SPRINGDALE PLANNING COMMISSION
WAYNE HYDEN TRAINING ROOM
ROOM A205, CRIMINAL JUSTICE BUILDING
201 SPRING STREET
5:00 P.M.
AUGUST 3, 2021
TENTATIVE AGENDA

I. Pre-Meeting Activities
Pledge of Allegiance
Invocation

II. Call to Order

III. Roll Call

IV. Approval of Minutes July 6, 2021

V. Other

A. Proposed amendment to the Springdale Code of Ordinance Chapter 130 Zoning Ordinance to amend Article 2

VI. Tabled Items

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

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

VII. Public Hearing – Rezoning

A. R21-45 **West Huntsville, LLC**
316 and 324 North West End Street
From C-1 to MF-4
Presented by Brittney Barker & Clay Morton

B. R21-46 **John Hendricks's Properties, LLC (Graystone Storage)**
From A-1 to C-2
LSD TABLED PER STAFF **L21-25** 1790 East Hwy 264
Presented by Expedient Civil Engineering

C. R21-47 **Adam's Family Properties, LLC**
TABLED PER STAFF
3357 Habberton Road
From A-1 to PUD
Presented by Expedient Civil Engineering

D. R21-48 **Arnold and Lorene Hollingsworth**
TABLED PER STAFF
Northwest corner of Hwy 112 and Marchant Road
From A-1 to C-4 and C-5
Presented by Crafton Tull

E. R21-49 **John Hendricks's Properties, LLC**
1146 Cooper Drive
From C-2 to MF-24
Presented by Jorge Du Quesne / Luis Velez

VIII. Public Hearing – Conditional Use

A. C21-18 **Nebillie, Inc. (The Peaks)**
1252 Cooper Drive
Tandem lot in a MF-24 zoning
Presented by Crafton Tull

B. C21-19 **Cook's Berry Park, LLC**
Hewitt Springs Road, north of Hwy 412 East
Tandem Lot in Planning Area
Presented by Randy Cook

IX. Preliminary Plats, Replats, & Final Plats

A. PP21-07 **Whispering Springs**
Hylton Road, west of the intersection of Butterfield Coach Road & Howard Anderson Road
W21-12 Waiver of Street Improvements to Howard Anderson Road from Butterfield Coach Road to County Road 92
Presented by Engineering Services, Inc.

B. PP21-08 **Nature Walk**
Located off Cheyenne Trail, North of Backus, and west of Hwy 71B
Presented by Engineering Services, Inc.

C. PP21-14 **Noah's Landing**
East side of 56th Street, south of County Line Road
Presented by Engineering Services, Inc.

X. Large Scale Developments

A. L21-22 **Hillcrest Village (formerly Har-ber Townhomes)**
3 tracts west of 56th Street and south of Dearing Road
Presented by Engineering Services, Inc.

B. L21-25 **Graystone Storage**
TABLED PER STAFF
1790 East Hwy 264
Presented by Expedient Civil Engineering

C. L21-26 **Sagely Village**
East side of Gene George, west of Oak Grove Road,
north of Stockton Avenue
Presented by Engineering Services, Inc.

D. L21-27 **Cards Recycling**
1609 Old Missouri Road
Presented by McClelland Consulting Engineers, Inc.

XI. Board of Adjustment

A. B21-62 **Leigh and Samuel Swift**
4737 South 48th Street
Variance for deviation of fence height requirement in front from 3' to 6'
Presented by Leigh Swift

XII. Waivers

A. W21-12 **Whispering Springs**
Hylton Road, west of the intersection of Butterfield Coach Road & Howard Anderson Road
Waiver of Street Improvements to Howard Anderson Road
from Butterfield Coach Road to County Road 92
Presented by Engineering Services, Inc.

XIII. Planning Director's Report

XIV. Adjourn

The Springdale Planning Commission met in regular session on Tuesday, July 6, 2021 at 5:00 p.m. in Council Chambers It should be noted at this time that the meeting was also via Zoom.

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

The meeting was called to order by Vice-chairman Covert at 5:00 p.m.

Roll call was answered by:

Roy Covert – Vice-chairman
Gary Compton
Payton Parker
Ben Peters – Secretary via Zoom
Dale Tyler

It should be noted at this time that Mr. David was late arriving to the meeting. Ms. Mueller and Mr. Parsley were absent.

Others attending the meeting were Ms. Patsy Christie, Director of Planning and Community Development, Austin Thomas, Assistant Director of Planning and Community Development, Rick Barry, Senior Planner and Taylor Samples, Assistant City Attorney.

Mr. Compton moved to approve the June Planning Commission minutes. Mr. Tyler seconded the motion. By a voice vote of all ayes and no nays the June minutes were unanimously approved.

Tabled items

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

Todd and Laura Setser were both present to answer any questions or comments. He said that they would be the only sidewalk on Lakeview Drive.

Ms. Christie said that Staff doesn't normally recommend approval of a sidewalk waiver. She asked if they would be willing to make payment in-lieu of so that when and if the City does street improvements to Lakeview Drive their portion would already be taken care of.

Mr. Setser said that would be fine.

Ms. Christie stated that it has to go to Council and it would go with a recommendation for approval subject to payment in-lieu of.

Mr. Parker made the motion to forward to Council with a recommendation for approval subject to a payment in-lieu of being made. Mr. Compton seconded the motion.

VOTE:

YES: Compton, Covert, Parker, Peters, Tyler
NO: None

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

Ms. Christie stated for the record that Staff would prepare the Resolution to go to Council on Tuesday, July 27, 2021 at 6:00 p.m. in Council Chambers.

Public Hearing – Rezoning

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

Ms. Young was present on behalf of the church to answer any questions or comments. She said they purchased the property about six months ago. She said that she applied for a business license and was denied because the property was zoned Agricultural.

Mr. Covert asked for Staff comments.

Ms. Christie asked if they were going to use the existing structure.

Ms. Young said that that is the plan.

Ms. Christie then read Staff comments.

The adopted Comprehensive Land Use Plan indicates Commercial use.

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

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

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

Ms. Laura Joseph asked if there would be a fence around the property.

Ms. Christie said that all that is being discussed tonight is the rezoning of the property so that they can hold church at this location.

Mr. Parker called for the vote.

VOTE:
YES: Covert, Parker, Peters, Tyler, 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, July 27, 2021 at 6:00 p.m. in Council Chambers.

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

Mr. Clay Schuler with Crafton Tull was present on behalf of his client to answer any questions or comments. He said that it is approximately 12.5 acres. The plan is to sell the property and build a medical hospital.

Mr. Covert asked for 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:

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

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

Encourage the development of regional commercial areas that accommodate a variety of wholesale, retail, service and office uses where the highest traffic volumes and greatest utility demands can be served and more extensive outdoor display of materials will be expected and permitted that has frontage and or access to I-49

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

There were none.

Mr. Compton called for the vote.

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

The rezoning request 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, July 27, 2021 at 6:00 p.m. in Council Chambers.

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

Mr. Blake Murry with Engineering Services, Inc. was present on behalf of his client to answer any questions or comments. He said that some of the lots have changed as far as which side the sides would face. He further stated that instead of one area of parking there will now be two areas of parking. He said that the detention pond was removed.

Mr. Covert asked for Staff comments.

Ms. Christie said that all the covenants and development plan will remain as stated previously approved. She asked Ms. Hollingshead with Engineering if they had any problems with the removal of the detention pond.

Ms. Hollingshead said that they did not.

Ms. Chris tie said that they still have the same standards as previously agreed to and that the lots will remain the same.

Mr. Brian Moore said that on the north side of the property two lots didn't have side yards and the one to the north and the setbacks will remain the same.

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

There were none.

Mr. Parker called for the vote for the rezoning.

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

The revised PUD was approved by a unanimous vote.

There were no Staff comments regarding the preliminary plat.

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

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

The preliminary plat was approved by a unanimous vote.

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

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

Mr. Covert 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:

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.

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

There were none.

Mr. Parker called for the vote.

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

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, July 27, 2021 at 6:00 p.m. in Council Chambers.

E. R21-40 Hy-Crest Holdings, LLC
105 E. Robinson Ave.
From C-2 to C-5
C21-41 Use Unit 25 (Limited Manufacturing) in a C-5
Presented by Wildcat Shoals, LLC, Eric Tangness

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

Mr. Covert asked for 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:

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

Encourage the development of regional commercial areas that accommodate a variety of wholesale, retail, service and office uses where the highest traffic volumes and greatest utility demands can be served and more extensive outdoor display of materials will be expected and permitted.

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

There were none.

Mr. Compton called for the vote on the rezoning.

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

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, July 27, 2021 at 6:00 p.m. in Council Chambers.

Mr. Covert said that they will also hear the conditional use as well and asked for Staff comments.

Mr. Covert asked for Staff comments.

Ms. Christie read the Staff comments.

Acceptable Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe.

Acceptable Off-street parking and loading areas where required, with particular attention to the items mentioned above and the economic, noise, glare, or odor effects of the conditional use on adjoining properties and properties generally in the district.

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

Acceptable Utilities, with reference to locations, availability and compatibility.

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

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

Acceptable Yard requirements and other open space requirements.

Acceptable The size and shape of the site, including the size, shape and arrangement of proposed structures in keeping with the intent of this chapter.

N/A Proposed landscaping meeting the requirements of this ordinance. Landscaping may be increased in accordance with the judgment of the planning commission to accomplish the desired protective and aesthetic effect.

Acceptable General compatibility with adjacent properties and other property in the general district. **With ATF permit**

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

There were none.

Mr. Parker called for the vote.

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

The conditional use was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Resolution to go to Council on Tuesday, July 27, 2021 at 6:00 p.m. in Council Chambers.

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

G. R21-42 <u>Thang Van Nyugen & Xuan Thi Huynh</u>
4.3 acres on the west side of Oak Grove Rd., south of Elm Springs Rd. and North of Stockton Ave.
From C-2 to MF-12
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. He said that they have two properties one at R21-41 and the other at R21-42.

Ms. Christie read the Staff comments.

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

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

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

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

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

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

This is also the same comments for R21-42.

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

Mr. John Robinson said that he had a petition with 28 signatures on it to the opposition of the rezoning. He said that their concern is in regards to flooding. He also there were concerns about the proposed rezoning will be rental property which they feel will decrease their property value.
Ms. Christie said that the drainage issue will be addressed when the development plan is submitted.

Mr. Joe Hart wanted to know where the commercial property mentioned was located.

Ms. Christie said that the commercial is on the northwest and southeast corners of Elm Springs and Oak Grove Road.

Mr. Hart asked about the traffic flow.

Ms. Christie said that is something that will be addressed when the development plan is submitted.

It was decided to take both rezonings together.

Mr. David called for the vote.

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

Both rezonings were approved by a unanimous vote.

Ms. Christie stated for the record that two separate Ordinances would be prepared by Staff that will go to Council on Tuesday, July 27, 2021 at 6:00 p.m. in Council Chambers.

H. R21-43 Wobbe Lane, LLC
4142 N. 45th Street; 9.8 acres between 45th & Interstate 49
From C-6 to C-5
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. Covert asked for 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:

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

Encourage the development of a wide range of commercial development for the residents and tourist to include neighborhood, community and regional centers. Encourage the development of regional commercial areas that accommodate a variety of wholesale, retail, service and office uses where the highest traffic volumes and greatest utility demands can be served and more extensive outdoor display of materials will be expected and permitted that has frontage and or access to I-49

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

Mr. Parker called for the vote.

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

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that two separate Ordinances would be prepared by Staff that will go to Council on Tuesday, July 27, 2021 at 6:00 p.m. in Council Chambers.

I. R21-44 Parson's Family Trust
18.9 acres east of Larkspur, general y aligned with N. Pleasant Street
From SF-2 to SF-3
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. Covert asked for Staff comments.

Ms. Christie said she wanted to point out that this request is a different request than was heard the last time.

She then read the Staff comments.

The adopted Comprehensive Land Use Plan indicates Residential use.

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

Protect the positive aspects of neighborhood character throughout the City.

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

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

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

Ms. Karen McPherson said she understands that Ms. Christie said that this is a different request but it doesn't change the fact that it is going to be a different density. She presented a packet that she put together to each Commissioner that was present. She pointed out that the original request was for the entire parcel zoned SF-2 and now they are only asking for a portion of that to be rezoned to SF-3. She feels that it the exact same request that has been turned down. She also voiced her concern regarding the additional traffic.

Ms. Charlene Bowen spoke next. She echoed Ms. McPherson's concerns. She didn't understand why they were asking to rezone the property when it was already zoned for single family dwellings.

Ms. Christie stated that an SF-3 has a smaller lot size and the applicant has the right to ask for an SF-3.

Ms. Bowen asked if it was because more houses could be built.

Ms. Christie said that in an SF-2 allows 4 units per acre and an SF-3 allows 6 units per acre. She also pointed out that the City does not have design standards for houses.

Mr. Murray said that there zonings to the south that are MF-12 and Industrial to both the north and the east.

Darren Riggins said that their intent is to sell the homes.

Mr. Parker said that his belief that if the Commission doesn't give more housing options than just the standard quarter acre home on a lot the City will not be able to meet the demand for housing in Springdale.

Mr. Joe McKinney said that his property backs up to the property being rezoned. He wants to keep the zoning at SF-2.

Mr. David called for the vote.

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

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that two separate Ordinances would be prepared by Staff that will go to Council on Tuesday, July 27, 2021 at 6:00 p.m. in Council Chambers.

Public Hearing – Conditional Use

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

This item was tabled per Staff.

B. C21-14 Jose Martinez Sandoval
3805 Kelly Avenue
Use Unit 44 (Mobile Vending) in a C-2
Presented by Stephanie Guevara

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

Ms. Christie asked if Mr. Sandoval wanted to make this his permanent location.

He said that he did.

Ms. Christie then read the Staff comments.

Acceptable Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe.

Unknown Off-street parking and loading areas where required, with particular attention to the items mentioned above and the economic, noise, glare, or odor effects of the conditional use on adjoining properties and properties generally in the district.

Unknown Refuse and service areas, with particular reference to the item in 1 and 2 above. **Not shown on site plan**

Acceptable Utilities, with reference to locations, availability and compatibility.

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

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

Unknown Yard requirements and other open space requirements.
Site plan not drawn to scale

Unknown The size and shape of the site, including the size, shape and arrangement of proposed structures in keeping with the intent of this chapter.

N/A Proposed landscaping meeting the requirements of this ordinance. Landscaping may be increased in accordance with the judgment of the planning commission to accomplish the desired protective and aesthetic effect.

Unknown General compatibility with adjacent properties and other property in the general district. **Site plan not drawn to scale unable to determine if location meats minimum standards**

Ms. Christie stated that the off street parking is confusing as the dimensions are not drawn to scale. She also wanted to know where the designated parking are spaces for the food truck and would it take up part of the parking for the entire structure.

Ms. Guavera said that they are.

Ms. Christie asked if the food truck would work off a generator or does he want to hook it to power.

Ms. Guavera said they would hook to electric on site.

Ms. Christie said it doesn't show how they are going to get power to the food truck and that they would have to ask for a variance in order to hook up.

Ms. Christy further stated that she couldn't tell if is compatible with the adjacent because it wasn't drawn to scale. She said it looks a lot larger than what is out there. She further stated that her recommendation would be to table it and they can bring back a scaled drawing.

Mr. Covert said that they will table this item.

Ms. Christie said that it would be on the August 3, 2021 agenda. She said they need to come by the office and sit down with Staff to determine exactly what is needed. She recommended that they go back out to the site and take good measurements.

C. C21-15 Beatrice Stone
18-02823-004, Ervin McGarrah Road
Tandem Lot Split in Planning Area
Presented by Larry Machan

This item was withdrawn per the applicant.

D. C21-17 Hy-Crest Holdings, LLC
105 E. Robinson Ave.
Use Unit 25 (Limited Manufacturing) in a C-5
Presented by Wildcat Shoals, LLC/Eric Tangness

This item was approved in conjunction with the rezoning request. (R21-40).

E. C21-18 Nebillie, Inc. (The Peaks)
1252 Cooper Drive
Tandem in a MF-24
Presented by Crafton Tull

This was tabled per the applicant.

Preliminary Plats, Replats and Final Plats

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

This item was approved in conjunction with the revised rezoning of the PUD.

B. P21-12 Clayton Street Business Park
10.99 acres east of Clayton St., South of McRay Ave. and North of Sunset Avenue
B21-53 Variance for deviation of A) Master Street Plan for proposed dead end Street to be longer than 800 ft., being 1,228 ft. and B) developing a Private road with 30' access easement rather than dedicate the road as public.
Presented by Engineering Services, Inc.

Mr. Blake Murray with Engineering Services, Inc. was present on behalf of his client to answer any questions or comments. He said that this has been before the Commission before but construction wasn't started. It will be a two phases with a total of 12 lots with a detention pond.

Mr. Covert asked for Staff comments.

Mr. Austin Thomas said there are standard comments from the Planning department. He said that the Engineering summary states that the blue and green street signs are labeled incorrectly. The street section does not match the MSP local street section.

Mr. Murray said that in the past the MSP is a kind of minimum width with paved lanes that are required and they have requested a 30' back to curb back to curb street section within in a 50' right of way.

Mr. Thomas read that all street and sidewalks should be contained in the access easement of the private street; and engineering asked that they clarify notes on the lights. Also, they need to complete the section 1.2 property owner information including contact information and signature on flood plain development application; remove individual lot improvements from the plat.

Ms. Hollingshead said that she would like to clarify the variance pertaining to developing a private road with 30' access easement rather than dedicate the road as public. She said that the Engineering Department was not aware of the existing right-of-way on the public portion of the street prior to the variance being submitted so now they understand the reasoning behind the request. She said that she wasn't sure that the variance is applicable.

Mr. Moore said that he could explain the reasoning behind the request. He stated that when the property was purchased there was no access other than to the east. He said that he and his partner got a right-of-way from a Mr. Ferguson and dedicated it by a separate document. He said that it was done whenever they purchased the land 5 or 6 years ago. It is his understanding that Ms. Hollingshead doesn't think that the variance is needed.

Ms. Christie asked Ms. Hollingshead if she is asking for a document that shows how the street is to be maintained since it will be a private development.

Ms. Hollingshead said that wasn't one of Engineering's comments and said that they were just looking for clarification or justification as to why the street is half public half private. She said they have been given the document for the easement.

Ms. Christie asked Mr. Blake Holte with the SFD to address the length of the street.

Mr. Holte said that with the dead end street exceeding 800' the SFD would approve construction if all the buildings were sprinklered.

Ms. Christie asked that the developer understands that all the structures must be sprinkled if the variance is approved.

Mr. Moore said that it is shown on the plat.

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

There were none.

Mr. Parker called for the vote on the variance requesting the length of the dead end street to be longer than 800'.

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

The variance was approved by a unanimous vote.

Mr. Compton moved to approve the Preliminary Plat subject to Staff comments. Mr. Tyler seconded the motion.

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

The Preliminary Plat was approved by a unanimous vote.

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

Mr. Blake Murray with Engineering Services, Inc. was present on behalf of his client to answer any questions or comments. This is a slight modification to the original Preliminary Plat that was approved. He said before Hamlet Street had a knuckle turn and continued to the east to tie into Hylton Road. He further stated that they have a tie in on Hylton Phase III that has been previously approved by Planning and now they are proposing that Hamlet Street go south and connect to Phase III.

Mr. Covert asked for Staff comments.

Mr. Thomas said that there were no Planning comments. He read the Engineering summary which stated that street section does not match. Must be local streets section it looks like less than 6' of green space shown. Mr. Thomas asked Mr. Murray to address it.

Mr. Murray said that it is the same comment as on Clayton Street. His developer likes a 30' street section back to curb back to curb which gives the drivers more room for maneuverability.

Ms. Hollingshead pointed out that the Master Street Plan is not a minimum width but the street sections that should be shown for those type of streets. She said that Engineering sees traffic issues when streets are too wide. She further stated that when something should be a low volume street and Engineering would classify it as a high volume local street. She said the speed limits are set to 30 miles per hour for high volume local and that is not what they prefer to have in a residential area.

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

Ms. Juanita Rohas(?) said that she thought the houses were being built too high. She is concerned about the drainage.

Ms. Hollingshead that since it is under construction, there is several swales stockpiles at this location. She said that looking at the minimum FFE are about the same.

Mr. Parker moved to approve the Preliminary Plat subject to Staff comments. Mr. David seconded the vote.

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

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

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

Mr. Blake Murray was present on behalf of his client to answer any questions or comments. He said that gone before the Planning Commission previously. He said they are asking for 29 lots one of which is a pond lot.

Mr. Covert asked for Staff comments.

Mr. Thomas said that there were several Engineering comments and asked Ms. Hollingshead to address them.

Ms. Hollingshead said that it is not same street section that is shown on the Master Street Plan, it is a wider street section that matches the high volume local street section which typically is set for traffic with counts between 500 and 5000 cars per day and with speed limits of 30 miles per hour which Engineering doesn't believe it is necessary or in fitting with a residential subdivision. They are also requesting that the modified curb be removed. She also wants to know if the street lights will be public or private. They are also looking for a full

signage plan for this subdivision, handicap and crosswalks shown on the plat and minimum finished floor elevations for the lots adjacent to swales.

Mr. Blake Holte with the SFD addressed the increase in length of the cul-de-sac. He stated that the two situations on the original proposed plat would trigger the sprinkler requirements and one is 30 lots or greater which they reduced. He said that the agreement is a connecting road/second entrance will be available at the time of final plat to allow them to get started on construction with an agreement that there will be a second access point so there won't be a dead end greater than 800' at the time of the final plat.

Ms. Christie said that Staff received an email from Chief Irwin that the developer indicated that they would not be building on any lots that exceed the 800' length until there is a second entrance.

Mr. Moore said when they submitted this plat 90 days ago they have another access that they are going to be able to grant but they were looking toward one to the east or the south to the subdivision that was approved thirty or sixty days ago. He further stated that Ed Stith and fire were ok with calling it an ally; planning didn't want it to be called an ally because it didn't meet the definition. He said that he met with Chief Irwin and that the chief said yes you can make it an emergency access; it's not a problem. In the meantime the current plat was submitted so Engineering Services has already turned in another plat for the whole area for next month's meeting. He said what they are trying to do, if the weather will cooperate, they need to get dirt work started. He said they are asking Planning Commission to approve this plat so that they can get a grading permit and start grading and at the next month's meeting the Planning Commission will have the revised preliminary plat showing the property to the south with another access.

Ms. Christy asked Ms. Hollingshead if she was ok to give them a grading permit based on what Mr. Moore said.

Ms. Hollingshead said that they should address all the comments; however, Engineering has in the past issued a provisional permit.

Mr. Moore further stated that they would build to the Master Street Plan standards.

By doing this, Ms. Christie said that the variance request goes away.

Mr. Murray said just to clarify it is a 27' back to curb back to curb and 50' right-of-way is as shown and it would be 29' so parking on one side of the road would be 29' and within a 46' right-of-way per the Master Street Plan for a local street.

Ms. Christie said that they would dedicate which side of the street the parking will be on.

Mr. Murray said that was correct.

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

There were none.

Mr. Parker moved to approve the Preliminary Plat subject to Staff comments. Mr. David seconded the motion.

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

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

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

Jake Chavis with Bates and Associates was present via Zoon on behalf of his client.

Mr. Covert asked for Staff comments.

Mr. Thomas said the planning comments were the standards. The Engineering summary: Final plat should show minimum floor elevations per lots, show drainage easement for pond on final plat, submit AS-Bilts, submit engineer's certification statement of cost for streets and storm drainage and detention certificate, submit one year maintenance bond and submit proof of payment to City for cost of installing street signs. Have corners of the subdivisions been monumented.

Ms. Hollingshead said that they were items from the engineering check list and they look for them before the final plat is signed. She said she did a site visit today and they have no problem with the final plat being approved.

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

There were none.

Mr. Parker moved to approve the final plat subject to Staff comments. Mr. Tyler seconded the motion.

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

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

Ms. Christie stated for the record that if they want the Ordinance to go to Council on Tuesday, July 13, 2021, it needs to be in the Planning office no later than noon on Thursday, July 8, 2021.

F. FP21-03 Spring Meadows
South of Apple Blossom, west of Old Wire Road
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. He said it was originally a part of Bethel Heights and was approved but Bethel Heights had Step Systems, they had tanks, pumps and everything with it but it had very limited of what you could do and what type of pumps and tanks. He said that after talking to his developer they wanted to use a different tank and pump for each individual lot. It was approved by Springdale Water with the caveat that a note be added to the final plat and go back through the process again. He said the note has been added and it talks about ownership and maintenance for what the lot owner's responsibility and what SWU's responsibility will be.

Ms. Christie stated that what the Planning Commission is doing is agreeing putting on the final plat so that when someone buys a lot they are made aware from the beginning they are responsible for maintenance and everything and the equipment.

Tim Hawkins with SWU he said to use different equipment the buyer of the lot must get permission from SWU.

Ms. Christie asked if, per the note on the final plat, the buyer has to use that the developer is proposing to use for everyone of the lots or they want the ability to use it for certain lots. She said that she was under the impression that all the lots were going to use the same equipment.

Michael Crosno, the developer, said that have sourced a new system from Aquatech which is a local company. He further stated that they would be installing the systems when they build the houses. He also said that all the homes have been sold or under contract and the homeowners have been made aware.

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

There were none.

Mr. Parker moved to approve the final plat subject to Staff comments. Mr. Compton seconded the motion.

VOTE:

YES: Peters, Tyler, Compton, Covert, David, Parker
NO: None

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

Ms. Christie stated for the record that if they want the Ordinance to go to Council on Tuesday, July 13, 2021, it needs to be in the Planning office no later than noon on Thursday, July 8, 2021.

Large Scale Developments

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

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

Mr. Covert asked for Staff comments.

Mr. Thomas read the Staff comments.

Large-Scale Comments:

1. MSP indicates an 8' multi-use trail on the Northern side of E. Robinson.
2. The two drives do not meet the minimum 150' of separation on a single tract. (Variance Item)
3. As shown a shared access easement will be required to be dedicated as the drive encroaches on the property to the East.
   Will this access be designed to accommodate a future connection for 815-28629-000? Given the placement of the drive any future access on the East of this property would not meet the minimum 150' separation on a single tract. (Variance Item)
4. The submitted informal plat will need to be approved and filed prior to final approval of construction plans.

Commercial Design (Site)

1. Sidewalks, no less than five (5) feet in width, shall be provided along the full length of the building along any façade featuring a customer entrance, and along any façade abutting public parking areas. Such sidewalk shall be located at least six (6) feet from the façade of the building to provide planting beds for foundation landscaping, except where features such as arcades or entryways are part of the façade.
   Provide a sidewalk or pathway for employee parking areas. (Variance Item)
2. All internal walkways shall be distinguished from driving surfaces through the use of durable, low maintenances surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways. Signs shall be installed to designate pedestrian walkways. (Variance Item)
3. Continuous internal pedestrian walkways, no less than five (5) feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all principal buildings on the site. At a minimum, walkways shall

connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building and store entry points, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers, or other such materials for no less than fifty (50) percent of their length. (Variance Item)

4. Provide pedestrian oriented lighting in accordance with commercial design standards. Wallpacks are being utilized to illuminate the entire property?

Commercial Design (Architectural)

1. All sides of a principal building that directly faces an abutting public right-of-way shall feature at least one customer entrances. Where a principal building directly faces more than two abutting public rights-of-way, this requirement shall apply only to two sides of the building, including the side of the building facing the primary street, and another side of the building facing a secondary street. When additional stores will be located in the principal building, each store shall have at least one exterior customer entrances.
   Although a customer entrance is not a part of this format, other similar businesses have recently pursued a variance for this as it is tied more to the aesthetics and architectural elements than the need for customer entry itself. (Variance Item)

Engineering Summary:

- Adjust detention pond to allow for full 20' drainage easement and required separation from the building
- Provide accessible route for pedestrians (variance request)

Engineering Comments:

1. **Chapter 106 – Stormwater Drainage**
   - **Maximum ponding limits of the pond need to be a minimum of 10 feet away from any building.**
   - **Pond appears to be too close to the building.**
   - **Must have 20' easement around detention pond.**

2. **Chapter 107 – Stormwater Pollution**
   (Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)
   - *107.3*
     - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.

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

(Ord. No. 3258, § 1, 11-12-02)

- *110.111* - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.
    - **The entrance encroaches on the adjacent property. Easement should cover all improvements that are built into the entrance.**

4. Chapter 130 – Zoning Ordinance

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

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

5. Other:

- **Remove or cross out any details that are not applicable to this project.**

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

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

Ms. Christie asked if there is any way that there can be just one access point in and out instead of the double driveways as shown on the site plan which are less than 150' apart.

Mr. Geoff Bates with Bates and Associates was present via Zoom and said that they can't really do that of stacking and circulation. He further stated that the detention pond is bet ween those two drives.

Ms. Christie asked if they had any discussions with the highway department allowing them two access points.

Mr. Bates said that he has had preliminary discussions with them primarily about a drainage easement and to his knowledge they didn't have any problems regarding the two curb cuts.

Ms. Christie stated that she had a concern with drives being that close.

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

Mr. Parker had some questions/comments. He said that his personal experience going through 7-Brew is that because there is no sidewalk and no pedestrian flow is cause for concern. The servers with 7-Brew are walking around and in between the cars to get orders worries him. He feels that the two separate drive lanes are a concern to him. He said that he has an issue with no sidewalk. He also had an issue with no landscaping around the building and wanted to know if they could place it somewhere else.

Mr. Chavis stated that he didn't see a problem with that.

He further stated that he is not really comfortable with two driveways. He said that 412 is very difficult to get in and out of right now. He further stated that 7-Brew has not come up with a good model for traffic.

Mr. Bates stated that this model has been used on the last six or seven 7-Brews and it appears to work for them.

Mr. Parker called for the vote for B21-58 – Variance for deviation of Commercial Design Standards: A. Entrances B. Pedestrian Flow C. Central Features/Community Spaces and D. Landscaping.

VOTE:

YES: Compton, Peters,
NO: Covert, David, Parker, Tyler

The variance for deviation of Commercial Design Standards was denied by a vote of four (4) no and two (2) yes.

Mr. Parker called for the vote on B21-59 – Variance for deviation of separation between two drives on a single tract from 150" to 85'.

VOTE:

YES: Peters, Compton
NO: David, Parker, Tyler, Covert

The variance for deviation of driveway separation to be reduced from 150' to 85' was denied by a vote of four (4) no and two (2) yes.

Ms. Christie stated for the record that the variances have to be addressed on the large scale before it can be approved. She asked if they wanted the Commission to vote or table it and submit a revised large scale.

Mr. Bates said that they would have to come back.

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

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

Mr. Covert asked for Staff comments.

Mr. Thomas read the Staff comments.

Planning Comments:

Large-Scale Comments:

1. 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)
2.

Commercial Design (Site)

1. All internal walkways shall be distinguished from driving surfaces through the use of durable, low maintenances surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways. Signs shall be installed to designate pedestrian walkways. (Variance Item)
2. Continuous internal pedestrian walkways, no less than five (5) feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all principal buildings on the site. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building and store entry points, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers, or other such materials for no less than fifty (50) percent of their length. (Variance Item)
3. Provide a unified lighting plan for the subject property.
4. Provide fixture specs and pole heights to accompany unified lighting plan.

Engineering Summary:

- No comments
- Grading Permit is not required for this project

Engineering Comments:

1. **Chapter 110 – Streets, Sidewalks and Other Public Places**
   (Ord. No. 3258, § 1, 11-12-02)
   - *110.31* - Sidewalks are required one-foot (1') inside the right-of-way line.
     - Sidewalks shall be constructed with a minimum transverse slope of one-fourth inch (1/4") per foot.
     - The sidewalk shall have a minimum width of five feet (5') and a minimum thickness of four inches (4").
     - The sidewalk shall have expansion joints at each structure, curb and at minimum intervals of 200 feet. Transverse joints between expansion joints shall be scored at five-foot (5') intervals.
     - Need to show details of sidewalks on the right-of-way.

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

2. **Chapter 130 – Zoning Ordinance**
   (Ord. No. 3307, 3-25-03)
   - *130.7.6.1 ADA* requirements.
     - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
       - **This note is left in place throughout the design process to insure that access is maintained.**
3. **Other:**
   - *Permitting* - Some development within the City of Springdale may require additional state or federal permits not administered by the City of Springdale to be granted prior to approval of the project. This includes, but may not be limited to, any work that is being proposed within rights-of-way and/or easements within the jurisdiction of the Arkansas Department of Transportation, the Arkansas Natural Resources Commission, the Arkansas Department of Environmental Quality, or the U.S. Army Corps of Engineers. Prior to final approval of this project, please provide a copy of any required Federal, State, and Local permits that are required. Final approval of this project does not waive or exempt any requirements by State or Federal laws.

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

Mr. Thomas asked if there was a particular reason that they can't provide a connection to the public sidewalk.

Mr. Bates said that on this large scale they can do that.

Ms. Hollingshead said that there is no public sidewalk therefore the connection is not needed.

Mr. Bates said that there are already existing lights in this area and that is why a lighting plan was not submitted.

Mr. Thomas asked if they could provide a unified lighting plan that reflects that.

Mr. Bates said they can.

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

There were none.

Mr. Parker called for the vote on the variance.

VOTE:
YES: Peters, Tyler, Compton, Covert, David
NO: Parker

The variance was approved by a vote of five (5) yes and one (1) no.

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

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

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

C. L21-24 PSC Soccer Indoor
Highway 265 and Old Missouri
Presented by Emma Hernon

This was tabled per Staff.

Board of Adjustment

A. B21-46 Modern Storage
4565 W. Sunset Ave.
Variance for deviation of Commercial Design Standards
Presented by Joe White and Associates

Mr. Joe White was present on behalf of his client. He said that they had been on the May Planning Commission and had a few items to clean up.

Mr. Covert asked for Staff comments.

Mr. Thomas said that for clarification it is for the front building setback closer than 20' to the northern property line, roof projection, and material requirements. He said that the material requirements are mostly in reference to internal facades within the complex itself.

Ms. Christie said that the building in the front meets the Commercial Design Standards. It is the buildings in the back that the variance is for.

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

There were none.

Mr. Parker called for the vote.

VOTE:
YES: Peters, Tyler, Covert, David, Parker
NO: No

The variance was approved by a vote of five (5) yes and one (1) no.

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

Mr. James Clinger, Sr. was present to answer any questions or comments. He said that he needed a variance for deviation of the rear setback from 15' to 8' because of a larger storage building.

Mr. Thomas asked if he was requesting a setback from 20' to 8.5'.

Mr. Covert asked for Staff comments.

Mr. Blake Holte with SFD stated that the SFD does not support the reduction of side or rear setbacks.

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

Mr. Compton asked if the structure was already in place.

Mr. Clinger said that it was.

Mr. Compton asked if there are other structures in the rear.

Mr. Clinger said that there is.

Mr. Compton asked how many storage units Mr. Clinger had in his back yard.

Mr. Clinger said that there were three.

Mr. Compton asked what the height is of the newest building.

Mr. Clinger said that it is 15' 10".

Mr. Parker called for the vote.

VOTE:
YES: Covert, Parker,
NO: Compton, David, Peters, Tyler

The variance was denied by a vote of four (4) no and two (2) yes.

Ms. Christie stated for the record that the variance request cannot be appealed to City Council that it must go through the Circuit Court. He has thirty (30) days to appeal the Commission's decision otherwise the portion of the structure that is encroaching on the setback will have to be removed.

C. B21-49 Daniel Beyer
1411 Camino Real Drive
Variance for deviation of fence height requirement to
Increase the height from 6' to 12'
Presented by Daniel Beyer

Mr. Daniel Beyer was present to answer any questions or comments.

Mr. Covert asked for Staff comments.

Ms. Christie asked which side of the yard does he want to put the 12' fence.

Mr. Beyer said that it would be the south side which is closer to 1409 Camino Real.

Ms. Christie asked if he started adding additional height to the current fence.

Mr. Beyer said that there were some 8' pickets put there until the said security cameras were raised.

Mr. Beyer wanted to explain the chronological events. He started with a quote, "Privacy is not negotiable; it is the right of every American." He said that the variance to adjust the maximum height from 6' to 12' is absolutely essential. He said that it has become apparent that the resident at 1409 Camino Real has no intention to honor the order of the City nor the privacy of the 1411 Camino Real resident.

He further stated that the resident at 1409 has angled the security camera toward 1411 Camino Real Drive to voyeur, harass and antagonize its occupants. He said that the 4 K security are equipped with 3000 lumen flood light are being used irresponsibly.

He further stated that an ascetically pleasing fence would provide and protect the 1411 Camino Real residents and provided a barrier from other attacks, slander and threats and allow him the full use of his land.

In addition he said that as a counter measure temporary screens have been installed to prevent light pollution and to prevent view of minors where there is a reasonable expectation of privacy.

Mr. Covert asked if there were other Staff comments.

Ms. Christie said that she has letters from residents regarding this variance request.

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

Ms. Christine (couldn't understand her last name) said that the light also signs into her home. She said that she can't leave her front blinds open because of that and that. She said that if a variance is permitted that it would be one that would not take away from the neighborhood. She further stated that if a 12' fence is permitted that is sending out a message that there is something wrong with their neighborhood and there isn't and that the dispute, in her opinion should be settled in court.

Ms. Veronica Beyer said that she is a resident at 1411 Camino Real and have live there about ten years. She said that she didn't know how this could be addressed but it needed to be as she feels that her children are being watched by the neighbor's camera. She further stated that they need separation from 1409 although she understands is can't be done physically but with the fence she said she would feel safer as she was threatened by the neighbor at 1406 Camino Real.

Mr. David called for the vote.

VOTE:
YES: David, Peters
NO: Covert, Parker, Tyler, Compton

The variance request was denied by a vote of four (4) no and two (2) yes.

Ms. Christie stated for the record that the variance request cannot be appealed to City Council that it must go through the Circuit Court. He has thirty (30) days to appeal the Commission's decision.

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

Mr. Juan Mendez was present on behalf of Rocio Aguayo to answer any questions or comments. He said that he lives 910 Dodson Unit A. He said that it is a duplex that just purchased and they are looking to add fencing to the front of the house so that they can keep their dogs in and there is also a lot of foot traffic through their yard.

Ms. Christie asked if they were requesting the fence for both the Dodson and Ewalt side.

Mr. Mendez said that that was correct.

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

Mr. Compton called for the vote.

VOTE:

YES: Parker, Peters, Tyler, Compton, Covert
NO: David

The variance was approved by a vote of five (5) yes and one (1) no.

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

Mr. Peters and Mr. McClure were both present to answer any questions or comments. He said that they would like to split the parcel in two along the southwest edge however: if granted it doesn't allow for the required 200' of frontage needed in A-1.

Ms. Christie said that they are asking for a waiver because they do not want to do any improvements at all. Because it is a third split, they would be required to do the street improvements as technically a third split is considered a subdivision.

Mr. Peters said that it is agricultural and rural and that is why they are asking for the waiver.

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

There were none.

Mr. Parker asked if Mr. Peters really intended to keep it agricultural.

Mr. Peters said that just to clarify that they were intending to do this in the beginning when they purchased the property; as it was ten and a half acres. The parcel across the road the parcel was all one piece and the road passed through the middle of it and they had to include that as their third split.

Ms. Christie said that they are splitting it to build more than one structure.

Mr. Peters said that was correct. He said they would have a house on parcel one and parcel two.

Mr. Parker asked Ms. Christie what is included in subdivision requirements.

Ms. Christie stated that when you do a third split of a property; it is technically a subdivision and is required to do street improvements. She further stated that Council is the only one that can waive subdivision requirements.

It was decided to take the waiver first.

Mr. Parker moved to recommend to Council to require a payment in-lieu of for the waiver. Mr. Tyler seconded the motion.

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

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

Ms. Christie stated for the record that Staff would prepare the Resolution that will go to Council on July 27, 2021 at 6:00 p.m. in Council Chambers.

Mr. Parker called for the vote on the variance.

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

The variance was approved by a unanimous vote.

F. B21-52 Black Bear Holdings, LLC
811 Turner Street
Variance for deviation of required spaces
Presented by Michael Caraenzana

Michael Carenzana was present on his behalf to answer any questions or comments. He said that he needed a parking variance to reduce the number of required spaces from 8 to 4.

Ms. Christie asked if he was a new renter.

He said that he was.

Ms. Christie said that the business before him didn't require the same number of parking spaces.

Mr. Chamlee said that there had never been a business license at this building.

Ms. Christie said that that is the reason the previous tenant didn't have to have the additional spaces.

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

There were none.

Mr. David called for the vote.

VOTE:
YES: Compton, Covert, Peters, Tyler
NO: David
ABSTAIN: Parker

The variance was approved by a vote of four (4) yes, one (1) no and one (1) recusal.

G. B21-53 Clayton Street, LLC
11.98 acres on the east side of Clay Street
A. Variance for deviation of Master Street Plan for proposed dean end Street to be longer that 800'
B. Developing a private road with 30' access easement rather than Dedicate the road as public
Presented by Engineering Services, Inc.

This was voted on and approved in conjunction with PP21-12.

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

This was approved in conjunction with L21-21

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

This was approved in conjunction with PP21-14

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

Mr. Jake Chavis with Bates and Associates was present on behalf of his client to answer any questions or comments as was Dave Burress with Burress Architect who spoke to the Commercial Design Standards request.

Mr. Burress said that the goal of the building is to expand the current functions on site. He said that the design intent was to get as much space on site. He said that on elevation 3 they took some of the same design elements that was on the front building.

Ms. Christie said that basically they are filling in a space that is not covered where the extra two doors are.

Mr. Burress said that was correct.

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

Mr. Jake Chavis with Bates and Associates spoke to this variance request. He stated that for the sidewalk along the frontage to be reduced from 8' to 5'. He said that the reason is there are multiple utilities within the eight foot section. He further stated that the sidewalk to the west is also five foot.

Mr. Covert asked for Staff comments.

Ms. Christie said that a five foot sidewalk is better than nothing.

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

There were none.

It was decided to take both variances together.

Mr. Parker called for the vote.

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

Both variances were approved by a unanimous vote.

L. B21-58 Rosamond Properties (7 Brew)
Variance for deviation of Commercial Design Standards
A. Entrances B. Pedestrian Flow C. Central Features/Community spaces & D. Landscaping
Presented by Bates and Associates

This was denied with the presentation of the Large Scale, which was tabled.

M. B21-59 Rosamond Properties (7 Brew)
Variance for deviation of separation between two drives on a single tract from 150' to 85'
Presented by Bates and Associates

This was denied with the presentation of the Large Scale, which was tabled.

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

Mr. Jones said that the sign is for an urgent care facility. He said the building faces Highway 412 but has more of a frontage side on Butterfield Coach Road. He said that NW Medical have received reports that the two monument signs currently installed are not visible and are asking that the signs be elevated to pylon signs.

Mr. Covert asked for Staff comments.

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

There were none.

Mr. Parker called for the vote.

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

The variance was approved by a unanimous vote.

Planning Director's Report

Planning Director Report 7-6-21

✓ Council actions in June

- Tabled appeal of the Planning Commission denial of a conditional use requests for a church at 1880 S Pleasant
-
- Approved Rezonings
  - acres – Hylton Road Real Estate, LLC – A-1 to SF-2
  - acres – G & C Family, LLC, 1710 Powell St – C-2 to I-1
  - 15 acres – Brenda Lazenby – behind 2018 E Robinson – NF-12 to PUD
  - acres – Amber Mendez & Rodolfo Velazquez – 1297 Cooper Dr – A-1 to MF-24
  - 1 acre – John A. Mathias – 1001 & 1235 Cooper Drive – C-2 to MF-24
  - Acres – ISC Properties, LLC – 2200,2300 & 2400 Old Wire Rd – C-5 to I-1
  - Acres – Terry Presley – S 64th – A-1 to C-2
  - Acres – Children's Safety Center – 3284 & 3300 Gene George Blvd – A-1 to C-2

- Approved Waiver of street improvements with no Bill of Assurance – Carson Engineering – 1764 Bain Ave
- Approved an ordinance correcting a scrivener's error on the rezoning of 2652 and 3744 Wagon Wheel Road – A-1 and C-2 to C-5
- Approved reappointment of Steve Smith and Greg Collier to the Airport Commission
- Approved reappointment of Derek Gibson to the Housing Authority Board
- Authorized execution for construction of Dean's Trail, Phase II – tunnel under 412
- Approved vacating of an abandoned public street in Mount Callahan Acres Subdivision
- Vacated utility easement on property at 3250 Willow Bend Circle; Henson Heights 2nd Subdivision
- Granted a conservation Easement on Rabbit Foot Lodge property
- Authorized application for STBGP-A grant for Phase 1 of Gene George Blvd from Don Tyson Parkway to New Hope Road

✓ Work Session

Work Session – July 20th – Comprehensive Land Use Plan Update

Resignation of Austin Thomas – Rick Berry being moved to Austin's position

There being no further business the meeting was adjourned at 8:07 p.m.

_____

Roy Covert, Vice-Chairman

_____

Ben Peters, Secretary

_____

Patsy Christie, Director
Planning and Community Development Division

_____

Debbie Pounders, Recording Secretary

NOTICE OF PUBLIC HEARING

The Springdale Planning Commission will conduct a public hearing on a proposed amendment to the Springdale Code of Ordinance Chapter 130 Zoning Ordinance to amend Article 2: Administration and Enforcement Section 10 to allow appeals of any decision of the board of adjustment to City Council on Tuesday, August 3, 2021, at 5:00 P.M. in the Wayne Hyden Training Room, A205, City of Springdale Criminal Justice Building, 201 N. Spring, Springdale, Arkansas. All interested persons are cordially invited to attend. A copy of the proposed addition can be obtained through the Planning and Community Development office.

