHIN 10' FROM DOORS OF ABOVEGROUND ELECTRIC EQUIPMENT.
6. TREES AND LANDSCAPING THAT OBSCURE VISIBILITY SHALL NOT BE PLACED WITHIN 10' OF A FIRE HYDRANT. ALL OTHER LANDSCAPING MUST BE MAINTAINED TO ENSURE VISIBILITY OF FIRE HYDRANT.
7. CITY RESERVES THE RIGHT TO REMOVE LANDSCAPING THAT BLOCKS ACCESS TO UTILITIES OR FAILS TO MEET THE REQUIREMENTS SET FORTH HEREIN.

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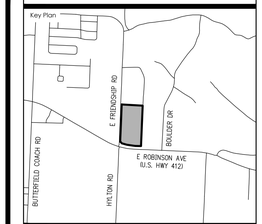
GRAPHIC SCALE IN FEET
30' 0 30'

L22-58
OZARKS ELECTRIC
SPRINGDALE, AR

Key Plan



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PROJECT NO: 22301.500
ISSUE DATE: 10/20/22
CONTACT: C. THREET
QC by:
QC Date:

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L22-58

PLANTING PLAN A (C)

L-102

DRAWING: G:\22301.500_OAKSDSPR\INFRASTRUCTURE\CIVIL\DWG\LPLANTING PLAN.DWG
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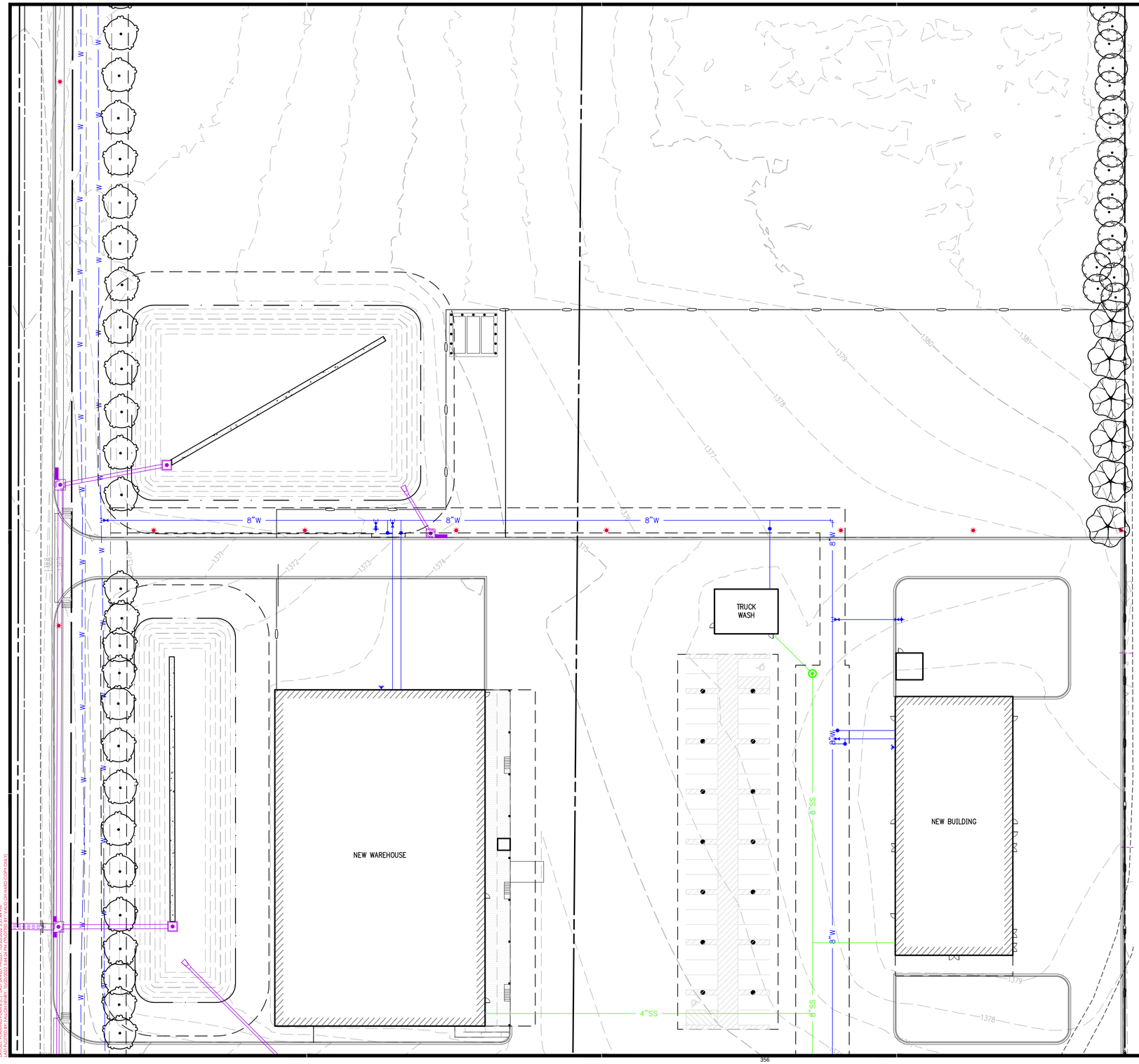

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Crafton Tull
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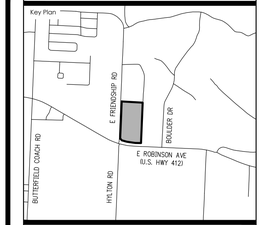
Key Plan



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PLANTING PLAN B (C)

L-103

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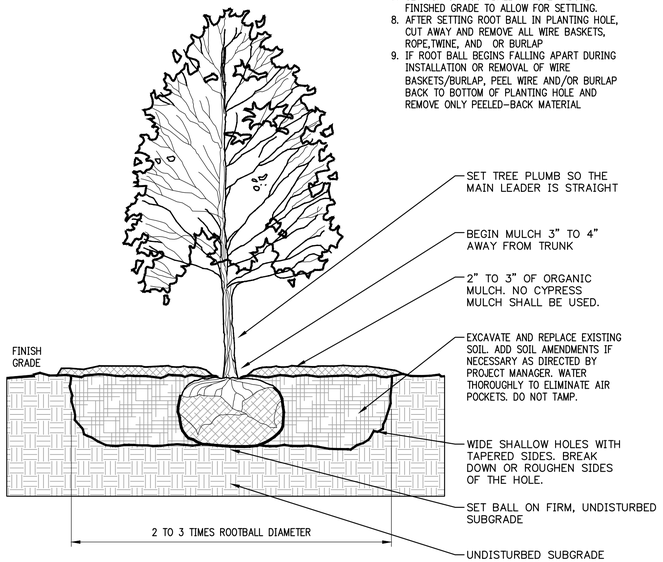
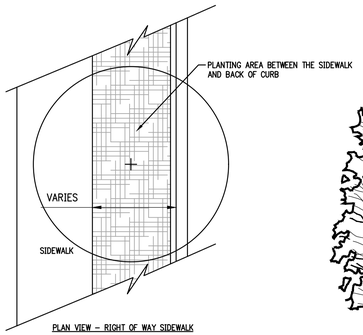
LAYOUT: PLANTING PLAN B (C) | LAST SAVED: 11/4/2022 7:48:27 PM BY CHRIS.OH.HARD (COPY ONLY)
PLOTTED: 11/4/2022 7:51:44 PM BY CHRIS.OH.HARD (COPY ONLY)

NOTES TO CONTRACTOR:

1. TREES SHALL MATCH CALIPER & MIN. HEIGHT SPECIFIED IN PLANT SCHEDULE
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2–3 TIMES THE SIZE OF THE ROOT BALL.
3. STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.
4. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
5. PRUNE ONLY DEAD/BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
6. ROOTBALL COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED.
7. SET TOP OF ROOT BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.
8. AFTER SETTING ROOT BALL IN PLANTING HOLE, CUT AWAY AND REMOVE ALL WIRE BASKETS, ROPE,TWINE, AND OR BURLAP
9. IF ROOT BALL BEGINS FALLING APART DURING INSTALLATION OR REMOVAL OF WIRE BASKETS/BURLAP, PEEL WIRE AND/OR BURLAP BACK TO BOTTOM OF PLANTING HOLE AND REMOVE ONLY PEELED–BACK MATERIAL



TREE PLANTING DETAIL
NTS

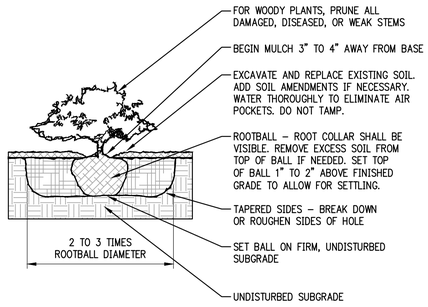


PLAN VIEW – RIGHT OF WAY SIDEWALK

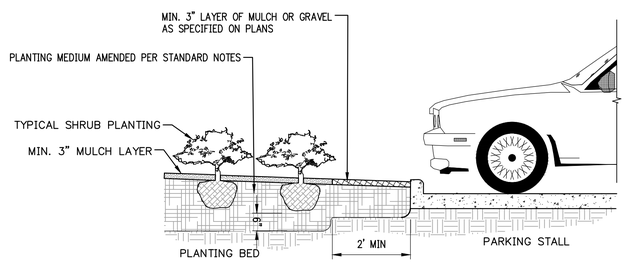
NOTES TO CONTRACTOR:

1. TREES SHALL BE CALIPER SIZE SHOWN IN PLANT SCHEDULE.
2. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, POLES OR GUARDS FROM TREE.
3. PRUNE ONLY DEAD/BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
4. ROOTBALL – ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING. AFTER SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, PEEL THE WIRE AND/OR BURLAP BACK TO THE BOTTOM OF THE PLANTING HOLE AND REMOVE ANY PEELED BACK MATERIAL.

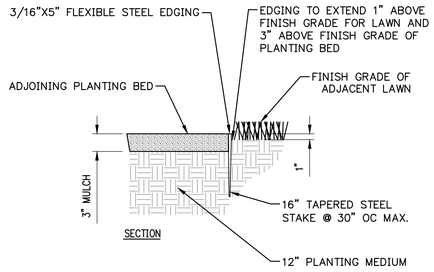
TREE PLANTING DETAIL – RIGHT OF WAY SIDEWALK
NTS



SHRUB PLANTING DETAIL
NTS

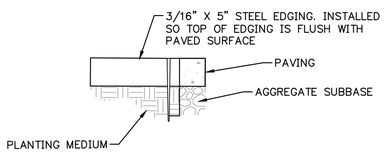


PARKING LOT PLANTING – SECTION
NTS



NOTES TO CONTRACTOR:

1. AREAS WHERE GROUNDCOVER OR SHRUB MASS PLANTINGS BORDER CURB WILL NOT HAVE EDGING.
2. CHAMFER EDGING TO BE FLUSH WITH FINISHED GRADE OF ADJACENT PAVING OR CURBS.
3. STAKE AS PER MANUFACTURER'S RECOMMENDATIONS.
4. IF EDGING EXTENDS ABOVE PAVING DUE TO SITE CONDITIONS, CHAMFER EDGE ABUTTING PAVEMENT.



STEEL EDGING DETAIL
NTS

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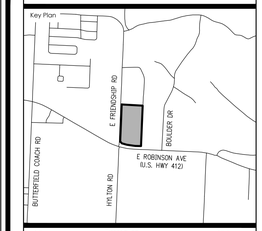

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L22-58
PLANTING DETAILS

L-501

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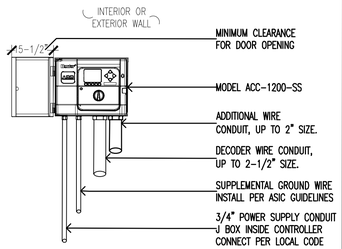
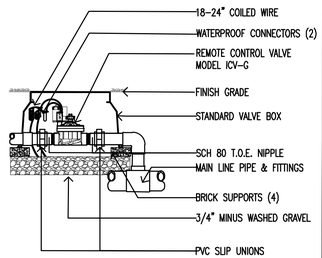
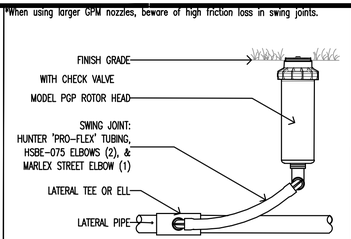


ACC-1200 CONTROLLER
01 WALL MOUNT
SCALE: 1" = 1'-0" Hunter IRRIGATION DETAIL

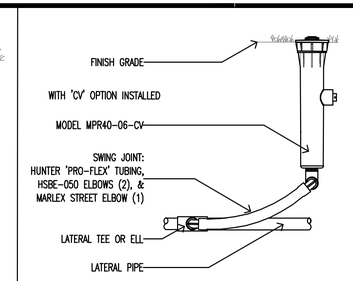


02 ICV GLOBE VALVE
SCALE: 1" = 1'-0" Hunter IRRIGATION DETAIL

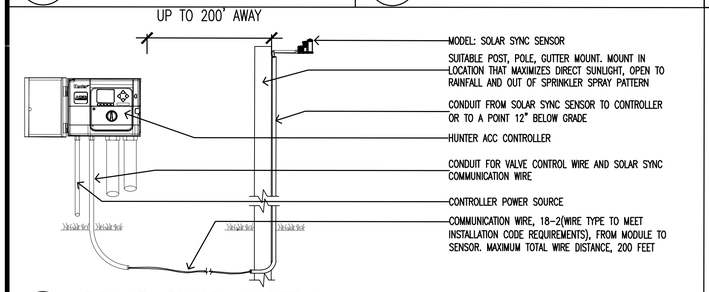
*When using larger GPM nozzles, beware of high friction loss in swing joints.



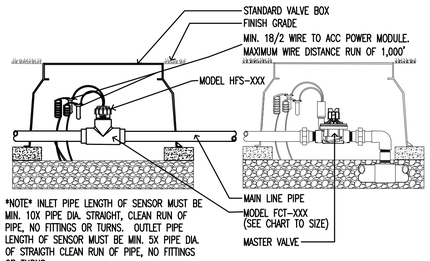
03 PGP ROTOR HEAD
SCALE: 3" = 1'-0" Hunter IRRIGATION DETAIL



MPR40-06-CV
04 MP ROTATOR SPRINKLER
SCALE: 3" = 1'-0" Hunter IRRIGATION DETAIL



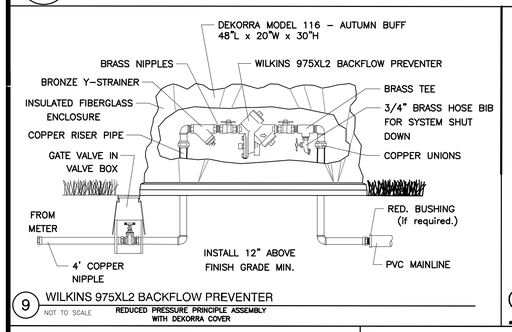
07 SOLAR SYNC SYSTEM
SCALE: 1" = 1'-0" Hunter IRRIGATION DETAIL



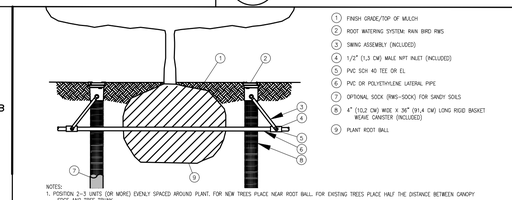
08 HFS FLOW SENSOR
SCALE: 1.5" = 1'-0" Hunter IRRIGATION DETAIL

FCT FITTING SELECTION

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

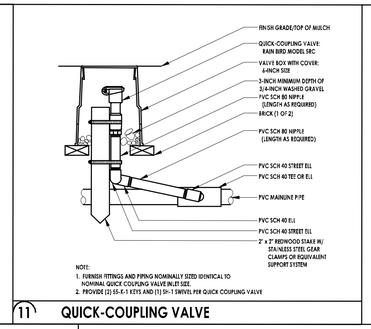


09 WILKINS 975XL2 BACKFLOW PREVENTER
NOT TO SCALE
REDUCED PRESSURE PRINCIPLE ASSEMBLY WITH DEKORRA COVER



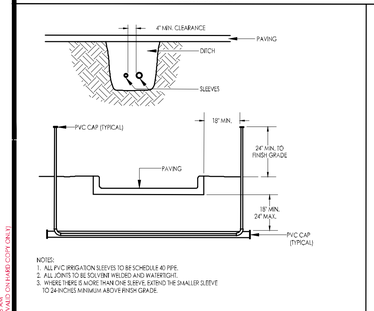
NOTES:
1. POSITION 2-3 UNITS (OR MORE) EVENLY SPACED AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
2. INSTALL PRODUCT WITH TOP EVEN WITH GROUND SURFACE.
3. RWS SERIES AVAILABLE IN THE FOLLOWING MODELS:
RWS-B-C-1401: 0.25 GPM (0.95 L/M), CHECK VALVE
RWS-B-1401: 0.25 GPM (0.95 L/M)
RWS-B-X-1401: 0.25 GPM (0.95 L/M), 18" (45.7 CM) SWING ASSEMBLY
RWS-B-C-1402: 0.5 GPM (1.9 L/M), CHECK VALVE
RWS-B-1402: 0.5 GPM (1.9 L/M)
RWS-B-C-1404: 1.0 GPM (3.8 L/M), CHECK VALVE
4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" (1.9 CM) GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
5. ONCE RWS HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.
6. OPTIONAL RWS-SOCK FOR USE IN SANDY SOILS.

10 ROOT WATERING SYSTEM RWS
07-19-2013
N.T.S. INSTALLATION FOR TREES
IRRIGATION DETAILS



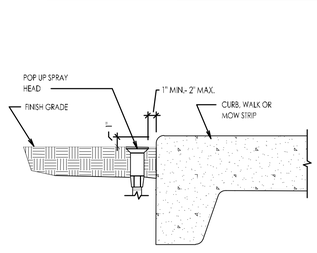
NOTE:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.
2. PROVIDE (2) 55-6-1 ELTS AND (1) 06-1 SWIVEL PER QUICK COUPLING VALVE

11 QUICK-COUPLING VALVE

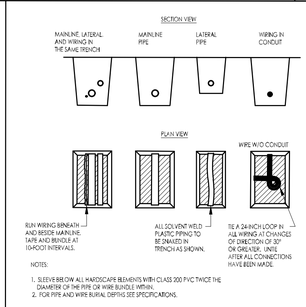


NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE SCHEDULE 40 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.

12 SLEEVING

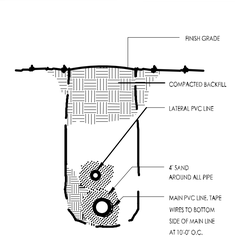


13 SPRAY HEAD NEXT TO CURB OR WALL



NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH CLASS 200 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

14 PIPE & WIRE TRENCHING



15 TRENCH SECTION

IRRIGATION NOTES

1. CONTRACTOR SHALL CAREFULLY VERIFY A MINIMUM DYNAMIC WATER PRESSURE OF 85psi WITH A FLOW RATE OF 75gpm AT THE WATER METER LOCATION PRIOR TO INSTALLATION. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF WATER PRESSURE IS LESS THAN OR SIGNIFICANTLY HIGHER THAN NOTED.
2. PLEASE NOTE: IF PRESSURE IS NOT SATISFACTORY THERE MAY BE A NEED FOR A BOOSTER PUMP TO ENHANCE PERFORMANCE OF THE SYSTEM. THE LANDSCAPE CONTRACTOR SHALL REPORT PRESSURE FINDINGS TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE SYSTEM FOR DETERMINATION OF ANY BOOSTER NEEDS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ALL UTILITIES DURING THE INSTALLATION. CONTRACTOR SHALL SEEK ASSISTANCE FROM THE LOCAL UTILITIES IN THE LOCATION OF THE UTILITIES PRIOR TO EXCAVATION.
4. CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS, ADHERE TO ALL MUNICIPAL CODES AND FOLLOW STANDARD AND ACCEPTED LOCAL PRACTICES.
5. A DRAIN VALVE SHALL BE INSTALLED AT THE LOWEST PORTION OF EACH ZONE AND AT 100' INTERVALS ON THE MAINLINE FOR WINTERIZATION.
6. VALVE WIRING SHALL BE 12 GAUGE SINGLE STRAND COPPER DIRECT BURIAL DECODER SYSTEM IRRIGATION WIRE. PROVIDE ALL SPLICES SHALL BE WATERPROOF AND PLACED AT VALVE LOCATIONS ONLY.
7. ALL LATERAL LINE PIPING SHALL BE CLASS 200 SDR 21 PVC. ALL MAINLINE PIPING SHALL BE SCHEDULE 40 PVC. ALL FITTINGS SHALL BE SCH. 40 TYPE 1. USE A PVC SOLVENT AND PRIMER AS RECOMMENDED/APPROVED BY THE PIPE MANUFACTURER. ALL MATERIAL AND EQUIPMENT SHALL BE OF DOMESTIC MANUFACTURER PROCEEDING WITH RELATED WORK.
8. PLACE ALL PIPING ON THE PERIMETER OF LANDSCAPE AREAS WHERE POSSIBLE. PLACE VALVES IN PLANTING AREAS WHERE POSSIBLE. LIMIT TRENCHING AROUND EXISTING TREES AS MUCH AS POSSIBLE. BE AWARE OF THE LOCATION OF NEW TREES AND SHRUBS AND PLACE PIPING AWAY FROM THE ROOT BALLS.
9. THERE SHALL BE A CLOSED LOOP MAINLINE AROUND THE PERIMETER OF THE PROPERTY TO AID IN BALANCE OF FLOWS AND PRESSURE, AND ALLOW FOR FUTURE EXPANSION OF THE SYSTEM..
10. PROVIDE FOR WINTERIZATION BY THE BLOW OUT METHOD.
11. COORDINATE LOCATION OF THE CONTROL BOX AND RAIN SENSOR WITH THE OWNER.
12. PROVIDE 100% COVERAGE FOR ALL LANDSCAPE AREAS AND MAKE FINAL ADJUSTMENTS TO OBTAIN OPTIMAL PERFORMANCE. ALL PLANT BEDS SHALL BE DRIP IRRIGATION PLACED ON SEPARATE ZONES FROM THE TURF AREAS.
13. CONTRACTOR TO PROVIDE SERVICE TAPS, LINES AND METER FOR IRRIGATION SYSTEM SERVICE
14. COMPACT BACK FILL IN ALL TRENCHES TO STANDARD SUB GRADE COMPACTION REQUIREMENTS GIVEN IN SITE GRADING SPECIFICATIONS.
15. CONTRACTOR IS RESPONSIBLE FOR SIZING ALL WIRING TO CONTROL VALVES. DIRECT BURIAL QUALITY WIRE WITH SEALED WATERPROOF CONNECTORS REQUIRED.
16. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURERS DETAILS AND SPECIFICATIONS.
17. WHEN TRENCHING UNDER THE DRIPLINE OF EXISTING TREES EXTREME CARE MUST BE GIVEN TO AVOID ROOT DAMAGE. IF AT ALL POSSIBLE AVOID TRENCHING INSIDE THE DRIPLINE BY GOING AROUND THE TREE RATHER THAN UNDER IT. IF TRENCHING MUST OCCUR UNDER THE DRIPLINE, USE EITHER TUNNELING OR HAND-DIGGING METHODS RATHER THAN A MECHANICAL TRENCHER. MINIMIZE THE IMPACTS OF ROOT SEVERING BY AVOIDING CONSTRUCTION DURING HOT, DRY WEATHER, KEEPING TREES WELL WATERED BEFORE AND AFTER DIGGING AND COVERING ROOTS WITH SOIL OR MULCH AS SOON AS POSSIBLE.

USE EQUIPMENT SPECIFIED AND STANDARDS SHOWN IN THE IRRIGATION DETAILS OF THIS SET

*** TREE WATERING NOTE ***:

1. CONTRACTOR SHALL PLUMB THE RAIN BIRD-RWS-B-C-SOCK 1401 INTO ZONES ACCORDING TO THE FLOWS AND PRESSURES ALLOWED. THESE ZONES SHALL BE ON SEPARATE CONTROL CIRCUITS TO PROVIDE AN ALTERNATE WATERING SOURCE FOR THE TREES DURING ESTABLISHMENT.

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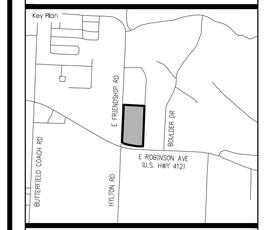
L22-58
OZARKS ELECTRIC
SPRINGDALE, AR

Key Plan



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L22-58
IRRIGATION DETAILS 1 OF 2

LI-501

DRAWING ID: 22301500_OZARKSFOR_INFRASTRUCTURE\CIVIL\DWG\IRRIGATION DETAILS.DWG
LAST PLOTTED: 10/20/2022 08:44:48 BY: C. THREET
LAST SAVED: 8/24/22 11:11 BY: C. THREET
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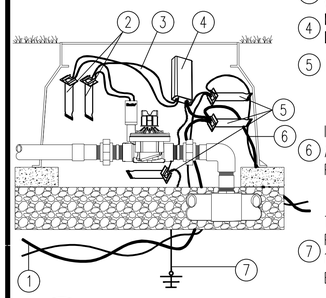
FONTS USED: ARIAL.TTF, ARIALBD.TTF, ARIALI.TTF, ARIALNB.TTF, ARIALNI.TTF, ARIALNR.TTF, ARIALNRB.TTF, ARIALNRI.TTF, ARIALNRMT.TTF, ARIALNRMTB.TTF, ARIALNRMTI.TTF, ARIALNRMTR.TTF, ARIALNRMTRB.TTF, ARIALNRMTRI.TTF, ARIALNRMTRIB.TTF, ARIALNRMTRIBI.TTF, ARIALNRMTRIBIT.TTF, ARIALNRMTRIBIT.TTF, ARIALNRMTRIBIT

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

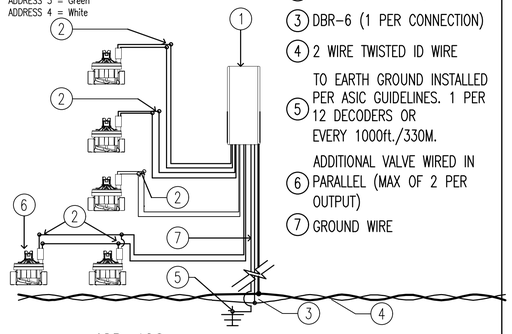


1. ID WIRE PATH TWISTED TO NEXT DECODER
2. DBY (2)
3. TWO BLACK WIRES TO VALVE SOLENOID
4. MODEL ICD-100 DECODER
5. DBR-6 (3)
6. ID WIRE PATH FROM CONTROLLER ALLOW 5 ft/1.5M SLACK PER DECODER
7. TO EARTH GROUND INSTALLED PER ASIC GUIDELINES. 1 PER 12 DECODERS OR EVERY 1000ft./330M.

01 ICD 100 DECODER

SCALE: 1.5" = 1'-0" Hunter IRRIGATION DETAIL

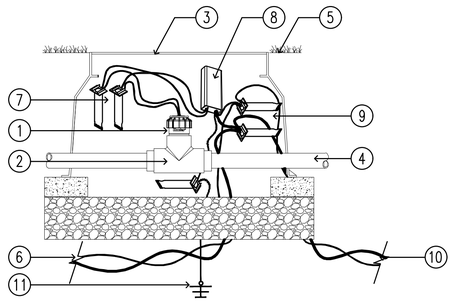
NOTE: All ICD 400 DECODERS SHALL HAVE THE FOLLOWING ADDRESS AND CORRESPONDING COLOR
ADDRESS 1 = Black
ADDRESS 2 = Yellow
ADDRESS 3 = Green
ADDRESS 4 = White



1. ICD-400 DECODER
2. DBY (2 PER VALVE)
3. DBR-6 (1 PER CONNECTION)
4. 2 WIRE TWISTED ID WIRE
5. TO EARTH GROUND INSTALLED PER ASIC GUIDELINES. 1 PER 12 DECODERS OR EVERY 1000ft./330M.
6. ADDITIONAL VALVE WIRED IN PARALLEL (MAX OF 2 PER OUTPUT)
7. GROUND WIRE

ICD 400
02 DECODER SCHEMATIC

SCALE: 3" = 1'-0" Hunter IRRIGATION DETAIL



NOTE
1.) REFER TO THE FLOW SENSOR DETAIL FOR CORRECT INSTALLATION.
2.) ALL WIRE SHALL BE 12 OR 14 AWG TWISTED ID-WIRE FROM HUNTER INDUSTRIES..

1. MODEL HFS-XXX. SEE FLOW SENSOR DETAIL.
2. MODEL FCT-XXX. SEE FLOW SENSOR DETAIL.
3. STANDARD VALVE BOX
4. MAIN LINE PIPE
5. FINISHED GRADE
6. ID WIRE PATH TO NEXT DECODER AS NEEDED
7. DBY (2)
8. MODEL ICD-SEN - SENSOR DECODER
9. DBR-6 (3)
10. ID WIRE PATH FROM CONTROLLER ALLOW 5 ft/1.5M SLACK PER DECODER
11. TO EARTH GROUND INSTALLED PER ASIC GUIDELINES. 1 PER 12 DECODERS OR EVERY 1000ft./330M.

03 SENSOR DECODER DETAIL

SCALE: 1.5" = 1'-0" Hunter IRRIGATION DETAIL

LIMITATIONS:
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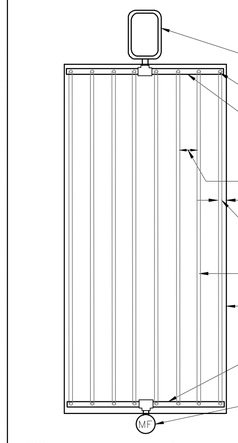
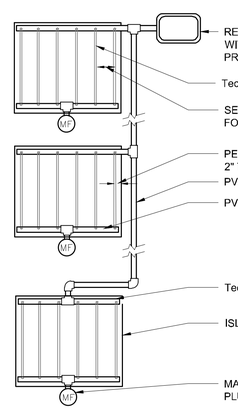


- REMOTE CONTROL VALVE WITH DISC FILTER AND PRV
- TECHLINE® START CONNECTION
- PVC OR POLY SUPPLY HEADER
- SEE SPECIFICATIONS FOR ROW SPACING
- PERIMETER LATERALS 2" TO 4" FROM EDGE
- TECHLINE® HCVXR DRIPLINE
- AREA PERIMETER
- PVC OR POLY EXHAUST HEADER
- MANUAL FLUSH VALVE PLUMBED TO PVC OR POLY

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

NETAFIM
04 Techline® HCVXR END FEED LAYOUT

NOT TO SCALE DETAIL - H101

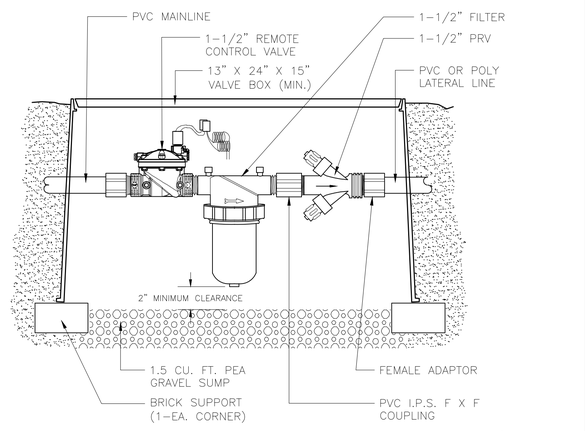


- REMOTE CONTROL VALVE WITH DISC FILTER AND PRV
- Techline® HCVXR DRIPLINE
- SEE SPECIFICATIONS FOR ROW SPACING
- PERIMETER LATERALS 2" TO 4" FROM EDGE
- PVC OR POLY SUPPLY HEADER
- PVC OR POLY EXHAUST HEADER
- Techline® START CONNECTION
- ISLAND PERIMETER
- MANUAL FLUSH VALVE PLUMBED TO PVC OR POLY

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

NETAFIM
05 Techline® HCVXR ISLAND LAYOUT

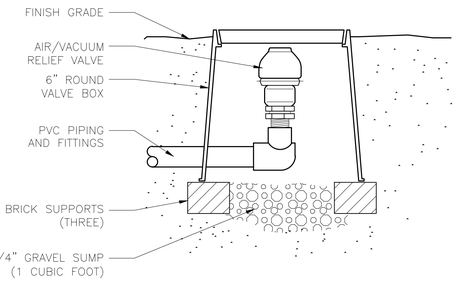
NOT TO SCALE DETAIL - H103



- PVC MAINLINE
- 1-1/2" REMOTE CONTROL VALVE
- 13" X 24" X 15" VALVE BOX (MIN.)
- 1-1/2" FILTER
- 1-1/2" PRV
- PVC OR POLY LATERAL LINE
- 2" MINIMUM CLEARANCE
- 1.5 CU. FT. PEA GRAVEL SUMP
- BRICK SUPPORT (1-EA. CORNER)
- FEMALE ADAPTOR
- PVC I.P.S. F X F COUPLING

NETAFIM
06 COMMERCIAL CONTROL ZONE ASSEMBLY: P/N LVCZ-150 11 - 35 GPM

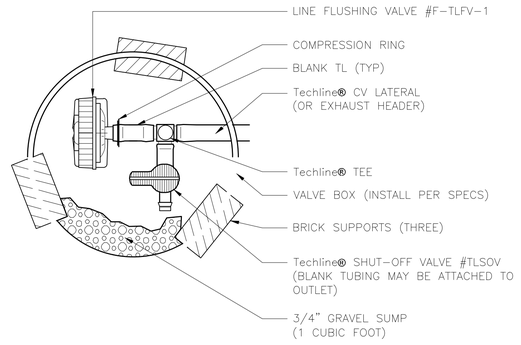
NOT TO SCALE DETAIL - L223



- FINISH GRADE
- AIR/VACUUM RELIEF VALVE
- 6" ROUND VALVE BOX
- PVC PIPING AND FITTINGS
- BRICK SUPPORTS (THREE)
- 3/4" GRAVEL SUMP (1 CUBIC FOOT)

NETAFIM
07 GUARDIAN 1" AIR/VACUUM RELIEF VALVE (PLUMBED TO PVC)

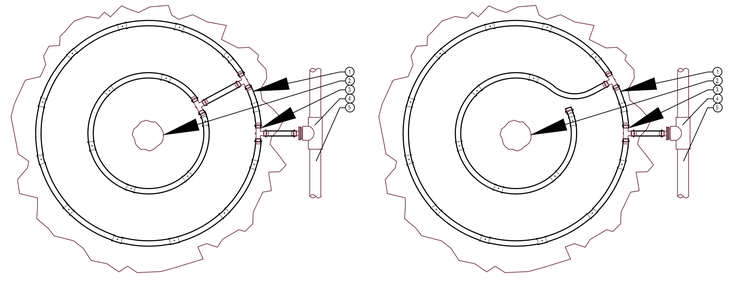
NOT TO SCALE DETAIL - D281



- LINE FLUSHING VALVE #F-TLFV-1
- COMPRESSION RING
- BLANK TL (TYP)
- Techline® CV LATERAL (OR EXHAUST HEADER)
- Techline® TEE
- VALVE BOX (INSTALL PER SPECS)
- BRICK SUPPORTS (THREE)
- Techline® SHUT-OFF VALVE #TLSOV (BLANK TUBING MAY BE ATTACHED TO OUTLET)
- 3/4" GRAVEL SUMP (1 CUBIC FOOT)

NETAFIM
08 Techline® LINE FLUSHING VALVE WITH SHUT-OFF VALVE

NOT TO SCALE DETAIL - D121



LEGEND:
1. PROFESSIONAL LANDSCAPE DRIPLINE PER PLAN
2. TREE (SEE PLANTING PLAN)
3. PLD OR PLD-LOC FITTING TYP.
4. PVC TO DRIP LINE TUBING CONNECTION (TYP.)
5. PVC LATERAL LINE

NOTES
AIR RELIEF VALVE: INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.

ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.

FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

09 LANDSCAPE DRIPLINE - TREE RING LARGE SPECIMEN

SCALE: NOT TO SCALE

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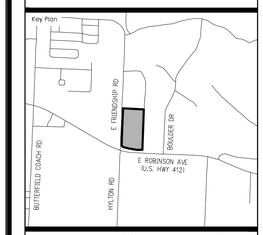
ARKANSAS ENGINEERING

L22-58
OZARKS ELECTRIC
SPRINGDALE, AR

Key Plan



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ISSUE DATE: 10/20/22
CONTACT: C. THREET
QC by:
QC Date:

PRELIMINARY PLANS

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IRRIGATION DETAILS 2 OF 2

LI-502

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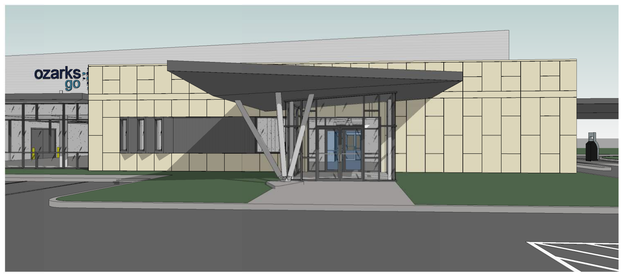
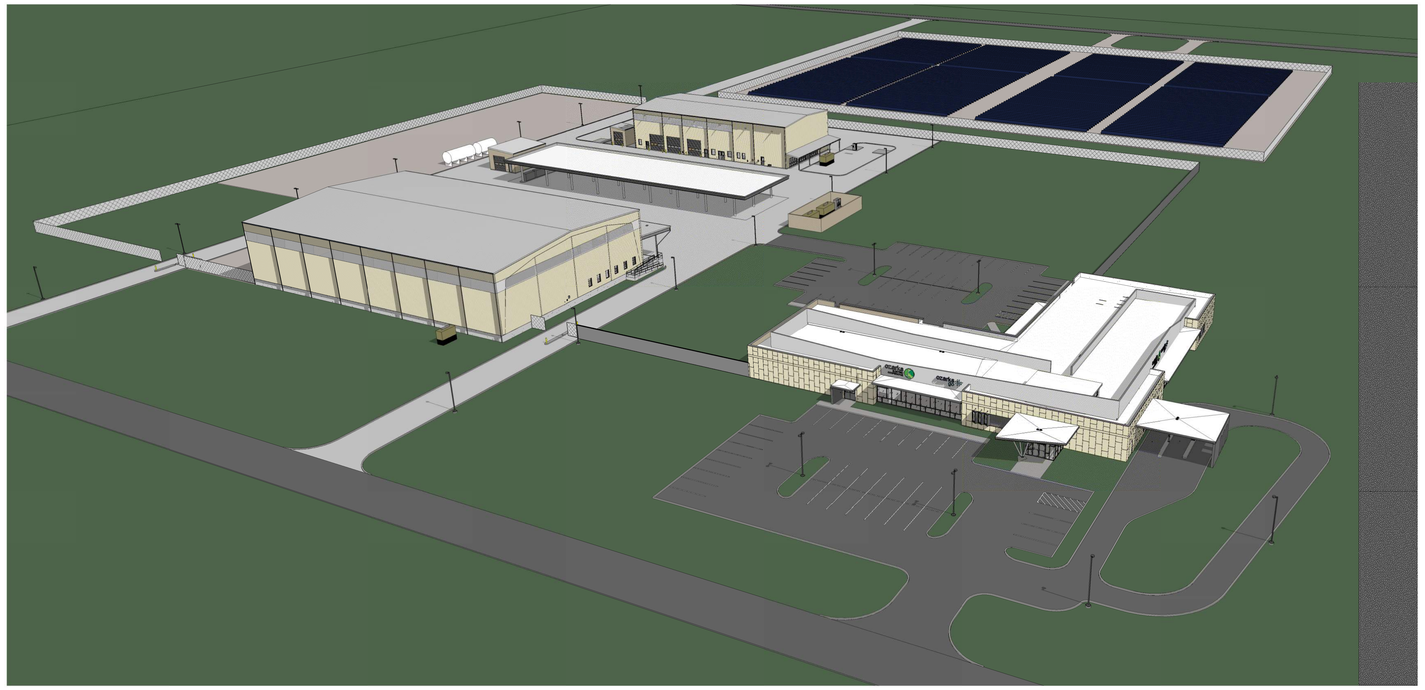
4 SERVICE CENTER- WEST VIEW



5 SERVICE CENTER- ENTRANCE VIEW



1 BIRDS-EYE VIEW



2 SERVICE CENTER- FRONT VIEW



3 SERVICE CENTER- REAR VIEW

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SPRINGDALE OPERATIONS & SERVICE CENTER

HWY 412 E.
SPRINGDALE, AR

Key Plan

No.	Description	Date

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3D VIEWS

A-901

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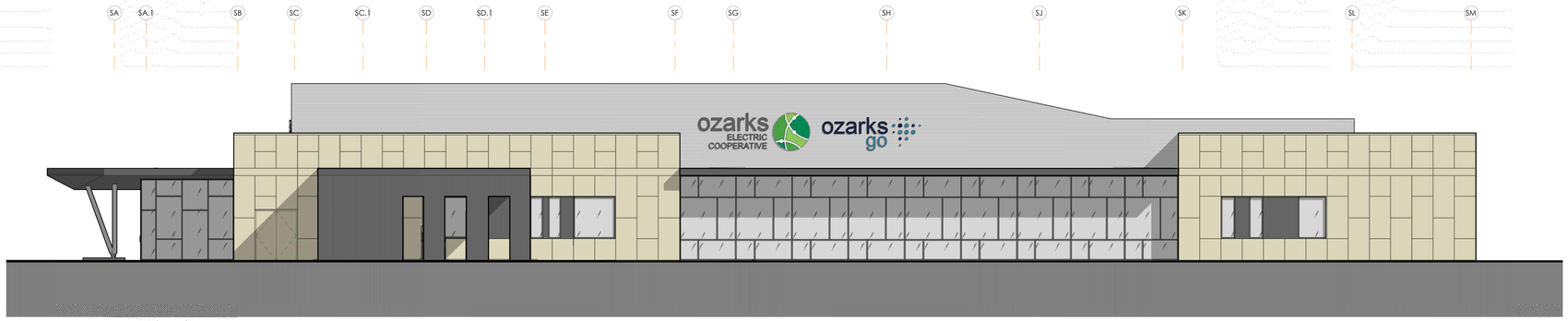
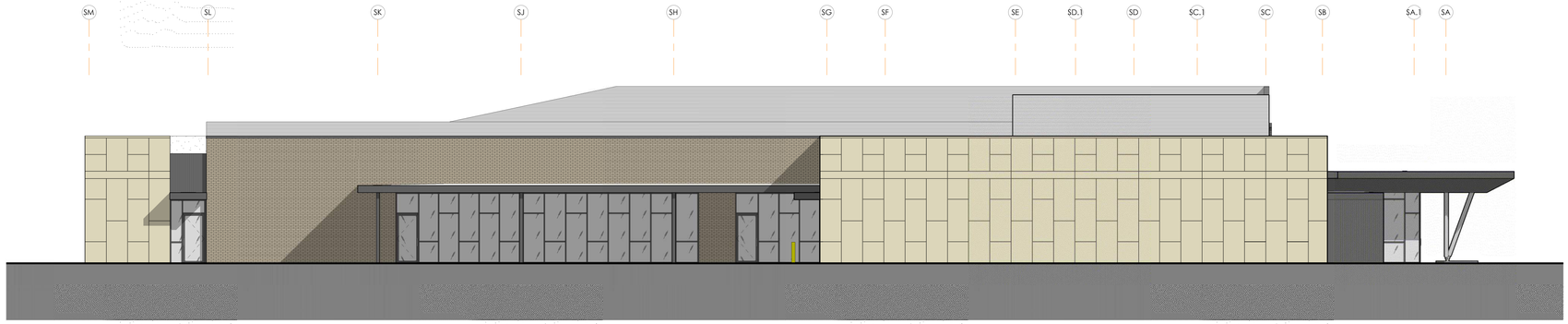
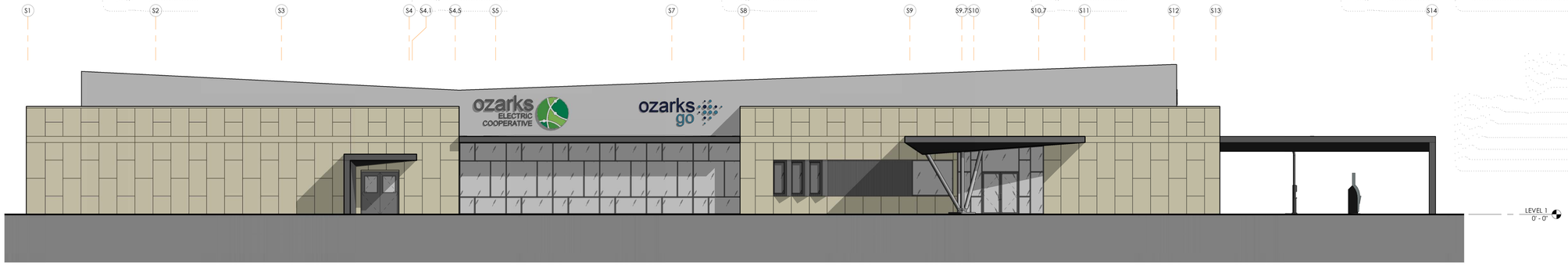


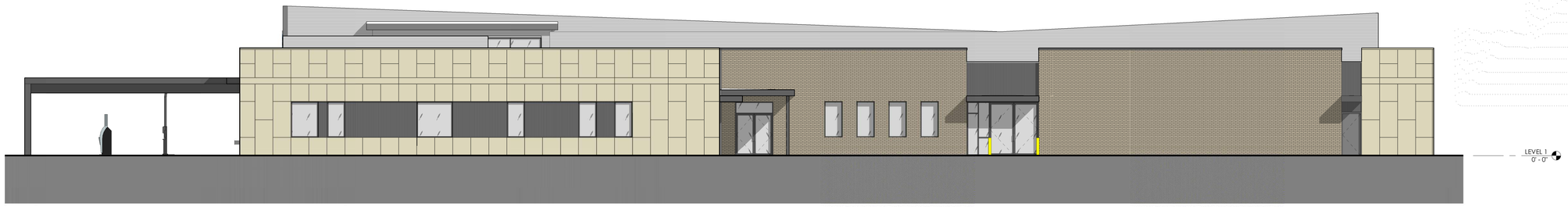
1 SERVICE CENTER - SOUTH
1/8" = 1'-0"



2 SERVICE CENTER - NORTH
1/8" = 1'-0"



3 SERVICE CENTER - WEST
1/8" = 1'-0"



4 SERVICE CENTER - EAST
1/8" = 1'-0"

KEYNOTE LEGEND

MATERIAL LEGEND

- ACM PANELS
- BRICK MASONRY
- CMU WALL BLOCK
- STOREFRONT
- HORIZONTAL METAL WALL PANEL
- VERTICAL METAL SIDING

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SPRINGDALE
OPERATIONS & SERVICE
CENTER

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SPRINGDALE, AR

Key Plan

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ELEVATIONS- SERVICE CENTER

A-201

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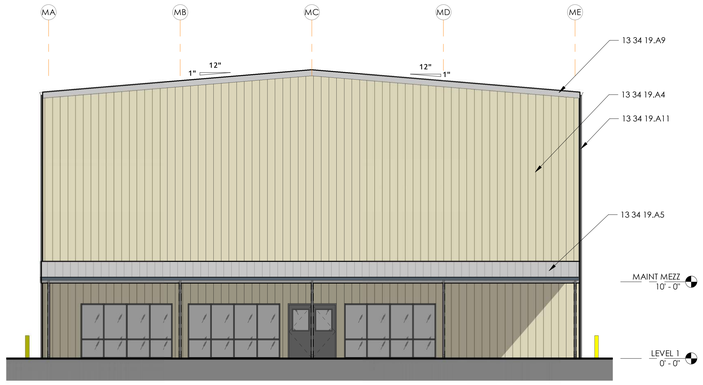
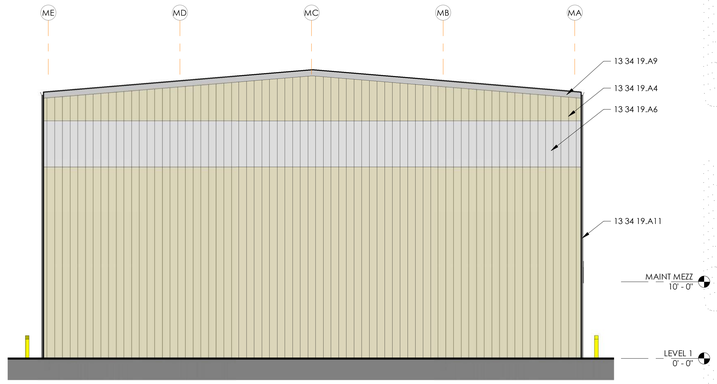


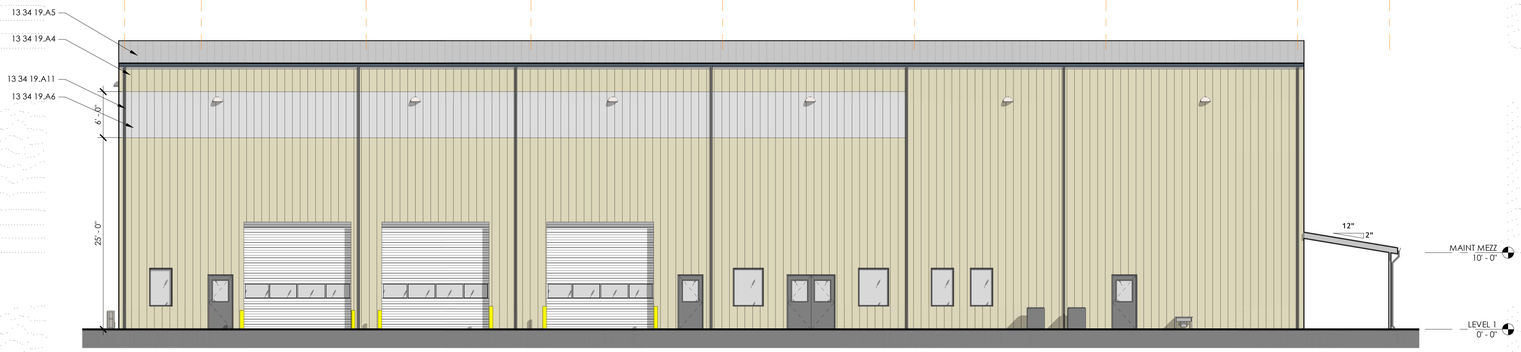
1 MAINTENANCE BUILDING - SOUTH
1/8" = 1'-0"



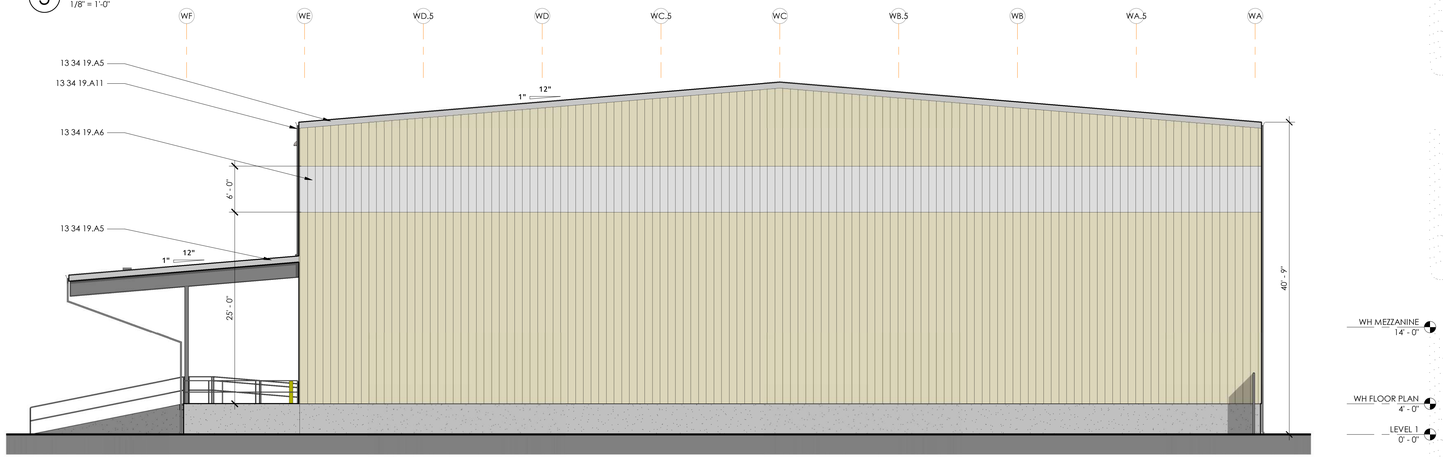
4 MAINTENANCE BUILDING - NORTH
1/8" = 1'-0"



2 MAINTENANCE BUILDING - EAST
1/8" = 1'-0"



3 MAINTENANCE BUILDING - WEST
1/8" = 1'-0"



5 WAREHOUSE - NORTH
1/8" = 1'-0"

KEYNOTE LEGEND

13 34 19.A4	METAL BUILDING WALL PANEL
13 34 19.A5	METAL BUILDING ROOF PANEL
13 34 19.A6	METAL BUILDING TRANSLUCENT WALL PANEL
13 34 19.A9	METAL BUILDING FASCIA
13 34 19.A11	METAL DOWNSPOUT

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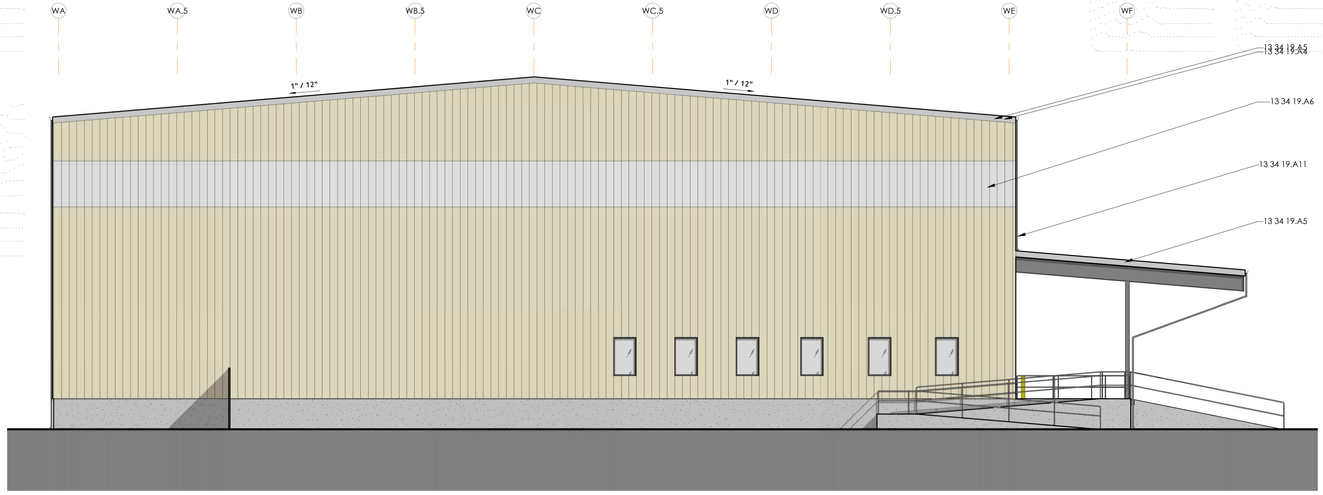
ELEVATIONS-
MAINTENANCE &
WAREHOUSE

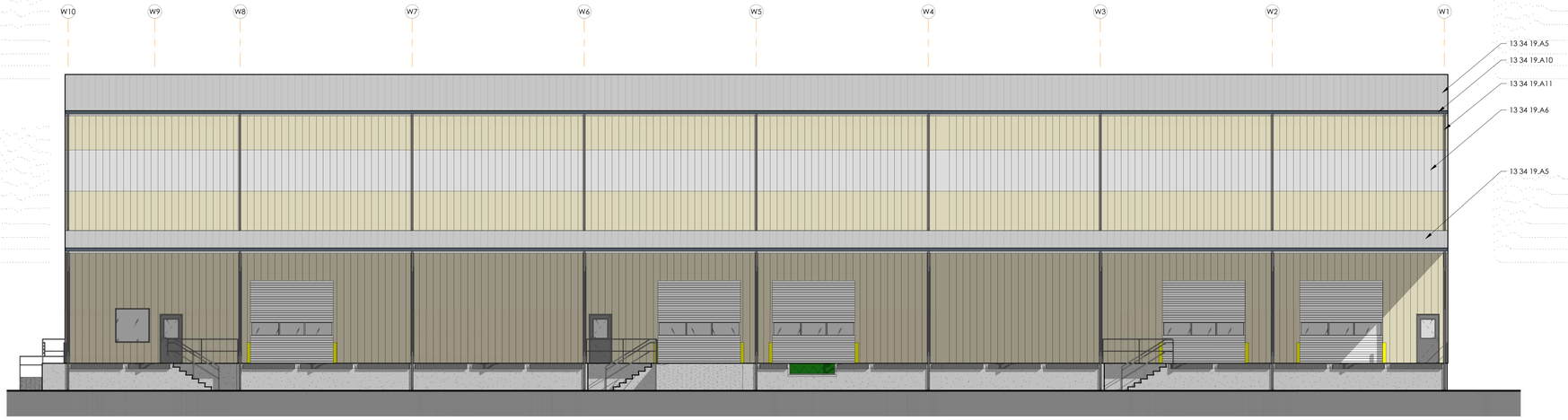
A-202

KEYNOTE LEGEND

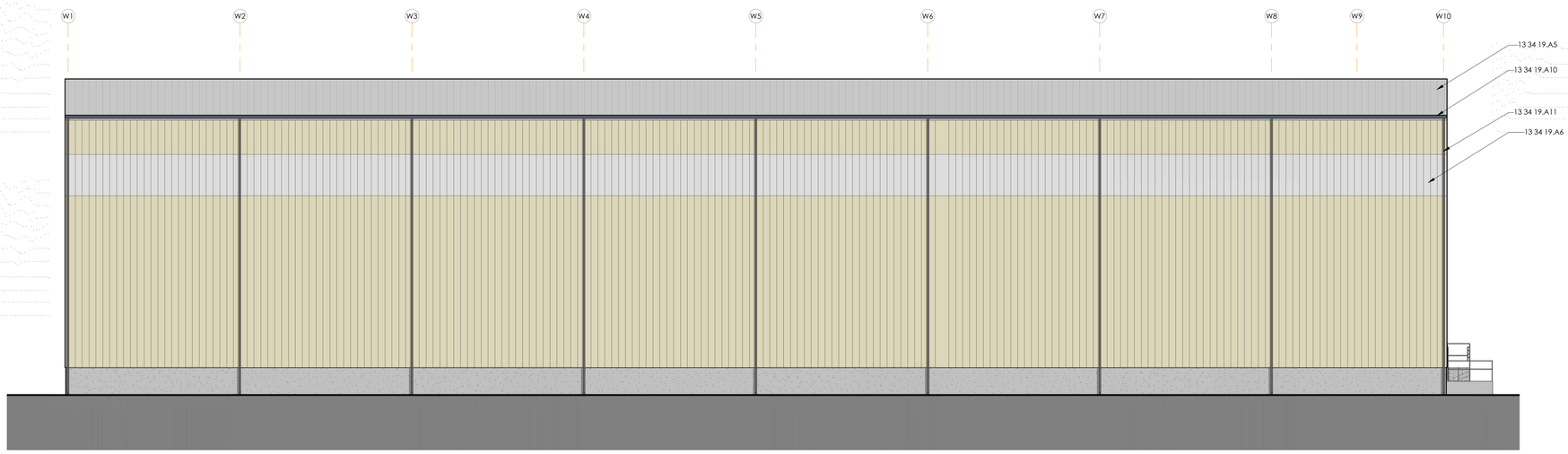
13 34 19.A4	METAL BUILDING WALL PANEL
13 34 19.A5	METAL BUILDING ROOF PANEL
13 34 19.A6	METAL BUILDING TRANSLUCENT WALL PANEL
13 34 19.A10	METAL GUTTER
13 34 19.A11	METAL DOWNSPOUT



1 WAREHOUSE - SOUTH
1/8" = 1'-0"



2 WAREHOUSE - EAST
1/8" = 1'-0"



3 WAREHOUSE - WEST
1/8" = 1'-0"

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Key Plan

No.	Description	Date

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PROJECT NO: 22301500
ISSUE DATE: 08/23/22
CONTACT: W. BURGESS
QC BY:
QC DATE:

DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION · REVIEW SET

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ELEVATIONS- WAREHOUSE

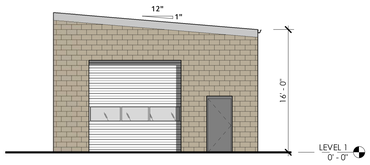
A-203

GENERAL PLAN NOTES

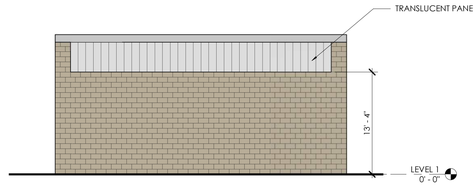
1	ALL DIMENSIONS ARE TO FACE OF MASONRY OR TO FACE OF STUD UNLESS OTHERWISE NOTED.
2	REFER TO PARTITION TYPES SCHEDULE FOR INTERIOR WALL COMPOSITION AND REQUIREMENTS.
3	ALL DOOR FRAMES ARE TO BE LOCATED 8" FROM MASONRY CORNERS/ 6" FROM GYP. BD. CORNERS UNLESS OTHERWISE NOTED.
4	PROVIDE 1/4" CONTROL JOINTS IN ALL GYPSUM BOARD ASSEMBLIES AT A SPACING NOT TO EXCEED 20'-0" O.C. MAX. ALIGN WITH DOORFRAMES UNLESS OTHERWISE NOTED.
5	ALL GYP. BD. WALLS TO EXTEND 6" ABOVE CEILINGS UNLESS OTHERWISE NOTED.
6	RAKE AND CAULK THE 1ST MASONRY JOINT AT ALL EXTERIOR WALLS WHERE SIDEWALKS OR PAVING ABUT STRUCTURE
7	PARTITION KEYS THAT CONTAIN AN "*" ARE TO EXTEND FULL HEIGHT TO DECK - PROVIDE DEFLECTION TRACK

KEYNOTE LEGEND

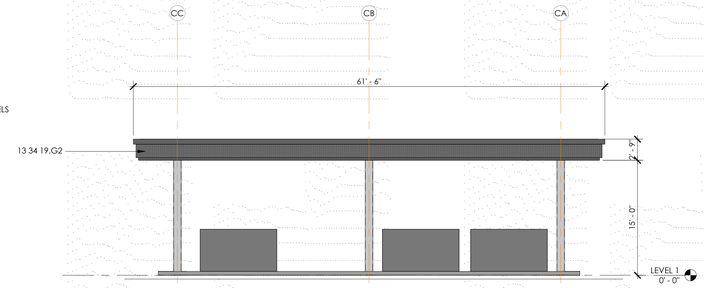
13 34 19.G2	METAL FACIA PANEL
13 34 19.G3	CANOPY STRUCTURE
13 34 19.G4	PERIMETER GUTTER
13 34 19.G5	MANUFACTURED COPING
13 34 19.G6	METAL CAP TRIM
13 34 19.G7	METAL BOTTOM TRIM
13 34 19.G8	DECK PANS
13 34 19.G9	CONTINUOUS HAT CHANNEL SECTION



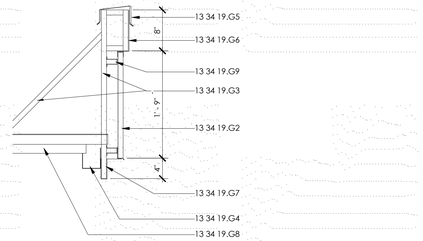
3 TRUCK WASH WEST
1/8" = 1'-0"



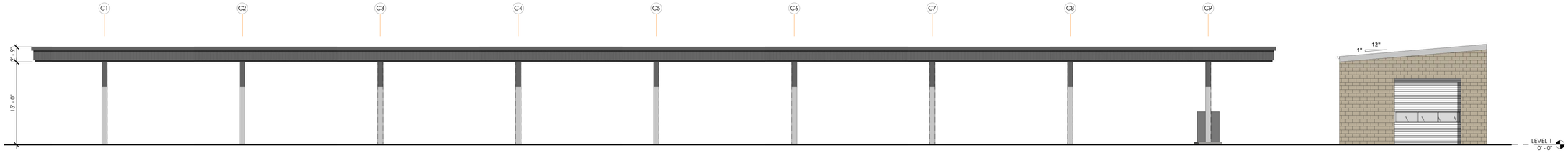
4 TRUCK WASH NORTH
1/8" = 1'-0"



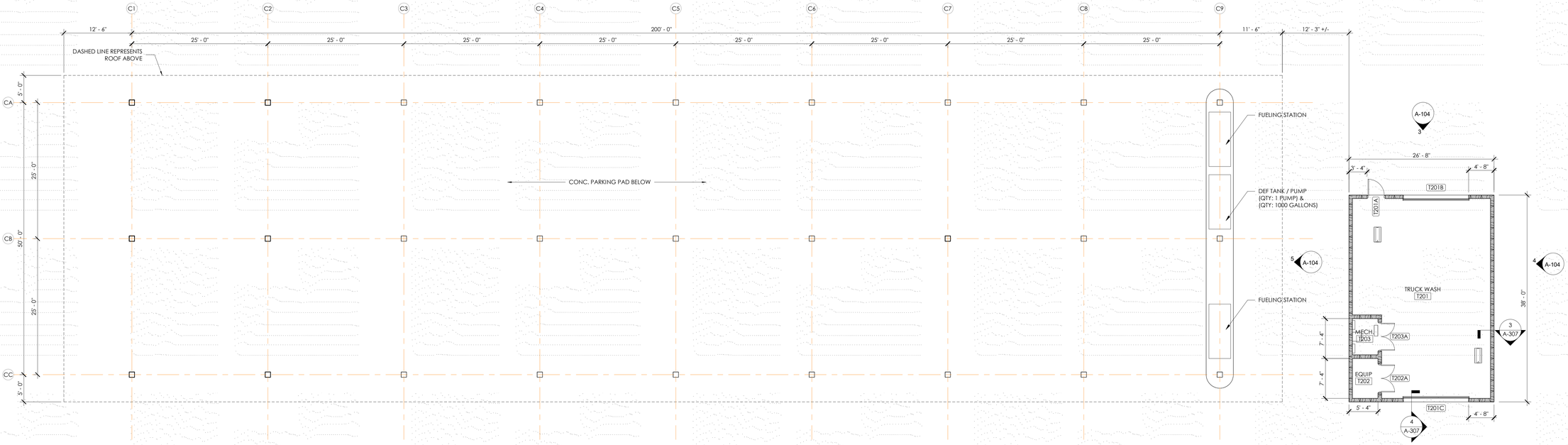
5 CANOPY NORTH
1/8" = 1'-0"



6 FUEL CANOPY- DETAIL
1" = 1'-0"



2 CANOPY & TRUCKWASH EAST ELEVATION
1/8" = 1'-0"



1 COVERED PARKING & TRUCK WASH
1/8" = 1'-0"

1450 E. Zion Road, Suite 9
Fayetteville, Arkansas 72703
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479.455.2207 | 479.631.6224
www.craftontull.com

ozarks ELECTRIC COOPERATIVE

ozarks go

SPRINGDALE
OPERATIONS & SERVICE
CENTER

HWY 412 E.
SPRINGDALE, AR

Key Plan

No.	Description	Date

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PROJECT NO: 22301.500
ISSUE DATE: 08/23/22
CONTACT: W. BURGESS
QC BY:
QC DATE:

DESIGN DEVELOPMENT

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COVERED PARKING &
TRUCK WASH

A-104

PRINTED BY:
12/8/2022 2:19:53 AM
C:\Users\wburgess\Documents\Ozarks Electric Springdale, AR\ZKB_MECH-CENTRAL_2023.rvt

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Fayetteville, AR 72701
479.455.2207
craftontull.com

L22-58

September 29, 2022

City of Springdale
Attn: Planning Department
201 Spring St
Springdale, AR 72764

Re: Adjacent Property Owners
Ozarks Electric LSD
CTA Project #: 22301500

To whom it may concern,

I hereby certify that on this date I have made a due and diligent search of the Records in the Assessor's Office for Washington County, and found the property owners and their addresses, which are adjacent to the property designated as the Ozarks Electric Large Scale Development site, to be as shown on the attached pages consisting of 20 individual parcel numbers and owners. This certification does not apply to the accuracy of said county Assessor's Records, only to their listing of the current owner's names and addresses.

Signed: _____ Date: 09/22/2022

Kevin Montgomery, P.S.
Professional Land Surveyor #1460
Crafton, Tull & Associates, Inc.

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479.455.2207
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ADJACENT PARCEL OWNERS

L22-58

1. PARCEL 815-30623-001
   ARKANSAS STATE HIGHWAY COMMISSION
   PO BOX 2261
   LITTLE ROCK, AR 72203-2261

2. PARCEL 815-30601-001
   GAY, EDWARD E JR; GAY, JOHN L & PAMELA K FAMILY TRUST
   2191 BOULDER
   SPRINGDALE, AR 72764

3. PARCEL 815-30581-010
   FRIENDSHIP CEMETERY ASSOCIATION SPRINGDALE
   1980 FRIENDSHIP
   SPRINGDALE, AR 72764

4. PARCEL 815-30511-000
   FRIENDSHIP CEMETERY ASSOCIATION OF SPRINGDALE
   PO BOX 1622
   SPRINGDALE, AR 72765-1622

5. PARCEL 815-30458-000
   THOMPSON, JOHN H REV LIVING TRUST
   THOMPSON, JOHN H & MARY KAY
   4402 SPYGLASS DR
   SPRINGDALE, AR 72764

6. PARCEL 815-30459-000
   THOMPSON, JOHN H REV LIVING TRUST
   THOMPSON, JOHN H & MARY KAY
   4402 SPYGLASS DR
   SPRINGDALE, AR 72764

7. PARCEL 001-14488-001
   THOMPSON, JOHN H REV LIVING TRUST
   THOMPSON, JOHN H & MARY KAY
   4402 SPYGLASS DR
   SPRINGDALE, AR 72764

8. PARCEL 001-14788-001
   THOMPSON, JOHN H REV LIVING TRUST
   THOMPSON, JOHN H & MARY KAY
   4402 SPYGLASS DR
   SPRINGDALE, AR 72764

9. PARCEL 001-14788-000
   THOMPSON, MARY KAY REVOCABLE LIVING TRUST
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   SPRINGDALE, AR 72764-7412

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10. PARCEL 001-14785-002
    GAY, EDWARD E JR; GAY, JOHN L & PAMELA K FAMILY TRUST
    2191 BOULDER
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    ARKANSAS STATE HIGHWAY COMMISSION
    PO BOX 2261
    LITTLE ROCK, AR 72203-2261

13. PARCEL 001-14788-002
    ARKANSAS STATE HIGHWAY COMMISSION
    PO BOX 2261
    LITTLE ROCK, AR 72203-2261

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Application for Variance – Board of Adjustment

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

STAFF USE ONLY

Date Application Submitted: September 29, 2022

Date Accepted as Complete: October 21, 2022 Project Number: B22-96

APPLICATION CONTACTS:

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Crafton Tull - Connor Threet, P.E.	Name: Ozarks Electric Cooperative Corporation
E-mail: connor.threet@craftontulll.com	E-mail: wgraham@ozarksecc.com
Address: 300 N College Suite 317 Fayetteville, AR 72701	Address: PO Box 848 Fayetteville, AR 72702
Phone: (479)878-2487	Phone: 479-684-4650
Site/ Location: Northeast Corner of E Robinson Ave & S Friendship Road	Current Zoning District: A-1
Assessor's Parcel Number(s): 815-30623-000, 815-30624-000 001-14788-003, and 001-14788-004	Rezone required: No
	Total Acreage: ~18.10 acres

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

See site plan for gravel lay-down areas.

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

The gravel lay-down areas are needed to store Ozark's Electric's power poles. Gravel lay-down is the most durable, thus, economical material to store and maneuver power poles.

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

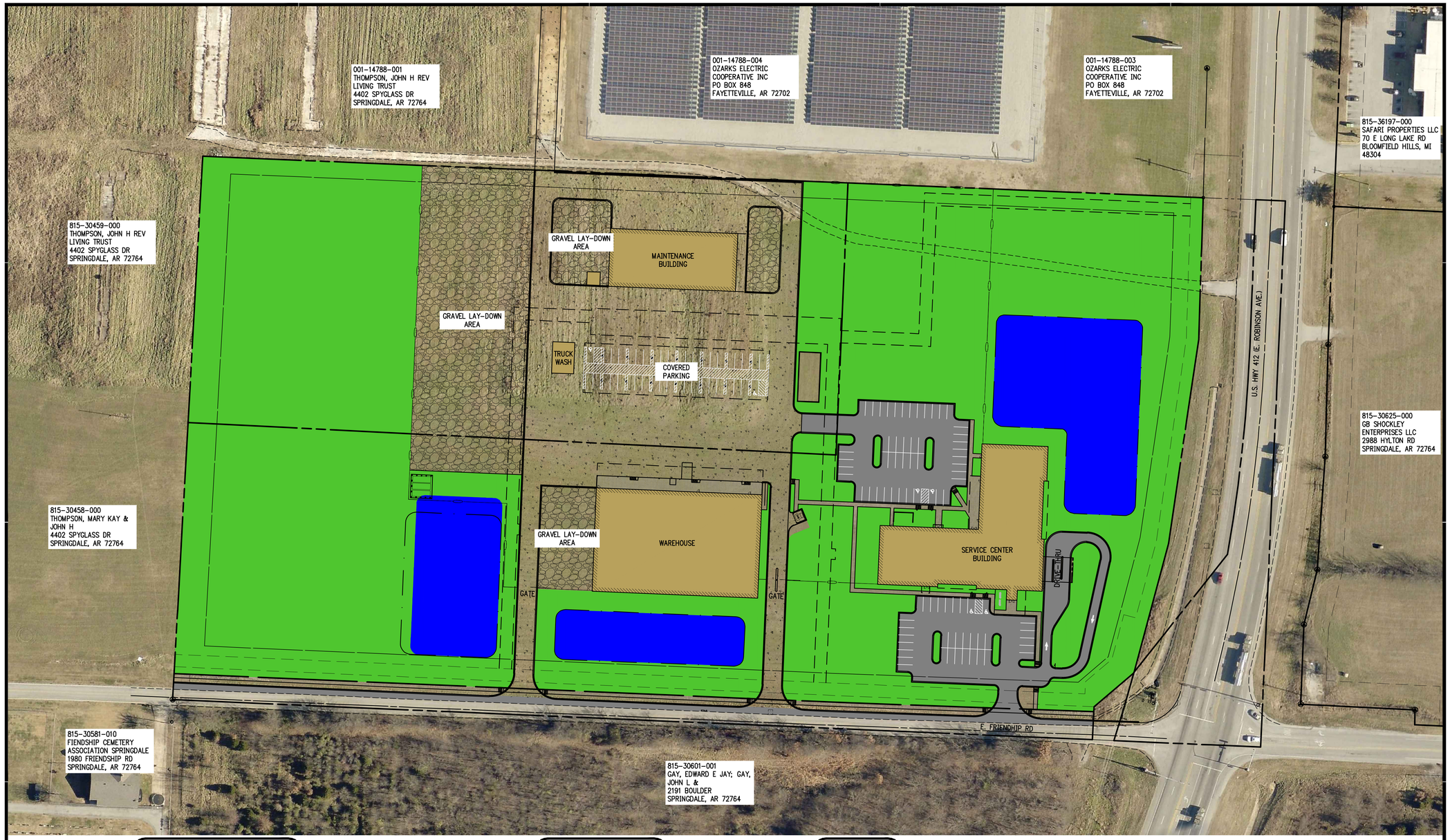
Gravel lay-down is the most durable, thus, economical material to store and maneuver power poles. These areas will be mostly screened by a building, landscaping, and/or fencing from the public right-of-way.

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) VP Corporate Services / CFO

DATE: 9/28/2022



LEGEND (EXISTING SYMBOLS)

SYMBOLS		LINEWORK	
⊙	FOUND IRON PIN		EASEMENT
☼	LIGHT POLE		CURB
			RIGHT OF WAY
			ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS		LINEWORK	
✷	LIGHT POLE		EASEMENT
			CURB
			BUILDING SET BACK
			RIGHT OF WAY
			PROPERTY LINE
			ROAD CENTERLINE

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.

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Fayetteville, Arkansas 72701
Crafton Tull
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479.636.4838 t

CERTIFICATE OF AUTHORIZATION:

CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
60' 0 60'

B22-96

OZARK ELECTRIC

SPRINGDALE, AR

Key Plan

No.	Description	Date

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PROJECT NO: 22301.500
ISSUE DATE: 09/27/22
CONTACT: C. THREET
QC By:
QC Date:

PRELIMINARY PLANS

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OVERALL SITE PLAN (C)

C-101

DRAWING G:\22301.500_OZARKSEPK\INFRASTRUCTURE\CIVIL\DWG\OVERALL SITE PLAN.DWG
LAYOUT: OVERALL SITE PLAN (C) | LAST SAVED: 11:58 AM 9/27/2022 8:46:46 AM
USER: CTHREET | PLOTTED: 11:58 AM 9/27/2022 BY: CTHREET (FOR HARD COPY ONLY)

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Fayetteville, AR 72701
479.455.2207
craftontull.com

September 28, 2022

B22-96

City of Springdale
Attn: Planning Department
201 Spring St
Springdale, AR 72764

Re: Adjacent Property Owners
Ozarks Electric Variance Request
CTA Project #: 22301500

To whom it may concern,

I hereby certify that on this date I have made a due and diligent search of the Records in the Assessor's Office for Washington County, and found the property owners and their addresses, which are adjacent to the property designated as the Ozarks Electric Variance Application site, to be as shown on the attached pages consisting of 20 individual parcel numbers and owners. This certification does not apply to the accuracy of said county Assessor's Records, only to their listing of the current owner's names and addresses.

Signed: _____ Date: September 28, 2022

Kevin Montgomery, P.S.
Professional Land Surveyor #1460
Crafton, Tull & Associates, Inc.

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ADJACENT PARCEL OWNERS

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B22-96

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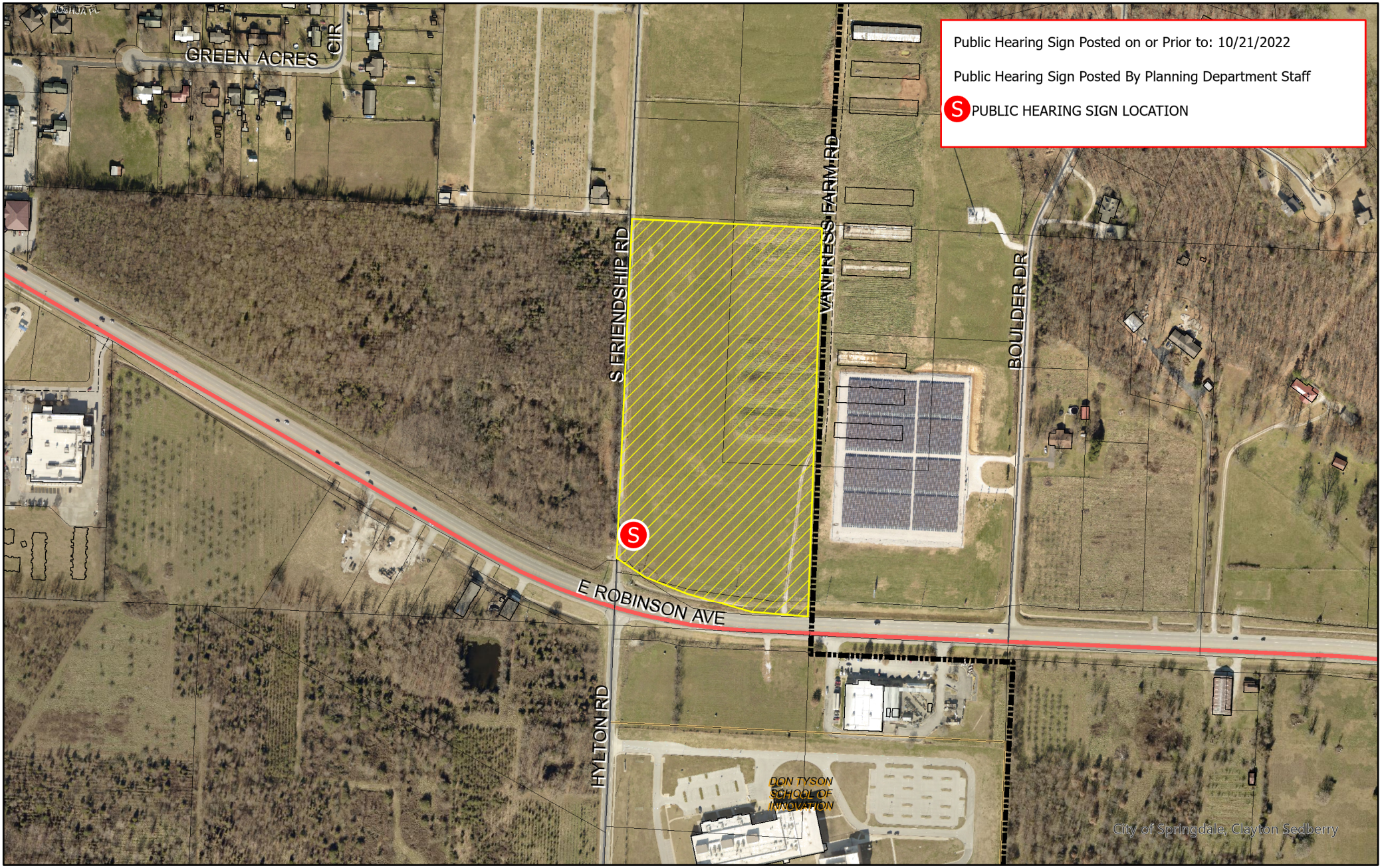

Planning Commission Meeting
November 1, 2022

Miles
0 0.01.03 0.06 0.09 0.12

N

PROJECT: B22-96
APPLICANT: Ozarks Electric Cooperative Corporation
REQUEST: Variance for Paving Requirement

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Fayetteville, AR 72701
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W22-19

September 29, 2022

City of Springdale
Attn: Planning Commission
201 Spring Street
Springdale, AR 72764

Re: Ozarks Electric – Sidewalk Improvement Waiver Letter
CT Job #: 22301500

Planning Chair,

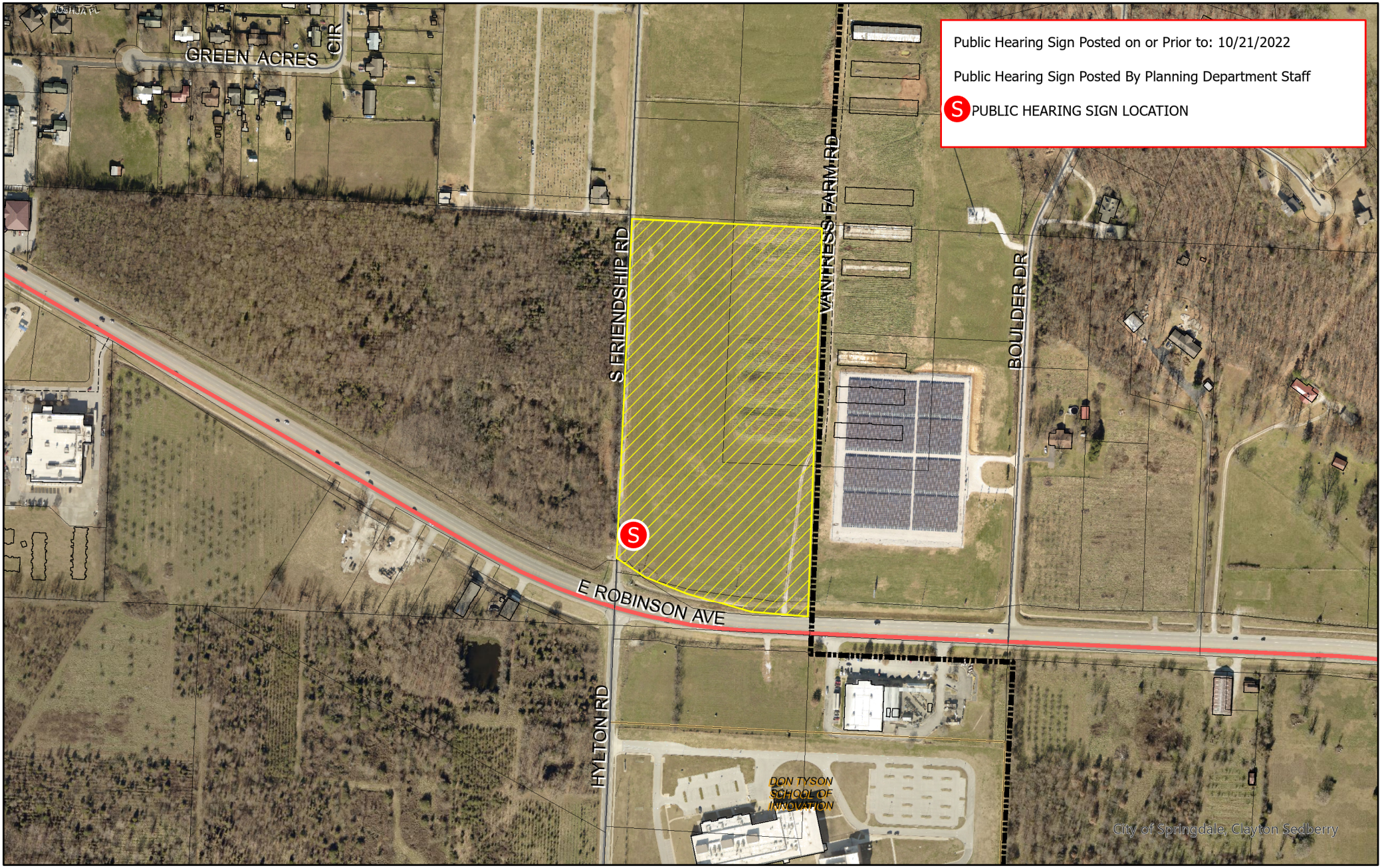
The Ozarks Electric development will consists of three public utility maintenance buildings on 18.10 acres located at the northeast corner of S Friendship Road and E Robinson Ave (HWY 412) in Springdale.

We are requesting a waiver to not build sidewalk along E Robinson Ave (HWY 412). With this highway being ARDot's jurisdiction, there will be future ARDot improvements. Please note, this development will include street improves along S Friendship Road.

Should you have any additional questions, please feel free to contact us.

Sincerely,

Connor Threet, PE
Project Engineer



Planning Commission Meeting
November 1, 2022

Miles
0 0.01.03 0.06 0.09 0.12

N

PROJECT: W22-19
APPLICANT: Ozarks Electric Cooperative Corporation
REQUEST: Waiver of Sidewalk Requirement

SPRINGDALE™
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Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: November 1, 2022

Re: **RP22-16** **Replat** **Haag-Brown Commercial Addition**

Planning Comments:

1. This Replat has been given the number RP22-16. This number should be placed on the plat and all future correspondence and plats pertaining to this replat. (standard comment)
2. Submit PDF files at time of resubmission. (standard comment)
3. All comments from the utility companies and other city departments must be addressed prior to approval. (standard comment)

Building and Fire Comments:

No Comments.

Engineering Comments:

No Comments.

Bates & Associates, Inc.
Civil Engineering & Surveying
7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704
PH: 479-442-9350 / www.batesnwa.com

RP22-16

September 29, 2022

Planning Commission & Staff
City of Springdale
201 Spring Street
Springdale, AR 72764

To the Springdale Planning Staff,

The property owner of Parcel #815-39826-001 would like to split Lot 2 of Haag-Brown Commercial Addition into 2 new lots.

The new western Lot 2A will be the site of a Large-Scale Development that is being submitted by Bates and Associates today also. The replat is dedicating new easements associated with the Large-Scale Development. A copy of the preliminary grading and drainage plan will be submitted with the Large-Scale plans.

If you have any questions, comments, or concerns please don't hesitate to contact us.

Justin Reid
Bates & Associates
479-442-9350
justin@batesnwa.com

RP22-16

Plat
Application

Please indicate project type (choose one):

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

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

APPLICATION CONTACTS:
Indicate one person of contact for this request: ☐ Applicant ☑ Representive

Applicant/Property Owner (person making request)	Site Information
Name: Joshua Brown, for ETO, LLC	Location/Address: North 48th Street west of I49 on ramp and north of Mercy Lane
E-mail: josh@haagbrown.com	
Address: 2221 Hill Park Cove, Jonesboro, AR 72401	Assessor's Parcel Number(s): 815-39826-001
Phone: 870-336-8000	Current Zoning District: C-5
Representative Contact Information (if applicable)	Rezone required: no
Name: Justin Reid - Bates and Associates	Total Acreage: 1.68 acres
E-mail: justin@batesnwa.com	
Address: 7230 S. Pleasant Ridge Drive	
Phone: 479-442-9350	

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

Name of Applicant/Property Owner (printed): Joshua Brown for ETO, LLC Date: 9/29/22

Signature: [signature]

Name of Representative (if applicable): Justin Reid- Bates & Assoc Date: 9-29-22

Signature: [signature]

Planning and Community Development Division
(479) 750.8550 phone | (479) 750.8539 fax | 201 Spring Street | Springdale, Arkansas 72764

REPLAT OF LOT 2, HAAG-BROWN COMMERCIAL ADDITION

RP22-16

RECORDING NUMBER/DATE

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 & COMMUNITY DEVELOPMENT DIVISION
COMMISSION	____	_____ SECRETARY, PLANNING COMMISSION
	____	_____ CHAIRMAN, PLANNING COMMISSION
WATER & SEWER	____	_____ ENGINEER, SPRINGDALE WATER UTILITIES
STREETS AND DRAINAGE	____	_____ CITY ENGINEER

CERTIFICATION OF TRANSMITTAL, OWNERSHIP, AND ORDINANCE:
THE UNDERSIGNED HEREBY TRANSMIT THIS PLAT TO THE CITY OF SPRINGDALE FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNER OF THE PROPERTY DESCRIBED AND HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. THE UNDERSIGNED CERTIFY THAT THE PLATTING AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO APPLICABLE LOCAL OR OTHER LAW. THE UNDERSIGNED FURTHER CERTIFY THAT THE REQUIRED ORDINANCE OF ACCEPTANCE IS IN ORDER HAVING BEEN APPROVED BY THE CITY ATTORNEY ON _____, 2022.

_____ _____
DATE ETO LLC BY: JOSHUA BROWN - MANAGING PARTNER

RESOLUTION:

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

STATE OF _____ COUNTY OF _____
SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____ 2022.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

PROPERTY OWNER:
ETO LLC
C/O JOSHUA BROWN
2221 HILL PARK CV
JONESBORO, AR 72401

CERTIFICATE OF SURVEY AND ACCURACY:
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED ON THIS PLAT IS A TRUE AND CORRECT SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS STATED AND AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CITY OF SPRINGDALE.

_____ _____
DATE REGISTERED LAND SURVEYOR NO. 1642

SURVEY DESCRIPTIONS:

EXISTING LOT 2 (PARCEL 815-39826-001):
LOT 2, HAAG-BROWN COMMERCIAL ADDITION, BEING A REPLAT OF LOT 1 OF MERCY HEALTH ADDITION OF PART OF THE SW1/4 OF THE NE1/4 AND PART OF THE NW1/4 OF THE SE1/4 ALL IN SECTION 33, TOWNSHIP 18 NORTH, RANGE 30 WEST, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON PLAT FILED FOR RECORD AS LAND DOCUMENT NO. 0024-00000409, OF THE RECORDS OF WASHINGTON COUNTY, ARKANSAS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 2A:
A PART OF LOT 2, HAAG-BROWN COMMERCIAL ADDITION, BEING A REPLAT OF LOT 1 OF MERCY HEALTH ADDITION OF PART OF THE SW1/4 OF THE NE1/4 AND PART OF THE NW1/4 OF THE SE1/4 ALL IN SECTION 33, TOWNSHIP 18 NORTH, RANGE 30 WEST, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON PLAT FILED FOR RECORD AS LAND DOCUMENT NO. 0024-00000409, OF THE RECORDS OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING CHISELED X IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID LOT 2 AND RUNNING THENCE N01°57'24"E 268.97' TO THE SOUTH RIGHT-OF-WAY OF ELM SPRINGS ROAD, THENCE ALONG SAID RIGHT-OF-WAY S87°15'49"E 117.88', THENCE LEAVING SAID RIGHT-OF-WAY S01°57'14"W 267.63', THENCE N87°55'00"W 117.88' TO THE POINT OF BEGINNING, CONTAINING 0.73 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

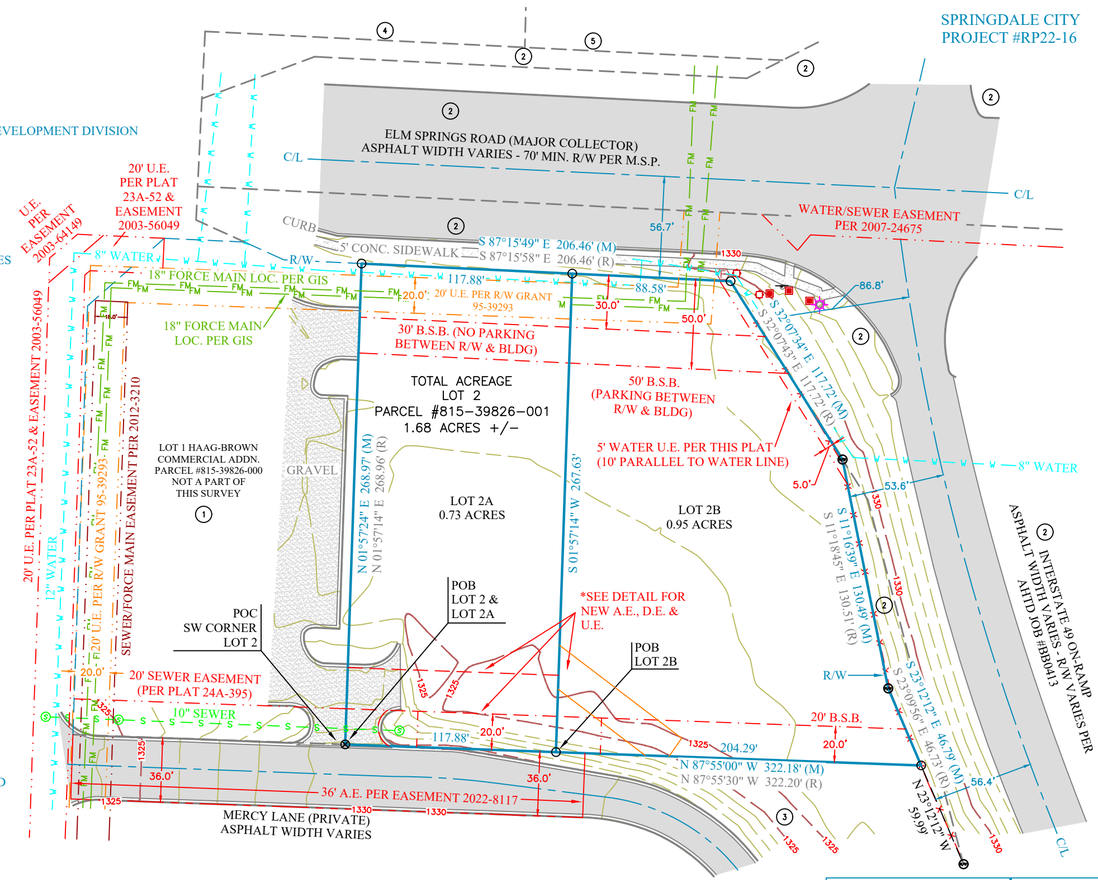
NEW LOT 2B:
A PART OF LOT 2, HAAG-BROWN COMMERCIAL ADDITION, BEING A REPLAT OF LOT 1 OF MERCY HEALTH ADDITION OF PART OF THE SW1/4 OF THE NE1/4 AND PART OF THE NW1/4 OF THE SE1/4 ALL IN SECTION 33, TOWNSHIP 18 NORTH, RANGE 30 WEST, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON PLAT FILED FOR RECORD AS LAND DOCUMENT NO. 0024-00000409, OF THE RECORDS OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S87°55'00"E 117.88' FROM AN EXISTING CHISELED X IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID LOT 2 AND RUNNING THENCE N01°57'14"E 267.63' TO THE SOUTH RIGHT-OF-WAY OF ELM SPRINGS ROAD, THENCE ALONG SAID RIGHT-OF-WAY S87°15'49"E 88.58' TO THE WEST RIGHT-OF-WAY OF INTERSTATE 49, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S32°07'34"E 117.72' TO AN EXISTING RIGHT-OF-WAY MONUMENT, S11°16'39"E 130.49' TO AN EXISTING RIGHT-OF-WAY MONUMENT, S23°12'12"E 46.79', THENCE LEAVING SAID RIGHT-OF-WAY N87°55'00"W 204.29' TO THE POINT OF BEGINNING, CONTAINING 0.95 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

INGRESS & EGRESS EASEMENT DESCRIPTION:
AN INGRESS AND EGRESS EASEMENT LOCATED ON A PART OF LOT 2, HAAG-BROWN COMMERCIAL ADDITION TO THE CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2 AND RUNNING THENCE N01°57'24"E 43.00', THENCE S87°55'00"E 117.88', THENCE S01°57'14"W 23.01', THENCE N87°54'45"W 94.77', THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11.67' FOR A CHORD BEARING AND DISTANCE OF S02°03'18"E 20.05', THENCE N87°55'00"W 24.51' TO THE POINT OF BEGINNING, CONTAINING 0.07 ACRES, MORE OR LESS.

20' UTILITY EASEMENT DESCRIPTION:
A 20' WIDE UTILITY EASEMENT LOCATED ON A PART OF LOT 2, HAAG-BROWN COMMERCIAL ADDITION TO THE CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S87°55'00"E 39.96' FROM AN EXISTING CHISELED X IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID LOT 2 AND RUNNING THENCE N02°05'00"E 20.00', THENCE S87°55'00"E 92.88', THENCE S01°57'14"W 20.00', THENCE N87°55'00"W 92.92' TO THE POINT OF BEGINNING, CONTAINING 0.04 ACRES, MORE OR LESS.

20' DRAINAGE EASEMENT DESCRIPTION:
A 20' WIDE DRAINAGE EASEMENT LOCATED ON A PART OF LOT 2, HAAG-BROWN COMMERCIAL ADDITION TO THE CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S87°55'00"E 127.81' FROM AN EXISTING CHISELED X IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID LOT 2 AND RUNNING THENCE N52°44'56"W 61.12', THENCE N02°06'07"E 24.46', THENCE S52°44'56"E 85.70', THENCE S35°06'50"W 12.29', THENCE N87°55'00"W 13.40' TO THE POINT OF BEGINNING, CONTAINING 0.04 ACRES, MORE OR LESS.

PLAT NOTES:
1. NO FENCES SHALL BE CONSTRUCTED WITHIN ANY DRAINAGE EASEMENT
2. PERMANENT STRUCTURES, BUILDINGS, FOOTINGS, AIR CONDITIONING UNITS OR PADS, SIGNS, RETAINING WALLS, AWNINGS, COVERED WALKWAYS, OR OTHER ITEMS SHALL NOT BE ERECTED OR CONSTRUCTED WITHIN UTILITY EASEMENTS.
3. IF PERIMETER WALLS, FENCES, OR SIGNS ARE PROPOSED FOR THE DEVELOPMENT, DETAILED DRAWINGS WILL NEED TO BE SUBMITTED FOR APPROVAL TO THIS OFFICE PRIOR TO THEIR CONSTRUCTION.
4. IF REQUESTS FOR METER SERVICES LARGER THAN A 5/8-INCH METER SETTER FOR IRRIGATION OR LARGER THAN 1-INCH METER SETTER FOR POTABLE WATER WILL HAVE TO BE APPROVED IN WRITING BY THE ENGINEERING DIRECTOR OF SPRINGDALE WATER UTILITIES. APPROPRIATE REQUEST FORMS ARE AVAILABLE AT SPRINGDALE WATER UTILITIES ENGINEERING DEPARTMENT.
5. IF ANY NEW WATER METER OR SEWER SERVICE TAPS ARE NEEDED IN THE FUTURE FROM EXISTING FACILITIES, THEY WILL BE INSTALLED BY SPRINGDALE WATER UTILITIES AT THE OWNER/DEVELOPER'S EXPENSE
6. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES, UTILITY MAPS PROVIDED BY THE FRANCHISED UTILITY COMPANIES, AND THE GIS MAP FOR THE CITY OF SPRINGDALE. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.
7. RECORD BEARINGS & DISTANCES SHOWN ON THIS PLAT ARE DERIVED FROM PLAT 24-409.



ADJACENT LAND OWNERS

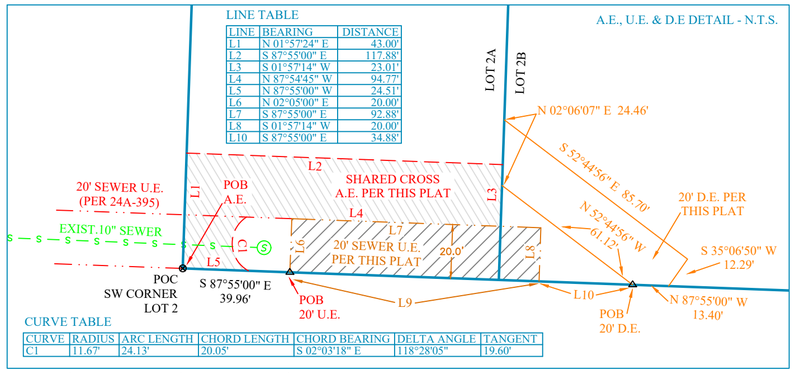
1) ETO LLC
C/O JOSHUA BROWN
2221 HILL PARK CV
JONESBORO, AR 72401
PARCEL #815-39826-000
LOT 1 HAAG-BROWN COMMERCIAL ADDN.
ZONED: C-5

2) ARKANSAS STATE
HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK, AR 72203
PARCELS #815-29800-148, #815-29800-151, #815-29797-000, #815-29798-001
ZONED: N/A

3) MERCY HEALTH NORTHWEST ARKANSAS COMMUNITIES
C/O MERCY HEALTH
14528 S OUTER 40 RD STE 100
ST. LOUIS, MO 63017
PARCEL #815-39827-000
LOT 1 MERCY HEALTH ADDN.
ZONED: C-5

4) MCDONALD'S REAL ESTATE COMPANY A DELAWARE CORPORATION
P O BOX 182571
COLUMBUS, OH 43218
PARCEL #815-39268-000
LOT 5 HALL CROSSING S/D
ZONED: C-5

5) TWAS PROPERTIES LLC
115 E MAIN ST
THOMASTON, GA 30286
PARCEL #815-39269-000
LOT 6 HALL CROSSING S/D
ZONED: C-5



LINE	BEARING	DISTANCE
L1	N 01°57'24" E	43.00'
L2	S 87°55'00" E	117.88'
L3	S 01°57'14" W	23.01'
L4	N 87°54'45" W	94.77'
L5	N 87°55'00" W	24.51'
L6	N 02°05'00" E	20.00'
L7	S 87°55'00" E	92.88'
L8	S 01°57'14" W	20.00'
L10	S 87°55'00" E	34.88'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	11.67'	24.13'	20.05'	S 02°03'18" E	118°28'05"	19.60'

0' 60' 120' 180'
GRAPHIC SCALE (IN FEET)
1 Inch = 60ft.

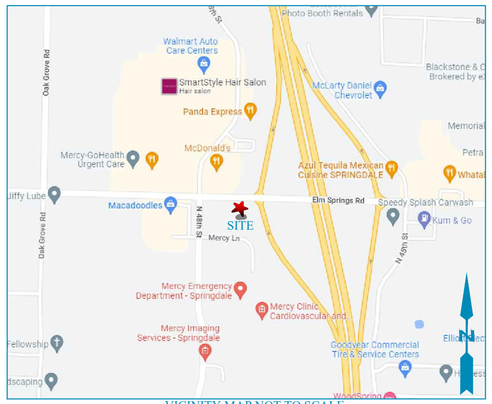
I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 16TH DAY OF AUGUST, 2022.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1642
SIGNATURE
DERRICK L. THOMAS

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

DRAFT

VICINITY MAP



VICINITY MAP NOT TO SCALE

LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
(R) RECORD BEARING & DISTANCE
(M) MEASURED BEARING & DISTANCE
FENCE
WATER LINE
SEWER LINE
FORCE MAIN
BOUNDARY LINE (MEASURED)
PARCEL LINES
TIE LINE
CENTERLINE OF ROAD
RIGHT-OF-WAY
INGRESS & EGRESS EASEMENT
UTILITY EASEMENT
BUILDING SETBACK
FIBER OPTIC PEDESTAL
AHTD VAULT
A.D.L. LAND OWNER
SET 5/8" REBAR/CAP
SET CHISELED "X" IN CONC.
RIGHT-OF-WAY MARKER
SANITARY SEWER MH
ELECTRICAL METER
LIGHT

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC. #1335
ARKANSAS ENGINEER

FIELD WORK:
AUGUST 15 & 16, 2022

REFERENCE DOCUMENTS:
1) REPLAT OF LOT 1 OF MERCY HEALTH ADDITION FILED IN BOOK 24 AT PAGE 409
2) FINAL PLAT OF MERCY HEALTH ADDITION FILED IN BOOK 24A AT PAGE 395
3) SPECIAL WARRANTY DEED FILED IN BOOK 2022 AT PAGE 8116
4) COMMITMENT FOR TITLE INSURANCE FILE NO. 22-5380 AND ALL OF THE DOCUMENTS CONTAINED THEREIN

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
NAD83(HARN) HORIZONTAL DATUM

BASIS OF ELEVATION:
CITY OF SPRINGDALE GPS MONUMENT #7
(NAVD88 VERTICAL DATUM)

CONTOUR INTERVAL:
1 FOOT CONTOURS - BASED ON GROUND SURVEY

PROPERTY ZONED:
C-5

BUILDING SETBACKS:

FRONT (NO PARKING BETWEEN R/W & BLDG)	30ft
FRONT (WITH PARKING BETWEEN R/W & BLDG)	50ft
SIDE (SUBJECT TO FIRE & BLDG CODES)	00ft
SIDE (CONTIGUOUS TO RESIDENTIAL)	20ft
REAR	20ft

SOURCE OF ZONING INFORMATION:
1) https://gis2.springdalear.gov/EngineeringGIS/
2) https://library.municode.com/ar/springdale/codes/code_of_ordinances

*THERE WAS NO ZONING REPORT OR LETTER PROVIDED BY THE CLIENT.

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05143C0060F. DATED 05/16/2008)

PLAT NOTES:
1) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES, UTILITY MAPS PROVIDED BY THE FRANCHISED UTILITY COMPANIES, AND THE GIS MAP FOR THE CITY OF SPRINGDALE. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.

2) RECORD BEARINGS & DISTANCES SHOWN ON THIS PLAT ARE DERIVED FROM PLAT 24-409.

Bates & Associates, Inc.
Engineers · Surveyors
7230 S. Pleasant Ridge Dr - Fayetteville, Arkansas 72704 - 479.442.9350 - Fax 479.521.9350

BATES & ASSOCIATES, INC. - Copyright 2022
This survey was conducted for the person or persons whose name(s) appear on this plat. This plat is protected by copyright. No one including the person(s) named may reproduce this plat without the written permission of Bates & Associates, Inc. Unauthorized use of this survey for any purpose other than investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other fact which a complete and accurate title search may disclose. Any flood zone information shown hereon is approximate and is based on scaling from flood insurance maps. Bates & Associates, Inc. assumes no liability for the correctness of the hereon cited maps, furthermore the above statement does not represent the opinion of Bates & Associates, Inc. of the probability of flooding.

FOR USE AND BENEFIT OF:
SHNALL GROUP

ADDRESS:
ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS

DATE: 10/20/22
SCALE: 1"=60'
SURVEYED:
DRAFTED: JRIOS
CW
REVIEWED: DT
COA #1335

LOCATION:
LOT 2
HAAG-BROWN COMMERCIAL ADDITION

DRAWING #22-283 REPLAT

Bates & Associates, Inc.
Civil Engineering & Surveying
7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704
PH: 479-442-9350 / www.batesnwa.com

RP22-16

September 29, 2022

Planning Commission & Staff
City of Springdale
201 Spring Street
Springdale, AR 72764

To the Springdale Planning Staff,
Please see below the certified list of adjacent property owners to Lot 2 of Haag-Brown Commercial Addition (parcel #815-39826-001) owned by ETO LLC c/o Joshua Brown, for a proposed replat:

1) ETO LLC
C/O JOSHUA BROWN
2221 HILL PARK CV
JONESBORO, AR 72401
PARCEL #815-39826-000

2) ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK, AR 72203
PARCELS #815-29800-148, #815-29800-151, #815-29797-000, #815-29798-001

3) MERCY HEALTH NORTHWEST ARKANSAS COMMUNITIES
C/O MERCY HEALTH
14528 S OUTER 40 RD STE 100
ST. LOUIS, MO 63017
PARCEL #815-39827-000

4) MCDONALD'S REAL ESTATE COMPANY A DELAWARE CORPORATION
P O BOX 182571
COLUMBUS, OH 43218
PARCEL #815-39268-000

5) TWAS PROPERTIES LLC
115 E MAIN ST
THOMASTON, GA 30286
PARCEL #815-39269-000

If you have any questions or require additional information, please feel free to contact me at your convenience.

Derrick Thomas, P.S. #1642
Bates & Associates, Inc.



Planning Commission Meeting
November 1, 2022

Miles
0 0.01 0.02 0.04 0.06 0.08

N

PROJECT: RP22-16
APPLICANT: Shinall Group (Wienerschnitzel)
REQUEST: Replat of Lot 2,
Haag-Brown Commercial Addition

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: November 1, 2022

Re: **RP22-17** **Replat** **Silent Knoll Subdivision**

Planning Comments:

1. This Replat has been given the number RP22-17. This number should be placed on the plat and all future correspondence and plats pertaining to this replat. (standard comment)
2. Submit PDF files at time of resubmission. (standard comment)
3. All comments from the utility companies and other city departments must be addressed prior to approval. (standard comment)
4. Update Streets and Drainage signature line from Director, Public Works to City Engineer.

DATE ENGINEER, SPRINGDALE WATER UTILITIES

STREETS AND DRAINAGE:

DATE DIRECTOR, PUBLIC WORKS

City Engineer

Building and Fire Comments:

The sidewalk is not completed on Rowan Place.

Engineering Comments:

No Comments.

Plat
Application

RP22-17

Please indicate project type (choose one):

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

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

APPLICATION CONTACTS:

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

Applicant/Property Owner (person making request)	Site Information
Name: Stephen Lindsey	Location/Address: 3560 Silent Grove Rd
E-mail: slindsey@ultraboard.com	
Address: 3560 Silent Grove Rd	
Phone: 479-238-309	Assessor's Parcel Number(s): 21-02607-000 & 21-02601-000
Representative Contact Information (if applicable)	Current Zoning District: SF - 2
Name: Bates and Associates - Jose Rios	Rezone required: No
E-mail: jose@batesnwa.com	Total Acreage: 1.32 acres
Address: 7230 Pleasant Ridge Dr Fayetteville, AR	
Phone: 479-442-9350	

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

Name of Applicant/Property Owner (printed): Stephen Lindsey Date: 9/28/22

Signature: SL

Name of Representative (if applicable): Bates and Associates - Jose Rios Date: 9-29-22

Signature: JRios

RP22-17

REPLAT OF SILENT KNOLLS SUBDIVISION LOTS 64-66 & 70

FIELD WORK:
SEPTEMBER 8 & 10, 2022

PROPERTY ZONED:
SF-2

BASIS OF BEARING:
FINAL PLAT OF SILENT KNOLL SUBDIVISION
FILED IN BOOK 2010 AT PAGE 167

BUILDING SETBACKS PER ZONING & FINAL PLAT*:

FRONT	30ft
SIDE	30ft (STREET SIDE)
SIDE	08ft
REAR	20ft

*EXCEPT WHERE A GREATER UTILITY EASEMENT IS SHOWN ON FINAL PLAT.

REFERENCE DOCUMENTS:
1) FINAL PLAT OF SILENT KNOLL SUBDIVISION FILED IN BOOK 2010 AT PAGE 167
2) WARRANTY DEED FILED IN BOOK L2018 AT PAGE 46484
3) WARRANTY DEED FILED IN BOOK L2018 AT PAGE 24241
4) WARRANTY DEED FILED IN BOOK L2021 AT PAGE 42903

CERTIFICATE OF SURVEY AND ACCURACY:
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED ON THIS PLAT IS A TRUE AND CORRECT SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS STATED AND AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CITY OF SPRINGDALE.

_____ _____
DATE REGISTERED LAND SURVEYOR NO. 1642

CERTIFICATION OF TRANSMITTAL, OWNERSHIP, AND ORDINANCE:

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

RESOLUTION:

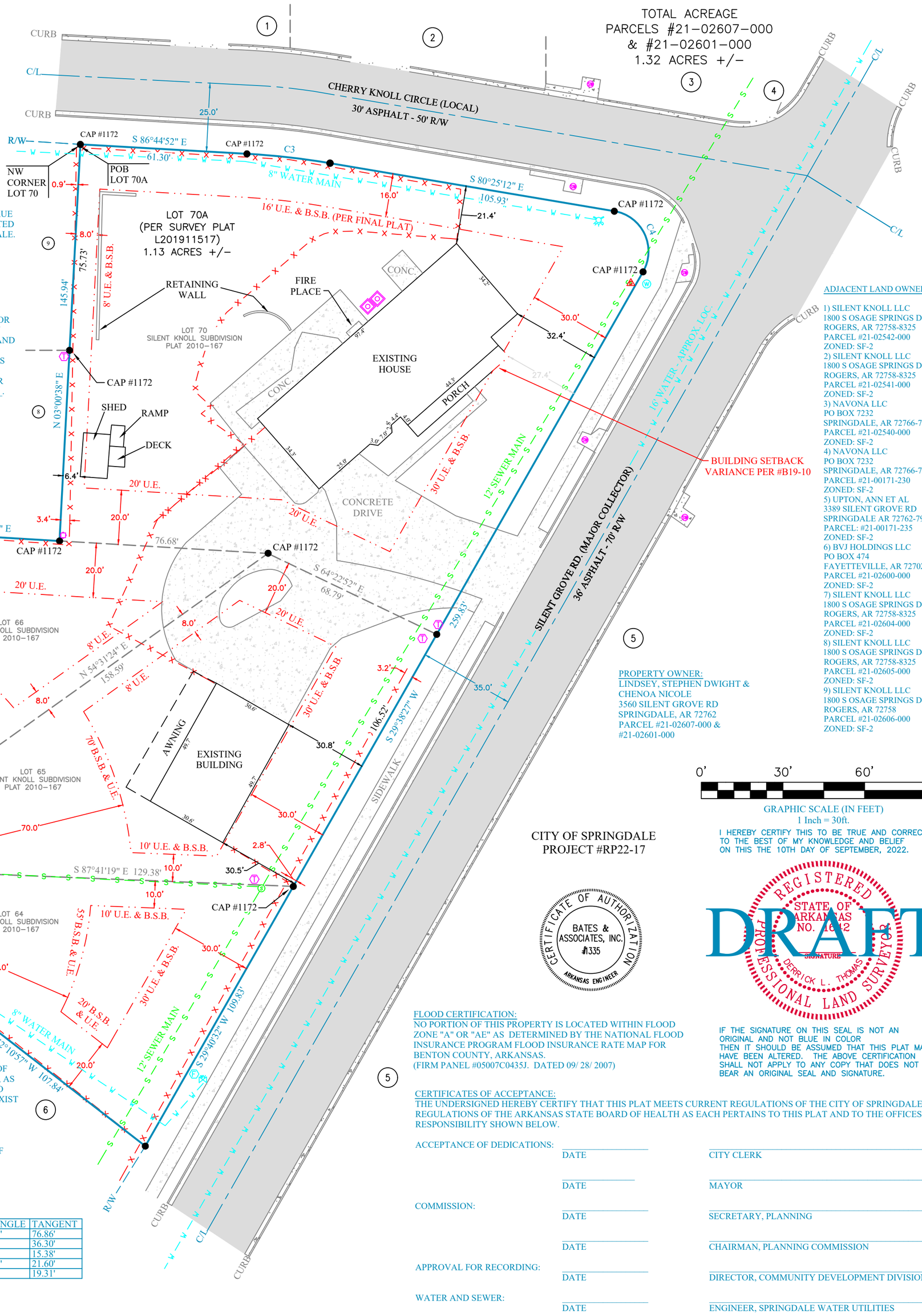
_____ HAS AUTHORITY TO EXECUTE THE CERTIFICATE OF TRANSMITTAL, OWNERSHIP, AND ORDINANCE.

STATE OF ARKANSAS
COUNTY OF _____ SUBSCRIBED AND SWORN BEFORE ME THIS

_____DAY OF _____ 2022.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____



ADJACENT LAND OWNERS

1) SILENT KNOLL LLC
1800 S OSAGE SPRINGS DR STE 200
ROGERS, AR 72758-8325
PARCEL #21-02542-000
ZONED: SF-2
2) SILENT KNOLL LLC
1800 S OSAGE SPRINGS DR STE 200
ROGERS, AR 72758-8325
PARCEL #21-02541-000
ZONED: SF-2
3) NAVONA LLC
PO BOX 7232
SPRINGDALE, AR 72766-7232
PARCEL #21-02540-000
ZONED: SF-2
4) NAVONA LLC
PO BOX 7232
SPRINGDALE, AR 72766-7232
PARCEL #21-00171-230
ZONED: SF-2
5) UPTON, ANN ET AL
3389 SILENT GROVE RD
SPRINGDALE AR 72762-7912
PARCEL: #21-00171-235
ZONED: SF-2
6) BVJ HOLDINGS LLC
PO BOX 474
FAYETTEVILLE, AR 72702
PARCEL #21-02600-000
ZONED: SF-2
7) SILENT KNOLL LLC
1800 S OSAGE SPRINGS DR STE 200
ROGERS, AR 72758-8325
PARCEL #21-02604-000
ZONED: SF-2
8) SILENT KNOLL LLC
1800 S OSAGE SPRINGS DR STE 200
ROGERS, AR 72758-8325
PARCEL #21-02605-000
ZONED: SF-2
9) SILENT KNOLL LLC
1800 S OSAGE SPRINGS DR STE 200
ROGERS, AR 72758
PARCEL #21-02606-000
ZONED: SF-2

PROPERTY OWNER:
LINDSEY, STEPHEN DWIGHT &
CHENOA NICOLE
3560 SILENT GROVE RD
SPRINGDALE, AR 72762
PARCEL #21-02607-000 &
#21-02601-000

0' 30' 60' 90'

GRAPHIC SCALE (IN FEET)
1 Inch = 30ft.

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 10TH DAY OF SEPTEMBER, 2022.

CITY OF SPRINGDALE
PROJECT #RP22-17

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

REGISTERED
STATE OF ARKANSAS
NO. 1642
SIGNATURE
DERRICK L. THOMAS
PROFESSIONAL LAND SURVEYOR

DRAFT

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

NOTE:
1)THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.
2) NO FENCES SHALL BE CONSTRUCTED WITHIN ANY DRAINAGE EASEMENT.
3) ALL EASEMENTS PER FINAL PLAT OF SILENT KNOLL SUBDIVISION FILED IN BOOK 2010 AT PAGE 167.
4) A BUILDING SETBACK VARIANCE (VARIANCE #B19-10) FOR THE FRONT PORCH OF THE HOUSE WAS APPROVED BY THE SPRINGDALE PLANNING COMMISSION AT A MEETING HELD ON FEBRUARY 5, 2019.
5)NO FENCES SHALL BE CONSTRUCTED WITHIN ANDY DRAINAGE EASEMENT.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	50.00'	99.41'	83.82'	S 19°36'06" E	113°54'41"	76.86'
C2	50.00'	62.80'	58.75'	N 40°50'06" W	71°57'36"	36.30'
C3	275.00'	30.73'	30.71'	N 83°33'46" W	6°24'09"	15.38'
C4	15.00'	28.92'	24.64'	S 25°21'20" E	110°27'18"	21.60'
C5	50.00'	36.85'	36.02'	S 16°36'24" W	42°13'27"	19.31'

SURVEY DESCRIPTIONS:

EXISTING LOT 64 (PARCEL #21-02601-000):
LOT 64, SILENT KNOLLS SUBDIVISION, CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK RECORD 2010 AT PAGE 167. SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

LOT 70A - PER SURVEY PLAT L201911517 (PARCEL 21-02607-000):
LOTS 65, 66, & 70, SILENT KNOLL SUBDIVISION, CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2010 AT PAGE 167, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR ON THE SOUTH RIGHT-OF-WAY OF CHERRY KNOLL CIRCLE MARKING THE NORTHWEST CORNER OF LOT 70 AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S86°44'52"E 61.30' TO AN EXISTING REBAR, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00' FOR A CHORD BEARING AND DISTANCE OF S83°33'46"E 30.71', S80°25'12"E 105.93' TO AN EXISTING REBAR, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00' FOR A CHORD BEARING AND DISTANCE OF S25°21'20"E 24.64' TO AN EXISTING REBAR ON THE WEST RIGHT-OF-WAY OF SILENT GROVE ROAD, THENCE ALONG SAID RIGHT-OF-WAY S29°38'27"W 259.83' TO AN EXISTING REBAR, THENCE LEAVING SAID RIGHT-OF-WAY N87°41'19"W 129.38' TO AN EXISTING REBAR ON THE NORTH RIGHT-OF-WAY OF ROWAN PLACE, THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.00' FOR A CHORD BEARING AND DISTANCE OF N40°50'06"W 58.75' TO AN EXISTING CHISELED "X" IN CONCRETE, THENCE LEAVING SAID RIGHT-OF-WAY N13°02'08"E 83.17' TO AN EXISTING REBAR, THENCE S86°33'56"E 63.15' TO AN EXISTING REBAR, THENCE N03°00'38"E 145.94' TO THE POINT OF BEGINNING, CONTAINING 1.13 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LOT 70B (COMBINED LOTS 64,65,66 & 70):
LOTS 64, 65, 66, & 70, SILENT KNOLL SUBDIVISION, CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2010 AT PAGE 167, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR ON THE SOUTH RIGHT-OF-WAY OF CHERRY KNOLL CIRCLE MARKING THE NORTHWEST CORNER OF LOT 70 AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S86°44'52"E 61.30' TO AN EXISTING REBAR, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00' FOR A CHORD BEARING AND DISTANCE OF S83°33'46"E 30.71', S80°25'12"E 105.93' TO AN EXISTING REBAR, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00' FOR A CHORD BEARING AND DISTANCE OF S25°21'20"E 24.64' TO AN EXISTING REBAR ON THE WEST RIGHT-OF-WAY OF SILENT GROVE ROAD, THENCE ALONG SAID RIGHT-OF-WAY S29°38'27"W 259.83' TO AN EXISTING REBAR, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S29°40'32"W 109.83' TO AN EXISTING REBAR, THENCE LEAVING SAID WEST RIGHT-OF-WAY N52°10'57"W 107.84' TO THE NORTH RIGHT-OF-WAY OF ROWAN PLACE, THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.00' FOR A CHORD BEARING AND DISTANCE OF N19°36'06"W 83.82' TO AN EXISTING CHISELED "X" IN CONCRETE, THENCE LEAVING SAID NORTH RIGHT-OF-WAY N13°02'08"E 83.17' TO AN EXISTING REBAR, THENCE S86°33'56"E 63.15' TO AN EXISTING REBAR, THENCE N03°00'38"E 145.94' TO THE POINT OF BEGINNING, CONTAINING 1.32 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
(FIRM PANEL #05007C0435J. DATED 09/ 28/ 2007)

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

ACCEPTANCE OF DEDICATIONS:
_____ DATE _____ CITY CLERK
_____ DATE _____ MAYOR

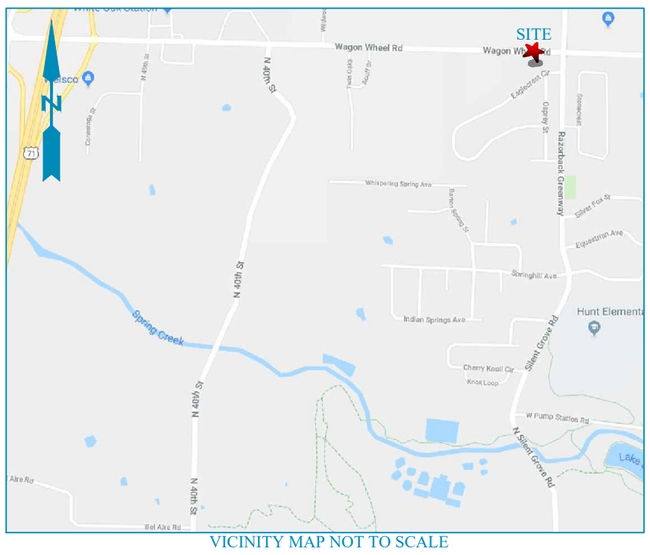
COMMISSION:
_____ DATE _____ SECRETARY, PLANNING
_____ DATE _____ CHAIRMAN, PLANNING COMMISSION

APPROVAL FOR RECORDING:
_____ DATE _____ DIRECTOR, COMMUNITY DEVELOPMENT DIVISION

WATER AND SEWER:
_____ DATE _____ ENGINEER, SPRINGDALE WATER UTILITIES

STREETS AND DRAINAGE:
_____ DATE _____ DIRECTOR, PUBLIC WORKS

VICINITY MAP



VICINITY MAP NOT TO SCALE

DRAWING #18-284 COMBO

FOR USE AND BENEFIT OF:
STEPHEN DWIGHT &
CHENOA NICOLE LINDSEY

ADDRESS:
3560 SILENT GROVE ROAD
SPRINGDALE, ARKANSAS 72762

DATE: 09/28/22	SCALE: 1"=30'	
LOCATION: LOTS 64,65,66 & 70 SILENT KNOLL SUBDIVISION	SURVEYED: DF	DRAFTED: JRIOS & CH
	REVIEWED: DT	
	COA #1335	

Bates & Associates, Inc.
Engineers · Surveyors
7230 S. Pleasant Ridge Dr. · Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.521.9350

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LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

- FOUND 5/8" REBAR
- FOUND CHISELED "X" IN CONC.
- TELEPHONE PEDESTAL
- WATER METER
- CLEANOUT
- FIRE HYDRANT
- STORM SEWER MH
- AC CONDENSER UNIT
- SANITARY SEWER MH
- GAS METER
- ELECTRICAL BOX
- ADJ. LAND OWNER
- WATER VALVE
- BOUNDARY LINE (MEASURED)
- PARCEL LINE (EXISTING)
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- WATER LINE
- SEWER LINE
- FENCE
- UTILITY EASEMENT
- BUILDING SETBACK

Bates & Associates, Inc.
Civil Engineering & Surveying
7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704
PH: 479-442-9350 / www.batesnwa.com

RP22-17

October 12, 2022

Planning Commission & Staff
City of Springdale
201 Spring Street
Springdale, AR 72764

To the Springdale Planning Staff,
Please see below the certified list of adjacent property owners to Lots 64, 65, 66, & 70 Silent Knoll Subdivision (parcels #21-02607-000 & #21-02601-000) owned by Stephen Dwight and Chenoa Nicole Lindsey, for a proposed replat:

ADJACENT LAND OWNERS

1) SILENT KNOLL LLC
1800 S OSAGE SPRINGS DR STE 200
ROGERS, AR 72758-8325
PARCEL #21-02542-000
ZONED: SF-2

2) SILENT KNOLL LLC
1800 S OSAGE SPRINGS DR STE 200
ROGERS, AR 72758-8325
PARCEL #21-02541-000
ZONED: SF-2

3) NAVONA LLC
PO BOX 7232
SPRINGDALE, AR 72766-7232
PARCEL #21-02540-000
ZONED: SF-2

4) NAVONA LLC
PO BOX 7232
SPRINGDALE, AR 72766-7232
PARCEL #21-02540-000
ZONED: SF-2

5) UPTON, ANN ET AL
3389 SILENT GROVE RD
SPRINGDALE AR 72762-7912
PARCEL: #21-00171-235
ZONED: SF-2

6) BVJ HOLDINGS LLC
PO BOX 474
FAYETTEVILLE, AR 72702
PARCEL #21-02600-000
ZONED: SF-2

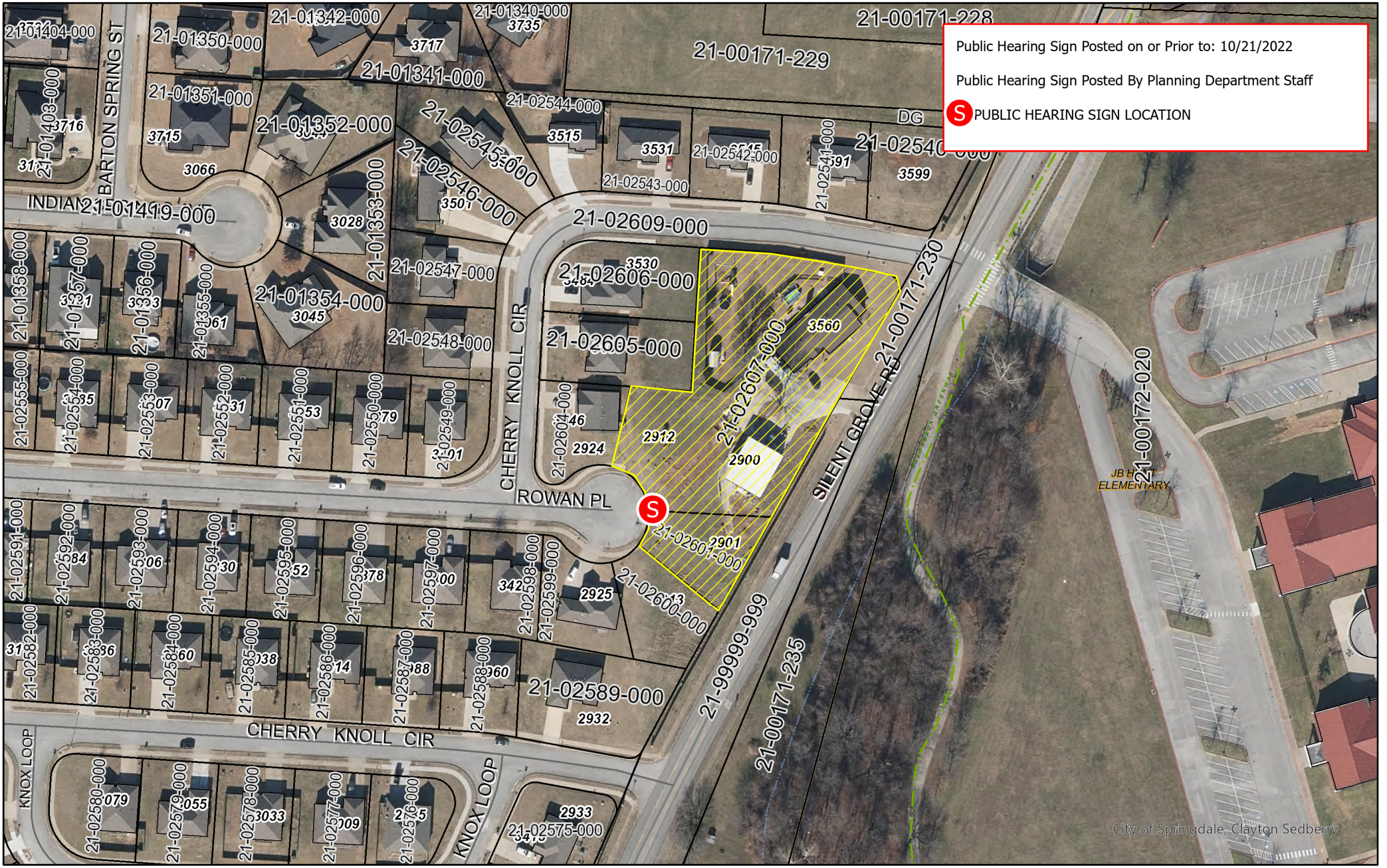
7) SILENT KNOLL LLC
1800 S OSAGE SPRINGS DR STE 200
ROGERS, AR 72758-8325
PARCEL #21-02604-000
ZONED: SF-2

8) SILENT KNOLL LLC
1800 S OSAGE SPRINGS DR STE 200
ROGERS, AR 72758-8325
PARCEL #21-02605-000
ZONED: SF-2

9) SILENT KNOLL LLC
1800 S OSAGE SPRINGS DR STE 200
ROGERS, AR 72758
PARCEL #21-02606-000
ZONED: SF-2

If you have any questions or require additional information, please feel free to contact me at your convenience.

Derrick Thomas, P.S. #1642
Bates & Associates, Inc.



Planning Commission Meeting
November 1, 2022

Miles
0 0.01 0.02 0.03 0.04

N

PROJECT: RP22-17
APPLICANT: Stephen Lindsey
REQUEST: Replat of Lots 64, 65, 66, and 70. Silent Knoll Subdivision

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: November 1, 2022

Re: **FP22-06** **Final Plat** **Springdale's Best Storage**

Planning Comments

1. This Final Plat has been given the number FP22-06. This number should be placed on the plat and all future correspondence and plats pertaining to this Final Plat. (standard comment)
2. Submit a PDF file of the Plat with resubmission. (standard comment)
3. All comments from the utility companies and other city departments must be addressed prior to approval (standard comment).
4. All items on the attached list must be satisfied prior to obtaining the Planning Director's signature on the final plat (standard comment).

Building and Fire Comments:

No Comments.

Engineering Summary:

- Submit final plat checklist items

Plat
Application

FP22-06

Please indicate project type (choose one):

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

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

APPLICATION CONTACTS:

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

Applicant/Property Owner (person making request)	Site Information
Name: Springdale's Best Storage QOZB LLC	Location/Address: East Emma Ave & Casteel Lane
E-mail: drew@calcon.com	
Address: 10620 Hwy 72 W Bentonville, AR	
Phone: 479-273-5558	Assessor's Parcel Number(s): 815-28738-050
	Current Zoning District: C-2
Representative Contact Information (if applicable)	Rezone required: N/A
Name: Jake Chavis / Geoff Bates	Total Acreage: 10.33
E-mail: jake@batesnwa.com / geoff@batesnwa.com	
Address: 7230 S. Pleasant Ridge Drive Fayetteville, AR 72704	
Phone: 479-442-9350	

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

Name of Applicant/Property Owner (printed): Drew Mayer Date: 9/28/2022

Signature: [signature]

Name of Representative (if applicable): Jake Chavis Date: 9/28/22

Signature: [signature]

SPRINGDALE BEST STORAGE SUBDIVISION FINAL PLAT

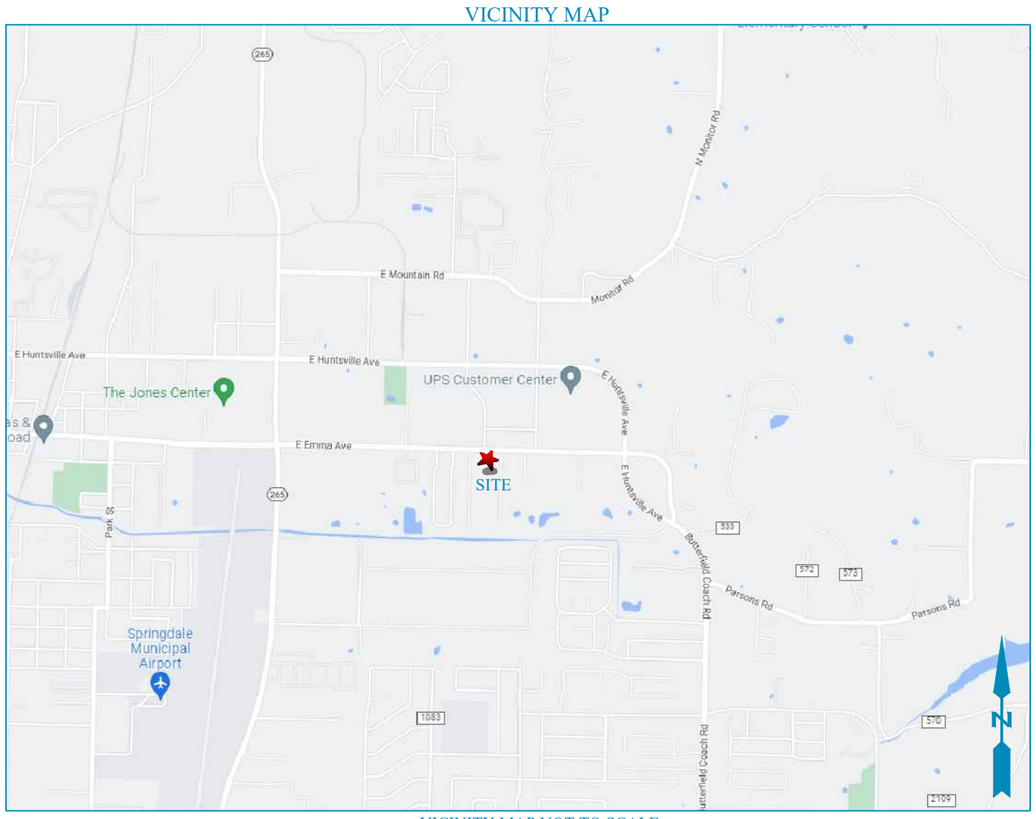
SHEET 1 OF 5

CITY OF SPRINGDALE
PROJECT #FP22-06

INDEX OF SHEETS:
SHEET 1: COVER
SHEET 2: FINAL PLAT
SHEET 3: FINAL PLAT
SHEET 4: FINAL PLAT
SHEET 5: DETAILS

ADJACENT LAND OWNERS:
1) HARTWICK, SHANNON W
110 HOSS ST
CENTERTON, AR 72719-9214
PARCEL #815-37344-000
ZONED: C-2
2) HUIZAR, SALVADOR
200 BETTY HILL AVE
DUARTE, CA 91010
PARCEL #815-37345-000
ZONED: C-2
3) CLUM, ALISA
PO BOX 8212
NEWPORT BEACH, CA 92658
PARCEL #815-37346-000
ZONED: C-2
4) NELFORD, MONTGOMERY G III
PO BOX 1412
FAYETTEVILLE, AR 72702
PARCEL #815-37347-000
ZONED: C-2
5) DBCB PROPERTIES LLC
246 VIA TALDO ST
SPRINGDALE, AR 72762
PARCEL #815-37348-000
ZONED: C-2
6) DBT PROPERTIES LLC
246 VIA TALDO ST
SPRINGDALE, AR 72762
PARCEL #815-37349-000
ZONED: C-2
7) RUIZ, NICANDRO SOTO
177 ERIN PL
SPRINGDALE, AR 72764
PARCEL #815-37350-000
ZONED: C-2
8) SIRS INC
PO BOX 760
WEST FORK, AR 72774
PARCEL #815-37351-000
ZONED: MF-4
9) SPRINGDALE PUBLIC FACILITIES BOARD
PO BOX 166
SPRINGDALE, AR 72765-0166
PARCEL #815-22505-165
ZONED: I-3
10) VINTECH NANO MATERIALS LLC
16825 NORTHCHASE STE 1400
HOUSTON, TX 77060
PARCEL #815-22505-166
ZONED: I-3
11) FAITH FREE WILL BAPTIST CHURCH
5370 BOB MILLS RD
SPRINGDALE, AR 72762-0439
PARCELS #815-28738-070 & #815-28738-110
ZONED: A-1/SF-2
12) HILTON, SAVANNA
183 CASTEEL LN
SPRINGDALE, AR 72764-4727
PARCEL #815-28738-080
ZONED: A-1
13) REYES, ASCENCION
197 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-090
ZONED: A-1
14) MONDRAGON, MANUEL
211 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-100
ZONED: A-1
15) CAHOON, THOMAS P
2 S STONEBRIDGE RD
FAYETTEVILLE, AR 72701
PARCEL #815-28738-051
ZONED: A-1
16) JOSEPH, ELIPET
243 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-120
ZONED: A-1
17) JIM JONES INVESTMENTS INC
15531 COW FACE RD
LOWELL, AR 72745
PARCEL #815-28738-130
ZONED: A-1
18) GONZALES, CARLOS EDUARDO
274 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-052
ZONED: C-2
19) GONZALEZ, ROSA MELIDA
292 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-053
ZONED: C-2
20) CALDERA, PASCUAL
318 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-060
ZONED: A-1
21) ESCOBAR, JOSE J
315 CASTELL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-160
ZONED: A-1
22) BROWN, JOHN DAVID (SURVIVOR)
2600 N CROSSOVER RD
FAYETTEVILLE, AR 72703-4370
PARCEL #815-28738-170
ZONED: A-1
23) CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE, AR 72764
PARCELS #815-28738-210 & #815-33843-000
ZONED: MF-16/I-1
24) AMERICAN TUBING ARKANSAS LLC
2191 FORD AVE
SPRINGDALE, AR 72764
PARCEL #815-33844-000
ZONED: C-2/I-1
25) EDENS, SHERRY; RICH SHARON; NEWBERRY, MARLEEN;
PO BOX 9996
FAYETTEVILLE, AR 72703
PARCEL #815-28738-140
ZONED: A-1
26) WALTERS, IAN
285 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-150
ZONED: A-1

VICINITY MAP



VICINITY MAP NOT TO SCALE

PROJECT SITE ADDRESS:	EAST EMMA & CASTEEL AVENUE SPRINGDALE, ARKANSAS
PARCEL:	#815-28738-050
ACREAGE:	10.33 +/-
CURRENT ZONING:	C-2
PROPOSED USE:	SUBDIVISION 5 SINGLE-FAMILY LOTS 1 COMMERCIAL LOT
OWNER/DEVELOPER:	SPRINGDALE'S BEST STORAGE QOF LLC 10620 HWY 72 W BENTONVILLE, AR 72712
ENGINEER/SURVEYOR:	BATES & ASSOCIATES, INC. 7230 S. PLEASANT RIDGE DR. FAYETTEVILLE, AR 72704 PHONE: (479) 442-9350

*WAIVER REQUEST W22-13 WAS APPROVED AT A PLANNING COMMISSION MEETING HELD ON OCTOBER 4, 2022 FOR A WAIVER OF THE REQUIRED IMPROVEMENTS OF STREETS, SIDEWALKS, AND WATER LINES AT THE TIME OF PRELIMINARY AND FINAL PLAT. IMPROVEMENTS WILL BE BONDED AT THIS TIME AND CONSTRUCTION OF IMPROVEMENTS TO COMMENCE WITH THE FUTURE LARGE SCALE DEVELOPMENT ON LOT 2.

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS.
(FIRM PANEL #05143C0090F. DATED 05/16/2008)

FIELD WORK:
JUNE 13, 14, 15, 16, 17, & 20, 2022
OCTOBER 20, 2022

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
NAD83(HARN) HORIZONTAL DATUM

BASIS OF ELEVATION:
CITY OF SPRINGDALE GPS MONUMENT #18293102
NAVD88 VERTICAL DATUM

PROPERTY ZONED:
C-2

BUILDING SETBACKS PER C-2 ZONING:

FRONT	30ft
FRONT (PARKING BETWEEN R/W & BLDG)	50ft
SIDE (SUBJECT TO FIRE/BLDG CODES)	00ft
SIDE (CONTIGUOUS TO RESIDENTIAL)	20ft
REAR	20ft

REFERENCE DOCUMENTS:
1) PLAT OF SURVEY FILED IN BOOK 2021 AT PAGE 13947
2) PLAT OF SURVEY FILED IN BOOK 2000 AT PAGE 6281
3) PLAT OF SURVEY FILED IN BOOK 24A AT PAGE 263
4) PLAT OF SURVEY FILED IN BOOK 15 AT PAGE 44
5) PLAT OF SURVEY FILED IN BOOK 24 AT PAGE 87
6) FINAL PLAT OF MATHIAS MIXED USE SUBDIVISION FILED IN BOOK 23A AT PAGE 188
7) PLAT OF SURVEY DATED FEBRUARY 17, 2020, PREPARED BY BATES & ASSOCIATES FOR CORY ROGERS; JOB #18-283
8) PLAT OF SURVEY FILED IN BOOK 2006 AT PAGE 5918
9) QUITCLAIM DEED FILED IN BOOK 2019 AT PAGE 11021
10) WARRANTY DEED FILED IN BOOK 2022 AT PAGE 18210
11) EASEMENT FILED IN BOOK 96 AT PAGE 46470
12) EASEMENT FILED IN BOOK 2004 AT PAGE 4220
13) QUITCLAIM DEED FILED IN BOOK 766 AT PAGE 27
14) EASEMENT FILED IN BOOK 96 AT PAGE 56017
15) RIGHT-OF-WAY GRANT FILED IN BOOK 708 AT PAGE 373

SURVEY DESCRIPTION (**PARCEL #815-28738-050**):
A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N87°44'51"W 525.18' FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°29'41"W 739.73' TO AN EXISTING REBAR, THENCE S87°30'54"E 29.94' TO AN EXISTING REBAR, THENCE S02°29'59"W 421.21' TO AN EXISTING REBAR, THENCE S87°36'20"E 165.19' TO AN EXISTING REBAR, THENCE S02°33'40"W 155.65' TO AN EXISTING REBAR, THENCE N87°32'30"W 494.95' TO AN EXISTING REBAR, THENCE N01°41'23"E 1315.40', THENCE S87°44'51"E 318.52' TO THE POINT OF BEGINNING, CONTAINING 10.33 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN CASTEEL LANE RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

UTILITY EASEMENT DESCRIPTION:
A UTILITY EASEMENT LOCATED IN A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N87°44'51"W 525.18'. THENCE S02°29'41"W 739.73', THENCE S02°30'05"W 261.02', THENCE N87°35'16"W 135.07' TO AN EXISTING REBAR MARKING THE TRUE POINT OF BEGINNING OF SAID EASEMENT AND RUNNING THENCE S02°29'31"W 209.58', THENCE N87°45'51"W 10.92' TO THE EAST LINE OF AN EXISTING 25' WATER & SEWER EASEMENT PER BOOK 96, PAGE 46470 OF THE RECORDS OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, THENCE ALONG SAID EAST LINE N02°14'09"E 209.58', THENCE LEAVING SAID EAST LINE S87°45'51"E 11.86' TO THE POINT OF BEGINNING, CONTAINING 0.05 ACRES, MORE OR LESS.

NOTES:
1) 5/8" REBAR AND CAP #1642 SET AT ALL PROPERTY CORNERS
2) THERE ARE NO KNOWN EXISTING OR ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRING WATER IMPOUNDMENTS, AND UNDERGROUND STRUCTURES ON THE SUBJECT PROPERTY.
3) THERE ARE NO KNOWN EXISTING EROSION PROBLEMS ON-SITE OR WITHIN 100' DOWNSTREAM OF THE SUBJECT PROPERTY.
4) THERE IS NO KNOWN ARMY CORP OF ENGINEERS WETLANDS DETERMINATION IN PROGRESS WHICH AFFECTS SUBJECT PROPERTY.
5) THIS PLAT FILED FOR THE PURPOSE OF PLACING LOTS 1-6 ON RECORD.
6) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.
7) A WAVIER OF STREET IMPROVEMENTS WAS APPROVED AT A SPRINGDALE PLANNING COMMISSION MEETING HELD ON AUGUST 2, 2022 (W22-13).

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 87°32'51" E	9.13'
L2	N 02°36'58" E	0.53'
L3	N 87°45'51" W	10.92'
L4	S 87°45'51" E	11.86'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	14.00'	14.91'	14.22'	S 33°13'06" W	61°02'17"	8.25'
C2	59.50'	11.22'	11.21'	S 58°19'52" W	10°48'30"	5.63'
C3	59.50'	145.72'	111.94'	S 17°14'06" E	140°19'25"	164.92'
C4	59.50'	156.92'	115.24'	N 17°03'01" E	151°06'22"	230.95'
C5	14.00'	14.93'	14.24'	N 27°56'36" W	61°07'08"	8.27'

CERTIFICATION OF TRANSMITTAL, OWNERSHIP, AND ORDINANCE:

THE UNDERSIGNED HEREBY TRANSMIT THIS PLAT TO THE CITY OF SPRINGDALE FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNER OF THE PROPERTY DESCRIBED AND HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN ON THE PLAT. THE UNDERSIGNED CERTIFY THAT THE PLATTING AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO APPLICABLE LOCAL OR OTHER LAW

_____ _____
DATE OWNER

CERTIFICATION OF TRANSMITTAL, OWNERSHIP, AND ORDINANCE:

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

RESOLUTION:

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

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

ACCEPTANCE OF DEDICATIONS:
_____ DATE — _____ CITY CLERK
_____ DATE — _____ MAYOR

COMMISSION:
_____ DATE — _____ SECRETARY, PLANNING
_____ DATE — _____ CHAIRMAN, PLANNING COMMISSION

APPROVAL FOR RECORDING:
_____ DATE — _____ DIRECTOR, COMMUNITY DEVELOPMENT DIVISION

WATER AND SEWER:
_____ DATE — _____ ENGINEER, SPRINGDALE WATER UTILITIES

STREETS AND DRAINAGE:
_____ DATE — _____ DIRECTOR, PUBLIC WORKS

0’ 40’ 80’ 120’

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

STATE RECORDING NUMBER:
500-18N-29W-0-31-220-72-1642

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 20TH DAY OF OCTOBER, 2022.

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1642
SIGNATURE
DERRICK L. THOMAS
DRAFT

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

DRAWING #22-210FP

FOR USE AND BENEFIT OF:
CALCON, INC.