Ben Peters
Secretary

C21-06
Tabled on 7/6/21

File No. C21-06

APPLICATION FOR CONDITIONAL USE
CITY OF SPRINGDALE, ARKANSAS

1. APPLICANT: Dandy Oil Company, Inc.
   Address: P.O. Box 242, Springdale, AR 72765
   Phone: (479) 387-1633 Profit: ✓ Non-Profit ____

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

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

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

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

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

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

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

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

C21-06
Tabled on 7/6/21

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

Signature of Record Property Owner(s) Gary Dandy

Date: 6-14-21

Signature of Applicant Gary Dandy

Date: 4-14-21

VERIFICATION

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

Gary Dandy

State of Arkansas)
) ss.
County of Washington)

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

Lauren E. Harrison
Notary Public

My commission expires: 3-16-2029

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

N

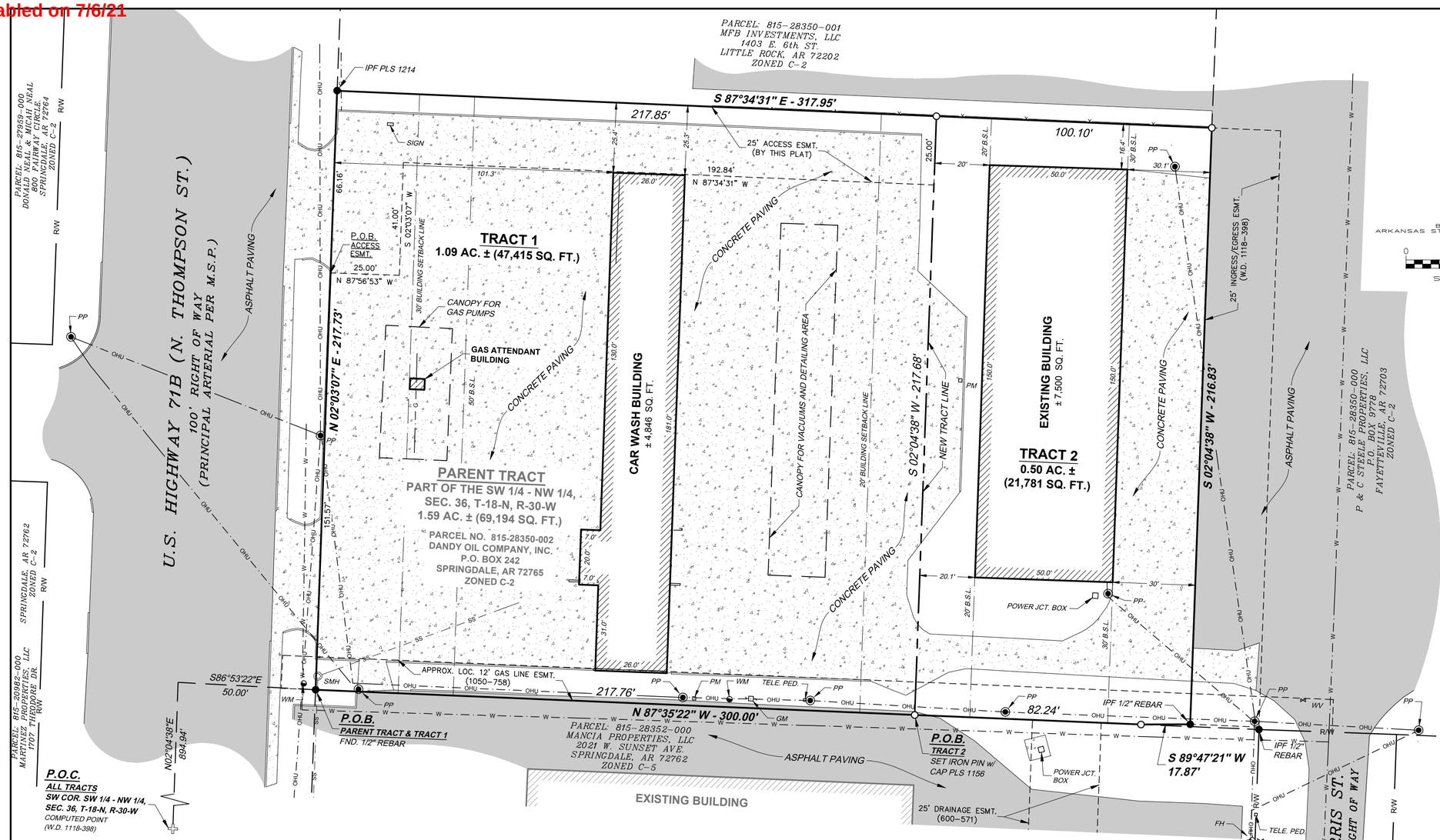
0 25 50 100 150 200 Feet

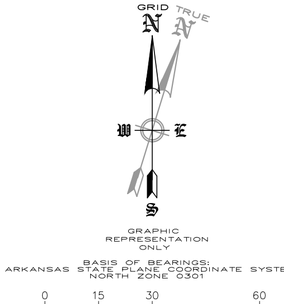
For Location Reference Only

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

PLANNING COMMISSION MEETING
August 3, 2021

C21-06
Tabled on 7/6/21





LEGEND

- PROPERTY LINE
- ADJACENT OWNER
- EASEMENT (AS NOTED)
- R/W — RIGHT-OF-WAY
- BUILDING SETBACK LINE (B.S.L.)
- FENCE LINE
- OHU — OHU — OVERHEAD UTILITIES
- SS — SS — SANITARY SEWER LINE
- W — W — WATER LINE
- G — G — GAS LINE

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- IPF - IRON PIN FOUND (AS NOTED)
- IRON PIN SET w/ CAP "PLS 1156"
- SANITARY SEWER MANHOLE (SMH)
- WATER METER (WM)
- GAS METER (GM)
- POWER METER (PM)
- POWER POLE (PP)
- FIRE HYDRANT (FH)
- WATER VALVE (WV)

DATE — SIGNATURE

CITY OF SPRINGDALE

APPROVAL FOR RECORDING _____ _____
DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION

ACCEPTANCE OF DEDICATIONS _____ _____
CITY CLERK

_____ _____
MAYOR

OWNER'S CERTIFICATION:

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

_____ _____
DANDY OIL COMPANY, INC. — DATE
AUTHORIZED REPRESENTATIVE

SUBSCRIBED AND SWORN BEFORE ME THIS_____ DAY OF _____, 2021.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

SURVEY DESCRIPTION PARENT TRACT - PARCEL NO. 815-28350-002:

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

COMMENCING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4; THENCE N02°04'38"E A DISTANCE OF 894.94 FEET; THENCE S86°53'22"E A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING A FOUND 1/2 INCH REBAR ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 71B (NORTH THOMPSON STREET); THENCE ALONG SAID RIGHT OF WAY LINE, N02°03'07"E A DISTANCE OF 217.73 FEET TO A FOUND IRON PIN WITH CAP "PLS 1214"; THENCE LEAVING SAID RIGHT OF WAY LINE, S87°34'31"E A DISTANCE OF 317.95 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S02°04'38"W A DISTANCE OF 216.83 FEET TO A FOUND 1/2 INCH REBAR; THENCE S89°47'21"W A DISTANCE OF 17.87 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N87°35'22"W A DISTANCE OF 300.00 FEET TO THE **POINT OF BEGINNING**, CONTAINING 1.59 ACRES (69,194 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD OR FACT.

SURVEY DESCRIPTION TRACT 1:

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

COMMENCING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4; THENCE N02°04'38"E A DISTANCE OF 894.94 FEET; THENCE S86°53'22"E A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING A FOUND 1/2 INCH REBAR ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 71B (NORTH THOMPSON STREET); THENCE ALONG SAID RIGHT OF WAY LINE, N02°03'07"E A DISTANCE OF 217.73 FEET TO A FOUND IRON PIN WITH CAP "PLS 1214"; THENCE LEAVING SAID RIGHT OF WAY LINE, S87°34'31"E A DISTANCE OF 217.85 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S02°04'38"W A DISTANCE OF 217.68 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N87°35'22"W A DISTANCE OF 217.76 FEET TO THE **POINT OF BEGINNING,** CONTAINING 1.09 ACRES (47,415 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD OR FACT.

SURVEY DESCRIPTION TRACT 2:

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

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

SURVEYOR'S NOTES:

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

PLAT CLOSURE DECLARATION:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 245,899 FEET.

FEMA FLOOD PLAIN ZONE:

THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X', (NO SHADING) DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN. AS SHOWN ON THE F.I.R.M. MAP # 05143C0060F, PANEL 60 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: MAY 16, 2008.

UTILITIES:

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

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

REFERENCES:

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

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

A. **WARRANTY DEED:** DANDY OIL COMPANY, INC., RECORDED SEPTEMBER 6, 1984, FILE 1118-398.

B. **ALTA/ACSM SURVEY:** BY COSTELLO LAND SURVEYING, THOMAS F. COSTELLO, AR PLS 1286, SRS FILE 201503090068.

ACCESS EASEMENT DESCRIPTION:

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

COMMENCING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4; THENCE N02°04'38"E A DISTANCE OF 894.94 FEET; THENCE S86°53'22"E A DISTANCE OF 50.00 FEET TO A FOUND 1/2 INCH REBAR ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 71B (NORTH THOMPSON STREET); THENCE ALONG SAID RIGHT OF WAY LINE, N02°03'07"E A DISTANCE OF 151.57 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, N02°03'07"E A DISTANCE OF 66.16 FEET; THENCE S87°34'31"E A DISTANCE OF 217.85 FEET; THENCE S02°04'38"W A DISTANCE OF 25.00 FEET; THENCE N87°34'31"W A DISTANCE OF 192.84 FEET; THENCE S02°03'07"W A DISTANCE OF 41.00 FEET; THENCE N87°56'53"W A DISTANCE OF 25.00 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.15 ACRES (6,473 SQUARE FEET), MORE OR LESS.

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. I FURTHER DECLARE THAT THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

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

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

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

RECORDING INFORMATION

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

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

WORK ORDER #: 21013

CITY ZONING: C-2

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

INFORMAL PLAT

FOR DANDY OIL COMPANY, INC.

SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

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

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

© COPYRIGHT 2013, ENGINEERING SERVICES, INC. 2/10/2021 3:12 PM
D:\00 SURVEY MASTER FOLDER\12 CIVIL 3D SURVEY PROJECTS\21013 GARY DANDY TANDEM LOT SPLIT\21013-GARY DANDY LOT SPLIT.dwg

W.O.# 21013 | SHEET 1

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

C21-14
Tabled on 7/6/21

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **July 6, 2021**

Re: **C21-14**

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

LOCATION
2805 Kelley Avenue

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

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

DEVELOPMENT STANDARDS AND REVIEW GUIDELINES

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

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

C21-14
Tabled on 7/6/21

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

C21-14
Tabled on 7/6/21

File No. C21-14

APPLICATION FOR CONDITIONAL USE

CITY OF SPRINGDALE, ARKANSAS

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

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

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

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

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

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

   Food Truck

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

   Should not effect

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

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

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

C21-14
Tabled on 7/6/21

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

Applicant: Jose Martinez

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

Date: 05-10-21 Date:

VERIFICATION

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

State of Arkansas)
) ss.
County of Benton)

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

Jeremy Rand
Notary Public

My commission expires: Dec 2, 2029

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

C21-14
Tabled on 7/6/21

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

Property owner: Michael Verucchi

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

_____ _____

_____ _____

Date: 5-7-21 Date: _____

VERIFICATION

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

_____

_____

State of Arkansas)
) ss.
County of Washington)

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

_____
Notary Public

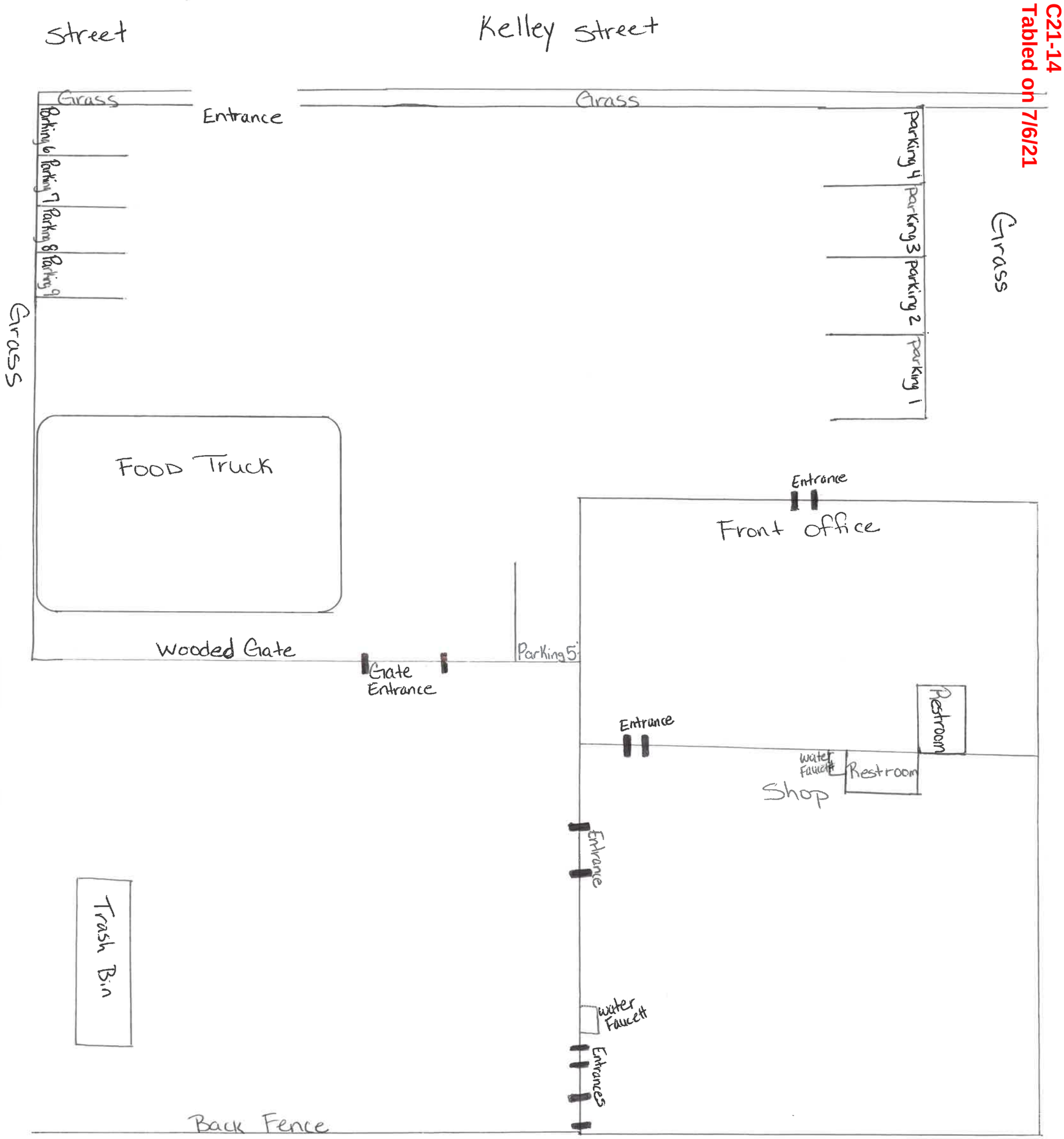
My commission expires: April 16, 2030

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

C21-14
Tabled on 7/6/21

C21-14
Tabled on 7/6/21

C21-14
Tabled on 7/6/21



N

0 25 50 100 150 200 Feet

For Location Reference Only

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

PLANNING COMMISSION MEETING
August 3, 2021

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: July 28, 2021

Re: **R21-45** **Rezone**

A request by West Huntsville, LLC, registered agent for Planning Commission approval of a zone change from Neighborhood Commercial District (C-1) to Low/Medium Density Multi-Family Residential District (MF-4) for two tracts of land containing .66 acres.

LOT LOCATION AND SIZE

The .66 acre tracts are located at 316 and 324 N. West End Street, southwest corner of the intersection of N. West End Street and Huntsville 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 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 church in P-1 zoning. The area to the east and south contains single family dwellings in SF-2 zoning. The area to the west contains a duplex in SF-2 zoning and an undeveloped area in SF-2 zoning.

LAND USE PLAN AND MASTER STREET PLAN
The adopted Comprehensive Land Use Plan indicates Low Density Residential and Neighborhood Commercial.

The Master Street Plan indicates Huntsville Avenue as a major collector and West End Street as a minor collector.

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

- ✓ **Protect the positive aspects of neighborhood character throughout the City.**

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

File No. R21-45

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

Legal Description:

EXHIBIT "A"

Tract 1:
A part of the East Half (E1/2) of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 35, Township 18 North, Range 30 West being more particularly described as beginning at a point that is South 88 feet from the Northeast corner of said 20 acre tract, thence West along the south line of Morton/Newell property as shown in Land Document 2006-00003685, thence South 2 feet to the southeast corner of the Holland Trust property as shown in Land Document 2000076567, thence west 75 feet west along said Holland Trust south line to a North/South fence, thence South along said fence 75 feet to an East/West fence, thence East along said fence to a point 75 feet South of the point of beginning, thence North 75 feet to the point of beginning.

and

Tract 2:
Part of the East Half of the Northeast Quarter of the Southwest Quarter of Section 35, Township 18 North, Range 30 West, described as: Beginning at the Northeast corner of said 20-acre tract and running thence West 144 feet; thence South 88 feet, thence East 144 feet; thence North 88 feet to the place of beginning.

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) C1

TO (proposed zoning) MF4

R21-45

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 To build a triplex & Duplex.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: None they are residential.

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: Clay Mata

Address: 87 W Colt Sq 511 Fayetteville AR 72703

PETITIONER/OWNER**SIGNATURE**

MAILING ADDRESS: PO Box 8878 Fayetteville AR 72703

TELEPHONE: 479-957-6566 DATE: 7-9-20

R21-45

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 9th day of July, 2021.

Notary Public

BRITTNEY N. BARKER
MY COMMISSION # 12362327
EXPIRES: August 27, 2027
Washington County

N

0 25 50 100 150 200 Feet

For Location Reference Only

FILE NO. R21-45
APPLICANT: Brittney Barker & Clay Morton
REQUEST: Rezoning from C-1 to MF-4

PLANNING COMMISSION MEETING
August 3, 2021

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: July 29, 2021

Re: **R21-46 Rezone**

A request by John Hendricks Properties, LLC, registered agent 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 6.19 acres.

LOT LOCATION AND SIZE
The 6.19 acre tract is located at 1790 E. Hwy 264, south side of highway 265, east side of Old Wire Road.

A vicinity map is attached.

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

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

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

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

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

SITE PLAN REVIEW

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

AREA REGULATIONS

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

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

REQUESTED ZONING

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

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

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

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

HEIGHT REGULATIONS

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

AREA REGULATIONS

SETBACKS:

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

GREENSPACE

Each developed lot shall provide and maintain:

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

OFF-STREET PARKING

See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The tract is undeveloped in A-1 zoning. The area to the south contains a commercial use in C-2 zoning; a mobile home park in MHD zoning; and a residential dwelling in SF-2 zoning. The area to the west contains a commercial use in C-2 zoning.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates Commercial.

The Master Street Plan indicates Hwy 264 as an arterial.

STAFF COMMENTS AND RECOMMENDATIONS

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

- ✓ **Improve the City's economic base and tax structure through the promotion of healthy, stable commercial concentrations**
- ✓ **Assure adequate land allocation for commercial areas of sufficient size and in proper locations**
- ✓ **Encourage the development of a wide range of commercial development for the residents and tourist to include neighborhood, community and regional centers.**

File No. R21-46

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 John W. Hendricks Properties, LLC

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

Legal Description:

AS SURVEYED DESCRIPTION OF TRACT 1A

A PART OF THE S 1/2, OF THE SW 1/4 OF THE SE 1/4, SECTION 18, TOWNSHIP 18 NORTH, RANGE 29 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE SW 1/4 OF THE SE 1/4, SAID SECTION 18, SAID POINT BEING A FOUND RAILROAD SPIKE; THENCE ALONG THE EAST LINE OF SAID SW 1/4, OF THE SE 1/4, S02°35'57"W 658.78 FEET TO A POINT; THENCE LEAVING SAID EAST LINE, AND ALONG THE NORTH LINE OF SAID S 1/2, OF THE SW 1/4, N87°54'30"W 520.01 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A SET IRON PIN WITH CAP, "PLS 1156"; THENCE LEAVING SAID NORTH LINE, S02°35'46"W 659.16 FEET TO SOUTH LINE OF SAID SW1/4, OF THE SE1/4, SAID POINT BEING IN THE CENTER OF ARKANSAS STATE HIGHWAY NO. 264; THENCE ALONG SAID SOUTH LINE AND ARKANSAS STATE HIGHWAY NO. 264, N88°10'21"W 373.01 FEET TO A SET PK NAIL; THENCE LEAVING SAID SOUTH LINE AND ARKANSAS STATE HIGHWAY NO. 264, N02°35'53"E 420.89 FEET TO A SET IRON PIN; THENCE N87°24'08"W 210.34 FEET TO A SET IRON PIN; THENCE FOLLOWING THE WEST LINE N01°31'40"E 237.27 FEET TO THE NORTH LINE OF SAID S1/2, OF THE SW1/4, OF THE SE1/4, SAID POINT BEING A FOUND IRON PIN WITH UNREADABLE CAP; THENCE ALONG SAID NORTH LINE, S88°01'04"E 446.23 FEET TO A FOUND 5/8 INCH REBAR; THENCE CONTINUING ALONG SAID NORTH LINE, S87°54'30"E 141.53 FEET TO THE POINT OF BEGINNING, CONTAINING 6.19 ACRES, MORE OR LESS. AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

Layman's Description:

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

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

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

FROM (current zoning) A-1 Agricultural

TO (proposed zoning) C-2 General Commercial District

R21-46

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 to construct a self-storage and climate-controlled storage.

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: Jason Ingalls/Expedient Civil Engineering, PLLC

Address: 9200 Suits US Drive, Ste. B, Bella Vista, AR 72714

PETITIONER/OWNER**SIGNATURE**

MAILING ADDRESS: P.O. Box 5484, Bella Vista, AR 72714

TELEPHONE: 479-364-0028 DATE: 7/8/2021

R21-46

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)

Chelsea Robinson
Washington
NOTARY PUBLIC – ARKANSAS
My Commission Expires December 02, 2029
Commission No. 12709781

State of Arkansas)
) ss.
County of Washington)

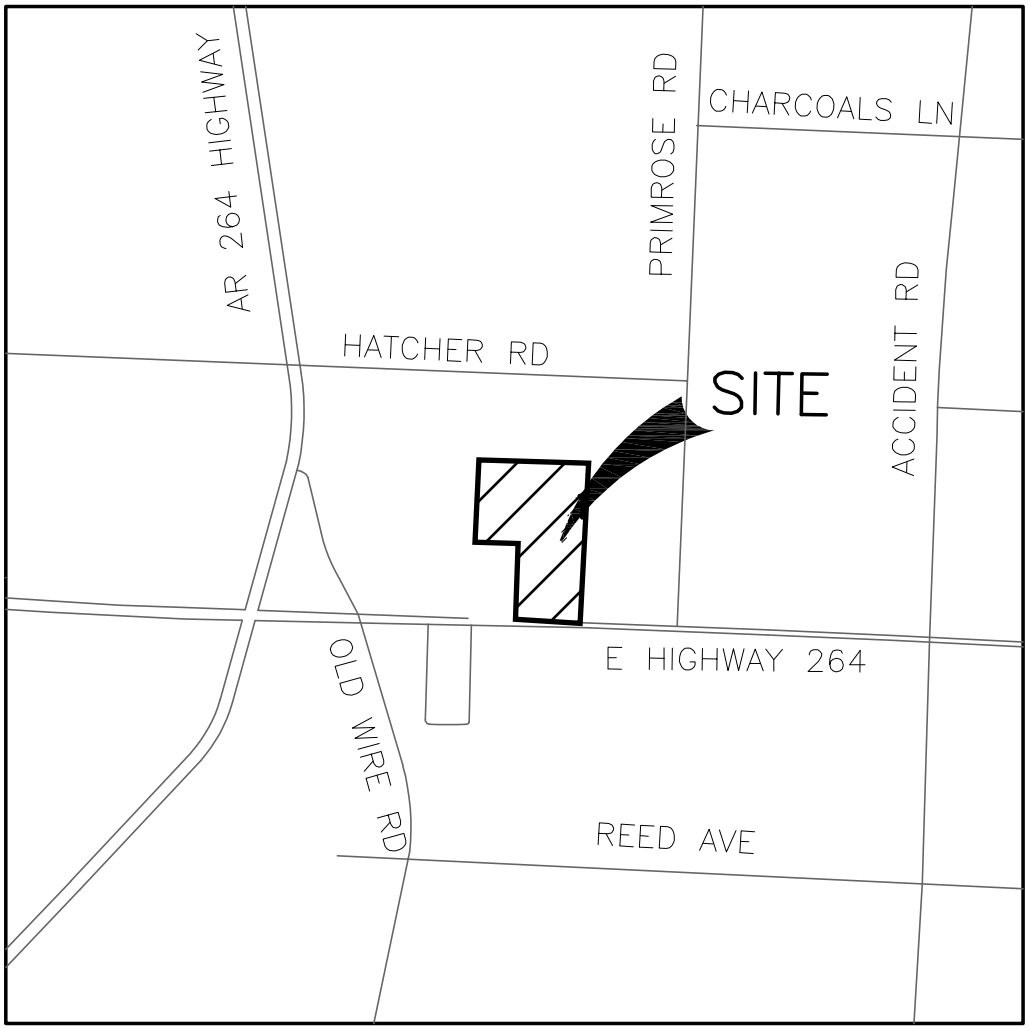
SUBSCRIBED AND SWORN TO before me, a Notary Public, this 13 day of July, 2021.

Notary Public

R21-46

north

NOT TO SCALE



Expedient Civil Engineering, PLLC

JOHN W HENDRICKS PROPERTIES, LLC
REZONE LOCATION MAP
SPRINGDALE, ARKANSAS

PROJECT NO.: 21-1011	
PLOT DATE: 7/1/21	REVISION: 0
DRAWN:	FIGURE: 1
CHECKED:	
PROJECT MGR: JEI	

R21-46

Walker Properties II LP
Old Wire Road
Parcel #21-00006-000
Zoning: A-1

Judy K. Luker
4728 Primrose Road
Parcel #21-00011-000
Zoning: A-1

P. O. C.
FND RR SPIKE NE CORNER
SW 1/4, SE 1/4, SEC 18
T-18-N, R-29-W

(N.T.S.)
520.01
S87°54'30"E

(N.T.S.)
658.78
N02°35'57"E

446.23
S88°01'04"E

141.53
S87°54'30"E

35'S.B

P. O. B. OF PARENT TRACT
AND TRACT 1A
P. O. C. TRACT 1B &
PROPOSED EASEMENT FND
5/8 PIN

TRACT 1A
ZONING: A-1
6.81 ACRES

237.27
N01°31'40"E

20'S.B

20'S.B

210.34
N87°24'08"W

20'S.B

EX-CONCRETE

EX-CONCRETE

EX-GRAVEL

29.91'

EX-BLD

20'S.B

20'S.B

420.89
N02°35'53"E

36.41'

TRACT 1B
ZONING: A-1
2.00 ACRES

423.68
S01°31'40"W

20'S.B

4SS
4SS
EX-PORCH
SEPTIC TANK

83.95'

EX-BLD

COVERED PATIO
GARAGE

81.01'

ELECT METER
WATER VALVE

FIRE HYDRANT

7.54'

Divesco LLC
1720 E AR 264 Highway
Parcel #21-00013-000
Zoning: C-2

EX-CONCRETE

196.12'

20'

36W
36W
36W

153.5'

5'

36W
36W
36W

153.41'

R/W

IPF 5/8

2-36" CMP

35'S.B

36W

24W

40.7'

202.45
S88°10'21"E

373.01
N88°10'21"W

20' U.E. PER THIS PLAT

SPRINGDALE WATER & SEWER
COMMISSION EASEMENT
BK. 2013, PG. 61401

15' RIGHT OF WAY GRANT TO
CITY OF SPRINGDALE
BK. 562, PG. 546

35'S.B

15'

35'

R/W
R/W
R/W
R/W
R/W
R/W

N01°50'52"E
20.00'
S88°09'07"E
186.22'
N88°09'10"W
186.22'
S01°50'53"W
20.00'

AR. STATE HIGHWAY 264 E.
(CURRENT 80' R/W)
EX-ASPHALT

P. O. B. OF TRACT 1B

659.16
S02°35'46"W

20'S.B

CASTRO, ERICK & SANDOVAL-AGUILAR, KEIRI A
1720 E AR Highway 264
Parcel #21-00012-004
Zoning: A-1

40.32'

(N.T.S.)
520.00
N88°10'21"W

CALC POINT
SE CORNER
S1/2 SW1/4, SE1/4,
SEC 18 T-18-N, R-29-W

PARCEL NO. 21-00012-000

Indian Hills MHP LLC
1701 E AR 264 Highway
Parcel #21-00021-000
Zoning: MHP

All Star Mini Storage LLC
1821 E AR 264 Highway
Parcel #21-00026-000
Zoning: C-2

Daniel Family Revocable Trust- Marvin,
Leroy & Sonja
1855 E AR 264 Highway Parcel
#21-00026-000
Zoning: C-2

Thomas, Jason & Elaine
1883 E AR 264 Highway
Parcel #21-00026-000
Zoning: SF-2

Bradley, Ray D. & Vera L.
1935 E AR 264 Highway
Parcel #21-00025-000
Zoning: A-1

AS SURVEYED DESCRIPTION OF TRACT 1A

A PART OF THE S 1/2, OF THE SW 1/4 OF THE SE 1/4, SECTION 18, TOWNSHIP 18 NORTH, RANGE 29 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE SW 1/4 OF THE SE 1/4, SAID SECTION 18, SAID POINT BEING A FOUND RAILROAD SPIKE; THENCE ALONG THE EAST LINE OF SAID SW 1/4, OF THE SE 1/4, S02°35'57"W 658.78 FEET TO A POINT; THENCE LEAVING SAID EAST LINE, AND ALONG THE NORTH LINE OF SAID S 1/2, OF THE SW 1/4, N87°54'30"W 520.01 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A SET IRON PIN WITH CAP, "PLS 1156"; THENCE LEAVING SAID NORTH LINE, S02°35'46"W 659.16 FEET TO TO SOUTH LINE OF SAID SW1/4, OF THE SE1/4, SAID POINT BEING IN THE CENTER OF ARKANSAS STATE HIGHWAY NO. 264; THENCE ALONG SAID SOUTH LINE AND ARKANSAS STATE HIGHWAY NO. 264, N88°10'21"W 373.01 FEET TO A SET PK NAIL; THENCE LEAVING SAID SOUTH LINE AND ARKANSAS STATE HIGHWAY NO. 264, N02°35'53"E 420.89 FEET TO A SET IRON PIN; THENCE N87°24'08"W 210.34 FEET TO A SET IRON PIN; THENCE FOLLOWING THE WEST LINE N01°31'40"E 237.27 FEET TO THE NORTH LINE OF SAID S1/2, OF THE SW1/4, OF THE SE1/4, SAID POINT BEING A FOUND IRON PIN WITH UNREADABLE CAP; THENCE ALONG SAID NORTH LINE, S88°01'04"E 446.23 FEET TO A FOUND 5/8 INCH REBAR; THENCE CONTINUING ALONG SAID NORTH LINE, S87°54'30"E 141.53 FEET TO THE POINT OF BEGINNING, CONTAINING 6.19 ACRES, MORE OR LESS. AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

AS SURVEYED DESCRIPTION OF EASEMENTS

A PART OF THE S 1/2 OF THE SW 1/4 OF THE SE 1/4, SECTION 18, TOWNSHIP 18 NORTH, RANGE 29 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS,AND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH LINE OF SAID PARENT TRACT AT A SET IRON PIN WITH CAP, "PLS 1156"; THENCE LEAVING SAID NORTH LINE, S02°35'46"W 659.16 FEET TO THE SOUTH LINE OF SAID SW1/4 OF THE SE1/4, SAID POINT BEING IN THE CENTER OF ARKANSAS STATE HIGHWAY NO. 264; THENCE ALONG SAID SOUTH LINE AND ARKANSAS STATE HIGHWAY NO. 264, N88°10'21"W 373.01 FEET TO A SET PK NAIL; THENCE LEAVING SAID NORTH 40 FEET TO THE EXISTING RIGHT-OF-WAY LINE; THENCE LEAVING WEST 7.54 FEET TO THE POINT OF BEGINNING; THENCE N50°51'70"E 20.00 FEET TO A POINT ON A LINE; THENCE S88°09'06"E 186.22 FEET TO A POINT ON A LINE; THENCE S01°50'53"W 20.00 FEET TO A POINT ON A LINE; THENCE N88°09'83"W 186.22 FEET TO THE POINT OF BEGINNING, CONTAINING .086 ACRES, MORE OR LESS AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

AS SURVEYED DESCRIPTION PARENT TRACT:

A PART OF THE S 1/2 OF THE SW 1/4 OF THE SE 1/4, SECTION 18, TOWNSHIP 18 NORTH, RANGE 29 OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS,AND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE SW 1/4 OF THE SE 1/4, OF SAID SECTION 18, SAID POINT BEING A FOUND RAILROAD SPIKE; THENCE ALONG THE EAST LINE OF SAID SW 1/4 OF THE SE 1/4, S02°35'57"W 658.78 FEET TO A POINT; THENCE LEAVING SAID EAST LINE, AND ALONG THE NORTH LINE OF SAID S 1/2 OF THE SW 1/4, N87°54'30"W 520.01 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A SET IRON PIN WITH CAP, "PLS 1156"; THENCE LEAVING SAID NORTH LINE, S02°35'46"W 659.16 FEET TO THE SOUTH LINE OF SAID SW1/4, OF THE SE1/4, SAID POINT BEING IN THE CENTER OF ARKANSAS STATE HIGHWAY NO. 264; THENCE ALONG SAID SOUTH LINE AND ARKANSAS STATE HIGHWAY NO. 264, N88°10'21"W 575.46 FEET TO A SET PK NAIL IN THE CENTER LINE OF ARKANSAS STATE HIGHWAY NO. 264; THENCE LEAVING SAID SOUTH LINE AND ARKANSAS STATE HIGHWAY NO. 264, N01°31'40"E 660.96 FEET TO THE NORTH LINE OF SAID S1/2 OF THE SW1/4, OF THE SE1/4, SAID POINT BEING A FOUND IRON PIN WITH UNREADABLE CAP; THENCE ALONG SAID NORTH LINE, S88°01'04"E 446.23 FEET TO A FOUND 5/8 INCH REBAR; THENCE CONTINUING ALONG SAID NORTH LINE, S87°54'30"E 141.53 FEET TO THE POINT OF BEGINNING,CONTAINING 8.81 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

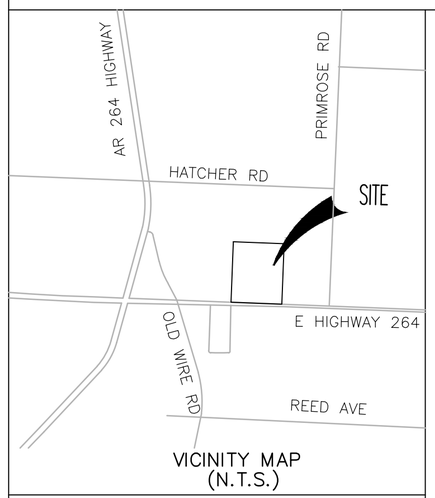
AS SURVEYED DESCRIPTION OF TRACT 1B

A PART OF THE S 1/2 OF THE SW 1/4 OF THE SE 1/4, SECTION 18, TOWNSHIP 18 NORTH, RANGE 29 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS,AND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH LINE OF SAID PARENT TRACT AT A SET IRON PIN WITH CAP, "PLS 1156"; THENCE LEAVING SAID NORTH LINE, S02°35'46"W 659.16 FEET TO THE SOUTH LINE OF SAID SW1/4 OF THE SE1/4, SAID POINT BEING IN THE CENTER OF ARKANSAS STATE HIGHWAY NO. 264; THENCE ALONG SAID SOUTH LINE AND ARKANSAS STATE HIGHWAY NO. 264, N88°10'21"W 373.01 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A SET PK NAIL; THENCE LEAVING SAID SOUTH LINE AND ARKANSAS STATE HIGHWAY NO. 264, N02°35'53"E 420.89 FEET TO A SET IRON PIN; THENCE N87°24'08"W 210.34 FEET TO A SET IRON PIN; THENCE FOLLOWING THE WEST LINE S01°31'40"W 423.68 FEET TO A SET PK NAIL AT THE CENTER LINE OF SAID HIGHWAY NO. 264; THENCE S88°10'21"E 202.45 FEET TO THE POINT OF BEGINNING, CONTAINING 2.00 ACRES, MORE OR LESS AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

0 50 100
SCALE: 1" = 50'

FILE STAMP



VICINITY MAP
(N.T.S.)

LEGEND:

- BOUNDARY LINE
- SETBACK LINE
- 36W — WATER LINE 36"
- 24W — WATER LINE 24"
- 4SS — SEWER LINE 4"
- R/W — RIGHT OF WAY LINE
- ℄ — CENTERLINE
- SECTION LINE
- EASEMENT LINE
- U.E. — UTILITY EASEMENT
- G — GAS LINE
- OH — OVERHEAD ELECTRIC
- WIRE FENCE
- IRON PIN FOUND
- IRON PIN SET
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- WATER RISER
- UTILITY POLE
- PK NAIL

STATE OF ARKANSAS
BENTON COUNTY, SPRINGDALE

INFORMAL PLAT
SW 1/4, SE 1/4 SEC 18, T-18-N, R-29-W
SPRINGDALE, AR
JOHN W. HENDRICKS PROPERTIES LLC
2736 WILSON LANE
FAYETTEVILLE, AR 72703

MICHAEL D. MILLION
LAND SURVEYOR
12 NEFFWOOD LANE
BELLA VISTA, AR 72715
PHONE: (479) 571-0654
CHUCK BELL
PHONE: (479) 366-0640

DRAWN BY: CEB	SCALE: 1" = 50'
FIELD CREW: CEB/CEB	DATE: JULY 8, 2021
CHECKED BY: MDM	DWG: 21-1011

1 OF 2

R21-46

NOTES:

1. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, TITLE EVIDENCE, ZONING RESTRICTIONS, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY EXIST EASEMENTS, RIGHTS-OF- WAY OR COVENANTS NOT SHOWN OR NOTED HEREON.
3. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE.
4. BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID, NAD-83, NORTH ZONE, AS DETERMINED BY GPS OBSERVATION.
5. COUNTY JUDGMENT/COURT RECORDS WERE NOT EXAMINED AS A PART OF THIS SURVEY.
6. ONLY ABOVE GROUND VISIBLE UTILITIES WERE LOCATED. OTHER UTILITIES MAY EXIST NOT SHOWN HEREON.
7. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE.
8. ALL DISTANCES SHOWN ARE GRID DISTANCES.
9. WETLANDS SHOWN ARE ON THE U.S. FISH AND WILDLIFE SERVICES NATIONSL WETLANDS INVENTORY SITE. AREAS SHOWN ARE APPROXIMATE IN SIZE AND LOCATION.
10. DOCUMENTS USED FOR THIS SURVEY ARE LISTED AT CORNER MONUMENTS.
11. THIS DOCUMENT REPRESENT A SURVEY OF PARCEL NUMBER 21-00012-000.
12. PRIVATE WATER METER SERVICE AND SEWER SERVICE LINES CANNOT CROSS ADJACENT PROPERTIES IN ORDER TO ACCESS SERVICE OR BE LOCATED AND RUN PARALLEL WITHIN A PUBLIC UTILITY EASEMENT.
13. NEW WATER METER TAPS ARE NEEDED IN THE FUTURE FROM EXISTING FACILITIES, THEY WILL BE INSTALLED BY SPRINGDALE WATER UTILITIES AT THE OWNER/DEVELOPER'S EXPENSE.
14. THE PUBLIC SANITARY SEWER DOES NOT APPEAR TO BE CONTIGUOUS TO OR DIRECTLY AVAILABLE FOR THIS INFORMAL PLAT.
15. ALL FUTURE WATER SERVICES WILL REQUIRE THAT THE METER BE PLACED IN THE APPROPRIATE TRACT SERVED.
16. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS.

CERTIFICATE OF DEDICATION.

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY ACKNOWLEDGE THAT WE HAVE THE LEGAL RIGHT AND AUTHORITY TO MAKE THE PROPERTY INTEREST GRANTS CONTAINED ON AND WITHIN THIS DOCUMENT. WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY ESTABLISH, GRANT, AND DEDICATE TO THE CITY OF SPRINGDALE, ARKANSAS THE RIGHTS-OF-WAY, EASEMENTS, STREETS AND ALLEYS AS SHOWN ON THIS PLAT FOR PUBLIC USE, BENEFIT AND ACCESS. THE CITY OF SPRINGDALE IS FURTHER GRANTED THE RIGHTS OF INGRESS AND EGRESS TO AND FROM SAID RIGHTS-OF-WAY, EASEMENTS, STREETS AND ALLEYS. THE CITY OF SPRINGDALE IS ALSO GRANTED THE RIGHT AND AUTHORITY TO MAINTAIN, SERVICE AND IMPROVE SAID RIGHTS-OF-WAY, EASEMENTS, STREETS, ALLEYS AND THE IMPROVEMENTS CONTAINED HEREIN. ANY TIGHT OR AUTHORITY GRANTED ABOVE SPECIFICALLY REGARDING MAINTENANCE, SERVICE OR IMPROVEMENT SHALL BE EXERCISED IN A MANNER CHOSEN AT THE DISCRETION OF THE CITY OF SPRINGDALE. SAID RIGHTS-OF-WAY, EASEMENTS, STREETS AND ALLEYS SHALL BE FOR THE BENEFIT OF THE CITY OF SPRINGDALE AND ALL OF ITS FRANCHISED UTILITY PROVIDERS. THE CITY OF SPRINGDALE AND ITS FRANCHISED UTILITY PROVIDERS SHALL HAVE THE RIGHT AND AUTHORITY TO CUT, TRIM OR REMOVE TREES, SHRUBS AND OTHER VEGETATION WITHIN SAID RIGHTS-OF-WAY, EASEMENTS, STREETS AND ALLEYS. THE CITY OF SPRINGDALE AND ALL OF ITS FRANCHISED UTILITY PROVIDERS SHALL ALSO HAVE THE RIGHT AND AUTHORITY TO PROHIBIT THE ERECTION OF BUILDING, STRUCTURES OR FENCES WITHIN SAID RIGHTS-OF-WAY, EASEMENTS, STREETS AND ALLEYS.

DATE OF EXECUTION: _____

PROPERTY OWNER:
SIGNED: _____
NAME
_____
PRINT NAME ADDRESS

SOURCE OF TITLE: D.R. _____
PAGE _____

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ 20__.

NOTARY PUBLIC
MY COMMISSION EXPIRES

FLOOD NOTE:
THE HEREON DESCRIBED PROPERTY IS LOCATED WITHIN ZONE "X"
(AREAS DETERMINED TO BE OUTSIDE THE 0.2 ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY SCALING FROM THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAPS FOR BENTON COUNTY, ARKANSAS. MAP NUMBERS: 05007C0065 J, 05007C0070 J, 05007C0230 J HAVING MAP EFFECTIVE DATES OF SEPTEMBER 28, 2007, AND MAP NUMBER 05007C0235 K HAVING A MAP REVISED DATE OF JUNE 5, 2012.

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, AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____

SIGNED: _____

NAME & ADDRESS: _____

PRINT NAME: _____

SOURCE OF TITLE: D.R._____

PAGE: _____

SURVEYOR'S CERTIFICATE: I CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. THIS SURVEY MEETS THE STATE OF ARKANSAS MINIMUM STANDARD.

MICHAEL D. MILLION, P.L.S. NO.1519, ARKANSAS DATE
7/12/2021

CERTIFICATE OF APPROVAL:

CITY OF SPRINGDALE APPROVAL FOR RECORDING DATE

SIGNED
DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION

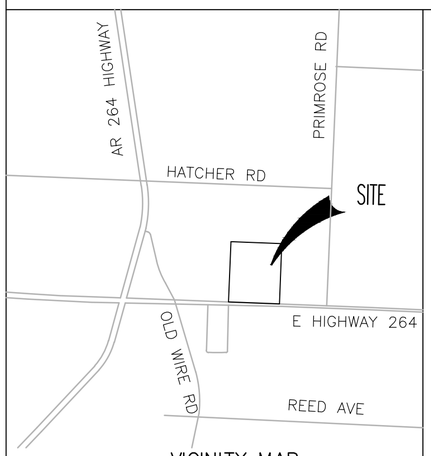
ACCEPTANCE OF DEDICATIONS:

CITY CLERK: _____

MAYOR: _____

PARCEL NO. 21-00012-000

FILE STAMP



VICINITY MAP
(N.T.S.)

LEGEND:

	BOUNDARY LINE
	SETBACK LINE
36W	WATER LINE 36"
24W	WATER LINE 24"
4SS	SEWER LINE 4"
R/W	RIGHT OF WAY LINE
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	IRON PIN FOUND
	IRON PIN SET
WM	WATER METER
	FIRE HYDRANT
	WATER VALVE
W	WATER RISER
	UTILITY POLE
	PK NAIL

STATE OF ARKANSAS
BENTON COUNTY, SPRINGDALE

INFORMAL PLAT
SW 1/4, SE 1/4 SEC 18, T-18-N, R-29-W
SPRINGDALE, AR
JOHN W. HENDRICKS PROPERTIES LLC
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DRAWN BY: CEB	SCALE: 1" = 50'
FIELD CREW: CEB/CEB	DATE: JULY 8, 2021
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2 OF 2

N

0 40 80 160 240 320 Feet

For Location Reference Only

FILE NO. R21-46
APPLICANT: Expedient Civil Engineering
REQUEST: Rezoning from A-1 to C-2

PLANNING COMMISSION MEETING
August 3, 2021

R21-47

Tabled Per Applicant on 7/29/21

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: July 29, 2021

Re: **R21-47** **Rezone**

A request by Adams Family Properties, LLC, registered agent for Planning Commission approval of a zone change from Agricultural District (A-1) to Planned Unit Development District (PUD) for a tract of land containing 10 acres.

LOT LOCATION AND SIZE

The 10 acre tract is located at 3357 Habberton Road, east side of Habberton Road across from Walter Turnbow Elementary school.

A vicinity map is attached.

EXISTING ZONING

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

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

ACCESSORY USES

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

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

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

SITE PLAN REVIEW

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

AREA REGULATIONS

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

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

REQUESTED ZONING

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

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

(1) Facilitate and encourage a maximum of social and community interactions and activity among those who live, shop, play and work there.
(2) Provide open space not only for traditional private use in setbacks and yards surrounding structures, but also conveniently located with respect to points of residential and commercial concentration for the general benefit of the community and public as places for relaxation, recreation and social activity.

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

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

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

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

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

ACCESSORY USES

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

SITE PLAN REVIEW

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

DENSITY, BULK, AREA AND YARD REGULATIONS

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

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

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

OFF-STREET PARKING

See Article 7 of this chapter.

ENCLOSURE OF USES

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

SCREENING AND LANDSCAPING

In order to enhance the integrity and attractiveness of the development, and when deemed necessary to protect adjacent properties, the planning commission shall require landscaping and screening as part of a PUD. The nature and extent of screening and landscaping shall be determined by the planning commission in relation to the overall character of the development and its specific location. The required screening shall be

submitted to the planning commission as part of the final development plan. Landscape plans shall show the general location, type and quality (size/age) of plant material. Screening plans shall include typical details of fences, berms and plant material to be used.

OPEN SPACE

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

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The tract contains a single family dwelling. The area to the north contains a single family dwelling and agricultural uses in A-1 zoning. The area to the east is undeveloped in A-1 zoning. The area to the south contains single family dwellings in A-1 zoning and an elementary school is to the west in P-1 zoning.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates medium density residential.

The Master Street Plan indicates Habberton Road as a minor collector.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan **but additional elements as outlined need to be addressed before it can be recommended for approval.**

R21-47
Tabled Per Applicant on 7/29/21

File No. R21-47

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

Legal Description:

PT SW SE 10.00 AC FURTHER DESCRIBED FROM 2017-7489 AS: Part of the Southwest Quarter of the Southeast Quarter of Section Nine (9), Township Seventeen (17) North, Range Twenty-Nine (29) West of the Fifth Principal Meridian, in Washington County, Arkansas, more particularly described as follows, to-wit: Commencing at the Southeast Corner of the Southwest Quarter of the Southeast Quarter thence North 0°01'31" West 347.24 feet, thence North 89°04'56" West 502.11 feet to the point of beginning, thence North 0°01 '31" West 538.45 feet, thence North 89°04' 56" West 808.98 feet, thence South 0°01 '31" East 538.45 feet, thence South 89°04'56" East 808.98 feet, to the point of beginning.

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) A1 (Agricultural District)

TO (proposed zoning) PUD (Planned Unit Development District)

R21-47
Tabled Per Applicant
on 7/29/21

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

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

2. **Develop** the property Yes (Yes or No), and if so, the proposed use is Construct approximately 33 single-famiy residential 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: Jason Ingalls/Expedient Civil Engineering, PLLC

Address: 9200 Suits US Drive, Ste. B, Bella Vista, AR 72714

PETITIONER/OWNER**SIGNATURE**

MAILING ADDRESS: 3885 Julio Road, Springdale, AR 72764

TELEPHONE: 479-530-4418 DATE: 7/13/21

R21-47
Tabled Per Applicant
on 7/29/21

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)

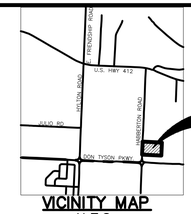
SUBSCRIBED AND SWORN TO before me, a Notary Public, this 13th day of July, 2021.

Notary Public

SHELBY PITTS
MY COMMISSION # 12697574
EXPIRES: May 8, 2026
Washington County

R21-47
Tabled Per Applicant
on 7/29/21

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	42.02'	260'	N87°47'43"E	41.97'
C6	66.53'	213'	S83°25'18"W	66.26'
C7	50.32'	260'	N77°37'14"E	50.24'
C8	78.40'	213'	S63°55'40"W	77.96'
C9	50.32'	260'	N66°31'52"E	50.24'
C10	48.00'	260'	N55°41'52"E	47.93'
C11	11.05'	213'	S51°53'45"W	11.05'
C12	17.96'	139'	N46°56'01"E	17.95'
C13	17.24'	91'	S44°58'55"W	17.21'
C14	65.67'	139'	N29°41'49"E	65.06'
C15	59.06'	91'	S20°57'45"W	58.03'
C16	40.79'	139'	N07°45'20"E	40.64'
C17	27.50'	18'	S43°57'36"E	24.90'
C18	27.83'	18'	N49°02'12"E	25.14'
C19	26.65'	18'	S44°23'34"E	24.28'
C20	50.56'	60'	S24°03'39"E	49.08'
C21	91.42'	60'	N85°08'54"E	82.83'
C22	94.57'	60'	N11°57'56"W	85.08'
C23	30.99'	60'	N71°54'57"W	30.65'



NORTH

40 0 40

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/TRAIL
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED 8" WATER (8W)
- PROPOSED 8" SEWER (8SS)
- PROPOSED 15" SEWER (15SS)
- PROPOSED FENCE

NOT FOR CONSTRUCTION

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: PUD

SETBACKS:

FRONT: 30'
SIDE: 8'
REAR: 20'

TOTAL SITE ACREAGE:

10.00 ACRES / 435,620 SF

TOTAL LOTS:

33 (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

LOT STANDARDS		
CRITERIA	PROPOSED PUD	R3-SF
MINIMUM LOT WIDTH	60'	60'
MINIMUM WIDTH OF SIDE SETBACK	8'	8'
FRONT SETBACK	30'	30'
REAR SETBACK	20'	20'
MINIMUM LOT SIZE	6,000 SF	7,000 SF

Know what's below.
Call before you dig.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
Jason E. Ingalls
7/14/2021

Rev	Comments	Date

HACKBERRY WOODS SUBDIVISION
PLANNED UNIT DEVELOPMENT
3357 HABBERTON ROAD SPRINGDALE, AR
ADAM'S FAMILY PROPERTIES, LLC
3885 JULIO ROAD SPRINGDALE, AR 72764

9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
O: (479) 364-0028
D: (479) 397-2924
M: (479) 200-2924
EMAIL: jason@ece-plc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE: 7/15/2020
JOB NUMBER: 21-1004
SHEET NAME: SITE PLAN
File No.: 21-1004.dwg
C4.0

A:\Projects\2021 Projects\21-1004 Hackberry Woods Sub PUD\Dwg\21-1004.dwg

R21-47 Tabled Per Applicant on 7/29/21

DEVELOPMENT PLAN, RATIONALE & SUPPORTING DOCUMENTS

PURPOSE

The purpose of this report is to provide the Springdale Planning Commission with information and data supporting the proposed Hackberry Woods Planned Unit Development.