ADDRESS:
EAST EMMA AVENUE & CASTEEL LANE SPRINGDALE, ARKANSAS

DATE: *10/20/22* SCALE: *1”=40’*
LOCATION:
SECTION: 31
TOWNSHIP: 18 NORTH
RANGE: 29 WEST
SURVEYED: JRICH DRAFTED: MR,AH
REVIEWED: DT
COA #1335

Bates & Associates, Inc.
Engineers · Surveyors
7230 S. Pleasant Ridge Dr. · Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.521.9350

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Location Map:
R-29-W
T-18-N
31

LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
- FOUND 5/8" REBAR
- SET 5/8" REBAR/CAP
- FOUND 1/2" REBAR
- FINISHED FLOOR ELEVATION
- COMPUTED POINT
- CABLE PEDESTAL
- TELEPHONE PEDESTAL
- YARD HYDRANT
- WATER METER
- CLEANOUT
- FIRE HYDRANT
- STORM SEWER MH
- AC CONDENSER UNIT
- SANITARY SEWER MH
- MANHOLE
- POWER POLE
- WATER VALVE
- GAS METER
- GUY ANCHOR
- LIGHT
- ELECTRICAL BOX
- GAS METER HOOKUP
- BOUNDARY LINE (MEASURED)
- PARCEL LINE
- FORTY LINE/ TIE LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- WATER LINE
- WATER SERVICE LINE
- SEWER LINE
- SEWER SERVICE LINE
- OVERHEAD POWER LINE
- GUY WIRE
- FENCE
- UTILITY EASEMENT
- BUILDING SETBACK

RECORDING NUMBER/DATE

FP22-06

SPRINGDALE BEST STORAGE SUBDIVISION FINAL PLAT

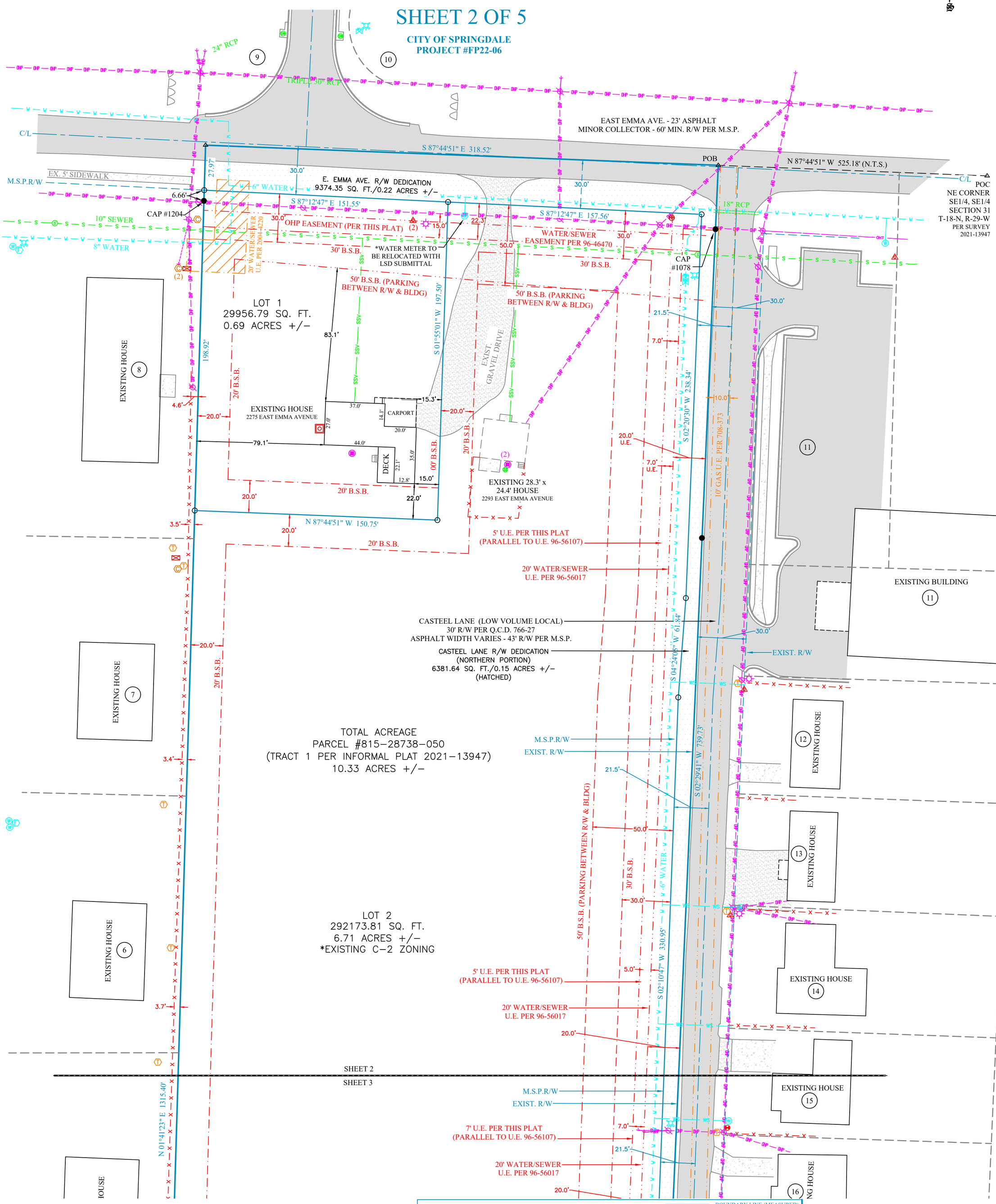
SHEET 2 OF 5

CITY OF SPRINGDALE
PROJECT #FP22-06

0' 40' 80' 120'

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

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER



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- BUILDING SETBACK

FOR USE AND BENEFIT OF:
CALCON, INC.

ADDRESS:
EAST EMMA AVENUE & CASTEEL LANE
SPRINGDALE, ARKANSAS

DATE: *10/20/22* SCALE: *1"=40'*
LOCATION:
SECTION: 31
TOWNSHIP: 18 NORTH
RANGE: 29 WEST
SURVEYED: JRICH DRAFTED: MR,AH
REVIEWED: DT
COA #1335

DRAWING #22-210FP

Bates & Associates, Inc.
Engineers · Surveyors
7230 S. Pleasant Ridge Dr. · Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.521.9350

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Location Map:
R-29-W
31
T-18-N

RECORDING NUMBER/DATE

FP22-06

SPRINGDALE BEST STORAGE SUBDIVISION FINAL PLAT

SHEET 3 OF 5

0’ 40’ 80’ 120’

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

CITY OF SPRINGDALE
PROJECT #FP22-06

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

N W E S

SHEET 2

SHEET 3

M.S.P.R/W

EXIST. R/W

7' U.E. PER THIS PLAT
(PARALLEL TO U.E. 96-56107)

20' WATER/SEWER
U.E. PER 96-56017

CASTEEL LANE R/W DEDICATION
(NORTHERN PORTION)
6381.64 SQ. FT./0.15 ACRES +/-
(HATCHED)

*PROPERTY LINE OF "TRACT 1"
PER INFORMAL PLAT 2021-13947
*FENCE ENCROACHMENT

#815-28738-052
TRACT 2 PER PLAT
2021-13947
(NOT A PART)

#815-28738-053
TRACT 3 PER PLAT
2021-13947
(NOT A PART)

#815-28738-060
(NOT A PART)

25' WATER/SEWER
EASEMENT PER 96-46470

NEW LOT LINE
PER THIS PLAT

POB
U.E. FOR 8" SEWER

VARIABLE WIDTH
UTILITY EASEMENT
PER THIS PLAT

15' U.E. PER
THIS PLAT

LOT 3
8885.56 SQ. FT.
0.20 ACRES +/-

LOT 4
8894.53 SQ. FT.
0.20 ACRES +/-

LOT 5
8811.79 SQ. FT.
0.20 ACRES +/-

LOT 6
21815.42 SQ. FT.
0.50 ACRES +/-

CASTEEL LANE R/W DEDICATION
(SOUTHERN PORTION)
25394.74 SQ. FT.
0.58 ACRES +/-

CASTEEL LANE R/W DEDICATION
(SOUTHERN PORTION)
26610.26 SQ. FT.
0.61 ACRES +/-

EXISTING HOUSE 1
EXISTING HOUSE 2
EXISTING HOUSE 3
EXISTING HOUSE 4
EXISTING HOUSE 5
EXISTING HOUSE 15
EXISTING HOUSE 16
EXISTING HOUSE 17
EXISTING HOUSE 18
EXISTING HOUSE 19
EXISTING HOUSE 20
EXISTING HOUSE 21
EXISTING HOUSE 22
EXISTING HOUSE 25
EXISTING HOUSE 26
EXISTING HOUSE 336 CASTEEL LANE
EXISTING HOUSE 352 CASTEEL LANE
EXISTING HOUSE 368 CASTEEL LANE
SHED

N 01°41'23" E 1315.40'
N 87°30'54" W 136.59'
145.06'
S 87°30'54" E 29.94'
S 02°13'09" W 171.14'
S 02°23'13" W 77.76'
S 02°23'13" W 90.81'
S 02°30'05" W 261.02'
S 02°29'59" W 421.21'
S 87°32'51" E 135.09'
N 87°35'16" W 127.12'
S 87°35'16" E 127.25'
N 87°35'16" W 127.38'
N 87°30'31" W 110.94'
N 02°14'09" E 209.58'
S 02°29'31" W 299.64'
S 02°23'13" W 191.25'
S 87°36'20" E 165.19'
N 02°23'15" E 159.77'
31.15'

CAP #1532

10" RPP

45' WATER/SEWER U.E.
PER 96-56017

AS U.E. PER 708-373

EXIST. R/W

M.S.P.R/W

SHEET 3

SHEET 4

5.42'

N:679076.64

LEGEND:

THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

- FOUND 5/8" REBAR
- SET 5/8" REBAR/CAP
- FOUND 1/2" REBAR
- FINISHED FLOOR ELEVATION
- COMPUTED POINT
- CABLE PEDESTAL
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- SEWER LINE
- SEWER SERVICE LINE
- OVERHEAD POWER LINE
- GUY WIRE
- FENCE
- UTILITY EASEMENT
- BUILDING SETBACK

DRAWING #22-210FP

FOR USE AND BENEFIT OF:
CALCON, INC.

ADDRESS:
EAST EMMA AVENUE & CASTEEL LANE
SPRINGDALE, ARKANSAS

DATE: *10/20/22* SCALE: *1”=40’*
LOCATION:
SECTION: 31
TOWNSHIP: 18 NORTH
RANGE: 29 WEST
SURVEYED: JRICH DRAFTED: MR,AH
REVIEWED: DT
COA #1335

Bates & Associates, Inc.
Engineers · Surveyors
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Location Map:

R-29-W

31

T-18-N

RECORDING NUMBER/DATE

FP22-06

SPRINGDALE BEST STORAGE SUBDIVISION FINAL PLAT

SHEET 4 OF 5

0’ 40’ 80’ 120’

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

CITY OF SPRINGDALE
PROJECT #FP22-06

CERTIFICATE OF AUTHORIZATION — BATES & ASSOCIATES, INC. #1335 — ARKANSAS ENGINEER

N W E S

EXISTING HOUSE 5 — EXISTING HOUSE 4 — EXISTING HOUSE 3 — EXISTING HOUSE 2 — EXISTING HOUSE 1

EXISTING HOUSE 16 — EXISTING HOUSE 17 — EXISTING HOUSE 25 — EXISTING HOUSE 26 — EXISTING HOUSE 21 — EXISTING HOUSE 22 — EXISTING HOUSE 23

20' WATER/SEWER U.E. PER 96-56017

CASTEEL LANE R/W DEDICATION (NORTHERN PORTION) 6381.64 SQ. FT./0.15 ACRES +/- (HATCHED)

CASTEEL LANE R/W DEDICATION (SOUTHERN PORTION) 25394.74 SQ. FT. 0.58 ACRES +/-

CASTEEL LANE R/W DEDICATION (SOUTHERN PORTION) 26610.26 SQ. FT. 0.61 ACRES +/-

EXIST. R/W

*PROPERTY LINE OF "TRACT 1" PER INFORMAL PLAT 2021-13947 *FENCE ENCROACHMENT

#815-28738-052 TRACT 2 PER PLAT 2021-13947 (NOT A PART) — 18

#815-28738-053 TRACT 3 PER PLAT 2021-13947 (NOT A PART) — 19

#815-28738-060 (NOT A PART) — 20

LOT 3 8885.56 SQ. FT. 0.20 ACRES +/-

LOT 4 8894.53 SQ. FT. 0.20 ACRES +/-

LOT 5 8811.79 SQ. FT. 0.20 ACRES +/-

LOT 6 21815.42 SQ. FT. 0.50 ACRES +/-

SHED — 7' x 7' SHED ENCROACHMENT

25' WATER/SEWER EASEMENT PER 96-46470

6" WATER — 10" RPP — 8" SEWER — 12" SEWER — 45' WATER/SEWER U.E. PER 96-56017

POB U.E. FOR 8" SEWER

NEW LOT LINE PER THIS PLAT

VARIABLE WIDTH UTILITY EASEMENT PER THIS PLAT

15' U.E. PER THIS PLAT

10' GAS U.E. PER 708-373

5' U.E. PER THIS PLAT FOR SEWER LINE

20' U.E. PER FINAL PLAT 15-44

SPRING CREEK *100' U.E./D.E. PER FINAL PLAT 15-44

SHEET 3 / SHEET 4

CAP #1532

N:679097.86 E:690886.89

N:679076.64 E:691381.38

DRAWING #22-210FP	FOR USE AND BENEFIT OF: CALCON, INC.
ADDRESS: EAST EMMA AVENUE & CASTEEL LANE SPRINGDALE, ARKANSAS	
DATE: 10/20/22	SCALE: 1”=40’
LOCATION: SECTION: 31 TOWNSHIP: 18 NORTH RANGE: 29 WEST	SURVEYED: JRICH / DRAFTED: MR,AH
	REVIEWED: DT
	COA #1335

Bates & Associates, Inc. — Engineers · Surveyors
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Location Map: R-29-W — 31 — T-18-N

LEGEND:

THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

- FOUND 5/8" REBAR
- SET 5/8" REBAR/CAP
- FOUND 1/2" REBAR
- FINISHED FLOOR ELEVATION
- COMPUTED POINT
- CABLE PEDESTAL
- TELEPHONE PEDESTAL
- YARD HYDRANT
- WATER METER
- CLEANOUT
- FIRE HYDRANT
- STORM SEWER MH
- AC CONDENSER UNIT
- SANITARY SEWER MH
- MANHOLE
- POWER POLE
- WATER VALVE
- GAS METER
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- WATER LINE
- WATER SERVICE LINE
- SEWER LINE
- SEWER SERVICE LINE
- OVERHEAD POWER LINE
- GUY WIRE
- FENCE
- UTILITY EASEMENT
- BUILDING SETBACK

RECORDING NUMBER/DATE

FP22-06

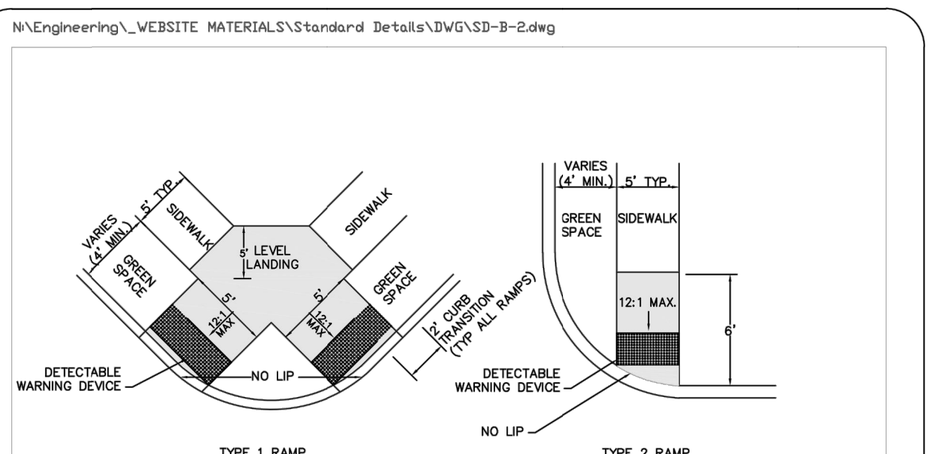
SPRINGDALE BEST STORAGE SUBDIVISION FINAL PLAT

SHEET 5 OF 5

CITY OF SPRINGDALE
PROJECT #FP22-06

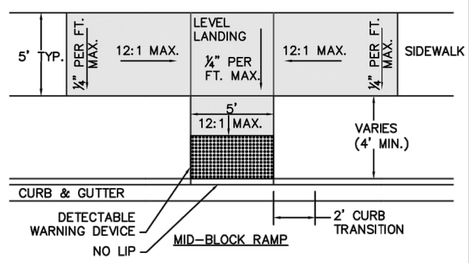
CERTIFICATE OF AUTHORIZATION — BATES & ASSOCIATES, INC. #1335 — ARKANSAS ENGINEER

N:\Engineering_WEBSITE MATERIALS\Standard Details\DWG\SD-B-2.dwg



NOTES:

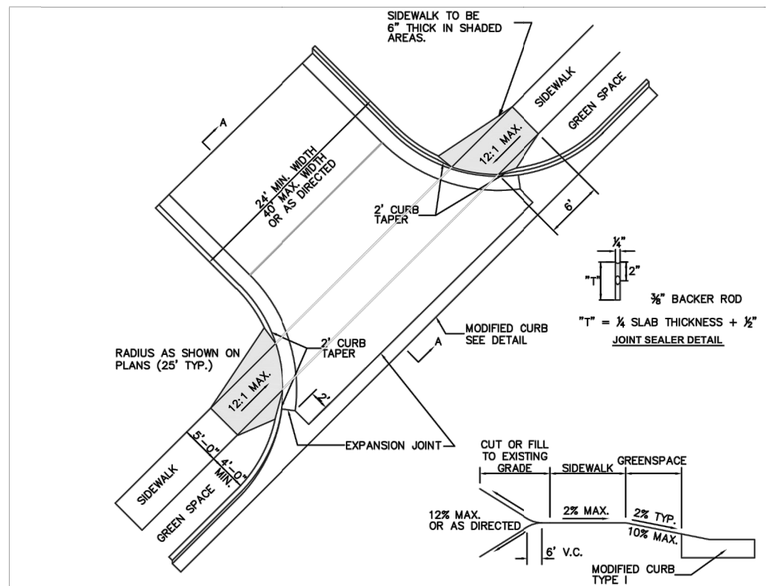
1. THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.
2. THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
3. THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".
4. DETECTABLE WARNING DEVICES SHALL BE PLACED AT ALL LOCATIONS WHERE RAMPS CROSS A CURB.



HANDICAP RAMP DETAILS
NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: NOVEMBER 2016 DESIGNED BY: KPP DRAWN BY: KPP CHECKED BY: KPP APPROVED BY: BNB	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-2	

N:\Engineering_WEBSITE MATERIALS\Standard Details\DWG\SD-B-3.dwg



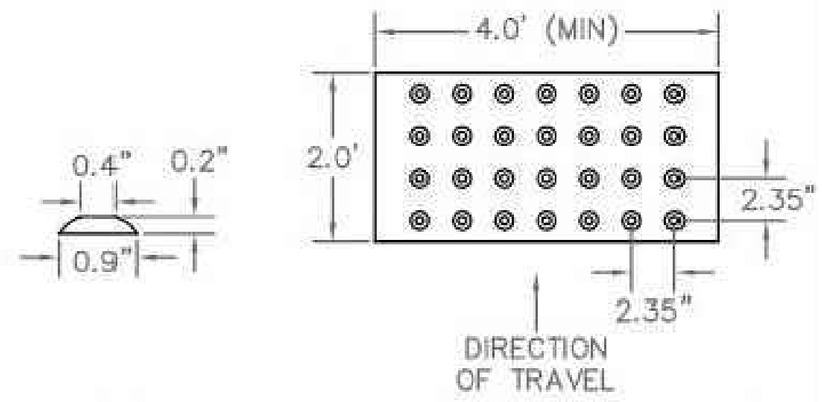
NOTES:

1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
1. ½" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016 DESIGNED BY: WWP DRAWN BY: WWP CHECKED BY: KPP APPROVED BY: BNB	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-3	

1. THE DETECTABLE WARNING DEVICE SHALL BE LOCATED SO THAT THE NEAREST EDGE OF THE DEVICE IS LOCATED AT THE BACK OF CURB.
2. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
3. DETECTABLE WARNING DEVICES SHALL BE A VITRIFIED POLYMER COMPOSITE (VCP) OR CAST IRON AND SHALL BE CAST IN PLASTIC CONCRETE UNLESS OTHERWISE DIRECTED BY PLANNING DEPARTMENT STAFF.



DETECTABLE WARNING DEVICE

DRAWING #22-210FP

FOR USE AND BENEFIT OF:
CALCON, INC.

ADDRESS:
EAST EMMA AVENUE & CASTEEL LANE
SPRINGDALE, ARKANSAS

DATE: *10/20/22*	SCALE: *1"=40'*
LOCATION: SECTION: 31 TOWNSHIP: 18 NORTH RANGE: 29 WEST	SURVEYED: JRICH / DRAFTED: MR,AH
	REVIEWED: DT
	COA #1335

Bates & Associates, Inc.
Engineers · Surveyors
7230 S. Pleasant Ridge Dr. · Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.521.9350

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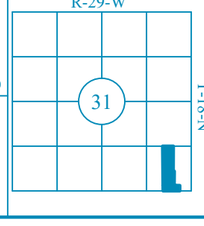
This survey was conducted for the person or persons whose name(s) appear on this plat. This plat is protected by copyright. No one including the person(s) named may reproduce this plat without the express written consent of Bates & Associates, Inc. Surveyor has made no independent investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other fact which a complete and accurate title search may disclose. Any flood statement provided on this plat is for information only and Bates & Associates, Inc. assumes no liability for the correctness of the hereon cited maps, furthermore the above statement does not represent the opinion of Bates & Associates, Inc. of the probability of flooding.

Location Map:



LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

- FOUND 5/8" REBAR
- SET 5/8" REBAR/CAP
- FOUND 1/2" REBAR
- FINISHED FLOOR ELEVATION
- COMPUTED POINT
- CABLE PEDESTAL
- TELEPHONE PEDESTAL
- YARD HYDRANT
- WATER METER
- CLEANOUT
- FIRE HYDRANT
- STORM SEWER MH
- AC CONDENSER UNIT
- SANITARY SEWER MH
- MANHOLE
- POWER POLE
- WATER VALVE
- GAS METER
- GUY ANCHOR
- LIGHT
- ELECTRICAL BOX
- GAS METER HOOKUP
- BOUNDARY LINE (MEASURED)
- PARCEL LINE
- FORTY LINE/ TIE LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- WATER LINE
- WATER SERVICE LINE
- SEWER LINE
- SEWER SERVICE LINE
- OVERHEAD POWER LINE
- GUY WIRE
- FENCE
- UTILITY EASEMENT
- BUILDING SETBACK

RECORDING NUMBER/DATE

FP22-06

Bates & Associates, Inc.
Civil Engineering & Surveying
7230 S Pleasant Ridge DR. / Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350
www.batesnwa.com

OCTOBER 18, 2022

CERTIFIED LIST OF OWNERS FOR SPRINGDALE BEST STORAGE FINAL PLAT FP 22-06

LEGAL DESCRIPTION:

PARCEL #815-28738-050:
A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N87°44'51"W 525.18' FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°29'41"W 739.73' TO AN EXISTING REBAR, THENCE S87°30'54"E 29.94' TO AN EXISTING REBAR, THENCE S02°29'59"W 421.21' TO AN EXISTING REBAR, THENCE S87°36'20"E 165.19' TO AN EXISTING REBAR, THENCE S02°33'40"W 155.65' TO AN EXISTING REBAR, THENCE N87°32'30"W 494.95' TO AN EXISTING REBAR, THENCE N01°41'23"E 1315.40', THENCE S87°44'51"E 318.52' TO THE POINT OF BEGINNING, CONTAINING 10.33 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN EAST EMMA AVENUE RIGHT-OF-WAY ON THE NORTH SIDE, SUBJECT TO THAT PORTION IN CASTEEL LANE RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

DERRICK THOMAS

I hereby certify that on this the 18th Day of October, 2022, I researched the tax records of Washington County, Arkansas for all property owners adjoining the above described property.

Reference: Attached List (3 Sheet)

SUBJECT PARCEL

PARCEL #815-28738-050
SPRINGDALE'S BEST STORAGE QOF LLC
10620 HWY 72 W
BENTONVILLE, AR 72712

ADJACENT PARCELS

1) HARTWICK, SHANNON W
110 HOSS ST
CENTERTON, AR 72719-9214
PARCEL #815-37344-000
ZONED: C-2

2) HUIZAR, SALVADOR
200 BETTY HILL AVE
DUARTE, CA 91010
PARCEL #815-37345-000
ZONED: C-2

3) CLUM, ALISA
PO BOX 8212
NEWPORT BEACH, CA 92658
PARCEL #815-37346-000
ZONED: C-2

4) NELFORD, MONTGOMERY G III
PO BOX 1412
FAYETTEVILLE, AR 72702
PARCEL #815-37347-000
ZONED: C-2

5) DBCB PROPERTIES LLC
246 VIA TALDO ST
SPRINGDALE, AR 72762
PARCEL #815-37348-000
ZONED: C-2

6) DBT PROPERTIES LLC
246 VIA TALDO ST
SPRINGDALE, AR 72762
PARCEL #815-37349-000
ZONED: C-2

7) RUIZ, NICANDRO SOTO
177 ERIN PL
SPRINGDALE, AR 72764
PARCEL #815-37350-000
ZONED: C-2

8) SIRS INC
PO BOX 760
WEST FORK, AR 72774
PARCEL #815-37351-000
ZONED: MF-4

9) SPRINGDALE PUBLIC FACILITIES BOARD
PO BOX 166
SPRINGDALE, AR 72765-0166
PARCEL #815-22505-165 & #815-22505-172

ZONED: I-3
10) FAITH FREE WILL BAPTIST CHURCH
5370 BOB MILLS RD
SPRINGDALE, AR 72762-0439
PARCELS #815-28738-070 & #815-28738-110
ZONED: A-1/SF-2

11) HILTON, SAVANNA
183 CASTEEL LN
SPRINGDALE, AR 72764-4727
PARCEL #815-28738-080
ZONED: A-1

12) REYES, ASCENCION
197 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-090
ZONED: A-1

13) MONDRAGON, MANUEL
211 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-100
ZONED: A-1

14) CAHOON, THOMAS P
2 S STONEBRIDGE RD
FAYETTEVILLE, AR 72701
PARCEL #815-28738-051
ZONED: A-1

15) JOSEPH, ELIPET
243 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-120
ZONED: A-1

16) JIM JONES INVESTMENTS INC
15531 COW FACE RD
LOWELL, AR 72745
PARCEL #815-28738-130
ZONED: A-1

17) CARCAMO, ZOILA ESPERANZA
274 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-052
ZONED: C-2

18) GONZALEZ, ROSA MELIDA
292 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-053
ZONED: C-2

19) CALDERA, PASCUAL
318 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-060
ZONED: A-1

20) ESCOBAR, JOSE J & STEPHANIE
315 CASTELL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-160
ZONED: A-1

21) BROWN, JOHN DAVID (SURVIVOR)
2600 N CROSSOVER RD
FAYETTEVILLE, AR 72703-4370
PARCEL #815-28738-170
ZONED: A-1

22) CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE, AR 72764
PARCELS #815-28738-210 & #815-33843-000
ZONED: MF-16/I-1

23) AMERICAN TUBING ARKANSAS LLC
2191 FORD AVE
SPRINGDALE, AR 72764
PARCEL #815-33844-000
ZONED: C-2/I-1

24) EDENS, SHERRY; RICH SHARON; NEWBERRY, MARLEEN;
PO BOX 9996
FAYETTEVILLE, AR 72703
PARCEL #815-28738-140
ZONED: A-1

25) WALTERS, IAN
285 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-150
ZONED: A-1



Planning Commission Meeting
November 1, 2022

Miles
0 0.01 0.03 0.05 0.08 0.1

N

PROJECT: FP22-06
APPLICANT: Springdale's Best Storage, LLC
REQUEST: Final Plat

400

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: November 1, 2022

Re: **L22-57** **Large-Scale** **I-49 Industrial Park, Ph. II**

Planning Comments:

1. This Large Scale Development Plan has been given the number L22-57. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (standard comment)
3. A written response to all comments is required with resubmission. (standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. On cover sheet the email for Patsy Christie, pchristy@springdalear.gov, needs to be corrected to be pchristie@springdalear.gov and moved to the Planning contact section
    a. Email is still incorrect
6. Need a landscape plan that shows the details of the landscaped areas including type, size and location of plants.
    a. Landscape plan has been submitted, a Variance for foundational landscaping and opaque screening has been submitted
7. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
8. A lighting plan is required, displaying at least 1 foot candle in all parking and pedestrian areas.
    a. Comments state "A lighting plan will be submitted as part of the building permit set, anticipated to be submitted on October 20th or shortly afterward.
9. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
10. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).
11. Waiver for street improvements has been submitted.

Building & Fire Comments:

All Comments Addressed.

Engineering Summary:

- Street improvements are required (waiver requested, payment in lieu or bill of assurance recommended)

- Will this development use Apple Blossom? When will interior access road to Dixieland be built?

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 10/27/2022

1. **Chapter 106 – Stormwater Drainage**

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

   - *106.5.3*** - ~~All detention ponds shall be the dry-type and shall fully dewater within 48 hours.~~
     - **Show sod to at least the 100year WSE.**
     - **Add a note or symbol for sod within the detention pond at least to the 100year WSE or higher.**

2. **Chapter 107 – Stormwater Pollution**

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

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

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

   (Ord. No. 3258, § 1, 11-12-02)

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

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

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
        - **A waiver has been requested.**

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.

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: September 29, 2022 Payment Method: _____

Date Accepted as Complete: October 20, 2022 Project Number: L22-57

Must meet the below criteria for a Large Scale Submittal:

X Pre-application meeting held with Springdale Planning Department. Date: _____

X Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

(Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting.)

X Submit three (3) hard copies and one pdf of plans as well as SWPPP/Drainage Docs

X Submit complete architectural elevations. (If Applicable)

X Submit a copy of the warranty deed showing ownership of property.

N/A Submit a unified lighting plan in pdf format. (If Applicable)

X Submit the approved authorization of representation form, if property owner will represented by anyone other than themselves.

X Submit the $500.00 review fee

APPLICATION CONTACTS:

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

Applicant (person making request)

Name: I-49 Industrial, LLC

E-mail: mmcrossland@crossland.com

Address: 833 S East Avenue
Columbus, KS 66725

Phone: 620-429-1414

Site/ Location: W Apple Blossom Ave

Assessor's Parcel Number(s): 21-00122-000

Development Point of Contact for Question & Staff Reviews

Name: Halff Associates, Inc.

E-mail: joanne.johnson@halff.com

Address: 2407 SE Cottonwood St.
Bentonville, AR 72712

Phone: 479-273-2209

Current Zoning District: W-1

Rezone required: W-1

Total Acreage: ~14.80

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

Name (printed): Mattie Crossland Date: 9.28.22

Signature:

Staff Notes:

Issued For Review - 10.20.22

Sheet List Table	
Sheet Number	Sheet Title
C000	COVER
C001	GENERAL NOTES
C003	DEMOLITION PLAN
C100	OVERALL SITE PLAN
C101	SITE PLAN
C200	EROSION CONTROL PLAN
C201	EROSION CONTROL DETAILS
C300	GRADING PLAN
C400	STORM DRAIN PLAN
C402	STORM DRAIN PROFILES
C500	UTILITY PLAN
C501	UTILITY PLAN
C502	SANITARY SEWER PLAN AND PROFILE LINE A
C503	WATER LINE PLAN AND PROFILE LINE A
C504	WATER LINE PLAN AND PROFILE LINE A
C600	MISC DETAILS
C601	MISC DETAILS
C602	OUTLET STRUCTURE DETAIL
C603	CITY DETAILS
C604	CITY DETAILS
C605	CITY DETAILS
C606	CITY WATER AND SEWER DETAILS
C607	CITY WATER AND SEWER DETAILS
C608	CITY WATER AND SEWER DETAILS
L100	LANDSCAPE PLAN

October 2022

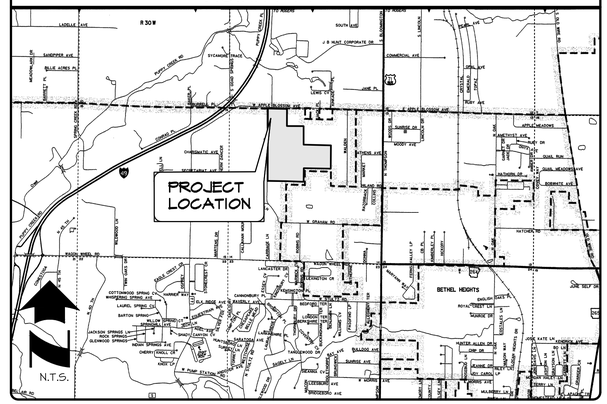
Large Scale Development Plans

for

I-49 Industrial Phase II
L22-57

Springdale, Washington County, Arkansas

VICINITY MAP



Parcel #: 21-00122-000
I49 Industrial LLC
Zoning: W-1

Lot 3

A tract of land being a part of tract 7 of the Mcrich Informal Plat recorded as Document L202055043, said tract of land being a part of the East One-Half (E 1/2) of the Northwest Quarter all in section 14, Township 18 North, Range 30 West, Benton County, Arkansas. more particularly described as follows:

Commencing at the Northwest Corner of the East One-Half of the Northwest Quarter, Section 14, as shown on Plat Record L202055043: thence South 01°40'28" West a distance of 653.89 feet to a five-eighths inch rebar with PS 1118 cap and the Point of Beginning; thence South 01°40'28" West a distance of 2,026.92 feet to a forty penny nail in the top of a fence corner post and being the Southeast Corner of Tract 7 and the Southeast Corner of the Southeast Quarter Northwest Quarter; thence North 86°28'02" West a distance of 1,327.44 feet to a one-half inch rebar at the Southwest Corner of the Southeast Quarter Northwest Quarter; thence North 01°35'22" East a distance of 2,662.012 feet to the Northwest Corner of the Northeast Quarter Northwest Quarter, Section 14; thence South 87°16'37" East a distance of 671.82 feet; thence South 02°18'31" West passing through a five-eighths inch rebar with PS 1118 cap at 30.7 feet and continuing for a total of 658.62 feet to a five-eighths inch rebar; thence South 87°41'29" East a distance of 666.31 feet to the Point of Beginning, containing 68.93 acres, more or less.

ENGINEER
Halff Associates, Inc.
2407 SW Cottonwood St.
Bentonville, AR 72712
Contact: Joanne Johnson
Telephone: (479) 273-2209

SURVEYOR
Halff Associates, Inc.
2407 SW Cottonwood St.
Bentonville, AR 72712
Contact: Clayton Crotts, P.S.
Telephone: (479) 273-2209

OWNER/DEVELOPER
Crossland Realty Group
833 S. East Ave
P.O. Box 45
Columbus, KS 66725
Contact: Nick Humble
Telephone: (620) 429-1414

FOR REVIEW

CALL BEFORE YOU DIG 1-800-482-8998 ARKANSAS ONE CALL SYSTEM

CERTIFICATE OF AUTHORIZATION HALFF ASSOCIATES, INC. No. 1470 ARKANSAS

FLOOD CERTIFICATION:

Based Upon Review Of FEMA Firm: Benton 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: 05143C0065F
Effective Date: May 16, 2008

1. Review of these Plans is Limited to Compliance with City Codes and Regulations. By Reviewing and Approving these Plans the Reviewer and the City of Springdale Assume No Responsibility for Any Errors or Omissions in the Plans. The Adequacy of the Plans is the Sole Responsibility of the Design Engineer. The City of Springdale, however, Reserves the Right to Require Corrective Actions if any Inadequacies are Found After the Improvements are Constructed.

W22-18 Waiver for Street and Sidewalk Improvements on Apple Blossom Ave and Graham Road

B22-97 Variance on Landscaping Requirement of Opaque Screening.

SITE UTILITY CONTACTS

NATURAL GAS
BLACK HILLS ENERGY
CONTACT: SCOTT STOKES
1811 E BORICK
FAYETTEVILLE, ARKANSAS 72701
PHONE (CELL): (479) 435-0229
EMAIL: scott.stokes@blackhillscorp.com

TELEPHONE
AT&T
CONTACT: LAYNE RHODES
1133 E. HAROLD ST.
FAYETTEVILLE, AR 72703
PHONE: (479) 442-1977
EMAIL: lr1592@att.com

WATER & SEWER
SPRINGDALE WATER UTILITY
CONTACT: LARRY PECKHAM
PO BOX 769
SPRINGDALE, AR 72765
PHONE: (479) 927-4173
EMAIL: lpeckham@springdalewater.com

ELECTRIC
OZARKS ELECTRIC COOPERATIVE
CONTACT: MIKE PHIPPS
3641 WEDINGTON DRIVE
FAYETTEVILLE, AR 72704
PHONE: (479) 521-2900

CABLE
COX COMMUNICATIONS
CONTACT: KIP SMITH
4901 S. 48TH ST.
SPRINGDALE, AR 72762
PHONE: (479) 717-3796
EMAIL: kip.smith@cox.net

FIRE DEPARTMENT
CONTACT: DUANE MILLER
417 HOLCOMB
SPRINGDALE, AR 72764
PHONE: (479) 751-4510
dmiller@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

GOVERNING AGENCIES

CITY OF SPRINGDALE
201 SPRING STREET
SPRINGDALE, AR 72712
PHONE: (479) 750-8114

PLANNING
CONTACT: PATSY CHRISTIE
PHONE: (479) 750-8550
pchristy@springdalear.gov

BUILDING DEPARTMENT
CONTACT: ED STITH
EMAIL: estith@springdalear.gov
OR MIKE CHAMLEE
EMAIL: mchamlee@springdalear.gov
PHONE: (479) 750-8154

ENGINEERING
CONTACT: BEN PETERS
PHONE: (479) 756-7716
bpeters@springdalear.gov

STREET DEPARTMENT
CONTACT: JAMES SMITH
EMAIL: jsmith@springdalear.gov
OR JOHN CASSON
EMAIL: jcasson@springdalear.gov
PHONE: (479) 750-8135

HALFF

HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1 • BENTONVILLE, AR 72712 • 479.273.2209 • HALFF.COM

L22-57

I-49 INDUSTRIAL PHASE II

Drawing Name: I:\SGO\Civil\52485\Prospect\LSD\CAD\Sheets\BTV\LDD0-Cover-BTR-52485.dwg Last Modified: Oct 20, 2022 - 2:07pm Plotted on: Oct 20, 2022 - 2:07pm by dr3500

LEGEND

- Proposed Building
- Proposed Lot Line
- R/W — Proposed Right of Way Line
- Proposed Road Centerline
- Proposed Easement Line
- ??'BSL — Proposed Building Setback Line
- Proposed Type "A" Curb & Gutter
- Proposed Fire Lane Striping on Curb
- Proposed Handicap Ramp, Type "B"
- Proposed Standard Duty Asphalt Pavement Re: Details
- Proposed Concrete Sidewalk
- Proposed Heavy Duty Concrete Pavement Re: Detail
- Gravel Fire Access Road Re: Detail
- Proposed Sign
- Assessable Handicap Parking
- Proposed Water Meter
- Proposed Fire Hydrant
- Proposed Water Valve
- Proposed Fire Department Connection
- Proposed RPZ Backflow Preventer
- Proposed Waterline "T" Fitting
- Proposed Waterline 90° Fitting
- Proposed Stub Out
- ?"W — Proposed Water Line W/Size (PVC, C900, DR-14)
- w — Proposed 1" Service Line
- ?"FDC — Proposed Dry Fire Line W/Size
- ?"FL — Proposed Fire Line W/Size
- Proposed Sewer Manhole
- CO — Proposed Clean-Out
- ?"SS> — Proposed Sanitary Sewer Line W/Size (PVC, SDR-26)
- ?"FM> — Proposed Force Main Sewer Line W/Size
- S — Proposed 4" San. Sewer Wye & 4" PVC Service Line
- G — Proposed Gas Line
- Proposed Gas Meter
- T — Proposed Telephone Line
- FO — Proposed Fiber Optic Line
- UGE — Proposed Underground Electric Line
- Proposed Electric Transformer
- Proposed Flared End Section
- Proposed Junction Box / Curb Inlet
- 24" RCP — Proposed Storm Drain Pipe
- RD — Proposed Roof Drain Pipe
- x — Proposed Fence Line
- C — Proposed Conduit
- 1350 — Proposed Major Contour
- 1349 — Proposed Minor Contour
- TC=1366.25 — Proposed Top of Curb Elevation
- FG=1366.25 — Proposed Finished Surface Elevation
- 2% — Grade to Drain

- Ex. Section Line
- Ex. Quarter Section Line
- Ex. Quarter Quarter Section Line
- Ex. Boundary Line
- Ex. Adjacent Boundary Line
- R/W — Ex. Right of Way Line
- Ex. Road Centerline
- Ex. Easement Line
- 25'BSL — Ex. Building Setback Line
- Ex. Water Meter
- Ex. Fire Hydrant
- Ex. Water Valve
- W — Ex. Water Line
- Ex. Sewer Manhole
- CO — Ex. Sewer Clean-Out
- 8"SS> — Ex. Sanitary Sewer Line
- 8"FM> — Ex. Sewer Force Main Line
- Ex. Gas Meter
- G — Ex. Gas Line
- T — Ex. Telephone Line
- Ex. Power Pole
- Ex. Overhead Electric Line
- 24"RCP — Ex. Storm Drain Pipe
- Ex. Tree Edge Line
- x — Ex. Fence Line
- 1350 / 1351 — Ex. Contours

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. All Radii Are 5' Unless Otherwise Noted.
4. Contractor Shall Coordinate And Comply With All Utility Companies Involved In Project And Pay All Required Fees And Costs.
5. Unless Otherwise Noted, All Curb Shall Be 6" Type "A" Concrete Curb And Gutter. Refer To Detail Sheets.
6. See Architectural Plans For Exact Building Dimensions And Layout.
7. Refer To Architectural Plans For Details Of The Proposed Entrance Sign And Dumpster Enclosure.
8. All Construction Shall Conform To The City Of Springdale Development Regulations.
9. All Signage, Pavement Markings, And Striping Shall Conform To The Manual Of Uniform Traffic Control Devices (MUTCD) Standards And Regulations.
10. Contractor Must Obtain A Permit Prior To Performing A Street Cut Within City Of Springdale Right-Of-Way. All Construction In Said Right-Of-Way Shall Be In Accordance With City Of Springdale Details And Specifications.
11. Refer To Lighting Plan For Proposed Parking Lot Lighting Locations And For Pole Footing And Pole Fixture Details.
12. A City Of Springdale Detention/Retention Pond Certification Form Must Be Completed, Stamped, And Signed By A Certified Professional Engineer, Post-Development And Submitted To The City Of Springdale Engineering Department.
13. Stockpiling Of Construction Spoil Materials At Particular Locations Shall Only Be Allowed For A Limited Time Period, Not To Exceed (6) Months. Prior To Final Inspection Of The Grading Permit, The Following Standards Shall Be Achieved For Completion Of Construction:

A. Development And Grading Within The Disturbed Area Is Complete And Matches Plans As Approved By The Planning Commission, And
B. The Disturbed Soil Area Is Observed To Have 80% Grass Coverage And 100% Stability, And
C. No Slopes Steeper Than 3:1 Pitch Unless Otherwise Approved In Writing By The Director Of Engineering, And
D. Notice Of Violations Issued Have All Corrective Actions With A 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.

Site Grading And Drainage General Notes:

1. No Land Clearing Shall Begin Until All Erosion Control Measures And Tree Protection Fencing Have Been Installed. The Contractor Shall Take All Precautions To Prevent Soil Sediment From Leaving The Site. All Erosion Control Measures And Tree Protection Fencing 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 be Seeded or Sodded. 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. Contractor Must Obtain A Permit Prior To Performing A Street Cut Within City Right-Of-Way. All Construction In Said Right-Of-Way Shall Be In Accordance With City Of Springdale Details And Specifications.
8. All Proposed Sidewalks And Accessible Ramps Shall Have A Maximum Cross Slope Of 2%.
9. Proposed Junction Box Shall Be Installed Over Existing 38"x24" RCP. Existing Pipe Shall Be Saw-Cut Flush To The Inside Walls Of The Inlet.
10. There Are No Known Existing Erosion Control Problems Existing On Site.
11. There Are No Existing Wetlands On Site.
12. Within 40 Days Of Placement Of Curbs, They Shall Be Backfilled And Fine Graded With A Minimum 4" Of Topsoil And Topped With Hydro-Mulch Or Sod To Establish Permanent Grass.
13. Refer To Architectural Plans For Buildings And Canopy Roof Drain Downspout Locations (Typ.)
14. Field To Verify Depth Of Existing Utilities At Proposed Entrance Drives Crossing Prior To Subgrade Preparation.

CALL BEFORE YOU DIG 1-800-482-8998 ARKANSAS ONE CALL SYSTEM

FOR REVIEW

CERTIFICATE OF AUTHORIZATION HALFF ASSOCIATES, INC. No. 1470 ARKANSAS

HALFF

HALFF ASSOCIATES, INC.
C.O.A. #E-3065 EXP. DATE: 12.31.2022
C.O.A #LS-371 EXP. DATE: 12.31.2022
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

I-49 Industrial Phase II
L22-57
Springdale, AR

Issued for Review
10.20.22

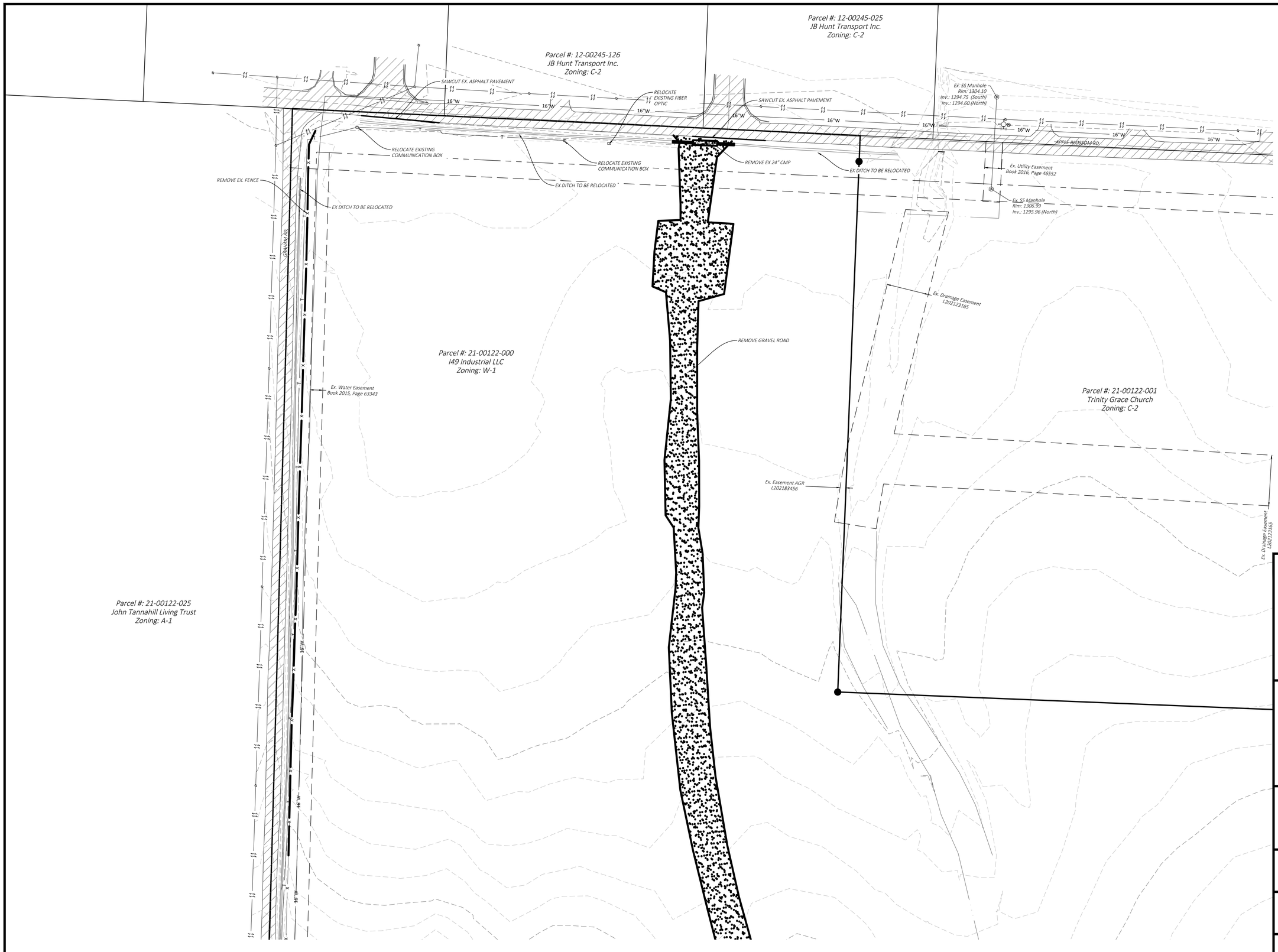
GENERAL NOTES

Revisions

Drawn By:	JKJ	Vert. Scale:	AS SHOWN
Approved By:	PRF	Horiz. Scale:	AS SHOWN
Date:	10.20.22	Plot Scale:	1
Project No.:	52985	DWG Name:	

SHEET **C001**

Drawing Name: I:\52000s\52985\Prospect\V01\CADD\Sheets\BTV\C001-GEN NOTES-52985.dwg Last Modified: Oct 20, 2022 - 2:01pm Plotted on: Oct 20, 2022 - 2:02pm by ah3800



FOR REVIEW

CERTIFICATE OF AUTHORIZATION
HALFF ASSOCIATES, INC.
No. 1470
ARKANSAS

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C.O.A. #E-3065 EXP. DATE: 12.31.2022
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I-49 Industrial Phase II
L22-57
Springdale, AR

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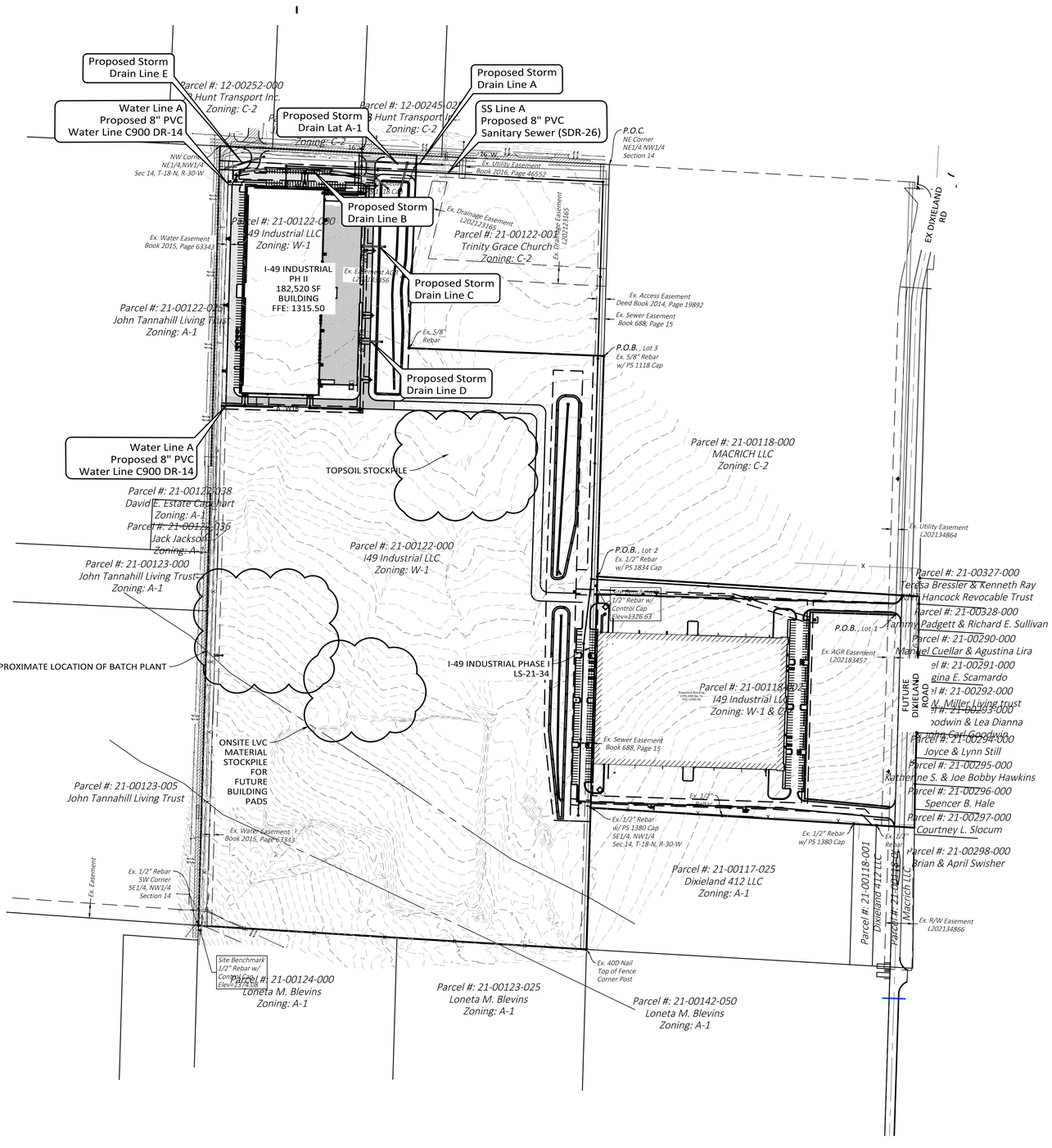
DEMOLITION PLAN

Revisions

Drawn By:	JKJ	Vert. Scale:	AS SHOWN
Approved By:	PRF	Horiz. Scale:	AS SHOWN
Date:	10.20.22	Plot Scale:	1
Project No.:	52985	DWG Name:	

SHEET **C003**

Drawing Name: I:\52000s\52985\Prospect\001\CADD\Sheets\BTV\C003-DEMO-52985.dwg Last Modified: Oct 14, 2022 - 12:34pm Plotted on: Oct 20, 2022 - 2:02pm by ah3800



200 0 200

Scale in Feet

CALL BEFORE YOU DIG 1-800-482-8998 ARKANSAS ONE CALL SYSTEM

FOR REVIEW

CERTIFICATE OF AUTHORIZATION HALFF ASSOCIATES, INC. No. 1470 ARKANSAS

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10.20.22

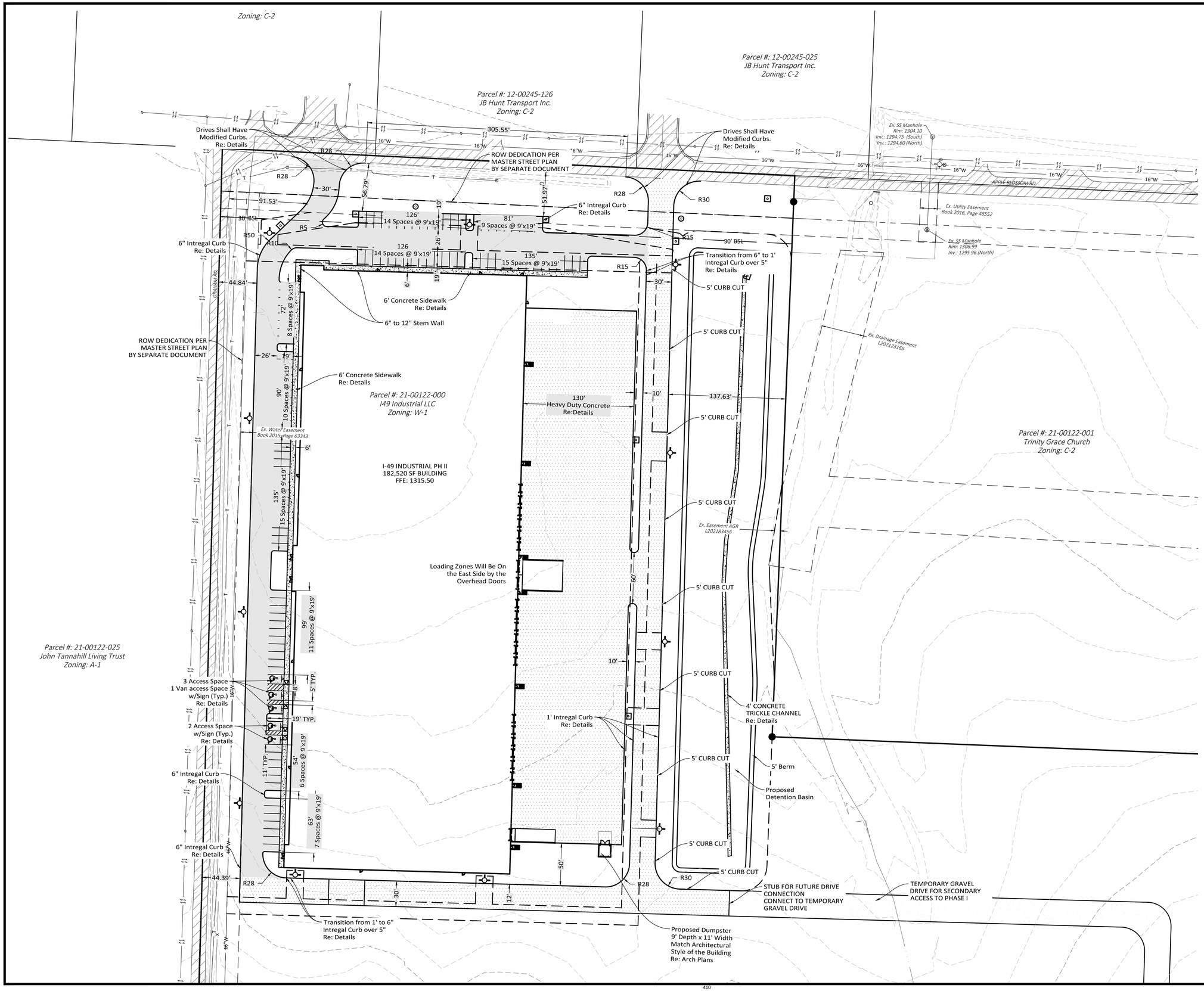
OVERALL SITE PLAN

Revisions

Drawn By:	JKJ	Vert. Scale:	AS SHOWN
Approved By:	PRF	Horiz. Scale:	AS SHOWN
Date:	10.20.22	Plot Scale:	1
Project No.:	52985	DWG Name:	

SHEET **C100**

Drawing Name: I:\52000s\52985\Prospect\001\CADD\Sheets\BTVVC100-OSP-52985.dwg Last Modified: Oct 19, 2022 - 2:00pm Plotted on: Oct 20, 2022 - 2:02pm by ah3800



50 0 50

Scale in Feet

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PARKING SUMMARY		
Description	Parking Requirement	Number of Spaces
Warehouses 182,520 sf (Minimum of 1 Per 5,000 sf , Dependant on use and # of Employees.)	1 per 5,000	37
	Total Required	37
	Total Provided	114*
Accessible Spaces	4	4
Van Accessible Spaces	1	1
*Includes Accessible Spaces	Total Required	5
	Total Provided	5

Zoning - Warehouse District (W-1)			
Building Setbacks			
Setbacks adjacent to residential uses = 50'			
Front Yard		Side Yard (subject to applicable fire and building codes)	Rear Yard
30'	Parking In Front: 50'	0'	25'

Gross Area of Site = ±13.91 Acres
Net Area of Site = ±12.67 Acres

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10.20.22

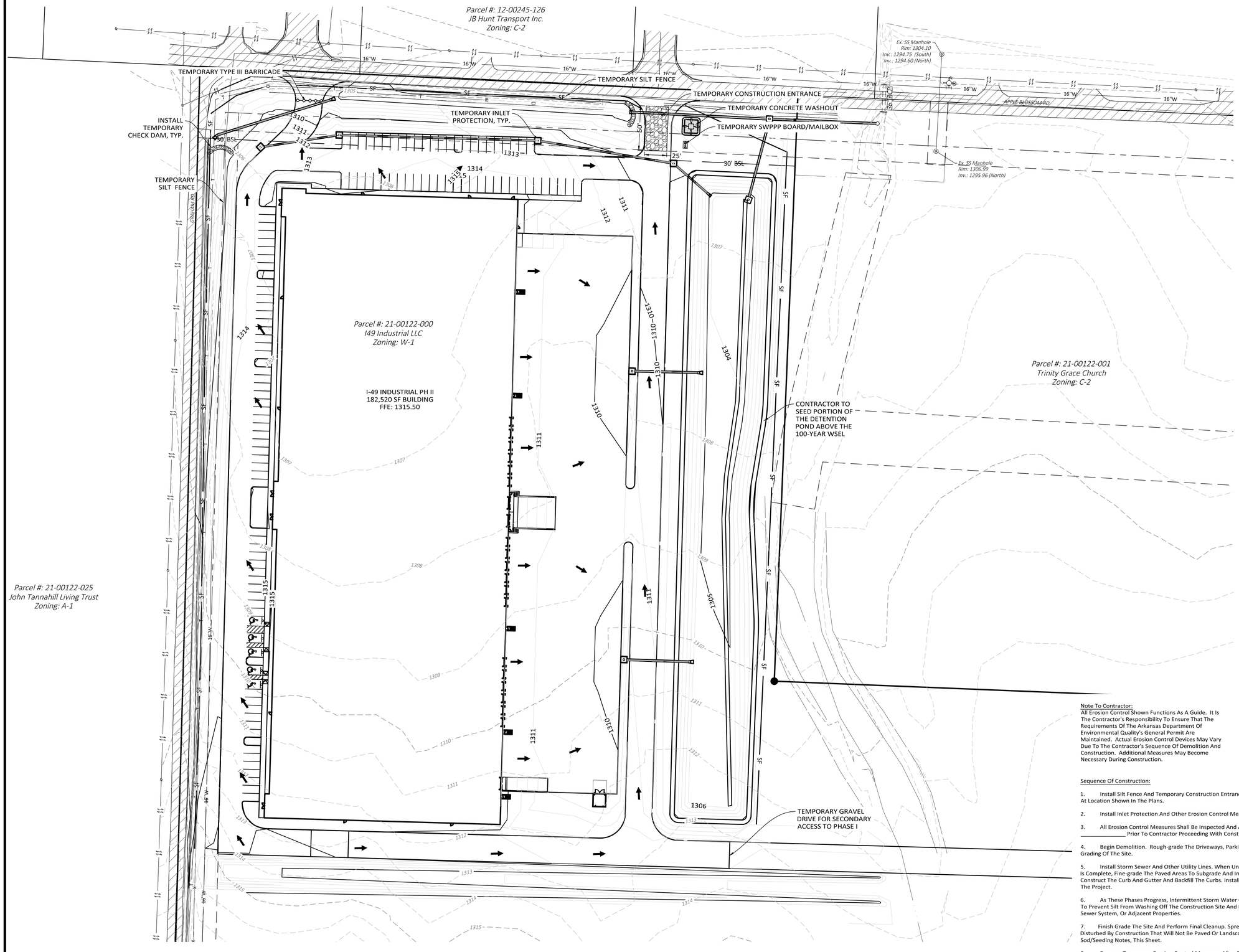
SITE PLAN

Revisions

Drawn By:	JKJ	Vert. Scale:	AS SHOWN
Approved By:	PRF	Horiz. Scale:	AS SHOWN
Date:	10.20.22	Plot Scale:	1
Project No.:	52985	DWG Name:	

SHEET **C101**

Drawing Name: i:\52000s\52985\Prospect\003\CADD\Sheets\BTV\C101-SP-52985.dwg Last Modified: Oct 19, 2022 - 1:44pm Plotted on: Oct 20, 2022 - 2:02pm by ah3800



FOR REVIEW

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No. 1470
ARKANSAS

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Springdale, AR

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10.20.22

EROSION CONTROL PLAN

Revisions

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's General 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.

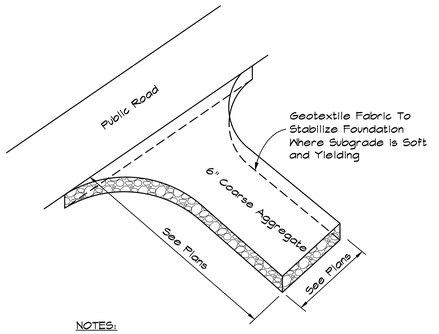
Sequence Of Construction:

1. Install Silt Fence And Temporary Construction Entrance For Construction Traffic At Location Shown In The Plans.
2. Install Inlet Protection And Other Erosion Control Measures.
3. All Erosion Control Measures Shall Be Inspected And Approved By The City Of _____ Prior To Contractor Proceeding With Construction.
4. Begin Demolition. Rough-grade The Driveways, Parking Lot. Perform Mass Grading Of The Site.
5. Install Storm 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.
6. 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.
7. 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 Sod/Seeding Notes, This Sheet.
8. Remove Temporary Erosion Control Measures After Permanent Stand Of Vegetation Is Established.

Drawn By:	JKJ	Vert. Scale:	AS SHOWN
Approved By:	PRF	Horiz. Scale:	AS SHOWN
Date:	10.20.22	Plot Scale:	1
Project No.:	52985	DWG Name:	

SHEET **C200**

Drawing Name: I:\52000s\52985\Prospect\001\CADD\Sheets\BTV\C200-ECP-52985.dwg Last Modified: Oct 19, 2022 - 4:34pm Plotted on: Oct 20, 2022 - 2:03pm by ah3800

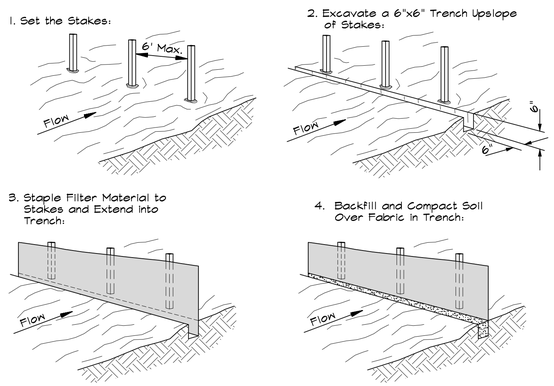


NOTES:

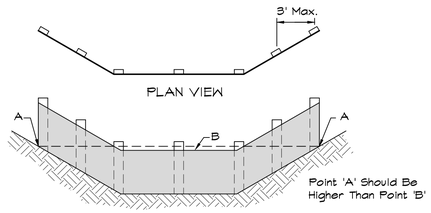
1. Coarse Aggregate Shall be 3" to 6" Crushed Stone.
2. Clear The Entrance Or Exit Area Of All Vegetation, Roots, And Other Objectionable Material And Excavate to Grade.
3. Place The Aggregate to the Grade and Dimensions Shown On The Plans.
4. Maintain The Gravel Pad In A Condition To Prevent Mud Or 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



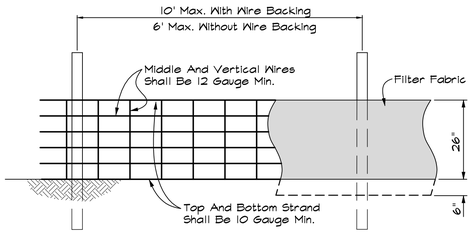
SHEET FLOW INSTALLATION

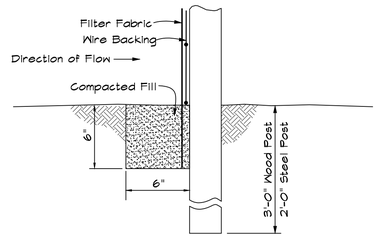


DRAINAGEWAY INSTALLATION

EC-10: FABRIC FILTER BARRIER/FENCE

Not to Scale 9-21-10

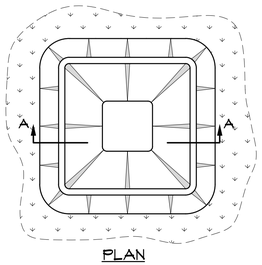




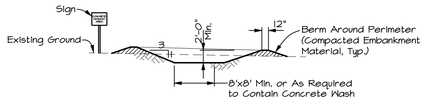
Extension of Fabric into Trench

EC-12: SILT FENCE

Not to Scale 4-23-10



PLAN



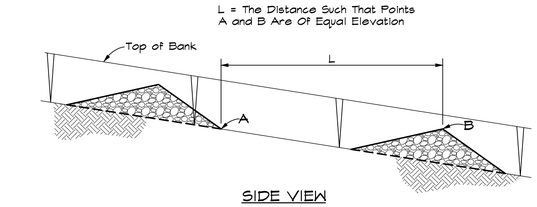
SECTION "A-A"

NOTES:

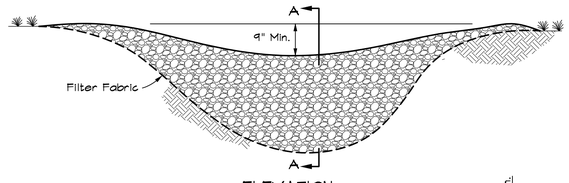
1. Concrete Washout Area Shall be Installed Prior to Any Concrete Placement on Site.
2. Vehicle Tracking Control is Required at Concrete Washout Entrance If Access to Concrete Washout Area Is Off Pavement.
3. The Concrete Washout Area Shall Be Repaired and/or Enlarged as Necessary to Maintain Capacity 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.

EC-50: CONCRETE WASHOUT AREA

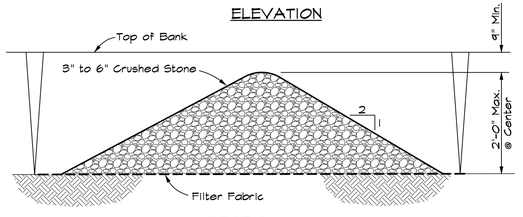
Not to Scale 4-21-10



SIDE VIEW



ELEVATION



SECTION A-A

EC-60: TEMPORARY ROCK CHECK DAM

Not to Scale 9-20-10

FOR REVIEW

CERTIFICATE OF AUTHORIZATION — HALFF ASSOCIATES, INC. — No. 1470 — ARKANSAS

CALL BEFORE YOU DIG — 1-800-482-8998 — ARKANSAS ONE CALL SYSTEM

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L22-57
Springdale, AR

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10.20.22

EROSION CONTROL DETAILS

Revisions

Drawn By:	JKJ	Vert. Scale:	AS SHOWN
Approved By:	PRF	Horiz. Scale:	AS SHOWN
Date:	10.20.22	Plot Scale:	1
Project No.:	52985	DWG Name:	

SHEET **C201**

Drawing Name: i:\52000s\52985\Prospect\001\CADD\Sheets\BTV\C600-DET-52985.dwg Last Modified: Oct 19, 2022 - 11:10am Plotted on: Oct 20, 2022 - 2:03pm by ah3800

Parcel #: 12-00245-025
JB Hunt Transport Inc.
Zoning: C-2

Parcel #: 12-00245-126
JB Hunt Transport Inc.
Zoning: C-2

Parcel #: 21-00122-000
I49 Industrial LLC
Zoning: W-1

Parcel #: 21-00122-001
Trinity Grace Church
Zoning: C-2

Parcel #: 21-00122-025
John Tannahill Living Trust
Zoning: A-1

I-49 INDUSTRIAL PH II
182,520 SF BUILDING
FFE: 1315.50

Ex. SS Manhole
Rim: 1304.10
Inv.: 1294.75 (South)
Inv.: 1294.60 (North)

Ex. SS Manhole
Rim: 1306.99
Inv.: 1295.96 (North)

APPLE BLOSSOM RD.

GRAHAM RD.

CONCRETE TRICKLE CHANNEL
0.40% MIN SLOPE PER SPRINGDALE DRAINAGE MANUAL

TOP OF POND/BERM: 1310.00

DIVERSION DITCH TO EX CULVERT

DITCH SECTION
(NOT TO SCALE)

50 0 50
Scale in Feet

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ARKANSAS ONE CALL SYSTEM

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CERTIFICATE OF AUTHORIZATION
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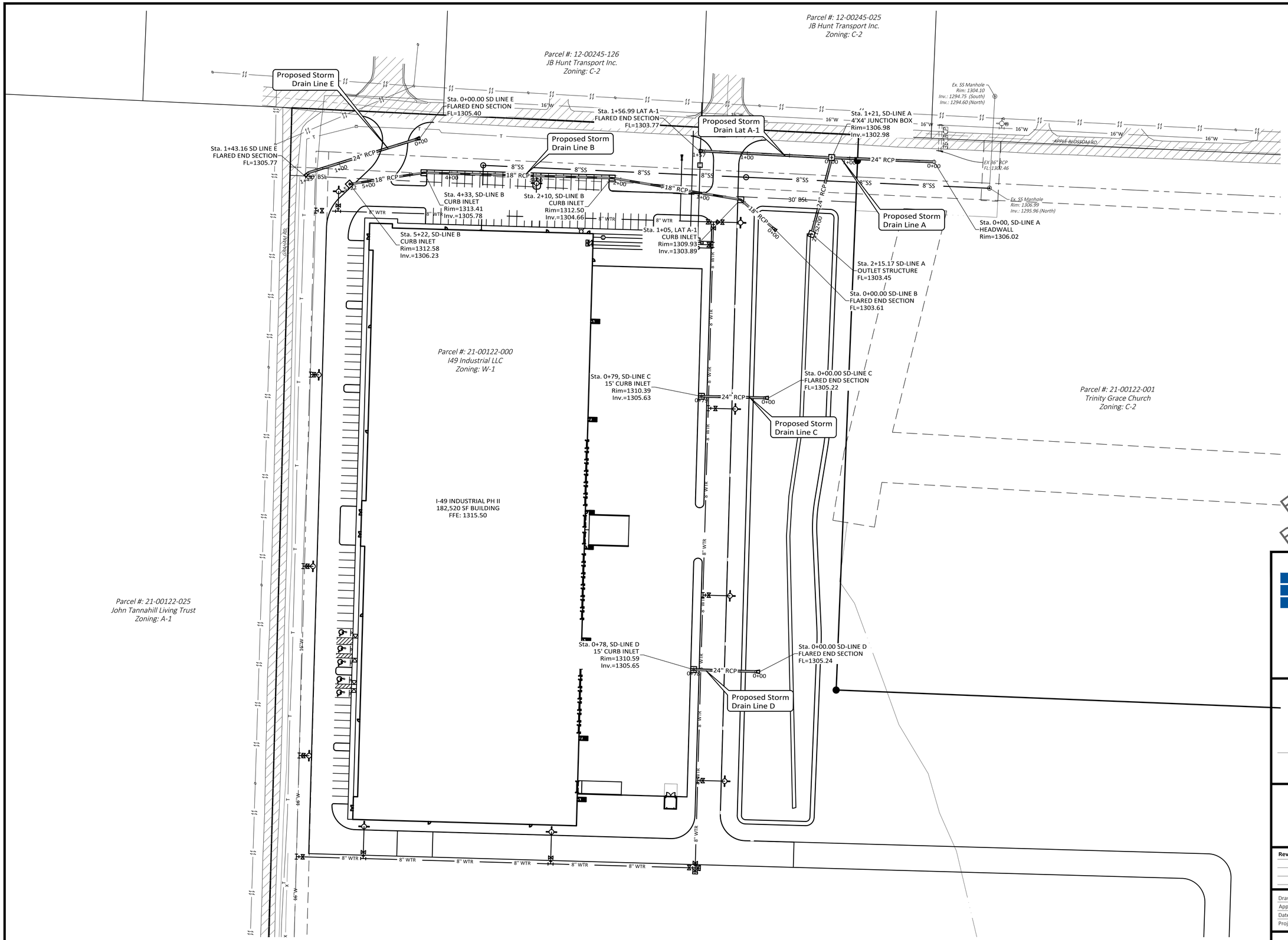
GRADING PLAN

Revisions

Drawn By:	JKJ	Vert. Scale:	AS SHOWN
Approved By:	PRF	Horiz. Scale:	AS SHOWN
Date:	10.20.22	Plot Scale:	1
Project No.:	52985	DWG Name:	

SHEET **C300**

Drawing Name: i:\52000s\52985\Prospect\001\CADD\Sheets\BTV\C300-GRADE-52985.dwg Last Modified: Oct 18, 2022 - 8:03am Plotted on: Oct 20, 2022 - 2:03pm by ah3800



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No. 1470
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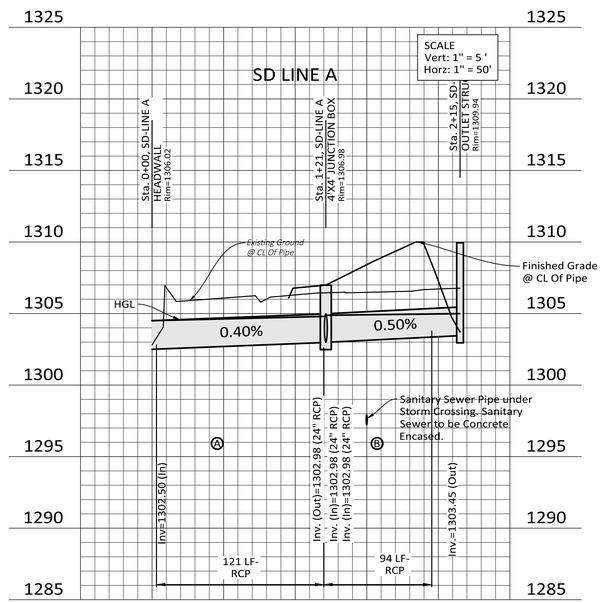
STORM DRAIN PLAN

Revisions

Drawn By:	JKJ	Vert. Scale:	AS SHOWN
Approved By:	PRF	Horiz. Scale:	AS SHOWN
Date:	10.20.22	Plot Scale:	1
Project No.:	52985	DWG Name:	

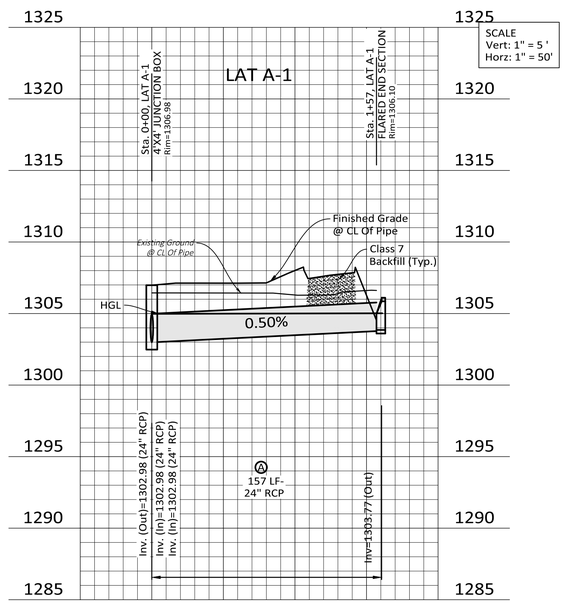
SHEET **C400**

Drawing Name: I:\52000s\52985\Prospect\0011\CADD\Sheets\BTV\C400-STORM-52985.dwg Last Modified: Oct 19, 2022 - 1:48pm Plotted on: Oct 20, 2022 - 2:03pm by ah3800

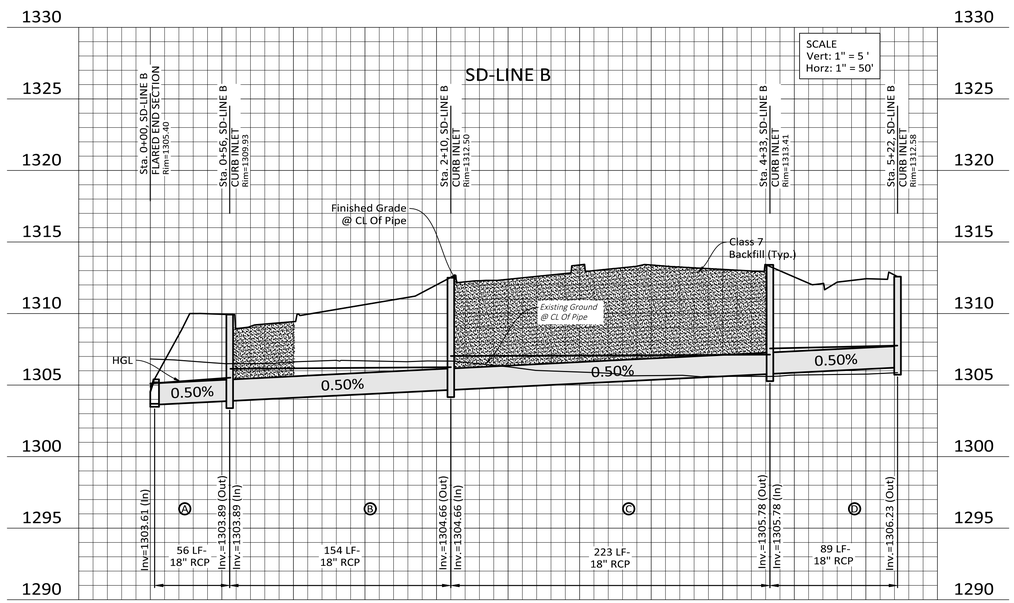


Ⓐ 24" RCP
Q_{10} = 9.22 cfs
Q_{CAP} = 15.37cfs
S_F = 0.0017
Vel = 2.94 fps
$V^2/2g$ = 0.13

Ⓑ 24" RCP
Q_{10} = 6.69cfs
Q_{CAP} = 17.19cfs
S_F = 0.0009
Vel = 2.13 fps
$V^2/2g$ = 0.07



Ⓐ 24" RCP
Q_{10} = 2.53 cfs
Q_{CAP} = 17.19 cfs
S_F = 0.0001
Vel = 2.81 fps
$V^2/2g$ = 0.01

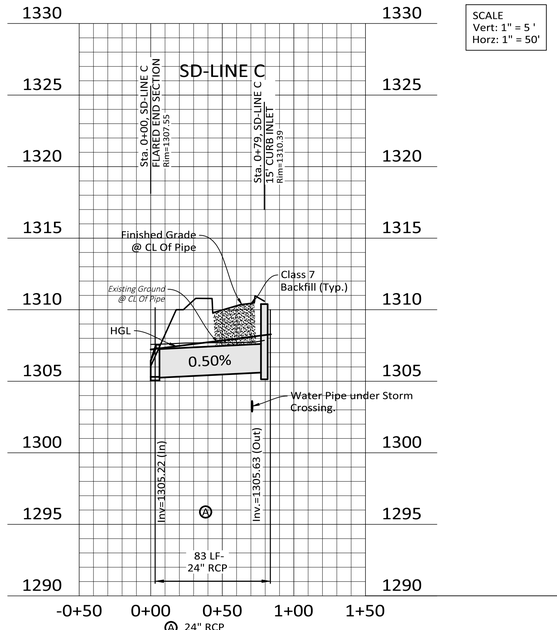


Ⓐ 18" RCP
Q_{10} = 6.97 cfs
Q_{CAP} = 7.98 cfs
S_F = 0.0044
Vel = 3.94 fps
$V^2/2g$ = 0.24

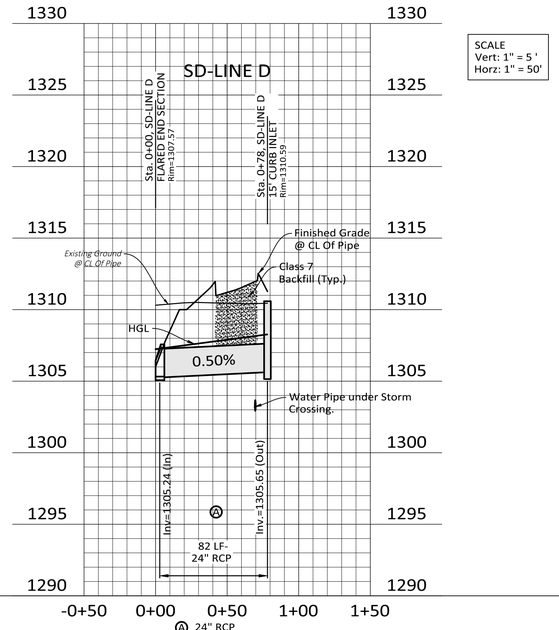
Ⓑ 18" RCP
Q_{10} = 6.67 cfs
Q_{CAP} = 7.98 cfs
S_F = 0.0040
Vel = 3.77 fps
$V^2/2g$ = 0.22

Ⓒ 18" RCP
Q_{10} = 5.75 cfs
Q_{CAP} = 7.98 cfs
S_F = 0.0035
Vel = 3.51 fps
$V^2/2g$ = 0.19

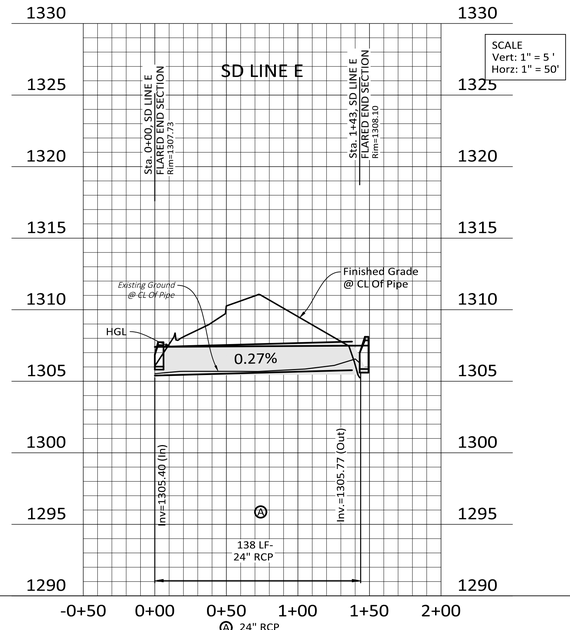
Ⓓ 18" RCP
Q_{10} = 5.18 cfs
Q_{CAP} = 7.98 cfs
S_F = 0.0024
Vel = 2.93 fps
$V^2/2g$ = 0.13



Ⓐ 24" RCP
Q_{10} = 16.31 cfs
Q_{CAP} = 17.19 cfs
S_F = 0.0052
Vel = 5.19 fps
$V^2/2g$ = 0.42



Ⓐ 24" RCP
Q_{10} = 16.31 cfs
Q_{CAP} = 17.19cfs
S_F = 0.0052
Vel = 5.19 fps
$V^2/2g$ = 0.42



Ⓐ 24" RCP
Q_{10} = 4.02 cfs
Q_{CAP} = 12.63cfs
S_F = 0.0003
Vel = 2.28 fps
$V^2/2g$ = 0.03

FOR REVIEW

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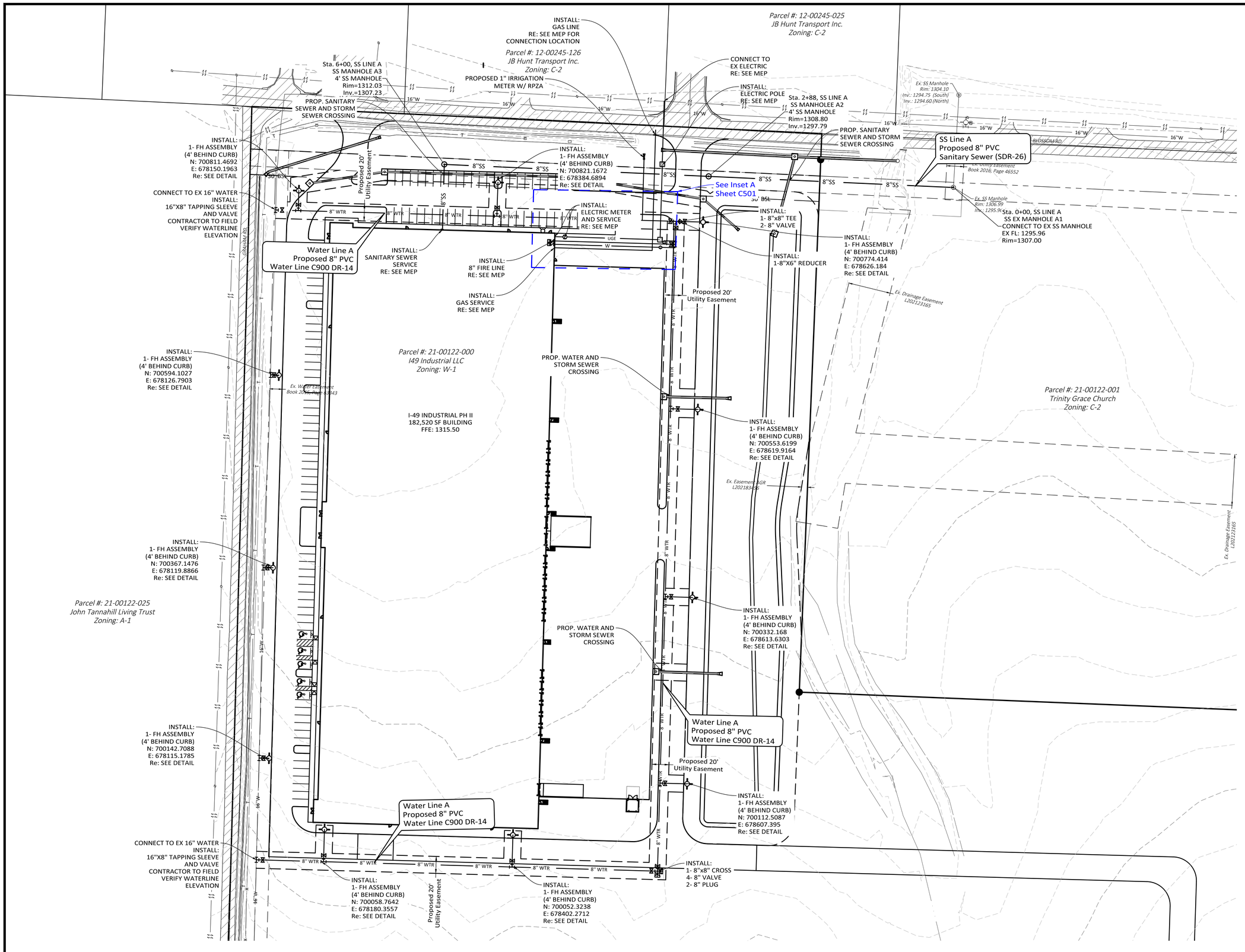
STORM DRAIN PROFILES

Revisions

Drawn By:	JKJ	Vert. Scale:	AS SHOWN
Approved By:	PRF	Horiz. Scale:	AS SHOWN
Date:	10.20.22	Plot Scale:	1
Project No.:	52985	DWG Name:	

SHEET **C402**

Drawing Name: i:\52000s\52985\Prospect\001\CADD\Sheets\BTV\C402-SDP-52985.dwg Last Modified: Oct 20, 2022 - 1:51pm Plotted on: Oct 20, 2022 - 2:03pm by ah3800



50 0 50
Scale in Feet

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UTILITY PLAN

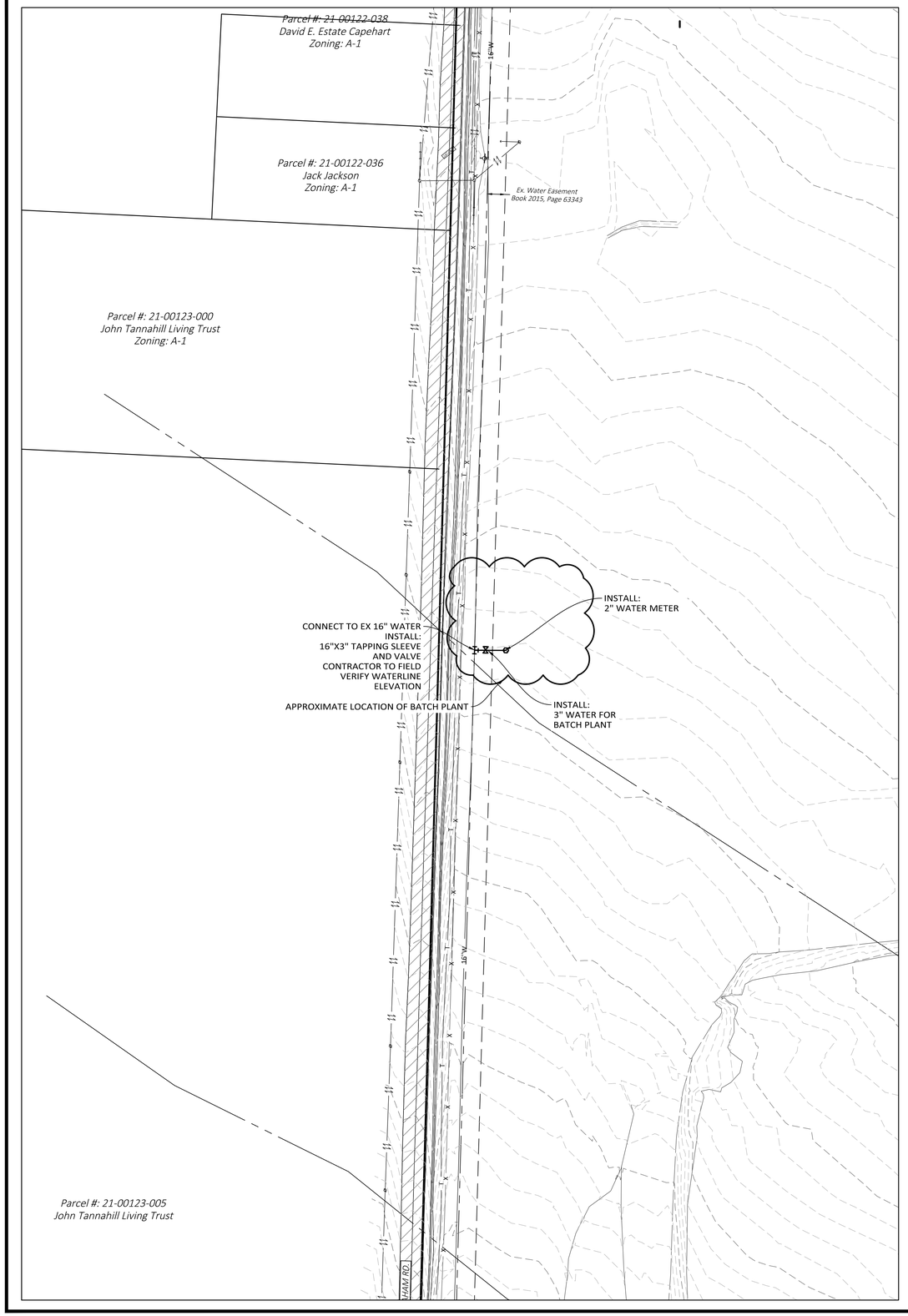
Revisions

Drawn By:	JKJ	Vert. Scale:	AS SHOWN
Approved By:	PRF	Horiz. Scale:	AS SHOWN
Date:	10.20.22	Plot Scale:	1
Project No.:	52985	DWG Name:	

SHEET **C500**

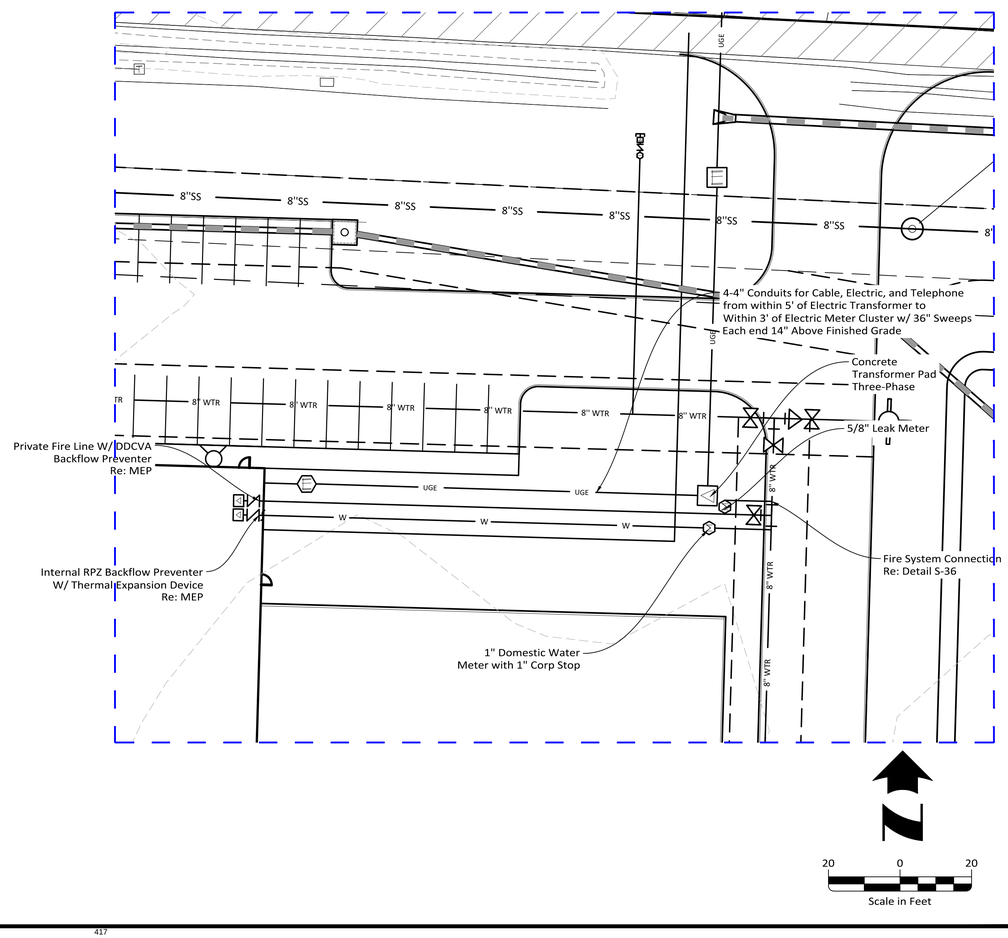
Drawing Name: I:\52000s\52985\Prospect\0011\CADD\Sheets\BTV\C500-UTIL-52985.dwg Last Modified: Oct 20, 2022 - 1:38pm Plotted on: Oct 20, 2022 - 2:03pm by ah3800

BATCH PLANT



50 0 50
Scale in Feet

INSET A



20 0 20
Scale in Feet

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UTILITY PLAN

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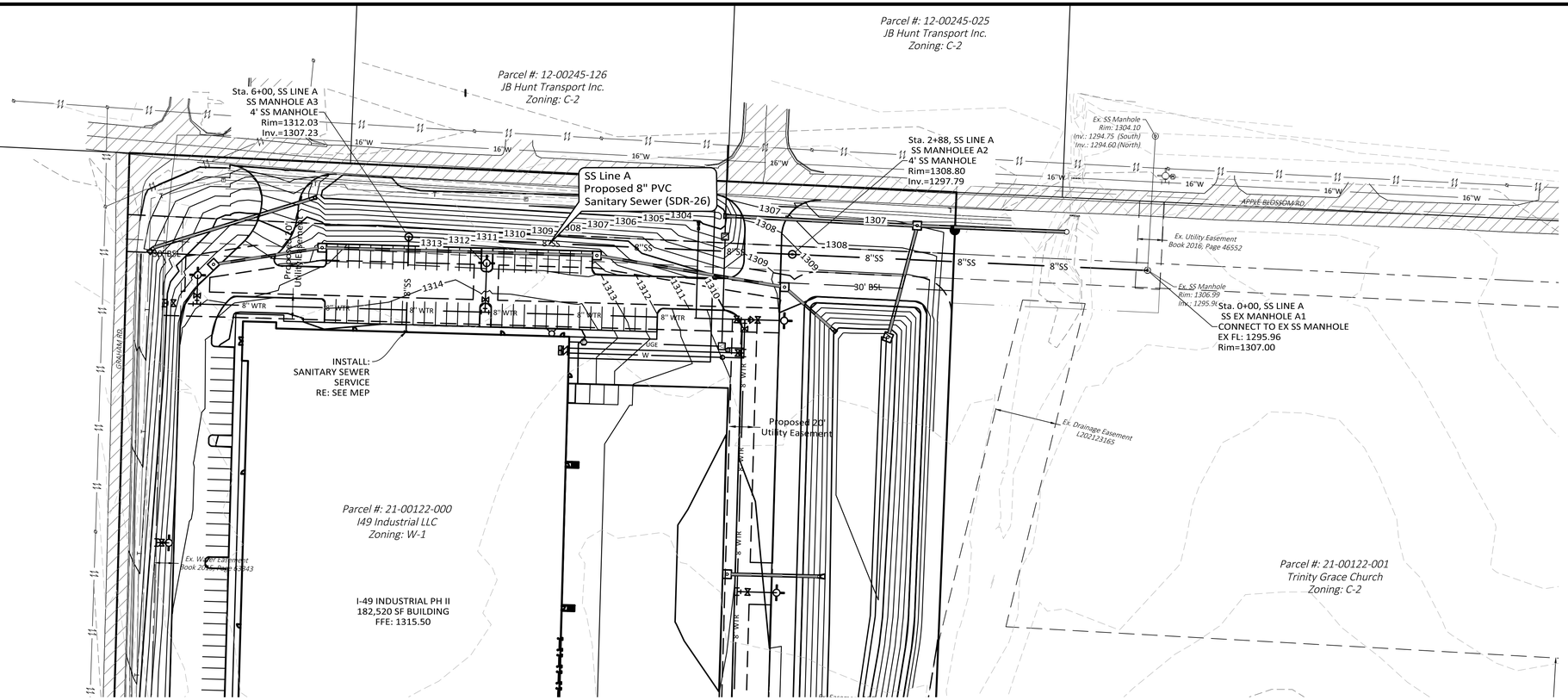
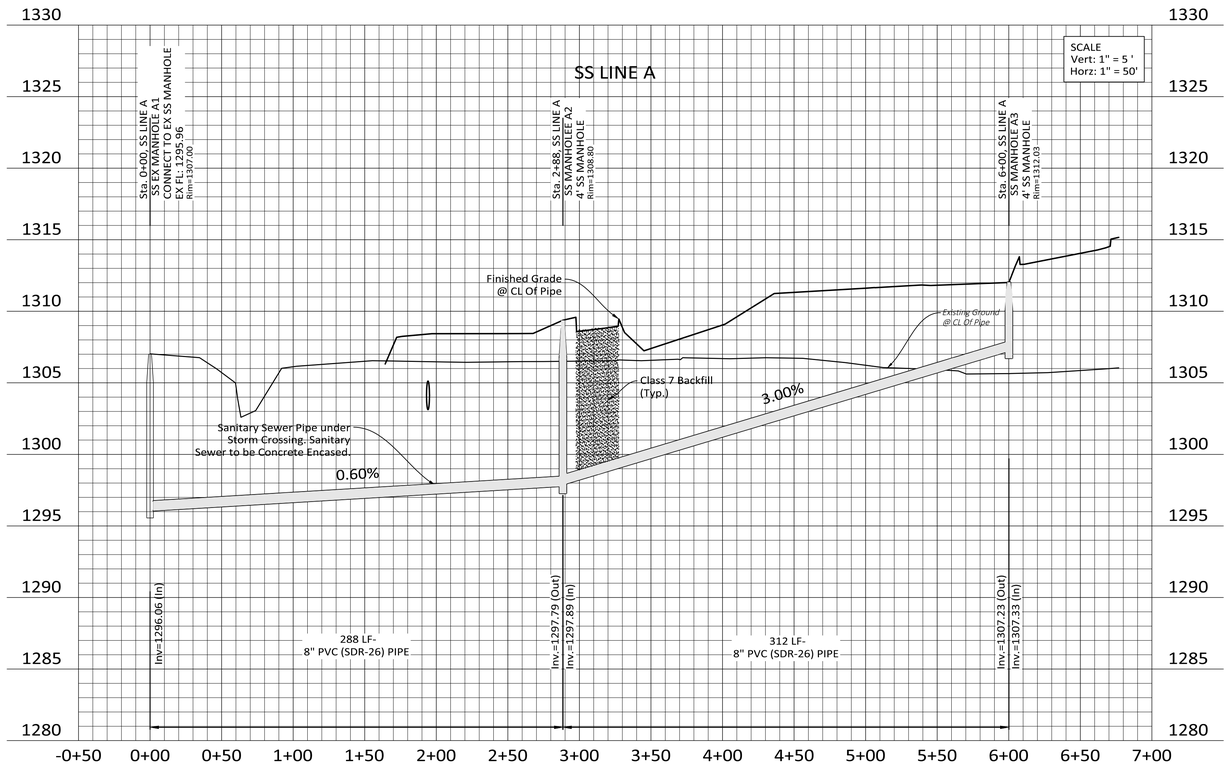
Approved By:	PRF	Horiz. Scale:	AS SHOWN
Date:	10.20.22	Plot Scale:	1
Project No.:	52985	DWG Name:	

SHEET **C501**

Drawing Name: i:\52000s\52985\Prospect\001\CADD\Sheets\BTV\C500-UTIL-52985.dwg Last Modified: Oct 20, 2022 - 1:38pm Plotted on: Oct 20, 2022 - 2:03pm by ah3800





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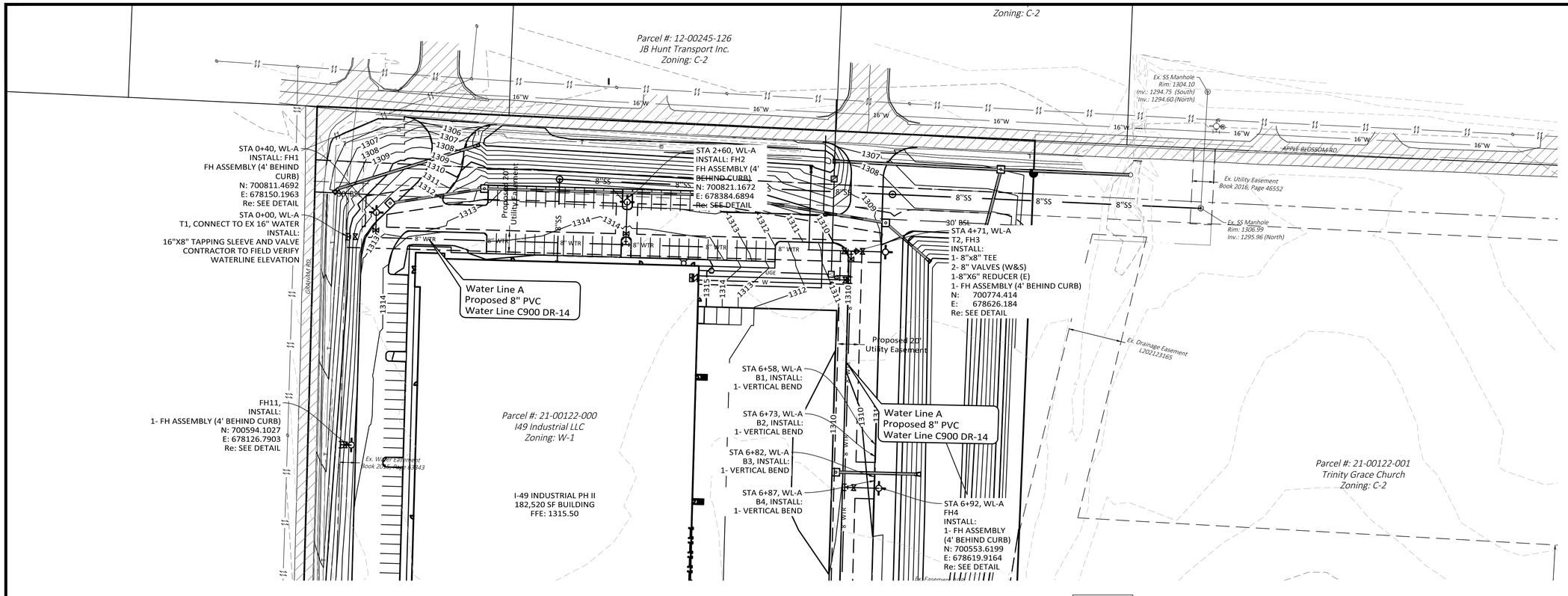
SANITARY SEWER PLAN AND PROFILE LINE A

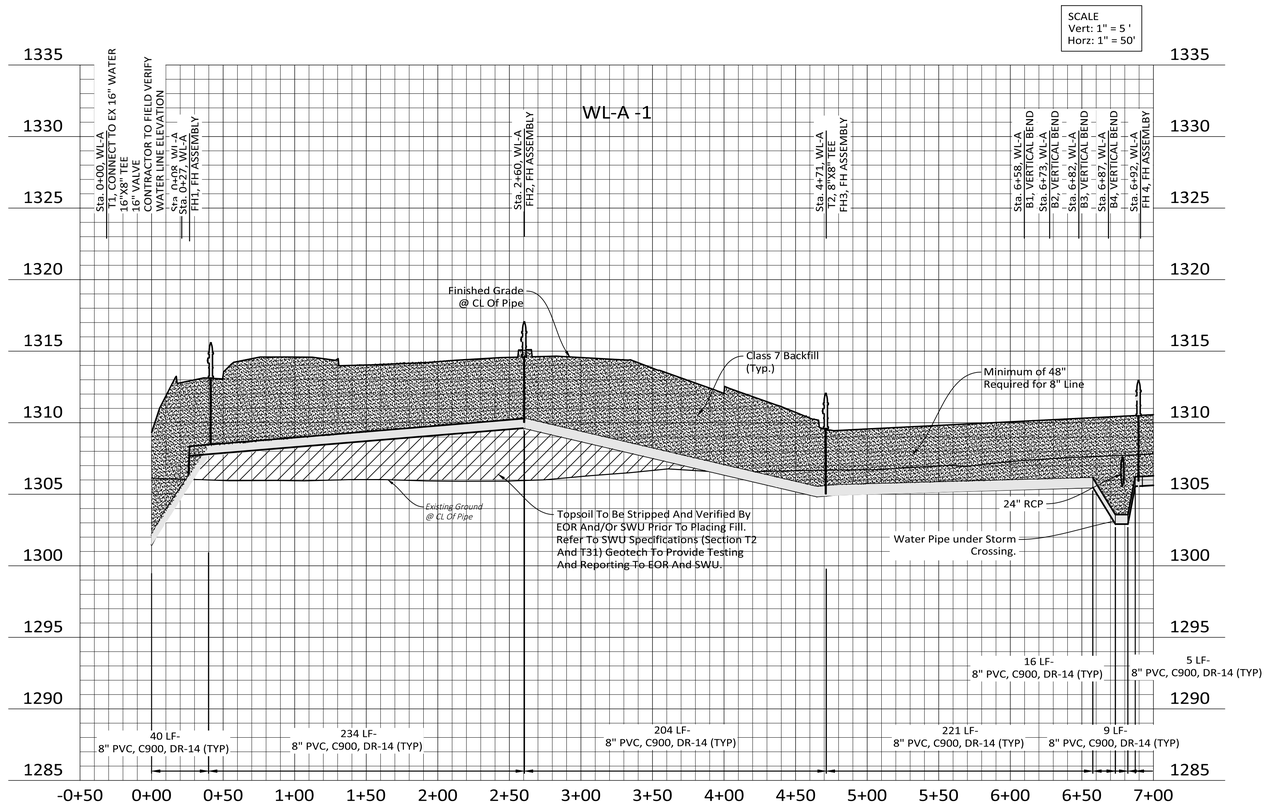
Revisions

Drawn By:	JKJ	Vert. Scale:	AS SHOWN
Approved By:	PRF	Horiz. Scale:	AS SHOWN
Date:	10.20.22	Plot Scale:	1
Project No.:	52985	DWG Name:	

SHEET **C502**

Drawing Name: i:\52000s\52985\Prospect\1001\CADD\Sheets\BTV\C500-SSPP-52985.dwg Last Modified: Oct 20, 2022 - 1:39pm Plotted on: Oct 20, 2022 - 2:03pm by ah3800





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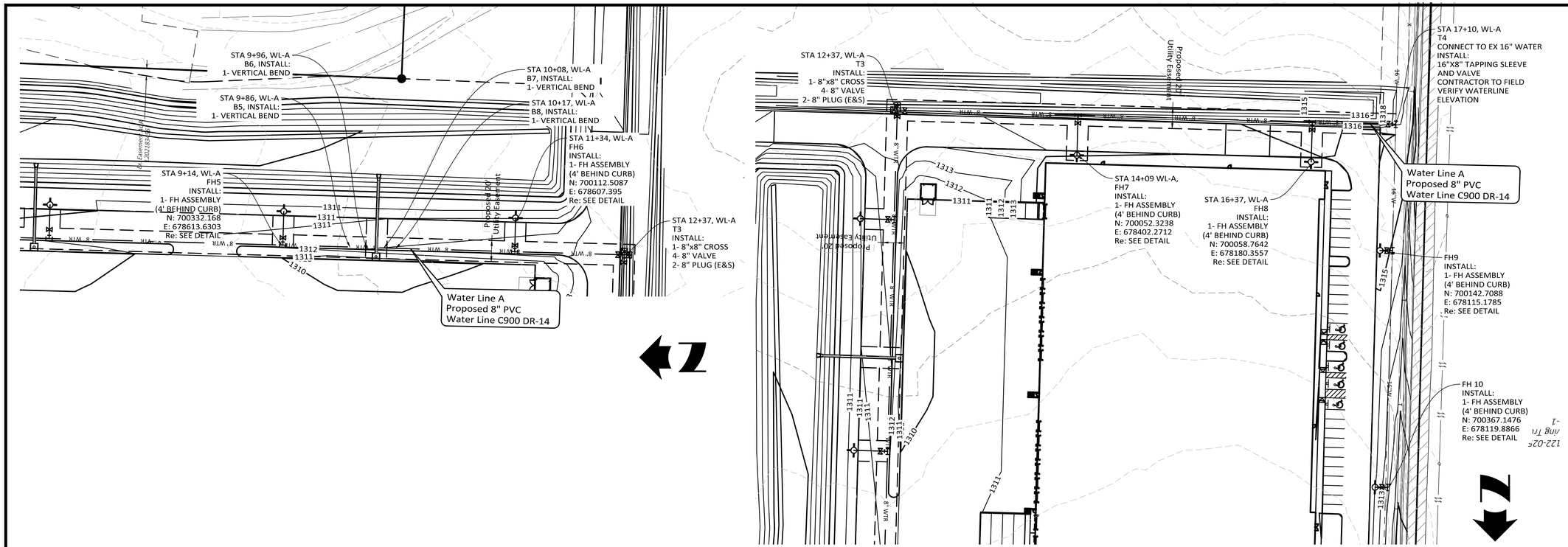
WATER LINE PLAN AND PROFILE LINE A

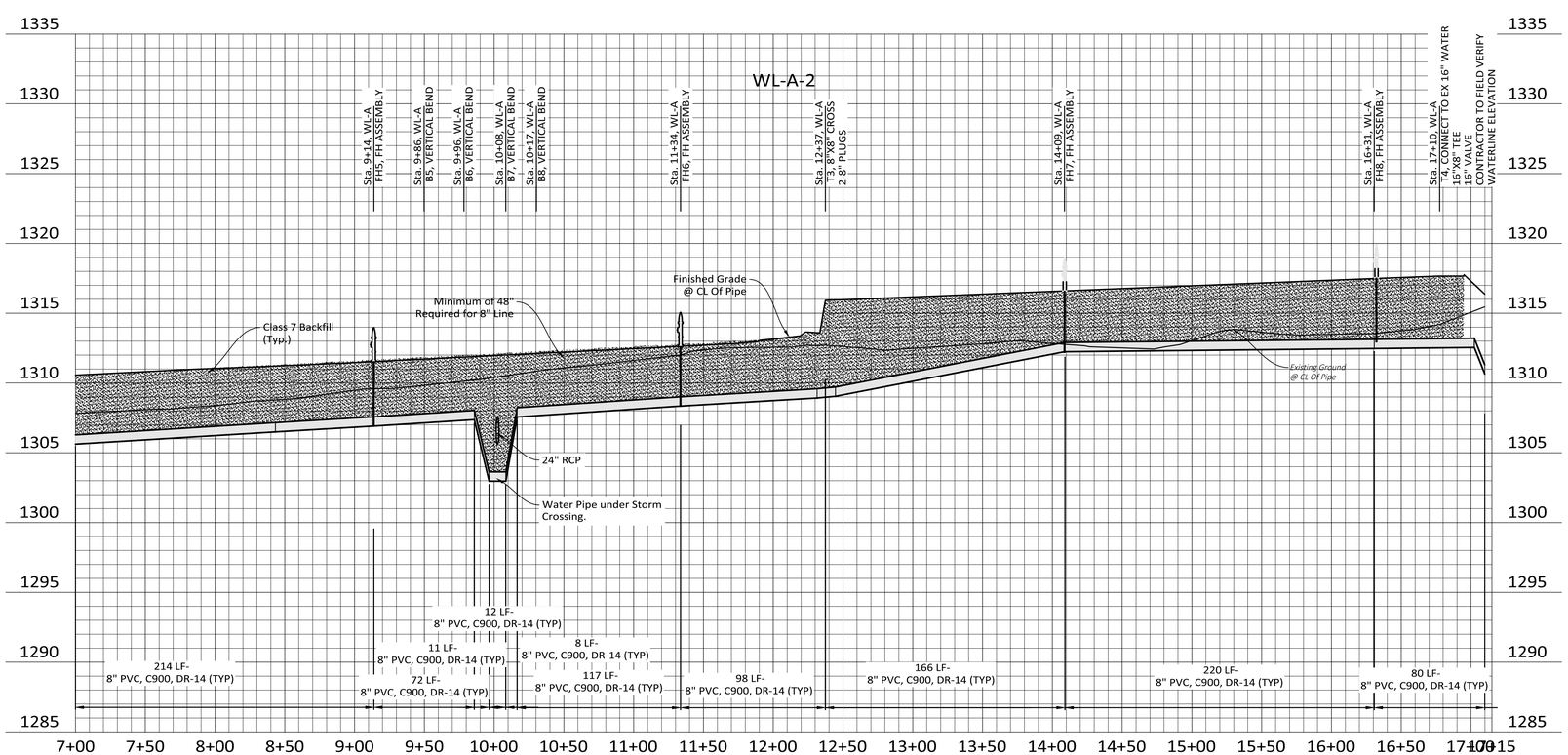
Revisions

Drawn By:	JKJ	Vert. Scale:	AS SHOWN
Approved By:	PRF	Horiz. Scale:	AS SHOWN
Date:	10.20.22	Plot Scale:	1
Project No.:	52985	DWG Name:	

SHEET **C503**

Drawing Name: i:\52000s\52985\Prospect\001\CADD\Sheets\BTV\C500-WPP-52985.dwg Last Modified: Oct 19, 2022 - 10:39am Plotted on: Oct 20, 2022 - 2:04pm by ah3800





SCALE
Vert: 1" = 5 '
Horz: 1" = 50'

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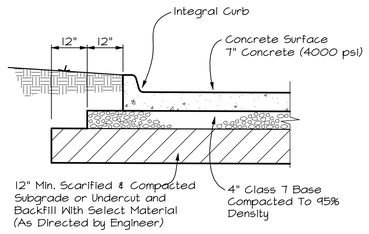
WATER LINE PLAN AND PROFILE LINE A

Revisions

Drawn By:	JKJ	Vert. Scale:	AS SHOWN
Approved By:	PRF	Horiz. Scale:	AS SHOWN
Date:	10.20.22	Plot Scale:	1
Project No.:	52985	DWG Name:	

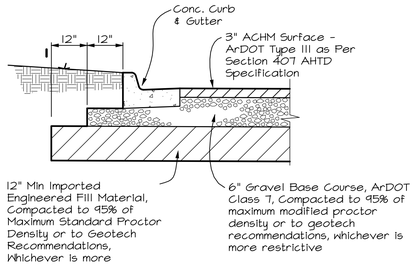
SHEET **C504**

Drawing Name: i:\52000s\52985\Prospect\001\CADD\Sheets\BTV\C500-WPP-52985.dwg Last Modified: Oct 19, 2022 - 10:39am Plotted on: Oct 20, 2022 - 2:04pm by ah3800



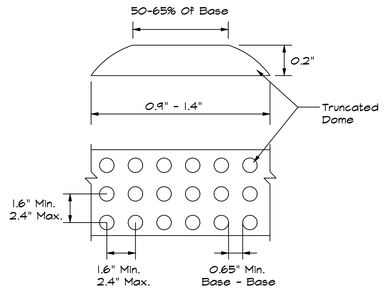
PS-20: SECTION - CONCRETE PAVEMENT

Not to Scale 12-17-09



PS-10: SECTION - ASPHALT PARKING PAVEMENT

Not to Scale 12-17-09

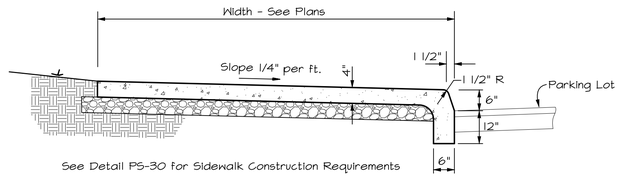


NOTES:

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.

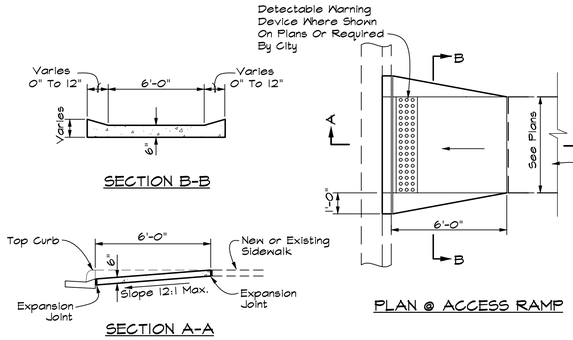
PS-60: DETECTABLE WARNING DEVICE

Not to Scale 12-17-09



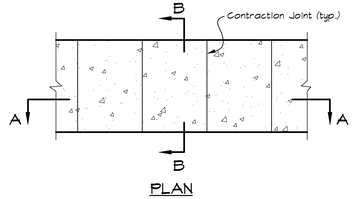
PS-70: CONCRETE SIDEWALK ADJACENT TO PARKING LOT

Not to Scale 3-8-10



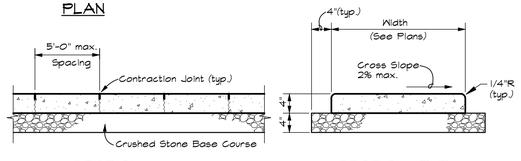
PS-40: ACCESSIBLE SIDEWALK RAMP

Not to Scale 12-17-09



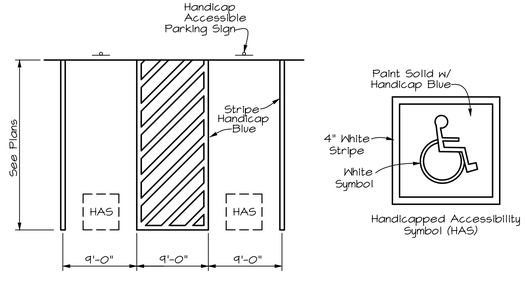
NOTES:

1. Concrete Reinforcement Shall be 6x6, W1.4xW1.4 WWF or No. 3 Rebar at 24" O.C. Each Way Placed at Mid-Slab or Fiber Reinforcement.
2. Transverse Contraction Joints Shall be 1/4" Radius Tooled Joints 1/2" Deep or Sawed Contraction Joints.
3. Full Depth Expansion Joints Shall be Provided at a Maximum Spacing of 25'-0" O.C., and at the Sidewalk Interface With Fixed Objects.



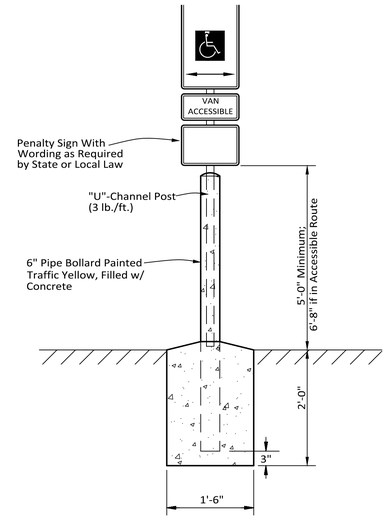
PS 30: CONCRETE SIDEWALK

Not to Scale 3-4-10



PS-90: HANDICAP PARKING SPACE LAYOUT VAN ACCESSIBLE

Not to Scale 3-8-10



PS-100: HANDICAP ACCESSIBLE PARKING SIGN

Not to Scale
02-01-18

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10.20.22

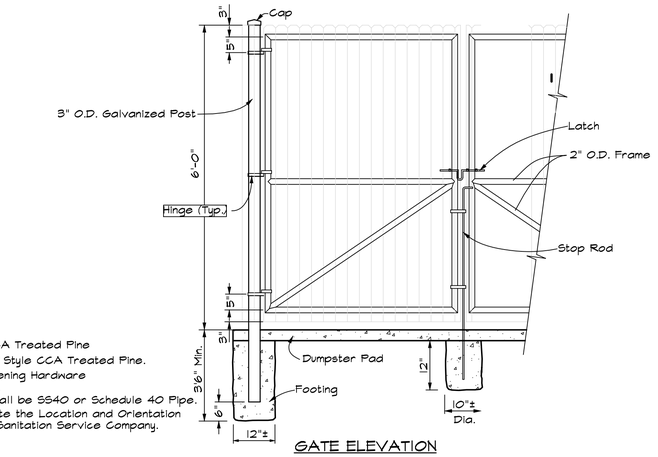
MISC DETAILS

Revisions

Drawn By:	JKJ	Vert. Scale:	AS SHOWN
Approved By:	PRF	Horiz. Scale:	AS SHOWN
Date:	10.20.22	Plot Scale:	1
Project No.:	52985	DWG Name:	

SHEET **C600**

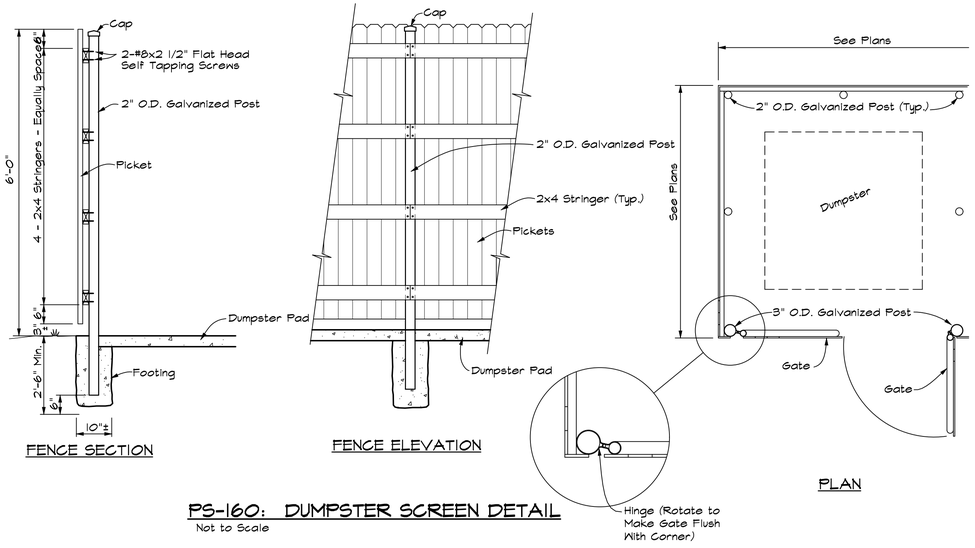
Drawing Name: I:\52000s\52985\Prospect\001\CADD\Sheets\BTV\C600-DET-52985.dwg Last Modified: Oct 19, 2022 - 11:10am Plotted on: Oct 20, 2022 - 2:04pm by ah3800



NOTES:

1. Stringers Shall be 2x4 CCA Treated Pine
2. Pickets Shall be "Dogear" Style CCA Treated Pine.
3. All, Accessories and Fastening Hardware Shall be Galvanized Steel.
4. All Posts and Supports Shall be SS40 or Schedule 40 Pipe.
5. Contractor Shall Coordinate the Location and Orientation of the Enclosure With the Sanitation Service Company.

GATE ELEVATION



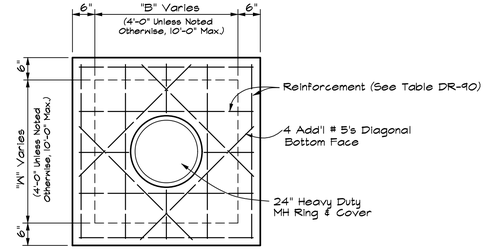
FENCE SECTION

FENCE ELEVATION

PLAN

PS-160: DUMPSTER SCREEN DETAIL

Not to Scale

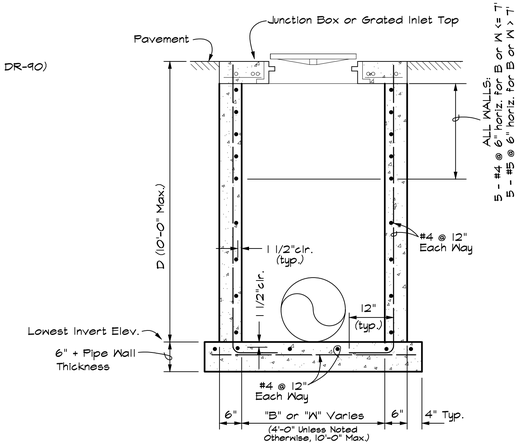


NOTES:

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-70: JUNCTION BOX TOP

Not to Scale 2-25-10

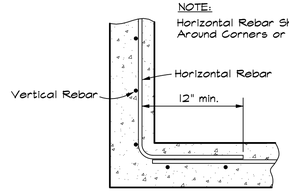


NOTES:

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: JUNCTION BOX or GRATED INLET IN PAVEMENT

Not to Scale 2-25-10



NOTE:
Horizontal Rebar Shall be Continuous Around Corners or Lapped as Shown.

DR-100: PLAN - JUNCTION BOX, GRATED INLET or CURB INLET WALL CORNER REINFORCING

Not to Scale 2-25-10

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"

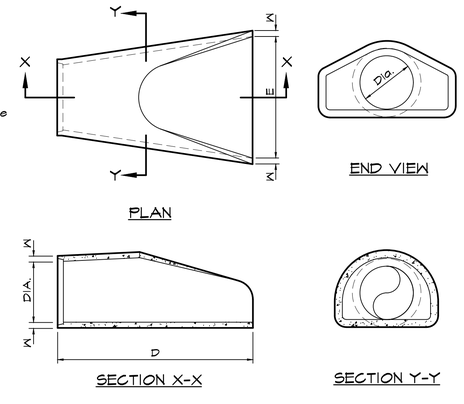
TOP REINFORCING FOR INLETS & JUNCTION BOXES For Locations NOT Subject to Traffic Loading			
Max. Span (B or W)	Thickness	Short Span Reinforcing	Long Span Reinforcing
Up to 7'0"	6"	#4 @ 12"	#4 @ 12"
7'1" to 8'0"	6"	#4 @ 10"	#4 @ 12"
8'1" to 9'0"	6"	#4 @ 8"	#4 @ 12"
9'1" to 10'0"	6"	#4 @ 6"	#4 @ 12"

DR-90: JUNCTION BOX or GRATED INLET TOP REINFORCING

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"



PLAN

END VIEW

SECTION X-X

SECTION Y-Y

DR-130: FLARED END SECTION

Not To Scale 2-25-10

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C.O.A. #E-3065 EXP. DATE: 12.31.2022
C.O.A #LS-371 EXP. DATE: 12.31.2022
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

I-49 Industrial Phase II
L22-57
Springdale, AR

Issued for Review
10.20.22

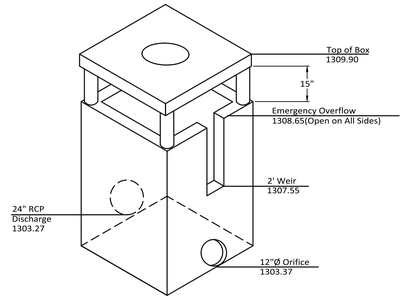
MISC DETAILS

Revisions

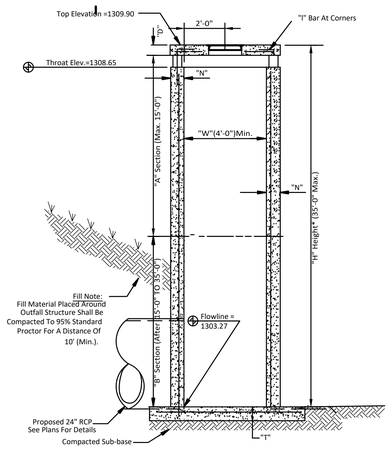
Drawn By:	JKJ	Vert. Scale:	AS SHOWN
Approved By:	PRF	Horiz. Scale:	AS SHOWN
Date:	10.20.22	Plot Scale:	1
Project No.:	52985	DWG Name:	

SHEET **C601**

Drawing Name: i:\52000s\52985\Prospect\001\CADD\Sheets\BTV\C600-DET-52985.dwg Last Modified: Oct 19, 2022 - 11:10am Plotted on: Oct 20, 2022 - 2:04pm by ah3800



ISOMETRIC VIEW
N.T.S.



SECTION "A-A"
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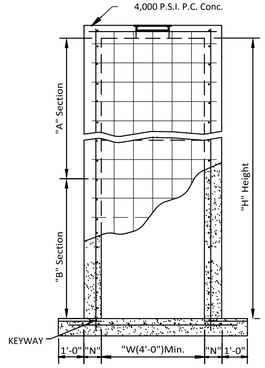
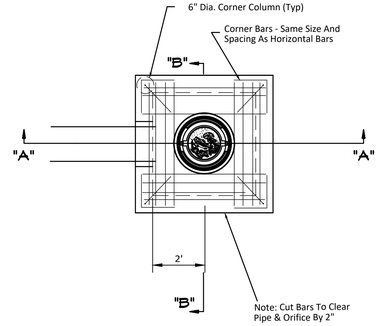


ELEVATION
N.T.S



PLAN

N.T.S

General Notes:

1. All Exposed Corners To Have 3/4" Chamfer.

2. All #4 & #5 Reinforcing Bars To Have 1-1/2" Cover, Larger Sizes To Have 2" Cover.

3. See Grading And Drainage Plan For Pipe Sizes, Locations, And Flow Lines.

4. Pipes Shall Connect To The Ends Or Sides Of The Inlet. Connection Shall Not Be Made At Corners Of Inlet.

5. All Reinforcing Bars To Be Grade 60.

6. Provide Steps In Structure When Depth Is 4' Or Greater.

Reinforcement Schedule, Base	
Section	
"A"	#4's @ 6" E.W.
"B"	#6's @ 6" E.W.

Table Of 'W' Dimensions			
Pipe Size	Skew Of Cross Drain		
Single	Straight	30°	45°
24"	4'-0"	4'-0"	4'-10"
30"	4'-0"	4'-7"	5'-8"
36"	4'-0"	5'-3"	6'-5"
42"	5'-3"	5'-11"	7'-3"
48"	5'-10"	6'-7"	8'-0"
60"	7'-0"	7'-10"	9'-8"
Double	For "A" Section Only		
24"	7'-0"	7'-10"	9'-5"
30"	8'-2"	9'-2"	11'-0"
36"	9'-4"	10'-6"	12'-6"
42"	10'-6"	11'-10"	14'-2"
48"	11'-8"	13'-2"	15'-10"

Reinforcement Schedule, Walls			
Section	Width ("w")	Hor.	Vert.
"A"	4'	#4's @ 9"	#4's @ 10"
	Between 4' & 7'	#6's @ 9"	#4's @ 10"
	Greater Than 7'	#5's @ 4 1/2"	#4's @ 10"
"B"	4'	#4's @ 6"	#4's @ 10"
	Between 4' & 7'	#6's @ 6"	#4's @ 10"

Table Of "T" & "N" Dimensions				
Section	Width ("W")	"T"	"N"	"D"
"A"	Between 4' & 7'	6" + Pipe Thickness	8"	6"
	Greater Than 7'	6" + Pipe Thickness	8"	8"
"B"	4'	6" + Pipe Thickness	8"	8"
	Between 4' & 7'	6" + Pipe Thickness	10"	8"

Reinforcement Schedule, Top		
Dimensions	Steel	Special Pattern
W1 = 7' Or Less	#4's @ 8" E.W.	Diagonal @ Cover
W2 = 7' Or Less	#4's @ 8" E.W.	Diagonal @ Cover
W1 = 7' Or Less	#4's @ 8" E.W.	Diagonal @ Cover
W2 = 7' Or Greater	#4'S @ 6" E.W.	Diagonal @ Cover
W1 = 7' Or Greater	#4's @ 6" E.W.	Diagonal @ Cover
W2 = 7' Or Greater	#4's @ 6" E.W.	Diagonal @ Cover

DETENTION POND OUTLET STRUCTURE

Not to Scale

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FOR REVIEW

CERTIFICATE OF AUTHORIZATION HALFF ASSOCIATES, INC. No. 1470 ARKANSAS

HALFF

HALFF ASSOCIATES, INC.
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C.O.A #LS-371 EXP. DATE: 12.31.2022
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OUTLET STRUCTURE DETAIL

Revisions

Drawn By:	JKJ	Vert. Scale:	AS SHOWN
Approved By:	PRF	Horiz. Scale:	AS SHOWN
Date:	10.20.22	Plot Scale:	1
Project No.:	52985	DWG Name:	

SHEET **C602**

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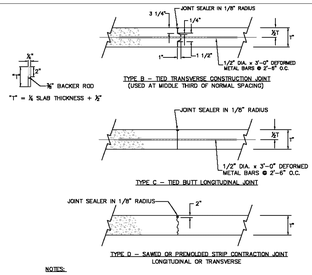

NOTES:

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

JOINTS FOR CONCRETE PAVEMENT
NOT TO SCALE

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

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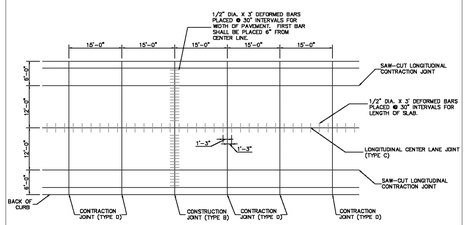

CONCRETE PAVEMENT JOINT LAYOUT PLAN
(36' STREET WIDTH)
NOT TO SCALE

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

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SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-10	

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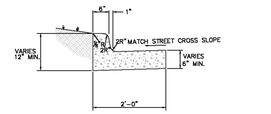
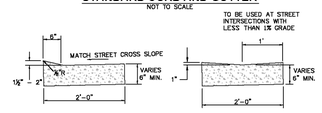


STANDARD CURB AND GUTTER
NOT TO SCALE



MODIFIED CURB AND GUTTER
NOT TO SCALE

NOTES:

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

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SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-12	

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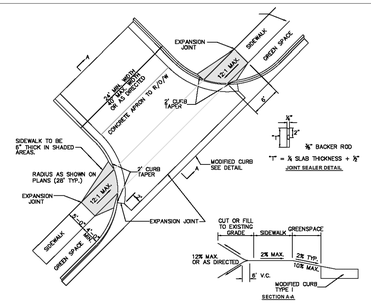

1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2. 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTM D-1752, TYPE 1 OR RED WOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3. CONCRETE CURB TO BE SAWCUT AT 15' INTERVALS 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 (LS3000-5.1.) WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.
7. CONCRETE APRONS SHALL HAVE 10' SAWCUTS IN EACH DIRECTION (BOTH HORIZONTAL AND VERTICAL).
8. INDUSTRIAL DRIVES SHOULD INCREASE RADIUS AT DRIVEWAY ENTRANCES TO 50-FT.

COMMERCIAL DRIVEWAY DETAIL
NOT TO SCALE

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SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-3	

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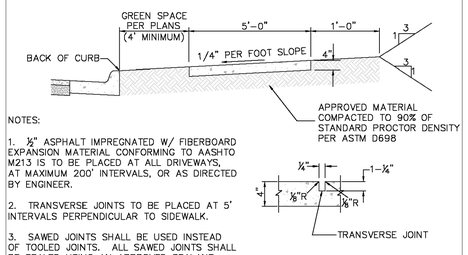

NOTES:

1. ½" ASPHALT IMPREGNATED W/ FIBERBOARD EXPANSION MATERIAL CONFORMING TO AASHTO M213 IS TO BE PLACED AT ALL DRIVEWAYS, AT MAXIMUM 200' INTERVALS, OR AS DIRECTED BY ENGINEER.
2. TRANSVERSE JOINTS TO BE PLACED AT 5' INTERVALS PERPENDICULAR TO SIDEWALK.
3. SAWED JOINTS SHALL BE USED INSTEAD OF TOOLED JOINTS. ALL SAWED JOINTS SHALL BE SEALED USING AN APPROVED SEALANT.
4. OTHER JOINTS MAY BE REQUIRED IF DIRECTED BY THE ENGINEER.
5. CONCRETE FOR SIDEWALK TO BE CLASS A, 3000 PSI, 5.5 BAG MIX W/ 4–7% AIR ENTRAINMENT.

SIDEWALK DETAIL
NOT TO SCALE

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

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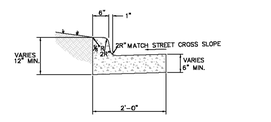
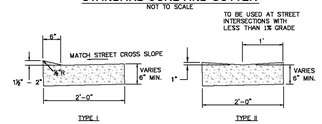


STANDARD CURB AND GUTTER
NOT TO SCALE



MODIFIED CURB AND GUTTER
NOT TO SCALE

NOTES:

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

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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-12	

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FOR REVIEW

CERTIFICATE OF AUTHORIZATION HALFF ASSOCIATES, INC. No. 1470 ARKANSAS

HALFF

HALFF ASSOCIATES, INC.
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C.O.A #LS-371 EXP. DATE: 12.31.2022
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BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

I-49 Industrial Phase II
L22-57
Springdale, AR

Issued for Review
10.20.22

CITY DETAILS

Revisions

Drawn By:	JKJ	Vert. Scale:	AS SHOWN
Approved By:	PRF	Horiz. Scale:	AS SHOWN
Date:	10.20.22	Plot Scale:	1
Project No.:	52985	DWG Name:	

SHEET **C603**

Drawing Name: i:\52000s\52985\Prospect\001\CADD\Sheets\BTV\C600-DET-52985.dwg Last Modified: Oct 19, 2022 - 11:10am Plotted on: Oct 20, 2022 - 2:04pm by ah3800

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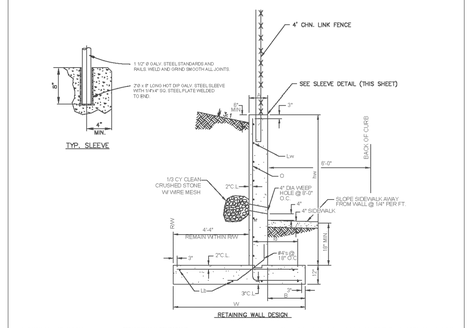

RETAINING WALL DIMENSIONS						RETAINING WALL REINFORCING				
H	A	B	C	W	St	"Ha"	"Hb"	"Hc"	"Hd"	"Ld"
4'	9"	9"	1'-10"	3'-3"	12"	#5's @12"O.C.	#5's @12"O.C.	#5's @12"O.C.	#5's @12"O.C.	4 - #4's
6'	9"	9"	2'-0"	4'-0"	12"	#5's @12"O.C.	#5's @12"O.C.	#5's @12"O.C.	#5's @12"O.C.	5 - #4's
8'	9"	1'-0"	2'-4"	5'-0"	12"	#5's @12"O.C.	#5's @12"O.C.	#5's @12"O.C.	#5's @12"O.C.	5 - #4's
10'	9"	1'-0"	2'-4"	6'-0"	12"	#5's @12"O.C.	#5's @12"O.C.	#5's @12"O.C.	#5's @12"O.C.	5 - #5's

NOTE: TABLE VALUES ARE ESTABLISHED AS MINIMUMS. RETAINING WALL DESIGNS SHALL BE BASED ON ACTUAL FIELD CONDITIONS AND CERTIFIED & SEALED BY A REGISTERED ENGINEER.

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SECTION G MISCELLANEOUS DETAILS	FILE NO. SD-G-5	

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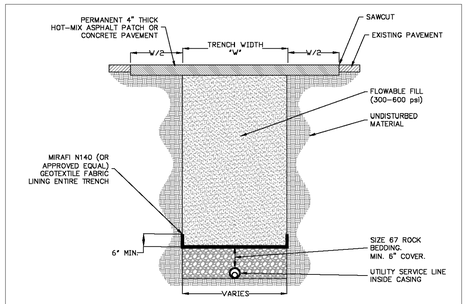

ASPHALT STREET CUT (TRENCH) REPAIR

N.T.S.

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SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-5A	

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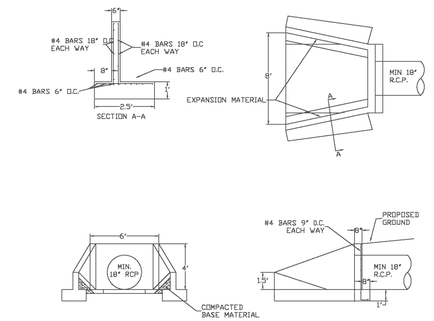

TYPICAL HEADWALL DETAIL

N.T.S.

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SECTION G MISCELLANEOUS DETAILS	FILE NO. SD-G-6	

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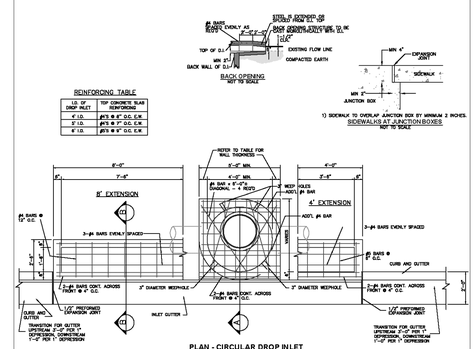

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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-1	

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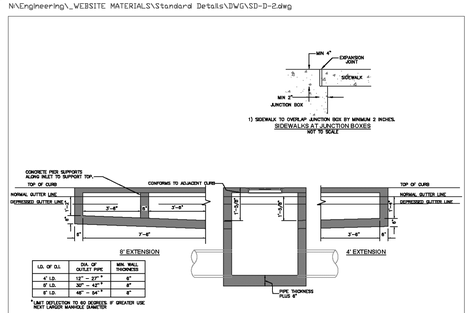


I.D. OF D.I.	DIA. OF OUTLET PIPE	MIN. WALL THICKNESS
4' I.D.	12" — 42" *	8"
5' I.D.	30" — 42" *	8"
6' I.D.	48" — 54" *	8"

* LAST DEFLECTION TO BE DICTATED BY GREATER USE NEXT LARGER MANHOLE DIAMETER

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) BASE AND INLET WALLS SHALL BE CAST MONOLITHICALLY.
4) WEEPS SHALL BE POURED MONOLITHICALLY WITH FOOTING.
5) CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
6) WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, ON GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.
7) PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION AS APPROVED BY ENGINEER. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1-1/2".
8) THE EXPANSION JOINT SHALL HAVE A THICKNESS OF 1/2" INCH AND CONFORM TO AASHTO M213.
9) REFER TO CURB AND GUTTER DETAILS FOR APPROPRIATE TRANSITION SECTION AND GUTTER DIMENSIONS AT EACH INLET LOCATION.
10) REFER TO PLAN AND PROFILE SHEETS TO DETERMINE EXTENSIONS AND SIZE OF ANY ACCOMPANYING CIRCULAR DROP INLET.
11) CONCRETE FOR CIRCULAR DROP INLET TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.

SECTION - CIRCULAR DROP INLET

NOT TO SCALE

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

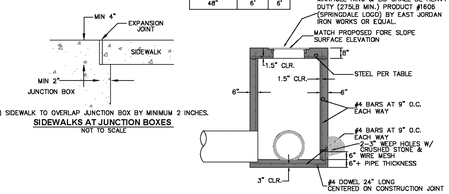
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-2	

C:\Users\kristiflerpa\appdata\local\temp\AcPublish_6624\SD-D-7.dwg

PIPE SIZE	W	d
18"	4'	4'
24"	4'	4'
30"	5'	5'
36"	5'	5'
42"	6'	6'
48"	6'	6'

REINFORCING TABLE

WIDTH OF DROP INLET	TOP CONCRETE SLAB REINFORCING
4'	#4's @ 8" O.C. E.W.
5'	#4's @ 7" O.C. E.W.
6'	#5's @ 9" O.C. E.W.



NOTES:
1. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION AS APPROVED BY ENGINEER.
2. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1-1/2".
3. PROVIDE 3/4" CHAMFER ON ALL EXPOSED CORNERS.
4. ALL REINFORCING BARS SHALL HAVE 1-1/2" MINIMUM COVER.
5. PLASTIC COATED STEPS SHALL BE INSTALLED IN ALL JUNCTION BOXES 4'— 0" IN DEPTH OR GREATER.
6. EXTENSION LENGTHS SHOWN ON THE PLANS SHALL BE TAKEN TO MEAN CLEAR OPENING LENGTH, NOT INCLUDING WIDTHS OF SUPPORTS.
7. CONCRETE FOR JUNCTION BOXES TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.

TYPICAL JUNCTION BOX

NOT TO SCALE

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SECTION D DROP INLET DETAILS	FILE NO. SD-D-7	

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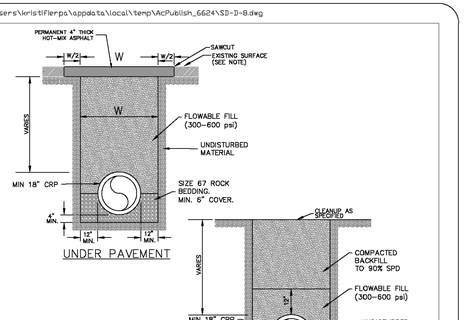

NOTE: ALL STORM SEWER TRENCHES RECEIVING PERMANENT PAVEMENT REPAIR SHALL BE REPAIRED WITH PAVEMENT TO A THICKNESS EQUALING THE GREATER OF 6" OR 1 1/2 TIMES THE THICKNESS OF THE EXISTING PAVEMENT.