PROJECT LOCATION

Hackberry Woods Planned Unit Development is approximately a 10 acre subdivision to be developed in Southeast Springdale, Arkansas. More specifically, the project is located north of Don Tyson Parkway north of the northeast corner of Habberton Road and Don Tyson Parkway. The purpose of the development is to provide affordable housing with amenities. Hackberry Woods is being developed as a Planned Unit Development (PUD) for the following reasons:

- The subdivision of land and the rezoning are to be reviewed in one process.
- The approved PUD plan will remain intact even if transfer of ownership were to occur.
- The approved PUD will represent a commitment by both the Developer and the City.
- The approved PUD permits more flexibility in the choice of building types, the arrangement of varied land issues and the use of generalized rather than specific development regulation.
- To allow the Planning Commission and the City Council to make more informed decisions and thereby guide development more effectively in the best interest of the City.

Hackberry Woods Planned Unit Development will provide the following:

- Facilities that encourage affordable housing with associate amenities.
- Provide open space for not only traditional private use in setbacks and yards surrounding structures, but also conveniently located with respect to points of

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

- A 4-foot wide trail system, located in otherwise unusable land, will house a dog park and walking trail. The trail will be accessible from all lots with rear yard access to lots 6 through 12.
- Preserve the natural environment by minimizing the grading necessary for construction.
- Achieve a maximum of safety, convenience and amenities for both the residents of the PUD and the residents of the neighboring areas and assure compatibility with existing and proposed surrounding land uses.

Hackberry Woods Planned Unit Development will permit the following uses:

- Unit 1 – city –wide public uses by right
- Unit 8 – single-family dwellings

ACCESSORY USES

Permanent structures.

- Located on the rear two-thirds (2/3) of the lot, but limitation shall not apply to carports, and garages provided that the required front yard is observed.

- Shall be located in accordance with adopted fire codes from any existing dwelling or dwelling under construction and all setback requirements.

SITE PLAN REVIEW

The development plan has been submitted in conjunction with the rezoning of the site.

- Location – The intent is to apply the PUD district to areas designated as residential or recreational on the land use plan. – The Comprehensive Land Use Plan indicates low density residential use for the development and the surrounding area.
- Ownership – Eligible applicants for preliminary plan review must be the landowners of record, holders of a lease for not less than fifty (50) years, or their authorized agent and beneficiaries of all properties in question. The approved final development plan shall be binding on all subsequent owners of the land until

revised or repealed in this article. – Adams Family Properties, LLC, an Arkansas limited liability company is the current owner and developer of the property. Charlie Adams is the owner of Adams Family Properties, LLC.

- Minimum Lot Size of a PUD in Springdale is 10 Acres. Hackberry Woods Development encompasses 10 acres.
- The amenities shall be built with the project. The amenities shall be completed no later than 1 year after the final plat is approved by the Springdale City Council. Since the project lies directly adjacent to a floodplain, we are requesting a waiver from detention.

DENSITY

PUD densities may be determined on the basis of any and all of the following considerations;

a. Densities designated by the land use plan – low density (4 units/acre) –
b. Densities of surrounding development – area to east zone A-1
c. Densities allowed under the various zoning districts – SF-1 – less than 4 units/acre; SF-2 -4 units/acre; SF-3 – 6 units/acre;
d. Urban development goals and other policies of the city – Assume adequate land allocation for residential purpose by proving 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.
e. Topography and character of the natural environment and the impact of a given density on the specific site and adjacent properties.
f. The City also has the discretion to consider any other relevant factors.

This development has 33 single family dwelling units for a total density of 3.3 units per acre of total PUD. The subject property is on the land use plan as low density residential. This provides for a density of 4 units per acre. Hackberry Woods PUD is in keeping with the PUD concept of having higher density with more amenities. In this case, the density is being decreased to 3.33 units per acre. However, we are

requesting a smaller lot at 6,000 square feet whereas SF-3 calls for a 7,000 square foot lot minimum.

INTENTION TO SELL

The developer intends to sell all of the lots in the subdivision. – common areas to be sold to the Property Owner's Association (POA).

LOT SIZE

The ordinance states that there shall be no minimum standards for lot size although existing standards of zoning and subdivision regulations may be used as a guide. Lot sizes in other Planned Unit Developments within the City of Springdale range in sizes from a minimum of 30 feet in width to over 120 feet in width.

City of Springdale Zoning Regulations

Single Family Lots		Lot Minimums
Widths	Area (sq. ft.)	
SF-1	80	10,000
SF-2	70	9,000.
SF-3	60	7,000
MF-2	80	10,000

The lot sizes for Hackberry Woods are as follows:

Single Family Lots	60	6,000

SETBACK

No minimum standards for setbacks are in the ordinance, although existing standards of the zoning and subdivision regulations will be used as a guide

Existing Standard Setbacks	Hackberry Woods Setbacks
Front – 30'	Single Family – Front – 25'
Rear – 20'	Rear – 15'
Side – 8'	Side – 5'

The overhang of the residential structures may not encroach into the setback. The reduced setbacks allow for more green space for the overall project to create more of a community atmosphere.

OFF-STREET PARKING

Garages and driveways will be provided for off-street parking. Single family residences shall have 2 car garages. No garage shall be converted to living space or used for storage. On-street parking will be provided on one side of the street. Parking will be prohibited on the other side of the street with signs.

GREENSPACE

The total green space required for a PUD in Springdale is 15 percent. This development has 26.6 percent of green space. The gross Residential area for the development is – 10 acres and the green space provided is 2.66 acres.

WALLS, FENCES, AND HEDGES

- Plans will be submitted showing the materials to be used and the location of the entrance signs.
- No fence or wall shall be built which would detract from the appearance or obstruct visibility of the entry sign to the property.
- Privacy fences or walls shall be constructed so that framing shall be toward the inside of the owner's lot and at a height of six (6) feet to maintain uniformity.
- Fences or walls shall be constructed of wood, wrought iron, or masonry only, no chain link or cyclone fences shall be allowed.

SINGLE FAMILY DWELLING

- Single family dwelling units shall have at least a two-car attached and enclosed garage.
- No garage shall be converted to livable, occupied space.
- Minimum square footage of 1,400 sq ft of heated area; minimum square footage requirements is exclusive of garages, porches, patios, and decks.
- No prefabricated, manufactured, mobile, or modular housing shall be allowed.

R21-47 Tabled Per Applicant on 7/29/21

- Exterior of dwelling shall be 75% masonry veneer construction, excluding windows and doors. All dwellings shall be single story. Man-made siding, such as masonite, metal, vinyl, etc. shall be used on the front or sides of the house.
- All roof pitches shall be a minimum of 6/12 pitch. Any composition roof on any dwelling in the subdivision shall be an compositional fiberglass shingle roof.

N

0 40 80 160 240 320 Feet

For Location Reference Only

FILE NO. R21-47
APPLICANT: Expedient Civil Engineering
REQUEST: Rezoning from A-1 to PUD

PLANNING COMMISSION MEETING
August 3, 2021

R21-48

Tabled Per Applicant on 7/29/21

File No. R21-48

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

Legal Description:

BEGINNING AT A POINT AT THE SE CORNER OF THE W1/2 OF THE NE 1/4 OF SECTION 24,
TOWNSHIP 18 NORTH, RANGE 31 WEST; THENCE N87°33'29"W 475.06 FEET; THENCE N02°46'25"E 908.76 FEET; THENCE N87°33'26"W 37.39 FEET; N02°46'25"E 46.24 FEET; THENCE S87°33'26"E 512.45 FEET; THENCE S02°46'25"W 955.00 FEET; TO THE POINT OF BEGINNING, CONTAINING 10.45 ACRES, MORE OR LESS. SUBJECT TO A 12.0 FEET
WATER
EASEMENT NORTH AND PARALLEL TO AN EXISTING FENCE PER THIS DOCUMENT AND ANY OTHER
EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

Layman's Description:

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

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

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

FROM (current zoning) A-1

TO (proposed zoning) C-4 & C-5 (See attached Exhibit B)

R21-48

Tabled Per Applicant on 7/29/21

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 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: Increased traffic and noise following development, along with a possible increase in adjacent property values as interest in developing the area increases.

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

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

Authorized Representative: Crafton Tull

Address: 901 N 47th St., Ste. 400, Rogers, AR 72756

PETITIONER/OWNER **SIGNATURE** A.R. Hollingsworth

MAILING ADDRESS: 4022 Als Dr., Springdale, AR 72762

TELEPHONE: 479-366-8090 DATE: 7/14/2021

R21-48

Tabled Per Applicant
on 7/29/21

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)

A. L. Hollingsworth
(Property Owner)

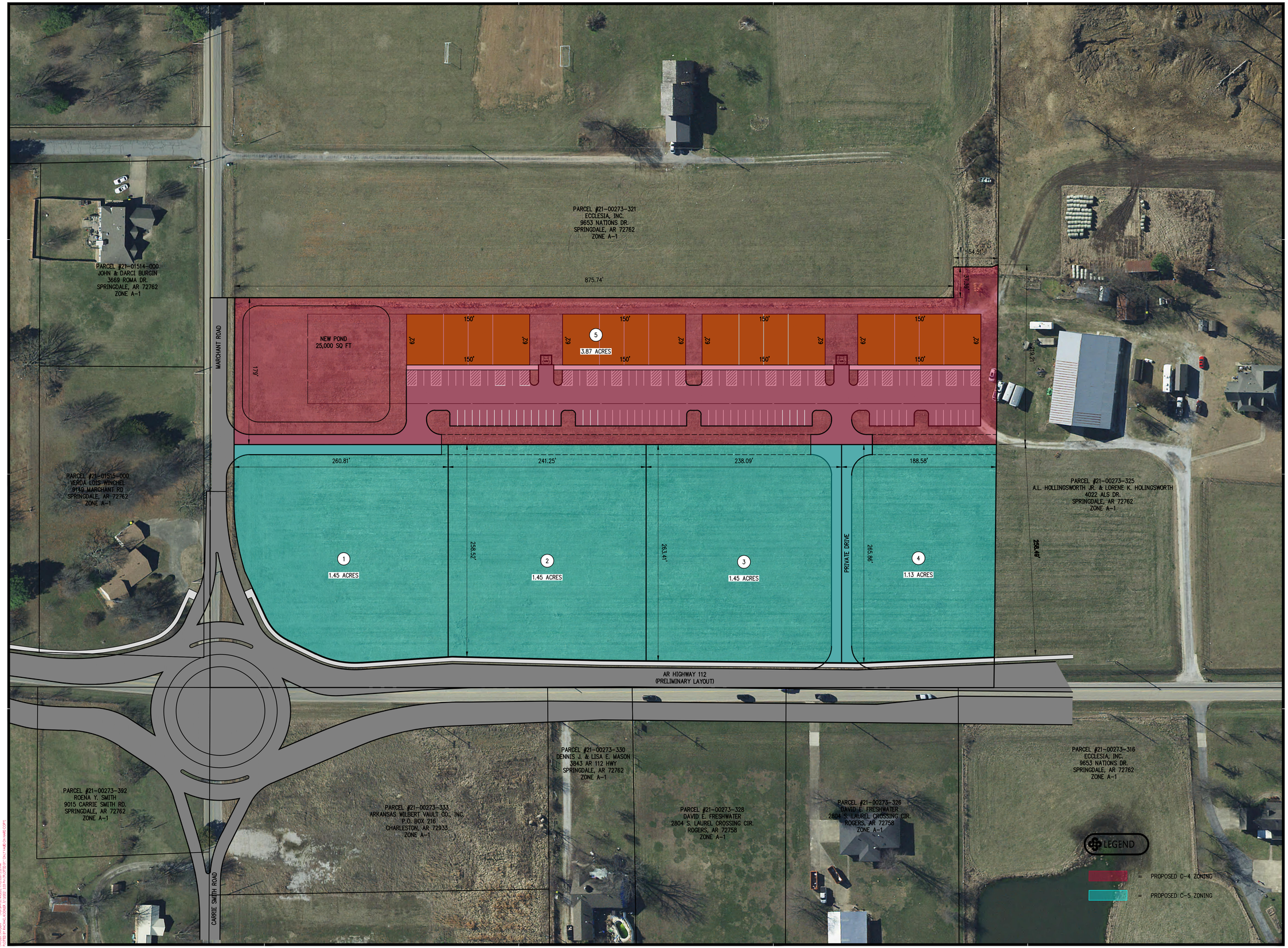
State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 14 day of July, 2021.

Ben Bower
Notary Public

OFFICIAL SEAL
BEN BOWER
NOTARY PUBLIC ARKANSAS
BENTON COUNTY
COMMISSION# 12707974
COMMISSION EXP 06/19/2029

R21-48 Tabled Per Applicant on 7/29/21



901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

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

GRAPHIC SCALE IN FEET
50' 0 50'

EXHIBIT B
PARCEL #21-00273-322
AR HWY 112
SPRINGDALE ARKANSAS

Key Plan

No.	Description	Date

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 1111100
ISSUE DATE: 05/14/21
CONTACT: D. ELLIS
CHECKED BY:

PRELIMINARY PLANS

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

NOT FOR CONSTRUCTION · REVIEW SET · NOT FOR CONSTRUCTION · REVIEW SET ·

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DRAWING G:\211000_BASE DRAWINGS\PLANS\SITE\EXHIBIT\A1.0_DWG CONCEPT PROPOSED DRAWING (CONCEPT).DWG
PLOTTED BY RACHEL LOCKER 7/7/2021 - 2:33:16 PM (CST) (P:\2021\PLANS\EXHIBIT\A1.0_DWG CONCEPT PROPOSED DRAWING (CONCEPT).DWG)

N

0 60 120 240 360 480 Feet

For Location Reference Only

FILE NO. R21-48
APPLICANT: Crafton Tull
REQUEST: Rezoning from A-1 to C-4 and C-5

PLANNING COMMISSION MEETING
August 3, 2021

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: July 29, 2021

Re: **R21-49** **Rezone**

A request by John Hendricks Properties, LLC, registered agent for Planning Commission approval of a zone change from General Commercial District (C-2) High Density Multi-Family Residential District (MF-24) for a tract of land containing 5.7 acres.

LOT LOCATION AND SIZE
The 5.7 acre tract is located at 1148 Cooper Drive, south side of Cooper Drive, west of Thompson Street.

A vicinity map is attached.

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

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

ACCESSORY USES
See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

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

HEIGHT REGULATIONS

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

AREA REGULATIONS

SETBACKS:

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

GREENSPACE

Each developed lot shall provide and maintain:

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

OFF-STREET PARKING

See Article 7 of this chapter.

REQUESTED ZONING

The rezoning application requests a MF-24 High Density Multi-family Residential District. The district is established to provide areas for development of the maximum number of dwelling units per acre. Provides more compact residential development, and promotes more efficient use of land and utilities, and the development of less expensive housing on smaller lots. MF24 districts restricted to sites abutting collector or arterial streets and may be developed either adjacent to or in conjunction with neighborhood commercial or shopping center developments.

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

ACCESSORY USES

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

(1) Accessory buildings, including private garages, storage facilities and children’s playhouses as set for in Article 6, Section 2.7 of this chapter.

(2) Private greenhouses and horticultural collections.
(3) Flower and vegetable gardens.
(4) Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

When a conditional use is proposed in an MF-24 district, except for Use Unit 28 home occupation a site plan review shall be required. See Article 6, Section 13 of this chapter for the procedure and requirements of a site plan review.

AREA REGULATIONS

(1) LOT AREA. There shall be a lot area of not less than five thousand (5,000) square feet for a single family dwelling; six thousand (6,000) square feet for a duplex; eight thousand five hundred (8,500) for a triplex; ten thousand five hundred (10,500) for a four-plex; and more than four-plex thirteen thousand (13,000) plus one thousand five hundred (1,500) square feet per unit. In addition, there shall be a minimum lot width of not less than sixty (60) feet for one family; seventy (70) feet for two family; eighty (80) feet for three family or larger on a public street at the front setback line for all dwelling unit types.
(2) DENSITY. Twenty four (24) units per acre.
(3) FRONT SETBACK. There shall be a front setback having a depth of not less than thirty (30) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty (30) feet.
(4) SIDE SETBACK. There shall be a side setback on each side of the lot having a width of not less than eight (8) feet.
(5) REAR SETBACK. There shall be a rear setback having a depth of not less than twenty (20) feet.

	LOT MINIMUMS			SETBACKS				
	Widths		Area	Front	Back	Side		
						Interior	Corner	
							Interior	Exterior
One Family	60		5,000	30	20	8/8	8	30
Two Family	70		6,000	30	20	8/8	8	30
Three Family	80		8,500	30	20	8/8	8	30
Four Family	80		10,500	30	20	8/8	8	30
Over Four Family	80		13000+ 1500/unit					
Zero Lot Line	60		as above	30	20	8/8	16/0	30
Townhouse	Interior	Corner/end						
	20	50/28		30	20	8/0	8	30

BUILDING AREA

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

OFF-STREET PARKING

See Article 7 of this chapter.

LANDSCAPED OPEN SPACE

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

MULTIFAMILY PLAY AREAS
See Article 6 Section 2.17 of this chapter

SURROUNDING ZONING AND LAND USE
Zoning of the surrounded area is shown on the attached map. The tract is undeveloped. The area to the north is undeveloped in I-1 zoning. The area to the east contains storage units in I-1 zoning. The area to the south contains a commercial use in I-1 zoning and an undeveloped area in MF-24 zoning. The area to the west contains multifamily dwelling units in MF-12 zoning.

LAND USE PLAN AND MASTER STREET PLAN
The adopted Comprehensive Land Use Plan indicates Medium Density Residential.

The Master Street Plan indicates Cooper Drive as a local street.

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

- ✓ **Protect the positive aspects of neighborhood character throughout the City.**

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

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

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

R21-49

File No. R21-49

PETITION FOR REZONING

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

Legal Description:

A part of the S 1/2 of the NE 1/4 of the NE 1/4 of Section 26, Township 18 North, Range 30 West, City of Springdale, Washington County, Arkansas, and being more particularly described as follows: Commencing at the SW corner of said S 1/2 of the NE 1/4 of the NE 1/4, said point being a found 1/2" rebar; thence along the South line of said S1/2 of the NE 1/4 of the NE 1/4, S86°24'47" E, 375.20 feet to the True Point of Beginning, said point being a set 1/2" rebar w/ cap, PLS No. 1156; thence leaving said South line, N 02°27'42" E, 662.82 feet to a set 1/2" rebar w/ cap, PLS No. 1156 on the North line of said S 1/2 of the NE 1/4 of the NE 1/4; thence along said North line, S 86°16'12" E, 375.33 feet to a found rebar w/ cap, PLS No. 1499; thence leaving said North line, S 02°25'31" W, 661.90 feet to a found PK nail on the South line of said S 1/2 of the NE 1/4 of the NE 1/4; thence along said South line, N 86°24'47" W, 375.73 feet to the True Point of Beginning, containing 248,680.06 square feet or 5.7089 acres, more or less.

Layman's Description: 1146 Cooper Drive

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

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

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

FROM (current zoning) C-2

TO (proposed zoning) MF-24

R21-49

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 Multi Family Residential.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: Bring it into conformance with the surrounding zonings. The properties to the East and North are zoned I-1, the Properties to the South and West are MF-12 / MF-24.

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: Jorge Du Quesne / Luis Velez

Address: 5104 S. Pinnacle Hills Pkwy Ste 1C, Rogers, AR 72758

PETITIONER/OWNER**SIGNATURE**

MAILING ADDRESS: 2736 WILSON LANE FAY. 72703

TELEPHONE: 479 409.5927 DATE: 7/14/21

R21-49

VERIFICATION

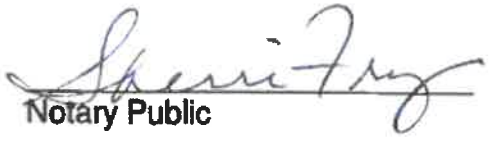
I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts 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 14th day of July, 2021.



Notary Public

Sherri Fry
Notary Public
Commission #12350255
Expires July 13, 2026
Washington County, Arkansas

N

0 40 80 160 240 320 Feet

For Location Reference Only

FILE NO. R21-49
APPLICANT: John Hendricks Properties, LLC
REQUEST: Rezoning from C-2 to MF-24

PLANNING COMMISSION MEETING
August 3, 2021

C21-18

File No. C21-18

APPLICATION FOR CONDITIONAL USE

CITY OF SPRINGDALE, ARKANSAS

1. APPLICANT: Crafton Tull
   Address: 901 N. 47th St.
   Rogers, AR 72756
   Phone: 479-636-4838 Profit: X Non-Profit

2. Property Location (street address or layman's description):
   North of Cooper Dr. located on the west of N. Thompson St.
   (North of the Peaks at Springdale multi-family development)

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

4. Use Unit requested access assurance in MF-24 Zoning District.

5. Description of the conditional use sought and the reasons why it should be approved:
   Conditional use is being sought due to the creation of a tandem lot split. These parcels are intended for future phases of the Peaks at Springdale multi-family development. For this project, the developer is receiving a state grant that requires all phases to be in separate lots. Phases II and III are currently being constructed and include stub-outs to these tandem lots which will provide physical access to them upon competition of construction.

6. What effects would the proposed conditional use have on the character of the neighborhood and residents?
   The requested conditional use will have no negative impact on the character of the neighborhood. The purpose of this request is to ensure there will be access to tandem lots being created because of the aforementioned circumstances.

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

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

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

C21-18

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

Sue Fannon

Date: 6/15/2021 Date:

VERIFICATION

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

Sue Fannon

State of Arkansas)
) ss.
County of Pulaski)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 15 day of June, 20 21.

Beverly Karen Judd
Notary Public

My commission expires: 7-20-26

BEVERLY KAREN JUDD
COMM. EXP.
7-20-2026
No. 12698207
PULASKI
COUNTY
NOTARY PUBLIC - ARKANSAS

C21-18

901 N. 47th St., Suite 200
Rogers, Arkansas 72756

Crafton Tull
architecture | engineering | surveying

479.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

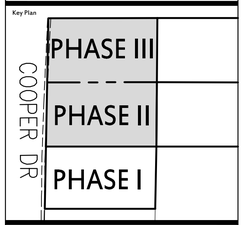
CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
80' 0 80'

THE PEAKS AT SPRINGDALE PHASE II & III

SPRINGDALE, ARKANSAS

Key Plan



No.	Description	Date
1	ARCH REVISIONS	08/18/20
2	SITE REVISIONS	10/20/20
3	CIVIL REVISIONS	12/08/20
4	CIVIL REVISIONS	01/20/2021
5	SITE REVISIONS	03/17/21
6	SITE REVISIONS	04/19/21

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: 18107702
ISSUE DATE: 07/30/2020
CONTACT: D. ELLIS
CHECKED BY:

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 11825
DANIEL P. ELLIS

© 2021 Crafton, Tull & Associates, Inc.

LD20–15

MULTI-FAMILY DESIGN STANDARDS (C)

C-101 R-6

DRAWING: G:\18107702_THE PEAKS OF SPRINGDALE\CIVIL\SHEETS\LT\DWG\ALTA\ALTA SURVEY.DWG
LAYOUT: C-101 | XREF: ALTA SURVEY.DWG
PLOTTED BY: MICHAEL LANE | 4/19/2021 - 1:59 PM | PLOTTED @ 1" = 200'-0" | MLD (24.00 X 36.00 LOGICAL COPY)

N

0 60 120 240 360 480 Feet

For Location Reference Only

FILE NO. C21-18
APPLICANT: Nebillie, Inc (The Peaks)
REQUEST: Conditional Use - Tandem Lot Split in Multi-Family (MF-24) zone

PLANNING COMMISSION MEETING
August 3, 2021

C21-19

File No. C21-19

APPLICATION FOR CONDITIONAL USE

CITY OF SPRINGDALE, ARKANSAS

1. APPLICANT: Randy Cook - Cooke Berry Park, LLC
   Address: 20475 Sonora Rd
   Springdale, Ark 72764
   Phone: 479-841-2400 Profit: X Non-Profit

2. Property Location (street address or layman's description):
   Hewitt Springs Rd, 3/10 north of Hwy 412, east side of road.

3. Record Title Holder of Property: Randall L. Cook
   (A copy of the warranty deed should be attached as Exhibit "A")

4. Use Unit requested Tandem lot in Planning Area Zoning District.

5. Description of the conditional use sought and the reasons why it should be approved:
   Simply splitting off 4-5 acres of 60 Acre pasture to sell to friends to build a single family home.

6. What effects would the proposed conditional use have on the character of the neighborhood and residents?
   None. Single family both North and south

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

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

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

C21-19

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

Randy Reed

Date: July 1, 21 Date:

VERIFICATION

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

State of Arkansas)
) ss.
County of Washington

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 1st day of July ,20 21

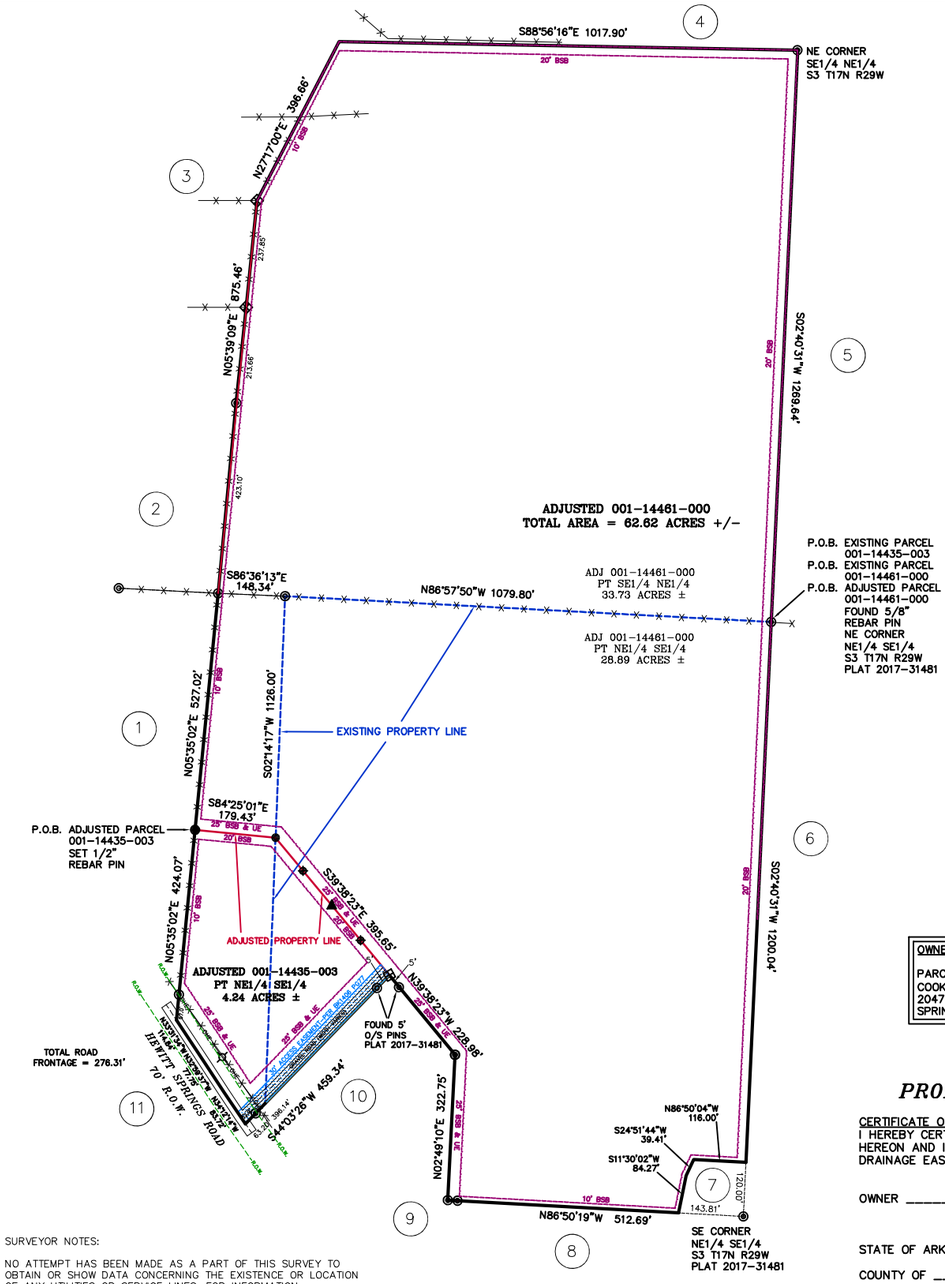
Sharon Christine Tromburg
Notary Public

My commission expires: 4-18-2030

SHARON CHRISTINE TROMBURG
Notary Public - Arkansas
Washington County
Commission # 12710492
My Commission Expires Apr 18, 2030

C21-19

INFORMAL PLAT



SURVEYOR NOTES:

NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE OR LOCATION OF ANY UTILITIES OR SERVICE LINES. FOR INFORMATION REGARDING SUCH ITEMS, CONTACT THE APPROPRIATE AGENCIES.

SURVEYOR HAS MADE NO INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

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

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

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

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

SURVEY DESCRIPTION
EXISTING PARCEL #001-14435-003
Part of the Northeast Quarter of the Southeast Quarter and part of the Southeast Quarter of the Northeast Quarter of Section 3, Township 17 North, Range 29 West of the Fifth Principal Meridian, Washington County, Arkansas, and being more particularly described as BEGINNING at the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence N86°57'50"W a distance of 1079.80 feet; thence S02°14'17"W a distance of 1126.00 feet; thence S44°03'26"W a distance of 63.20 feet to the center of Hewitt Springs Road; thence along the center of said road N34°12'14"W a distance of 83.72 feet; thence N32°59'37"W a distance of 77.75 feet; thence N33°31'34"W a distance of 114.82 feet; thence leaving said road and along a fence N05°35'02"E a distance of 951.09 feet; thence N05°39'09"E a distance of 875.46; thence N27°17'00"E a distance of 396.66 feet to a projection of said fence; thence leaving said fence S88°56'16"E a distance of 1017.90 feet; thence S02°40'31"W a distance of 1269.64 feet to the POINT OF BEGINNING, containing 38.17 acres, more or less. Subject to any easements recorded or unrecorded.

ADJUSTED PARCEL #001-14435-003
Part of the Northeast Quarter of the Southeast Quarter of Section 3, Township 17 North, Range 29 West of the Fifth Principal Meridian, Washington County, Arkansas, and being more particularly described as COMMENCING at the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence N86°57'50"W a distance of 1079.80 feet; thence N86°36'13"W a distance of 148.34 feet; thence S05°35'02"W a distance of 527.02 feet to the POINT OF BEGINNING; thence S84°25'01"E a distance of 179.43 feet; thence S39°38'23"E a distance of 395.65 feet; thence S44°03'26"W a distance of 459.34 feet to the center of Hewitt Springs Road; thence along the center of said road N34°12'14"W a distance of 83.72 feet; thence N32°59'37"W a distance of 77.75 feet; thence N33°31'34"W a distance of 114.84 feet; thence leaving said road and along a fence N05°35'02"E a distance of 424.07 feet to the POINT OF BEGINNING, containing 4.24 acres, more or less. Subject to any easements recorded or unrecorded.

EXISTING PARCEL #001-14461-000
Part of the Northeast Quarter of the Southeast Quarter of Section 3, Township 17 North, Range 29 West of the Fifth Principal Meridian, Washington County, Arkansas, and being more particularly described as BEGINNING at the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence S02°40'31"W a distance of 1200.04 feet; thence N86°50'04"W a distance of 116.00 feet; thence S24°51'44"W a distance of 39.41 feet; thence S11°30'02"W a distance of 84.27 feet; thence N86°50'19"W a distance of 512.69 feet; thence N02°49'10"E a distance of 322.75 feet; thence N39°38'23"W a distance of 228.98 feet; thence S44°03'26"W a distance of 396.14 feet; thence N02°14'17"E a distance of 1126.00 feet; thence S86°57'50"E a distance of 1079.80 feet to the POINT OF BEGINNING, containing 28.69 acres, more or less. Subject to any easements recorded or unrecorded

ADJUSTED PARCEL #001-14461-000
Part of the Northeast Quarter of the Southeast Quarter and part of the Southeast Quarter of the Northeast Quarter of Section 3, Township 17 North, Range 29 West of the Fifth Principal Meridian, Washington County, Arkansas, and being more particularly described as BEGINNING at the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence S02°40'31"W a distance of 1200.04 feet; thence N86°50'04"W a distance of 116.00 feet; thence S24°51'44"W a distance of 39.41 feet; thence S11°30'02"W a distance of 84.27 feet; thence N86°50'19"W a distance of 512.69 feet; thence N02°49'10"E a distance of 322.75 feet; thence N39°38'23"W a distance of 624.63 feet; thence N84°25'01"W a distance of 179.43 feet; thence along a fence N05°35'02"E a distance of 527.02 feet; thence N05°39'09"E a distance of 875.46; thence N27°17'00"E a distance of 396.66 feet; thence S88°56'16"E a distance of 1017.90 feet; thence S02°40'31"W a distance of 1269.64 feet to the POINT OF BEGINNING, containing 62.62 acres, more or less. Subject to any easements recorded or unrecorded.

ADJOINING LAND OWNERS

1. Parcel: 001-14440-002
ELDRIDGE, RONALD H & JACKIE E
16790 E HEWITT SPRINGS RD
SPRINGDALE, AR 72764-4786

2. Parcel: 001-14440-003
ELDRIDGE, RONALD H & JACKIE E
16790 E HEWITT SPRINGS RD
SPRINGDALE, AR 72764

3. Parcel: 001-14435-000
HP LAND AND CATTLE LLC
16341 PARSONS RD
SPRINGDALE, AR 72764

4. Parcel: 001-14434-000
HP LAND AND CATTLE LLC
16341 PARSONS RD
SPRINGDALE, AR 72764

5. Parcel: 001-14394-000
MORGAN, JOANNE TRUST
2002 OAK HILL DRIVE
SPRINGDALE, AR 72764

6. Parcel: 001-14408-000
COOK'S BERRY PARK LLC
20475 SONORA RD
SPRINGDALE, AR 72764

7. Parcel: 001-14461-100
DONALDSON, H L & CLARA M

8. Parcel: 001-14464-002
COOK, RANDY REVOCABLE TRUST
20475 SONORA RD
SPRINGDALE, AR 72764

9. Parcel: 001-14461-001
PATTERSON REVOCABLE TRUST
PO BOX 771
SPRINGDALE, AR 72765-0771

10. Parcel: 001-14461-001
SEDBERRY, CLAYTON WAYNE
& ASHLEY MICHELLE
175 HUNTER ALLEN DR
SPRINGDALE, AR 72764

11. Parcel: 001-14462-005
ARCHER, WILLIAM M & GLENDA S
16755 E HEWITT SPRINGS RD
SPRINGDALE, AR 72764

N

LEGEND

- SET 1/2" REBAR
- FOUND IRON PIN
- RECORD IRON PIN
- SET NAIL ON LINE
- FENCE CORNER POST
- FENCE
- SET STAKE ON LINE
- COMPUTED POINT
- UTILITY POLE
- OHE OVERHEAD ELECTRIC

OWNER INFORMATION

PARCEL #001-14435-003	PARCEL #001-14461-000
COOK'S BERRY PARK, LLC	COOK'S BERRY PARK, LLC
20475 SONORA RD	20475 SONORA RD
SPRINGDALE, AR 72764	SPRINGDALE, AR 72764

ZONING: AG/SF RES 1 UNIT AC
BUILDING SETBACK REQUIREMENTS:
FRONT BSB & UE – 25' FROM FRONT PROPERTY LINE/ROW
REAR BSB – 20' FROM REAR PROPERTY LINE
SIDE BSB – 10' FROM SIDE PROPERTY LINE(S)

FLOOD ZONE CERTIFICATION:
NO PORTION OF THIS PROPERTY LIES WITHIN FLOOD ZONE 'A' AS SHOWN ON FEMA MAP #05143C0095F, EFFECTIVE DATE MAY 16, 2008.

Certificate of Surveyor:
I hereby certify this plat is a true and accurate representation of a survey completed under my supervision on the 26th day of May, 2021.

CERTIFICATE OF AUTHORIZATION
CAGLE & ASSOCIATES, LLC
NO. 1707
ARKANSAS

REGISTERED
STATE OF ARKANSAS
NO. 1610
JAMES M. CAGLE
PROFESSIONAL LAND SURVEYOR

INFORMAL PLAT
PROPERTY LINE ADJUSTMENT

CERTIFICATE OF OWNERSHIP & DEDICATION:
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON AND I DO HEREBY DEDICATE ALL STREET, ACCESS, UTILITY & DRAINAGE EASEMENTS TO PUBLIC OR PRIVATE USE AS INDICATED

OWNER _____ DATE _____

STATE OF ARKANSAS

COUNTY OF _____

SUSCRIBED AND SWORN BEFORE ME ON THIS DAY

NOTARY PUBLIC _____ DATE _____

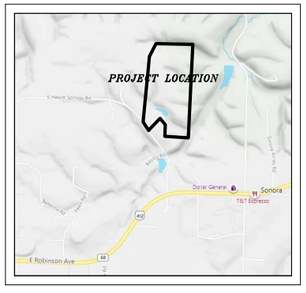
MY COMMISSION EXPIRES _____

CITY APPROVAL:
THIS PLAT WAS APPROVED BY THE CITY OF SPRINGDALE, ARKANSAS.

APPROVED BY _____ DATE _____

NOTE:
ACCEPTANCE OF THIS PLAT DOES NOT GUARANTEE SEPTIC SYSTEM APPROVAL.

VICINITY MAP
(NOT TO SCALE)
SONORA, ARKANSAS

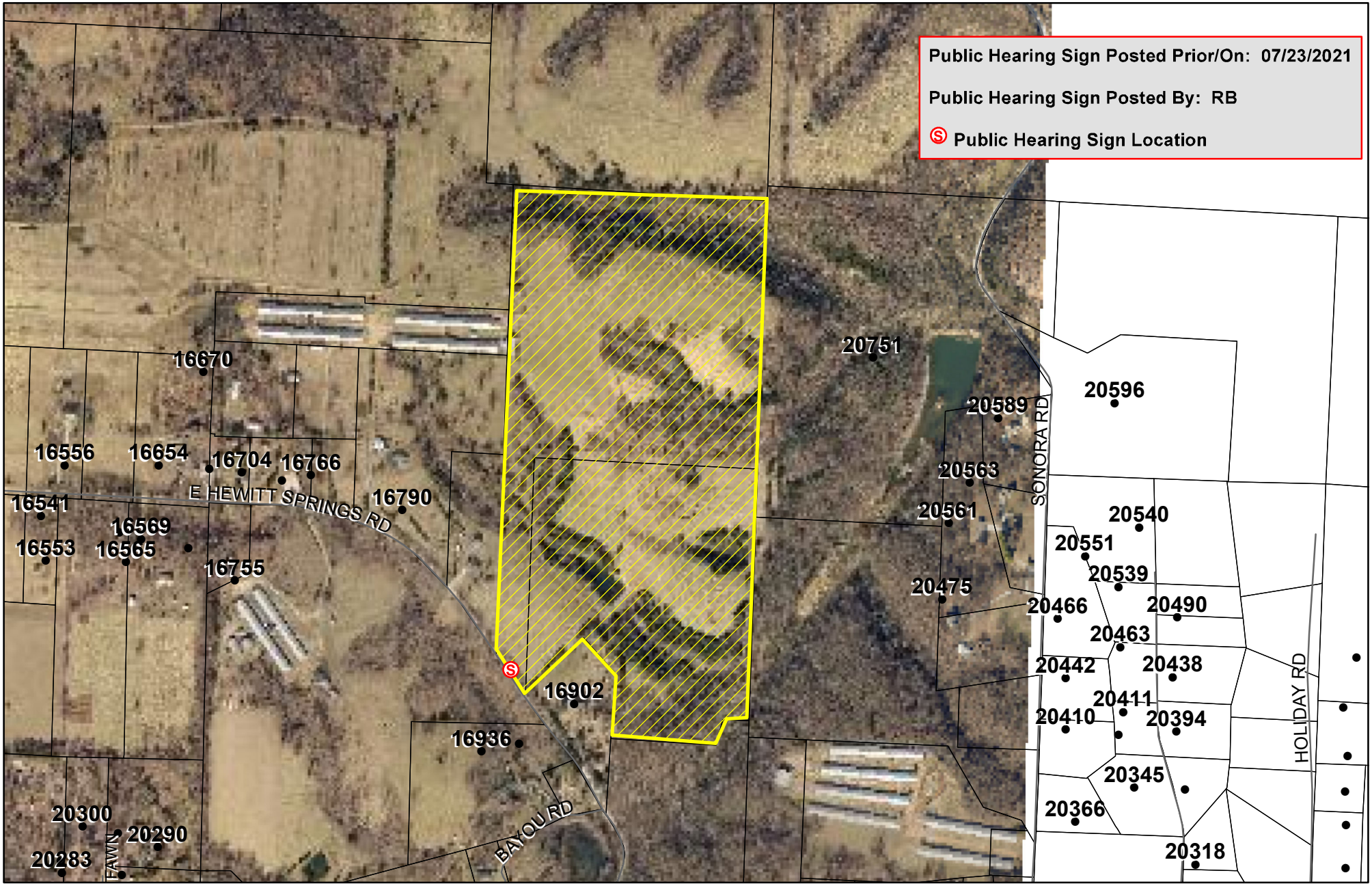


BASIS OF BEARINGS:
ARKANSAS STATE PLANE, NORTH ZONE, NAD 83

0' 200' 400' 600'

CAGLE & ASSOCIATES, LLC
PO BOX 1054 Huntsville, AR 72740 479-738-1201

DRAWN J.C.	DATE 5/27/21	For Use & Benefit Of: RANDALL COOK
FB80:2-5	REV:	Washington County, Arkansas
SCALE 1" = 200'	SHEET 1 OF 1	PROJECT NO. 2021-78
STATE PLAT CODE 500-17N-29W-0-03-102-72-1610		



N

0 130 260 520 780 1,040 Feet

For Location Reference Only

FILE NO. C21-19
APPLICANT: Cook's Berry Park, LLC
REQUEST: Conditional Use - Tandem Lot Split in Planning Area

PLANNING COMMISSION MEETING
August 3, 2021

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: 7/29/2021

RE: **PP21-07** **Preliminary Plat** **Whispering Springs**

Planning Comments

1. Above the legal description (page 2 of 12) please list the parcel numbers of the 5 parcels involved in this development.
2. Will improvements be made to the West side of Hylton road between Hylton subdivision phase II and this development?

Engineering Summary

- Show final contours as part of grading plan
- Revise street dimensions to match what is shown in the local street cross section
  - Streets are varying widths throughout subdivision
- Provide justification for High Volume Local Street – HVL is used for traffic counts of 500+ cars per day
- Show all required ADA ramps for street crossings
- Provide signage plan

Engineering Comments

1. **Chapter 107 – Stormwater Pollution**
   (Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)
   - *107.3*
     - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.
     - Phasing on larger construction sites 5 acres or more must be utilized to allow only disturbance on near term construction areas. Construction sites requiring cutting and filling must be seeded once the cutting and filling activity is finished.

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

   (Ord. No. 3258, § 1, 11-12-02)

   - *110.111* - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.
     - **The Howard Anderson Road Street Cross Section does not meet the MSP standards. (Pending consideration.)**

3. **Chapter 112 – Subdivisions**

   (Code 1973, § 30-1)

   - *112.3* - Show the final contours as a part of the Grading Plan.
   - *112.3 (3) - Plans and specifications*: After the approval of the preliminary plat but before improvements are started, the subdivider shall submit engineering plans, a final drainage report, and specifications for the streets, grading, and storm drainage improvements including, but not limited to, profiles, specifications, and cross-sections along with grading and storm drainage plans and computations, pursuant to and in compliance with chapter 106, Stormwater Drainage and chapter 107, Physical Alteration of Land, of this Code, as adopted or amended hereafter, to the director of the planning and community development division for review and written approval prior to commencement of improvements. During the same period, the subdivider shall submit water and sewer plans and specifications to the water and sewer department. No work shall begin without prior approval of the director of the planning and community development division.
     - All streets within the subdivision boundaries shall be dedicated and constructed in conformance with the master street plan and chapter 110 of this Code, with right-of-way dedicated when such right-of-way is needed to conform to the master street plan.
       - **Local Street Cross Section dimensions for travel lanes need to be corrected to match the street width.**
       - **Rolled curb is minimum requirement for local streets. (Pending Approval).**
       - **Specify parking/no parking and how many.**
       - **Local Street Cross Section does not match what is in the MSP.**

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.**
       - **Show all required ADA ramps for street crossings.**

5. **Other:**

   - *Permitting -* Some development within the City of Springdale may require additional state or federal permits not administered by the City of Springdale to be granted prior to approval of the project. This includes, but may not be limited to, any work that is being proposed within rights-of-way and/or easements within the jurisdiction of the Arkansas Department of Transportation, the Arkansas Natural Resources Commission, the Arkansas Department of Environmental Quality, or the U.S. Army Corps of Engineers. Prior to final approval of this project, please provide a copy of any required Federal, State, and Local permits that are required. Final approval of this project does not waive or exempt any requirements by State or Federal laws.
   - *Construct-ability Review –* At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.

PLANS FOR

A

PRELIMINARY PLAT

TO SERVE

WHISPERING SPRINGS SUBDIVISION

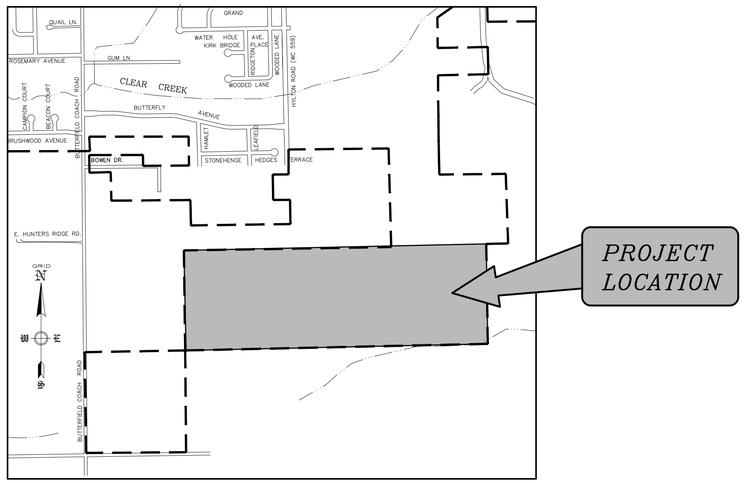
IN THE CITY OF

SPRINGDALE, ARKANSAS

PP21-07

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
1	OVERALL LAYOUT
2	HOWARD ANDERSON IMPROVEMENTS
3–6	PRELIMINARY PLAT
7	OFFSITE FORCE MAIN
8	TYPICAL DETAILS
9–10	WATER AND SEWER DETAILS
11	STORM WATER POLLUTION PREVENTION PLAN

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



VICINITY MAP

July 22, 2021

BY

ENGINEERING SERVICES INC.

CONSULTING ENGINEERS

SPRINGDALE, ARKANSAS

PHONE: 479-751-8733

FAX: 479-751-8746

WWW.ENGINEERINGSERVICES.COM

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

NOTES :

1) ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS, AS CONTAINED IN CHAPTER 110, ART. III, OF THE CODE OF ORDINANCES, CITY OF SPRINGDALE, ARKANSAS.
2) ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES OF THE CITY OF SPRINGDALE WATER UTILITIES. ADOPTED MARCH 10TH, 1987 BY ORDINANCE NO. 1640 AMENDED AUGUST 27, 2017 BY THE SPRINGDALE WATER AND SEWER COMMISSION.

LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
2	9190.67	0.21
3	9172.06	0.21
4	9157.00	0.21
5	9141.95	0.21
6	9126.89	0.21
7	9111.84	0.21
8	9096.79	0.21
9	11156.67	0.26
10	11056.86	0.25
11	9375.00	0.22
12	9375.00	0.22
13	9375.00	0.22
14	9375.00	0.22
15	9375.00	0.22
16	9375.00	0.22
17	11223.84	0.26
18	11056.86	0.25
19	9375.00	0.22
20	9375.00	0.22
21	9375.00	0.22

LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
22	9375.00	0.22
23	9375.00	0.22
24	9375.00	0.22
25	11056.86	0.25
26	11056.86	0.25
27	9375.00	0.22
28	9375.00	0.22
29	9375.00	0.22
30	9375.00	0.22
31	9375.00	0.22
32	9375.00	0.22
33	11056.86	0.25
34	11056.86	0.25
35	9375.00	0.22
36	9375.00	0.22
37	9375.00	0.22
38	9375.00	0.22
39	9375.00	0.22
40	9375.00	0.22
41	11056.86	0.25

LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
42	10431.86	0.24
43	8750.00	0.20
44	8750.00	0.20
45	8750.00	0.20
46	8750.00	0.20
47	8750.00	0.20
48	8750.00	0.20
49	8750.00	0.20
50	8750.00	0.20
51	10081.45	0.23
54	9217.67	0.21
55	9214.39	0.21
56	9210.80	0.21
57	9207.21	0.21
58	9203.62	0.21
59	9200.03	0.21
60	9196.44	0.21
61	9192.85	0.21
62	9189.26	0.21
63	9185.67	0.21

LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
64	9182.08	0.21
65	9178.49	0.21
66	9174.90	0.21
67	13231.24	0.30
68	11056.86	0.25
69	9375.00	0.22
70	9375.00	0.22
71	9375.00	0.22
72	9375.00	0.22
73	9375.00	0.22
74	9375.00	0.22
75	11056.86	0.25
76	11056.86	0.25
77	9375.00	0.22
78	9375.00	0.22
79	9375.00	0.22
80	9375.00	0.22
81	9375.00	0.22
82	9375.00	0.22
83	11056.86	0.25

LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
84	11056.86	0.25
85	9375.00	0.22
86	9375.00	0.22
87	9375.00	0.22
88	9375.00	0.22
89	9375.00	0.22
90	9375.00	0.22
91	11056.86	0.25
92	11056.86	0.25
93	9375.00	0.22
94	9375.00	0.22
95	9375.00	0.22
96	9375.00	0.22
97	9375.00	0.22
98	9375.00	0.22
99	11011.78	0.25
100	10431.86	0.24
101	8750.00	0.20
102	8750.00	0.20
103	8750.00	0.20

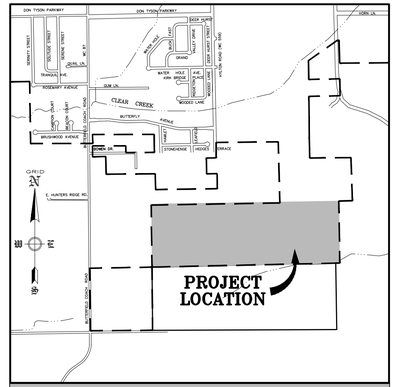
LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
104	8750.00	0.20
105	8750.00	0.20
106	13088.20	0.30
107	10813.19	0.25
108	8750.00	0.20
109	8750.00	0.20
110	8750.00	0.20
111	8750.00	0.20
112	8750.00	0.20
113	10088.50	0.23
114	9450.00	0.22
115	8934.90	0.21
116	13394.94	0.31
117	11818.11	0.27
118	8212.91	0.19
119	8376.74	0.19
120	8403.26	0.19
121	8429.44	0.19
122	8451.75	0.19
123	8478.99	0.19

LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
124	10134.58	0.23
125	10859.62	0.25
126	9188.39	0.21
127	9210.39	0.21
128	9232.49	0.21
129	9256.13	0.21
130	9277.80	0.21
131	9300.89	0.21
132	9323.51	0.21
133	9346.12	0.21
134	19605.91	0.45
135	17818.80	0.41
136	14154.98	0.32
137	10506.62	0.24
138	10500.00	0.24
139	10500.00	0.24
140	10500.00	0.24
141	10500.00	0.24
142	10500.00	0.24
143	10500.00	0.24

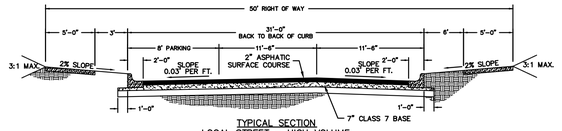
LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
144	10500.00	0.24
145	13738.48	0.32
146	12993.40	0.30
147	10428.99	0.24
148	22429.28	0.51
149	14264.58	0.33
150	9100.00	0.21
151	9100.00	0.21
152	9100.00	0.21
153	9100.00	0.21
154	9655.03	0.22
155	15064.80	0.35
156	10996.70	0.25
157	8750.00	0.20
158	8750.00	0.20
159	8750.00	0.20
160	8750.00	0.20
161	11346.97	0.26
162	15162.03	0.35
163	35076.46	0.81

LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
164	20137.31	0.46
165	9290.38	0.21
166	9414.09	0.22
167	9535.63	0.22
168	9590.22	0.22
169	9609.76	0.22
170	12339.98	0.28
187	9866.37	0.23
188	8400.00	0.19
189	8400.00	0.19
190	8400.00	0.19
191	8400.00	0.19
192	14534.21	0.33
193	14964.46	0.34
194	12578.46	0.29
195	12840.68	0.29
196	12944.69	0.30
197	13048.70	0.30
198	11898.60	0.27
199	22570.51	0.52

LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
200	33273.23	0.76
201	14400.64	0.33
202	8542.06	0.20
203	9100.00	0.21
204	9100.00	0.21
205	9306.56	0.21
206	10419.86	0.24
207	10717.90	0.25
208	10655.00	0.24
209	2118585.30	48.64

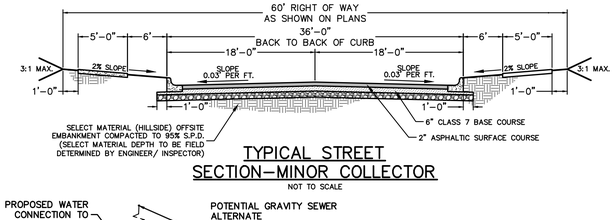


VICINITY MAP
N.T.S.



TYPICAL SECTION
LOCAL STREET – HIGH VOLUME
PARKING ON ONE SIDE
NOT TO SCALE

*ALL STREET SECTIONS TO BE VERIFIED BY A GEOTECHNICAL ENGINEER



TYPICAL STREET
SECTION–MINOR COLLECTOR
NOT TO SCALE

SURVEY DESCRIPTION:

THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW1/4) AND THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION SIXTEEN (16) AND THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION SEVENTEEN (17), ALL IN TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING *AT THE SOUTHWEST CORNER OF SAID SECTION 16, SAID POINT BEING A FOUND IRON PIN WITH CAP "PLS 1429"; THENCE ALONG THE SOUTH LINE OF SAID SE 1/4 OF THE SE 1/4 OF SAID SECTION 17, N87°35'53"W A DISTANCE OF 1320.26 FEET TO THE SOUTHWEST CORNER OF SAID SE 1/4 OF THE SE 1/4 AND A FOUND 5/8 INCH REBAR; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID SE 1/4 OF THE SE 1/4, N02°36'37"E A DISTANCE OF 1307.13 FEET TO THE NORTHWEST CORNER OF SAID SE 1/4 OF THE SE 1/4 AND A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID SE 1/4 OF THE SE 1/4, S87°50'49"E A DISTANCE OF 1319.63 FEET TO THE NORTHWEST CORNER OF SAID SW 1/4 OF THE SW 1/4 OF SAID SECTION 16 AND A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID NORTH LINE AND ALONG THE NORTH LINES OF SAID SW 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 16, S87°00'20"E A DISTANCE OF 2621.94 FEET TO THE NORTHEAST CORNER OF SAID SE 1/4 OF THE SW 1/4 AND A FOUND 5/8 INCH REBAR; THENCE LEAVING SAID NORTH LINES AND ALONG THE EAST LINE OF SAID SE 1/4 OF THE SW 1/4, S02°43'04"W A DISTANCE OF 1310.90 FEET TO THE SOUTHEAST CORNER OF SAID SE 1/4 OF THE SW 1/4 AND A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINES OF SAID SE 1/4 OF THE SW 1/4 AND SAID SW 1/4 OF THE SW 1/4, N87°02'53"W A DISTANCE OF 2618.81 FEET TO THE* ***POINT OF BEGINNING****, CONTAINING 118.61 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF HOWARD ANDERSON ROAD AT THE SOUTHWEST CORNER THEREOF AND ALL RIGHTS OF WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD OR FACT.*

NOTES :
1. STREET LIGHTS IN SUBDIVISION TO BE A MINIMUM OF 6800 LUMENS. ALL STREET LIGHTS SHALL BE PUBLIC AND MAINTAINED/ BILLED BY THE CITY.
2. ALL LOT CORNER RADII ARE 30' UNLESS OTHERWISE NOTED.
3. ALL CURB RADII ARE 30' AT STREET INTERSECTIONS, MEASURED FROM THE FACE OF CURB, UNLESS OTHERWISE NOTED.
4. A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
5. MODIFIED CURB REQUIRED AT ALL DRIVES.
6. THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
7. THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAT ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
8. ALL DEVELOPMENTS AFTER AUGUST 20, 2007 MUST HAVE UTILITY WIRES, LINES, AND/OR CABLES IN SAID DEVELOPMENTS MUST BE PLACED UNDERGROUND. EXCLUDING 12KV AND ABOVE.
9. ANY DAMAGE OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
10. STREET NAMES MUST BE APPROVED BY THE CITY OF SPRINGDALE 911 ADDRESS COORDINATOR
11. ALL CONDUITS PLACED BY DEVELOPER MUST HAVE 48 INCH COVER AT FINAL GRADE. (6–4" CONDUITS FOR ROAD CROSSINGS, ETC.)
12. LOT 52 IS TO BE USED AS A DETENTION POND. THE ENTIRETY OF THE LOT IS A DRAINAGE EASEMENT. LOT 124 SHALL BE USED AS A LIFT STATION. LOT 163 SHALL BE A GREENSPACE LOT MAINTAINED BY THE POA. SEWER PATH IS NOT FINALIZED YET, SO LOT 124 IS REQUESTED TO REMAIN A BUILDABLE LOT DURING PRELIMINARY PLATTING PROCESS.
13. THERE ARE NO KNOWN WETLANDS ON THIS PROPERTY
14. NO KNOWN EROSION PROBLEMS EXIST ON THIS SITE
15. 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. A HEAVY EQUIPMENT, STOCKPILES AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
16. 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.
19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS.
20. IF PERIMETER WALLS, FENCES, OR SIGNS ARE PROPOSED FOR THE DEVELOPMENT, DETAILED DRAWINGS WILL NEED TO BE SUBMITTED FOR APPROVAL TO THIS OFFICE PRIOR TO THEIR CONSTRUCTION.
21. PLEASE BE ADVISED THAT PERMANENT STRUCTURES, BUILDINGS, SIGNS OR OTHER ITEMS SHALL NOT BE ERECTED OR CONSTRUCTED WITHIN UTILITY EASEMENTS.
22. EXISTING AND PROPOSED FIRE HYDRANTS AND METER SERVICES MUST BE LOCATED IN A GREEN SPACE A MINIMUM OF 4' BEHIND ANY CURB AND GUTTER AND 4' BEHIND ANY SIDEWALKS.
23. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING POTABLE WATER METERS AND SANITARY SEWER TAPS FOR ALL PLOTTED LOTS WITHIN A SUBDIVISION.
24. ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AND BUILDING APPROACHES SHALL BE AS REQUIRED BY THE CURRENT ADA AND AS MANY FROM TIME TO TIME BE AMENDED.

OWNER/ DEVELOPER :	ANDERSON, GEORGE & DARLA 4641 E GUY TERRY RD SPRINGDALE, AR 72764
ENGINEER/SURVEYOR :	ENGINEERING SERVICES, INC. 1207 S. OLD MISSOURI RD. P.O. BOX 282 SPRINGDALE, AR 72762
EXISTING ZONING :	SF–2
SETBACKS :	FRONT SETBACK = 30' SIDE SETBACK = 8' REAR SETBACK = 20'
AREA:	118.61 ACRES
PROPOSED LOTS:	208 (205 BUILDABLE) 1 DETENTION AREA 1 LIFT STATION 1 POA AREA

LEGEND	
●	IRON PIN FOUND
○	IRON PIN SET
	PROPERTY LINE
	EX. EASEMENT LINE
	EX. BUILDING SETBACK LINE
	EX. ROAD CENTERLINE
	EX. CURB & GUTTER
	EX. CONTOUR
1368	PROPOSED CONTOUR
OHP/T	EX. OVERHEAD POWER LINE
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. WATER METER
X	PROPOSED FENCE
	PROPOSED EASEMENT LINE
	PROPOSED SIDEWALK
	PROPOSED FIRE HYDRANT
W	PROPOSED WATERLINE
HP	PROPOSED HADICAP RAMP
	PROPOSED STORM BOX & PIPE
	PROPOSED SEWER MANHOLE & PIPE

ROAD CENTERLINE CURVE DATA				
	R	Δ	T	L
C2	125.0'	28°54'45"	32.2255'	63.0774'
C3	325.0'	28°54'45"	83.7862'	164.0013'
C4	1000.0'	1°31'49"	13.3545'	26.7073'
C5	150.0'	32°10'13"	43.2531'	84.2216'
C6	75.0'	57°02'56"	40.7631'	74.6768'
C7	200.0'	8°47'13"	15.3662'	30.6721'
C8	200.0'	8°47'13"	15.3662'	30.6721'
C9	130.0'	19°41'46"	22.5673'	44.6893'
C10	100.0'	20°00'00"	17.6327'	34.9066'
C11	75.0'	90°28'00"	75.6133'	118.4205'
C12	200.0'	37°42'50"	68.3076'	131.6466'
C13	199.9'	35°56'49"	64.8462'	125.4101'
C14	125.0'	25°15'37"	28.0099'	55.1094'

GRID N
W E
S

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 200'
0 100' 200' 400'

FLOOD PLAIN ZONING:

THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #05143C0090 F, BENTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: MAY 16, 2008.

PP21–07

001–15142–000
CULPEPPER, SAM REVOCABLE TRUST;
CULPEPPER, GLORIA
4719 BUTTERFIELD COACH RD
SPRINGDALE, AR 72764

815–36207–700
HYLTON ROAD REAL ESTATE LLC
1207 S OLD MISSOURI RD
SPRINGDALE, AR 72764

815–36188–900
HYLTON ROAD REAL ESTATE LLC
1207 S OLD MISSOURI RD
SPRINGDALE, AR 72764

815–36188–002
HYLTON ROAD REAL ESTATE LLC
1207 S OLD MISSOURI RD
SPRINGDALE, AR 72764

815–36188–500
HYLTON ROAD REAL ESTATE LLC
1207 S OLD MISSOURI RD
SPRINGDALE, AR 72764

001–15145–000
WADE, ROGER & ANNA TRUST
4740 HOWARD ANDERSON RD
SPRINGDALE, AR 72764

001–15145–003
RICHARDSON, JAMES F & KARA
4744 HOWARD ANDERSON RD
SPRINGDALE, AR 72764

001–15091–000
MOELLER, KARILYN K
LIVING TRUST
18807 HABBERTON RD
SPRINGDALE, AR 72764

815–37124–000
ANDERSON, GEORGE & DARLA
REVOCABLE TRUST
4641 E GUY TERRY RD
SPRINGDALE, AR 72764

001–15190–000
KYLE, JOHN R; KYLE, LEAH M
4760 HOWARD ANDERSON RD
SPRINGDALE, AR 72764

206–00009–000
FORD, ANDREW L
& PAMELA M
5156 TRIPLE CROWN DR
SPRINGDALE, AR 72764

206–00008–000
MORGAN, JEFF & BRANDI
3505 SW WINDY OAK AVE
BENTONVILLE, AR 72713

206–00007–000
WHITE, JESSE JON
& HOLLY
5280 TRIPLE CROWN DR
SPRINGDALE, AR 72764

206–00006–000
JOHNSON, JOHN WILLIAM
5364 TRIPLE CROWN DR
SPRINGDALE, AR 72764

001–15264–000
TERRY, DONNA KAY REVOCABLE TRUST
5422 E GUY TERRY RD
SPRINGDALE, AR 72764

001–15263–000
BULL, CARL EUGENE
& LEONA LYNN;
BULL, TIFFANY ANN;
BULL, JUSTIN CARL;
BULL, KAITLYN ELIZABETH
5690 E GUY TERRY RD
SPRINGDALE, AR 72764

205–00007–000
SHINSTINE, MICHAEL A
5740 E SPARKLING RD
SPRINGDALE, AR 72764

PROPOSED WATER CONNECTION TO HYLTON PHASE 2

POTENTIAL GRAVITY SEWER ALTERNATE PENDING PROPERTY OWNER AGREEMENTS (APPROX. 1820 L.F. TO EX MANHOLE)

PROPOSED WATER CONNECTION TO HYLTON PUD

S 87°50'49" E – 1319.63'

S 87°00'20" E – 2621.94'

N 2°36'37" E – 1307.13'

S 2°43'04" W – 1310.90'

N 87°35'53" W – 1320.26'

N 87°02'53" W – 2618.81'

MINOR COLLECTOR

SEE OFFSITE FORCE MAIN PLAN (SHEET 7) FOR FORCE MAIN CONTINUATION

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

OVERALL LAYOUT
WHISPERING SPRINGS
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2021 ENGINEERING SERVICES, INC. 7/22/2021 3:13 PM

SCALE: 1"=200'
DATE: Jul 22, 2021
ENGINEER: BAM
DRAWN BY: XXX
W.O. #: 21923

1

NOTES :

1. STREET LIGHTS IN SUBDIVISION TO BE A MINIMUM OF 6800 LUMENS. ALL STREET LIGHTS SHALL BE PUBLIC AND MAINTAINED/ BILLED BY THE CITY.
2. ALL LOT CORNER RADII ARE 30' UNLESS OTHERWISE NOTED.
3. ALL CURB RADII ARE 30' AT STREET INTERSECTIONS, MEASURED FROM THE FACE OF CURB, UNLESS OTHERWISE NOTED.
4. A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
5. MODIFIED CURB REQUIRED AT ALL DRIVES.
6. THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
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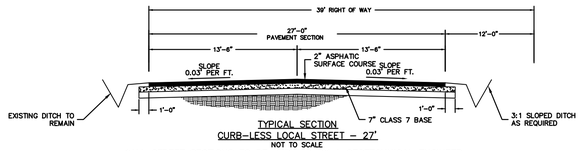
14. NO KNOWN EROSION PROBLEMS EXIST ON THIS SITE
15. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION 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. A HEAVY EQUIPMENT, STOCKPILES AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.

18. A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.

19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS.
20. IF PERIMETER WALLS, FENCES, OR SIGNS ARE PROPOSED FOR THE DEVELOPMENT, DETAILED DRAWINGS WILL NEED TO BE SUBMITTED FOR APPROVAL TO THIS OFFICE PRIOR TO THEIR CONSTRUCTION.
21. PLEASE BE ADVISED THAT PERMANENT STRUCTURES, BUILDINGS, SIGNS OR OTHER ITEMS SHALL NOT BE ERECTED OR CONSTRUCTED WITHIN UTILITY EASEMENTS.
22. EXISTING AND PROPOSED FIRE HYDRANTS AND METER SERVICES MUST BE LOCATED IN A GREEN SPACE A MINIMUM OF 4' BEHIND ANY CURB AND GUTTER AND 4' BEHIND ANY SIDEWALKS.
23. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING POTABLE WATER METERS AND SANITARY SEWER TAPS FOR ALL PLOTTED LOTS WITHIN A SUBDIVISION.
24. ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AND BUILDING APPROACHES SHALL BE AS REQUIRED BY THE CURRENT ADA AND AS MANY FROM TIME TO TIME BE AMENDED.

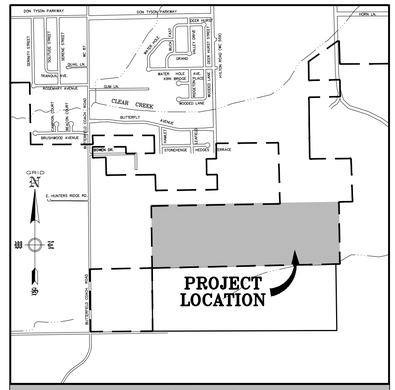


TYPICAL SECTION
CURB-LESS LOCAL STREET - 27'
NOT TO SCALE

*ALL STREET SECTIONS TO BE VERIFIED BY A GEOTECHNICAL ENGINEER

LEGEND

●	IRON PIN FOUND
○	IRON PIN SET
	PROPERTY LINE
	EX. EASEMENT LINE
	EX. BUILDING SETBACK LINE
	EX. ROAD CENTERLINE
	EX. CURB & GUTTER
1368	EX. CONTOUR
1368	PROPOSED CONTOUR
OHP/T	EX. OVERHEAD POWER 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. WATER METER
X	PROPOSED FENCE
	PROPOSED EASEMENT LINE
	PROPOSED SIDEWALK
	PROPOSED FIRE HYDRANT
W	PROPOSED WATERLINE
HP	PROPOSED HADICAP RAMP
	PROPOSED STORM BOX & PIPE
	PROPOSED SEWER MANHOLE & PIPE



VICINITY MAP
N.T.S.

OWNER/ DEVELOPER : ANDERSON, GEORGE & DARLA
4641 E GUY TERRY RD
SPRINGDALE, AR 72764

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

EXISTING ZONING : SF-2

SETBACKS : FRONT SETBACK = 30'
SIDE SETBACK = 8'
REAR SETBACK = 20'

AREA: 118.61 ACRES

PROPOSED LOTS: 208 (205 BUILDABLE)
1 DETENTION AREA
1 LIFT STATION
1 POA AREA

FLOOD PLAIN ZONING:

THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #05143C0090 F, BENTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: MAY 16, 2008.

PP21-07

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

HOWARD ANDERSON IMPROVEMENTS
WHISPERING SPRINGS
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2021 ENGINEERING SERVICES, INC. 7/2/2021 3:13:3 PM
C:\Users\Chris\Desktop\Howard Anderson\21923 Anderson.dwg

SCALE: 1"=50'
DATE: Jul 22, 2021
ENGINEER: BAM
DRAWN BY: CPL
W.O. #: 21923

2

PP21-07

PRELIMINARY PLAT
WHISPERING SPRINGS
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2021, ENGINEERING SERVICES, INC. 7/22/2021 9:16 AM

SCALE: 1"=50'
DATE: JUL 22, 2021
W.O. # 21923
DRAWN BY: SM
CHECKED BY:
APPROVED BY:

Z:\SUBD\21923 Whispering Springs Subd 2\1923 - PLAT LAYOUTS.dwg

3

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

PP21-07

4

W.O. #	21923
DRAWN BY:	BM
CHECKED BY:	
DATE:	JUL 22, 2021
SCALE:	1"=50'

REVISION	DATE	DESCRIPTION

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PRELIMINARY PLAT
WHISPERING SPRINGS
SPRINGDALE, ARKANSAS

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

PP21-07

REVISION	DATE	DESCRIPTION

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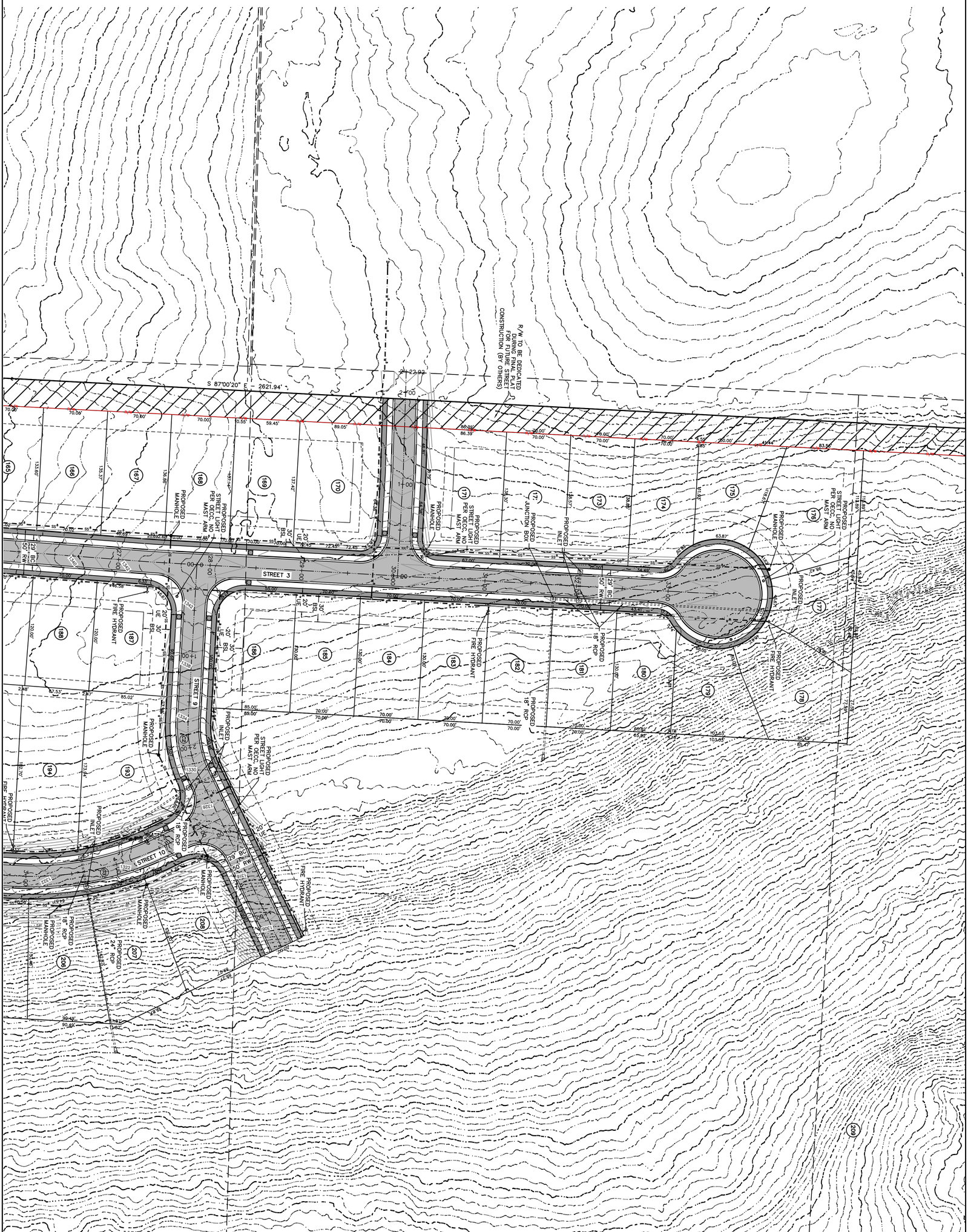
2-SUBD 21923 Whispering Springs Subd 21923 - PLAT LAYOUT5.dwg

DRAWN BY: MM
CHECKED BY: MM
W.O. #: 21923
DATE: JUL 22, 2021
SCALE: 1"=50'

PRELIMINARY PLAT
WHISPERING SPRINGS
SPRINGDALE, ARKANSAS

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



PP21-07

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 50'
0 25' 50' 100'

GRID N

6

REVISION	DATE	DESCRIPTION

SCALE: 1"=50'
DATE: Jul 22, 2021
W.O. # 21923
DRAWN BY: KM
CHECKED BY: BM

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Z:\W.O.'S\21923 Whispering Springs Subd 2\1923 - PLAT LAYOUTS.dwg

PRELIMINARY PLAT
WHISPERING SPRINGS
SPRINGDALE, ARKANSAS

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

WHISPERING SPRINGS SUBDIVISION

HYLTON PLACE SUBDIVISION

N 2°36'37" E - 1307.13'

PROPOSED OFFSITE FORCE MAIN

PROPOSED OFFSITE FORCE MAIN

PROPOSED OFFSITE FORCE MAIN
CONNECTION TO EXISTING MANHOLE AT
HYTON PLACE SUBDIVISION PHASE 1

GRID N

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 100'
0 50' 100' 200'

ENGINEERING SERVICES INC.
1707 S. 48th STREET, SUITE 103
SPRINGDALE, ARKANSAS 72764

OFFSITE FORCE MAIN
WHISPERING SPRINGS
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=100'

DATE: Jul 22, 2021

ENGINEER: BAM
DRAWN BY: XXX

W.O. #: 21923

7

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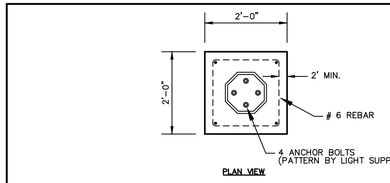
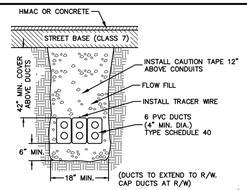
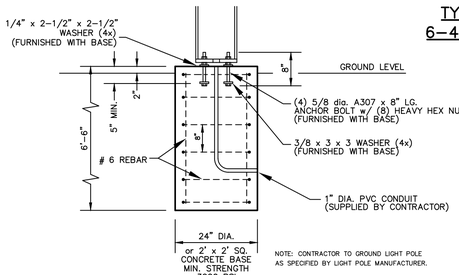


PLAN VIEW



TYPICAL SECTION 6-4" UTILITY DUCTS

NOT TO SCALE

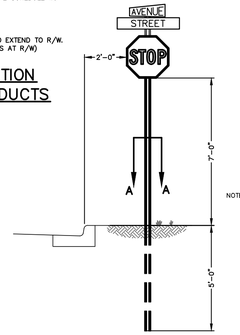


NOTE: CONTRACTOR TO GROUND LIGHT POLE AS SPECIFIED BY LIGHT POLE MANUFACTURER.

SECTION VIEW

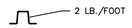
LIGHT POLE FOOTING DETAIL

NOT TO SCALE



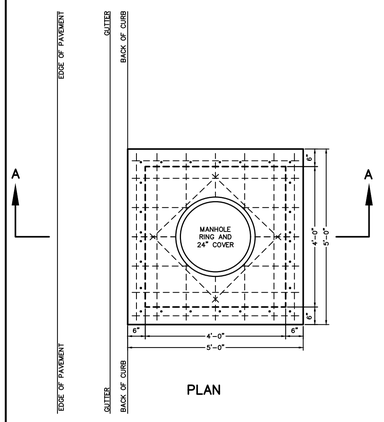
STOP SIGN DETAIL

NOT TO SCALE



SECTION A–A
U-CHANNEL SIGN SUPPORT

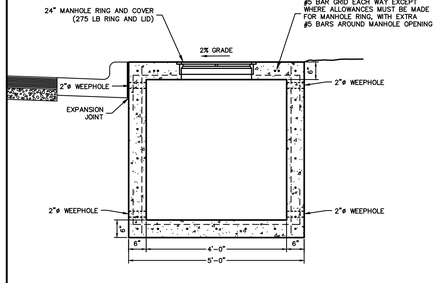
NOTE : SIGN SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AS APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION AND AHTD AND WASHINGTON COUNTY STANDARDS



PLAN

NOTES:

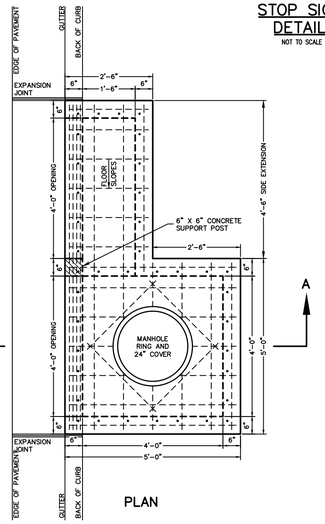
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1-1/2" COVER UNLESS OTHERWISE NOTED.
3. CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
4. WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, THE GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.
5. PIPES MAY ENTER BOX FROM ANY ANGLE OF ELEVATION AS DIRECTED BY THE ENGINEER. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1-1/2".
6. THE EXPANSION JOINT SHALL HAVE A THICKNESS OF 1-1/2" AND CONFORM TO AASHTO M213.
7. REFER TO PLAN AND PROFILE SHEETS TO DETERMINE EXTENSIONS AND SIZE (IF ANY) ACCOMPANYING DROP INLETS.
8. EXTENSIONS WITH LENGTHS DESIGNATED ON THE PLANS EXCEEDING 8'-0" SHALL HAVE THE SAME INSIDE DEPTH DIMENSIONS AS STATED ON DETAILS UNLESS OTHERWISE NOTED.
9. CONCRETE FOR RECTANGULAR DROP INLETS SHALL BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4–7% AIR ENTRAINMENT.
10. ALL REINFORCING TO BE #5 BAR GRID @ 10" O.C., E.W. EXCEPT WHERE ALLOWANCES MUST BE MADE FOR PIPES, OPENING, OR MANHOLE RING.
11. NEOPRENE–COATED STEEL STEPS ARE TO BE INSTALLED IN ALL DROP INLETS AND JUNCTION BOXES WITH A DEPTH OF 4'–0" OR GREATER. STEP SPACING TO BE 12".
12. BOTTOM OF DRAINAGE BOX TO BE AT 0.5% MINIMUM SLOPE FROM INLET TO OUTLET.



SECTION A–A

TYPICAL JUNCTION BOX

NOT TO SCALE



PLAN

NOTES:

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2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1-1/2" COVER UNLESS OTHERWISE NOTED.
3. CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
4. WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, THE GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.
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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.
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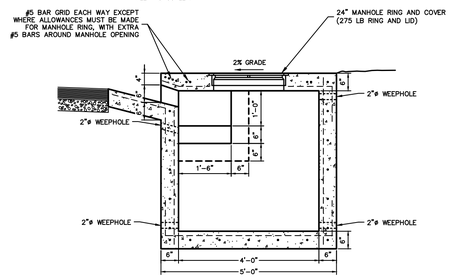
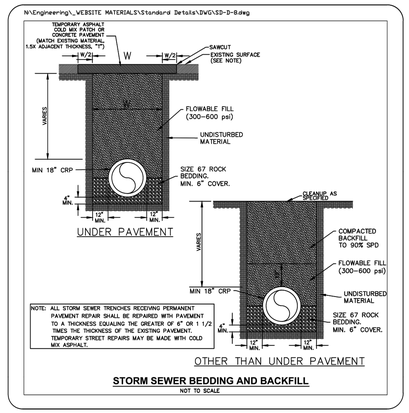
12. BOTTOM OF DRAINAGE BOX TO BE AT 0.5% MINIMUM SLOPE FROM INLET TO OUTLET.



SECTION A–A

TYPICAL DROP INLET

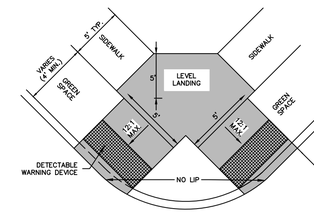
NOT TO SCALE



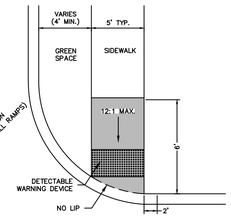
STORM SEWER BEDDING AND BACKFILL

NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016 DESIGNED BY: KPP DRAWN BY: KPP CHECKED BY: BNB APPROVED BY: BNB	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-8	



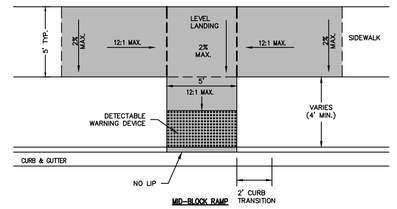
TYPE 1 RAMP



TYPE 2 RAMP

NOTES:

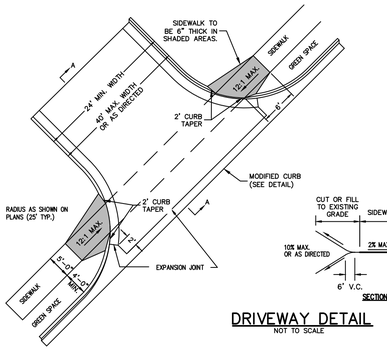
1) THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.
2) THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
3) THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".
4) DETECTABLE WARNING DEVICES SHALL BE PLACED AT THE LOCATIONS WHERE RAMPS CROSS A CURB.



MID-BLOCK RAMP

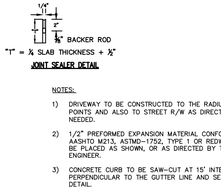
HANDICAP RAMP DETAILS

NOT TO SCALE



DRIVEWAY DETAIL

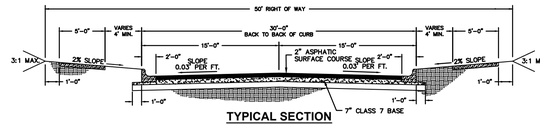
NOT TO SCALE



JOINT SEALER DETAIL

NOTES:

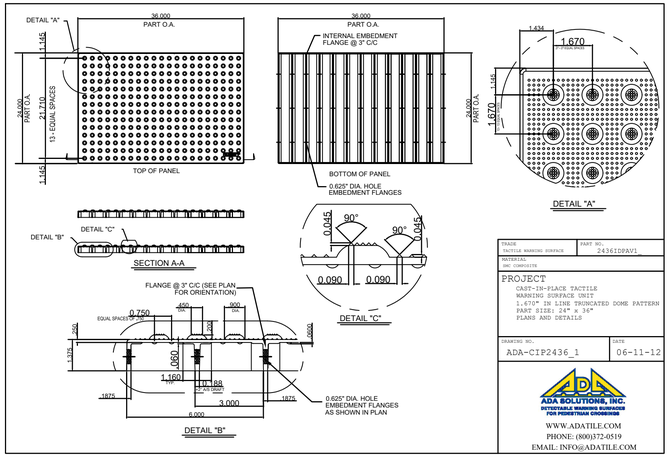
1) DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2) 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD–1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3) CONCRETE CURB TO BE SAW–CUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
4) HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
5) CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
6) DRIVEWAY SECTION TO BE 3" ASPHALT WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.



TYPICAL SECTION STREET A

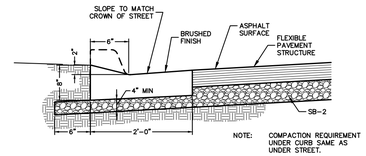
NOT TO SCALE

***ALL STREET SECTIONS TO BE VERIFIED BY A GEOTECHNICAL ENGINEER**



STAGE: TACTILE WARNING SURFACE	PART NO.: 2436IDPAV1
MATERIAL: SMC COMPOSITE	
PROJECT: CAST–IN–PLACE TACTILE WARNING SURFACE UNIT 1.670" IN LINE TRUNCATED DOME PATTERN PART SIZE: 24" x 36" PLANS AND DETAILS	
DRAWING NO.: ADA–CIP2436_1	DATE: 06–11–12

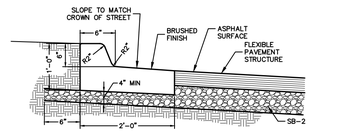
ADA SOLUTIONS, INC.
DETECTABLE WARNING SOLUTIONS FOR PEDESTRIAN CROSSINGS
WWW.ADATILE.COM
PHONE: (800)372–0519
EMAIL: INFO@ADATILE.COM



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

MODIFIED CONCRETE CURB & GUTTER

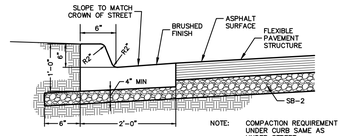
NOT TO SCALE



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

STANDARD 6" CONCRETE SPILL CURB & GUTTER

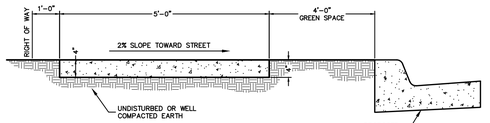
NOT TO SCALE



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

STANDARD 6" CONCRETE CURB & GUTTER

NOT TO SCALE



NOTE: PROVIDE EXPANSION JOINTS AT EACH STRUCTURE, CURB, AND A MINIMUM INTERVAL OF 200 FOOT.

NOTE: TRANSVERSE JOINTS BETWEEN EXPANSION JOINTS TO BE SCORED AT 5 FOOT INTERVALS.

SIDEWALK DETAIL

NOT TO SCALE

ENGINEERING SERVICES INC.
1707 S. 48th STREET, SUITE 1
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS
WHISPERING SPRINGS
SPRINGDALE, ARKANSAS

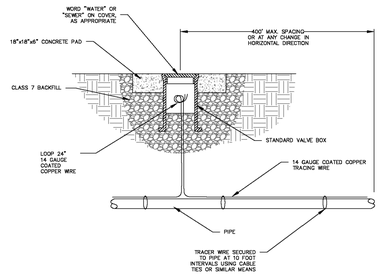
REVISION	DATE	DESCRIPTION

©COPYRIGHT 2021 ENGINEERING SERVICES, INC. 7/21/2021 8:19:41 AM
J:\WHISPERING SPRINGS\PHASE 1\PLANS\SHEETS\SD-D-8.DWG

SCALE: 1"=XX'
DATE: Jul 22, 2021
ENGINEER: BAM
DRAWN BY: XXX
W.O. #: 21923

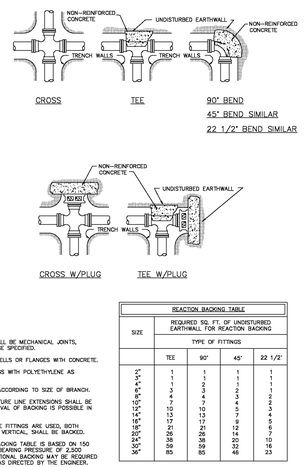
PP21–07

8



TRACING WIRE CONNECTION PORT

N.T.S.



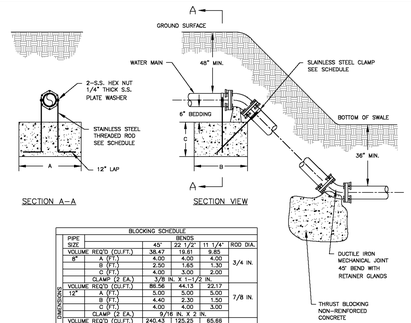
NOTES:

1. ALL FITTINGS SHALL BE MECHANICAL JOINTS, UNLESS OTHERWISE SPECIFIED.
2. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
3. WRAP ALL FITTINGS WITH POLYETHYLENE AS SPECIFIED.
4. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
5. BACKING FOR FUTURE LINE EXTENSIONS SHALL BE SUCH THAT REMOVAL OF BACKING IS POSSIBLE IN THE FUTURE.
6. ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL AND VERTICAL, SHALL BE BACKED.
7. THE REACTION BACKING TABLE IS BASED ON 150 PSI AND 1.5 SAFETY 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°
2"	1	1	1	1
3"	1	1	1	1
4"	1	2	1	1
6"	3	3	2	1
8"	4	4	3	2
10"	7	7	4	2
12"	10	10	5	3
14"	13	13	7	4
16"	17	17	9	5
18"	21	21	12	6
20"	26	26	14	7
24"	38	38	20	10
30"	59	59	32	16
36"	85	85	46	23

REACTION BACKING

N.T.S.



BLOCKING SCHEDULE					
PIPE SIZE		BENDS			ROD DIA.
		45°	22 1/2°	11 1/4°	
4"	VOLUME REQ'D (CU.FT.)	38.47	19.81	9.85	3/4 IN.
	A (FT.)	4.00	4.00	4.00	
	B (FT.)	2.00	1.65	1.30	
	C (FT.)	4.00	3.00	2.00	
	CLAMP (2 EA.)	3/8 IN. X 1-1/2 IN.			
12"	VOLUME REQ'D (CU.FT.)	86.56	44.13	22.17	7/8 IN.
	A (FT.)	5.00	5.00	5.00	
	B (FT.)	4.40	2.30	1.50	
	C (FT.)	4.00	4.00	3.00	
	CLAMP (2 EA.)	9/16 IN. X 2 IN.			
20"	VOLUME REQ'D (CU.FT.)	240.43	125.25	65.66	1 IN.
	A (FT.)	6.00	6.00	6.00	
	B (FT.)	5.10	4.20	2.75	
	C (FT.)	8.00	5.00	4.00	
	CLAMP (2 EA.)	5/8 IN. X 2-9/16 IN.			
24"	VOLUME REQ'D (CU.FT.)	346.25	180.39	94.58	1 IN.
	A (FT.)	6.00	6.00	6.00	
	B (FT.)	7.25	4.50	3.20	
	C (FT.)	8.00	7.00	5.00	
	CLAMP (2 EA.)	5/8 IN. X 3 IN.			

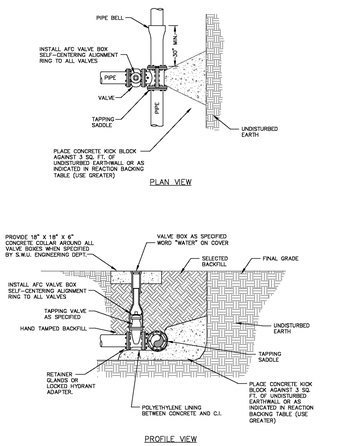
VOLUME CALCULATED ON TEH BASIS OF CONCRETE REACTING THRUST ON THE RESPECTIVE BENDS UNDER AN INTERNAL PRESSURE OF 150 PSI AND THE WEIGHT OF CONCRETE IS 150 LBS PER CU. FT.

NOTES:

1. DIMENSIONS AND CONCRETE VOLUMES SHOWN ARE GENERAL IN NATURE. EXACT SIZING SHALL BE BASED ON ENGINEER'S DESIGNS.
2. ALL FITTINGS SHALL BE MECHANICAL JOINTS.
3. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
4. WRAP ALL FITTINGS WITH POLYETHYLENE.
5. RETAINERS TO BE MEGA-LUG WITH 3/4" STAINLESS STEEL ALL THREAD RESTRAINING RODS OR APPROVED EQUAL.

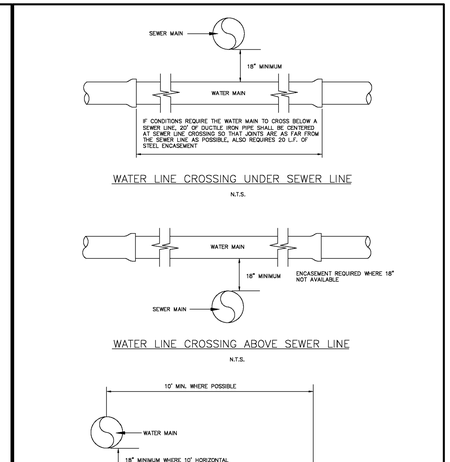
VERTICAL TIE-DOWN BLOCKING

N.T.S.



TAPPING SADDLE & VALVE

N.T.S.

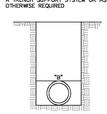


NOMINAL PIPE DIAMETER	"B"
3" AND 4"	2'-4"
6"	2'-6"
8"	2'-8"
10"	2'-10"
12"	3'-0"
14"	3'-2"
16"	3'-4"
18"	3'-6"
20"	3'-8"
24"	4'-0"
27"	4'-4"
30"	4'-6"
36"	5'-0"
42"	5'-6"
48"	6'-0"

TRENCH WIDTH SCHEDULE

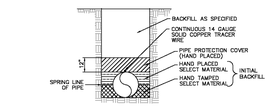
NOTES:

TRENCH WIDTH SHALL BE AS SET FORTH IN AND/OR/IN ADD. INCLUDED AS THE TABLE ABOVE. ADDITIONAL TRENCH WIDTH MAY BE NECESSARY FOR THE PLACEMENT OF A TRENCH SUPPORT SYSTEM OR AS OTHERWISE REQUIRED



TYPICAL PIPE TRENCH

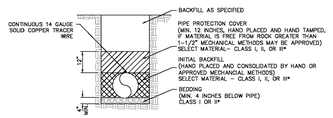
N.T.S.



D.I. PRESSURE WATER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 2")

N.T.S.



D.I. PRESSURE PIPE TRENCH FOR FORCE MAINS

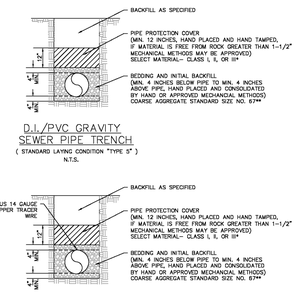
(STANDARD LAYING CONDITION "TYPE 3")

N.T.S.

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

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

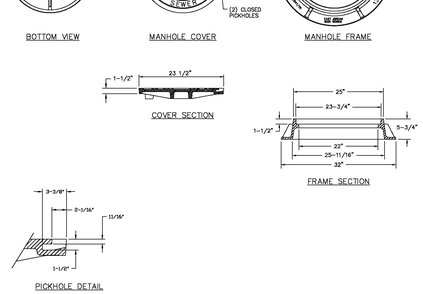
** STANDARD SIZE NO. 67 AS DEFINED IN ASTM D448



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

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

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



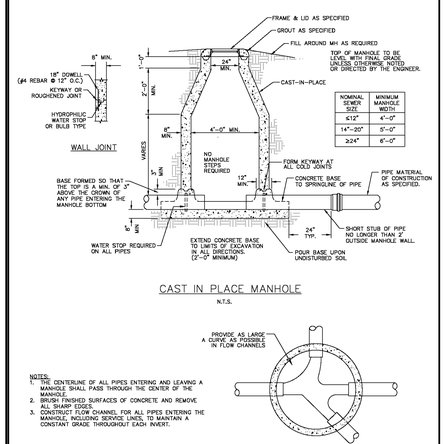
MANHOLE FRAME & COVER

(WITHIN AND OUTSIDE OF STREETS AND OTHER DRIVING SURFACES)

N.T.S.

VULCAN FOUNDRY V-1348-1

NOTE
MINIMUM WEIGHTS:
COVER: 120 LBS
FRAME: 140 LBS
MINIMUM COMBINED WEIGHT: 260 LBS
(SEE SPECS FOR ADDITIONAL REQUIREMENTS)



NOTES:

1. THE CENTERLINE OF ALL PIPES ENTERING AND LEAVING A MANHOLE SHALL PASS THROUGH THE CENTER OF THE MANHOLE.
2. BRUSH FINISHED SURFACES OF CONCRETE AND REMOVE ALL SHARP EDGES.
3. PROVIDE SMOOTH FLOW CHANNEL FOR ALL PIPES ENTERING THE MANHOLE, INCLUDING SERVICE LINES, TO MAINTAIN A CONSTANT GRADE THROUGHOUT EACH INVERT.

MANHOLE BOTTOM

FOR 6" THROUGH 24" SEWER MAINS

(MANHOLES FOR SEWER MAINS LARGER THAN 24" REQUIRE INDIVIDUAL DESIGN)

N.T.S.

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701

DRAWN BY:	DRAWING NO.	DATE:	TITLE
CAC	M-1	AUGUST 2014	MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION
KMI/JNK	S-3	MARCH 2008	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
TLS	S-4	MARCH 2008	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
CAC	S-5	AUGUST 2014	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
CAC	S-6	MARCH 2008	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
JNK	S-17	MARCH 2008	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
TLS	S-18	AUGUST 2014	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
TLS	S-19	AUGUST 2014	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
JNK	S-7	MARCH 2008	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
TLS	S-11	MARCH 2008	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

ESI
ENGINEERING SERVICES INC.
1703 S. 48th STREET, SUITE 1
SPRINGDALE, ARKANSAS 72764

WATER AND SEWER DETAILS
WHISPERING SPRINGS
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=XX'

DATE: Jul 1, 2021

ENGINEER: BAM
DRAWN BY: XXX

W.O. #: 21923

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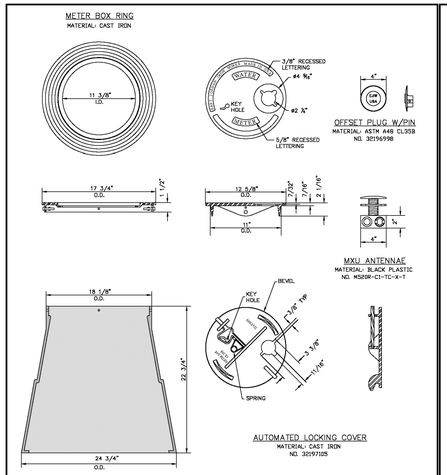
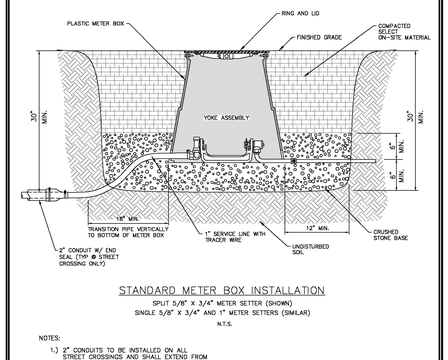
PP21-07



STANDARD METER BOX

N.T.S.



STANDARD METER BOX INSTALLATION

SPLIT 5/8" X 3/4" METER SETTER (SHOWN)
SINGLE 5/8" X 3/4" AND 1" METER SETTERS (SIMILAR)

N.T.S.

NOTES:

1.) 2" CONDUITS TO BE INSTALLED ON ALL STREET CROSSINGS AND SHALL EXTEND FROM BACK OF SIDEWALK TO BACK OF SIDEWALK

2.) ALL SERVICE TUBING SHALL HAVE 30" MIN. COVER EXCEPT FOR TRANSITION TO METER BOX AS SHOWN ABOVE.

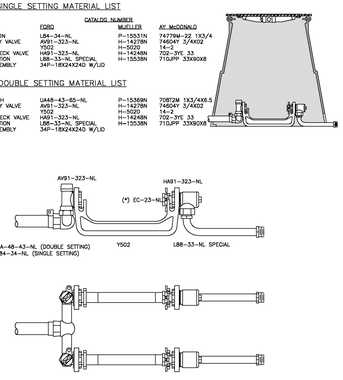
3.) SEE "TECHNICAL SPECIFICATIONS" FOR MATERIAL AND INSTALLATION SPECIFICATIONS

SINGLE SETTING MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER FORD	MUELLER	AY McDONALD
1	INLET CONNECTION	LB4-34-NL	P-15531N	74779M-22 1X3/4
1	YOKE ANGLE KEY VALVE	AV91-323-NL	H-14278N	746QAT 3/4X1X2
1	YOKE BASE	Y502	H-15227	740-2
1	YOKE ANGLE CHECK VALVE	HA91-323-NL	H-14268N	702-3YC 33
1	OUTLET CONNECTION	LB8-33-NL SPECIAL	H-15538N	710JPP 33X90X8
1	METER BOX ASSEMBLY	34P-18X24X24D W/LID		

DOUBLE SETTING MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER FORD	MUELLER	AY McDONALD
1	ANGLE U BRANCH	UA48-43-66-NL	P-15369N	70872M 1X3/4X6.5
2	YOKE ANGLE KEY VALVE	AV91-323-NL	H-14278N	746QAT 3/4X2
2	YOKE BASE	Y502	H-15227	740-2
2	YOKE ANGLE CHECK VALVE	HA91-323-NL	H-14268N	702-3YC 33
2	OUTLET CONNECTION	LB8-33-NL SPECIAL	H-15538N	710JPP 33X90X8
1	METER BOX ASSEMBLY	34P-18X24X24D W/LID		



TYPICAL 5/8" DOUBLE METER SETTING

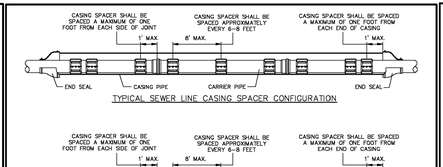
YOKE ASSEMBLY, 5/8" X 3/4" METER
3/4" COPPER OR PE PJ. TO 3/4" CTS PLASTIC OR MIP

N.T.S.

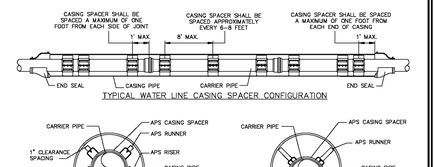
NOTES:

ALL MATERIALS INSTALLED IN POTABLE WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF "LEAD FREE" CONTAINED IN PUBLIC LAW 111-380.

*METER AND EXPANSION CONNECTION EC-23-NL ARE PROVIDED BY THE DEPARTMENT.



TYPICAL SEWER LINE CASING SPACER CONFIGURATION



TYPICAL WATER LINE CASING SPACER CONFIGURATION

TYPICAL WATER LINE END VIEW

TYPICAL SEWER LINE END VIEW

ENCASEMENT DETAILS

N.T.S.

NOTES:

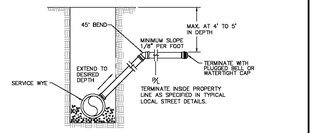
1. SPACERS SHALL BE MODEL SSI OR SSM AS MANUFACTURED BY ADVANCE PRODUCTS & SYSTEMS (APS) AS SPECIFIED.
2. QUANTITY OF RUNNERS SHALL BE IN ACCORDANCE WITH CARRIER PIPE SIZE AS FOLLOWS:
   - TO 14" DIAMETER – 4 RUNNERS
   - 16" TO 36" DIAMETER – 6 RUNNERS
   - 38" TO 48" DIAMETER – 8 RUNNERS
3. DIMENSIONS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

ENCASEMENT/CARRIER PIPE SIZING CHART

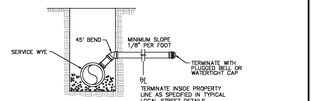
WATER AND SEWER MAINS SHALL BE SPECIAL CLASS 50 DUCTILE IRON PIPE (SEWER MAINS SHALL BE EPOXY LINED)

CARRIER NOM. SIZE	CARRIER PIPE O.D.	CARRIER BELL O.D.	CASING NOM. SIZE*
6"	6.90	11.06	12"
8"	9.05	13.31	16"
10"	11.20	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.



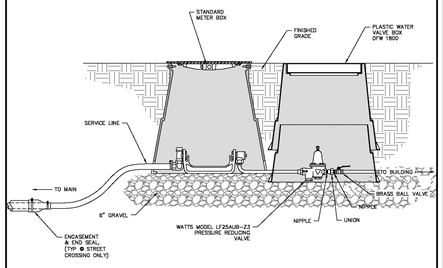
RISER FROM DEEP MAIN



NORMAL DEPTH

SEWER SERVICE CONNECTIONS

N.T.S.



NOTE:

ALL MATERIALS INSTALLED POTABLE WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF "LEAD FREE" CONTAINED IN PUBLIC LAW 111-380.

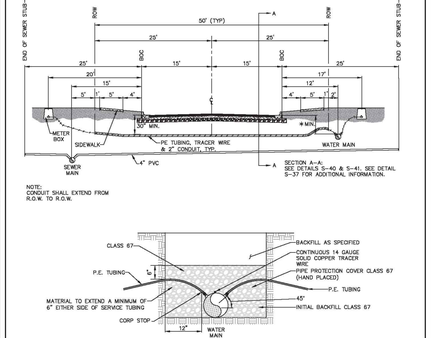
RESIDENTIAL PRESSURE REDUCING VALVE

N.T.S.

WIDTH OF STREET	WIDTH OF R.O.W.	C/L LOCATION OF SEWER MAIN	C/L LOCATION OF WATER MAIN	END LOCATION OF SEWER STUB-OUT	C/L LOCATION OF METER BOX (SHORT)	C/L LOCATION OF METER BOX (LONG)
30'	50'	15' BOC	12' BOC	25' BOC	17' BOC	20' BOC
36'	60'	17' BOC	14' BOC	27' BOC	19' BOC	22' BOC
48'	70'	18' BOC	13' BOC	28' BOC	18' BOC	21' BOC
60'	80'	15' BOC	12' BOC	25' BOC	17' BOC	20' BOC

NOTE:
CONSULT SWU ENGINEERING DEPT. FOR ADDITIONAL LOCATION DIMENSIONS WHEN R.O.W. IS GREATER THAN 80' IN WIDTH OR WHEN WIDTH OF SIDEWALK OR WIDTH OF GREENSPACE VARIES FROM TYPICAL.

(*) PIPE SIZE MIN DEPTH
6"-10" 36"
12"-14" 48"
16" AND UP 60"



TYPICAL LOCAL STREET SECTION/LAYOUT

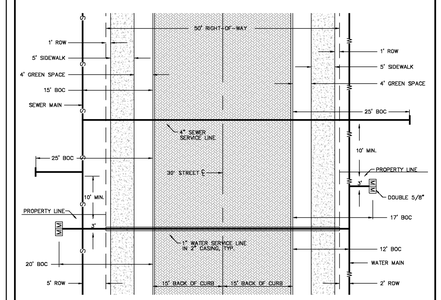
30' WIDTH SHOWN (SEE CHART FOR 36', 48' & 60' WIDTHS)

N.T.S.

WIDTH OF STREET	WIDTH OF R.O.W.	C/L LOCATION OF SEWER MAIN	C/L LOCATION OF WATER MAIN	END LOCATION OF SEWER STUB-OUT	C/L LOCATION OF METER BOX (SHORT)	C/L LOCATION OF METER BOX (LONG)
30'	50'	15' BOC	12' BOC	25' BOC	17' BOC	20' BOC
36'	60'	17' BOC	14' BOC	27' BOC	19' BOC	22' BOC
48'	70'	18' BOC	13' BOC	28' BOC	18' BOC	21' BOC
60'	80'	15' BOC	12' BOC	25' BOC	17' BOC	20' BOC

NOTE:
CONSULT SWU ENGINEERING DEPT. FOR ADDITIONAL LOCATION DIMENSIONS WHEN R.O.W. IS GREATER THAN 80' IN WIDTH OR WHEN WIDTH OF SIDEWALK OR WIDTH OF GREENSPACE VARIES FROM TYPICAL.

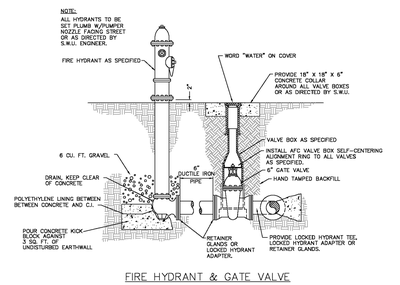
NOTE:
CONDUIT SHALL EXTEND FROM R.O.W. TO R.O.W.



TYPICAL LOCAL STREET PLAN VIEW

30' WIDTH SHOWN (SEE CHART FOR 36', 48' & 60' WIDTHS)

N.T.S.



FIRE HYDRANT & GATE VALVE

N.T.S.

ENGINEERING SERVICES INC.
3221 JOHN BROWN DRIVE
SPRINGDALE, ARKANSAS 72764

WATER AND SEWER DETAILS
WHISPERING SPRINGS
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: 1"=XX'

DATE: Jul 1, 2021

ENGINEER: BAM
DRAWN BY: XXX

W.O. #: 21923

PP21-07

10

NOTES:

1.) ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOP SOIL AND RE-VEGETATED PER SECTION 169.06 OF THE UDC. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

2.) WHEN SILT FENCE IS NOT PLACED AT A CONSTANT ELEVATION FOLLOWING CONTOURS ON STEEP SLOPES, THE "J" HOOP METHOD SHOULD BE USED (AT 50 FT INTERVALS) TO CREATE PONDING AND PREVENT EROSION OF THE TRENCH BACKFILL OF SILT FENCE INSTALLATION.

3.) ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.

4.) PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.

5.) TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.

6.) RE-VEGETATION. RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER:
- TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE REVEGETATED AS SET FORTH IN§169.06(F)(6) BELOW. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE TREES ROOT SYSTEM.
- ZERO TO 10% GRADE: RE-VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
- 10:1 UP TO 4:1 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
- 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF
- MORE THAN 3:1 GRADE: ANY FINISH GRADE OVER 3:1 SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING:
  - RETAINING WALLS; CRIBBING WITH LANDSCAPE FABRIC; TERRACING WITH GROUNDCOVER; RIPRAP; STAKED SOD (UP TO 2:1 SLOPE)
  - IF CRIBBING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.

7.) PERMANENT EROSION CONTROL. THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PRACTICES, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.

8.) DUST. WHERE EXCESSIVE DUST MAY BECOME A PROBLEM, A PLAN FOR SPRAYING WATER ON HEAVILY TRAVELED DIRT AREAS SHALL BE ADDRESSED.

9.) CONSTRUCTION EXITS. A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 6" THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3". IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.

10.) DEBRIS, MUD, AND SOIL IN PUBLIC STREETS. DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.

11.) FRANCHISE AND PRIVATE UTILITIES. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

12.) COURSE AGGREGATE 2-3 INCH STONE REQUIRED AT CONSTRUCTION ENTRANCES.

13.) CONSTRUCTION ENTRANCE MUST BE A MINIMUM OF 50' LONG AND 12' WIDE.

14.) REQUIRED AT ALL LOCATIONS WHERE CONSTRUCTION TRAFFIC MOVES TO PUBLIC ROAD OR OTHER PAVED AREAS.

NOTE:

NO CHANGE MAY BE MADE TO THESE APPROVED PLANS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF SPRINGDALE.

WITHIN 40 DAYS OF PLACEMENT OF CURBS, THEY SHALL BE BACKFILLED, FINE GRADED WITH A MINIMUM OF 4-INCHES OF TOPSOIL, AND HYDROMULCHED OR SODDED WITH PERMANENT GRASSES.

ALL DISTURBED AREAS, THAT ARE NOT PAVED, SHALL BE TOPSOILED, SEEDED AND STRAWED UNTIL GRASS IS ESTABLISHED.

CONSTRUCTION SEQUENCE:

1.) INSTALL EROSION CONTROL.
2.) STRIP EXISTING TOP SOIL.
3.) PREPARE SUB-GRADE AND BASE MATERIAL.
4.) POUR CONCRETE AND ASPHALT.
5.) FINAL GRADING AND ESTABLISH VEGETATION.

NOTES:

1) NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE.

2) SEED AND MULCH SHALL BE PLACED (BY OWNER) IN ALL AREAS WHERE VEGETATION IS DISTURBED.

3) STRAW AND WOOD CHIPS SHALL BE PLACED TO PROVIDE TEMPORARY PROTECTION WHILE FINAL GRADING IS BEING COMPLETED.

4) PLACE FILTER FABRIC ON ALL CURB INLETS.

***SILT FENCE IS USED AS AN ENERGY DISSIPATION DEVICE**

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

***SILT FENCE MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED**

AREA OF SOIL DISTURBANCE: 67.61 ACRES

LEGEND

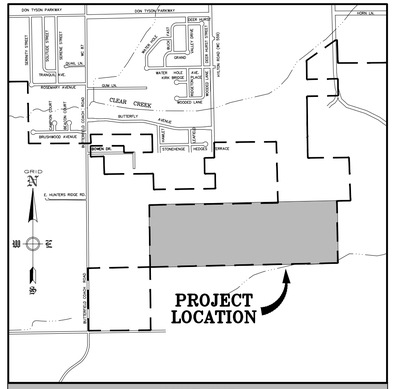
- PROPOSED FLOWLINE DIRECTION
- INLET PROTECTION
- ROCK CHECK DAM
- WIRED REINFORCED BURIED EDGE SILT FENCE
- MUD ABATEMENT ENTRANCE
- ·····1390····· EXISTING CONTOURS
- 1388 PROPOSED CONTOURS
- AREA OF SOIL DISTURBANCE

OWNER/ DEVELOPER : ANDERSON, GEORGE & DARLA
4641 E GUY TERRY RD
SPRINGDALE, AR 72764

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

WORK ORDER #: 21923

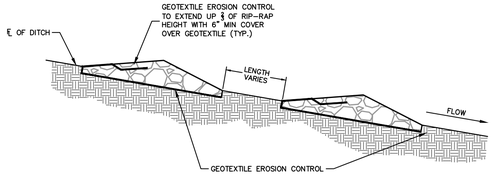
CITY ZONING : SF-2



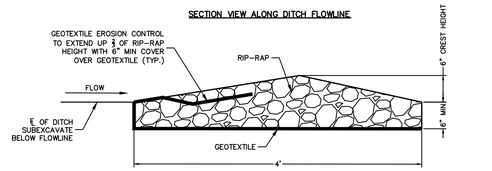
VICINITY MAP
N.T.S.

FEMA FLOOD PLAIN ZONE:

THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X', (NO SHADING) DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE F.I.R.M. MAP # 05143C0030F, PANEL 90 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: MAY 16, 2008.



SECTION VIEW ALONG DITCH FLOWLINE

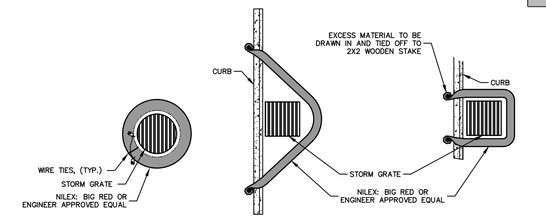


SECTION VIEW OF CHECK DAM

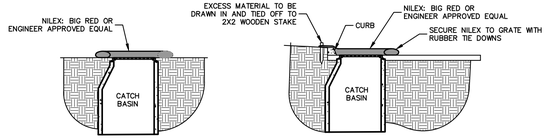
NOTES:

1. RIP-RAP SIZE D50 = 6" OR AS SHOWN ON THE PLANS.

ROCK CHECK DAM



DRAIN INLET PLAN — CURBSIDE OPTION "A" PLAN — CURBSIDE OPTION "B" PLAN



DRAIN INLET SECTION — CURBSIDE SECTION

NOTES:

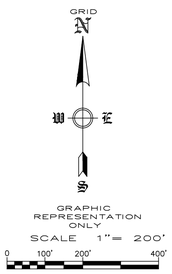
1) ALL MATERIAL TO MEET SPECIFICATIONS.
2) NILEX-BIG RED TO MEET APPLICATION REQUIREMENTS.
3) COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

INLET PROTECTION
NOT TO SCALE

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.



GRAPHIC REPRESENTATION ONLY
SCALE 1"= 200'
0 100' 200' 400'

TEMPORARY ROCK CHECK DAM
LIMITS OF SOIL DISTURBANCE
TEMPORARY WATTLE
TEMPORARY MUD ABATEMENT
TEMPORARY STOCKPILE LOCATION
TEMPORARY CONCRETE WASH-OUT
TEMPORARY INLET PROTECTION
TEMPORARY ROCK CHECK DAM
TEMPORARY WATTLE
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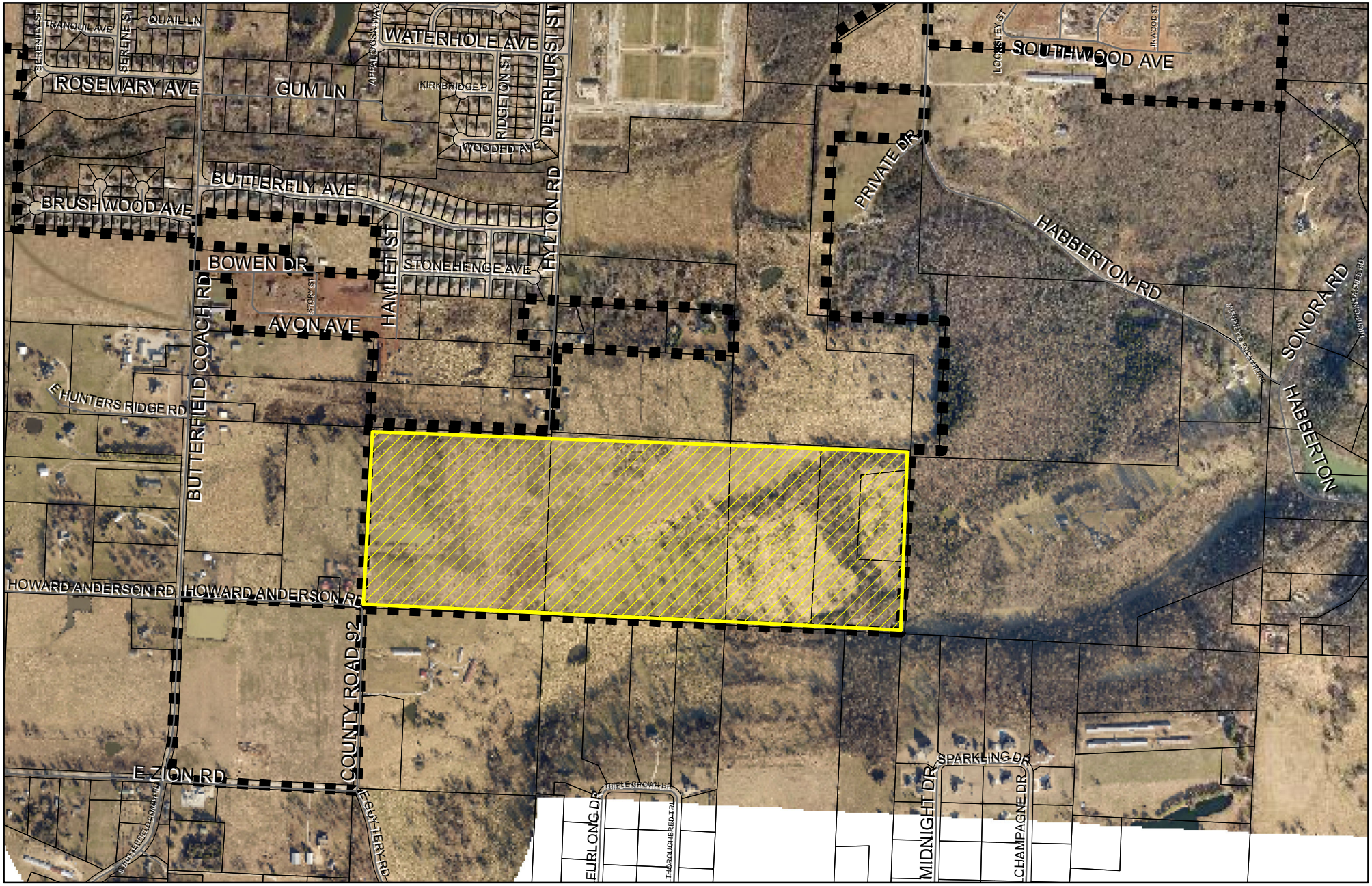


N

0 200 400 800 1,200 1,600 Feet

For Location Reference Only

FILE NO. PP21-07
APPLICANT: ESI (for George & Darla Anderson)
REQUEST: Preliminary Plat at the Southern end of Hylton Rd (Whispering Springs)

PLANNING COMMISSION MEETING
August 3, 2021

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72765-0282 Ph: 479-751-8733 • Fax: 479-751-8746

July 22, 2021

W21-12

City of Springdale
Katie E. Hollingshead, PE, CFM
Engineering Department
269 East Randall-Wobbe Lane
Springdale, Arkansas 72764
Via email: khollingshead@springdalear.gov

Re: Street Waiver Request
PP21-07 Whispering Springs Subd.
Springdale, AR

Ms. Hollingshead:

On behalf of our client, we hereby request a waiver from the full street infrastructure improvements to Howard Anderson Road from Butterfield Coach Road to County Road 92. The improvements requested to be waived are as follows: *Curb & Gutter, and Sidewalk installation.* Howard Anderson Road will be improved to 27 ft wide and paved for access into the Whispering Springs Subdivision. The preliminary plat for this project shows the location of the improvements requested.

Thank you for your consideration of this waiver. Please let us know if you have any questions or need any additional materials.

Sincerely,

Jason Appel, P.E.
Secretary/Treasurer

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: July 29, 2021

RE: **PP21-08** **Preliminary Plat** **Nature Walk**

Planning Comments:

1. Please provide a digital copy of the plan set upon resubmission. (standard comment)
2. Please remove the listing of "Proposed Zoning", leaving only those that are existing.
3. Please ensure that all comments from utilities are addressed. (standard comment)

Engineering Summary:

- Show Drainage Easement around storm sewer and swale on north side of development
- Show grading plan for swale on north side of development
- Show final contours as part of grading plan
- Provide ADA ramps at intersections in all directions
- Provide justification for High Volume Local Street – HVL is used for traffic counts of 500+ cars per day
- Provide signage plan
    - Specify which side permits parking and show no parking signs on opposite side
- Show alternate parcel layout for Pleasant St connection instead of Thelma and Ladawn connection

Engineering Comments:

1. **Chapter 106 – Stormwater Drainage**
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)
   - *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
       - Requires a 1"=200' minimum scale 2-foot contour map.
       - Show existing and proposed contours.
2. **Chapter 106 – Stormwater Drainage**
       - **Show DE around storm sewer on north side, I only see DE called out for the portion between lots 4 and 5.**

3. **Chapter 107 – Stormwater Pollution**

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

   - *107.3*
     - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.
     - Phasing on larger construction sites 5 acres or more must be utilized to allow only disturbance on near term construction areas. Construction sites requiring cutting and filling must be seeded once the cutting and filling activity is finished.
   - *107.3.D.c* - A grading and drainage plan is required for all developments showing that each lot drains to the street right-of-way, a dedicated drainage easement with improvements, or an existing drainage way without flowing across a neighboring lot. No drainage from roof drains, landscaping, or lot runoff may be directed or diverted onto neighboring properties.
     - **Provide erosion control plan for grading phases. 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. (Will be provided with construction Plans.)**

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

   (Ord. No. 3258, § 1, 11-12-02)

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

5. **Chapter 112 – Subdivisions**

   (Code 1973, § 30-1)

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

6. **Chapter 130 – Zoning Ordinance**

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

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

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

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

PLANS FOR

A

PRELIMINARY PLAT

TO SERVE

NATURE WALK SUBDIVISION

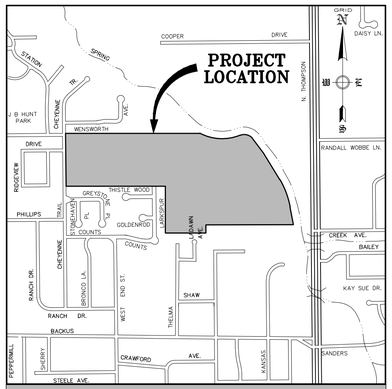
IN THE CITY OF

SPRINGDALE, ARKANSAS

PP21-08

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
1	OVERALL LAYOUT
2-4	PRELIMINARY PLAT
5	TYPICAL DETAILS
6-7	WATER AND SEWER DETAILS
8	STORM WATER POLLUTION PREVENTION PLAN
9	STORM WATER POLLUTION PREVENTION DETAILS

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



VICINITY MAP
N.T.S.

July 21, 2021

BY

ENGINEERING SERVICES INC.

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

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

ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS.

ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES OF THE CITY OF SPRINGDALE WATER UTILITIES. ADOPTED MARCH 10TH, 1987 BY ORDINACNE NO. 1640. AMENDED AUGUST 27, 2014 BY RESOLUTION No. 15-14 OF THE SPRINGDALE WATER AND SEWER COMMISSION.

"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."

LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
0	1825695.07	41.91
1	15888.41	0.36
2	14902.08	0.34
3	16115.59	0.37
4	17329.66	0.40
5	18543.73	0.43
6	19594.93	0.45
7	19710.51	0.45
8	18829.69	0.43
9	17721.55	0.41
10	16576.55	0.38
11	15415.07	0.35
12	14536.59	0.33
13	14450.39	0.33
14	14447.40	0.33
15	14444.41	0.33
16	14441.42	0.33
17	14438.43	0.33
18	14435.44	0.33
19	39011.91	0.90

LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
20	18341.58	0.42
21	13425.75	0.31
22	9578.90	0.22
23	9599.34	0.22
24	9619.79	0.22
25	9640.91	0.22
26	18038.49	0.41
27	9664.15	0.22
28	8999.99	0.21
29	8999.99	0.21
30	8999.99	0.21
31	8999.98	0.21
32	8999.98	0.21
33	8999.98	0.21
34	8999.98	0.21
35	8999.98	0.21
36	10516.99	0.24
37	9469.70	0.22
38	11615.08	0.27
39	10019.29	0.23

LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
40	7178.65	0.16
41	8431.10	0.19
42	12419.58	0.29
43	9104.27	0.21
44	9128.14	0.21
45	9113.49	0.21
46	9098.84	0.21
47	9084.19	0.21
48	9069.53	0.21
49	9054.88	0.21
50	9040.23	0.21
51	9025.58	0.21
52	9011.23	0.21
53	9000.56	0.21
54	8990.95	0.21
55	8981.34	0.21
56	9051.73	0.21
57	9513.64	0.22
58	13635.41	0.31
59	12569.44	0.29

LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
60	11564.51	0.27
61	7968.87	0.18
62	8020.50	0.18
63	8034.25	0.18
64	8048.01	0.18
65	8061.76	0.19
66	8075.51	0.19
67	8089.26	0.19
68	8103.02	0.19
69	8116.76	0.19
70	8130.48	0.19
71	10171.75	0.23
72	9667.26	0.22
73	7800.00	0.18
74	7800.00	0.18
75	7800.00	0.18
76	7800.00	0.18
77	7800.00	0.18
78	7800.00	0.18
79	7800.00	0.18

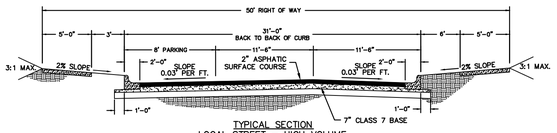
LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
80	7800.00	0.18
81	7800.00	0.18
82	7800.00	0.18
83	49907.21	1.15
84	8400.00	0.19
85	8400.00	0.19
86	9406.86	0.22
87	9063.50	0.21
88	8401.44	0.19
89	9343.33	0.21
90	8779.71	0.20
91	8159.03	0.19
92	14030.39	0.32
93	12405.01	0.28
94	8013.95	0.18
95	8096.17	0.19
96	9193.50	0.21
97	12737.01	0.29
98	11582.41	0.27
99	10448.01	0.24

LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
100	9356.36	0.21
101	8558.64	0.20
102	8710.86	0.20
103	9594.49	0.22
104	10038.14	0.23
105	9934.83	0.23
106	9372.30	0.22
107	9049.72	0.21
108	23789.21	0.55
109	61810.30	1.42
110	536194.40	12.31

ROAD CENTERLINE CURVE DATA				
	R	Δ	T	L
C16	75.0'	90°00'00"	75.0000'	117.8097'
C17	75.0'	90°00'00"	75.0000'	117.8097'

LOT LINE TABLE		
Line #	Length	Bearing
L12	34.99'	S03°22'19"W
L13	39.37'	S43°55'40"E
L14	51.05'	S05°18'52"E
L15	124.88'	S23°39'41"E
L16	32.57'	S53°48'55"E
L17	18.78'	S00°36'34"W
L18	64.42'	S17°41'08"W
L19	16.59'	S33°09'57"E
L21	8.53'	S24°53'11"W
L22	29.94'	N24°53'11"E

LOT CURVE TABLE				
Curve #	Length	Radius	Chord Length	Chord Bearing
C8	77.50'	115.00'	76.04'	S24°37'16"E
C9	27.22'	85.00'	27.10'	S14°29'17"E
C10	44.73'	85.00'	44.22'	S38°44'18"E
C11	109.24'	115.00'	105.18'	S26°36'10"E
C12	101.37'	385.00'	101.08'	S06°55'51"E
C13	120.67'	215.00'	119.09'	S01°36'26"W
C14	252.94'	285.00'	244.72'	S07°44'25"E



TYPICAL SECTION
LOCAL STREET - HIGH VOLUME
PARKING ON ONE SIDE
NOT TO SCALE

*ALL STREET SECTIONS TO BE VERIFIED BY A GEOTECHNICAL ENGINEER

OWNER/ DEVELOPER : PARSONS FAMILY TRUST
1750 SCOTT HOLLOW ROAD
SPRINGDALE, AR 72764

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

EXISTING ZONING : SF-2, I-1

PROPOSED ZONING : SF-2, SF-3, I-1

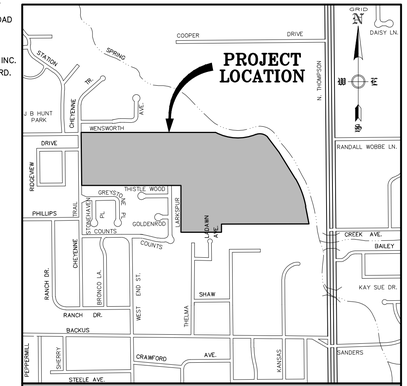
SETBACKS (SF-2 & SF-3) : FRONT SETBACK = 30'
SIDE SETBACK = 8'
REAR SETBACK = 20'

SETBACKS (I-1) : FRONT SETBACK = 30'
SIDE SETBACK = 0'
REAR SETBACK = 25'

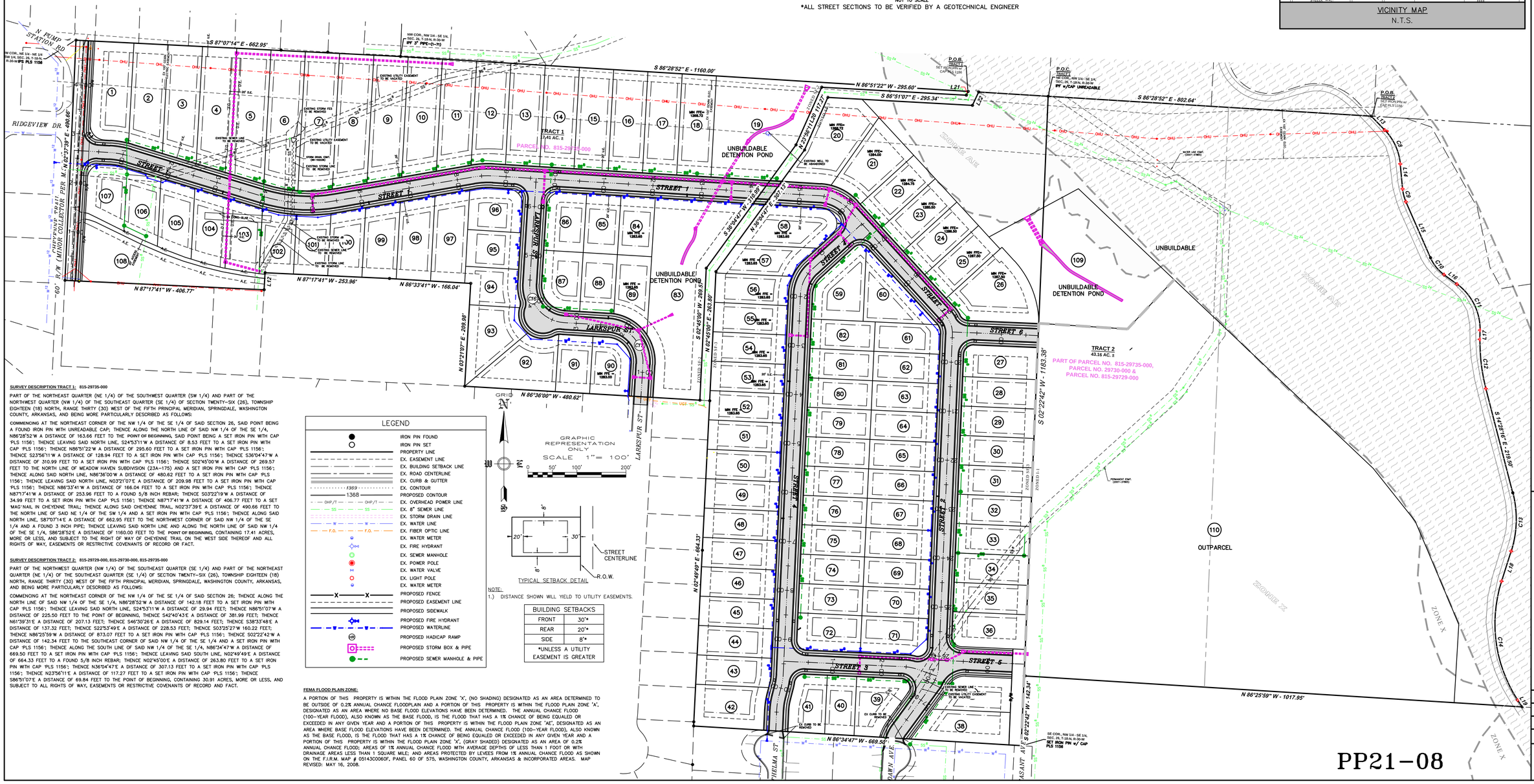
NET AREA: 60.57 ACRES
GROSS AREA: 60.16 ACRES

PROPOSED LOTS: 110 (106 BUILDABLE)
3 - DETENTION AREAS
1 - OUT PARCEL

UNBUILDABLE LOTS: 19, 83, 109



VICINITY MAP
N.T.S.



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

BUILDING SETBACKS	
FRONT	30'*
REAR	20'*
SIDE	8'*
*UNLESS A UTILITY EASEMENT IS GREATER	

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- PROPERTY 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
- 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. WATER METER
- PROPOSED FENCE
- PROPOSED EASEMENT LINE
- PROPOSED SIDEWALK
- PROPOSED FIRE HYDRANT
- PROPOSED WATERLINE
- HR PROPOSED HADICAP RAMP
- PROPOSED STORM BOX & PIPE
- PROPOSED SEWER MANHOLE & PIPE

SURVEY DESCRIPTION TRACT 1: 815-29735-000

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

COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 26, SAID POINT BEING A FOUND IRON PIN WITH UNREADABLE CAP; THENCE ALONG THE NORTH LINE OF SAID NW 1/4 OF THE SE 1/4, N86°28'52"W A DISTANCE OF 163.66 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A SET IRON PIN WITH CAP 'PLS 1156'; THENCE LEAVING SAID NORTH LINE, S24°53'11"W A DISTANCE OF 8.53 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE N86°51'22"W A DISTANCE OF 295.60 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE S23°56'11"W A DISTANCE OF 128.94 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE S36°04'47"W A DISTANCE OF 310.99 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE S02°45'00"W A DISTANCE OF 269.57 FEET TO THE NORTH LINE OF MEADOW HAVEN SUBDIVISION (23A-175) AND A SET IRON PIN WITH CAP 'PLS 1156'; THENCE ALONG SAID NORTH LINE, N86°36'00"W A DISTANCE OF 480.62 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE LEAVING SAID NORTH LINE, N03°21'07"E A DISTANCE OF 209.98 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE N86°33'41"W A DISTANCE OF 166.04 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE N87°17'41"W A DISTANCE OF 253.96 FEET TO A FOUND 5/8 INCH REBAR; THENCE S03°22'19"W A DISTANCE OF 34.99 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE N87°17'41"W A DISTANCE OF 406.77 FEET TO A SET 'MAG' NAIL IN CHEYENNE TRAIL; THENCE ALONG SAID CHEYENNE TRAIL, N02°37'39"E A DISTANCE OF 490.66 FEET TO THE NORTH LINE OF SAID NE 1/4 OF THE SW 1/4 AND A SET IRON PIN WITH CAP 'PLS 1156'; THENCE ALONG SAID NORTH LINE, S87°07'14"E A DISTANCE OF 662.95 FEET TO THE NORTHWEST CORNER OF SAID NW 1/4 OF THE SE 1/4 AND A FOUND 3 INCH PIPE; THENCE LEAVING SAID NORTH LINE AND ALONG THE NORTH LINE OF SAID NW 1/4 OF THE SE 1/4, S86°28'52"E A DISTANCE OF 1160.00 FEET TO THE POINT OF BEGINNING, CONTAINING 17.41 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF CHEYENNE TRAIL ON THE WEST SIDE THEREOF AND ALL RIGHTS OF WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD OR FACT.

SURVEY DESCRIPTION TRACT 2: 815-29729-000, 815-29730-000, 815-29735-000

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

COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 26; THENCE ALONG THE NORTH LINE OF SAID NW 1/4 OF THE SE 1/4, N86°28'52"W A DISTANCE OF 142.18 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE LEAVING SAID NORTH LINE, S24°53'11"W A DISTANCE OF 29.94 FEET; THENCE N86°51'07"W A DISTANCE OF 225.50 FEET TO THE POINT OF BEGINNING; THENCE S42°40'43"E A DISTANCE OF 381.99 FEET; THENCE N61°39'31"E A DISTANCE OF 207.13 FEET; THENCE S46°30'26"E A DISTANCE OF 829.14 FEET; THENCE S38°33'48"E A DISTANCE OF 137.32 FEET; THENCE S22°53'49"E A DISTANCE OF 228.53 FEET; THENCE S03°25'27"W 160.22 FEET; THENCE N86°25'59"W A DISTANCE OF 873.07 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE S02°22'42"W A DISTANCE OF 142.34 FEET TO THE SOUTHEAST CORNER OF SAID NW 1/4 OF THE SE 1/4 AND A SET IRON PIN WITH CAP 'PLS 1156'; THENCE ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE SE 1/4, N86°34'47"W A DISTANCE OF 669.50 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE LEAVING SAID SOUTH LINE, N02°49'49"E A DISTANCE OF 664.33 FEET TO A FOUND 5/8 INCH REBAR; THENCE N02°45'00"E A DISTANCE OF 263.80 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE N36°04'47"E A DISTANCE OF 307.13 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE N23°56'11"E A DISTANCE OF 117.27 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE S86°51'07"E A DISTANCE OF 69.84 FEET TO THE POINT OF BEGINNING, CONTAINING 30.91 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD AND FACT.

FEMA FLOOD PLAIN ZONE:

A PORTION OF THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X', (NO SHADING) DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN AND A PORTION OF THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'A', DESIGNATED AS AN AREA WHERE NO BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. THE ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR AND A PORTION OF THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'AE', DESIGNATED AS AN AREA WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. THE ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR AND A PORTION OF THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X', (GRAY SHADED) DESIGNATED AS AN AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS SHOWN ON THE F.I.R.M. MAP # 05143C0060F, PANEL 60 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: MAY 16, 2008.

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

OVERALL LAYOUT
NATURE WALK SUBDIVISION
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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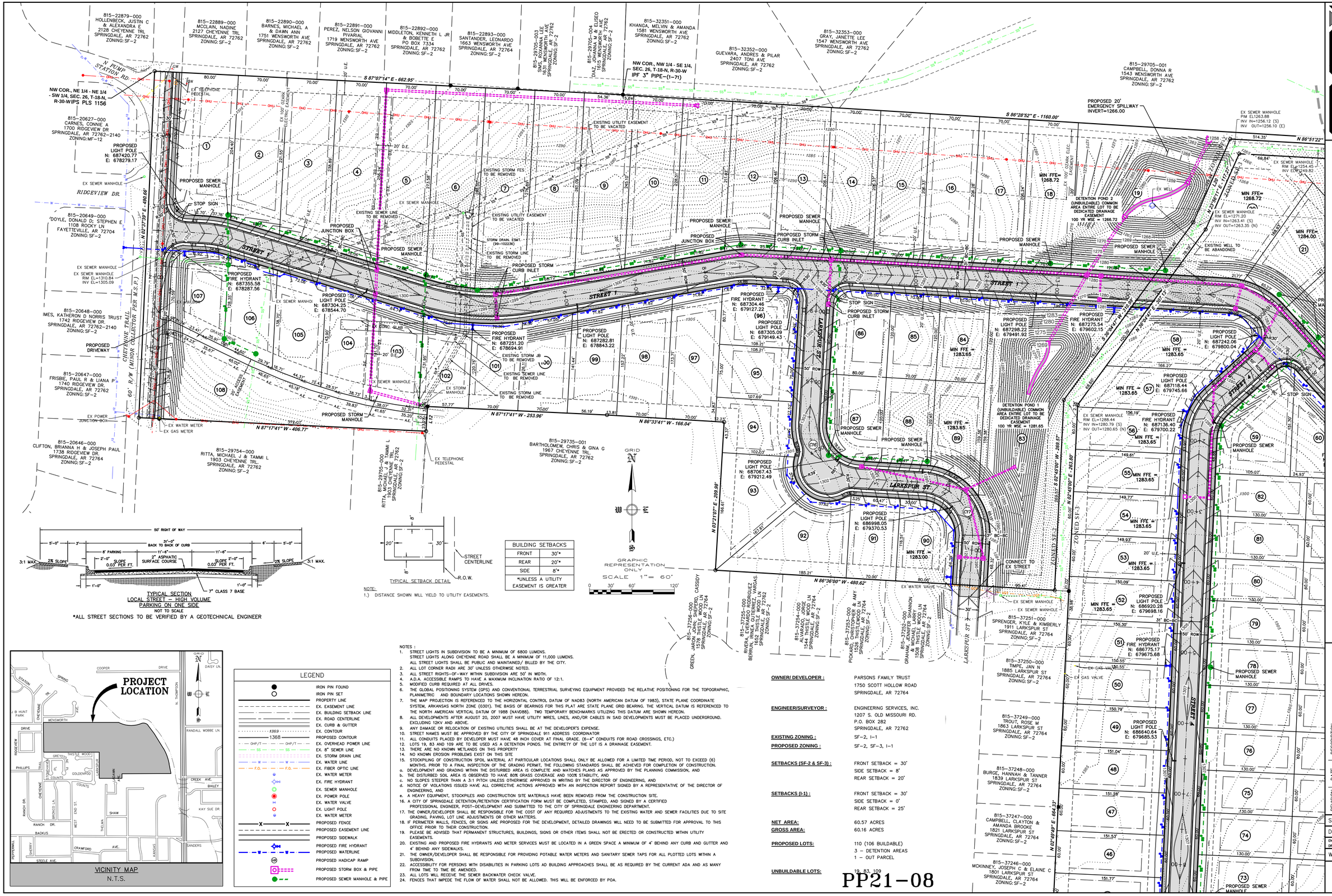
SCALE: 1"=100'
DATE: Jul 22, 2021
ENGINEER: BAM
DRAWN BY: JGA
W.O. #: 21917

PP21-08

1



TYPICAL SECTION
LOCAL STREET - HIGH VOLUME PARKING ON ONE SIDE
NOT TO SCALE

*ALL STREET SECTIONS TO BE VERIFIED BY A GEOTECHNICAL ENGINEER

TYPICAL SETBACK DETAIL

BUILDING SETBACKS	
FRONT	30'*
REAR	20'*
SIDE	8'*
*UNLESS A UTILITY EASEMENT IS GREATER	

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

VICINITY MAP
N.T.S.