STORM SEWER BEDDING AND BACKFILL

NOT TO SCALE

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SECTION D DROP INLET DETAILS	FILE NO. SD-D-8	

FOR REVIEW

CERTIFICATE OF AUTHORIZATION HALFF ASSOCIATES, INC. No. 1470 ARKANSAS

HALFF

HALFF ASSOCIATES, INC.
C.O.A. #E-3065 EXP. DATE: 12.31.2022
C.O.A #LS-371 EXP. DATE: 12.31.2022
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

I-49 Industrial Phase II
L22-57
Springdale, AR

Issued for Review
10.20.22

CITY DETAILS

Revisions

Drawn By:	JKJ	Vert. Scale:	AS SHOWN
Approved By:	PRF	Horiz. Scale:	AS SHOWN
Date:	10.20.22	Plot Scale:	1
Project No.:	52985	DWG Name:	

SHEET **C604**

Drawing Name: I:\52000s\52985\Prospect\001\CADD\Sheets\BTV\G600-DET-52985.dwg Last Modified: Oct 19, 2022 - 11:10am Plotted on: Oct 20, 2022 - 2:04pm by ah3800

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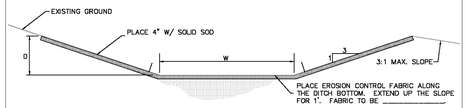

GRASS LINED DITCH DETAIL
NOT TO SCALE

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

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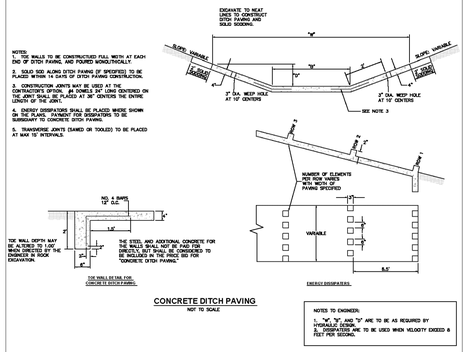

CONCRETE DITCH PAVING
NOT TO SCALE

NOTES TO ENGINEER:
1. "A", "B", AND "D" ARE TO BE AS REQUIRED BY HYDRAULIC DESIGN.
2. DISSIPATORS ARE TO BE USED WHEN VELOCITY EXCEED 6 FEET PER SECOND.

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SECTION E DITCHES	FILE NO. SD-E-1	

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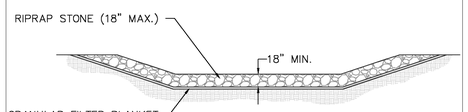

NOTE:
FABRIC MAY BE USED IN LIEU OF GRANULAR MATERIAL. SEE SECTION 306 OF THE SPRINGDALE STANDARD SPECIFICATIONS.

RIPRAP LINED DITCH DETAIL
NOT TO SCALE

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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION E DITCHES	FILE NO. SD-E-3	

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FOR REVIEW

CERTIFICATE OF AUTHORIZATION HALFF ASSOCIATES, INC. No. 1470 ARKANSAS

HALFF

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I-49 Industrial Phase II
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CITY DETAILS

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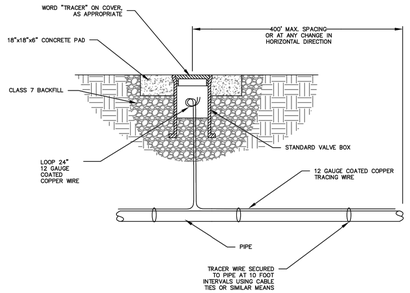
Drawn By:	JKJ	Vert. Scale:	AS SHOWN
Approved By:	PRF	Horiz. Scale:	AS SHOWN
Date:	10.20.22	Plot Scale:	1
Project No.:	52985	DWG Name:	

SHEET **C605**

Drawing Name: I:\52000s\52985\Prospect\0011\CADD\Sheets\BTV\G600-DET-52985.dwg Last Modified: Oct 19, 2022 - 11:10am Plotted on: Oct 20, 2022 - 2:04pm by ah3800



TRACING WIRE CONNECTION PORT

N.T.S.

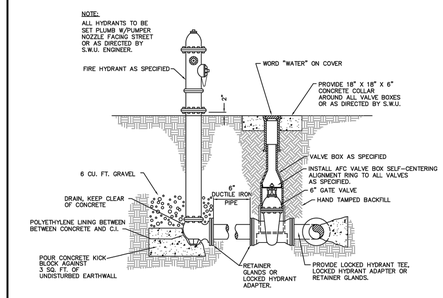
M-1

SPRINGDALE WATER UTILITIES

526 OAK AVENUE - P.O. BOX 769 - SPRINGDALE, ARKANSAS - 72765-0769 - (479) 751-5751

MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
ZRA	M-1	AUG 2020



FIRE HYDRANT & GATE VALVE

N.T.S.

SPRINGDALE WATER UTILITIES

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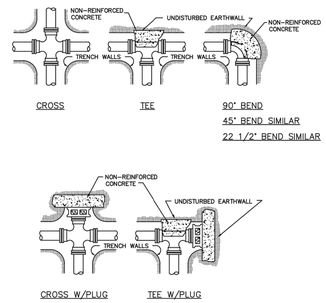
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
KMJ	S-1	MARCH 2008



NOTES:

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

REACTION BACKING TABLE				
SIZE	REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING			
	TYPE OF FITTINGS			
	TEE	90°	45°	22 1/2°
2"	1	1	1	1
3"	1	1	1	1
4"	1	2	1	1
6"	3	3	2	1
8"	4	4	3	2
10"	6	7	4	2
12"	10	10	5	3
14"	13	13	7	4
16"	17	17	9	5
18"	21	22	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

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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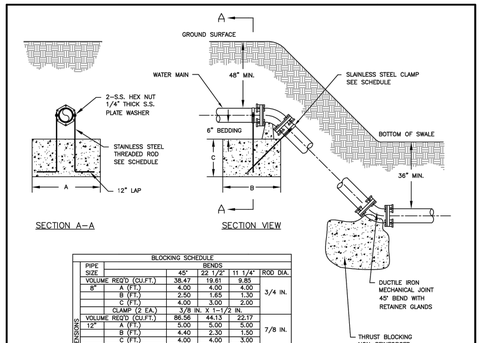
KMJ/JNK	S-3	MARCH 2008



BLOCKING SCHEDULE					
DIMENSIONS	PIPE SIZE		BENDS: 45°	22 1/2°	11 1/4°	ROD DIA.
	8"	VOLUME REQ'D (CU.FT.)	38.47	19.61	9.85	
		A (FT.)	4.60	4.00	4.00	
		B (FT.)	2.50	1.65	1.30	3/4 IN.
		C (FT.)	4.05	3.00	2.00	
		CLAMP (2 EA.)	5/8 IN. X 1-1/2 IN.			
	12"	VOLUME REQ'D (CU.FT.)	86.56	44.13	22.17	
		A (FT.)	5.00	5.00	5.00	
		B (FT.)	4.40	2.30	1.50	7/8 IN.
		C (FT.)	4.00	4.00	3.00	
		CLAMP (2 EA.)	9/16 IN. X 2 IN.			
	20"	VOLUME REQ'D (CU.FT.)	240.43	125.25	65.66	
		A (FT.)	6.00	6.00	6.00	
		B (FT.)	5.10	4.20	2.75	1 IN.
		C (FT.)	8.00	5.00	4.00	
		CLAMP (2 EA.)	5/8 IN. X 2-5/16 IN.			
	24"	VOLUME REQ'D (CU.FT.)	346.25	180.39	94.58	
		A (FT.)	6.00	6.00	6.00	
		B (FT.)	7.25	4.50	3.20	1 IN.
		C (FT.)	8.00	7.00	5.00	
		CLAMP (2 EA.)	5/8 IN. X 3 IN.			

VOLUME CALCULATED ON TEH BASIS OF CONCRETE REACTING THRUST ON THE RESPECTIVE BENDS UNDER AN INTERNAL PRESSURE OF 150 PSI AND THE WEIGHT OF CONCRETE IS 150 LBS PER CU. FT.

NOTES:

1. DIMENSIONS AND CONCRETE VOLUMES SHOWN ARE GENERAL IN NATURE. EXACT SIZING SHALL BE BASED ON ENGINEER'S DESIGNS.
2. ALL FITTINGS SHALL BE MECHANICAL JOINTS.
3. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
4. WRAP ALL FITTINGS WITH POLYETHYLENE.
5. RETAINERS TO BE MEGA-LUG WITH 3/4" STAINLESS STEEL ALL THREAD RESTRAINING RODS OR APPROVED EQUAL.

VERTICAL TIE-DOWN BLOCKING

N.T.S.

SPRINGDALE WATER UTILITIES

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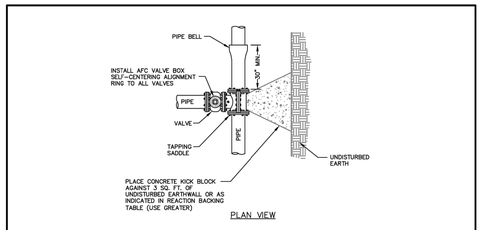
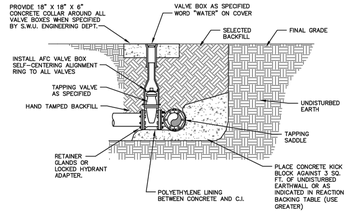
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
TLS	S-4	MARCH 2008



PLAN VIEW



PROFILE VIEW

TAPPING SADDLE & VALVE

N.T.S.

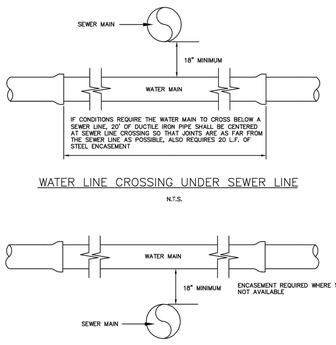
S-5

SPRINGDALE WATER UTILITIES

526 OAK AVENUE - P.O. BOX 769 - SPRINGDALE, ARKANSAS - 72765-0769 - (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

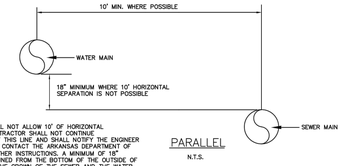


WATER LINE CROSSING UNDER SEWER LINE

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" VERTICAL SEPARATION 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

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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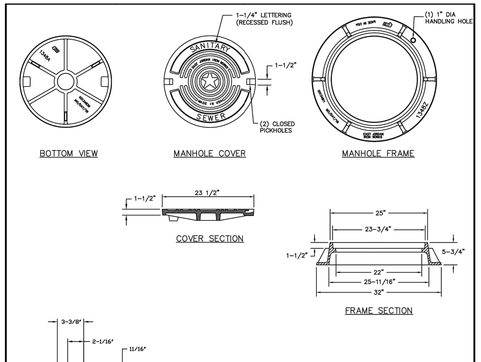
CAG	S-6	MARCH 2008



MANHOLE FRAME & COVER

(WITHIN AND OUTSIDE OF STREETS AND OTHER DRIVING SURFACES)

N.T.S.

VULCAN FOUNDRY V-1348-1

NOTE
MINIMUM WEIGHTS:
COVER: 120 LBS
FRAME: 140 LBS
MINIMUM COMBINED WEIGHT: 260 LBS
(SEE SPECS FOR ADDITIONAL REQUIREMENTS)

SPRINGDALE WATER UTILITIES

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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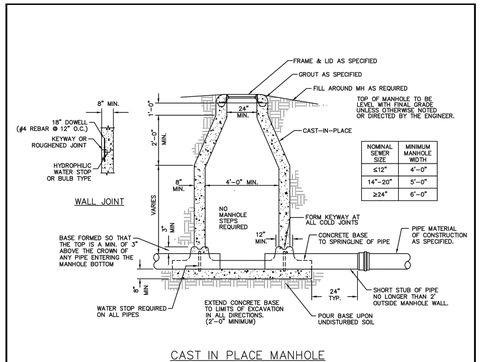
JNK	S-7	MARCH 2008

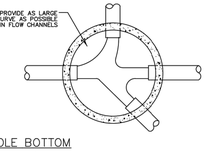


NOMINAL SEWER SIZE	MINIMUM MANHOLE WIDTH
≤12"	4'-0"
14"-20"	5'-0"
≥24"	6'-0"

CAST IN PLACE MANHOLE

N.T.S.

NOTES:
1. THE CENTERLINE OF ALL PIPES ENTERING AND LEAVING A MANHOLE SHALL PASS THROUGH THE CENTER OF THE MANHOLE.
2. BRUSH FINISHED SURFACES OF CONCRETE AND REMOVE ALL SHARP EDGES.
3. CONSTRUCT FLOW CHANNEL FOR ALL PIPES ENTERING THE MANHOLE, INCLUDING SERVICE LINES, TO MAINTAIN A CONSTANT GRADE THROUGHOUT EACH INVERT.



MANHOLE BOTTOM

FOR 6" THROUGH 24" SEWER MAINS

(MANHOLES FOR SEWER MAINS LARGER THAN 24" REQUIRE INDIVIDUAL DESIGN)

N.T.S.

SPRINGDALE WATER UTILITIES

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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I-49 Industrial Phase II
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CITY WATER AND SEWER DETAILS

Revisions

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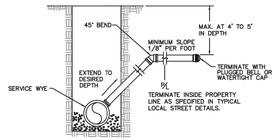
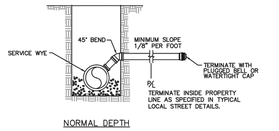
Approved By:	PRF	Horiz. Scale:	AS SHOWN
Date:	10.20.22	Plot Scale:	1
Project No.:	52985	DWG Name:	

SHEET **C606**

Drawing Name: i:\52000s\52985\Prospect\001\CADD\Sheets\BTV\C600-DET-52985.dwg Last Modified: Oct 19, 2022 - 11:10am Plotted on: Oct 20, 2022 - 2:04pm by ah3800



RISER FROM DEEP MAIN



NORMAL DEPTH

SEWER SERVICE CONNECTIONS

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526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

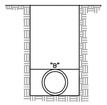
DRAWN BY: TLS | DRAWING NO: S-16 | DATE: MARCH 2008

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



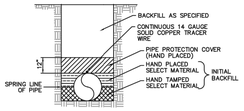
TYPICAL PIPE TRENCH

N.T.S.

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

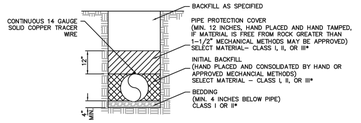
DRAWN BY: JNK | DRAWING NO: S-17 | DATE: MARCH 2008



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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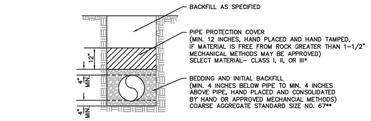
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

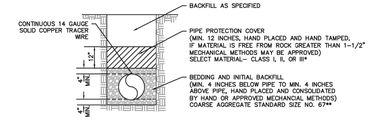
DRAWN BY: TLS | DRAWING NO: S-18 | DATE: AUGUST 2014



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

SPRINGDALE WATER UTILITIES
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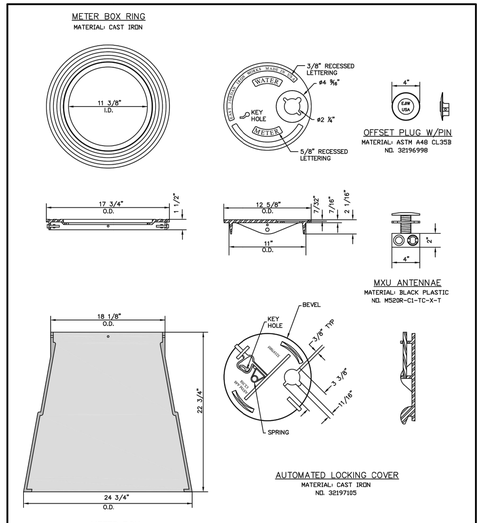
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-19 | DATE: AUGUST 2014



STANDARD METER BOX

N.T.S.

SPRINGDALE WATER UTILITIES
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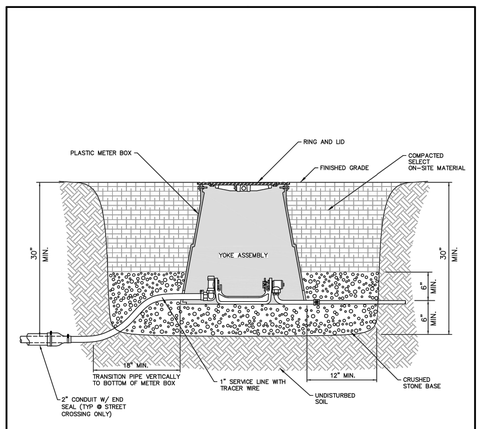
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-22 | DATE: AUGUST 2014



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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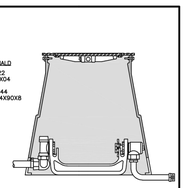
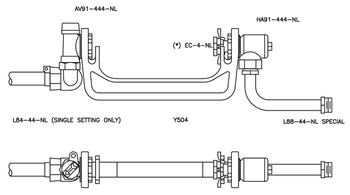
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-23 | DATE: OCTOBER 2014

MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER FORD	MUELLER	AY McDONALD
1	INLET CONNECTION	L84-44-NL	P-15531N	74779N-22
1	YOKE ANGLE KEY VALVE	AV91-444-NL	H-14278N	74604Y 1X24
1	YOKE BAR	Y504	H-15040	14-4
1	YOKE ANGLE CHECK VALVE	HA91-444-NL	H-14248N	702-4YE 44
1	OUTLET CONNECTION	L88-44-NL SPECIAL	H-15538N	710JPP 44X90X8
1	METER BOX ASSEMBLY	34P-18X24X24D W/LID		





TYPICAL 1" METER SETTING

YOKE ASSEMBLY, 1" METER
1" COPPER OR PE P.J. TO 1" CTS PLASTIC OR MIP

N.T.S.

NOTES:

ALL MATERIALS INSTALLED IN POTABLE WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF "LEAD FREE" CONTAINED IN PUBLIC LAW 111-380.

*METER AND EXPANSION CONNECTION EC-4-NL ARE PROVIDED BY THE DEPARTMENT.

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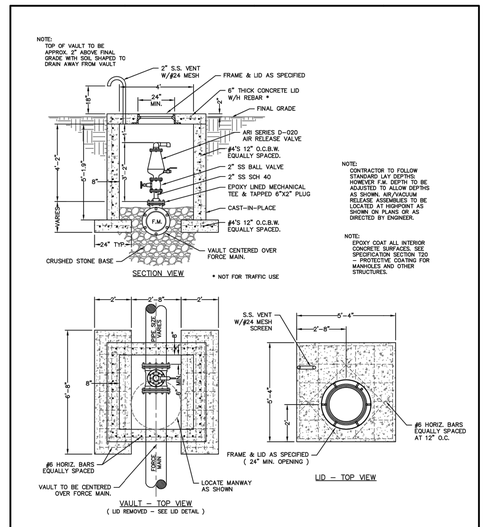
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-24 | DATE: AUGUST 2014



AIR/VACUUM RELEASE VALVE & VAULT

N.T.S.

SPRINGDALE WATER UTILITIES
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: CAG | DRAWING NO: S-33 | DATE: AUGUST 2014

CALL BEFORE YOU DIG 1-800-482-8998 ARKANSAS ONE CALL SYSTEM

FOR REVIEW

CERTIFICATE OF AUTHORIZATION HALFF ASSOCIATES, INC. No. 1470 ARKANSAS

HALFF

HALFF ASSOCIATES, INC.
C.O.A. #E-3065 EXP. DATE: 12.31.2022
C.O.A #LS-371 EXP. DATE: 12.31.2022
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

I-49 Industrial Phase II
L22-57
Springdale, AR

Issued for Review
10.20.22

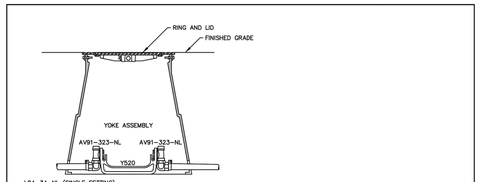
CITY WATER AND SEWER DETAILS

Revisions

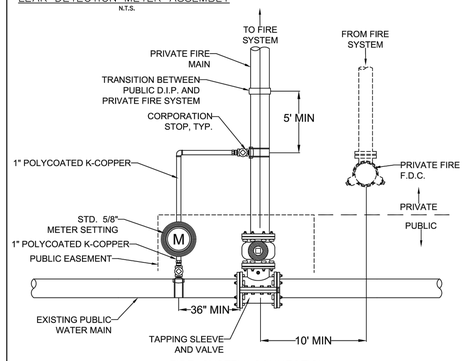
Drawn By:	JKJ	Vert. Scale:	AS SHOWN
Approved By:	PRF	Horiz. Scale:	AS SHOWN
Date:	10.20.22	Plot Scale:	1
Project No.:	52985	DWG Name:	

SHEET **C607**

Drawing Name: i:\52000s\52985\Prospect\001\CADD\Sheets\BTV\C600-DET-52985.dwg Last Modified: Oct 19, 2022 - 11:10am Plotted on: Oct 20, 2022 - 2:04pm by ah3800



LEAK DETECTION METER ASSEMBLY
N.T.S.



FIRE SYSTEM CONNECTION
N.T.S.

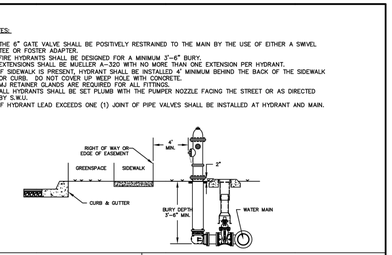
SPRINGDALE WATER UTILITIES
526 OAK AVENUE P.O. BOX 769 SPRINGDALE, ARKANSAS 72765-0769 (479) 751-5751

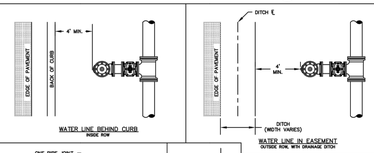
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

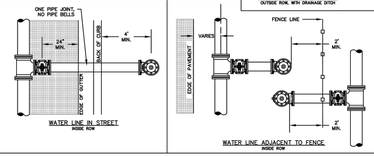
DRAWN BY:	DRAWING NO:	DATE:
crk	S-36	JAN. 2018

NOTES:

1. THE 6" GATE VALVE SHALL BE POSITIVELY RESTRAINED TO THE MAIN BY THE USE OF EITHER A SWIVEL TEE OR FOSTER ADAPTER.
2. FIRE HYDRANTS SHALL BE DESIGNED FOR A MINIMUM 3'-6" BURY.
3. EXTENSIONS SHALL BE MUELLER A-320 WITH NO MORE THAN ONE EXTENSION PER HYDRANT.
5. IF SIDEWALK IS PRESENT, HYDRANT SHALL BE INSTALLED 4' MINIMUM BEHIND THE BACK OF THE SIDEWALK OR CURB. DO NOT COVER UP WEEP HOLE WITH CONCRETE.
6. MJ RETAINER GLANDS ARE REQUIRED FOR ALL FITTINGS.
7. ALL HYDRANTS SHALL BE SET PLUMB WITH THE PUMPER NOZZLE FACING THE STREET OR AS DIRECTED BY S.W.U.
8. IF HYDRANT LEAD EXCEEDS ONE (1) JOINT OF PIPE VALVES SHALL BE INSTALLED AT HYDRANT AND MAIN.







FIRE HYDRANT PLACEMENT
N.T.S.
S-42

SPRINGDALE WATER UTILITIES
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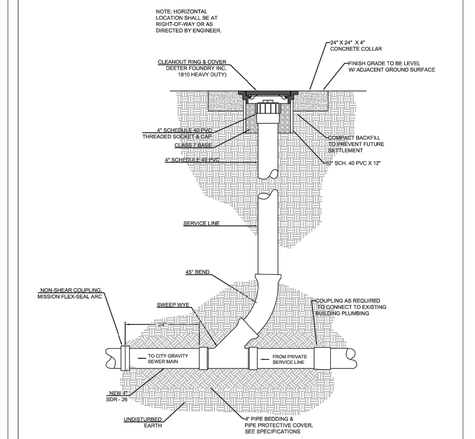
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
JSB	S-42	DECEMBER 2016



CLEANOUT ASSEMBLY DETAIL
N.T.S.
S-47

SPRINGDALE WATER UTILITIES
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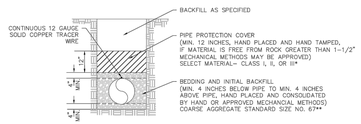
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
CRKJ	S-47	APRIL 2018



PVC PRESSURE WATER PIPE TRENCH
(STANDARD LAYING CONDITION "TYPE 3")
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 POINT" FOR TRACER WIRE PORT SPACING

SPRINGDALE WATER UTILITIES
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STANDARD DETAILS FOR WATER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
JSB	S-49	SEPTEMBER, 2020

CALL BEFORE YOU DIG 1-800-482-8998 ARKANSAS ONE CALL SYSTEM

FOR REVIEW

CERTIFICATE OF AUTHORIZATION HALFF ASSOCIATES, INC. No. 1470 ARKANSAS

HALFF

HALFF ASSOCIATES, INC.
C.O.A. #E-3065 EXP. DATE: 12.31.2022
C.O.A #LS-371 EXP. DATE: 12.31.2022
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

I-49 Industrial Phase II
L22-57
Springdale, AR

Issued for Review
10.20.22

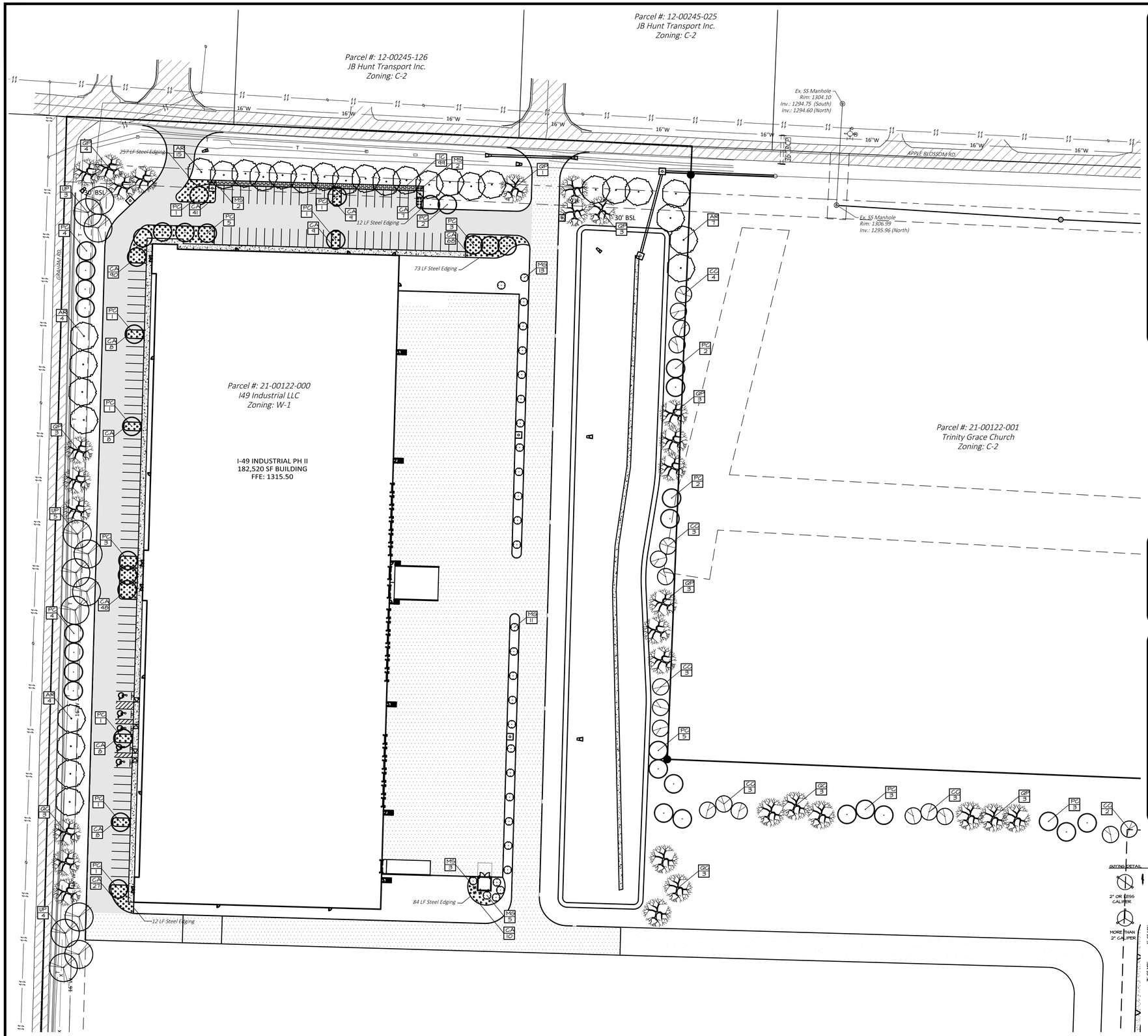
CITY WATER AND SEWER DETAILS

Revisions

Drawn By:	JKJ	Vert. Scale:	AS SHOWN
Approved By:	PRF	Horiz. Scale:	AS SHOWN
Date:	10.20.22	Plot Scale:	1
Project No.:	52985	DWG Name:	

SHEET **C608**

Drawing Name: i:\52000s\52985\Prospect\0031\CADD\Sheets\BTV\C600-DET-52985.dwg Last Modified: Oct 19, 2022 - 11:10am Plotted on: Oct 20, 2022 - 2:04pm by ah3800



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 Sizes And 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. No Changes To Approved Plant Schedule Will Be Allowed Without The Approval Of The Owner's Representative And City Of Springdale Planning Department.
6. All Trees Shall Be Installed, Mulched, Guyed, And Staked Per The Details.
7. Once Installed, All Landscaping Shall Be Maintained In Healthy Living Condition And All Plant Material That Dies Shall Be Replaced.
8. All Landscaping Shall Be Guaranteed For Two Years After Installation.
9. 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.
10. The Proposed Irrigation System Shall Be Designed By Others And Installed during Landscape Installation.
11. The Irrigation Systems Shall Be Protected By An RP Type Backflow Preventor. Irrigation System To Be Designed By Others.
12. 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.
13. All Proposed Trees Shall Be A Minimum Distance Of 5' From All Public Utilities In Accordance With City Of Springdale Requirements.

50 0 50
Scale in Feet

CALL BEFORE YOU DIG 1-800-482-8998 ARKANSAS ONE CALL SYSTEM

PLANT SCHEDULE

Key	COMMON NAME	Botanical Name	Size	Spacing	Quantity
CA	KARL FOERSTER GRASS	Calamagrostis x acutiflora 'Karl Foerster'	1 Gallon	As Shown	342
MS	MAIDEN GRASS	Miscanthus sinensis 'Gracilimus'	5 Gallon	As Shown	7
IC	HELLERI HOLLY	Ilex crenata 'Helleri'	5 Gallon	As Shown	99
MG	LITTLE GEM MAGNOLIA	Magnolia grandiflora 'Little Gem'	7'-8' B&B	As Shown	29
CC	OKLAHOMA REDBUD	Cercis canadensis 'Oklahoma'	2" Cal. B&B	As Shown	18
UP	LACEBARK ELM	Ulmus parvifolia	2-1/2" Cal. B&B	As Shown	12
QP	WILLOW OAK	Quercus phellos	2-1/2" Cal. B&B	As Shown	29
AR	OCTOBER GLORY RED MAPLE	Acer rubrum 'October Glory'	2-1/2" Cal. B&B	As Shown	30
PC	CHINESE PISTACHE	Pistachia chinensis	2-1/2" Cal. B&B	As Shown	45

Site Seeding Note:

All Disturbed Areas To Be Seeded Unless Otherwise Noted. Topsoil To Be Placed at A Minimum Depth Of 4", Fertilized At A Rate Of 250 Pounds Per Acre, And Seeded With Annual Rye Grass At A Rate Of 3-4 Pounds Per 1000 S.F. And Turf-Type Fescue At A Rate Of 8 Pounds Per 1000 S.F. The Area Must Also Be Mulched. If The Seeded Areas Are 20% Or Greater Slope, Erosion Control Mat Shall Be Installed. The Contractor Shall Water And Maintain The Grass Until A Healthy Permanent Stand Is Established.

Landscape Calculations:

Interior Parking Lot Landscaping:
Parking Lot Area: 56,272 S.F.
Interior Landscaping Required (15%): 8,440 S.F., 1 Tree Per 15 Spaces - 114 Spaces = 8 Trees
Interior Landscaping Provided: 8,791 S.F., 12 Landscape Islands, And 18 Trees

Street Frontage Landscaping
Required: 1 Shade Tree and Seven Shrubs Per 25 L.F. And 10' Landscaped Area

Apple Blossom and Graham Rd.: 64 Trees Required (1600'/25= 64)
64 Trees Provided
448 Shrubs Required
448 Shrubs Provided

Perimeter Landscaping (East Side)
Required: 1 Tree Per 25 L.F. And 10' Landscaped Area

East Perimeter: 51 Trees Required (1265'/25= 51)
51 Trees Provided

DECIDUOUS TREE PLANTING LEGEND

SYMBOL DESCRIPTION

1. TREE STRAP LOOP AT FIRST BRANCH. USE RUBBER HOSE OR APPROVED EQUAL TO PREVENT DAMAGE TO TREE
2. 12 GAUGE GALVANIZED WIRE & 1-1/2 PVC PIPE
3. 4" ORGANIC MULCH PER SPECIFICATIONS. DO NOT PLACE MULCH AGAINST TREE TRUNK.
4. REMOVE WIRE BASKET AND REMOVE BURLAP & ROPE FROM TOP 1/3 OF ROOT BALL
5. TREE SAUCER (FORMED BY MIN. 4" THICK MULCH)
6. 8' METAL TEE STAKE. KEEP STAKE PLUMB AND SECURED OUTSIDE OF TREE PIT.
7. PREPARED BACKFILL-TAMP TO PREVENT SETTLEMENT. SOAK BACKFILL AFTER PLANTING.

GUYING DETAIL
2" OR LESS CALIPER
MORE THAN 2" CALIPER

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.

4'-0" MIN.
8'-0" MIN.
X
2X
UNDISTURBED SOIL PEDESTAL

TREE PLANTING DETAIL N.T.S. LD 01

FOR REVIEW

CERTIFICATE OF AUTHORIZATION HALFF ASSOCIATES, INC. No. 1470 ARKANSAS

HALFF

HALFF ASSOCIATES, INC.
C.O.A. #E-3065 EXP. DATE: 12.31.2022
C.O.A #LS-371 EXP. DATE: 12.31.2022
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

I-49 Industrial Phase II
L22-57
Springdale, AR

Issued for Review
10.20.22

LANDSCAPE PLAN

Revisions

Drawn By:	JKJ	Vert. Scale:	AS SHOWN
Approved By:	PRF	Horiz. Scale:	AS SHOWN
Date:	10.20.22	Plot Scale:	1
Project No.:	52985	DWG Name:	

SHEET **L100**

Drawing Name: I:\52000s\52985\Prospect\V01\CADD\Sheets\BTV\L100-LSP-52985.dwg Last Modified: Oct 20, 2022 - 1:29pm Plotted on: Oct 20, 2022 - 2:04pm by ah3800

Data taken from Benton County, Arkansas GIS. Surveyor takes no responsibility for accuracy or correctness of data depicted hereon.

Crotts, PS 1984

L22-57

ID	Owner	Parcel ID	Address	Type	Acres	S-T-R	Subdivision Name	Mailing Address
1	BLEVINS, LONETA M	21-00142-050	1514 W GRAHAM RD	AI	20.78	14-18-30	14-18-30 SPRINGDALE	3302 W PERRY RD ROGERS AR 72758-1401
2	MACRICH LLC	21-00118-000	HILAND RD	AV	27.42	14-18-30	14-18-30 SPRINGDALE	MACRICH LLC 4100 CORPORATE CENTER DR # 310 SPRINGDALE AR 72762-5765
3	I49 INDUSTRIAL LLC	21-00122-000	W APPLE BLOSSOM AVE	AI	71.12	14-18-30	14-18-30 SPRINGDALE	I49 INDUSTRIAL LLC 833 S EAST AVE COLUMBUS KS 66725
4	I49 INDUSTRIAL LLC	21-00118-002	W APPLE BLOSSOM AVE	AV	20.38	14-18-30	14-18-30 SPRINGDALE	I49 INDUSTRIAL LLC 833 S EAST AVE COLUMBUS KS 66725
5	TANNAHILL LIVING TRUST, JOHN	21-00123-000	N GRAHAM RD	AV	6.38	14-18-30	14-18-30 SPRINGDALE	TANNAHILL, JOHN W TRUSTEE 19411 SONORA RD SPRINGDALE AR 72764
6		21-99999-999						
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SPRINGDALE
WE'RE MAKING IT HAPPEN

Application for Variance – Commercial Design Standards

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

STAFF USE ONLY

Date Application Submitted: September 29, 2022

Date Accepted as Complete: October 17, 2022 Project Number: B22-97

APPLICATION CONTACTS:

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: I-49 Industrial, LLC	Name:
E-mail: mmcrossland@crossland.com	E-mail:
Address: 833 S East Avenue Columbus, KS 66725	Address:
Phone: 620-429-1414	Phone:
Site/ Location: W Apple Blossom Ave	Current Zoning District: W-1
Assessor's Parcel Number(s): 21-00122-000	Rezone required: W-1
	Total Acreage: ~14.80

The Planning Commission may approve variances to depart from the literal requirements of the Commercial Design Standards where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of the design standards.

Fee for Variance Application is $75

Check item(s) for which variance is requested:

- ☐ **ENTRANCES** – one customer entrance on all sides of principal building directly facing abutting public right of-way
- ☐ **PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building

STRUCTURE BACK AND SIDES
- ☐ Minimum setback according to zoning district requirements
- ☐ Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan

PEDESTRIAN FLOW
- ☐ Sidewalk along all sides of lot abutting public right-of-way required per Master Street Plan
- ☐ 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site
- ☐ 5' sidewalk along the full length of building on façade featuring customer entrance an façade abutting public parking areas 6' from façade of building
- ☐ Weather protection features within 30' of all customer entrances, constructed parallel to building façade
- ☐ Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort

CENTRAL FEATURES AND COMMUNITY SPACES
- ☐ Provision of at least 2 central features
- ☐ Direct access to public sidewalk network

MULTIPLE BUILDINGS IN COMMERCIAL CENTERS
- ☐ Use of similar building materials
- ☐ Use of similar architectural styles or theme

OUTDOOR STORAGE, TRASH COLLECTION AND LOADING AREAS
- ☐ Not visible from public right-of-way, located within 20' of any public street, sidewalk or internal pedestrian way
- ☐ Incorporated into the overall design of the building
- ☐ Screening material similar to principal materials of the building and landscape
- ☐ Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets
- ☐ Landscaped so not attention is attached to the function by the use of screening material an no attention is attached to the function by the use

FACADES AND EXTERIOR WALLS – face over 100' in linear length incorporate wall projections or recesses
- ☐ Minimum 3' depth
- ☐ Minimum of 20 contiguous feet within each 100' of façade length
- ☐ Extends 20% of the façade

DETAIL FEATURES
- ☐ Facades include a repeating pattern with no less than 3 elements (color change, texture change, material change)
- ☐ At least one element repeating horizontally
- ☐ Elements repeat at intervals of more than 30' horizontally or vertically
- ☐ Change in plane no less than 12" in width (offset, reveal or projecting rib)

ROOFS – change in height every 100 liner feet in building length

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

ENTRYWAYS – 3 defined, highly visible customer entrances

X **LANDSCAPING**

- ☐ Entryway landscaping
- ☐ Parking lot landscaping
- ☐ Perimeter parking area landscaping
- ☐ Building foundation landscaping

☐ **SCREENING**

- ☐ Trash containers, trash compactor, and recycling bins screened from public view 4 sides
- ☐ Exterior ground-mounted or building-mounted equipment
- ☐ Rooftop equipment
- ☐ Solid fence or wall not less than 6' in height along all rear and side property lines common to property zoned for residential purposes
- ☐ Required screening fence or wall maximum height 8', high quality materials
- ☐ Required screening fence or wall maximum continuous length of 50'
- ☐ Earthen berm installed with trees and landscaping for façades facing areas indicated for residential use by the Comprehensive Land Use Plan

☐ **LIGHTING**

- ☐ Pedestrian walkway lighting – 4' maximum height for bollard-type lighting, pedestrian areas illuminated a minimum of 1 footcandle
- ☐ Parking lot lighting – 35' maximum mounting fixture height with all parking areas maintaining 3 footcandles
- ☐ Parking lot lighting – maximum maintained vertical footcandle at any adjoining residential property line 0.5 footcandle measured at 5' above grade
- ☐ Uniformity ratios throughout parking l – not more than a 6:1 ratio of average to minimum illumination and not more than 20:1 maximum to minimum
- ☐ Canopy lighting – 35 footcandles maximum average maintained footcandles under canopy
- ☐ Canopy lighting fixtures lens cover recessed or flush with bottom surface (ceiling) of canopy
- ☐ Canopy indirect light beamed upward and then reflected down shielded focused exclusively on the underside of canopy

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

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

The application of screening requirements in this area would restrict the use of the property because of the grade change and the space needed to transition from our parking lot to a drainage ditch. An opaque screening fence does not seem necessary with the intended landscaping being used in that area to accomplish the same goal of screening.

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

This variance would help relieve the space constraints and allow more room for the required landscaping trees and shrubs to be planted.

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 development will remain in harmony with the intended purpose of the design standards with the approval of the variance because our proposed development currently sits ~10' above the existing street grade and faces one residential structure. With our intended landscaping plan, there is more than enough screening from our proposed building with trees and shrubs to screen against the residential structure.

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: 9.29.22

B22-97

50 0 50
Scale in Feet

PROPOSED STORM DRAIN LINE E
PROPOSED STORM DRAIN LAT A-1
PROPOSED SANITARY SEWER LINE A
PROPOSED STORM DRAIN LINE B
APPROXIMATE LOCATION OF BATCH PLANT
PROPOSED DRAINAGE EASEMENT BY SEPARATE DOCUMENT
Ex. SS Manhole Rim: 1304.10 Inv.: 1294.75 (South) Inv.: 1294.60 (North)
APPLE BLOSSOM RD
Ex. Utility Easement Book 2016, Page 46552
Ex. SS Manhole Rim: 1306.99 Inv.: 1295.96 (North)
PROPOSED STORM DRAIN LINE A
30' BSL
PROPOSED WATER LINE A
PROPOSED UTILITY EASEMENT BY SEPARATE DOCUMENT
Ex. Drainage Easement L202123165
PROPOSED STORM DRAIN LINE C
Ex. Water Easement Book 2016, Page 43843
I-49 INDUSTRIAL PH II
182,520 SF BUILDING
FFE: 1315.50
PROPOSED WATER LINE B
PROPOSED WATER LINE A
PROPOSED STORM DRAIN LINE D
PROPOSED WATER LINE A
PROPOSED UTILITY EASEMENT BY SEPARATE DOCUMENT
Ex. Drainage Easement L202123165

CALL BEFORE YOU DIG 1-800-482-8998 ARKANSAS ONE CALL SYSTEM

CERTIFICATE OF AUTHORIZATION HALFF ASSOCIATES, INC. No. 1470 ARKANSAS

HALFF

HALFF ASSOCIATES, INC.
C.O.A. #E-3065 EXP. DATE: 12.31.2022
C.O.A #LS-371 EXP. DATE: 12.31.2022
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

I-49 Industrial Phase II
LS22-XX
B22-97
Springdale, AR

Issued for Review
09.29.22

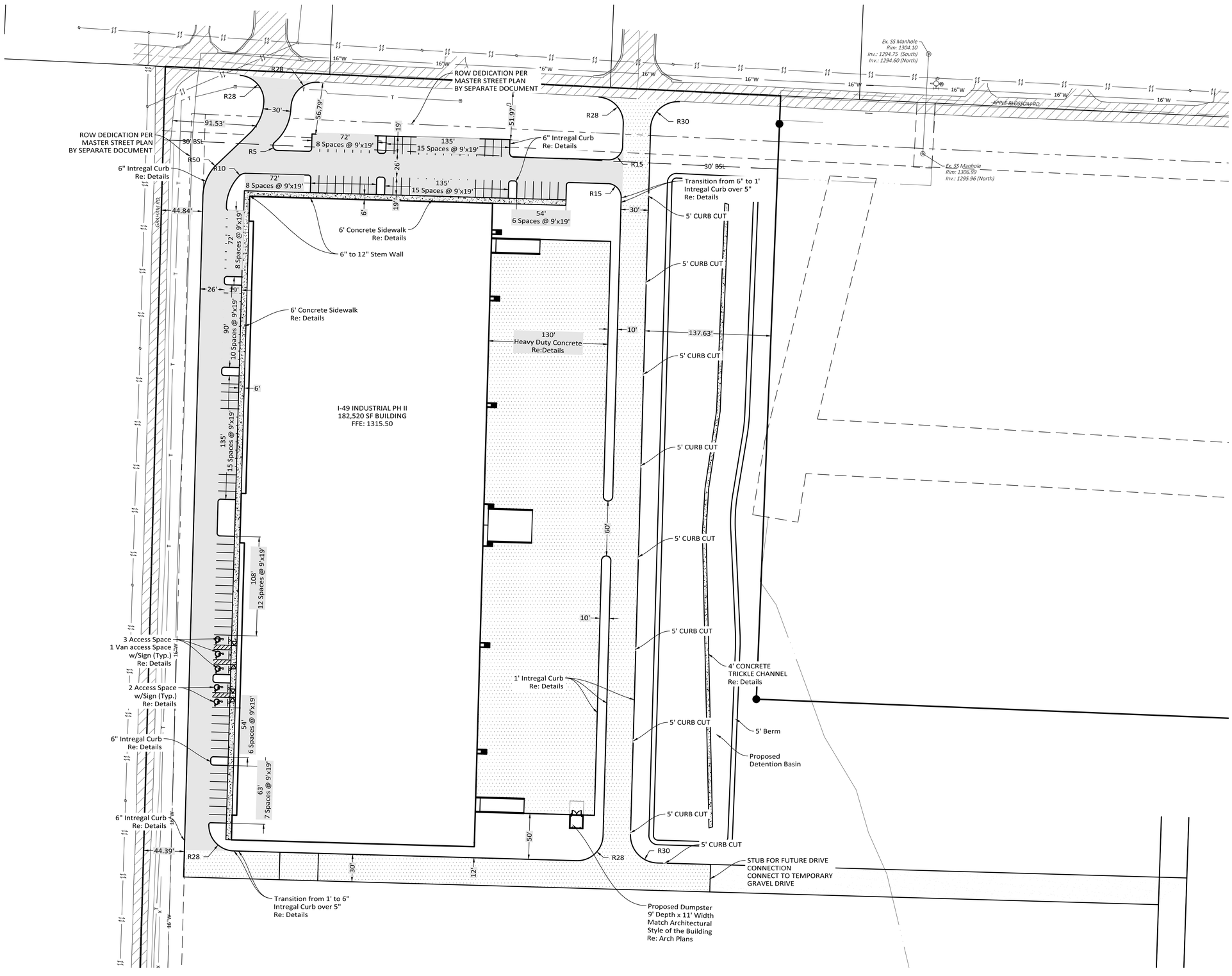
OVERALL SITE PLAN

Revisions

Drawn By:	JKJ	Vert. Scale:	AS SHOWN
Approved By:	PRF	Horiz. Scale:	AS SHOWN
Date:	09.29.22	Plot Scale:	1
Project No.:	52985	DWG Name:	

SHEET **C100**

Drawing Name: i:\52000s\52985\Prospect\001\CADD\Sheets\BTV\C100-OSP-52985.dwg Last Modified: Sep 28, 2022 - 3:38pm Plotted on: Sep 28, 2022 - 3:42pm by ah3800



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Scale in Feet

CALL BEFORE YOU DIG 1-800-482-8998 ARKANSAS ONE CALL SYSTEM

PARKING SUMMARY		
Description	Parking Requirement	Number of Spaces
Warehouses 182,520 sf (Minimum of 1 Per 5,000 sf , Dependant on use and # of Employees.)	1 per 5,000	37
	Total Required	37
	Total Provided	115*
Accessible Spaces	4	4
Van Accessible Spaces	1	1
*Includes Accessible Spaces	Total Required	5
	Total Provided	5

Zoning - Warehouse District (W-1)			
Building Setbacks			
Setbacks adjacent to residential uses = 50'			
Front Yard		Side Yard (subject to applicable fire and building codes)	Rear Yard
30'	Parking In Front 50'	0'	25'

Gross Area of Site = ±13.91 Acres
Net Area of Site = ±12.67 Acres

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SITE PLAN

Revisions

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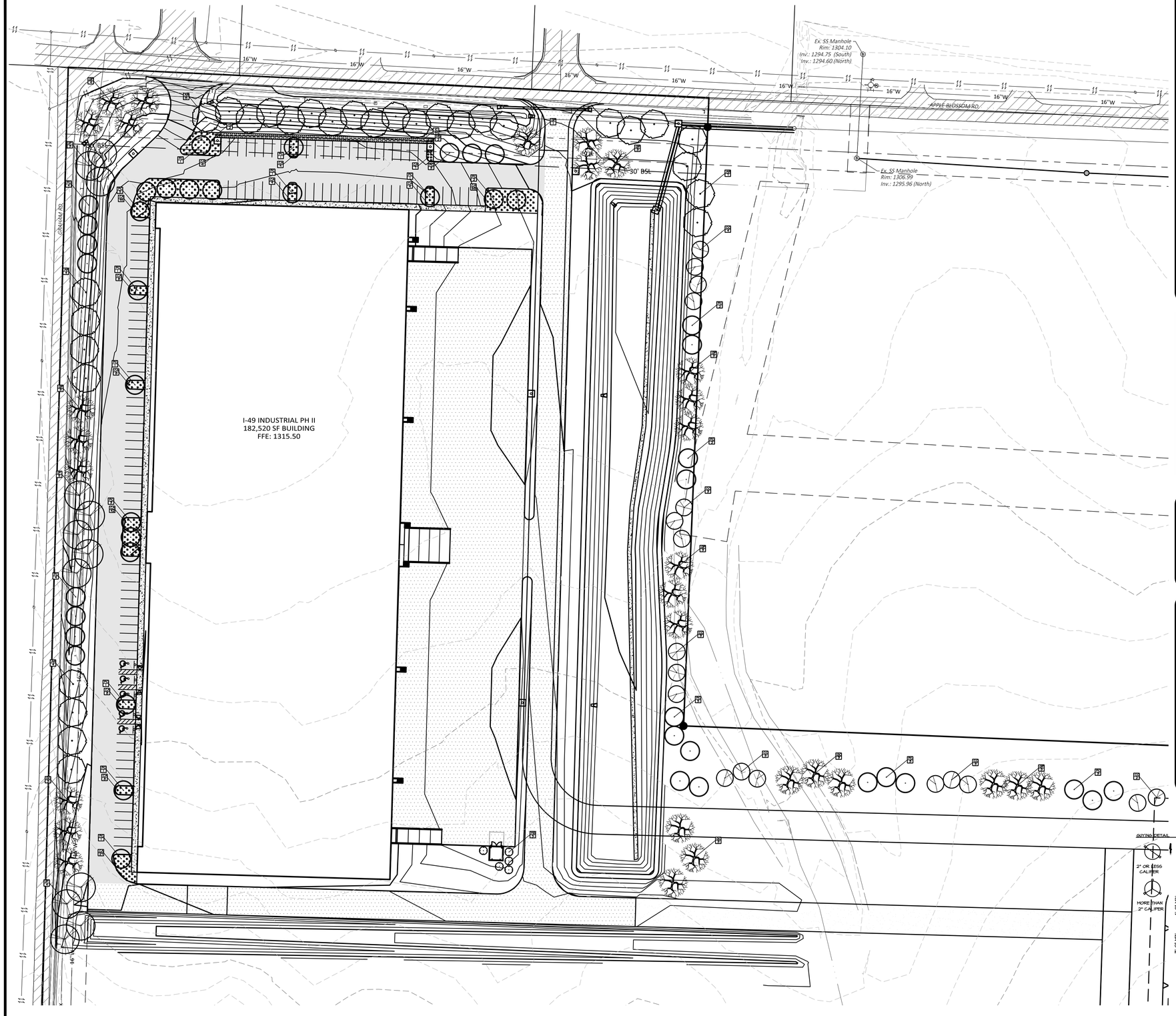
Approved By:	PRF	Horiz. Scale:	AS SHOWN
Date:	09.29.22	Plot Scale:	1
Project No.:	52985	DWG Name:	

SHEET **C101**

Drawing Name: I:\52000s\52985\Prospect\1001\CADD\Sheets\BTV\C101-SP-52985.dwg Last Modified: Sep 28, 2022 - 9:32am Plotted on: Sep 28, 2022 - 3:42pm by ah3800



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 Sizes And 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. No Changes To Approved Plant Schedule Will Be Allowed Without The Approval Of The Owner's Representative And City Of Springdale Planning Department.
6. All Trees Shall Be Installed, Mulched, Guyed, And Staked Per The Details, Refer To Detail Sheets.
7. Once Installed, All Landscaping Shall Be Maintained In Healthy Living Condition And All Plant Material That Dies Shall Be Replaced.
8. 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.
9. The Proposed Irrigation System Shall Be Designed By Others And Installed during Landscape Installation.
10. The Irrigation Systems Shall Be Protected By An RP Type Backflow Preventor. Irrigation System To Be Designed By Others.
11. 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.
12. All Proposed Trees Shall Be A Minimum Distance Of 5' From All Public Utilities In Accordance With City Of Springdale Requirements.

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Scale in Feet

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PLANT SCHEDULE

Key	COMMON NAME	Botanical Name	Size	Spacing	Quantity
CA	KARL FOERSTER GRASS	Calamagrostis x acutiflora 'Karl Foerster'	1 Gallon	As Shown	345
MS	MAIDEN GRASS	Miscanthus sinensis 'Gracilimus'	5 Gallon	As Shown	4
IC	HELLERI HOLLY	Ilex crenata 'Helleri'	5 Gallon	As Shown	99
MG	LITTLE GEM MAGNOLIA	Magnolia grandiflora 'Little Gem'	7'-8' B&B	As Shown	5
CC	OKLAHOMA REDBUD	Cercis canadensis 'Oklahoma'	2" Cal. B&B	As Shown	18
UP	LACEBARK ELM	Ulmus parvifolia	2-1/2" Cal. B&B	As Shown	12
QP	WILLOW OAK	Quercus phellos	2-1/2" Cal. B&B	As Shown	29
AR	OCTOBER GLORY RED MAPLE	Acer rubrum 'October Glory'	2-1/2" Cal. B&B	As Shown	30
PC	CHINESE PISTACHE	Pistachia chinensis	2-1/2" Cal. B&B	As Shown	45

Site Seeding Note:

All Disturbed Areas To Be Seeded Unless Otherwise Noted. Topsoil To Be Placed at A Minimum Depth Of 4", Fertilized At A Rate Of 250 Pounds Per Acre, And Seeded With Annual Rye Grass At A Rate Of 3-4 Pounds Per 1000 S.F. And Turf-Type Fescue At A Rate Of 8 Pounds Per 1000 S.F. The Area Must Also Be Mulched. If The Seeded Areas Are 20% Or Greater Slope, Erosion Control Mat Shall Be Installed. The Contractor Shall Water And Maintain The Grass Until A Healthy Permanent Stand Is Established.

Landscape Calculations:

Interior Parking Lot Landscaping:
Parking Lot Area: xxx S.F.
Interior Landscaping Required (15%): xxx S.F., 1 Tree Per 15 Spaces
115 Spaces = 8 Trees
Interior Landscaping Provided: xxx S.F., 13 Landscape Islands, And 24 Trees

Street Frontage Landscaping
Required: 1 Shade Tree and Seven Shrubs Per 25 L.F. And 10' Landscaped Area

Apple Blossom and Graham Rd.: 64 Trees Required (1600'/25= 64)
64 Trees Provided
448 Shrubs Required
448 Shrubs Provided

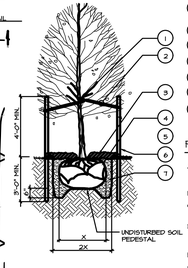
Perimeter Landscaping (East Side)
Required: 1 Tree Per 25 L.F. And 10' Landscaped Area

East Perimeter: 51 Trees Required (1265'/25= 51)
51 Trees Provided

DECIDUOUS TREE PLANTING LEGEND

SYMBOL DESCRIPTION

1. TREE STRAP LOOP AT FIRST BRANCH, USE RUBBER HOSE OR APPROVED EQUAL TO PREVENT DAMAGE TO TREE
2. 12 GAUGE GALVANIZED WIRE & 1-1/2 PVC PIPE
3. 4" ORGANIC MULCH PER SPECIFICATIONS. DO NOT PLACE MULCH AGAINST TREE TRUNK.
4. REMOVE WIRE BASKET AND REMOVE BURLAP & ROPE FROM TOP 1/3 OF ROOT BALL.
5. TREE SAUCER (FORMED BY MIN. 4" THICK MULCH)
6. 6' METAL TEE STAKE. KEEP STAKE PLUMB AND SECURED OUTSIDE OF TREE PIT.
7. PREPARED BACKFILL-TAMP TO PREVENT SETTLEMENT. SOAK BACKFILL AFTER PLANTING.



PLANTING NOTES

A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
B. PRUNE ALL DAMAGED TWIGS AFTER PLANTING
C. WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
D. TREES TO BE INSTALLED SO TOP OF ROOT BALLS LEVEL WITH ADJACENT GRADE. TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS MAINTAINED AT NURSERY
E. PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
F. IF POSSIBLE MARK TREE TRUNK ON THE NORTHERN SIDE AT THE NURSERY AND PLANT TREE WITH MARK FACING NORTH
F. TOPSOIL USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.

TREE PLANTING DETAIL N.T.S. LD 01

CERTIFICATE OF AUTHORIZATION HALFF ASSOCIATES, INC. No. 1470 ARKANSAS

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I-49 Industrial Phase II
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LANDSCAPE PLAN

Revisions

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Approved By:	PRF	Horiz. Scale:	AS SHOWN
Date:	09.29.22	Plot Scale:	1
Project No.:	52985	DWG Name:	

SHEET **L100**

Drawing Name: i:\52000s\52985\Prospect\003\CADD\Sheets\PTV\L100-LSP-52985.dwg Last Modified: Sep 28, 2022 - 11:11am Plotted on: Sep 28, 2022 - 3:44pm by ah3800

Data taken from Benton County, Arkansas GIS. Surveyor takes no responsibility for accuracy or correctness of data depicted hereon.

B22-97

Crotts, PS 1984

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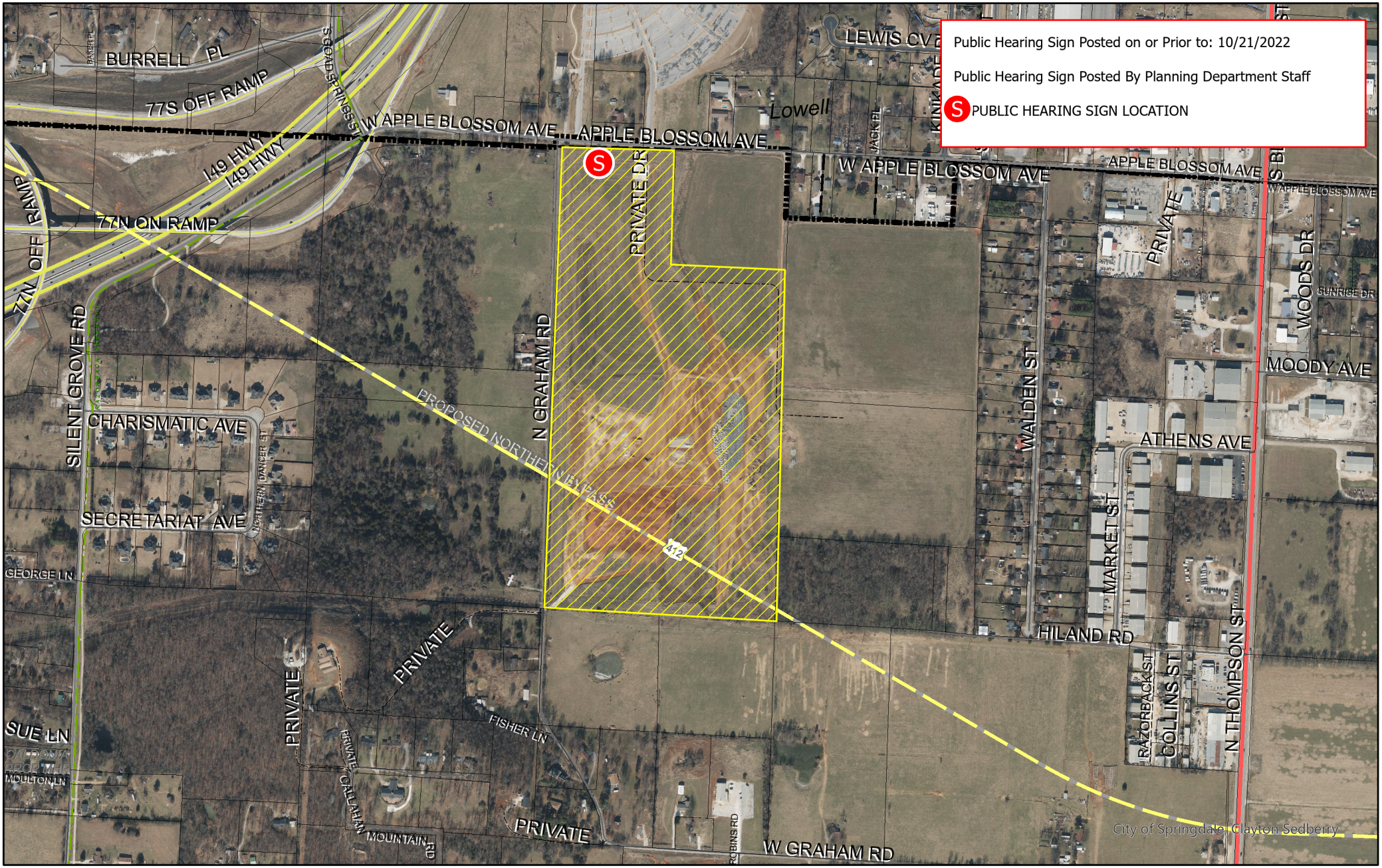
16	JB HUNT TRANSPORT INC	12-00252-000	704 W APPLE BLOSSOM AVE	CI	7.3	11--18-30	11-18-30 LOWELL	JB HUNT TRANSPORT INC ATTN TAX DEPT PO BOX 130 LOWELL AR 72745
17	JB HUNT TRANSPORT INC	12-00245-025	W APPLE BLOSSOM AVE	CI	27.31	11--18-30	11-18-30 LOWELL	JB HUNT TRANSPORT INC ATTN TAX DEPT PO BOX 130 LOWELL AR 72745





Planning Commission Meeting
November 1, 2022

Miles
0 0.03 0.06 0.11 0.17 0.22

N

PROJECT: B22-97
APPLICANT: I-49 Industrial, LLC
REQUEST: Variance for Commercial Design Standards (Screening)

442

SPRINGDALE™
WE'RE MAKING IT HAPPEN

W22-18

052985

October 20, 2022

Planning Commission
City of Springdale
201 Spring Street
Springdale, AR 72762

Re: I-49 Industrial ph.2
Project Waiver Requests

Dear Planning Commission:

On behalf of I49 Industrial, LLC, we respectfully request a waiver from the following city requirement associated with the above referenced project.

Ordinance No. 3258, § 1, 11-12-02: Chapter 110 – Streets, Sidewalks and Other Public Places.
Section 110-111. – Installation or improvement of sidewalks, curb and gutter, street paving or widening, drainage improvements. 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.

City officials have stated in past public hearings that the City of Springdale would be improving Apple Blossom, starting from Business 71 thru the intersection of Dixieland and finishing West of the entrances to JB Hunt on the north side of Apple Blossom (the entrances to this development are practically across the street of the Apple Blossom entrances to JB Hunt) with the use of the bond program. Furthermore, acknowledging that this developer donated the future Dixieland ROW as well as aided in securing the forthcoming grant to fund the proposed Dixieland extension so that the funding originally dedicated to Dixieland could be reallocated to the expansion of Apple Blossom mentioned above. Finally, the entirety of Apple Blossom would need to be widened for the portion of roadway expansion in front of this development to be usable as it would create an unsafe environment to go from a 2-lane road to a 2.5 lane road back down to a 2 lane for only approximately 670’ of frontage of this development. We would like to request a waiver of improvements to Apple Blossom as it relates to I-49 Industrial ph.2.

HALFF ASSOCIATES, INC.

2407 SE COTTONWOOD ST., SUITE 1
BENTONVILLE, AR 72712

TEL (479) 273-2209

WWW.HALFF.COM

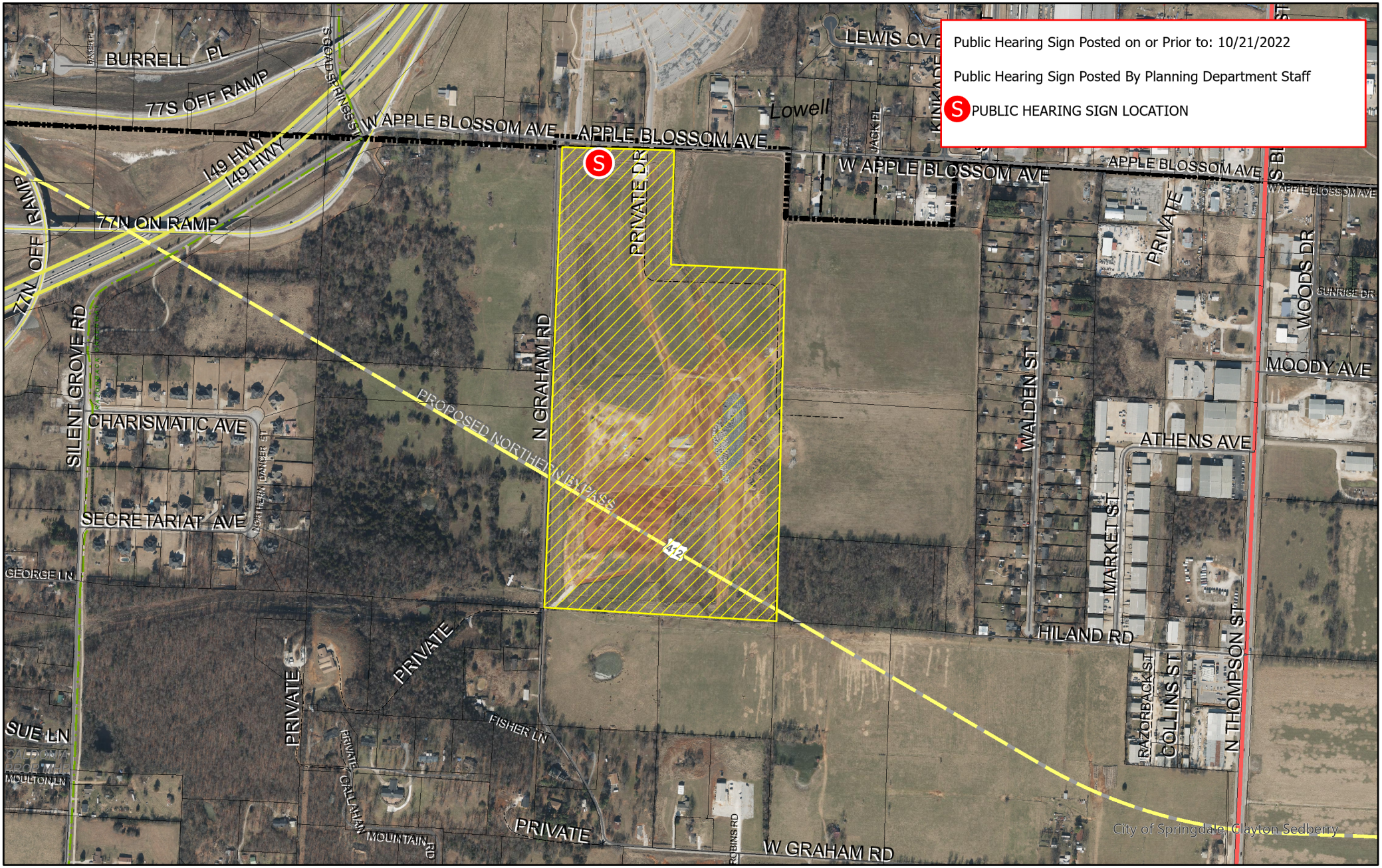
Ordinance No. 3258, § 1, 11-12-02: Chapter 110 – Streets, Sidewalks and Other Public Places.
Section 110-111. – Installation or improvement of sidewalks, curb and gutter, street paving or widening, drainage improvements. The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street or install or construct drainage facilities.

The proposed development has two entries along Apple Blossom Road with no proposed connection to Graham Road for this development. Furthermore, it is our understanding that Graham Road will become a dead-end road when the proposed 412 extension is constructed. We would like to request a waiver of improvements to Graham Rd as it relates to I-49 Industrial ph.2.

Ordinance No. 3258, § 1, 11-12-02: Chapter 112 – Subdivisions.

- *Section 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.*

City officials have stated in past public hearings that the City of Springdale would be improving Apple Blossom, starting from Business 71 thru the intersection of Dixieland and finishing West of the entrances to JB Hunt on the north side of Apple Blossom (the entrances to this development are practically across the street of the Apple Blossom entrances to JB Hunt) with the use of the bond program. Furthermore, acknowledging that this developer donated the future Dixieland ROW as well as aided in securing the forthcoming grant to fund the proposed Dixieland extension so that the funding originally dedicated to Dixieland could be reallocated to the expansion of Apple Blossom mentioned above. Finally, the entirety of Apple Blossom would need to be widened for the portion of roadway expansion in front of this development to be usable as it would create an unsafe environment to go from a 2-lane road to a 2.5 lane road back down to a 2 lane for only approximately 670’ of frontage of this development. We would like to request a waiver for the required streetlights to avoid the placing any electrical infrastructure that will change with the improvements to Apple Blossom Avenue and Graham Road.



Planning Commission Meeting
November 1, 2022

PROJECT: W22-18
APPLICANT: I-49 Industrial, LLC
REQUEST: Waiver of Street Improvements

445

Miles
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SPRINGDALE™
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Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: November 1, 2022

Re: **L22-61** **Large-Scale** **Roller Hangar**

Planning Comments:

1. This Large-Scale Development Plan has been given the number L22-61. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (standard comment).
3. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
    a. B22-98 Variance for Commercial Design Standards requested
        i. Central Features
        ii. Foundation Landscaping
4. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
5. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Commercial Design Standards

6. Foundation landscaping is required.
    a. Variance requested
7. Provide at least two of the items listed under Central Feature and Community Spaces in the Springdale Commercial Design Standard.
    a. Variance requested

Building & Fire Comments:

All Comments Addressed.

Engineering Summary:

- Show construction entrance on erosion control plan
- Need more information about timeline for street and trail improvements
- Show Pedestrian Access Easement for trail outside of ROW

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 10/26/2022

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)

- **Erosion Control Plan;**
    - **Show construction entrance/exit or wheel wash to prevent trackout.**

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

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

(Ord. No. 3258, § 1, 11-12-02)

- *110.31* - 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.

    - **Pedestrian Access Easement needed for trail improvements outside the ROW. Will the trail be built prior to this project?**

- *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.
    - **Will improvements to the access/ROW be done before this project?**

4. Chapter 130 – Zoning Ordinance

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

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

5. 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.

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: September 29, 2022 Payment Method: _____

Date Accepted as Complete: October 20, 2022 Project Number: L22-61

Must meet the below criteria for a Large Scale Submittal:

- [x] Pre-application meeting held with Springdale Planning Department. Date: 9/28
- [x] Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

  (Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting.)
- [x] Submit three (3) hard copies and one pdf of plans as well as SWPPP/Drainage Docs PDF, hard copies upon request
- [x] Submit complete architectural elevations. (If Applicable)
- [ ] Submit a copy of the warranty deed showing ownership of property. N/A airport property (lease)
- [x] Submit a unified lighting plan in pdf format. (If Applicable)
- [x] Submit the approved authorization of representation form, if property owner will represented by anyone other than themselves.
- [x] Submit the $500.00 review fee

APPLICATION CONTACTS:

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

Applicant (person making request)

Name: Joshua E. Roller, M.D.

E-mail: jroller@rollerweightloss.com

Address: 1695 E. Rainforest Road Suite 2 Fayetteville, AR 72703

Phone: 479-445-6460

Site/ Location: 714 S. Old Missouri Rd

Assessor's Parcel Number(s): 815-27469-000

Development Point of Contact for Question & Staff Reviews

Name: ESI - Brandon Rush, PE

E-mail: brush@engineeringservices.com

Address: 1207 S. Old Missouri Rd Springdale, AR 72764

Phone: (479) 751-8733

Current Zoning District: P-1

Rezone required: No

Total Acreage: 0.52

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

Name (printed): Joshua E. Roller, M.D. Date: 9/29/22

Signature: _____

Staff Notes:

9/28 L22-61
Robert Hunsay

www.SpringdaleAR.gov

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Pre-Application Meeting Notes

Please include this document with the project's Large Scale Development or Non Large Scale Development application.

Names of all persons present at pre-application meeting: Patsy Christie, Rick Bang, Jason Appel, Gail Stith, Steve Goss, Brandon Rush
Name of main point of contact for project: Brandon Rush
Parcel Number(s): 815-27469-000
Acreage of the proposed development: 0.52
Type of project: Commercial
When is the intended application date? 9/29
Per the date above, the earliest Planning Commission meeting date would be: 11/1

Is there a street address? If not, please complete the 911 Address Assignment form on the City of Springdale's GIS Department website. Not yet

Is this proposal in a commercial zone? If yes, Commercial Design Standards will need to be met. No

Is this project located in the Downtown Form-Based Code District or S.E.E.D. Districts? If yes, the Form-Based Code rules will apply. No

Does this project involve a multifamily structure? If yes, Multifamily Design Standards will apply. No

All projects must meet the requirements of the Drainage Criteria Manual. Letter

Are you intending to bond for any aspects of this project? (landscaping, sidewalks, etc) No

Is there a prepared photometric plan? Yes

Is there a prepared landscaping plan featuring perimeter and frontage landscaping? Yes

Based upon this discussion, what variances/waivers will be required? add variance for front. LS.

Please state all of the Fire Code issues mentioned.

May need to separate uses 16' gate in fence

DESIGN PLANS FOR A

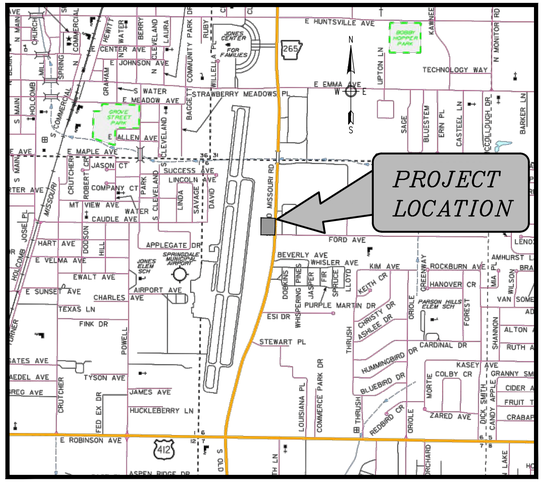
PROPOSED HANGAR
LARGE SCALE DEVELOPMENT

SERVING

JOSHUA E. ROLLER, M.D.

OLD MISSOURI ROAD
SPRINGDALE, ARKANSAS

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
–	COVER
1	LARGE SCALE DEVELOPMENT
2	TYPICAL DETAILS
3	LIGHTING PLAN
4	STORMWATER POLLUTION PREVENTION PLAN



VICINITY MAP

October 18, 2022

L22–61

BY

ENGINEERING SERVICES INC.

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

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

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

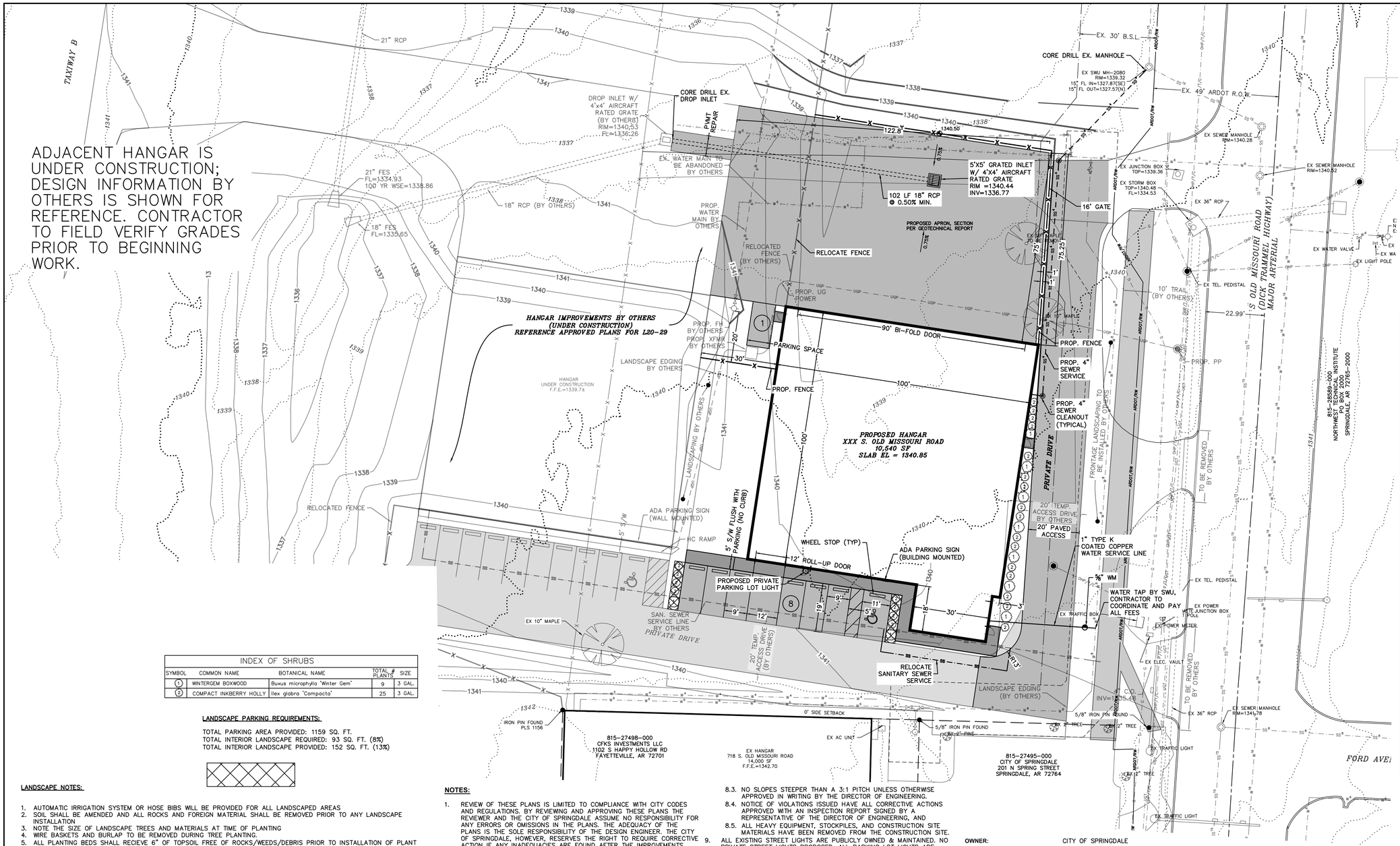
NOTES:

1. REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.

2. ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS, AS CONTAINED IN CHAPTER 110, ART. III, OF THE CODE OF ORDINANCES, CITY OF SPRINGDALE, ARKANSAS.

3. VARIANCE B22–98 APPLIED FOR FROM COMMERCIAL DESIGN STANDARDS – COMMUNITY SPACES & FOUNDATION LANDSCAPING.

ADJACENT HANGAR IS UNDER CONSTRUCTION; DESIGN INFORMATION BY OTHERS IS SHOWN FOR REFERENCE. CONTRACTOR TO FIELD VERIFY GRADES PRIOR TO BEGINNING WORK.



INDEX OF SHRUBS				
SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
①	WINTERGEM BOXWOOD	Buxus microphylla 'Winter Gem'	9	3 GAL.
②	COMPACT INKBERRY HOLLY	Ilex glabra 'Compacta'	25	3 GAL.

LANDSCAPE PARKING REQUIREMENTS:

TOTAL PARKING AREA PROVIDED: 1159 SQ. FT.
TOTAL INTERIOR LANDSCAPE REQUIRED: 93 SQ. FT. (8%)
TOTAL INTERIOR LANDSCAPE PROVIDED: 152 SQ. FT. (13%)

LANDSCAPE NOTES:

1. AUTOMATIC IRRIGATION SYSTEM OR HOSE BIBS WILL BE PROVIDED FOR ALL LANDSCAPED AREAS
2. SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION
3. NOTE THE SIZE OF LANDSCAPE TREES AND MATERIALS AT TIME OF PLANTING
4. WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
5. ALL PLANTING BEDS SHALL RECIEVE 6" OF TOPSOIL FREE OF ROCKS/WEEDS/DEBRIS PRIOR TO INSTALLATION OF PLANT MATERIAL
6. ALL PLANTING BEDS SHALL RECEIVE RIVER ROCK OR ORGANIC MULCH AT TIME OF INSTALLATION
7. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING OR MATERIAL OTHER THAN VEGETATION/SOD.
8. SHADE TREES SHALL HAVE A MIN. CALIPER OF 3" AND A HEIGHT OF 8'
9. ORNAMENTAL TREES SHALL HAVE A MIN. CALIPER OF 1.5" AND A HEIGHT OF 4'
10. ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED WITHIN THE NEXT APPROPRIATE GROWNG SEASON
11. IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED FEATURES.
12. TREES SHALL BE STAKED AS NECESSARY TO PREVENT LEANING OR FALLING OVER.
13. TREES SHALL BE AT LEAST 7.5 FEET FROM ANY UTILITY MAIN LINES.
14. PLANT MATERIAL TO BE GUARANTEED FOR A MINIMUM PERIOD OF THREE (3) YEARS FROM DATE OF INSTALLATION.
15. TREES FRONTING LOCAL STREETS WILL REQUIRE LOWER BRANCHES TO BE TRIMMED.

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2. ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED (EXAMPLE: 15'BC) AS TO BACK OF CURB.
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. THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
6. THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAT ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
7. ALL DEVELOPMENTS AFTER AUGUST 20, 2007 MUST HAVE UTILITY WIRES, LINES, AND/OR CABLES IN SAID DEVELOPMENTS MUST BE PLACED UNDERGROUND. EXCLUDING 12Kv AND ABOVE.
8. 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:
   - 8.1. DEVELOPMENT AND GRADING WITH THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
   - 8.2. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
   - 8.3. NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING.
   - 8.4. NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
   - 8.5. ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
9. ALL EXISTING STREET LIGHTS ARE PUBLICLY OWNED & MAINTAINED. NO PRIVATE STREET LIGHTS PROPOSED. ALL PARKING LOT LIGHTS ARE PRIVATELY OWNED & MAINTAINED.
10. THIS PROPERTY IS NOT WITHIN A FLOODPLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP #05143C0090F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: MAY 16, 2008

OWNER: CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE, AR 72764

DEVELOPER: JOSHUA E. ROLLER, M.D.
1695 E. RAINFOREST ROAD
SUITE 2
FAYETTEVILLE, AR 72703

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

CITY ZONING: P-1 INSTITUTIONAL DISTRICT

BUILDING SETBACKS: FRONT: 30' (50 IF PARKING BTWN R.O.W. & BLDG)
SIDE-0' (25' WHEN CONTIGUOUS TO RESIDENTIAL)
REAR-25'

NET/GROSS AREA: 93.0 ACRES

PARKING REQUIRED: 1 SPACE PER 1,200 SF OF GROSS FLOOR AREA (INCL. 1 ADA SPACE) 11080/1200=9

PARKING PROVIDED: 6 , INCL. 1 ADA VAN ACCESSIBLE SPACE

GRID N W E S

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 20'
0 10' 20' 40'

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13828
THOMAS JASON APPEL

CERTIFICATE OF AUTHORIZATION
ENGINEERING SERVICES, INC.
131
ARKANSAS

LEGEND

- IRON PIN FOUND
- MAG NAIL FOUND
- C. PROPERTY LINE
- SAW-CUT LINE
- EX. EASEMENT LINE
- EX. BUILDING SETBACK LINE
- EX. ROAD CENTERLINE
- EX. CURB & GUTTER
- 1369 EX. CONTOUR
- 1368 PROPOSED CONTOUR
- OHP/T EX. OVERHEAD POWER LINE
- G EX. GAS LINE
- UGT EX. UNDERGROUND TELEPHONE LINE
- SS EX. 8" SEWER LINE
- EX. STORM DRAIN LINE
- W EX. WATER LINE
- F.O. EX. FIBER OPTIC LINE
- EX. WATER METER
- EX. FIRE HYDRANT
- EX. SEWER MANHOLE
- EX. POWER POLE
- EX. WATER VALVE
- EX. LIGHT POLE
- EX. SIGN
- EX. HANDICAP PARKING
- EX. WATER METER
- EX. TRAFFIC POLE
- EX. GAS MANHOLE
- EX. ELECTRIC MANHOLE
- EX. TELEPHONE MANHOLE
- EX. TREES
- EX. SEWER VALVE
- EX. WATER MANHOLE
- EX. FIBER OPTIC VAULT
- EX. TELEPHONE BOX
- EX. MAILBOX
- EX. GAS METER
- EX. GAS VALVE
- EX. PARKING STRIPE
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE
- 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

PARCEL 815-27469-000

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE FRACTIONAL NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION SIX (6), TOWNSHIP SEVENTEEN (17), NORTH RANGE TWENTY NINE (29) WEST, EXCEPT THAT PART OF THE LAST NAMED FORTY ACRE TRACT WHICH LIES EAST OF THE "OLD MISSOURI ROAD". ALSO THE EAST SEVEN ACRES OF THE NORTHWEST QUARTER OF SECTION SIX (6), IN TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY NINE (29) WEST, ALSO THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION ONE (1) IN TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST.

CONSTRUCTION SEQUENCE:

1.) INSTALL EROSION CONTROL.
2.) STRIP EXISTING TOP SOIL.
3.) PREPARE SUB-GRADE AND BASE MATERIAL.
4.) POUR CONCRETE AND ASPHALT.
5.) FINAL GRADING AND ESTABLISH VEGETATION.

ENGINEERING SERVICES INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, ARKANSAS 72764

LARGE SCALE DEVELOPMENT
ROLLER HANGAR
OLD MISSOURI ROAD
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2022 ENGINEERING SERVICES, INC. 10/18/2022 3:37 PM
C:\ESI\PROJECTS\2022\22968\DWG\22968 PLAT.DWG

SCALE: N.T.S.
DATE: Oct 18, 2022
ENGINEER: TJA
DRAWN BY: BJR
W.O. #: 22968

L22-61

1

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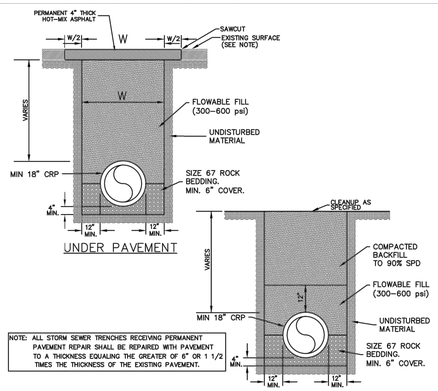
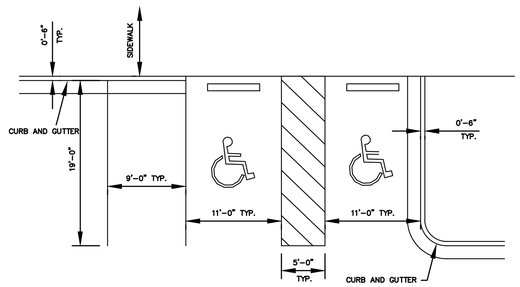


STORM SEWER BEDDING AND BACKFILL

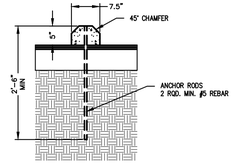
NOT TO SCALE

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-8	



HANDICAPPED RAMP AND PARKING DETAILS



WHEEL STOP DETAIL

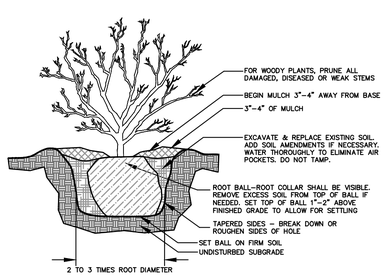
NOT TO SCALE

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.
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.

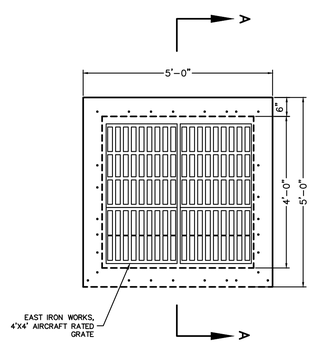


LEGEND – GREEN (RETROREFL), WHITE SYMBOL ON BLUE (RETROREFL)
BACKGROUND – WHITE (RETROREFL)

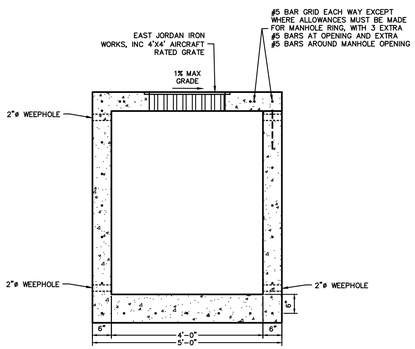


SHRUB PLANTING DETAIL

NOT TO SCALE



PLAN



SECTION A–A

TYPICAL GRATED INLET

NOT TO SCALE

ENGINEERING SERVICES INC.
1703 S. 48th STREET, SUITE 205
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS
PROPOSED HANGAR
OLD MISSOURI ROAD
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: N.T.S.
DATE: Oct 17, 2022
ENGINEER: TJA
DRAWN BY: BJR
W.O. #: 22968

L22-61

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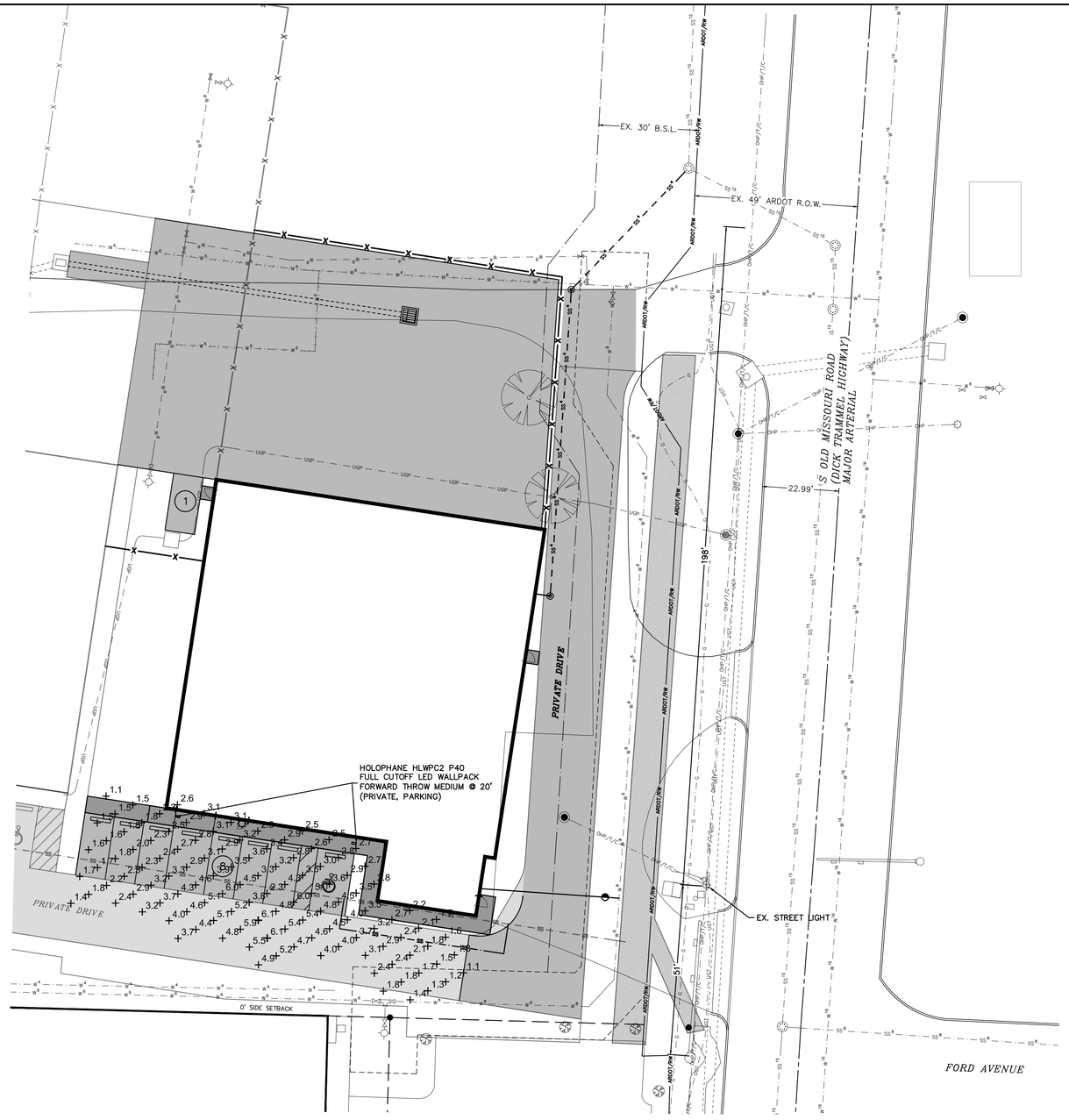

LEGEND

- IRON PIN FOUND
- MAG NAIL FOUND
- C. PROPERTY LINE
- SAW-CUT LINE
- EX. EASEMENT LINE
- EX. BUILDING SETBACK LINE
- EX. ROAD CENTERLINE
- EX. CURB & GUTTER
- EX. CONTOUR
- PROPOSED CONTOUR
- EX. OVERHEAD POWER LINE
- EX. GAS LINE
- EX. UNDERGROUND TELEPHONE LINE
- EX. 8" SEWER LINE
- EX. STORM DRAIN LINE
- EX. WATER LINE
- EX. FIBER OPTIC LINE
- EX. WATER METER
- EX. FIRE HYDRANT
- EX. SEWER MANHOLE
- EX. POWER POLE
- EX. WATER VALVE
- EX. LIGHT POLE
- EX. SIGN
- EX. HANDICAP PARKING
- EX. WATER METER
- EX. TRAFFIC POLE
- EX. GAS MANHOLE
- EX. ELECTRIC MANHOLE
- EX. TELEPHONE MANHOLE
- EX. TREES
- EX. SEWER VALVE
- EX. WATER MANHOLE
- EX. FIBER OPTIC VAULT
- EX. TELEPHONE BOX
- EX. MAILBOX
- EX. GAS METER
- EX. GAS VALVE
- EX. PARKING STRIPE
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE
- PROPOSED FENCE
- PROPOSED EASEMENT LINE
- PROPOSED SIDEWALK
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED WATERLINE
- PROPOSED HANDICAP RAMP
- PROPOSED STORM BOX & PIPE
- PROPOSED SEWER MANHOLE & PIPE

ENGINEERING SERVICES INC.
1703 S. 48th STREET, SUITE 1
SPRINGDALE, ARKANSAS 72764

LIGHTING PLAN
ROLLER HANGAR
OLD MISSOURI ROAD
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: N.T.S.
DATE: Oct 18, 2022
ENGINEER: TJA
DRAWN BY: BJR
W.O. #: 22968

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L22-61

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NOTES:

1.) ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOP SOIL AND RE-VEGETATED PER SECTION 169.06 OF THE UDC. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

2.) WHEN SILT FENCE OR WATTLES ARE NOT PLACED AT A CONSTANT ELEVATION FOLLOWING CONTOURS ON STEEP SLOPES, THE "J" HOOP METHOD SHOULD BE USED (AT 50 FT INTERVALS) TO CREATE PONDING AND PREVENT EROSION OF THE TRENCH BACKFILL OF SILT FENCE INSTALLATION.

3.) ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.

4.) PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.

5.) TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.

6.) RE-VEGETATION. RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER:
- TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE REVEGETATED AS SET FORTH IN§169.06(F)(6) BELOW. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE TREES ROOT SYSTEM.
- ZERO TO 10% GRADE: RE-VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
- 10:1 UP TO 4:1 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
- 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF
- MORE THAN 3:1 GRADE: ANY FINISH GRADE OVER 3:1 SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING:
  - RETAINING WALLS; CRIBBING WITH LANDSCAPE FABRIC; TERRACING WITH GROUNDCOVER; RIPRAP; STAKED SOD (UP TO 2:1 SLOPE)
  - IF CRIBBING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.

7.) PERMANENT EROSION CONTROL. THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.

8.) DUST. WHERE EXCESSIVE DUST MAY BECOME A PROBLEM, A PLAN FOR SPRAYING WATER ON HEAVILY TRAVELED DIRT AREAS SHALL BE ADDRESSED.

9.) CONSTRUCTION EXITS. A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 6' THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3". IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.

10.) DEBRIS, MUD, AND SOIL IN PUBLIC STREETS. DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.

11.) FRANCHISE AND PRIVATE UTILITIES. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

TOTAL DISTURBED AREA: 0.78 ACRES

GRID N

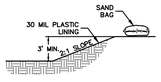
GRAPHIC REPRESENTATION ONLY

SCALE 1" = 20'

0 10' 20' 40'

LEGEND

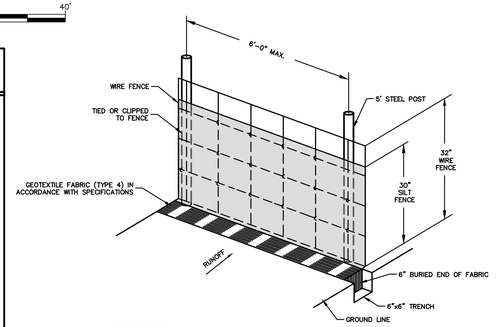
- PROPOSED FLOWLINE DIRECTION
- INLET PROTECTION
- WIRED REINFORCED BURIED EDGE SILT FENCE
- MUD ABATEMENT ENTRANCE
- 1390 EXISTING CONTOURS
- 1388 PROPOSED CONTOURS
- AREA OF SOIL DISTURBANCE
- CHECK DAM



SECTION A – A

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

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

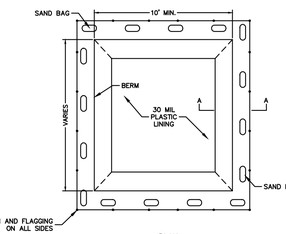


SILT FENCE NOTES

1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. HERE FENCE CANNOT BE TRENCHED IN (e.g.PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

WIRED REINFORCED BURIED EDGE SILT FENCE

NOT TO SCALE

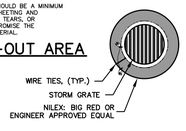


PLAN

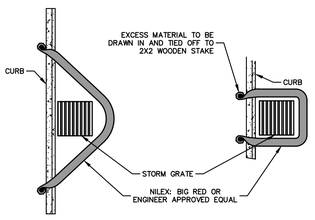
NOTES:
1) LATH AND FLAGGING SHOULD BE COMMERCIAL TYPE.
2) PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 30 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL

CONCRETE WASH-OUT AREA

NOT TO SCALE



DRAIN INLET PLAN



CURBSIDE OPTION "A" PLAN

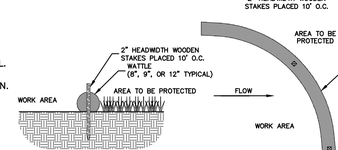
CURBSIDE OPTION "B" PLAN

NOTES;

1. NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE.
2. SEED AND MULCH SHALL BE PLACED (BY OWNER) IN ALL AREAS WHERE VEGETATION IS DISTURBED.
3. STRAW AND WOOD CHIPS SHALL BE PLACED TO PROVIDE TEMPORARY PROTECTION WHILE FINAL GRADING IS BEING COMPLETED.
4. PLACE FILTER FABRIC ON ALL CURB INLETS.
5. 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.
6. ALL DISTURBED AREAS, THAT ARE NOT PAVED, SHALL BE TOPSOILED, SEEDED AND STRAWED UNTIL GRASS IS ESTABLISHED.
7. WATTLES ARE USED AS ENERGY DISSIPATION DEVICES
8. WATTLES ARE USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE
9. WATTLES MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED

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.



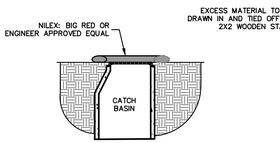
COMPOST SOCK CONNECTION/ ATTACHMENT DETAIL



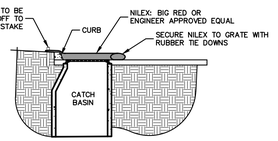
NOTES:
1) ALL MATERIAL TO MEET SPECIFICATIONS.
2) WATTLE FILL TO MEET APPLICATION REQUIREMENTS.
3) COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

CHECK DAM DETAIL

NOT TO SCALE



DRAIN INLET SECTION



CURBSIDE SECTION

NOTES:
1) ALL MATERIAL TO MEET SPECIFICATIONS.
2) NILEX-BIG RED TO MEET APPLICATION REQUIREMENTS.
3) COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

INLET PROTECTION

NOT TO SCALE

ENGINEERING SERVICES INC.
1707 S. 48TH ST. SUITE A
SPRINGDALE, ARKANSAS 72764

STORMWATER POLLUTION PREVENTION PLAN

ROLLER HANGAR
OLD MISSOURI ROAD
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: N.T.S.

DATE: Oct 18, 2022

ENGINEER: TJA
DRAWN BY: BJR

W.O. #: 22968

L22-61

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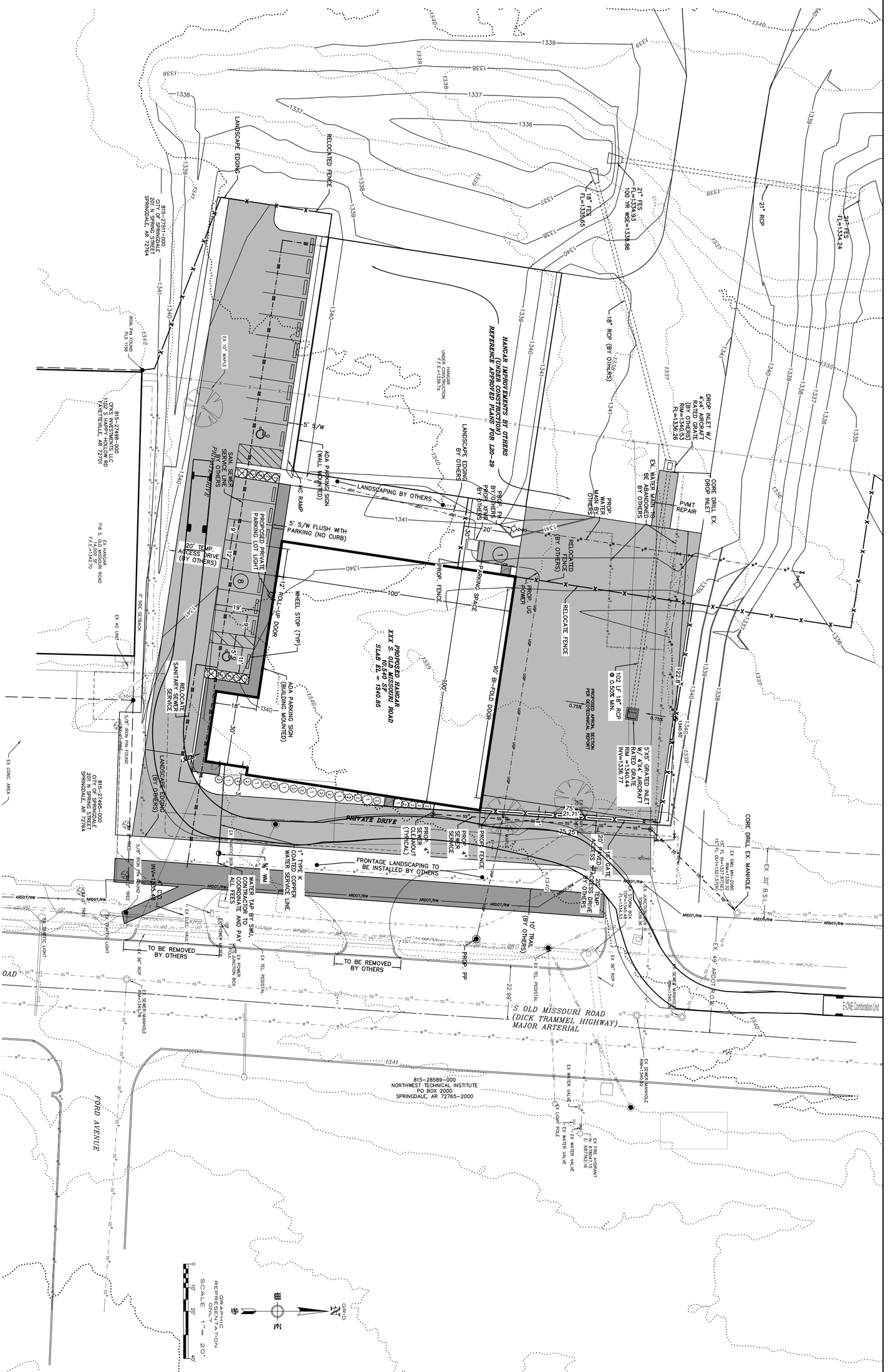

REVISION	DATE	DESCRIPTION

SCALE: 1"=20'

DATE: Oct 18, 2022

DESIGNED: BJR

DRAWN BY: BJR

W.O. #: 22968

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Z:\ESI-22968 ROLLER HANGAR ASD\22968\AUTOTURN FIRETRUCK.dwg

FIRE TRUCK TURN EXHIBIT
ROLLER HANGAR
SPRINGDALE, ARKANSAS

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

OCCUPANT LOAD BY SPACE					
Room #	Room Name	Area	Occupancy Classification	FAPO	Total Occupants
FIRST FLOOR					
100	HANGAR	9735 SF	Warehouses	500 SF	19.47
202	OFFICE	438 SF	Business Areas	100 SF	4.38
MEZZ					
200	LOUNGE	486 SF	Business Areas	100 SF	4.86
					28.71

EGRESS DISTANCES	
Exit Path	Exit Path Distance
A	69' - 6"
B	28' - 0"
C	47' - 6"

CODE SUMMARY

APPLICABLE CODES:
INCLUDED BUT NOT LIMITED TO, THE LATEST ADOPTED ADDITIONS OF THESE CODES AS AMENDED BY THE CITY OF SPRINGDALE AND THE STATE OF ARKANSAS

- 2012 AR Fire Prevention Code
- 2010 AR Mechanical Code
- 2018 AR Plumbing Code
- 2018 AR Fuel Gas Code
- 2017 National Electric Code
- 2014 AR Energy Code
- 1998 ANSI (accessibility code)

THIS PROJECT IS A NEW BUILDING ON A PREVIOUSLY UNDEVELOPED SITE. SITE PLANS HAVE BEEN SUBMITTED BY A CIVIL ENGINEER UNDER A SEPARATE COVER.

THE BUILDING IS NOT SPRINKLERED.

BUILDING DATA:
PROPOSED USE: GROUP 3 AIRCRAFT HANGAR
OCCUPANCY TYPE: S-1

CONSTRUCTION TYPE: 2B

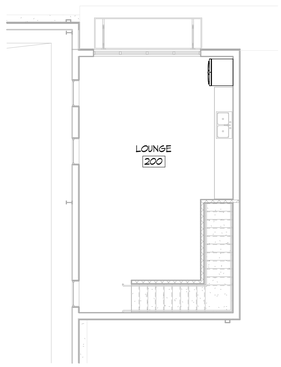
ALLOWABLE BUILDING AREA = 17,500 SF
ALLOWABLE HT/STORIES = 1 STORIES AND 55'

TOTAL BUILDING AREA = 9,630 SF
SPECIAL USE 412.4
EXTERIOR WALLS ARE LOCATED GREATER THAN OR EQUAL TO 30' - NO FIRE RATING REQ'D
FLOOR SURFACES WILL BE GRADED TO PREVNET WATER OR FUEL FROM REMAINING ON FLOOR AND DRAINED WITH AN OIL SEPARATOR.
VENTED INFARED RADIANT HEATING SHALL BE MORE THAN 10 FEET FROM THE UPPER SURFACE OF WINS.
NO DOPING WILL BE PERFORMED IN BUILDING
PER TABLE 412.4.6 - GROUP 3 HANGAR - NFPA 409 - GROUP 3 HANGERS NOT REQUIRED TO BE SPRINKLERED.

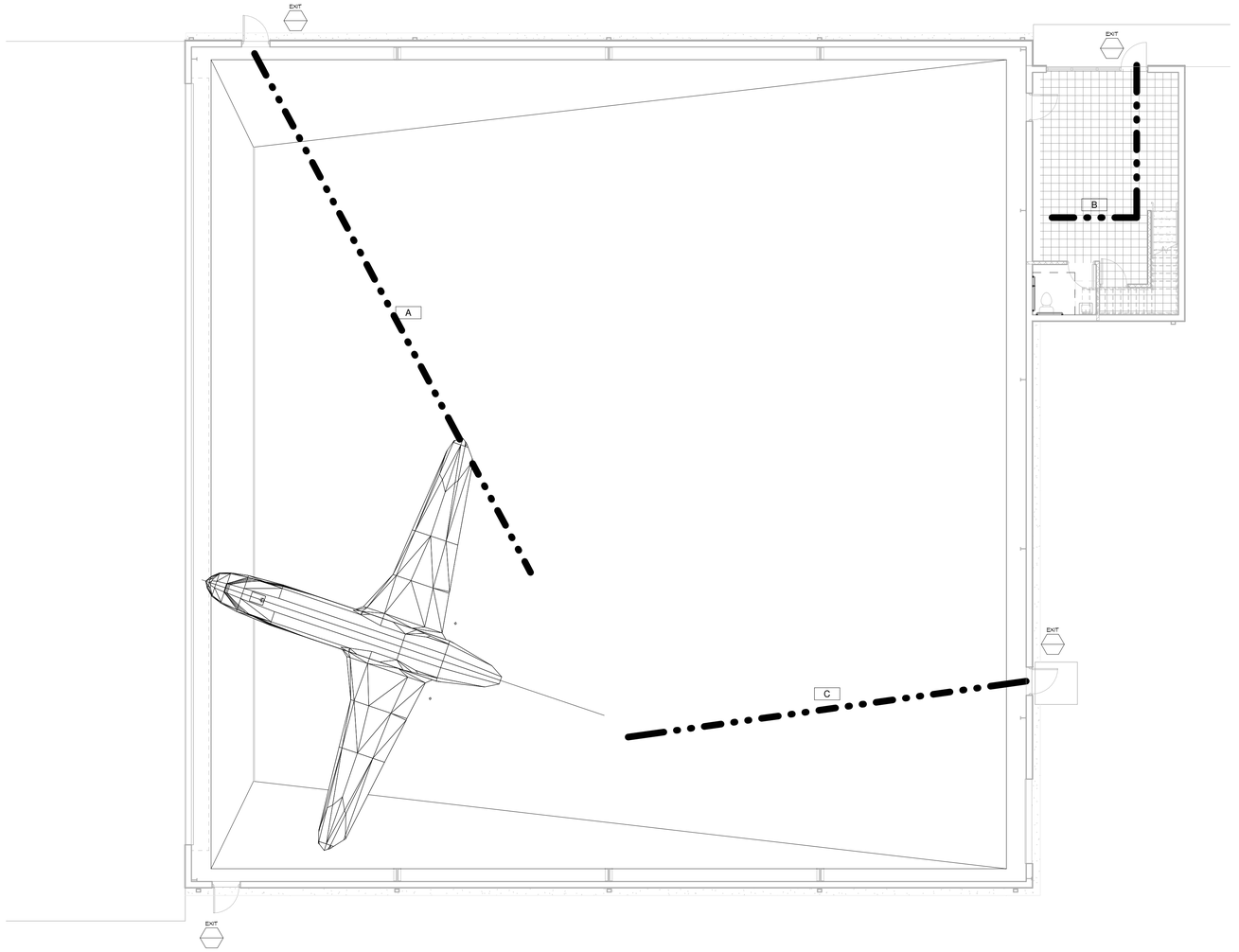
LEGEND

FE = RECESSED FIRE EXTINGUISHER CABINET

DOOR EGRESS:
OCCUPANTS ACTUAL
OCCUPANTS ALLOWABLE



3 MEZZ CODE
1/8" = 1'-0"



Accessory Storage/Mechanical
Aircraft Hangers
Business Areas

1 FIRST FLOOR LIFE SAFETY PLAN
1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

Burris Architecture
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

ROLLER HANGAR
SPRINDALE
SPRINGDALE, AR

DATE 9-23-22
JOB NO. 22084
REVISIONS

A0.2
CODE FOOTPRINT

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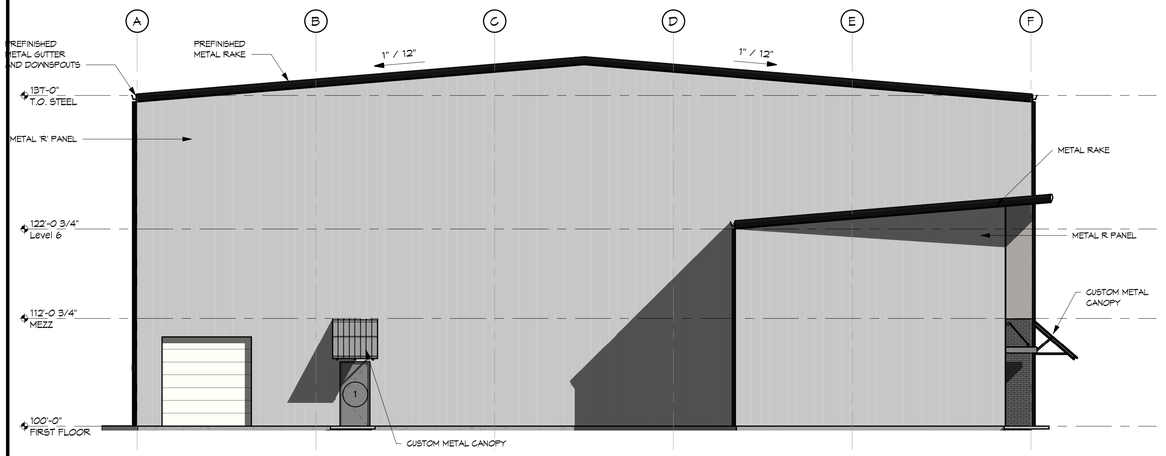
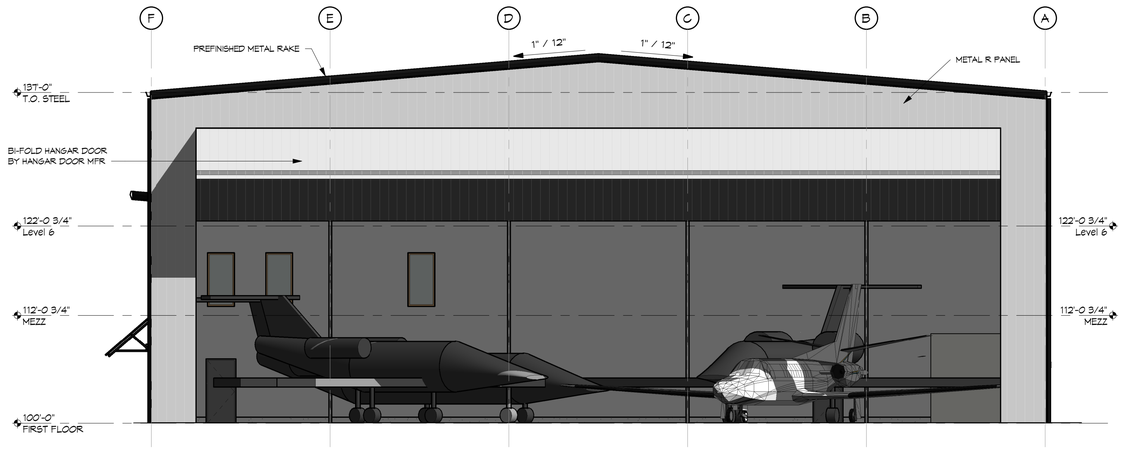
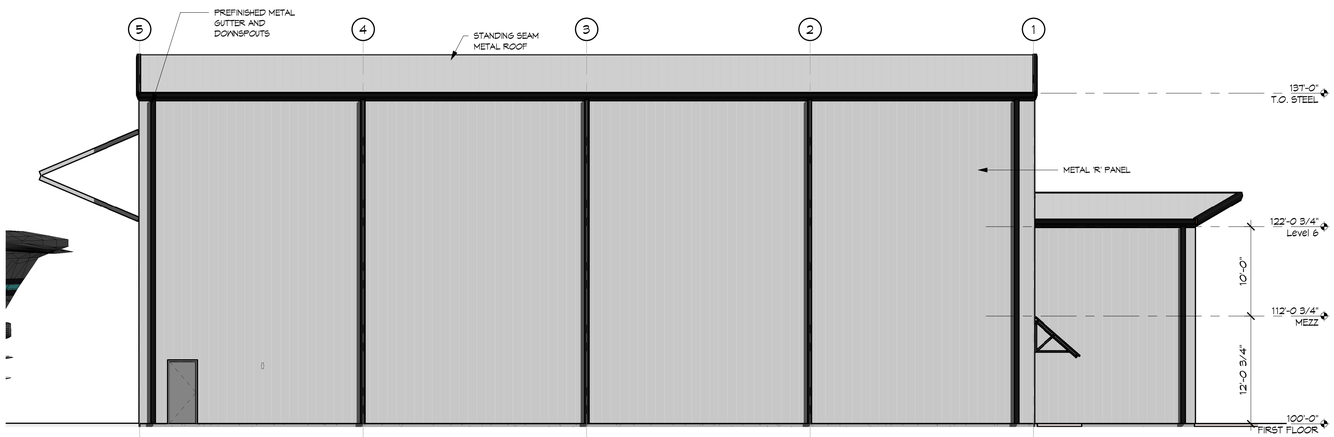


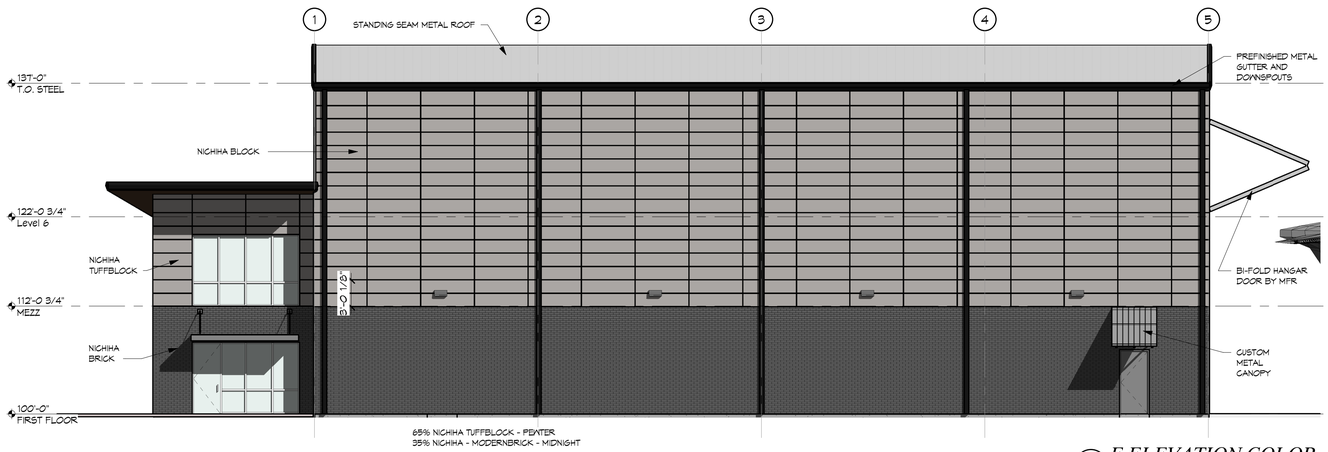
2 S ELEVATION COLOR
1/8" = 1'-0"



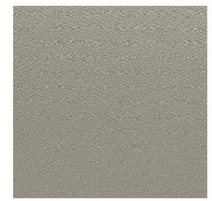
1 N ELEVATION COLOR
1/8" = 1'-0"



3 W ELEVATION COLOR
1/8" = 1'-0"



4 E ELEVATION COLOR
1/8" = 1'-0"



TUFFBLOCK
Pewter



MODERNBRICK
Midnight

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479-319-6045

ROLLER HANGAR
SPRINDALE
SPRINGDALE, AR

DATE 9-23-22
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A7.0
COLOR ELEVATIONS

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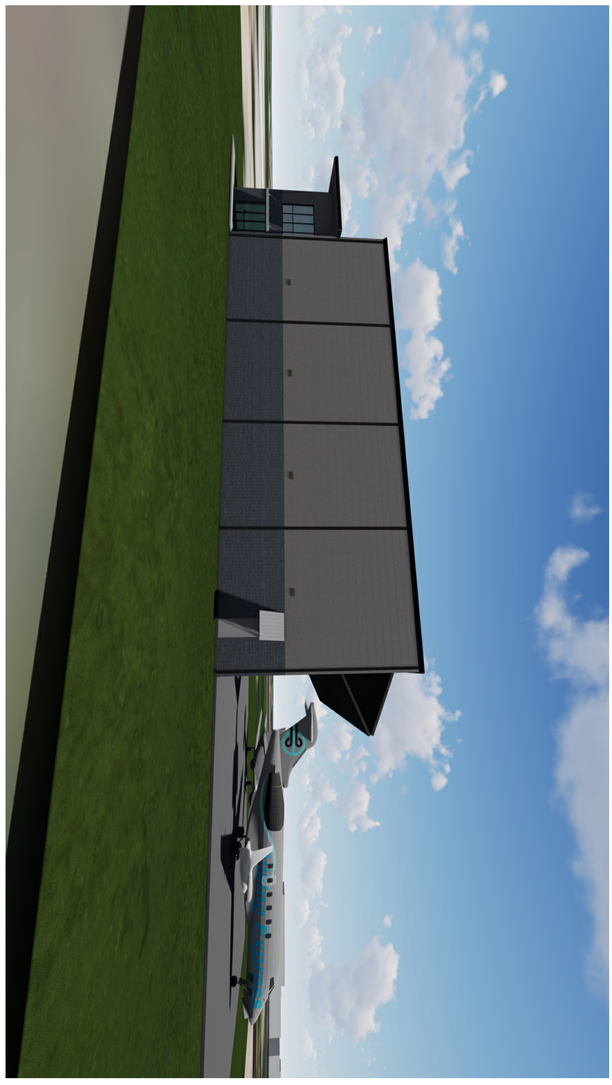

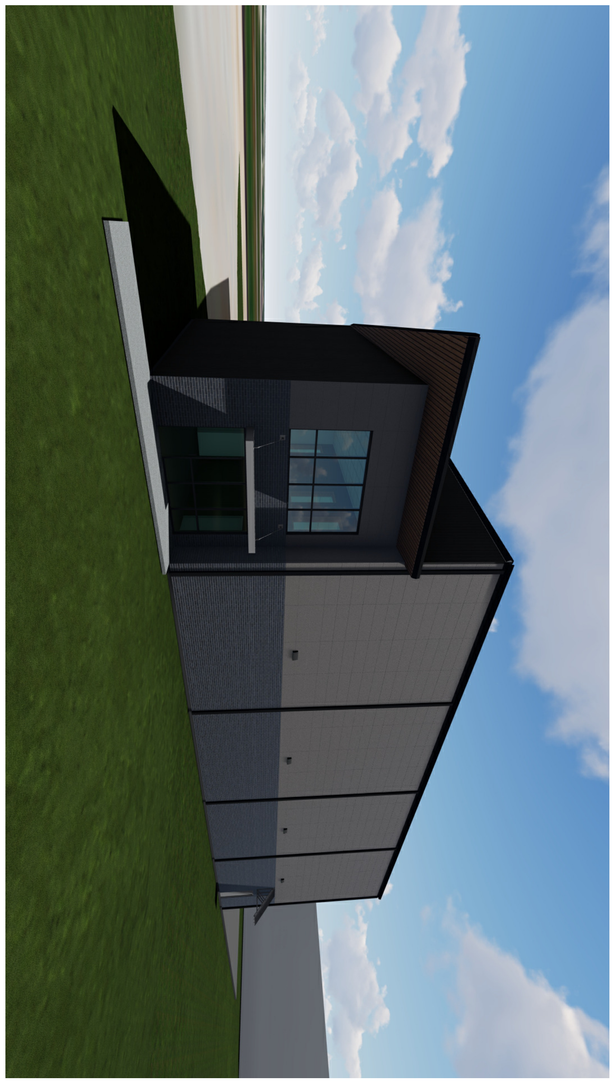





A7.1
COLOR RENDERINGS

DATE 9-23-22
JOB NO. 22084
REVISIONS

ROLLER HANGAR
SPRINDALE
SPRINGDALE, AR

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

L22-61

September 29, 2022

City of Springdale
c/o Debbie Pounders
Planning & Community Development Division
208 S. Blair Street
Springdale, Arkansas 72764

Via email: planningapplications@springdalear.gov

Re: Certified List of Adjacent Property Owners
Roller Hangar
Old Missouri Road
Springdale, AR

City of Springdale Planning Staff:

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

815-27591-000, 815-27468-000,
815-28766-000, 815-28754-000,
815-23068-000, 815-27619-000
815-28465-000
CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE AR 72764

815-27460-000, 815-27461-000,
815-27466-000, 815-27463-000,
815-27462-000,
TALDO RENTALS LLC
5100 S THOMPSON ST SPRINGDALE AR 72764

815-27464-000, 815-27465-000
TALDO PROPERTIES LLC
5100 S THOMPSON
SPRINGDALE AR 72764

815-28589-000
NORTHWEST TECHNICAL INSTITUTE
PO BOX 2000
SPRINGDALE AR 72765-2000

815-23185-000
HARRIS, DAVID W
22499 DERIK RD
SPRINGDALE AR 72764

815-27492-000, 815-27502-000
SLONE, MICHAEL DAVID LIFETIME ASSET TRUST
4476 WATERSIDE CT
FAYETTEVILLE, AR 72703

815-27498-000
CFKS INVESTMENTS LLC
1102 S HAPPY HOLLOW RD FAYETTEVILLE AR 72701

815-27515-000
CEM AVIATION LLC
PO Box 749
SPRINGDALE AR 72765

815-27509-000
PHOENIX ENTERPRISES INC
15735 HICLORY LN
LOWELL AR 72745

815-28594-000
MATHIAS SHOPPING CENTERS INC
PO BOX 6485
SPRINGDALE AR 72766-6485

815-28594-010
LLOYD, BEVERLY M; LLOYD, BRAD C
19717 BENNINGTON RD
SPRINGDALE AR

815-27510-000
MAX'S AVIATION
1327 Elm Springs St
Springdale AR 72762-9119

815-27499-000
KEE LLC
1200 E JOYCE BLVD
FAYETTEVILLE AR 72703

815-27500-000
GOSHEN AVIATION LLC
2600 S THOMPSON
SPRINGDLAE AR 72764

815-28622-000
BNB LLC
PO BOX 1190
SPRINGDALE AR 72765

815-28613-000, 815-28614-001
FLYING THE COOP LLC
PO DRAWER G
SPRINGDALE AR 72765-2030

815-28614-002
J E LINDSEY FAMILY LIMITED PARTNERSHIP
PO BOX 13000
FAYETTEVILLE AR 72703-1000

815-28614-003
BRAD BARNETT INSURANCE AGENCY INC
524 BROADWAY ST
LITTLE ROCK AR 72201

815-28614-000
JRG HOLDINGS LLC
PO BOX 185
FAYETTEVILLE AR 72702

815-28616-000
SQUIRES FARMS INC
20213 VANZANT RD
SPRINGDALE AR 72764

815-28637-000
WIKI LYNX LLC
1138 N GERMANTOWN PKWY
STE 101-371
CORDOVA TN 38016

815-28637-001
P2CM LLC
PO BOX 707
SPRINGDALE AR 72765-0707

815-28635-000
J & J FARMS LLC
PO BOX 345
SPRINGDALE AR 72765

815-28632-000
PSC HOLDCO LLC
3487 CHATSWORTH RD
FAYETTEVILLE AR 72703

815-28633-000
CG KG STORE SPRINGDALE AR LLC
145 SW 3RD ST
HURON SD 57350

815-28649-060
NORTHWEST ARKANSAS INVESTORS
19844 GROTH RD
SPRINGDALE AR 72764

815-28650-000, 815-28651-002, 815-29232-020
FORT WORTH PARTNER LLC
1662 E AMBER DR
FAYETTEVILLE AR 72703

815-27487-000
THOMPSON FAMILY VENTURES LLC
3618 N BRODIE STATION
FAYETTEVILLE AR 72703-3104

815-27487-001
THOMPSON, PHILIP ALAN
1669 E CAROLYN DR
FAYETTEVILLE AR 72701

815-27488-000, 815-27486-000
RPC REALTY LLC
2755 WILLOW BEND CIR
SPRINGDALE AR 72762

815-27473-000
ALLNUT, JAMES CARL TRUST; JAUREQUI,
CARMEN A 2002 TRUST
503 DAVID ST
SPRINGDALE, AR 72764

815-27477-000
RIGGS, NICOLE; RIGGS, JULIE
803 SUCCESS AVE
SPRINGDALE AR 72764

815-25997-000, 815-25996-000,
815-25995-000, 815-25994-000,
815-25993-000
HOUSING AUTHORITY OF THE CITY OF SPRINGDALE AR
5 APPLEGATE DR
SPRINGDALE, AR 72764

Very truly yours,

Rodney Woods, P.S.

Z:\Engineers\00 - Engineer Projects\22968 Roller Hangar ASG\03 Pre-Construction Plan Submittals\2022-09-29 Submittal #1\CLAPO.docx

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Commercial Design Standards

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

STAFF USE ONLY

Date Application Submitted: September 29, 2022

Date Accepted as Complete: October 18, 2022 Project Number: B22-98

APPLICATION CONTACTS:

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Joshua E. Roller, M.D.	Name: ESI - Brandon Rush, PE
E-mail: jroller@rollerweightloss.com	E-mail: brush@engineeringservices.com
Address: 1695 E. Rainforest Road Suite 2 Fayetteville, AR 72703	Address: 1207 S. Old Missouri Rd Springdale, AR 72764
Phone: 479-445-6460	Phone: (479) 751-8733
Site/ Location: 714 S. Old Missouri Rd	Current Zoning District: P-1
Assessor's Parcel Number(s): 815-27469-000	Rezone required: No
	Total Acreage: 0.52

The Planning Commission may approve variances to depart from the literal requirements of the Commercial Design Standards where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of the design standards.

Fee for Variance Application is $75

Check item(s) for which variance is requested:

- ☐ **ENTRANCES** – one customer entrance on all sides of principal building directly facing abutting public right of-way
- ☐ **PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building

☐ **STRUCTURE BACK AND SIDES**
- ☐ Minimum setback according to zoning district requirements
- ☐ Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan

☐ **PEDESTRIAN FLOW**
- ☐ Sidewalk along all sides of lot abutting public right-of-way required per Master Street Plan
- ☐ 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site
- ☐ 5' sidewalk along the full length of building on façade featuring customer entrance an façade abutting public parking areas 6' from façade of building
- ☐ Weather protection features within 30' of all customer entrances, constructed parallel to building façade
- ☐ Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort

☒ **CENTRAL FEATURES AND COMMUNITY SPACES**
- ☒ Provision of at least 2 central features
- ☐ Direct access to public sidewalk network

☐ **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**
- ☐ Use of similar building materials
- ☐ Use of similar architectural styles or theme

☐ **OUTDOOR STORAGE, TRASH COLLECTION AND LOADING AREAS**
- ☐ Not visible from public right-of-way, located within 20' of any public street, sidewalk or internal pedestrian way
- ☐ Incorporated into the overall design of the building
- ☐ Screening material similar to principal materials of the building and landscape
- ☐ Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets
- ☐ Landscaped so not attention is attached to the function by the use of screening material an no attention is attached to the function by the use

☐ **FACADES AND EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses
- ☐ Minimum 3' depth
- ☐ Minimum of 20 contiguous feet within each 100' of façade length
- ☐ Extends 20% of the façade

☐ **DETAIL FEATURES**
- ☐ Facades include a repeating pattern with no less than 3 elements (color change, texture change, material change)
- ☐ At least one element repeating horizontally
- ☐ Elements repeat at intervals of more than 30' horizontally or vertically
- ☐ Change in plane no less than 12" in width (offset, reveal or projecting rib)

☐ **ROOFS** – change in height every 100 liner feet in building length

☐ **MATERIALS AND COLORS**
- ☐ Predominate exterior materials high quality materials
- ☐ Façade color – low reflectance, subtle, neutral or earth tone

☐ **ENTRYWAYS** – 3 defined, highly visible customer entrances

☒ **LANDSCAPING**
- ☐ Entryway landscaping
- ☐ Parking lot landscaping
- ☐ Perimeter parking area landscaping
- ☒ Building foundation landscaping

☐ **SCREENING**
- ☐ Trash containers, trash compactor, and recycling bins screened from public view 4 sides
- ☐ Exterior ground-mounted or building-mounted equipment
- ☐ Rooftop equipment
- ☐ Solid fence or wall not less than 6' in height along all rear and side property lines common to property zoned for residential purposes
- ☐ Required screening fence or wall maximum height 8', high quality materials
- ☐ Required screening fence or wall maximum continuous length of 50'
- ☐ Earthen berm installed with trees and landscaping for façades facing areas indicated for residential use by the Comprehensive Land Use Plan

☐ **LIGHTING**
- ☐ Pedestrian walkway lighting – 4' maximum height for bollard-type lighting, pedestrian areas illuminated a minimum of 1 footcandle
- ☐ Parking lot lighting – 35' maximum mounting fixture height with all parking areas maintaining 3 footcandles
- ☐ Parking lot lighting – maximum maintained vertical footcandle at any adjoining residential property line 0.5 footcandle measured at 5' above grade
- ☐ Uniformity ratios throughout parking l – not more than a 6:1 ratio of average to minimum illumination and not more than 20:1 maximum to minimum
- ☐ Canopy lighting – 35 footcandles maximum average maintained footcandles under canopy
- ☐ Canopy lighting fixtures lens cover recessed or flush with bottom surface (ceiling) of canopy
- ☐ Canopy indirect light beamed upward and then reflected down shielded focused exclusively on the underside of canopy

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

Hangar is for private use, the airport itself is an amenity to the community. Adding 2 benches would provide limited benefit No other hangar similarly situated meets this requirement

Foundation landscaping on 3 sides will not be provided

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

Due to space restrictions, foundation landscaping cannot be provided on the south side. The north side is entirely parallel with the apron leading to the taxiway. Foundation landscaping along the west side would not be visible due to the hangar approved under LSD20-29.

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

Granting variance would allow hangar to be constructed with needed sidewalk and without added expense for plants that will not be visible and will likely not survive

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)

5. Building Foundation Landscaping

a. Intent – to give a visible indicator of quality development and visually tie the entire development together and define major entryways.

Landscaping will be provided on the visible sides and where possible. The use of quality architectural materials and design will provide a quality development

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.

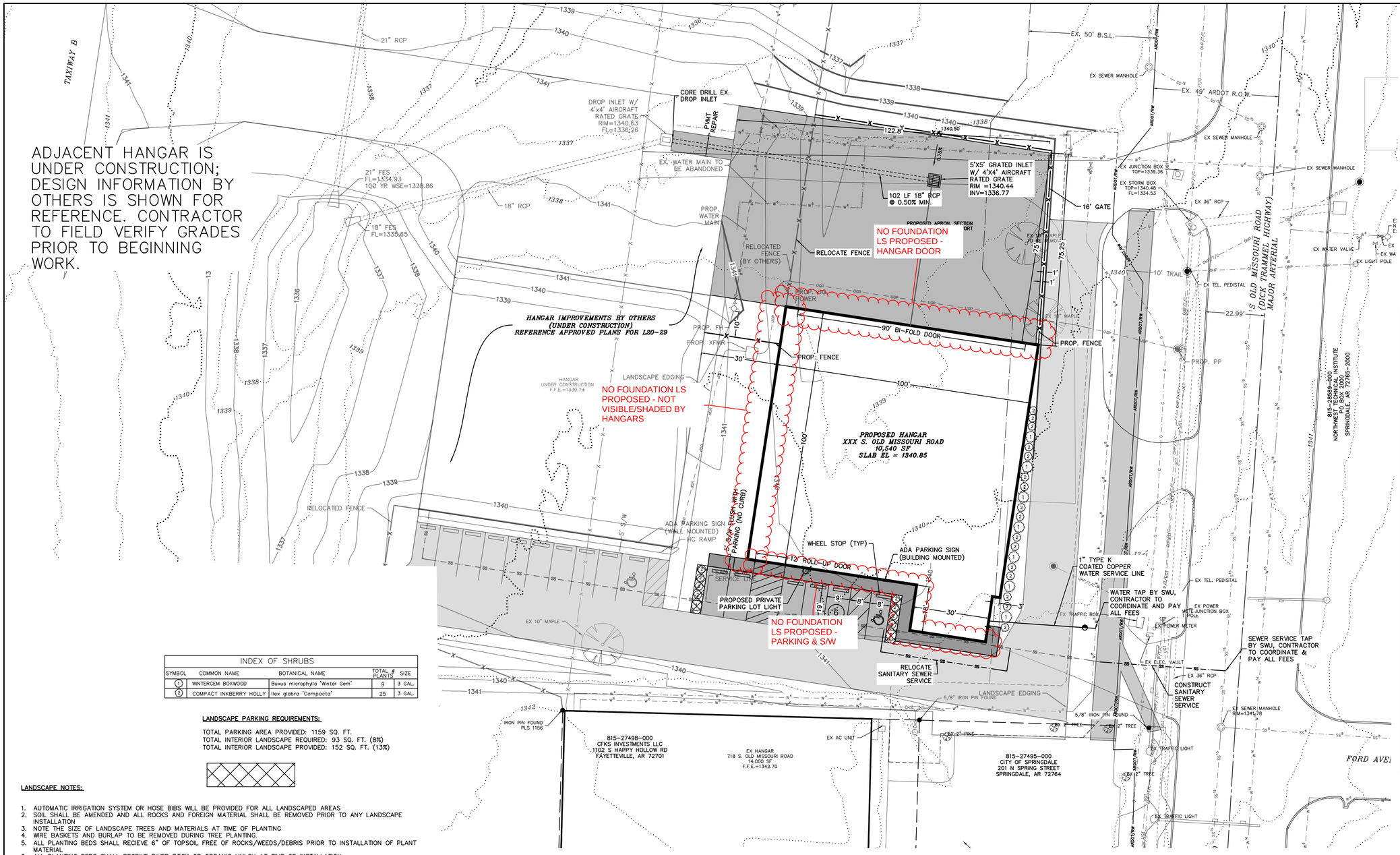
APPLICANT SIGNATURE(S) _____

_____

_____

DATE: 9/29/22

ADJACENT HANGAR IS UNDER CONSTRUCTION; DESIGN INFORMATION BY OTHERS IS SHOWN FOR REFERENCE. CONTRACTOR TO FIELD VERIFY GRADES PRIOR TO BEGINNING WORK.



INDEX OF SHRUBS				
SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
①	WINTERGEM BOXWOOD	Buxus microphylla 'Winter Gem'	9	3 GAL.
②	COMPACT INKBERRY HOLLY	Ilex glabra 'Compacta'	25	3 GAL.

LANDSCAPE PARKING REQUIREMENTS:

TOTAL PARKING AREA PROVIDED: 1159 SQ. FT.
TOTAL INTERIOR LANDSCAPE REQUIRED: 93 SQ. FT. (8%)
TOTAL INTERIOR LANDSCAPE PROVIDED: 152 SQ. FT. (13%)

LANDSCAPE NOTES:

1. AUTOMATIC IRRIGATION SYSTEM OR HOSE BIBS WILL BE PROVIDED FOR ALL LANDSCAPED AREAS
2. SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION
3. NOTE THE SIZE OF LANDSCAPE TREES AND MATERIALS AT TIME OF PLANTING
4. WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
5. ALL PLANTING BEDS SHALL RECIEVE 6" OF TOPSOIL FREE OF ROCKS/WEEDS/DEBRIS PRIOR TO INSTALLATION OF PLANT MATERIAL
6. ALL PLANTING BEDS SHALL RECEIVE RIVER ROCK OR ORGANIC MULCH AT TIME OF INSTALLATION
7. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING OR MATERIAL OTHER THAN VEGETATION/SOD.
8. SHADE TREES SHALL HAVE A MIN. CALIPER OF 3" AND A HEIGHT OF 8'
9. ORNAMENTAL TREES SHALL HAVE A MIN. CALIPER OF 1.5" AND A HEIGHT OF 4'
10. 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
11. IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED FEATURES.
12. TREES SHALL BE STAKED AS NECESSARY TO PREVENT LEANING OR FALLING OVER.
13. TREES SHALL BE AT LEAST 5 FEET FROM ANY UTILITY MAIN LINES.
14. PLANT MATERIAL TO BE GUARANTEED FOR A MINIMUM PERIOD OF THREE (3) YEARS FROM DATE OF INSTALLATION.
15. TREES FRONTING LOCAL STREETS WILL REQUIRE LOWER BRANCHES TO BE TRIMMED.

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.**

***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: 0.52 ACRES

TOTAL DISTURBED AREA: 0.52 ACRES

NOTES:

1. REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.
2. ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED (EXAMPLE: 15'BC) AS TO BACK OF CURB.
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. THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
6. THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAT ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
7. ALL DEVELOPMENTS AFTER AUGUST 20, 2007 MUST HAVE UTILITY WIRES, LINES, AND/OR CABLES IN SAID DEVELOPMENTS MUST BE PLACED UNDERGROUND. EXCLUDING 12Kv AND ABOVE.
8. 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:
   - 8.1. DEVELOPMENT AND GRADING WITH THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
   - 8.2. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
   - 8.3. NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING.
   - 8.4. NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
   - 8.5. ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
9. ALL EXISTING STREET LIGHTS ARE PUBLICLY OWNED & MAINTAINED. NO PRIVATE STREET LIGHTS PROPOSED. ALL PARKING LOT LIGHTS ARE PRIVATELY OWNED & MAINTAINED.
10. A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.
11. ALL CROSSINGS UNDER ROADWAYS BY OPEN CUT MUST BE BACKFILLED WITH FLOWABLE FILL
12. CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR ALL STREET CUTS, BORES, AND RESPECTIVE RIGHT-OF-WAY PERMITS FOR THE PROPOSED PROJECT.
13. FIELD LOCATE AND VERIFY THE LOCATION OF EXISTING WATER AND SANITARY SEWER FACILITIES. INDICATE THE LOCATION OF THESE FACILITIES ON THE DRAWING AND PROVIDE ADEQUATE EASEMENTS, ON-SITE AND OFF-SITE, ACCEPTABLE TO THE SPRINGDALE WATER UTILITIES. EASEMENTS SHALL BE ESTABLISHED SUCH THAT A 10-FOOT SPACE SHALL BE PROVIDED BETWEEN THE UTILITY AND ANY PERMANENT STRUCTURE AND EASEMENTS SHALL BE PROVIDED SUCH THAT 10' IS BETWEEN THE UTILITY AND EASEMENT LINE.
14. 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.
15. ALL WATER AND SEWER MAIN LINE EXTENSIONS AND SERVICES MUST BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES REVISED JANUARY 20, 2021 AND SEALED MAY 6, 2021.
16. 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.
17. A PRE-CONSTRUCTION MEETING IS TO BE HELD WITH THE WATER AND SEWER CONTRACTOR AND SWU PRIOR TO BEGINNING ANY CONSTRUCTION.
18. ALL WATER MAIN SHALL BE PVC (AWWA C-900 DR-14).
19. ALL LOT LINES SHALL BE STAKED IN ADVANCE OF WATER AND SANITARY SEWER CONSTRUCTION PER SWU STANDARD SPECIFICATIONS.
20. CONTRACTOR SHALL CONTACT SWU PRIOR TO PERFORMING WORK.
21. SWU STAFF SHALL BE PRESENT DAY OF TAPPING, DISINFECTION AND FLUSHING.
22. SWU SHALL PERFORM AND BE PRESENT FOR ALL TAPS TO EXISTING SYSTEM.
23. STAKE ALL FIRE HYDRANTS FOR SWU APPROVAL PRIOR TO INSTALLATION.
24. TRACER WIRE PORTS SHALL BE INSTALLED AT EVERY CHANGE IN DIRECTION OR EVERY 400'.

LEGEND

- IRON PIN FOUND
- MAG NAIL FOUND
- C. PROPERTY LINE
- SAW-CUT LINE
- EX. EASEMENT LINE
- EX. BUILDING SETBACK LINE
- EX. ROAD CENTERLINE
- EX. CURB & GUTTER
- EX. CONTOUR
- PROPOSED CONTOUR
- EX. OVERHEAD POWER LINE
- EX. GAS LINE
- EX. UNDERGROUND TELEPHONE LINE
- EX. 8" SEWER LINE
- EX. STORM DRAIN LINE
- EX. WATER LINE
- EX. FIBER OPTIC LINE
- EX. WATER METER
- EX. FIRE HYDRANT
- EX. SEWER MANHOLE
- EX. POWER POLE
- EX. WATER VALVE
- EX. LIGHT POLE
- EX. SIGN
- EX. HANDICAP PARKING
- EX. WATER METER
- EX. TRAFFIC POLE
- EX. GAS MANHOLE
- EX. ELECTRIC MANHOLE
- EX. TELEPHONE MANHOLE
- EX. TREES
- EX. SEWER VALVE
- EX. WATER MANHOLE
- EX. FIBER OPTIC VAULT
- EX. TELEPHONE BOX
- EX. MAILBOX
- EX. GAS METER
- EX. GAS VALVE
- EX. PARKING STRIPE
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE
- PROPOSED FENCE
- PROPOSED EASEMENT LINE
- PROPOSED SIDEWALK
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED WATERLINE
- PROPOSED HANDICAP RAMP
- PROPOSED STORM BOX & PIPE
- PROPOSED SEWER MANHOLE & PIPE

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 13828 THOMAS JASON APPEL

CERTIFICATE OF AUTHORIZATION ENGINEERING SERVICES, INC. 131 ARKANSAS

PARCEL 815-27469-000

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE FRACTIONAL NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION SIX (6), TOWNSHIP SEVENTEEN (17), NORTH, RANGE TWENTY NINE (29) WEST, EXCEPT THAT PART OF THE LAST NAMED FORTY ACRE TRACT WHICH LIES EAST OF THE "OLD MISSOURI ROAD". ALSO THE EAST SEVEN ACRES OF THE NORTHWEST QUARTER OF SECTION SIX (6), IN TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY NINE (29) WEST, ALSO THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION ONE (1) IN TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST.

CONSTRUCTION SEQUENCE:

1.) INSTALL EROSION CONTROL.
2.) STRIP EXISTING TOP SOIL.
3.) PREPARE SUB-GRADE AND BASE MATERIAL.
4.) POUR CONCRETE AND ASPHALT.
5.) FINAL GRADING AND ESTABLISH VEGETATION.

ENGINEERING SERVICES INC.
1707 E. ROBINSON
SPRINGDALE, ARKANSAS 72764

B22-98

LARGE SCALE DEVELOPMENT
ROLLER HANGAR
OLD MISSOURI ROAD
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: N.T.S.
DATE: Sep 29, 2022
ENGINEER: TJA
DRAWN BY: BJR
W.O. #: 22968

L22-XX

1

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

September 29, 2022

B22-98

City of Springdale
c/o Debbie Pounders
Planning & Community Development Division
208 S. Blair Street
Springdale, Arkansas 72764

Via email: planningapplications@springdalear.gov

Re: Certified List of Adjacent Property Owners
Roller Hangar
Old Missouri Road
Springdale, AR

City of Springdale Planning Staff:

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

815-27591-000, 815-27468-000,
815-28766-000, 815-28754-000,
815-23068-000, 815-27619-000
815-28465-000
CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE AR 72764

815-27460-000, 815-27461-000,
815-27466-000, 815-27463-000,
815-27462-000,
TALDO RENTALS LLC
5100 S THOMPSON ST SPRINGDALE AR 72764

815-27464-000, 815-27465-000
TALDO PROPERTIES LLC
5100 S THOMPSON
SPRINGDALE AR 72764

815-28589-000
NORTHWEST TECHNICAL INSTITUTE
PO BOX 2000
SPRINGDALE AR 72765-2000

815-23185-000
HARRIS, DAVID W
22499 DERIK RD
SPRINGDALE AR 72764

815-27492-000, 815-27502-000
SLONE, MICHAEL DAVID LIFETIME ASSET TRUST
4476 WATERSIDE CT
FAYETTEVILLE, AR 72703

815-27498-000
CFKS INVESTMENTS LLC
1102 S HAPPY HOLLOW RD FAYETTEVILLE AR 72701

815-27515-000
CEM AVIATION LLC
PO Box 749
SPRINGDALE AR 72765

815-27509-000
PHOENIX ENTERPRISES INC
15735 HICLORY LN
LOWELL AR 72745

815-28594-000
MATHIAS SHOPPING CENTERS INC
PO BOX 6485
SPRINGDALE AR 72766-6485

815-28594-010
LLOYD, BEVERLY M; LLOYD, BRAD C
19717 BENNINGTON RD
SPRINGDALE AR

815-27510-000
MAX'S AVIATION
1327 Elm Springs St
Springdale AR 72762-9119

815-27499-000
KEE LLC
1200 E JOYCE BLVD
FAYETTEVILLE AR 72703

815-27500-000
GOSHEN AVIATION LLC
2600 S THOMPSON
SPRINGDLAE AR 72764

815-28622-000
BNB LLC
PO BOX 1190
SPRINGDALE AR 72765

815-28613-000, 815-28614-001
FLYING THE COOP LLC
PO DRAWER G
SPRINGDALE AR 72765-2030

815-28614-002
J E LINDSEY FAMILY LIMITED PARTNERSHIP
PO BOX 13000
FAYETTEVILLE AR 72703-1000

815-28614-003
BRAD BARNETT INSURANCE AGENCY INC
524 BROADWAY ST
LITTLE ROCK AR 72201

815-28614-000
JRG HOLDINGS LLC
PO BOX 185
FAYETTEVILLE AR 72702

815-28616-000
SQUIRES FARMS INC
20213 VANZANT RD
SPRINGDALE AR 72764

815-28637-000
WIKI LYNX LLC
1138 N GERMANTOWN PKWY
STE 101-371
CORDOVA TN 38016

815-28637-001
P2CM LLC
PO BOX 707
SPRINGDALE AR 72765-0707

815-28635-000
J & J FARMS LLC
PO BOX 345
SPRINGDALE AR 72765

815-28632-000
PSC HOLDCO LLC
3487 CHATSWORTH RD
FAYETTEVILLE AR 72703

815-28633-000
CG KG STORE SPRINGDALE AR LLC
145 SW 3RD ST
HURON SD 57350

815-28649-060
NORTHWEST ARKANSAS INVESTORS
19844 GROTH RD
SPRINGDALE AR 72764

815-28650-000, 815-28651-002, 815-29232-020
FORT WORTH PARTNER LLC
1662 E AMBER DR
FAYETTEVILLE AR 72703

815-27487-000
THOMPSON FAMILY VENTURES LLC
3618 N BRODIE STATION
FAYETTEVILLE AR 72703-3104

815-27487-001
THOMPSON, PHILIP ALAN
1669 E CAROLYN DR
FAYETTEVILLE AR 72701

815-27488-000, 815-27486-000
RPC REALTY LLC
2755 WILLOW BEND CIR
SPRINGDALE AR 72762

815-27473-000
ALLNUT, JAMES CARL TRUST; JAUREQUI,
CARMEN A 2002 TRUST
503 DAVID ST
SPRINGDALE, AR 72764

815-27477-000
RIGGS, NICOLE; RIGGS, JULIE
803 SUCCESS AVE
SPRINGDALE AR 72764

815-25997-000, 815-25996-000,
815-25995-000, 815-25994-000,
815-25993-000
HOUSING AUTHORITY OF THE CITY OF SPRINGDALE AR
5 APPLEGATE DR
SPRINGDALE, AR 72764

Very truly yours,

Rodney Woods, P.S.