LEGEND

	IRON PIN FOUND
	IRON PIN SET
	PROPERTY 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
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. WATER METER
X	PROPOSED FENCE
	PROPOSED EASEMENT LINE
	PROPOSED SIDEWALK
	PROPOSED FIRE HYDRANT
	PROPOSED WATERLINE
HP	PROPOSED HADICAP RAMP
	PROPOSED STORM BOX & PIPE
	PROPOSED SEWER MANHOLE & PIPE

NOTES :
1. STREET LIGHTS IN SUBDIVISION TO BE A MINIMUM OF 6800 LUMENS. STREET LIGHTS ALONG CHEYENNE ROAD SHALL BE A MINIMUM OF 11,000 LUMENS. ALL STREET LIGHTS SHALL BE PUBLIC AND MAINTAINED/ BILLED BY THE CITY.
2. ALL LOT CORNER RADII ARE 30' UNLESS OTHERWISE NOTED.
3. ALL STREET RIGHTS-OF-WAY WITHIN SUBDIVISION ARE 50' IN WIDTH.
4. A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
5. MODIFIED CURB REQUIRED AT ALL DRIVES.
6. THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
7. THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAT ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
8. ALL DEVELOPMENTS AFTER AUGUST 20, 2007 MUST HAVE UTILITY WIRES, LINES, AND/OR CABLES IN SAID DEVELOPMENTS MUST BE PLACED UNDERGROUND. EXCLUDING 12KV AND ABOVE.
9. ANY DAMAGE OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
10. STREET NAMES MUST BE APPROVED BY THE CITY OF SPRINGDALE 911 ADDRESS COORDINATOR
11. ALL CONDUITS PLACED BY DEVELOPER MUST HAVE 48 INCH COVER AT FINAL GRADE. (6-4" CONDUITS FOR ROAD CROSSINGS, ETC.)
12. LOTS 19, 83 AND 109 ARE TO BE USED AS A DETENTION PONDS. THE ENTIRETY OF THE LOT IS A DRAINAGE EASEMENT.
13. THERE ARE NO KNOWN WETLANDS ON THIS PROPERTY
14. NO KNOWN EROSION PROBLEMS EXIST ON THIS SITE
15. 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. A HEAVY EQUIPMENT, STOCKPILES AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
16. 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.
17. 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.
18. 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.
19. PLEASE BE ADVISED THAT PERMANENT STRUCTURES, BUILDINGS, SIGNS OR OTHER ITEMS SHALL NOT BE ERECTED OR CONSTRUCTED WITHIN UTILITY EASEMENTS.
20. EXISTING AND PROPOSED FIRE HYDRANTS AND METER SERVICES MUST BE LOCATED IN A GREEN SPACE A MINIMUM OF 4' BEHIND ANY CURB AND GUTTER AND 4' BEHIND ANY SIDEWALKS.
21. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING POTABLE WATER METERS AND SANITARY SEWER TAPS FOR ALL PLOTTED LOTS WITHIN A SUBDIVISION.
22. ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AD BUILDING APPROACHES SHALL BE AS REQUIRED BY THE CURRENT ADA AND AS MANY FROM TIME TO TIME BE AMENDED.
23. ALL LOTS WILL RECEIVE THE SEWER BACKWATER CHECK VALVE.
24. FENCES THAT IMPEDE THE FLOW OF WATER SHALL NOT BE ALLOWED. THIS WILL BE ENFORCED BY POA.

OWNER/ DEVELOPER : PARSONS FAMILY TRUST
1750 SCOTT HOLLOW ROAD
SPRINGDALE, AR 72764

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

EXISTING ZONING : SF-2, I-1

PROPOSED ZONING : SF-2, SF-3, I-1

SETBACKS (SF-2 & SF-3) : FRONT SETBACK = 30'
SIDE SETBACK = 8'
REAR SETBACK = 20'

SETBACKS (I-1) : FRONT SETBACK = 30'
SIDE SETBACK = 0'
REAR SETBACK = 25'

NET AREA: 60.57 ACRES
GROSS AREA: 60.16 ACRES

PROPOSED LOTS: 110 (106 BUILDABLE)
3 - DETENTION AREAS
1 - OUT PARCEL

UNBUILDABLE LOTS: 19, 83, 109

PP21-08

ENGINEERING SERVICES INC.
1207 S. OLD MISSOURI
SPRINGDALE, ARKANSAS 72764

PRELIMINARY PLAT
NATURE WALK SUBDIVISION
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2021, ENGINEERING SERVICES, INC. 7/21/2021 1:31 PM
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SCALE: 1"=60'
DATE: Jul 22, 2021
ENGINEER: BAM
DRAWN BY: JCA
W.O. #: 21917

2

GRID N

GRAPHIC REPRESENTATION ONLY

SCALE 1" = 60'

0 30' 60' 120'

ENGINEERING SERVICES INC.
1543 WENSWORTH AVE
SPRINGDALE, ARKANSAS 72764

PRELIMINARY PLAT
NATURE WALK SUBDIVISION
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=60'

DATE: Jul 22, 2021

ENGINEER: BAM
DRAWN BY: JGA

W.O. #: 21917

PP21-08

3

PRELIMINARY PLAT
NATURE WALK SUBDIVISION
SPRINGDALE, ARKANSAS

ENGINEERING SERVICES INC.
1703 S. 48TH STREET, SUITE 1
SPRINGDALE, ARKANSAS 72764

REVISION	DATE	DESCRIPTION

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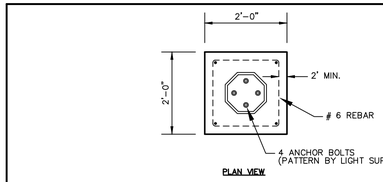
SCALE: 1"=60'

DATE: Jul 22, 2021

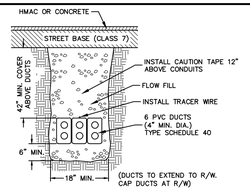
ENGINEER: BAM
DRAWN BY: JGA

W.O. #: 21917

PP21-08

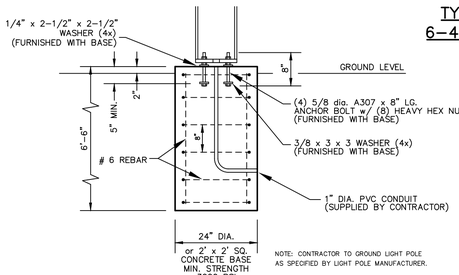


PLAN VIEW



TYPICAL SECTION 6-4" UTILITY DUCTS

NOT TO SCALE

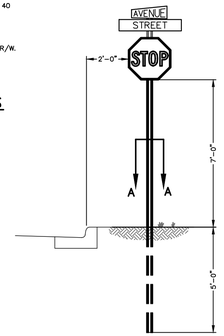


NOTE: CONTRACTOR TO GROUND LIGHT POLE AS SPECIFIED BY LIGHT POLE MANUFACTURER.

SECTION VIEW

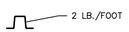
LIGHT POLE FOOTING DETAIL

NOT TO SCALE



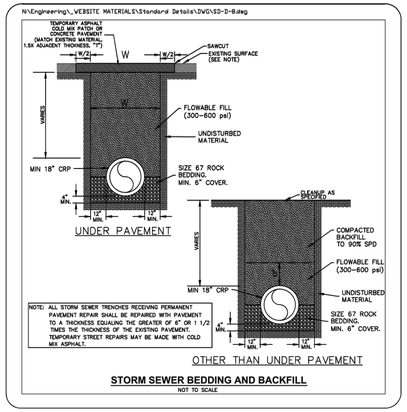
STOP SIGN DETAIL

NOT TO SCALE



SECTION A–A
U-CHANNEL SIGN SUPPORT

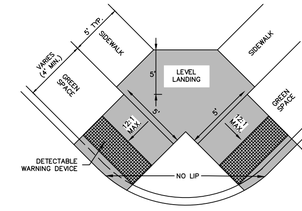
NOTE : SIGN SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AS APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION AND AHTD AND WASHINGTON COUNTY STANDARDS



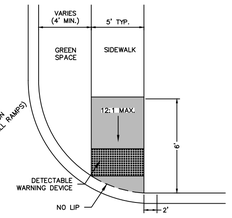
STORM SEWER BEDDING AND BACKFILL

NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016 DESIGNED BY: KPP DRAWN BY: KPP CHECKED BY: BNB APPROVED BY: BNB	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-8	



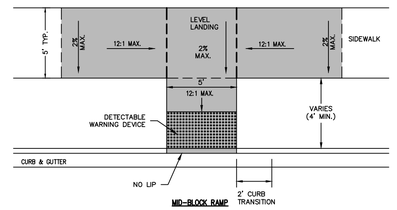
TYPE 1 RAMP



TYPE 2 RAMP

NOTES:

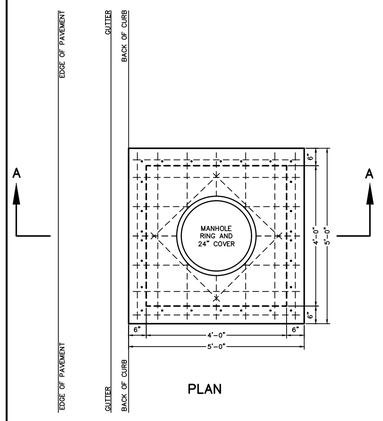
1) THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.
2) THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
3) THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".
4) DETECTABLE WARNING DEVICES SHALL BE PLACED AT THE LOCATIONS WHERE RAMPS CROSS A CURB.



MID-BLOCK RAMP

HANDICAP RAMP DETAILS

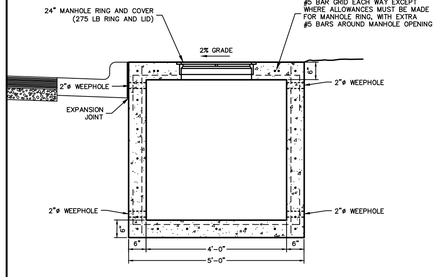
NOT TO SCALE



PLAN

NOTES:

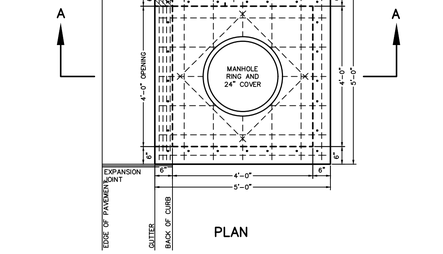
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1-1/2" COVER UNLESS OTHERWISE NOTED.
3. CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
4. WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, THE GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.
5. PIPES MAY ENTER BOX FROM ANY ANGLE OF ELEVATION AS DIRECTED BY THE ENGINEER. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1-1/2".
6. THE EXPANSION JOINT SHALL HAVE A THICKNESS OF 1-1/2" AND CONFORM TO AASHTO M213.
7. REFER TO PLAN AND PROFILE SHEETS TO DETERMINE EXTENSIONS AND SIZE (IF ANY) ACCOMPANYING DROP INLETS.
8. EXTENSIONS WITH LENGTHS DESIGNATED ON THE PLANS EXCEEDING 8'-0" SHALL HAVE THE SAME INSIDE DEPTH DIMENSIONS AS STATED ON DETAILS UNLESS OTHERWISE NOTED.
9. CONCRETE FOR RECTANGULAR DROP INLETS SHALL BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4–7% AIR ENTRAINMENT.
10. ALL REINFORCING TO BE #5 BAR GRID @ 10" O.C., E.W. EXCEPT WHERE ALLOWANCES MUST BE MADE FOR PIPES, OPENING, OR MANHOLE RING.
11. NEOPRENE–COATED STEEL STEPS ARE TO BE INSTALLED IN ALL DROP INLETS AND JUNCTION BOXES WITH A DEPTH OF 4'–0" OR GREATER. STEP SPACING TO BE 12".
12. BOTTOM OF DRAINAGE BOX TO BE AT 0.5% MINIMUM SLOPE FROM INLET TO OUTLET.



SECTION A–A

TYPICAL JUNCTION BOX

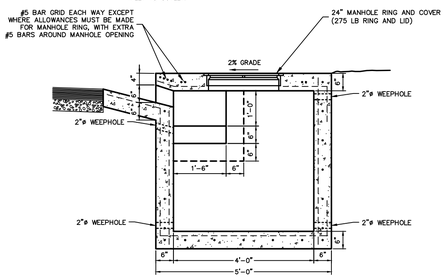
NOT TO SCALE



PLAN

NOTES:

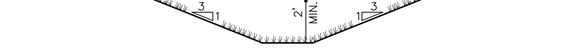
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1–1/2" COVER UNLESS OTHERWISE NOTED.
3. CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
4. WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, THE GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.
5. PIPES MAY ENTER BOX FROM ANY ANGLE OF ELEVATION AS DIRECTED BY THE ENGINEER. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1–1/2".
6. THE EXPANSION JOINT SHALL HAVE A THICKNESS OF 1–1/2" AND CONFORM TO AASHTO M213.
7. REFER TO PLAN AND PROFILE SHEETS TO DETERMINE EXTENSIONS AND SIZE (IF ANY) ACCOMPANYING DROP INLETS.
8. EXTENSIONS WITH LENGTHS DESIGNATED ON THE PLANS EXCEEDING 8'–0" SHALL HAVE THE SAME INSIDE DEPTH DIMENSIONS AS STATED ON DETAILS UNLESS OTHERWISE NOTED.
9. CONCRETE FOR RECTANGULAR DROP INLETS SHALL BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4–7% AIR ENTRAINMENT.
10. ALL REINFORCING TO BE #5 BAR GRID @ 10" O.C., E.W. EXCEPT WHERE ALLOWANCES MUST BE MADE FOR PIPES, OPENING, OR MANHOLE RING.
11. NEOPRENE–COATED STEEL STEPS ARE TO BE INSTALLED IN ALL DROP INLETS AND JUNCTION BOXES WITH A DEPTH OF 4'–0" OR GREATER. STEP SPACING TO BE 12".
12. BOTTOM OF DRAINAGE BOX TO BE AT 0.5% MINIMUM SLOPE FROM INLET TO OUTLET.



SECTION A–A

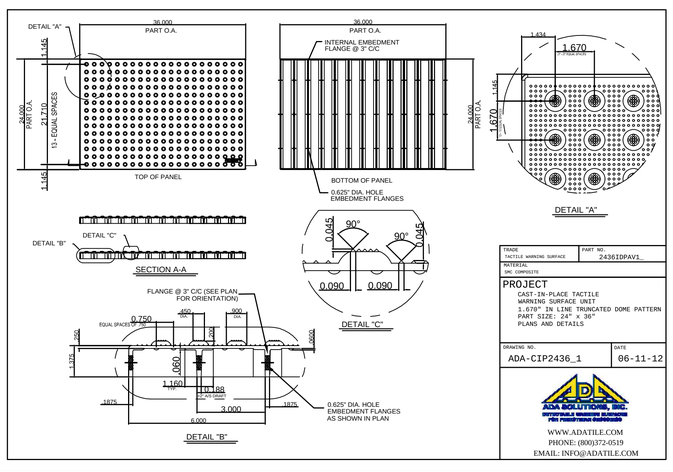
TYPICAL DROP INLET

NOT TO SCALE



TYPICAL SWALE SECTION

NOTE : SWALE TO BE SODDED.



TRADE: TACTILE WARNING SURFACE	PART NO.: 2436IDPAVI_
MATERIAL: SMC COMPOSITE	

PROJECT
CAST-IN-PLACE TACTILE WARNING SURFACE UNIT 1.670" IN LINE TRUNCATED DOME PATTERN PART SIZE: 24" x 36" PLANS AND DETAILS

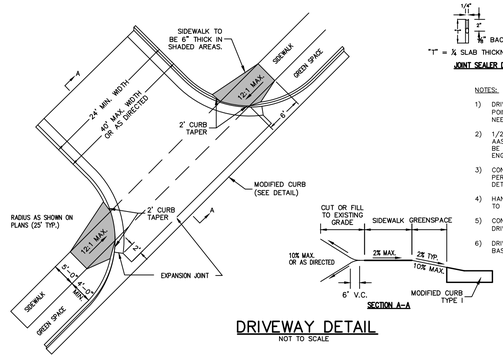
DRAWING NO.	DATE
ADA-CIP2436_1	06-11-12

ADA SOLUTIONS, INC.
DETECTABLE WARNING SURFACES
FOR PUBLIC RIGHTS-OF-WAY
WWW.ADATILE.COM
PHONE: (800)372-0519
EMAIL: INFO@ADATILE.COM

JOINT SEALER DETAIL

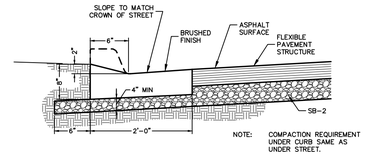
NOTES:

1) DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2) 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3) CONCRETE CURB TO BE SAW-CUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
4) HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
5) CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
6) DRIVEWAY SECTION TO BE 3" ASPHALT WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.



DRIVEWAY DETAIL

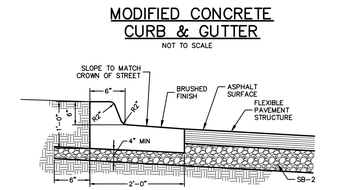
NOT TO SCALE



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

MODIFIED CONCRETE CURB & GUTTER

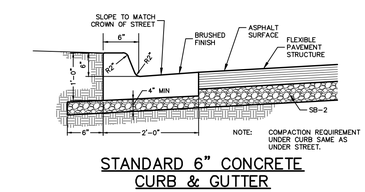
NOT TO SCALE



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

STANDARD 6" CONCRETE SPILL CURB & GUTTER

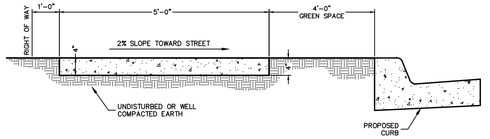
NOT TO SCALE



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

STANDARD 6" CONCRETE CURB & GUTTER

NOT TO SCALE



NOTE: PROVIDE EXPANSION JOINTS AT EACH STRUCTURE, CURB, AND A MINIMUM INTERVAL OF 200 FOOT.

NOTE: TRANSVERSE JOINTS BETWEEN EXPANSION JOINTS TO BE SCORED AT 5 FOOT INTERVALS.

SIDEWALK DETAIL

NOT TO SCALE

ENGINEERING SERVICES INC.
1701 MAIN STREET
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS
NATURE WALK SUBDIVISION
SPRINGDALE, ARKANSAS

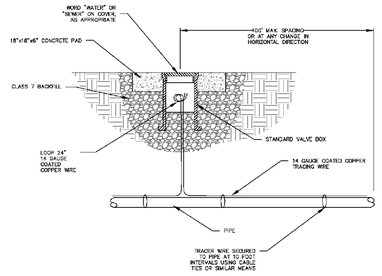
REVISION	DATE	DESCRIPTION

© COPYRIGHT 2021, ENGINEERING SERVICES, INC. 7/21/2021 4:21 PM
C:\2020\20-144\Civil\Drawings\20-144 TYPICAL DETAILS.dwg

SCALE: N.T.S.
DATE: Jul 21, 2021
ENGINEER: BAM
DRAWN BY: JRC
W.O. #: 21917

PP21-08

5



TRACING WIRE CONNECTION PORT

N.T.S.

SPRINGDALE WATER UTILITIES

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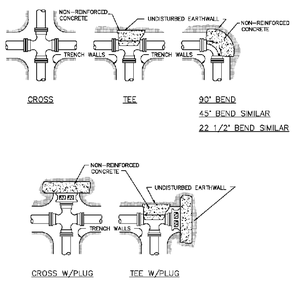
MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: CAC | DRAWING NO. M-1 | DATE: AUGUST 2014



REACTION BACKING TABLE				
SIZE	REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING			
	TYPE OF FITTINGS			
	TEE	90°	45°	22 1/2°
3"	1	1	1	1
4"	1	1	1	1
6"	2	2	1	1
8"	3	3	2	1
10"	4	4	3	2
12"	7	7	4	2
14"	10	10	5	3
16"	13	13	7	4
18"	17	17	9	5
20"	21	21	12	6
24"	28	28	14	7
30"	38	38	20	10
30"	59	59	32	16
36"	85	85	46	23

NOTES:

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

REACTION BACKING

N.T.S.

SPRINGDALE WATER UTILITIES

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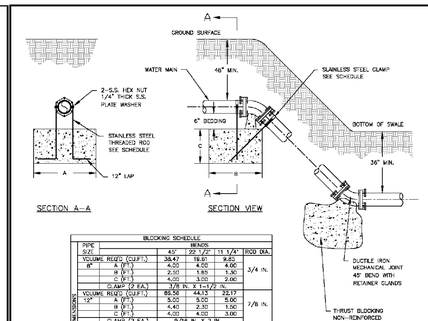
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: KMI/JNK | DRAWING NO. S-3 | DATE: MARCH 2008



SECTION A-A

SECTION VIEW

BLOCKING SCHEDULE					
PIPE SIZE		BENDS			
		45°	22 1/2°	11 1/4°	ROD DIA.
6"	VOLUME REQ'D. (CU.FT.)	38.47	19.91	9.85	3/4 IN.
	A (FT.)	4.00	4.00	4.00	
	B (FT.)	2.50	1.85	1.30	
	C (FT.)	4.00	3.00	2.00	
	CLAMP (2 EA.)	3/8 IN. X 1-1/2 IN.			
12"	VOLUME REQ'D. (CU.FT.)	85.56	44.13	22.17	7/8 IN.
	A (FT.)	5.00	5.00	5.00	
	B (FT.)	4.40	2.30	1.50	
	C (FT.)	4.00	4.00	3.00	
	CLAMP (2 EA.)	3/16 IN. X 2 IN.			
20"	VOLUME REQ'D. (CU.FT.)	240.43	123.25	65.66	1 IN.
	A (FT.)	6.00	6.00	6.00	
	B (FT.)	5.15	4.20	2.75	
	C (FT.)	6.00	5.00	4.00	
	CLAMP (2 EA.)	5/8 IN. X 3-3/8 IN.			
24"	VOLUME REQ'D. (CU.FT.)	346.25	180.36	94.58	1 IN.
	A (FT.)	6.00	6.00	6.00	
	B (FT.)	7.25	4.80	3.20	
	C (FT.)	8.00	7.00	5.00	
	CLAMP (2 EA.)	5/8 IN. X 3 IN.			

VOLUME CALCULATED ON 11H BASIS OF CONCRETE REACTING THRUST ON THE RESPECTIVE BENDS UNDER AN INTERNAL PRESSURE OF 150 PSI AND THE WEIGHT OF CONCRETE IS 150 LBS PER CU. FT.

NOTES:

1. DIMENSIONS AND CONCRETE VOLUMES SHOWN ARE GENERAL IN NATURE, EXACT SIZING SHALL BE BASED ON ENGINEER'S DESIGNS.
2. ALL FITTINGS SHALL BE MECHANICAL JOINTS.
3. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
4. WRAP ALL FITTINGS WITH POLYETHYLENE.
5. RETAINERS TO BE MEGA-LUG WITH 3/4" STAINLESS STEEL ALL THREAD RESTRAINING RODS OR APPROVED EQUAL.

VERTICAL TIE-DOWN BLOCKING

N.T.S.

SPRINGDALE WATER UTILITIES

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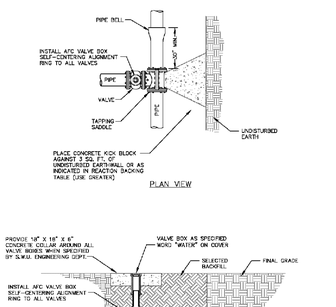
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO. S-4 | DATE: MARCH 2008



TAPPING SADDLE & VALVE

N.T.S.

SPRINGDALE WATER UTILITIES

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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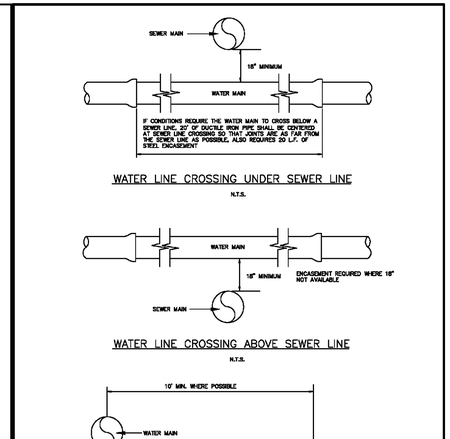

SPRINGDALE WATER UTILITIES

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

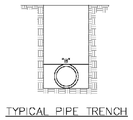
DRAWN BY: CAC | DRAWING NO. S-6 | DATE: MARCH 2008

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 B03. 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

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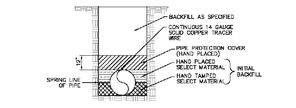
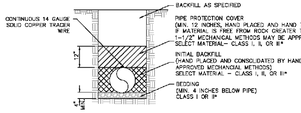


D.I. PRESSURE WATER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 2")

N.T.S.



D.I. PRESSURE PIPE TRENCH FOR FORCE MAINS

(STANDARD LAYING CONDITION "TYPE 3")

N.T.S.

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

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

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

SPRINGDALE WATER UTILITIES

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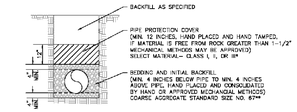
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

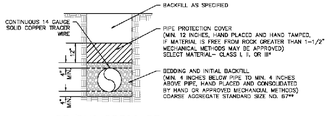
DRAWN BY: TLS | DRAWING NO. S-18 | DATE: AUGUST 2014



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 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

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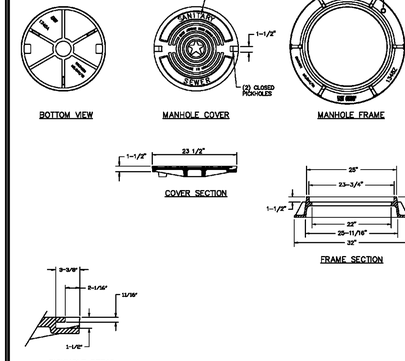

MANHOLE FRAME & COVER

(WITHIN AND OUTSIDE OF STREETS AND OTHER DRIVING SURFACES)

N.T.S.

VULCAN FOUNDRY V-1348-1

NOTE
MINIMUM WEIGHTS:
COVER: 130 LBS
FRAME: 140 LBS
MINIMUM COMBINED WEIGHT: 260 LBS
(SEE SPECS FOR ADDITIONAL REQUIREMENTS)

SPRINGDALE WATER UTILITIES

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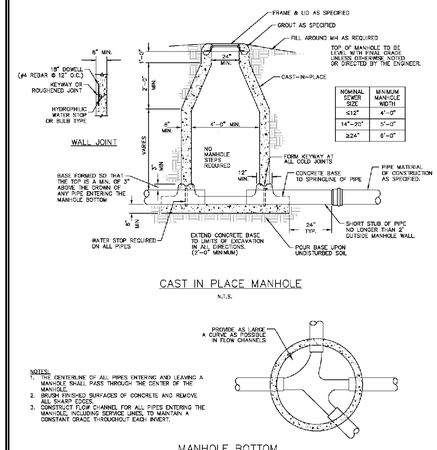
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: JNK | DRAWING NO. S-7 | DATE: MARCH 2008



CAST IN PLACE MANHOLE

N.T.S.

NOTES:

1. THE CENTERLINE OF ALL PIPES ENTERING AND LEAVING A MANHOLE SHALL PASS THROUGH THE CENTER OF THE MANHOLE.
2. BRUSH FINISHED SURFACES OF CONCRETE AND REMOVE ALL SHARP EDGES.
3. CONSTRUCT FLOW CHANNEL FOR ALL PIPES ENTERING THE MANHOLE, INCLUDING SERVICE LINES, TO MAINTAIN A CONSTANT GRADE THROUGHOUT EACH INVERT.

MANHOLE BOTTOM

FOR 6" THROUGH 24" SEWER MAINS

(MANHOLES FOR SEWER MAINS LARGER THAN 24" REQUIRE INDIVIDUAL DESIGN)

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO. S-11 | DATE: MARCH 2008

ENGINEERING SERVICES INC.
1770 E. JOYCE BLVD.
SPRINGDALE, ARKANSAS 72764

WATER & SEWER DETAILS
NATURE WALK SUBDIVISION
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: N.T.S.

DATE: Jul 21, 2021

ENGINEER: BAM
DRAWN BY: JRC

W.O. #: 21917

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PP21-08

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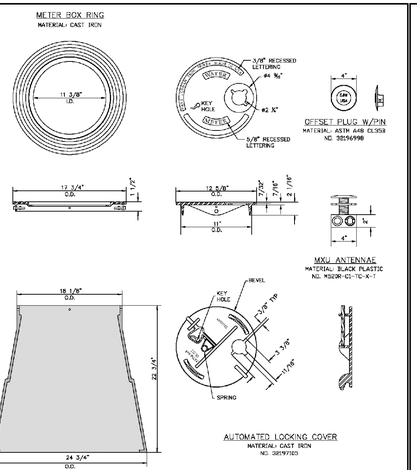

STANDARD METER BOX

N.T.S.

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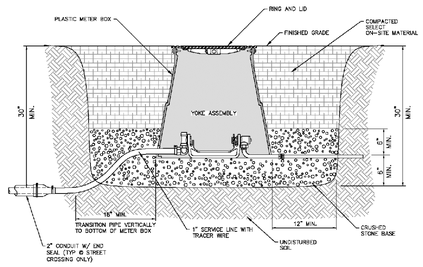
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-22 | DATE: AUGUST 2014



STANDARD METER BOX INSTALLATION

SPLIT 5/8" X 3/4" METER SETTER (SH-DWH)
SINGLE 5/8" X 3/4" AND 1" METER SETTERS (SMILAX)

N.T.S.

NOTES:

1.) 2" CONDUITS TO BE INSTALLED ON ALL STREET CROSSINGS AND SHALL EXTEND FROM BACK OF SIDEWALK TO BACK OF SIDEWALK

2.) ALL SERVICE TUBING SHALL HAVE 30" MIN. COVER EXCEPT FOR TRANSITION TO METER BOX AS SHOWN ABOVE.

3.) SEE "TECHNICAL SPECIFICATIONS" FOR MATERIAL AND INSTALLATION SPECIFICATIONS

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

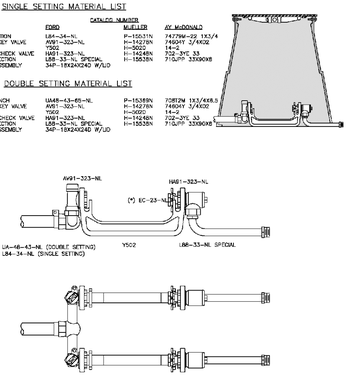
DRAWN BY: TLS | DRAWING NO: S-23 | DATE: OCTOBER 2014

SINGLE SETTING MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER FORD	MUELLER	AY McDONALD
1	INLET CONNECTION	LB4-24-NL	P-15051N	74779W-22 1X3/4
1	YOKE ANGLE KEY VALVE	AV91-323-NL	H-14278N	74604Y 2/4X32
1	YOKE ANG.	Y502	H-14278N	14-44
1	YOKE ANGLE CHECK VALVE	W81-323-NL	H-14248N	252-3YC 33
1	OUTLET CONNECTION	LB8-33-NL SPECIAL	H-15835N	710JP0 33X8X8
1	METER BOX ASSEMBLY	34P-15X24X24D W/LID		

DOUBLE SETTING MATERIAL LIST

1	ANGLE U BRANCH	LW48-43-66-NL	P-15389N	70812W 1X3/4X8.5
2	YOKE ANGLE KEY VALVE	AV91-323-NL	H-14278N	74604Y 2/4X32
2	YOKE ANG.	Y502	H-30021	14-44
2	YOKE ANGLE CHECK VALVE	W81-323-NL	H-14248N	252-3YC 33
1	OUTLET CONNECTION	LB8-33-NL SPECIAL	H-15835N	710JP0 33X8X8
1	METER BOX ASSEMBLY	34P-15X24X24D W/LID		



TYPICAL 5/8" DOUBLE METER SETTING

YOKE ASSEMBLY, 5/8" X 3/4" METER
3/4" COPPER OR PE P.J. TO 3/4" CTS PLASTIC OR MIP

N.T.S.

NOTES:

ALL MATERIALS INSTALLED IN POTABLE WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF "LEAD FREE" CONTAINED IN PUBLIC LAW 111-380.

*METER AND EXPANSION CONNECTION EC-23-NL ARE PROVIDED BY THE DEPARTMENT.

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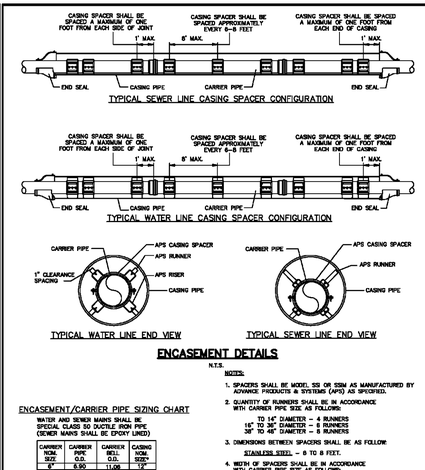
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-25 | DATE: AUGUST 2014



ENCASEMENT DETAILS

N.T.S.

NOTES:

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

ENCASEMENT/CARRIER PIPE SIZING CHART

WATER AND SEWER MAINS SHALL BE SPECIAL CLASS 150 DUCTILE IRON PIPE. (SEWER MAINS SHALL BE EPOXY LINED)

CARRIER NOM. SIZE	CARRIER PIPE O.D.	CARRIER BELL O.D.	CASING NOM. SIZE*
4"	4.80	9.05	12"
6"	6.90	11.08	14"
8"	9.05	13.31	16"
10"	11.20	15.62	20"
12"	13.20	17.88	24"
14"	15.30	20.25	24"
16"	17.40	22.60	24"
18"	19.50	24.75	30"
20"	21.60	27.00	30"
24"	25.80	31.50	36"

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

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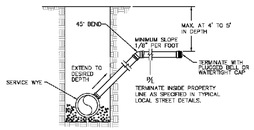
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: KM/JWK | DRAWING NO: S-31 | DATE: MARCH 2008



SEWER SERVICE CONNECTIONS

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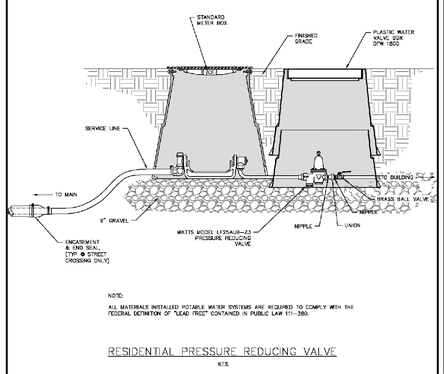
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



NOTE:

ALL MATERIALS INSTALLED POTABLE WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF "LEAD FREE" CONTAINED IN PUBLIC LAW 111-380.

RESIDENTIAL PRESSURE REDUCING VALVE

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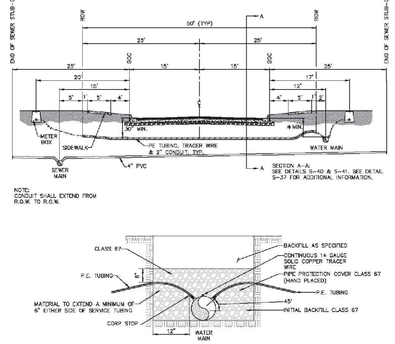
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: CAG | DRAWING NO: S-28 | DATE: AUGUST 2014

WIDTH OF STREET	WIDTH OF R.O.W.	C/L LOCATION OF SEWER MAIN	C/L LOCATION OF WATER MAIN	END LOCATION OF SEWER STUB-OUT	C/L LOCATION OF METER BOX (SHORT)	C/L LOCATION OF METER BOX (LONG)
26'	50'	15' BOC	12' BOC	23' BOC	16' BOC	21' BOC
36'	60'	17' BOC	14' BOC	25' BOC	17' BOC	23' BOC
48'	70'	18' BOC	15' BOC	28' BOC	18' BOC	24' BOC
60'	80'	19' BOC	16' BOC	29' BOC	19' BOC	26' BOC

NOTE:
CONSULT SAU ENGINEERING DEPT. FOR ADDITIONAL LOCATION DIMENSIONS WHICH SHALL BE GREATER THAN 80' IN WIDTH OR WHEN WIDTH OF SIDEWALK OR WIDTH OF GREENSPACE VARIES FROM TYPICAL.

(*) PIPE SIZE: MIN DEPTH
8"-12" 36"
12"-14" 48"
16" AND UP 60"



NOTE:
CONDUIT SHALL EXTEND FROM R.O.W. TO R.O.W.

TYPICAL LOCAL STREET SECTION/LAYOUT

30' WIDTH SHOWN (SEE CHART FOR 26', 48' & 60' WIDTHS)

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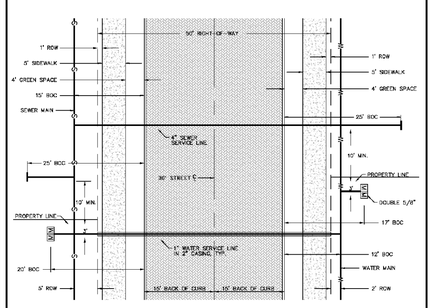
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: JSG | DRAWING NO: S-29 | DATE: JANUARY 2017

WIDTH OF STREET	WIDTH OF R.O.W.	C/L LOCATION OF SEWER MAIN	C/L LOCATION OF WATER MAIN	END LOCATION OF SEWER STUB-OUT	C/L LOCATION OF METER BOX (SHORT)	C/L LOCATION OF METER BOX (LONG)
26'	50'	15' BOC	12' BOC	23' BOC	16' BOC	21' BOC
36'	60'	17' BOC	14' BOC	25' BOC	17' BOC	23' BOC
48'	70'	18' BOC	15' BOC	28' BOC	18' BOC	24' BOC
60'	80'	19' BOC	16' BOC	29' BOC	19' BOC	26' BOC

NOTE:
CONSULT SAU ENGINEERING DEPT. FOR ADDITIONAL LOCATION DIMENSIONS WHICH SHALL BE GREATER THAN 80' IN WIDTH OR WHEN WIDTH OF SIDEWALK OR WIDTH OF GREENSPACE VARIES FROM TYPICAL.

NOTE:
CONDUIT SHALL EXTEND FROM R.O.W. TO R.O.W.



TYPICAL LOCAL STREET PLAN VIEW

30' WIDTH SHOWN (SEE CHART FOR 26', 48' & 60' WIDTHS)

N.T.S

SPRINGDALE WATER UTILITIES
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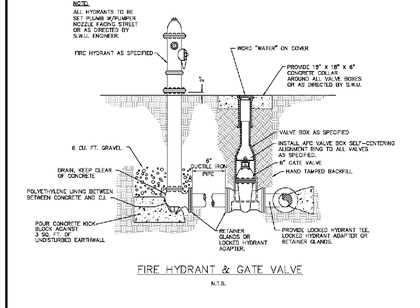
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-30 | DATE: MARCH 2008



FIRE HYDRANT & GATE VALVE

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: KM | DRAWING NO: S-1 | DATE: MARCH 2008

ESI
ENGINEERING SERVICES INC.
1701 S. MAIN STREET
SPRINGDALE, ARKANSAS 72764

WATER & SEWER DETAILS
NATURE WALK SUBDIVISION
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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C:\ESI\2021\21917 Nature Walk Subdivision\21917 Water & Sewer Details.dwg

SCALE: N.T.S.

DATE: Jul 21, 2021

ENGINEER: BAM
DRAWN BY: JRC

W.O. #: 21917

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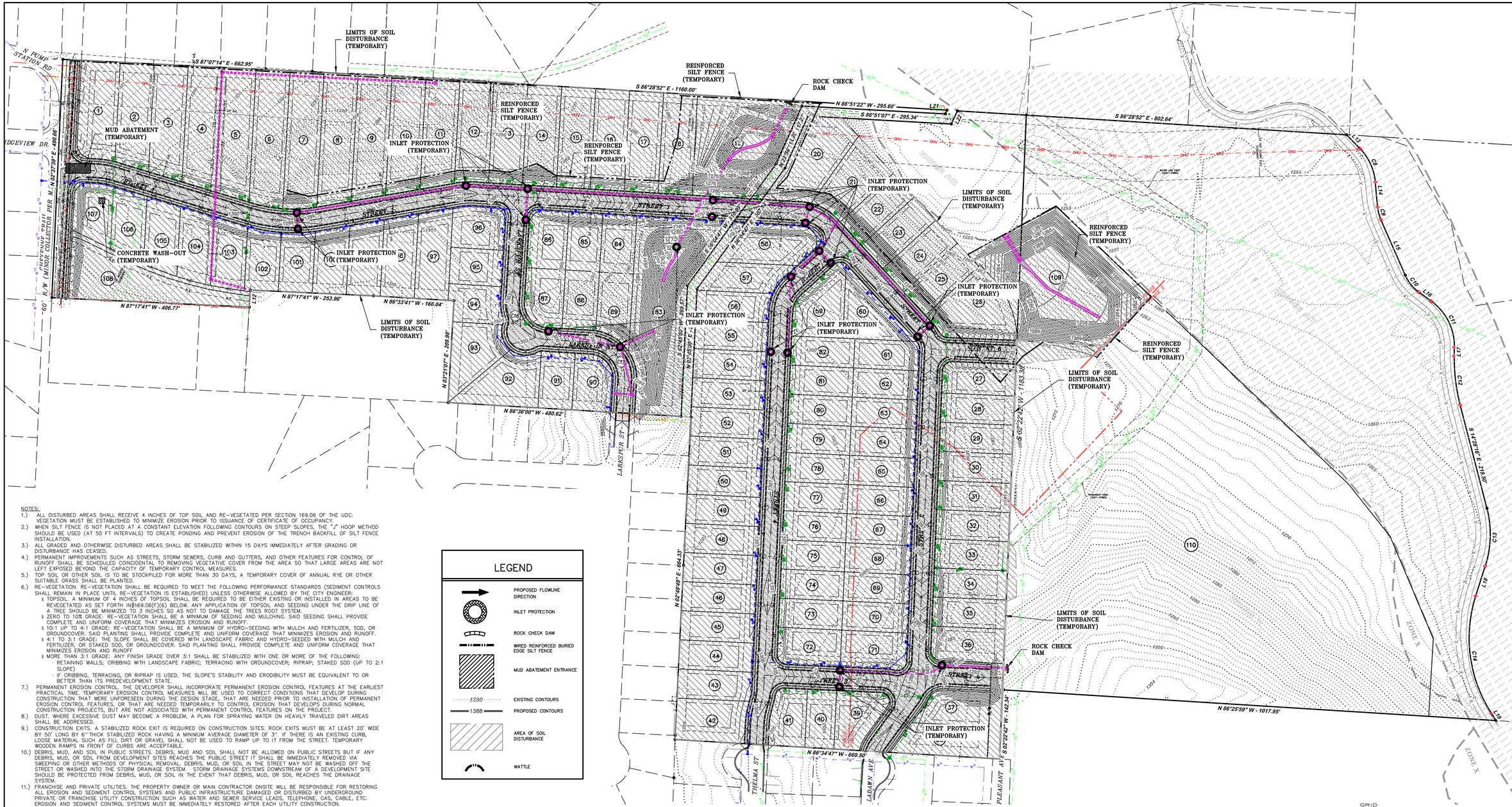

NOTES:

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 IS NOT PLACED AT A CONSTANT ELEVATION FOLLOWING CONTOURS ON STEEP SLOPES, THE "J" HOOP METHOD SHOULD BE USED (AT 50 FT INTERVALS) TO CREATE PONDING AND PREVENT EROSION OF THE TRENCH BACKFILL OF SILT FENCE INSTALLATION.

3.) ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.

4.) PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED CONCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.

5.) TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.

6.) RE-VEGETATION. RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER:
   - § TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE REVEGETATED AS SET FORTH IN§169.06(F)(6) BELOW. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE TREES ROOT SYSTEM.
   - § ZERO TO 10% GRADE: RE-VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
   - § 10:1 UP TO 4:1 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
   - § 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF
   - § MORE THAN 3:1 GRADE: ANY FINISH GRADE OVER 3:1 SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING:
     - RETAINING WALLS; CRIBBING WITH LANDSCAPE FABRIC; TERRACING WITH GROUNDCOVER; RIPRAP; STAKED SOD (UP TO 2:1 SLOPE)
     - IF CRIBBING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.

7.) PERMANENT EROSION CONTROL. THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.

8.) DUST. WHERE EXCESSIVE DUST MAY BECOME A PROBLEM, A PLAN FOR SPRAYING WATER ON HEAVILY TRAVELED DIRT AREAS SHALL BE ADDRESSED.

9.) CONSTRUCTION EXITS. A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE 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.

LEGEND

- PROPOSED FLOWLINE DIRECTION
- INLET PROTECTION
- ROCK CHECK DAM
- WIRED REINFORCED BURIED EDGE SILT FENCE
- MUD ABATEMENT ENTRANCE
- 1390 EXISTING CONTOURS
- 1388 PROPOSED CONTOURS
- AREA OF SOIL DISTURBANCE
- WATTLE

TOTAL DISTURBED AREA: 36.34 ACRES

NOTE:
NO MORE THAT 10 ACRES SHALL BE DISTURBED AT ANY ONE TIME. CONTRACTOR SHALL SUBMIT PHASING PLAN OF CONSTRUCTION PRIOR TO BEGINNING ANY WORK ON SITE.

NOTE:

NO CHANGE MAY BE MADE TO THESE APPROVED PLANS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF SPRINGDALE.

WITHIN 40 DAYS OF PLACEMENT OF CURBS, THEY SHALL BE BACKFILLED, FINE GRADED WITH A MINIMUM OF 4-INCHES OF TOPSOIL AND HYDROMULCHED OR SODDED WITH PERMANENT GRASSES.

ALL DISTURBED AREAS, THAT ARE NOT PAVED, SHALL BE TOPSOILED, SEEDED AND STRAWED UNTIL GRASS IS ESTABLISHED.

CONSTRUCTION SEQUENCE:

1.) INSTALL EROSION CONTROL.
2.) STRIP EXISTING TOP SOIL.
3.) PREPARE SUB-GRADE AND BASE MATERIAL.
4.) POUR CONCRETE AND ASPHALT.
5.) FINAL GRADING AND ESTABLISH VEGETATION.

NOTES:

1) NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE.
2) SEED AND MULCH SHALL BE PLACED (BY OWNER) IN ALL AREAS WHERE VEGETATION IS DISTURBED.
3) STRAW AND WOOD CHIPS SHALL BE PLACED TO PROVIDE TEMPORARY PROTECTION WHILE FINAL GRADING IS BEING COMPLETED.
4) PLACE BIG RED FILTER ON ALL CURB INLETS.

*SILT FENCE IS USED AS AN ENERGY DISSIPATION DEVICE

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

*SILT FENCE MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED

AREA OF SOIL DISTURBANCE: 36.34 ACRES

GRID N

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 100'
0 50' 100' 200'

PP21-08

ENGINEERING SERVICES INC.
1551 S. MAIN STREET
SPRINGDALE, ARKANSAS 72764

STORM WATER POLLUTION PREVENTION PLAN
NATURE WALK SUBDIVISION
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: 1"=100'
DATE: Jul 21, 2021
ENGINEER: BAM
DRAWN BY: JGA
W.O. #: 21917

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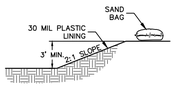
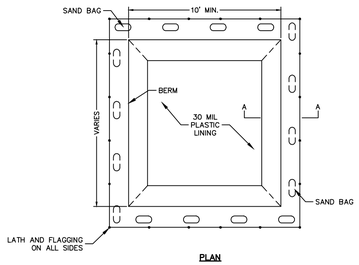


SECTION A – A



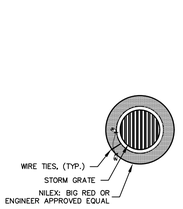
PLAN

NOTES:

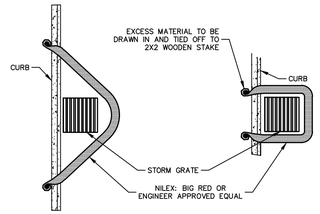
1) LATH AND FLAGGING SHOULD BE COMMERCIAL TYPE.
2) PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 30 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

CONCRETE WASH–OUT AREA

NOT TO SCALE

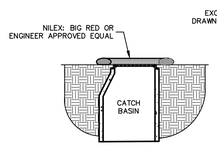


DRAIN INLET PLAN

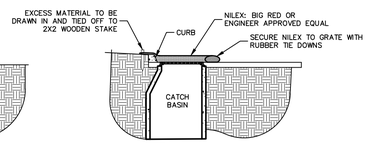


CURBSIDDE OPTION "A" PLAN

CURBSIDDE OPTION "B" PLAN



DRAIN INLET SECTION



CURBSIDE SECTION

NOTES:

1) ALL MATERIAL TO MEET SPECIFICATIONS.
2) NILEX–BIG RED TO MEET APPLICATION REQUIREMENTS.
3) COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

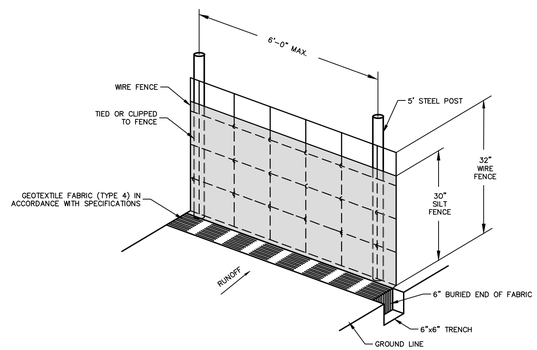
INLET PROTECTION

NOT TO SCALE

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.

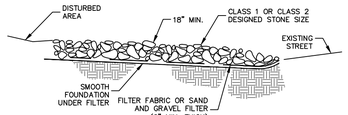


SILT FENCE NOTES

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



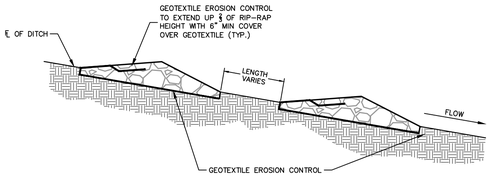
TYPICAL SECTION

NOTES:

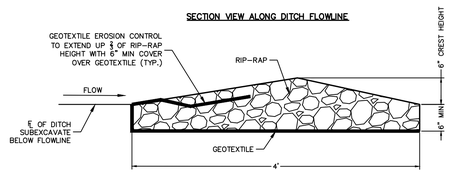
1) MINIMUM THICKNESS SHALL BE 18". THE STONE DIAMETER, NEVER LESS THAN 6".
2) MINIMUM LENGTH SHALL BE 50'

MUD ABATEMENT ENTRANCE

NOT TO SCALE



SECTION VIEW ALONG DITCH FLOWLINE

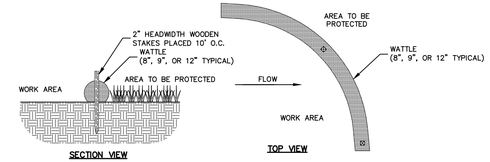


SECTION VIEW OF CHECK DAM

NOTES:

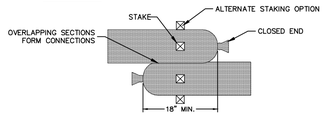
1. RIP–RAP SIZE D50 = 6" OR AS SHOWN ON THE PLANS.