Z:\Engineers\00 - Engineer Projects\22968 Roller Hangar ASG\03 Pre-Construction Plan Submittals\2022-09-29 Submittal #1\CLAPO.docx



Planning Commission Meeting
November 1, 2022

Miles
0 0.02 0.04 0.07 0.11 0.14

N

PROJECT: B22-98
APPLICANT: Joshua Roller, Airport Hangar
REQUEST: Variance for Commercial Design Standards

SPRINGDALE
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: November 1, 2022

Re: **L22-62** **Large-Scale** **Second Nature Landscaping**

Planning Comments:

1. This Large-Scale Development Plan has been given the number L22-62. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission (Standard comment).
3. A written response to all comments is required with resubmission (Standard comment).
4. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
5. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
6. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
    a. B22-106 variance for paving requirement
7. Comment responses noted that the proposed improvements are in "preparation for future development". Please provide a defintive answer describing the order of subsequent development and intended date of completion. Please address when commercial design standards, a unified lighting plan, parking calculations and dimensions, and lanscaping requirements will be met.

Building & Fire Comments:

No Comments.

Engineering Summary:

- Submit revised drainage report
- Show sod in pond on landscape plan
- Access Easement shown will need to be dedicated per informal plat or separate instrument
- 4110.6.2 - Need to submit a floodplain development application

- Please show BLE information on the plans. Beaver Reservoir data can be downloaded to estimate a more accurate extent and depth of the 1% flood compared to FIRM. Need to make sure all improvements are consistent with BLE, such as box culvert sizing.

- Revise Floodplain statement and correct FIRM panel referenced.

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 10/27/2022

1. **Chapter 106 – Stormwater Drainage**

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

- *106.1.2*** - Submit a revised drainage report.
    - **Show sod in the pond on landscape plan.**

2. **Chapter 107 – Stormwater Pollution**

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

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

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

(Ord. No. 3258, § 1, 11-12-02)

- **Access Easement shown will need to be dedicated per informal plat or separate instrument.**

4. **Chapter 130 – Zoning Ordinance**

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

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

5. Chapter 50 – Floods

(Ord. No. 4110, § 1, 9-11-07)

- *4110.6.2* - Need to submit a floodplain development application
    - **Please show BLE information on the plans. Beaver Reservoir data can be downloaded to estimate a more accurate extent and depth of the 1% flood compared to FIRM. Need to make sure all improvements are consistent with BLE, such as box culvert sizing.**
    - **Revise Floodplain statement and correct FIRM panel referenced.**

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.

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: September 29, 2022 Payment Method: _____

Date Accepted as Complete: _____ Project Number: L22-62

Must meet the below criteria for a Large Scale Submittal:

- ☒ Pre-application meeting held with Springdale Planning Department. Date: 8/18/2022
- ☒ Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

  (Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting.)
- ☒ Submit three (3) hard copies and one pdf of plans as well as SWPPP/Drainage Docs
- ☐ Submit complete architectural elevations. (If Applicable)
- ☒ Submit a copy of the warranty deed showing ownership of property.
- ☐ Submit a unified lighting plan in pdf format. (If Applicable)
- ☒ Submit the approved authorization of representation form, if property owner will represented by anyone other than themselves.
- ☒ Submit the $500.00 review fee

APPLICATION CONTACTS:

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

Applicant (person making request)

Name: William Kimbrough

E-mail: whkimbrough@cox.net

Address: 211 E Hwy 264
Springdale, AR 72764

Phone: 479-530-9191

Site/ Location: 211 E Hwy 264

Assessor's Parcel Number(s): 21-00246-031, 21-00246-025

Development Point of Contact for Question & Staff Reviews

Name: Swope Engineering - Phil Swope

E-mail: phil@civilfirst.com

Address: 7 Halsted Circle, Suite 210
Rogers, AR 72756

Phone: 479-877-7388

Current Zoning District: C-2

Rezone required: No

Total Acreage: 6.64

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

Name (printed): Phil Swope Date: 9.29.2022

Signature: Phil Swope

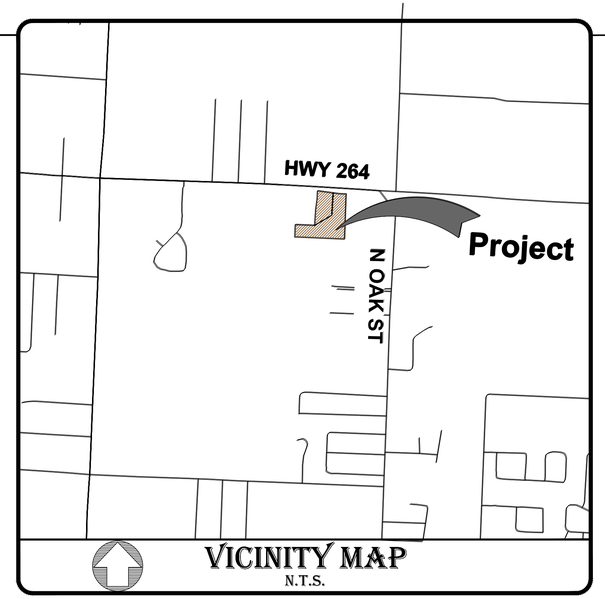
Staff Notes:

SECOND NATURE LANDSCAPING

LARGE SCALE

SPRINGDALE, AR

211 E. HWY 264



VICINITY MAP
N.T.S.

CONTACT INFORMATION:

DEVELOPER / PROPERTY OWNER:
Parcel #: 21-00246-031
WILLIAM KIMBROUGH
211 E. Hwy 264
SPRINGDALE, ARKANSAS 72764

CIVIL ENGINEER/SURVEYOR
Phil Swope, P.E./P.S.
Swope Engineering
7 Halsted Circle,
Rogers, Arkansas 72756
479.877.7388 office

CITY OF SPRINGDALE PLANNING DEPT.
PLANNING DIRECTOR
CONTACT: Patsy Christie
(479) 750-8550 OFFICE
pchristie@springdalear.gov

CITY OF SPRINGDALE public works
269 E Randall Wobbe Lane
Springdale, AR 72764
CONTACT: JAMES SMITH
(479) 750-8135 OFFICE
JSMITH@springdalear.gov

CITY ENGINEER
128 SPRING STREET
Springdale, AR 72764
CONTACT: Ben Peters
(479) 750-8105 OFFICE
bpeters@springdalear.gov

FIRE DEPARTMENT
417 Holcomb, 2nd floor
Springdale, AR 72719
CONTACT: Blake Holte
(479) 751-4510 OFFICE
bholte@springdalear.gov

CITY OF SPRINGDALE MAYOR
201 Spring Street
Springdale, AR 72764
CONTACT: Doug Sprouse
(479) 750-8114 OFFICE
dsprouse@springdalear.gov

WATER AND SEWER
Springdale Water Utilities
526 Oak Avenue - P.O. Box 769
Springdale, AR 72764
CONTACT: Rick Pulvirenti
(479) 751-5751 OFFICE
rpulvirenti@springdalewater.com

Utility Information:

GAS COMPANY
BLACK HILLS ENERGY
ATTN: JOSH KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72745
PH: (479) 333-7005
JOSHUA.KNIGHT@BLACKHILLSCORP.COM

TELEPHONE COMPANY
AT&T
ATTN: SCOTT SEAMAN
OR LAYNE RHODES
627 WHITE ROAD
SPRINGDALE, AR 7276
PH: 479-442-1967 (SCOTT)
PH: 479-442-1977 (LAYNE)
SS7513@ATT.COM
LR159@ATT.COM

CENTURYTEL PHONE COMPANY
2601 WAUKESHA ROAD
SILOAM SPRINGS, AR 72761
PH: 479-524-9943
FAX: 479-524-9936
MICHAEL.EDWARDS@CENTURYLINK.COM

CABLE COMPANY
COX COMMUNICATIONS
ATTN: KIP SMITH,
4901 S. 48TH STREET,
SPRINGDALE, AR 72762,
PH: (479) 717-3796
KIP.SMITH@COX.COM

ARKANSAS DOT
ATTN: DOUG MEARS
215 INDUSTRIAL PARK ROAD
PO BOX 610
HARRISON, AR 72602
DOUG.MEARS@AHTD.GOV

ARKANSAS DEPARTMENT OF HEALTH
ATTN: ADAM PARKER
DIVISION OF ENGINEERING, SLOT 37
4815 W MARKHAM
LITTLE ROCK, AR 72205
661-2623 OFFICE
ADAM.PARKER@ARKANSAS.GOV

CARROLL ELECTRIC
ATTN: RYAN BUTLER
PO BOX 329
BENTONVILLE, AR 72712
PH: 479-273-2421 EXT 1415
RBUTLER@CARROLLECC.COM

Parent Tract 1
PARCEL# 21-00246-031
SURVEY DESCRIPTION

A PART OF THE NW1/4 OF THE NE1/4 OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF TRACT 1 BEING A FOUND 5/8" IRON REBAR; THENCE S82°15'59"E 213.10' TO A 5/8" IRON REBAR; THENCE S03°19'57"W 299.43' TO A 5/8" IRON REBAR; THENCE S59°29'06"W 268.10' TO A 5/8" IRON REBAR; THENCE N03°45'57"E 213.43' TO A 5/8" IRON REBAR; THENCE N01°44'32"E 100.07' TO THE POINT OF BEGINNING, CONTAINING 82,762 SQ. FEET, 1.90 ACRES. SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

New Tract 1
SURVEY DESCRIPTION

A PART OF THE NW1/4 OF THE NE1/4 OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NW CORNER OF TRACT 1 BEING A FOUND 5/8" IRON REBAR; THENCE S82°15'59"E 213.10' TO A FOUND 5/8" IRON REBAR; THENCE S82°15'59"E 88.03' TO A SET 5/8" IRON REBAR; THENCE S88°40'28"E 8.83' TO A SET 5/8" IRON REBAR; THENCE S03°14'05"W 242.09' TO A SET 5/8" IRON REBAR; THENCE S59°06'35"W 540.40' TO A SET 5/8" IRON REBAR; THENCE N87°44'15"W 130.33' TO A POINT; THENCE N02°13'18"E 101.32' TO A FOUND 5/8" IRON REBAR; THENCE S87°44'15"E 259.47' TO A FOUND 5/8" IRON REBAR; THENCE N03°45'57"E 213.43' TO A FOUND 5/8" IRON REBAR; THENCE N07°36'56"E 152.07' TO A FOUND 5/8" IRON REBAR; THENCE N01°44'32"E 100.07' TO THE POINT OF BEGINNING, CONTAINING 134,106 SQ. FEET, 3.08 ACRES. SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

Parent Tract 2
PARCEL# 21-00246-025
SURVEY DESCRIPTION

A PART OF THE NW1/4 OF THE NE1/4 OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF TRACT ONE BEING A FOUND 5/8" IRON REBAR; THENCE S82°15'59"E 213.10' TO THE POINT OF BEGINNING BEING A FOUND 5/8" IRON REBAR; THENCE S82°15'59"E 88.03' TO A SET 5/8" IRON REBAR; THENCE S88°40'28"E 86.62' TO A FOUND 5/8" IRON REBAR; THENCE S01°58'47"W 606.12' TO A FOUND 5/8" IRON REBAR; THENCE N87°29'13"W 667.59' TO A FOUND 1/2" IRON REBAR; THENCE N02°13'18"E 165.65' TO A FOUND 5/8" IRON REBAR; THENCE S87°44'15"E 259.47' TO A FOUND 5/8" IRON REBAR; THENCE N59°29'06"E 268.10' TO A FOUND 5/8" IRON REBAR; THENCE N03°19'57"E 299.43' TO THE POINT OF BEGINNING, CONTAINING 206,394 SQ. FEET, 4.74 ACRES. SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

New Tract 2
SURVEY DESCRIPTION

A PART OF THE NW1/4 OF THE NE1/4 OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NW CORNER OF TRACT ONE THENCE; THENCE S82°15'59"E 213.10' TO A FOUND 5/8" IRON REBAR; THENCE S82°15'59"E 88.03' TO A SET 5/8" IRON REBAR; THENCE S88°40'27"E 8.83' TO A THE POINT OF BEGINNING BEING A SET 5/8" IRON REBAR; THENCE S88°40'27"E 77.79' TO A FOUND 5/8" IRON REBAR; THENCE S01°58'47"W 606.12' TO A FOUND 5/8" IRON REBAR; THENCE N87°29'13"W 667.59' TO A FOUND 1/2" IRON REBAR; THENCE N02°13'18"E 64.08' TO A SET 5/8" IRON REBAR; THENCE S87°44'15"E 130.33' TO A SET 5/8" IRON REBAR; THENCE N59°06'35"E 540.40' TO A SET 5/8" IRON REBAR; THENCE N03°14'05"E 242.09' TO THE POINT OF BEGINNING, CONTAINING 155,051 SQ. FEET, 3.56 ACRES. SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

CERTIFICATIONS:

REVIEW OF THESE PLANS IS LIMITED TO GENERAL COMPLIANCE WITH CITY CODES AND REGULATIONS AND DOES NOT WARRANT THE ENGINEER'S DESIGN OR RELIEVE THE DEVELOPER OF ANY REQUIREMENTS, EVEN IF ERRORS, OMISSIONS, OR ANY INADEQUACIES ARE DISCOVERED AFTER PLAN APPROVAL. THE CITY'S REQUIREMENTS SHALL GOVERN OVER ANY CONFLICTS WITH THE PLANS OR SPECIFICATIONS. ANY CONDITIONS DETERMINED IN THE FIELD WHICH REQUIRE CHANGES SHALL BE SUBJECT TO FURTHER REVIEW AND CORRECTIVE ACTION.

Sheet Number	Sheet Title
C1.0	Cover Sheet
C1.1	All General Notes
C2.0	Site Plan
C3.0	Erosion 1 - Demo Plan
C3.1	Erosion 2
C3.2	Erosion Control Details
C4.0	Grading Plan
C5.0	Utility Plan
C6.0	Landscape Plan
C7.0	Profiles

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

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

*** CAUTION ***
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

STATE OF ARKANSAS
REGISTERED
PROFESSIONAL
ENGINEER
No. 11426
PHILLIP R. SWOPE
10/20/2022

THIS DRAWING IS "PRELIMINARY - NOT FOR CONSTRUCTION" UNTIL ABOVE SEAL HOLDER ACKNOWLEDGES THE CANCELLATION OF THIS DISCLAIMER BELOW.

DATE

SWOPE ENGINEERING
No. 2831

####
DATE: OCTOBER 20, 2022
REVISED: 10/20/2022

REVISION LIST

#	TITLE	DATE	NOTES:
1	RE-1	10/20/2022	1st SUBMITTAL
2	RE-2	08/10/2022	PRE-APP SUBMITTAL
3	RE-3	--/--/--20	----------
4	RE-4	--/--/--20	----------
5	RE-5	--/--/--20	----------
6	RE-6	--/--/--20	----------

NOTE
"REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED."

C1.0

R:_SWOPE\21-196 SECOND NATURE LANDSCAPE\CIVIL DRAWINGS\21-196PR.DWG - PLOTTED ON 10/20/2022 3:11:47 PM @ A SCALE OF 1:1 TO _AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 BY PAUL SIMS

GENERAL NOTES

1. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR 18", WHICHEVER IS LESS, CONTACT SWOPE CONSULTING AT 479-268-6099 PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. SWOPE CONSULTING, ACCEPTS NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS. CALL THE ARKANSAS STATE ONE-CALL UTILITY LOCATION CENTER (1-800-522-6543) BEFORE YOU DIG.

3. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE DAILY RECORD KEEPING OF THE AS-BUILT CONDITION OF ALL OF THE UNDERGROUND UTILITIES AND CONSTRUCTION STAKEOUT ASSOCIATED WITH THE PROJECT.

4. ALL WATER LINE AND SEWER LINE INSTALLATION SHALL CONFORM TO THE STANDARDS AND DETAILS OF Springdale AND ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY SPECIFICATIONS.

5. IF APPLICABLE TO THIS PROJECT, THE LAND DISTURBANCE PERMIT MUST BE KEPT ON THE WORK SITE AND SHOWN UPON REQUEST.

6. THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY CITY OF Springdale.

7. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DE-WATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.

8. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY AND ALL COST ASSOCIATED WITH PROVIDING A PROFESSIONAL ENGINEER ON-SITE IF THE CONTRACTOR DOES NOT ADEQUATELY HANDLE STORMWATER MANAGEMENT FACILITIES AND A PROFESSIONAL ENGINEER IS REQUIRED BY A GOVERNING AGENCY DURING THE CONSTRUCTION OF SAID FACILITIES.

9. THE OWNER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS, AND/OR RIGHTS OF WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORMWATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES, INCLUDED IN THIS PLAN. SAID OWNER IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS, AND/OR RIGHTS OF WAY THAT MAY BE REQUIRED FOR GRADING AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.

10. SEDIMENT CONTROL MEASURES MUST BE INSPECTED AND MAINTAINED REGULARLY TO ENSURE THAT THE INTENDED PURPOSES ARE ACCOMPLISHED.

11. THE CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL HE DETERMINES IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATIONS.

12. BUILDING CONTRACTOR SHALL INSTALL ALL UTILITY SERVICE LINES, METERS, AND OTHER UTILITY APPURTENANCES NECESSARY FOR THE CONNECTION OF BUILDING UTILITIES.

13. A MINIMUM OF FORTY EIGHT (48) HOURS PRIOR TO ANY EXCAVATION OR GRADING, CONTRACTOR SHALL CONTACT THE STATE ONE-CALL SYSTEM AT 811TO LOCATE ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY IN THE EVENT THAT UNDERGROUND UTILITIES ARE NOT SHOWN ON PLAN AND / OR CONFLICT WITH PROPOSED CIVIL WORKS.

14. THE CONTRACTOR IS TO BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING PROPERTIES DURING CONSTRUCTION OF THIS PROJECT.

15. THE CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS PRIOR TO ANY CONSTRUCTION, AND NOTIFY THE ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES THAT MAY OCCUR ON THE DRAWINGS. ALL WORK SHALL DISCONTINUE UNTIL SUCH TIME THAT THE ENGINEER OF RECORD HAS RESOLVED SAID DISCREPANCY.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF CONSTRUCTION WASTE MATERIALS INCLUDING BUT NOT LIMITED TO DEMOLITION MATERIALS, DEBRIS, CONTAMINATED SOILS / MATERIALS, ETC. IN A LAWFUL MANNER, AT STATE AND FEDERALLY ACCEPTED DISPOSAL SITES.

17. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND CONSTRUCTING IN ACCORDANCE WITH THE STRICTER OF: THESE CONSTRUCTION DOCUMENTS AND ANY ASSOCIATED DETAILS & SPECIFICATIONS; AND ALL MUNICIPALITIES / GOVERNING AGENCIES' STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION.

18. NO EVIDENCE IS FOUND ON-SITE OF WETLANDS OR OTHER "WATERS OF THE U.S."

19. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT THE PROJECT SITE. IF ANY DISCREPANCIES ARE FOUND ON PLANS OR IN THE FIELD WHICH WOULD PREVENT POSITIVE DRAINAGE, CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY TO AVOID ADDITIONAL COST TO THE OWNER.

20. THE CONTRACTOR SHALL REVIEW THE SITE FOR LOCATION OF ALL EXISTING FACILITIES TO CONFIRM CONSTRUCTABILITY OF PLANS. CONTRACTOR SHALL NOTIFY ENGINEER AND OWNER IF ANY DISCREPANCIES EXIST TO AVOID EXTRA CHARGES AFTER CONSTRUCTION BEGINS.

GENERAL NOTES - CONT'D

- × Dimensions are measured from the Back of Curb, the Edge of Pavement, the Edge of Sidewalk the Face/Corner of the Building(s) or the Center/End of Stripe.
- × All radii shall be 4 foot at Face of Curb unless otherwise specified.
- × Layout of Site Plan is based on and limited to survey information.
- × All Curb & Gutter shall be Type "A" 24" wide per detail sheet.
- × All Pavement Marking shall be applied in accordance with the requirements outlined in the most current edition of the "Manual on Uniform Traffic Control Devices" (MUTCD).
- × All Signs, Traffic Control Devices, etc. shall follow the guidelines of the MUTCD.
- × The Contractor shall refer to the Architectural drawings for Building Floor plans and Dimensions, Wall Sections, Door Openings, Building Utility Entrance Points, etc. The Contractor shall immediately notify the Architect and Engineer in the event that the Civil Site Plans Building Layout does not match the Architectural drawings.
- × All handicap spaces shall be striped / marked in accordance with the handicap striping detail.
- × All pavement indicated shall be standard duty bituminous pavement unless otherwise noted on plan. The pavement shall be constructed in accordance with the pavement section detail.
- × All ramps shall have detectable truncated dome panels per A.D.A. and city standards and the detail sheet

NOTES

- Unless Otherwise Noted On The Plat, All Houses Minimum Finished Floor Elevation Shall Be A Minimum Of Twelve (12) Inches Above The Highest Curb Elevation In Front Of The Home/Building.
- Lot Developer/Builder shall be responsible for replacement in kind of any existing sidewalk or ADA Ramps damaged during construction.
- The Developer/Contractor will be responsible for all ADA Ramp construction and all common property sidewalk construction.
- Lot Developer/Builder shall be responsible for construction of sidewalks prior to Certificate of Occupancy, per City of Springdale Specifications and the American Disability Act, (5' green space BOC and 5' sidewalk on all street frontages).
- Interior Streets on 50-ft Dedicated R/W, 30-ft BOC, 3-inch HMA over 6-inch Class 7 base and 24-inch concrete Curb/Gutter.
- Corner lots shall be addressed and residences shall face front of lot not street side.
- USACE, David Rupe, have done a jurisdictional determination and concluded no wetland features exist on-site. (Refer to File SWL-2018-00232 dated November 2, 2018)
- Phase 1 consists of 115 Total Lots; 113 Buildable lots; and 2 Non-Buildable Lots A & B (Retention Pond Lots).
- Lot(s) A & B (Retention Pond Lots) will be owned and maintained by Developer or Property Owners Association in accordance with Covenants.

SITE NOTES:

- Regrade and furnish additional topsoil as required. Seed all areas disturbed by construction.
- Slope finished grades to ensure positive drainage
- General Contractor shall verify all existing conditions, grades and dimension on site and report all major discrepancies to Engineer immediately.
- Remove all items as noted. Protect all existing items to remain.
- All construction shall be in strict accordance with the current city standards and specifications.
- All costs associated with utility connections shown shall be included in Base Bid. Coordinate all issues with local utility company prior to bidding.
- Contractor shall construct all intersection handicap ramps into corner lots.
- Sign installation shall be the responsibility of the contractor unless otherwise specified by the City. Signage shall meet current reflectivity specifications. All sign posts will be on break-away bases. All signage shall conform to the latest MUTCD requirements.
- Contractor is responsible for striping installation. All pavement arrows, cross hatching, crosswalks and other pavement markings will be thermoplastic per City Standards and Specifications.
- All concrete and asphalt pavement, curb and gutter, aggregate base, etc shall be in accordance with the detail sheets and the city standards and specifications. Any changes must be approved by the City, the Owner and the Engineer.
- All saw-cut edges shall be a clean edge. Width of asphalt may vary: See plans. Dispose of all removed asphalt in accordance with local and state requirements for disposal. All new pavement surfaces shall conform to city specifications for smoothness.
- All dimension are to center of stripe(s), edge of pavement, face of building, or face of curb unless noted otherwise.
- Final "As-Built" plans of all improvements performed shall be provided to the city after completion of the entire project. As-Built plans must be provided before final approval and acceptance will be given by the City, and before the associated project bonds are released.
- Curb inlet and junction box top elevation shall be set by the street profile. If a conflict exists between the structure's top elevation and the street top-of-curb, the street shall govern. Contractor shall notify the engineer immediately if a conflict exists.

ALL WATER AND SEWER FACILITIES SHALL CONFORM TO THE CITY OF Springdale STANDARD WATER & SEWER SPECIFICATIONS MANUAL 2008 Council Approved - August 12, 2008 Ordinance – 2008-64 ADH Approved #67501 June 16, 2008

ALL PROPOSED SEWER MANHOLES MUST BE INSTALLED, TESTED AND ACCEPTED BEFORE THE PIPE IS CUT AWAY AND DIRECTED THROUGH THE PROPOSED SEWER ROUTE. THE OLD SECTION OF LINE CAN BE ABANDONED AFTER TESTING AND ACCEPTANCE

ALL RIM ELEVATIONS (SEWER MANHOLES AND STORM INLETS) ARE TO BE SET USING FINAL GRADING. IF THERE IS A DISCREPANCY BETWEEN THE FINAL GRADING AND POSTED RIMS, THE FINAL GRADING SHALL RULE. IF THERE IS A DISCREPANCY OF MORE THAN 3" THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.

DEMOLITION NOTES

- Contractor shall be responsible for removal of the Existing Structures, Related Utilities, Paving, Underground Storage Tanks and any other existing improvements as noted. Contractor is to remove and dispose of all debris, rubbish, and other materials resulting from previous and current demolition operations. Disposal shall be in accordance with all Local, State and/or Federal Regulations Governing such operations.
- The General Contractor shall take all precautions necessary to avoid property damage to adjacent properties during the construction phases of this project. The contractor will be held solely responsible for any damages to the adjacent properties occurring during the construction phases of this project.
- The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. The contractor must call the appropriate utility company at least 48 hours prior to any excavation to request exact field location of utilities. It shall be the contractor's responsibility locate all existing utilities which conflict with the proposed improvements shown on the plans, whether shown or not shown at no additional cost to the owner.
- Contractor shall remove all buildings, pavement, curbs, trees (save and protect), light poles, utility poles and lines from the site up to the limits of construction or the property line unless otherwise noted. Contractor shall cap/plug any water, gas, sanitary sewer or storm sewer line at the property line. Electric and Telephone lines whether overhead or underground shall be terminated at the closest utility pole or pedestal to the property line or per the Designated Utility Company's Requirements.
- It is the Contractor's responsibility to remove any and all asbestos or any other hazardous materials from the site per government guidelines and shall dispose of the hazardous materials in strict accordance to the guidelines.
- Contractor shall ensure that adequate measures are taken prior to the removal of any existing storm water / sanitary sewer systems so that the discharge of water remains uninterrupted both on and off the site.
- Contractor shall ensure that any utility service to the site that shall be removed will not interrupt service to the neighboring property owners. It is the contractors responsibility to coordinate with the neighboring property owners if service will be interrupted.

MAINTENANCE:

All measures stated on this erosion and sediment control plan, and in the storm water pollution prevention plan, shall be maintained in fully functional condition until no longer required for a completed phase of work or final stabilization of the site. All erosion and sedimentation control measures shall be checked by a qualified person in accordance with the contract documents or the applicable permit, whichever is more stringent, and repaired in accordance with the following:

1. Inlet protection devices and barriers shall be repaired or replaced if they show signs of undermining, or deterioration.
2. All seeded areas shall be checked regularly to see that a good stand is maintained. Areas should be fertilized, watered, and reseeded as needed.
3. Silt fences shall be repaired to their original conditions if damaged. Sediment shall be removed from the silt fences when it reaches one-half the height of the silt fence.
4. The construction entrances shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing of the construction entrances as conditions demand.
5. The temporary parking and storage area shall be kept in good condition (suitable for parking and storage). This may require periodic top dressing of the temporary parking as conditions demand.
6. Outlet structures in the sedimentation basins shall be maintained in operational conditions at all times. Sediment shall be removed from sediment basins or traps when the design capacity has been reduced by 50%.

TREES SHALL NOT BE PLANTED CLOSER THAN 5' FROM ELECTRIC, SEWER, OR WATER

ALL VALVES SHALL BE RESTRAINED TO THE TEE NEARBY

WATER AND SEWER SERVICES SHALL BE 3' FROM PROPERTY LINE

ALL FIRE HYDRANTS ARE SHOWN FOR VISUAL PURPOSES ONLY AND SHALL COMPLY WITH Springdale WATER AND SEWER SPECIFICATIONS

EROSION GENERAL NOTES

A. The Storm Water Pollution Prevention Plan (SWPPP) is comprised of the Erosion Phase I & II construction drawings, the standard details and any related documents including City ordinance.
B. Contractor shall implement best management practices as required by the SWPPP. Additional best management practices shall be implemented as dictated by conditions at no additional cost of owner throughout all phases of construction.
D. Best Management Practices (BMP's) and controls shall conform to federal, state, or local requirements or manual of practice, as applicable, Contractor shall implement additional controls as directed by permitting agency or owner.
E. Site map must clearly delineate all state waters. Permits for any construction activity impacting state waters or regulated wetlands must be maintained on site at all times.
F. Contractor shall minimize clearing to the maximum extent practical or as required by the general permit.
G. General Contractor shall denote on plan the temporary parking and storage area which shall also be used as the equipment maintenance and cleaning area, employee parking area, and area for locating portable facilities, office trailers, and toilet facilities.
H. All wash water (concrete trucks, vehicle cleaning, equipment cleaning, etc.) shall be detained and properly treated or disposed.
I. Sufficient oil and grease absorbing materials and flotation booms shall be maintained on site or readily available to contain and clean-up fuel or chemical spills and leaks.
J. Dust on the site shall be controlled. The use of motor oils and other petroleum based or toxic liquids for dust suppression operations is prohibited.
K. Rubbish, trash, garbage, litter, or other such materials shall be deposited into sealed containers. Materials shall be prevented from leaving the premises through the action of wind or stormwater discharge into drainage ditches or waters of the state or u.S.
L. All storm water pollution prevention measures presented on this plan, and in the Storm Water Pollution Prevention Plan, shall be initiated as soon as practicable.
M. Disturbed portions of the site where construction activity has stopped shall be temporarily seeded no later than 14 days after the last construction activity occurring in these areas.
N. Disturbed portions of the site where construction activity has permanently stopped shall be permanently seeded. These areas shall be seeded no later than 14 days after the last construction activity occurring in these areas. Refer to the grading plan and/or landscape plan.
O. If the action of vehicles traveling over the gravel construction entrances is not sufficient to remove the majority of dirt or mud, then the tires must be washed before the vehicles enter a public road. If washing is used, provisions must be made to intercept the wash water and trap the sediment before it is carried off the site.
P. All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately.
Q. Contractors or Subcontractors will be responsible for removing sediment in the RETENTION pond and any sediment that may have collected in the storm sewer drainage systems in conjunction with the stabilization of the site.
R. On-site & offsite soil stockpile and borrow areas shall be protected from erosion and sedimentation through implementation of best management practices. Contractor shall indicate on plan the stockpile and borrow area locations and permitted in accordance with general permit requirements.
S. Slopes shall be left in a roughened condition during the grading phase to reduce runoff velocities and erosion.
T. Due to the grade changes during the development of the project, the Contractor shall be responsible for adjusting the erosion control measures (silt fences, straw bales, etc.) to prevent erosion.
U. All construction shall be stabilized at the end of each working day, this includes backfilling of trenches for utility construction and placement of gravel or bituminous paving for road construction.

SEQUENCE OF CONSTRUCTION:

SWPPP Phase I:

1. Pre-construction meeting.
2. Install stabilized construction exit(s) and concrete wash area(s).
3. Prepare temporary parking and storage area. Upon implementation and installation of the following areas:
   a. Trailer
   b. Parking & storage areas
   c. Lay down
   d. Porta potty
   e. Wheel wash &/or concrete washout
   f. Masons area
   g. Fuel and material storage containers
   h. Solid waste containers, etc.,

   denote them on the site maps immediately and note any changes in the locations as they occur throughout the construction process.
4. The following shall be shown on the erosion control site map upon implementation and installation:
   a. Construction trailer(s)
   b. Parking & storage areas
   c. Lay down
   d. Porta-potty
   e. Wheel wash &/or concrete washout
   f. Fuel and material storage containers
   g. Solid waste containers, etc.
5. Construct the silt fences on the site.
6. Contractor shall halt all ground disturbance activities and contact the civil engineer of record to perform inspection and certification of bmps. General contractor shall schedule and conduct storm water pre-construction meeting with engineer and all ground-disturbing contractors before proceeding with construction.
7. Construct the sediment basin(s) with outfall structure as shown on plan before any other construction activities are performed.
8. Clear and grub the site.
9. Start construction of building pad, structures, if any and RETENTION Pond Modifications.
10. Begin grading the site.

SWPPP Phase II

1. Temporarily seed denuded areas.
2. Install utilities, underdrains, storm sewers, curbs and gutters.
3. Install rip rap around outlet structures where noted on plans.
4. Install inlet protection around all storm sewer structures.
5. Prepare site for paving.
6. Pave site.
7. Install inlet protection devices.
8. Complete grading and install permanent seeding and planting.
9. Remove all temporary erosion and sediment control devices (only if site is stabilized).

GRADING NOTES:

PRE-CONSTRUCTION:

× Prior to start of site grading, erosion control measures shall be installed in accordance to the erosion control plan. These erosion control measures, as a minimum, shall include all silt fencing, temporary sediment ponds, temporary construction entrance, and any other measures necessary to ensure that sediment does not leave the site.
× Contractor shall notify the appropriate Utility Companies and the State One-Call System a minimum of 48 hours prior to any excavation for the location of all underground utility lines that will be affected by this development. Please note that existing utilities noted on plan have been located with all available information and that exact location of utility lines may not be accurate.
× A pre-construction meeting shall be held on site once ALL Erosion Control Measures have been installed and prior to any site grading / construction / demolition.

GENERAL:

× Contractor shall install/use all required equipment so as to comply with all safety standards dictated by OSHA, Federal, State, and Local Regulations.
× Contractor shall coordinate with appropriate Utility Company as listed on the cover sheet for adjustment of utility lines affected by cut and fill.
× Areas to be graded shall be cleared and grubbed so as to remove all organic material including but not limited to vegetation, trees, roots, debris or other materials that would affect the stability of the fill. If uncertainty exists as to the suitability of any material, the contractor shall have a Registered Geotechnical Engineer make the final determination.
× Contractor shall ensure that the fill material be free of organic materials, frozen materials, muck, highly compressible materials, rocks, rubbish, timber, brush, stumps, building debris, and other materials that would negatively affect the fill material.
× Contractor shall stock pile and maintain all good top soil removed from areas to be graded and filled for use in final grading all critical / unpaved areas.
× Contractor shall proof roll subgrade of all areas to be paved prior to installation of paving materials. Any soft areas shall be removed and replaced with select fill and compacted as noted in the pavement section shown on the detail sheet.
× Contractor shall employ a Geotechnical Engineering / Inspection Firm registered with the State of Arkansas for inspection and testing of subgrade for proper compaction (95% standard proctor).

STORM SYSTEM:

× All drainage structures under paved areas and / or areas expecting heavy duty traffic loading shall be designed to meet AASHTO Heavy Duty (H20) traffic loading.
× Storm pipe / box shall be bedded in accordance with the bedding detail and in accordance with the specifications of ASTM D2321 (latest edition available at http://www.ASTM.org).
× Storm system is measured from the center of the box and from the end of the flared end sections.
× Drainage structures shall be constructed so that the appropriate section of the box, such as the gutter for curb inlets, the grate for drop inlets, is at an elevation that will allow for the maximum drainage into the box in accordance with proposed grades and spot elevation shown on the plan. The contractor shall notify the engineer of record in the event of a discrepancy.
× All drainage structures located within the State or Local Right of Way shall be constructed in accordance with the specifications and details of the Appropriate Governing Agency.
× Contractor shall match top of proposed storm sewer manhole to proposed grade. If a discrepancy occurs between the proposed grade and proposed structure tops, the grading shall govern. If the discrepancy is more than 4 inches the contractor shall contact the Engineer of Record.
× Contractor shall not construct curb inlet tops or junction box tops until street grading achieves final subgrade elevation.
× Where HDPE is chosen to replace RCP, follow manufacturer's installation details.

GRADING NOTES:

POST-CONSTRUCTION:

× Contractor shall scarify any area to receive top soil to a min. depth of 3".
× All unpaved disturbed areas shall be gradad smooth and receive a minimum of 4" of topsoil. The area shall be seeded and / or sodded in accordance with the landscape plan. The area shall be watered until a hardy cover of grass has been established and 70% of the site has been stabilized in accordance with ADEQ'S Construction General Permit (ARR150000).
× Once the site has reached final stabilization in accordance to the requirements set forth in adeq's construction general permit, the contractor shall file a notice of termination.
× Sod is required for entire RETENTION/DETENTION Pond areas.
× HDPE refers to High Density Polyethylene "PE" type corrugated (exterior) drainage pipe.
× HDPP refers to High Density Polyethylene "PP" type (High Performance) double walled corrugated (exterior) drainage pipe.

All Erosion and Sedimentation Control Devices on-site shall be maintained by contractor until permanent vegetation is established.

UTILITY NOTES:

GENERAL:

× The contractor shall contact "One-Call" and / or the appropriate utility company a minimum of 48 hours prior to excavation in areas of existing utilities. The contractor is responsible for any damage to underground utility lines and shall make every effort necessary to coordinate with the appropriate utility company for repair of the utility.
× A minimum of 48 hours prior to start of construction / installation of any utilities, the contractor shall be responsible for contacting the local municipality / governing agency or utility to schedule a pre-construction meeting as required by said municipality / agency / utility. No work shall occur on the site prior to the pre-construction meeting. contractor shall also be responsible for obtaining any necessary state / local permits for construction.
× Water and Sanitary lines shall have a minimum of 18" vertical separation and 10'-0" of horizontal separation from each other.
× All water and sewer force main fitting shall be restrained through the use of thrust blocking per the detail sheets or approved equivalent anchors.
× Contractor shall refer to architectural or plumbing drawings for utility connection locations for the building.
× Dimensions are to the face / corner of the building, back of curb, and centerline of pipe and fitting.
× Contractor shall coordinate disruption of utility service with all surrounding / adjacent property owners.
× Existing utilities shown on plans have been shown in their approximate locations per available information.
× Contractor shall obtain authorization of the local municipalities prior to connection to any existing water lines, sewer lines, or sewer manholes. Contractor shall avoid spillage of any raw materials from the sewer system. In the event that a spill occurs, the contractor shall provide all equipment necessary to repair the sewer line, and remove all spilt sewage including contaminated soils per the requirements of the local municipality.
× Proposed utilities that are to be buried within the same trench shall be coordinated with and approved by the appropriate utility company.
× Contractor shall field verify depth and location of existing utilities prior to construction of proposed utilities.
× Fire hydrants shall be installed in accordance with the standards / specification of the local water utility company and local municipality.
× Proposed utilities shall be constructed in accordance with the standards / specifications of the governing agency.
× Contractor shall coordinate with appropriate utility company as listed on the cover sheet for adjustment of utility lines affected by cut and fill.
× Utility lines less than 12 kv shall be relocated underground as required by the local municipality.
× Contractor shall coordinate with appropriate utility companies for routing of gas, telephone, cable, and electricity.
× Coordinate with BEUD Utilities for making the hot taps. BEUD Utilities does all hot taps on our system.
× ALL valves and fire hydrants MUST be installed at finished grade. NO valves within the sidewalks.
× All meter cans must be 3" above finished grade. This is finished grade when home is built.
× Street side manhole rim elevations shall to be 4" above the proposed final grade and offsite or non street side manhole top rim elevations shall be 12" above proposed final grade.

SANITARY SEWER NOTES:

× All sanitary sewer lines shall have 36" min. cover above top of pipe.
× All sanitary sewer lines shall be bedded in accordance with city standards and bedding detail, see detail sheet(s).
× Sanitary sewer manholes located in grass area / non-paved area shall be constructed so that the rim is six (6) inches above proposed highest point of closest adjacent grade. In the event this can not be achieved then the manhole cover shall be water tight.
× Contractor shall match top of proposed sanitary sewer manhole to proposed grade. if a discrepancy occurs between the proposed grade and proposed structure tops, the grading shall govern.

WATER NOTES:

× All water lines shall have 48" min. cover above top of pipe.
× All water lines shall be bedded in accordance with city standards and bedding detail, see detail sheet(s).
× All water lines shall be hydrostatically tested and disinfected in accordance with city standards and with a city inspector present.
× All fire hydrants shall have a city approved gate valve restrained to the hydrant.
× Any cleanouts, valve boxes, and meter boxes in the pavement area shall be installed with a concrete apron in accordance with the detail sheet.
× All waterline appurtenances with access above-ground (valves, meters, etc) shall be placed outside of paving and future sidewalk areas. If these locations are not feasible, contact the Engineer prior to installation.

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

ALL WATERLINE APPURTENANCES (HYDRANTS, VALVE BOXES, ARV BOXES, METERS, ETC) SHALL BE SET ACCORDING TO HEIGHTS RELATIVE TO FINISHED GRADE. DO NOT SET ANY WATERLINE APPURTENANCES WITHOUT VERIFYING TOP BACK-OF-CURB ELEVATIONS FIRST

ALL WATERLINE APPURTENANCES (HYDRANTS, VALVE BOXES, ARV BOXES, METERS, ETC), SEWER SERVICES & ELECTRIC FACILITIES SHALL BE IN-STALLED ACCORDING TO SPECIFICATIONS DEFINED BY THE GOVERNING UTILITY, AS THIS PORTION OF THE PLANS ARE NOT TO-SCALE.

THIS PLAN INCLUDES A REHABILITATION OF AN EXISTING ROAD, AS WELL AS TIE-INS TO EXISTING ROAD STRUCTURES ON THE NORTH AND EAST BOUNDARY OF THE SITE. EVERY EFFORT HAS BEEN MADE BY THE ENGINEER TO LOCATE THE EXISTING UTILITIES AND SHOW THEM WITHIN THIS PLAN SET. THE CONTRACTOR SHALL EXECUTE A ONE CALL ADJACENT TO THE REHABILITATION OF THE EXISTING ROADS AND NOTIFY THE ENGINEER OF RECORD OF ANY CONFLICTING UTILITIES OR CONFLICTS WITH GRADING WITH THE DESIGN SHOWN HEREIN, PRIOR TO INSTALLATION OF STORM DRAIN FACILITIES, CURB, NOTCH AND WIDENING, OR BEFORE TIE-INS TO EXISTING SANITARY SEWER OR WATER FACILITIES.

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11426 PHILLIP R. SWOPE 10/20/2022

ALL GENERAL NOTES
SECOND NATURE LANDSCAPE
LARGE SCALE DEVELOPMENT
WILLIAM KIMBROUGH
211 E. HWY 264
SPRINGDALE, AR

NO.	DATE	REVISION
1	10/20/2022	FIRST SUBMITTAL
2	08/10/2022	PRE-APP SUBMISSION
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SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY: PAUL
JOB NUMBER: ----
SUBMITTAL DATE: 10/20/2022
CITY NUMBER: ####
DRAWING NAME: 21-196PR.DWG
SHEET NUMBER: C1.1

R:_SWOPE\21-196 SECOND NATURE LANDSCAPE\CIVIL DRAWINGS\21-196PR.DWG - PLOTTED ON 10/20/2022 8:11:46 PM @ A SCALE OF 1:1 TO _AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 BY PAUL SIMS

WETLANDS INFORMATION

There are no known Wetlands on this Site.

MISCELLANEOUS INFORMATION

BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE (NAD 83), BASED UPON CITY OF BENTONVILLE GPS MONUMENT, CONVERGENCE ANGLE -01°19'24.76", COMBINED SCALE FACTOR: 0.999973753.

NOTE: "A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT."

NOTE: "STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:

a) DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
b) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
c) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
d) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
e) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE."

PRELIMINARY PLAT LEGEND

FEATURE LINES AND SURVEY SYMBOLS

- PROPERTY LINE
- OFFSITE PROPERTY LINE
- CENTERLINE OF ROAD
- ROW — RIGHT-OF-WAY
- X — FENCE
- ACCESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT
- CURB AND GUTTER
- ASPHALT PAVEMENT
- SET/FOUND REBAR
- SET/FOUND NAIL
- FENCE CORNER POST
- FOUND STONE
- STATE MONUMENT
- SET/FOUND ALUM. MONUMENT
- SET/FOUND COTTON SPINDLE
- SET / FOUND P/K NAIL
- RAILROAD SPIKE
- BENCH MARK (ELEV.)

UTILITY SYMBOLS

- FLARED END SECTION
- CURB INLET
- AREA INLET
- JUNCTION BOX
- GRATE INLET
- SANITARY SEWER
- SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- WATER SERVICE
- WATER METER
- POWER POLE
- LIGHT
- ELECTRICAL BOX
- TELEPHONE PEDESTAL
- GAS METER

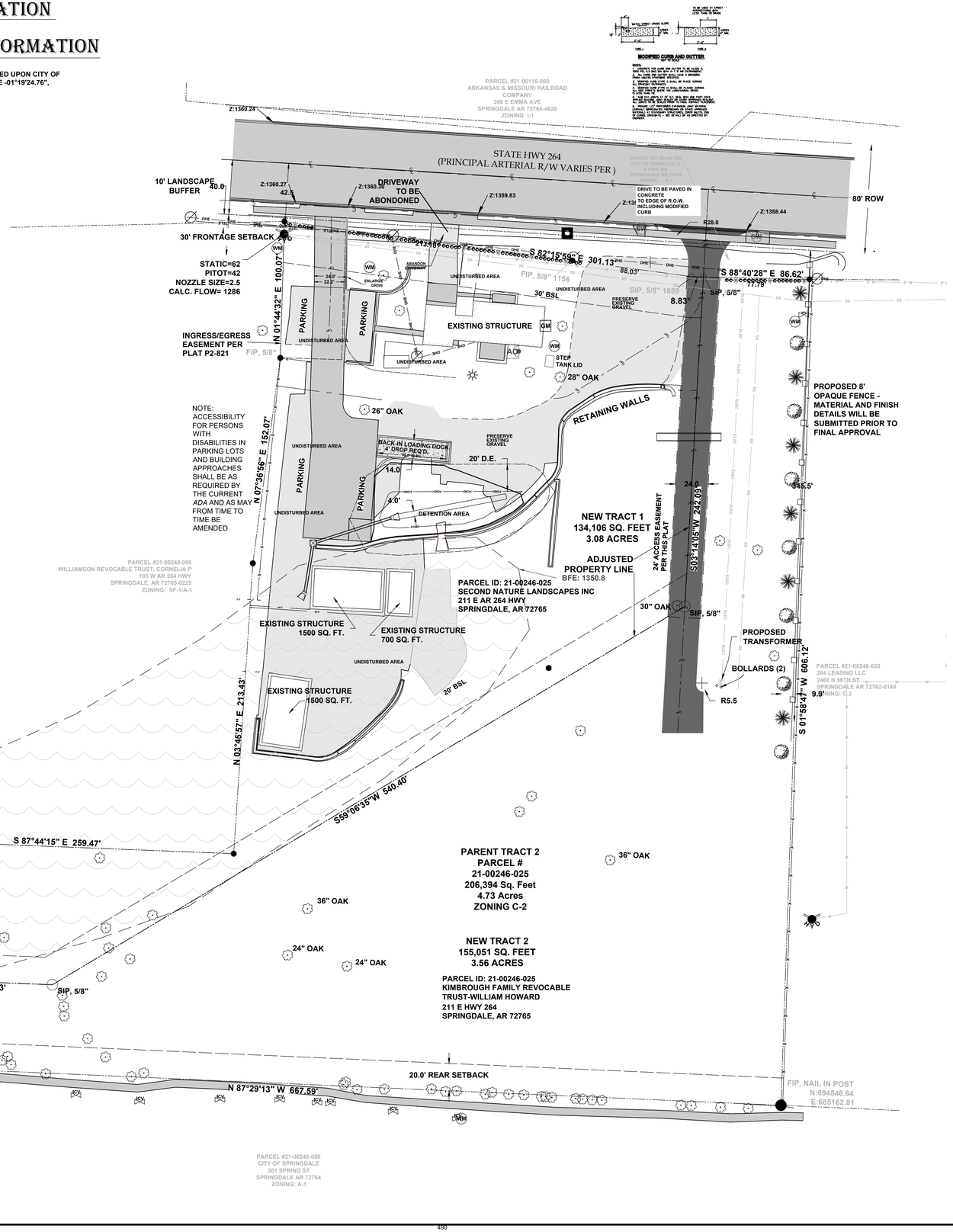
HATCHES

- FLOOD ZONE
- CONCRETE
- POND

EXISTING	PROPOSED
ASPHALT	ASPHALT
GRAVEL	GRAVEL

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

GRAPHIC SCALE
0 60' 120'
1 inch = 60 feet



FLOOD INFORMATION

This property does not lie in Zone 'A/AE' (Special Flood Hazard Areas Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number O5007C0235K, Effective Date September 28, 2007.

PROJECT ENGINEER/SURVEYOR

Phil Swope, P.E.
Swope Engineering
7 Halsted Circle, Suite 210
Rogers, Arkansas 72756
479.685.8399 office

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE
10-31-22

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

NOTE: 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.

SITE AREA	
GROSS AREA	4.73 ACRES
NET AREA	4.73 ACRES

SITE PLAN

SECOND NATURE LANDSCAPE

LARGE SCALE DEVELOPMENT
WILLIAM KIMBROUGH
211 E. HWY 264
SPRINGDALE, AR

NO.	DATE	REVISION
1	06/03/2022	FIRST SUBMITTAL
2	06/10/2022	PRE-APP SUBMITTAL
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SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY: TAYLOR	JOB NUMBER: 21-186
SUBMITTAL DATE: 06/03/2022	CITY NUMBER: ####
DRAWING NAME: 21-196PR.DWG	
SHEET NUMBER: C2.0	

C:\CLOUD RAPID\SWOPE ENGINEERING DROPBOX\ SWOPE\ 21-196 SECOND NATURE LANDSCAPE\CIVIL DRAWINGS\21-196PR.DWG - PLOTTED ON 7/26/2022 3:33:26 PM @ A SCALE OF 1:1 TO BLUEBEAM PDF BY TAYLOR

EROSION CONTROL LEGEND

Feature Lines

- SF—SF SILT FENCE
- STOCKPILE/STAGING AREA
- LIMITS OF DISTRUBANCE
- TEMPORARY CONSTRUCTION ENTRANCE
- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

SYMBOLS	HATCHES
INLET PROTECTION	ASPHALT
ROCK CHECK DAM	CONCRETE
SLOPE ARROW	FLOOD ZONE
TEMPORARY CONSTRUCTION ENTRANCE	GRAVEL
WATTLE	POND

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

GRAPHIC SCALE

0 60' 120'

1 inch = 60 feet



STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE
10/20/22

EROSION CONTROL/DEMO PLAN

SECOND NATURE LANDSCAPING

LARGE SCALE DEVELOPMENT
WILLIAM KIMBROUGH
211 E. HWY 264
SPRINGDALE, AR

NO.	DATE	REVISION
1	10/20/2022	FIRST SUBMITTAL
2	08/10/2022	PRE-APP SUBMITTAL
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SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY: PAUL	JOB NUMBER: 21-196
SUBMITTAL DATE: 10/20/2022	CITY NUMBER: ####
DRAWING NAME: 21-196PR.DWG	
SHEET NUMBER: C3.0	

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EROSION CONTROL LEGEND

Feature Lines

- SILT FENCE
- STOCKPILE/STAGING AREA
- LIMITS OF DISTRUBANCE
- TEMPORARY CONSTRUCTION ENTRANCE
- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

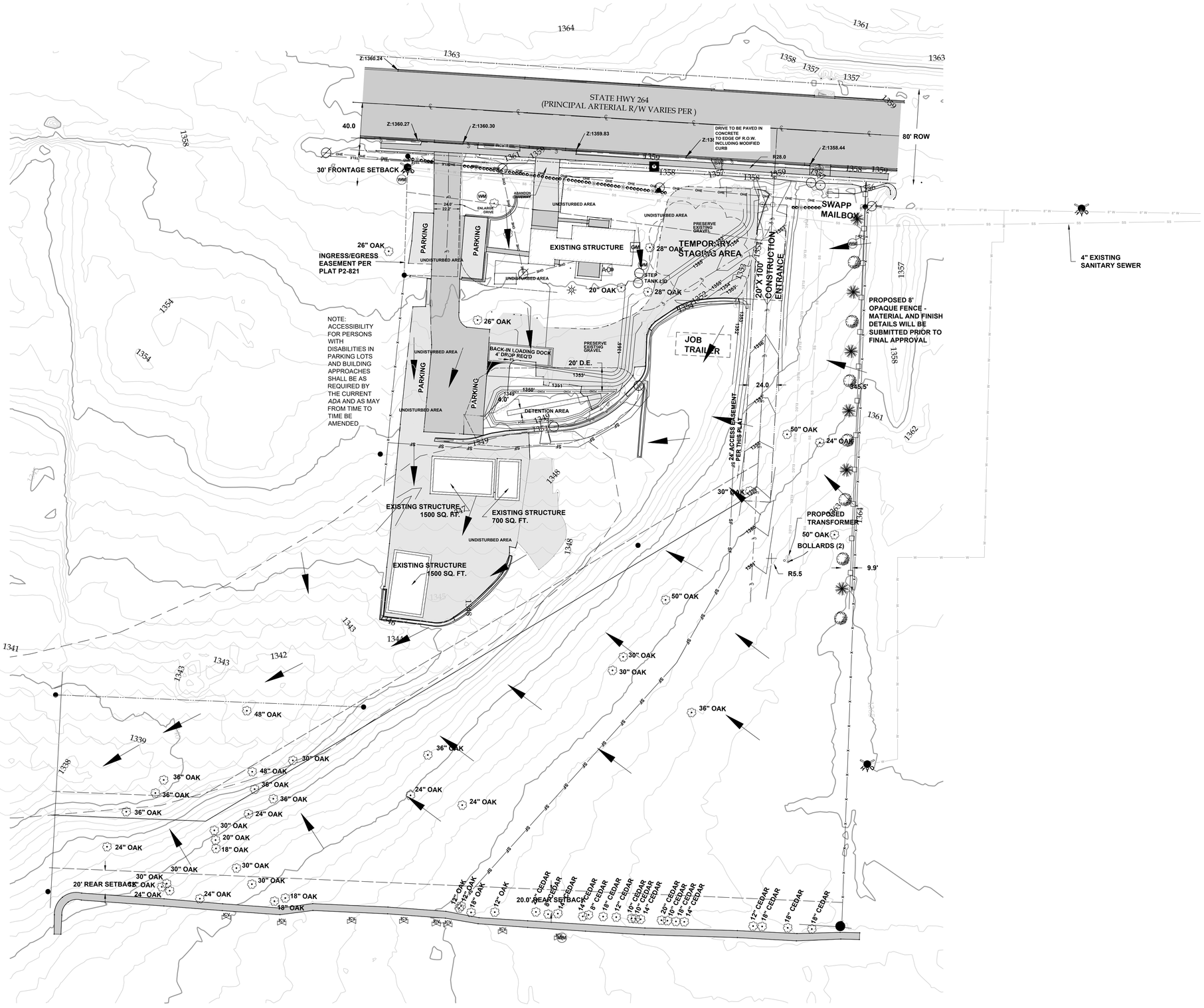
SYMBOLS	HATCHES
INLET PROTECTION	ASPHALT
ROCK CHECK DAM	CONCRETE
SLOPE ARROW	FLOOD ZONE
TEMPORARY CONSTRUCTION ENTRANCE	GRAVEL
WATTLE	POND

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

GRAPHIC SCALE

0 60' 120'

1 inch = 60 feet



STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE
10/20/2022

EROSION CONTROL/GRADING PLAN

SECOND NATURE LANDSCAPING

LARGE SCALE DEVELOPMENT
WILLIAM KIMBROUGH
211 E. HWY 264
SPRINGDALE, AR

NO.	DATE	REVISION
1	10/20/2022	FIRST SUBMITTAL
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SWOPE ENGINEERING
Civil Engineering and Land Surveying
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DRAWN BY: PAUL	JOB NUMBER: 21-196
SUBMITTAL DATE: 10/20/2022	CITY NUMBER: ####
DRAWING NAME: 21-196PR.DWG	
SHEET NUMBER: C3.1	

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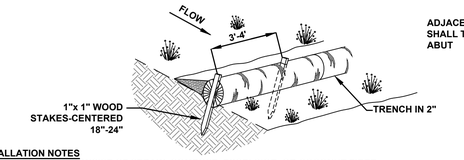
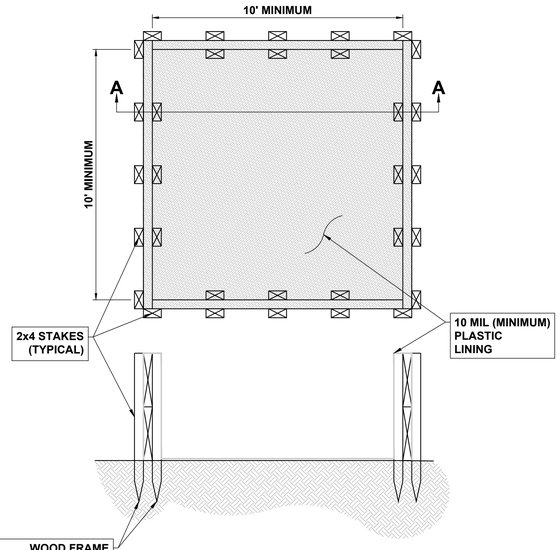


ADJACENT ROLLS SHALL TIGHTLY ABUT

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.

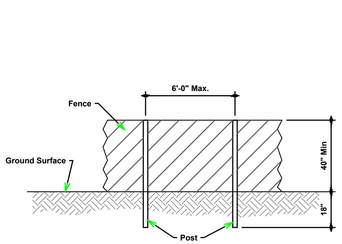
WATTLE DETAIL
N.T.S.



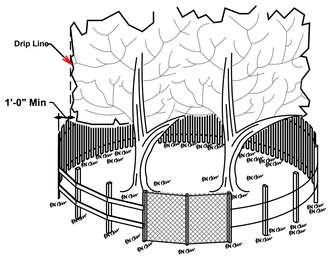
SECTION A-A
NTS

Concrete Washout

NTS



POST AND FENCE DETAIL

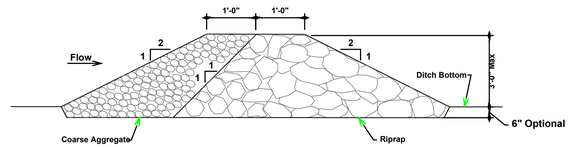


SIDE VIEW

NOTES:
1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minumum cross sectional area of 3.0 sq. in.
3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer/inspector.

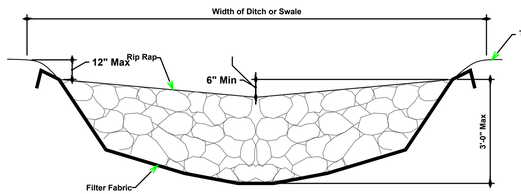
Tree Protection Fencing

Not to Scale



PROFILE

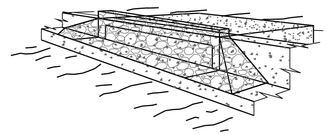
NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class I, II, or IV and shall be placed over the cleared area prior to the placing of rock.
2. Coarse aggregate and riprap shall be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. For added stability, the base of the dam may be keyed 6 inches into the soil.
4. See plans for spacing of dams and H dimensions.
5. Maximum drainage area to each dam is 10 acres.

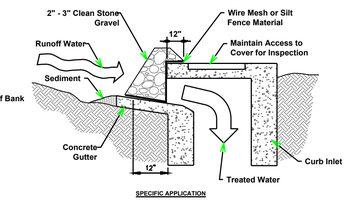


CROSS SECTION
CENTERLINE LOOKING DOWNSTREAM

Rock Check Dam

Not to Scale





SPECIFIC APPLICATION

THIS METHOD OF INLET 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.

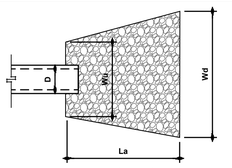
* GRAVEL SHALL BE 2"-3" CLEAN STONE

Gravel Curb Inlet Sediment Filter

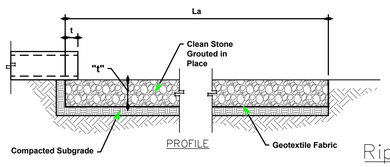
Not to Scale

TABLE 1 - Rock Outlet Protection Apron Dimensions

Culver Size D, (inches)	Rock Size d_{50}, (inches)	Apron Length La, (feet)	Upstream Width Wu, (feet)	Downstream Width Wd, (feet)	Thickness t, (inches)	Rock Qty. (tons)
12	6	12	3	13	18	15
18	9	16	4.5	18	24	20
21	9	18	5	20	24	35
24	9	20	6	22	24	60
30	9	22	7.5	24	24	75
36	12	24	9	27	30	120
42	18	26	10.5	30	36	180
48	18	28	12	32	36	215



PLAN VIEW



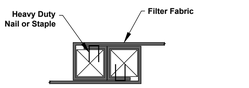
PROFILE

Rip Rap

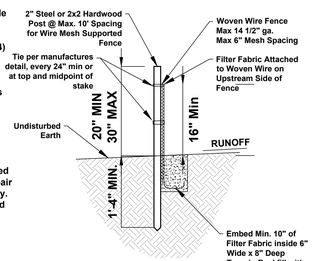
Not to Scale

NOTES:
1. Apron length: Apron length (La) shall be determined from Table 1.
2. Apron width: The apron width is based on the diameter of the discharge pipe, (D). The apron width will be 3D at the upstream end (Wu), and the downstream width (Wd) will be equal to (D + La).
   A. Alignment: The apron shall be located so that there are no bends in the horizontal alignment. The apron should be level over its length, and the elevation of the downstream end of the apron must be the same as the elevation of the receiving channel or adjacent ground.
   B. Thickness: The required apron thickness is shown in Table 1.
   C. Gabions: When a gabion mattress is used it shall be made of double twisted galvanized steel wire. Gabions shall be fabricated in such a manner that the sides, ends, and lid can be assembled at the construction site into mats a minimum of 12 inches thick.
3. Materials: Outlet protection may be done using rock riprap or gabion mattresses to construct the apron. The rock shall consist of field stone or rough unhewn quarry stone. The stone shall be hard and angular and of a quality that will not disintegrate on exposure to water or weathering. Broken concrete may be used provided it does not have any exposed steel or reinforcing bars, and that it is broken into blocky pieces such that the largest dimension of each piece is no more than 3 times the smallest dimension. The required rock size is shown in Tables 1 and 2. A geotextile (filter fabric) shall be placed between the apron and the underlying soil to prevent soil migration through the riprap.

Gabion Rock	6" d_{50}	9" d_{50}	12" d_{50}	15"d_{50}	The gabion rocks smaller than size shown
18	9	16	4.5	18	24
21	9	18	5	20	24
24	9	20	6	22	24
30	9	22	7.5	24	24
36	12	24	9	27	30
42	18	26	10.5	30	36
48	18	28	12	32	36

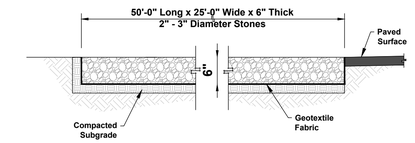


Notes and Specifications:
1. Posts shall be a minimum length of thirty-six (36) inches constructed of either of the following materials: Steel "T" or "U" type, or 2" x 2" hardwood.
2. Woven Wire used as additional fence support shall be Minimum 14.5 gauge with six (6) inch Maximum Mesh Spacing.
3. Woven Wire shall be placed along the uphill side of the fence and fastened with Wire Ties or one (1) inch staples along the uphill side of the posts.
4. Filter Fabric shall be fastened to Woven Wire according to Manufacturer's recommendation, or with ties every twenty four (24) inches at the top and mid-sections.
5. Where two pieces of Filter Fabric adjoin each other they shall be overlapped by six (6) inches and folded together.
6. Where two posts meet to join fence sections, the tops of the posts shall be secured together with wire.
7. The fence shall be constructed along the contour as much as possible.
8. Ends of fences shall be extended up the slope to prevent runoff from migrating around the end of the fence.
9. Inspection of the fence shall be performed weekly, or immediately after a rain event, or when bulges appear in the fence. accumulated silt shall not be allowed to exceed half the height of the fabric. repair and or replacement of damaged fence shall be completed promptly.
10. Accumulated silt shall be removed and disposed of in an approved site in such a manner that it will not contribute to off-site siltation.
11. All fencing shall be removed when the constructioin site is fully stabilized so as to not impede storm flow or drainage.
12. Pre-fabricated units do not require the use of woven wire fence.



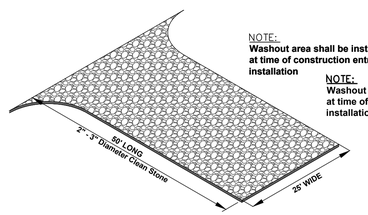
Silt Fence (ER-SF)

Scale: As Noted



NOTE:
Washout area shall be installed at time of construction entrance installation

NOTE:
Washout area shall be installed at time of construction entrance installation



SCALE: 1/16"=1'-0"

Construction Entrance

Not to Scale

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE
10-20-22

EROSION CONTROL DETAILS

SECOND NATURE LANDSCAPE

LARGE SCALE DEVELOPMENT
WILLIAM KIMBROUGH
211 E HWY 264
SPRINGDALE, ARKANSAS

NO.	DATE	REVISION
1	10/20/2022	FIRST SUBMITTAL
2	07/05/2022	2ND SUBMITTAL
-	--------	----------

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY: PAUL
JOB NUMBER:
SUBMITTAL DATE: 10/20/2022
CITY NUMBER: ?
DRAWING NAME: 21-196PR.DWG
SHEET NUMBER: C3.2

R:_SWOPE\21-196 SECOND NATURE LANDSCAPE\CIVIL DRAWINGS\21-196PR.DWG - PLOTTED ON 10/20/2022 3:12:06 PM @ A SCALE OF 1:1 TO _AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 BY PAUL SIMS

EROSION CONTROL LEGEND

Feature Lines

- SF SF — SILT FENCE
- STOCKPILE/STAGING AREA
- LIMITS OF DISTRUBANCE
- TEMPORARY CONSTRUCTION ENTRANCE
- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

SYMBOLS	HATCHES
INLET PROTECTION	ASPHALT
ROCK CHECK DAM	CONCRETE
SLOPE ARROW	FLOOD ZONE
TEMPORARY CONSTRUCTION ENTRANCE	GRAVEL
WATTLE	POND

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

GRAPHIC SCALE

0 60' 120'

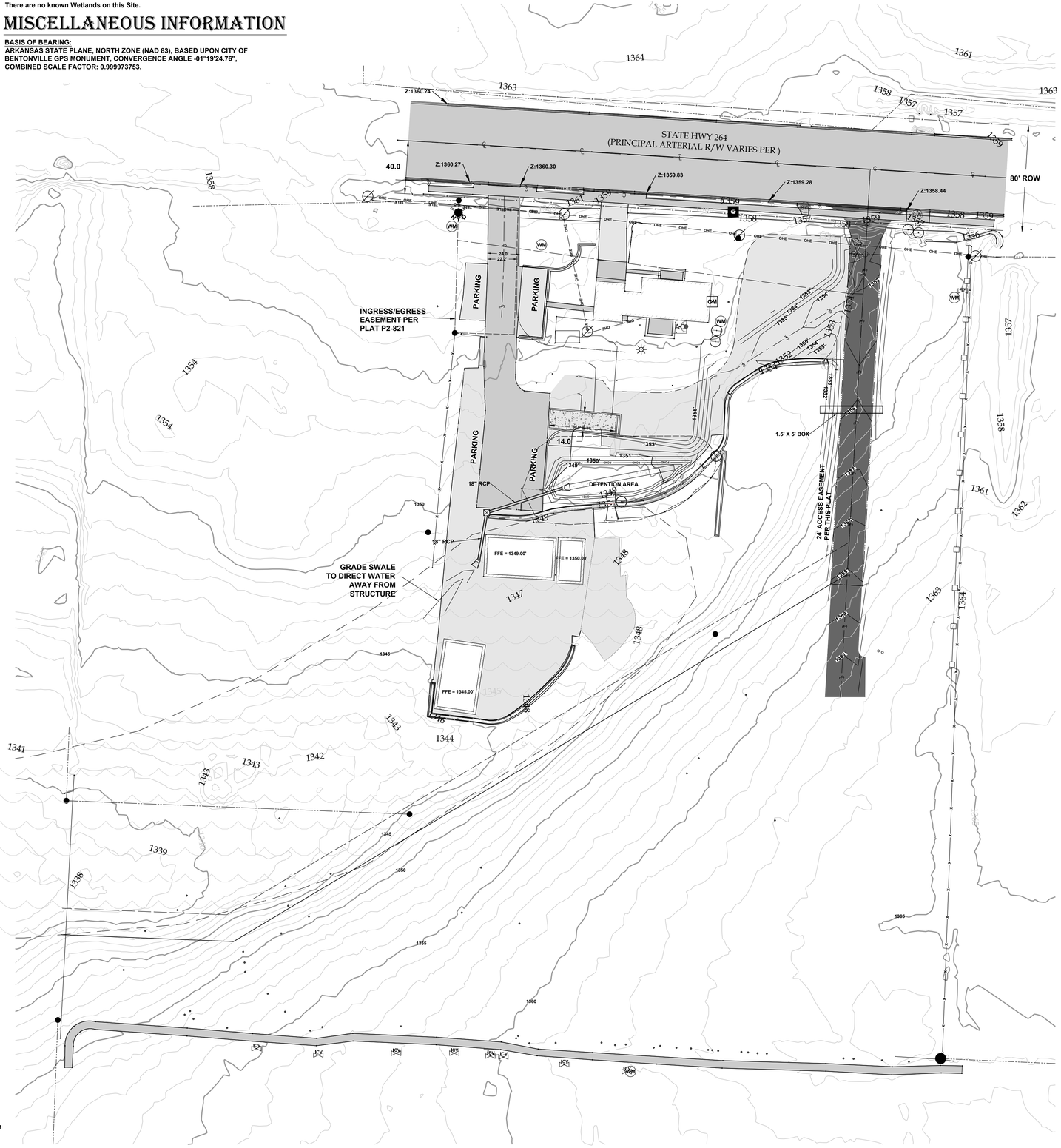
1 inch = 60 feet

WETLANDS INFORMATION

There are no known Wetlands on this Site.

MISCELLANEOUS INFORMATION

BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE (NAD 83), BASED UPON CITY OF BENTONVILLE GPS MONUMENT, CONVERGENCE ANGLE -01°19'24.76", COMBINED SCALE FACTOR: 0.999973753.


STATE HWY 264
(PRINCIPAL ARTERIAL R/W VARIES PER)
80' ROW
Z:1360.24
Z:1360.27
Z:1360.30
Z:1359.83
Z:1359.28
Z:1358.44
40.0
INGRESS/EGRESS EASEMENT PER PLAT P2-821
PARKING
PARKING
PARKING
PARKING
14.0
1.5' X 5' BOX
18" RCP
DETENTION AREA
24' ACCESS EASEMENT PER THIS PLAT
58" RCP
FFE = 1349.00'
FFE = 1350.00'
FFE = 1345.00'
GRADE SWALE TO DIRECT WATER AWAY FROM STRUCTURE
1.5' X 1.5' BOX
1.5' X 1.5' BOX
1.5' X 1.5' BOX

WETLANDS INFORMATION

There are no known Wetlands on this Site.

MISCELLANEOUS INFORMATION

BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE (NAD 83), BASED UPON CITY OF BENTONVILLE GPS MONUMENT, CONVERGENCE ANGLE -01°19'24.76", COMBINED SCALE FACTOR: 0.999973753.

UTILITY PLAN LEGEND

FEATURE LINES AND SURVEY SYMBOLS

- PROPERTY LINE
- OFFSITE PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- ACCESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT
- CURB AND GUTTER
- ASPHALT PAVEMENT

UTILITY LINES

- WATER LINE
- OVERHEAD POWER LINE
- SEWER LINE
- FLOW LINE
- GAS LINE
- FIBER OPTIC
- TELEPHONE LINE

UTILITY SYMBOLS

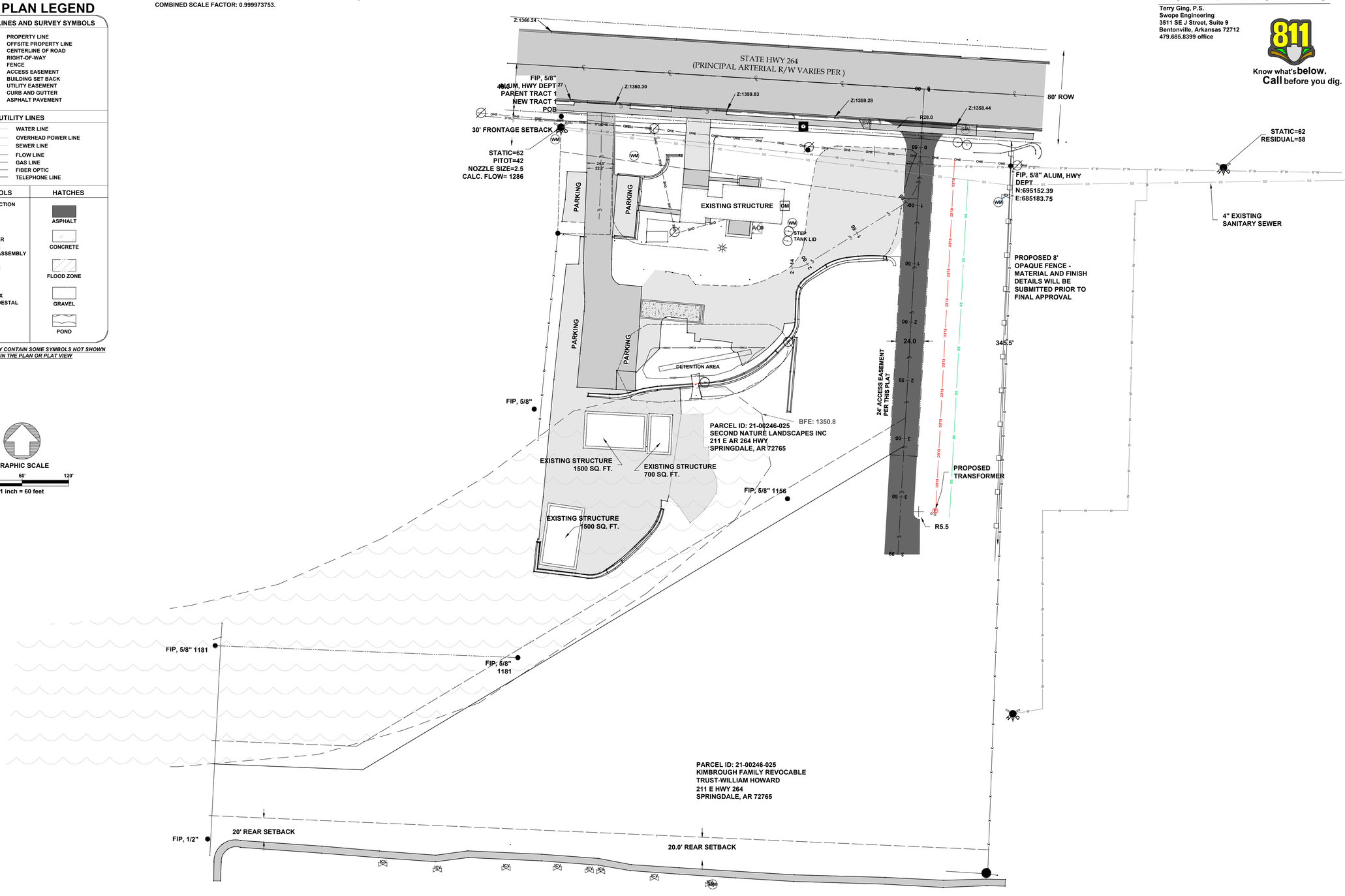
- FLARED END SECTION
- CURB INLET
- AREA INLET
- JUNCTION BOX
- GRATE INLET
- SANITARY SEWER
- SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- WATER SERVICE
- WATER METER
- POWER POLE
- LIGHT
- ELECTRICAL BOX
- TELEPHONE PEDESTAL
- GAS METER

HATCHES

- ASPHALT
- CONCRETE
- FLOOD ZONE
- GRAVEL
- POND

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

GRAPHIC SCALE
0 60' 120'
1 inch = 60 feet



FLOOD INFORMATION

This property does not lie in Zone 'A/AE' (Special Flood Hazard Areas Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number O5007C0235K, Effective Date September 28, 2007.

PROJECT ENGINEER

Phil Swope, P.E.
Swope Engineering
7 Halsted Circle, Suite 210
Rogers, Arkansas 72756
479.685.8399 office

PROJECT SURVEYOR

Terry Ging, P.S.
Swope Engineering
3511 SE J Street, Suite 9
Bentonville, Arkansas 72712
479.685.8399 office

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILIP R. SWOPE
10/20/2022

UTILITY PLAN
SECOND NATURE LANDSCAPE
LARGE SCALE DEVELOPMENT
WILLIAM KIMBROUGH
211 E. HWY 264
SPRINGDALE, AR

NO.	DATE	REVISION
1	10/20/2022	FIRST SUBMITTAL
2	08/10/2022	PRE-APP SUBMITTAL
--	----------	----------

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY: PAUL
JOB NUMBER: ----
SUBMITTAL DATE: 10/20/2022
CITY NUMBER: ####
DRAWING NAME: 21-196PR.DWG
SHEET NUMBER: C5.0

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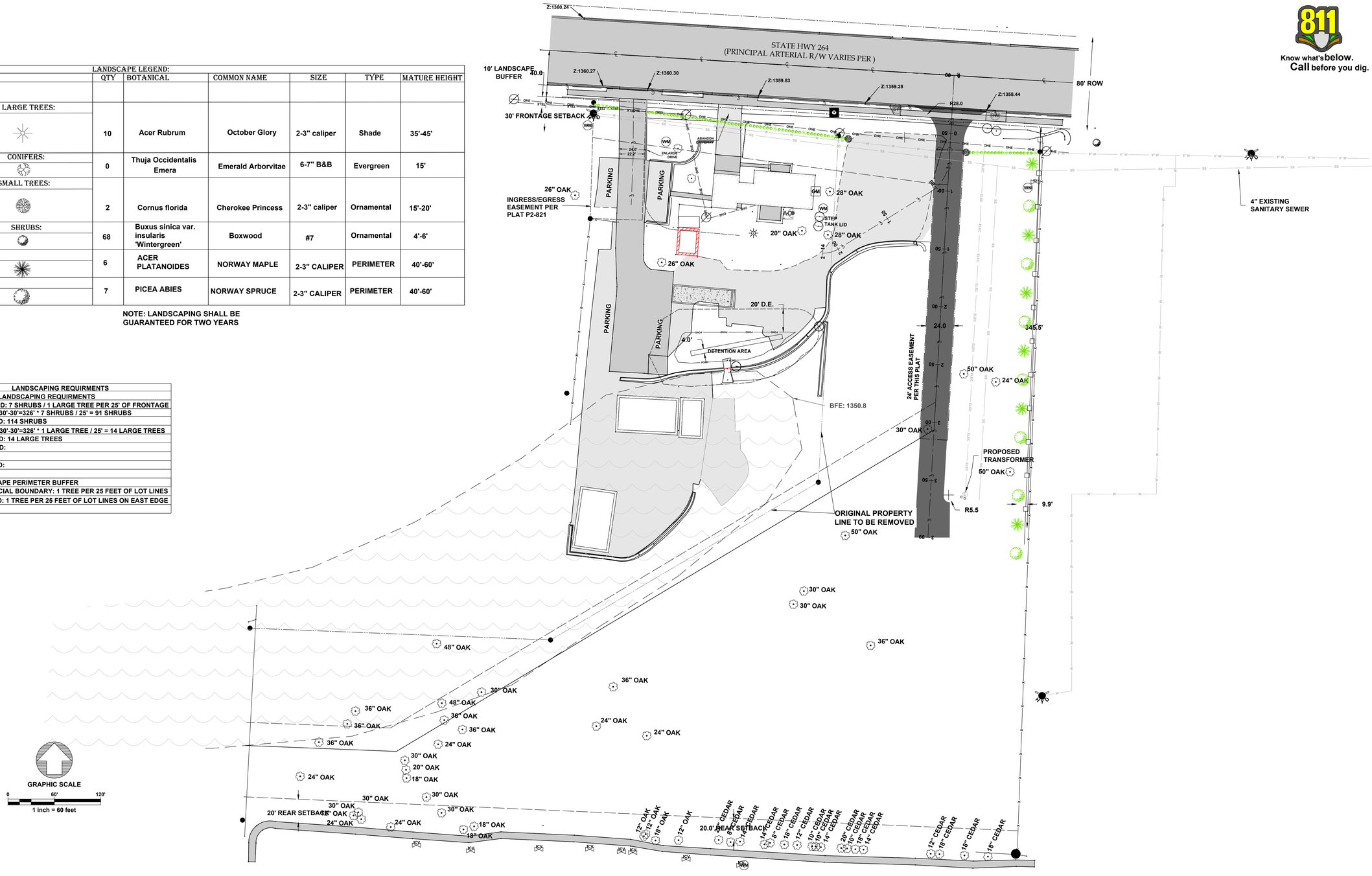
LANDSCAPE LEGEND:						
	QTY	BOTANICAL	COMMON NAME	SIZE	TYPE	MATURE HEIGHT
LARGE TREES:						
	10	Acer Rubrum	October Glory	2-3" caliper	Shade	35'-45'
CONIFERS:						
	0	Thuja Occidentalis Emera	Emerald Arborvitae	6-7" B&B	Evergreen	15'
SMALL TREES:						
	2	Cornus florida	Cherokee Princess	2-3" caliper	Ornamental	15'-20'
SHRUBS:						
	68	Buxus sinica var. insularis 'Wintergreen'	Boxwood	#7	Ornamental	4'-6'
	6	ACER PLATANOIDES	NORWAY MAPLE	2-3" CALIPER	PERIMETER	40'-60'
	7	PICEA ABIES	NORWAY SPRUCE	2-3 CALIPER	PERIMETER	40'-60'

NOTE: LANDSCAPING SHALL BE GUARANTEED FOR TWO YEARS

LANDSCAPING REQUIRMENTS
STREET LANDSCAPING REQUIRMENTS
REQUIRED: 7 SHRUBS / 1 LARGE TREE PER 25' OF FRONTAGE
386'-30'-30'=326' * 7 SHRUBS / 25' = 91 SHRUBS
PROVIDED: 114 SHRUBS
386'-30'-30'=326' * 1 LARGE TREE / 25' = 14 LARGE TREES
PROVIDED: 14 LARGE TREES
REQUIRED:
PROVIDED:
LANDSCAPE PERIMETER BUFFER
COMMERCIAL BOUNDARY: 1 TREE PER 25 FEET OF LOT LINES
PROVIDED: 1 TREE PER 25 FEET OF LOT LINES ON EAST EDGE



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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE
10/20/22

LANDSCAPE PLAN

SECOND NATURE LANDSCAPE

LARGE SCALE DEVELOPMENT
WILLIAM KIMBROUGH
211 E HWY 264
SPRINGDALE, ARKANSAS

NO.	DATE	REVISION
1	10/20/2022	FIRST SUBMITTAL
2	08/10/2022	PRE-APP SUBMITTAL
--	----------	----------

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY: PAUL	JOB NUMBER: ----
SUBMITTAL DATE: 10/20/2022	CITY NUMBER: ####
DRAWING NAME: 21-196PR.DWG	
SHEET NUMBER: C6.0	

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PRELIMINARY PLAT LEGEND

FEATURE LINES AND SURVEY SYMBOLS

- PROPERTY LINE
- OFFSITE PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- ACCESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT
- CURB AND GUTTER
- ASPHALT PAVEMENT
- SET/FOUND REBAR
- SET/FOUND NAIL
- FENCE CORNER POST
- FOUND STONE
- STATE MONUMENT
- SET/FOUND ALUM. MONUMENT
- SET/FOUND COTTON SPINDLE
- SET / FOUND P/K NAIL
- RAILROAD SPIKE
- BENCH MARK (ELEV.)

UTILITY SYMBOLS

- FLARED END SECTION
- CURB INLET
- AREA INLET
- JUNCTION BOX
- GRATE INLET
- SANITARY SEWER
- SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- WATER SERVICE
- WATER METER
- POWER POLE
- LIGHT
- ELECTRICAL BOX
- TELEPHONE PEDESTAL
- GAS METER

HATCHES

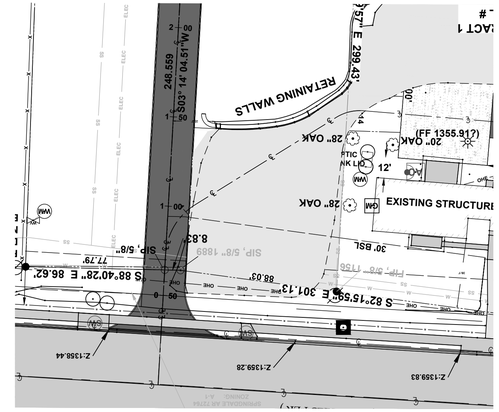
- FLOOD ZONE
- CONCRETE
- POND

EXISTING	PROPOSED
ASPHALT	ASPHALT
GRAVEL	GRAVEL

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW



GRAPHIC SCALE
0 60' 120'
1 inch = 60 feet



GRAPHIC SCALE
0 60' 120'
1 inch = 60 feet

PROJECT ENGINEER

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Swope Engineering
7 Halsted Circle, Suite 210
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479.685.8399 office

PROJECT SURVEYOR

Terry Ging, P.S.
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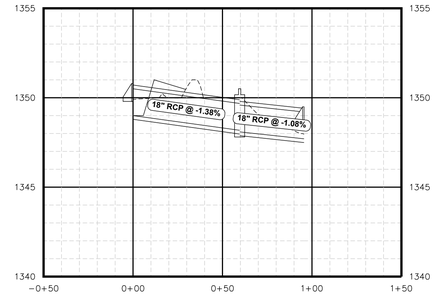
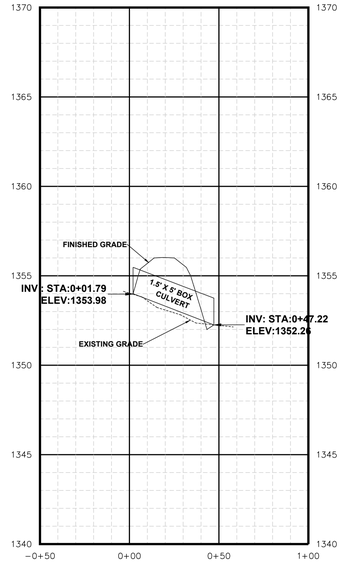
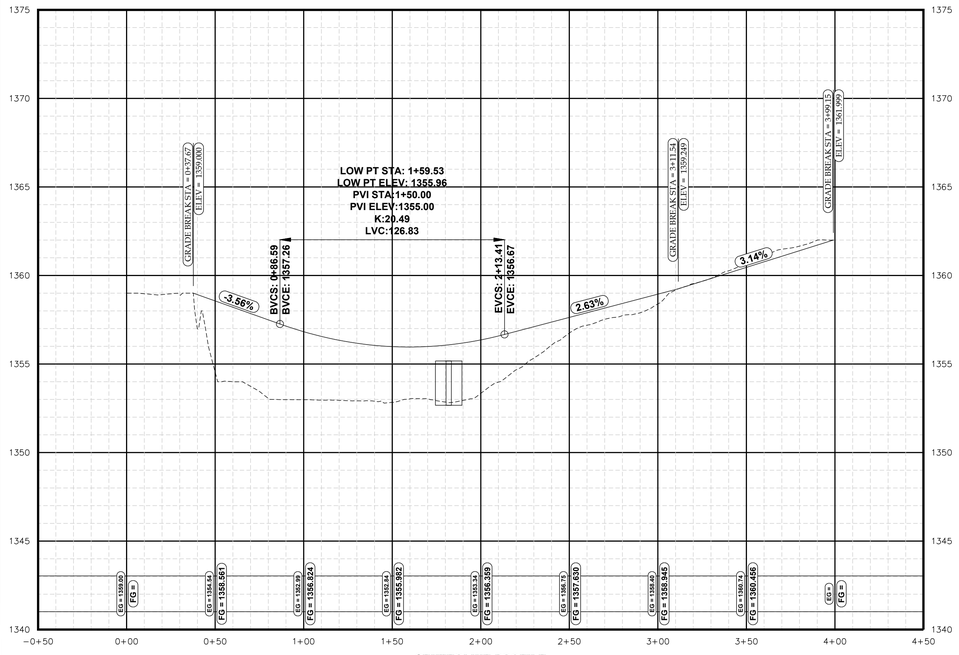
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE
10/20/22



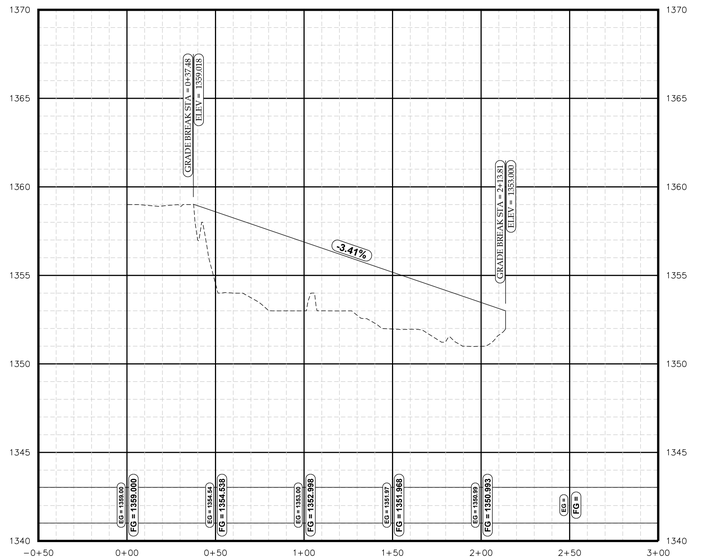
POND OUTFALL PROFILE
HORIZ. SCALE: 1" = 40'-0"
VERT. SCALE: 1" = 4'-0"



BOX CULVERT PROFILE
HORIZ. SCALE: 1" = 40'-0"
VERT. SCALE: 1" = 4'-0"



CENTERLINE PROFILE
HORIZ. SCALE: 1" = 40'-0"
VERT. SCALE: 1" = 4'-0"



EG CURVE PROFILE
HORIZ. SCALE: 1" = 40'-0"
VERT. SCALE: 1" = 4'-0"

ROAD PROFILE

SECOND NATURE LANDSCAPE

LARGE SCALE DEVELOPMENT
WILLIAM KIMBROUGH
211 E. HWY 264
SPRINGDALE, AR

NO.	DATE	REVISION
1	10/20/2022	FIRST SUBMITTAL
2	08/10/2022	PRE-APP SUBMISSION
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SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopengineering.com

DRAWN BY: PAUL	JOB NUMBER: ----
SUBMITTAL DATE: 10/20/2022	CITY NUMBER: ####
DRAWING NAME: 21-196PR.DWG	
SHEET NUMBER: C7.0	

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Adjacent Property Owners to parcel# 21-00246-025

21-00246-031
SECOND NATURE LANDSCAPES INC
144 ABBEY LN
FAYETTEVILLE AR 72703-8442

21-00246-020
264 LEASING LLC
2468 N 56TH ST
SPRINGDALE AR 72762-0169

21-00246-030
ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK AR 72203

21-00246-024
ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK AR 72203

21-00246-050
CITY OF SPRINGDALE
201 SPRING ST
SPRINGDALE AR 72764



9.29.2022

Adjacent Property Owners to parcel# 21-00246-031

21-00246-036
BETHEL CHURCH OF THE NAZARENE INC
153 E AR 264 HWY
SPRINGDALE AR 72765-0225

21-00246-025
KIMBROUGH, WILLIAM HOWARD TRUSTEE
144 ABBEY LN
FAYETTEVILLE AR 72703

21-00246-030
ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK AR 72203

21-00246-040
ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK AR 72203



9.29.2022

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Board of Adjustment

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

STAFF USE ONLY

Date Application Submitted: October 12, 2022

Date Accepted as Complete: October 21, 2022 Project Number: B22-106

APPLICATION CONTACTS:

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Swope Engineering - Phil Swope	Name: William Kimbrough
E-mail: phil@civilfirst.com	E-mail: whkimbrough@cox.net; william@secondnaturenwa.com
Address: 7 Halsted Circle, Suite 210 Rogers, AR 72756	Address: 211 E Hwy 264 Springdale, AR 72764
Phone: 479-877-7388	Phone: 479-530-9191
Site/ Location: 211 E Hwy 264	Current Zoning District: C-2
Assessor's Parcel Number(s): 21-00246-031, 21-00246-025	Rezone required: No
	Total Acreage: 6.64

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

Asking to waive paving to keep existing gravel for eastern parking and drive area (no checked item)

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

At this time we aren't proposing new operations of the facility

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

It will all be paved and buildings would be renovated at the time new buildings would be built

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: 10.18.2022

Adjacent Property Owners to parcel# 21-00246-025

21-00246-031
SECOND NATURE LANDSCAPES INC
144 ABBEY LN
FAYETTEVILLE AR 72703-8442

21-00246-020
264 LEASING LLC
2468 N 56TH ST
SPRINGDALE AR 72762-0169

21-00246-030
ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
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21-00246-024
ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK AR 72203

21-00246-050
CITY OF SPRINGDALE
201 SPRING ST
SPRINGDALE AR 72764



Adjacent Property Owners to parcel# 21-00246-031

21-00246-036
BETHEL CHURCH OF THE NAZARENE INC
153 E AR 264 HWY
SPRINGDALE AR 72765-0225

21-00246-025
KIMBROUGH, WILLIAM HOWARD TRUSTEE
144 ABBEY LN
FAYETTEVILLE AR 72703

21-00246-030
ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK AR 72203

21-00246-040
ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK AR 72203



9.29.2022



Planning Commission Meeting
November 1, 2022

Miles
0 0.01 0.02 0.03 0.04 0.06

N

PROJECT: B22-106
APPLICANT: Second Nature Landscaping
REQUEST: Variance for Paving Requirement

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: November 1, 2022

Re: **L22-63** **Large-Scale** **Piney Ridge Treatment Center**

Planning Comments:

1. This Large Scale Development Plan has been given the number L22-63. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (standard comment)
3. A written response to all comments is required with resubmission. (standard comment)
4. 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).
5. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
    a. B22-101 Variance for Commercial Design Standards
6. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).

Commercial Design Standards Comments

1. When a commercial development includes a fence or wall, the maximum height of a fence or wall shall be 8’
    a. B22-101 Variance requested
    Fence - 11’ 8” fence with 10’ 6” block corner posts
    Landscaping – foundation plantings allocated around perimeter of fence

Building & Fire Comments:

All Comments Addressed.

Engineering Summary:

- Storm pipe at pond outlet is still shown as 12", please correct to 18"

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 10/27/2022

1. **Chapter 106 – Stormwater Drainage**

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

   - **Storm pipe at pond outlet is still shown as 12", please correct to 18"**

2. **Chapter 107 – Stormwater Pollution**

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

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

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

   (Ord. No. 3258, § 1, 11-12-02)

   - *110.111* - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.
     - **Need to request waiver of street improvements on Hwy 412 if ArDOT does not want sidewalk, curb/gutter, etc.**

4. **Chapter 130 – Zoning Ordinance**

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

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

5. **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.

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: September 29, 2022 Payment Method: _____

Date Accepted as Complete: October 20, 2022 Project Number: L22-63

Must meet the below criteria for a Large Scale Submittal:

- ☑ Pre-application meeting held with Springdale Planning Department. Date: _____
- ☐ Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

  (Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting.)
- ☐ Submit three (3) hard copies and one pdf of plans as well as SWPPP/Drainage Docs
- ☐ Submit complete architectural elevations. (If Applicable)
- ☐ Submit a copy of the warranty deed showing ownership of property.
- ☐ Submit a unified lighting plan in pdf format. (If Applicable)
- ☐ Submit the approved authorization of representation form, if property owner will represented by anyone other than themselves.
- ☐ Submit the $500.00 review fee

APPLICATION CONTACTS:

Indicate one person of contact for this request: PHILLIP Applicant PHILLIP Representative

Applicant (person making request)	Development Point of Contact for Question & Staff Reviews
Name: PHILLIP LEWIS	Name: PHILLIP LEWIS
E-mail: plewisengineering@yahoo.com	E-mail: plewisengineering@yahoo.com
Address: P.O. Box 17307 Little Rock AR 72222	Address: P.O. Box 17307 Little Rock AR 72222
Phone: 501-350-9840	Phone: 501-350-9840
Site/ Location: 5060 E. ROBINSON AVE SPRINGDALE AR	Current Zoning District: CZ
Assessor's Parcel Number(s): _____	Rezone required: NO
	Total Acreage: 32.25

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

Name (printed): PHILIP LEWIS Date: 9-29-2022

Signature: _____

Staff Notes:

PINEY RIDGE TREATMENT CENTER

East Robinson Ave
Springdale, AR

L22-63

SHEET INDEX

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C1.7	STORM SEWER PLAN
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C1.13	SITE DETAILS
C1.14	SWPPP PHASE I
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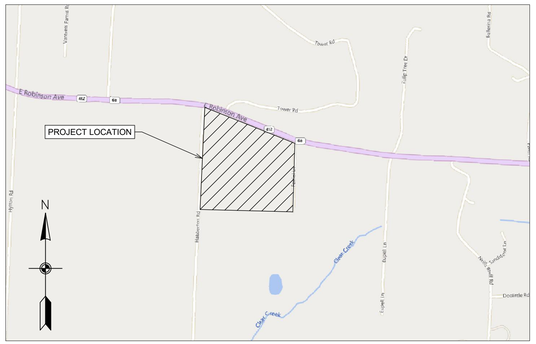
C1.19	WATER & SEWER DETAILS
C1.20	WATER & SEWER DETAILS
C1.21	HABBERTON ROAD IMPROVEMENTS PLAN
C1.22	HABBERTON STORM PROFILE
C1.23	HABBERTON SWPPP

SURVEY LEGEND

- BOUNDARY LINE
- FORTY LINE
- CENTERLINE OF ROAD (C/L)
- RIGHT-OF-WAY (R/W)
- FENCE
- TREE LINE
- INGRESS & EGRESS EASEMENT (I.E.)
- BUILDING SET BACK (B.S.B.)
- UTILITY EASEMENT (U.E.)
- WATER LINE
- OVERHEAD POWER LINE
- GAS LINE
- TELEPHONE LINE
- SET 1/2" REBAR & CAP
- FOUND MONUMENT (AS NOTED)
- POWER POLE
- WATERVALVE
- GAS METER
- ELECTRICAL BOX
- TREE
- TELEPHONE PEDESTAL / CABINET
- WATER METER
- FIRE HYDRANT
- SIGN
- P.O.B. POINT OF BEGINNING



Vicinity Map

SCALE 1" = 1000'

PARCEL ID: 815-36197-401
LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNINGS AT THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT, THENCE RUNNING N02°31'31"E 1229.52' ALONG THE WEST LINE OF SAID FORTY ACRE TRACT TO A PONT ON THE SOUTHERN RIGHT OF WAY OF HIGHWAY 412, THENCE RUNNING WITH A SAID RIGHT OF WAY ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 3475.08', AN ARC LENGTH OF 25.65', AND A CHORD BEARING AND DISTANCE OF S79°37'29"E 25.65', THENCE RUNNING WITH SAID RIGHT OF WAY THE FOLLOWING 12 COURSES AND DISTANCES: N57°52'04"E 68.68' TO A FOUND RIGHT OF WAY MONUMENT, THENCE S69°45'13"E 271.28, THENCE S62°32'24"E 111.43', THENCE S71 °25'15"E 115.08', THENCE S22°23'33"W 17.50', THENCE S67°36'27"E 32.81', THENCE N22°23'33"E 19.69', THENCE S71°29'17"E 49.32', THENCE S67°36'27"E 364.95' TO A FOUND RIGHT OF WAY MONUMENT, THENCE S68°30'29"E 130.56', THENCE S72°38'20"E 198.63' TO A FOUND RIGHT OF WAY MONUMENT, THENCE S76°55'37"E 17.40' TO A POINT ON THE EAST LINE OF SAID FORTY ACRE TRACT, THENCE RUN ALONG SAID EAST LINE S02°20'29"W 873.46' TO A FENCE CORNER POST, SAID POINT BEING THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT, THENCE LEAVING SAID CORNER AND RUNNING N86°54'23"W ALONG THE SOUTH LINE OF SAID FORTY ACRE TRACT A DISTANCE OF 1309.63 TO A FOUND 1/2" REBAR, SAID POINT BEING THE POINT OF BEGINNING, AND CONTAINING 32.25 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT'S-OF-WAY OF RECORD.

GENERAL CONSTRUCTION NOTES

A. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR DAMAGES OCCURRING TO ANY PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT. SAID CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT PROPERTY DAMAGE.

B. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL SOLELY AND COMPLETELY BE RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF LOCAL JURISDICTION TO CONDUCT CONSTRUCTION INSPECTION REVIEWS OF THE CONTRACTOR'S PERFORMANCE IS NOT AN INSPECTION OR REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.

C. ALL WATER AND SEWER IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISION TO THE CITY OF SPRINGDALE'S WATER AND WASTEWATER (SANITARY SEWER) STANDARD SPECIFICATIONS.

D. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF ALL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.

E. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

F. PRIOR TO INSTALLATION OF ANY UTILITIES, THE CONTRACTOR IS TO EXCAVATE, VERIFY AND CALCULATE ALL CROSSINGS AND INFORM ANY AND ALL UTILITIES OF ANY CONFLICTS PRIOR TO CONSTRUCTION.

G. CONSTRUCTION SHALL NOT START ON ANY WATER UTILITY TIE-INS UNTIL APPROVAL IS GIVEN BY THE SPRINGDALE WATER DEPARTMENT. SAID CONTRACTOR SHALL NOT OPERATE ANY VALVE, HYDRANT, OR WATER UTILITY APPURTENANCE NOR SHALL HE ATTACH TO OR TAP ANY WATER UTILITY MAIN WITHOUT APPROVAL. THE CONTRACTOR SHALL BEAR THE COST AND CONSEQUENCE OF ANY DISRUPTION OF UTILITY OPERATION CAUSED BY CONSTRUCTION.

H. FIBER OPTIC CABLE ON AND/OR ADJACENT TO THIS SITE WERE NOT LOCATED BY THE SURVEY AND ARE NOT SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ANY FIBER OPTIC CABLES ASSOCIATED WITH THIS SITE AND TAKE ALL NECESSARY AND REQUIRED PRECAUTIONS TO PROTECT ANY EXISTING FIBER OPTIC CABLES. CONTRACTORS SHALL COORDINATE ALL EFFORTS WITH OWNER OF FIBER OPTIC CABLES OR THEIR DESIGNATED REPRESENTATIVE.

J. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING "ONECALL" SERVICE TO MARK ALL UTILITIES PRIOR TO ANY DEMOLITION, EARTHWORK, OR UTILITY WORK ON THIS SITE.

K. 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.

L. 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.

M. 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

N. VERIFY THE ELEVATION AND LOCATION OF THE EXISTING WATER AND SANITARY SEWER LINES. PLEASE BE ADVISED THAT THERE SHALL BE NO NET DECREASE IN COVER ALLOWED. IF THE COVER IS BELOW THE MINIMUM STANDARD OR IF THE EXISTING WATER OR SANITARY SEWER LINES ARE DAMAGED DUE TO CONSTRUCTION ACTIVITY, THEN THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR REPLACING THE EXISTING WATER AND SANITARY SEWER LINES WITHIN THE PROPOSED PROJECT AREA AT THE OWNER/DEVELOPER'S EXPENSE

REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED

DEVIATIONS/VARIANCES

1. B22-101 VARIANCE FOR COMMERCIAL DESIGN STANDARDS - MAXIMUM HEIGHT FOR SCREENING FENCE

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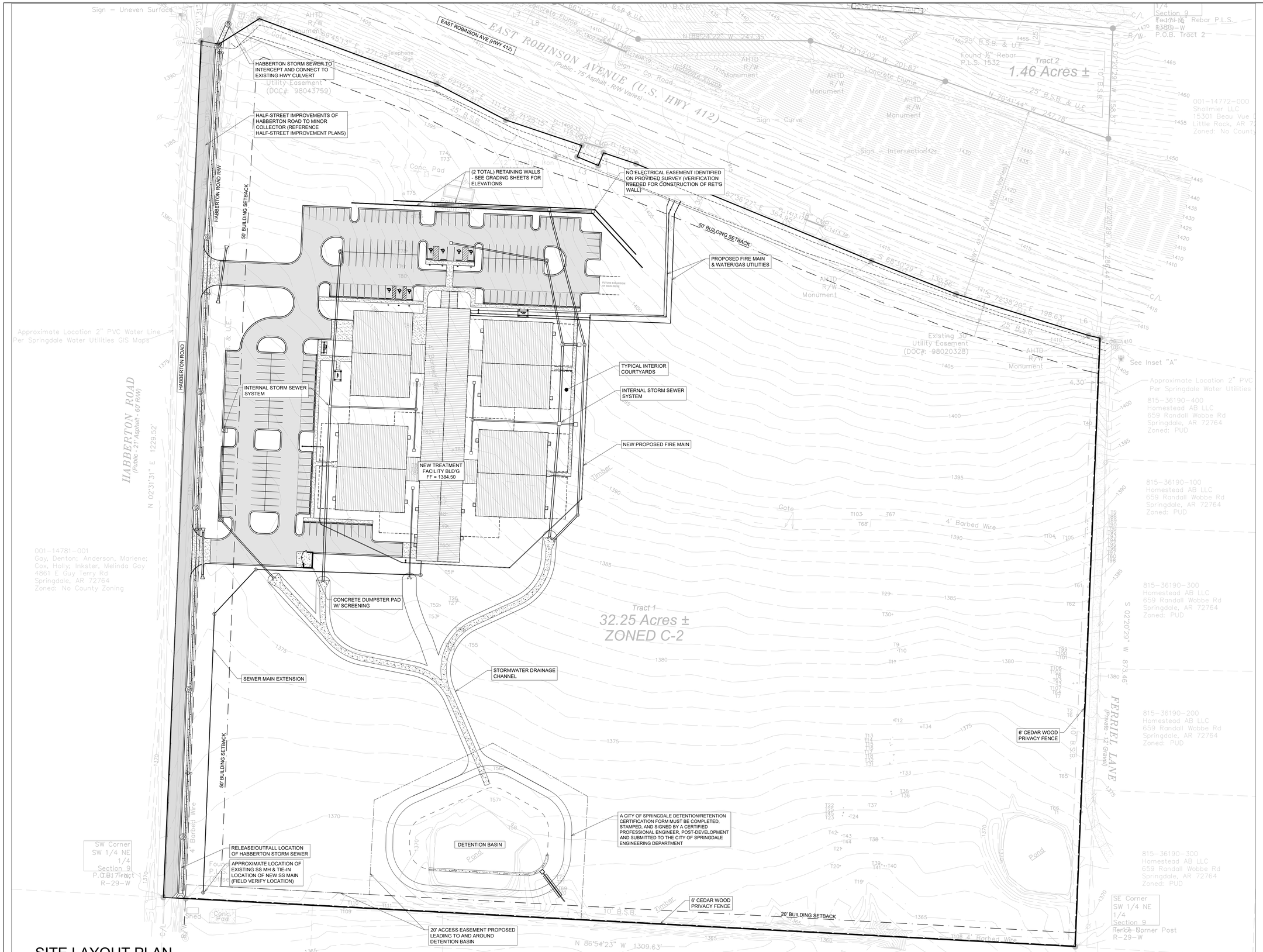

SITE LAYOUT PLAN

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PH: 501-350-9840

REVISION:

PINEY RIDGE TREATMENT CENTER

SPRINGDALE, ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9540
PHILLIP A. LEWIS

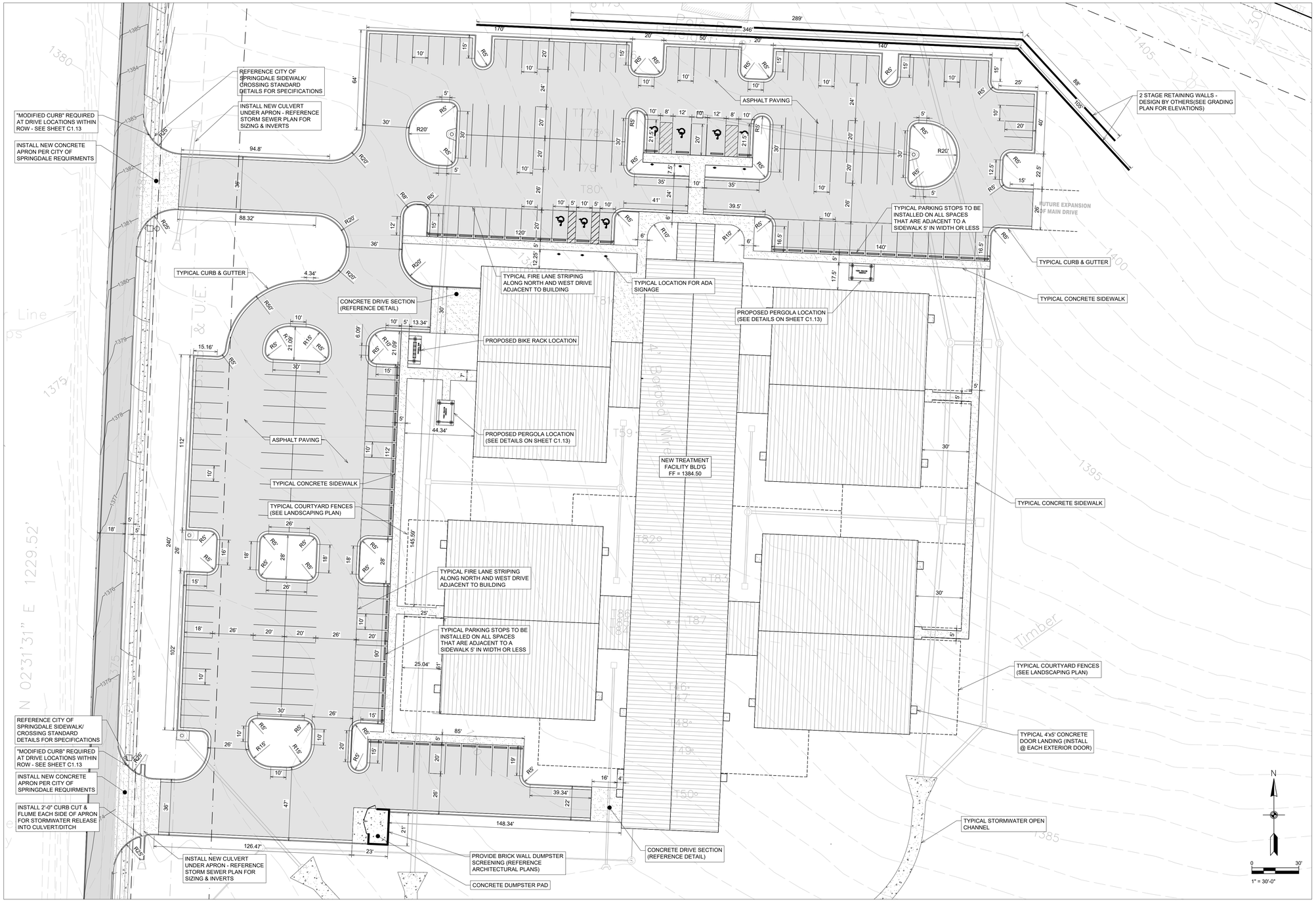
CERTIFICATE OF AUTHORIZATION
PHILLIP LEWIS ENGINEERING, INC.
No. 566
ARKANSAS ENGINEER

PROJECT NUMBER:

SHEET ISSUE DATE:
OCTOBER 20, 2022

PAGE TITLE:
SITE LAYOUT PLAN

SHEET NUMBER:
C1.1



ENLARGED SITE PLAN

SCALE 1" = 30'

1. TOTAL NEW DEVELOPMENT AREA = (+/-) 12 ACRES (PROPERTY TOTAL ACREAGE = 32.25 AC, PROPERTY TOTAL ACREAGE LESS HABBERTON R/W 31.41 AC)
2. PROPERTY IS ZONED C-2
3. 198 PARKING SPACES PROVIDED INCLUDING 7 ADA ACCESSIBLE PARKING SPACES
4. ALL DIMENSIONS ARE TO THE BACK OF CURB AND/OR EDGE OF PAVEMENT
5. DAMAGE TO PUBLIC AND PRIVATE PROPERTY DUE TO HAULING OPERATIONS OR OPERATIONS OF CONSTRUCTION RELATED EQUIPMENT FROM A CONSTRUCTION SITE SHALL BE REPAIRED BY THE THE RESPONSIBLE PARTY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
6. REPAIR, REPLACE, OR EXTEND EXISTING DAMAGED OR MISSING CURB AND GUTTER, SIDEWALK OR RAMPS WITHIN THE PUBLIC RIGHT OF WAY.
7. ALL SIGNAGE, PAVEMENT MARKING AND PARKING LOT STRIPING SHALL CONFORM TO REQUIREMENTS GIVEN IN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). MUTCD REQUIRES THAT PARKING SPACES BE MARKED IN WHITE.

PARKING CALCULATIONS

THE BUILDING IS SPLIT INTO TWO MAIN USES; RESIDENTIAL CARE FACILITY AND MEDICAL CLINIC/CARE

1. RESIDENTIAL CARE UNITS = 72
   REQUIREMENT: 1 SPACE PER 3 UNITS
   REQUIRED SPACES: 24
2. MEDICAL CLINIC SQUARE FOOTAGE = 26,000
   REQUIREMENT: 1 SPACE PER 300 SQUARE FEET
   REQUIRED SPACES: 87

TOTAL REQUIRED SPACES = 111
TOTAL PROVIDED SPACES = 198

TOTAL REQUIRED ACCESSIBLE SPACES = 6
TOTAL PROVIDED ACCESSIBLE SPACES = 7

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CERTIFICATE OF AUTHORIZATION
PHILLIP LEWIS ENGINEERING, INC.
No. 566
ARKANSAS

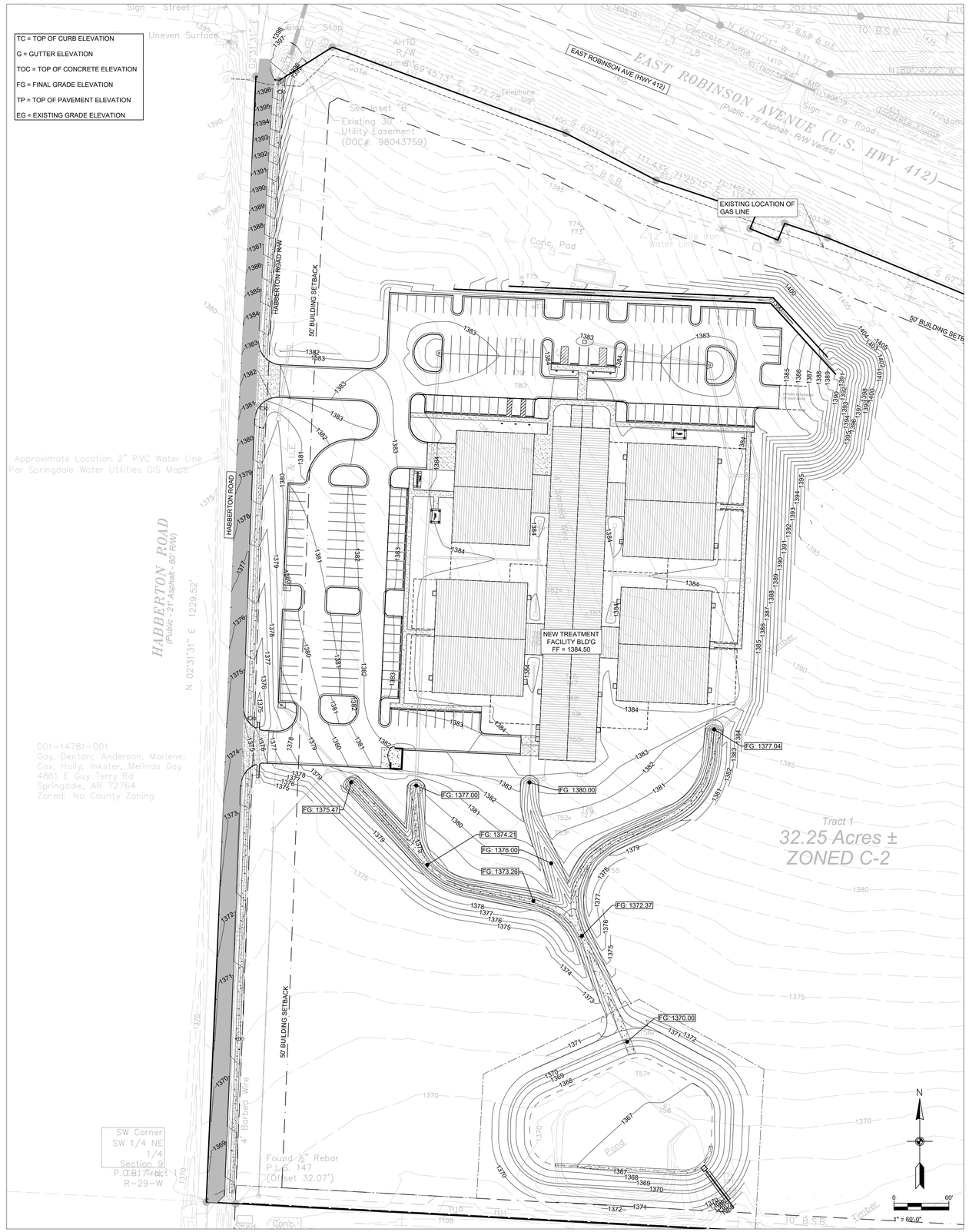
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9540
PHILLIP A. LEWIS

PROJECT NUMBER:

SHEET ISSUE DATE:
OCTOBER 20, 2022

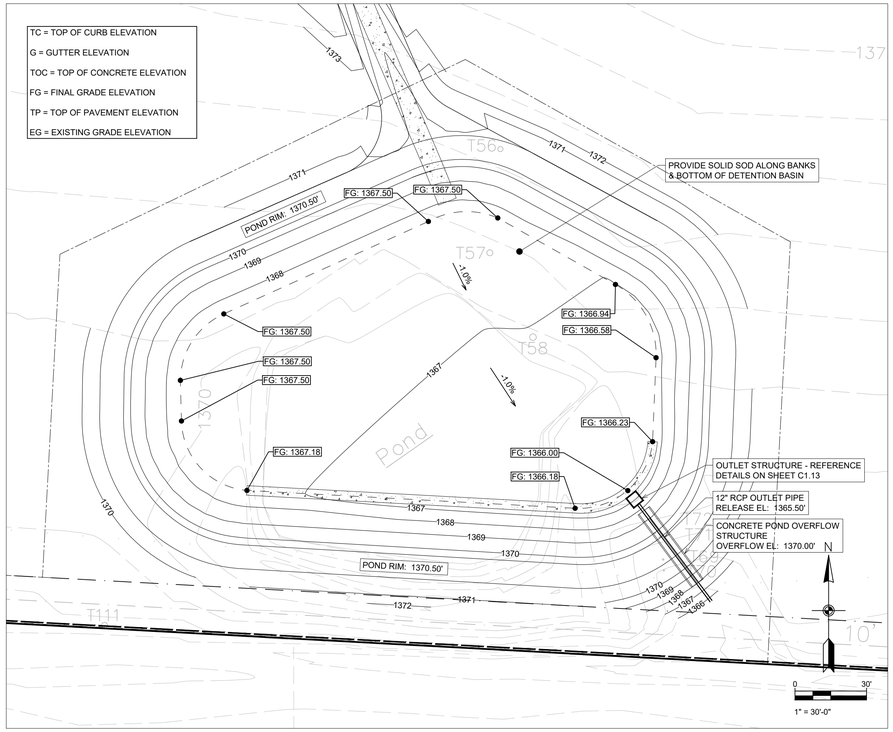
PAGE TITLE:
ELARGED SITE PLAN

SHEET NUMBER:
C1.2



GRADING PLAN

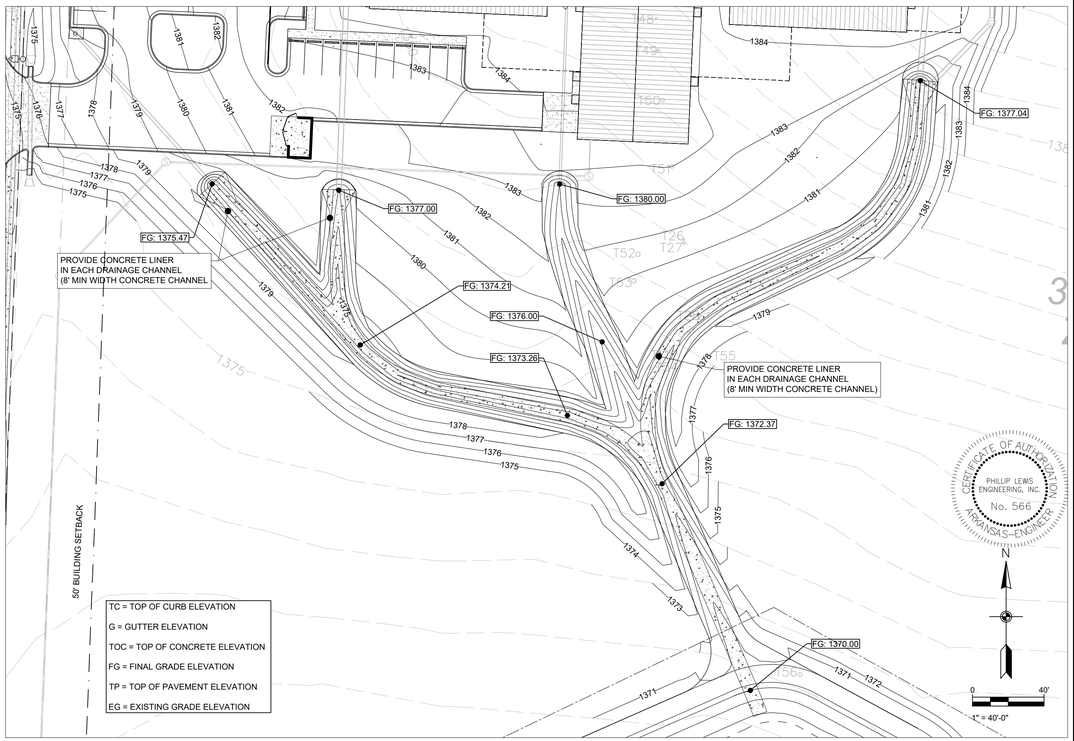
SCALE 1" = 60'



DETENTION BASIN PLAN

SCALE 1" = 30'

NOTES:
1. A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.



DRAINAGE CHANNEL PLAN

SCALE 1" = 40'

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REVISION:

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SPRINGDALE, ARKANSAS

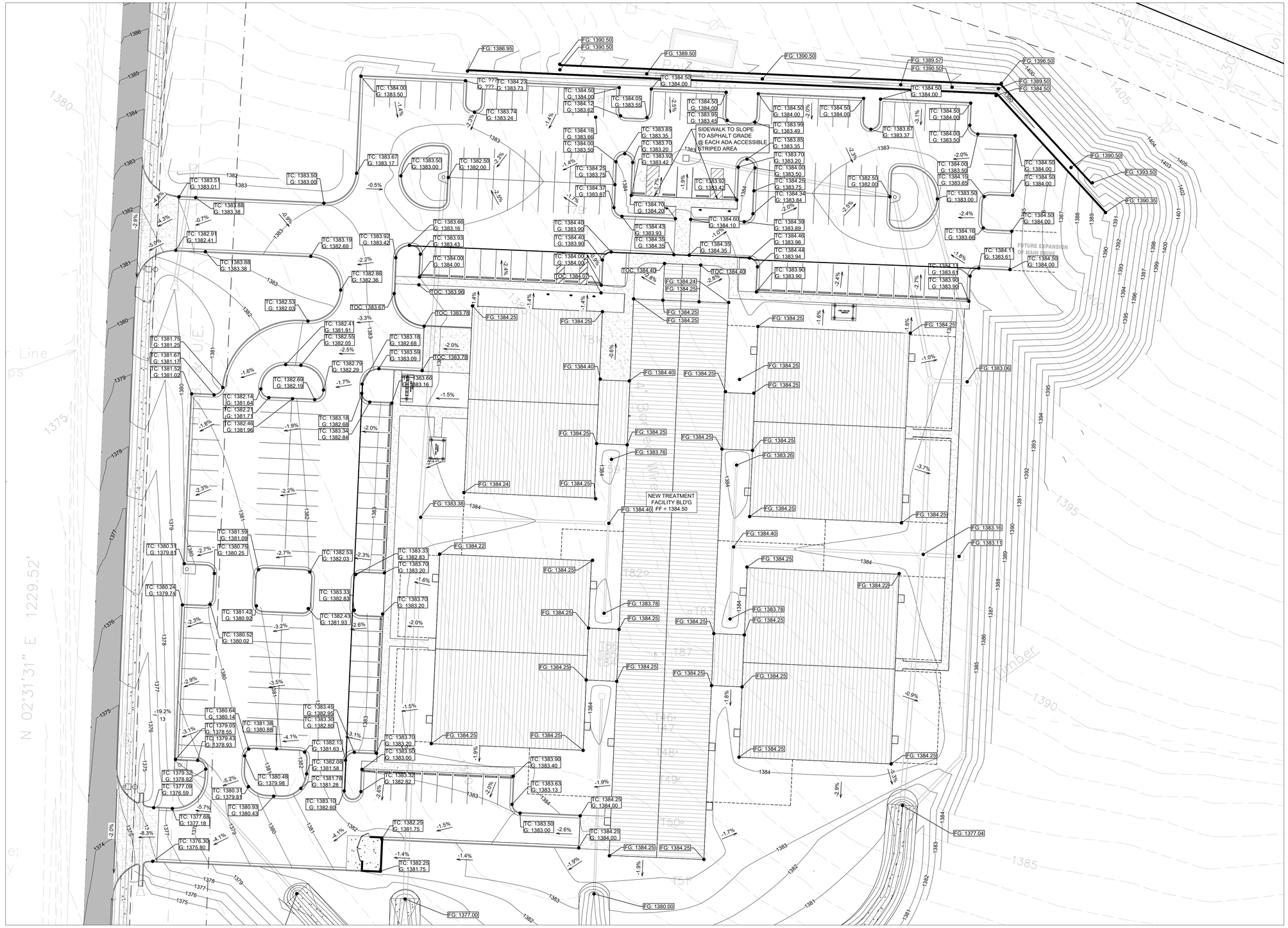
STATE OF ARKANSAS
PHILLIP A. LEWIS
REGISTERED PROFESSIONAL ENGINEER
No. 9540
CERTIFICATE OF AUTHORIZATION
PHILLIP LEWIS ENGINEERING, INC.
No. 566
ARKANSAS ENGINEER

PROJECT NUMBER:

SHEET ISSUE DATE:
OCTOBER 20, 2022

PAGE TITLE:
GRADING PLAN

SHEET NUMBER:
C1.3



ENLARGED GRADING PLAN

SCALE 1" = 30'

TC = TOP OF CURB ELEVATION

G = GUTTER ELEVATION

TOC = TOP OF CONCRETE ELEVATION

FG = FINAL GRADE ELEVATION

TP = TOP OF PAVEMENT ELEVATION

EG = EXISTING GRADE ELEVATION

N

0 30'

1" = 30'-0"

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ENLARGED SITE PLAN

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DRAINAGE BASIN BREAKDOWN

DRAINAGE BASIN	IMPERVIOUS SURFACE	PERVIOUS SURFACE	TIME OF CONCENTRATION	PRE-DEV RUNOFF 100 YR (CFS)
A	8,310	430,828	12.00	38.50
B		1,016,853	5.00	59.45

PRE-DEVELOPMENT DRAINAGE BASIN PLAN

SCALE 1" = 70'

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SPRINGDALE, ARKANSAS

CERTIFICATE OF AUTHORIZATION — PHILLIP LEWIS ENGINEERING, INC. — No. 566 — ARKANSAS ENGINEER

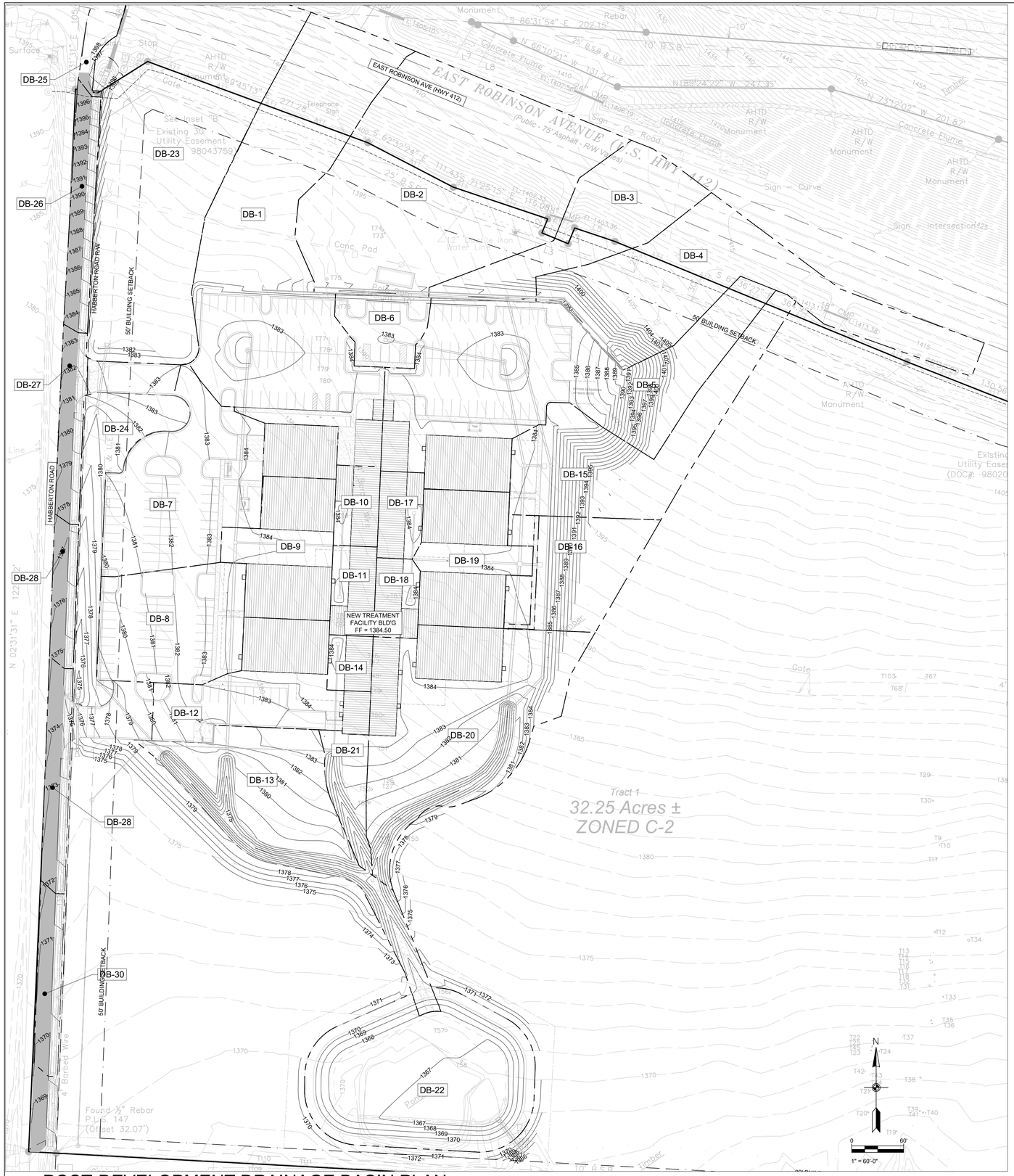
STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 9540 — PHILLIP A. LEWIS

PROJECT NUMBER:

SHEET ISSUE DATE:
OCTOBER 20, 2022

PAGE TITLE:
PRE-DEV DRAINAGE MAP

SHEET NUMBER:
C1.5



POST-DEVELOPMENT DRAINAGE BASIN PLAN

SCALE 1" = 60'

505

DRAINAGE BASIN BREAKDOWN

DRAINAGE BASIN	IMPERVIOUS SURFACE	PERVIOUS SURFACE	TIME OF CONCENTRATION	POST-DEV RUNOFF 100 YR (CFS)
1	34,651	53,303	5.70	8.26
2	20,360	45,511	6.30	6.52
3	8,668	12,097	6.90	2.32
4	6,655	31,657	6.70	3.23
5	30,270	26,240	3.20	7.15
6	6,495	946	0.80	1.23
7	23,983	5,154	2.6000	4.65
8	17,240	4,372	5.70	3.37
9	11,317	5,289	1.60	2.37
10	3,710	1,020	0.50	0.73
11	3,892	1,391	0.50	0.78
12	10,223	3,687	1.90	3.16
13		30,019	9.80	1.62
14	1,979	1,275	0.70	0.44
15	741	26,870	4.10	1.87
16	823	16,789	2.70	1.23
17	3,847	1,164	0.50	0.76
18	3,514	1,081	0.50	0.70
19	12,318	4,512	1.80	2.50
20	9,679	34,547	1.90	3.97
21		5,923	0.40	0.38
22		30,019	2.90	2.54
23	15,582	53,303	4.10	6.19
24		15,987	2.70	1.02
25	4,696		0.80	1.16
26	1,351	6391	1.40	1.69
27	5,475	786	1.40	1.41
28	3,823	836	1.40	1.02
29	6,371	935	1.40	1.65
30	4,879	1041	1.60	1.29

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REVISION:

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SPRINGDALE, ARKANSAS

CERTIFICATE OF AUTHORIZATION ARKANSAS—ENGINEER PHILLIP LEWIS ENGINEERING, INC. No. 566

STATE OF ARKANSAS PHILLIP A. LEWIS REGISTERED PROFESSIONAL ENGINEER No. 9540

PROJECT NUMBER:

SHEET ISSUE DATE:
OCTOBER 20, 2022

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POST-DEV DRAINAGE MAP

SHEET NUMBER:
C1.6

JB - A1
CURB INLET JUNCTION BOX (4' ID)
W/ 8' WIDE THROAT OPENING
STA: 0+00.00
RIM: 1382.50
SUMP: 1379.45
INV OUT: 1379.45 27" RCP TO JB - A2

JB - E1
AREA INLET JUNCTION BOX
W/ 4' x 4' GRATE INLET
STA: 0+00.00
RIM: 1389.55
SUMP: 1382.00
INV OUT: 1382.00 18" RCP TO JB - E2

166.24' of 18" RCP @ 1.20%

STORM SEWER LINE E1

JB - E2
AREA INLET JUNCTION BOX
W/ 4' x 4' GRATE INLET
STA: 1+66.24
RIM: 1389.50
SUMP: 1379.64
INV IN: 1380.00 18" RCP
INV IN: 1380.00 18" RCP
INV OUT: 1379.64 24" RCP

62.78' of 18" RCP @ 3.19%

JB- E3
AREA INLET JUNCTION BOX
W/ 4' x 4' GRATE INLET
STA: 2+29.02
RIM: 1389.50
SUMP: 1382.00
INV OUT: 1382.00 18" RCP

STORM SEWER LINE E2

STORM SEWER LINE D

138.79' of 18" RCP @ 0.67%

JB - D1
AREA INLET JUNCTION BOX (4' ID)
W/ 2' x 2' GRATE INLET
STA: 0+00.00
RIM: 1382.90
SUMP: 1380.90
INV OUT: 1380.90 18" RCP

JB - D2
CURB INLET JUNCTION BOX (4' ID)
W/ 8' WIDE THROAT OPENING
STA: 1+38.79
RIM: 1382.50
SUMP: 1379.87
INV IN: 1379.97 18" 18 inch Concrete Pipe FROM JB - D1
INV OUT: 1379.87 24" RCP TO JB - D3

200.42' of 24" RCP @ 0.50%

122.39' of 24" RCP @ 0.75%

FUTURE EXPANSION
OF MAIN DRIVE

STORM SEWER LINE A

JB - D3
5' ID JUNCTION BOX
STA: 2+61.12
RIM: 1384.17
SUMP: 1378.88
INV IN: 1378.98 24" RCP FROM JB - D2
INV IN: 1379.26 24" RCP FROM JB-C4
INV OUT: 1378.88 30" RCP TO JB - D4

JB - E4
4' ID JUNCTION BOX
STA: 2+00.42
RIM: 1383.81
SUMP: 1378.54
INV IN: 1378.64 24" RCP FROM JB - E2
INV OUT: 1378.54 24" RCP TO JB - E5

23.69' of 24" RCP @ 1.93%

222.54' of 27" RCP @ 0.50%

JB - A2
AREA GRATE JUNCTION BOX (5' ID)
W/ 4'x 4' GRATE INLET
STA: 2+22.54
RIM: 1383.37
SUMP: 1378.24
INV IN: 1379.04 18" HDPE FROM JB - B2
INV IN: 1378.34 27" RCP FROM JB - A1
INV OUT: 1378.24 30" RCP TO FE - A3

JB - B1
AREA INLET JUNCTION BOX (4' ID)
W/ 2' x 2' GRATE INLET (LOCKABLE LID)
STA: 0+00.00
RIM: 1383.75
SUMP: 1381.00
INV OUT: 1381.00 12" HDPE TO JB - B2

JB - C1
AREA INLET JUNCTION BOX (4' ID)
W/ 2' x 2' GRATE INLET (LOCKABLE LID)
STA: 0+00.00
RIM: 1383.25
SUMP: 1381.00
INV OUT: 1381.00 12" HDPE TO JB - C2

JB-C4
AREA INLET JUNCTION BOX (6' ID)
W/ 4' x 4' GRATE INLET
RIM: 1383.72
SUMP: 1379.72
INV OUT: 1379.72 24" RCP TO JB - D3

51.25' of 12" HDPE @ 0.50%

JB - C2
4' ID JUNCTION BOX
(LOCKABLE LID)
STA: 0+53.25
RIM: 1384.40
SUMP: 1380.60
INV IN: 1380.76 12" HDPE FROM JB - C3
INV IN: 1380.74 12" HDPE FROM JB - C1
INV OUT: 1380.60 18" HDPE TO JB - D4

113.68' of 30" RCP @ 0.50%

JB - D4
AREA INLET JUNCTION BOX (6' ID)
W/ 4' x 4' GRATE INLET (LOCKABLE LID)
STA: 3+74.76
RIM: 1383.16
SUMP: 1378.21
INV IN: 1378.31 30" RCP FROM JB - D3
INV IN: 1378.83 18" HDPE FROM JB - C2
INV IN: 1378.83 24" RCP FROM JB - C5
INV OUT: 1378.21 30" 30 inch Concrete Pipe TO FE- D6

NEW TREATMENT
FACILITY BLD'G
FF = 1384.50

41.67' of 12" HDPE @ 0.50%

122.97' of 18" HDPE @ 1.19%

STORM SEWER LINE B1

STORM SEWER LINE C

124.35' of 18" HDPE @ 1.42%

23.79' of 24" RCP @ 0.92%

JB - A4
CURB INLET JUNCTION BOX (5' ID)
W/ 8' WIDE THROAT OPENING
STA: 0+00.00
RIM: 1378.48
SUMP: 1376.77
INV OUT: 1376.77 18" x 29" ARCH CONCRETE TO JB - A5

JB - B2
4' ID JUNCTION BOX
(LOCKABLE LID)
STA: 0+41.67
RIM: 1384.40
SUMP: 1380.50
INV IN: 1380.79 12" HDPE FROM JB - B1
INV IN: 1380.71 12" HDPE FROM JB - B3
INV OUT: 1380.50 18" HDPE TO JB - A2

59.00' of 12" HDPE @ 0.50%

47.42' of 12" HDPE @ 0.50%

JB - C3
AREA INLET JUNCTION BOX (4' ID)
W/ 2' x 2' GRATE INLET (LOCKABLE LID)
STA: 1+00.67
RIM: 1383.77
SUMP: 1381.00
INV OUT: 1381.00 12" HDPE TO JB - C2

JB - C5
AREA INLET JUNCTION BOX (6' ID)
W/ 4' x 4' GRATE INLET
RIM: 1383.05
SUMP: 1379.05
INV OUT: 1379.05 24" RCP TO JB - D4

244.36' of 24" RCP @ 0.50%

STORM SEWER LINE F

128.22' of 18" x 29" ARCH CONCRETE @ 0.47%

JB - B3
AREA INLET JUNCTION BOX (4' ID)
W/ 2' x 2' GRATE INLET (LOCKABLE LID)
STA: 1+00.67
RIM: 1383.79
SUMP: 1381.00
INV OUT: 1381.00 12" HDPE TO JB - B2

JB - B4
AREA INLET JUNCTION BOX (4' ID)
W/ 2' x 2' GRATE INLET
STA: 0+00.00
RIM: 1383.66
SUMP: 1381.00
INV OUT: 1381.00 12" RCP TO FE - B5

250.23' of 30" RCP @ 0.50%

STORM SEWER LINE D

163.57' of 30" RCP @ 0.74%

STORM SEWER LINE E2

JB - E5
4' ID JUNCTION BOX
STA: 4+44.78
RIM: 1383.82
SUMP: 1377.22
INV IN: 1377.32 24" RCP FROM JB - E4
INV OUT: 1377.22 24" RCP TO FE - E6

JB - A5
CURB INLET JUNCTION BOX (6' ID)
W/ 8' WIDE THROAT OPENING
STA: 1+28.22
RIM: 1378.98
SUMP: 1376.07
INV IN: 1376.17 18" x 29" ARCH CONCRETE FROM JB - A4
INV OUT: 1376.07 18" x 29" ARCH CONCRETE (2 TOTAL) TO FE - A6

110.07' of 18" x 29" ARCH CONCRETE (2 TOTAL) @ 0.55%

126.13' of 12" RCP @ 0.78%

FE- D6
FLARED END OUTLET
STA: 5+38.33
INV IN: 1377.00 30" RCP

68.18' of 24" RCP @ 0.44%

FE - E6
FLARED END OUTLET
STA: 4+94.26
INV IN: 1377.00 24" RCP

STORM SEWER LINE A

STORM SEWER LINE B2

FE - B5
FLARED END OUTLET
STA: 1+28.13
INV IN: 1380.00 12" RCP

FE - A6
FLARED END OUTLET
STA: 4+71.40
INV IN: 1375.50 18" RCP

FE - A3
FLARED END OUTLET
STA: 4+72.77
INV IN: 1377.00 30" RCP

N 02°31'31" E 1229.52'

Tract 1

STORM SEWER PLAN

SCALE 1" = 30'

N
0 30'
1" = 30'-0"

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Structural + Civil Consultants
23620 Interstate 30 | Bryant, Arkansas
PH: 501-350-9840

REVISION:

PINEY RIDGE TREATMENT CENTER
SPRINGDALE, ARKANSAS

CERTIFICATE OF AUTHORIZATION
PHILLIP LEWIS ENGINEERING, INC.
No. 566
ARKANSAS—ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9540
PHILLIP A. LEWIS

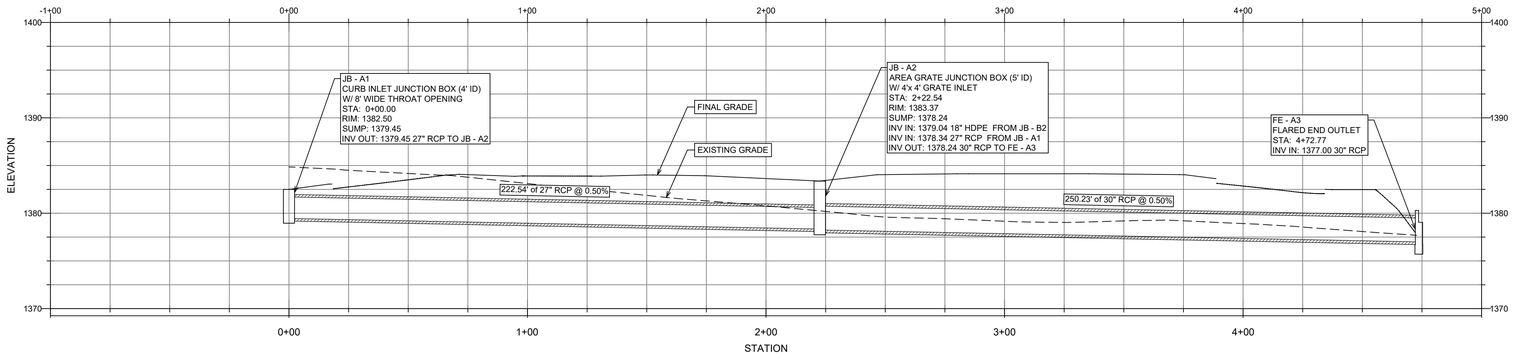
PROJECT NUMBER:

SHEET ISSUE DATE:
OCTOBER 20, 2022

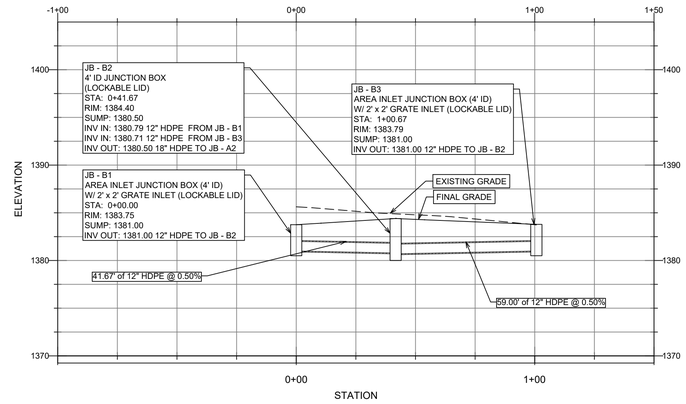
PAGE TITLE:
STORM SEWER PLAN

SHEET NUMBER:
C1.7

STORM SEWER LINE A PROFILE



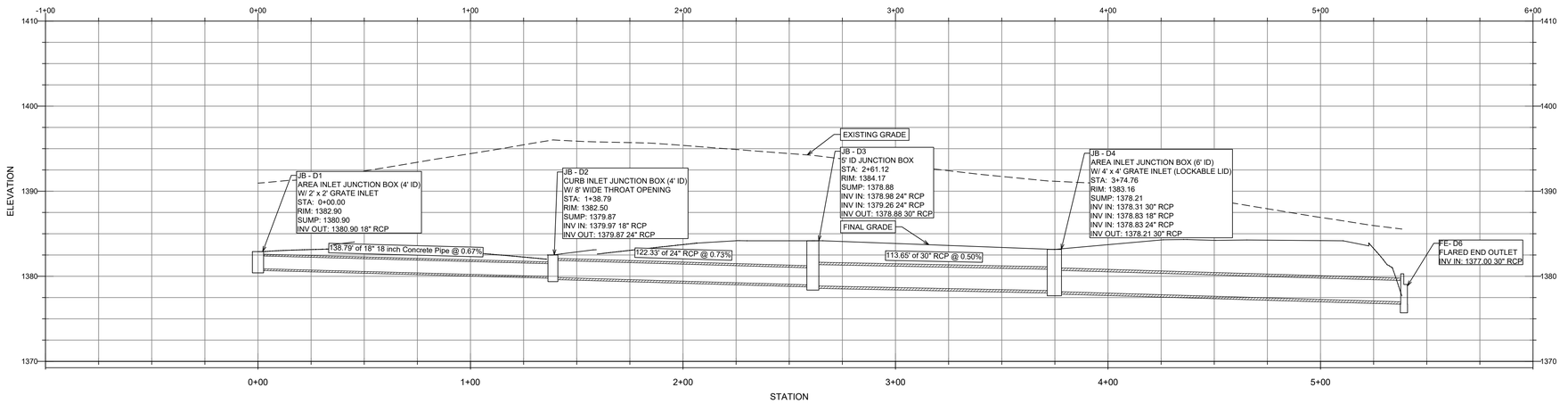
STORM SEWER LINE B1 PROFILE



STORM SEWER LINE C PROFILE

STORM SEWER LINE B2 PROFILE

STORM SEWER LINE D PROFILE



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ARKANSAS ENGINEER

N

0 30'

1" = 30'-0"

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PINEY RIDGE TREATMENT CENTER
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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9540
PHILLIP L. LEWIS

PROJECT NUMBER:

SHEET ISSUE DATE:
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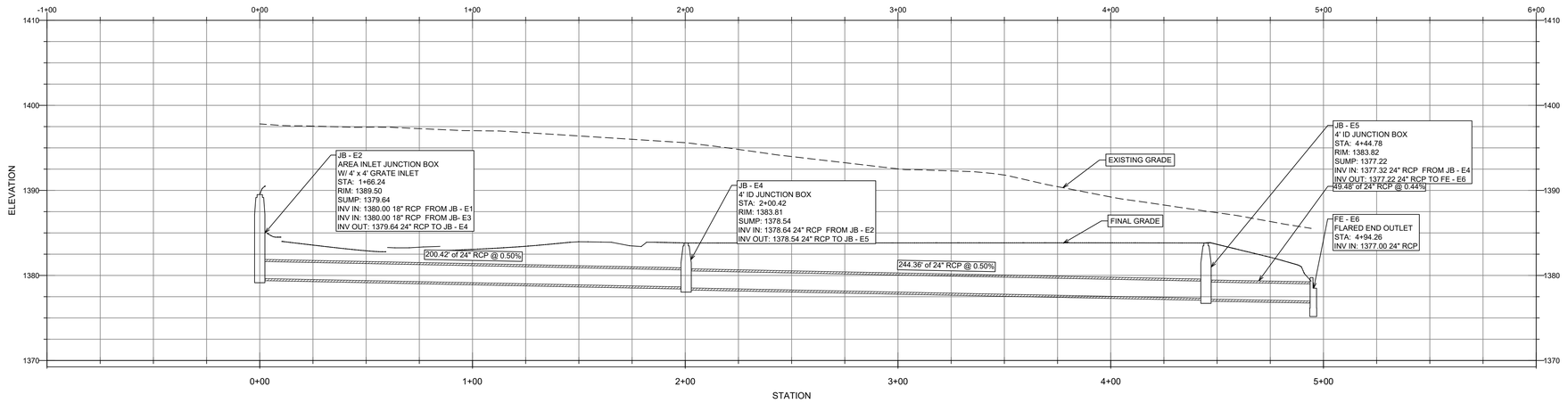
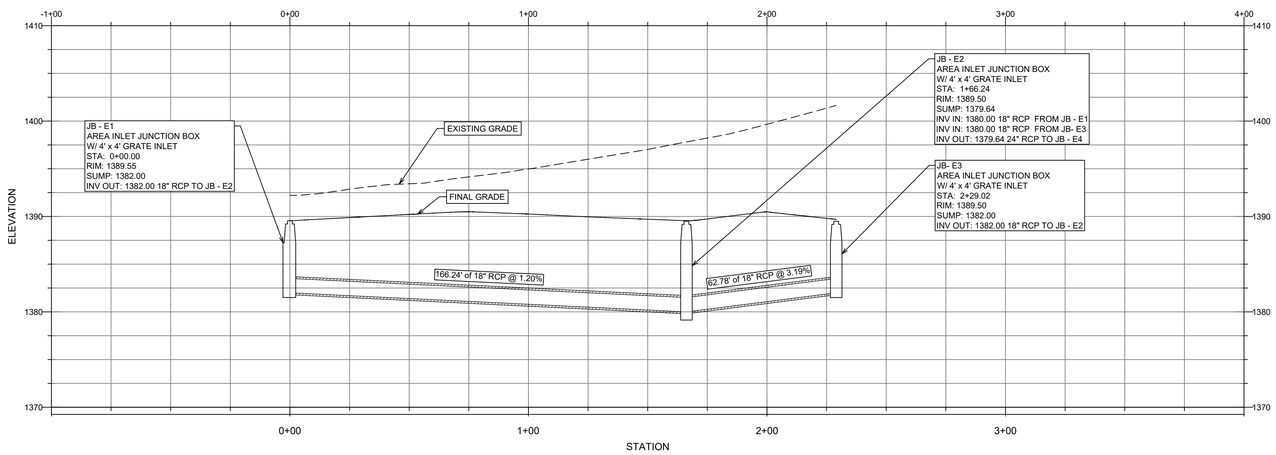
PAGE TITLE:
STORM SEWER PROFILES I

SHEET NUMBER:
C1.8

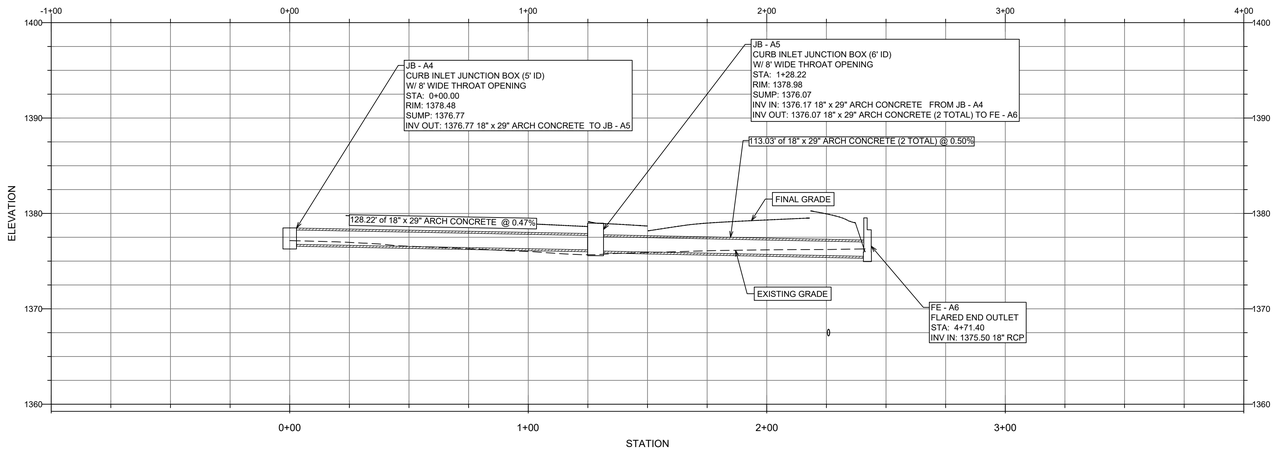
STORM SEWER LINE E2 PROFILE



STORM SEWER LINE E1 PROFILE



STORM SEWER LINE F PROFILE



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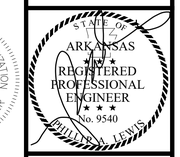

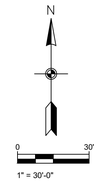

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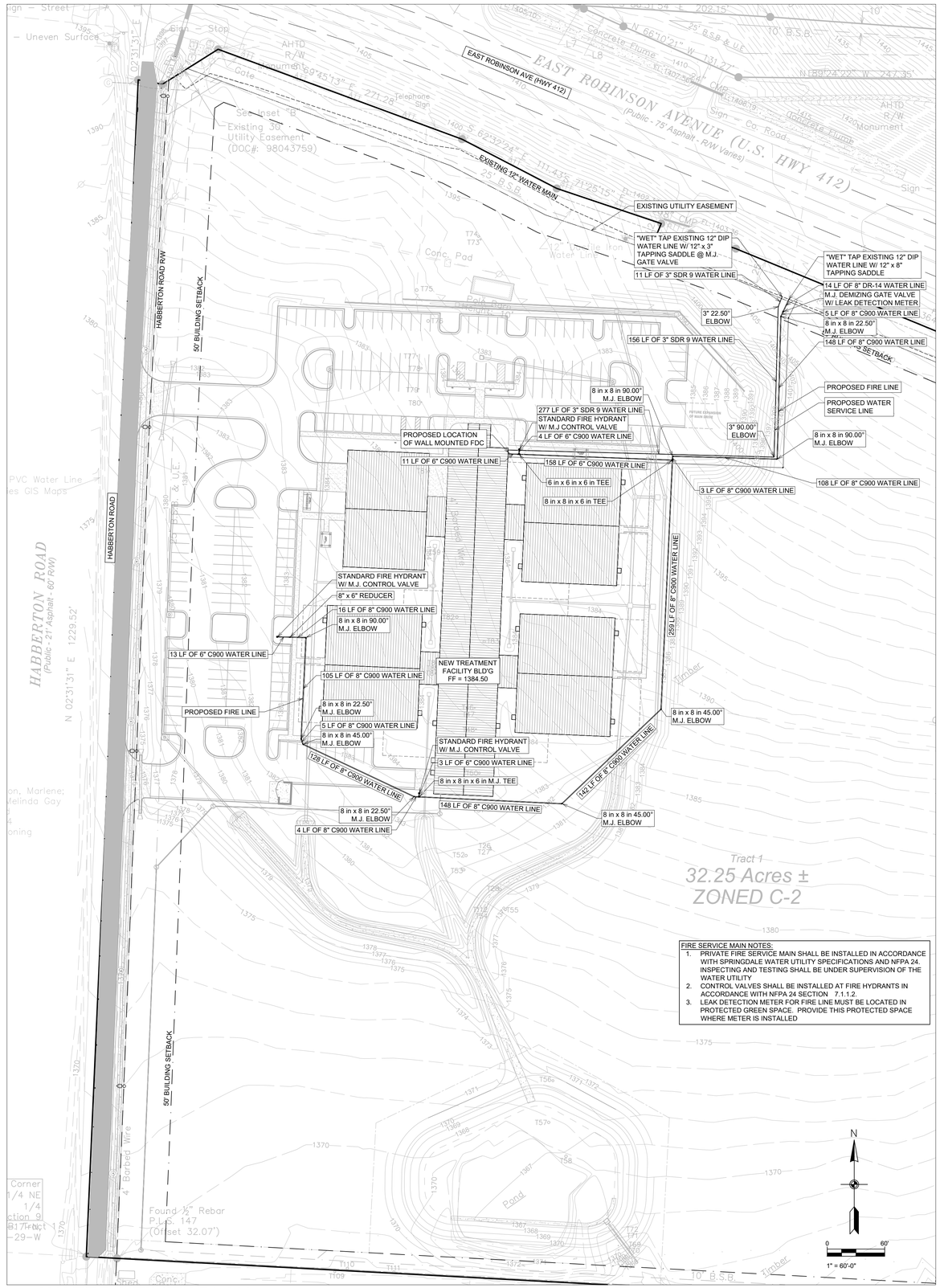
STORM SEWER PROFILES II

SHEET NUMBER:
C1.9



WATER UTILITY PLAN

SCALE 1" = 60'

SANITARY SEWER / NATURAL GAS UTILITY PLAN

SCALE 1" = 60'

509

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SPRINGDALE, ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9540
PHILLIP A. LEWIS

CERTIFICATE OF AUTHORIZATION
PHILLIP LEWIS ENGINEERING, INC.
No. 566
ARKANSAS ENGINEER

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UTILITY PLAN

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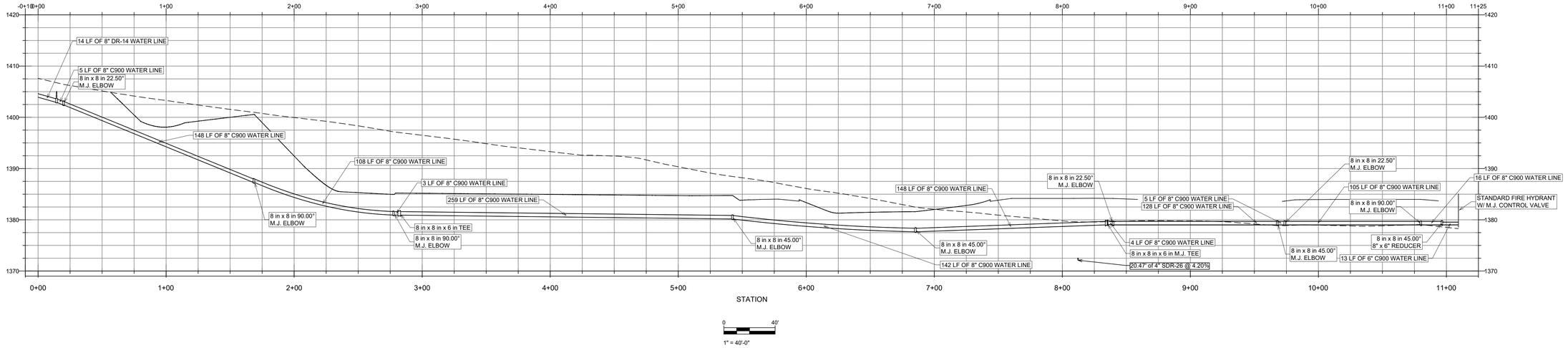
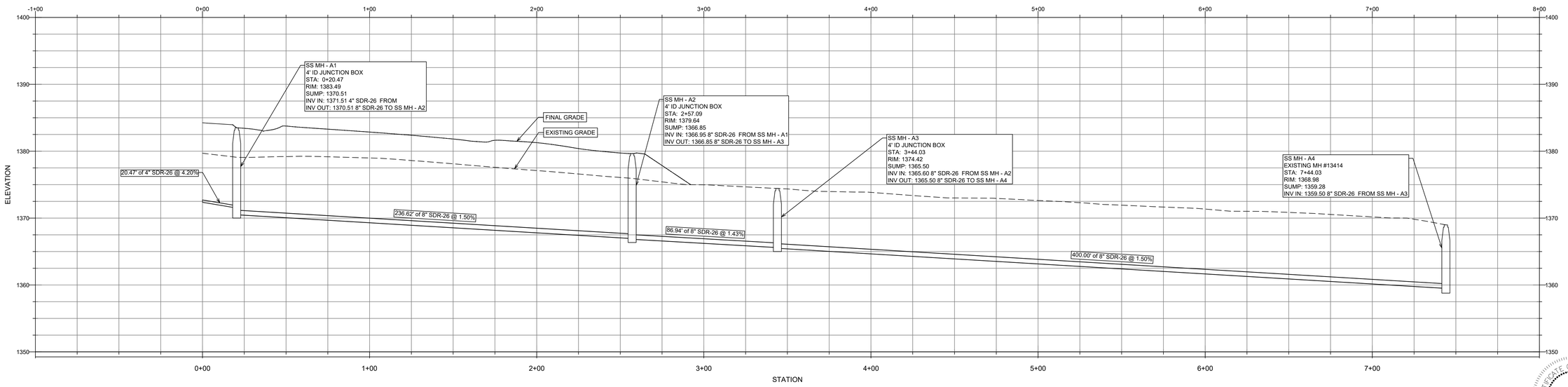
FIRE MAIN PROFILE



SANITARY SEWER PROFILE



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REVISION:

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SPRINGDALE, ARKANSAS

CERTIFICATE OF AUTHORIZATION TO PRACTICE ENGINEERING IN ARKANSAS — PHILLIP LEWIS ENGINEERING, INC. — No. 566

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 9540 — PHILLIP N. LEWIS

PROJECT NUMBER:

SHEET ISSUE DATE:
OCTOBER 20, 2022

PAGE TITLE:
UTILITY PROFILES

SHEET NUMBER:
C1.11

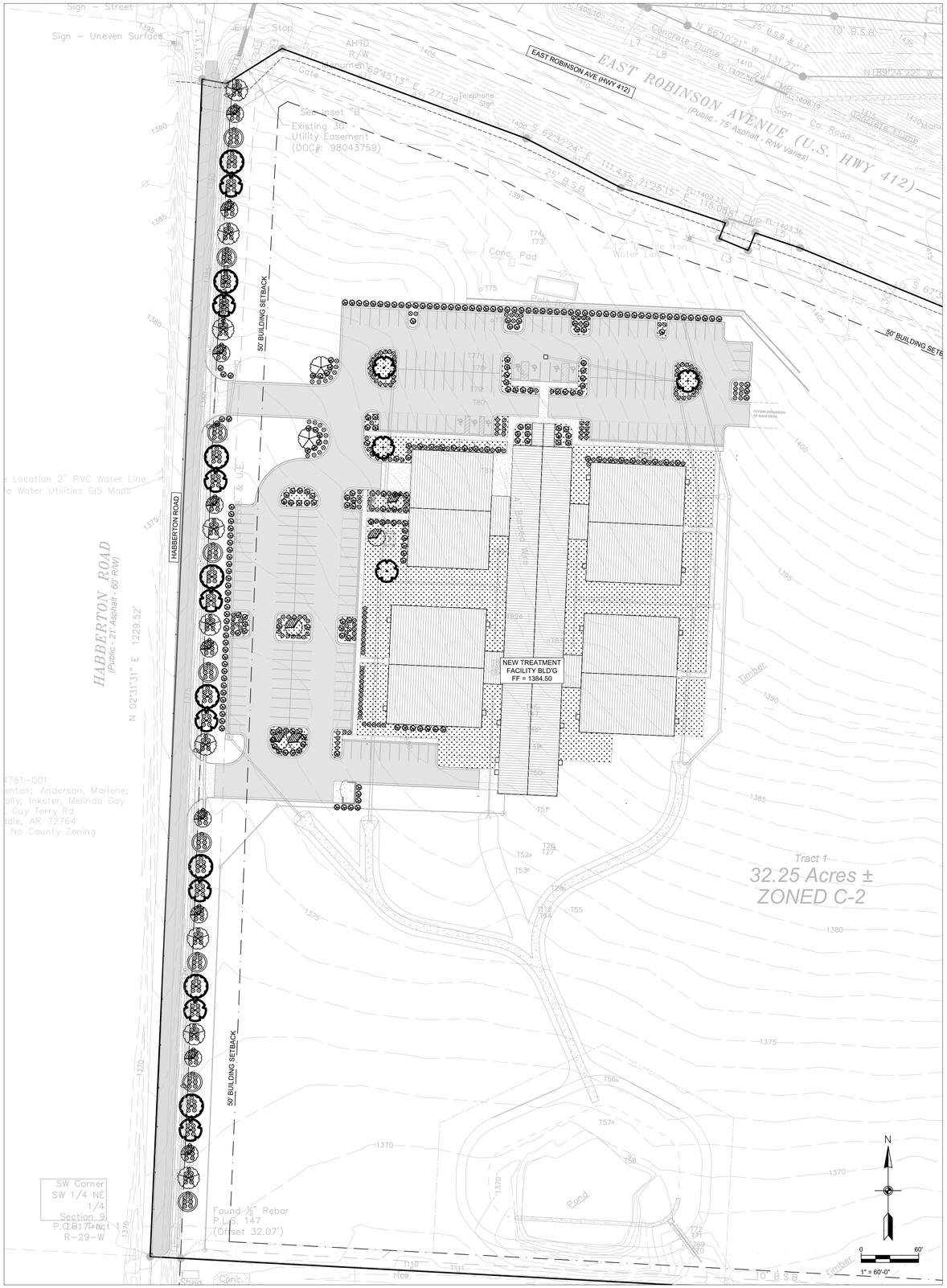
PLANT SCHEDULE						
TREES	CODE	QTY	COMMON	BOTANICAL NAME	CONT	CAL / SIZE
	PP	12	PURPLE PLUM	PRUNUS CERASIFERA	B&B	2" CAL
	SM	11	NORWEGIAN SUNSET MAPLE	ACER 'NORWEGIAN SUNSET'	B&B	2" CAL
	HL	14	THORNLESS HONEYLOCUST	GLEDITSIA TRIANCANTHOS	B&B	2" CAL
	ER	9	EASTERN REDBUD	CERCIS CANADENSIS	B&B	2" CAL
	GR	8	GOLDEN RAIN TREE	KOELREUTERIA PANICULATA	B&B	2" CAL
SHRUBS						
	CJ	122	CREEPING JUNIPER	JUNIPERUS HORIZONTALIS	CONT	5 GAL
	JB	483	JAPANESE BARBERRY	BERBERIS THUNDBERGII	CONT	3 GAL (MIN 18" TALL AT INSTALLATION)

INTERIOR LANDSCAPE COVERAGE

PER SPRINGDALE LANDSCAPE ORDINANCE NO. 5559 SEC. 56-31, 10% OF TOTAL PARKING AREA IS REQUIRED TO BE LANDSCAPED.

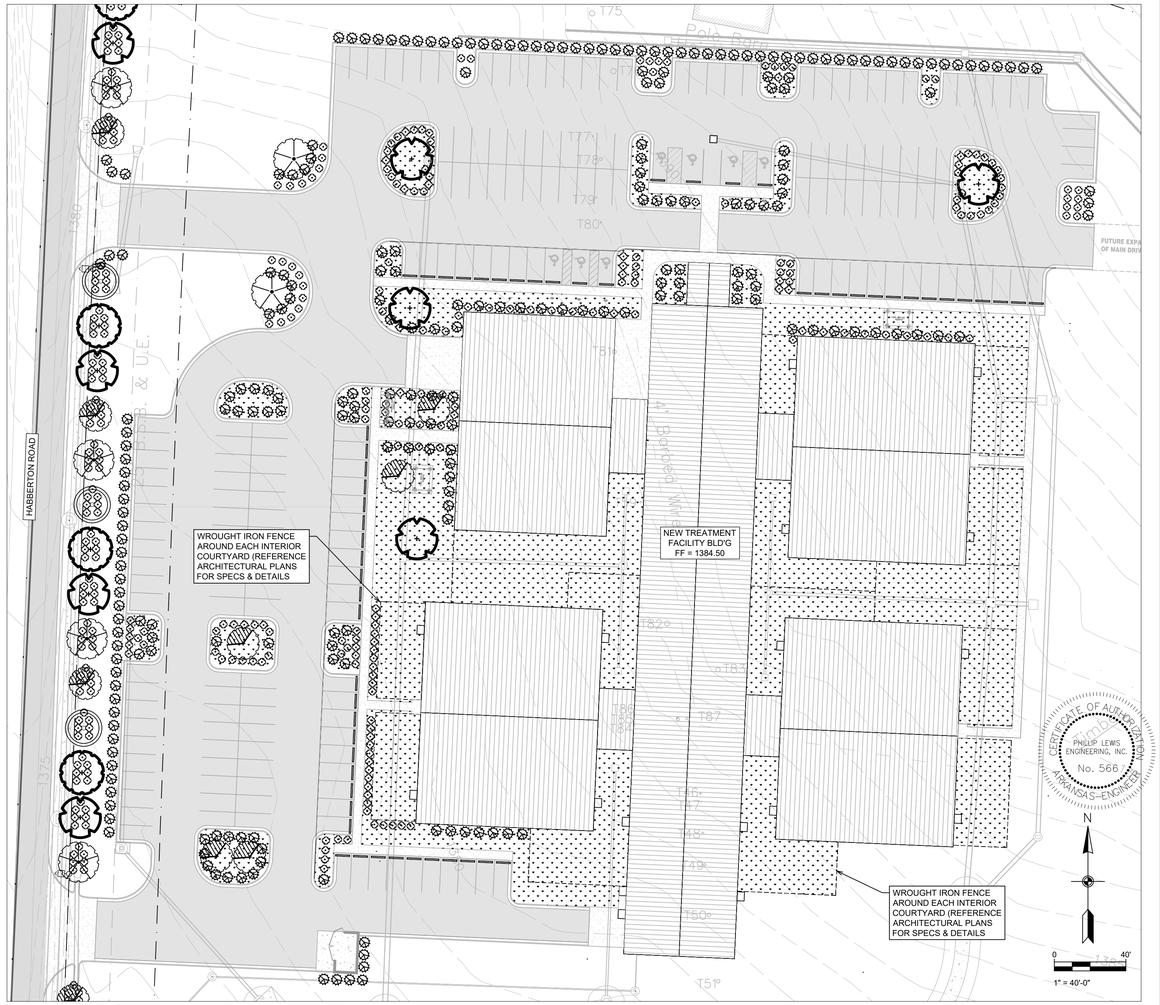
PARKING AREA COVERAGE 100,187 SF
INTERIOR LANDSCAPE PROVIDED - 10,039 SF

NOTES:
1. ALL LANDSCAPED AREAS OF THE SITE SHALL BE CONSTRUCTED WITH AN AUTOMATIC SPRINKLER IRRIGATION SYSTEM AS PART OF THE LANDSCAPING SUBCONTRACT.
2. GENERAL CONTRACTOR SHALL PROVIDE SCHEDULE 40 PVC SLEEVING 4" OR 6" UNDER ALL DRIVES AND PAVED AREAS FOR IRRIGATION SLEEVING SHALL BE BURIED A MINIMUM OF 18" BELOW GRADE AND THE ENDS OF THE SLEEVES CLEARLY MARKED BY THE GENERAL CONTRACTOR AND SHALL EXTEND OUT A MINIMUM OF 18" PAST ANY CURB OR PAVING.
3. LANDSCAPED AREAS TO BE AMENDED WITH 4" OF TOPSOIL, SCARIFY SOIL 3" PRIOR TO APPLICATION. ALL TOP SOIL SHALL BE PLACED IN COORDINATION WITH GRADING AND DRAINAGE PLANS TO ENSURE THAT THE GRADING AND DRAINAGE DESIGN FOR THE SITE IS MAINTAINED AFTER BEING SODDED OR SEEDED. EXISTING SOIL FROM THE SITE CAN BE STOCK PILED AND REUSED AS LONG AS IT IS OF QUALITY THAT ENCOURAGES ADEQUATE GROWTH OF PLANTING MATERIAL. THE CONTRACTOR IS RESPONSIBLE FOR ANY SOIL TESTING THAT MAY BE REQUIRED.
4. ALL DISTRUBED AREAS ARE TO BE SODDED.
5. ALL LANDSCAPED AREAS (SHRUBS/TREES/ISLANDS) TO HAVE APPROPRIATE BEDDING AND EDGING INSTALLED (NOT DETAILED ON PLAN).
6. ALL LANDSCAPING MUST BE GUARANTEED FOR TWO YEARS



LANDSCAPE PLAN

SCALE 1" = 60'



ENLARGED LANDSCAPE PLAN

SCALE 1" = 40'

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9540
PHILLIP LEWIS
PHILLIP LEWIS ENGINEERING, INC.
No. 566
CERTIFICATE OF AUTHORIZATION
ARKANSAS ENGINEER

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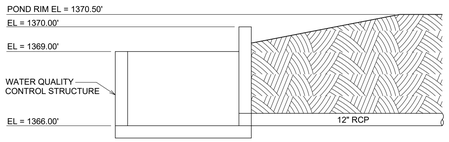
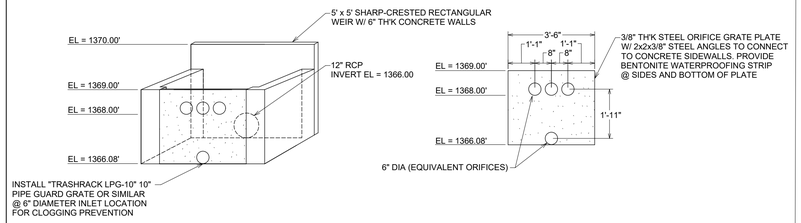
LANDSCAPE PLAN

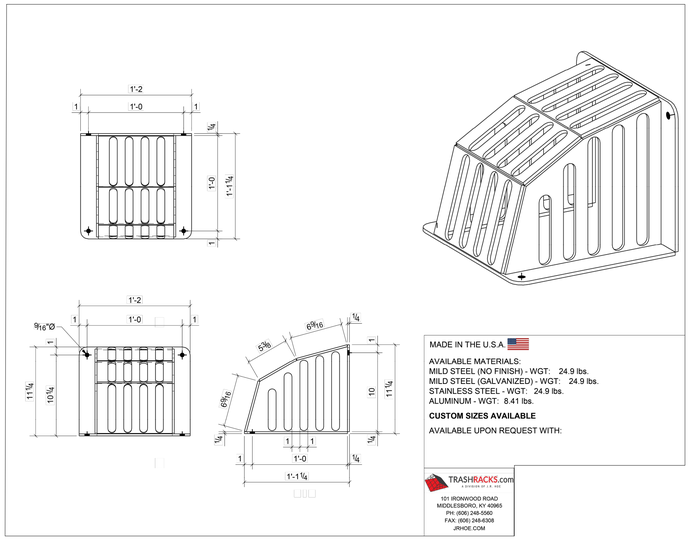
SHEET NUMBER:
C1.12



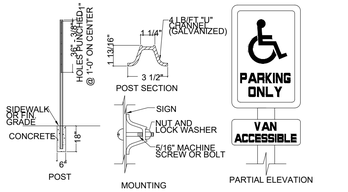
DETENTION POND OUTLET STRUCTURE CROSS-SECTION DETAIL
NOT TO SCALE



DETENTION POND OUTLET STRUCTURE DETAIL
NOT TO SCALE

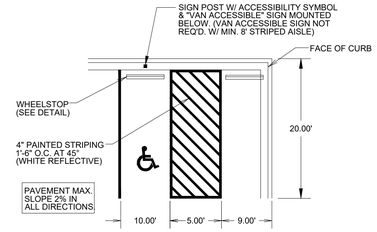


PIPE INLET TRASH SCREEN
DETAIL FOR REFERENCE ONLY - ANY SIMILAR PRODUCT IS ALLOWED
NOT TO SCALE

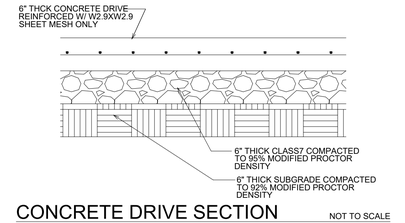


HANDICAP SIGN DETAIL
NOT TO SCALE

NOTE:
HANDICAP SIGNAGE SHALL BE IN STRICT COMPLIANCE WITH CURRENT FEDERAL AND LOCAL LAW REQUIREMENTS



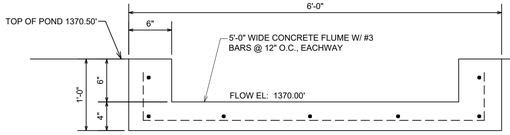
TYPICAL ACCESSIBLE PARKING STALLS



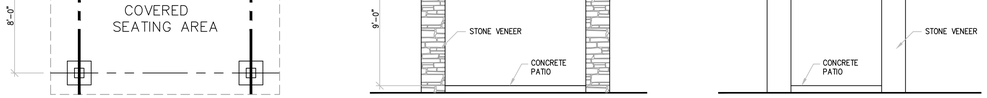
CONCRETE DRIVE SECTION
NOT TO SCALE



CONCRETE STORM CHANNEL
NOT TO SCALE

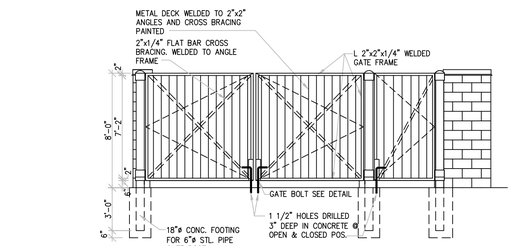


OVERFLOW STRUCTURE DETAIL
NOT TO SCALE



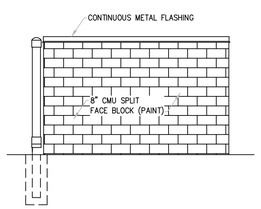
A XXX — **COVERED PERGOLA**
SCALE: 1/4" = 1'-0"
CONTRACTOR TO SEE SITE PLAN FOR SPECIFIC LOCATION ON SITE.

A XXX — **PERGOLA ELEVATIONS**
SCALE: 1/4" = 1'-0"
CONTRACTOR TO SEE SITE PLAN FOR SPECIFIC LOCATION ON SITE.

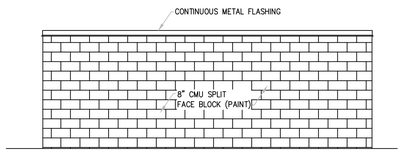


NOTE: 2"x1/4" FLAT BAR CROSS BRACES ARE WELDED ON THE INSIDE OF DUMPSTER GATE TO GATE FRAME

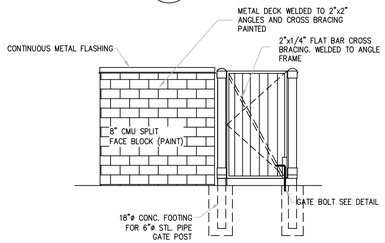
1 XXX — **FRONT ELEVATION**
SCALE: 1/4" = 1'-0"
CONTRACTOR TO SEE SITE PLAN FOR SPECIFIC LOCATION ON SITE.



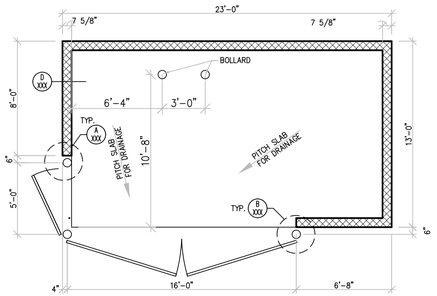
2 XXX — **RIGHT SIDE ELEVATION**
SCALE: 1/4" = 1'-0"



3 XXX — **REAR ELEVATION**
SCALE: 1/4" = 1'-0"



4 XXX — **LEFT SIDE ELEVATION**
SCALE: 1/4" = 1'-0"



A XXX — **TRASH CORRAL ENCLOSURE**
SCALE: 1/4" = 1'-0"
CONTRACTOR TO SEE SITE PLAN FOR SPECIFIC LOCATION ON SITE.

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REVISION:

PINEY RIDGE TREATMENT CENTER
SPRINGDALE, ARKANSAS

CERTIFICATE OF AUTHORIZATION — PHILLIP LEWIS ENGINEERING, INC. — No. 566 — ARKANSAS

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 9540 — PHILLIP E. LEWIS

PROJECT NUMBER:

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PAGE TITLE:
SITE DETAILS

SHEET NUMBER:
C1.13

LEGEND

- DISTURBED AREA
- UNDISTURBED AREA
- SEDIMENT FENCE WITH WIRE BACKING
- DRAINAGE DIRECTION

NOTES (GENERAL):

1. SEE EROSION CONTROL DETAILS IN SWPPP FOR EROSION CONTROL FACILITIES.
2. SEE SWPPP FOR INSTALLATION, MAINTENANCE, INSPECTION, AND RECORD KEEPING REQUIREMENTS.
3. CONTRACTOR SHALL SHOW EROSION CONTROL MEASURE ON SITE MAP.
4. EROSION AND SEDIMENT CONTROL STRUCTURES TO MEET SWPPP DETAILS - APPENDIX D
5. INSTALL ROCK DITCH, CHECK, OR SAND BAG CHECKS AS NECESSARY TO PREVENT SCOUR UNTIL LANDSCAPING IS ESTABLISHED.
6. CONTRACTOR MUST PLACE SEDIMENT BASIN WITH SEDIMENT FENCE OUTLET FOR ANY SEDIMENT CONTAMINATED DEWATERING DISCHARGE.
7. FINAL SLOPE WILL BE SAME DIRECTION AS EXISTING SLOPE.
8. TEMPORARY STABILIZATION PRACTICES WILL NOT BE REQUIRED. WORK WILL BE CONTINUOUS AND DISTURBED AREA REVEGITATED IN A TIMELY MANNER. SEE SWPPP FOR SEEDING MIXES.
9. PERMANENT STABILIZATION OF ALL DISTURBED AREAS ARE TO BE SEEDED, FERTILIZED, WATERED AND COVERED WITH STRAW UNLESS OTHERWISE NOTED ON PLANS TO BE HYDROSEEDED.
10. CONTRACTOR TO SHOW CONCRETE WASH OUT SUMP, ENTRANCE/EXIT PAD AND OTHER CONTROLS AS REQUIRED/NEEDED AS SWPPP SITE MAP IS UPDATED THROUGHOUT THE DURATION OF THE PROJECT.
11. 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.

PROVIDE TEMPORARY DESIGNATED CONCRETE WASHOUT

PROVIDE RAIN GAUGE AND SITE SWPPP NOTICE

INSTALL NEW TEMPORARY CONSTRUCTION ENTRANCE W/ DESIGNATED SIGN

PROPOSED LOCATION FOR ALL TEMPORARY OVERFLOW PARKING, JOB TRAILER, MATERIAL STOCKPILING, ETC.

TEMPORARY SANITARY FACILITIES

NEW TREATMENT FACILITY BLD'G FF = 1384.50

INSTALL NEW TEMPORARY CONSTRUCTION ENTRANCE W/ DESIGNATED SIGN

INSTALL NEW SILT FENCE

INSTALL NEW SILT FENCE

TEMPORARY DETENTION/SEDIMENT BASIN. SEE NOTES.

TEMPORARY 6FT RELIEF OUTLET - PLACE 2FT ABOVE BOTTOM OF BASIN FOR SEDIMENT CONTROL IN BASIN

PLACE RIP RAP @ OUTLET LOCATION FOR EROSION CONTROL

INSTALL TEMPORARY HAY BALES OR WATTLES FOR SEDIMENT CONTROL @ OUTLET

INSTALL NEW SILT FENCE

EAST ROBINSON AVENUE (U.S. HWY 412)

(Public - 75' Asphalt - R/W Varies)

EAST ROBINSON AVENUE (HWY 412)

HABBERTON ROAD

HABBERTON ROAD R/W

50' BUILDING SETBACK

20' BUILDING SETBACK

FERRELL LANE

(Private - 12' Gravel)

Approximate Location 2" PVC Water Line Per Springdale Water Utilities GIS Maps

Approximate Location 2" PVC Water Line Per Springdale Water Utilities GIS Maps

See Inset "A"

001-14781-001
Gay, Denton; Anderson, Marlene; Cox, Holly; Inkster, Melinda Gay
4861 E Guy Terry Rd
Springdale, AR 72764
Zoned: No County Zoning

815-36190-400
Homestead AB LLC
659 Randall Wobbe Rd
Springdale, AR 72764
Zoned: PUD

815-36190-100
Homestead AB LLC
659 Randall Wobbe Rd
Springdale, AR 72764
Zoned: PUD

815-36190-300
Homestead AB LLC
659 Randall Wobbe Rd
Springdale, AR 72764
Zoned: PUD

815-36190-200
Homestead AB LLC
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Zoned: PUD

815-36190-300
Homestead AB LLC
659 Randall Wobbe Rd
Springdale, AR 72764
Zoned: PUD

Tract 1
32.25 Acres +
ZONED C-2

SW Corner SW 1/4 NE 1/4 Section 9 T-18-N R-29-W

SE Corner SW 1/4 NE 1/4 Section 9 Fence Corner Post R-29-W

Found 1/4 Section Rebar P.L.S.

N 02°31'51" E 1229.52'

S 02°20'29" W 875.46'

N 86°54'23" W 1309.63'

S 67°36'27" E 364.94'

S 68°30'29" E 130.56'

S 72°38'20" E 198.63'

N 73°12'07" W 201.87'

N 88°24'22" W 247.35'

N 69°45'13" E 271.28'

S 62°32'24" E 111.43'

S 71°25'15" E 140.33'

N 66°10'21" W 131.27'

S 67°36'27" E 1413.35'

N 73°12'07" W 1413.36'

SCALE 1" = 60'

0 60'

1" = 60'-0"

STORMWATER POLLUTION PREVENTION PLAN - PHASE I

513

PHILLIP LEWIS ENGINEERING, INC.
Structural + Civil Consultants
23620 Interstate 30 | Bryant, Arkansas
PH: 501-350-9840

REVISION:

PINEY RIDGE TREATMENT CENTER
SPRINGDALE, ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9540
PHILLIP A. LEWIS

CERTIFICATE OF AUTHORIZATION
PHILLIP LEWIS ENGINEERING, INC.
ARKANSAS ENGINEER
No. 566

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SHEET ISSUE DATE:
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PAGE TITLE:
SWPPP
PHASE I

SHEET NUMBER:
C1.14

LEGEND

- DISTURBED AREA
- UNDISTURBED AREA
- SEDIMENT FENCE WITH WIRE BACKING
- DRAINAGE DIRECTION

NOTES (GENERAL):

1. SEE EROSION CONTROL DETAILS IN SWPPP FOR EROSION CONTROL FACILITIES.
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EAST ROBINSON AVENUE (U.S. HWY 412)
(Public - 75' Asphalt - R/W Varies)

EAST ROBINSON AVENUE (HWY 412)

HABBERTON ROAD
(Public - 21' Asphalt - 60' R/W)

HABBERTON ROAD R/W

50' BUILDING SETBACK

PROPOSED LOCATION FOR ALL TEMPORARY OVERFLOW PARKING, JOB TRAILER, MATERIAL STOCKPILING, ETC.

TEMPORARY SANITARY FACILITIES

PROVIDE TEMPORARY DESIGNATED CONCRETE WASHOUT

PROVIDE RAIN GAUGE AND SITE SWPPP NOTICE

INSTALL NEW TEMPORARY CONSTRUCTION ENTRANCE W/ DESIGNATED SIGN

INSTALL TEMPORARY FILTER SOCKS AROUND EACH INLET LOCATION FOR SEDIMENT FILTRATION

INSTALL TEMPORARY FILTER SOCKS AROUND EACH INLET LOCATION FOR SEDIMENT FILTRATION

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NEW TREATMENT FACILITY BLDG FF = 1384.50

TEMPORARY RIP RAP @ OUTLET

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TEMPORARY DETENTION/SEDIMENT BASIN. SEE NOTES.

TEMPORARY 6FT RELIEF OUTLET - PLACE 2FT ABOVE BOTTOM OF BASIN FOR SEDIMENT CONTROL IN BASIN

50' BUILDING SETBACK

20' BUILDING SETBACK

Tract 1
32.25 Acres +
ZONED C-2

Approximate Location 2" PVC Water Line
Per Springdale Water Utilities GIS Maps

001-14781-001
Gay, Denton; Anderson, Marlene; Cox, Holly; Inkster, Melinda Gay
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See Inset "A"

SW Corner SW 1/4 NE 1/4 Section 9 Found 1/2" Rebar R-29-W

SE Corner SW 1/4 NE 1/4 Section 9 Fence Corner Post R-29-W

1/4 Section 9 Found 1/2" Rebar P.L.S. 15

FERRELL LANE
(Private - 12' Gravel)

N 02°31'31" E 1229.52'

S 02°20'29" W 875.46'

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S 72°38'20" E 198.63'

N 29°44'00" W 208.00'

N 66°10'21" W 131.27'

N 69°45'13" E 271.28'

S 62°32'24" E 111.43'

S 71°25'15" E 146.08'

N 29°44'00" W 41.21'

SCALE 1" = 60'

1" = 60'-0"

STORMWATER POLLUTION PREVENTION PLAN - PHASE II

514

PHILLIP LEWIS ENGINEERING, INC.
Structural + Civil Consultants
23620 Interstate 30 | Bryant, Arkansas
PH: 501-350-9840

REVISION:

PINEY RIDGE TREATMENT CENTER
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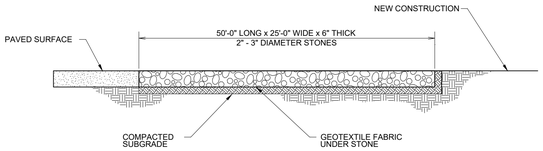
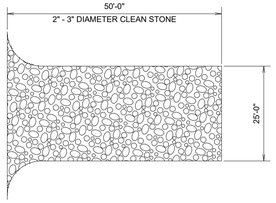
SWPPP
PHASE II

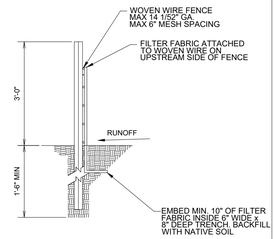
SHEET NUMBER:
C1.15





CONSTRUCTION ENTRANCE

NOT TO SCALE

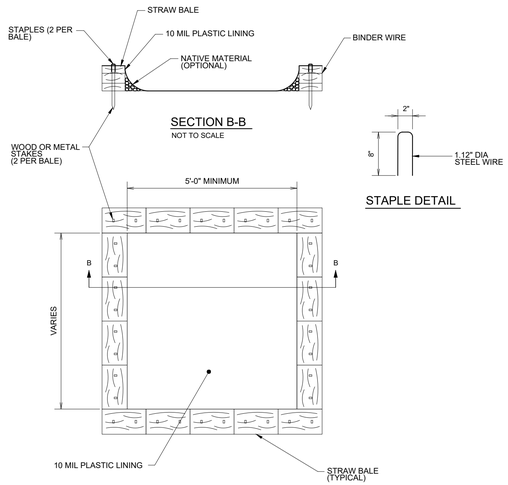


SILT FENCE

NOT TO SCALE

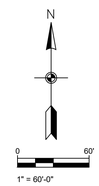
NOTES AND SPECIFICATIONS:

1. POSTS SHALL BE A MINIMUM OF 36 INCHES CONSTRUCTED OF EITHER OF THE FOLLOWING MATERIALS: STEEL "T" OR "U" TYPE, OR 2" x 2" HARDWOOD.
2. WOVEN WIRE USED AS ADDITIONAL FENCE SUPPORT SHALL BE MINIMUM 14.5 GA. WITH 6" MAXIMUM SPACING.
3. WOVEN WIRE SHALL BE PLACED ALONG THE UPHILL SIDE OF THE FENCE AND FASTENED WITH WIRE TIES OR 1" STAPLES ALONG THE UPHILL SIDE OF THE POSTS.
4. FILTER FABRIC SHALL BE FASTENED TO WOVEN WIRE ACCORDING TO MANUFACTURER'S RECOMMENDATION, OR WITH TIES EVERY 24" AT THE TOP AND MID-SECTIONS.
5. WHERE TWO PIECES OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6 INCHES AND FOLDED TOGETHER.
6. WHERE TWO POSTS MEET TO JOIN FENCE SECTIONS, THE TOPS OF THE POSTS SHALL BE SECURED TOGETHER WITH WIRE.
7. THE FENCE SHALL BE CONSTRUCTED ALONG THE CONTOUR AS MUCH AS POSSIBLE.
8. ENDS OF FENCES SHALL BE EXTENDED UP THE SLOPE TO PRVENT RUNOFF FROM MIGRATING AROUND THE END OF THE FENCE.
9. INSPECTION OF THE FENCE SHALL BE PERFORMED WEEKLY, OR IMMEDIATELY AFTER A RAIN EVENT, OR WHEN BULGES APPEAR IN THE FENCE. ACCUMALTED SILT SHALL NOT BE ALLOWED TO EXCEED HALF THE HEIGHT OF THE FABRIC. REPAIR AND OR REPLACMENT OF DAMAGED FENCE SHALL BE COMPLETED PROMPTLY.
10. ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED SITE IN SUCH A MANNER THAT IT WILL NOT CONTRIBUTE TO OFF-SITE SILTATION.
11. ALL FENCING SHALL BE REMOVED WITH THE CONSTRUCTION SITE IS FULLY STABILIZED SO AS TO NOT IMPEDE STORM FLOW OR DRAINAGE.
12. PRE-FRABRICATED UNITS DO NOT REQUIRE THE USE OF WOVEN WIRE FENCE.



CONCRETE WASHOUT

NOT TO SCALE



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REVISION:

PINEY RIDGE TREATMENT CENTER
SPRINGDALE, ARKANSAS





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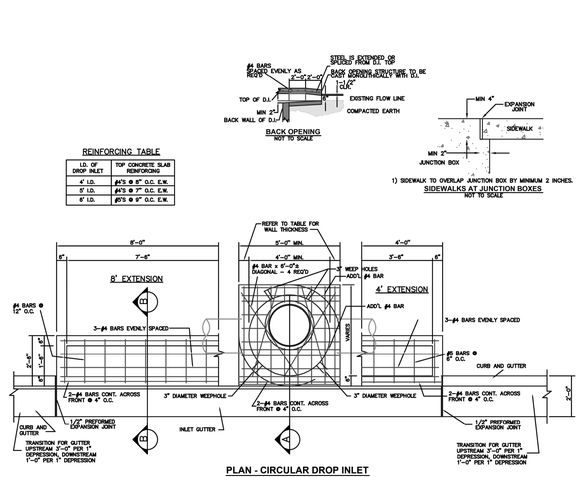
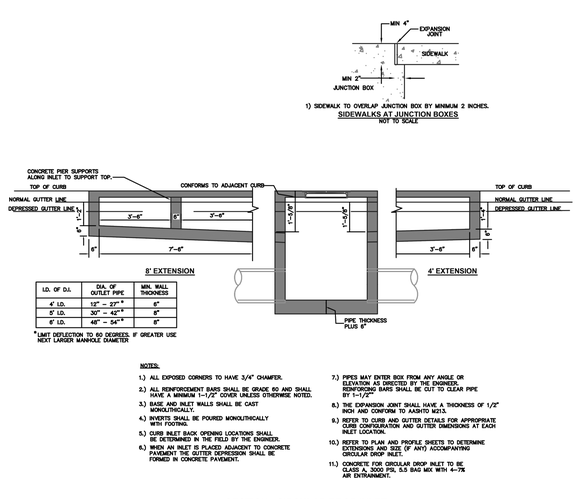
SWPPP DETAILS

SHEET NUMBER:
C1.16



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.



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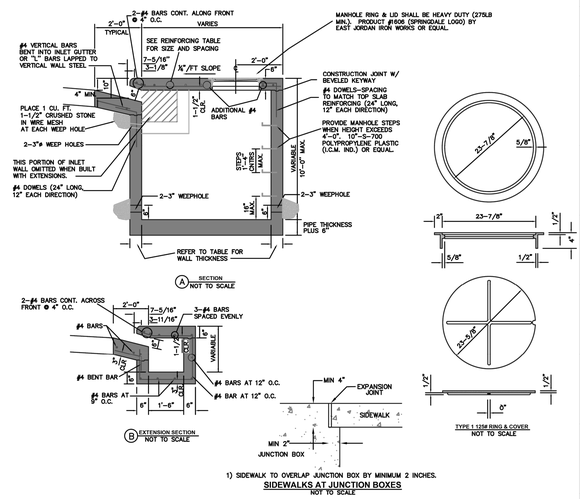

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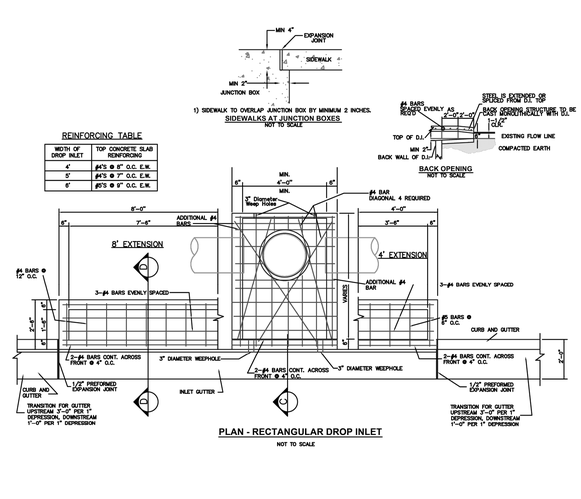

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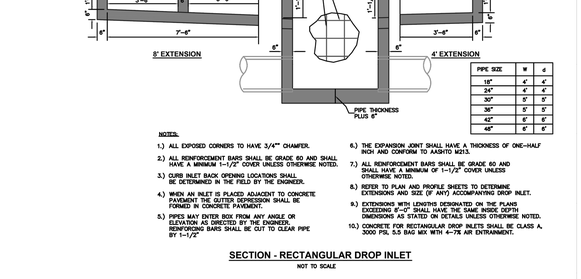

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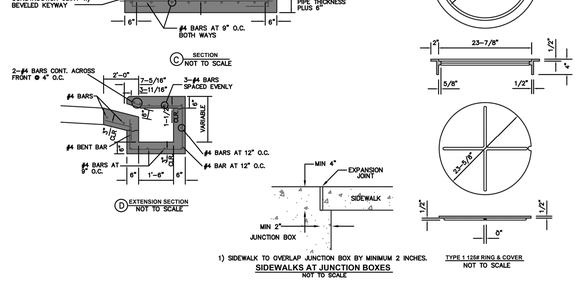

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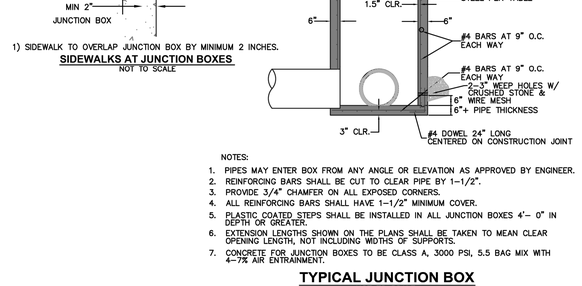

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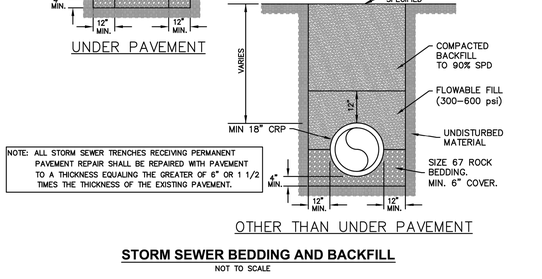

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STORM SEWER DETAILS

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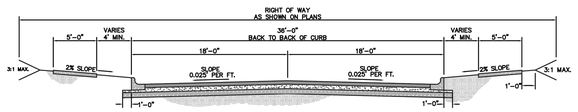
SPRINGDALE
WE'RE MAKING IT HAPPEN



TYPICAL SECTION
MINOR COLLECTOR - 36'
NOT TO SCALE

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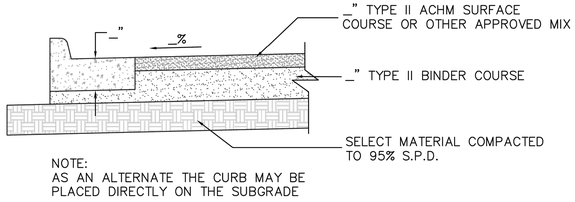

NOTE:
AS AN ALTERNATE THE CURB MAY BE PLACED DIRECTLY ON THE SUBGRADE

FULL DEPTH ASPHALT SECTION
NOT TO SCALE

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

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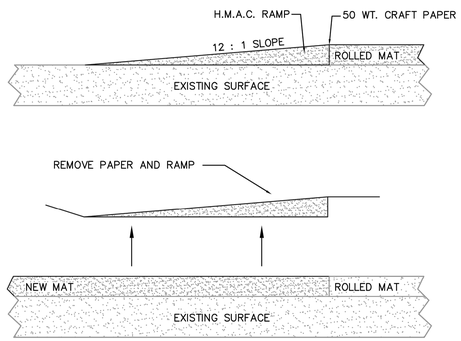

NOTE: JOINT TO BE CONSTRUCTED AT END OF EACH DAY'S PAVING.

H.M.A.C. TRANSVERSE CONSTRUCTION JOINT
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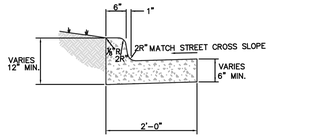
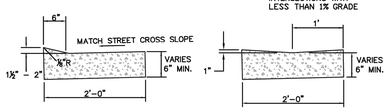


STANDARD CURB AND GUTTER
NOT TO SCALE



MODIFIED CURB AND GUTTER
NOT TO SCALE

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

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GRASS LINED DITCH DETAIL
NOT TO SCALE

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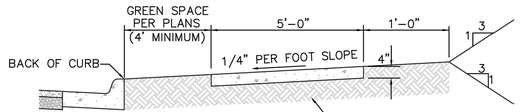


NOTES:

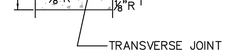
1. ½" ASPHALT IMPREGNATED W/ FIBERBOARD EXPANSION MATERIAL CONFORMING TO AASHTO M213 IS TO BE PLACED AT ALL DRIVEWAYS, AT MAXIMUM 200' INTERVALS, OR AS DIRECTED BY ENGINEER.

2. TRANSVERSE JOINTS TO BE PLACED AT 5' INTERVALS PERPENDICULAR TO SIDEWALK.

3. SAWED JOINTS SHALL BE USED INSTEAD OF TOOLED JOINTS. ALL SAWED JOINTS SHALL BE SEALED USING AN APPROVED SEALANT.

4. OTHER JOINTS MAY BE REQUIRED IF DIRECTED BY THE ENGINEER.

5. CONCRETE FOR SIDEWALK TO BE CLASS A, 3000 PSI, 5.5 BAG MIX W/ 4–7% AIR ENTRAINMENT.



SIDEWALK DETAIL
NOT TO SCALE

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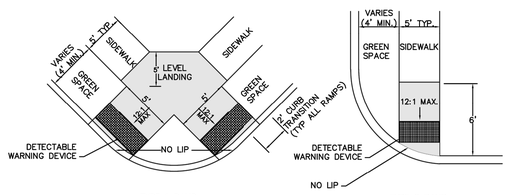


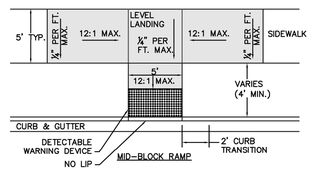
NOTES:

1. THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.

2. THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.

3. THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".

4. DETECTABLE WARNING DEVICES SHALL BE PLACED AT ALL LOCATIONS WHERE RAMPS CROSS A CURB.



HANDICAP RAMP DETAILS
NOT TO SCALE

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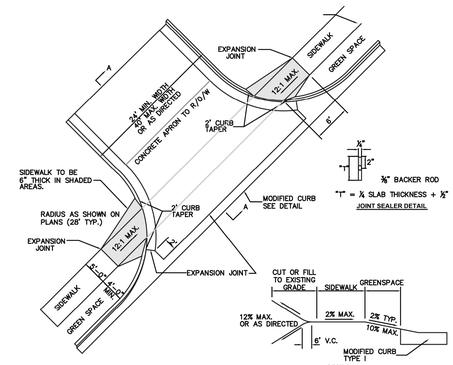

1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2. 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3. CONCRETE CURB TO BE SAWCUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
4. HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
5. CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
6. DRIVEWAY SECTION TO BE 6" PORTLAND CEMENT CONCRETE (3,500 P.S.I.) WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.
7. CONCRETE APRONS SHALL HAVE 10' SAWCUTS IN EACH DIRECTION (BOTH HORIZONTAL AND VERTICAL).
8. INDUSTRIAL DRIVES SHOULD INCREASE RADIUS AT DRIVEWAY ENTRANCES TO 50-FT.

COMMERCIAL DRIVEWAY DETAIL
NOT TO SCALE

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CLASS OF STREET	GROUP INDEX	SOIL DESCRIPTION	SN REQUIRED	COMPOSITE FLEXIBLE (SN)	COMPOSITE FLEXIBLE (SN)	FULL DEPTH ASPHALT (SN)	CONCRETE PAVEMENT
I/II	A-1 A-2 A-3	GRAVEL/SAND NO CLAY	1.70	2" SURF. 6" BASE (1.72)	2" SURF. 4" CT. BASE (1.88)	2" SURF. 4" B. BASE (1.88)	5" CONCRETE 2" DRAINAGE BLANKET
I/II	A-4 A-6	SILT, SILTY SAND, SANDY SILTY CLAY	1.85	2" SURF. 7" BASE (1.85)	2" SURF. 4" CT. BASE (1.88)	2" SURF. 4" B. BASE (1.88)	5½" CONCRETE 2" DRAINAGE BLANKET
I/II	A-5 A-7 A-7-6	CLAYS LL OVER 40 PI OVER 10	2.35	3" SURF. 8" BASE (2.44)	2" SURF. 6" CT. BASE (2.38)	2" SURF. 6" B. BASE (2.38)	6" CONCRETE 2" DRAINAGE BLANKET
III	A-1 A-2 A-3	GRAVEL/SAND NO CLAY	1.85	2½" SURF. 6" BASE (1.94)	2" SURF. 4" CT. BASE (1.88)	2" SURF. 4" B. BASE (1.88)	5½" CONCRETE 2" DRAINAGE BLANKET
III	A-4 A-6	SILT, SILTY SAND, SANDY SILTY CLAY	2.30	2" SURF. 2" BINDER 4" BASE (2.32)	2" SURF. 6" CT. BASE (2.38)	2" SURF. 6" B. BASE (2.38)	6" CONCRETE 2" DRAINAGE BLANKET
III	A-5 A-7 A-7-6	CLAYS LL OVER 40 PI OVER 10	3.15	2" SURF. 3" BINDER 7" BASE (3.18)	2" SURF. 2" BINDER 6" CT. BASE (3.26)	2" SURF. 2" BINDER 6" B. BASE (3.26)	6½" CONCRETE 2" DRAINAGE BLANKET
IV	A-1 A-2 A-3	GRAVEL/SAND NO CLAY	2.30	2" SURF. 2" BINDER 4" BASE (2.32)	2" SURF. 6" CT. BASE (2.38)	2" SURF. 6" B. BASE (2.38)	6½" CONCRETE 2" DRAINAGE BLANKET
IV	A-4 A-6	SILT, SILTY SAND, SANDY SILTY CLAY	2.75	2" SURF. 3" BINDER 4" BASE (2.76)	2" SURF. 2" BINDER 4" CT. BASE (2.76)	2" SURF. 2" BINDER 4" B. BASE (2.76)	7" CONCRETE 2" DRAINAGE BLANKET
IV	A-5 A-7 A-7-6	CLAYS LL OVER 40 PI OVER 10	3.45	2" SURF. 4" BINDER 6" BASE (3.48)	2" SURF. 3" BINDER 5" CT. BASE (3.45)	2" SURF. 3" BINDER 5" B. BASE (3.45)	7½" CONCRETE 2" DRAINAGE BLANKET
V OR HIGHER		BY FORMAL DESIGN ONLY.					

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

MINIMUM PAVEMENT SECTION BY
STREET AND SOIL CLASSIFICATION

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PHILLIP LEWIS ENGINEERING, INC.
Structural + Civil Consultants
23620 Interstate 30 | Bryant, Arkansas
PH: 501-350-9840

REVISION:

PINEY RIDGE
TREATMENT CENTER
SPRINGDALE, ARKANSAS

CERTIFICATE OF AUTHORIZATION
PHILLIP LEWIS ENGINEERING, INC.
No. 566
ARKANSAS-ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9540
PHILLIP A. LEWIS

SPRINGDALE
WE'RE MAKING IT HAPPEN

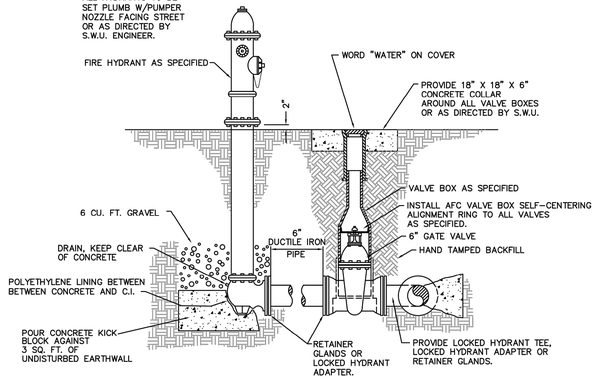
PROJECT NUMBER:

SHEET ISSUE DATE:
OCTOBER 20, 2022

PAGE TITLE:
STREET IMPROVEMENT DETAILS

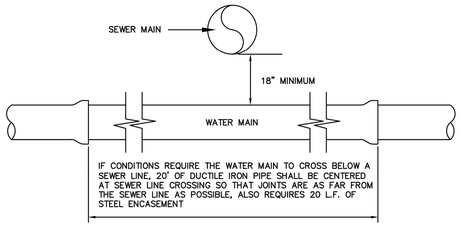
SHEET NUMBER:
C1.18

NOTE:
ALL HYDRANTS TO BE SET PLUMB W/PUMPER NOZZLE FACING STREET OR AS DIRECTED BY S.W.U. ENGINEER.



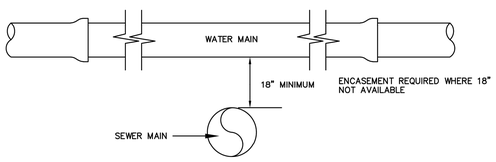
FIRE HYDRANT & GATE VALVE

N.T.S.



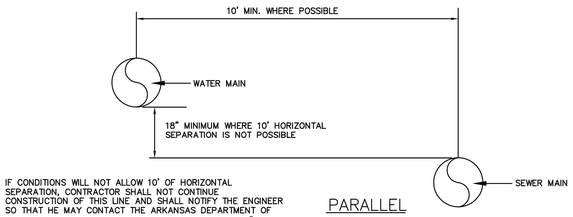
WATER LINE CROSSING UNDER SEWER LINE

N.T.S.



WATER LINE CROSSING ABOVE SEWER LINE

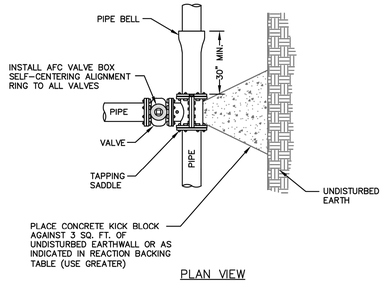
N.T.S.



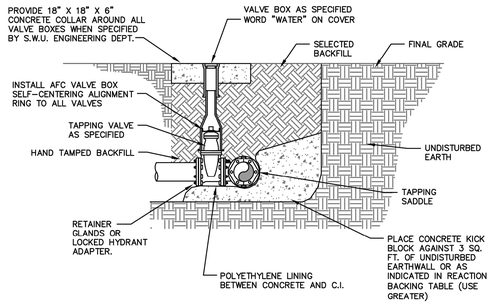
IF CONDITIONS WILL NOT ALLOW 10' OF HORIZONTAL SEPARATION, CONTRACTOR SHALL NOT CONTINUE CONSTRUCTION OF THIS LINE AND SHALL NOTIFY THE ENGINEER SO THAT HE MAY CONTACT THE ARKANSAS DEPARTMENT OF HEALTH FOR FURTHER INSTRUCTIONS. A MINIMUM OF 18" SHALL BE MAINTAINED FROM THE BOTTOM OF THE OUTSIDE OF WATER MAIN TO THE CROWN OF THE SEWER AND THE WATER MAIN SHALL BE DUCTILE IRON.

PARALLEL

N.T.S.



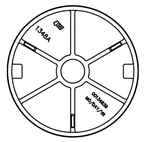
PLAN VIEW



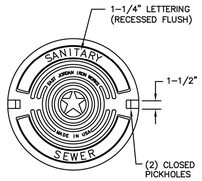
PROFILE VIEW

TAPPING SADDLE & VALVE

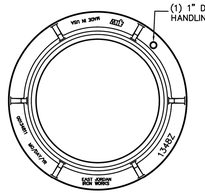
N.T.S.
S-5



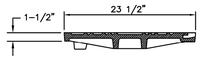
BOTTOM VIEW



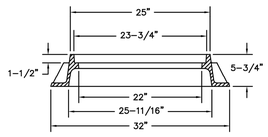
MANHOLE COVER



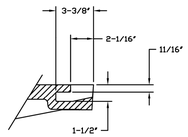
MANHOLE FRAME



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

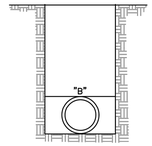
NOTE
MINIMUM WEIGHTS:
COVER: 120 LBS
FRAME: 140 LBS
MINIMUM COMBINED WEIGHT: 260 LBS
(SEE SPECS FOR ADDITIONAL REQUIREMENTS)

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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REVISION:

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STATE OF ARKANSAS
PHILLIP A. LEWIS
REGISTERED PROFESSIONAL ENGINEER
No. 9540

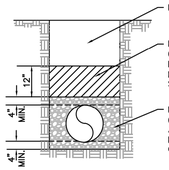
PROJECT NUMBER:

SHEET ISSUE DATE:
OCTOBER 20, 2022

PAGE TITLE:
WATER & SEWER DETAILS

SHEET NUMBER:
C1.19

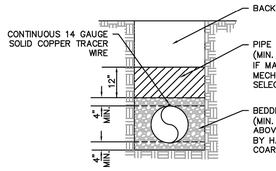
SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751



D.I./PVC GRAVITY SEWER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 5")

N.T.S.



PE/PVC PRESSURE SEWER PIPE TRENCH

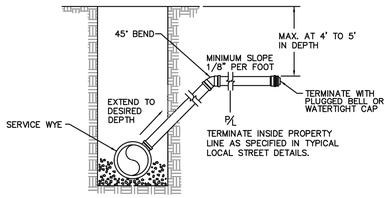
(STANDARD LAYING CONDITION "TYPE 5")

N.T.S.

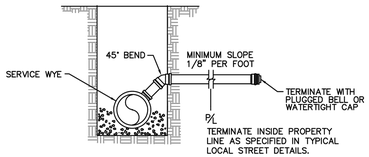
NOTE: SEE STANDARD DETAIL M-1, "TRACER WIRE CONNECTION PORT" FOR TRACER WIRE PORT SPACING

* 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



RISER FROM DEEP MAIN



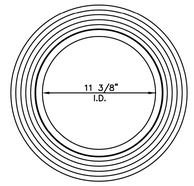
NORMAL DEPTH

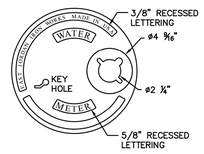
SEWER SERVICE CONNECTIONS

N.T.S.

METER BOX RING

MATERIAL: CAST IRON



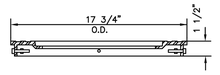


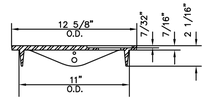


OFFSET PLUG W/PIN

MATERIAL: ASTM A48 CL35B

NO. 32196998



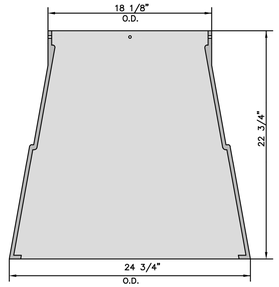




MXU ANTENNAE

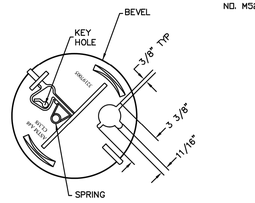
MATERIAL: BLACK PLASTIC

NO. MS20R-C1-TC-X-T



METER BOX

MATERIAL: WHITE PLASTIC
BOX WITH RING
EAST JORDAN IRON WORKS
34P24 A-TYPE
18X24X24D
OR APPROVED EQUAL



AUTOMATED LOCKING COVER

MATERIAL: CAST IRON

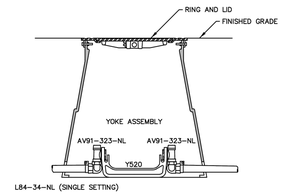
NO. 32197105

STANDARD METER BOX

N.T.S.

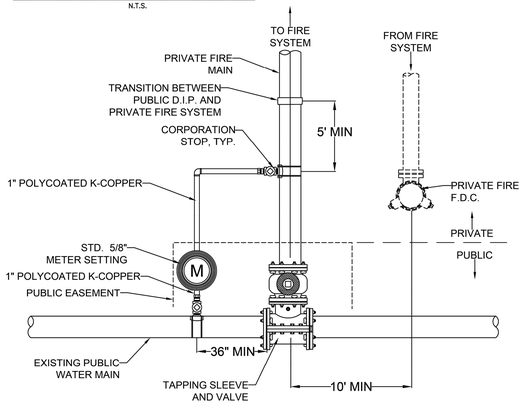
NOTES:

1. THE 6" GATE VALVE SHALL BE POSITIVELY RESTRAINED TO THE MAIN BY THE USE OF EITHER A SWIVEL TEE OR FOSTER ADAPTER.
2. FIRE HYDRANTS SHALL BE DESIGNED FOR A MINIMUM 3'-6" BURY.
3. EXTENSIONS SHALL BE MUELLER A-320 WITH NO MORE THAN ONE EXTENSION PER HYDRANT.
5. IF SIDEWALK IS PRESENT, HYDRANT SHALL BE INSTALLED 4' MINIMUM BEHIND THE BACK OF THE SIDEWALK OR CURB. DO NOT COVER UP WEEP HOLE WITH CONCRETE.
6. MJ RETAINER GLANDS ARE REQUIRED FOR ALL FITTINGS.
7. ALL HYDRANTS SHALL BE SET PLUMB WITH THE PUMPER NOZZLE FACING THE STREET OR AS DIRECTED BY S.W.U.
8. IF HYDRANT LEAD EXCEEDS ONE (1) JOINT OF PIPE VALVES SHALL BE INSTALLED AT HYDRANT AND MAIN.



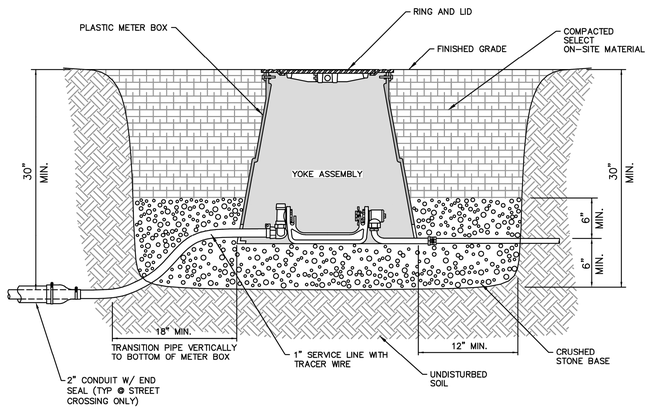
LEAK DETECTION METER ASSEMBLY

N.T.S.



FIRE SYSTEM CONNECTION

N.T.S.



STANDARD METER BOX INSTALLATION

SPLIT 5/8" X 3/4" METER SETTER (SHOWN)
SINGLE 5/8" X 3/4" AND 1" METER SETTERS (SIMILAR)

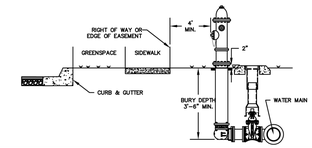
N.T.S.

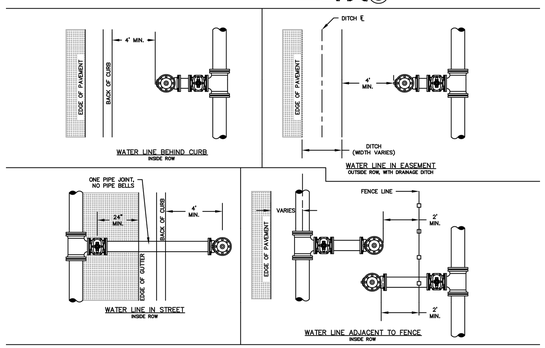
NOTES:

1.) 2" CONDUITS TO BE INSTALLED ON ALL STREET CROSSINGS AND SHALL EXTEND FROM BACK OF SIDEWALK TO BACK OF SIDEWALK

2.) ALL SERVICE TUBING SHALL HAVE 30" MIN. COVER EXCEPT FOR TRANSITION TO METER BOX AS SHOWN ABOVE

3.) SEE "TECHNICAL SPECIFICATIONS" FOR MATERIAL AND INSTALLATION SPECIFICATIONS





FIRE HYDRANT PLACEMENT

N.T.S.
S-42

PHILLIP LEWIS ENGINEERING, INC.
Structural + Civil Consultants
23620 Interstate 30 | Bryant, Arkansas
PH: 501-350-9840

REVISION:

PINEY RIDGE TREATMENT CENTER
SPRINGDALE, ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9540
PHILLIP A. LEWIS

CERTIFICATE OF AUTHORIZATION
PHILLIP LEWIS ENGINEERING, INC.
No. 566
ARKANSAS-ENGINEER

PROJECT NUMBER:

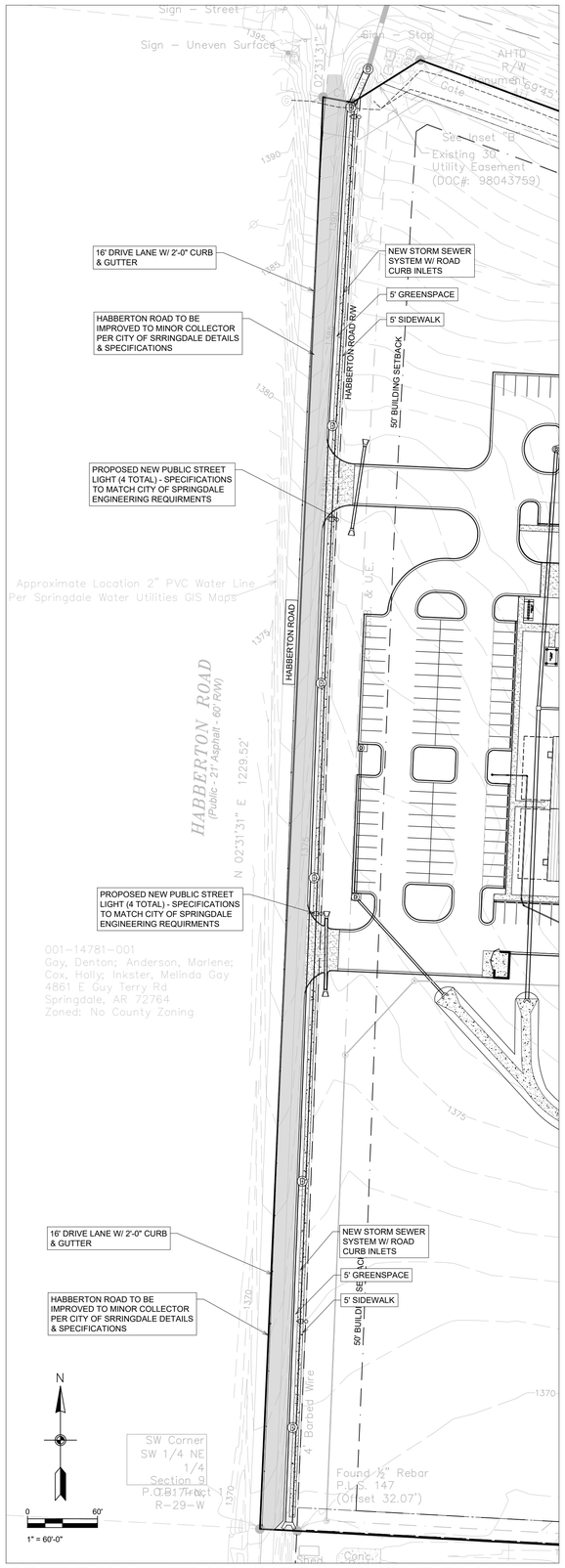
SHEET ISSUE DATE:
OCTOBER 20, 2022

PAGE TITLE:
WATER & SEWER DETAILS

SHEET NUMBER:
C1.20

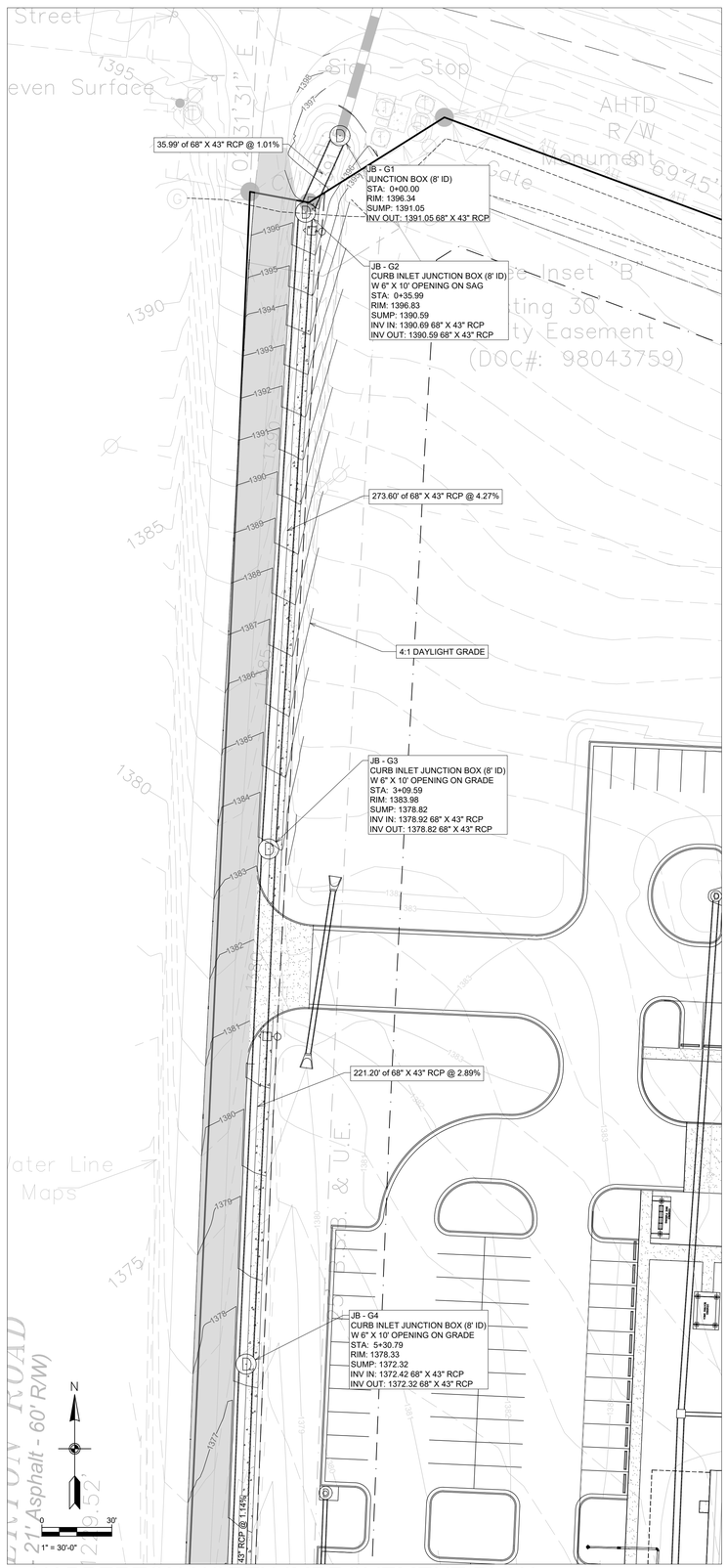
SPRINGDALE WATER UTILITIES

526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751



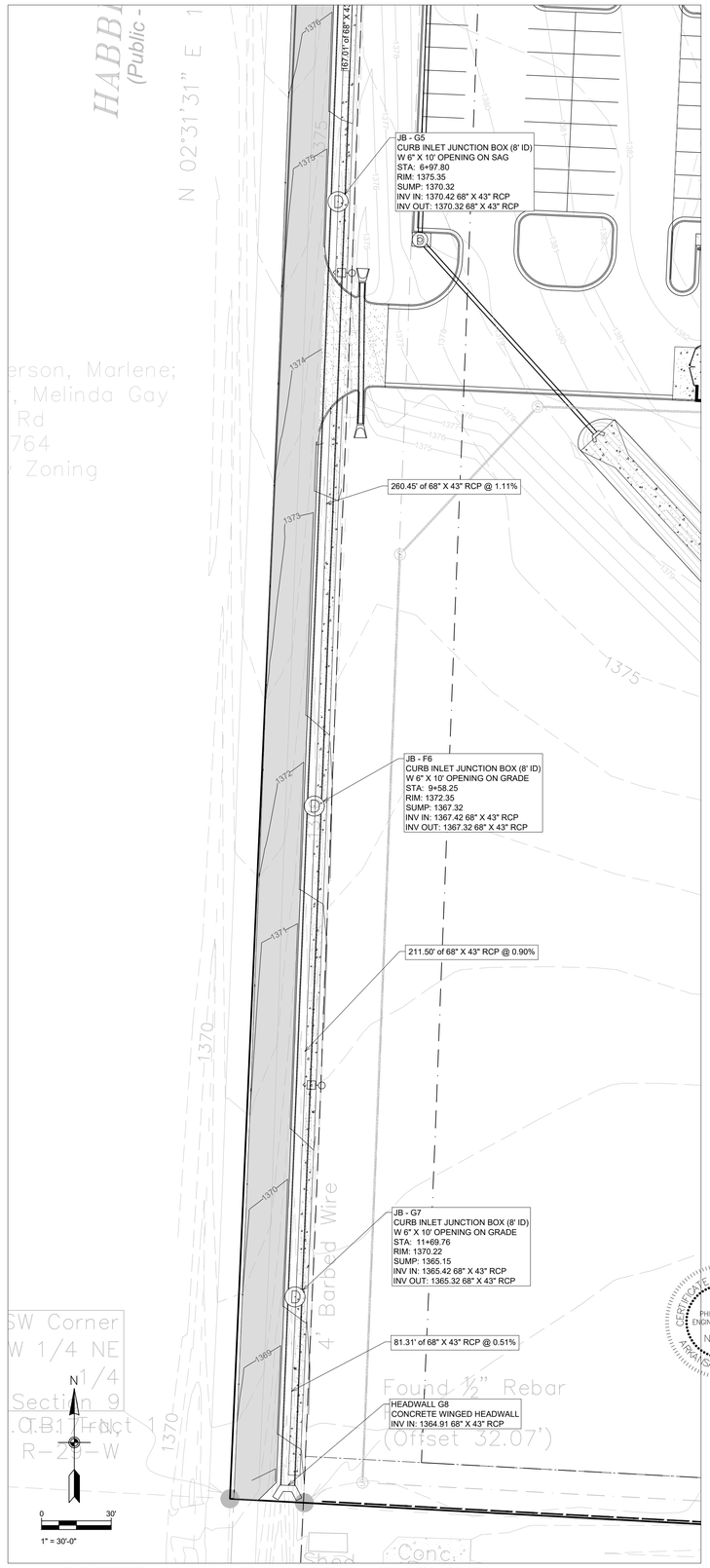
HABBERTON OVERALL IMPROVEMENT PLAN

SCALE 1" = 60'



HABBERTON NORTH IMPROVEMENT PLAN

SCALE 1" = 30'



HABBERTON SOUTH IMPROVEMENT PLAN

SCALE 1" = 30'

PHILLIP LEWIS ENGINEERING, INC.
Structural + Civil Consultants
23620 Interstate 30 | Bryant, Arkansas
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REVISION:

PINEY RIDGE TREATMENT CENTER
SPRINGDALE, ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9540
PHILLIP A. LEWIS

CERTIFICATE OF AUTHORIZATION
PHILLIP LEWIS ENGINEERING, INC.
No. 566
ARKANSAS ENGINEER

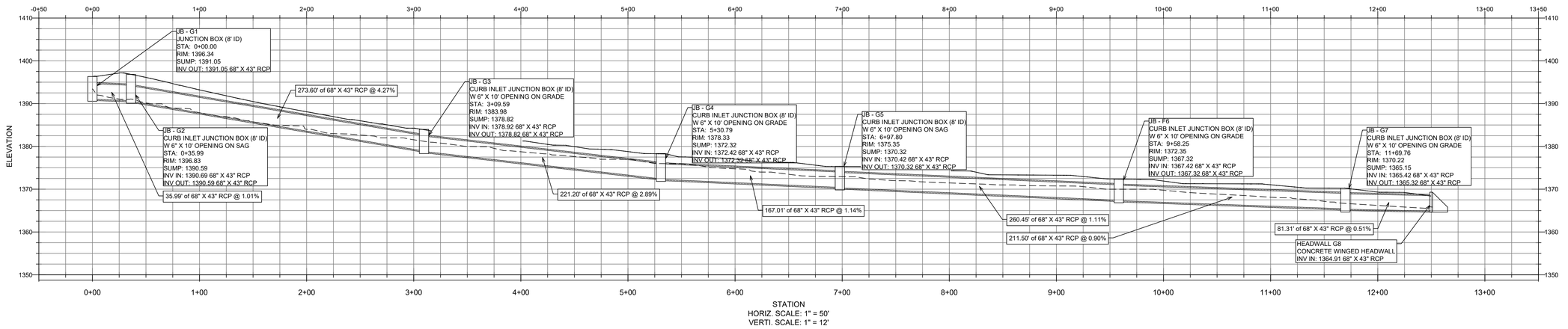
PROJECT NUMBER:

SHEET ISSUE DATE:
OCTOBER 20, 2022

PAGE TITLE:
HABBERTON ROAD IMPROVEMENTS PLAN

SHEET NUMBER:
C1.21

Habberton Road Storm Sewer Profile



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Structural + Civil Consultants
23620 Interstate 30 | Bryant, Arkansas
PH: 501-350-9840

REVISION:

PINEY RIDGE TREATMENT CENTER
SPRINGDALE, ARKANSAS

CERTIFICATE OF AUTHORIZATION
PHILLIP LEWIS ENGINEERING, INC.
No. 566
ARKANSAS ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9540
PHILLIP A. LEWIS

PROJECT NUMBER:

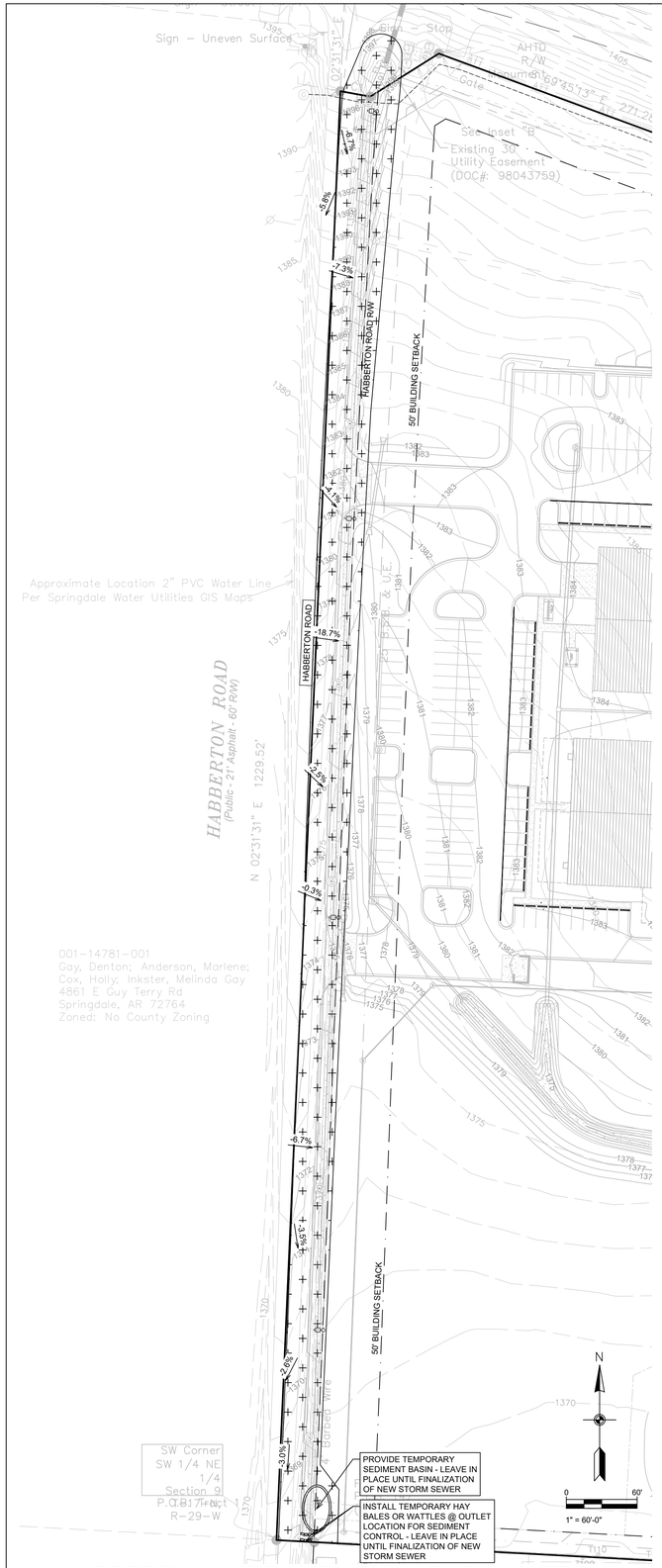
SHEET ISSUE DATE:
OCTOBER 20, 2022

PAGE TITLE:
HABBERTON STORM PROFILE

SHEET NUMBER:
C1.22

N

0 50'
1" = 50'-0"



HABBERTON IMPROVEMENT STORMWATER POLLUTION PREVENTION PLAN

SCALE 1" = 60'

LEGEND

DISTURBED AREA

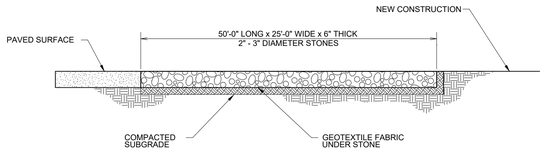
UNDISTURBED AREA

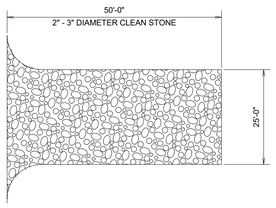
SEDIMENT FENCE WITH WIRE BACKING

DRAINAGE DIRECTION

NOTES (GENERAL):

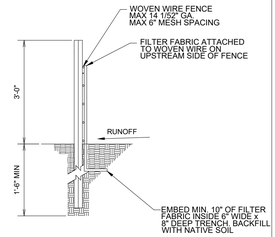
1. SEE EROSION CONTROL DETAILS IN SWPPP FOR EROSION CONTROL FACILITIES.
2. SEE SWPPP FOR INSTALLATION, MAINTENANCE, INSPECTION, AND RECORD KEEPING REQUIREMENTS.
3. CONTRACTOR SHALL SHOW EROSION CONTROL MEASURE ON SITE MAP.
4. EROSION AND SEDIMENT CONTROL STRUCTURES TO MEET SWPPP DETAILS - APPENDIX D
5. INSTALL ROCK DITCH, CHECK, OR SAND BAG CHECKS AS NECESSARY TO PREVENT SCOUR UNTIL LANDSCAPING IS ESTABLISHED.
6. CONTRACTOR MUST PLACE SEDIMENT BASIN WITH SEDIMENT FENCE OUTLET FOR ANY SEDIMENT CONTAMINATED DEWATERING DISCHARGE.
7. FINAL SLOPE WILL BE SAME DIRECTION AS EXISTING SLOPE.
8. TEMPORARY STABILIZATION PRACTICES WILL NOT BE REQUIRED. WORK WILL BE CONTINUOUS AND DISTURBED AREA REVEGITATED IN A TIMELY MANNER. SEE SWPPP FOR SEEDING MIXES.
9. PERMANENT STABILIZATION OF ALL DISTURBED AREAS ARE TO BE SEEDED, FERTILIZED, WATERED AND COVERED WITH STRAW UNLESS OTHERWISE NOTED ON PLANS TO BE HYDROSEEDED.
10. CONTRACTOR TO SHOW CONCRETE WASH OUT SUMP, ENTRANCE/EXIT PAD AND OTHER CONTROLS AS REQUIRED/NEEDED AS SWPPP SITE MAP IS UPDATED THROUGHOUT THE DURATION OF THE PROJECT.





CONSTRUCTION ENTRANCE

NOT TO SCALE

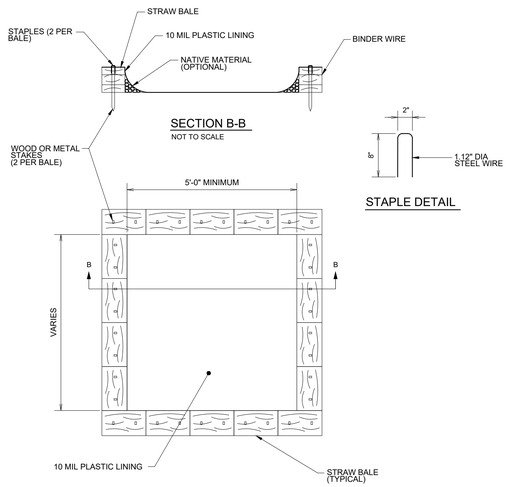


SILT FENCE

NOT TO SCALE

NOTES AND SPECIFICATIONS:

1. POSTS SHALL BE A MINIMUM OF 36 INCHES CONSTRUCTED OF EITHER OF THE FOLLOWING MATERIALS: STEEL "T" OR "U" TYPE, OR 2" x 2" HARDWOOD.
2. WOVEN WIRE USED AS ADDITIONAL FENCE SUPPORT SHALL BE MINIMUM 14.5 GA. WITH 6" MAXIMUM SPACING.
3. WOVEN WIRE SHALL BE PLACED ALONG THE UPHILL SIDE OF THE FENCE AND FASTENED WITH WIRE TIES OR 1" STAPLES ALONG THE UPHILL SIDE OF THE POSTS.
4. FILTER FABRIC SHALL BE FASTENED TO WOVEN WIRE ACCORDING TO MANUFACTURER'S RECOMMENDATION, OR WITH TIES EVERY 24" AT THE TOP AND MID-SECTIONS.
5. WHERE TWO PIECES OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6 INCHES AND FOLDED TOGETHER.
6. WHERE TWO POSTS MEET TO JOIN FENCE SECTIONS, THE TOPS OF THE POSTS SHALL BE SECURED TOGETHER WITH WIRE.
7. THE FENCE SHALL BE CONSTRUCTED ALONG THE CONTOUR AS MUCH AS POSSIBLE.
8. ENDS OF FENCES SHALL BE EXTENDED UP THE SLOPE TO PRVENT RUNOFF FROM MIGRATING AROUND THE END OF THE FENCE.
9. INSPECTION OF THE FENCE SHALL BE PERFORMED WEEKLY, OR IMMEDIATELY AFTER A RAIN EVENT, OR WHEN BULGES APPEAR IN THE FENCE. ACCUMALTED SILT SHALL NOT BE ALLOWED TO EXCEED HALF THE HEIGHT OF THE FABRIC. REPAIR AND OR REPLACMENT OF DAMAGED FENCE SHALL BE COMPLETED PROMPTLY.
10. ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED SITE IN SUCH A MANNER THAT IT WILL NOT CONTRIBUTE TO OFF-SITE SILTATION.
11. ALL FENCING SHALL BE REMOVED WITH THE CONSTRUCTION SITE IS FULLY STABLIZED SO AS TO NOT IMPEDE STORM FLOW OR DRAINAGE.
12. PRE-FRABRICATED UNITS DO NOT REQUIRE THE USE OF WOVEN WIRE FENCE.



CONCRETE WASHOUT

NOT TO SCALE

PHILLIP LEWIS ENGINEERING, INC.
Structural + Civil Consultants
23620 Interstate 30 | Bryant, Arkansas
PH: 501-350-9840

REVISION:

PINEY RIDGE TREATMENT CENTER
SPRINGDALE, ARKANSAS

CERTIFICATE OF AUTHORIZATION
PHILLIP LEWIS ENGINEERING, INC.
ARKANSAS ENGINEER

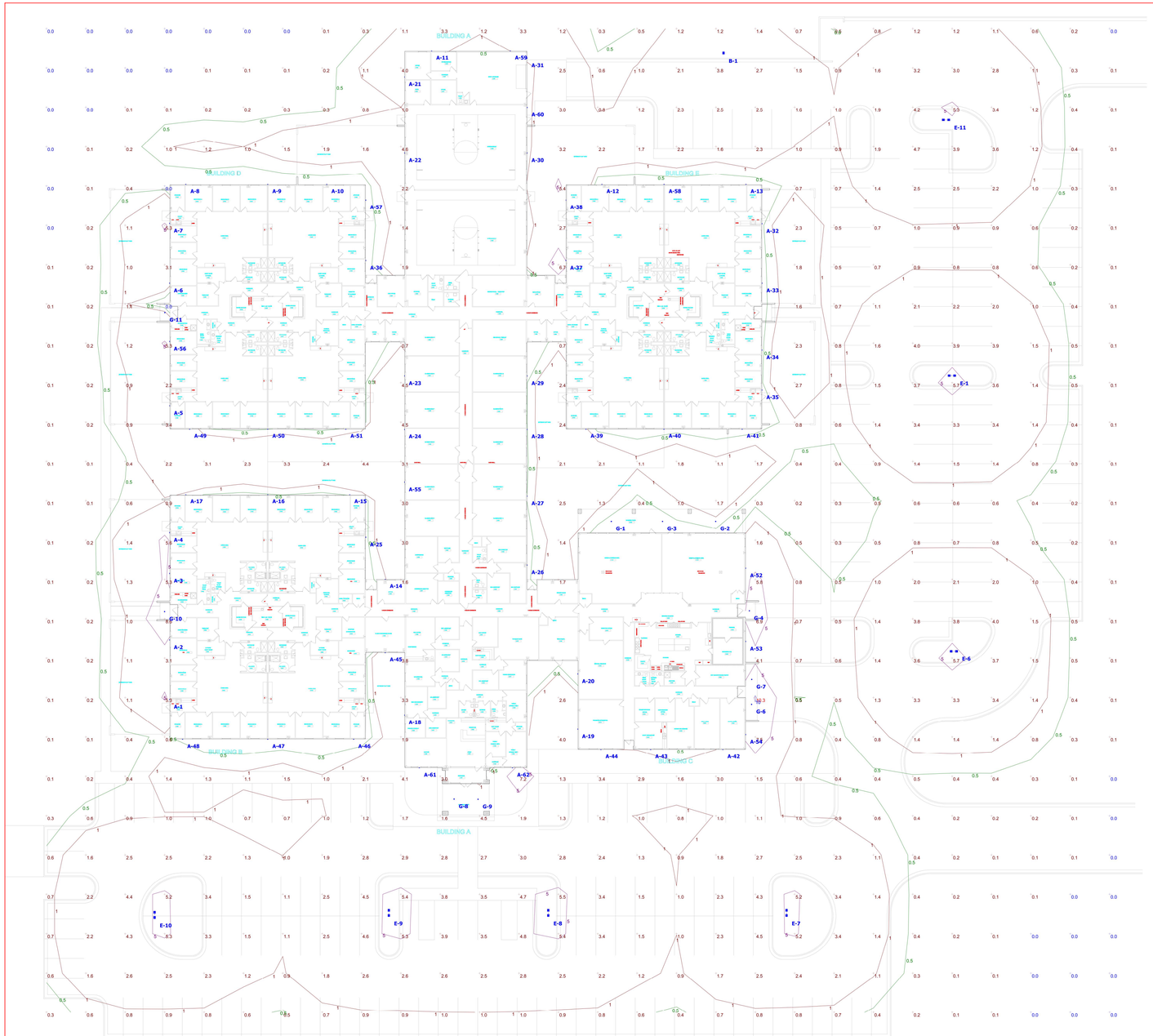
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9540
PHILLIP LEWIS

PROJECT NUMBER:

SHEET ISSUE DATE:
OCTOBER 20, 2022

PAGE TITLE:
HABBERTON SWPPP

SHEET NUMBER:
C1.23



Plan View

Schedule										
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	A		62	Lithonia Lighting	TWX1 LED P2 40K	TWX1 LED WITH P2 - PERFORMANCE PACKAGE, 4000K	1	2996	1	22.4553	 Max: 1613cd
	E		7	Lithonia Lighting	ESX1 LED P2 50K R3	Contractor Select ESX LED Area Luminaire Size 1 P2 Lumen Package 5000K CCT Type R3 Distribution	1	14128	1	195.18	 Max: 7959cd
	B		1	Lithonia Lighting	ESX1 LED P2 50K R3	Contractor Select ESX LED Area Luminaire Size 1 P2 Lumen Package 5000K CCT Type R3 Distribution	1	14128	1	97.59	 Max: 7959cd
	G		10	Lithonia Lighting	LDN6 40/20 LO6WR	6IN LDN, 4000K, 2000LM, WHITE, CRI80	1	1840	1	22.52	 Max: 1909cd

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.5 fc	10.3 fc	0.0 fc	N/A	N/A

SITE PHOTOMETRICS

NTS

Revision | Date | Description

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11912 KANIS ROAD, SUITE F-G
LITTLE ROCK, ARKANSAS, 72211
(OFFICE) 501.916.9676
(FAX) 501.916.9766
tbadesignplanning@sbcglobal.net

kerry tumbleston architect

New Facility For
Piney Ridge
Treatment Center

138 Bed Unit

5060 East Robinson Ave
Springdale, Arkansas

Owner
Acadia Health Care
Matt Wiltshire
Justin Hoover

Issue
Preliminary for Review
7-29-2022

Project Number	TBA-2250
Drawn By	MM
Approved By	TB

Sheet Title
Site Photometrics

Drawing Number
E0.1

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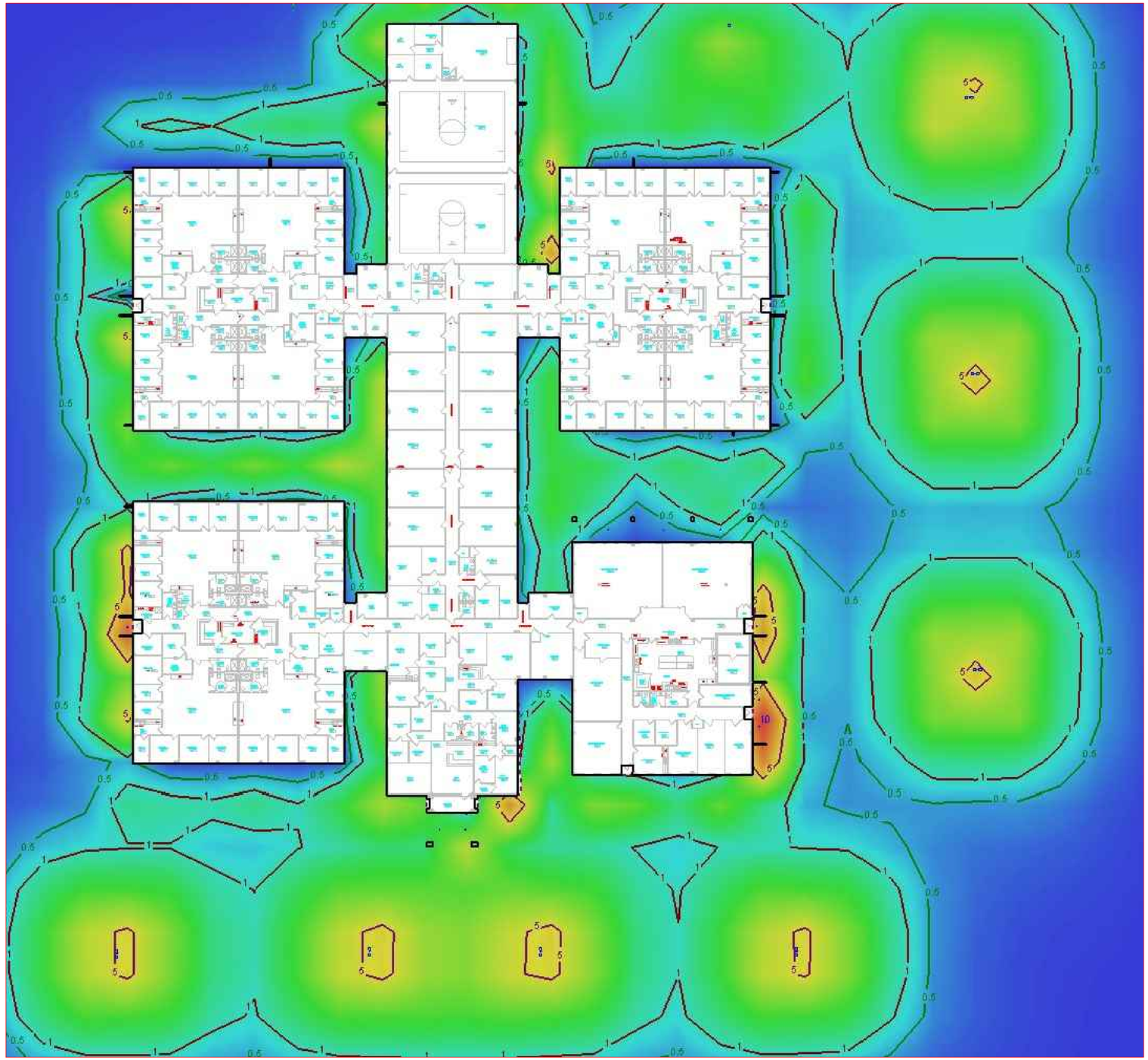

SITE PHOTOMETRICS

FASLE COLOR IMAGE

Revision	Date	Description

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11912 KANIS ROAD, SUITE F-8
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twadesarplanning@sbcglobal.net
terry burruss architect

New Facility For
Piney Ridge
Treatment Center

138 Bed Unit

5060 East Robinson Ave
Springdale, Arkansas

Owner
Acadia Health Care
Matt Wiltshire
Justin Hoover

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Approved By	TB

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Site Photometrics

Drawing Number
E0.1

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MAIN ENTRANCE



NORTH ELEVATION



NORTH-WEST VIEW



SOUTH-WEST VIEW



NORTH-EAST VIEW



SOUTH-EAST VIEW

Revision	Date	Description

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LITTLE ROCK, ARKANSAS, 72211
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terry burruss Architect

New Facility For
Piney Ridge
Treatment Center

138 Bed Unit

5060 East Robinson Ave
Springdale, Arkansas

Owner
Acadia Health Care
Matt Wiltshire
Justin Hoover

Issue
Preliminary for Review
7-29-2022

Project Number	TBA-2250
Drawn By	MM
Approved By	TB

Sheet Title
Exterior Colored Renderings

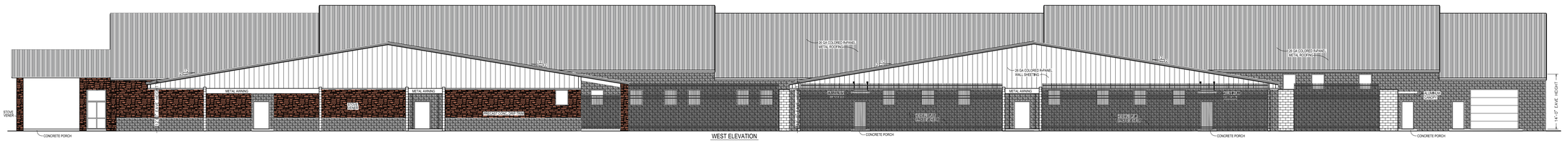
Drawing Number
T1.1

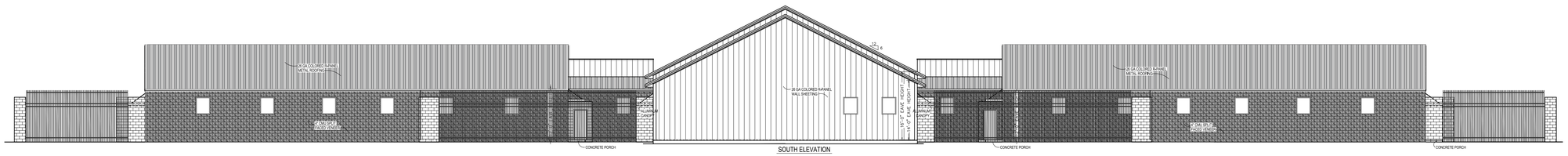
PINEY RIDGE TREATMENT CENTER

5060 EAST ROBINSON AVENUE
SPRINGDALE ARKANSAS.









EXTERIOR ELEVATIONS

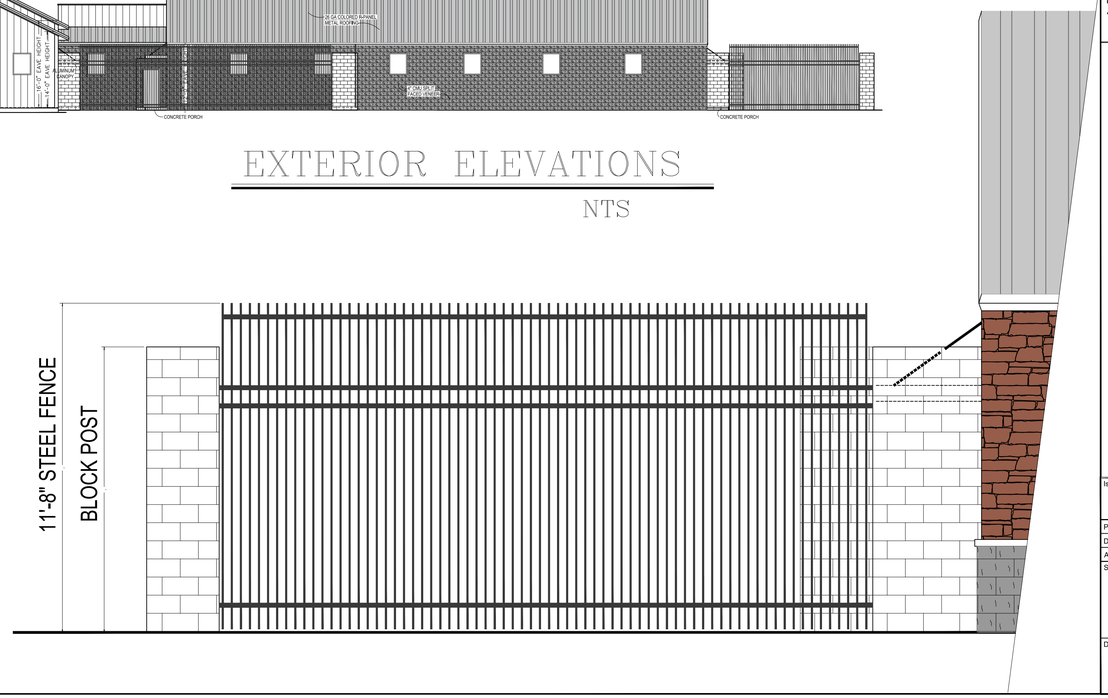
NTS

WALL FINISH CALCULATIONS

NORTH ELEVATION	
WALL FINISH PERCENTAGE	4688
CMU (CONCRETE BLOCK)	1518-32%
STONE VENEER	2670 - 57%
ARCHITECTURAL METAL	ARCHITECTURAL METAL
DOORS/WINDOWS/STOREFRONT	500 - 11%
EAST ELEVATION	
WALL FINISH PERCENTAGE	5943
CMU (CONCRETE BLOCK)	3714-63%
STONE VENEER	264 - 4%
ARCHITECTURAL METAL	1512 - 25%
DOORS/WINDOWS/STOREFRONT	453 - 8%
WEST ELEVATION	
WALL FINISH PERCENTAGE	5943
CMU (CONCRETE BLOCK)	3108-52%
STONE VENEER	945 - 16%
ARCHITECTURAL METAL	1435 - 24%
DOORS/WINDOWS/STOREFRONT	455 - 8%
SOUTH ELEVATION	
WALL FINISH PERCENTAGE	4688
CMU (CONCRETE BLOCK)	3199-68%
STONE VENEER	0
ARCHITECTURAL METAL	1278 - 27%
DOORS/WINDOWS/STOREFRONT	211 - 5%



FENCE PICKET & RAIL STYLE



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terry burruss Architect

New Facility For
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Treatment Center

138 Bed Unit

5060 East Robinson Ave
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Owner
Acadia Health Care
Matt Wiltshire
Justin Hoover

Issue
Preliminary for Review
7-29-2022

Project Number	TBA-2250
Drawn By	MM
Approved By	TB

Sheet Title
Floor Plan
All Facility

Drawing Number
T2.1

2021-01-06

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2021-01-06

LITTLE CREEK TREATMENT CENTER

CONWAY, ARKANSAS.



BUILDING SIMILAR – FRONT ENTRANCE WILL BE STEEL NOT WOOD





ENDWALL SHOWING REVERSE R-PANEL METAL FOR HIDDEN FASTENER AND VERTICAL ARCHITECTURAL SIDING LOOK

Revision	Date	Description

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terry burruss Architect
11912 KANIS ROAD SUITE F-8
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tburrussarchitect@sbcglobal.net

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Justin Hoover

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7-29-2022

Project Number	TBA-2250
Drawn By	MM
Approved By	TB

Sheet Title

Little Creek Facility
Conway, Arkansas

Drawing Number

T3.1

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L22-63

citytitle llc & closing

OWNERSHIP REPORT

File No. 22-6643

For the use and benefit of: Phillip Lewis Engineering, Inc.

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

A part of the SW1/4 of the NE1/4 of Section 9, Township 17 North, Range 29 West, Washington County, Arkansas, being more particularly described as follows:
Beginning at the SW Corner of said 40 acre tract, thence running N02°31'31"E 1229.52 feet along the West line of said 40 acre tract to a point on the Southern Right of Way of Highway 412, thence running with said Right of Way along a curve to the left, with a radius of 3475.08 feet, an arc length of 25.65 feet and a chord bearing and distance of S79°37'29"E, 25.65 feet, thence running with said Right of Way the following 12 courses and distances: N57°52'04"E 68.68 feet to a found right of way monument, thence S69°45'13"E 271.28 feet, thence S62°32'24"E 111.43 feet, thence S71°25'15"E 115.08 feet, thence S22°23'33"W 17.50 feet, thence S67°36'27"E 32.81 feet, thence N22°23'33"E 19.69 feet, thence S71°25'17"E 49.32 feet, thence S67°36'27"E 364.95 feet to a found right of way monument, thence S68°30'29"E 130.56 feet, thence S72°38'20"E 198.63 feet to a found right of way monument, thence S76°55'37"E 17.40 feet to a point on the East line of said 40 acre tract, thence run along said East line S02°20'29"W 873.46 feet to a fence corner post, said point being the SE Corner of said 40 acre tract, thence leaving said corner and running N86°54'23"W along the South line of said 40 acre tract a distance of 1309.63 feet to a found 1/2" rebar, said point of beginning, and containing 32.25 acres more or less. Also being known as TRACT 1 of the Tract Split Survey filed for record June 30, 2016, as Document No. 2016-00018645, Records of Washington County, Arkansas.

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

Countersigned
City Title & Closing LLC
3790 N. Bellafont Blvd., Suite 3
Fayetteville, AR 72703
479-935-4177

By:
Clayton Rowe, Authorized Signatory
Agency License No. 382820
NPN Agent No. 20252866

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

Exhibit "A"

001-14767-000
Lazenby, Brenda J.
3018 E. Robinson Ave.
Springdale, AR 72764

001-14769-000
James Hallam Revocable Trust
15329 E. Hwy 264
Lowell, AR 72745

001-14769-002
Arkansas State Highway Commission
PO Box 2261
Little Rock, AR 72203-2261

001-14770-000
Young, Chase & Jenny
5291 Tower Rd.
Springdale, AR 72764

001-14770-001
Arkansas State Highway Commission
PO Box 2261
Little Rock, AR 72203-2261

001-14772-001
Arkansas State Highway Commission
PO Box 2261
Little Rock, AR 72203-2261

001-14772-003
Smith, Joseph A. & Clarissa
687 Robin Hood Ct.
Springdale, AR 72764

001-14776-000
Friendship Baptist Church
5395 E. Robinson Rd.
Springdale, AR 72764-8525

001-14776-001
Arkansas State Highway Commission
PO Box 2261
Little Rock, AR 72203-2261

001-14781-000
Gay, Denton D. & Mary K.
PO Box 9240
Fayetteville, AR 72703-0021

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001-14781-001
Gay, Denton; Anderson, Marlene; Inkster, Melinda Gay
1390 Kissinger
Springdale, AR 72762

001-14781-003
Arkansas State Highway Commission
PO Box 2261
Little Rock, AR 72203-2261

001-14787-000
Gay, Denton D. & Mary K.
PO Box 9240
Fayetteville, AR 72703-0021

001-14790-000
Mary Horn Trust Agreement
624 Purtle Ave.
Springdale, AR 72764

001-14798-000
Alvarenga, Jose P. & Rosa Rivera
2837 Habberton Rd.
Springdale, AR 72764

001-14799-005
Keomisy, Thuy Thi (Ho)
2881 Habberton Rd.
Springdale, AR 72764

815-36190-100
NWA LD LLC
PO Box 10560
Fayetteville, AR 72703

815-36190-200
NWA LD LLC
PO Box 10560
Fayetteville, AR 72703

815-36190-300
NWA LD LLC
PO Box 10560
Fayetteville, AR 72703

815-36190-400
NWA LD LLC
PO Box 10560
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815-36190-410
Arkansas State Highway Commission
PO Box 2261
Little Rock, AR 72203-2261

815-36190-411
Arkansas State Highway Commission
PO Box 2261
Little Rock, AR 72203-2261

815-36190-500
NWA LD LLC
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Fayetteville, AR 72703

815-36197-200
Alvarenga, Jose P. & Rosa Rivera
2837 Habberton Rd.
Springdale, AR 72764

815-36197-300
Foster, Jimmy V. & Stephanie Paige
2887 Habberton Rd.
Springdale, AR 72764

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Application for Variance – Commercial Design Standards

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

STAFF USE ONLY

Date Application Submitted: September 29, 2022

Date Accepted as Complete: October 17, 2022 Project Number: B22-101

APPLICATION CONTACTS:

Indicate one person of contact for this request: Phillip L. Property Owner Phillip Lewis Representative

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Phillip Lewis	Name: Justin Hoover
E-mail: plewisengineering@yahoo.com	E-mail: Justin.Hoover@AcadiaHealthcare.com
Address: P.O. Box 17307 Little Rock AR 72222	Address: 2805 E. Zion Drive Fayetteville AR 72701
Phone: 501-350-9840	Phone: (757) 362-8343
Site/ Location: 5060 E. Robinson Ave Springdale AR 72764	Current Zoning District: C2
Assessor's Parcel Number(s):	Rezone required: No
	Total Acreage: 32.25

The Planning Commission may approve variances to depart from the literal requirements of the Commercial Design Standards where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of the design standards.

Fee for Variance Application is $75

Check item(s) for which variance is requested:

- ☐ **ENTRANCES** – one customer entrance on all sides of principal building directly facing abutting public right of-way
- ☐ **PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building

- ☐ **STRUCTURE BACK AND SIDES**
  - ☐ Minimum setback according to zoning district requirements
  - ☐ Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan
- ☐ **PEDESTRIAN FLOW**
  - ☐ Sidewalk along all sides of lot abutting public right-of-way required per Master Street Plan
  - ☐ 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site
  - ☐ 5' sidewalk along the full length of building on façade featuring customer entrance an façade abutting public parking areas 6' from façade of building
  - ☐ Weather protection features within 30' of all customer entrances, constructed parallel to building façade
  - ☐ Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort
- ☐ **CENTRAL FEATURES AND COMMUNITY SPACES**
  - ☐ Provision of at least 2 central features
  - ☐ Direct access to public sidewalk network
- ☐ **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**
  - ☐ Use of similar building materials
  - ☐ Use of similar architectural styles or theme
- ☐ **OUTDOOR STORAGE, TRASH COLLECTION AND LOADING AREAS**
  - ☐ Not visible from public right-of-way, located within 20' of any public street, sidewalk or internal pedestrian way
  - ☐ Incorporated into the overall design of the building
  - ☐ Screening material similar to principal materials of the building and landscape
  - ☐ Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets
  - ☐ Landscaped so not attention is attached to the function by the use of screening material an no attention is attached to the function by the use
- ☐ **FACADES AND EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses
  - ☐ Minimum 3' depth
  - ☐ Minimum of 20 contiguous feet within each 100' of façade length
  - ☐ Extends 20% of the façade
- ☐ **DETAIL FEATURES**
  - ☐ Facades include a repeating pattern with no less than 3 elements (color change, texture change, material change)
  - ☐ At least one element repeating horizontally
  - ☐ Elements repeat at intervals of more than 30' horizontally or vertically
  - ☐ Change in plane no less than 12" in width (offset, reveal or projecting rib)
- ☐ **ROOFS** – change in height every 100 liner feet in building length
- ☐ **MATERIALS AND COLORS**
  - ☐ Predominate exterior materials high quality materials
  - ☐ Façade color – low reflectance, subtle, neutral or earth tone
- ☐ **ENTRYWAYS** – 3 defined, highly visible customer entrances

☒ **LANDSCAPING**
- ☐ Entryway landscaping
- ☐ Parking lot landscaping
- ☐ Perimeter parking area landscaping
- ☐ Building foundation landscaping

☐ **SCREENING**
- ☐ Trash containers, trash compactor, and recycling bins screened from public view 4 sides
- ☐ Exterior ground-mounted or building-mounted equipment
- ☐ Rooftop equipment
- ☐ Solid fence or wall not less than 6' in height along all rear and side property lines common to property zoned for residential purposes
- ☒ Required screening fence or wall maximum height 8', high quality materials
- ☐ Required screening fence or wall maximum continuous length of 50'
- ☐ Earthen berm installed with trees and landscaping for façades facing areas indicated for residential use by the Comprehensive Land Use Plan

☐ **LIGHTING**
- ☐ Pedestrian walkway lighting – 4' maximum height for bollard-type lighting, pedestrian areas illuminated a minimum of 1 footcandle
- ☐ Parking lot lighting – 35' maximum mounting fixture height with all parking areas maintaining 3 footcandles
- ☐ Parking lot lighting – maximum maintained vertical footcandle at any adjoining residential property line 0.5 footcandle measured at 5' above grade
- ☐ Uniformity ratios throughout parking l – not more than a 6:1 ratio of average to minimum illumination and not more than 20:1 maximum to minimum
- ☐ Canopy lighting – 35 footcandles maximum average maintained footcandles under canopy
- ☐ Canopy lighting fixtures lens cover recessed or flush with bottom surface (ceiling) of canopy
- ☐ Canopy indirect light beamed upward and then reflected down shielded focused exclusively on the underside of canopy

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

SEE ARCHITECTS SHEET T-2.1 FOR PIC.

WROUGHT IRON FENCE to BE 11'-8" TALL WITH 10'6" BLOCK POST CORNERS.

FENCE IS A PLAYGROUND FENCE.

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

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

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 **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) _____

_____

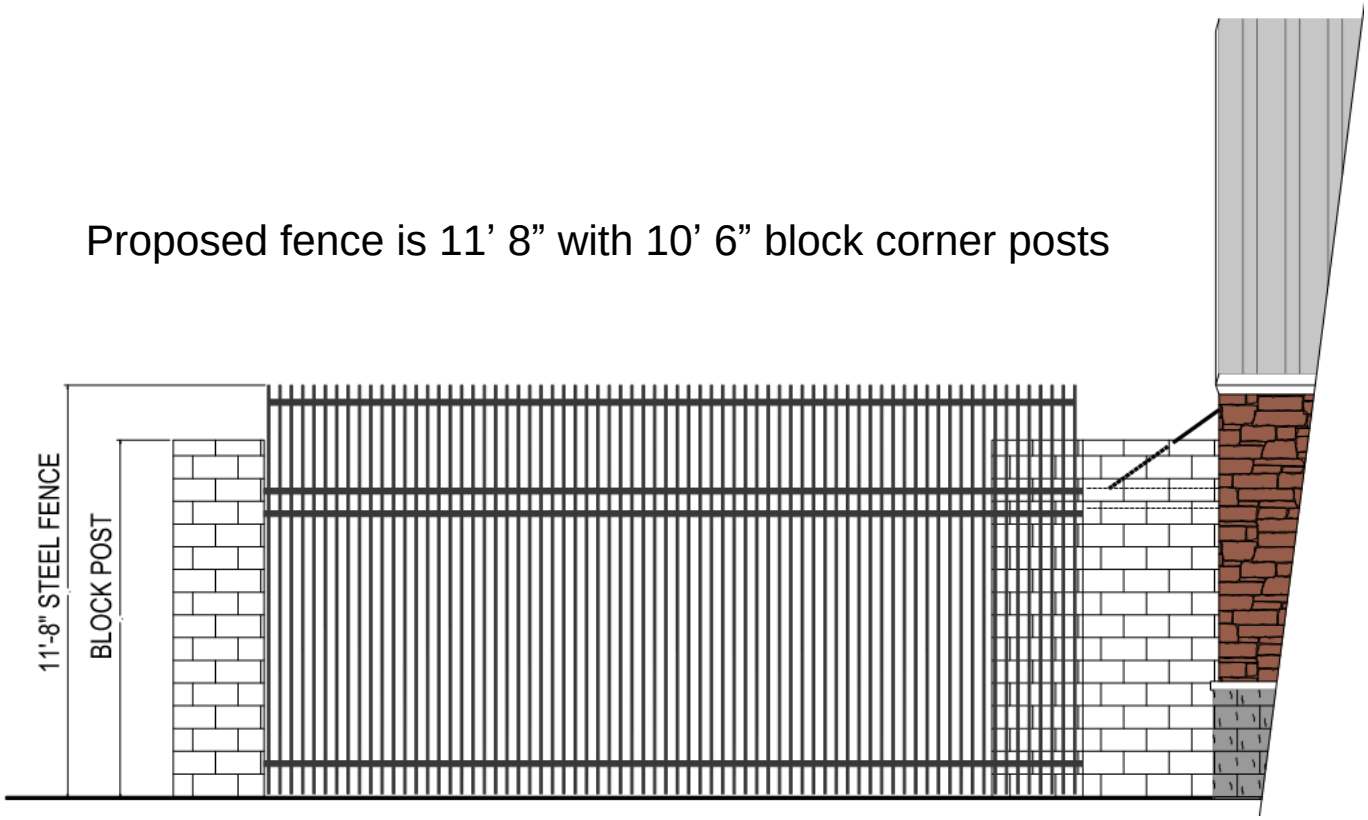
_____

DATE: 9-29-2022



FENCE PICKET & RAIL STYLE

Proposed fence is 11’ 8” with 10’ 6” block corner posts



B22-101

citytitle llc & closing

OWNERSHIP REPORT

File No. 22-6643

For the use and benefit of: Phillip Lewis Engineering, Inc.

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

A part of the SW1/4 of the NE1/4 of Section 9, Township 17 North, Range 29 West, Washington County, Arkansas, being more particularly described as follows:
Beginning at the SW Corner of said 40 acre tract, thence running N02°31'31"E 1229.52 feet along the West line of said 40 acre tract to a point on the Southern Right of Way of Highway 412, thence running with said Right of Way along a curve to the left, with a radius of 3475.08 feet, an arc length of 25.65 feet and a chord bearing and distance of S79°37'29"E, 25.65 feet, thence running with said Right of Way the following 12 courses and distances: N57°52'04"E 68.68 feet to a found right of way monument, thence S69°45'13"E 271.28 feet, thence S62°32'24"E 111.43 feet, thence S71°25'15"E 115.08 feet, thence S22°23'33"W 17.50 feet, thence S67°36'27"E 32.81 feet, thence N22°23'33"E 19.69 feet, thence S71°25'17"E 49.32 feet, thence S67°36'27"E 364.95 feet to a found right of way monument, thence S68°30'29"E 130.56 feet, thence S72°38'20"E 198.63 feet to a found right of way monument, thence S76°55'37"E 17.40 feet to a point on the East line of said 40 acre tract, thence run along said East line S02°20'29"W 873.46 feet to a fence corner post, said point being the SE Corner of said 40 acre tract, thence leaving said corner and running N86°54'23"W along the South line of said 40 acre tract a distance of 1309.63 feet to a found 1/2" rebar, said point of beginning, and containing 32.25 acres more or less. Also being known as TRACT 1 of the Tract Split Survey filed for record June 30, 2016, as Document No. 2016-00018645, Records of Washington County, Arkansas.

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

Countersigned
City Title & Closing LLC
3790 N. Bellafont Blvd., Suite 3
Fayetteville, AR 72703
479-935-4177

By:
Clayton Rowe, Authorized Signatory
Agency License No. 382820
NPN Agent No. 20252866

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Exhibit "A"

001-14767-000
Lazenby, Brenda J.
3018 E. Robinson Ave.
Springdale, AR 72764

001-14769-000
James Hallam Revocable Trust
15329 E. Hwy 264
Lowell, AR 72745

001-14769-002
Arkansas State Highway Commission
PO Box 2261
Little Rock, AR 72203-2261

001-14770-000
Young, Chase & Jenny
5291 Tower Rd.
Springdale, AR 72764

001-14770-001
Arkansas State Highway Commission
PO Box 2261
Little Rock, AR 72203-2261

001-14772-001
Arkansas State Highway Commission
PO Box 2261
Little Rock, AR 72203-2261

001-14772-003
Smith, Joseph A. & Clarissa
687 Robin Hood Ct.
Springdale, AR 72764

001-14776-000
Friendship Baptist Church
5395 E. Robinson Rd.
Springdale, AR 72764-8525

001-14776-001
Arkansas State Highway Commission
PO Box 2261
Little Rock, AR 72203-2261

001-14781-000
Gay, Denton D. & Mary K.
PO Box 9240
Fayetteville, AR 72703-0021

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Fayetteville, AR 72703

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Foster, Jimmy V. & Stephanie Paige
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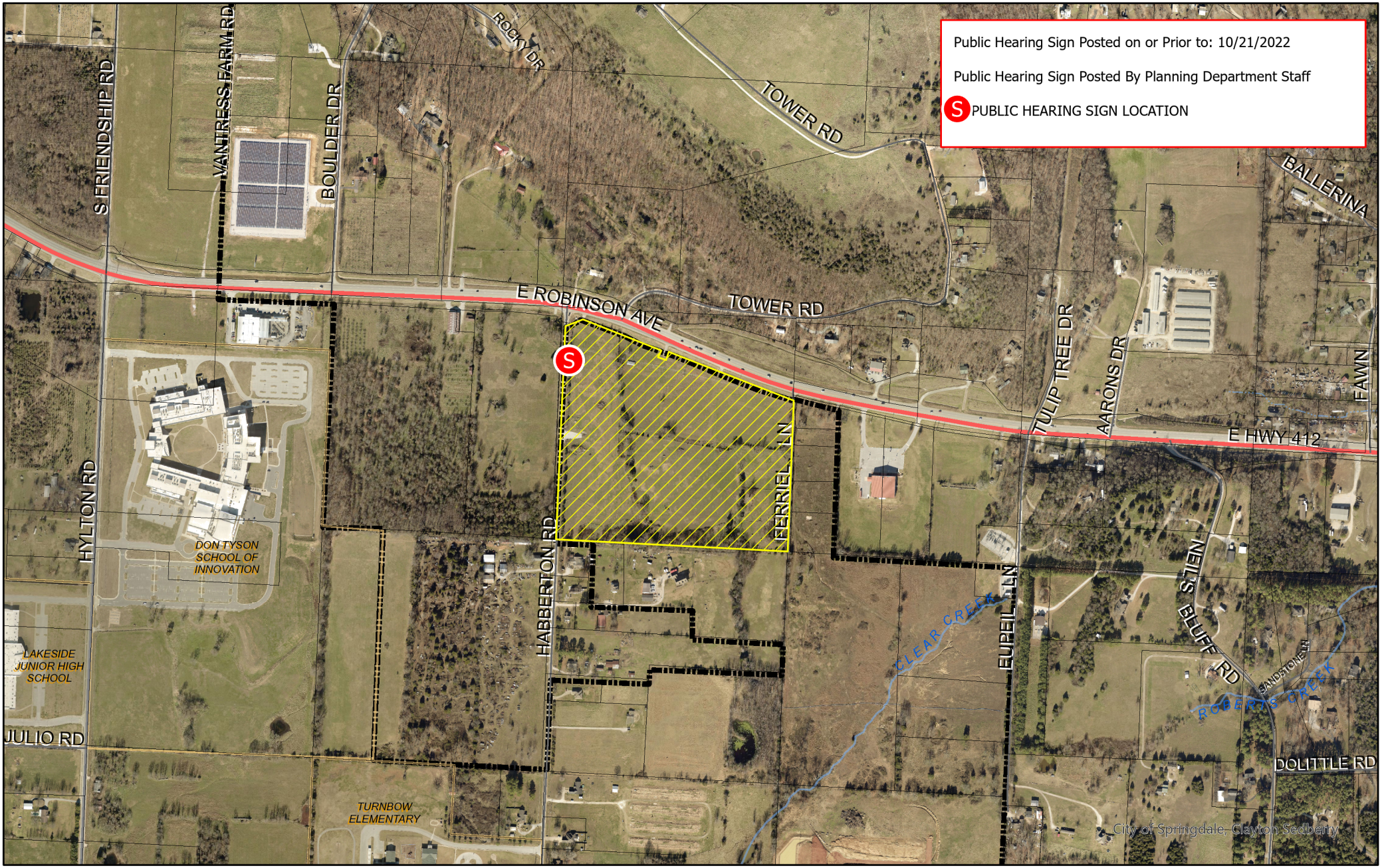

Planning Commission Meeting
November 1, 2022

Miles
0 0.03 0.06 0.11 0.17 0.22

N

PROJECT: B22-101
APPLICANT: Piney Ridge Treatment Center
REQUEST: Variance for Commercial Design Standards

SPRINGDALE™
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Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: November 1, 2022

Re: **L22-64** **Large-Scale** **Village Travel Center**

Planning Comments:

1. This Large Scale Development Plan has been given the number L22-64. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (standard comment)
3. A written response to all comments is required with resubmission. (standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
    a. Will need to display the Springdale Planning Dept project number(s) for variances and waivers if approved by Planning Commission.
5. Perimeter landscaping is required in accordance with Chapter 56.
    a. Variance requested
6. On the detail page(s), please display the detail of the screening to be used for the dumpster, as well as the detail of the screening fence to be installed along the perimeter of the property.
    a. It doesn't appear that the elevations referenced in the comment responses were provided.
7. Please include the "back" or "rear" setbacks required for C-5 in the "Building Setbacks" table on the cover page.
8. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
9. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
10. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Commercial Design Standards Comments

1. Front, side, and rear elevations are required. Elevations shall include type and color of materials used, foundation landscaping, and any architectural features used to comply with the Commercial Design Standards.
    a. Variance requested
2. Where a façade faces adjacent residential uses or an area on the Comprehensive Land Use Plan designated for residential use an earthen berm shall be installed, no less than 6' in height containing at a minimum a double row of evergreen or deciduous trees planted at a 15' interval plus all landscaping requirements set forth in Chapter 56 of the Springdale Code of Ordinance.
    a. The comment response states "These are zoned A-1 Agricultural, not residential", whereas the requirement states "residential uses", thus this requirement will need to be met, or a variance requested.
3. Continuous internal pedestrian walkways, no less than 5' in width form the public sidewalk to the principal customer entrance of all principal buildings on the site are required.
4. Internal pedestrian walkways shall connect focal points of pedestrian activity and shall feature landscaped areas along no less than 50% of their length.
5. Internal pedestrian walkways must be distinguishable from driving surfaces through the use of low maintenance surface material such as pavers, bricks, or scored concrete.
6. Foundation landscaping is required.
7. Provide at least two of the items listed under Central Feature and Community Spaces in the Springdale Commercial Design Standard.
8. Central features and community spaces shall have direct access to the public sidewalk.
9. Provide an area to accommodate a possible future public transit stop.
    a. Please contact Ryan Carr (rcarr@springdalear.gov) of the Springdale Engineering Dept.
10. Façades over 100' in linear length shall incorporate wall projections and/or recesses per Springdale Commercial Design Standard.
    a. Variance requested
11. Building façades shall include a repeating pattern with no less than three of the following: color change; texture change; material module change; expressions of architectural or structural bay through a change in plane no less than 12 inches in with, such as an offset, reveal, or projecting rib. At least one element must repeat horizontally and no element shall repeat at intervals of greater than 30' horizontally or vertically.
    a. Variance requested
12. Roof lines shall be varied with a change in height every 100 linear feet in the building length.
    a. Variance requested
13. Parapets, gable roofs, high roofs, or dormers shall be used to conceal flat roofs and roof top equipment from public view.
14. Each principal building on a site shall have clearly defined, highly visible customer entrances featuring any three (3) of the following: canopies or porticos, overhangs, recesses/projections, arcades, raised corniced parapets over the door, peaked roof forms, arches, outdoor patios, display windows, integrated tile work and/or moldings, integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

15. Trash containers, trash compactors, and recycling bins shall be screened from public view on all four sides with a solid fence, wall, or gate constructed of cedar, redwood, masonry, or other compatible building material, and shall be appropriately landscaped.
16. Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities and banks of meter shall be screen from public view with landscaping or with an architectural treatment compatible with the building architecture.
17. All rooftop equipment shall be screened from public view with an architectural treatment that is compatible with the building architecture.
18. When a commercial development includes a fence or wall, the following guidelines and standards apply:
    a. Maximum height of a fence or wall shall be 8'
    b. Constructed of high quality materials such as, decorative blocks, brick, stone, cypress, cedar, redwood, and/or wrought iron.
    c. Maximum length of a continuous, unbroken, and uninterrupted fence or wall shall be 50'. Breaks shall be provided through the use of columns, landscaping pockets, transparent sections, and/or a change to different materials.
        i. Variance required for standard "C" unless one of the options listed is provided
19. Sign design, materials, and placement should complement the overall architectural design of the building.

Building & Fire Comments:

Locate FDC on SW corner wall adjacent to the first fire line entrance. Show FDC location on plans submitted for staff approval.

Engineering Summary:

- Sidewalk needs to extend to the property line and meet up with sidewalk on adjoining property.
- Note: when 45th St is extended as shown on the master street plan, driveway will need to be reconfigured.
- All improvements should be contained on subject property – grading and drive apron shown outside of property line
- Detention pond outlet needs to connect to existing drainage facilities

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 10/27/2022

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.
    - **Detention pond outlet needs to connect to existing drainage facilities or drain to the ROW.**
    - **The discharge location of this pond appears to drain over the sidewalk and curb. If this outlet pipe cannot be connected to an existing stormwater network, there should be an under sidewalk drain installed**

with curb cut so water does not flow over sidewalk and can drain to the street.

- **Detention pond outlet needs to connect to existing drainage facilities or drain to the ROW**
    - **The discharge location of this pond appears to drain over the sidewalk and curb, which is not permitted. Please connect the outlet of the pond to an existing stormwater junction box such as the one shown below.**



2. Chapter 107 – Stormwater Pollution

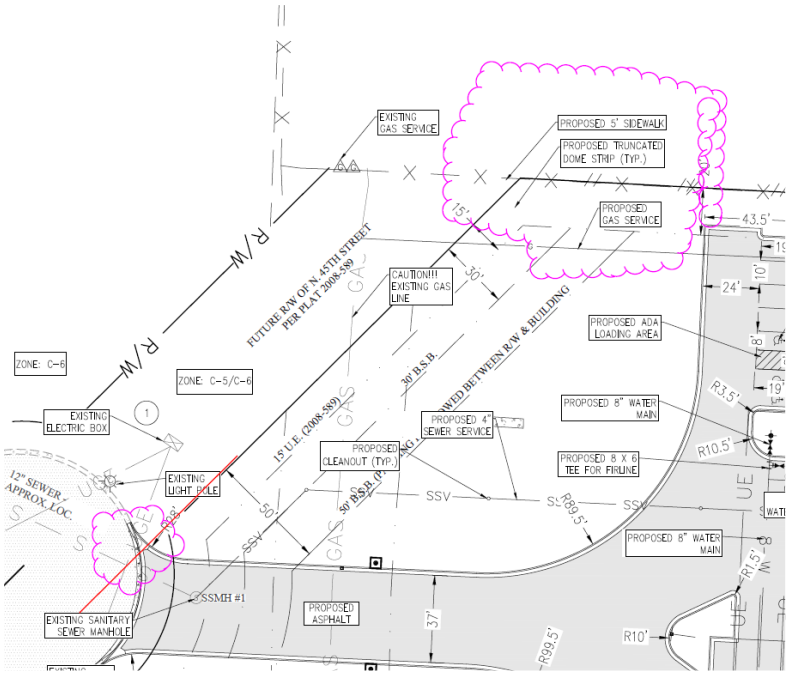
(Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)

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

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

(Ord. No. 3258, § 1, 11-12-02)

- *110.31* - Sidewalks are required one-foot (1') inside the right-of-way line.
    - **Show sidewalk along frontage, all the way to property line on both ends.**
    -
- *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.
    - **Half street improvements on the future 45th St ROW are required without an approved waiver.**



- **It appears that improvements are encroaching onto the future R.O.W.?**
- **Note: when 45th St is extended as shown on the master street plan, driveway will need to be reconfigured.**
- **All improvements should be contained on subject property – grading and drive apron shown outside of property line.**
-

4. Chapter 130 – Zoning Ordinance

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

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

5. 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.

TECHNICAL PLAT
LARGE SCALE DEVELOPMENT
VILLAGE TRAVEL CENTER (L22-64)
OCTOBER 13, 2022

L22-64 Comment Responses Submitted 10.20.2022

PLANNING COMMENTS

1. This Large-Scale Development Plan has been given the number L22-64. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
   L22-64 added to the plans

2. Submit PDF files at time of resubmission. (standard comment)
   Files emailed to Debbie and Sarah

3. A written response to all comments is required with resubmission. (standard comment)
   This is the written response

4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
   Variances and waivers have been added to the cover sheet.

5. Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.
   a. List provided is for Centerton. Please provide correct list.
   Corrected title to Springdale.

6. Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall e submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting or may be submitted at the meeting.
   Notices have been sent and receipts were dropped at the planning office

7. Show the Parcel Number of the property in a prominent font above the legal description.
   Shown above the legal description

8. Show the gross area of the site.
   Shown on cover sheet

9. Show the net area of the site (gross area less street r/w).
   Shown on cover sheet

10. All drives and parking areas are required to be paved.
    All parking and drives are paved

11. All storage areas are to be paved or chip sealed.
    No storage area and everything is paved.

12. All open storage areas must be screened with an 8' opaque screening fence.
    There is no storage. A 6' wood fence is noted on north and west sides of the site on sheet 5. There is an existing fence on the east side.

13. All other areas are to be shown as undisturbed.
    See landscape plan. all other areas are undisturbed.

14. Perimeter landscaping is required in accordance with Chapter 56.
    A variance was applied for.

15. On the detail page(s), please display the detail of the screening to be used for the dumpster, as well as the detail of the screening fence to be installed along the perimeter of the property.
    Metal panel is noted on building elevations to screen trash enclosure to match building shop panels.

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

17. A lighting plan is required, displaying at least 1 foot candle in all parking and pedestrian areas.
    a. There are several areas where the areas against the building (including the sidewalk) aren't shown as having any foot candles.

    Lighting plan has been revised to show additional footcandles near the building.

18. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
    A variance has been applied for.

19. 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).
    There is no overhead electric on this site.

Commercial Design Standards Comments

1. Front, side, and rear elevations are required. Elevations shall include type and color of materials used, foundation landscaping, and any architectural features used to comply with the Commercial Design Standards.
   A variance has been applied for.

2. All sides of a principal building that directly faces an abutting public right-of-way shall feature at least one customer entrance unless, the principal building directly faces more than 2 abutting rights-of-way then only 2 entrances are required, one along the primary street and one along a secondary street.
   Not applicable

3. Where a façade faces adjacent residential uses or an area on the Comprehensive Land Use Plan designated for residential use an earthen berm shall be installed, no less than 6' in height containing at a minimum a double row of evergreen or deciduous trees planted at a 15' interval plus all landscaping requirements set forth in Chapter 56 of the Springdale Code of Ordinance.
   These are zoned A-1 agricultural, not residential

4. Continuous internal pedestrian walkways, no less than 5' in width form the public sidewalk to the principal customer entrance of all principal buildings on the site are required.
   Do we need to show a sidewalk to the street? Acme doesn't have this… this impacts the security gate at the drive

5. Internal pedestrian walkways shall connect focal points of pedestrian activity and shall feature landscaped areas along no less than 50% of their length.
   Not sure what more need to be done other than what we are showing

6. Internal pedestrian walkways must be distinguishable from driving surfaces through the use of low maintenance surface material such as pavers, bricks, or scored concrete.
   Does there have to be connection from street sidewalk to sidewalk around the building? Acme doesn't have this, Kenworth/Volvo just have painted stripes from pedestrian crossing through parking lot

7. Foundation landscaping is required.
   Entry landscape noted on sheet 5

8. Provide at least two of the items listed under Central Feature and Community Spaces in the Springdale Commercial Design Standard.
   ?? We are proposing a patio space for the building users on the north side of the building and have pedestrian sidewalks from the parking lot to the main entrance?

9. Central features and community spaces shall have direct access to the public sidewalk.
   ?? Sidewalk around the northwest corner of the building from front entry walk to the patio on the north

10. Provide an area to accommodate a possible future public transit stop.
    a. Please contact Ryan Carr (rcarr@springdalear.gov) of the Springdale Engineering Dept.
       ?? Public transit stop? It's a cul-da-sac, don't see that the other neighbors have this.

11. Façades over 100’ in linear length shall incorporate wall projections and/or recesses per Springdale Commercial Design Standard.
    Variance request

12. Building façades shall include a repeating pattern with no less than three of the following: color change; texture change; material module change; expressions of architectural or structural bay through a change in plane no less than 12 inches in width, such as an offset, reveal, or projecting rib. At least one element must repeat horizontally and no element shall repeat at intervals of greater than 30’ horizontally or vertically.
    Variance request

13. Roof lines shall be varied with a change in height every 100 linear feet in the building length.
    Variance request

14. Parapets, gable roofs, high roofs, or dormers shall be used to conceal flat roofs and roof top equipment from public view.
    Roof equipment unknown at this time until MEP design is completed

15. Each principal building on a site shall have clearly defined, highly visible customer entrances featuring any three (3) of the following: canopies or porticos, overhangs, recesses/projections, arcades, raised corniced parapets over the door, peaked roof forms, arches, outdoor patios, display windows, integrated tile work and/or moldings, integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
    Accomplished per building elevations and perspective view

16. Trash containers, trash compactors, and recycling bins shall be screened from public view on all four sides with a solid fence, wall, or gate constructed of cedar, redwood, masonry, or other compatible building material, and shall be appropriately landscaped.
    Accomplished per building elevations and perspective view

17. Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities and banks of meter shall be screen from public view with landscaping or with an architectural treatment compatible with the building architecture.
    To be determined based on MEP design, anticipate condensing units on the north side of the building that we can screen

18. All rooftop equipment shall be screened from public view with an architectural treatment that is compatible with the building architecture.
    Noted, see #14 above

19. When a commercial development includes a fence or wall, the following guidelines and standards apply:
    a. Maximum height of a fence or wall shall be 8’
    b. Constructed of high-quality materials such as, decorative blocks, brick, stone, cypress, cedar, redwood, and/or wrought iron.
    c. Maximum length of a continuous, unbroken, and uninterrupted fence or wall shall be 50’. Breaks shall be provided through the use of columns, landscaping pockets, transparent sections, and/or a change to different materials.

    A & B are noted on sheet 5, as for item C are we have having to jog that fence or create oversized post? Seems like that would need to be variance request if we do.

20. Sign design, materials, and placement should complement the overall architectural design of the building.

    Sign design to be determined but noted.

TECHNICAL PLAT
LARGE SCALE DEVELOPMENT
VILLAGE TRAVEL CENTER (L22-64)
OCTOBER 13, 2022

ENGINEERING COMMENTS

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 10/10/2022

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

- *106.1.2*** - Submit a preliminary drainage report, as outlined in the City of Springdale Drainage Criteria Manual.
    - **Need to provide the City Staff with detailed calculations to support all drainage improvements.**

      Drainage calculations are provided in the drainage report.