ROCK CHECK DAM



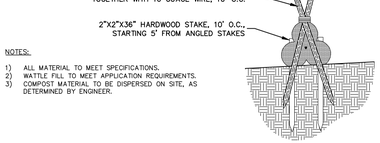
SECTION VIEW

TOP VIEW



COMPOST SOCK CONNECTION/ ATTACHMENT DETAIL

PYRAMID STAKING DETAIL

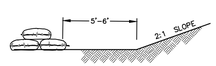


NOTES:

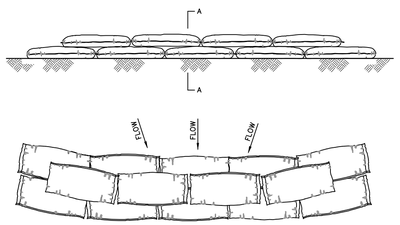
1) ALL MATERIAL TO MEET SPECIFICATIONS.
2) WATTLE FILL TO MEET APPLICATION REQUIREMENTS.
3) COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

CHECK DAM DETAIL

NOT TO SCALE



SECTION A – A



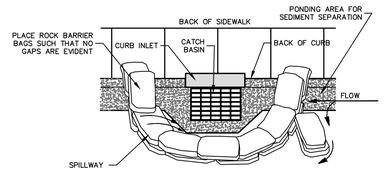
PLAN

NOTES:

1) THE SAND BAGS SHALL BE PLACED ON SLOPE CONTOUR.
2) BAGS TO BE PLACED IN A ROW WITH THE ENDS TIGHTLY ABUTTING. TAMP THE BACKFILL MATERIAL TO PREVENT EROSION OR FLOW AROUND BAGS

SANDBAG DIKE

NOT TO SCALE



NOTES:
1) BAGS OF WOVEN GEOTEXTILE FABRIC, FILLED WITH GRAVEL MUST BE LAYERED SUCH THAT NO GAPS ARE EVIDENT.
2) LEAVE ONE SANDBAG GAP IN THE TOP ROW ON THE SIDE AWAY FROM FLOW, TO PROVIDE A SPILLWAY; OR IN THE CENTER IF PONDING IS NEEDED ON BOTH SIDES.
3) INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY

CURB INLET PROTECTION SETUP

NOT TO SCALE

STORM WATER POLLUTION PREVENTION DETAILS
NATURE WALK SUBDIVISION
SPRINGDALE, ARKANSAS

ENGINEERING SERVICES INC.
1707 S. 48th STREET, SUITE 1
SPRINGDALE, ARKANSAS 72764

REVISION	DATE	DESCRIPTION

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SCALE: N.T.S.

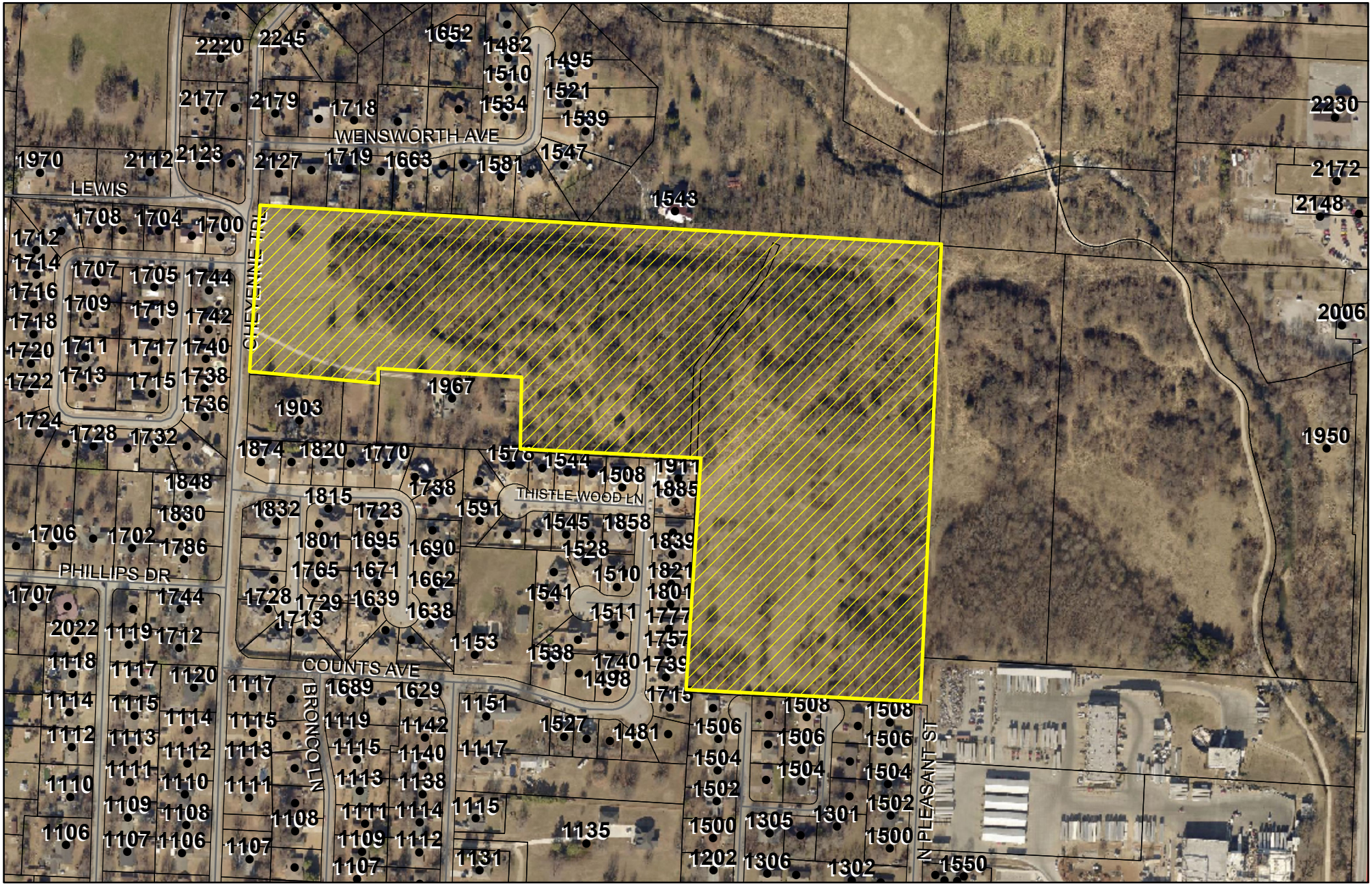
DATE: Jul 21, 2021

ENGINEER: BAM
DRAWN BY: JGA

W.O. #: 21917

PP21–08

9



N

0 75 150 300 450 600 Feet

For Location Reference Only

FILE NO. PP21-08
APPLICANT: ESI
REQUEST: Preliminary Plat East of Cheyenne Trail and North of Larkspur St & Thelma St (Nature Walk)

PLANNING COMMISSION MEETING
August 3, 2021

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: July 29, 2021

RE: **PP21-14** **Preliminary Plat** **Noah's Landing**

Planning Comments:

1. Please provide an explanation of how the private access road will be maintained.
2. Please ensure that all comments from utilities are addressed prior to Planning Commission.

Engineering Summary:

- Add note about required detention certification
- Provide erosion control plan for grading phase
- Provide signage plan
    - Please include clear signage for private fire access drive since gate is not visible from 56th St
- Specify which side permits parking and show no parking signs on opposite side
- Revise street dimensions to match what is shown in the local street cross section
- Provide justification for High Volume Local Street – HVL is used for traffic counts of 500+ cars per day
- Provide improvements for frontage on S 56th St or request waiver

Engineering Comments:

1. **Chapter 106 – Stormwater Drainage**
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)
   - *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
       - Requires a 1"=200' minimum scale 2-foot contour map.
       - Show existing and proposed contours.
           - **Provide a grading plan.**
2. **Chapter 106 – Stormwater Drainage**
   - *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."

- **Add above note to plat.**
- **Provide Erosion Control for grading phase.**

3. **Chapter 107 – Stormwater Pollution**

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

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

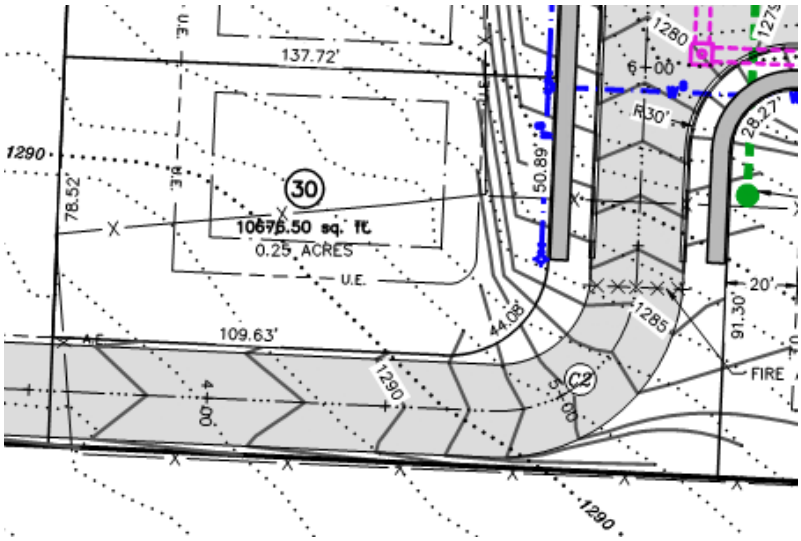
- *107.3.D.c* - A grading and drainage plan is required for all developments showing that each lot drains to the street right-of-way, a dedicated drainage easement with improvements, or an existing drainage way without flowing across a neighboring lot. No drainage from roof drains, landscaping, or lot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

- **Provide a grading plan.**

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

(Ord. No. 3258, § 1, 11-12-02)

- **Revise street layout on the plat to match the street section shown.**
- **Provide Signage Plan.**
  - **Please provide signage that shows the private fire access drive is not for the public since the gate is not visible from the road.**
- **Specify which side permits parking and show no parking signs on opposite side.**
- **Section of street below should be improved to MSP standards since it is a part of the subdivision.**



- **Label ROW.**
- **Typical section does not add up (lanes and full width).**
- **Use typical section for Low Volume Local (10.5' lanes).**
    - **Provide justification for this street being a High Volume Local street. The street section shown does not match either local street section on the MSP.**
    - **Traffic counts for high volume are between 500-5000 according to MSP**
    - **Speed limits for high volume local are set to 30 mph, this is not recommended for residential streets**

5. **Chapter 112 – Subdivisions**

   (Code 1973, § 30-1)

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

6. **Chapter 130 – Zoning Ordinance**

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

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

7. **Other:**

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

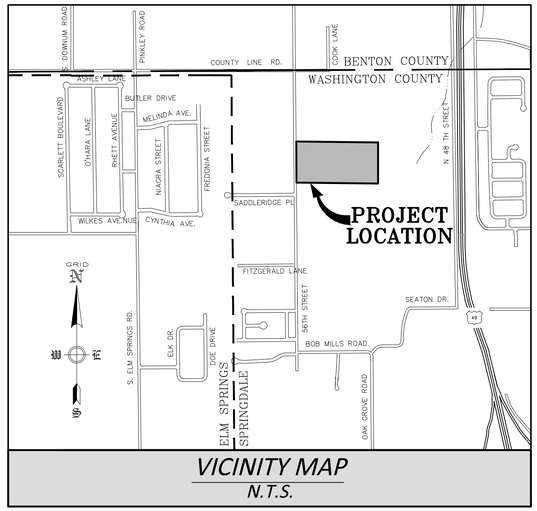
   - *Construct-ability Review –* At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.

CONTACT LIST
BLACK HILLS ENERGY SCOTT STOKES – 479-575-1424
OZARKS ELECTRIC COOPERATIVE MIKE PHIPPS – 479-684-4696
SPRINGDALE WATER UTILITIES LARRY PECKHAM – 479-751-5751
COX COMMUNICATION CHRIS BYRD – 479-751-2000
AT&T LAYNE RHODES – 479-442-1977
SPRINGDALE FIRE DEPARTMENT DUANE MILLER – 479-750-8190

NOTE :

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

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



PLANS FOR A

REVISED PRELIMINARY PLAT

FOR

NOAH'S LANDING SUBDIVISION

IN THE CITY OF

SPRINGDALE, ARKANSAS

PP21-14

July 1, 2021

BY

ENGINEERING SERVICES INC.

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

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
1	PRELIMINARY PLAT
2	TYPICAL DETAILS
3	STORM WATER POLLUTION PREVENTION PLAN
4	STORM WATER POLLUTION PREVENTION DETAILS

OWNER : NOAH'S LANDING, LLC
C/O P.O. BOX 282
SPRINGDALE, AR 72765

DEVELOPER : HYLTON RD. REAL ESTATE
207 S OLD MISSOURI RD
SPRINGDALE, AR 72765

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

ZONING : SF-2 (LOW DENSITY SINGLE FAMILY)

SETBACKS : FRONT SETBACK = 30'
SIDE SETBACK = 8'
(SUBJECT TO APPLICABLE FIRE AND BUILDING CODES)
REAR SETBACK = 20'

PROPOSED LOTS : 31 (29 RESIDENTIAL)

FLOOD PLAIN ZONING:

THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #05143C0055 F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: MAY 16, 2008.

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

NOTES :

ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS.

ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES OF THE CITY OF SPRINGDALE WATER UTILITIES. ADOPTED MARCH 10TH, 1987 BY ORDINACNE NO. 1640. AMENDED AUGUST 27, 2014 BY RESOLUTION No. 15-14 OF THE SPRINGDALE WATER AND SEWER COMMISSION.

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

REVISED PRELIMINARY PLAT
NOAH'S LANDING REVISED PRELIMINARY PLAT
SPRINGDALE, 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

SURVEY DESCRIPTION - PARENT TRACT: **815-29789-290**

PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET MAG NAIL WITH WASHER STAMPED PS0663 AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) FROM WHICH A FOUND COTTON SPINDLE BEARS NORTH 02°19'20" EAST 660.53 FEET AND FROM WHICH A FOUND FIVE-EIGHTHS INCH IRON PIN AT THE NORTHWEST CORNER OF SAID SECTION 28 BEARS NORTH 02°19'20" EAST 1321.06 FEET; THENCE, SOUTH 87°34'12" EAST, CROSSING A SET FIVE-EIGHTHS INCH IRON PIN WITH CAP STAMPED PS 0663 AT 35.00 FEET IN ALL 1325.73 FEET TO A SET FIVE EIGHTHS INCH IRON PIN WITH CAP STAMPED PS0663 AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4); THENCE, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) SOUTH 02°26'38" WEST, 543.34 FEET TO A SET FIVE-EIGHTHS INCH IRON PIN WITH CAP STAMPED PS0663; THENCE, LEAVING THE EAST LINE OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) NORTH 87°16'34" WEST, 1208.12 FEET TO A SET FIVE-EIGHTHS INCH IRON PIN WITH CAP STAMPED PS0663; THENCE, SOUTH 80°52'44" WEST, CROSSING A SET FIVE-EIGHTHS INCH IRON PIN WITH CAP STAMPED PS0663 AT 83.14 FEET IN ALL 118.85 FEET TO A SET MAG NAIL WITH WASHER STAMPED PS0663 AT THE WEST LINE OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) FROM WHICH A FOUND COTTON SPINDLE BEARS SOUTH 02°19'20" WEST 588.48 FEET AND FROM WHICH A FOUND RAILROAD SPIKE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) BEARS SOUTH 02°19'20" WEST 760.13 FEET; THENCE, NORTH 02°19'20" EAST, 560.93 FEET TO THE POINT OF BEGINNING, CONTAINING16.458 ACRES, MORE OR LESS, WITHIN SAID BOUNDS.

- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE
- PROPOSED FENCE
- PROPOSED EASEMENT LINE
- PROPOSED SIDEWALK
- G PROPOSED GAS LINE
- UGP PROPOSED ELECTRIC LINE
- PROPOSED WATERLINE
- HP PROPOSED HADICAP RAMP
- PROPOSED STORM BOX & PIPE
- PROPOSED SEWER MANHOLE & PIPE

PP21-14

NOTES:

1) STREET LIGHTS IN SUBDIVISION TO BE A MINIMUM OF 6800 LUMENS.
STREET LIGHTS ALONG 56TH STREET SHALL BE A MINIMUM OF 11,000 LUMENS.
ALL STREET LIGHTS SHALL BE PUBLIC AND MAINTAINED/ BILLED BY THE CITY.
2) ALL PROPOSED CURBING SHALL BE 6" WIDE X 6" HIGH.
3) ALL STREET RIGHTS-OF-WAY WITHIN SUBDIVISION ARE 50' IN WIDTH.
4) A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
5) ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
6) OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS MUST BE LANDSCAPED, SO THAT THEIR FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW OF THE ADJACENT PROPERTY AND THE PUBLIC RIGHT-OF-WAY.
7) THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
8) THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAT ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
9) STREET NAMES MUST BE APPROVED BY THE CITY OF SPRINGDALE 911 ADDRESS COORDINATOR
10) LOT 20 IS TO BE USED AS A DETENTION POND. THE ENTIRETY OF THE LOT IS A DRAINAGE EASEMENT.
11) LOTS 1 AND 54 SHALL HAVE NO ACCESS ONTO 56TH STREET
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 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.
13) ALL LOTS WITHIN SPRINGDALE SHALL RECEIVE A SEWER BACKWATER VALVE. THIS SHALL BE INSTALLED ON THE PRIVATE SEWER SERVICE LINE BY A LICENSED PLUMBER (4" PVC EXTENDABLE BACKWATER VALVE BY CLEAN CHECK MODEL No. 97304.

GRID N
GRAPHIC REPRESENTATION ONLY
SCALE 1" = 50'
0 25' 50' 100'

OWNER : NOAH'S LANDING, LLC
C/O P.O. BOX 282
SPRINGDALE, AR 72765

DEVELOPER : HYLTON RD. REAL ESTATE
207 S OLD MISSOURI RD
SPRINGDALE, AR 72765

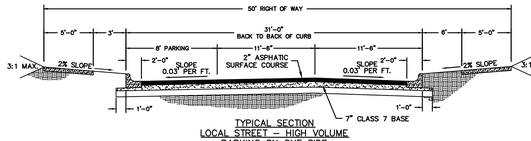
ENGINEER/SURVEYOR : ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, AR 72762

ZONING : SF-2 (LOW DENSITY SINGLE FAMILY)

SETBACKS : FRONT SETBACK = 30'
SIDE SETBACK = 8'
(SUBJECT TO APPLICABLE FIRE AND BUILDING CODES)
REAR SETBACK = 20'

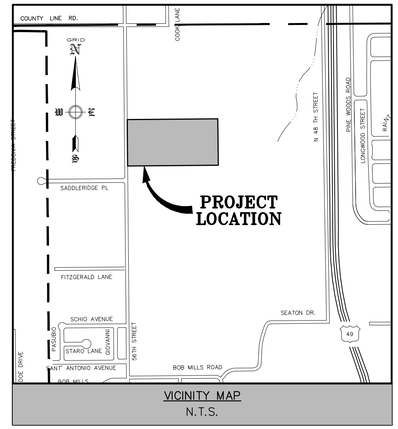
PROPOSED LOTS : 54 (53 RESIDENTIAL)

FLOOD PLAIN ZONING: THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #0514300055 F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: MAY 16, 2008.



TYPICAL SECTION
LOCAL STREET - HIGH VOLUME
PARKING ON ONE SIDE
NOT TO SCALE

*ALL STREET SECTIONS TO BE VERIFIED BY A GEOTECHNICAL ENGINEER



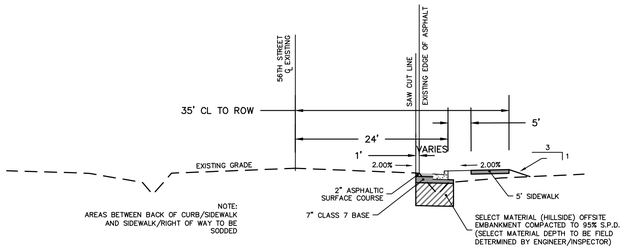
VICINITY MAP
N.T.S.

REVISION	DATE	DESCRIPTION

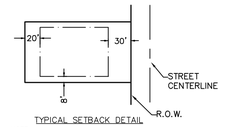
© COPYRIGHT 2021 ENGINEERING SERVICES, INC. 7/22/2021 1:05 PM
C:\ESI\2021\21911 NOAH'S LANDING\21911 NOAH'S LANDING.DWG

SCALE: 1"=50'
DATE: Jul 22, 2021
ENGINEER: BAM
DRAWN BY: XXX
W.O. #: 21911

1

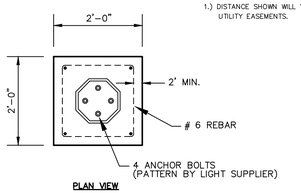


WIDENING DETAIL
56TH STREET

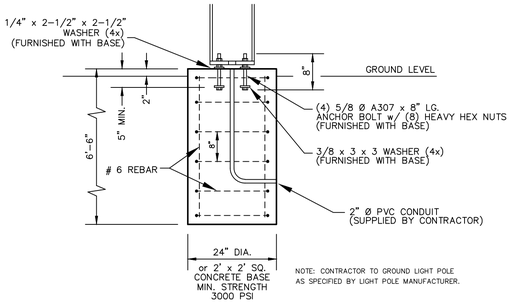


TYPICAL SETBACK DETAIL

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



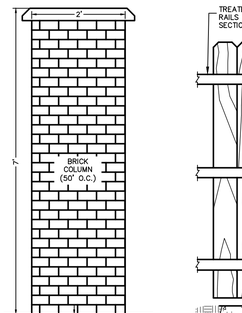
PLAN VIEW

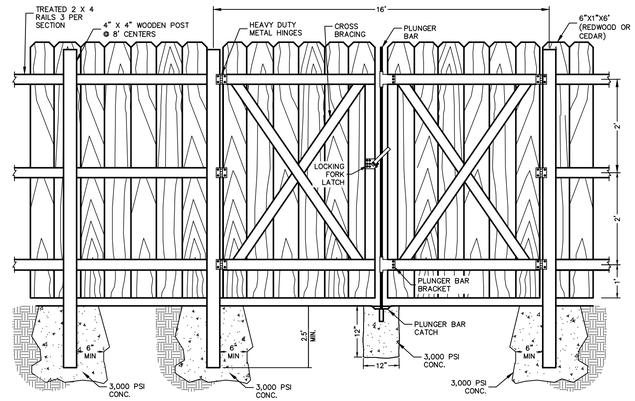


NOTE: CONTRACTOR TO GROUND LIGHT POLE AS SPECIFIED BY LIGHT POLE MANUFACTURER.

SECTION VIEW

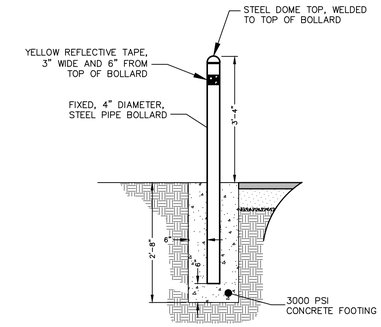
LIGHT POLE FOOTING DETAIL
NOT TO SCALE





USE 6 GALV. NAILS PER BOARD.
SOLID BOARD SIDE TO FACE STREET.

SCREENING FENCE DETAIL
NOT TO SCALE

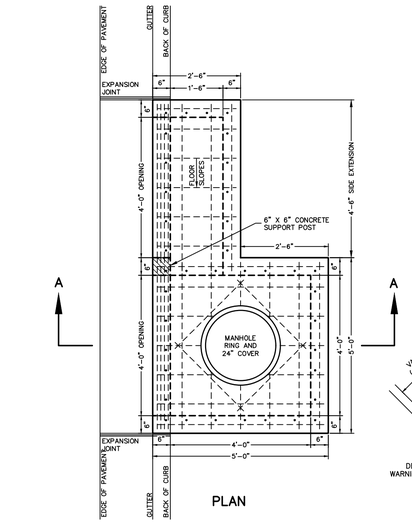


FRONT VIEW

REMOVABLE BOLLARD:
ALIGN BOLLARD PIPE & GROUND INSERT SO EYES ARE LOCATED AT BACK & FRONT OF BOLLARD, NOT STICKING OUT INTO TRAVEL WAY.

NOTE:
ALL METAL SHALL BE GALVANIZED PAINT, ONE COAT METAL PRIMER AND TWO COATS BENJAMIN MOORE HUNTER GREEN METAL ENAMEL.

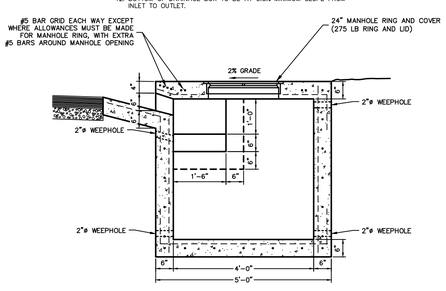
STANDARD BOLLARD
NOT TO SCALE



PLAN

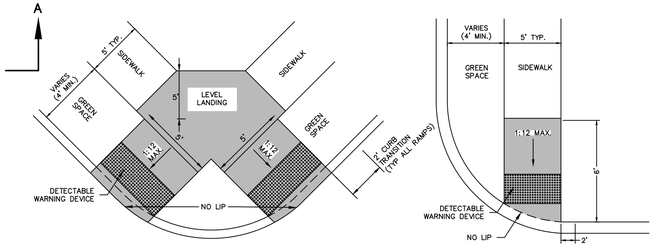
NOTES:

1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1-1/2" COVER UNLESS OTHERWISE NOTED.
3. CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
4. WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, THE GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.
5. PIPES MAY ENTER BOX FROM ANY ANGLE OF ELEVATION AS DIRECTED BY THE ENGINEER. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1-1/2".
6. THE EXPANSION JOINT SHALL HAVE A THICKNESS OF 1-1/2" AND CONFORM TO AASHTO M213.
7. REFER TO PLAN AND PROFILE SHEETS TO DETERMINE EXTENSIONS AND SIZE (IF ANY) ACCOMPANYING DROP INLETS.
8. EXTENSIONS WITH LENGTHS DESIGNATED ON THE PLANS EXCEEDING 8'-0" SHALL HAVE THE SAME INSIDE DEPTH DIMENSIONS AS STATED ON DETAILS UNLESS OTHERWISE NOTED.
9. CONCRETE FOR RECTANGULAR DROP INLETS SHALL BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.
10. ALL REINFORCING TO BE #5 BAR GRID @ 10" O.C., E.W. EXCEPT WHERE ALLOWANCES MUST BE MADE FOR PIPES, OPENING, OR MANHOLE RING.
11. NEOPRENE-COATED STEEL STEPS ARE TO BE INSTALLED IN ALL DROP INLETS AND JUNCTION BOXES WITH A DEPTH OF 4'-0" OR GREATER. STEP SPACING TO BE 12".
12. BOTTOM OF DRAINAGE BOX TO BE AT 0.5% MINIMUM SLOPE FROM INLET TO OUTLET.



SECTION A-A

TYPICAL DROP INLET
NOT TO SCALE

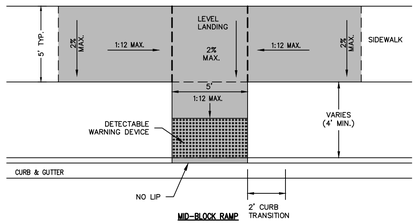


TYPE 1 RAMP

TYPE 2 RAMP

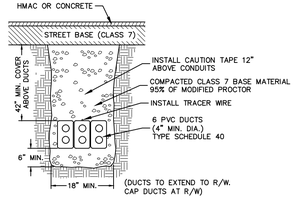
NOTES:

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

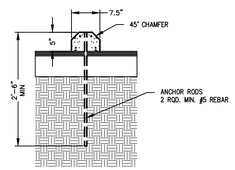


MID-BLOCK RAMP

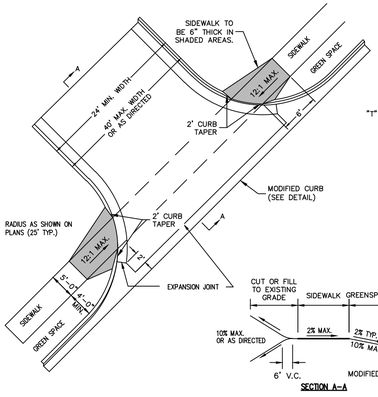
HANDICAP RAMP DETAILS
NOT TO SCALE

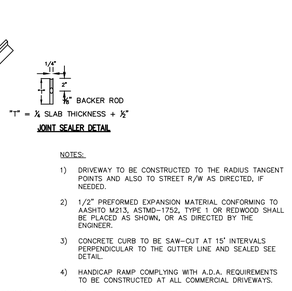


TYPICAL SECTION
6-4" UTILITY DUCTS
NOT TO SCALE



WHEEL STOP DETAIL
NOT TO SCALE





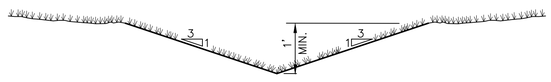
SECTION A-A

DRIVEWAY DETAIL
NOT TO SCALE

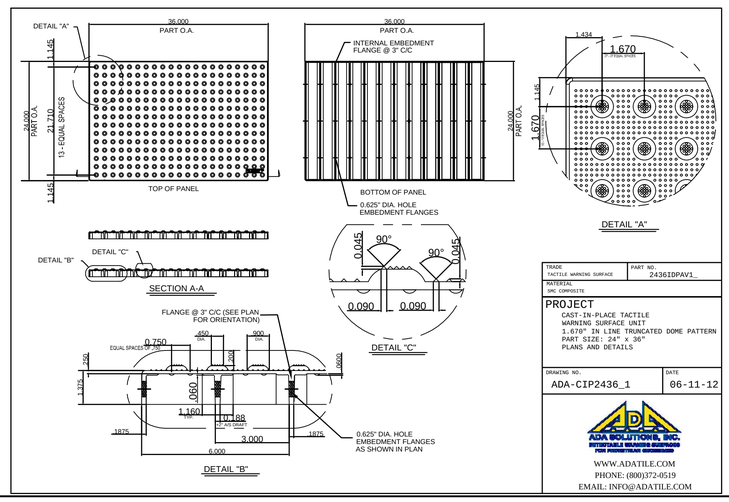
JOINT SEALER DETAIL

NOTES:

1) DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2) 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3) CONCRETE CURB TO BE SAW-CUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
4) HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
5) CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
6) DRIVEWAY SECTION TO BE 3" ASPHALT WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.



TYPICAL SWALE SECTION
NOTE : SWALE TO BE SODDED.

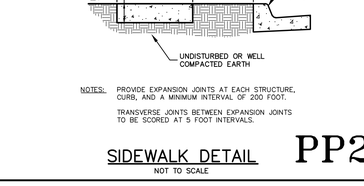


TRADE: TACTILE WARNING SURFACE	PART NO.: 2436IDPAV1_
MATERIAL: DPC COMPOSITE	

PROJECT
CAST-IN-PLACE TACTILE WARNING SURFACE UNIT
1.670" IN LINE TRUNCATED DOME PATTERN
PART SIZE: 24" x 36"
PLANS AND DETAILS

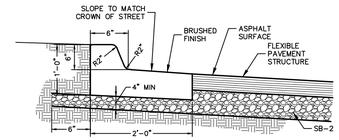
DRAWING NO.: ADA-CIP2436_1	DATE: 06-11-12

ADA SOLUTIONS, INC.
DETECTABLE WARNING SURFACES
WWW.ADATILE.COM
PHONE: (800)372-0519
EMAIL: INFO@ADATILE.COM



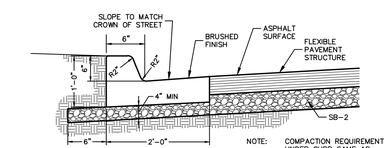
NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

MODIFIED CONCRETE CURB & GUTTER
NOT TO SCALE



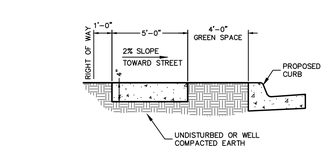
NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

STANDARD 6" CONCRETE SPILL CURB & GUTTER
NOT TO SCALE



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

STANDARD 6" CONCRETE CURB & GUTTER
NOT TO SCALE



NOTES: PROVIDE EXPANSION JOINTS AT EACH STRUCTURE, CURB, AND A MINIMUM INTERVAL OF 200 FOOT.

TRANSVERSE JOINTS BETWEEN EXPANSION JOINTS TO BE SCORED AT 5 FOOT INTERVALS.

SIDEWALK DETAIL
NOT TO SCALE

PP21-14

ENGINEERING SERVICES INC.
1701 S. MAIN STREET, SUITE 100
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS
NOAH'S LANDING REVISED PRELIMINARY PLAT
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© ESI ENGINEERING SERVICES INC. 2021 - 12:28:51 pm

SCALE: N.T.S.
DATE: Jul 1, 2021
ENGINEER: BAM
DRAWN BY: XXX
W.O. #: 21911

2

NOTES:
1.) ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOP SOIL AND RE-VEGETATED PER SECTION 169.06 OF THE UDC. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
2.) WHEN SILT FENCE IS NOT PLACED AT A CONSTANT ELEVATION FOLLOWING CONTOURS ON STEEP SLOPES, THE "J" HOOP METHOD SHOULD BE USED (AT 50 FT INTERVALS) TO CREATE PONDING AND PREVENT EROSION OF THE TRENCH BACKFILL OF SILT FENCE INSTALLATION.
3.) ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.
4.) PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED CONCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
5.) TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
6.) RE-VEGETATION. RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER:
   - § TOPSOIL: A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE REVEGETATED AS SET FORTH IN§169.06(F)(6) BELOW. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE TREES ROOT SYSTEM.
   - § ZERO TO 10% GRADE: RE-VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
   - § 10:1 UP TO 4:1 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
   - § 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF
   - § MORE THAN 3:1 GRADE: ANY FINISH GRADE OVER 3:1 SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING:
     - RETAINING WALLS; CRIBBING WITH LANDSCAPE FABRIC; TERRACING WITH GROUNDCOVER; RIPRAP; STAKED SOD (UP TO 2:1 SLOPE)
     - IF CRIBBING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT SITATE.
7.) PERMANENT EROSION CONTROL. THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.
8.) DUST. WHERE EXCESSIVE DUST MAY BECOME A PROBLEM, A PLAN FOR SPRAYING WATER ON HEAVILY TRAVELED DIRT AREAS SHALL BE ADDRESSED.
9.) CONSTRUCTION EXITS. A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 6" THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3". IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.
10.) DEBRIS, MUD, AND SOIL IN PUBLIC STREETS. DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.
11.) FRANCHISE AND PRIVATE UTILITIES. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

NOTE:

NO CHANGE MAY BE MADE TO THESE APPROVED PLANS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF SPRINGDALE.

WITHIN 40 DAYS OF PLACEMENT OF CURBS, THEY SHALL BE BACKFILLED, FINE GRADED WITH A MINIMUM OF 4-INCHES OF TOPSOIL, AND HYDROMULCHED OR SODDED WITH PERMANENT GRASSES.

ALL DISTURBED AREAS, THAT ARE NOT PAVED, SHALL BE TOPSOILED, SEEDED AND STRAWED UNTIL GRASS IS ESTABLISHED.

CONSTRUCTION SEQUENCE:

1.) INSTALL EROSION CONTROL.
2.) STRIP EXISTING TOP SOIL.
3.) PREPARE SUB-GRADE AND BASE MATERIAL.
4.) POUR CONCRETE AND ASPHALT.
5.) FINAL GRADING AND ESTABLISH VEGETATION.

NOTES:

1) NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE.

2) SEED AND MULCH SHALL BE PLACED (BY OWNER) IN ALL AREAS WHERE VEGETATION IS DISTURBED.

3) STRAW AND WOOD CHIPS SHALL BE PLACED TO PROVIDE TEMPORARY PROTECTION WHILE FINAL GRADING IS BEING COMPLETED.

4) PLACE BIG RED FILTER ON ALL CURB INLETS.

*SILT FENCE IS USED AS AN ENERGY DISSIPATION DEVICE

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

*SILT FENCE MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED

AREA OF SOIL DISTURBANCE: 14.5 ACRES

OWNER / DEVELOPER : LOY & ALMA BOYD, 2377 N 56TH ST, SPRINGDALE, AR 72762

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

ZONING : SF-1 (LOW DENSITY SINGLE FAMILY)

SETBACKS : FRONT SETBACK = 30'
SIDE SETBACK = 8'
(SUBJECT TO APPLICABLE FIRE AND BUILDING CODES)
REAR SETBACK = 20'

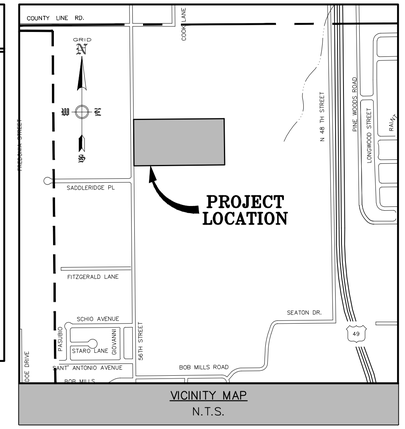
PROPOSED LOTS : 54 (53 RESIDENTIAL)

FLOOD PLAIN ZONING:

THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #05143C0055 F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: MAY 16, 2008.

LEGEND

- PROPOSED FLOWLINE DIRECTION
- INLET PROTECTION
- ROCK CHECK DAM
- WIRED REINFORCED BURIED EDGE SILT FENCE
- MUD ABATEMENT ENTRANCE
- 1390 EXISTING CONTOURS
- 1388 PROPOSED CONTOURS
- AREA OF SOIL DISTURBANCE
- WATTLE



TOTAL DISTURBED AREA: 14.5 ACRES

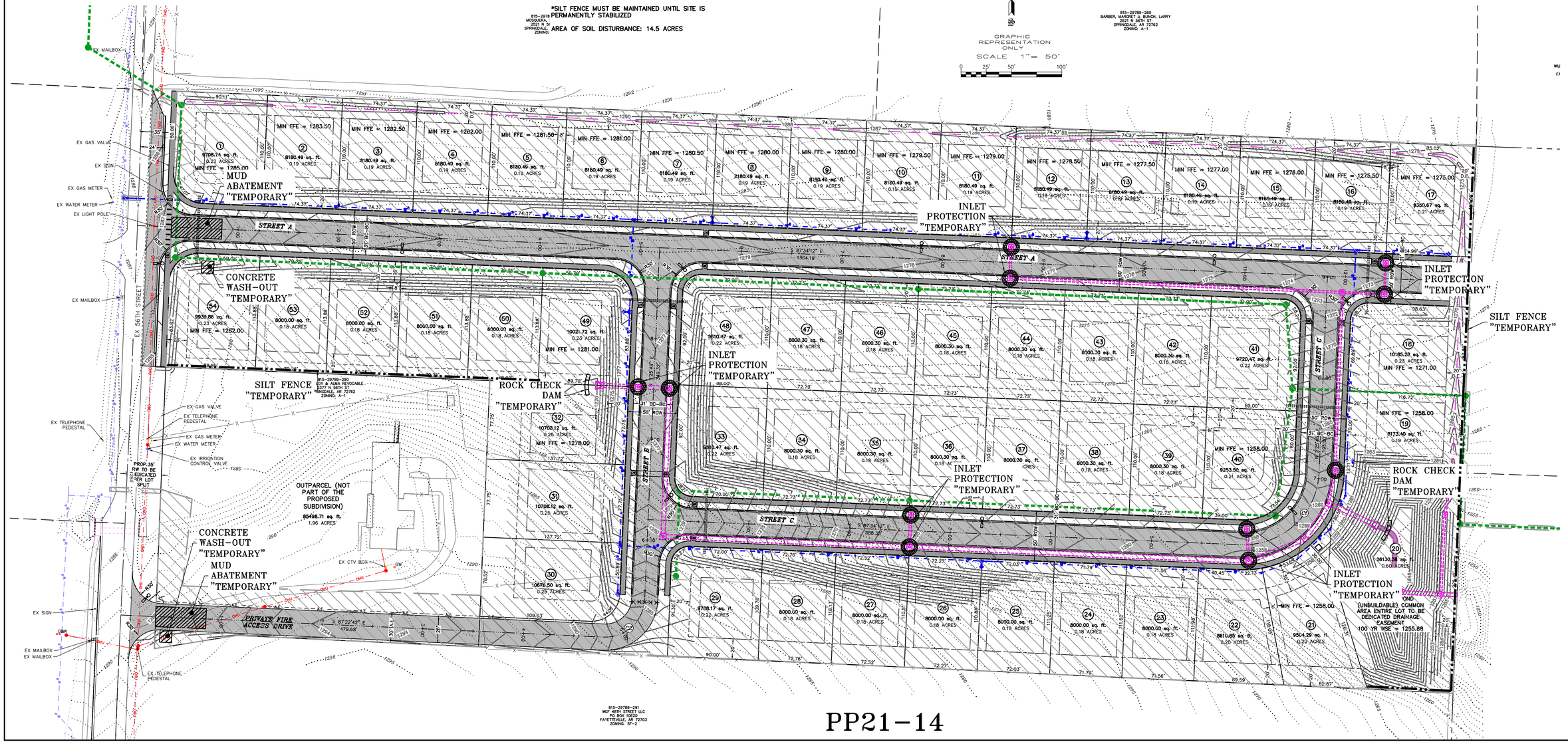
GRID N

GRAPHIC REPRESENTATION ONLY
SCALE 1"= 50'
0 25' 50' 100'

815-29789-260
BARBER, MARGRET J. BUNCH, LARRY
2521 N 56TH ST
SPRINGDALE, AR 72762
ZONING: A-1

815-29789-290
LOY & ALMA REVOCABLE
2377 N 56TH ST
SPRINGDALE, AR 72762
ZONING: A-1

815-29789-291
WCF 46TH STREET LLC
PO BOX 10820
FAYETTEVILLE, AR 72703
ZONING: SF-2



PP21-14

STORM WATER POLLUTION PREVENTION PLAN
NOAH'S LANDING REVISED PRELIMINARY PLAT
SPRINGDALE, ARKANSAS

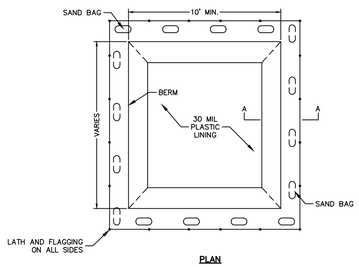
ENGINEERING SERVICES INC.
1207 S. OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

REVISION	DATE	DESCRIPTION

SCALE: 1"=50'
DATE: Jul 1, 2021
ENGINEER: BAM
DRAWN BY: XXX
W.O. #: 21911

3

SECTION A – A



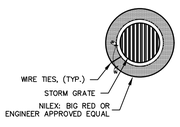
PLAN

NOTES:

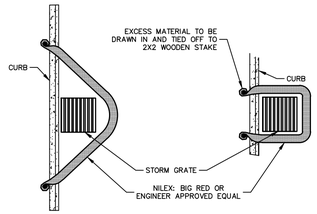
1) LATH AND FLAGGING SHOULD BE COMMERCIAL TYPE.
2) PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 30 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

CONCRETE WASH–OUT AREA

NOT TO SCALE

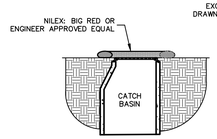


DRAIN INLET PLAN

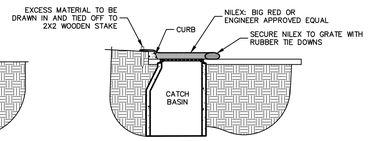


CURBSIDE OPTION "A" PLAN

CURBSIDE OPTION "B" PLAN



DRAIN INLET SECTION



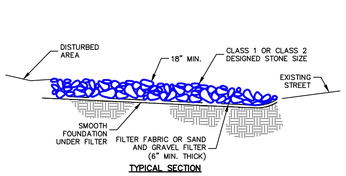
CURBSIDE SECTION

NOTES:

1) ALL MATERIAL TO MEET SPECIFICATIONS.
2) NILEX–BIG RED TO MEET APPLICATION REQUIREMENTS.
3) COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

INLET PROTECTION

NOT TO SCALE



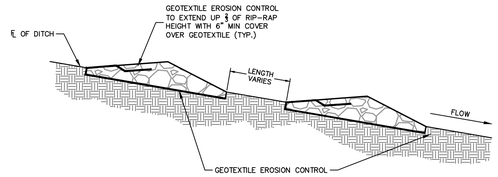
TYPICAL SECTION

NOTES:

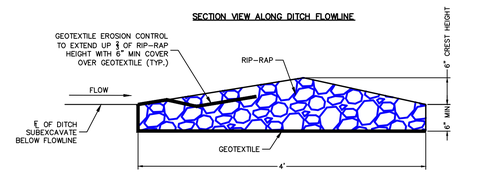
1) MINIMUM THICKNESS SHALL BE 18", THE STONE DIAMETER, NEVER LESS THAN 6".
2) MINIMUM LENGTH SHALL BE 50'

MUD ABATEMENT ENTRANCE

NOT TO SCALE



SECTION VIEW ALONG DITCH FLOWLINE



SECTION VIEW OF CHECK DAM

NOTES:

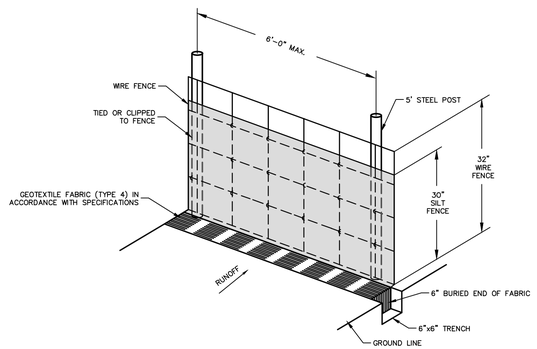
1. RIP–RAP SIZE D50 = 6" OR AS SHOWN ON THE PLANS.