    - **Need to show spot elevations at the drives to prove that there is a high spot so that water does not drain to the street.**

      It is impossible to keep the last 80’ of driveway from draining into the street due to the steep terrain and existing utilities. We would like to request a waiver to this requirement. Would also like to note the drive is at the end of a cul-de-sac.

- **All storm water flowing off-site must be maintained in drainage structures/facilities and cannot flow onto neighboring sites.**
  No storm water flows onto neighboring property. The majority of the runoff is directed into the detention pond. The small portion of runoff that can't be captured due to the terrain runs into the street.

- **Submit a PDF of the signed and sealed Drainage Report to Engineering.**
  A drainage report was submitted and is submitted with these revisions.

- *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.
-

- **Show 20' drainage easement around pond.**
  A 20' drainage easement has been provided around the top of pond and along outlet pipe.

- *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
-

- **Add note above to site plan.**
  Note has been added to site plan under "Planning Notes."

- **Where does water flow after it leaves the detention pond? Needs to connect to existing drainage facilities or drain to ROW.**
  Water leaves the detention pond and into a swale that conveys the runoff to the right of way.

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 that are intended to be removed at the completion of the project.**
  Temporary added to rock check dam and silt fence

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

        - **Apply for Grading Permit, submit the following:**
            - **Grading Permit application.**
              Grading Permit submitted with the attached revisions.

            - **SWPPP.**
              SWPPP permit has been submitted with the attached revisions.

            - **Notice of Coverage.**
              Small construction site less than 5 acres so no Notice of Coverage required.

            - **Fee.**
              Fee paid with this submittal

            - **Proposed Truck Route for construction vehicles.**
              It is a dead end street and only 1 entrance to the site so the truck route will be from I-49 down Wagon Wheel then turn on N 45th street then into the site

    - 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."

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.
        - **Show sidewalk along frontage.**

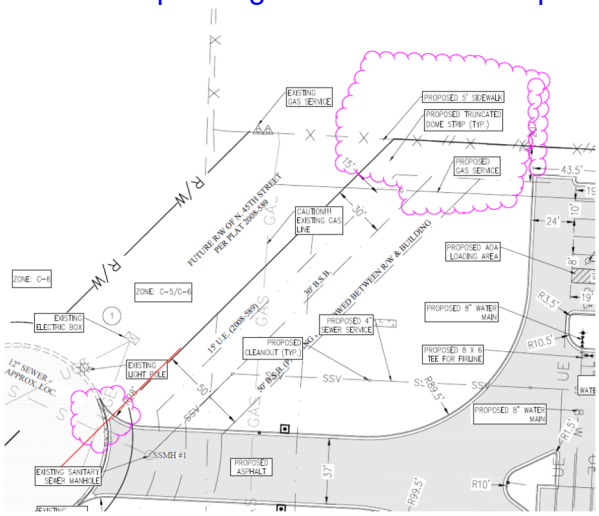
          Sidewalk added to the frontage.

        - **Add parking stops to all parking stalls that are adjacent to a sidewalk that is 5' or lass in width.**

          Parking blocks/wheel stops added

- *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.
-
    - **Half street improvements on the future 45th St ROW are required without an approved waiver**

      We are requesting a waiver to this requirement.



    - **It appears that improvements are encroaching onto the future R.O.W.?**

      We are requesting a waiver to this requirement.

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.

          Existing street light now shown on the existing site plan and the site plan.

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.
        - **Show concrete to the R.O.W. line, update to latest City detail.**

          Concrete now shown and matches 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 ensure that access is maintained.**

          Note added to applicable sheets.

7. Other:

"Review of these plans is limited to compliance with City codes and regulations. By reviewing and approving these plans the reviewer and the City of Springdale assume no responsibility for any errors or omissions in the plans. The adequacy of the plans is the sole responsibility of the design engineer. The City of Springdale, however, reserves the right to require corrective action if any inadequacies are found after the improvements are constructed."

- **Add this disclaimer statement to the title page**

  Disclaimer note added

- *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.

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: September 29, 2022 Payment Method: _____

Date Accepted as Complete: _____ Project Number: L22-64

Must meet the below criteria for a Large Scale Submittal:

- ☒ Pre-application meeting held with Springdale Planning Department. Date: 11-1-2022
- ☒ Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

  (Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting.)
- ☒ Submit three (3) hard copies and one pdf of plans as well as SWPPP/Drainage Docs
- ☒ Submit complete architectural elevations. (If Applicable)
- ☒ Submit a copy of the warranty deed showing ownership of property.
- ☒ Submit a unified lighting plan in pdf format. (If Applicable)
- ☒ Submit the approved authorization of representation form, if property owner will represented by anyone other than themselves.
- ☒ Submit the $500.00 review fee

APPLICATION CONTACTS:

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

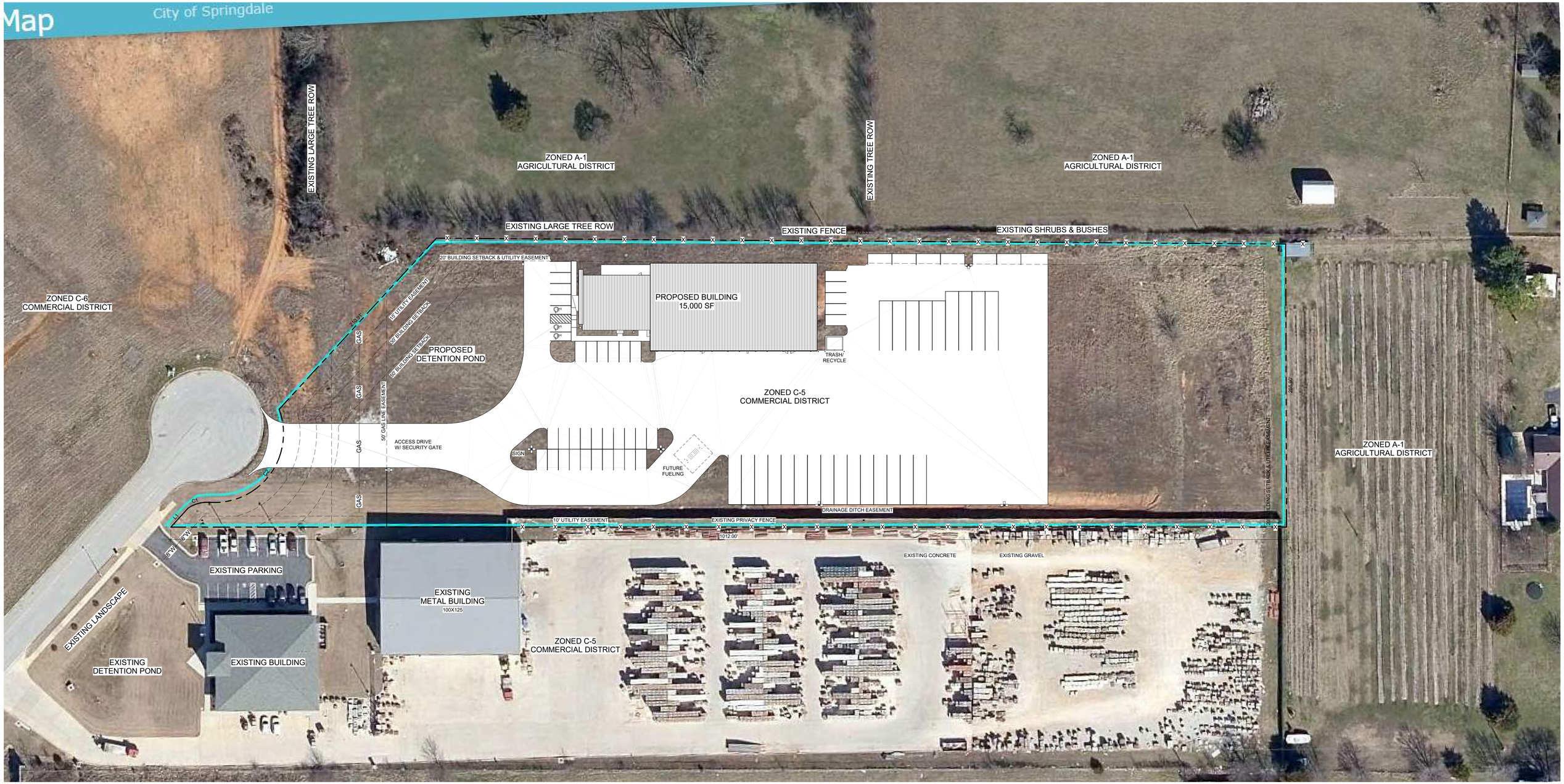
Applicant (person making request)	Development Point of Contact for Question & Staff Reviews
Name: Jeff Arensdorf-Village Travel	Name: Jake Chavis - Bates and Associates
E-mail: j.arensdorf@govillagetravel.com	E-mail: Jake@batesnwa.com
Address: 4255 N. Ridge Rd. Wichita, KS 67205	Address: 7230 S Pleasant Ridge Dr. Fayetteville AR 72703
Phone: (316) 721-4455	Phone: Jeff Arensdorf-Village Travel
Site/ Location: N. 45th St Springdale AR 72762	Current Zoning District: C-5
Assessor's Parcel Number(s): 21-02348-000	Rezone required: NO
	Total Acreage: 5.26

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

Name (printed): Jake Chavis Date: 9/29/2022

Signature: 

Staff Notes:

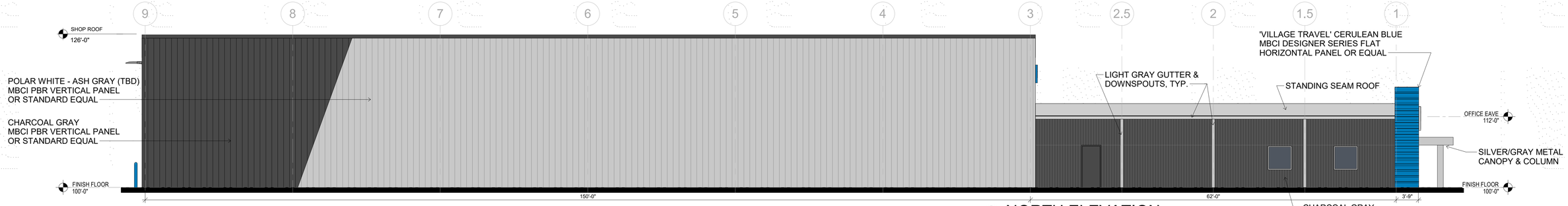


1 SITE PLAN W/ AERIAL UNDERLAY
1" = 40'-0"

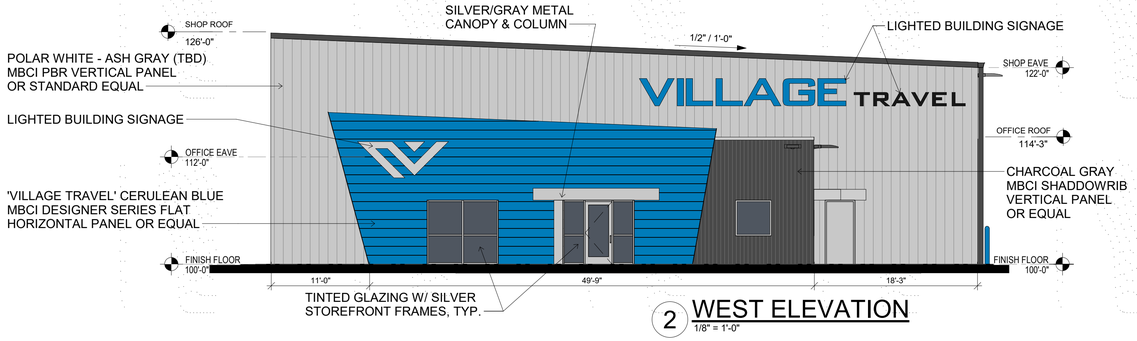
SPT ARCHITECTURE

VILLAGE TRAVEL
LARGE SCALE DEVELOPMENT
N. 45TH ST., SPRINGDALE, AR 72762

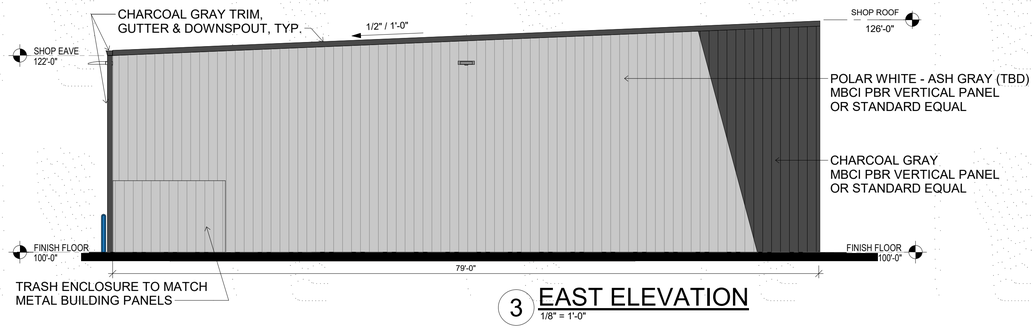
A1
2022.09.29



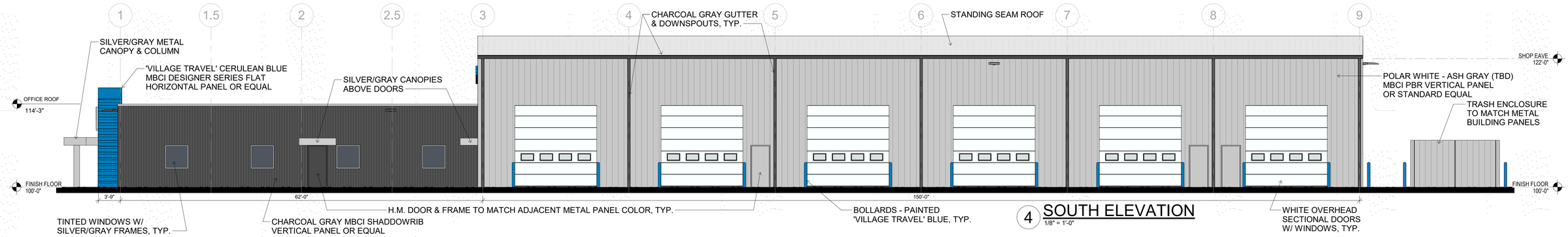
1 NORTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



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



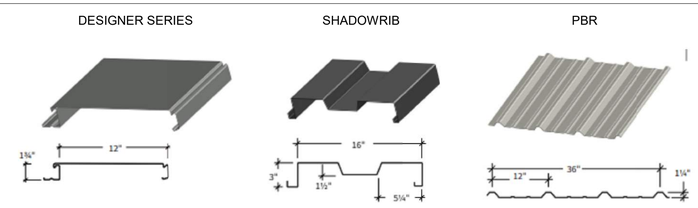
4 SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL COLORS & QUANTITIES

	DESIGNER SERIES VILLAGE TRAVEL CERULEAN BLUE	SHADOWRIB CHARCOAL GRAY	PBR COLOR RANGE: POLAR WHITE - ASH GRAY	PBR CHARCOAL GRAY	WINDOWS & DOORS
WEST ELEVATION - FRONT	64.4%	19.6%	-	64.4%	16%
(WEST ELEVATION - OVERALL)	(27.6%)	(8.3%)	(56.9%)	(-)	(7.2%)
SOUTH ELEVATION	1.1%	18.2%	50.1%	-	30.6%
EAST ELEVATION	-	-	86.1%	13.9%	-
NORTH ELEVATION	1.4%	14.4%	65.8%	17.1%	1.3%

NOTE: PROPOSED COLORS & PROFILES ARE BASED ON MBCI PANELS. FINAL SELECTIONS WILL BE BASED ON AVAILABLITY FROM SELECTED CONTRACTOR THAT CAN PROVIDE A PRODUCT EQUAL TO THE BASIS OF DESIGN

PANEL PROFILES



SPT ARCHITECTURE

VILLAGE TRAVEL
LARGE SCALE DEVELOPMENT PRE-SUBMITTAL
N. 45TH ST., SPRINGDALE, AR 72762

A2
2022.09.29



CUL-DE-SAC @ N. 45TH ST., SPRINGDALE, AR
(google street view June 2019)



PROPOSED DETENTION POND, REQUIRED STREET LANDSCAPING & BLACK METAL PICKET FENCE

PROPOSED REQUIRED STREET LANDSCAPING & BLACK METAL
PICKET FENCE W/ AUTOMATIC SLIDING GATE @ DRIVE

2 PROPOSED VIEW FROM CUL-DE-SAC @ N. 45TH ST., SPRINGDALE, AR



VILLAGE TRAVEL HEADQUARTERS - WICHITA, KS
(google street view from highway K-96, March 2022)



VILLAGE TRAVEL HEADQUARTERS - 4255 N RIDGE RD, WICHITA, KS 67205

SPT ARCHITECTURE

VILLAGE TRAVEL
LARGE SCALE DEVELOPMENT PRE-SUBMITTAL
N. 45TH ST., SPRINGDALE, AR 72762

A3
2022.09.28

Bates & Associates, Inc.
Civil Engineering · Land Surveying · Landscape Architecture
7230 Pleasant Ridge Dr. / Fayetteville, AR 72704
PH: 479-442-9350 * www.batesnwa.com

October 19, 2022

L22-64

Planning Commissioners & Staff
City of Springdale
417 Holcomb Street
Springdale, AR 72762

SUBJECT: Village Travel Center- LSD

Dear Planning Staff,

Please see below list of Adjacent Property Owners for the LSD request at North 45th street Springdale, AR 72762: (Benton County Parcel No 21-02348-000)

ADJACENT LAND OWNERS

1) CITY OF SPRINGDALE
201 SPRING ST
SPRINGDALE AR 72764
PARCEL #21-02354-000
ZONED: C-5/C-6

2) SIZEMORE, SHIRLEY
5298 WILDWOOD LN
SPRINGDALE AR 72762-8241
PARCEL #21-00153-070
ZONED: A-1

3) JACOBS, SHEILA
4970 WILDWOOD LN
SPRINGDALE AR 72762-8209
PARCEL #21-00153-075
ZONED: A-1

4) WALLACE, MARLIN E
4810 WILDWOOD LN
SPRINGDALE AR 72762-9704
PARCEL #21-00166-085
ZONED: A-1

5) ACME BRICK COMPANY
c/o HILL, MARK
3024 ACME BRICK PLAZA
FORT WORTH TX 76109-4104
PARCEL #21-02348-010
ZONED: C-5

6) SPRINGDALE N 45TH LLC
5100 W JB HUNT DR UNIT 800
ROGERS, AR 72758
PARCEL #21-02350-000
ZONED: C-6

7) SPRINGDALE N 45TH LLC
5100 W JB HUNT DR UNIT 800
ROGERS, AR 72758
PARCEL #21-02349-000
ZONED: C-6

If you have any questions or require additional information, please feel free to contact me at your convenience.

Derrick Thomas, P.S.
Bates & Associates, Inc.



Two (2) Variance Application Explanations
Applicant did not submit Combined Application.

B22-104

From: geoff@batesnwa.com
Sent: Tuesday, October 11, 2022 3:04 PM
To: 'Debbie Pounders'; 'Sarah Curry'; 'Jake Chavis'
Cc: 'Sharon Tromburg'; 'Rick Barry'
Subject: RE: L22-64 Village Travel Center

That is fine but one is for village and one is for Wienerschnitzel.

We did the two variance on village because the architect did one for building material and we did one for the site.
Its fine with us to combine them. I assumed it would go through as one variance like always with all of them listed.

Let us know what we need to do.

Geoffrey H. Bates, P.E.
President of Engineering
office: 479-442-9350
7230 S. Pleasant Ridge Dr.
Fayetteville, AR 72704

Bates & Associates, Inc.
Civil Engineering & Surveying
ARKANSAS OKLAHOMA
MISSOURI TEXAS

From: Debbie Pounders <dpounders@springdalear.gov>
Sent: Tuesday, October 11, 2022 3:01 PM
To: geoff@batesnwa.com; Sarah Curry <scurry@springdalear.gov>; Jake Chavis <Jake@batesnwa.com>
Cc: Sharon Tromburg <stromburg@springdalear.gov>; Rick Barry <jrbarry@springdalear.gov>
Subject: RE: L22-64 Village Travel Center

Geoff, It would much less complicated if you would just submit one Variance with all the Commercial Design Standards; also, you would only have to pay one $75.00 review fee as opposed to paying it twice. Let me know what you think.

Debbie

From: geoff@batesnwa.com <geoff@batesnwa.com>
Sent: Tuesday, October 11, 2022 1:15 PM
To: 'Sarah Curry' <scurry@springdalear.gov>; 'Jake Chavis' <Jake@batesnwa.com>
Cc: 'Debbie Pounders' <dpounders@springdalear.gov>; 'Sharon Tromburg' <stromburg@springdalear.gov>; 'Rick Barry' <jrbarry@springdalear.gov>
Subject: RE: L22-64 Village Travel Center

Debbie,

Bates & Associates, Inc.
Civil Engineering - Land Surveying - Landscape Architecture
7230 S. Pleasant Ridge Dr. / Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350

September 29, 2022

Planning Commission
City of Springdale
201 Spring Street
Springdale, AR 72764

RE: Village Travel Center
Perimeter Landscaping/Pedestrian access

Dear Commissioners,

Jeff Arensdorf of VT NWA LLC is requesting a Large-Scale Development permit request at the above property. The proposed development is for an Office and Automotive Passenger Cars/Light Trucks (Fueling station only, garage and automobile washing) facility. One (1) building is proposed at this time. Due to the constraints of the subject parcel, and the surrounding parcels we are requesting two (2) variances from the commercial design standards.

Variances requested are as follows:

1.) Variance for perimeter landscape
2.) Variance for pedestrian access to primary entrance

Sincerely,

Bates & Associates, Inc

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Commercial Design Standards

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

STAFF USE ONLY

Date Application Submitted: October 11, 2022

Date Accepted as Complete: _____ Project Number: B22-104

APPLICATION CONTACTS:

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Geoff Bates	Name: Jeff Arensdorf-VT NWA LLC.
E-mail: geoff@batesnwa.com	E-mail: j.arensdorf@govillagetravel.com
Address: 7230 Pleasant Ridge Rd. Fayetteville AR 72730	Address: 4255 N. Ridge Rd. Wichita, KS 67205
Phone: (479) 521-9350	Phone: (316) 721-4455
Site/ Location: N 45th St. Springdale AR 72762	Current Zoning District: C-5
Assessor's Parcel Number(s): 21-02348-000	Rezone required: no
	Total Acreage: 5.26

The Planning Commission may approve variances to depart from the literal requirements of the Commercial Design Standards where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of the design standards.

Fee for Variance Application is $75

Check item(s) for which variance is requested:

- ☐ **ENTRANCES** – one customer entrance on all sides of principal building directly facing abutting public right of-way
- ☐ **PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building

☐ **STRUCTURE BACK AND SIDES**
- ☐ Minimum setback according to zoning district requirements
- ☐ Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan

☐ **PEDESTRIAN FLOW**
- ☐ Sidewalk along all sides of lot abutting public right-of-way required per Master Street Plan
- ☒ 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site
- ☐ 5' sidewalk along the full length of building on façade featuring customer entrance an façade abutting public parking areas 6' from façade of building
- ☐ Weather protection features within 30' of all customer entrances, constructed parallel to building façade
- ☐ Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort

☐ **CENTRAL FEATURES AND COMMUNITY SPACES**
- ☐ Provision of at least 2 central features
- ☐ Direct access to public sidewalk network

☐ **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**
- ☐ Use of similar building materials
- ☐ Use of similar architectural styles or theme

☐ **OUTDOOR STORAGE, TRASH COLLECTION AND LOADING AREAS**
- ☐ Not visible from public right-of-way, located within 20' of any public street, sidewalk or internal pedestrian way
- ☐ Incorporated into the overall design of the building
- ☐ Screening material similar to principal materials of the building and landscape
- ☐ Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets
- ☐ Landscaped so not attention is attached to the function by the use of screening material an no attention is attached to the function by the use

☐ **FACADES AND EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses
- ☐ Minimum 3' depth
- ☐ Minimum of 20 contiguous feet within each 100' of façade length
- ☐ Extends 20% of the façade

☐ **DETAIL FEATURES**
- ☐ Facades include a repeating pattern with no less than 3 elements (color change, texture change, material change)
- ☐ At least one element repeating horizontally
- ☐ Elements repeat at intervals of more than 30' horizontally or vertically
- ☐ Change in plane no less than 12" in width (offset, reveal or projecting rib)

☐ **ROOFS** – change in height every 100 liner feet in building length

☐ **MATERIALS AND COLORS**
- ☐ Predominate exterior materials high quality materials
- ☐ Façade color – low reflectance, subtle, neutral or earth tone

☐ **ENTRYWAYS** – 3 defined, highly visible customer entrances

☐ **LANDSCAPING**
- ☐ Entryway landscaping
- ☐ Parking lot landscaping
- X Perimeter parking area landscaping
- ☐ Building foundation landscaping

☐ **SCREENING**
- ☐ Trash containers, trash compactor, and recycling bins screened from public view 4 sides
- ☐ Exterior ground-mounted or building-mounted equipment
- ☐ Rooftop equipment
- ☐ Solid fence or wall not less than 6' in height along all rear and side property lines common to property zoned for residential purposes
- ☐ Required screening fence or wall maximum height 8', high quality materials
- ☐ Required screening fence or wall maximum continuous length of 50'
- ☐ Earthen berm installed with trees and landscaping for façades facing areas indicated for residential use by the Comprehensive Land Use Plan

☐ **LIGHTING**
- ☐ Pedestrian walkway lighting – 4' maximum height for bollard-type lighting, pedestrian areas illuminated a minimum of 1 footcandle
- ☐ Parking lot lighting – 35' maximum mounting fixture height with all parking areas maintaining 3 footcandles
- ☐ Parking lot lighting – maximum maintained vertical footcandle at any adjoining residential property line 0.5 footcandle measured at 5' above grade
- ☐ Uniformity ratios throughout parking l – not more than a 6:1 ratio of average to minimum illumination and not more than 20:1 maximum to minimum
- ☐ Canopy lighting – 35 footcandles maximum average maintained footcandles under canopy
- ☐ Canopy lighting fixtures lens cover recessed or flush with bottom surface (ceiling) of canopy
- ☐ Canopy indirect light beamed upward and then reflected down shielded focused exclusively on the underside of canopy

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

1.) Visual representation given

2.) Visual representation given

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

1.) The ground in the area a sidewalk needs to go is very steep.

2.) Perimeter Landscape in this area, because of the small amount of space could effect the drivers ability to navigate the bus. There is already a fence on the south property line.

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

1.) This will preserve this area allow more room for detention.

2.) This variance will allow bus drivers to navigate without fear of damage their vehicles with scratches from tree branches.

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)

1.) Granting this variance will improve drainage in this area.

2.) There is already a fence in this area to prevent these two properties from becoming one large expansive parking area.

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.

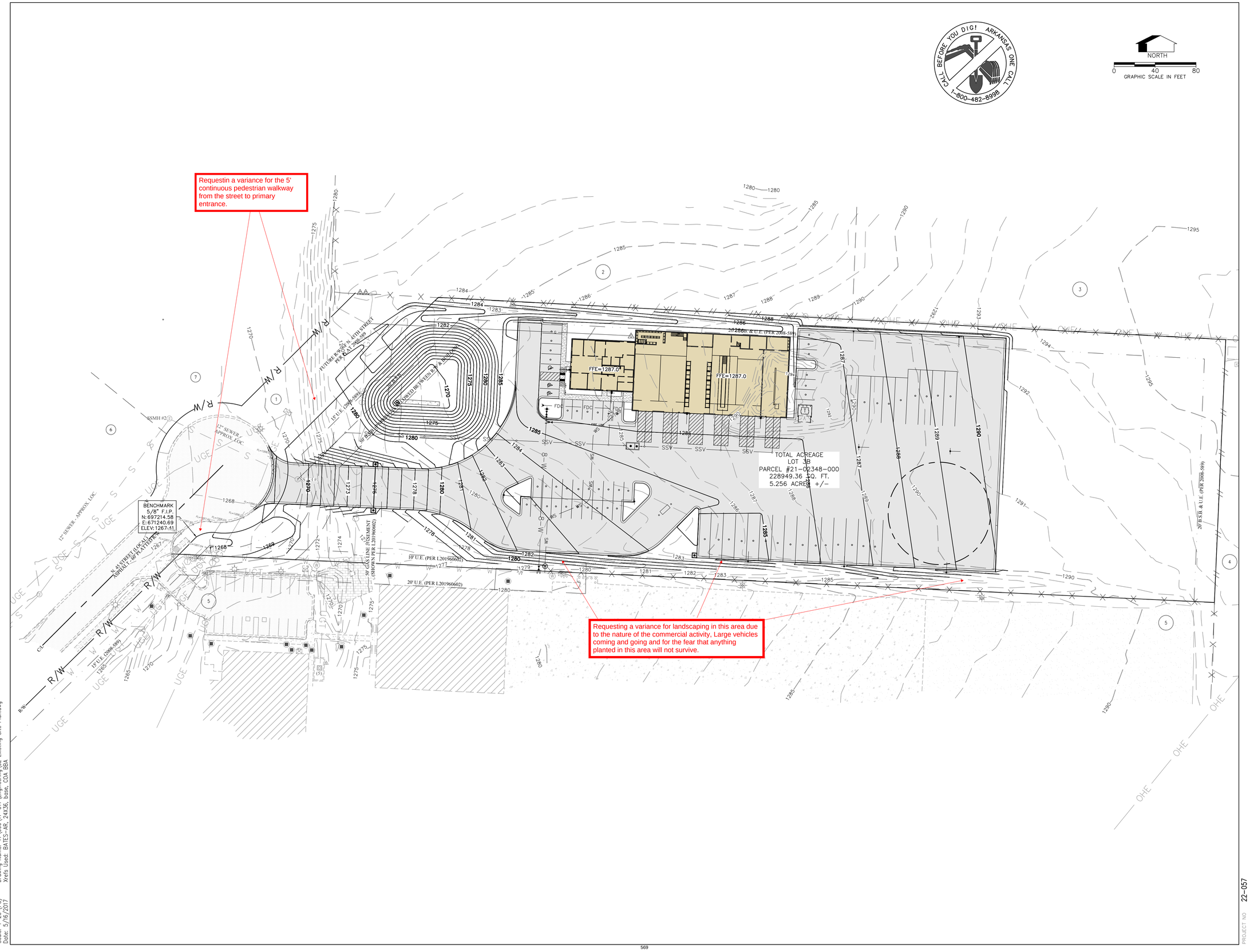
The **Applicant** understands that he/she must be present at the meeting to present the variance request and to answer questions. If the **Applicant** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on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

APPLICANT SIGNATURE(S) _____

_____

_____

DATE: _____



STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
9/29/22
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

ENGINEER: G. Bates
DRAWN BY: E. Lopez

Copyright © 2022 Bates & Associates, Inc.

REVISIONS	DATE
1ST SUBMITTAL	9/29/22

B22-104

VILLAGE TRAVEL
LARGE SCALE DEVELOPMENT
SITE PLAN
SPRINGDALE, ARKANSAS

Bates & Associates, Inc.
www.nwabatesinc.com
Civil Engineering & Surveying
7230 S. Pleasant Ridge Dr · Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.521.9350

DRAWING NO
03

PROJECT NO 22-057

Time: 10:06 am
Scale: 1=20 (PS)
Date: 5/16/2017

Drawing Name: 17\000\17-017\Engineering\02 Existing Site Plan.dwg
Xrefs Used: BATES-AR, 24X36, base, COA BBA

SPANGENBERG PHILLIPS TICE
ARCHITECTURE

Springdale Planning Commission –

This letter is in request for variance regarding a new 15,000sf facility for Village Travel in the Diesel Downs neighborhood at 45th and Wagon Wheel Rd. We are working through Springdale's commercial design standards and recognize that we are not meeting the requirements for building envelope, both in size and in materials.

Building Envelope:
Design standards note to have offsets and steps both in the walls and roof at every 100 feet. We do exceed this for the shop portion of the building as you will see in the attached elevations; however, we do create these steps and offsets with the front half of the building and entry element at the front west facade. There is precedent in the neighborhood with other building facades and roof lines exceeding these limits for shop and warehouse space. Also, with the orientation of this project, we are able keep longer roof lines and walls perpendicular to the street view. Due to setbacks and easements on the north and south property lines, we are extremely tight for the function and use that Village Travel needs to operate the business. With the massing of the shop, office, and entry element, additional steps in the building would not be in character of the Village Travel brand and aesthetic design of the overall composition of the facility.

Materials & Colors:
Design standards also note to use specific materials. We are proposing a full metal panel façade. This, along with the color palette, is to match the brand standard set for Village Travel as seen in the attached images of Village Travel's headquarters facility. There is also a precedent in the neighborhood with the use of concrete and metal panels. The attached drawings note the proposed metal panels. In lieu of masonry veneers, we are proposing a premium/higher-end panel at the front of the building to create visual interest and aesthetics facing the street. Again, the building's orientation and position on site allows attention to higher-end products as the standard metal building panel to become the backdrop. While meeting the landscape requirements, except for of the south perimeter, along with the mature trees on the north edge of the site, we can successfully soften the edges of the shop building envelope. We are proposing a color change at the back (northeast) corner of the building to ensure that all sides are being addressed for any future change with property to the north and east.

Landscaping:
Landscape requirements would be met with the exception along the south property line. The neighboring property has a building and fence that screen most of the south property. Also, trees and plantings would have the possibility of scratching the busses that would be parked along the south with weather and growth over the years. The busses are the business, and this could become additional maintenance that is not needed.

We want to give Village Travel and the City of Springdale a high-quality project. The proposed design is working in context with the site and surrounding area, while maintaining the brand standard. The Village Travel headquarters in Wichita, Kansas, has received positive attention and accolades from the local public as well as the design and construction industries. I am confident that this design and business will provide that same response for Springdale as well.

Respectfully,

Luke Dolechek

www.sptarchitecture.com
312 S Broadway, Wichita, KS 67202 T 316.267.4002

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Commercial Design Standards

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

STAFF USE ONLY

Date Application Submitted:_____

Date Accepted as Complete:_____ Project Number: B22-104

APPLICATION CONTACTS:
Indicate one person of contact for this request: Jeff Arensdorf Property Owner Luke Dolechek Representative

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Luke Dolechek	Name: Jeff Arensdorf
E-mail: ld@sptarchtitecture.com	E-mail: j.arensdorf@govillagetravel.com
Address: 312 S. Broadway Wichita, KS 67202	Address: 4255 N. Ridge Rd. Wichita, KS 67205
Phone: 316.267.4002	Phone: 316.721.4455
Site/ Location: Lot 3B, N. 45th St. (Diesel Downs) Springdale, AR 72762	Current Zoning District: C-5 - commercial district
Assessor's Parcel Number(s): 21-02348-00	Rezone required: no
	Total Acreage: 5.256 acres +/-

The Planning Commission may approve variances to depart from the literal requirements of the Commercial Design Standards where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of the design standards.

Fee for Variance Application is $75

Check item(s) for which variance is requested:

- ☐ **ENTRANCES** – one customer entrance on all sides of principal building directly facing abutting public right of-way
- ☐ **PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building

☐ **STRUCTURE BACK AND SIDES**
- ☐ Minimum setback according to zoning district requirements
- ☐ Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan

☐ **PEDESTRIAN FLOW**
- ☐ Sidewalk along all sides of lot abutting public right-of-way required per Master Street Plan
- ☐ 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site
- ☐ 5' sidewalk along the full length of building on façade featuring customer entrance an façade abutting public parking areas 6' from façade of building
- ☐ Weather protection features within 30' of all customer entrances, constructed parallel to building façade
- ☐ Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort

☐ **CENTRAL FEATURES AND COMMUNITY SPACES**
- ☐ Provision of at least 2 central features
- ☐ Direct access to public sidewalk network

☐ **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**
- ☐ Use of similar building materials
- ☐ Use of similar architectural styles or theme

☐ **OUTDOOR STORAGE, TRASH COLLECTION AND LOADING AREAS**
- ☐ Not visible from public right-of-way, located within 20' of any public street, sidewalk or internal pedestrian way
- ☐ Incorporated into the overall design of the building
- ☐ Screening material similar to principal materials of the building and landscape
- ☐ Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets
- ☐ Landscaped so not attention is attached to the function by the use of screening material an no attention is attached to the function by the use

☒ **FACADES AND EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses
- ☐ Minimum 3' depth
- ☐ Minimum of 20 contiguous feet within each 100' of façade length
- X Extends 20% of the façade

☒ **DETAIL FEATURES**
- X Facades include a repeating pattern with no less than 3 elements (color change, texture change, material change)
- X At least one element repeating horizontally
- X 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

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- ☐ Parking lot landscaping
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☐ **SCREENING**
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- ☐ Rooftop equipment
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- ☐ 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)

building facade and roof
materials and colors
entrways - 3 customer entries is not applicable - 1 customer entry is shown and highly visible
landsacping - perimeter trees along south property

please see attached drawings and variance letter

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

The strict application of building offsets and material requirements would not enhance the proposed design and character of the building. The function of the space and branding standard naturally creates building massing, colors, and materials to work aesthetically as shown. The use of the site is maximize in width to allow the business to operate, any additional steps in the building encroach in the north to south use of the site that does not the business to operate. Additional costs would also be incurred with these additional elements that would be challenging for the overall project costs. Landscaping/trees along a portion of the south property would come in contact with parked buses and cause damage/scratches to the bus fleet.

please see attached drawings and variance letter

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

The variances allows for proper use and circulation of the site as needed to operate the business and the identity and brand standard would be able to be maintained by the owner. No trees along the south property would ensure that the buses would not be scratched from branches when the trees mature.

please see attached drawings and variance letter

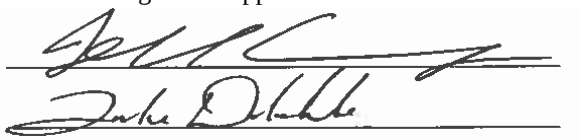
Harmony with intended purpose of the standards: (how the proposed develop will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)

Alternatives are proposed to still create a high quality aesthetic and to provide visual interest at the entry and the facade that faces the street. The composition of all facades are taken into consideration and design elements have been made intentional to create the the visual break to meet the intent of the design standards. The south property line is still screened with a 10' privacy fence.

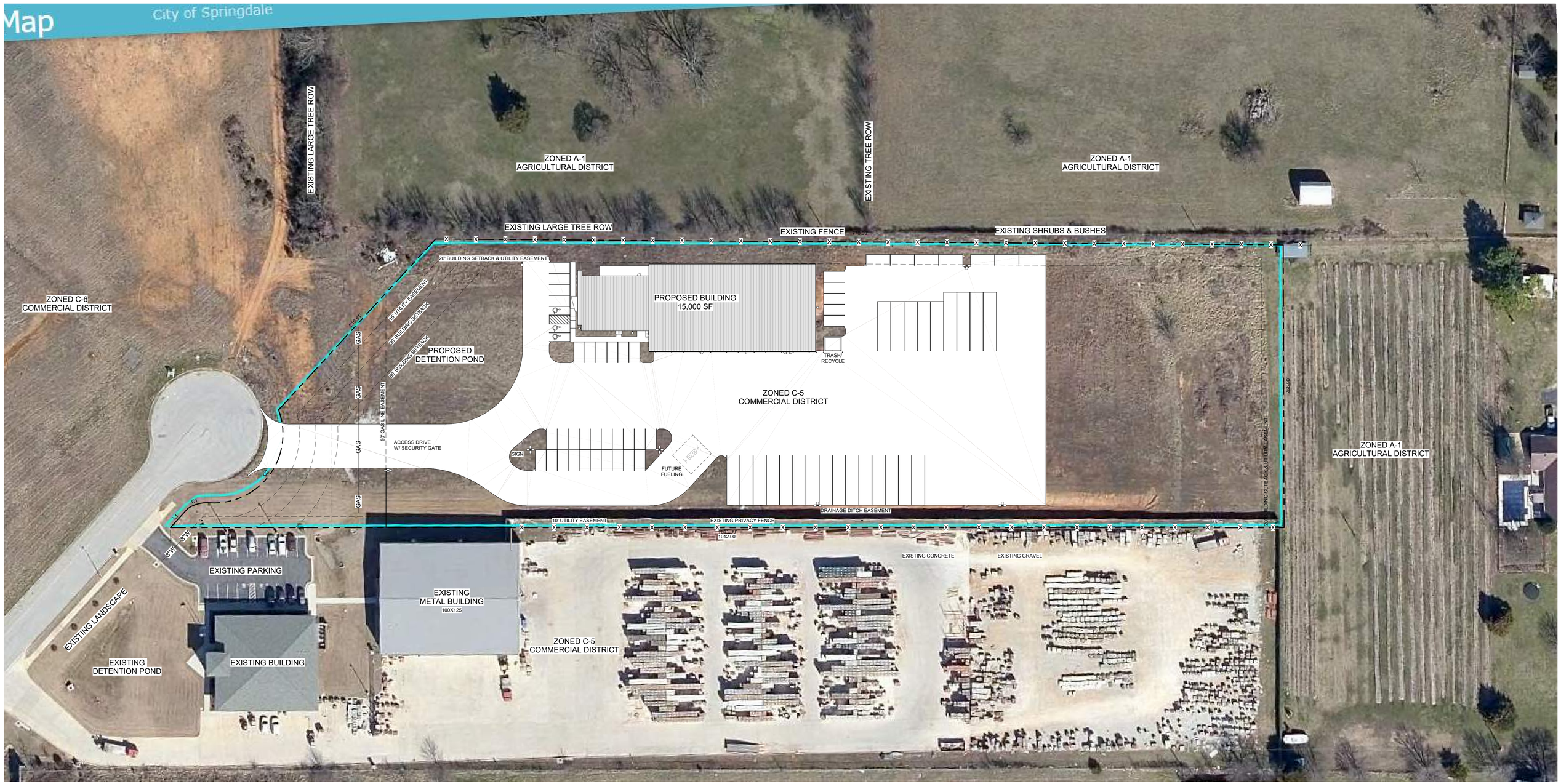
please see attached drawings and variance letter

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

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

APPLICANT SIGNATURE(S) 

DATE: 9-29-22

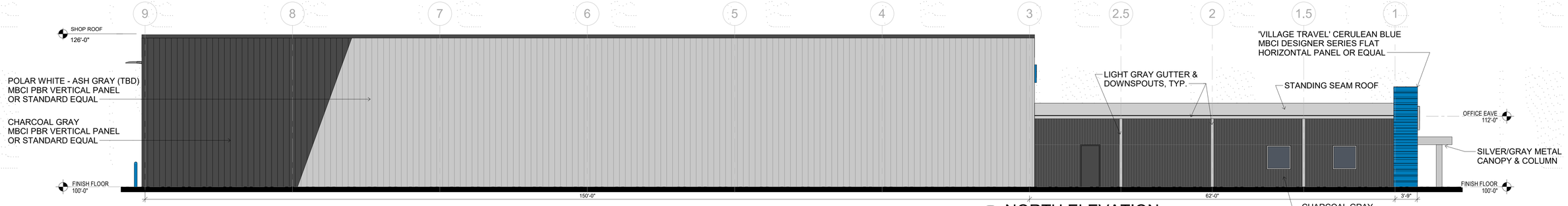


1 SITE PLAN W/ AERIAL UNDERLAY
1" = 40'-0"

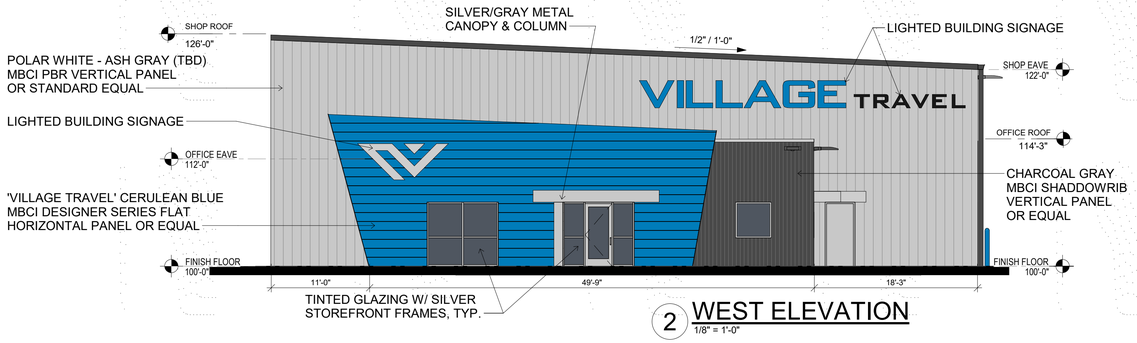
SPT ARCHITECTURE

VILLAGE TRAVEL
LARGE SCALE DEVELOPMENT
N. 45TH ST., SPRINGDALE, AR 72762

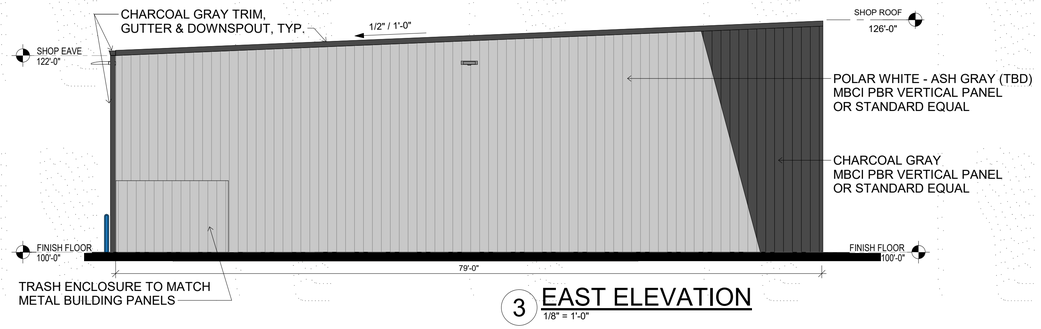
A1
2022.09.29



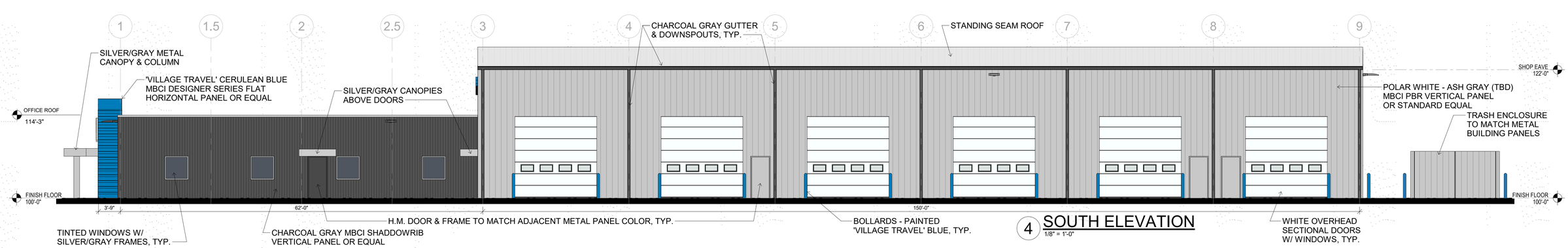
1 NORTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



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



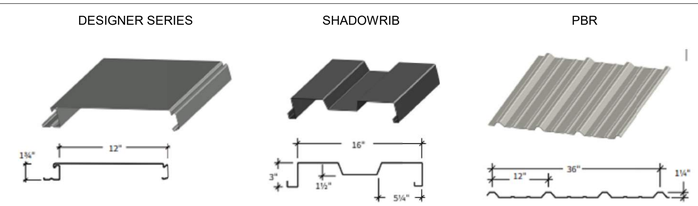
4 SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL COLORS & QUANTITIES

	DESIGNER SERIES VILLAGE TRAVEL CERULEAN BLUE	SHADOWRIB CHARCOAL GRAY	PBR COLOR RANGE: POLAR WHITE - ASH GRAY	PBR CHARCOAL GRAY	WINDOWS & DOORS
WEST ELEVATION - FRONT	64.4%	19.6%	-	64.4%	16%
(WEST ELEVATION - OVERALL)	(27.6%)	(8.3%)	(56.9%)	(-)	(7.2%)
SOUTH ELEVATION	1.1%	18.2%	50.1%	-	30.6%
EAST ELEVATION	-	-	86.1%	13.9%	-
NORTH ELEVATION	1.4%	14.4%	65.8%	17.1%	1.3%

NOTE: PROPOSED COLORS & PROFILES ARE BASED ON MBCI PANELS. FINAL SELECTIONS WILL BE BASED ON AVAILABLITY FROM SELECTED CONTRACTOR THAT CAN PROVIDE A PRODUCT EQUAL TO THE BASIS OF DESIGN

PANEL PROFILES



SPT ARCHITECTURE

VILLAGE TRAVEL
LARGE SCALE DEVELOPMENT PRE-SUBMITTAL
N. 45TH ST., SPRINGDALE, AR 72762

A2
2022.09.29



CUL-DE-SAC @ N. 45TH ST., SPRINGDALE, AR
(google street view June 2019)



PROPOSED DETENTION POND, REQUIRED STREET LANDSCAPING & BLACK METAL PICKET FENCE

PROPOSED REQUIRED STREET LANDSCAPING & BLACK METAL
PICKET FENCE W/ AUTOMATIC SLIDING GATE @ DRIVE

2 PROPOSED VIEW FROM CUL-DE-SAC @ N. 45TH ST., SPRINGDALE, AR



VILLAGE TRAVEL HEADQUARTERS - WICHITA, KS
(google street view from highway K-96, March 2022)



VILLAGE TRAVEL HEADQUARTERS - 4255 N RIDGE RD, WICHITA, KS 67205

SPT ARCHITECTURE

VILLAGE TRAVEL
LARGE SCALE DEVELOPMENT PRE-SUBMITTAL
N. 45TH ST., SPRINGDALE, AR 72762

A3
2022.09.28

Bates & Associates, Inc.
Civil Engineering · Land Surveying · Landscape Architecture
7230 Pleasant Ridge Dr. / Fayetteville, AR 72704
PH: 479-442-9350 * www.batesnwa.com

B22-104

October 19, 2022

Planning Commissioners & Staff
City of Springdale
417 Holcomb Street
Springdale, AR 72762

SUBJECT: Village Travel Center- LSD

Dear Planning Staff,

Please see below list of Adjacent Property Owners for the LSD request at North 45th street Springdale, AR 72762: (Benton County Parcel No 21-02348-000)

ADJACENT LAND OWNERS

1) CITY OF SPRINGDALE
201 SPRING ST
SPRINGDALE AR 72764
PARCEL #21-02354-000
ZONED: C-5/C-6

2) SIZEMORE, SHIRLEY
5298 WILDWOOD LN
SPRINGDALE AR 72762-8241
PARCEL #21-00153-070
ZONED: A-1

3) JACOBS, SHEILA
4970 WILDWOOD LN
SPRINGDALE AR 72762-8209
PARCEL #21-00153-075
ZONED: A-1

4) WALLACE, MARLIN E
4810 WILDWOOD LN
SPRINGDALE AR 72762-9704
PARCEL #21-00166-085
ZONED: A-1

5) ACME BRICK COMPANY
c/o HILL, MARK
3024 ACME BRICK PLAZA
FORT WORTH TX 76109-4104
PARCEL #21-02348-010
ZONED: C-5

6) SPRINGDALE N 45TH LLC
5100 W JB HUNT DR UNIT 800
ROGERS, AR 72758
PARCEL #21-02350-000
ZONED: C-6

7) SPRINGDALE N 45TH LLC
5100 W JB HUNT DR UNIT 800
ROGERS, AR 72758
PARCEL #21-02349-000
ZONED: C-6

If you have any questions or require additional information, please feel free to contact me at your convenience.

Derrick Thomas, P.S.
Bates & Associates, Inc.





Planning Commission Meeting
November 1, 2022

Miles
0 0.01 0.02 0.04 0.06 0.08

N

PROJECT: B22-104
APPLICANT: Village Travel Center
REQUEST: Variance for Commercial Design Standards

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Bates & Associates, Inc.
Civil Engineering & Surveying
7230 S. Pleasant Ridge Dr. / Fayetteville, AR 72704
PH: 479-442-9350 * www.batesnwa.com

October 19, 2022

W22-22

Planning Commission
City of Springdale.

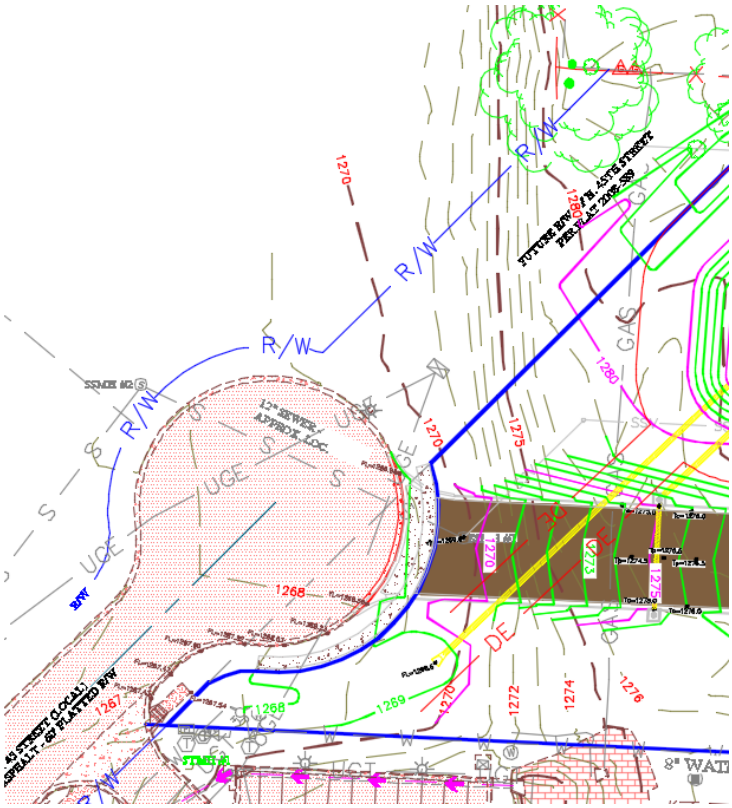
RE: Village Travel Center L22-64

Dear Commissioners,

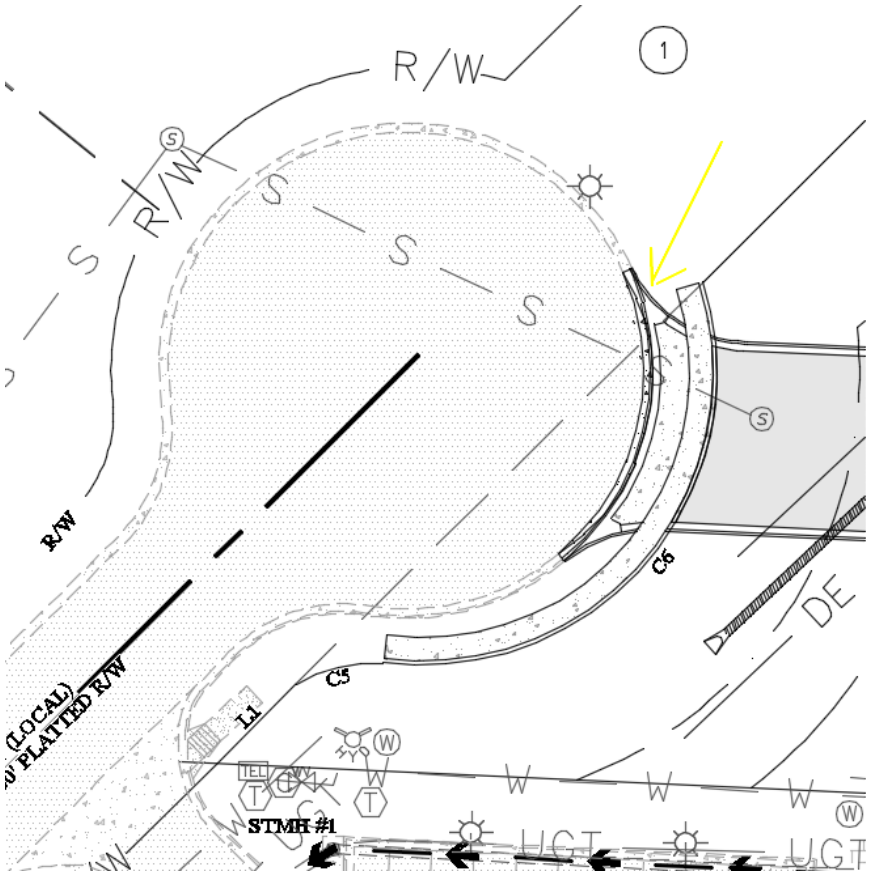
Below are the waivers that we are requesting for this project.

1. Waiver to chapter 106.1.2 stormwater Drainage. Add a high spot to keep storm water from draining into the street.
    a. Due to the steep terrain, lack of pipe cover and existing utilities it is impossible to keep the last 80' of drive from draining onto the street.
    b. Detention is proposed so there will be less runoff onto the street than the existing conditions.

2. Waiver to chapter 110.111 Streets, Sidewalks and other public places.
    a. Due to N 45th street being a dead end street, the steep terrain and existing utilities. The owner would like to request a waiver to street improvements.



b. Due to N 45th street being a cul-de-sac and a 28' radius required for commercial drive, the radius extends past the right of way. If the street is ever extended the radius can be adjusted to the new street.



If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely,

Bates & Associates, Inc.

Geoffrey Bates

Geoffrey Bates, P.E.



Planning Commission Meeting
November 1, 2022

Miles
0 0.01 0.02 0.04 0.06 0.08

N

PROJECT: W22-22
APPLICANT: Village Travel Center
REQUEST: Waiver of Storm Water Drainage Requirement and Street Improvements

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Application for Variance – Commercial Design Standards

STAFF USE ONLY

Date Application Submitted: October 4, 2022

Date Accepted as Complete: _____ Project Number: B22-100 (L22-50)

APPLICATION CONTACTS:

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Roscoe Turner	Name: Steven Matteri
E-mail: Rturnerrealtor@gmail.com	E-mail:
Address: 1591 London Ter Springdale AR 72764	Address: 634 N 40th St Springdale AR 72762
Phone: 479 871-0976	Phone:
Site/ Location: 636 N 40th St. Springdale AR 72762	Current Zoning District: C-5
Assessor's Parcel Number(s): 815-29800-070	Rezone required: No
	Total Acreage: 6

The Planning Commission may approve variances to depart from the literal requirements of the Commercial Design Standards where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of the design standards.

Fee for Variance Application is $75

Check item(s) for which variance is requested:

- ☐ **ENTRANCES** – one customer entrance on all sides of principal building directly facing abutting public right of-way
- ☐ **PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building

- ☐ **STRUCTURE BACK AND SIDES**
  - ☐ Minimum setback according to zoning district requirements
  - ☐ Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan
- ☐ **PEDESTRIAN FLOW**
  - ☐ Sidewalk along all sides of lot abutting public right-of-way required per Master Street Plan
  - ☐ 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site
  - ☐ 5' sidewalk along the full length of building on façade featuring customer entrance an façade abutting public parking areas 6' from façade of building
  - ☐ Weather protection features within 30' of all customer entrances, constructed parallel to building façade
  - ☐ Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort
- ☐ **CENTRAL FEATURES AND COMMUNITY SPACES**
  - ☐ Provision of at least 2 central features
  - ☐ Direct access to public sidewalk network
- ☐ **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**
  - ☐ Use of similar building materials
  - ☐ Use of similar architectural styles or theme
- ☐ **OUTDOOR STORAGE, TRASH COLLECTION AND LOADING AREAS**
  - ☐ Not visible from public right-of-way, located within 20' of any public street, sidewalk or internal pedestrian way
  - ☐ Incorporated into the overall design of the building
  - ☐ Screening material similar to principal materials of the building and landscape
  - ☐ Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets
  - ☐ Landscaped so not attention is attached to the function by the use of screening material an no attention is attached to the function by the use
- ☐ **FACADES AND EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses
  - ☐ Minimum 3' depth
  - ☐ Minimum of 20 contiguous feet within each 100' of façade length
  - ☐ Extends 20% of the façade
- ☐ **DETAIL FEATURES**
  - ☐ Facades include a repeating pattern with no less than 3 elements (color change, texture change, material change)
  - ☐ At least one element repeating horizontally
  - ☐ Elements repeat at intervals of more than 30' horizontally or vertically
  - ☐ Change in plane no less than 12" in width (offset, reveal or projecting rib)
- ☐ **ROOFS** – change in height every 100 liner feet in building length
- ☐ **MATERIALS AND COLORS**
  - ☐ Predominate exterior materials high quality materials
  - ☐ Façade color – low reflectance, subtle, neutral or earth tone
- ☐ **ENTRYWAYS** – 3 defined, highly visible customer entrances

☒ **LANDSCAPING**
- ☐ Entryway landscaping
- ☐ Parking lot landscaping
- ☐ Perimeter parking area landscaping
- ☒ Building foundation landscaping

☐ **SCREENING**
- ☐ Trash containers, trash compactor, and recycling bins screened from public view 4 sides
- ☐ Exterior ground-mounted or building-mounted equipment
- ☐ Rooftop equipment
- ☐ Solid fence or wall not less than 6' in height along all rear and side property lines common to property zoned for residential purposes
- ☐ Required screening fence or wall maximum height 8', high quality materials
- ☐ Required screening fence or wall maximum continuous length of 50'
- ☐ Earthen berm installed with trees and landscaping for façades facing areas indicated for residential use by the Comprehensive Land Use Plan

☐ **LIGHTING**
- ☐ Pedestrian walkway lighting – 4' maximum height for bollard-type lighting, pedestrian areas illuminated a minimum of 1 footcandle
- ☐ Parking lot lighting – 35' maximum mounting fixture height with all parking areas maintaining 3 footcandles
- ☐ Parking lot lighting – maximum maintained vertical footcandle at any adjoining residential property line 0.5 footcandle measured at 5' above grade
- ☐ Uniformity ratios throughout parking l – not more than a 6:1 ratio of average to minimum illumination and not more than 20:1 maximum to minimum
- ☐ Canopy lighting – 35 footcandles maximum average maintained footcandles under canopy
- ☐ Canopy lighting fixtures lens cover recessed or flush with bottom surface (ceiling) of canopy
- ☐ Canopy indirect light beamed upward and then reflected down shielded focused exclusively on the underside of canopy

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)
See attached

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)
East & West Side of foundation will not have Customer Traffic
South side of foundation will have a deck area to the wall.

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

Allow owners to Move plants from unseen areas to more visible areas to better enhance Customer experience.

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 plants will be used in other Locations and incopporate existing trees to better beauty of property in More visible Locations.

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: October 4th 2022

PLANT LIST

SYMBOL	COMMON/BOTANICAL NAME	SIZE	QUANTITY
	SWAMP WHITE OAK QUERCUS BICOLOR	2" MIN. CAL. 10' MIN. HT	20
	BLACK OAK QUERCUS VELUTINA	2" MIN. CAL. 10' MIN. HT	20
	BLACKGUM NYSSA SYLVATICA 'RED RAGE'	2" MIN. CAL. 10' MIN. HT	14
	INKBERRY HOLLY ILEX GLABRA	18" MIN. HT.	96
	DECORATIVE ANNUALS	6" SPACING O.C.	
	WITCH HAZEL HAMMEMELIS VIRGINIANA 'ARNOLDS PROMISE'		13
	LITTLE GEM MAGNOLIA MAGNOLIA GRANDIFLORA 'LITTLE GEM'		9

LANDSCAPE WARRANTY

DEVELOPER TO PROVIDE 2-YEAR WARRANTY ON LANDSCAPE REQUIREMENTS STARTING ONCE INSTALLATION IS COMPLETE.

OTHER MATERIALS

ITEM	REMARKS
MULCH	SHREDDED HARDWOOD MULCH. 2 INCH MINIMUM LAYER DEPTH IN ALL PLANTED BEDS & GROUND COVER BEDS. REMOVE ALL OTHER DEBRIS.
TOPSOIL SOD AREAS	4" MINIMUM LAYER IN SOD AREAS. PLACE AND CLEAN DEBRIS FROM TOPSOIL PER SPECIFICATIONS.
PLANTING BED MIX	18" MINIMUM IN SHRUB AREAS, 12" MINIMUM LAYER DEPTH FOR GROUNDCOVER AREAS AND 4" MINIMUM LAYER IN SOD AREAS. PLACE AND CLEAN DEBRIS FROM TOPSOIL PER SPECIFICATIONS. TOPSOIL TO BE MIX OF 33% SILTY LOAM IMPORTED TOPSOIL 33% SAND AND 33% 'BACK TO EARTH' COMPOST BLEND. REFERENCE DETAILS
STE STEEL EDGING	1/8" X 6" UNFINISHED STEEL BANDS ARE TO BE USED FOR THE STEEL EDGING.

CHAPTER 56 CODE OF ORDINANCES LANDSCAPING REQUIREMENTS:

INTERIOR PARKING LANDSCAPING REQUIREMENTS

PARKING AREA = PHASE 1: 45,653 SQFT * 8% = 3,653
LANDSCAPING PROVIDED = 53,151 SQFT OF SOD AND HYDROSEED

1 TREE PER PARKING ISLAND REQUIRED
1.75 TREES PER PARKING ISLAND PROVIDED

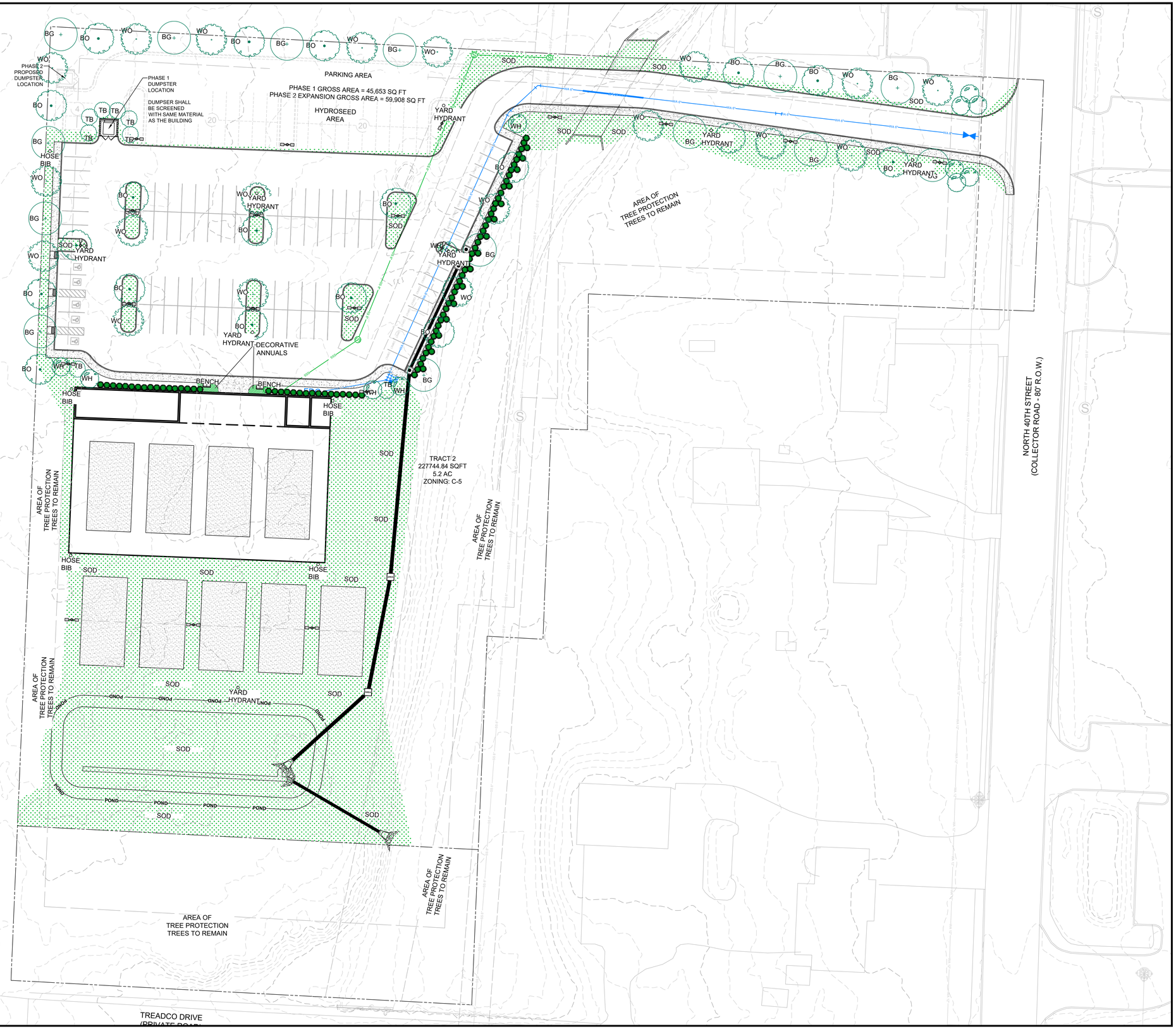
PERIMITER LANDSCAPING REQUIRES 1 TREE EVERY 25 LINEAR FEET
PROVIDED = 1 TREE EVERY 25 LINEAR FEET IN AREAS OF NEW GRADING

NUMBER OF TOTAL TREES PROVIDED = 76
- NUMBER OF DIFFERENT TREE SPECIES REQUIRED = 5
PROVIDED = 5

PLANTING MASS REQUIREMENTS (FOUNDATION LANDSCAPING)

BUILDING FOUNDATIONAL LANDSCAPING - PLANTING SHALL BE MASSED AND SCALED AS APPROPRIATE FOR THE ENTRYWAY SIZE AND SPACE.

MEDIUM TO LARGE PLANTING REQUIRED = 16' - 40' DISTANCE FOR PLANTING
PROVIDED = 66' * 2 = 132'



CIVILTECH PROFESSIONALS

CERTIFICATE OF AUTHORIZATION
CIVILTECH PROFESSIONALS LLC
No.3962
ARKANSAS - ENGINEER - DIVISION

B22-100

REVISIONS	DATE

VOLLEYBALL RECREATIONAL FACILITY

636 S 40TH STREET SPRINGDALE, AR

LANDSCAPING PLAN

PLAN DATE:		
07/11/2022		
DESIGN:	CHECK:	DRAWN:
ARB	ARB	JKD
PROJECT NO.		
22-054		

C600

Satterfield Land Surveyors, P. A.

P.O. Box 640 • Alma, Arkansas 72921
Office located at 1928 Highway 71 North
Alma 479-632-3565 • Fax 479-632-5002 • Fort Smith 479-648-3850
Springdale 479-751-7909 • Web Site: www.slsurveying.com

Member: ASPS–OSLS

B22-100

September 6, 2022

Re: Certified List of Adjacent Property Owners
636 N. 20TH
Springdale, AR 72765

I hereby certify, based upon the records from the Washington County Assessors' website, the Parcel numbers, Owners Name and Addresses listed below, represent all adjacent property owners to the subject property.

PARCEL #815-29800-050
700 N. 40TH
SPRINGROSE, LLC
700 N. 40TH STREET
SPRINGDALE, AR 72764

PARCEL #815-29800-071
634 40TH STREET N
MATTERI, STEVE D
P.O. BOX 7014
SPRINGDALE, AR 72766-7014

PARCEL #815-29800-080
528 40TH STREET N
TAN PROPERTIES LLC
782 BELMONT WAY
SPRINGDALE, AR 72762

PARCEL # 815-29800-060
718 40TH STREET
SINGH, DILPRETT
6405 S. 35TH STREET
ROGERS, AR 72758

PARCEL #815-29800-080
598 40TH STREET N
THREE TIMES PRIME LLC
2100 N. FREEDOM PL
FAYETTEVILLE, AR 72704

PARCEL #815-29819-140
695 40TH STREET N
MOORE REV. TRUST
3993 N. DOGWOOD CANYON
FAYETTEVILLE, AR 72704

PARCEL #815-35193-000
4073 TREADCO DR
HARNESS RENTALS & INV.
415 S. MAIN
HARRISON, AR 72601

PARCEL #815-35194-000
4185 TREADCO DR
HARNESS RENTALS & INV.
415 S. MAIN
HARRISON, AR 72601

PARCEL #815-29800-091
528 40TH STREET N
GEELS, STEVE & LINDA
REV. TRUST
5402 ELM SPRINGS RD
SPRINGDALE, AR 72762

PARCEL #815-29819-150
661 40TH STREET N
LILES, LALAH M REV. TRUST
4163 AESOP AVE
SPRINGDALE, AR 72762

PARCEL #815-35195-000
480 45TH STREET N
AGREE STORES LLC
70 E. LONG LAKE RD
BLOOMFIELD, HILLS MI 48304

PARCEL #815-38204-000
45TH STREET (NO ADDRESS)
LEWIS 540 PROPERTY LLC
P.O. BOX 8430
FAYETTEVILLE, AR 72703-0008





Planning Commission Meeting
November 1, 2022

Miles
0 0.02 0.04 0.07 0.11 0.14

N

PROJECT: B22-100
APPLICANT: Roscoe Turner, Volleyball Recreational Facility
REQUEST: Variance for Commercial Design Standards

591

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Application for Variance – Board of Adjustment

STAFF USE ONLY

Date Application Submitted: October 12, 2022

Date Accepted as Complete: _____ Project Number: B22-102

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Camillo Holdings LLC	Name: Camillo Holdings LLC
E-mail: ArkansasGranite1270@gmail.com	E-mail: ArkansasGranite1270@gmail.com
Address: 2102 Long St. Springdale, AR, 72764	Address: 2102 Long St. Springdale, AR 72764
Phone: 479-361-8185	Phone: 479-361-8185
Site/ Location: S. Miller Rd. Springdale	Current Zoning District: SF-2
Assessor's Parcel Number(s): 21-00167-405 & 21-00167-406	Rezone required: NO
	Total Acreage: 3.084

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)
Reduction in road frontage requirement from 70' to 17.70 & 18.18.

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)
The property already exists with one parcel not having any access. This was not a result of my client's action. My client is attempting to fix the current access issue with this adjustment.

B22-102

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

This variance would allow my client access to both tracts of the property, which he currently does not have.

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)

Armando Covalle

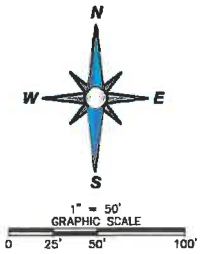
DATE: 9/30/2022

Planning and Community Development Division
(479) 750.8550 phone | (479) 750.8539 fax | 201 Spring Street | Springdale, Arkansas 72764

INFORMAL PLAT

SOUTH MILLER ROAD
BENTON COUNTY
SPRINGDALE, ARKANSAS 72762

B22-102





ZONING INFORMATION

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

SETBACK REQUIREMENTS:
FRONT - 30'
SIDE - 8', 30' EXTERIOR
REAR - 20'

MISCELLANEOUS NOTES

STATE RECORDING NUMBER:
500-18N-30W-0-19-110-04-1659

COMPLETED FIELD WORK:
AUGUST 19, 2022

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

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN L202119398.
2. WARRANTY DEED FILED IN L202237436
2. SURVEY PLAT FILED IN PLAT BOOK 2012 AT PAGE 498-499.

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

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

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

LAND AREA

134,348 ± SQUARE FEET
3.084 ± ACRES

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0430J, WHICH BEARS AN EFFECTIVE DATE OF 09/28/2007 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

UTILITY INFORMATION

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

OWNER INFORMATION

CURRENT OWNER: CARRILLO, ARMANDO
MAILING ADDRESS: 315 MOUNTAIN VIEW AVE, SPRINGDALE, AR 72764

RECORD DESCRIPTION

PREVIOUS APN: 21-00167-405 (WARRANTY DEED L202237436)
PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT N 87°40'27" W 661.44' AND S 02°19'31" 75.45' FROM THE NE CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 19, SAID POINT BEING ON THE SOUTHEASTERLY RIGHT OF WAY OF RELOCATED U.S. HIGHWAY 412; THENCE S 02°19'31" W 94.32; THENCE N 87°41'27" W 658.35; THENCE N 02°24'35" E 28.74' TO THE SOUTHEASTERLY RIGHT OF WAY OF RELOCATED U.S. HIGHWAY 412; THENCE ALONG SAID RIGHT OF WAY N 88°00'43" E 530.78'; THENCE N 81°00'05" E 131.53' TO THE POINT OF BEGINNING AND CONTAINING 0.83 ACRES, MORE OR LESS.

PREVIOUS APN: 21-00167-400 (WARRANTY DEED L202119398)
A TRACT OF LAND BEING A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION NINETEEN (19), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPLE MERIDIAN, CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND MONUMENT AT THE NE CORNER OF SAID NE 1/4 OF THE NE 1/4; THENCE S02°28'17"W ALONG THE EAST LINE OF SAID NE 1/4 OF THE NE 1/4 A DISTANCE OF 169.70 FEET TO A POINT ON THE NORTH LINE OF CHARLESTON PARK AT LEGENDARY PLANNED UNIT DEVELOPMENT TO THE CITY OF SPRINGDALE, ARKANSAS IN DOCUMENT 2007 PAGES 795, 796 AND 797 OF THE RECORDS OF BENTON COUNTY, ARKANSAS; THENCE N87°41'25"W ALONG SAID NORTH LINE A DISTANCE OF 661.00 FEET; THENCE DEPARTING SAID NORTH LINE N02°18'17"E A DISTANCE OF 169.84 FEET TO A POINT ON THE NORTH LINE OF SAID NE 1/4 OF THE NE 1/4; THENCE S87°40'43"E ALONG SAID NORTH LINE 661.44 FEET TO THE POINT OF BEGINNING.
LESS & EXCEPT:
PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN ALUMINUM MONUMENT BEING USED AS THE SECTION CORNER OF SECTION 17, 19, 19 AND 20; THENCE N 87°40'30" W ALONG THE NORTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SECTION 19 A DISTANCE OF 284.69 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF RELOCATED U.S. HIGHWAY 412 AS ESTABLISHED BY AHTD JOB 001966 FOR THE POINT OF BEGINNING; THENCE ALONG THE SOUTHEASTERLY RIGHT OF WAY THE FOLLOWING BEARINGS AND DISTANCES: S 81°00'03" W, 515.85 FEET; S 88°00'41" W, 530.78 FEET; N 02°20'48" E, 141.22 FEET TO A POINT ON THE NORTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SECTION 19; THENCE S 87°40'30" E, ALONG SAID NORTH LINE A DISTANCE OF 1035.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.06 ACRES, MORE OR LESS, AS SHOWN ON AHTD PLANS REFERENCED AS JOB 001966.

SURVEY DESCRIPTION

ADJUSTED APN: 21-00167-405
PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SECTION 19 AT A FOUND 5/8" REBAR WITH A 3" ALUMINIUM CAP STAMPED "RLS 263"; THENCE, SOUTH 02°26'41" WEST 169.67 FEET TO A FOUND 5/8" REBAR CAPPED "1519"; THENCE, NORTH 87°41'28" WEST 404.17 FEET TO A SET MAG-NAIL BEING THE TRUE POINT OF BEGINNING; THENCE, NORTH 87°41'28" WEST 915.27 FEET TO A SET 5/8" REBAR CAPPED "AR PLS 1659"; THENCE, NORTH 02°37'22" EAST 28.83 FEET TO A SET 5/8" REBAR CAPPED "AR PLS 1659"; THENCE, NORTH 88°00'43" EAST 530.78 FEET TO A FOUND 5/8" REBAR WITH 2" ALUMINIUM CAP STAMPED "406"; THENCE, NORTH 80°59'54" EAST 393.70 FEET TO A SET 5/8" REBAR CAPPED "AR PLS 1659"; THENCE, SOUTH 02°23'52" WEST 145.82 FEET TO THE POINT OF BEGINNING. CONTAINING 1.542 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

ADJUSTED APN: 21-00167-400
PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SECTION 19 AT A FOUND 5/8" REBAR WITH A 3" ALUMINIUM CAP STAMPED "RLS 263"; THENCE, SOUTH 02°26'41" WEST 169.67 FEET TO A FOUND 5/8" REBAR CAPPED "1519"; THENCE, NORTH 87°41'28" WEST 404.17 FEET TO A SET MAG-NAIL; THENCE, NORTH 02°23'52" EAST 145.82 FEET TO A SET 5/8" REBAR CAPPED "AR PLS 1659"; THENCE, NORTH 80°58'43" EAST 122.13 FEET TO A FOUND 5/8 REBAR WITH A 2" ALUMINIUM CAP STAMPED "406"; THENCE, SOUTH 87°39'41" EAST 284.60 FEET TO THE POINT OF BEGINNING. CONTAINING 1.542 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 22ND DAY OF AUGUST, 2022.

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

REGISTERED
STATE OF ARKANSAS
NO.1659
SIGNATURE
T. GAGNER
PROFESSIONAL LAND SURVEYOR

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

PLANNING BOARD APPROVAL:
THIS PLAT WAS APPROVED BY THE WASHINGTON COUNTY PLANNING BOARD AT A MEETING ON (DATE): _____.

PLANNING DIRECTOR: _____ DATE: _____

CITY OF SPRINGDALE APPROVAL FOR RECORDING — DATE _____ SIGNATURE _____ DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION

CERTIFICATE OF OWNERSHIP & DEDICATION:

WE, THE UNDERSIGNED OWNERS, REPRESENTING ONE HUNDRED PERCENT (100%) OWNERSHIP OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE FOR PUBLIC OWNERSHIP, ALL STREETS AS SHOWN ON THIS PLAT FOR PUBLIC BENEFIT AS PRESCRIBED BY LAW.

_____ DATE _____ OWNER

_____ DATE _____ OWNER

STATE OF ARKANSAS
COUNTY OF _____
SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

DATE	REVISION HISTORY	BY

BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL:SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 -FAX: 479.582.1883
EMAIL: SURVEY@BLEWINC.COM-WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 22-7040	SURVEY DRAWN BY: ANS - 8/22/2022
SURVEY REVIEWED BY: TPN	SCALE: 1" = 50'
FOR THE USE AND BENEFIT OF: CARRILLO HOLDINGS LLC	CITY PROJECT NUMBER: LS22-52

SHEET 1 OF 3

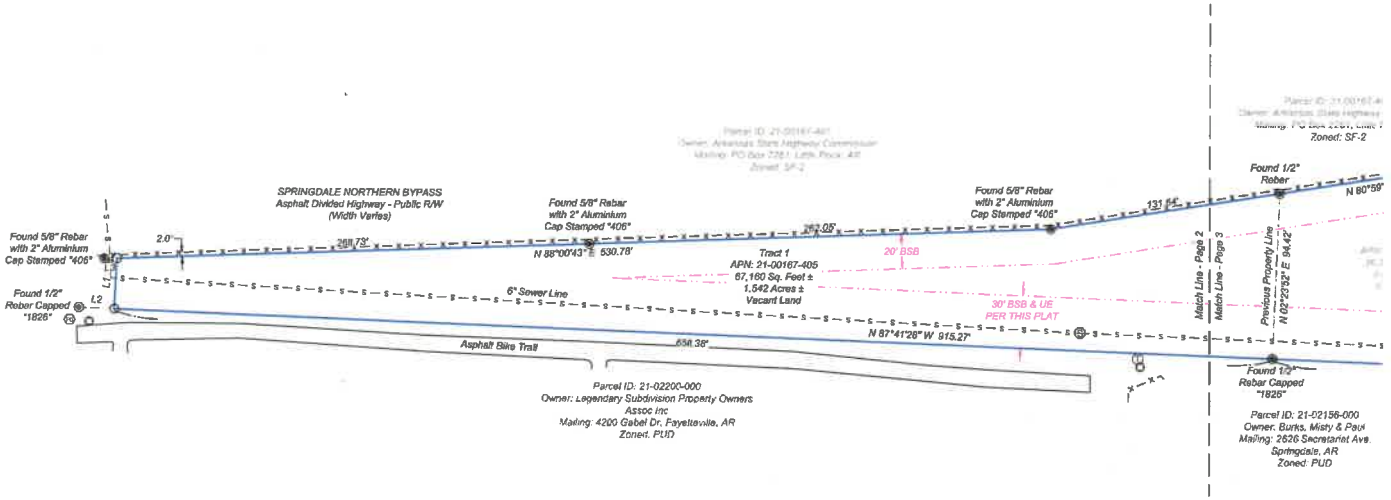
B22-102

INFORMAL PLAT

SOUTH MILLER ROAD
BENTON COUNTY
SPRINGDALE, ARKANSAS 72762

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

LINE	BEARING	DISTANCE
L1	N 02°37'22" E	29.83'
L2	S 87°41'26" E	19.88'
L3	S 88°00'43" W	7.21'



LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR CAPPED "AR PLS 1659"
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- SANITARY MANHOLE
- POWER POLE
- ELECTRIC BOX
- WATER VALVE
- FIBER OPTIC VAULT
- POC — POINT OF COMMENCEMENT
- POB — POINT OF BEGINNING
- UE — UTILITY EASEMENT
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE (R/W)
- CENTERLINE (C/L)
- FENCE LINE
- OVERHEAD POWER LINE
- SANITARY SEWER LINE
- SETBACK LINE (BSB)

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 22ND DAY OF AUGUST, 2022.

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

REGISTERED
STATE OF ARKANSAS
NO.1659
PROFESSIONAL LAND SURVEYOR
K. GAGNER

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

BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL:SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 -FAX: 479.582.1883
EMAIL: SURVEY@BLEWINC.COM-WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 22-7040	SURVEY DRAWN BY: ANS - 8/22/2022
SURVEY REVIEWED BY: TPN	SCALE: 1" = 50'
FOR THE USE AND BENEFIT OF: CARRILLO HOLDINGS LLC	CITY PROJECT NUMBER: LS22-52

SHEET 2 OF 3

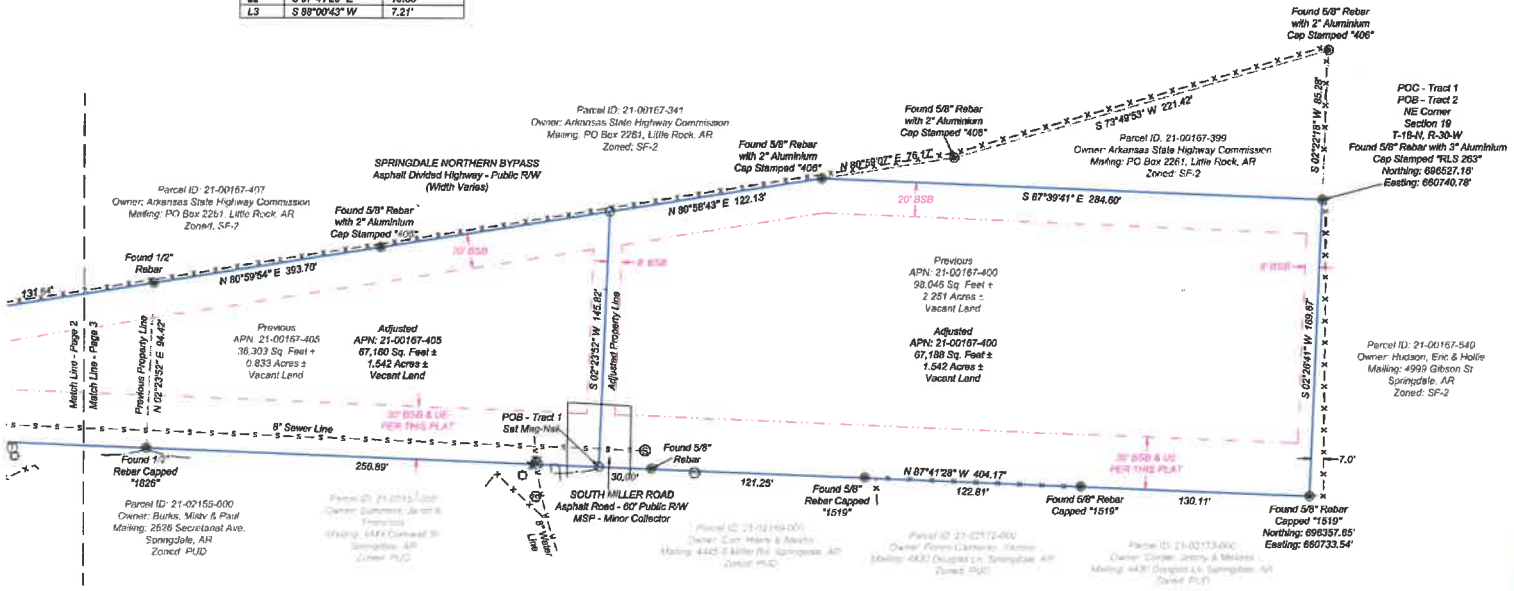
B22-102

INFORMAL PLAT

SOUTH MILLER ROAD
BENTON COUNTY
SPRINGDALE, ARKANSAS 72762

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

LINE	BEARING	DISTANCE
L1	N 02°37'22" E	28.83'
L2	S 87°41'28" E	19.88'
L3	S 88°00'43" W	7.21'



LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR CAPPED "AR PLS 1659"
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- SANITARY MANHOLE
- POWER POLE
- ELECTRIC BOX
- WATER VALVE
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- RIGHT-OF-WAY LINE (R/W)
- CENTERLINE (C/L)
- FENCE LINE
- OVERHEAD POWER LINE
- SANITARY SEWER LINE
- SETBACK LINE (BSB)

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 29ND DAY OF AUGUST, 2022.

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

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO.1659
SIGNATURE
K. GAGNER

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BLEW & ASSOCIATES, P.A.
Surveying
Engineering
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3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL:SURVEY@BLEWINC.COM
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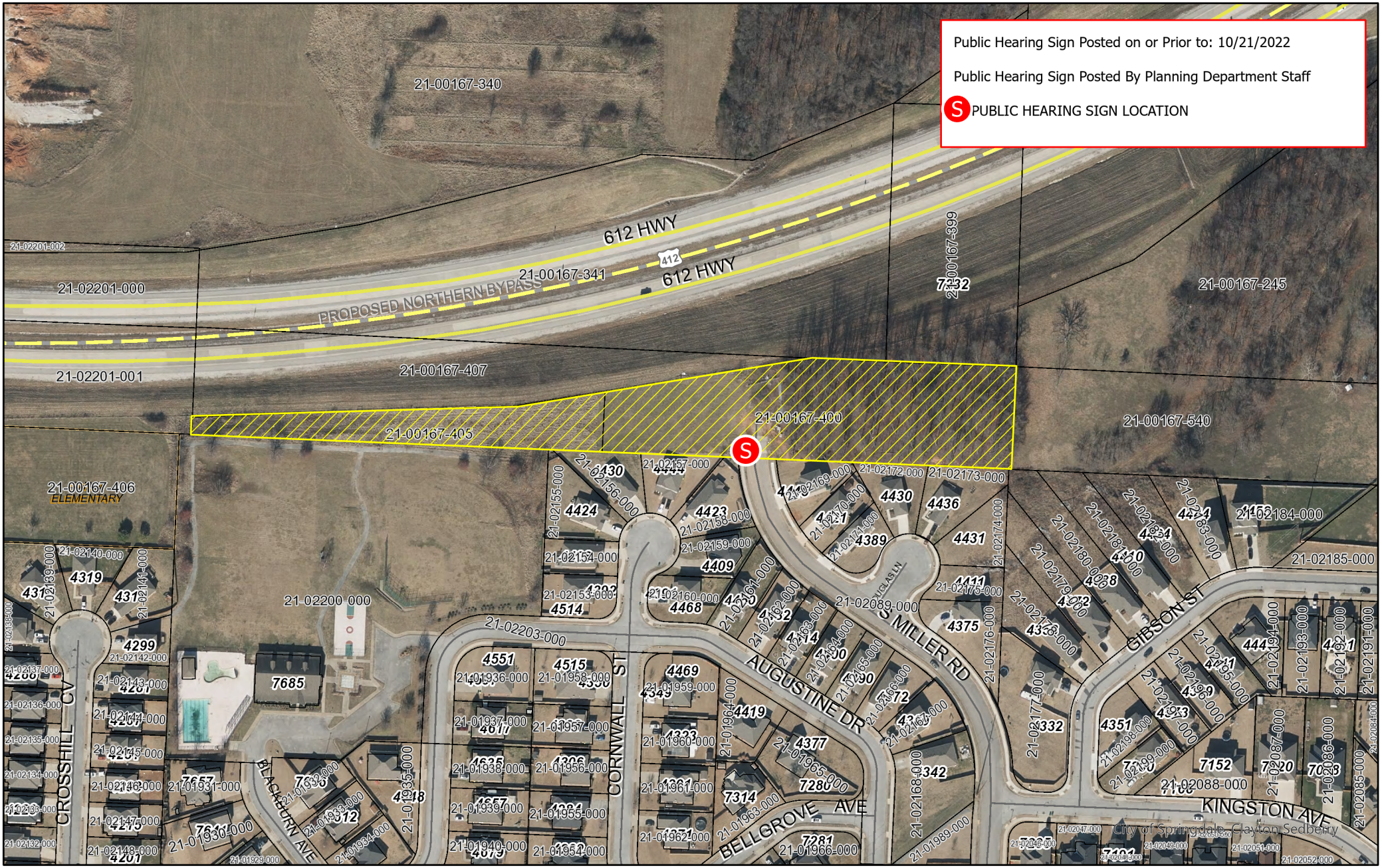
SURVEYOR JOB NUMBER: 22-7040	SURVEY DRAWN BY: ANS - 8/22/2022
SURVEY REVIEWED BY: TPN	SCALE: 1" = 50'
FOR THE USE AND BENEFIT OF: CARRILLO HOLDINGS LLC	CITY PROJECT NUMBER: LS22-52

SHEET 3 OF 3

Parcel	Owner-Name	Owner-Mailing Address
21-02201-001	Arkansas State Highway Commission	P.O Box 2261 Little Rock, AR 72203
21-00167-407	Arkansas State Highway Commission	P.O Box 2261 Little Rock, AR 72203
21-02156-000	Misty & Paul Burks	2626 Secretariat Ave. Springdale, AR 72762
21-02155-000	David Lee II & Cheney Ramelle Biliter	4424 Cornwall St. Springdale, AR 72762
21-02200-000	Legendary Subdivision Property Owners Assoc. Inc.	4200 Gabel Dr. Fayetteville, AR 72703
21-00167-341	Arkansas State Highway Commission	P.O Box 2261 Little Rock, AR 72203
21-00167-399	Arkansas State Highway Commission	P.O Box 2261 Little Rock, AR 72203
21-00167-245	Eric & Hollie Hudson	4999 Gibson St. Springdale, AR 72762
21-00167-540	Eric & Hollie Hudson	4999 Gibson St. Springdale, AR 72762
21-02180-000	Zenda M. Staab	4388 Gibson St. Springdale, AR 72762
21-02173-000	Jimmy Don & Melissa Jo Corder	4436 Douglas Ln. Springdale, AR 72762
21-02172-000	Yazmin Lizet Flores-Cardenas	4430 Douglas Ln. Springdale, AR 72762
21-02169-000	Hilery & Alesha Carr	4445 S. Miller Rd. Springdale, AR 72762
21-02158-000	Justin Jay & Emily Kennedy	4423 Cornwall St. Springdale, AR 72762
21-02157-000	Jerod & Francisca Summers	4444 Cornwall St. Springdale, AR 72762




Public Hearing Sign Posted on or Prior to: 10/21/2022
Public Hearing Sign Posted By Planning Department Staff
S PUBLIC HEARING SIGN LOCATION
612 HWY
PROPOSED NORTHERN BYPASS
612 HWY
21-00167-340
21-00167-341
21-00167-399
21-00167-245
21-02201-000
21-02201-001
21-00167-407
21-00167-405
21-00167-400
21-00167-540
21-00167-406
ELEMENTARY
21-02200-000
21-02203-000
S MILLER RD
AUGUSTINE DR
CORNWALL ST
CROSSHILL CV
BLACKBURN AVE
BELLGROVE AVE
GIBSON ST
KINGSTON AVE
DOUGLAS LN
21-02089-000
21-02088-000
7685
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4389
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4691
4695
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4703
4707
4711

SPRINGDALE™
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Application for Variance – Board of Adjustment

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

STAFF USE ONLY

Date Application Submitted: October 12, 2022

Date Accepted as Complete: _____ Project Number: B22103

APPLICATION CONTACTS:

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Rodrigo A. Lean	Name:
E-mail: leonslawncare@yahoo.com	E-mail:
Address: 3861 N. Oak Springdale AR. 72764	Address:
Phone: (479) 799-4586	Phone:
Site/ Location: Springdale	Current Zoning District:
	Rezone required:
Assessor's Parcel Number(s):	Total Acreage:

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

Fence From 3Ft to 6Ft

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property) There will be no problem as there is a See thru Metal gate 16Ft

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

It would hurt me if its 3ft anyone could Just Jump over plus its very visible inside Since the gate is see thru

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) _____

_____

_____

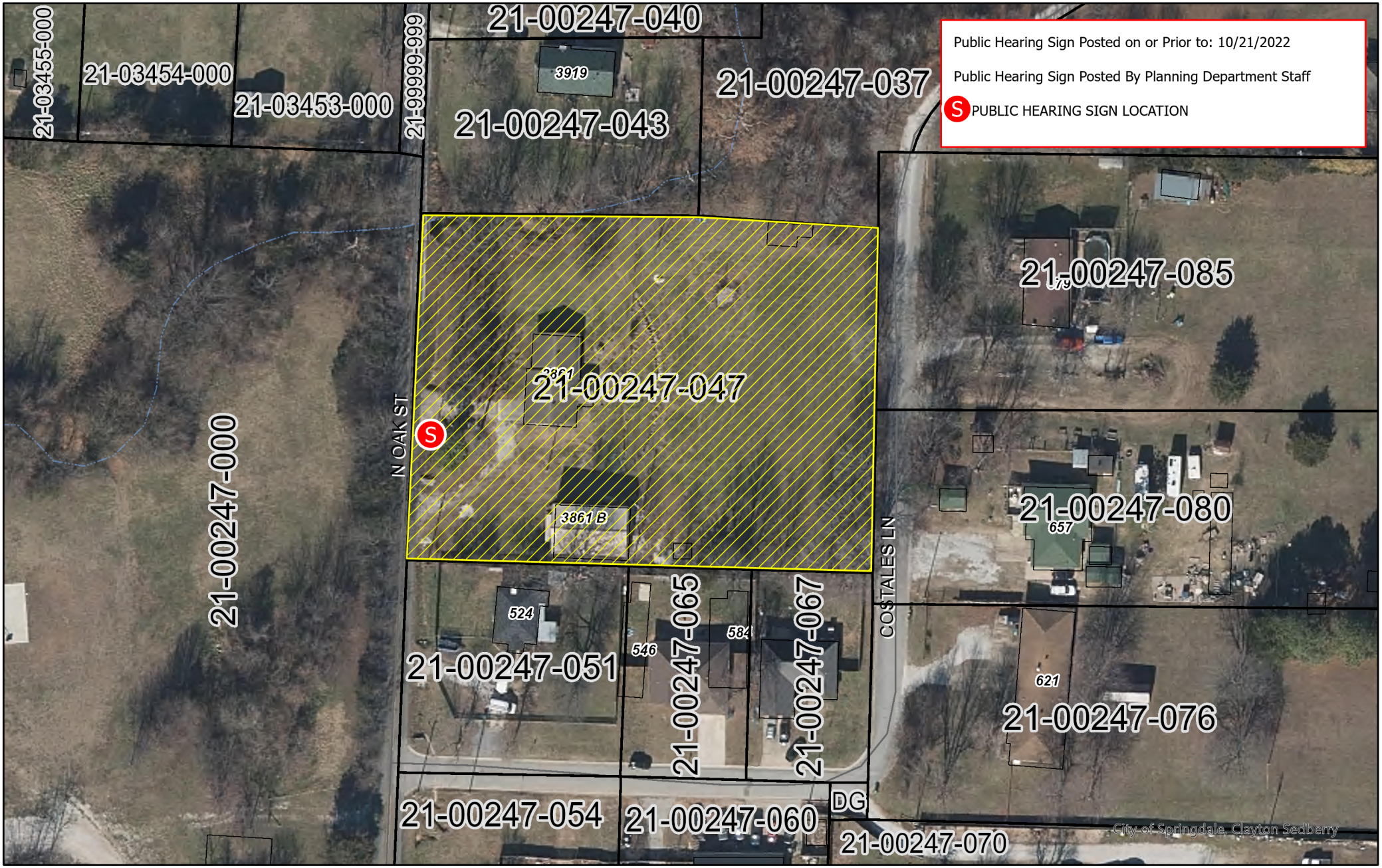
DATE: 10-8-22

Site Photos Taken by Inspector
September 2022

B22-103







Planning Commission Meeting
November 1, 2022

Miles
0 00.01 0.01 0.02 0.03

N

PROJECT: B22-103
APPLICANT: Rodrigo Leon
REQUEST: Variance for Front Fence Height from 3' to 6'

602

SPRINGDALE™
WE'RE MAKING IT HAPPEN

SPRINGDALE

Application for Variance – Board of Adjustment

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

B22-107

APPLICATION CONTACTS:
Indicate one person of contact for this request: x Property Owner _____ Representative

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Stephen Lindsey	Name:
E-mail: stephen@lindseyzoo.info	E-mail:
Address: 3560 Silent Grove Road Springdale, AR 72762	Address:
Phone: cell - 479-238-3309	Phone:
Site/ Location: 3560 Silent Grove Road / Rowan Pl	Current Zoning District: SF - 2
Assessor's Parcel Number(s): 21-02607-000 21-02601-000	Rezone required: none
	Total Acreage: 1.31

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)
Fence height and set-back. My lot faces multiple streets. The house fronts on Silent Grove road, but the parcels in question abutt the Rowan place cul-de-sac. This presents an issue with city terminology about street 'fronts'.
I am requesting variance to the as-built height and location of the fence.

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)
Prior to construction, I contacted the building department in the Fall of 2021 to discuss what was required. I was informed that fences fell under code enforcement and there was not a formal process for permitting or to verify compliance. During that meeting we called a person in code enforcement and discussed my lot and my plan. The consensus was to treat the additional 'frontage' on Rowan place as a 'Side' yard and allow the fence up to the property line. It took about 9 months to get the funds and construction completed. After which, I was approached and informed that the fence violated city ordinance.

Strict enforcement of the fence rule would cut a significant portion of my property off from use by my family. It would also require a significant cost to make the correction. Since the city has chosen to NOT require permits or planning documents prior to construction this is a MAJOR issue.

Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)
The variance would allow my family to use our property fully. It would also defray additional expenditures.

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) Stephen Lindsey

DATE: 7/27/2022

REPLAT OF SILENT KNOLLS SUBDIVISION LOTS 64-66 & 70

FIELD WORK:
SEPTEMBER 8 & 10, 2022

PROPERTY ZONED:
SF-2

BASIS OF BEARING:
FINAL PLAT OF SILENT KNOLL SUBDIVISION FILED IN BOOK 2010 AT PAGE 167

BUILDING SETBACKS PER ZONING & FINAL PLAT*:

FRONT	30ft
SIDE	30ft (STREET SIDE)
SIDE	08ft
REAR	20ft

*EXCEPT WHERE A GREATER UTILITY EASEMENT IS SHOWN ON FINAL PLAT.

REFERENCE DOCUMENTS:
1) FINAL PLAT OF SILENT KNOLL SUBDIVISION FILED IN BOOK 2010 AT PAGE 167
2) WARRANTY DEED FILED IN BOOK L2018 AT PAGE 46484
3) WARRANTY DEED FILED IN BOOK L2018 AT PAGE 24241
4) WARRANTY DEED FILED IN BOOK L2021 AT PAGE 42903

CERTIFICATE OF SURVEY AND ACCURACY:
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED ON THIS PLAT IS A TRUE AND CORRECT SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS STATED AND AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CITY OF SPRINGDALE.

_____ _____
DATE REGISTERED LAND SURVEYOR NO. 1642

CERTIFICATION OF TRANSMITTAL, OWNERSHIP, AND ORDINANCE:

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

RESOLUTION:

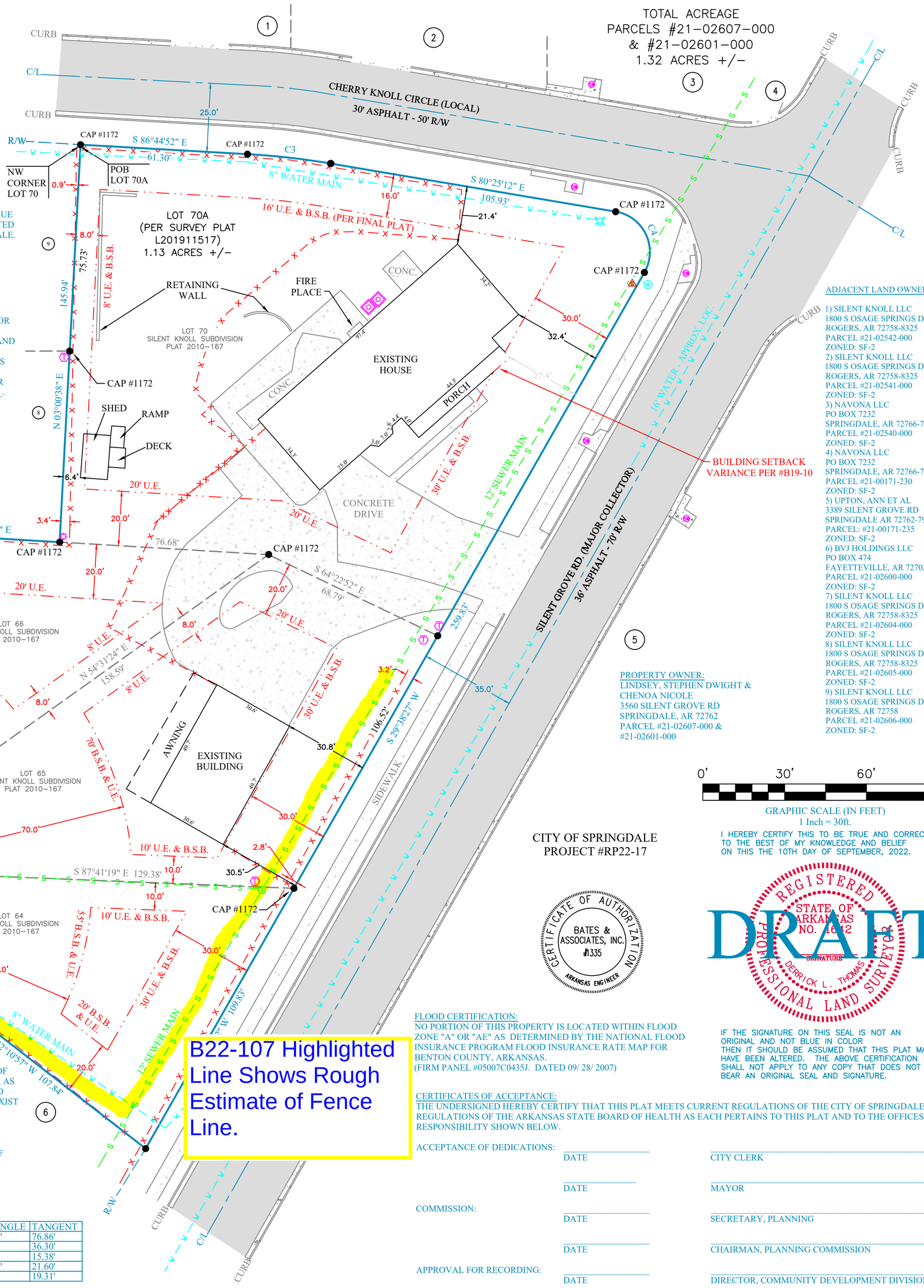
_____ HAS AUTHORITY TO EXECUTE THE CERTIFICATE OF TRANSMITTAL, OWNERSHIP, AND ORDINANCE.

STATE OF ARKANSAS
COUNTY OF _____ SUBSCRIBED AND SWORN BEFORE ME THIS

____DAY OF _____ 2022.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____



ADJACENT LAND OWNERS

1) SILENT KNOLL LLC
1800 S OSAGE SPRINGS DR STE 200
ROGERS, AR 72758-8325
PARCEL #21-02542-000
ZONED: SF-2
2) SILENT KNOLL LLC
1800 S OSAGE SPRINGS DR STE 200
ROGERS, AR 72758-8325
PARCEL #21-02541-000
ZONED: SF-2
3) NAVONA LLC
PO BOX 7232
SPRINGDALE, AR 72766-7232
PARCEL #21-02540-000
ZONED: SF-2
4) NAVONA LLC
PO BOX 7232
SPRINGDALE, AR 72766-7232
PARCEL #21-00171-230
ZONED: SF-2
5) UPTON, ANN ET AL
3389 SILENT GROVE RD
SPRINGDALE AR 72762-7912
PARCEL: #21-00171-235
ZONED: SF-2
6) BVJ HOLDINGS LLC
PO BOX 474
FAYETTEVILLE, AR 72702
PARCEL #21-02600-000
ZONED: SF-2
7) SILENT KNOLL LLC
1800 S OSAGE SPRINGS DR STE 200
ROGERS, AR 72758-8325
PARCEL #21-02604-000
ZONED: SF-2
8) SILENT KNOLL LLC
1800 S OSAGE SPRINGS DR STE 200
ROGERS, AR 72758-8325
PARCEL #21-02605-000
ZONED: SF-2
9) SILENT KNOLL LLC
1800 S OSAGE SPRINGS DR STE 200
ROGERS, AR 72758
PARCEL #21-02606-000
ZONED: SF-2

PROPERTY OWNER:
LINDSEY, STEPHEN DWIGHT &
CHENOA NICOLE
3560 SILENT GROVE RD
SPRINGDALE, AR 72762
PARCEL #21-02607-000 &
#21-02601-000

0' 30' 60' 90'
GRAPHIC SCALE (IN FEET)
1 Inch = 30ft.

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 10TH DAY OF SEPTEMBER, 2022.

CITY OF SPRINGDALE
PROJECT #RP22-17

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

REGISTERED
STATE OF ARKANSAS
NO. 1642
SIGNATURE
DERRICK L. THOMAS
PROFESSIONAL LAND SURVEYOR

DRAFT

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

B22-107 Highlighted Line Shows Rough Estimate of Fence Line.

NOTE:
1)THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.
2) NO FENCES SHALL BE CONSTRUCTED WITHIN ANY DRAINAGE EASEMENT.
3) ALL EASEMENTS PER FINAL PLAT OF SILENT KNOLL SUBDIVISION FILED IN BOOK 2010 AT PAGE 167.
4) A BUILDING SETBACK VARIANCE (VARIANCE #B19-10) FOR THE FRONT PORCH OF THE HOUSE WAS APPROVED BY THE SPRINGDALE PLANNING COMMISSION AT A MEETING HELD ON FEBRUARY 5, 2019.
5)NO FENCES SHALL BE CONSTRUCTED WITHIN ANDY DRAINAGE EASEMENT.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	50.00'	99.41'	83.82'	S 19°36'06" E	113°54'41"	76.86'
C2	50.00'	62.80'	58.75'	N 40°50'06" W	71°57'36"	36.30'
C3	275.00'	30.73'	30.71'	N 83°33'46" W	6°24'09"	15.38'
C4	15.00'	28.92'	24.64'	S 25°21'20" E	110°27'18"	21.60'
C5	50.00'	36.85'	36.02'	S 16°36'24" W	42°13'27"	19.31'

SURVEY DESCRIPTIONS:

EXISTING LOT 64 (PARCEL #21-02601-000):
LOT 64, SILENT KNOLLS SUBDIVISION, CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK RECORD 2010 AT PAGE 167. SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

LOT 70A - PER SURVEY PLAT L201911517 (PARCEL 21-02607-000):
LOTS 65, 66, & 70, SILENT KNOLL SUBDIVISION, CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2010 AT PAGE 167, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR ON THE SOUTH RIGHT-OF-WAY OF CHERRY KNOLL CIRCLE MARKING THE NORTHWEST CORNER OF LOT 70 AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S86°44'52"E 61.30' TO AN EXISTING REBAR, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00' FOR A CHORD BEARING AND DISTANCE OF S83°33'46"E 30.71', S80°25'12"E 105.93' TO AN EXISTING REBAR, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00' FOR A CHORD BEARING AND DISTANCE OF S25°21'20"E 24.64' TO AN EXISTING REBAR ON THE WEST RIGHT-OF-WAY OF SILENT GROVE ROAD, THENCE ALONG SAID RIGHT-OF-WAY S29°38'27"W 259.83' TO AN EXISTING REBAR, THENCE LEAVING SAID RIGHT-OF-WAY N87°41'19"W 129.38' TO AN EXISTING REBAR ON THE NORTH RIGHT-OF-WAY OF ROWAN PLACE, THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.00' FOR A CHORD BEARING AND DISTANCE OF N40°50'06"W 58.75' TO AN EXISTING CHISELED "X" IN CONCRETE, THENCE LEAVING SAID RIGHT-OF-WAY N13°02'08"E 83.17' TO AN EXISTING REBAR, THENCE S86°33'56"E 63.15' TO AN EXISTING REBAR, THENCE N03°00'38"E 145.94' TO THE POINT OF BEGINNING, CONTAINING 1.13 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LOT 70B (COMBINED LOTS 64,65,66 & 70):
LOTS 64, 65, 66, & 70, SILENT KNOLL SUBDIVISION, CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2010 AT PAGE 167, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR ON THE SOUTH RIGHT-OF-WAY OF CHERRY KNOLL CIRCLE MARKING THE NORTHWEST CORNER OF LOT 70 AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S86°44'52"E 61.30' TO AN EXISTING REBAR, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00' FOR A CHORD BEARING AND DISTANCE OF S83°33'46"E 30.71', S80°25'12"E 105.93' TO AN EXISTING REBAR, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00' FOR A CHORD BEARING AND DISTANCE OF S25°21'20"E 24.64' TO AN EXISTING REBAR ON THE WEST RIGHT-OF-WAY OF SILENT GROVE ROAD, THENCE ALONG SAID RIGHT-OF-WAY S29°38'27"W 259.83' TO AN EXISTING REBAR, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S29°40'32"W 109.83' TO AN EXISTING REBAR, THENCE LEAVING SAID WEST RIGHT-OF-WAY N52°10'57"W 107.84' TO THE NORTH RIGHT-OF-WAY OF ROWAN PLACE, THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.00' FOR A CHORD BEARING AND DISTANCE OF N19°36'06"W 83.82' TO AN EXISTING CHISELED "X" IN CONCRETE, THENCE LEAVING SAID NORTH RIGHT-OF-WAY N13°02'08"E 83.17' TO AN EXISTING REBAR, THENCE S86°33'56"E 63.15' TO AN EXISTING REBAR, THENCE N03°00'38"E 145.94' TO THE POINT OF BEGINNING, CONTAINING 1.32 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
(FIRM PANEL #05007C0435J. DATED 09/ 28/ 2007)

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

ACCEPTANCE OF DEDICATIONS:
_____ DATE _____ CITY CLERK
_____ DATE _____ MAYOR

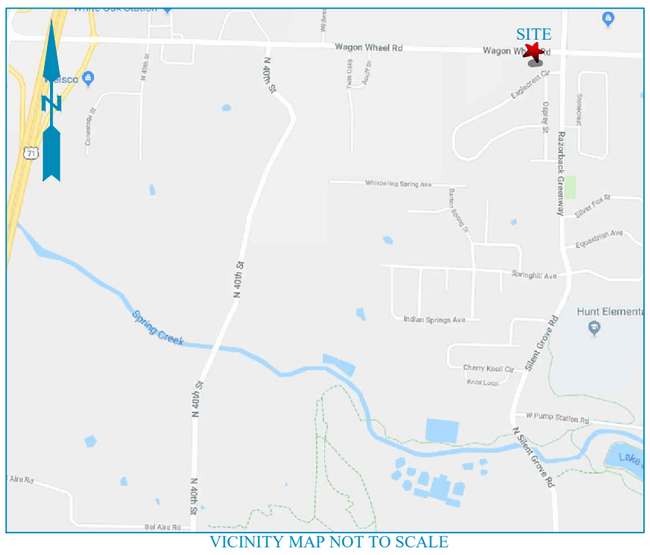
COMMISSION:
_____ DATE _____ SECRETARY, PLANNING
_____ DATE _____ CHAIRMAN, PLANNING COMMISSION

APPROVAL FOR RECORDING:
_____ DATE _____ DIRECTOR, COMMUNITY DEVELOPMENT DIVISION

WATER AND SEWER:
_____ DATE _____ ENGINEER, SPRINGDALE WATER UTILITIES

STREETS AND DRAINAGE:
_____ DATE _____ DIRECTOR, PUBLIC WORKS

VICINITY MAP



VICINITY MAP NOT TO SCALE

DRAWING #18-284 COMBO

FOR USE AND BENEFIT OF:
STEPHEN DWIGHT &
CHENOA NICOLE LINDSEY

ADDRESS:
3560 SILENT GROVE ROAD
SPRINGDALE, ARKANSAS 72762

DATE: 09/28/22	SCALE: 1"=30'	
LOCATION: LOTS 64,65,66 & 70 SILENT KNOLL SUBDIVISION	SURVEYED: DF	DRAFTED: JRIOS & CH
	REVIEWED: DT	
	COA #1335	

Bates & Associates, Inc.
Engineers · Surveyors
7230 S. Pleasant Ridge Dr. · Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.521.9350

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This survey was conducted for the person or persons whose name(s) appear on this plat. This plat is protected by copyright. No one including the person(s) named may reproduce this plat without the express written consent of Bates & Associates, Inc. Surveyor has made no independent investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other fact which a complete and accurate title search may disclose. Any flood statement provided on this plat is for information only and Bates & Associates, Inc. assumes no liability for the correctness of the hereon cited maps, furthermore the above statement does not represent the opinion of Bates & Associates, Inc. of the probability of flooding.

LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

- FOUND 5/8" REBAR
- FOUND CHISELED "X" IN CONC.
- TELEPHONE PEDESTAL
- WATER METER
- CLEANOUT
- FIRE HYDRANT
- STORM SEWER MH
- AC CONDENSER UNIT
- SANITARY SEWER MH
- GAS METER
- ELECTRICAL BOX
- ADJ. LAND OWNER
- WATER VALVE
- BOUNDARY LINE (MEASURED)
- PARCEL LINE (EXISTING)
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- WATER LINE
- SEWER LINE
- FENCE
- UTILITY EASEMENT
- BUILDING SETBACK

Site Photos Taken by Inspector September 2022

B22-107



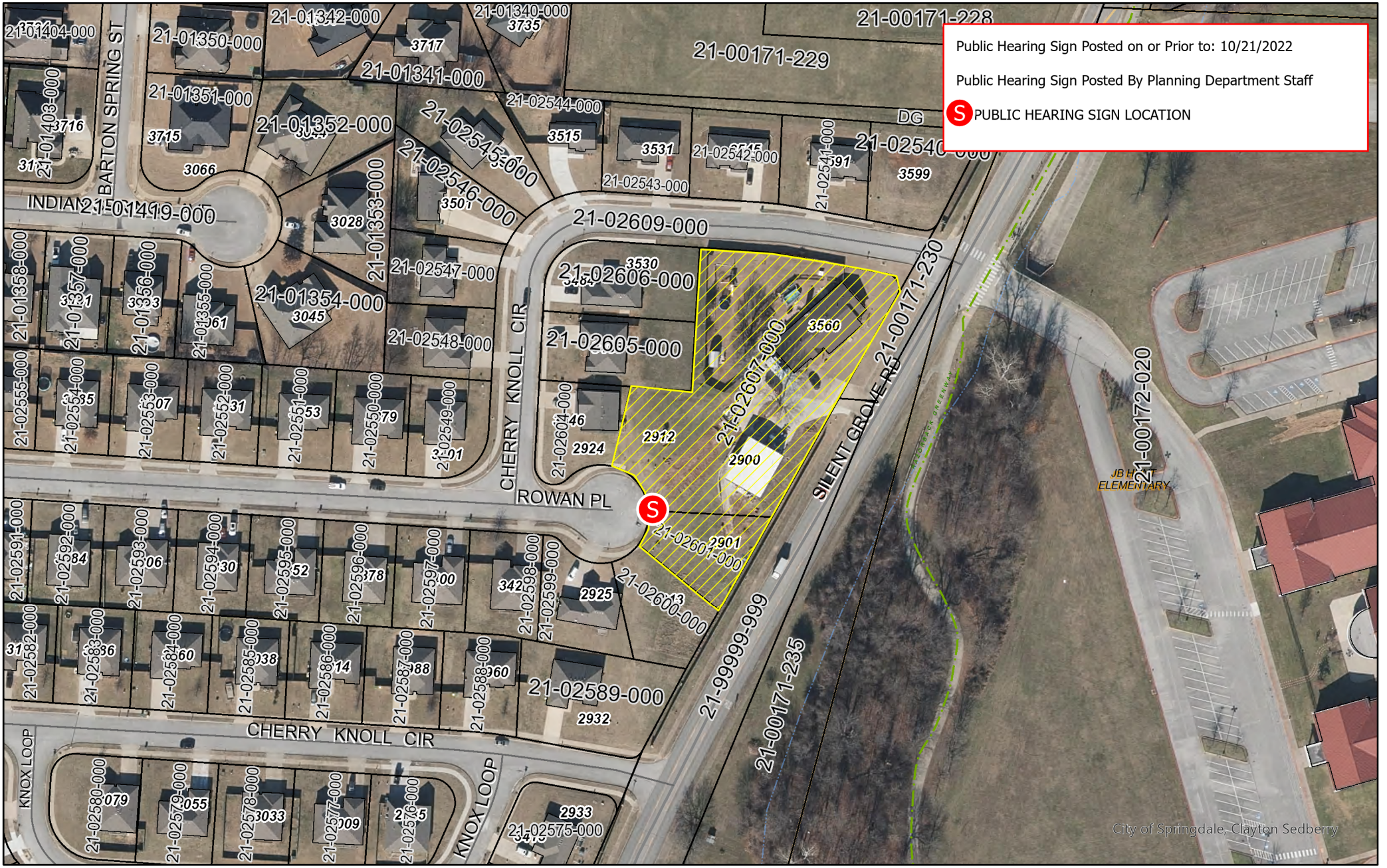




Site Photos Taken on Rowan Place

Lot#	Property Address	Owner	Owner Address
69	3530 Cherry Knoll Cir	Silent Knoll LLC	1800 S Osage Springs Drive Unit 200, Rogers, AR 72758
68	3568 Cherry Knoll Cir	Silent Knoll LLC	1800 S Osage Springs Drive Unit 200, Rogers, AR 72758
67	3446 Cherry Knoll Cir	Silent Knoll LLC	1800 S Osage Springs Drive Unit 200, Rogers, AR 72758
63	? Rowan Place	BVJ Holdings LLC	PO BOX 474, Fayetteville, AR 72702
62	2925 Rowan Place	Dawn Jimenez	203 N Old Wire Road, Lowell, AR 72745
61	3422 Cherry Knoll Cir	Maggie Fancher	3422 Cherry Knoll Cir, Springdale, AR 72762

Stephen Lindsey
3560 Silent Grove Rd
Springdale AR 72762



Planning Commission Meeting
November 1, 2022

Miles
0 0.01 0.02 0.03 0.04

N

PROJECT: RP22-17
APPLICANT: Stephen Lindsey
REQUEST: Replat of Lots 64, 65, 66, and 70.

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www.SpringdaleAR.gov

Application for Variance – Board of Adjustment

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

STAFF USE ONLY

Date Application Submitted: October 12, 2022

Date Accepted as Complete: October 21, 2022 Project Number: B22-108

APPLICATION CONTACTS:

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: BARMAC Property LLC	Name: ESI - Brandon Rush, PE
E-mail: rick@multi-craft.net	E-mail: brush@engineeringservices.com
Address: 1864 Ford Ave Springdale, AR 72764	Address: 1207 S. Old Missouri Rd Springdale, AR 72764
Phone: 479-236-8550	Phone: (479) 751-8733
Site/ Location: 1923 Turnbow Ave	Current Zoning District: I-1
Assessor's Parcel Number(s): 815-33834-000	Rezone required: No
	Total Acreage: 2.36

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

Request variance from providing trees along east and west sides of property line as previously approved

Request variance to provide 6' chain link fence in lieu of 8' privacy fence as previously approved

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

Trees will impede flow in ex. 7.5' Drainage Easements on east & west sides of property

Privacy fence is not needed for outdoor storage in an industrial district

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

Variances will allow development to proceed similar to all other projects in this Springdale Industrial Park. For the landscaping, this situation is specifically mentioned in the Ordinance.

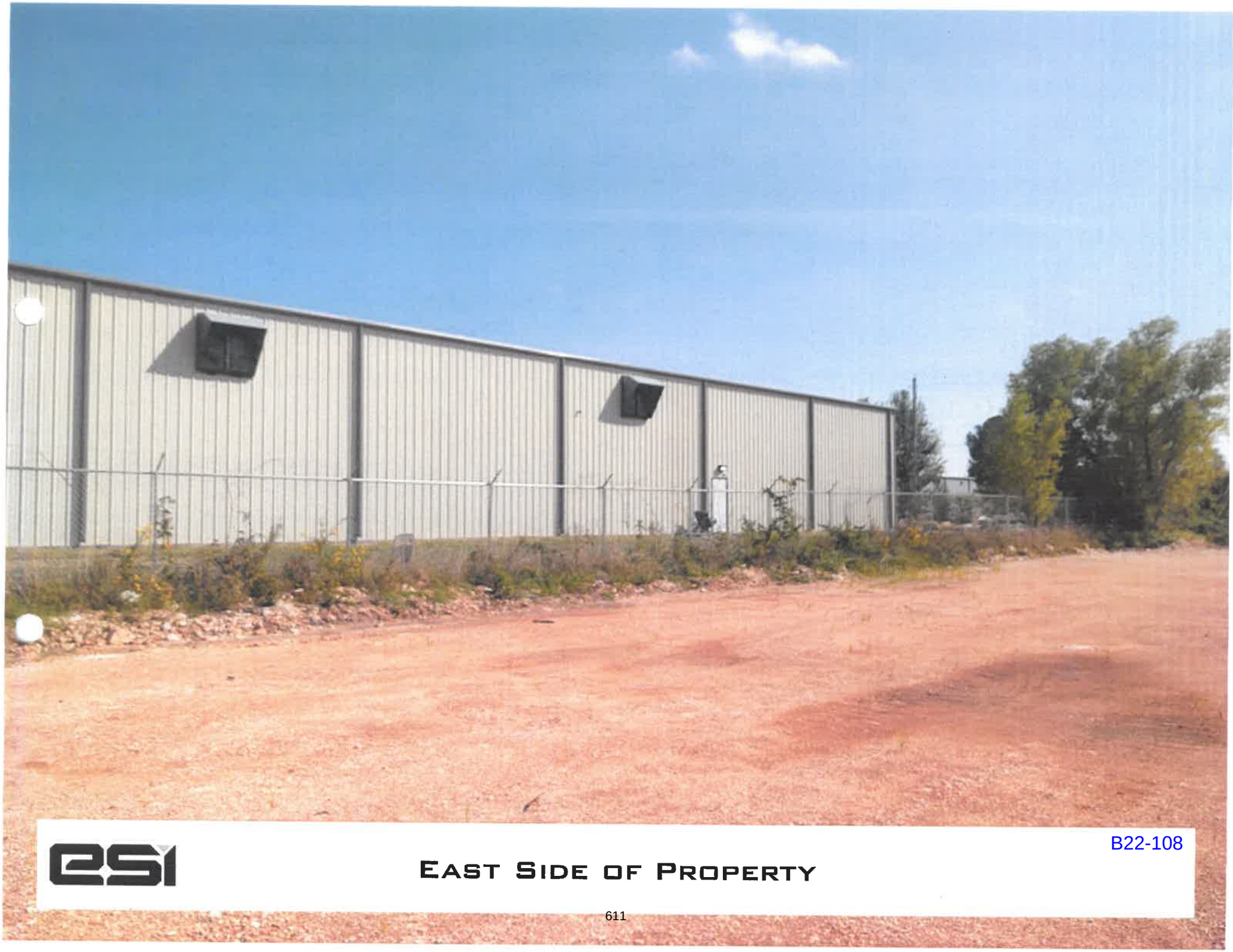
"Sec. 56-33. - Minimum tree and shrub planting requirements.
(a) Trees shall not be placed where they interfere with site drainage ..."

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.

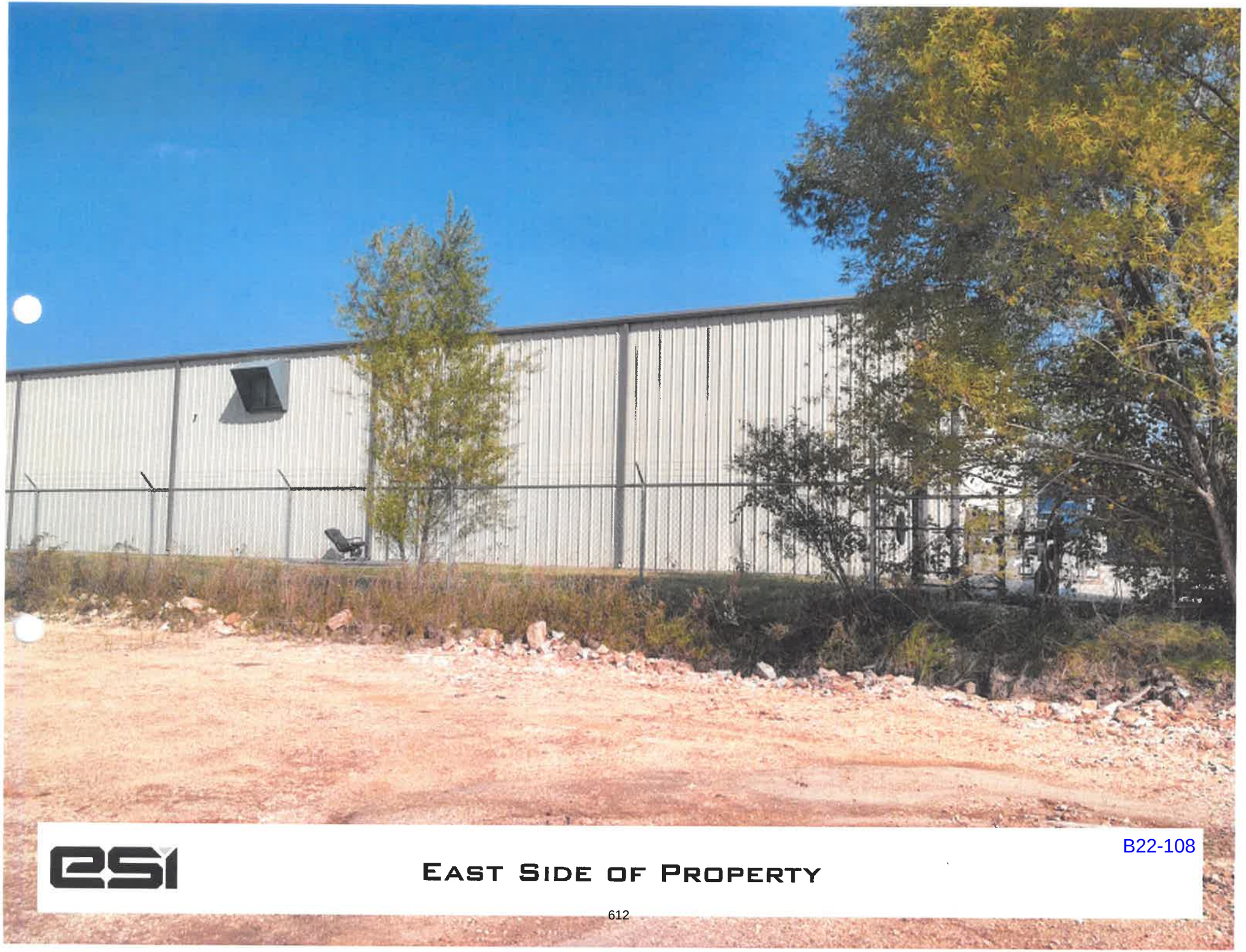
APPLICANT SIGNATURE(S) Rick Barrows

DATE: 10/7/2022



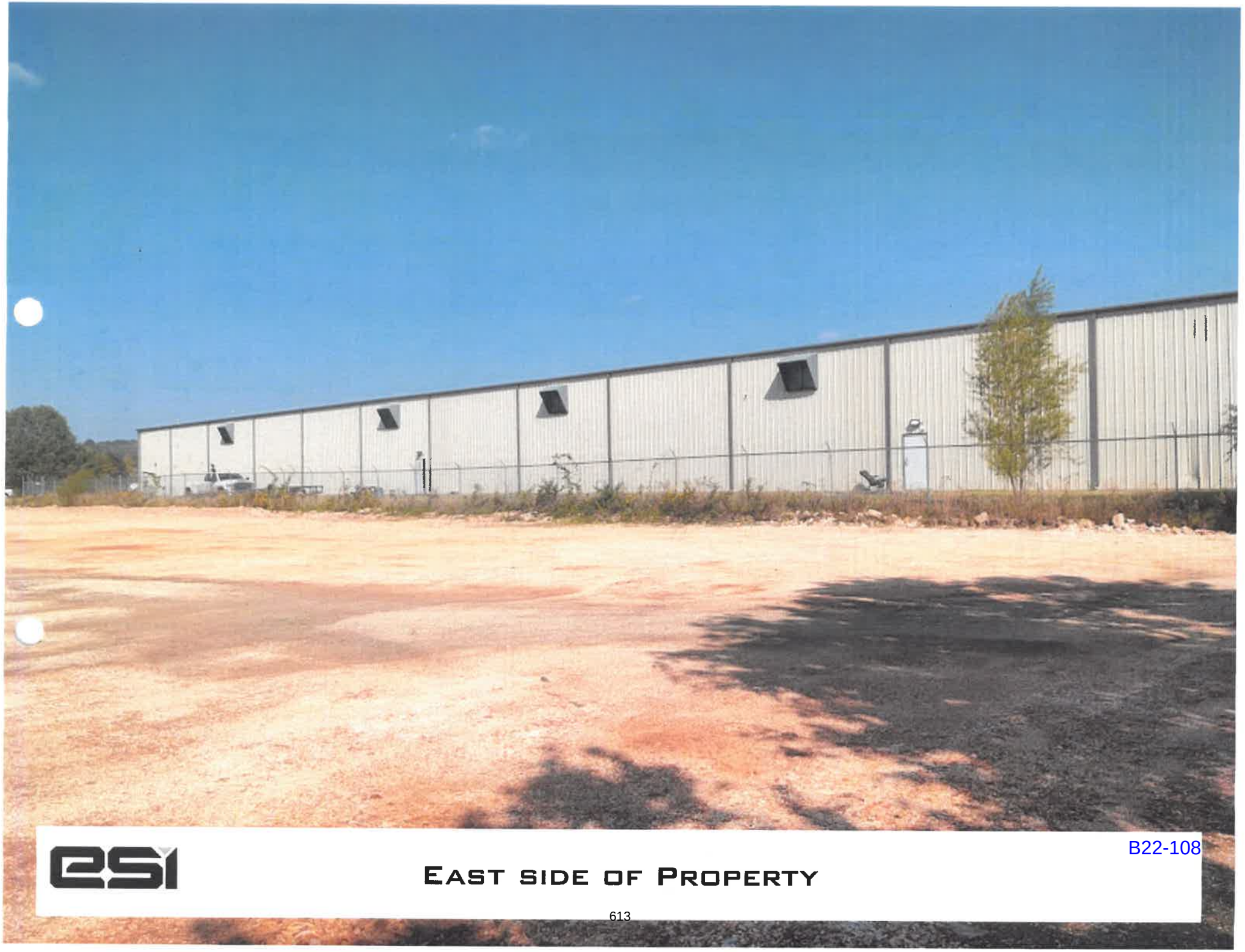
B22-108

East Side of Property



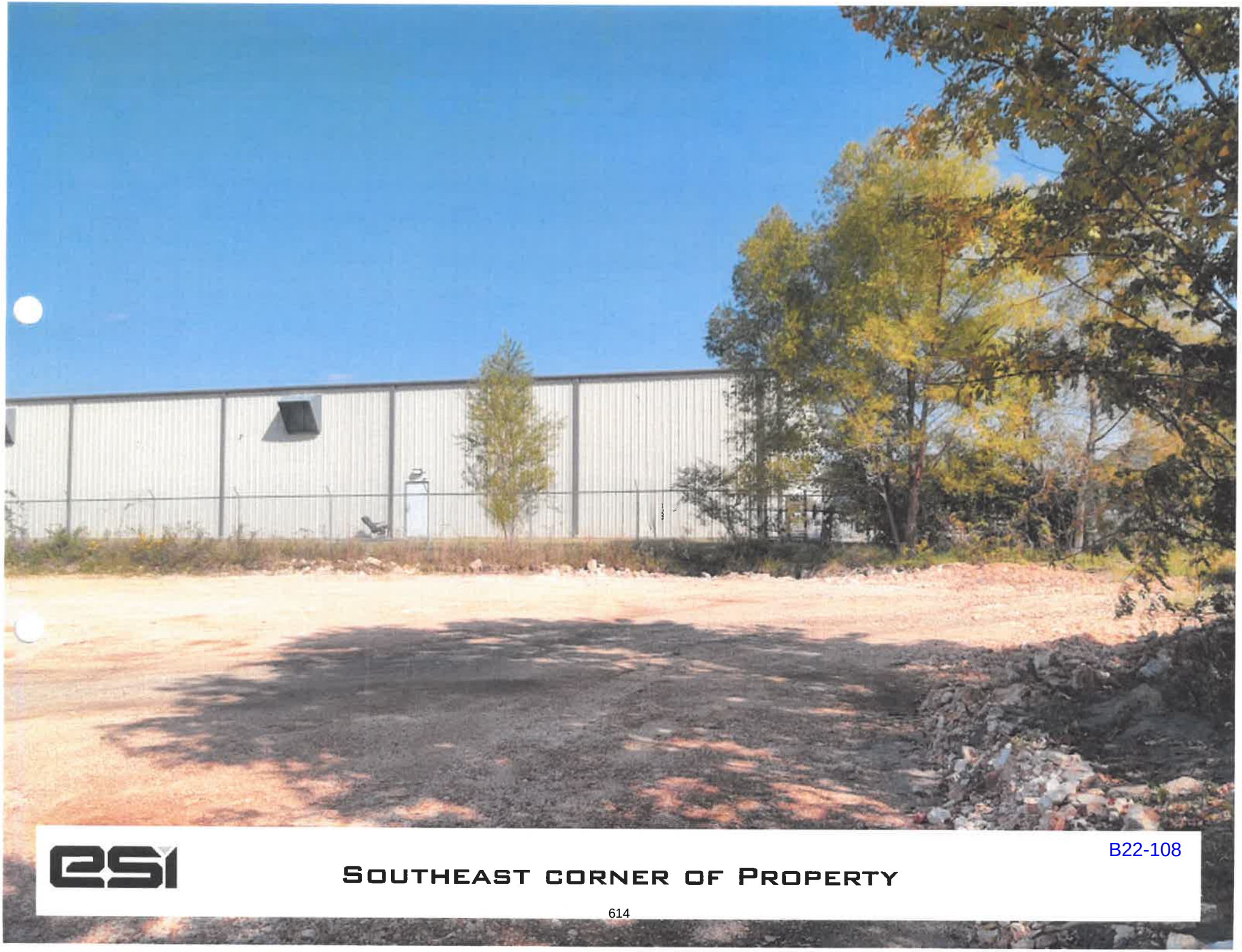
B22-108

East Side of Property



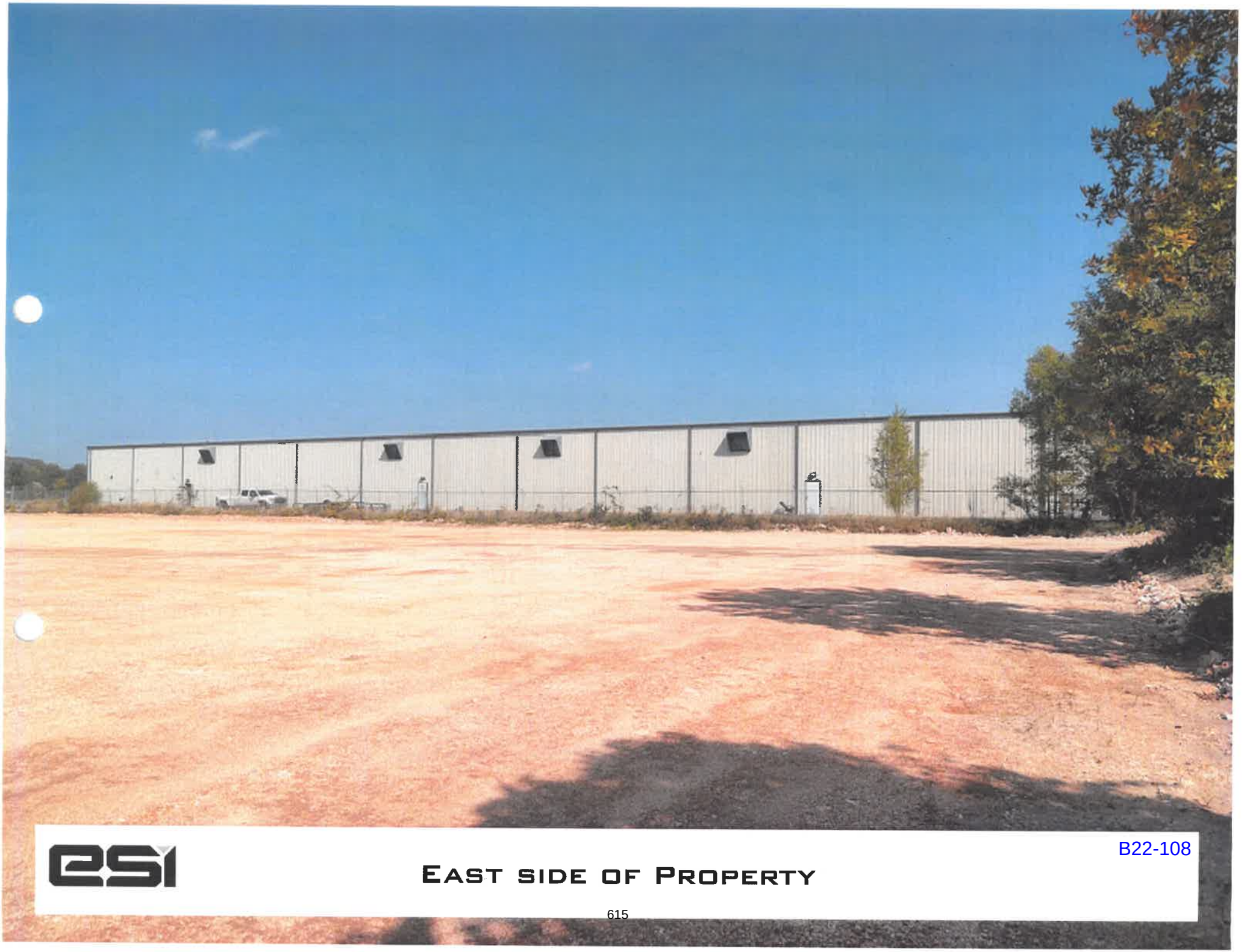
B22-108

EAST SIDE OF PROPERTY



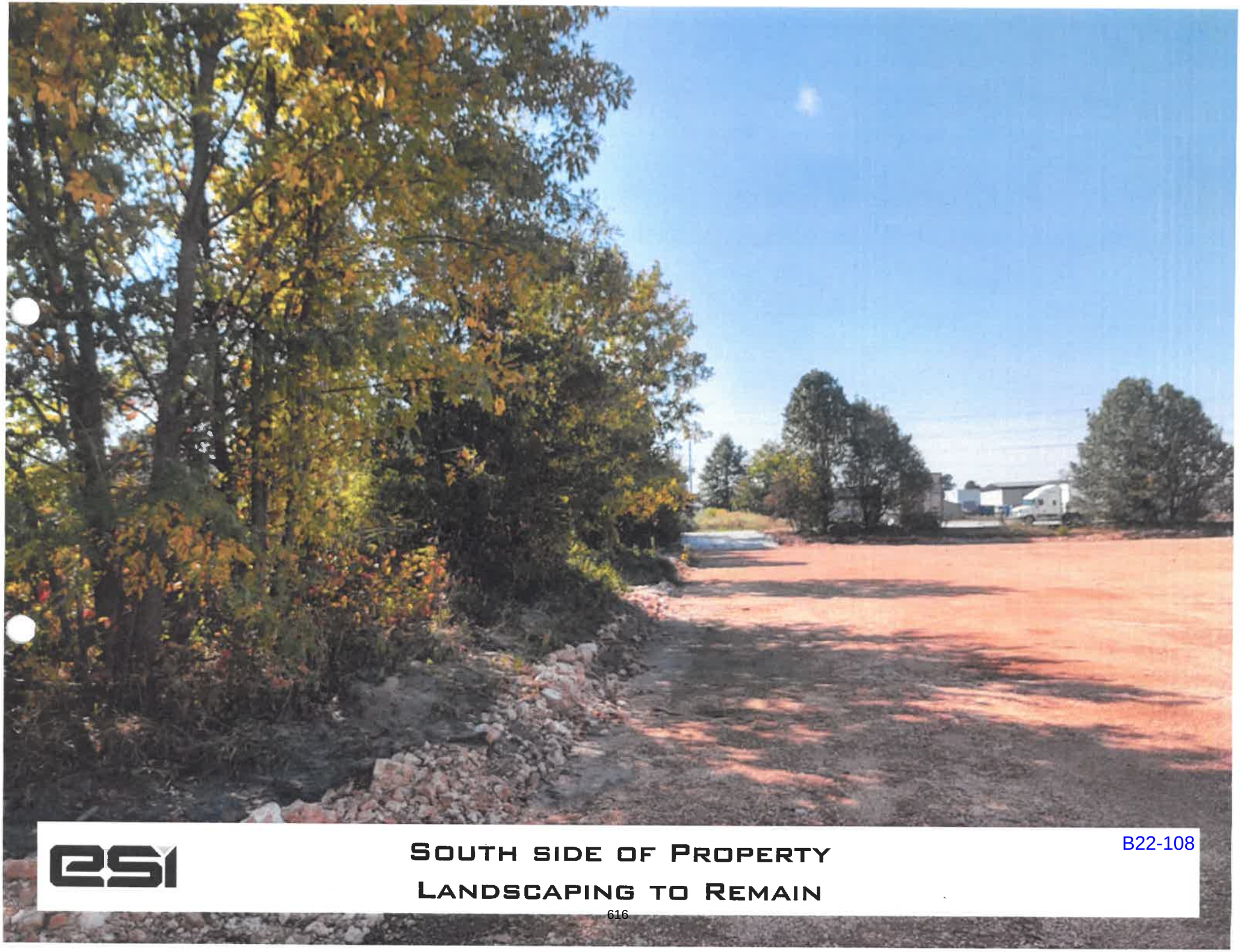
B22-108

Southeast corner of Property



B22-108

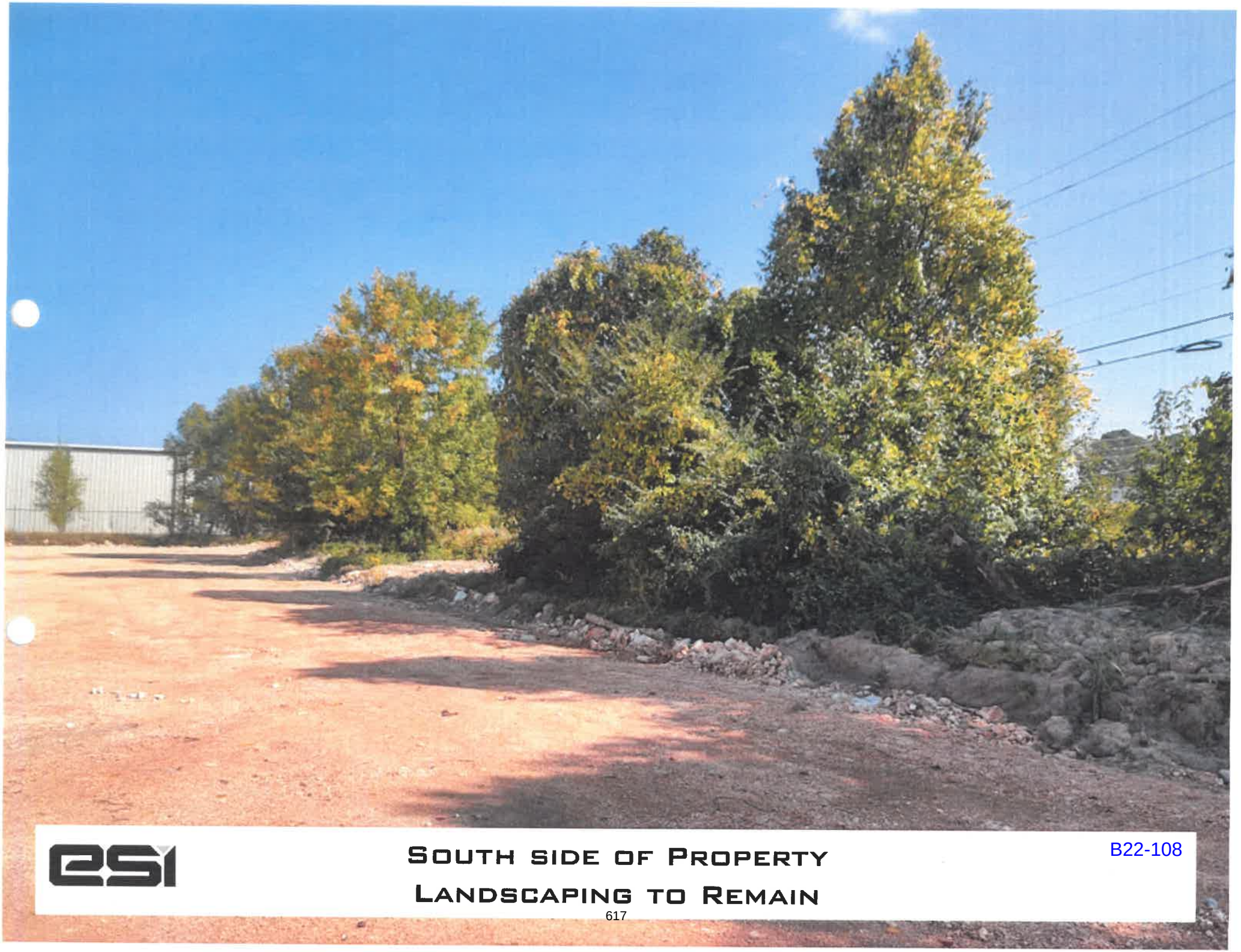
East side of Property



ESI

SOUTH SIDE OF PROPERTY
LANDSCAPING TO REMAIN

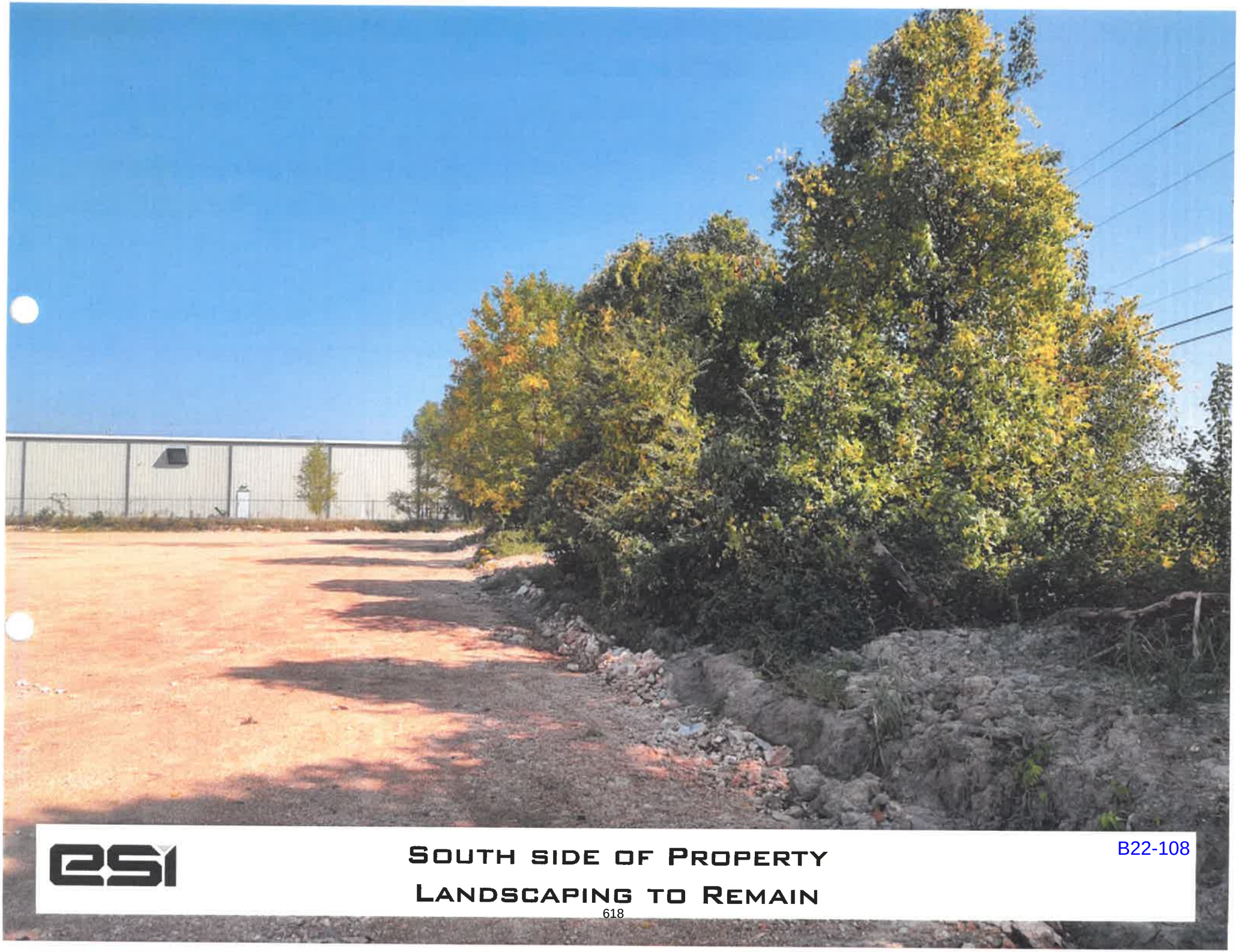
B22-108



ESI

SOUTH SIDE OF PROPERTY
LANDSCAPING TO REMAIN

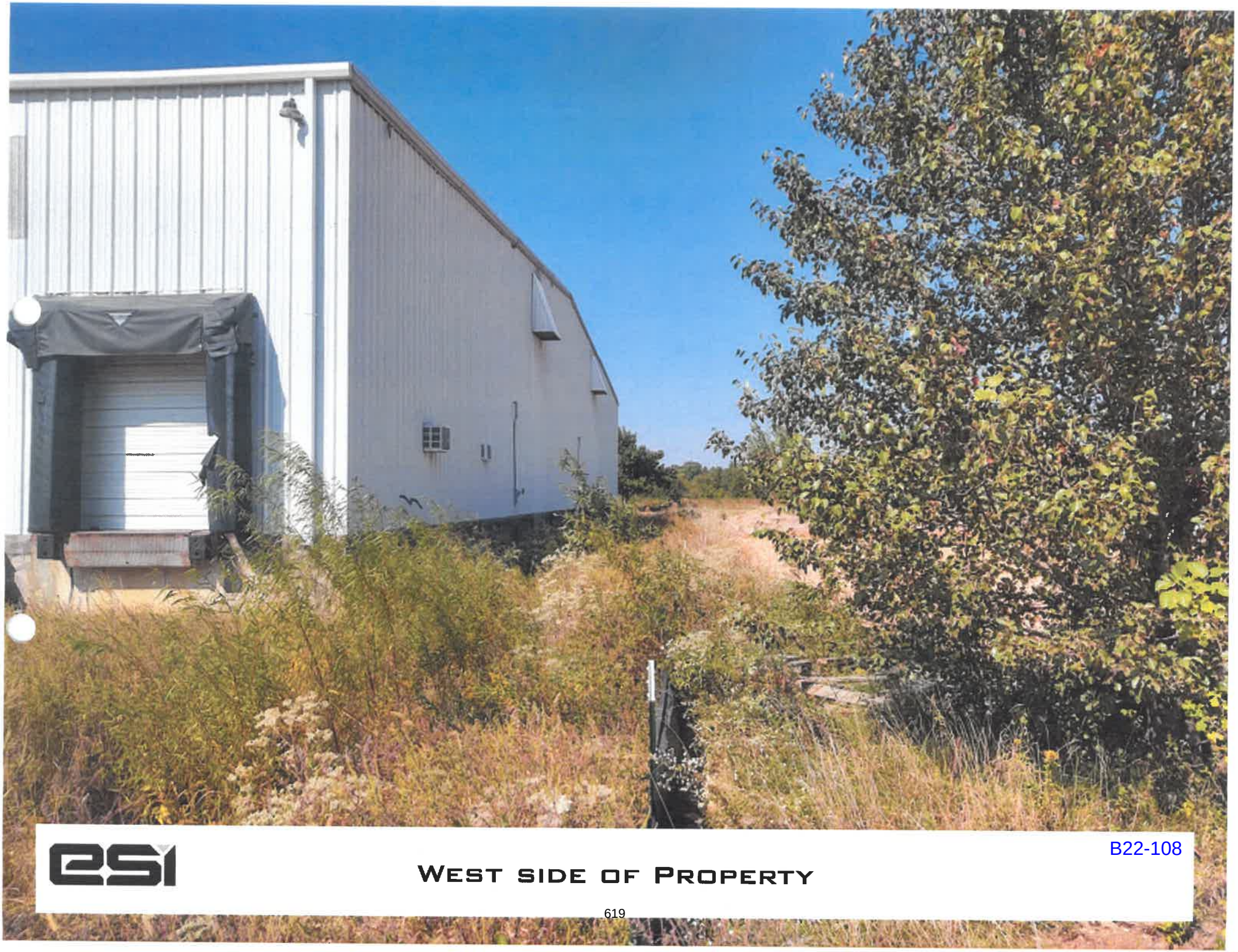
B22-108



ESI

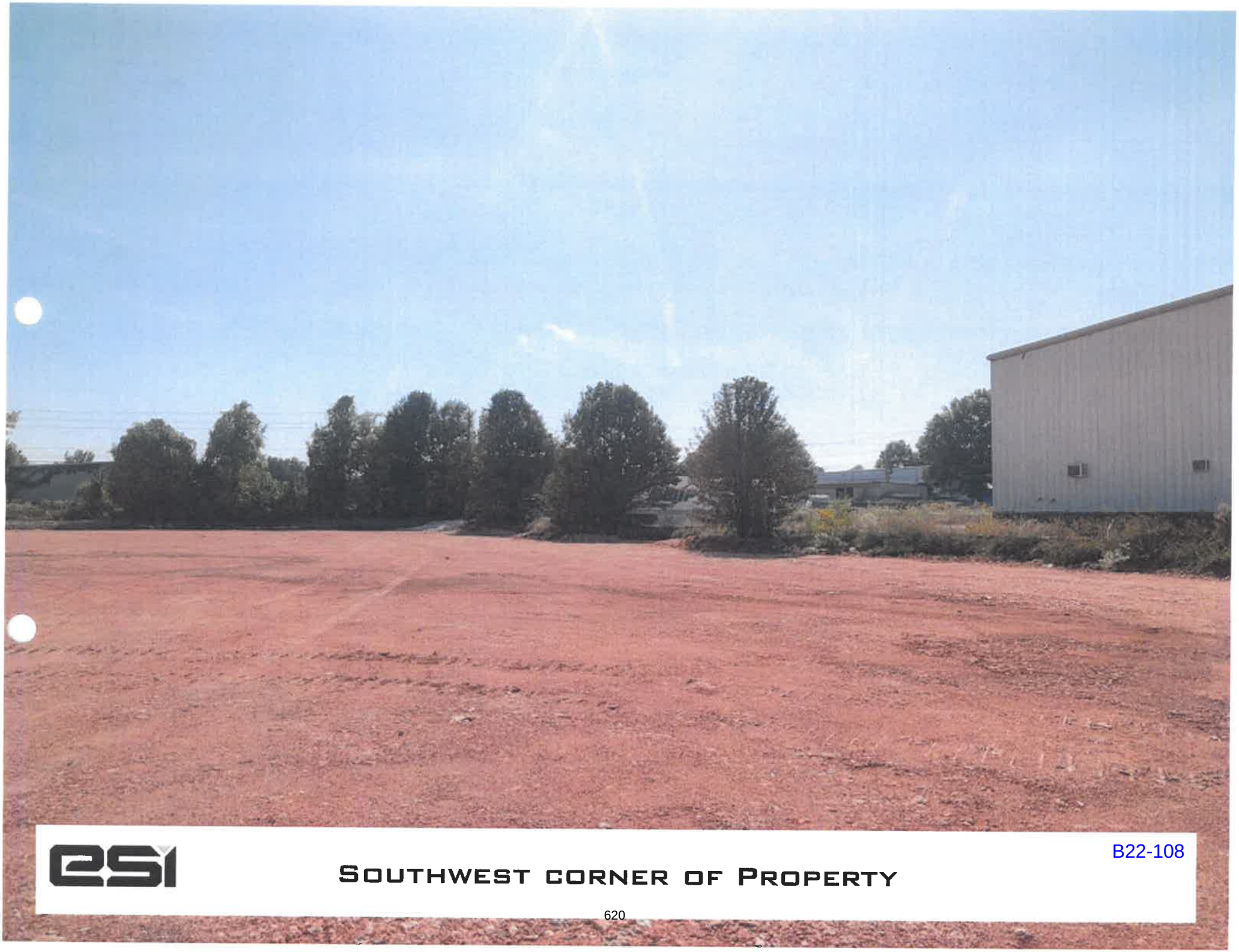
South side of Property
Landscaping to Remain

B22-108



B22-108

West side of Property



B22-108

Southwest corner of Property

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

B22-108

October 10, 2022

City of Springdale
c/o Debbie Pounders
Planning & Community Development Division
208 S. Blair Street
Springdale, Arkansas 72764

Via email: dpounders@springdalear.gov

Re: Certified List of Adjacent Property Owners
Barmac Property NLSD & Variance
1923 Turnbow Avenue
Springdale, AR

Debbie:

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

815-33850-000
F P E C CORPORATION
2219 FORD AVE
SPRINGDALE, AR 72764

815-33835-000
PRO-FAB OF NORTHWEST ARKANSAS LLC
P O BOX 907
NASHVILLE, AR 71852

815-23204-000
PRO-LINK INC
PO BOX 548
TONTITOWN, AR 72770

815-23205-000
BARMAC PROPERTY LLC
1864 FORD AVE
SPRINGDALE, AR 72764

815-33833-000
PHILLIPS WAREHOUSE LLC
1654 RED TIP DR #4
FAYETTEVILLE, AR 72704

815-33851-000
SPRINGDALE PUBLIC FACILITIES BOARD
PO BOX 166
SPRINGDALE, AR 72765-0166

Very truly yours,

Rodney Woods, P.S.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1559
SIGNATURE
RODNEY D. WOODS

10/10/2022

Z:\Engineers\00 - Engineer Projects\21983 - BARMAC Property LSD\NLSD Submittal\CLAPO.docx



Planning Commission Meeting
November 1, 2022

Miles
00.01 0.02 0.03 0.04

N

PROJECT: B22-108
APPLICANT: BARMAC Property, LLC
REQUEST: Variance for landscape buffer and opaque screening

SPRINGDALE™
WE'RE MAKING IT HAPPEN

W22-21

From: Jill Miller <jilllynne@yahoo.com>
Sent: Tuesday, October 18, 2022 11:33 AM
To: scurry@springdalear.gov
Subject: Waiver for sidewalk
Attachments: image0.jpeg; image1.jpeg; image2.jpeg; Untitled attachment 05368.txt

Hi Sarah,
I am requesting for a waiver for a sidewalk for property 6200 Copperhead Road, Springdale, AR 72762 which borders Wagon Wheel Road. Attached are pictures where our private road meets Wagon Wheel.
Thank you,
Jill Miller

Waiver of Sidewalk Requirement on Wagon Wheel Road

W22-21







Planning Commission Meeting
November 1, 2022

Miles
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N

PROJECT: W22-21
APPLICANT: Eric and Jill Miller
REQUEST: Waiver of Sidewalk Requirement on Wagon Wheel Road

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Proposed 2023 Planning Commission Schedule

SUBMISSION DEADLINE TECHNICAL PLAT REVIEW MEETING (Large Scale Development Plans, Non-Large Scale Development, Subdivision Plats) Planning Office 206 Blair Street 5:00 P.M.	TECHNICAL PLAT REVIEW Comments Available	SUBMISSION DEADLINE ZONING CONDITIONAL USE VARIANCES Planning Office 206 Blair Street 5:00 P.M.	RESUBMISSION DEADLINE TPR ITEMS WAIVERS Planning Office 206 Blair Street 5:00 P.M.	PLANNING COMMISSION MEETING Meeting Location to be announced with each Meeting Agenda 5:00 P.M.	REPLAT FINAL PLAT CITY COUNCIL REVIEW Meeting Location to be announced with each Meeting Agenda 6:00 P.M.	ZONING CONDITIONAL USE WAIVERS COUNCIL REVIEW Meeting Location to be announced with each Meeting Agenda 6:00 P.M.
December 1, 2022	December 15, 2022	December 14, 2022	December 22, 2022	January 3, 2023	January 10, 2023	January 24, 2023
December 29, 2022	January 12, 2023	January 18, 2023	January 19, 2023	February 7, 2023	February 14, 2023	February 28, 2023
February 1, 2023	February 16, 2023	February 15, 2023	February 23, 2023	March 7, 2023	March 14, 2023	March 28, 2023
March 2, 2023	March 16, 2023	March 15, 2023	March 23, 2023	April 4, 2023	April 11, 2023	April 25, 2023
March 30, 2023	April 13, 2023	April 12, 2023	April 20, 2023	May 2, 2023	May 9, 2023	May 23, 2023
April 27, 2023	May 11, 2023	May 17, 2023	May 18, 2023	June 6, 2023	June 13, 2023	June 27, 2023
June 1, 2023	June 15, 2023	June 14, 2023	June 22, 2023	July 5, 2023	July 11, 2023	July 25, 2023
June 29, 2023	July 13, 2023	July 12, 2023	July 20, 2023	August 1, 2023	August 8, 2023	August 22, 2023
July 27, 2023	August 10, 2023	August 16, 2023	August 17, 2023	September 5, 2023	September 12, 2023	September 26, 2023
August 31, 2023	September 14, 2023	September 13, 2023	September 21, 2023	October 3, 2023	October 10, 2023	October 24, 2023
September 28, 2023	October 12, 2023	October 18, 2023	October 19, 2023	November 7, 2023	November 17, 2023	November 28, 2023
November 2, 2023	November 16, 2023	November 15, 2023	November 23, 2023	December 5, 2023	December 12, 2023	December 27, 2023
November 30, 2023	December 14, 2023	December 13, 2023	December 21, 2023	January 2, 2024	January 9, 2024	January 23, 2024

Expansion of a Non-Conforming Use at 1104 Backus Ave
From 1,446 sq. ft. to 1,825 sq. ft.

October 1st, 2022.

Dale Tyler, Chairman, and
Planning Board Members
201 Spring Street
Springdale, AR 72764.

RE: Request to add Square feet to 1104 Backus Ave, Springdale, AR, 72764.

Dear Chairman and Board Members,

We own the home at 1104 Backus Ave, Springdale, AR, 72764, the lot is zoning a Commercial Zone (C-2). This lot contains a" House" with 1,446 sq. ft. and the "Shop" with 1240 sq. ft.

We would like to add the following:

- Front Porch at the main entrance, this will help us to protect the main door from weather damage and will help to identify visitor where the main entrance is
- Add a small addition to the back porch, the back entry is too narrow, and we would like to expand it.
- Add a small addition to the Front left side of the house, currently there is a "storage aisle" where the insulation is not in good stage and it is not level to the house' high. Therefore, it's causing humidity problems to the main wall for the master room. This addition will help to repair the issue and will provide an additional room/storage for our house, since rooms are smaller.

The dimensions of each additional is described in Anexo "A".

I would like to clarify that we don't have any intentions to add any square feet to the Shop. We will be repairing the Shop according building department guidelines.

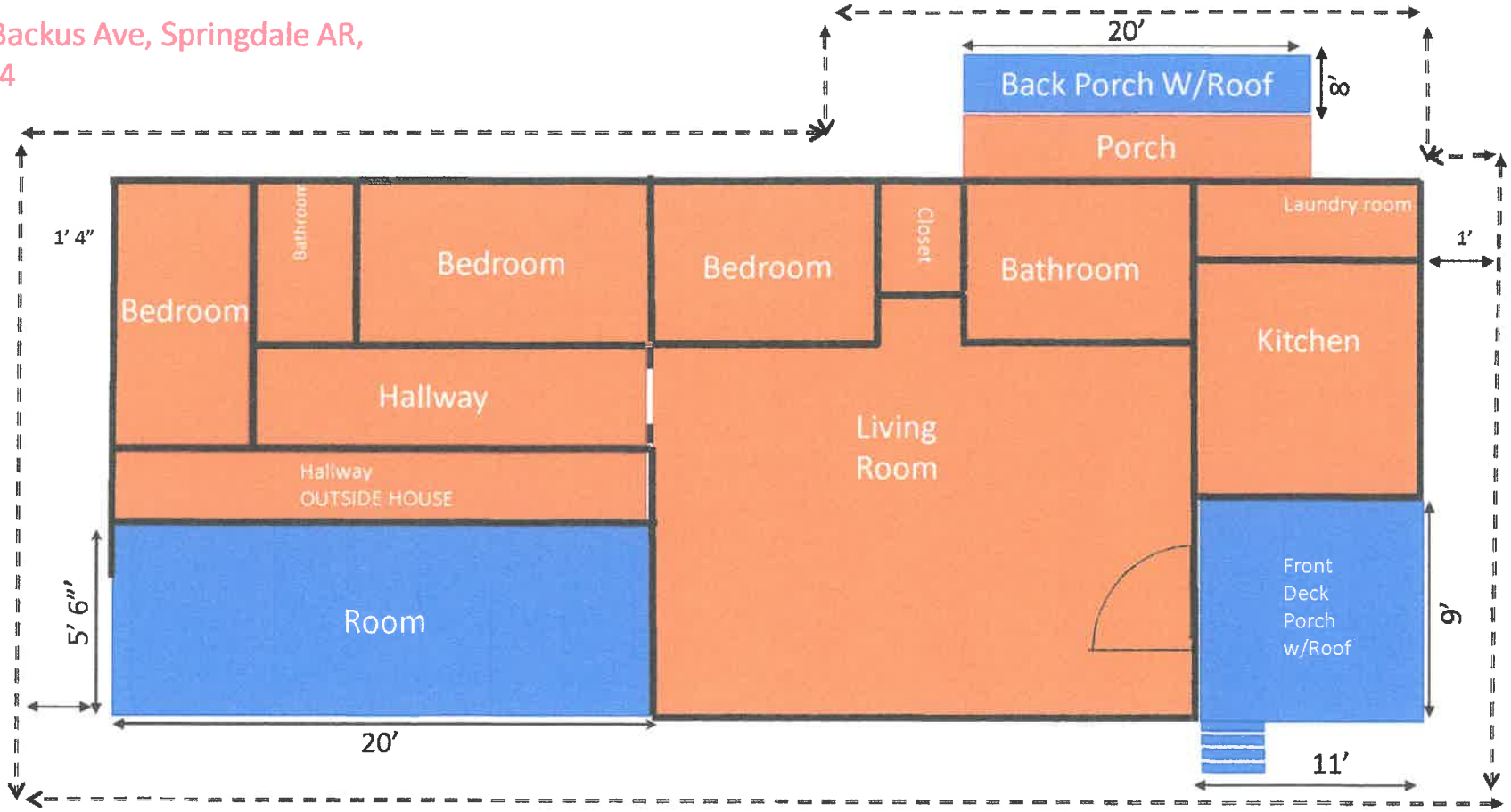
We would like to consider our petition to add the square feet to the "House". We believe this addition will add value to the neighborhood.

Warm regards,

Rosaura D Cantú Rangel and Eugenio Torres Martínez
Owners

Expansion of a Non-Conforming Use at 1104 Backus Ave
From 1,446 sq. ft. to 1,825 sq. ft.

1104 Backus Ave, Springdale AR,
727654
House

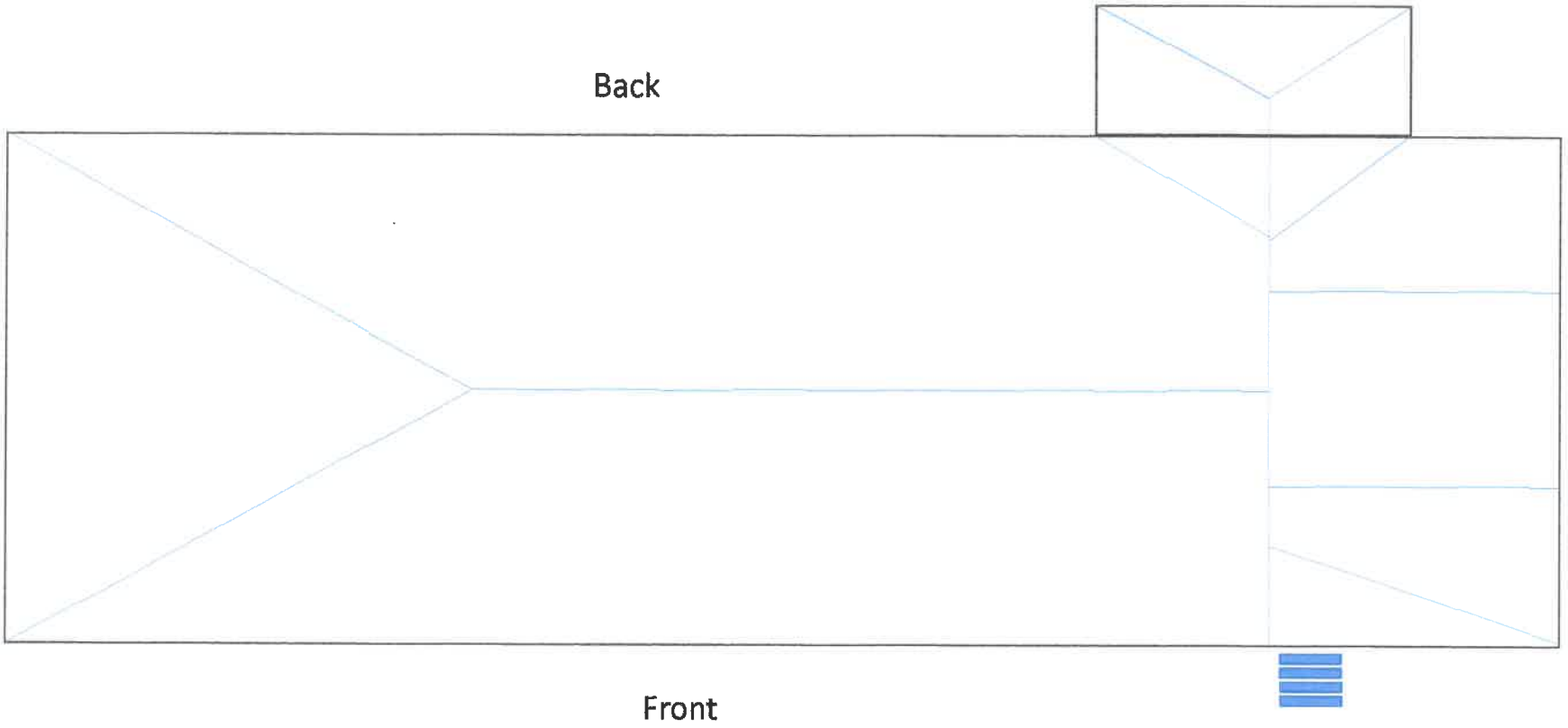


Additional Sq. ft.
Room: 120 sq. ft.
Front Porch: 99 sq. ft.
Back Porch: 160 sq. ft
Total : 379 sq. ft. + Overhead

Adding

Existing

Expansion of a Non-Conforming Use at 1104 Backus Ave
From 1,446 sq. ft. to 1,825 sq. ft.



Materials:
Front Porch : Pressured Treated Lumber and Cedar
Back Porch: Concrete (level up), Pressured Treated Lumber
Room : Crawl Space, Vinyl Siding, Kraft Faced Fiberglass.
2x4 Lumber, 2X6 Rafters, Plywood , ½ in Sheetrock.

Expansion of a Non-Conforming Use at 1104 Backus Ave
From 1,446 sq. ft. to 1,825 sq. ft.







Planning Commission Meeting
November 1, 2022

Miles
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N

APPLICANT: Rosaura Rangel
REQUEST: Expansion of a Non-Conformity

631

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Requesting an Approval Extension for PSC Soccer

L21-24

From: Rick McGraw <rick.mcgraw@hfa-ae.com>
Sent: Tuesday, October 25, 2022 11:25 AM
To: Sharon Tromburg
Cc: Sarah Curry; Rick Barry
Subject: RE: PSC Soccer - Current Permit Status

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning, Sharon. Please accept this email as the official request to extend LSD #L21-24 PSC Indoor Soccer project. The original approval date for the project was 11/02/2021. Currently, the project is on hold while the owner secures final bank funding for the project and expects that funding to approved by years end. The owner would like to commence construction sometime after the new year.

If you need any additional information from me on this, please don't hesitate to reach out.

Thank you and have a great day.

Rick

HFA

Rick McGraw *PLA, ASLA, CLARB Certified*
Discipline Lead / Landscape Architect
Licensed in: AR, AZ, KS, TX
SHAREHOLDER

Harrison French & Associates
1705 S. Walton Blvd., Ste 3
Bentonville, AR 72712

c 903-277-8321
p 479-273-7780,283
www.hfa-ae.com

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From: Sharon Tromburg <stromburg@springdalear.gov>
Sent: Tuesday, September 6, 2022 2:27 PM
To: Rick McGraw <rick.mcgraw@hfa-ae.com>
Cc: Sarah Curry <scurry@springdalear.gov>; Rick Barry <jrbarry@springdalear.gov>
Subject: RE: PSC Soccer - Current Permit Status

Hi Rick,

See info attached. You'll need to request a LSD extension by November of this year to avoid a re-application process. Let me know if you have any questions.

To request an extension – send in writing (a reply to this email is sufficient) and please include project name/number, original approval date, status, and any other relevant info.

Thanks,

PSC INDOOR SOCCER

S. OLD MISSOURI RD & HWY 412

SPRINGDALE, AR 72764

WASHINGTON COUNTY

#L21-24



VICINITY MAP
NO SCALE

CONTACTS

OWNER
ANDY CHEN
3487 CHATSWORTH ROAD
FAYETTEVILLE, AR 72703
ANDYCHEN2288@GMAIL.COM

SURVEYOR
BATES & ASSOCIATES, INC.
7230 S. PLEASANT RIDGE DR.
FAYETTEVILLE, AR 72704
479.442.9350
JUSTIN REID

CIVIL ENGINEERING
HARRISON FRENCH &
ASSOCIATES, LTD
1705 S. WALTON BLVD., SUITE 3
BENTONVILLE, AR 72712
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EMMA HERNON

ARCHITECTS & MEP
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LANDON FOSTER

FIRE
CITY OF SPRINGDALE FIRE
DEPARTMENT
417 HOLCOMB STREET
SPRINGDALE, AR 72762
479.751.4510
DUANE MILLER

SITE PLAN REVIEW

CITY OF SPRINGDALE PLANNING
DEPARTMENT
201 SPRING STREET
SPRINGDALE, AR 72764
479.750.8550
PATSY CHRISTIE

HEALTH DEPARTMENT
ARKANSAS DEPARTMENT OF HEALTH
1200 W WALNUT STREET, SUITE 2200
ROGERS, AR 72756
479.986.1300
JAMES BAILEY

STATE HIGHWAY
ARKANSAS DEPARTMENT OF
TRANSPORTATION
P.O. BOX 610
HARRISON, AR 72602
870.743.2100
JIMMY VAUGHN

CITY STREET
CITY OF SPRINGDALE ENGINEERING
DEPARTMENT
201 SPRING STREET
SPRINGDALE, AR 72762
479.750.8105
BRADLEY BALDWIN

SANITARY SEWER & WATER
SPRINGDALE WATER DEPARTMENT
526 OAK AVENUE - PO BOX 769
SPRINGDALE, AR 72764
479.927.4173
LPECKHAM@SPRINGDALEWATER.COM
LARRY PECKHAM

NATURAL GAS
BLACK HILLS ENERGY
655 E. MILLSAP RD., SUITE 104
FAYETTEVILLE, AR 72703
888.890.5554

ELECTRIC
AEP
STEVE SATTERFIELD
WSSATERFIELD@AEP.COM

TELEPHONE
AT&T
627 WHITE ROAD
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SCOTT SEAMAN

STORM SEWER
CITY OF SPRINGDALE ENGINEERING
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201 SPRING STREET
SPRINGDALE, AR 72764
479.750.8105
BRADLEY BALDWIN

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

SITE & DEVELOPMENT INFORMATION	
FLOOR AREA	42,508 SF
GROSS SITE AREA	213,444 SF (4.91 AC)
NET SITE AREA	211,759 SF (4.86 AC)
ZONING	C-2 (WEST LOT) AND C-5 (EAST LOT)
USE	CULTURAL, RECREATIONAL & HEALTH FACILITIES
PARKING	REQUIRED: 1 SPACE / 200 SF (42,508 NET SF / 200 = 213 SPACES FOR RECREATIONAL USE) PROVIDED: 214 SPACES

PARENT TRACT PARCEL NUMBER: 815-28632-000

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N87°34'19"W 261.08', THENCE N03°18'59"E 65.92' TO A POINT ON THE NORTH RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY #412, THENCE N03°23'58"E 210.46' TO AN EXISTING REBAR, THENCE N03°25'15"E 134.54' TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE N87°32'19"W 164.53' TO AN EXISTING REBAR, THENCE S02°40'23"W 34 0.06' TO A POINT ON THE NORTH RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY #412, THENCE ALONG SAID RIGHT-OF-WAY N87°32'27"W 39.50' TO AN EXISTING NAIL, THENCE LEAVING SAID RIGHT-OF-WAY N02°41'02"E 3 39.97' TO AN EXISTING REBAR, THENCE N87°22'52"W 300.00' TO AN EXISTING REBAR ON THE EAST RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY #265, THENCE ALONG SAID EAST RIGHT-OF-WAY N16°31'15"E 266.69' TO AN EXISTING REBAR, THENCE LEAVING SAID EAST RIGHT-OF-WAY S87°20'21"E 443.51' TO AN EXISTING REBAR, THENCE S03°25'15"W 258.50' TO THE POINT OF BEGINNING, CONTAINING 3.1 2 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN OLD MISSOURI ROAD (STATE HIGHWAY #265) MASTER STREET PLAN RIGHT-OF-WAY ON THE WEST SIDE, SUBJECT TO THAT PORTION IN EAST ROBINSON AVENUE (STATE HIGHWAY #412) MASTER STREET PLAN RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT, AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARENT TRACT PARCEL NUMBER: 815-28634-000

DEED RECORDED AS DOCUMENT 2016-00015588

A part of the Southwest Quarter of the Southwest Quarter of Section 6, Township 17 North, Range 29 West, Washington County, Arkansas, being more particular described as follows:
Commencing at a point being used as the Southwest Corner of said Section 6 as indicated on AHTD Job Number 40005; Thence N 00° 58' 11" E, 18.12 feet to a point in the center of Arkansas State Highway 412; Thence S 88° 29' 15" E, 1086.64 feet to a point in the center of Arkansas State Highway 412; Thence N 02° 08' 55" E, 40.26 feet to a found 1/2" crimped top pipe, said pipe being on the North Right of Way line of Arkansas State Highway 412 as established by order of the Washington County Court dated January 31, 1946, and entered for record in County Book B-I at Page 157 on State Job Number 9219 and as referenced in the property description filed for record in Book 474 Page 418, Washington County; Thence continue N 02° 08' 55" E, 5.06 feet to a point, being the true point of beginning of the tract herein described, said point being on the North Right of Way line as established by AHTD Job Number 40005, and also being N 80° 24' 36" E, 1.27' from an existing 3/4" rebar with 1-1/2" aluminum cap stamped "AHTD R/W"; Thence continue N 02° 08' 55" E, along the West line of said tract a distance of 892.29 feet to a found 1/2" crimped top pipe, said pipe having been set for the Northwest Corner of tract as described in Book 474 Page 418; Thence S 88° 41' 41" E, along the north line of above said tract a distance of 243.11 feet to a found 1/2" crimped top pipe, said pipe having been set for the Northeast Corner of tract as described in Book 474 Page 418; Thence S 02° 09' 18" W, 892.62 feet along the East boundary line of said tract, said East boundary line also being the West boundary line of the property described in Quit Claim Deed from the AHTD to John Shastid and Virginia Shastid recorded in the Washington County records as Instrument Number 96050637, to a point on the North Right of Way line of Arkansas State Highway 412 as established by AHTD Job Number 40005, said point also being S 05° 20' 56" E, 0.33' from an existing rebar with a red plastic cap stamped "PLS 1214"; Thence N 88° 36' 57" W, along said North Right of Way line a distance of 243.00 feet to the Point of Beginning, containing 4.98 acres, more or less. Above description is according to a survey by AHTD referenced as Job Number 4620_8.

REVISION CHART

#	TITLE	DATE	NOTES:
1	REV-1	10.21.21	REVISED PER CITY COMMENT
2	REV-2	10.27.21	REVISED PER CITY COMMENT

FLOOD NOTE

THIS SITE IS LOCATED IN FLOOD ZONE "X" AS SHOWN IN THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 05143C0090F DATED 4/2/2008.

BENCHMARK

TEMPORARY BENCHMARK A: CURB INLET IN ROW ALONG S. MISSOURI RD. WITH RIM ELEVATION = 1339.43'

CITY NOTE

REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.

SHEET LIST

C0.0 COVER SHEET
C0.1 PROJECT NOTES
C1.0 EROSION & SEDIMENT CONTROL PLAN - WEST
C1.1 EROSION & SEDIMENT CONTROL PLAN - EAST
C2.0 DEMOLITION PLAN - WEST
C2.1 DEMOLITION PLAN - EAST
C3.0 SITE PLAN - OVERALL
C3.1 SITE PLAN - WEST
C3.2 SITE PLAN - EAST
C4.0 GRADING PLAN - WEST
C4.1 GRADING PLAN - EAST
C5.0 UTILITY PLAN - WEST
C6.0 LANDSCAPE PLAN - WEST
C6.1 LANDSCAPE PLAN - EAST
C6.2 LANDSCAPE DETAILS
C10.0 EROSION DETAILS
C10.1 SITE DETAILS
C10.2 SITE DETAILS 2
C10.3 GRADING DETAILS
C10.4 UTILITY DETAILS
C10.5 UTILITY DETAILS 3

BUILDING ELEVATIONS
SITE LIGHTING PLAN

HFA ARCHITECTS ENGINEERS INTERIORS
HARRISON FRENCH & ASSOCIATES, LTD
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ac.com

STIPULATION FOR REUSE
THESE PLANS ARE PREPARED FOR USE ON A SPECIFIC SITE AT:
SPRINGDALE, AR 72764
CONTRACT NUMBER: 1-21-24
DATE ON: 10/26/2021
AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A DIFFERENT TIME. USE OF THIS DRAWING FOR PROJECT REQUIRES THE SERVICES OF REGISTERED ARCHITECTS OR ENGINEERS. REPRODUCTION OF THIS DRAWING FOR USE ON ANY OTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

PSC INDOOR SOCCER
#L21-24
S. OLD MISSOURI RD & HWY 412
SPRINGDALE, AR 72764
PROJ NUMBER: 18-20-00095

ISSUE BLOCK		
#	TITLE	DATE
	OTP	9.30.2021
1	REV-1	10.21.2021
2	REV-2	10.27.2021

DOCUMENT DATE:	10/26/2021
CHECKED BY:	WFM
DRAWN BY:	ENH

NOT FOR CONSTRUCTION

DANIEL RYAN GILL, PE
LICENSE #: 12539

COVER SHEET

SHEET: C0.0

Oct26,2021-4:51pm - User:emma.hernon
N:\18\18-20-00095 PSC Indoor Soccer - Springdale, AR\03-Disciplines\Civil\Construction Documents Folder\ 18-20-00095 - SP.dwg

GENERAL NOTES

1. The contractor shall retain a full set of latest approved construction plans and specifications on site during all construction activities. Local authority's standards shall supersede all HFA standards.
2. The contractor will maintain any required access to adjacent properties.
3. Any temporary construction easements required for private work related to the project shall be acquired by the owner. No work will be performed on private property without written permission of the affected property owner.
4. Coordinate start-up and all construction activities with the owner.
5. Construction methods and materials, not specified in these plans, are to meet or exceed the site work specifications provided by HFA, or as otherwise specified by the owner.
6. All construction work and utility work outside of property boundaries shall be performed in cooperation with, and in accordance with, regulations of the authorities concerned.
7. Public convenience and safety: the contractor shall conduct all work in a manner that will ensure, as far as practicable, the least obstruction to traffic; and shall provide for the convenience and safety of the general public and residents along, and adjacent to, highways in the construction area in an adequate and satisfactory manner, in accordance with the DOT standard specifications for highway construction.
8. All aerial images are for reference only and are not to scale.
9. All imported fill shall be free of rocks greater than 12" in diameter and any detrimental organic material or refuse debris.
10. Safety railings are required on any retaining wall 30" or greater in height.
11. Proposed spot elevations are at top of finished curb unless otherwise specified.
12. The general contractor will be held solely responsible for and shall take all precautions necessary to avoid damage to adjacent properties during the construction phases of this project.
13. In accordance with generally accepted construction practices, the contractor shall be completely responsible for conditions of the job site. Including the safety of all persons and property during the duration of the construction. This will be applicable 24 hours a day.
14. All dimensions shown are to the face of curb unless otherwise noted.
15. All signs and traffic control devices to follow the guidelines of the MUTCD.
16. The contractor shall refer to the architectural plans for all building dimensions. The contractor shall immediately notify the architect and engineer in the event there are discrepancies determined between plans.
17. The design, inspection and certification of any retaining wall over 4FT shall be by a registered engineer.
18. All work shall be done in strict accordance with the project specifications.
19. The contractor shall ensure all necessary permits are obtained prior to construction.
20. The contractor shall maintain all existing parking, sidewalks, drives, etc. clear and free from any construction activity, and/or material, to ensure easy and safe pedestrian and vehicular traffic to and from the site.
21. The contractor shall refer to the architectural plans for exact locations and dimensions of the precise building dimensions and exact building utility entrance points.
22. The engineer of record shall review and approve material submittals.
23. The demolition of any existing underground storage tanks, fueling dispensers, or fueling related appurtenances such as supply lines, shall be removed per local, state and federal requirements.
24. The contractor shall maintain the site and provide 6' tall chain link security fence around the site until such time as the owner takes over.
25. The contractor is responsible for providing traffic control throughout the project, including proper traffic control devices and/or personnel as required. This includes both vehicular and pedestrian traffic control. Traffic control shall be in accordance with MUTCD.

EROSION CONTROL NOTES

1. Erosion control measures are to be installed prior to demolition commencing.
2. If top soil or other soil is to be stockpiled for more than 30 days, a temporary cover of annual rye or other suitable grass shall be planted. Stockpile is to be a minimum distance of 25' from all drainage structures.
3. Silt fences shall be repaired to their original conditions if damaged. Sediment shall be removed from the silt fences when it reaches one-half the height of the silt fence.
4. When silt fence or wattles are not placed at a constant elevation following contours on steep slopes, the "J" hoop method should be used (at 50FT intervals) to create ponding and prevent erosion of the trench backfill of silt fence installation
5. The contractor shall incorporate permanent erosion control features at the earliest practical time. Temporary erosion control measures will be used to correct conditions that develop during construction that were unforeseen during the design stage, that are needed prior to installation of permanent erosion control features, or that are needed temporarily to control erosion that develops during normal construction projects, but are not associated with permanent control features on the project.
6. All storm water pollution prevention measures shall be initiated as soon as possible.
7. All wash water from concrete trucks, vehicle and equipment cleaning, etc. shall be detained and properly treated or disposed.
8. General contractor shall denote the temporary parking and storage area which shall also be used as the equipment maintenance and cleaning area, and area for portable facilities, office trailers and toilet facilities.
9. The contractor will implement best management practices as required by SWPPP. Additional BMPs shall be implemented as necessary as the project progresses at no additional cost to the owner throughout all phases of construction.
10. The contractor shall obtain and follow the SWPPP as approved by local and state agencies.
11. Disturbed portions of the site where construction activity has stopped for at least 14 days shall require temporary seed.
12. Contractor shall be responsible for removing sediment from detention structures at all points throughout construction.
13. The contractor shall adjust erosion control measures throughout grading as necessary to perform effectively.
14. Re-vegetation shall be required to meet the following performance standards (sediment controls shall remain in place until re-vegetation is established).
15. A minimum of 4 inches of topsoil shall be required to be either existing or installed in areas to be re-vegetated. Any application of topsoil and seeding under the drip line of a tree should be minimized to 3 inches so as not to damage the trees root system.
16. All construction to be stabilized at the end of each working day. This includes back filling of trenches for utility construction and placement of gravel or bituminous paving for road construction.
17. Provide complete and uniform coverage that minimizes erosion and runoff.
    a. Zero to 10% grade: re-vegetation shall be a minimum of seeding and mulching.
    b. 10:1 up to 4:1 grade: re-vegetation shall be a minimum of hydro-seeding with mulch and fertilizer, sod, or groundcover. Said planting shall provide complete and uniform coverage that minimizes erosion and runoff.
    c. 4:1 to 3:1 grade: The slope shall be covered with landscape fabric and hydro-seeded with mulch and fertilizer, or staked sod, or groundcover. Said planting shall provide complete and uniform coverage that minimizes erosion and runoff.
    d. More than 3:1 grade: any finish grade over 3:1 shall be stabilized with one or more of the following:
    e. Retaining walls; cribbing with landscape fabric; terracing with groundcover; riprap; staked sod (up to 2:1 slope)
    f. If cribbing, terracing, or riprap is used, the slope's stability and erodibility must be equivalent to or better than its predevelopment state.
20. Permanent Erosion Control: The developer shall incorporate permanent erosion control features at the earliest practical time. Temporary erosion control measures will be used to correct conditions that develop during construction that were unforeseen during the design stage, that are needed prior to installation of permanent erosion control features, or that are needed temporarily to control erosion that develops during normal construction projects, but are not associated with permanent control features on the project.
21. Dust: Where excessive dust may become a problem, a plan for spraying water on heavily traveled dirt areas shall be addressed.
22. Construction Exits: A stabilized rock exit is required on construction sites. Rock exits must be at least 20' wide by 50' long by 6" thick stabilized rock having a minimum average diameter of 3". If there is an existing curb, loose material such as fill dirt or gravel shall not be used to ramp up to it from the street. Temporary wooden ramps in front of curbs are acceptable.
23. Debris, Mud, and Soil in Public Streets: debris, mud and soil shall not be allowed on public streets but if any debris, mud, or soil from development sites reaches the public street it shall be immediately removed via sweeping or other methods of physical removal. Debris, mud, or soil in the street may not be washed off the street or washed into the storm drainage system. Storm drainage systems downstream of a development site should be protected from debris, mud, or soil in the event that debris, mud, or soil reaches the drainage system.
24. Franchise and Private Utilities: the property owner or main contractor onsite will be responsible for restoring all erosion and sediment control systems and public infrastructure damaged or disturbed by underground private or franchise utility construction such as water and sewer service leads, telephone, gas, cable, etc. Erosion and sediment control systems must be immediately restored after each utility construction.

Erosion Control Planning Sequence To Be Used (If not specified on Erosion Control Plan)

Phase I

1. Install stabilized construction entrances/exits.
2. Prepare temporary parking and storage areas. upon implementation and installation of the following: trailers, parking, lay down, porta-potty, wheel wash, concrete wash-out, mason's area, fuel and materials storage containers, solid waste containers, etc., denote them on the site maps throughout the construction progress.
3. Construct the silt fences on the site.
4. Halt all activities and contact the civil engineer consultant to perform inspection of BMPs. general contractor shall schedule and conduct storm water pre-construction meeting with engineer and all ground-disturbing contractors before proceeding with construction.
5. Clear and grub the site.
6. If applicable, start construction of the building pad and structures.
7. Begin grading the site.

Phase II

1. Temporarily seed disturbed areas.
2. Install utilities, underdrains, storm sewers, curbs and gutters.
3. Install rip-rap around out structures.
4. Install inlet protection around all storm sewer structures.
5. Complete grading and install permanent seeding and planting.
6. Remove all temporary erosion and sediment control devices if site is stabilized.

DEMOLITION NOTES

1. The location of the utilities shown have been determined by information gathered and shall not be used as exact. contractor shall contact the appropriate utility companies to verify exact locations prior to demolition.
2. The contractor shall coordinate with the proper utility companies for removal and relocations of the respective utility. The contractor shall verify any work that may be done by the utility companies.
3. Contractor shall protect the public with best management practices.
4. Contractor shall protect and maintain all existing structures, pavement, and vegetation that is not to be disturbed and is responsible for any damages to them.
5. The contractor shall properly dispose of all materials resulting from operation according to governing authorities and shall obtain the proper permits required for disposal and demolition.
6. The contractor shall maintain continuous access to adjacent properties during construction and avoid any property damage during construction.
7. The contractor shall install erosion and sediment control devices prior to demolition.
8. The contractor shall be responsible for maintaining services to any necessary utilities during construction.
9. For all items noted to be removed, remove not only the above ground elements, but also remove all underground elements as well including, but not limited to; foundations, gravel fills, tree roots, pipes, tanks, etc.
10. Backfill all excavations resulting from the demolition work meeting the requirements for fill outlined in the geotechnical investigation report for this site.
11. Asbestos and any other hazardous material shall be properly permitted and removed by the contractor. Contractor shall secure all permits for demolition and removal of materials from the site.
12. Limit saw-cut and pavement removal to only those areas where it is required as shown on these plans. any damage incurred to any surrounding areas shall be repaired / replaced at the responsibility of the contractor. Contractor shall protect existing adjacent structures, pavement, utilities, landscape, etc. from damage during construction.
13. Demolition and removal of underground storage tanks, fueling dispensers, and fueling related appurtenances such as supply lines shall be removed and disposed of per local, state, and federal requirements. Contractor shall field verify exact location of supply lines and appurtenances and remove per requirements. Contractor shall secure all permits for demolition and removal of materials from the site.
14. Contractor shall ensure that services to all utilities to be removed has been discontinued and shut off. All utility lines shall be capped per utility company standards.
15. Contractor shall coordinate with adjacent property owners prior to demolition of materials along property lines.

SITE NOTES

1. Unless otherwise shown, all curb radii shall be 3'.
2. Asphalt concrete surface and base course materials should meet or exceed the requirements as outlined in the specifications or as specified by the state or local jurisdiction, whichever is more stringent.
3. An independent testing laboratory, selected and paid for by the contractor and approved by the owner, shall be retained to perform construction testing of in-place asphalt concrete courses for compliance with requirements for thickness and surface smoothness requirements as specified in the construction specifications.
4. All removal of asphalt pavement will be saw cut.
5. Curbs must be caulked before backfilled and street paved. Acceptable suppliers are: Omni Seal 50, Percora 864 and 865, Dow Corning 888, or pre-approved equal.
6. Concrete pipe shall meet local jurisdiction or DOT specs. No damaged or repaired pipe will be allowed.
7. Any damage to the existing public street due to construction shall be repaired/replaced at the contractors expense.
8. Provide a smooth line by full depth saw cut for street widening (typ).
9. All existing curb cuts will be removed and replaced with standard curb, any curb to remain that is currently damaged or cracked shall be removed and replaced with standard curb, and curb damaged during construction shall be removed and replaced.
10. Driveway approaches shall be constructed of Portland cement concrete with a broom finish.
11. Detectable warnings are required when constructing or altering curb ramps. A 24 in wide strip of detectable warning (truncated domes) should be installed at the bottom of a curb ramp to indicate the transition from the sidewalk to the street or as indicated on drawings.
12. Minimum density for asphalt shall be 92% of the maximum theoretical density.
13. Subgrade shall be compacted to 95% of standard proctor.
14. Base course shall be compacted to 95% of modified proctor on local and residential streets.

Concrete Notes:

15. Concrete paving and structures should conform to project specification and details. If a discrepancy is found the more stringent shall apply.
16. An independent testing laboratory, selected and paid for by the contractor, and approved by owner, shall be retained to perform construction testing of concrete for compliance with requirements of the construction specifications.
17. Vertical concrete surfaces exposed to the general public shall be wet-rubbed to a smooth finish after forms have been removed. Horizontal surfaces shall be broomed as required in the construction specifications.

GENERAL PAVING NOTES

1. Place expansion joint between medium duty and heavy duty concrete.
2. Contractor to provide diagonal control joint from corners of paving transitions.

GRADING NOTES

1. Proposed contours are at finished grade.
2. The construction area shall be cleared, grubbed, and stripped of topsoil and organic matter from all areas to be occupied by building and paving. Topsoil for replacement on slopes may be stockpiled on site. Excess topsoil may be wasted in fill slopes, except that no topsoil will be wasted within 10 feet of the edge of the building or paved area. Burning of timber and debris shall comply with AHJ ordinances.
3. Areas to receive fill shall be scarified and the top 8 inch depth compacted to 95% standard proctor of the maximum laboratory density. Any unsuitable areas shall be undercut and replaced with suitable material before any fill material can be applied.
4. All grading shall be set back a minimum of 5FT from the property lines unless written permission is submitted from the adjacent property owner or a joint grading plan is submitted.
5. Off-site fill material (gravelly clay), shall have a plasticity index of 30 or less, a CBR value greater than 8, and contain no rock larger than 4 inches. Off-site fill material shall be approved by the engineer prior to bringing on site.
6. Areas that are to be cut to subgrade levels shall be proof-rolled with a fully loaded tandem-axle dump truck or similar approved construction equipment to detect unsuitable soils. Cut areas are to be scarified and recompacted to 95% standard proctor and tested by a geotechnical engineer prior to placement of base material.
7. In all areas of excavation, if unsuitable soils are encountered, a qualified geotechnical engineer shall recommend to the owner on the methods of undercutting and replacement of properly compacted, approved fill material. All proof-rolling and undercutting shall be performed during a sufficient duration of dry weather.
8. An independent certified testing laboratory, selected and paid for by the contractor, and approved by the owner, shall be retained to perform construction testing of the subgrade for compliance with the minimum requirements of subgrade compaction. For base course and asphalt paving see typical sections and specs.
9. All slopes are to be 3H:1V or flatter unless otherwise indicated.
10. Contractor shall refer to the stormwater pollution prevention plan and report for stormwater quality control including erosion and sediment control. Proper measures shall be practiced to prevent erosion along the edge of property, toe of slope, and along ditches. Mud and debris are not allowed to flow onto adjacent properties or public roadways.
11. The contractor is to remove and dispose of all debris, rubbish and other materials resulting from previous and current demolition operations.
12. The contractor is responsible for meeting all permit requirements for the disposal of materials from the site.
13. All disturbed areas shall receive 4 inches of topsoil and be re-vegetated. Vegetation must be established to minimize erosion prior to issuance of certificate of occupancy.
14. Prior to the installation of storm or sanitary sewer, the contractor shall excavate, verify and calculate all crossings and inform the owner and the engineer of any conflicts prior to construction. The engineer will not be held liable if the engineer is not notified of design conflicts.
15. All graded and otherwise disturbed areas shall be stabilized within 15 days immediately after grading or disturbance has ceased.
16. Permanent improvements such as streets, storm sewers, curb and gutters, and other features for control of runoff shall be scheduled coincidental to removing vegetative cover from the area so that large areas are not left exposed beyond the capacity of temporary control measures.
17. Erosion and sediment control systems must be immediately restored after each utility construction. The property owner or main contractor onsite will be responsible for restoring all erosion and sediment control systems and public infrastructure damaged or disturbed by underground private or franchise utility construction such as water and sewer service leads, telephone, gas, cable, etc.
18. All curbs shall be 6 inches above finish grade unless otherwise specified.
19. Prior to demolition occurring, erosion control devices are to be installed per BMP sequence.
20. All storm sewer pipe connections to structures shall be grouted to ensure connection at structure is water tight. All storm sewer structures shall have a smooth uniform poured mortar invert from invert in to invert out.
21. All drainage structures shall meet H20 loading when in paved traffic areas. And be flush with finished grades in paved areas.
22. Existing drainage structures to remain shall be inspected and repaired as necessary. Remove all silt and debris.
23. Fills shall be limited to 10FT vertical height unless information demonstrating slope stability, erosion control, and drainage control is provided along with re-vegetation.
24. Transition gutter to allow a 4 inch depression at curb inlets. (12FT for upstream side and sags and 4FT for downstream side)
25. Steps are required in storm drain manholes that are at 4FT of depth and greater. Centerline of manhole lid shall be 2FT from the wall where steps are located. Steps shall be copolymer polypropylene plastic with steel core.
26. Contractor to provide positive drainage away from buildings for paved and unpaved areas.
27. Pipe lengths shown are approximate. Contractor to confirm all pipe lengths.

UTILITY NOTES

1. Existing utilities shown on plans have been shown in their approximate locations per available information.
2. Construction shall not start on any public utility system until written approval has been received from the appropriate utility authorities, and the owner, and contractor have been notified by HFA.
3. Contractor shall not open, turn off, interfere with, or attach any pipe or hose to or tap any water main unless duly authorized to do so by the AHJ. Any adverse consequences of any scheduled or unscheduled disruptions of service to the public are to be the liability of the contractor. HFA and the owner are to be held harmless.
4. All trenching, backfilling and pipe laying is to meet all OSHA requirements.
5. The location, description and size of all above-ground and under-ground facilities, structures and utilities have been determined with due care and diligence, using current techniques, equipment and proper accuracy control procedures. However, information shown hereon is not warranted to be correct in every detail because of inaccuracies in or lack of existing data or maps and the inability to verify in the field. Persons using information contained hereon are hereby cautioned accordingly.
6. Refer to building plans for site lighting electrical plans.
7. All designs are subject to the AHJ's latest design criteria (water, sewer, streets and drainage). Review for plat approval is not approval of public improvements, and all proposed improvements are subject to further review at the time construction plans are submitted.
8. Water and sewer impact fees will apply for the additional impact to the system. The fees will be based on the AHJs standard requirements. These will be paid for by the owner.
9. All utility service lines to be connected to new mains or relocated as needed for installation of storm sewer system.
10. All conduits placed by contractor must have 48" of cover at final grade and marked with posts to identify the ends of conduits. There must be a minimum separation of 12" between electrical conduits and conduits for other utilities.
11. Service taps on existing mains shall be made by the city, and fees paid by owner.
12. All underground lines to be inspected prior to back filling.
13. Dimensions shown are to center of pipe or fitting.
14. Testing of water and sewer lines shall be at contractor's expense.
15. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations, and manholes in unpaved areas are to be 1" above finished grades.
16. All utilities under paved areas shall receive High-quality granular base course backfill full depth.
17. Maintain minimum horizontal separation of 10' between water and sewer and 5' between other underground utilities such as storm sewer, electrical, gas, and conduits.
18. All water, gas and electrical meters within the project area are to be abandoned and returned to the appropriate authority.
19. Coordination of all conduit placement shall be made with utility providers and installed by general contractor.
20. All water and sewer force main fittings shall be restrained through the use of thrust blocking per detail sheets or approved equal.
21. Proposed utilities that are to be buried in the same trench shall be coordinated with and approved by the involved utilities.
22. The contractor shall field verify depth and location of all utilities prior to construction of proposed utilities. All proposed utilities shall be constructed in accordance with governing agency.
23. The governing AHJ shall be notified no less than 48 hours prior to the installation of public utilities, infrastructure, roadway, etc. Testing shall be coordinated with the AHJ by the engineer of record as required.
24. Contractor to confirm all clearance heights of overhead utilities. If finished elevation of grading reduces clearance of lowest line to less than 16.5', contractor shall contact utility, owner, and engineer. HFA is not responsible for any damage to overhead utilities.

LANDSCAPE NOTES

1. All plant material to arrive at the site with moist soil.
2. Structural soil must be indicated on plans and inspected by the landscape architect at the time of installation.
3. Wheel stops or curb are required between parking and landscaping.
4. Wire baskets and burlap to be removed during tree planting.
5. Locate all utilities and site lighting conduits before landscape construction begins. Landscape contractor to contact "one call" prior to beginning work.
6. Notify the professional of record or their designated representative of any layout discrepancies prior to planting.
7. Maintain 5' min horizontal separation between tree plantings and water sanitary sewer lines.
8. All planting to be completed according to details, specifications or AHJ requirements, whichever is more stringent.
9. All plant materials shall meet requirements established by the American Standard of Nursery Stock.
10. All disturbed areas not receiving plantings or sod, shall receive seeding per Landscape Plan. These areas should receive water until grass has been established.
11. If irrigation is not to be installed, sufficient hose bibs shall be installed to meet the needs of site plantings.
12. Plant quantities shown in plant schedule are for reference only and shall be verified with the plan by the landscape contractor.
13. All trees and natural areas shown on the plan to be preserved shall be protected during construction with temporary fencing.
14. Protective fences shall be erected according to details for tree protection, if required.
15. Protective fences shall be installed prior to the start of any site preparation work and shall be maintained throughout all phases of the construction project.
16. Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in soil build-up within tree driplines.
17. Protective fences shall surround the trees or group of trees and will be located at or beyond the dripline. For natural areas, protective fences shall follow the limit of construction line, in order to prevent the following: a. soil compaction in the root zone area resulting from vehicular traffic or storage of equipment. b. root zone disturbances due to grade changes (greater than 6"). c. wounds to exposed roots, trunk, or limbs by mechanical equipment. d. other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.
18. Exceptions to installing fences at driplines may be permitted in the following cases:
    a. Where there is to be an approved grade change, impermeable paving surface, tree well, or other such site development.
    b. Where permeable paving is to be installed within a tree's dripline, erect the fence at the outer limits of the permeable paving area.
    c. Where trees are close to proposed building, erect the fence to allow 6 to 10 feet of workspace between the fence and the building.
    d. Where there are severe space constraints due to tract size, or other special requirements.
    e. Where any of the above exceptions result in a fence being closer than 4 feet to a tree trunk. Protect the trunk with strapped on planking to a height of 8 feet (or limits of lower branching) in addition to the reduced fencing provided.
20. Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.
21. Any roots exposed by construction activity shall be pruned flush with the soil, backfill root areas with good quality top soil as soon as possible. If exposed root areas are not backfilled within 2 days, cover them with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.
22. Any trenching required for the installation of landscape irrigation shall be placed as far from existing tree trunks as possible.
23. No landscape topsoil dressing greater than 4 inches shall be permitted within the dripline of trees. No soil is permitted on the root flare of any tree.
24. Pruning to provide clearance for structures, vehicular traffic, and equipment shall take place before construction begins.
25. All finished pruning must be done according to recognized, approved standards of the industry (reference the American National Standard, ANSI-A300 pruning, 2008 or later)

IRRIGATION NOTES

1. Contractor shall locate all underground utilities prior to starting work on the site. Utilities shown on this plan are approximated, and should be verified on the civil utility plan and in the field.
2. Contractor is responsible for all permits, licenses, meters, taps, and impact fees required to install the system.
3. Contractor shall refer to the Irrigation Plan for head, line, and valve placement relative to the proposed planting plan. Irrigation system shall provide 100% head-to-head coverage.
4. Contractor shall adjust heads and nozzles to provide 100% coverage in the areas indicated on the plan. Avoid conflicts with existing and proposed plant material, paving, structures, and utility lines. Adjustable arc nozzles shall be substituted in place of fixed arc nozzles as necessary to prevent over spray onto pavement. Irrigation heads shall be placed and adjusted to prevent spray onto buildings or walkways.
5. Verify in the field, the location of lines, heads, or valves within the drip line of any existing trees. Hand excavate or bore within the dripline of any tree.
6. Irrigation contractor shall coordinate installation of the system with the landscape contractor so that all plant material will be watered in accordance with the intent of the plans.
7. The professional of record or owner's representative shall approve the flagged layout of the system prior to trenching.
8. All main line piping shall be buried to have a minimum cover of 18". All lateral piping downstream of the mainline shall be buried to have a minimum cover of 12".
9. All wiring from the irrigation controller to the remote control valves shall be uf-14 direct burial cable. All wire splices shall be made in valve boxes only.
10. The irrigation contractor is responsible to coordinate the placement of sleeves prior to paving. Sleeve material shall be schedule 40 and at a minimum depth of 18".
11. The irrigation contractor is required to repair with approved in kind materials any damage including but not limited to: the building, structures, paving, or plantings. Damage to utilities by the irrigation contractor shall be reported to the owner's representative, and the regulating utility provider.
12. Contractor shall not willfully install the irrigation system when it is obvious in the field that obstructions, grade differences or discrepancies in equipment usage, area dimensions or static water pressure exist that might not have been present or known information in the design. Such obstructions or differences shall be brought to the attention of the owner's representative. In the event this notification is not performed, the contractor shall assume full responsibility for any revision necessary at no additional cost to the owner.
13. Irrigation contractor is responsible for repairing all lawns disturbed outside of of construction disturbance areas. All irrigation disturbance outside of construction disturbance shall have the trenches backfilled with topsoil, as described in the general landscape notes and be graded smooth per the grading plan. Irrigation contractor shall follow the general landscape notes for seeding or sodding for repairing required lawn areas.

HFA ARCHITECTS ENGINEERS INTERIORS

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STIPULATION FOR REUSE
THESE PLANS ARE PREPARED FOR USE ON A SPECIFIC SITE AT:
SPRINGDALE, AR 72764
CONTRACT NO.: 18-20-00095
DATE ON: 10/26/2021
AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT OR AT A DIFFERENT TIME. USE OF THIS DRAWING FOR CONSTRUCTION OF ANY PROJECT OTHER THAN THE PROJECT REQUIRES THE SERVICES OF THE ARCHITECT OR ENGINEER. REPRODUCTION OF THIS DRAWING IN WHOLE OR IN PART FOR ANY PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

PSC INDOOR SOCCER
#L21-24
S. OLD MISSOURI RD & HWY 412
SPRINGDALE, AR 72764

PROJ.NUMBER: 18-20-00095

ISSUE BLOCK

	TITLE	DATE
0	OTP	9.30.2021
1	REV-1	10.21.2021
2	REV-2	10.27.2021

DOCUMENT DATE: 10/26/2021
CHECKED BY: WFM
DRAWN BY: ENH

NOT FOR CONSTRUCTION

DANIEL RYAN GILL, PE
LICENSE #: 12539

PROJECT NOTES

SHEET: C0.1

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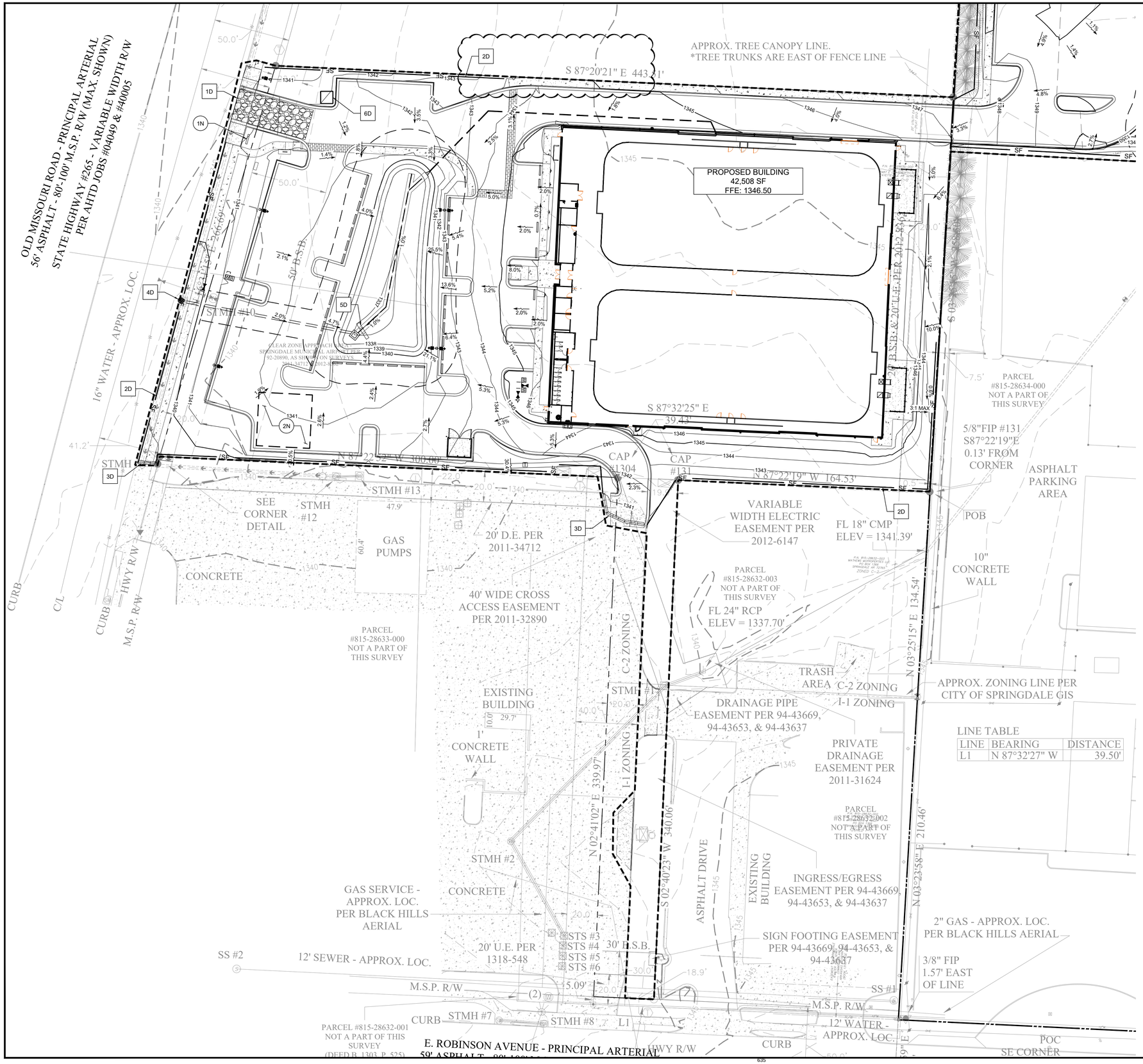

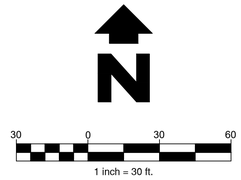

PROPOSED LEGEND

PROPERTY LINE

LIMITS OF DISTURBANCE = 4.90 ACRES

BMP MAINTENANCE NOTES

ALL MEASURES STATED ON THESE PLANS AND IN THE SWPPP SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR COMPLETED PHASE OF WORK OF FINAL STABILIZATION OF THE SITE. SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONSTRUCTION GENERAL PERMIT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF DETERIORATION.
2. ALL SEEDED/SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHALL BE FERTILIZED, WATERED AND REPAIRED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCE WHEN IT REACHES ONE-HALF THE HEIGHT OF THE FENCE.
4. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF SEDIMENT FROM THE SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE EXIT AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN A GOOD CONDITION. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE AREA AS CONDITIONS DEMAND.
6. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. ANY DEBRIS AND/OR SEDIMENT LEAVING THE SITE SHALL BE CLEANED IMMEDIATELY.
7. ALL INLETS AND STORM DRAINS SHALL BE KEPT CLEAN OF DEBRIS AND SEDIMENT. ANY DEBRIS AND/OR SEDIMENT THAT ENTERS ANY INLET OR STORM DRAIN SHALL BE CLEANED IMMEDIATELY. FLUSHING SHALL NOT BE USED TO CLEAN DEBRIS AND/OR SEDIMENT FROM STORM DRAINS.

CONSTRUCTION SEQUENCE

1. CONDUCT PRE-CONSTRUCTION MEETING WITH THE CITY TO DISCUSS EROSION AND SEDIMENT CONTROLS AND CONSTRUCTION PHASING.
2. INSTALL STABILIZED CONSTRUCTION EXIT AND POST SWPPP AND SITE COMPLIANCE SIGNAGE PUBLICLY VISIBLE.
3. INSTALL CONSTRUCTION FENCES AND TEMPORARY TRAFFIC AND PEDESTRIAN CONTROL DEVICES.
4. PREPARE TEMPORARY PARKING AND STORAGE AREAS.
5. INSTALL SILT FENCE ON THE SITE AS SHOWN WITHIN THE CONSTRUCTION LIMITS.
6. DEMO EXISTING STRUCTURES, PAVEMENT, AND SPECIFIED UTILITIES.
7. UNDERCUT EXISTING POOR SOILS AS INDICATED IN THE GEOTECHNICAL REPORT.
8. BEGIN GRADING THE SITE.
9. BEGIN CONSTRUCTION OF UTILITIES.
10. BEGIN SUBGRADE PREPARATION AND CONSTRUCTION OF STRUCTURES.
11. BEGIN INSTALLATION OF CURB, GUTTER, AND PAVING.
12. COMPLETE PERMANENT STABILIZATION ON AREAS WHERE CONSTRUCTION HAS COMPLETED.
13. COMPLETE FINAL GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
14. OBTAIN CONCURRENCE FROM THE OWNER AND THE CITY THAT THE SITE HAS BEEN FULLY STABILIZED.
15. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.
16. STABILIZE ALL AREAS DISTURBED BY BMP REMOVAL.

CONTRACTOR MAY COMPLETE CONSTRUCTION RELATED ACTIVITIES CONCURRENTLY ONLY IF ALL PRECEDING BMPS HAVE BEEN COMPLETELY INSTALLED.

THE ACTUAL SCHEDULE FOR IMPLEMENTING POLLUTANT CONTROL MEASURES WILL BE DETERMINED BY THE PROJECT CONSTRUCTION PROGRESS AND RECORDED BY THE GENERAL CONTRACTOR ON THESE PLANS.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 87°32'27" W	39.50'

NOTES

1N. SWPPP SIGN
2N. EQUIPMENT STORAGE AREA (TEMPORARY)

DETAILS

1D. CONSTRUCTION EXIT (TEMPORARY), SEE DETAIL 1/C10.0
2D. SEDIMENT/SILT FENCE WITH WIRE SUPPORT, SEE DETAIL 2/C10.0
3D. EROSION EELS SEDIMENT BARRIER, SEE DETAIL 3/C10.0
4D. DANDY CURB BAG INLET PROTECTION, SEE DETAIL 4/C10.0
5D. ROCK CHECK DAM, SEE DETAIL 5/C10.0
6D. CONCRETE WASHOUT, SEE DETAIL 6/C10.0

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STIPULATION FOR REUSE
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SPRINGDALE, AR 72764
CONSTRUCTION DOCUMENTS, PREPARED TO ISSUE DATE ON 10/27/2021
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#L21-24
S. OLD MISSOURI RD & HWY 412
SPRINGDALE, AR 72764

PROJ.NUMBER: 18-20-00095

ISSUE BLOCK		
Δ	TITLE	DATE
	OTP	9.30.2021
1	REV-1	10.21.2021
2	REV-2	10.27.2021

DOCUMENT DATE: 10/27/2021
CHECKED BY: WFM
DRAWN BY: ENH

NOT FOR CONSTRUCTION

DANIEL RYAN GILL, PE
LICENSE #: 12539

EROSION & SEDIMENT CONTROL PLAN - WEST

SHEET: C1.0

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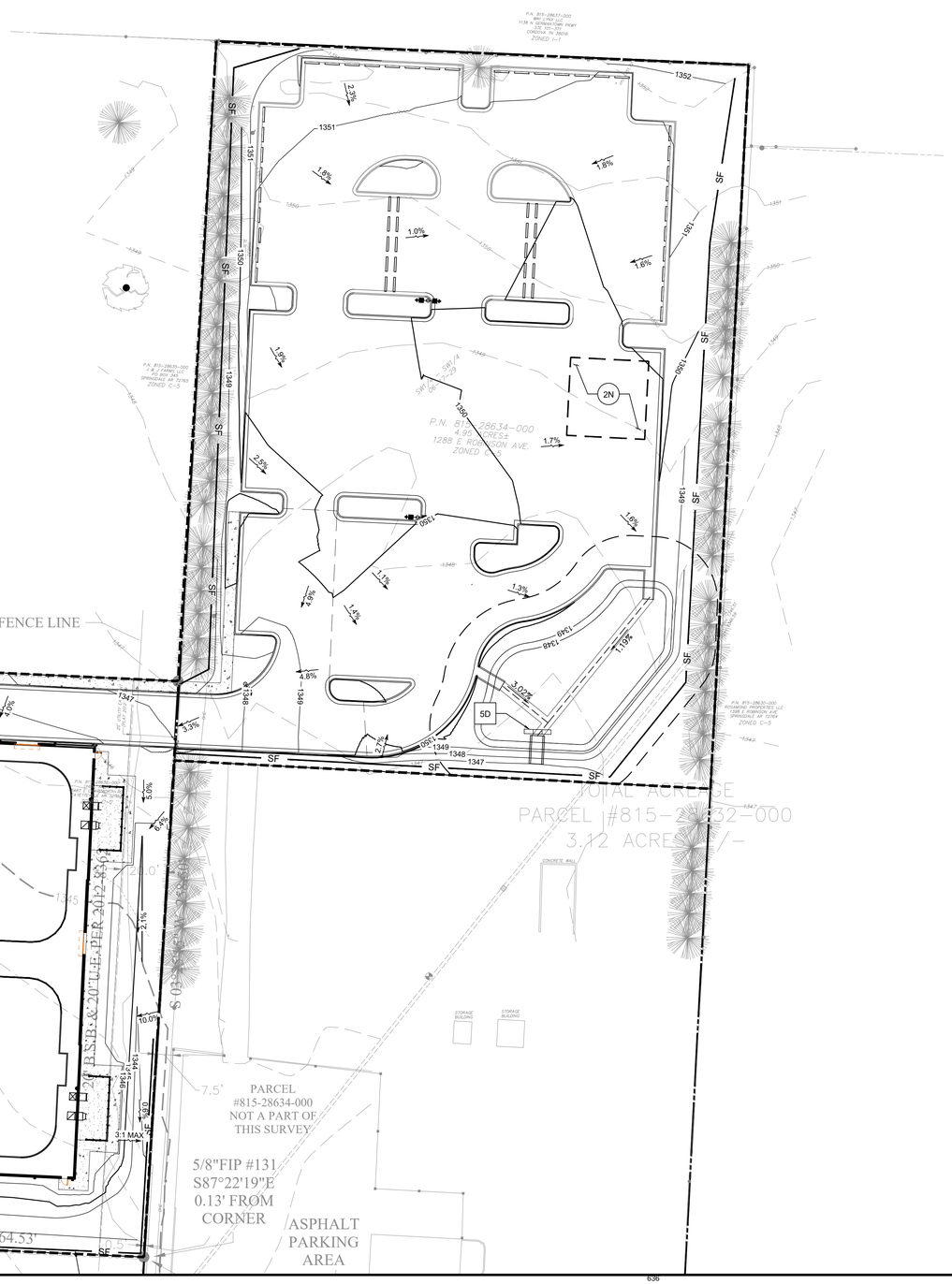
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CORDOVA, TN 38016
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ZONED C-5
P.N. 815-28635-000
RKC I ONV LLC
1138 N. GERMANTOWN PKWY
SPRINGDALE, AR 72764
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P.N. 815-28630-000
RICHMOND PROPERTIES LLC
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SPRINGDALE, AR 72764
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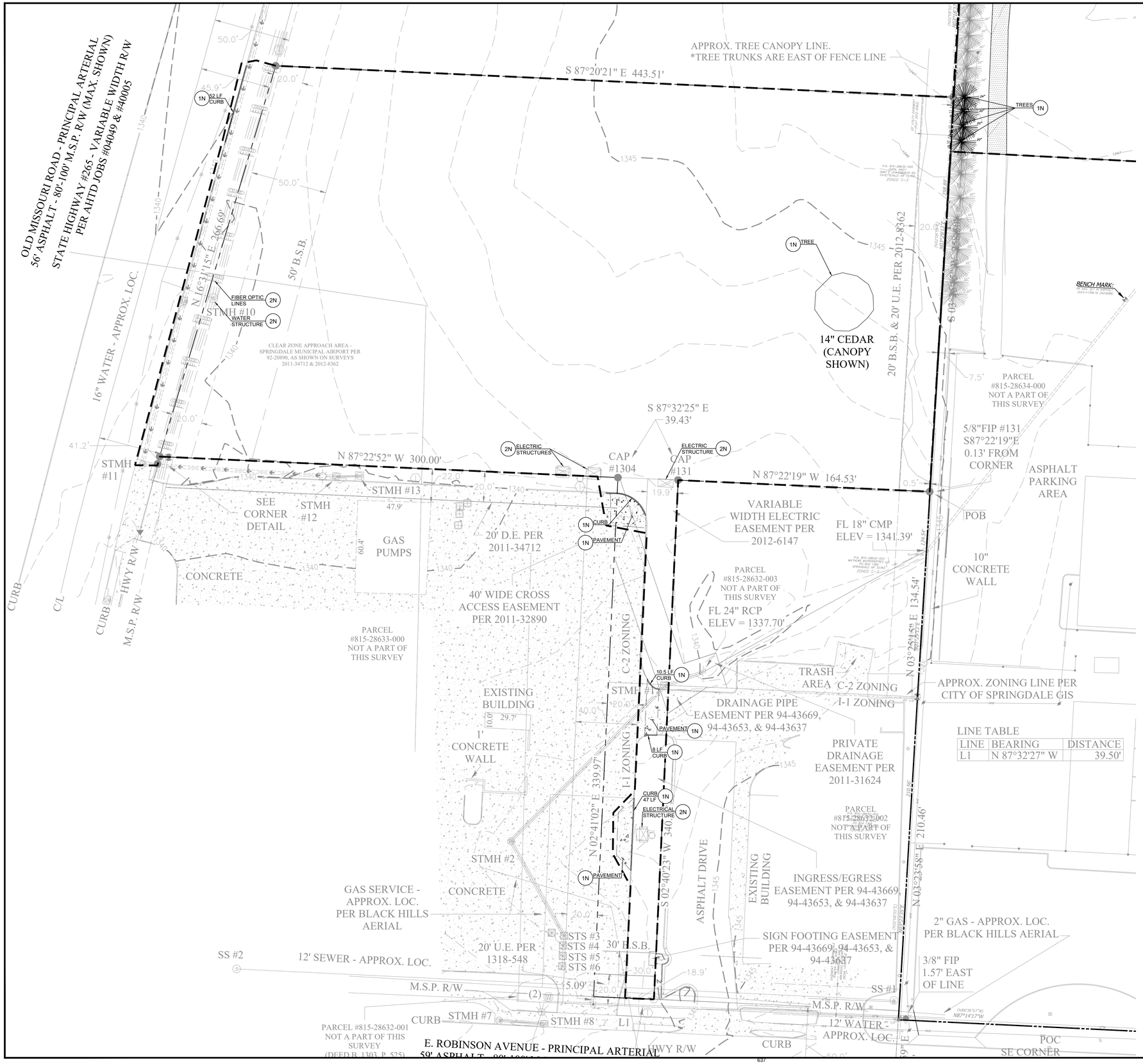


EXISTING LEGEND

- FOUND 5/8" REBAR
- SET 5/8" REBAR/CAP
- FOUND 1/2" REBAR
- FOUND NAIL
- FOUND 3/4" REBAR
- COMPUTED POINT
- FOUND MAG NAIL
- IRRIGATION CONTROL VALVE
- SIGN
- SET CHIS. "X"
- LIGHT
- BOUNDARY LINE (MEASURED)
- PARCEL LINE
- FORTY LINE/ TIE LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- WATER LINE
- OVERHEAD POWER LINE
- SEWER LINE
- FLOW LINE
- FENCE
- INGRESS & EGRESS EASEMENT
- BUILDING SETBACK
- UTILITY/DRAINAGE EASEMENT
- GAS LINE
- APPROX. CANOPY
- ELECTRICAL BOX
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- POWER POLE
- ELECTRIC METER
- WATER METER
- SANITARY SEWER MH
- STORM SEWER MH
- MONITOR WELL
- GRATED INLET

PROPOSED LEGEND

- PROPERTY LINE
- LIMITS OF DISTURBANCE (4.90 ACRES)

NOTES

1N. EXISTING TO BE REMOVED
2N. EXISTING TO REMAIN

CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND FIELD VERIFICATION OF EXISTING SITE STATUS

N

SCALE

30 0 30 60

1 inch = 30 ft.

HFA ARCHITECTS ENGINEERS INTERIORS
HARRISON FRENCH & ASSOCIATES, LTD
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ac.com

STIPULATION FOR REUSE
THESE PLANS ARE PREPARED FOR USE ON A SPECIFIC SITE AT:
SPRINGDALE, AR 72764
CONTRACT DOCUMENTS, ISSUED
DATE ON: 10/26/2021
AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A DIFFERENT TIME. USE OF THIS DRAWING FOR PROJECT REQUIRES THE SERVICES OF REGISTERED ARCHITECT OR LICENSED ENGINEER. REPRODUCTION OF THIS PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

PSC INDOOR SOCCER
#L21-24
S. OLD MISSOURI RD & HWY 412
SPRINGDALE, AR 72764

PROJ.NUMBER: 18-20-00095

ISSUE BLOCK

	TITLE	DATE
	OTP	9.30.2021
1	REV-1	10.21.2021
2	REV-2	10.27.2021

DOCUMENT DATE: 10/26/2021
CHECKED BY: WFM
DRAWN BY: ENH

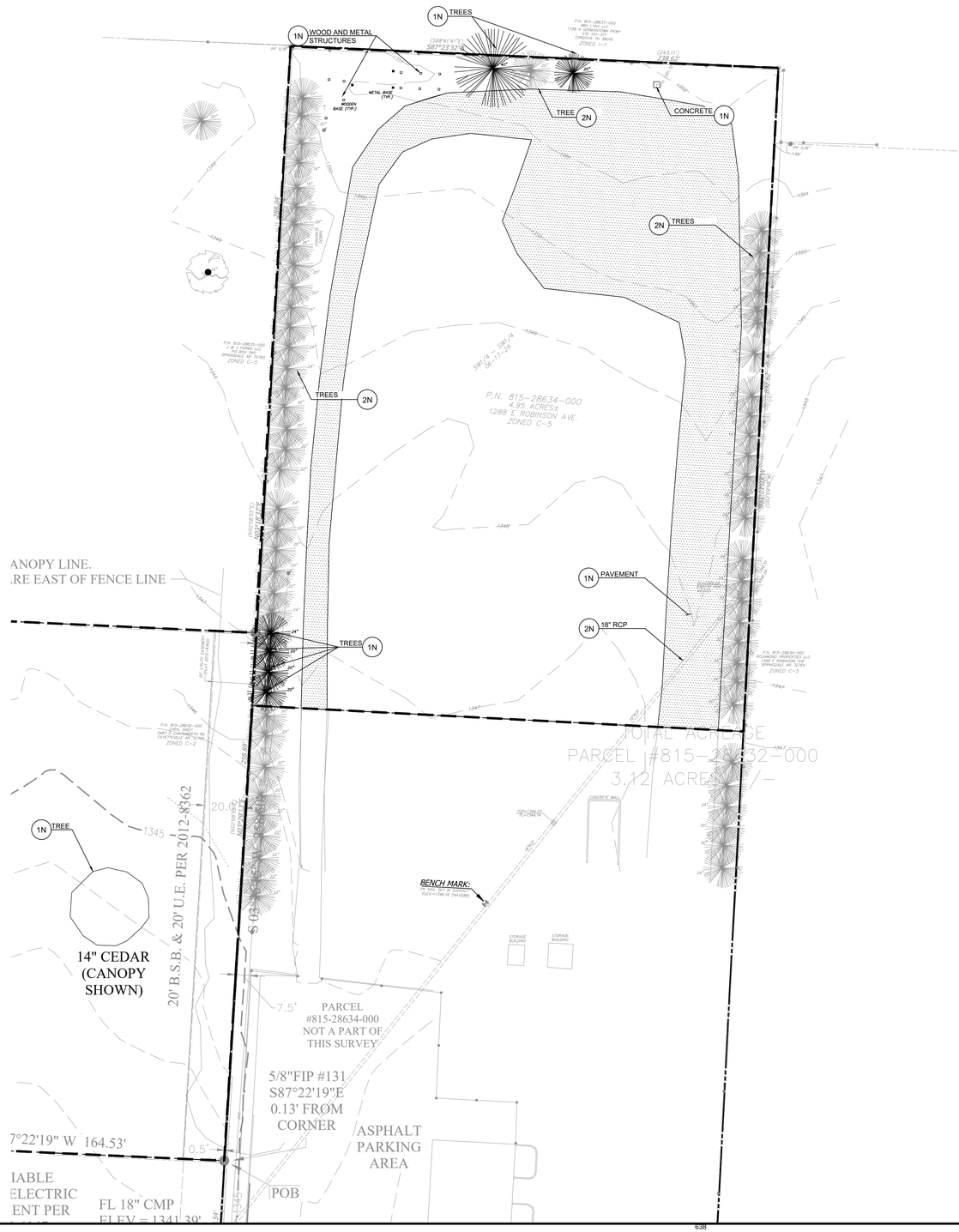
NOT FOR CONSTRUCTION

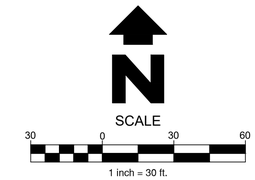
DANIEL RYAN GILL, PE
LICENSE #: 12539

DEMOLITION PLAN - WEST

SHEET: C2.0

Oct 26, 2021 - 4:52pm - User: emma.hernon
N:\18\18-20-00095 PSC Indoor Soccer - Springdale, AR\03-Disciplines\Civil\Construction Documents Folder\ 18-20-00095 - SP.dwg





EXISTING LEGEND

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- SET 5/8" REBAR/CAP
- FOUND 1/2" REBAR
- FOUND NAIL
- FOUND 3/4" REBAR
- COMPUTED POINT
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- BUILDING SETBACK
- UTILITY/DRAINAGE EASEMENT
- GAS LINE
- APPROX. CANOPY
- ELECTRICAL BOX
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- POWER POLE
- ELECTRIC METER
- WATER METER
- SANITARY SEWER MH
- STORM SEWER MH
- MONITOR WELL
- GRATED INLET

PROPOSED LEGEND

- PROPERTY LINE
- LIMITS OF DISTURBANCE (4.90 ACRES)

NOTES

1N. EXISTING TO BE REMOVED
2N. EXISTING TO REMAIN

CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND FIELD VERIFICATION OF EXISTING SITE STATUS

HFA
ARCHITECTS
ENGINEERS
INTERIORS

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SPRINGDALE, AR 72764
CONTEMPORANEOUSLY WITH ITS ISSUE DATE ON:
10/26/2021
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PSC INDOOR SOCCER
#L21-24
S. OLD MISSOURI RD & HWY 412
SPRINGDALE, AR 72764

PROJ NUMBER: 18-20-00095

ISSUE BLOCK

#	TITLE	DATE
	OTP	9.30.2021
1	REV-1	10.21.2021
2	REV-2	10.27.2021

DOCUMENT DATE: 10/26/2021
CHECKED BY: WFM
DRAWN BY: ENH

NOT FOR CONSTRUCTION

DANIEL RYAN GILL, PE
LICENSE #: 12539

DEMOLITION PLAN - EAST

SHEET: C2.1

Oct26,2021-4:53pm - User emma.hernon
N:\18\18-20-00095 PSC Indoor Soccer - Springdale, AR\03-Disciplines\Civil\Construction Documents Folder\ 18-20-00095 - SP.dwg

OWNER: CITY OF SPRINGDALE
ADDRESS: NO ADDRESS LISTED FOR THIS 92.77 ACRE PIECE OF LAND FOR AIRPORT
PN: 815-27469-000
ZONING: P-1

OWNER: ARKANSAS STATE HWY COMM
ADDRESS: NO ADDRESS LISTED FOR THIS 0.67 ACRE PIECE OF LAND WITH NO BUILDING
PN: 815-27516-000
ZONING: P-1

OWNER: WIKI LYNX LLC
ADDRESS: 1507 S OLD MISSOURI RD
PN: 815-28637-000
ZONING: I-1

PARENT PN: 815-28634-000
PN WITH LOT COMBINATION: 815-28632-000
ZONING: C-5

OWNER: ROSAMOND PROPERTIES LLC
ADDRESS: 1360 E ROBINSON AVE
PN: 815-28630-000
ZONING: C-5

OWNER: J & J FARMS LLC
ADDRESS: 1801 S OLD MISSOURI RD
PN: 815-28635-000
ZONING: C-5

OWNER: STONE 412 LLC
ADDRESS: 1288 E ROBINSON AVE
PN: 815-28634-000
ZONING: C-5

OWNER: CG KG STORE SPRINGDALE AR LLC
ADDRESS: 1220 E ROBINSON AVE
PN: 815-28633-000
ZONING: C-2

OWNER: MATHEWS MCPROPERTIES LLC
ADDRESS: NO ADDRESS LISTED FOR THIS 0.51 ACRE PIECE OF LAND WITH NO BUILDINGS
PN: 815-28632-003
ZONING: C-2

OLD MISSOURI ROAD - PRINCIPAL ARTERIAL
56' ASPHALT - 80'-100' M.S.P. R/W (MAX. SHOWN)
STATE HIGHWAY #265 - VARIABLE WIDTH R/W
PER AHTD DOBS #04049 & #40005

PROPOSED BUILDING
42,508 SF
FFE: 1346.50

ZONE C-2

ZONE C-5

APPROX. TREE CANOPY LINE.
*TREE TRUNKS ARE EAST OF FENCE LINE

PARENT PN: 815-28632-000
PN WITH LOT COMBINATION: 815-28632-000
ZONING: C-2

PARCEL #815-28634-000 NOT A PART OF THIS SURVEY

PARCEL #815-28633-000 NOT A PART OF THIS SURVEY

PARCEL #815-28632-002 NOT A PART OF THIS SURVEY

PARCEL #815-28632-003 NOT A PART OF THIS SURVEY

5/8"FIP #131
S87°22'19"E
0.13' FROM CORNER

CAP #131

POB

CMP = 1341.39'

ASPHALT PARKING AREA

10" CONCRETE WALL

FL 24" RCP
ELEV = 1337.70'

TRASH AREA

APPROX. ZONING LINE PER CITY OF SPRINGDALE GIS

C-2 ZONING

I-1 ZONING

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 87°32'27" W	39.50'

DRAINAGE PIPE EASEMENT PER 94-43669, 94-43653, & 94-43637

PRIVATE DRAINAGE EASEMENT PER 2011-31624

INGRESS/EGRESS EASEMENT PER 94-43669, 94-43653, & 94-43637

SIGN FOOTING EASEMENT PER 94-43669, 94-43653, & 94-43637

40' WIDE CROSS ACCESS EASEMENT PER 2011-32890

20' D.E. PER 2011-34712

20' U.E. PER 1318-548

30' B.S.B.

EXISTING BUILDING

ASPHALT DRIVE

CONCRETE

1' CONCRETE WALL

GAS SERVICE - APPROX. LOC. PER BLACK HILLS AERIAL

2" GAS - APPROX. LOC. PER BLACK HILLS AERIAL

12" SEWER - APPROX. LOC.

16" WATER - APPROX. LOC.

ELECTRONIC MAGNETIC GRADIENT SIGNAL AT AIRPORT PER OF SPRINGDALE AIRPORT

STMH #9
STMH #10
STMH #11
STMH #13
STMH #1
STMH #2

STS #3
STS #4
STS #5
STS #6

SS #1
SS #2

3/8" FIP
1.57' EAST OF LINE

M.S.P. R/W

HWY R/W

CURB

50.0'
45.9'
41.2'
20.0'
22.0'
18.9'
30.0'
40.0'
29.7'
7.5'

PROPOSED LEGEND

- PROPERTY LINE
- CURB & GUTTER
- FIRE LANE
- LIMITS OF PONDING
- BUILDING CONTROL POINT
- CURB INLET
- E — ELECTRIC METER
- G — GAS METER
- # — PARKING COUNT
- T — TRANSFORMER
- W — WATER METER
- B — BACKFLOW PREVENTER
- 5'x8' PUBLIC TRANSIT STOP

SCALE
40 0 40 80
1 inch = 40 ft.

DEVELOPMENT STANDARDS

FLOOR AREA	42,508 SF	
GROSS SITE AREA	213,444 SF (4.91 AC)	
NET SITE AREA	211,759 SF (4.86 AC)	
ZONING	C-2 (WEST LOT) AND C-5 (EAST LOT)	
BUILDING SETBACKS FOR C-2 ZONING	FRONT: 50' (W/ PARKING IN FRONT) FRONT: 30' (NO PARKING IN FRONT) SIDE: 0' (WHEN ADJACENT TO NON-RESIDENTIAL REAR: 20'	
	REQUIRED	PROVIDED
IMPERVIOUS AREA	MAX 90% OR 122,633 SF	±100,764 SF 2
PARKING	1 SPACE / 200 SF (42,508 NET SF / 200 = 213 SPACES FOR RECREATIONAL USE)	214 SPACES
HANDICAP PARKING	SHOWING B/W 214 SPACES OR 7 HC SPACES	7 HANDICAP SPACES
BUILDING HEIGHT	N/A	46'-8"
LANDSCAPE BUFFER	10' ALONG FRONT P/L, 5' ALONG SIDE/REAR	10' AND 5'. EXCEPT NEAR NORTH PARKING CONNECTION WHERE VARIANCE IS REQUESTED 2
USE	CULTURAL, RECREATIONAL & HEALTH FACILITIES	

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CONTENTS INCLUDE ALL DATA IN THIS DATE ON: 10/26/2021
AND IT IS NOT SUITABLE FOR USE ON A SUBSEQUENT PROJECT AT A LATER TIME, USE OF THIS DRAWING FOR PROJECT REQUIRES THE SERVICES OF ENGINEERS. REPRODUCTION OF THIS PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW!

PSC INDOOR SOCCER
#L21-24
S. OLD MISSOURI RD & HWY 412
SPRINGDALE, AR 72764
PROJ NUMBER: 18-20-00095

ISSUE BLOCK

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DRAWN BY: ENH

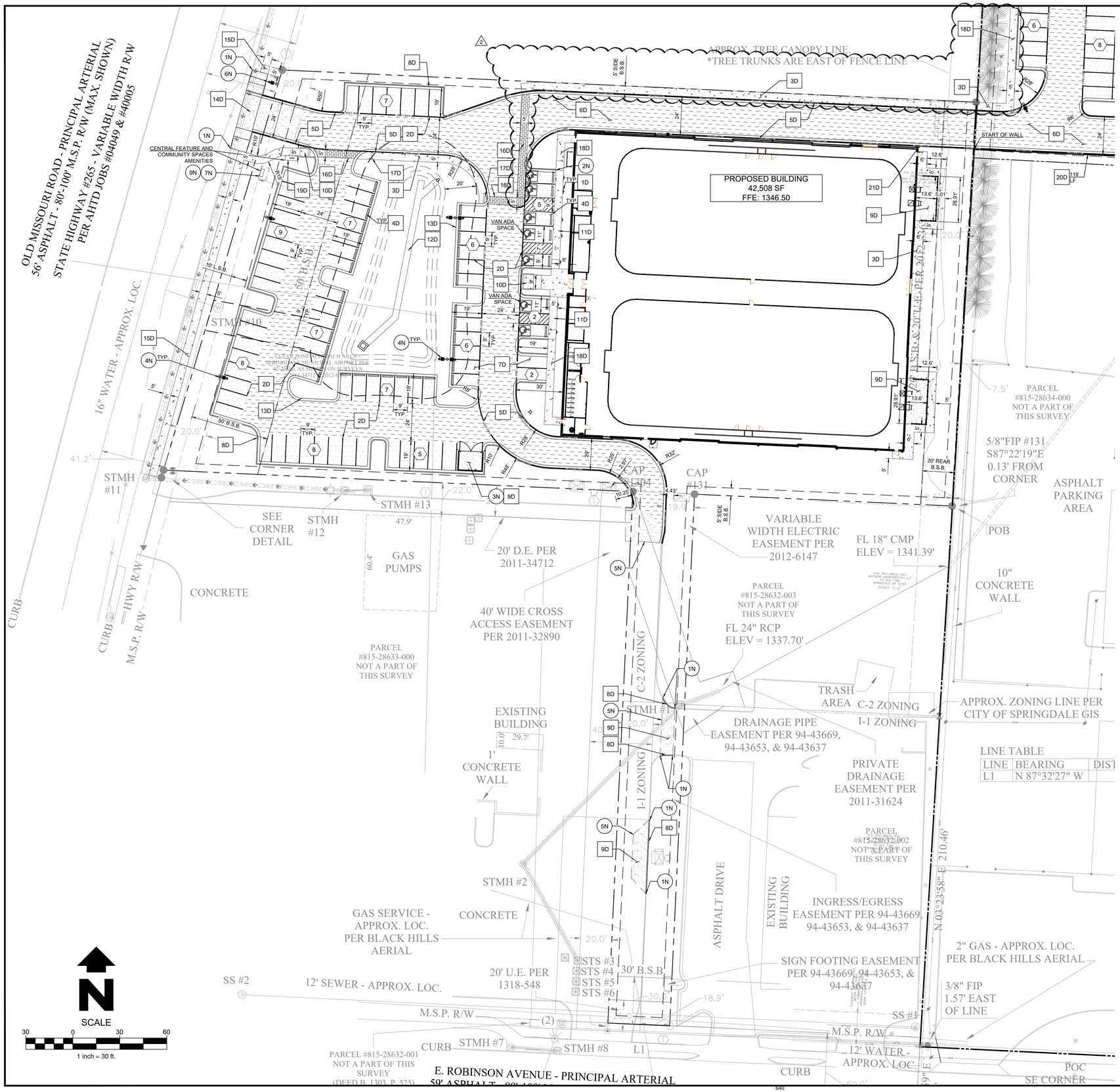
NOT FOR CONSTRUCTION

DANIEL RYAN GILL, PE
LICENSE #: 12539

SITE PLAN - OVERALL

SHEET: C3.0

Oct27 2021-11:35am - User emma hernon
N:\18\18-20-00095 PSC Indoor Soccer - Springdale, AR\03-Disciplines\Civil\Construction Documents Folder\ 18-20-00095 - SP.dwg



PROPOSED LEGEND

- PROPERTY LINE
- CURB & GUTTER
- FIRE LANE
- LIMITS OF PONDING
- BUILDING CONTROL POINT
- CURB INLET
- E — ELECTRIC METER
- G — GAS METER
- # — PARKING COUNT
- T — TRANSFORMER
- W — WATER METER
- B — BACKFLOW PREVENTER

NOTES

1N. TAPER CURB TO MATCH EXISTING
2N. TRANSITION CURB FROM 6" TO 0" OVER 2'
3N. DUMPSTER PAD
4N. PARKING LIGHTING (PER LIGHTING PLAN)
5N. SAWCUT LINE - PROPOSED PAVING TO MATCH EXISTING ELEVATIONS
6N. PUBLIC STREET LIGHT, MINIMUM 20,000 LUMENS
7N. BENCH SEATING - MIN. 6' IN LENGTH, VICTOR STANLEY "CLASSIC" MODEL #C-10) OR APPROVED EQUAL
8N. GRAVEL PARKING
9N. 5'x8' AREA DEDICATED FOR FUTURE TRANSIT STOP

DETAILS

1D. SITE SIGN BASE DETAIL, SEE DETAIL 1/C10.1
2D. PARKING LOT STRIPING, SEE DETAIL 2/C10.1
3D. CONCRETE SIDEWALK, SEE DETAIL 3/C10.1
4D. PRECAST CONCRETE WHEEL STOP, SEE DETAIL 4/C10.1
5D. FIRE LANE MARKING, SEE DETAIL 5/C10.1
6D. HEAVY DUTY ASPHALT, SEE DETAIL 6/C10.1
7D. STANDARD DUTY ASPHALT, SEE DETAIL 6/C10.1
8D. TYPE "B" INTEGRAL CURB AND GUTTER, SEE DETAIL 7/C10.1
9D. SUPER HEAVY DUTY CONCRETE, SEE DETAIL 8/C10.1
10D. ADA RAMP IN SIDEWALK, SEE DETAIL 9/C10.1
11D. LINEAR RAMP IN SIDEWALK, SEE DETAIL 10/C10.1
12D. RIVER ROCK DRAINAGE SWALE, SEE DETAIL 11/C10.1
13D. RIBBON CURB, SEE DETAIL 12/C10.1
14D. ARDOT DR-1, SEE DETAIL C10.2
15D. SPRINGDALE SIDEWALK, SEE DETAIL C10.2
16D. BRICK PATTERNED SCORED CONCRETE, SEE DETAIL 8/C10.1
17D. DETECTABLE WARNINGS DETAIL, SEE DETAIL 13/C10.1
18D. CONCRETE SIDEWALK WITH TURNDOWN, SEE DETAIL 14/C10.1
19D. BIKE RACK, SEE DETAIL 15/C10.1
20D. RETAINING WALL, SEE DETAIL 2/C10.2
21D. 6" PIPE BOLLARD, SEE DETAIL 5/C10.2
22D. CONCRETE DRAINAGE SWALE, SEE DETAIL 3/C10.2
23D. CONCRETE FLUME, SEE DETAIL 4/C10.2

GENERAL CITY NOTES

1. A CITY OF SPRINGDALE DETENTION/ RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.
2. EXTERIOR GROUND-MOUNTED OR BUILDING MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES AND BANKS OF METERS, SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
3. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
   a. DEVELOPMENT & GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
   b. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
   c. NO SLOPES STEEPER THAN 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
   d. NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
   e. ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.

DEVELOPMENT STANDARDS

FLOOR AREA	42,508 SF	
GROSS SITE AREA	213,444 SF (4.91 AC)	
NET SITE AREA	211,759 SF (4.86 AC)	
ZONING	C-2 (WEST LOT) AND C-5 (EAST LOT)	
BUILDING SETBACKS FOR C-2 ZONING	FRONT: 50' (W/ PARKING IN FRONT) FRONT: 30' (NO PARKING IN FRONT) SIDE: 0' (WHEN ADJACENT TO NON-RESIDENTIAL REAR: 20'	
	REQUIRED	PROVIDED
IMPERVIOUS AREA	MAX 90% OR 122,633 SF	±100,764 SF (2)
PARKING	1 SPACE / 200 SF (42,508 NET SF / 200 = 213 SPACES FOR RECREATIONAL USE)	214 SPACES
HANDICAP PARKING	SHOWING B/W 214 SPACES OR 7 HC SPACES	7 HANDICAP SPACES
BUILDING HEIGHT	N/A	46'-8" (2)
LANDSCAPE BUFFER	10' ALONG FRONT P/L, 5' ALONG SIDE/REAR	10' AND 5', EXCEPT NEAR NORTH PARKING CONNECTION WHERE VARIANCE IS REQUESTED
USE	CULTURAL, RECREATIONAL & HEALTH FACILITIES	

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STIPULATION FOR REUSE:
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CONTRACTOR SHALL VERIFY ALL PLANS AND FIELD CONDITIONS BEFORE BEGINNING WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER BEFORE PROCEEDING.
DATE ON: 10/27/2021
AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A DIFFERENT TIME. USE OF THIS DRAWING FOR PROJECT REQUIRES THE SERVICES OF ENGINEERS. REPRODUCTION OF THIS PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

PSC INDOOR SOCCER
#L21-24
S. OLD MISSOURI RD & HWY 412
SPRINGDALE, AR 72764

PROJ.NUMBER: 18-20-00095

ISSUE BLOCK

	TITLE	DATE
A	OTP	9.30.2021
1	REV-1	10.21.2021
2	REV-2	10.27.2021

DOCUMENT DATE: 10/27/2021
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DRAWN BY: ENH

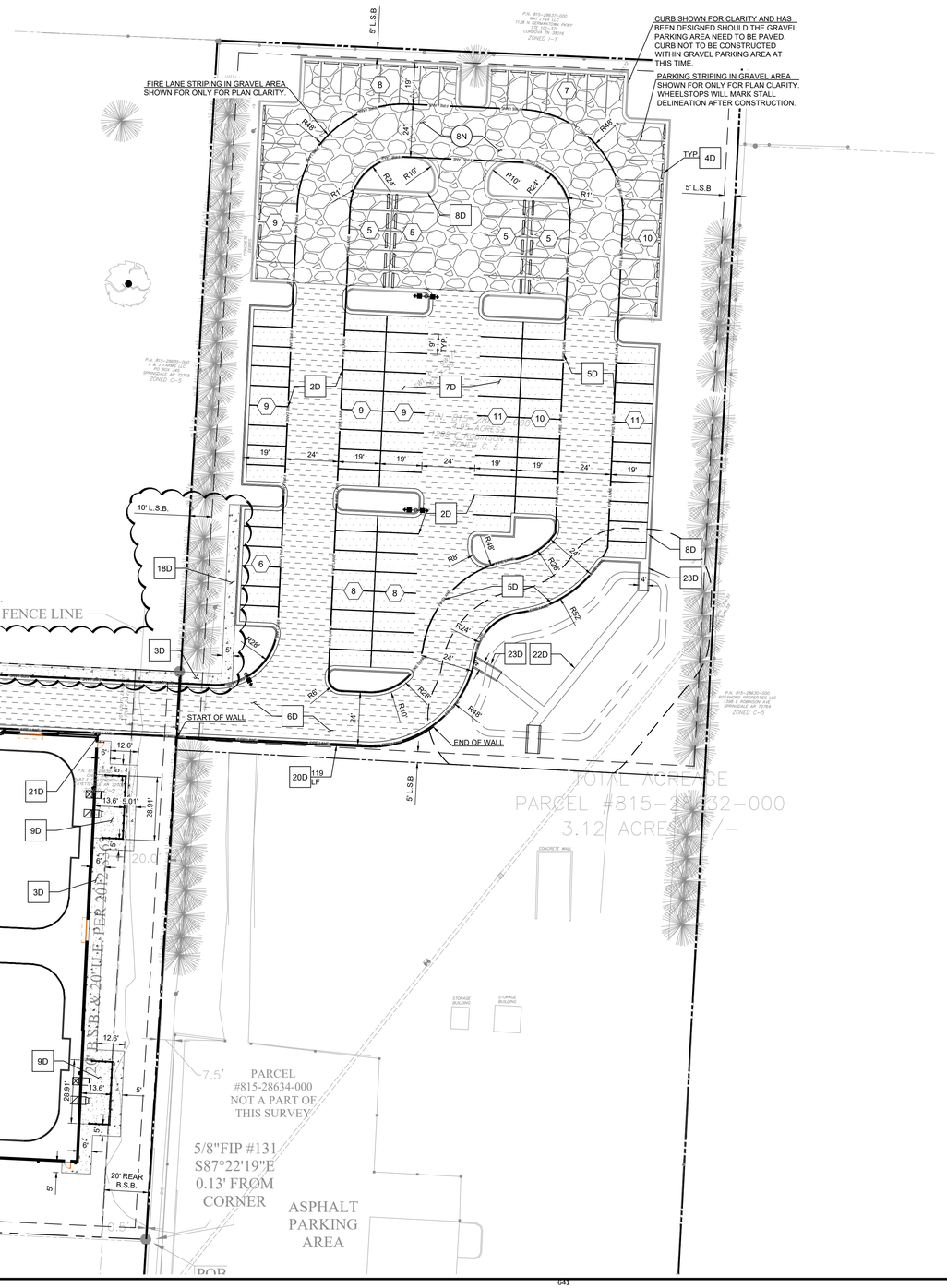
NOT FOR CONSTRUCTION

DANIEL RYAN GILL, PE
LICENSE #: 12539

SITE PLAN - WEST

SHEET: C3.1

Oct27,2021-12:32pm - User:emma.herron
N:\18\18-20-00095 PSC Indoor Soccer - Springdale, AR\03-Disciplines\Civil\Construction Documents Folder\ 18-20-00095 - SP.dwg



PROPOSED LEGEND

- PROPERTY LINE
- CURB & GUTTER
- FIRE LANE
- LIMITS OF PONDING
- BUILDING CONTROL POINT
- CURB INLET
- E — ELECTRIC METER
- G — GAS METER
- # — PARKING COUNT
- T — TRANSFORMER
- W — WATER METER
- B — BACKFLOW PREVENTER

NOTES

1N. TAPER CURB TO MATCH EXISTING
2N. TRANSITION CURB FROM 6" TO 0" OVER 2'
3N. DUMPSTER PAD
4N. PARKING LIGHTING (PER LIGHTING PLAN)
5N. SAWCUT LINE - PROPOSED PAVING TO MATCH EXISTING ELEVATIONS
6N. PUBLIC STREET LIGHT, MINIMUM 20,000 LUMENS
7N. BENCH SEATING - MIN. 6' IN LENGTH, VICTOR STANLEY "CLASSIC" MODEL #C-10) OR APPROVED EQUAL
8N. GRAVEL PARKING
9N. 5'x8' AREA DEDICATED FOR FUTURE TRANSIT STOP

DETAILS

1D. SITE SIGN BASE DETAIL, SEE DETAIL 1/C10.1
2D. PARKING LOT STRIPING, SEE DETAIL 2/C10.1
3D. CONCRETE SIDEWALK, SEE DETAIL 3/C10.1
4D. PRECAST CONCRETE WHEEL STOP, SEE DETAIL 4/C10.1
5D. FIRE LANE MARKING, SEE DETAIL 5/C10.1
6D. HEAVY DUTY ASPHALT, SEE DETAIL 6/C10.1
7D. STANDARD DUTY ASPHALT, SEE DETAIL 6/C10.1
8D. TYPE "B" INTEGRAL CURB AND GUTTER, SEE DETAIL 7/C10.1
9D. SUPER HEAVY DUTY CONCRETE, SEE DETAIL 8/C10.1
10D. ADA RAMP IN SIDEWALK, SEE DETAIL 9/C10.1
11D. LINEAR RAMP IN SIDEWALK, SEE DETAIL 10/C10.1
12D. RIVER ROCK DRAINAGE SWALE, SEE DETAIL 11/C10.1
13D. RIBBON CURB, SEE DETAIL 12/C10.1
14D. ARDOT DR-1, SEE DETAIL C10.2
15D. SPRINGDALE SIDEWALK, SEE DETAIL C10.2
16D. BRICK PATTERNED SCORED CONCRETE, SEE DETAIL 8/C10.1
17D. DETECTABLE WARNINGS DETAIL, SEE DETAIL 13/C10.1
18D. CONCRETE SIDEWALK WITH TURNDOWN, SEE DETAIL 14/C10.1
19D. BIKE RACK, SEE DETAIL 15/C10.1
20D. RETAINING WALL, SEE DETAIL 2/C10.2
21D. 6" PIPE BOLLARD, SEE DETAIL 5/C10.2
22D. CONCRETE DRAINAGE SWALE, SEE DETAIL 3/C10.2
23D. CONCRETE FLUME, SEE DETAIL 4/C10.2

GENERAL CITY NOTES

1. A CITY OF SPRINGDALE DETENTION/ RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.
2. EXTERIOR GROUND-MOUNTED OR BUILDING MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES AND BANKS OF METERS, SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
3. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
   a. DEVELOPMENT & GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
   b. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
   c. NO SLOPES STEEPER THAN 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
   d. NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
   e. ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.

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USE	CULTURAL, RECREATIONAL & HEALTH FACILITIES	

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PSC INDOOR SOCCER
#L21-24
S. OLD MISSOURI RD & HWY 412
SPRINGDALE, AR 72764
PROJ NUMBER: 18-20-00095

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DANIEL RYAN GILL, PE
LICENSE #: 12539

SITE PLAN - EAST

SHEET: C3.2

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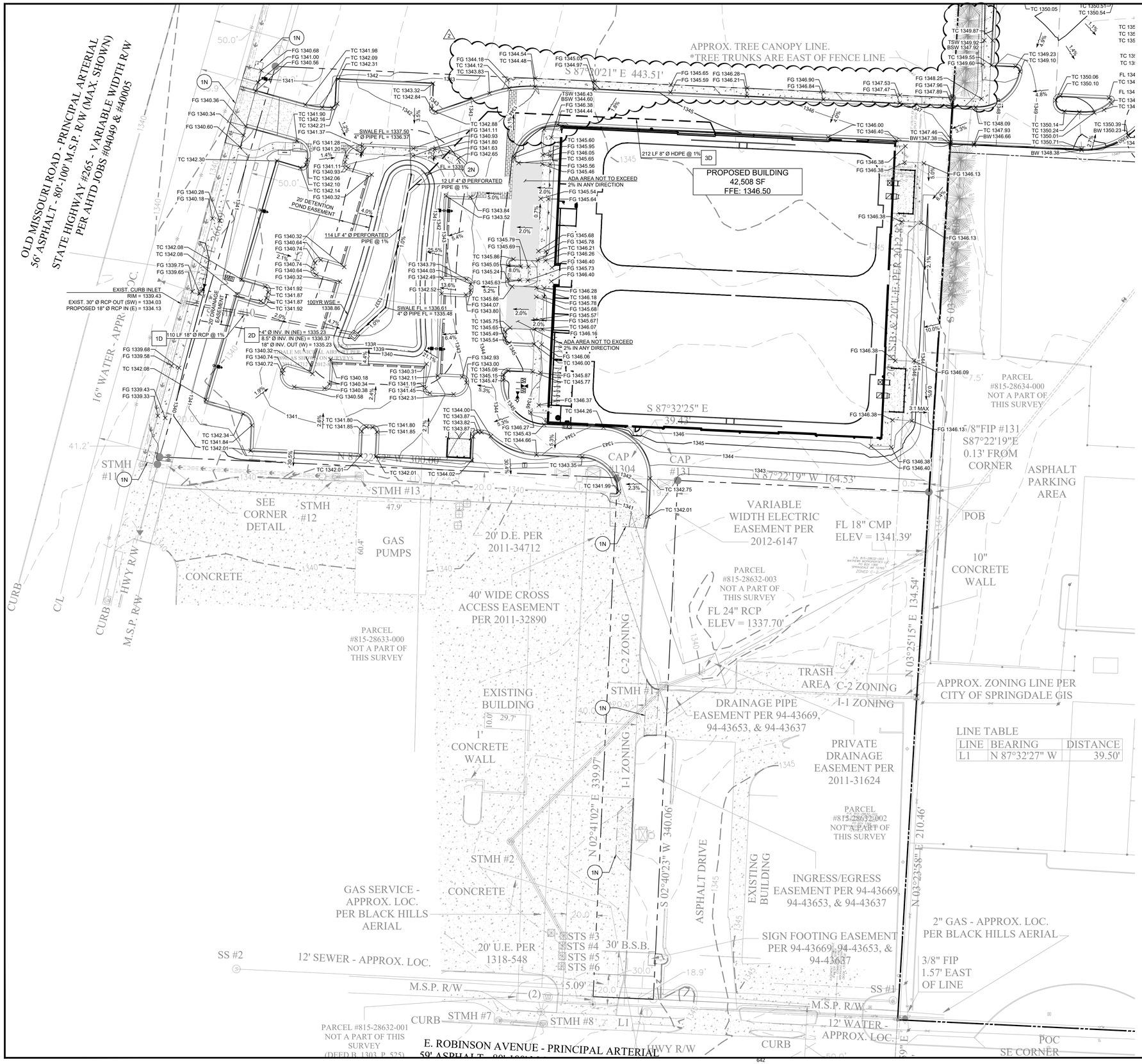

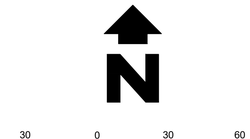

PROPOSED LEGEND

	PROPERTY LINE
	BREAKLINE
	STORM SEWER
	100 YEAR WATER SURFACE ELEVATION
	FLOWLINE
XXX.XX	SPOT ELEVATION
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
G	GUTTER
TC	TOP OF CURB
FL	FLOWLINE
TR	TOP OF RAMP
BR	BOTTOM OF RAMP
TS	TOP OF SIDEWALK
TW	TOP OF WALL
BW	BOTTOM OF WALL

NOTES

1N. MATCH EXISTING ELEVATIONS
2N. 8" PVC FLARED END SECTION
3N. 12" FLARED END SECTION

DETAILS

1D. STORM SEWER TRENCH & BEDDING, SEE DETAIL 1/C10.3
2D. OUTFALL STRUCTURE, SEE DETAIL 2/C10.3
3D. DOWNSPOUT CONNECTION, SEE DETAIL 3/C10.3
4D. DETENTION OUTLET STRUCTURE, SEE DETAIL 4/C10.3

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SITE: PSC INDOOR SOCCER #L21-24 S. OLD MISSOURI RD & HWY 412 SPRINGDALE, AR 72764
CONTRACTOR: PSC SPORTS, LLC
DATE ON: 10/27/2021
AND IT IS NOT SUITABLE FOR USE ON A SUBSEQUENT EXTENSION OF THE SAME PROJECT OR ANOTHER SITE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ENGINEERS. REPRODUCTION OF THESE PLANS AND SPECIFICATIONS FOR USE ON ANY OTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

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#L21-24
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DANIEL RYAN GILL, PE
LICENSE #: 12539

GRADING PLAN - WEST

SHEET: C4.0

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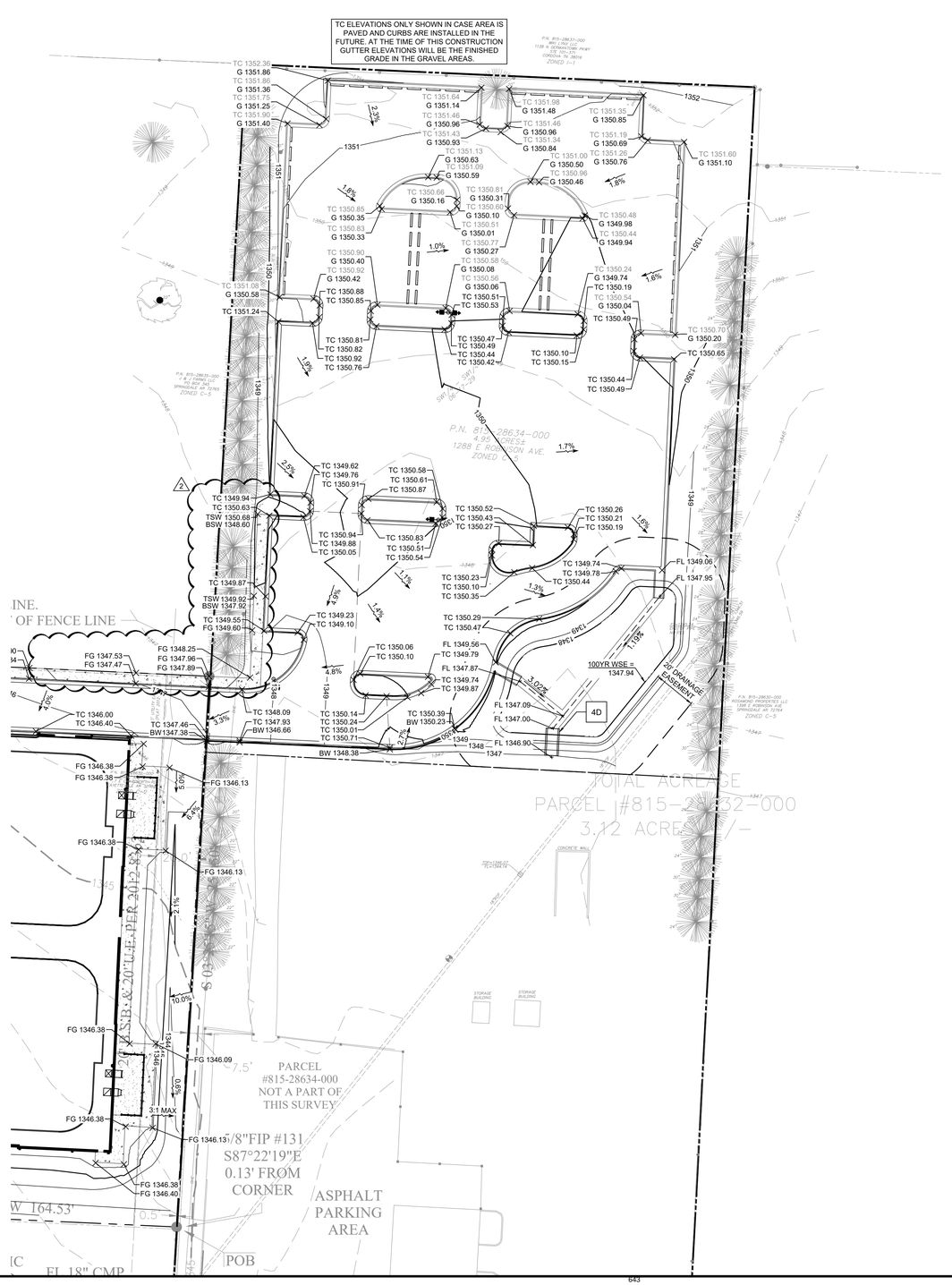
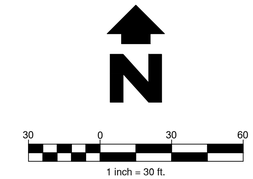

TC ELEVATIONS ONLY SHOWN IN CASE AREA IS PAVED AND CURBS ARE INSTALLED IN THE FUTURE. AT THE TIME OF THIS CONSTRUCTION GUTTER ELEVATIONS WILL BE THE FINISHED GRADE IN THE GRAVEL AREAS.



PROPOSED LEGEND

	PROPERTY LINE
	BREAKLINE
	STORM SEWER
	100 YEAR WATER SURFACE ELEVATION
	FLOWLINE
XXX.XX	SPOT ELEVATION
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
G	GUTTER
TC	TOP OF CURB
FL	FLOWLINE
TR	TOP OF RAMP
BR	BOTTOM OF RAMP
TS	TOP OF SIDEWALK
TW	TOP OF WALL
BW	BOTTOM OF WALL

NOTES

1N. SAWCUT LINE/ MATCH EXISTING ELEVATIONS
2N. 8" PVC FLARED END SECTION
3N. 12" FLARED END SECTION

DETAILS

1D. STORM SEWER TRENCH & BEDDING, SEE DETAIL 1/C10.3
2D. OUTFALL STRUCTURE, SEE DETAIL 2/C10.3
3D. DOWNSPOUT CONNECTION, SEE DETAIL 3/C10.3
4D. DETENTION OUTLET STRUCTURE, SEE DETAIL 4/C10.3

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DANIEL RYAN GILL, PE
LICENSE #: 12539

GRADING PLAN - EAST

SHEET: C4.1

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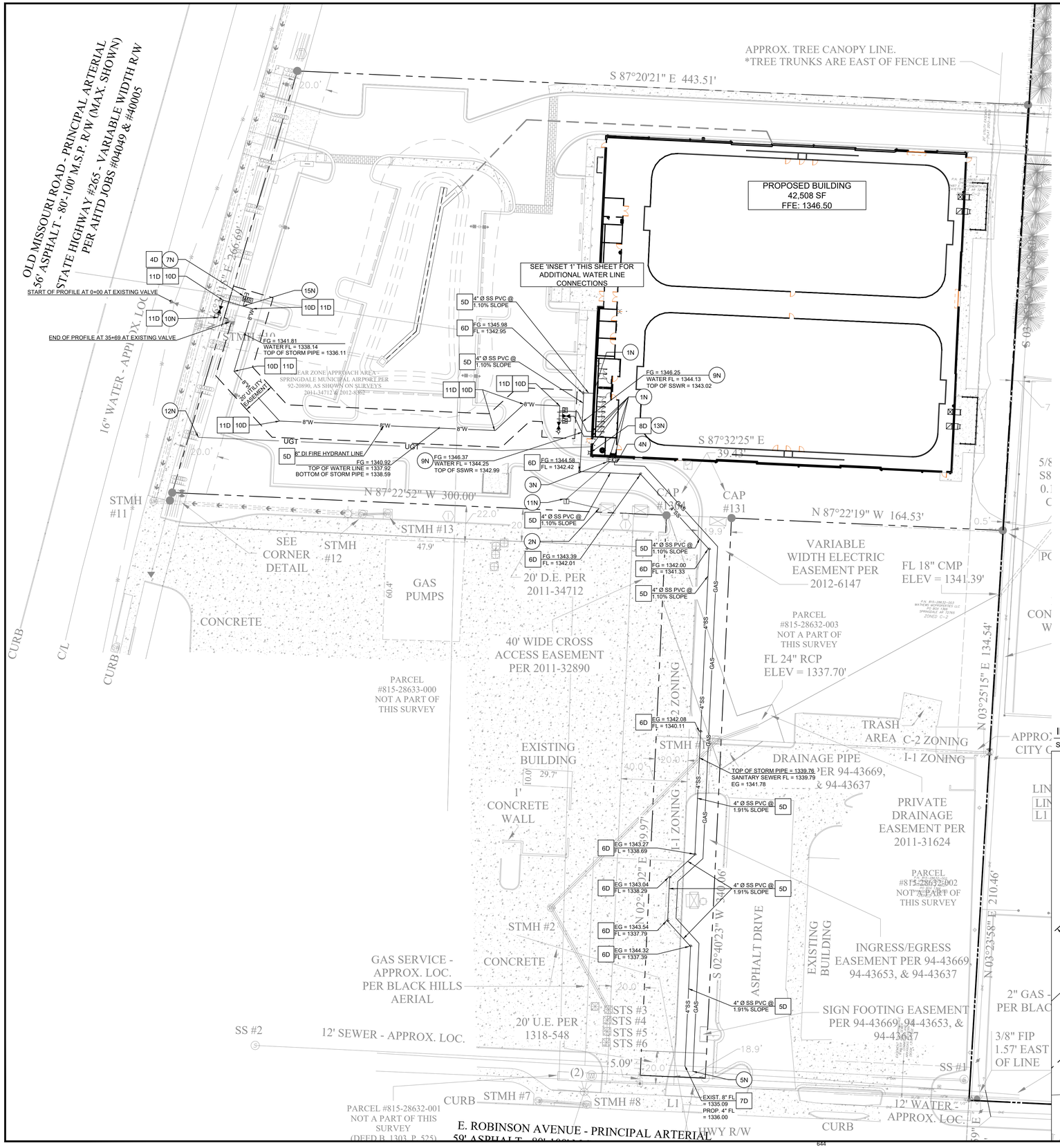


30 0 30 60

1 inch = 30 ft.

PROPOSED LEGEND

- PROPERTY LINE
- WATERLINE (X"W)
- SANITARY SEWER LINE (X"SS)
- UNDERGROUND TELEPHONE (UGT)
- UNDERGROUND ELECTRIC (UGE)
- GAS LINE (GAS)
- STORM SEWER

NOTES

1N. CONNECT TO BUILDING
2N. CONNECT TO EXISTING ELECTRICAL SERVICE
3N. ELECTRIC METER
4N. GAS METER
5N. CONNECT TO EXISTING GAS LINE
6N. 1" DOMESTIC WATER METER
7N. 5/8" IRRIGATION METER
8N. 8"x6" TEE & 6" GATE VALVE
9N. MAINTAIN 18" VERTICAL SEPARATION
10N. 8"x6" TAPPING SLEEVE & 6" GATE VALVE
11N. PAD MOUNTED TRANSFORMER
12N. CONNECT TO EXISTING FIBER OPTIC
13N. WATER PROOF HORN/STROBE SHALL BE INSTALLED DIRECTLY ABOVE THE FDC
14N. 8"X2" TEE WITH 2" GATE VALVE
15N. 8"X1" TEE WITH 1" GATE VALVE

DETAILS

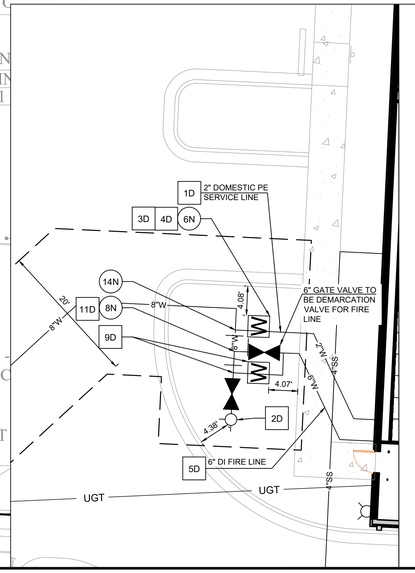
1D. UTILITY TRENCH AND BEDDING, SEE DETAIL 1/C10.4
2D. FIRE HYDRANT & GATE VALVE, SEE DETAIL S-1 ON C10.4
3D. TYPICAL 1" METER SETTING, SEE DETAIL S-24 ON C10.4
4D. STANDARD METER BOX INSTALLATION, SEE DETAIL S-23 ON C10.4
5D. TYPICAL PIPE TRENCH, SEE DETAIL S-17 ON C10.4
6D. CLEAN-OUT ASSEMBLY DETAIL (SEE MEP PLANS FOR SCHEDULE), SEE DETAIL S-47 ON C10.4
7D. SEWER SERVICE CONNECTIONS, SEE DETAIL S-16 ON C10.4
8D. FIRE DEPARTMENT CONNECTION, SEE DETAIL 2/C10.4
9D. FIRE SYSTEM CONNECTION, SEE DETAIL S-36 ON C10.4
10D. TRACING WIRE CONNECTION PORT, SEE DETAIL M-1 ON C10.5
11D. REACTION BACKING, SEE DETAIL S-3 ON C10.5

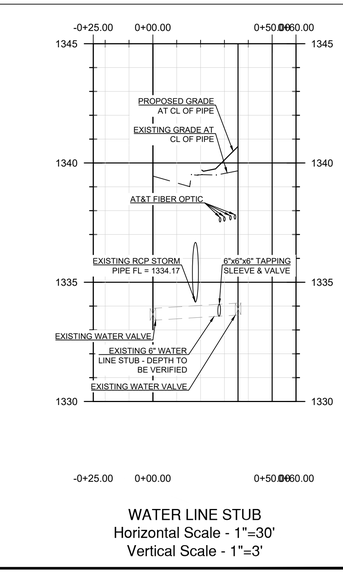
NOTE

A 3200 SERIES KNOX BOX IS REQUIRED AT THE PRIMARY ENTRANCE TO EACH BUILDING

INSET 1

SCALE: 1" = 10'





WATER LINE STUB
Horizontal Scale - 1"=30'
Vertical Scale - 1"=3'

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DANIEL RYAN GILL, PE
LICENSE #: 12539

UTILITY PLAN

SHEET: C5.0

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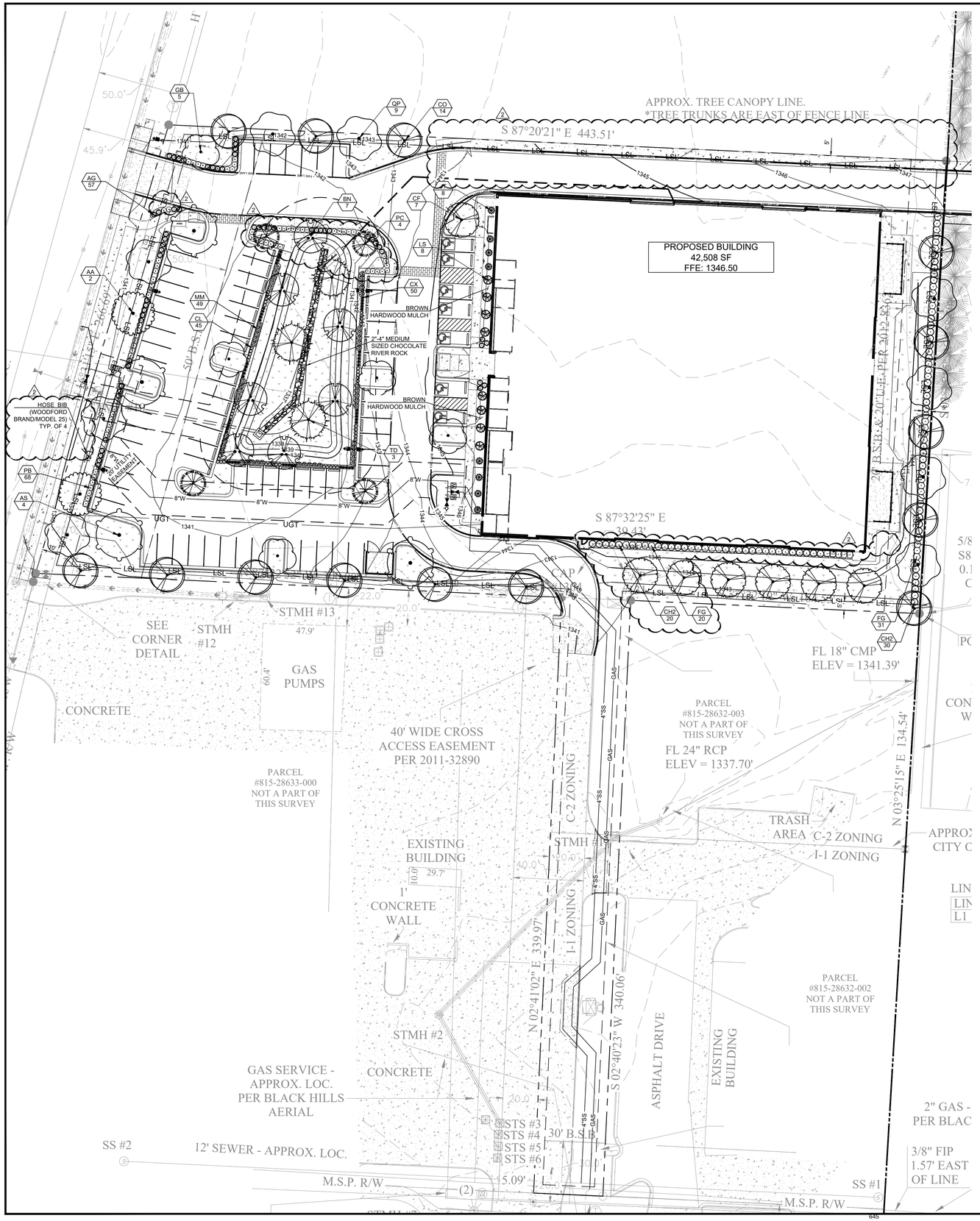

N

SCALE

30 0 30 60

1 inch = 30 ft.

GENERAL LANDSCAPE NOTES:

THIS PLAN IS FOR LANDSCAPE LAYOUT ONLY. ALL GRADING, UTILITIES, SITE STRUCTURES, ETC. ARE FOR REFERENCE ONLY AND SHALL BE VERIFIED WITH CIVIL PLANS AND IN THE FIELD.

ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH SOIL MOIST.

CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.

UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.

ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.

ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.

THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.

THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.

ALL DISTURBED AREAS ON AND OFF THE SITE, INCLUDING THE TEMPORARY DETENTION AREA, SHALL BE COMPLETELY HYDROSEEDED OR SODDED WITH GRASS SEED SPECIFIED ON PLANS.

SEEDING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER BED PREPARATION. HYDROSEED MIXTURE SHALL CONTAIN CELLULOSE MULCH APPLIED AT A RATE OF 2,000 LBS./ACRE, WITH A MAXIMUM OF 50 LBS./100 GAL. OF WATER. IF SEEDING IS DELAYED AFTER MIXING 1/2 - 2 HOURS ADD AN ADDITIONAL 50% OF SEED MIX, IF DELAY IS LONGER THAN 2 HOURS, BEGIN WITH NEW MIXTURE.

MAINTENANCE:
SEEDED AREAS ARE TO BE WATERED ENOUGH TO MAINTAIN ADEQUATE SURFACE SOIL MOISTURE FOR PROPER SEED GERMINATION. WATERING SHALL CONTINUE FOR ALL GRASSED AREAS FOR NOT LESS THAN 30 DAYS FOLLOWING SEEDING OR UNTIL A HEALTHY STAND OF GRASS, WITH 90% OR MORE COVERAGE, IS ACHIEVED. IMMEDIATELY RESEED, FERTILIZE, AND MULCH DAMAGED AREAS OR ANY AREA THAT FAILS TO ACHIEVE THE COVERAGE SPECIFIED ABOVE UNTIL A HEALTHY STAND OF GRASS, WITH 90% OR MORE COVERAGE, IS ACHIEVED.

THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.

THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.

THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR TWO (2) YEARS BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).

ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR ALL NEW PLANT MATERIAL. ALL NEW PLANT MATERIAL SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE REQUIREMENTS FOR TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE (ANSI A300 PARTS 1 THROUGH 6).

ALL TOPSOIL (4"-5" IN PLANTING BEDS) (1"-2" FOR SEED AND SOD AREAS) APPLIED TO THE SITE SHALL BE LOAMY, FRIABLE SOIL, CONTAINING A MINIMUM OF 1.5 PERCENT BY DRY WEIGHT ORGANIC MATTER; FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 25 MM (1 IN.), NOXIOUS SEEDS, STICKS, BRUSH, LITTER, AND OTHER DELETERIOUS SUBSTANCES; SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHALL BE BETWEEN 5.5 AND 6.5.

ALL PLANTING AREAS SHALL BE TOP DRESSED WITH SHREDDED HARDWOOD MULCH AT A MIN. 4" DEPTH ON DEWITT PRO 5 LANDSCAPE FABRIC. TOP OF MULCH SHALL BE EVEN WITH TOP OF CURBS OR EDGING. SEE CIVIL PLANS FOR ELEVATIONS. SECURE FABRIC WITH PINS OR STAPLES (2"x5"). PINS SHALL BE PLACED AT 5' O.C. AND JOINTS SHALL OVERLAP BY 12"

LANDSCAPE EDGING TO BE STEEL AND SHALL BE DARK IN COLOR.

THIS SHEET IS FOR THE PURPOSE OF LANDSCAPING ONLY. ALL GRADING, UTILITIES, SITE FEATURES, ETC. ARE FOR REFERENCE ONLY. PLEASE REFER TO CIVIL PLANS FOR MORE DETAILS.

IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT INSTALLED LANDSCAPING DOES NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS. IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN ALL LANDSCAPING SO AS TO NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS

CITY PLANTING REQUIREMENTS:		REQ.	PROV.
SURFACE AREA	LANDSCAPING (INCLUDING GRASS, SHRUBS AND TREES) TO BE A MINIMUM OF 10% OF TOTAL SURFACE AREA OF THE LOT OR DEVELOPMENT.	13,597 SF	62,119 SF OR 29%
LANDSCAPING BUFFER/ PERIMETER LANDSCAPING	10' LANDSCAPE BUFFER MUST BE PROVIDED ALONG FRONT P/L; 5' ALONG SIDE/REAR	YES	YES
	10' LANDSCAPE BUFFER MUST INCLUDE AT MINIMUM: (1) SHADE TREE AND (7) SHRUBS PER 25 LF OF STREET FRONTAGE; 5' LANDSCAPE BUFFER MUST INCLUDE (1) TREE PER EVERY 25 LF	YES	YES
INTERIOR PARKING	ONE TREE PER PLANTING ISLAND IS REQUIRED	YES	YES
	PLANTING ISLANDS AT A MINIMUM OF 9' X 19' ARE REQUIRED AND ARE TO BE EVERY 15 PARKING SPACES.	YES	YES
	REQUIRED 8% TOTAL AREA OF LOT FOR INTERIOR PLANTING (BASED ON SF IN PARKING LOT PERIMETER)	8%	25%
MIN. TREE & SHRUB REQUIREMENTS	MIN. 75% OF ALL REQUIRED TREES SHALL BE SHADE TREES	76 TREES	85 TREES OR 84%

PLANT SCHEDULE

TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	AA	8	Autumn Flame Red Maple / Acer rubrum `Autumn Flame`	B & B	2"Cal	8` min.
	AS	6	Sugar Maple / Acer saccharum	B & B	2"Cal	8` min.
	BN	10	River Birch Multi-Trunk / Betula nigra	B & B	2"Cal	8` min.
	CO	24	Oklahoma Texas Redbud / Cercis canadensis texensis `Oklahoma`	B & B	2"Cal	7`-8`H
	CF	7 (2)	Forest Pansy Eastern Redbud / Cercis canadensis `Forest Pansy`	B & B	2"Cal	7`-8`H
	GB	5	Maidenhair Tree / Ginkgo biloba	B & B	2"Cal	8` min.
	JT	8	Taylor Eastern Redcedar / Juniperus virginiana `Taylor`	30 gal		7`-8`H
	LS	8	Slender Silhouette Sweet Gum / Liquidambar styraciflua `Slender Silhouette`	30 gal		7`-8`H
	PC	8	Colorado Spruce / Picea pungens	30 gal		7`-8`H
	QP	11 (2)	Pin Oak / Quercus palustris	B & B	2"Cal	8` min.
	TD	6	Bald Cypress / Taxodium distichum	B & B	2"Cal	8` min.

SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT
	AG	57	Glossy Abelia / Abelia x grandiflora	5 gal
	CX	50	Pomona Sedge / Carex x `Pomona`	3 gal
	CL	45	Northern Sea Oats / Chasmanthium latifolium	3 gal
	CH2	50	Hummingbird Summersweet / Clethra alnifolia 'Hummingbird'	5 gal
	FG	51	Dwarf Fothergilla / Fothergilla gardenii	5 gal
	MM	49	Morning Light Eulalia Grass / Miscanthus sinensis `Morning Light`	5 gal
	PB	68	Little Bunny Fountain Grass / Pennisetum alopecuroides `Little Bunny`	3 gal

(CH2 50, FG 51 — 2)

GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	CONT
	CH	50,172 sf	Bermuda Grass / Cynodon dactylon `419 Hybrid`	flat

LEGEND

HOSE BIB (BRAND: WOODFORD/MODEL 25

IRRIGATION NOTE: AN AUTOMATIC OR OTHER IRRIGAITON SYSTEM SHALL BE REQUIRED FOR ALL LANDSCAPED AREAS. SEE HOSE BIB LOCATIONS PER THIS PLAN. LANDSCAPE CONTRACTOR TO COORDINATE IRRIGATION AND HOSE BIB INSTALLATION WITH LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR AT TIME OF INSTALLATION. (2)

HFA ARCHITECTS ENGINEERS INTERIORS
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1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ac.com

STIPULATION FOR REUSE:
THESE PLANS ARE PREPARED FOR USE ON A SPECIFIC SITE AT:
SPRINGDALE, AR 72764
CONTRACTOR SHALL NOT USE THESE PLANS FOR CONSTRUCTION ON ANY OTHER SITE
DATE ON: 10/5/2021
AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT SITE AT ANY SUBSEQUENT TIME. USE OF THIS DRAWING FOR CONSTRUCTION OF ANY BUILDING(S) BY ENGINEERS - REPRODUCTION OF THIS PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW

PSC INDOOR SOCCER
#21-24 (2)
S. OLD MISSOURI RD & HWY 412
SPRINGDALE, AR 72764
PROJ.NUMBER: 18-20-00095

ISSUE BLOCK

#	TITLE	DATE
2	REV-2	10/27/2021

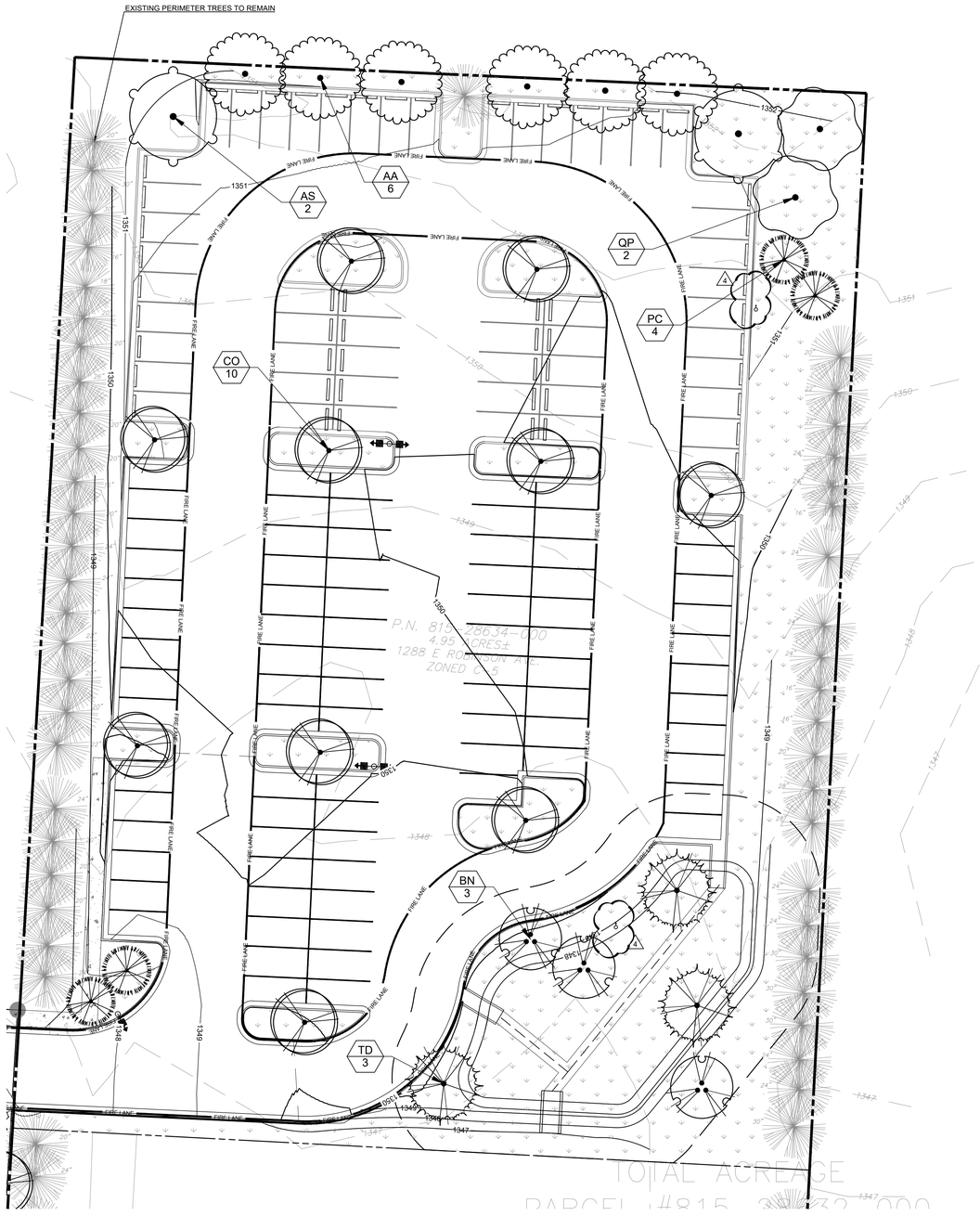
STORE NO.:
DOCUMENT DATE: 2/25/2021
CHECKED BY: WFM
DRAWN BY: JMS

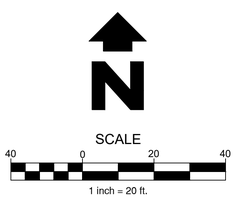
REGISTERED LANDSCAPE ARCHITECT
Worth F. McGraw IV
License Number 8967
STATE OF ARKANSAS

LANDSCAPE PLAN - WEST

SHEET: C6.0

Oct27, 2021-11:27am - User: jill.staugaard
N:\18\18-20-00095 PSC Indoor Soccer - Springdale, AR\03-Disciplines\Civil\Construction Documents Folder\ 18-20-00095 LAND.dwg





GENERAL LANDSCAPE NOTES:

THIS PLAN IS FOR LANDSCAPE LAYOUT ONLY. ALL GRADING, UTILITIES, SITE STRUCTURES, ETC. ARE FOR REFERENCE ONLY AND SHALL BE VERIFIED WITH CIVIL PLANS AND IN THE FIELD.

ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH SOIL MOIST.

CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.

UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.

ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.

ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.

THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.

THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.

ALL DISTURBED AREAS ON AND OFF THE SITE, INCLUDING THE TEMPORARY DETENTION AREA, SHALL BE COMPLETELY HYDROSEEDED OR SODDED WITH GRASS SEED SPECIFIED ON PLANS.

SEEDING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER BED PREPARATION. HYDROSEED MIXTURE SHALL CONTAIN CELLULOSE MULCH APPLIED AT A RATE OF 2,000 LBS./ACRE, WITH A MAXIMUM OF 50 LBS./100 GAL. OF WATER. IF SEEDING IS DELAYED AFTER MIXING 1/2 - 2 HOURS ADD AN ADDITIONAL 50% OF SEED MIX, IF DELAY IS LONGER THAN 2 HOURS, BEGIN WITH NEW MIXTURE.

MAINTENANCE:
SEEDED AREAS ARE TO BE WATERED ENOUGH TO MAINTAIN ADEQUATE SURFACE SOIL MOISTURE FOR PROPER SEED GERMINATION. WATERING SHALL CONTINUE FOR ALL GRASSED AREAS FOR NOT LESS THAN 30 DAYS FOLLOWING SEEDING OR UNTIL A HEALTHY STAND OF GRASS, WITH 90% OR MORE COVERAGE, IS ACHIEVED. IMMEDIATELY RESEED, FERTILIZE, AND MULCH DAMAGED AREAS OR ANY AREA THAT FAILS TO ACHIEVE THE COVERAGE SPECIFIED ABOVE UNTIL A HEALTHY STAND OF GRASS, WITH 90% OR MORE COVERAGE, IS ACHIEVED.

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	CO	24 (2)	Oklahoma Texas Redbud / Cercis canadensis texensis `Oklahoma`	B & B	2"Cal	7`-8`H
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GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
	CH	50,172 sf	Bermuda Grass / Cynodon dactylon `419 Hybrid`	flat		

LEGEND

HOSE BIB (BRAND: WOODFORD\MODEL 25

IRRIGATION NOTE: AN AUTOMATIC OR OTHER IRRIGAITON SYSTEM SHALL BE REQUIRED FOR ALL LANDSCAPED AREAS. SEE HOSE BIB LOCATIONS PER THIS PLAN. LANDSCAPE CONTRACTOR TO COORDINATE IRRIGATION AND HOSE BIB INSTALLATION WITH LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR AT TIME OF INSTALLATION.

HFA ARCHITECTS ENGINEERS INTERIORS
HARRISON FRENCH & ASSOCIATES, LTD
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ac.com

STIPULATION FOR REUSE
THESE PLANS ARE PREPARED FOR USE ON A SPECIFIC SITE AT:
SPRINGDALE, AR 72764
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS
DATE ON 2/25/2021
AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A DIFFERENT TIME. USE OF THIS DRAWING FOR CONSTRUCTION WITHOUT THE SERVICES OF ENGINEER, REPRODUCTION OF THIS PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW

PSC INDOOR SOCCER
#L21-24
S. OLD MISSOURI RD & HWY 412
SPRINGDALE, AR 72764
PROJ.NUMBER: 18-20-00095

ISSUE BLOCK

	TITLE	DATE
2	REV-2	10/27/2021
1		

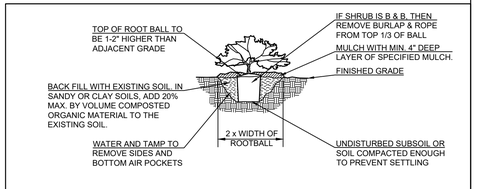
STORE NO.:
DOCUMENT DATE: 2/25/2021
CHECKED BY: WFM
DRAWN BY: JMS

REGISTERED LANDSCAPE ARCHITECT
Worth F. McGraw IV
License Number 6967
STATE OF ARKANSAS

LANDSCAPE PLAN - EAST

SHEET: C6.1

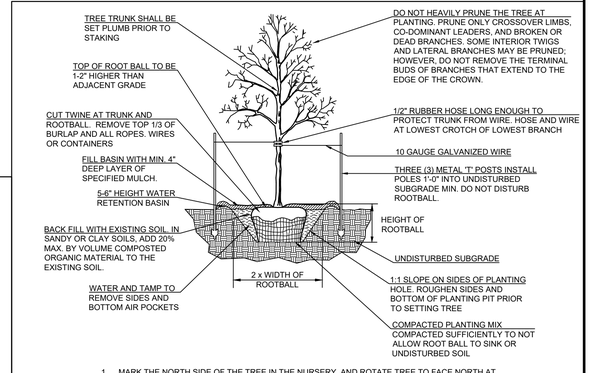
Oct27 2021-11:29am - User jill staugaard
N:\18\18-20-00095 PSC Indoor Soccer - Springdale, AR\03-Disciplines\Civil\Construction Documents Folder\ 18-20-00095 LAND.dwg



1. REMOVE ANY DEAD, DYING OR SEVERELY BROKEN TWIGS OR BRANCHES. IF REMOVING THESE BRANCHED REDUCES THE SHRUB HEIGHT BELOW SPECIFIED HEIGHT THEN SHRUB SHALL BE REJECTED.
2. NEWLY PLANTED SHRUBS SHALL BE FERTILIZED WITH A TIME RELEASE FERTILIZER WITH A 20-20-20 ANALYSIS APPLIED PER MANUFACTURERS SPECIFICATION.

02 SHRUB PLANTING

N.T.S.



1. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHEN EVER POSSIBLE.
2. WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
3. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOTBALL WITH SOIL.
4. DO NOT LIFT, ADJUST OR MOVE TREE USING THE TRUNK. USE METAL BASKET FOR THESE TASKS.
5. NEWLY PLANTED TREES SHALL BE FERTILIZED WITH A TIME RELEASE FERTILIZER WITH A 20-20-20 ANALYSIS APPLIED PER MANUFACTURERS SPECIFICATION.

01 TREE PLANTING

N.T.S.

HFA
ARCHITECTS
ENGINEERS
INTERIORS

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STIPULATION FOR REUSE
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SPRINGDALE, AR 72764
CONTEXT/ANGLE: X.XXXX TO ISSUE
DATE ON 2/25/2021
AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR PROJECT REQUIRES THE SERVICES OF REGISTERED LANDSCAPE ARCHITECT AND ENGINEER. REPRODUCTION OF THIS DRAWING FOR USE ON ANY OTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW

PSC INDOOR SOCCER

S. OLD MISSOURI RD & HWY 412
SPRINGDALE, AR 72764

PROJ NUMBER: 18-20-00095

ISSUE BLOCK

	TITLE	DATE
B	OTP	05/27/2021
3	REV-3	9/30/2021

STORE NO.:
DOCUMENT DATE: 2/25/2021
CHECKED BY: WFM
DRAWN BY: JMS

REGISTERED LANDSCAPE ARCHITECT
Worth F. McGraw IV
License Number 8967
STATE OF ARKANSAS

LANDSCAPE DETAILS

SHEET
3
C6.2

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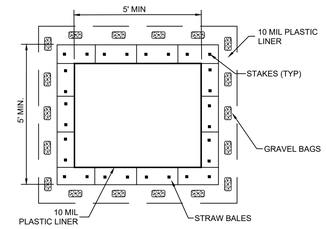
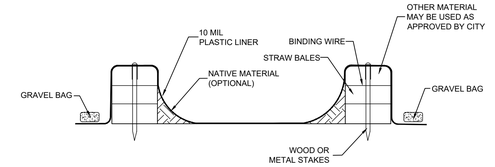
\\HFA-FILE02\2020 Projects\18\18-20-00095 PSC Indoor Soccer - Springdale, AR\03-Disciplines\Civil\Construction Documents Folder\ 18-20-00095 LANDX.dwg

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

6 CONCRETE WASHOUT
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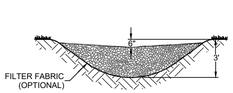
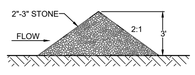
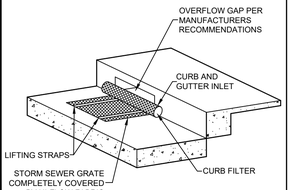


DOWNSTREAM VIEW



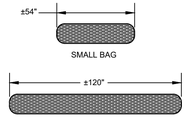
SECTION VIEW

5 ROCK CHECK DAM
N.T.S.

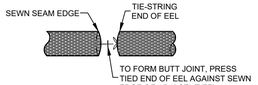


DANDY CURB BAG INLET PROTECTION
4 N.T.S.

NOTE: ALL EROSION EELS™ USED FOR PERIMETER CONTROL SHALL USE MIXTURE SPECIFICATIONS 1.1 AND 1.2.



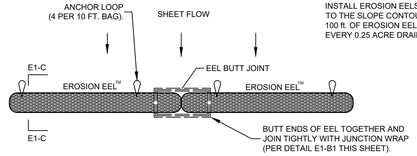
DETAIL E1-A: EROSION EELS™



DETAIL E1-B1

SPACING RECOMMENDATIONS FOR THE EROSION EEL™ FOR PERIMETER CONTROLS AND INTERCEPTING SHEET FLOW ON SLOPES

SLOPE(%)	SINGLE EEL SPACING(ft)	* STACKED DUAL EEL SPACING(ft)
0.5	300	N/A
1	200	N/A
2	160	N/A
3	80	N/A
4	50	N/A
5	40	N/A
6	35	N/A
8	30	N/A
10	25	N/A
15	+17	N/A
20	+12	+25
25	N/A	+15
33	N/A	+10
50	N/A	+6



DETAIL E1-B: INTERCEPTING SHEET FLOW PERPENDICULAR TO FLOW PATH - PLAN VIEW

GENERAL NOTES:

1. EROSION EELS™ USED IN PERIMETER CONTROL APPLICATIONS SHALL HAVE A SPECIFICATION MIXTURE 1.1 OR 1.2.
   a. MIXTURE SPECIFICATION 1.1. A FILTER MIXTURE COMPRISED OF 50% SHREDDED RUBBER AND 50% WOOD CHIP PARTICLES BY VOLUME. THE SHREDDED RUBBER SHALL BE WASHED AND PROCESSED TO REMOVE MOST, IF NOT ALL, METAL COMPONENTS. THE RUBBER SHALL BE DERIVED FROM RECYCLED TIRES AND SHALL BE SHREDDED TO PRODUCE A MAXIMUM PARTICLE SIZE OF +/- 3/4 INCH. THE WOOD CHIPS SHALL BE PRODUCED FROM HARDWOOD TREES AND SHALL CONFIRM TO AASHTO CERTIFICATION SPECIFICATION MP 9-03.
   b. MIXTURE SPECIFICATION 1.2. A FILTER MIXTURE COMPRISED OF 1/3 SHREDDED RUBBER, 1/3 WOOD CHIPS, AND 1/3 RECYCLED SYNTHETIC FIBERS. THE SHREDDED RUBBER SHALL BE WASHED AND PROCESSED TO REMOVE MOST, IF NOT ALL, METAL COMPONENTS. THE RUBBER SHALL BE DERIVED FROM RECYCLED TIRES AND SHALL BE SHREDDED TO PRODUCE A MAXIMUM PARTICLE SIZE OF +/- 3/4 INCH. THE WOOD CHIPS SHALL BE PRODUCED FROM HARDWOOD TREES AND SHALL CONFIRM TO AASHTO CERTIFICATION SPECIFICATION MP 9-03. THE SYNTHETIC FIBERS SHALL BE PRODUCED FROM RECYCLED, MANUFACTURED MATERIALS, SUCH AS, BUT NOT LIMITED TO, PRE-CONSUMER SCRAP CARPET, TIRE CHORD, AND TIRE FIBER MATERIALS.
2. EROSION EELS™ SHALL BE MANUFACTURED FROM A WOVEN GEOTEXTILE COVERING WITH INTERIOR FILTER MATERIALS SUCH AS 100% SHREDDED RUBBER (MIXTURE SPECIFICATION 1.0, 50% SHREDDED RUBBER/50% AASHTO-CERTIFIED WOOD CHIPS (MIXTURE SPECIFICATION 1.1).
3. LENGTHS OF EROSION EELS™ SHALL BE EITHER A NOMINAL +/-10 FT. OR +/- 4.5 FT. NOMINAL DIAMETER SHALL BE +/-9.5 INCHES.
4. EROSION EELS™ CAN BE PLACED AT THE TOP, ON THE FACE, OR AT THE TOE OF SLOPES TO INTERCEPT RUNOFF, REDUCE FLOW VELOCITY, RELEASE THE RUNOFF AS SHEET FLOW AND PROVIDE REMOVAL OF SEDIMENT FROM THE RUNOFF.
5. EROSION EELS™ SHALL BE INSTALLED ALONG THE GROUND CONTOUR, AT THE TOE OF SLOPES, AT AN ANGLE TO THE CONTOUR TO DIRECT FLOW AS A DIVERSION BERM, AROUND INLET STRUCTURES, IN A DITCH AS A CHECK DAM TO HELP REDUCE SUSPENDED SOLIDS LOADING AND RETAIN SEDIMENT, OR AS A GENERAL FILTER FOR ANY DISTURBED SOIL AREA.
6. NO TRENCHING IS REQUIRED FOR INSTALLATION OF EROSION EELS™
7. PREPARE BED FOR EEL INSTALLATION BY REMOVING ANY LARGE DEBRIS INCLUDING ROCKS, SOIL CLODS, AND WOODY VEGETATION. EROSION EELS™ CAN ALSO BE PLACED OVER PAVED SURFACES INCLUDING CONCRETE AND ASPHALT WITH NO SURFACE PREPARATION REQUIRED.
8. RAKE BED AREA WITH A HAND RAKE OR BY DRAG HARROW.
9. DO NOT PLACE EEL DIRECTLY OVER RILL AND GULLIES UNTIL AREA HAS BEEN HAND-EXCAVATED AND RAKED TO PROVIDE A LEVEL BEDDING SURFACE. ALL SURFACES SHALL BE UNIFORMLY COMPACTED FOR MAXIMUM SEATING OF EELS IN PLACE.
10. FOR LOCATIONS WHERE EELS WILL BE PLACED IN CONCENTRATED FLOWS (SUCH AS CHECK DAMS, INLET PROTECTION) AND FOR PERIMETER CONTROLS AT PRIMARY DISCHARGE LOCATIONS, BED THE EELS IN A FLOCMAT CRADLE PER THE DETAILED DRAWINGS.
11. FOR DITCH APPLICATIONS, THE MAXIMUM DRAINAGE AREA SHALL BE 10 ACRES.
12. IF MORE THAN ONE EROSION EEL™ IS PLACED IN A ROW, THE EELS SHALL BE OVERLAPPED A MINIMUM OF 12 INCHES TO PREVENT FLOW AND SEDIMENT FROM PASSING THROUGH THE FIELD JOINT. COMPRESS THE TWO EELS OF THE OVERLAP TIGHTLY TOGETHER EITHER BY HAND OR MANUFACTURER-APPROVED MECHANIZED MEANS.
13. WHEN USED IN DITCHES AS A CHECK DAM, EROSION EELS™ SHALL BE INSTALLED PER MANUFACTURER'S DETAILS.
14. FOR CHECK DAM APPLICATIONS, EROSION EELS™ SHALL BE PLACED PERPENDICULAR TO THE FLOW OF THE WATER. EROSION EELS SHALL CONTINUE UP THE SIDES SLOPES A MINIMUM OF 3 FEET ABOVE THE DESIGN FLOW DEPTH.
15. EROSION EELS™ SHALL REMAIN IN PLACE UNTIL FULLY ESTABLISHED VEGETATION HAS COMPLETELY DEVELOPED OR UNTIL THE STORAGE CAPACITY/FUNCTIONAL LIFE OF THE EEL HAS BEEN EXHAUSTED (REQUIRING REPLACEMENT WITH NEW EELS).
16. ANCHORING POSTS FOR CHECK DAM APPLICATIONS SHALL HAVE A MINIMUM WEIGHT OF 1.25 LBS/FT STEEL T-POSTS (5 TO 7 FT. LENGTHS) ROLLED FROM HIGH CARBON STEEL. POSTS SHOULD BE HOT-DIP GALVANIZED OR COATED WITH A WEATHER-RESISTANT PAINT FOR STEEL APPLICATION. POSTS SHOULD BE EQUIPPED WITH A METAL ANCHOR PLATE. INSTALL PER DETAILS ON THIS SHEET.
17. PLACE T-POSTS THROUGH HANDLE OF BAGS. DO NOT DRIVE POSTS THROUGH EROSION EELS™ T-POSTS ARE TO BE EMBEDDED A MINIMUM OF 2 FT INTO GROUND.

3 EROSION EELS™ SEDIMENT BARRIER
N.T.S.

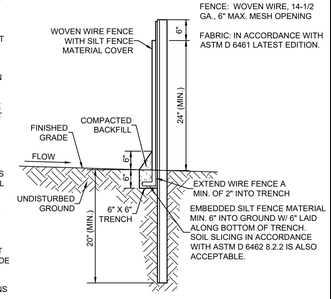
NOTES:

1. INSTALLATION SHALL COMPLY WITH ASTM D 6462 LATEST EDITION.
2. ATTACH THE WOVEN WIRE FENCE TO EACH POST AND THE GEOTEXTILE TO THE WOVEN WIRE FENCE (SPACED EVERY 30") WITH THREE WIRE TIES OR OTHER FASTENERS, ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART. ALSO, EACH TIE PLACED ON A POST SHOULD BE POSITIONED TO HANG ON A POST NIPPLE WHEN TIGHTENED TO PREVENT SAGGING.
3. WHEN TWO SECTIONS OF SILT FENCE MATERIAL ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED A MINIMUM OF 60" ACROSS TWO POSTS, AS SHOWN.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE SWPPP. DEPTH OF ACCUMULATED SEDIMENTS MAY NOT EXCEED ONE-HALF THE HEIGHT OF THE FENCE. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE-HALF THE HEIGHT OF THE SILT FENCE MATERIAL ABOVE GRADE.
5. ALL SILT FENCE SHALL INCLUDE WIRE SUPPORT UNLESS THE STATIC SLICING EQUIPMENT IS UTILIZED TO INSTALL THE FENCE PER DETAIL- "SILT FENCE INSTALLATION (SLICING METHOD)".
6. WRAP APPROXIMATELY 6" OF FABRIC AROUND THE END POSTS AND SECURE WITH 3 TIES.
7. COMPACT THE SOIL IMMEDIATELY NEXT TO THE SILT FENCE FABRIC WITH THE FRONT WHEEL OF THE TRACTOR, SKID STEER, OR ROLLER EXERTING AT LEAST 60 POUNDS PER SQ. INCH. COMPACT THE UPSTREAM SIDE FIRST. COMPACT EACH SIDE TWICE FOR A TOTAL OF FOUR TRIPS.
8. ADD POST CAPS AS NEEDED BASED ON SITE CONDITIONS AND APPLICABLE AGENCY REQUIREMENTS.

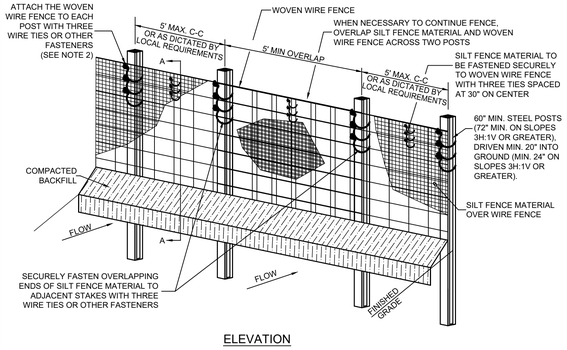
POSTS: STEEL T OR U TYPE.

FENCE: WOVEN WIRE, 14-1/2 GA., 6" MAX. MESH OPENING

FABRIC IN ACCORDANCE WITH ASTM D 6461 LATEST EDITION.



A-A-SECTION

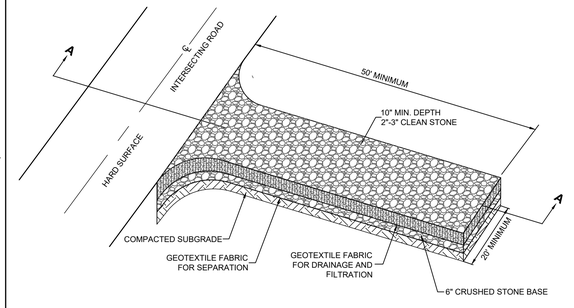


ELEVATION

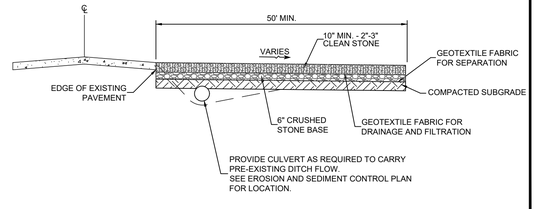
2 SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT
N.T.S.

NOTES:

1. CONTRACTOR TO LOCATE TEMPORARY CONSTRUCTION FENCING, JERSEY BARRIERS, OR BOTH ALONG THE SIDES OF THE CONSTRUCTION EXIT TO PREVENT CONSTRUCTION TRAFFIC FROM SHORT CIRCUITING/BYPASSING THE EXIT.



PLAN



SECTION A-A

1 CONSTRUCTION EXIT
N.T.S.

HFA ARCHITECTS ENGINEERS INTERIORS
HARRISON FRENCH & ASSOCIATES, LTD
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ac.com

STIPULATION FOR REUSE
THESE PLANS ARE PREPARED FOR USE ON A SPECIFIC SITE AT
SPRINGDALE, AR 72764
CONTRACTOR/OWNER
DATE ON: 10/19/2021
AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A LATER TIME. USE OF THIS DRAWING IS FOR PROJECT REQUIRES THE SERVICES OF REGISTERED ARCHITECTS AND/OR ENGINEERS. REPRODUCTION OF THIS DRAWING IS FOR USE ON THIS PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

PSC INDOOR SOCCER
#L21-24
S. OLD MISSOURI RD & HWY 412
SPRINGDALE, AR 72764

PROJ NUMBER: 18-20-00095

ISSUE BLOCK

	TITLE	DATE
0	OTP	9.30.2021
1	REV-1	10.21.2021
2	REV-2	10.27.2021

DOCUMENT DATE:	10/19/2021
CHECKED BY:	WFM
DRAWN BY:	ENH

NOT FOR CONSTRUCTION

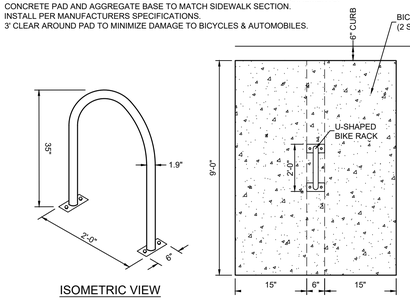
DANIEL RYAN GILL, PE
LICENSE #: 12539

EROSION DETAILS

SHEET: C10.0

Oct 26 2021-5:11pm - User emma.hernon
N:\18\18-20-00095 PSC Indoor Soccer - Springdale, AR\03-Disciplines\Civil\Construction Documents Folder\ 18-20-00095 - DETAILS.dwg

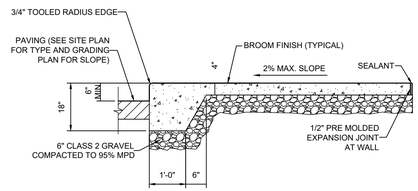
NOTES:
1. BIKE RACK SHALL COMPLY WITH ALL CITY OR LOCAL JURISDICTION REQUIREMENTS.
2. CONCRETE PAD AND AGGREGATE BASE TO MATCH SIDEWALK SECTION.
3. INSTALL PER MANUFACTURERS SPECIFICATIONS.
4. 3' CLEAR AROUND PAD TO MINIMIZE DAMAGE TO BICYCLES & AUTOMOBILES.



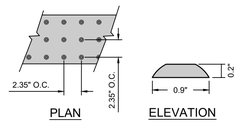
ISOMETRIC VIEW

PLAN VIEW

15 U-SHAPED BIKE RACK
N.T.S.



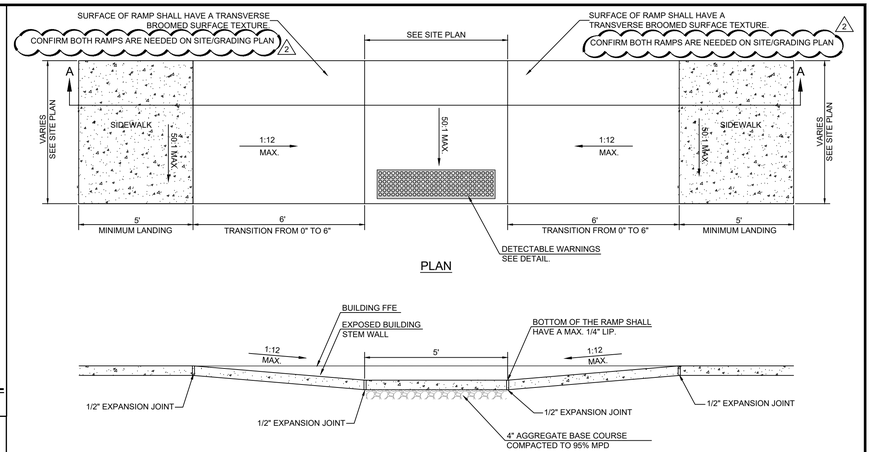
14 CONCRETE SIDEWALK WITH TURNDOWN
N.T.S.



PLAN ELEVATION

NOTE: PREFABRICATED PANELS PER A.D.A. ACCESSIBILITY GUIDELINES SECTION 4.29.2 & A4.29.2 SHALL BE USED.

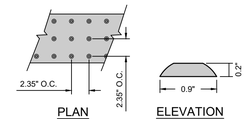
13 DETECTABLE WARNINGS DETAIL
N.T.S.



PLAN

SECTION A

NOTES:
1. THE SURFACE OF THE RAMP SHALL HAVE DETECTABLE WARNINGS AS SHOWN. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES. SEE DETECTABLE WARNINGS DETAIL.
2. CONSTRUCT PER A.D.A. STANDARDS.
3. REFER TO PLANS FOR ADJACENT SLOPES.
4. THE CROSS SLOPE OF THE RAMP SURFACE SHALL BE NO GREATER THAN 1:50.
5. CONSTRUCTION OF THE RAMP SHALL MATCH ADJOINING SIDEWALK DETAIL.
6. CONCRETE SHALL BE P.C.C. 3500 PSI.



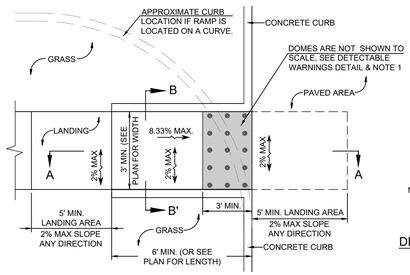
PLAN ELEVATION

NOTE: PREFABRICATED PANELS PER A.D.A. ACCESSIBILITY GUIDELINES SECTION 4.29.2 & A4.29.2 SHALL BE USED.

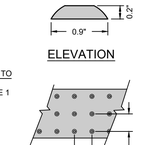
DETECTABLE WARNINGS DETAIL

10 LINEAR RAMP IN SIDEWALK
N.T.S.

NOTES:
1. THE SURFACE OF RAMP SHALL HAVE DETECTABLE WARNINGS AS SHOWN. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES. SEE DETECTABLE WARNINGS DETAIL & NOTE 1
2. RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.
3. CONSTRUCT PER A.D.A. STANDARDS.
4. REFER TO PLANS FOR ADJACENT SLOPES.
5. THE CROSS SLOPE OF THE RAMP SURFACE SHALL BE NO GREATER THAN 1:50.
6. CONCRETE SHALL BE P.C.C. 3500 PSI



PLAN

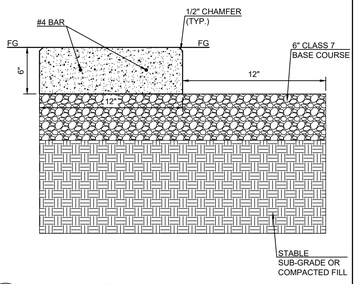


ELEVATION PLAN

NOTE: PREFABRICATED PANELS PER A.D.A. ACCESSIBILITY GUIDELINES SECTION 4.29.2 & A4.29.2 SHALL BE USED.

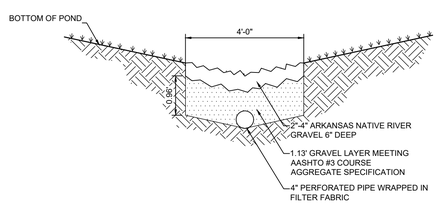
DETECTABLE WARNINGS DETAIL

NOTES:
1. 28-DAY CONCRETE STRENGTH TO BE 3500 PSI

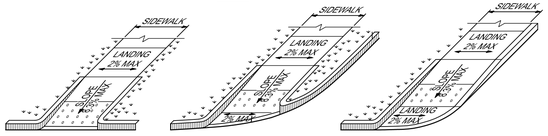


12 CONCRETE RIBBON CURB
N.T.S.

NOTES:
1. SEE GRADING PLAN FOR TRANSVERSE SLOPE
2. ENTIRE LIMITS OF SWALE SHALL BE SODDED. SOD USED SHALL BE PER LANDSCAPE PLAN.



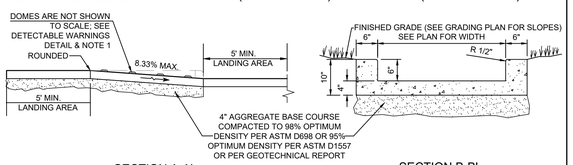
11 RIVER ROCK DRAINAGE SWALE
N.T.S.



TYPE I SIDEWALK SETBACK ON STRAIGHT CURB

TYPE II SIDEWALK SETBACK FROM CURB (TXDOT TYPE 7)

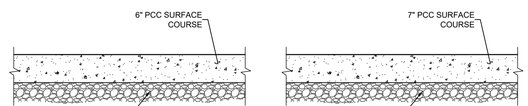
TYPE III SIDEWALK ADJACENT TO CURB (TXDOT TYPE 10)



SECTION A-A' SECTION B-B'

9 ADA RAMP IN SIDEWALK
N.T.S.

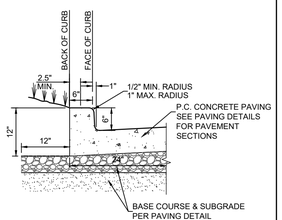
NOTES;
1. DESIGN PER GEOTECH REPORT BY BUILDING & EARTH, DATED DECEMBER 23, 2020.
2. PAVEMENTS AND SUBGRADES INCLUDING MATERIALS & COMPACTION SHALL MEET STANDARDS & SPECIFICATIONS OF THE ARKANSAS DEPARTMENT OF TRANSPORTATION.
3. JOINTING AND SPACING SHALL BE PER CONCRETE JOINT DETAILS.
4. CONCRETE SHALL BE 3,500 PSI.



HEAVY DUTY SUPER HEAVY DUTY

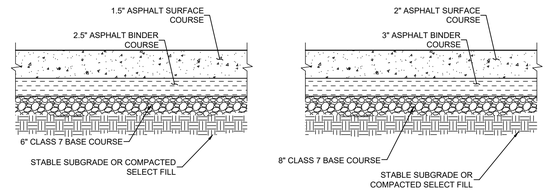
8 CONCRETE PAVING DETAIL
N.T.S.

NOTES:
1. IF NEEDED, DOWEL IN TO ADJACENT CONCRETE SLAB PER THE PAVEMENT EXPANSION JOINT DETAIL
2. GUTTER SLOPE TO MATCH ADJACENT PAVEMENT, TRAVERSE AND LONGITUDINAL.



7 TYPE "B" CONCRETE CURB & GUTTER
N.T.S.

NOTES;
1. DESIGN PER GEOTECH REPORT BY BUILDING & EARTH, DATED DECEMBER 23, 2020.
2. PAVEMENTS AND SUBGRADES INCLUDING MATERIALS & COMPACTION SHALL MEET STANDARDS & SPECIFICATIONS OF THE ARKANSAS DEPARTMENT OF TRANSPORTATION.



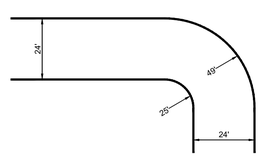
STANDARD DUTY HEAVY DUTY

6 ASPHALT PAVING DETAIL
N.T.S.

NOTE:
ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES",LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.



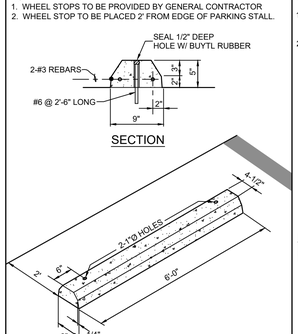
TYPICAL ADA PARKING SIGN



FIRE LANE STRIPING SHALL BE 6" RED STRIPES WITH 4" INCH WHITE LETTERS READING "NO PARKING FIRE LANE" STRIPING SHALL BE PLACED ON THE TOP EDGE OF THE SIDEWALK ABUTTING THE PAVED DRIVE OR AS SPECIFIED BY LOCAL REQUIREMENTS.

5 FIRE LANE MARKING
N.T.S.

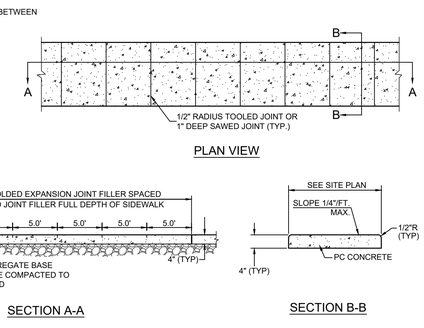
NOTES:
1. WHEEL STOPS TO BE PROVIDED BY GENERAL CONTRACTOR
2. WHEEL STOP TO BE PLACED 2' FROM EDGE OF PARKING STALL.



SECTION

4 PRECAST CONCRETE WHEELSTOP
N.T.S.

NOTES:
1. PROVIDE 1/2" EXPANSION JOINT BETWEEN SIDEWALK & ALL FIXED OBJECTS
2. CONCRETE SHALL BE 3,500 PSI

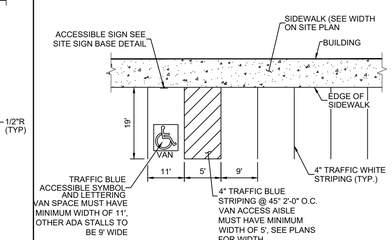


PLAN VIEW

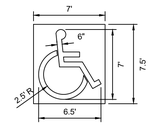
SECTION A-A SECTION B-B

3 CONCRETE SIDEWALK
N.T.S.

NOTES:
1. SEE SITE PLAN FOR COMPLETE STRIPING LAYOUT.
2. THIS IS FOR REFERENCE AND DIMENSION CONTROL ONLY.
3. ALL DIMENSIONS ARE TO CENTERLINE OF STRIPE UNLESS OTHERWISE NOTED.
4. ALL COLORS AS SHOWN OR BY LOCAL CODES.
5. STRIPING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR

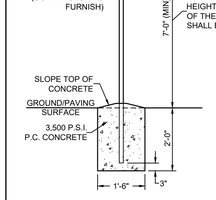


2 PARKING LOT STRIPING
N.T.S.



LOCATED AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY VAN LETTERING

ACCESSIBLE PARKING SYMBOL



1 SITE SIGN BASE DETAIL
N.T.S.

HFA ARCHITECTS ENGINEERS INTERIORS
HARRISON FRENCH & ASSOCIATES, LTD
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ac.com

STIPULATION FOR REUSE
THESE PLANS ARE PREPARED FOR USE ON A SPECIFIC SITE AT:
SPRINGDALE, AR 72764
CONTRACTOR SHALL VERIFY ALL PLANS FOR CONSTRUCTION ON: 10/26/2021
AND IT IS NOT SUITABLE FOR USE ON A PROJECT OTHER THAN THAT FOR WHICH IT IS EXPRESSLY PREPARED WITHOUT THE WRITTEN CONSENT OF THE ENGINEERS. REPRODUCTION OF THIS DRAWING FOR USE ON ANY OTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

PSC INDOOR SOCCER
#L21-24
S. OLD MISSOURI RD & HWY 412
SPRINGDALE, AR 72764

PROJ.NUMBER: 18-20-00095

ISSUE BLOCK

	TITLE	DATE
	OTP	9.30.2021
1	REV-1	10.21.2021
2	REV-2	10.27.2021

DOCUMENT DATE: 10/26/2021
CHECKED BY: WFM
DRAWN BY: ENH

NOT FOR CONSTRUCTION

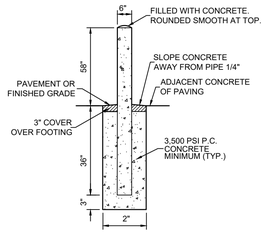
DANIEL RYAN GILL, PE
LICENSE #: 12539

SITE DETAILS

SHEET: C10.1

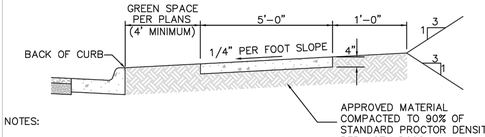
Oct27,2021-12:37pm - User:emma.henon
N:\18\18-20-00095 PSC Indoor Soccer - Springdale, AR\03-Disciplines\Civil\Construction Documents Folder\ 18-20-00095 - DETAILS.dwg

NOTES:
1. ALL PIPES SHALL BE SCH 40 STEEL PIPE.
2. ALL PIPES SHALL BE PRIMED & EPOXY PAINTED SUNOCO GREY BY CONTRACTOR.
3. WHEN PLACED IN PARKING AREAS, BOLLARD TO BE INSTALLED 12" O.C. FROM FRONT EDGE OF PARKING STALL.
4. SEE SPEC 129300 FOR BOLLARD SLEEVES, TO BE PROVIDED BY THE CONTRACTOR.



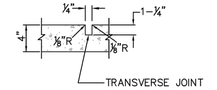
5 6" PIPE BOLLARD
N.T.S.

N:\Engineering_WEBSITE MATERIALS\Standard Details\DWG\SD-B-1.dwg



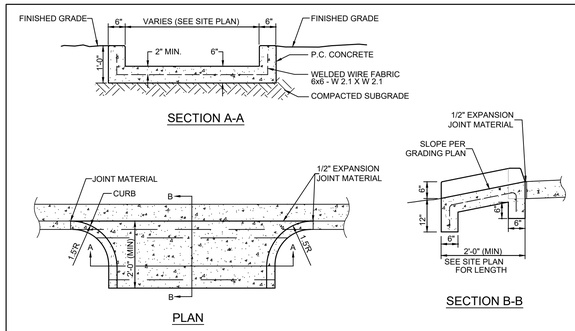
NOTES:

1. ½" ASPHALT IMPREGNATED W/ FIBERBOARD EXPANSION MATERIAL CONFORMING TO AASHTO M213 IS TO BE PLACED AT ALL DRIVEWAYS, AT MAXIMUM 200' INTERVALS, OR AS DIRECTED BY ENGINEER.
2. TRANSVERSE JOINTS TO BE PLACED AT 5' INTERVALS PERPENDICULAR TO SIDEWALK.
3. SAWED JOINTS SHALL BE USED INSTEAD OF TOOLED JOINTS. ALL SAWED JOINTS SHALL BE SEALED USING AN APPROVED SEALANT.
4. OTHER JOINTS MAY BE REQUIRED IF DIRECTED BY THE ENGINEER.
5. CONCRETE FOR SIDEWALK TO BE CLASS A, 3000 PSI, 5.5 BAG MIX W/ 4–7% AIR ENTRAINMENT.



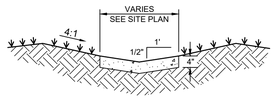
SIDEWALK DETAIL
NOT TO SCALE

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



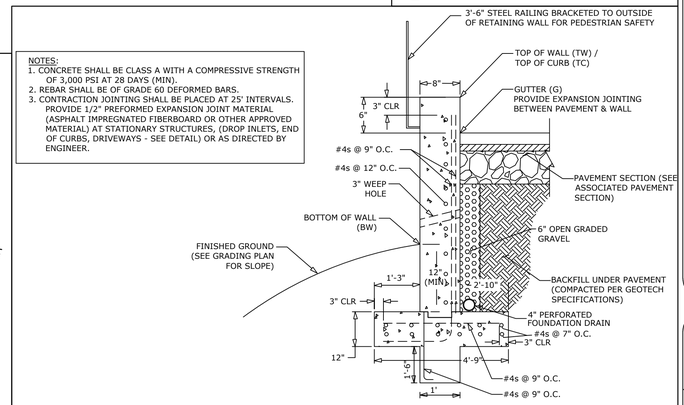
4 CONCRETE FLUME
N.T.S.

NOTES:
1. SEE GRADING PLAN FOR TRANSVERSE SLOPE.
2. CONCRETE SHALL BE A MINIMUM OF 3500 PSI.



3 CONCRETE DRAINAGE SWALE
N.T.S.

NOTES:
1. CONCRETE SHALL BE CLASS A WITH A COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS (MIN).
2. REBAR SHALL BE OF GRADE 60 DEFORMED BARS.
3. CONTRACTION JOINTING SHALL BE PLACED AT 25' INTERVALS. PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL (ASPHALT IMPREGNATED FIBERBOARD OR OTHER APPROVED MATERIAL) AT STATIONARY STRUCTURES, (DROP INLETS, END OF CURBS, DRIVEWAYS - SEE DETAIL) OR AS DIRECTED BY ENGINEER.



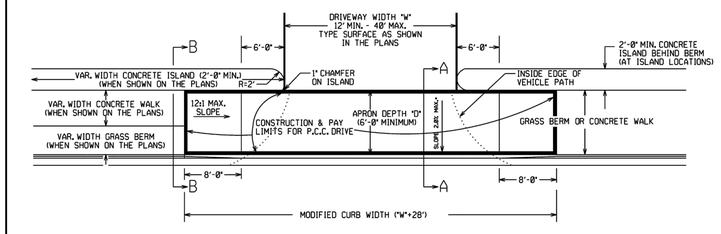
2 RETAINING WALL
N.T.S.

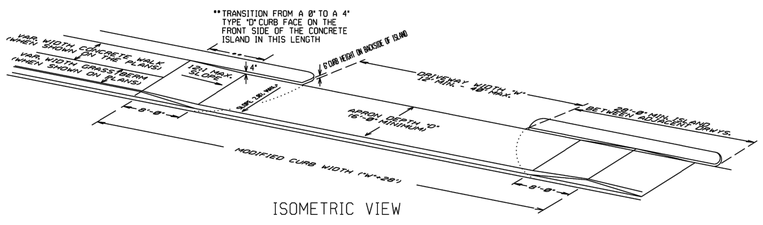
DATE:	OCTOBER 2018
DESIGNED BY:	STAFF
DRAWN BY:	STAFF
FILE NO.	SD-B-1

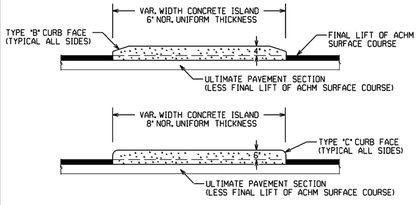
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION B
TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS

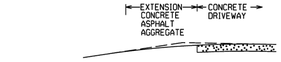
SPRINGDALE
WE'RE MAKING IT HAPPEN







REFER TO PLANS FOR TYPE OF CURB FACE TO BE USED. NO DIRECT PAYMENT WILL BE MADE FOR THE CURB FACES SHOWN ON THE ISLAND DETAILS. PAYMENT FOR THE CURB FACE WILL BE INCLUDED IN THE UNIT PRICE BID FOR THE ITEM "CONCRETE ISLAND".

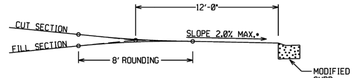


EXTENSION TYPICAL SECTIONS

1: CONCRETE - 6" P.C. CONCRETE DRIVEWAY
2: ASPHALT - 2" ACHM SURFACE COURSE (1/2")
4" ACHM BINDER COURSE(1) OR 4" ACHM BASE COURSE (1-1/2")
3: ASPHALT - 2" ACHM SURFACE COURSE (1/2")
7" AGGREGATE BASE COURSE
4: AGGREGATE - 6" AGGREGATE BASE COURSE

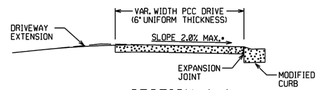
THE TYPE OF EXTENSION SHALL BE AS SHOWN IN THE PLANS. THE CONTRACTOR MAY, WITH THE APPROVAL OF THE ENGINEER, SUBSTITUTE A LOWER NUMBERED TYPE OF EXTENSION IN LIEU OF THE TYPE SPECIFIED IN THE PLANS, BUT AT NO ADDITIONAL COST TO THE DEPARTMENT.

DRIVEWAY EXTENSION DETAILS

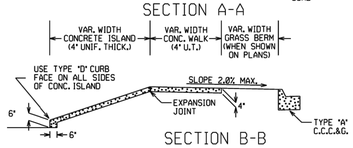


DRIVEWAY VERTICAL ALIGNMENT DETAILS

* NOTE: DRIVEWAYS MAY NOT BE SLOPED AWAY FROM THE ROADWAY UNLESS APPROVED BY THE ENGINEER.



SECTION A-A



SECTION B-B
CURBED ISLAND BEHIND WALK

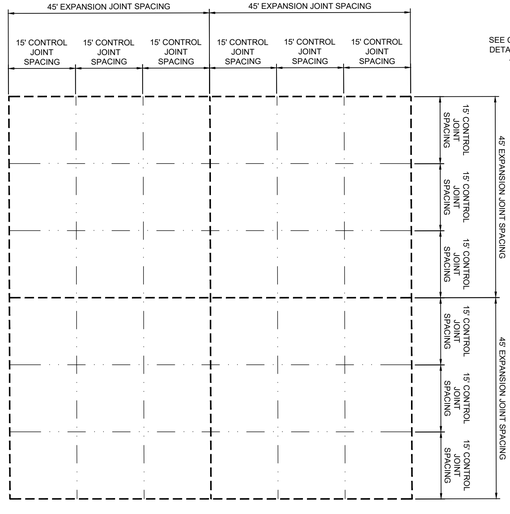
DATE REVISED	DATE FILLED	DESCRIPTION
2-27-14		REVISED PLAN & ISOMETRIC VIEW
11-29-07		ADDED CHANNELIZATION ISLAND WITH TYPE C CURB FACE & REVISED DRIVEWAY SLOPE NOTE & VERTICAL ALIGNMENT DETAIL
11-10-06		REMOVAL SLOPE, DEPTH OF AGG. BASE,
8-22-06		ADDED ISLAND DETAILS & NOTES
8-30-05		REVISED ISLAND WIDTH & TRANS. NOTE
11-10-98		REVISED NOTES
11-18-98		RECREATED AND REISSUED

ARKANSAS STATE HIGHWAY COMMISSION
DETAILS OF DRIVEWAYS & ISLANDS
STANDARD DRAWING DR-1

PROPOSED

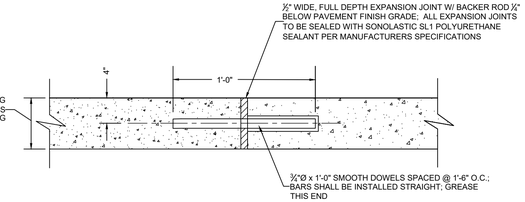
CONTROL JOINT
EXPANSION JOINT

NOTE: CONTRACTOR TO FIELD ADJUST JOINTS BASED UPON SITE CONDITIONS



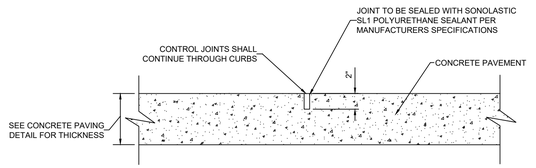
TYPICAL JOINT LAYOUT

1 TYPICAL PAVING JOINT DETAIL
N.T.S.



PAVEMENT EXPANSION JOINT & DOWEL DETAIL

NOTE: CONTROL JOINTS SHALL BE SAW CUT WITHIN 24 HOURS OF CONCRETE PLACEMENT - REINFORCEMENT LAPS SHALL NOT BE LOCATED WITHIN 3 FEET OF CONTROL JOINTS



PAVEMENT CONTROL JOINT

HFA ARCHITECTS ENGINEERS INTERIORS
HARRISON FRENCH & ASSOCIATES, LTD
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ac.com

STIPULATION FOR REUSE
THESE PLANS ARE PREPARED FOR USE ON A SPECIFIC SITE AT SPRINGDALE, AR 72764 AND ARE NOT SUITABLE FOR USE ON CONTEXT/MODIFICATIONS, EXPRESS TO ISSUE DATE ON: 10/19/2021 AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT SITE AT ANY OTHER TIME. USE OF THIS DRAWING FOR PROJECT REQUIRES THE SERVICES OF REGISTERED ARCHITECT OR LICENSED ENGINEER. REPRODUCTION OF THIS DRAWING AT ANY OTHER TIME OR FOR PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW

PSC INDOOR SOCCER
#L21-24
S. OLD MISSOURI RD & HWY 412
SPRINGDALE, AR 72764

PROJ NUMBER: 18-20-00095

ISSUE BLOCK		
Δ	TITLE	DATE
	OTP	9.30.2021
1	REV-1	10.21.2021
2	REV-2	10.27.2021

DOCUMENT DATE:	10/19/2021
CHECKED BY:	WFM
DRAWN BY:	ENH

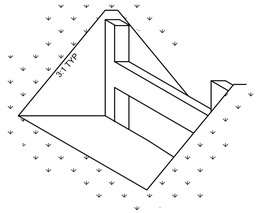
NOT FOR CONSTRUCTION

DANIEL RYAN GILL, PE
LICENSE #: 12539

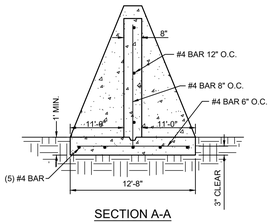
SITE DETAILS 2

SHEET: C10.2

Oct 26, 2021 - 5:08pm - User emma.herron
N:\18\18-20-00095 PSC Indoor Soccer - Springdale, AR\03-Disciplines\Civil\Construction Documents Folder\ 18-20-00095 - DETAILS.dwg

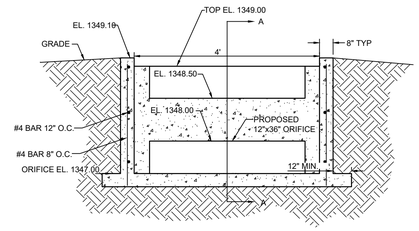


ISOMETRIC VIEW



SECTION A-A

NOTE: CONCRETE SHALL BE 3000 PSI

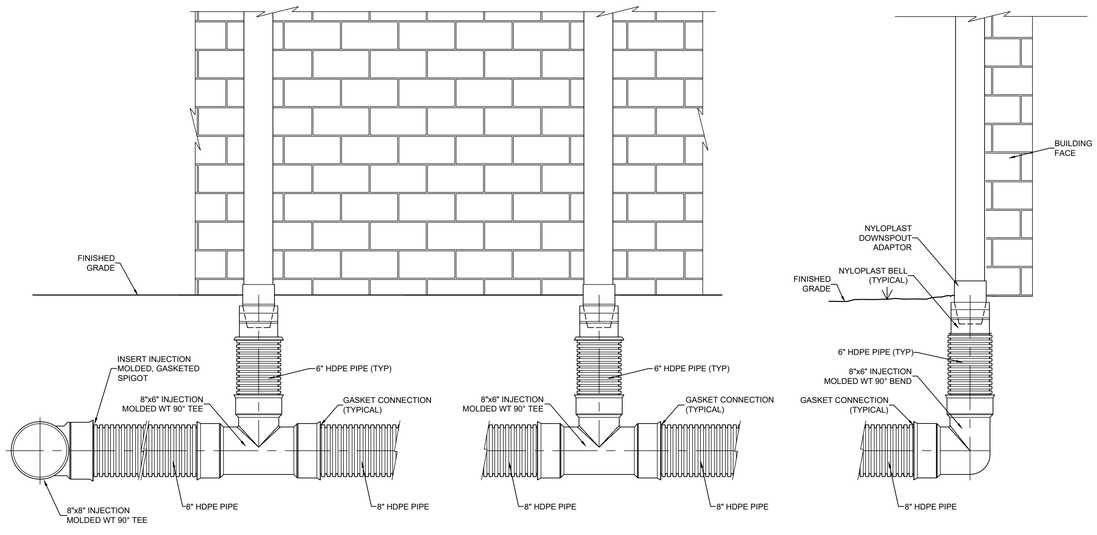


ELEVATION

4 DETENTION OUTLET STRUCTURE
N.T.S.

NOTES:

1. INJECTION MOLDED FITTING ARE AVAILABLE IN TEES, WYES, REDUCERS, 45° BENDS AND BELL/BELL COUPLERS.
2. WATERTIGHT (WT) JOINTS SHOWN. SOIL-TIGHT (ST) FITTINGS ARE ALSO AVAILABLE.



BACK ELEVATION

SIDE VIEW

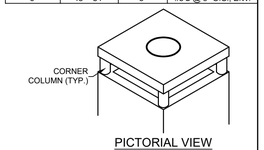
3 DOWNSPOUT CONNECTION TO STORM PIPE
N.T.S.

GENERAL NOTES:

1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER
2. ALL REINFORCING BARS TO HAVE 2" COVER.
3. SEE GRADING AND DRAINAGE PLAN FOR PIPE SIZES, LOCATIONS, AND FLOW LINES.
4. PIPES SHALL CONNECT TO THE ENDS OR SIDES OF THE INLET. CONNECTION SHALL NOT BE MADE AT CORNERS OF BOX.
5. ALL REINFORCING BARS TO BE GRADE 60.
6. PRECAST MANHOLE MAY BE USED UNLESS OTHERWISE NOTED OR DIRECTED BY THE ENGINEER.
7. STEPS ARE REQUIRED IN STORM DRAIN MANHOLES THAT ARE AT 4 FT OF DEPTH AND GREATER (FROM INVERT TO RIM). CENTERLINE OF MANHOLE LID SHALL BE 2 FT FROM THE WALL WHERE STEPS ARE LOCATED. STEPS (6" x 12") SHALL BE COPOLYMER POLYPROPYLENE PLASTIC WITH STEEL CORE AT 16" APART.
8. TOP OF MANHOLE TO BE LEVEL WITH FINISH GRADE UNLESS OTHERWISE NOTED OR DIRECTED BY THE ENGINEER. USE ADJUSTMENT RINGS AS REQUIRED BUT NOT TO EXCEED 12".
9. PIPES SHALL SHALL CONNECT TO THE ENDS OR SIDES OF THE INLET. CONNECTION SHALL NOT BE MADE AT CORNERS OF BOX.

PRECAST MANHOLE SPECIFICATIONS
ASTM C478
CONCRETE: 4000 PSI AE (MIN.)
JOINT: WATERTIGHT RUBBER GASKET

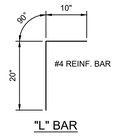
STRUCTURE SIZING & REINFORCING TABLE			
INSIDE DIMENSIONS	DIAMETER OF OUTLET PIPE	MIN. WALL THICKNESS	TOP CONCRETE SLAB REINFORCING
4'	12" - 27"	6"	#4'S @ 8" O.C., E.W.
5'	30" - 42"	8"	#4'S @ 7" O.C., E.W.
6'	48" - 54"	8"	#5'S @ 9" O.C., E.W.



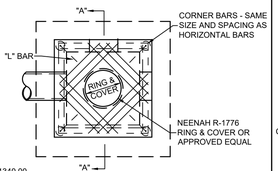
PICTORIAL VIEW



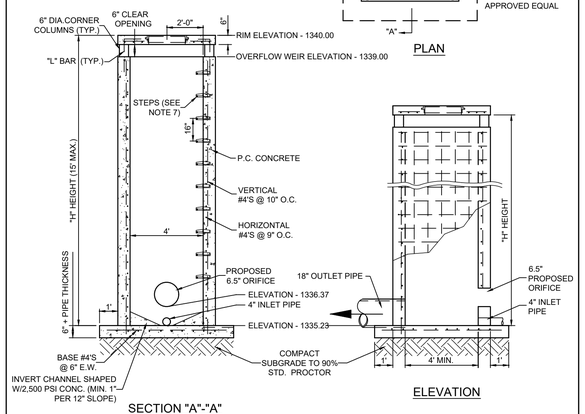
"J" BAR



"L" BAR



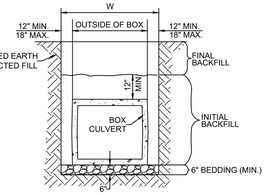
PLAN



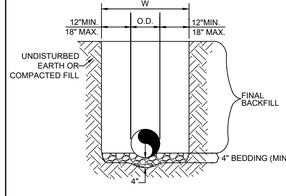
SECTION "A"-"A"

ELEVATION

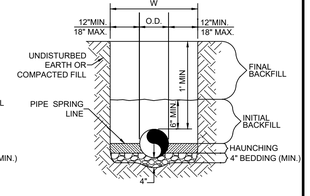
2 DETENTION OUTFALL STRUCTURE
N.T.S.



CONCRETE BOX CULVERT



REINFORCED CONCRETE PIPE (RCP) & SPIRAL RIB PIPE SMALLER THAN 60"Ø



ALL OTHER PIPES INCLUDING SPIRAL RIB PIPE 60"Ø AND LARGER

GENERAL NOTES

1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 85% STANDARD PROCTOR.
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 85% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 85% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3. AND 4.
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7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-LATEST EDITION.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

1 STORM SEWER TRENCH AND BEDDING
N.T.S.

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ENGINEERS
INTERIORS

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CONTEXT/ADDRESS
DATE ON: 10/19/2021
AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR PROJECT REQUIRES THE SERVICES OF REGISTERED ARCHITECT OR LICENSED ENGINEER. REPRODUCTION OF THIS DRAWING IS STRICTLY PROHIBITED. PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

PSC INDOOR SOCCER
#L21-24
S. OLD MISSOURI RD & HWY 412
SPRINGDALE, AR 72764

PROJ.NUMBER: 18-20-00095

ISSUE BLOCK

	TITLE	DATE
B	OTP	9.30.2021
1	REV-1	10.21.2021
2	REV-2	10.27.2021

DOCUMENT DATE:	10/19/2021
CHECKED BY:	WFM
DRAWN BY:	ENH

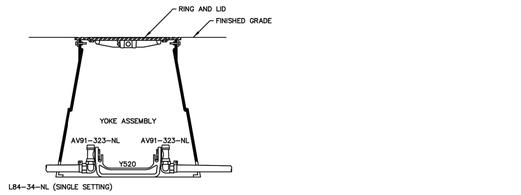
NOT FOR CONSTRUCTION

DANIEL RYAN GILL, PE
LICENSE #: 12539

GRADING DETAILS

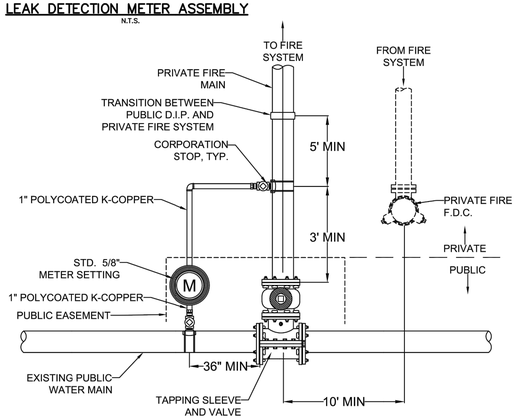
SHEET: C10.3

Oct 26 2021-5:07pm - User emma.hernon
N:\18\18-20-00095 PSC Indoor Soccer - Springdale, AR\03-Disciplines\Civil\Construction Documents Folder\ 18-20-00095 - DETAILS.dwg



LEAK DETECTION METER ASSEMBLY

N.T.S.



FIRE SYSTEM CONNECTION

N.T.S.

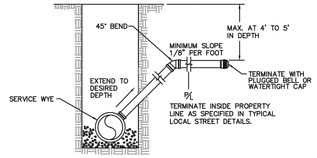
HFA ARCHITECTS ENGINEERS INTERIORS

SPRINGDALE WATER UTILITIES

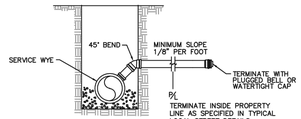
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
crk	S-36	FEB. 2016



RISER FROM DEEP MAIN



NORMAL DEPTH

SEWER SERVICE CONNECTIONS

N.T.S.

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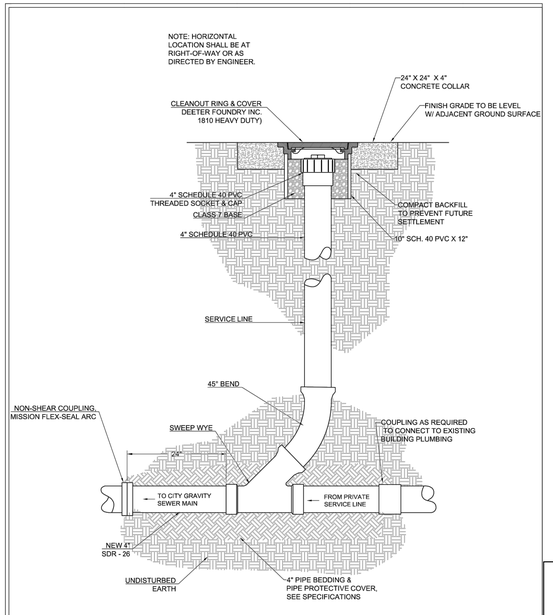
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



CLEANOUT ASSEMBLY DETAIL

SPRINGDALE WATER UTILITIES

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STANDARD DETAILS FOR STANDARD CLEANOUT

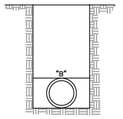
DRAWN BY:	DRAWING NO:	DATE:
CRKJ	S-47	FEBURARY 2018

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

TRENCH WIDTH SCHEDULE

NOTES:

TRENCH WIDTH SHALL BE AS SET FORTH IN ANSI/AWWA 600, INCLUDED AS THE TABLE ON THIS SHEET. LARGER TRENCH WIDTHS MAY BE NECESSARY FOR THE PLACEMENT OF A TRENCH SUPPORT SYSTEM OR AS OTHERWISE REQUIRED



TYPICAL PIPE TRENCH

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
JNK	S-17	MARCH 2008

2 FIRE DEPARTMENT CONNECTION

N.T.S.

PIPE DIA.	W
≤12"	O.D. OF PIPE + (12" TO 18")
>12"	≥ O.D. OF PIPE + 18"

WATER LINE
N.T.S.

SANITARY SEWER
N.T.S.

GENERAL NOTES

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2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 85% PROCTOR.
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1 UTILITY TRENCH AND BEDDING

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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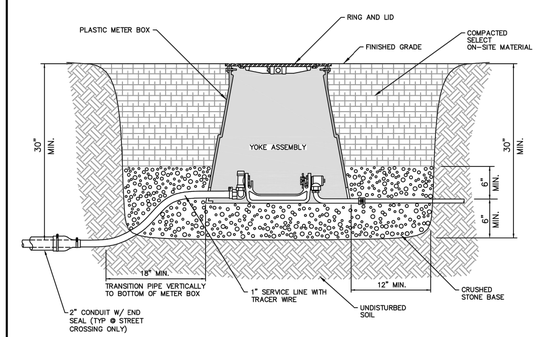
KMI	S-1	MARCH 2008



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

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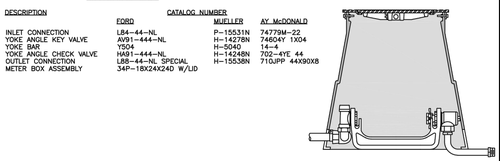
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
TLS	S-23	OCTOBER 2014

MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER FORD	MUELLER	AY McDONALD
1	INLET CONNECTION	L84-44-NL	P-15531N	74779M-22
1	YOKE ANGLE KEY VALVE	AV91-444-NL	H-14278N	74604Y 1X04
1	YOKE BAR	Y504	H-5040	14-4
1	YOKE ANGLE CHECK VALVE	HA91-444-NL	H-14248N	702-4YE 44
1	OUTLET CONNECTION	L88-44-NL SPECIAL	H-15538N	710JPP 44X90X8
1	METER BOX ASSEMBLY	34P-18X24X24D W/LID		



TYPICAL 1" METER SETTING

YOKE ASSEMBLY, 1" METER
1" COPPER OR PE P.J. TO 1" CTS PLASTIC OR MIP

N.T.S.

NOTES:

ALL MATERIALS INSTALLED IN POTABLE WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF "LEAD FREE" CONTAINED IN PUBLIC LAW 111-380.

*METER AND EXPANSION CONNECTION EC-4-NL ARE PROVIDED BY THE DEPARTMENT.

SPRINGDALE WATER UTILITIES

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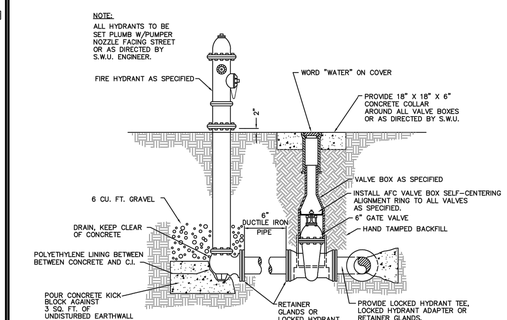
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
TLS	S-24	AUGUST 2014



FIRE HYDRANT & GATE VALVE

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
KMI	S-1	MARCH 2008

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#L21-24
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SPRINGDALE, AR 72764

PROJ NUMBER: 18-20-00095

ISSUE BLOCK

#	TITLE	DATE
	OTP	9.30.2021
1	REV-1	10.21.2021
2	REV-2	10.27.2021

DOCUMENT DATE:	10/19/2021
CHECKED BY:	WFM
DRAWN BY:	ENH

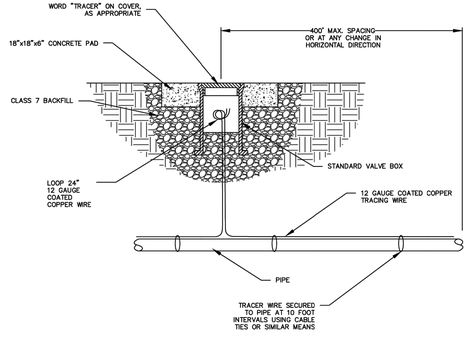
NOT FOR CONSTRUCTION

DANIEL RYAN GILL, PE
LICENSE #: 12539

UTILITY DETAILS

SHEET: C10.4

Oct26,2021-5:06pm - User:emma.henon
N:\18\18-20-00095 PSC Indoor Soccer - Springdale, AR\03-Disciplines\Civil\Construction Documents Folder\ 18-20-00095 - DETAILS.dwg



TRACING WIRE CONNECTION PORT

N.T.S.
M-1

SPRINGDALE WATER UTILITIES

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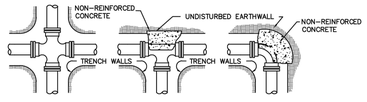
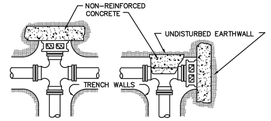
MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: ZRA | DRAWING NO: M-1 | DATE: AUG. 2020



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.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: KMI/JNK | DRAWING NO: S-3 | DATE: MARCH 2008

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PSC INDOOR SOCCER
#L21-24
S. OLD MISSOURI RD & HWY 412
SPRINGDALE, AR 72764

PROJ NUMBER: 18-20-00095

ISSUE BLOCK

	TITLE	DATE
0	OTP	9.30.2021
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2	REV-2	10.27.2021

DOCUMENT DATE: 10/19/2021
CHECKED BY: WFM
DRAWN BY: ENH

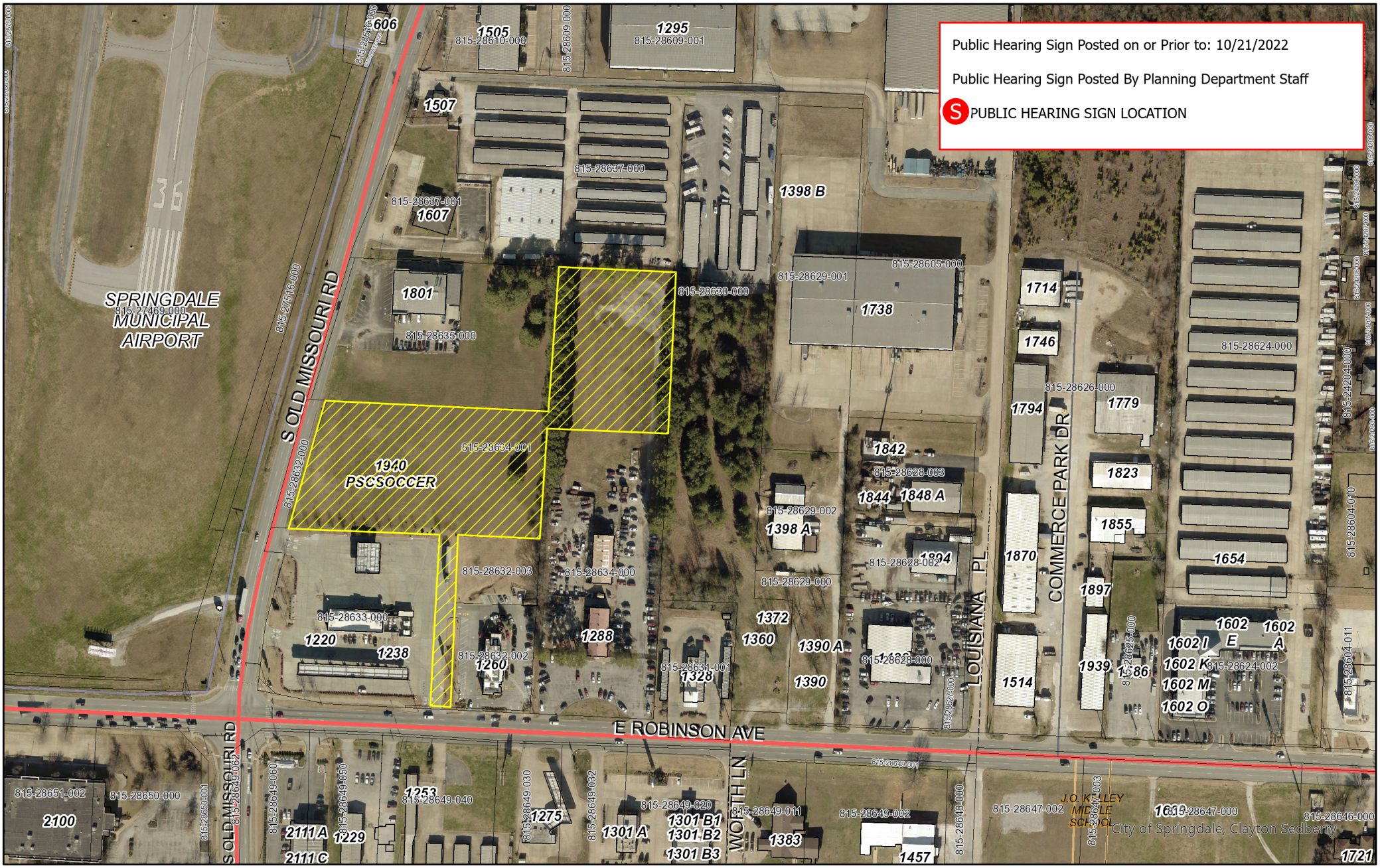
NOT FOR CONSTRUCTION

DANIEL RYAN GILL, PE
LICENSE #: 12539

UTILITY DETAILS 2

SHEET: C10.5

Oct 26 2021-5:06pm - User: emma.hernon
N:\18\18-20-00095 PSC Indoor Soccer - Springdale, AR\03-Disciplines\Civil\Construction Documents Folder\ 18-20-00095 - DETAILS.dwg



Planning Commission Meeting
November 1, 2022

Miles
0 0.01 0.02 0.04 0.06 0.08

N

PROJECT: L21-24
APPLICANT: PSC HOLDCO, LLC
REQUEST: LSD Extension Request

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Approval Extension Request
Approved 11.02.2021

PP21-16

From: jason@ece-pllc.com
Sent: Monday, October 17, 2022 10:52 AM
To: 'Sarah Curry'; 'Avery Bodine'
Cc: 'Sharon Tromburg'; adamsfamilypropertiesllc@gmail.com; 'Charlie Adams'; 'Daniel Friede'; 'Wynne Ferguson'; 'Rick Barry'
Subject: RE: PP21-16 Hackberry Woods Subdivision

Yes. We need to ask for an extension. We are preparing the final engineering drawings and will submit those this week. Again, the reason for the extension is there was a contract needed for sanitary sewer service with Springdale Water Utilities that took a few months to get worked out. Let us know if you need any additional information for the time extension and what PC date we will be on to ask for the extension.

Jason E. Ingalls, PE
Owner/Senior Project Manager
Office (479) 364-0028
Direct (479) 367-2924
Mobile (509) 759-5300

Expedient Civil Engineering, PLLC

From: Sarah Curry <scurry@springdalear.gov>
Sent: Monday, October 17, 2022 10:47 AM
To: Avery Bodine <avery@ece-pllc.com>
Cc: Jason Ingalls <Jason@ece-pllc.com>; Sharon Tromburg <stromburg@springdalear.gov>; adamsfamilypropertiesllc@gmail.com; Charlie Adams <cadamsfam@gmail.com>; Daniel Friede <daniel@ece-pllc.com>; Wynne Ferguson <wynne@ece-pllc.com>; Rick Barry <jrbarry@springdalear.gov>
Subject: RE: PP21-16 Hackberry Woods Subdivision

Jason & Avery,

I confirmed that PP21-16 was approved at the November 2021 PC meeting. Can you please confirm that you all are requesting an extension of approval?

Thanks guys & I apologize for the confusion,

Sarah Curry
Planning Technician

HACKBERRY WOODS SUBDIVISION
PRELIMINARY PLAT
3357 HABBERTON ROAD
SPRINGDALE, ARKANSAS 72764

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.

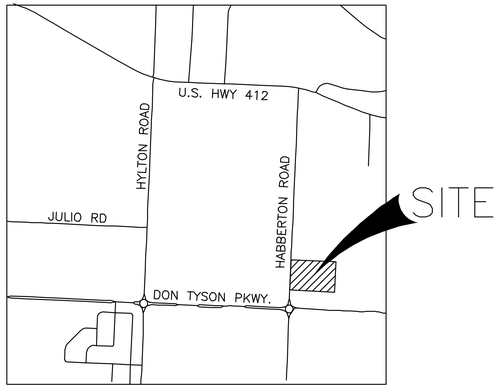
   C. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF SWU AND A REPRESENTATIVE OF EXPEDIENT CIVIL ENGINEERING, PLLC. CONTRACTOR SHALL NOTIFY EXPEDIENT CIVIL ENGINEERING, PLLC AT LEAST ONE WEEK IN ADVANCE, PRIOR TO 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

north

SHEET INDEX

No.	DESCRIPTION	No.	Date
C1.0	COVER SHEET	0	9/29/2022
C2.0	DEMOLITION & STORMWATER POLLUTION PREVENTION PLAN	0	9/29/2022
C3.0	PRELIMINARY PLAT	0	9/29/2022
C4.0	GRADING PLAN	0	9/29/2022
C4.1	SUGARBERRY LANE PLAN & PROFILE	0	9/29/2022
C4.2	HACKBERRY TRAIL PLAN & PROFILE	0	9/29/2022
C5.0	STORM SEWER 'A' PLAN & PROFILE	0	9/29/2022
C5.1	STORM SEWER 'B' PLAN & PROFILE	0	9/29/2022
C6.0	UTILITY PLAN	0	9/29/2022
C6.1	SANITARY SEWER PLAN & PROFILE	0	9/29/2022
C7.0	DETAILS	0	9/29/2022

RESOURCE LIST

NAME	ADDRESS	TELEPHONE
DEVELOPER ADAMS FAMILY PROPERTIES, LLC	3491 JULIO ROAD SPRINGDALE, AR 72764	(479) 445–4595
BLACK HILLS ENERGY MR. BRANDON STUBBS	1301 FEDERAL WAY LOWELL, ARKANSAS 72745	(479) 333–7009
AT&T MR. LAYNE RHODES	HAROLD DR FAYETTEVILLE, ARKANSAS 72701	(479) 442–1977
SPRINGDALE WATER UTILITIES MR. RICK PULVIRENTI, PE	526 OAK AVENUE SPRINGDALE, ARKANSAS 72762	(479) 751–5751
CITY OF SPRINGDALE PLANNING & COMMUNITY DEVELOPMENT MRS. PATSY CHRISTIE	201 SPRING STREET SPRINGDALE, ARKANSAS 72764	(479) 750–8550
CITY OF SPRINGDALE ENGINEERING MR. BRADLEY BALDWIN	269 RANDALL WOBBE LANE SPRINGDALE, ARKANSAS 72764	(479) 750–8105
CITY OF SPRINGDALE (FIRE PLANS EXAMINER) MR. ED STITH	201 SPRING ST SPRINGDALE, ARKANSAS 72764	(479) 750–8154
OZARK'S ELECTRIC COOPERATIVE MR. MIKE PHIPPS	3641 W WEDINGTON DR FAYETTEVILLE, ARKANSAS 72704	(800) 521–6144
COX COMMUNICATIONS MR. JASON COMBS	4901 S. 48TH STREET SPRINGDALE, ARKANSAS 72763	(479) 365–2402
UTILITY LOCATIONS ARKANSAS ONE–CALL SYSTEM, INC.		1–800–482–8998

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 11411
Jason E. Ingalls
9/29/2022

NOT FOR CONSTRUCTION

Rev	Comments	Date

HACKBERRY WOODS SUBDIVISION
PRELIMINARY PLAT
SPRINGDALE, AR
3357 HABBERTON ROAD
ADAMS' FAMILY PROPERTIES, LLC
3885 JULIO ROAD SPRINGDALE, AR 72764

PROJECT# PP21-16

9208 SUITS US DR, STE B
BELLA VISTA, AR 72714
O: (479) 364-0028
D: (479) 367-2924
M: (509) 759-5300
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER

811
Know what's below.
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DRAWN BY: KAB
CHECKED BY: JEI
DATE 10/1/2020
JOB NUMBER 21-1004
SHEET NAME COVER SHEET
File No. 21-1004.dwg
C1.0

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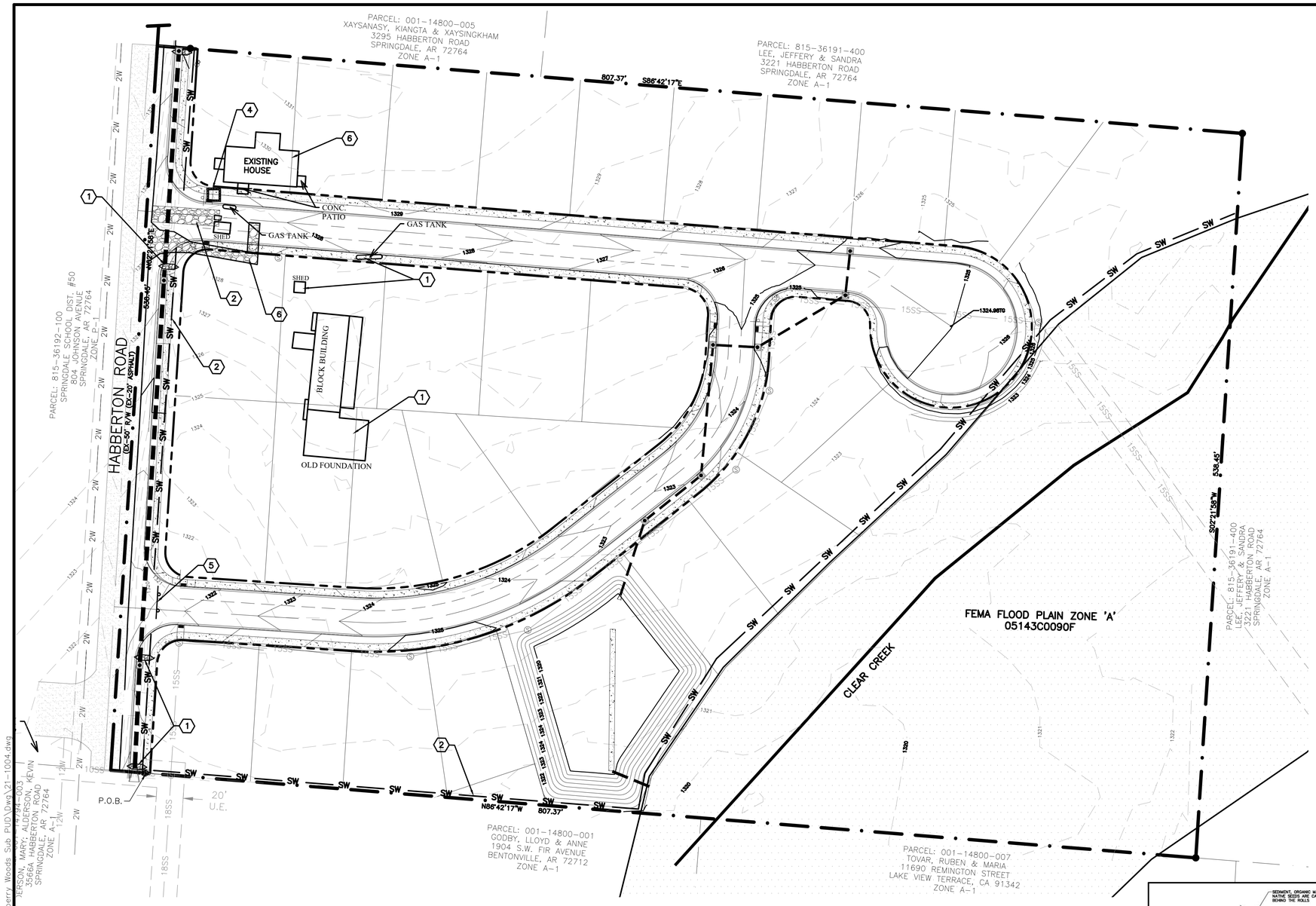
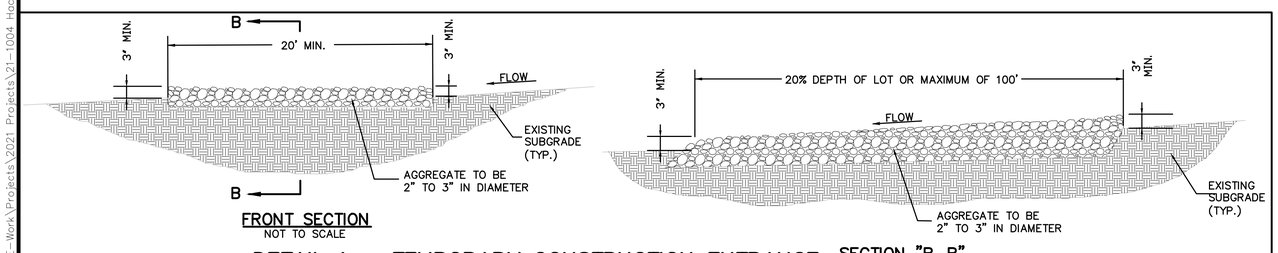
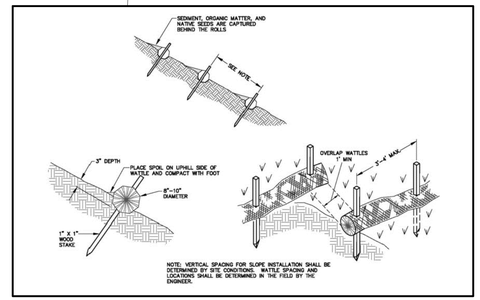




DETAIL 1 – TEMPORARY CONSTRUCTION ENTRANCE
NOT TO SCALE



DETAIL 2 – TEMPORARY STRAW WATTLE
NOT TO SCALE



SCALE 1" = 40'

LEGEND

- FOUND IRON PIN
- PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING ASPHALT
- EXISTING EDGE OF PAVEMENT
- EXISTING CENTERLINE OF ROAD
- PROPOSED CURB
- PROPOSED 5' SIDEWALK
- PROPOSED ASPHALT
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED 8" WATER (8W)
- PROPOSED 8" SEWER (8SS)
- PROPOSED 15" SEWER (15SS)

EROSION AND SEDIMENT CONTROL NOTES:

1. INSTALL EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION ENTRANCES AT LOCATIONS AS INDICATED ON PLANS PRIOR TO EARTHWORK.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE LOCATED AND MAINTAINED SUCH THAT THE LOCATION DOES NOT INTERFERE WITH CONSTRUCTION ACTIVITIES.
3. REFER TO THE CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN (SWPPP) REPORT FOR IMPLEMENTATION, INSTALLATION, AND/OR APPLICATION REQUIREMENTS AND SEQUENCES.
4. CONSTRUCT DETENTION POND AND TEMPORARY OVERFLOW STRUCTURE.
5. CURB INLET SEDIMENT CONTROL SHALL BE PLACED AND MAINTAINED AT EACH INLET.
6. INSTRUCTION/DIRECTION OF THE INSPECTOR SHALL PREVAIL OVER THE CONSTRUCTION SWPPP PLAN.

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 STRAW BALES ONCE SEDIMENT REACHES 1/3 THE HEIGHT OF THE SILT FENCE OR STRAW BALE.

KEYNOTES:

1. PROPOSED TEMPORARY ROCK CHECK DAM. SEE DETAIL **1/C7.0**
2. PROPOSED TEMPORARY STRAW WATTLES. SEE DETAIL **2/C3.0**
3. TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL **1/C3.0**
4. CONCRETE WASHOUT PER DETAIL **2/C7.0**
5. BARRICADES TO PREVENT CONSTRUCTION TRAFFIC
6. REMOVE ALL STRUCTURES AND VACATE ALL UTILITIES FROM THE PROPERTY AND DISPOSE OF OFF-SITE

NOT FOR CONSTRUCTION

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CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
Jason E. Ingalls
No. 11411
9/29/2022

Rev	Comments	Date

HACKBERRY WOODS SUBDIVISION
PRELIMINARY PLAT
3357 HABBERTON ROAD SPRINGDALE, AR

ADAMS' FAMILY PROPERTIES, LLC
3885 JULIO ROAD SPRINGDALE, AR 72764

PROJECT# PP21-16

9200 SUITS US DR, STE B
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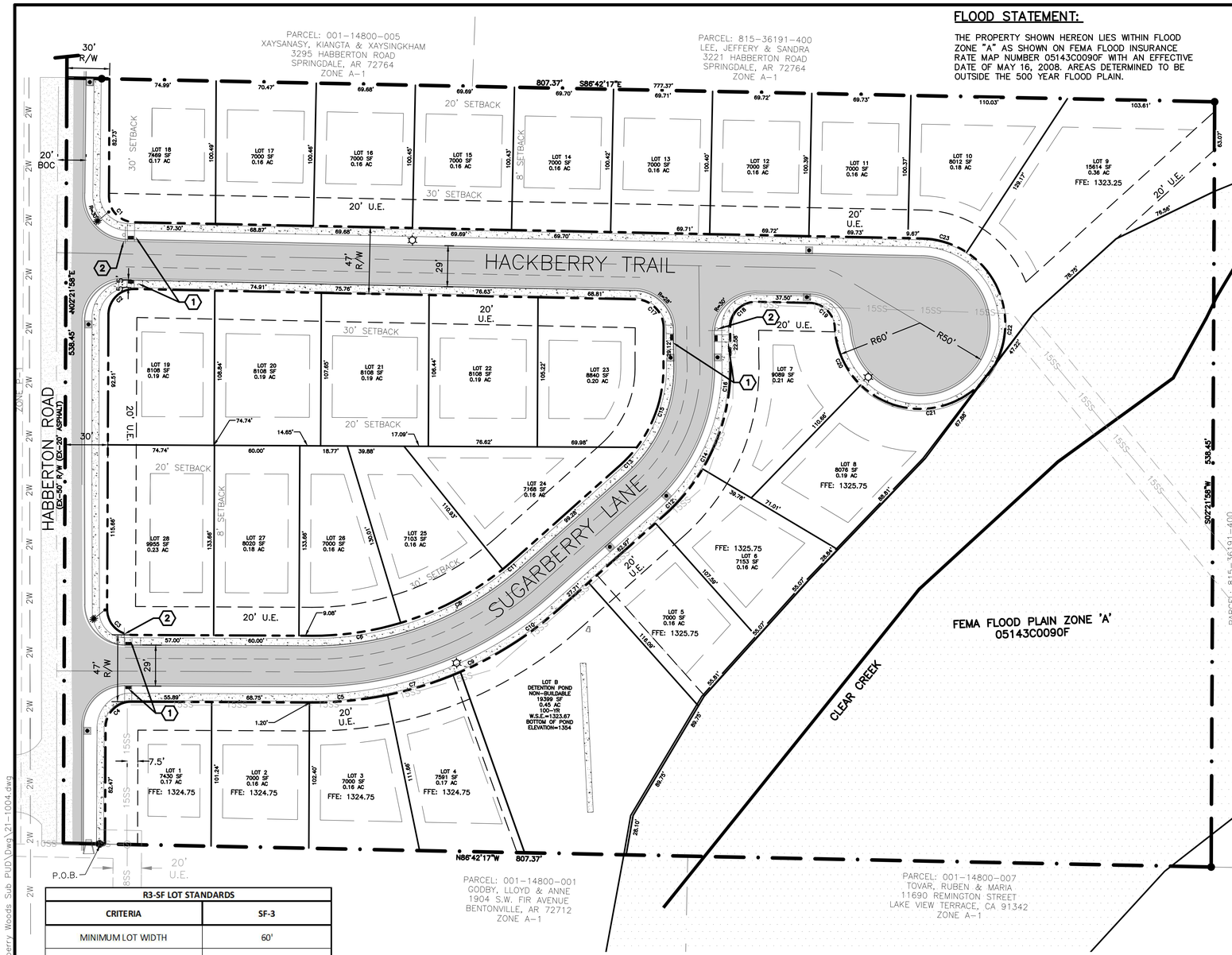
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 10/1/2020
JOB NUMBER 21-1004
SHEET NAME DEMOLITION AND STORMWATER POLLUTION PREVENTION PLAN
File No. 21-1004.dwg
C2.0

Z:\ECE- Work\Projects\2021 Projects\21-1004 Hackberry Woods Sub PUD\Dwg\21-1004.dwg
JERSON, MARY; ALDERSON, KEVIN
3566A HABBERTON ROAD
SPRINGDALE, AR 72764
ZONE A-1



FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "A" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05143C0090F WITH AN EFFECTIVE DATE OF MAY 16, 2008. AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	28.03'	18'	N42°02'28"W	25.28'
C2	27.52'	18'	N48°34'53"E	24.92'
C3	28.27'	18'	N42°37'47"W	25.46'
C4	28.46'	18'	N49°09'39"E	25.59'
C5	54.12'	260'	N86°27'42"E	54.03'
C6	63.39'	213'	S83°50'39"W	63.16'
C7	53.79'	260'	N74°34'15"E	53.70'
C8	81.55'	213'	S64°21'02"W	81.05'
C9	82.75'	260'	N59°31'35"E	82.40'
C10	82.75'	260'	N59°31'35"E	82.40'
C11	11.05'	213'	S51°53'45"W	11.05'
C12	42.97'	139'	N41°46'42"E	42.80'
C13	17.24'	91'	S44°58'55"W	17.21'
C14	81.45'	139'	N16°08'08"E	80.29'
C15	59.06'	91'	S20°57'45"W	58.03'
C16	81.45'	139'	N16°08'08"E	80.29'
C17	31.10'	20'	S42°10'24"E	28.06'
C18	27.83'	18'	N49°02'12"E	25.14'
C19	26.65'	18'	S44°23'34"E	24.28'
C20	45.99'	60'	S21°52'44"E	44.88'
C21	95.99'	60'	S89°40'12"E	86.07'
C22	92.01'	60'	N10°44'37"W	83.25'
C23	33.55'	60'	N70°41'38"W	33.12'



VICINITY MAP
N.T.S.

NORTH
40' 0 40'
SCALE 1"=40'

BASIS OF BEARING

THIS PLAT REPRESENTS A FIELD SURVEY OF A BOUNDARY SURVEY,

LEGEND

- FOUND IRON PIN
- PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING ASPHALT
- EXISTING EDGE OF PAVEMENT
- EXISTING CENTERLINE OF ROAD
- PROPOSED CURB
- PROPOSED 5' SIDEWALK
- PROPOSED ASPHALT
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED 8" WATER (8W)
- PROPOSED 8" SEWER (8SS)
- PROPOSED 15" SEWER (15SS)
- PROPOSED LOCAL STREETLIGHT
- PROPOSED COLLECTOR STREETLIGHT

DEVELOPER:

ADAMS FAMILY PROPERTIES, LLC
3491 JULIO ROAD
SPRINGDALE, AR 72764

ENGINEER:

EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
(479) 364-0028

ZONING:

EXISTING: AG/SF RESIDENTIAL
PROPOSED: SF-3

TOTAL SITE ACREAGE:

10.00 ACRES / 435,620 SF

TOTAL LOTS:

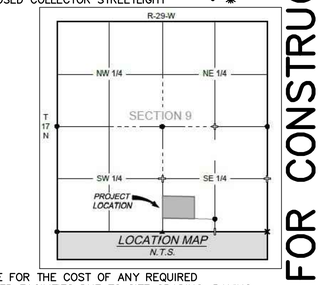
28 (SINGLE FAMILY)

AREA IN FLOOD ZONE:

2.66 ACRES / 115,000 SF

GREENSPACE CALCS:

TOTAL AREA:	435,620 SF
TOTAL GREEN SPACE REQUIRED:	65,343 SF
TOTAL GREEN SPACE PROVIDED:	115,000 SF



GENERAL NOTES:

THE OWNER/DEVELOPER SHALL BE RESPPONSIBLE 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.

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.

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 COMLETE 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 APPORVED 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 ALL BEEN REMOVED FROM THE CONSTRUCTION SITE.

KEYNOTES:

1. ACCESSIBLE RAMP.
2. STOP SIGN.

R3-SF LOT STANDARDS	
CRITERIA	SF-3
MINIMUM LOT WIDTH	60'
MINIMUM WIDTH OF SIDE SETBACK	8'
FRONT SETBACK	30'
REAR SETBACK	20'
MINIMUM LOT SIZE	7,000 SF

SURVEY DESCRIPTION OF PARCEL#001-14800-002:

A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION NINE (9), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; SAID POINT BEING A FOUND RAILROAD SPIKE; THENCE ALONG THE WEST LINE OF SAID SW1/4 OF THE SE1/4, N02°21'58"E A DISTANCE OF 374.24 FEET TO A COMPUTED POINT AND THE BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE, N02°21'58"E A DISTANCE OF 538.45 FEET TO A COMPUTED POINT; THENCE LEAVING SAID WEST LINE, S86°42'17"E A DISTANCE OF 807.37 FEET TO A SET IRON PIN WITH CAP, "PLS 1156"; THENCE S02°21'58"W A DISTANCE OF 538.45 FEET TO A SET IRON PIN WITH CAP, "PLS 1156"; THENCE N86°42'17"W A DISTANCE OF 807.37 FEET TO THE POINT OF BEGINNING CONTAINING 9.98 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF N. HABBERTON ROAD ALONG THE WEST SIDE THEREOF, AND ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

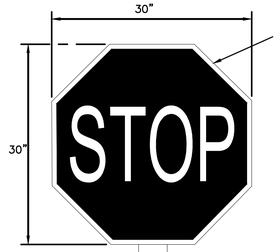
SURVEY NOTES:

THIS PLAT REPRESENTS A FIELD SURVEY OF A BOUNDARY SURVEY WITH METES AND BOUNDS FROM WARRANTY DEED FILE# 2019-00033128
THIS SURVEY MEETS CURRENT "ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS".
ACREAGE OR AREAS NOTED HEREON, ARE TO BE CONSIDERED MORE OR LESS.
EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. NO ABSTRACT, TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD OR CLAIMS AFFECTING THIS PARCEL.
ALL IMPROVEMENTS, SURFACE OR SUBSURFACE, ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.

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, AR. P.L.S. 1156 ' DATE



CERTIFICATE OF AUTHORIZATION
ECE
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HACKBERRY WOODS SUBDIVISION
PRELIMINARY PLAT
3357 HABBERTON ROAD SPRINGDALE, AR

ADAMS' FAMILY PROPERTIES, LLC
3885 JULIO ROAD SPRINGDALE, AR 72764

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Jason E. Ingalls
9/29/2022

Rev	Comments	Date

PROJECT# PP21-16

9200 SUITS US DR, STE B
BELLA VISTA, AR 72714
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EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 10/1/2020
JOB NUMBER 21-1004
SHEET NAME PRELIMINARY PLAT
File No. 21-1004.dwg
C3.0

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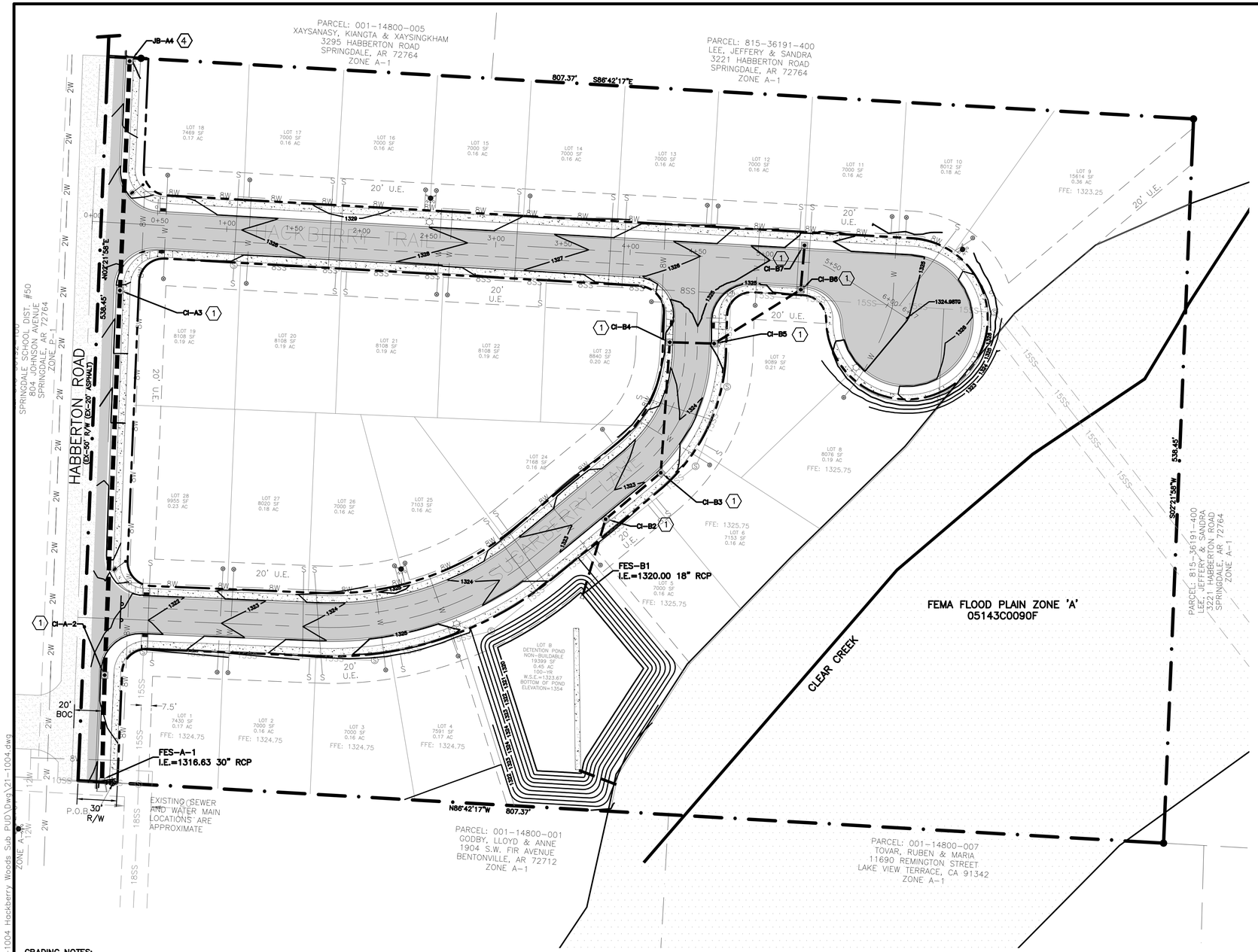

NORTH

40' 0 40'

SCALE 1"=40'

LEGEND

FOUND IRON PIN	
PROPERTY LINE	
EXISTING ASPHALT	
EXISTING EDGE OF PAVEMENT	
EXISTING CENTERLINE OF ROAD	
EXISTING 2" WATER MAIN	2W 2W
PROPOSED CURB	
PROPOSED 5' SIDEWALK	
PROPOSED STANDARD ASPHALT	
PROPOSED SETBACK	
PROPOSED EASEMENT	
PROPOSED 8" WATER MAIN	8W 8W
PROPOSED 8" SEWER MAIN	8SS 8SS
PROPOSED 5/8" WATER SERVICE	W
PROPOSED SEWER SERVICE	S
PROPOSED HYDRANT	
PROPOSED SEWER MANHOLE	S
EXISTING SEWER MANHOLE	S
PROPOSED UTILITY EASEMENT	U.E.

NOT FOR CONSTRUCTION

KEYNOTES:

1. CURB INLET PER CITY OF SPRINGDALE(COS) DETAIL **SD-D-2/C7.0**
2. DETENTION POND PROFILE ON C8.0
3. FOR LOCAL STREET DESIGN, REFER TO MASTER STREET PLAN LOW VOLUME LOCAL STREET **C7.0**
4. JUNCTION BOX. SEE COS DETAIL **SD-D-7/C7.0**

GRADING NOTES:

A. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS.

B. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% OF THE MAXIMUM DRY DENISTY PER ASTM 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.

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11411 Jason E. Ingalls 9/29/2022

Rev	Comments	Date

HACKBERRY WOODS SUBDIVISION
PRELIMINARY PLAT
3357 HABBERTON ROAD SPRINGDALE, AR

ADAMS' FAMILY PROPERTIES, LLC
3885 JULIO ROAD SPRINGDALE, AR 72764

PROJECT# PP21-16

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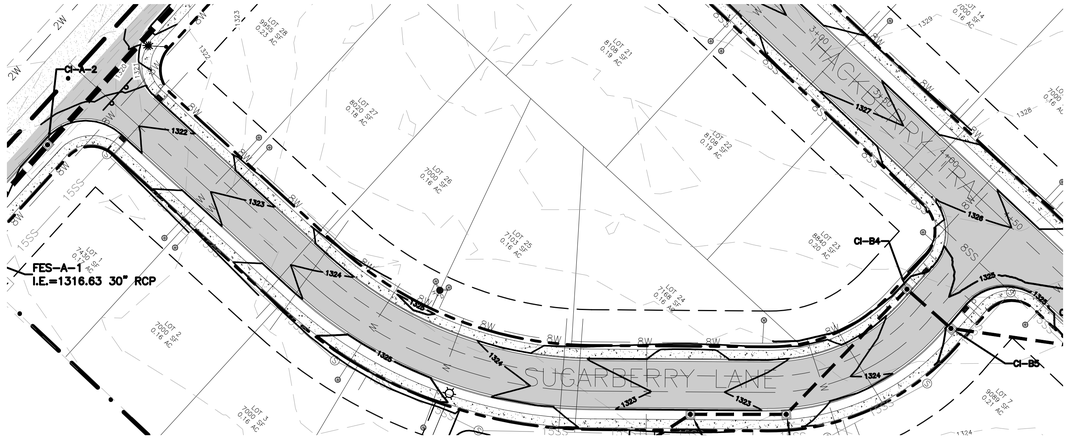
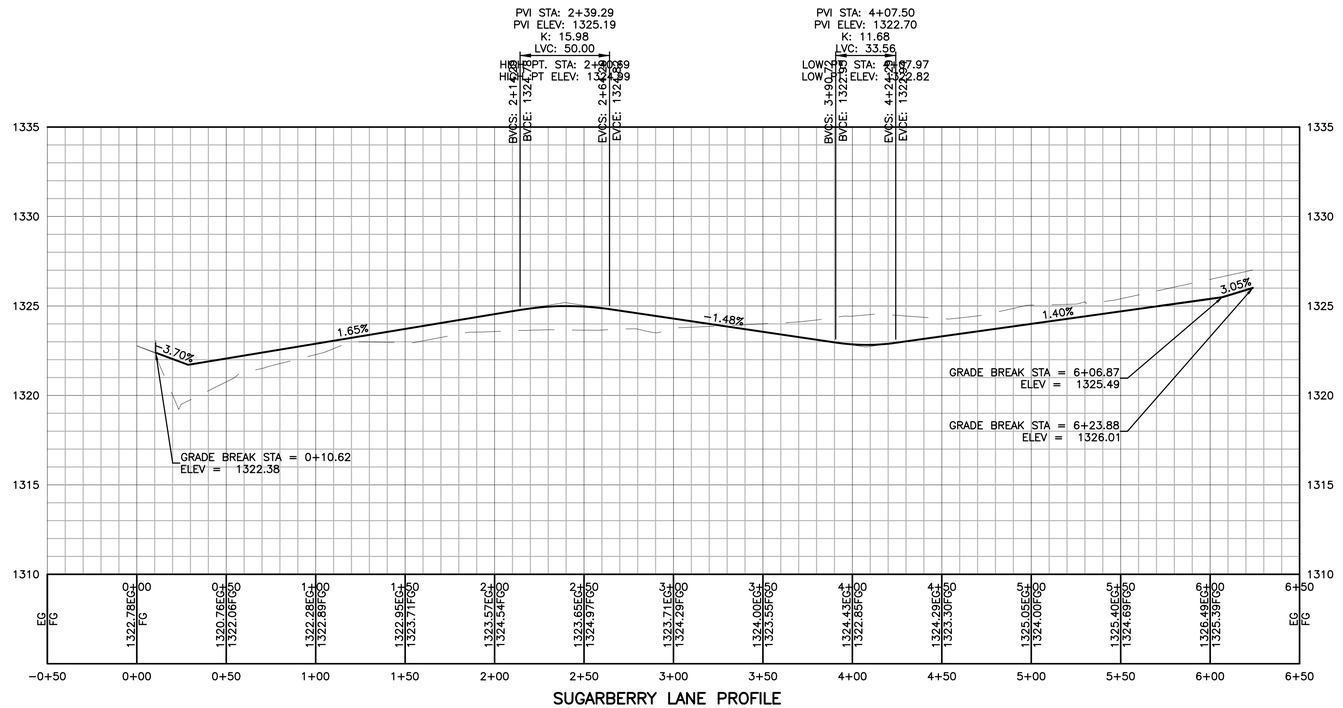


SUGARBERRY LANE PLAN
SCALE 1"=40'

40' 0 40'
SCALE 1"=40'

NORTH



SUGARBERRY LANE PROFILE
HORIZONTAL SCALE 1"=40'
VERTICAL SCALE 1"=4'

NOT FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
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Jason E. Ingalls
9/29/2022

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SUGARBERRY LANE PLAN & PROFILE
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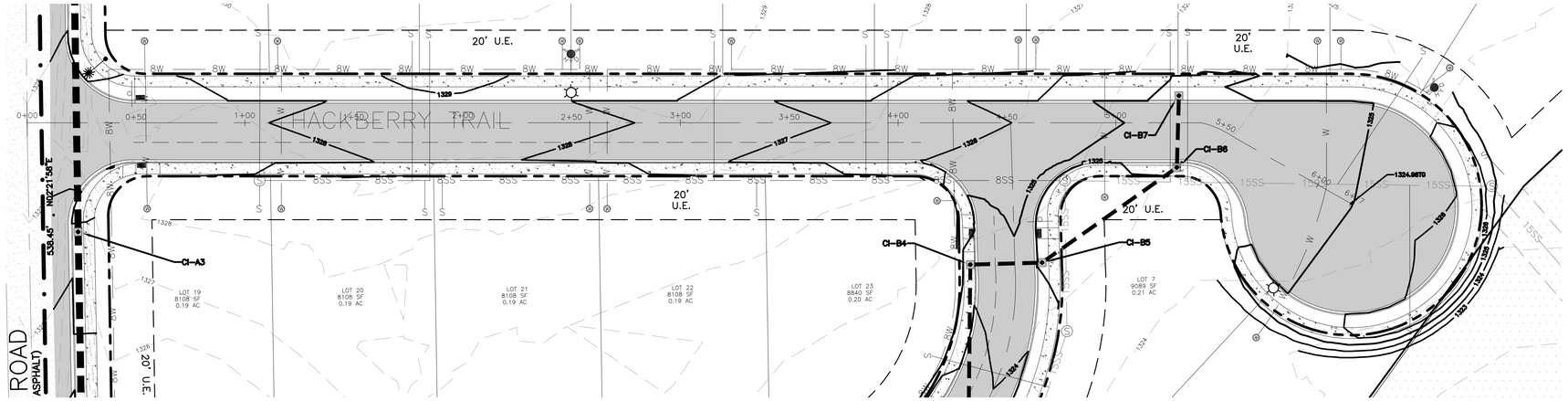
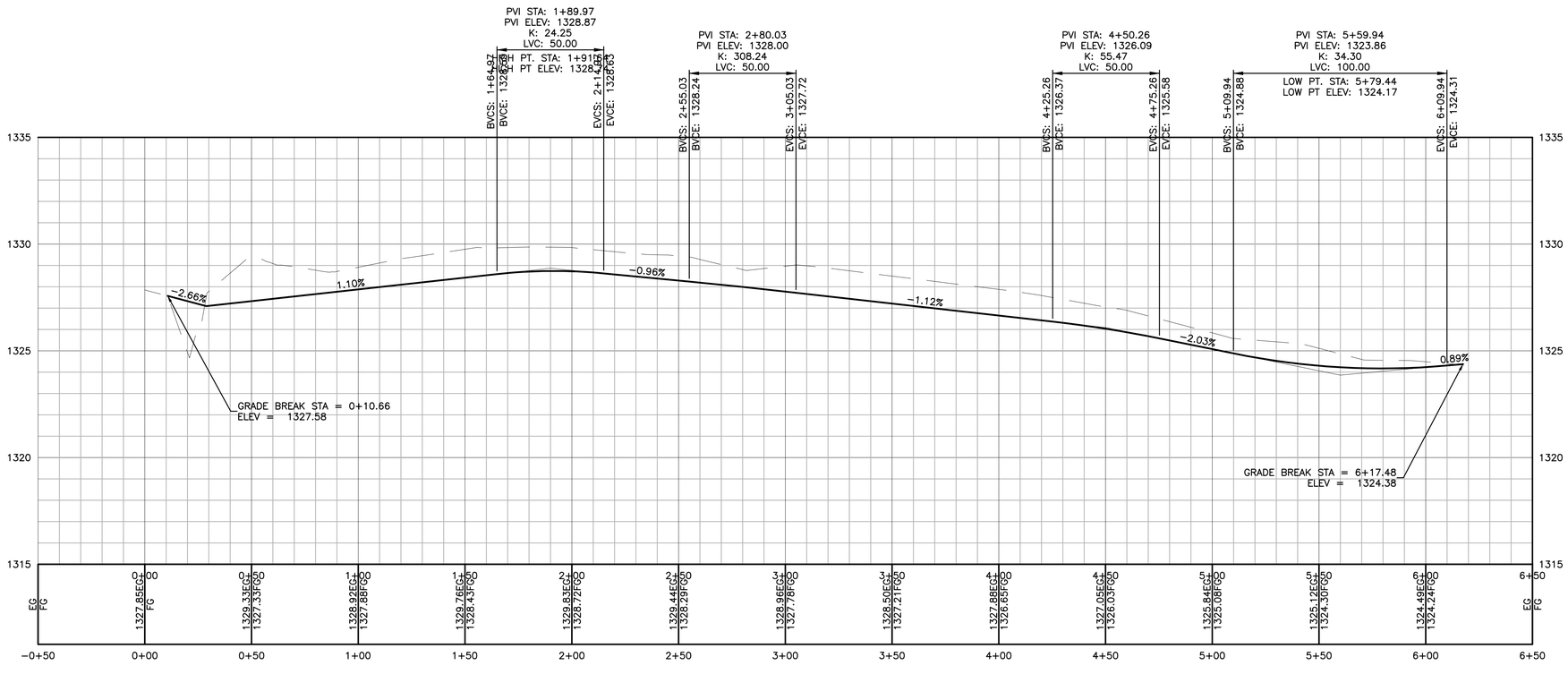


HACKBERRY TRAIL PLAN
SCALE 1"=30'

30' 0 30'
SCALE 1"=30'

NORTH



HACKBERRY TRAIL PROFILE
HORIZONTAL SCALE 1"=30'
VERTICAL SCALE 1"=3'

NOT FOR CONSTRUCTION

HACKBERRY WOODS SUBDIVISION
PRELIMINARY PLAT
3357 HABBERTON ROAD SPRINGDALE, AR

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SHEET NAME HACKBERRY TRAIL PLAN & PROFILE
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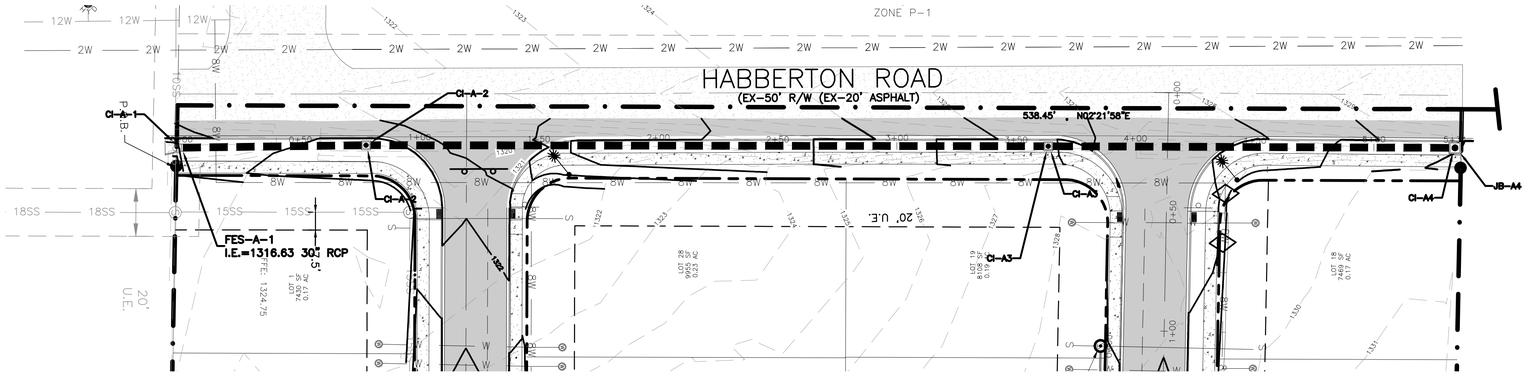
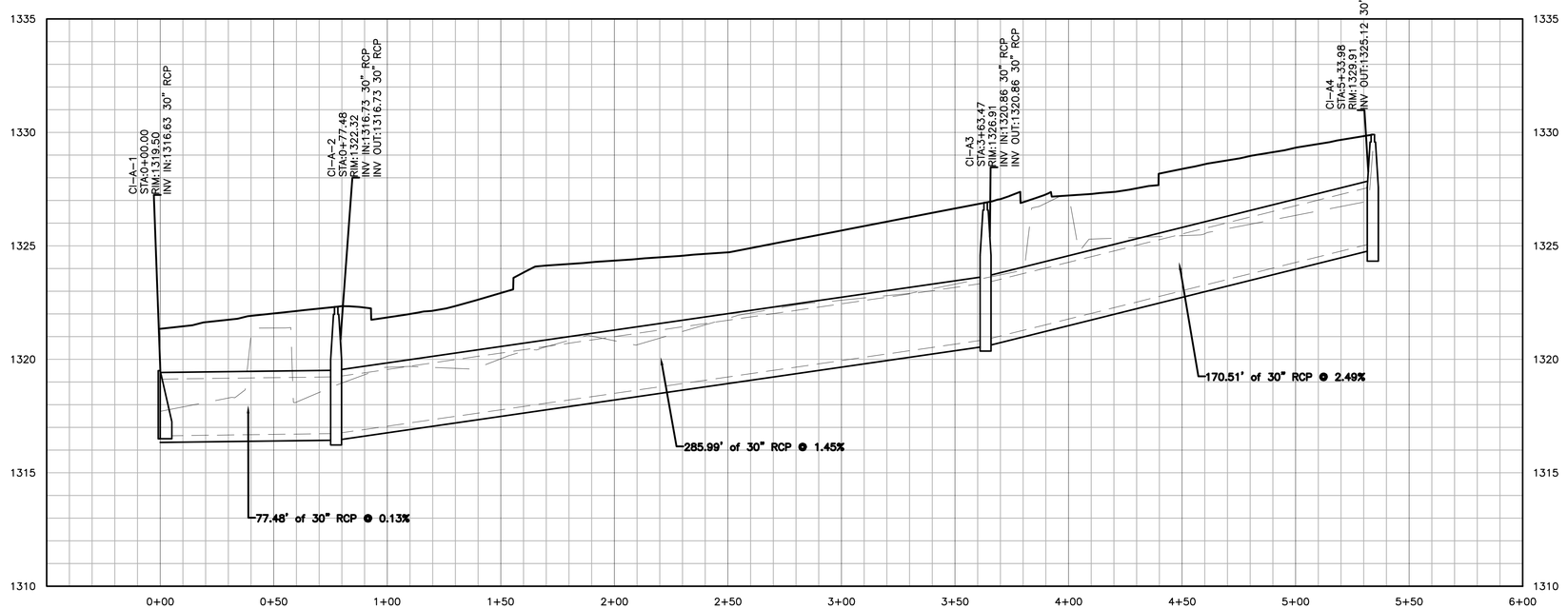


STORM SEWER LINE 'A' PLAN
SCALE 1"=30'

30' 0 30'

SCALE 1"=30'

NORTH



STORM SEWER LINE 'A' PROFILE
HORIZONTAL SCALE 1"=30'
VERTICAL SCALE 1"=3'

NOT FOR CONSTRUCTION

STATE OF ARKANSAS
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SHEET NAME
STORM SEWER LINE 'A' PLAN & PROFILE
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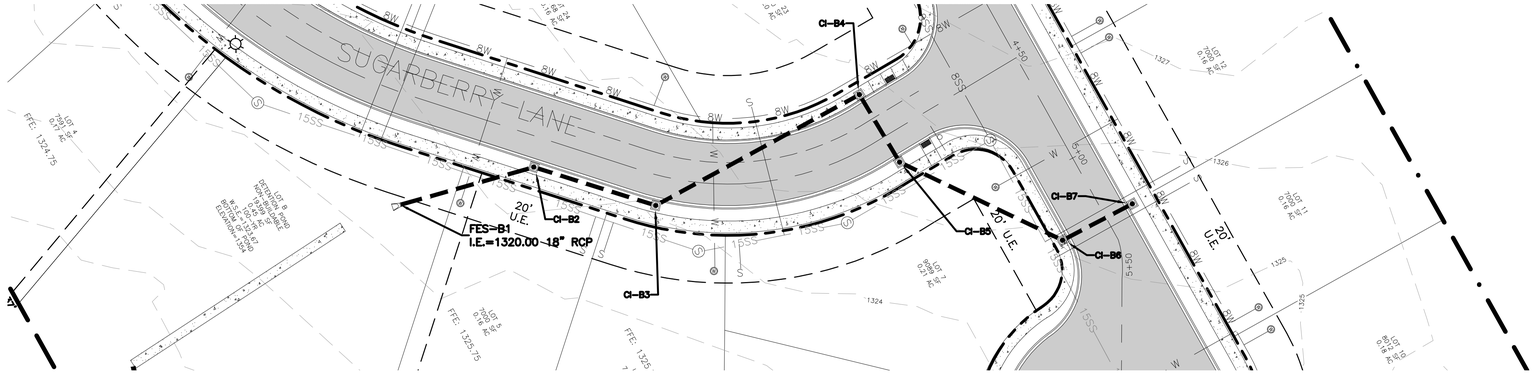
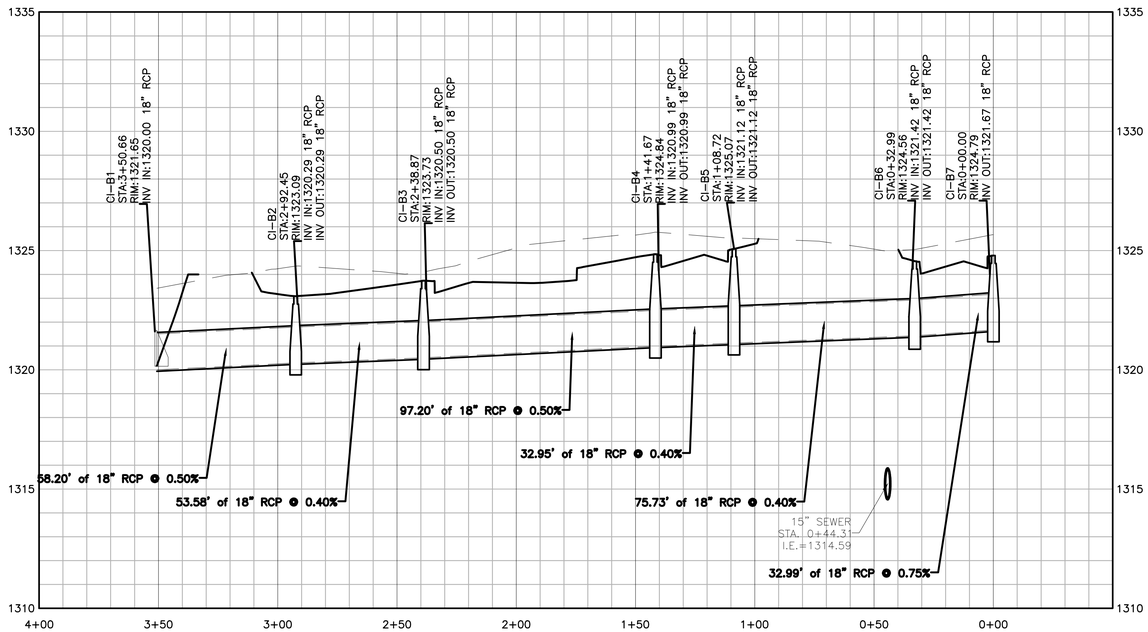


STORM SEWER LINE 'B' PLAN
SCALE 1"=30'

30' 0 30'
SCALE 1"=30'
NORTH



STORM SEWER LINE 'B' PROFILE
HORIZONTAL SCALE 1"=30'
VERTICAL SCALE 1"=3'

NOT FOR CONSTRUCTION

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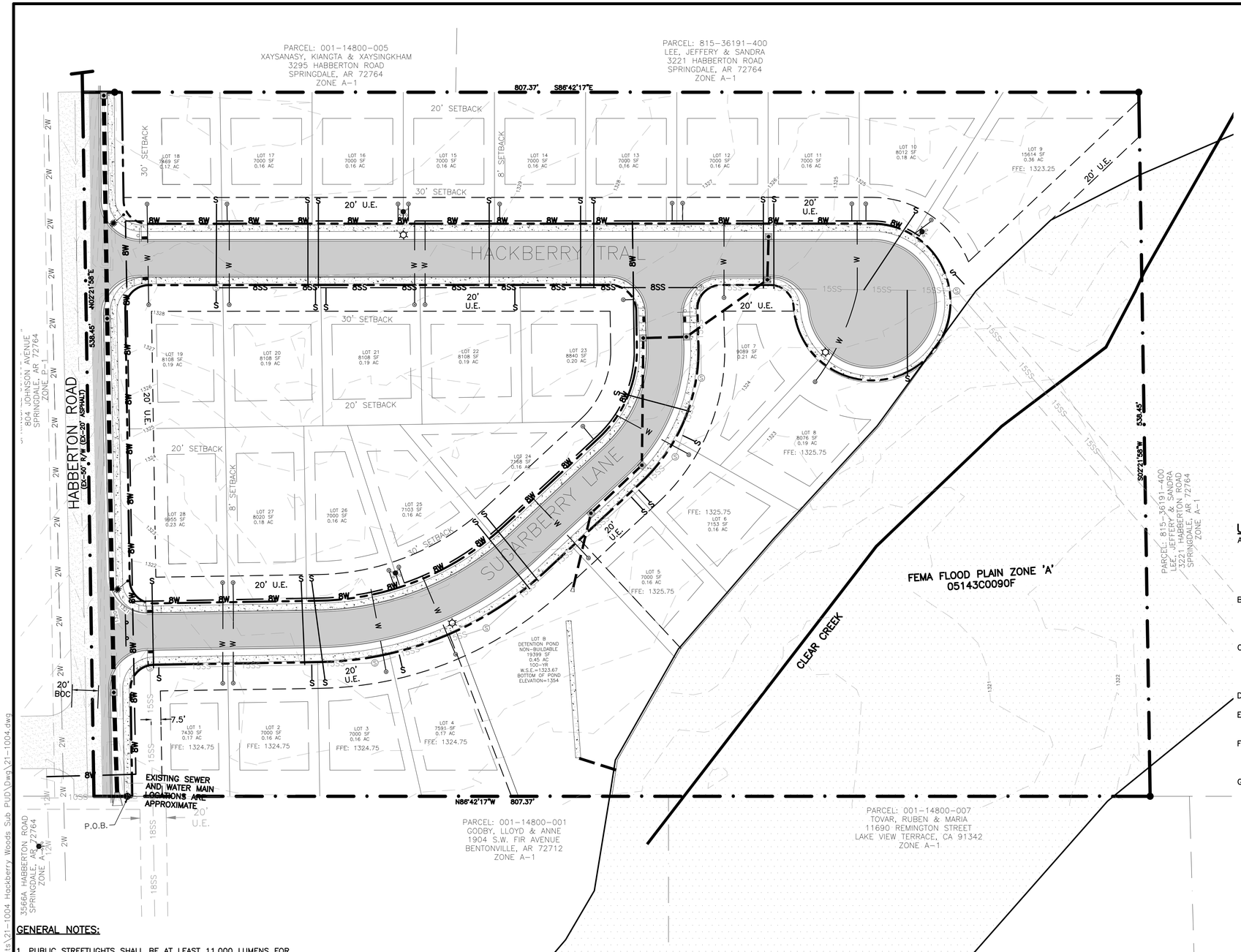

NORTH

40' 0 40'

SCALE 1"=40'

LEGEND

FOUND IRON PIN	
PROPERTY LINE	
EXISTING ASPHALT	
EXISTING EDGE OF PAVEMENT	
EXISTING CENTERLINE OF ROAD	
EXISTING 2" WATER MAIN	2W 2W
PROPOSED CURB	
PROPOSED 5' SIDEWALK	
PROPOSED STANDARD ASPHALT	
PROPOSED SETBACK	
PROPOSED EASEMENT	
PROPOSED 8" WATER MAIN	8W 8W
PROPOSED 8" SEWER MAIN	8SS 8SS
PROPOSED 5/8" WATER SERVICE	W
PROPOSED SEWER SERVICE	S
PROPOSED HYDRANT	
PROPOSED SEWER MANHOLE	
EXISTING SEWER MANHOLE	
PROPOSED UTILITY EASEMENT	U.E.

UTILITY NOTES:

A. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE SPRINGDALE WATER UTILITIES (SWU) AND THE CITY OF SPRINGDALE (CITY) 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 MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS PREVIOUSLY APPROVED SWU AND SHALL BE INSPECTED BY SWU INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.

D. ALL PRIVATE WATER SERVICES SHALL BE POLYETHYLENE.

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 THE CITY, CWSD, EXPEDIENT CIVIL ENGINEERING, PLLC, AND THE CONTRACTOR.

G. 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.

GENERAL NOTES:

1. PUBLIC STREETLIGHTS SHALL BE AT LEAST 11,000 LUMENS FOR A COLLECTOR STREET.
2. PRIVATE STREETLIGHTS SHALL BE AT LEAST 7,500 LUMENS FOR RESIDENTIAL STREETS.

KEYNOTES:

1. 5/8" WATER METER SERVICE PER DETAIL **S-47/C9.0**
2. INSTALL NEW 6"X6"X6" TAPPING SLEEVE, 6" GATE VALVE AND NEW FIRE HYDRANT PER DETAIL **S-24/C9.0**
3. SANITARY SEWER LINE TO BE INSTALLED BY ADJACENT DEVELOPMENT.

NOTE:
ALL MATERIALS AND METHODS USED TO CONSTRUCT PUBLIC WATER MAINS SHALL CONFORM TO SPRINGDALE WATER UTILITIES DETAILS AND STANDARD SPECIFICATIONS

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No. 11411
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9/29/2022

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SHEET NAME: UTILITY PLAN
File No.: 21-1004.dwg
C6.0

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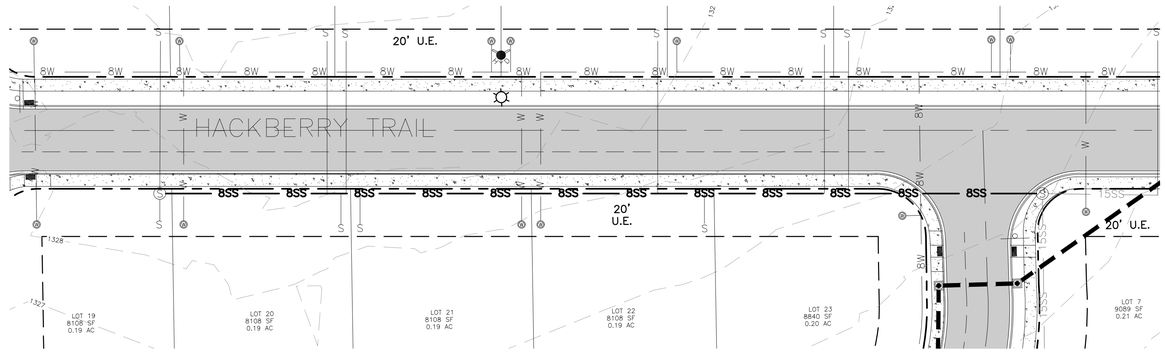

SANITARY SEWER LINE PLAN
SCALE 1"=30'

30' 0 30'
SCALE 1"=30'

NORTH



SANITARY SEWER LINE PROFILE
HORIZONTAL SCALE 1"=30'
VERTICAL SCALE 1"=3'

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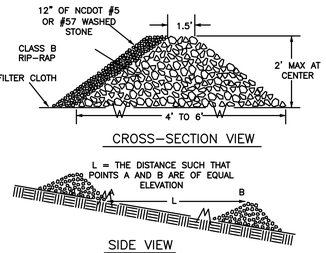
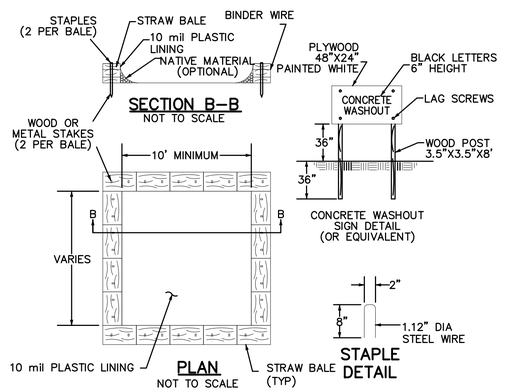
1. PLACE STONE TO THE LINE AND DIMENSION SHOWN IN THE PLAN ON A FILTER FABRIC FOUNDATION.
2. KEEP THE CENTER STONE SECTION AT LEAST 9 INCHES BELOW NATURAL GROUND LEVEL WHERE THE DAM ABUTS THE CHANNEL BANKS.
3. EXTEND STONE AT LEAST 1.5 FEET BEYOND THE DITCH BANK TO KEEP WATER FROM CUTTING AROUND THE ENDS OF THE CHECK DAM.
4. SET SPACING BETWEEN DAMS TO ASSURE THAT THE ELEVATION AT THE TOP OF THE LOWER DAM IS THE SAME AS THE TOE ELEVATION OF THE UPPER DAM.
5. PROTECT THE CHANNEL AFTER THE LOWEST CHECK DAM FROM HEAVY FLOW THAT COULD CAUSE EROSION.
6. MAKE SURE THAT THE CHANNEL REACH ABOVE THE MOST UPSTREAM IS STABLE.
7. ENSURE THAT OTHER AREAS OF THE CHANNEL, SUCH AS CULVERT ENTRANCES BELOW THE CHECK DAMS, ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.



DETAIL 1 – ROCK CHECK DAM

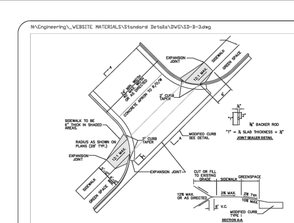
NOT TO SCALE



TYPE "ABOVE GRADE" WITH STRAW BALES

DETAIL 2 – CONCRETE WASHOUT

NOT TO SCALE

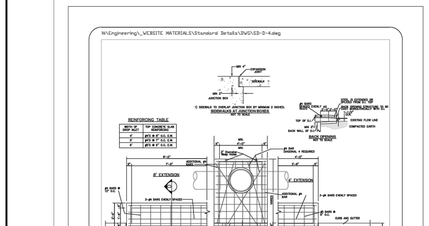


1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ADJUSTED OVER ITEM AS DIRECTED, IF NEEDED.
2. 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M153, ASTM-1751, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3. CONCRETE CURB TO BE BACKED UP AT 10' INTERVALS PERPENDICULAR TO THE CUTTER LINE AND RAKED 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 SETTING NO SLAB DIMENSION IS MORE THAN 10'.
6. DRIVEWAY SECTION TO BE 6" PORTLAND CEMENT CONCRETE (SLUMP FULL) WITH 4" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.
7. CONCRETE APRONS SHALL HAVE 1/4" SAWCUTS IN EACH DIRECTION (BOTH HORIZONTAL AND VERTICAL).
8. INDUSTRIAL DRIVES SHOULD INCREASE RADIUS AT DRIVEWAY ENTRANCES TO 35-FT.

COMMERCIAL DRIVEWAY DETAIL
NOT TO SCALE

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-3	



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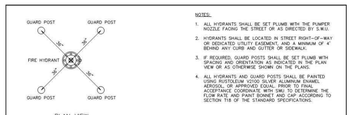
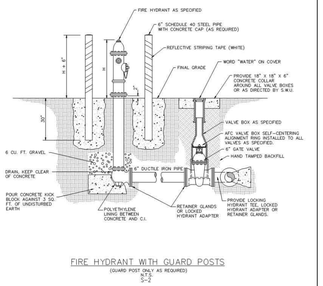
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-4	

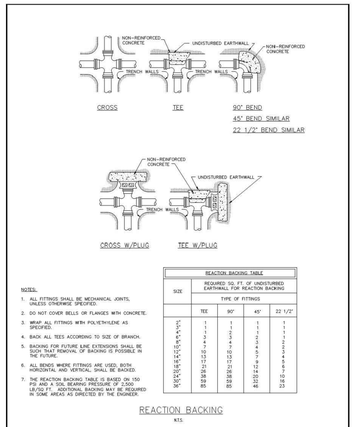


NOTES:
1. ALL HYDRANTS SHALL BE SET PLUMB WITH THE PUMPER NOZZLE FACING THE STREET OR AS DIRECTED BY S.W.U.
2. HYDRANTS SHALL BE LOCATED IN STREET RIGHT-OF-WAY OR DEDICATED UTILITY EASEMENT, AND A MINIMUM OF 4' BEHIND ANY CURB AND GUTTER OR SIDEWALK.
3. IF REQUIRED, GUARD POSTS SHALL BE SET PLUMB WITH 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 12725 SILVER ALUMINUM ENAMEL OR APPROVED EQUAL. COLOR SHALL BE SUBJECT TO ACCEPTANCE COORDINATE WITH CWL 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)
S-2

SPRINGDALE WATER UTILITIES	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION	
526 GM AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 750-5757	DRAWN BY: KMI/JNK	DRAWING NO.: S-2
		DATE: AUGUST 2014



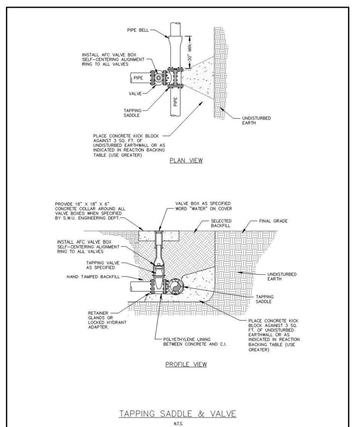
NOTES:
1. ALL FITTINGS SHALL BE MECHANICAL JOINTS, UNLESS OTHERWISE SPECIFIED.
2. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
3. WRAP ALL FITTINGS WITH POLYETHYLENE AS SPECIFIED.
4. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
5. BACKING FOR FUTURE LINE EXTENSIONS SHALL BE USED. REMOVAL OF BACKING IS POSSIBLE IN THE FUTURE.
6. ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL AND VERTICAL, SHALL BE BACKED.
7. THE REACTION BACKING TABLE IS BASED ON 150 PSI AND A SOIL BEARING PRESSURE OF 2,000 LB/SQ FT. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS DIRECTED BY THE ENGINEER.

REACTION BACKING TABLE

SIZE	REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING			
	TYPE OF FITTINGS			
	TEE	90°	45°	22 1/2°
3"	1	1	1	1
4"	1	1	1	1
6"	3	2	1	1
8"	5	4	2	1
10"	7	7	4	2
12"	10	10	5	3
14"	13	13	7	4
16"	17	17	9	5
18"	21	21	11	6
20"	26	26	14	7
24"	38	38	20	10
30"	59	59	31	16
36"	85	85	46	23

REACTION BACKING
N.T.S.

SPRINGDALE WATER UTILITIES	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION	
526 GM AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 750-5757	DRAWN BY: KMI/JNK	DRAWING NO.: S-3
		DATE: MARCH 2006



TAPPING SADDLE & VALVE
N.T.S.

SPRINGDALE WATER UTILITIES	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION	
526 GM AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 750-5757	DRAWN BY: CAC	DRAWING NO.: S-5
		DATE: AUGUST 2014

SPRINGDALE STREET FUNCTIONAL CLASSIFICATION DESIGN CRITERIA

DESIGN REQUIREMENTS	STREET FUNCTIONAL CLASSIFICATION						
	Alley	Low Volume Local	Local	Minor Collector	Major Collector	Arterial	Boulevard	Expressway
MIN. ROW/WIDTH (See Note 6)	20'	43'/ 46'-49'	46'/ 49'-52'	60'	70'	90'	100'	150' +
MAX. FILL & CUT SLOPE				4:1, 3:1 with HMP approval				By Design
PAVEMENT SECTION		No Curb & Gutter	Rolled curb & gutter		Standard Curb & Gutter			Simulation
MIN. PAVEMENT WIDTH (BACK-TO-BACK CURBS) (See Note 5)		19' One-Way	25'/ 28'-31'	29'-31'	36'	48'	48'	By Design
MIN. RADIUS				N/A			10°	By Design
PAVEMENT THICKNESS				See Note 7				
PARKING				See Note 3				None
SIDEWALK (ES-SIDE NOTE 7)		N/a		Yes (both sides)				None
MIN. SIDEWALK WIDTH		4'	200-250'	200-250'	N/a	N/a	Medium	None
TANGENT LENGTH		N/a	Yes	Yes	N/a	N/a	N/a	By Design
CROWN/ SPACING		N/A	200'	200'	50 cross	1 cross	N/A	N/A
DESIGN SPEED		15 MPH	20 MPH	30 MPH	35 MPH	45 MPH	45 MPH	55 MPH
INTERSECTION TOE/UNDCUT/ CURVE		n/a	40'	40'	60'	100'	100'	N/A
MIN. INTERSECTION TANGENT		N/A	50'	50'	100'	200'	200'	N/A
MIN. INTERSECTION STREET OFFSET		N/A		150'	200'	200'	200'	N/A
MIN. HORIZ TANGENT BET. REVERSE CURVES		N/A		100'	200'	300'	400'	By Design
MIN. HORIZ. RADIUS OF CENTERLINE		N/A		300'	400'	600'	700'	By Design
MIN. INTERSECTION ANGLE				75 Degrees				N/A
MIN. ROW RADIUS - BACKED/EXPOSED		<200	>200	500/1000	1000	>10,000	>10,000	By Design
TERRAIN RISE		No	No	No	No	Divided Only	Yes	Divided Only

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

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

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

NOTE 3 – THE MAXIMUM LENGTH OF DEAD END STREETS SHALL NOT EXCEED 600' OR PROVIDE ACCESS TO MORE THAN 30 DWELLING UNITS.

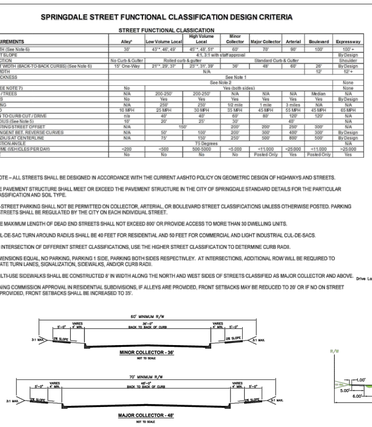
NOTE 4 – CUL-DE-SAC TURN AROUND RADIUS SHALL BE 45-FEET FOR RESIDENTIAL AND 50-FEET FOR COMMERCIAL AND LIGHT INDUSTRIAL CUL-DE-SACS.

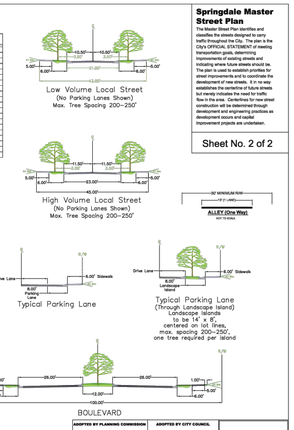
NOTE 5 – AT INTERSECTION OF DIFFERENT STREET CLASSIFICATIONS, USE THE HIGHER STREET CLASSIFICATION TO DETERMINE CURB RADII.

NOTE 6 – DIMENSIONS EQUAL NO PARKING, PARKING 1 SIDE, PARKING BOTH SIDES RESPECTIVELY. AT INTERSECTIONS, ADDITIONAL ROW WILL BE REQUIRED TO ACCOMMODATE TURN LANES, SIGNALIZATION, SIDEWALKS, AND/OR CURB RADII.

NOTE 7 – MULTI-USE SIDEWALKS SHALL BE CONSTRUCTED 8' IN WIDTH ALONG THE NORTH AND WEST SIDES OF STREETS CLASSIFIED AS MAJOR COLLECTOR AND ABOVE.

*WITH PLANNING COMMISSION APPROVAL IN RESIDENTIAL SUBDIVISIONS, IF ALLEYS ARE PROVIDED, FRONT SETBACKS MAY BE REDUCED TO 20' OR IF NO ON STREET PARKING IS PROVIDED, FRONT SETBACKS SHALL BE INCREASED TO 35'.

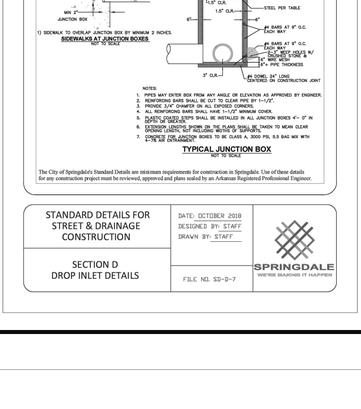




Springdale Master Street Plan

The Master Street Plan identifies and classifies the streets designed to carry traffic throughout the City. The plan is the City's OFFICIAL STATEMENT of meeting transportation goals, determining improvements of existing streets and designating new streets that should be. The plan is used to establish priorities for street improvements and to coordinate the development of new streets. It in no way establishes the centerline of future streets on subject property, nor does it zone property. The exact alignment of new street construction will be determined through development and engineering practices as development occurs and capital improvement projects are undertaken.

Sheet No. 2 of 2



NOTES:
1. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION AS APPROVED BY ENGINEER.
2. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1-1/4".
3. PROVIDE 3/4" CHAMFER ON ALL EXPOSED CORNERS.
4. PLACE LOCKING COVER AT ALL ACCESS OPENING COVER.
5. PLACE STEEL STEPS SHALL BE INSTALLED IN ALL JUNCTION BOXES 4'-0" IN DEPTH OR GREATER.
6. EXTERNAL LOADS, NOT INCLUDING WEIGHT OF SUPPORTS.
7. CONCRETE FOR JUNCTION BOXES TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.

TYPICAL JUNCTION BOX
NOT TO SCALE

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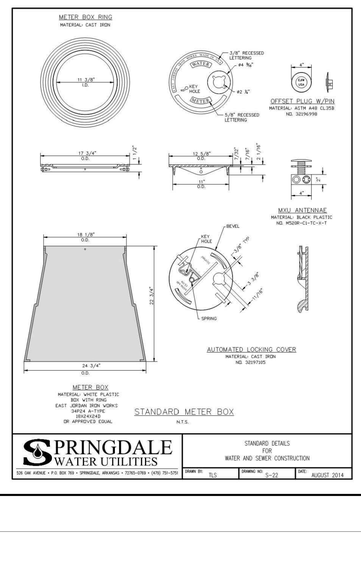
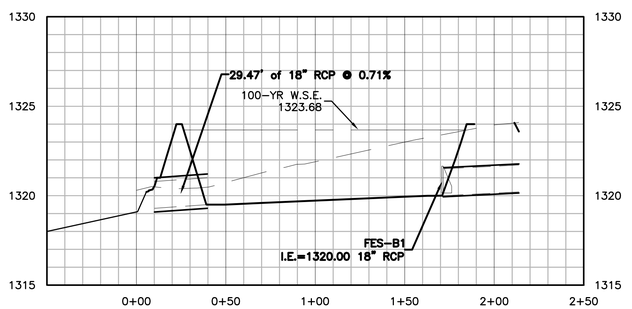
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-7	



STANDARD METER BOX
N.T.S.

SPRINGDALE WATER UTILITIES	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION	
526 GM AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 750-5757	DRAWN BY: TLS	DRAWING NO.: S-22
		DATE: AUGUST 2014



CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER

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

NOT FOR CONSTRUCTION

HACKBERRY WOODS SUBDIVISION
PRELIMINARY PLAT
3357 HABBERTON ROAD SPRINGDALE, AR

ADAMS' FAMILY PROPERTIES, LLC
3885 JULIO ROAD SPRINGDALE, AR 72764

Rev	Comments	Date

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 11411
Jason E. Ingalls
9/29/2022

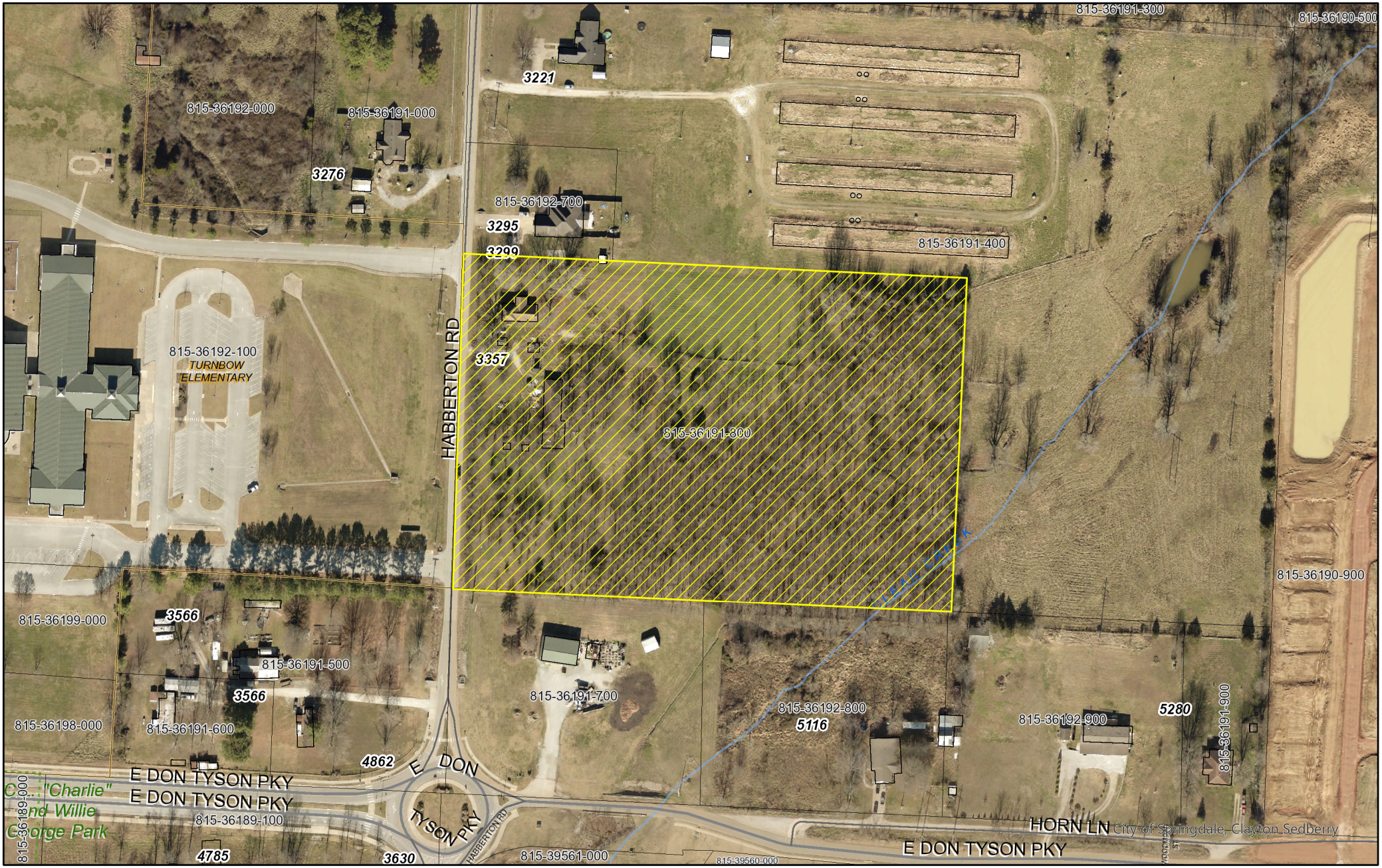
PROJECT# PP21-16

9200 SUITS LIS DR, STE B
BELLA VISTA, AR 72714
O: (479) 384-0028
D: (479) 367-2924
M: (509) 758-5300
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE: 10/1/2020
JOB NUMBER: 21-1004
SHEET NAME: DETAIL SHEET
File No.: 21-1004.dwg
C7.0

Z:\ECE - Work\Projects\2021 Projects\21-1004 Hackberry Woods Sub PUD\Dwg\21-1004.dwg



Planning Commission Meeting
November 1, 2022

Miles
0 0.01 0.03 0.04 0.06

N

PROJECT: PP21-16
APPLICANT: Hackberry Woods, LLC
REQUEST: Extension (approved November 2021)

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Planning Commission
November 1, 2022