ROCK CHECK DAM

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

NOTES:

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

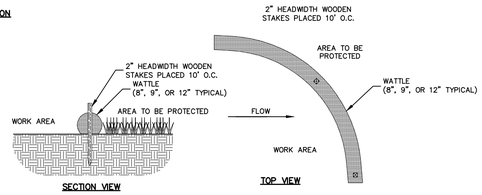


SILT FENCE NOTES

1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. HERE FENCE CANNOT BE TRENCHED IN (e.g.PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

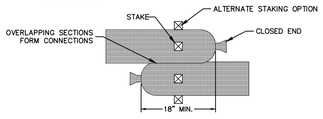
WIRED REINFORCED BURIED EDGE SILT FENCE

NOT TO SCALE



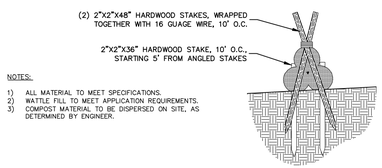
SECTION VIEW

TOP VIEW



COMPOST SOCK CONNECTION/ ATTACHMENT DETAIL

PYRAMID STAKING DETAIL

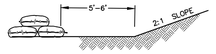


NOTES:

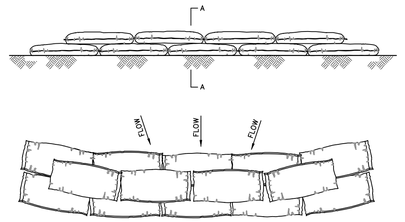
1) ALL MATERIAL TO MEET SPECIFICATIONS.
2) WATTLE FILL TO MEET APPLICATION REQUIREMENTS.
3) COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

CHECK DAM DETAIL

NOT TO SCALE



SECTION A – A



PLAN

NOTES:

1) THE SAND BAGS SHALL BE PLACED ON SLOPE CONTOUR.
2) BAGS TO BE PLACED IN A ROW WITH THE ENDS TIGHTLY ABUTTING. TAMP THE BACKFILL MATERIAL TO PREVENT EROSION OR FLOW AROUND BAGS

SANDBAG DIKE

NOT TO SCALE

ENGINEERING SERVICES INC.
1707 MISSOURI
SPRINGDALE, ARKANSAS 72764

STORM WATER POLLUTION PREVENTION DETAILS
NOAH'S LANDING REVISED PRELIMINARY PLAT
SPRINGDALE, ARKANSAS

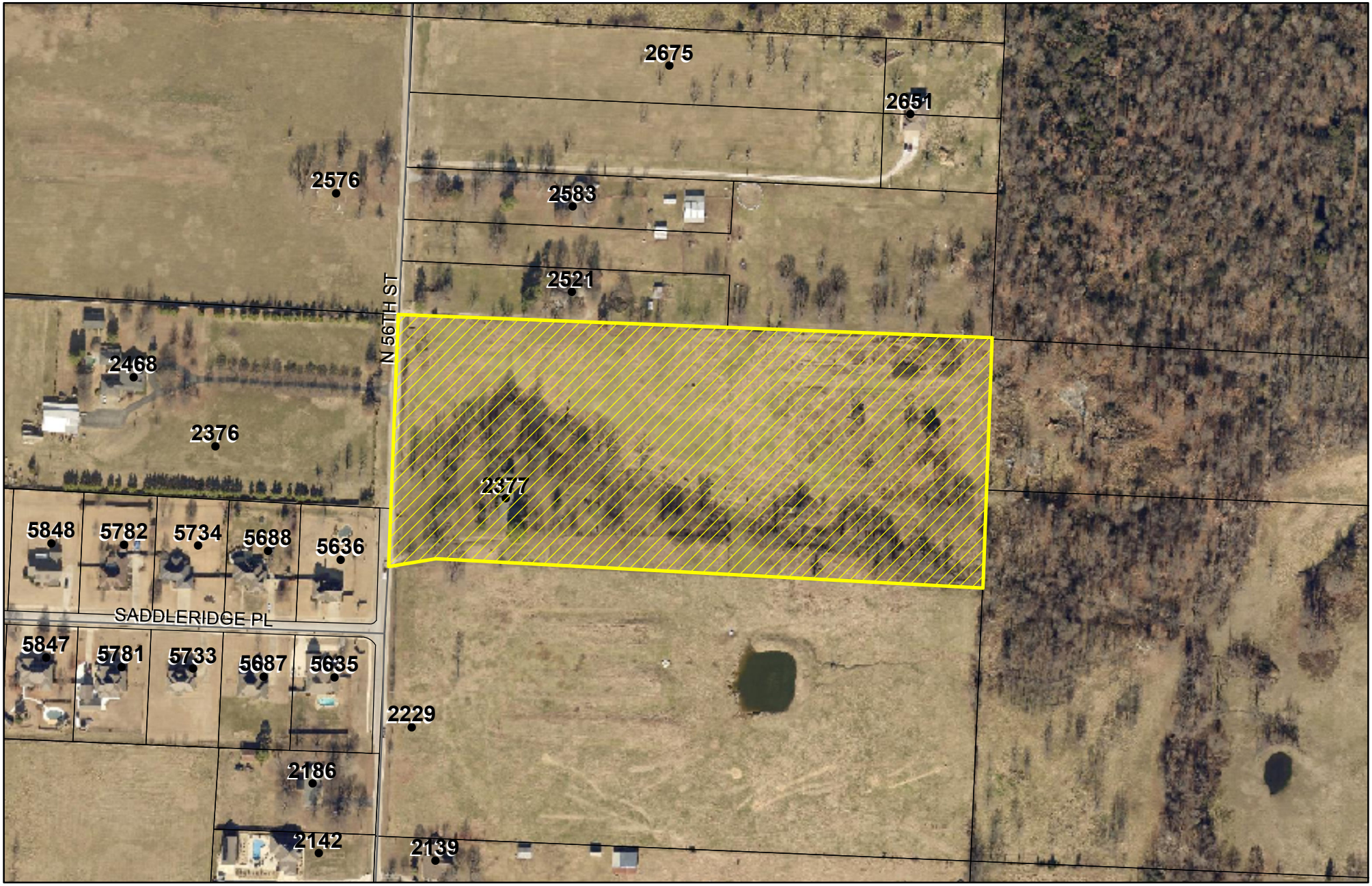
REVISION	DATE	DESCRIPTION

© COPYRIGHT 2021 ENGINEERING SERVICES, INC. 7/1/2021 12:28:2 PM
P:\2021\21911\Sheet Layout\21911-SWPPP.dwg

SCALE: N.T.S.
DATE: Jul 1, 2021
ENGINEER: BAM
DRAWN BY: XXX
W.O. #: 21911

PP21–14

4



N

0 60 120 240 360 480 Feet

For Location Reference Only

FILE NO. PP21-14
APPLICANT: ESI
REQUEST: Preliminary Plat for Noah's Landing

PLANNING COMMISSION MEETING
August 3, 2021

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: July 29, 2021

Re: **L21-22** **Large-Scale** **Hillcrest Village**

Planning Comments:

1. Submit Auto Cad and PDF files at time of resubmission. (standard comment)
2. A written response to all comments is required with resubmission. (standard comment)
3. On the "Typical Details" sheets, please provide.:
    a. Details for sidewalk crossings
    b. Show the typical dimensions for regular parking, (9' x 19').
    c. Show the typical dimensions for handicapped parking, (11' x 19').
    d. Show the width of the handicapped access area, (5' min.).
4. Please provide handicap ramps leading from the 5' handicap accessibility area directly to the sidewalk.
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. Front, side, and rear elevations, lighting plan, and a written response to design standards comments are required at the time of resubmission (3 copies). See attached design standard comments. (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)

Engineering Summary:

- Accessibility
    - What is maximum vertical slope for the access to public amenities?
    - Does the sidewalk go all the way to the playground and picnic tables?
    - Locate ADA stalls so they are adjacent to curb ramps

Engineering Comments:

1. Chapter 106 – Stormwater Drainage

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

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

2. Chapter 107 – Stormwater Pollution

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

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

    - Phasing on larger construction sites 5 acres or more must be utilized to allow only disturbance on near term construction areas. Construction sites requiring cutting and filling must be seeded once the cutting and filling activity is finished.

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

3. Chapter 112 – Subdivisions

(Code 1973, § 30-1)

- *112.3* - Show the final contours as a part of the Grading Plan.
- *112.3 (3)* - *Plans and specifications*: After the approval of the preliminary plat but before improvements are started, the subdivider shall submit engineering plans, a final drainage report, and specifications for the streets, grading, and storm drainage improvements including, but not limited to, profiles, specifications, and cross-sections along with grading and storm drainage plans and computations, pursuant to and in compliance with chapter 106, Stormwater Drainage and chapter 107, Physical Alteration of Land, of this Code, as adopted or amended hereafter, to the director of the planning and community development division for review and written approval prior to commencement of improvements. During the same period, the subdivider shall submit water and sewer plans and specifications to the water and sewer department. No work shall begin without prior approval of the director of the planning and community development division.
    - All streets within the subdivision boundaries shall be dedicated and constructed in conformance with the master street plan and chapter 110 of this Code, with right-of-way dedicated when such right-of-way is needed to conform to the master street plan.

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.**

- **What is the maximum vertical slope for the access to the public amenities?**
- **Does the sidewalk go all the way to the playground and the picnic tables?**
- **Locate ADA parking stalls so that they are adjacent to the curb ramps.**

5. Other:

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

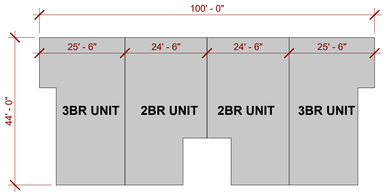
- *Construct-ability Review –* At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.

AREA SCHEDULE

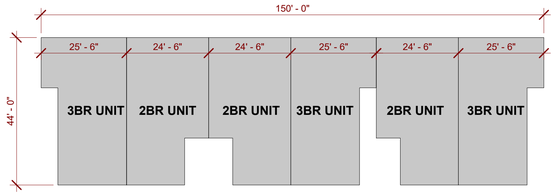
NAME	LEVEL	AREA	HT./CL.
2BR UNIT			
GARAGE	FIRST FLOOR PLAN	389 SF	NO
		389 SF	
2BR UNIT (1ST FLOOR)	FIRST FLOOR PLAN	583 SF	YES
2BR UNIT (2ND FLOOR)	SECOND FLOOR PLAN	745 SF	YES
TOTAL HEATED		1328 SF	
TOTAL UNDER ROOF		1717 SF	

AREA SCHEDULE

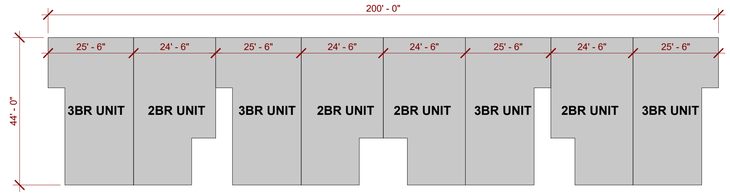
NAME	LEVEL	AREA	HT./CL.
3BR UNIT			
GARAGE	FIRST FLOOR PLAN	403 SF	NO
		403 SF	
3BR UNIT (1ST FLOOR)	FIRST FLOOR PLAN	565 SF	YES
3BR UNIT (2ND FLOOR)	SECOND FLOOR PLAN	854 SF	YES
TOTAL HEATED		1419 SF	
TOTAL UNDER ROOF		1822 SF	



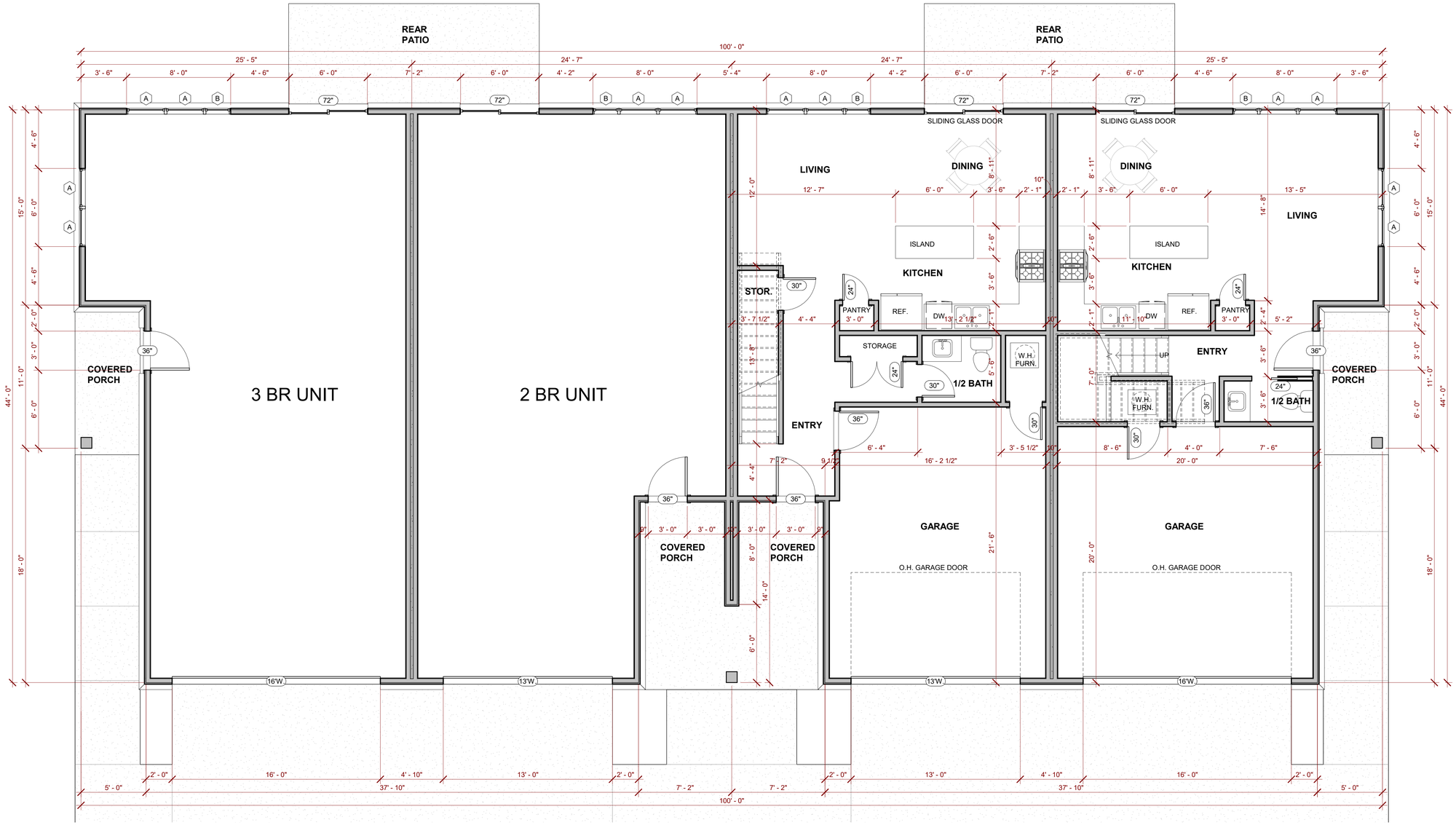
4 UNITS BUILDING



6 UNITS BUILDING



8 UNITS BUILDING



1 FIRST FLOOR PLAN
1/4" = 1'-0"

blueROCK design · build
479-459-2838 - BLUEROCKDESIGNBUILD@GMAIL.COM

PROPOSED PROJECT FOR:

HAR BER MULTI-FAMILY

485 E. CENTERTON RD. - CENTERTON, AR

BRETT ARBOLI
REGISTERED ARCHITECT
NO. 4317
STATE OF ARKANSAS

FIRST FLOOR PLAN

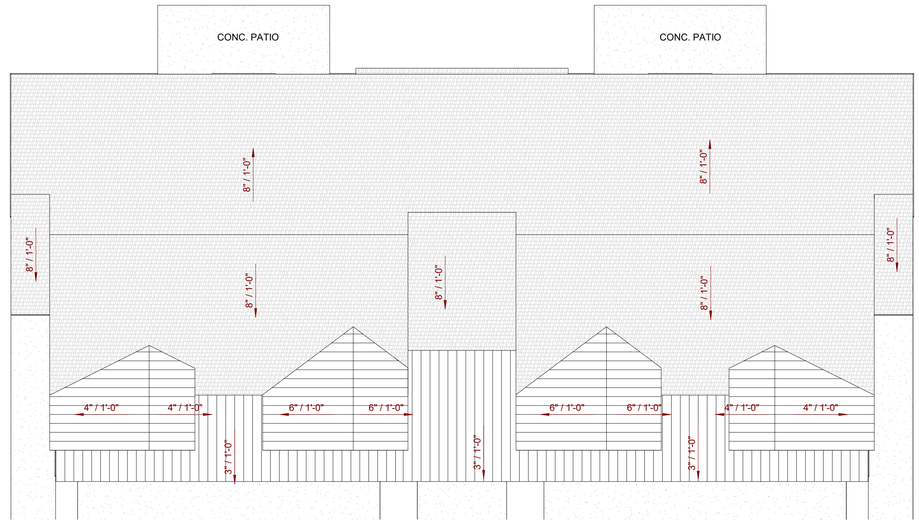
Seal

Revisions

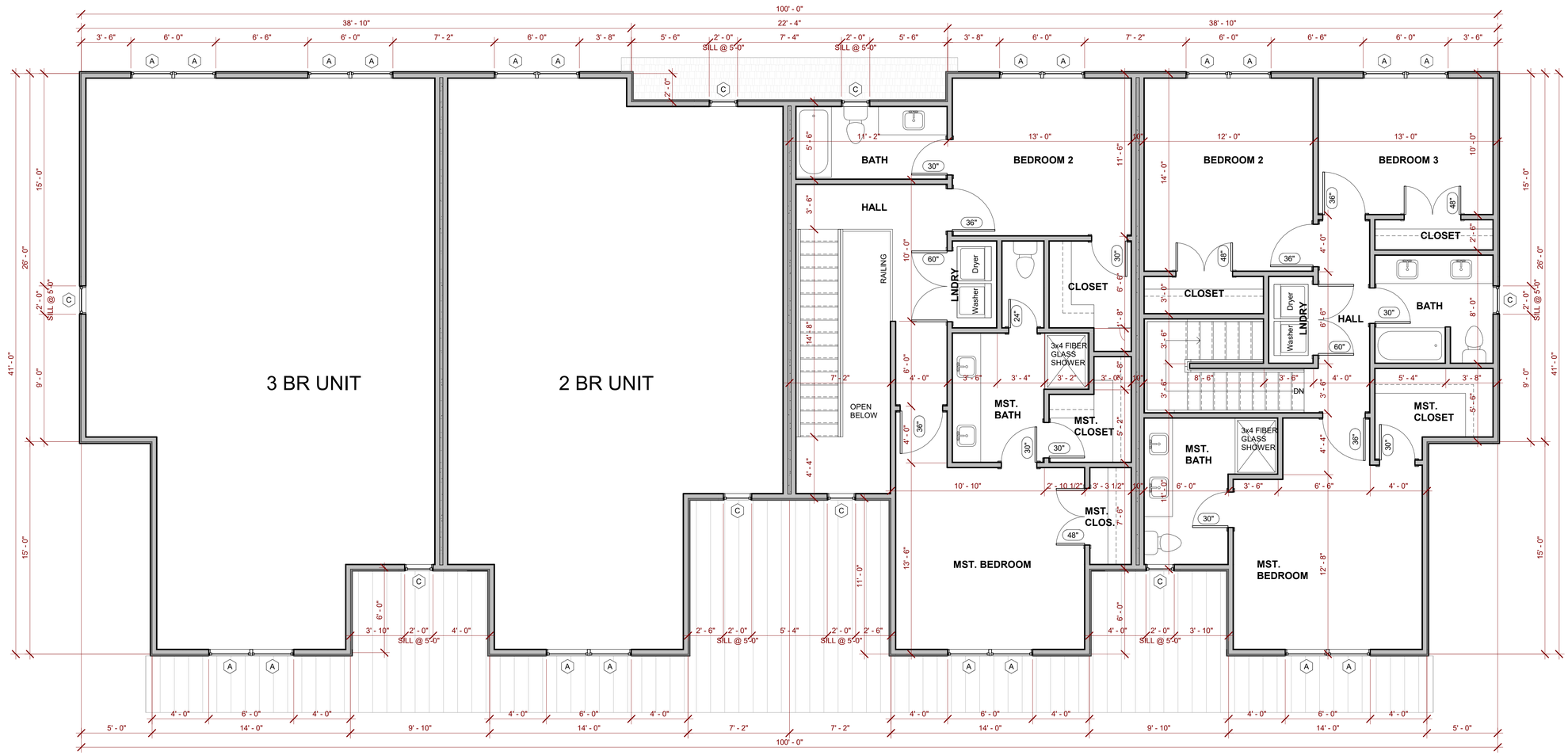
Date 3.3.21

Project 21.11

A2.0



2 ROOF PLAN
1/8" = 1'-0"



1 SECOND FLOOR PLAN
1/4" = 1'-0"

PROPOSED PROJECT FOR:

HAR BER MULTI-FAMILY

485 E. CENTERTON RD. - CENTERTON, AR

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479-459-2838 - BLUEROCKDESIGNBUILD@GMAIL.COM

GRETT. ARBOGAST REGISTERED ARCHITECT NO. 4317 STATE OF ARKANSAS

SECOND FLOOR PLAN & ROOF PLAN

Seal

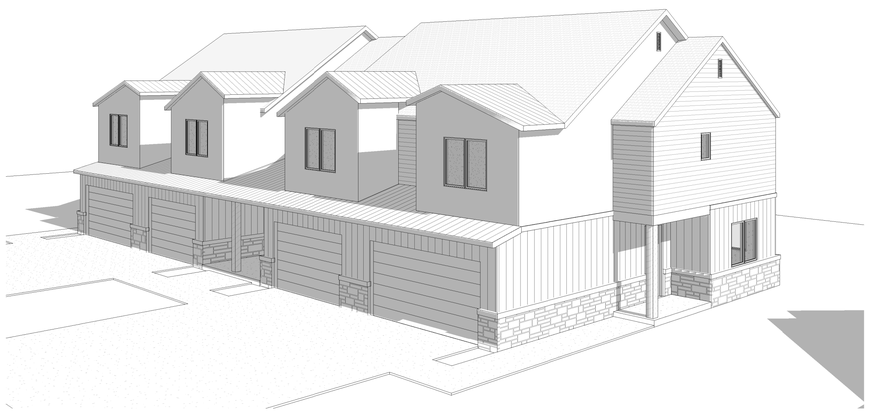
Revisions

Date 3.3.21

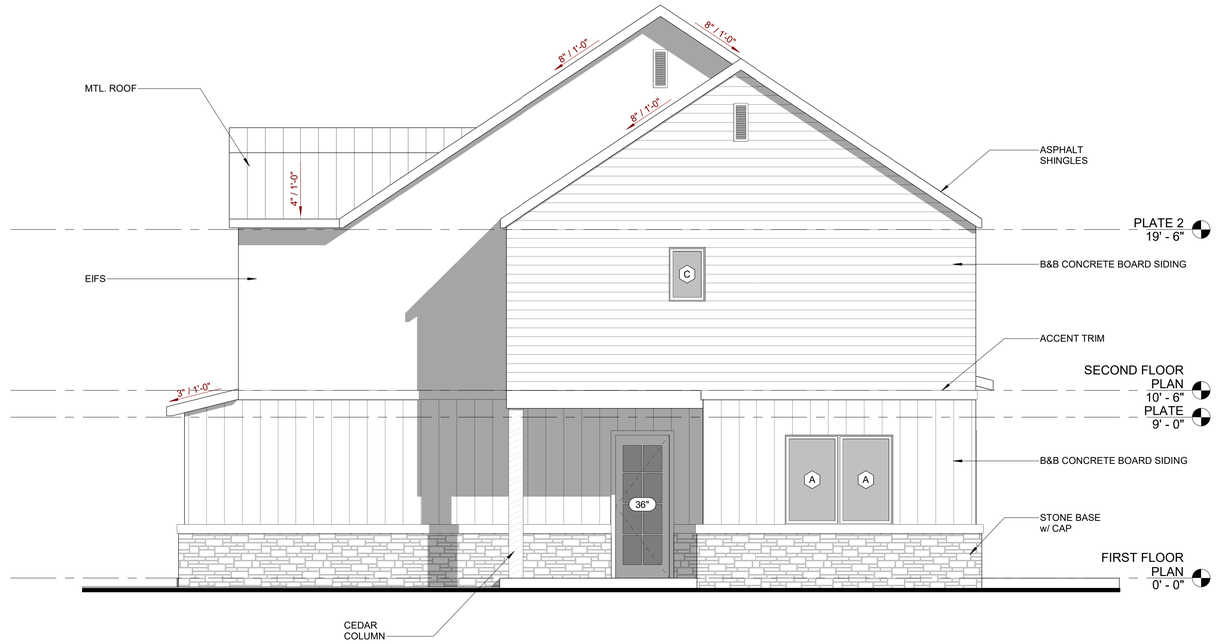
Project 21.11

A2.1

1 South
1/4" = 1'-0"



3 FRONT VIEW



2 East
1/4" = 1'-0"

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PROPOSED PROJECT FOR:

HAR BER MULTI-FAMILY

485 E. CENTERTON RD. - CENTERTON, AR

BRETT ARBOGAST REGISTERED ARCHITECT NO. 4317 ARKANSAS

ELEVATIONS & 3D IMAGE

Seal

Revisions

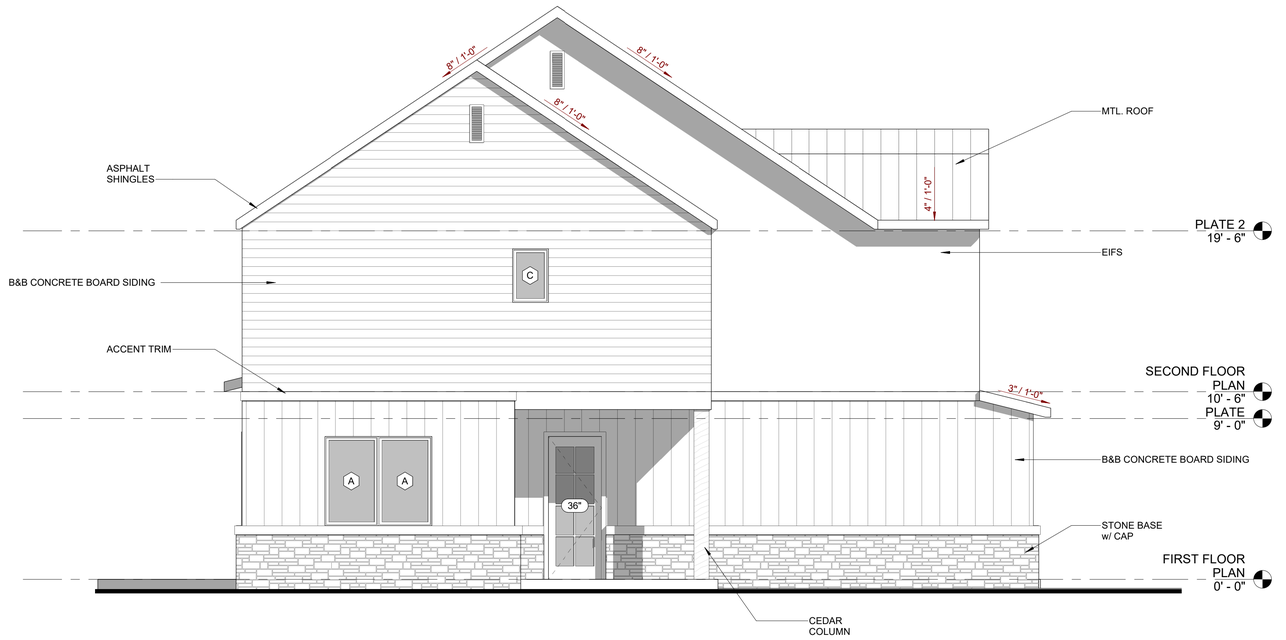
Date 3.3.21

Project 21.11

A3.0

1 North
1/4" = 1'-0"

3 REAR VIEW



2 West
1/4" = 1'-0"

blueROCK design · build
479-459-2838 - BLUEROCKDESIGNBUILD@GMAIL.COM

PROPOSED PROJECT FOR:

HAR BER MULTI-FAMILY

485 E. CENTERTON RD. - CENTERTON, AR

BRETT ARBOUR REGISTERED ARCHITECT NO. 4317 ARKANSAS

ELEVATIONS & 3D IMAGE

Seal

Revisions

Date 3.3.21

Project 21.11

A3.1

CONSTRUCTION PLANS FOR

LARGE SCALE DEVELOPMENT

HILLCREST VILLAGE

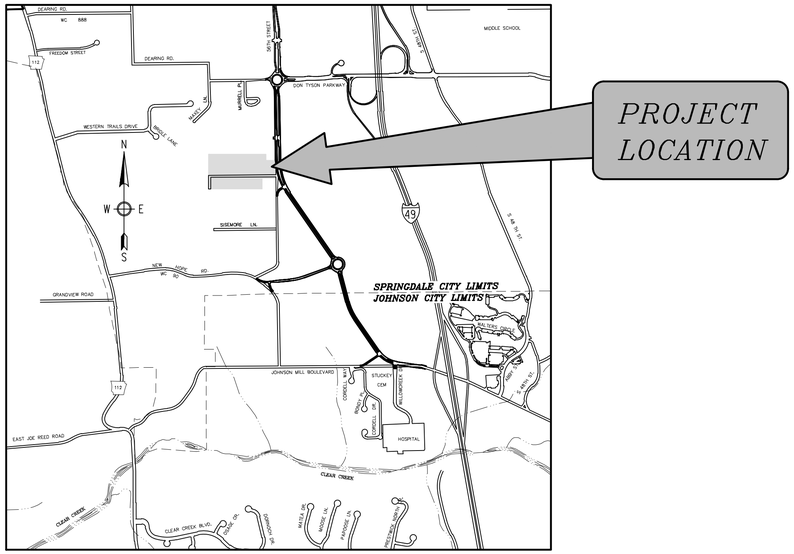
IN THE CITY OF

SPRINGDALE, ARKANSAS

L21-22

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
1	EXISTING CONDITIONS/DEMO PLAN
2	LSD
3	STORM PLAN & PROFILE
4	WATER MAIN PLAN
5-6	SANITARY SEWER PLAN & PROFILE
7-8	TYPICAL DETAILS
9	POND LAYOUT
10-12	SWU WATER & SEWER DETAILS
13	PAVING PLAN
14	STORM WATER POLLUTION PREVENTION PLAN
15	STORM WATER POLLUTION PREVENTION DETAILS
16	LIGHTING PLAN
17	LANDSCAPING PLAN

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



VICINITY MAP

PROJECT LOCATION

July 20, 2021

BY

ENGINEERING SERVICES INC.

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

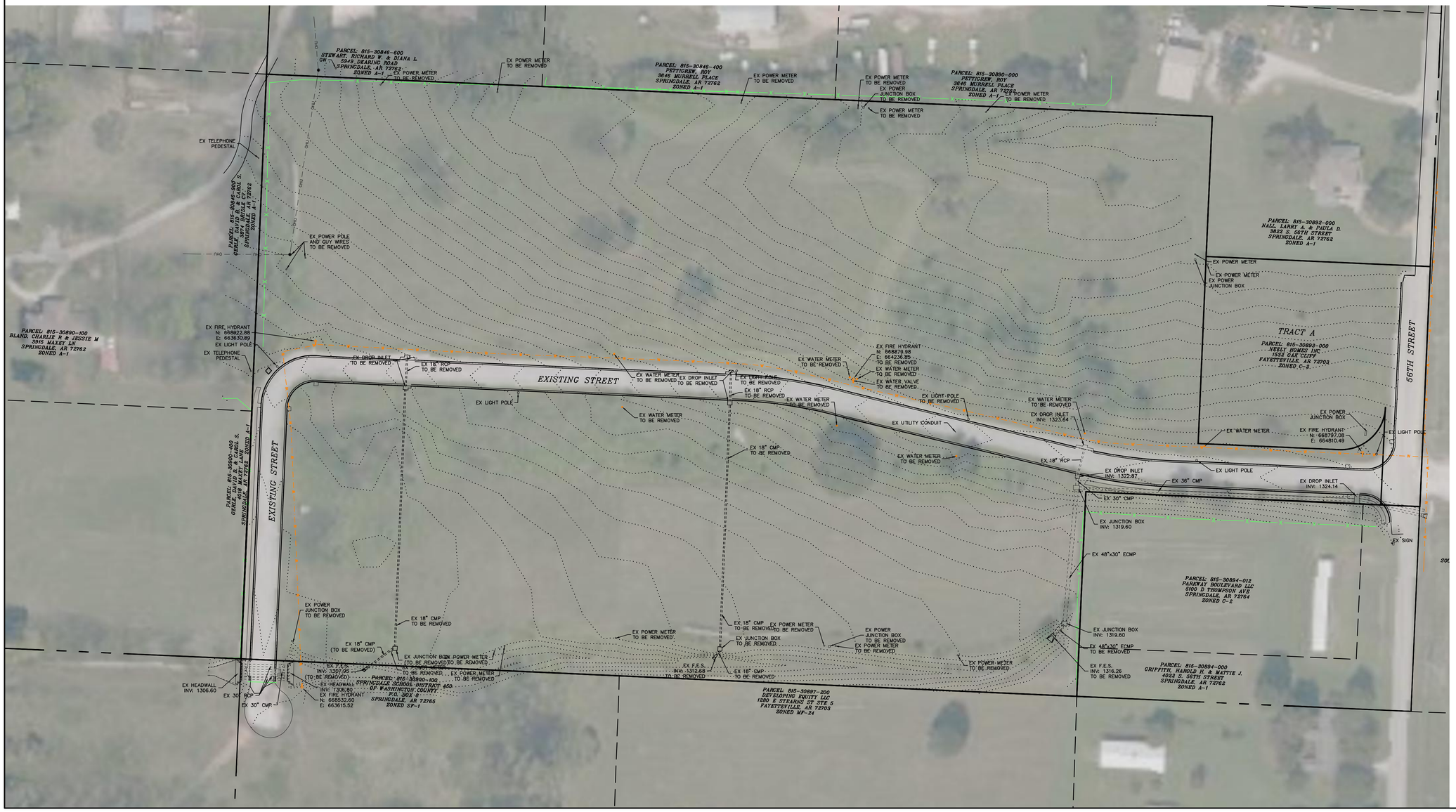
PRELIMINARY

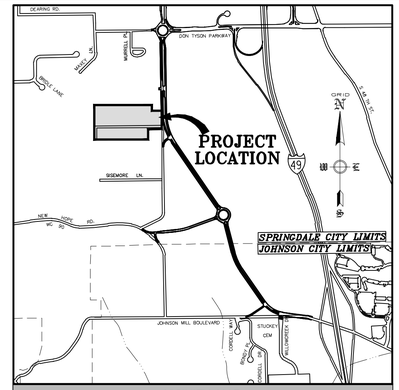
THOMAS J. APPEL, P.E. No. 13828
ENGINEERING SERVICES, INC.

NOTES :

1) ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS, AS CONTAINED IN CHAPTER 110, PART. III, OF THE CODE OF ORDINANCES, CITY OF SPRINGDALE, ARKANSAS.

2) ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES OF THE CITY OF SPRINGDALE WATER UTILITIES. ADOPTED MARCH 10TH, 1987 BY ORDINACNE NO. 1640. AMENDED AUGUST 27, 2014 BY RESOLUTION No. 15-14 OF THE SPRINGDALE WATER AND SEWER COMMISSION.





VICINITY MAP
N.T.S.

- 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
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- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED WATERLINE
- PROPOSED HANDICAP RAMP
- PROPOSED STORM BOX & PIPE
- PROPOSED SEWER MANHOLE & PIPE

GRID N
W E
S

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 60'
0 30' 60' 120'

L21-22

ENGINEERING SERVICES INC.
1770 E. MISSION BLVD.
SPRINGDALE, ARKANSAS 72764

EXISTING CONDITIONS/DEMO PLAN
HILLCREST VILLAGE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

(C)COPYRIGHT 2021 ENGINEERING SERVICES, INC. 7/30/2021 8:41:44 AM
P:\2021\21937 HILLCREST VILLAGE\DWG\21937 DEMO PLAN.DWG

SCALE: 1"=60'
DATE: Jul 20, 2021
ENGINEER: BAM
DRAWN BY: CPL
W.O. #: 21937

1

PARENT PROPERTY DESCRIPTION: (815-36210-000; 815-36209-000; 815-30894-010; 815-30893-000)

PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 17 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 17, SAID POINT BEING A FOUND 3" ALUMINUM STATE MONUMENT; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17, S 02°29'31 W A DISTANCE OF 817.94 FEET TO A POINT IN 56TH STREET; THENCE LEAVING SAID EAST LINE, N87°26'28'W A DISTANCE OF 43.15 FEET TO THE POINT OF BEGINNING LOCATED ON THE WESTERLY RIGHT OF WAY LINE OF 56TH STREET, SAID POINT BEING A SET IRON PIN WITH CAP 'PLS 1156'; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, S02°40'49'W A DISTANCE OF 270.92 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE, N87°25'43'W A DISTANCE OF 332.75 FEET TO A FOUND 5/8" REBAR; THENCE S02°29'31'W A DISTANCE OF 230.94 FEET TO THE SOUTH LINE OF SAID NE 1/4 OF THE NE 1/4, SAID POINT BEING A FOUND IRON PIN WITH CAP 'ALAN REID PLS 1005'; THENCE ALONG THE SOUTH LINE OF SAID NE 1/4 OF THE NE 1/4, N87°25'45'W A DISTANCE OF 942.78 FEET TO THE SW CORNER OF SAID NE 1/4 OF THE NE 1/4, SAID POINT BEING A SET IRON PIN WITH CAP 'PLS 1156'; THENCE ALONG THE WEST LINE OF SAID NE 1/4 OF THE NE 1/4, N02°29'28'E A DISTANCE OF 659.74 FEET TO A FOUND IRON PIN WITH UNREADABLE CAP; THENCE LEAVING SAID WEST LINE, S87°25'59'E A DISTANCE OF 1,066.84 FEET TO A FOUND IRON PIN WITH CAP 'ALAN REID PLS 1005'; THENCE S02°29'31'W A DISTANCE OF 158.00 FEET TO A FOUND IRON PIN WITH CAP 'ALAN REID PLS 1005'; THENCE S87°26'28'E A DISTANCE OF 209.60 FEET TO THE POINT OF BEGINNING. CONTAINING 16.80 ACRES – 731,882 SQ.FT., MORE OR LESS, SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

SURVEY DESCRIPTION: TRACT A

PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 17 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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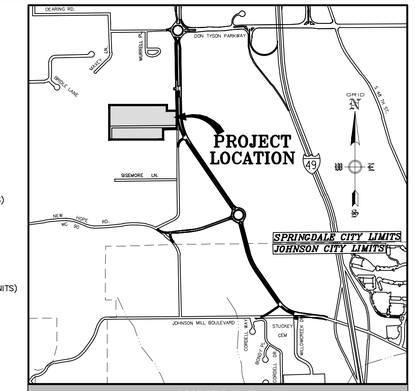
FLOOD PLAIN ZONING:

THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #05143C0065F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: APRIL 2, 2008.

NOTES:

1) ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED (EXAMPLE: 15'BC) AS TO BACK OF CURB.
2) ALL PROPOSED CURBING SHALL BE 6" WIDE X 6" HIGH.
3) A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
4) ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
5) THE MINIMUM INITIAL RATING FOR THE STREETLIGHTS SHALL BE 6,800 LUMENS FOR A LOCAL STREET, 11,000 LUMENS FOR A COLLECTOR STREET, OR 20,000 LUMENS FOR AN ARTERIAL STREET.
6) MODIFIED CURB REQUIRED AT ALL DRIVES.
7) ALL UTILITY WIRES, LINES, AND/OR CABLE UTILIZED BY ELECTRIC AND/OR TELECOMMUNICATIONS COMPANIES SHALL BE PLACED UNDERGROUND. EXCLUDING 12kv AND ABOVE.
8) INTERNAL PEDESTRIAN WALKWAYS MUST BE DISTINGUISHABLE FROM DRIVING SURFACES THROUGH THE USE OF LOW MAINTENANCE SURFACE MATERIAL SUCH AS PAVERS, BRICKS, OR SCORED CONCRETE.
9) OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS MUST BE LANDSCAPED, SO THAT THEIR FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW OF THE ADJACENT PROPERTY AND THE PUBLIC RIGHT-OF-WAY.
10) EXTERIOR GROUND-MOUNTED OR BUILDING-MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES AND BANKS OF METER SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
11) ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT THAT IS COMPATIBLE WITH THE BUILDING ARCHITECTURE.
12) 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.
13) ALL BUILDINGS TO BE FITTED WITH SPRINKLER SYSTEMS.
14) THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
15) THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAT AREA STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
16) 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."
17) 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 EASEMENTS:
    A) EASEMENTS SHALL BE FILED BEFORE ACCEPTANCE AND APPROVAL OF PLANS.
    B) NO STRUCTURE MAY BE CONSTRUCTED IN AN ACCESS EASEMENT OR DRAINAGE EASEMENT.
    C) FENCES BUILT ACROSS DRAINAGE EASEMENTS SHALL NOT IMPEDE THE FLOW OF STORMWATER FLOW AND MUST HAVE REMOVABLE PANELS TO ALLOW DRAINAGE SYSTEM MAINTENANCE.

OWNER :	PARKWAY BOULEVARD LLC 5100 S THOMPSON AVE SPRINGDALE, AR 72764
DEVELOPER :	BUILDING EQUITY, LLC 4043 N. OLD WIRE ROAD FAYETTEVILLE, AR 72703-4715
ENGINEER/SURVEYOR :	ENGINEERING SERVICES, INC. 1207 S. OLD MISSOURI RD. P.O. BOX 282 SPRINGDALE, AR 72762
ZONING :	MF-24
SETBACKS :	FRONT SETBACK = 30' SIDE SETBACK = 8' (SUBJECT TO APPLICABLE FIRE AND BUILDING CODES) REAR SETBACK = 20'
GROSS AREA:	16.80 ACRES (TRACT B)
NET AREA:	15.80 ACRES (TRACT B)
NUMBER OF UNITS:	158 (89-2 BEDROOM UNITS AND 69-3 BEDROOM UNITS) (DENSITY = 10.00 UNITS/AC.)
PARKING SPACES REQUIRED:	327 SPACES : 3 (20) + 2.25 (50) + 1.75 (88)
PARKING SPACES PROVIDED:	346 SPACES : EACH UNIT HAS 1 GARAGE SPACE AND 1 DRIVEWAY SPACE (316 TOTAL) THERE ARE 30 ADDITIONAL SPOTS PROVIDED 8 ACCESSIBLE SPACES ARE REQUIRED AND 10 ACCESSIBLE SPACES ARE PROVIDED.
OPEN SPACE REQUIRED:	20% (137,656 SF – 3.16 ACRES)
OPEN SPACE PROVIDED:	24% (164,326 SF – 3.77 ACRES)
BUILDING AREA REQUIRED:	<40%
BUILDING AREA PROPOSED:	(((<242544 SQ.FT.)/(16.8 AC *43560))/100)=33%



VICINITY MAP
N.T.S.

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 50'
0 25' 50' 100'

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 — OHP/T — EX. OVERHEAD POWER LINE
- G — G — EX. GAS LINE
- UGT — UGT — EX. UNDERGROUND TELEPHONE LINE
- SS — SS — EX. 8" SEWER LINE
- D — D — EX. STORM DRAIN LINE
- W — W — EX. WATER LINE
- F.O. — 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
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- EX. GAS MANHOLE
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- 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

BLDG #	# OF UNITS	TOTAL AREA (SQ FT)
1	10	9,774
2	6	5,864
3	6	5,864
4	6	5,864
5	10	9,774
6	10	9,774
7	5	4,887
8	6	5,864
9	8	7,819
10	8	7,819
11	8	7,819
12	8	7,819
13	6	5,864
14	6	5,864
15	6	5,864
16	4	3,909
17	5	4,887
18	8	7,819
19	6	5,864
20	5	4,887
21	5	4,887
22	10	9,774
23	6	5,864

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

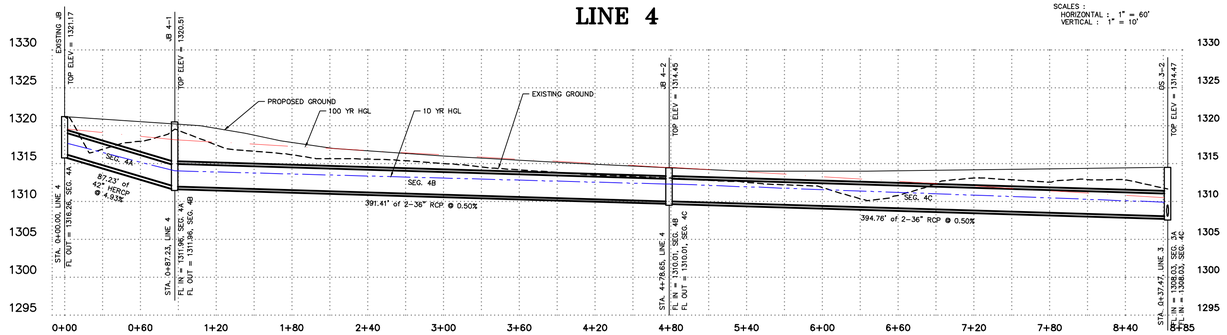
LARGE SCALE DEVELOPMENT
HILLCREST VILLAGE
SPRINGDALE, ARKANSAS

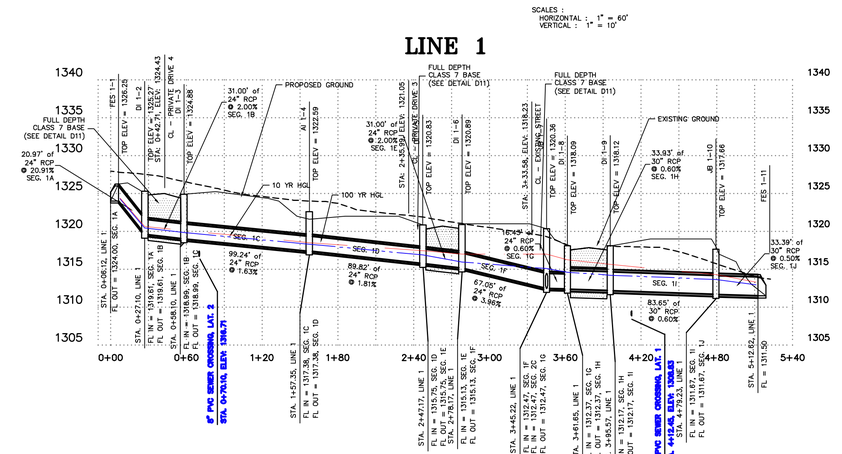
REVISION	DATE	DESCRIPTION

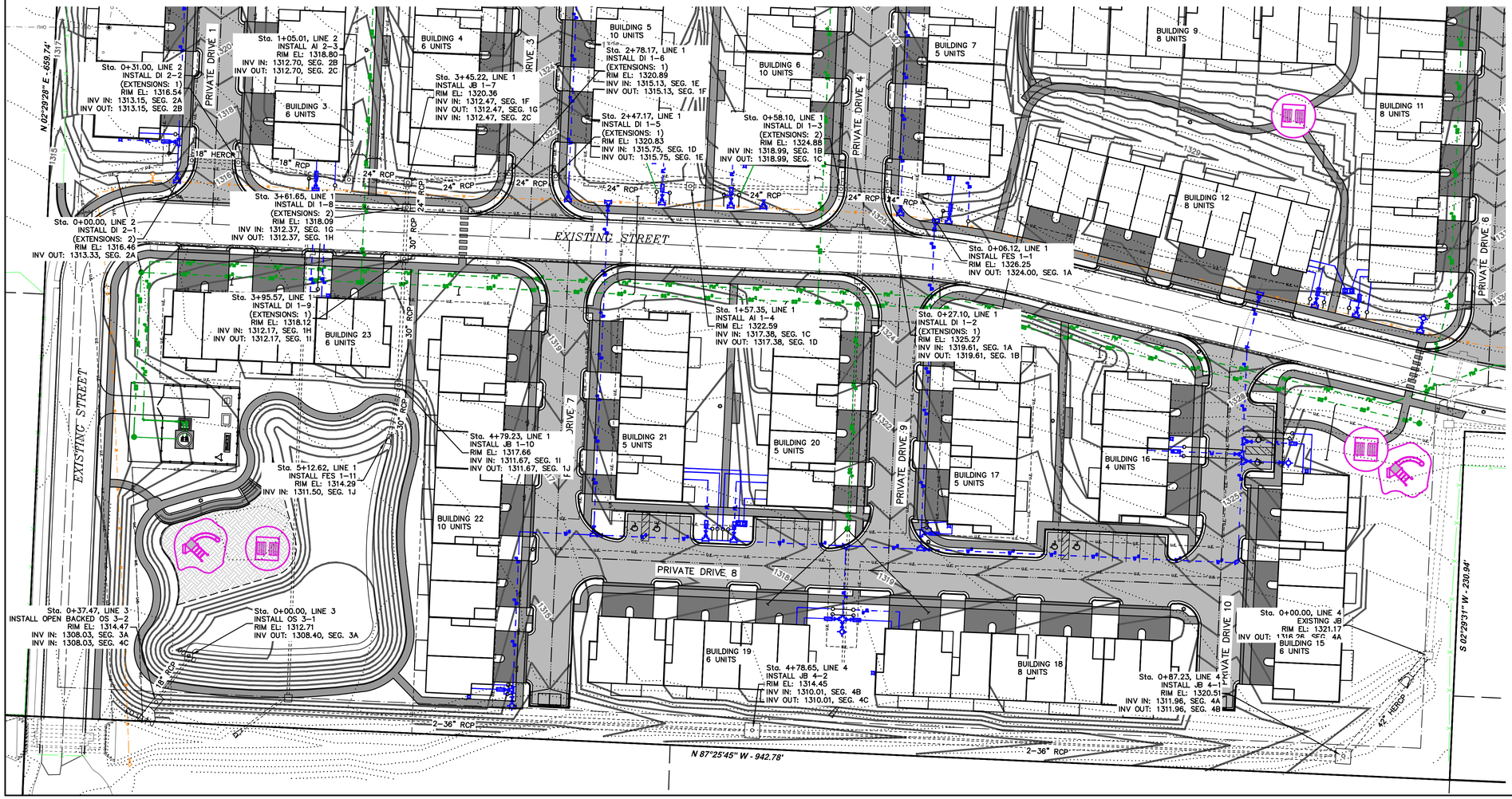
SCALE: 1"=60'
DATE: Jul 20, 2021
ENGINEER: BAM
DRAWN BY: XXX
W.O. #: 21937

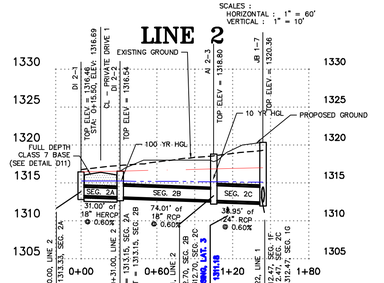
L21-22

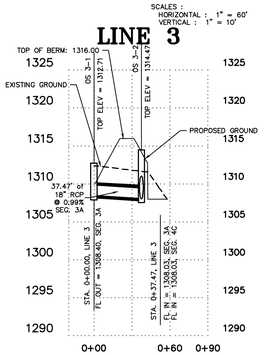
2

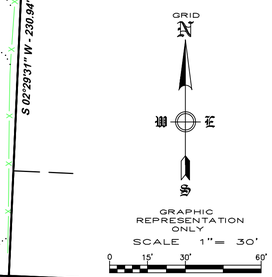












L21-22

STORM PLAN AND PROFILES
HILLCREST VILLAGE
SPRINGDALE, ARKANSAS

ENGINEERING SERVICES INC.
P.O. BOX 1333
SPRINGDALE, ARKANSAS 72764

REVISION	DATE	DESCRIPTION

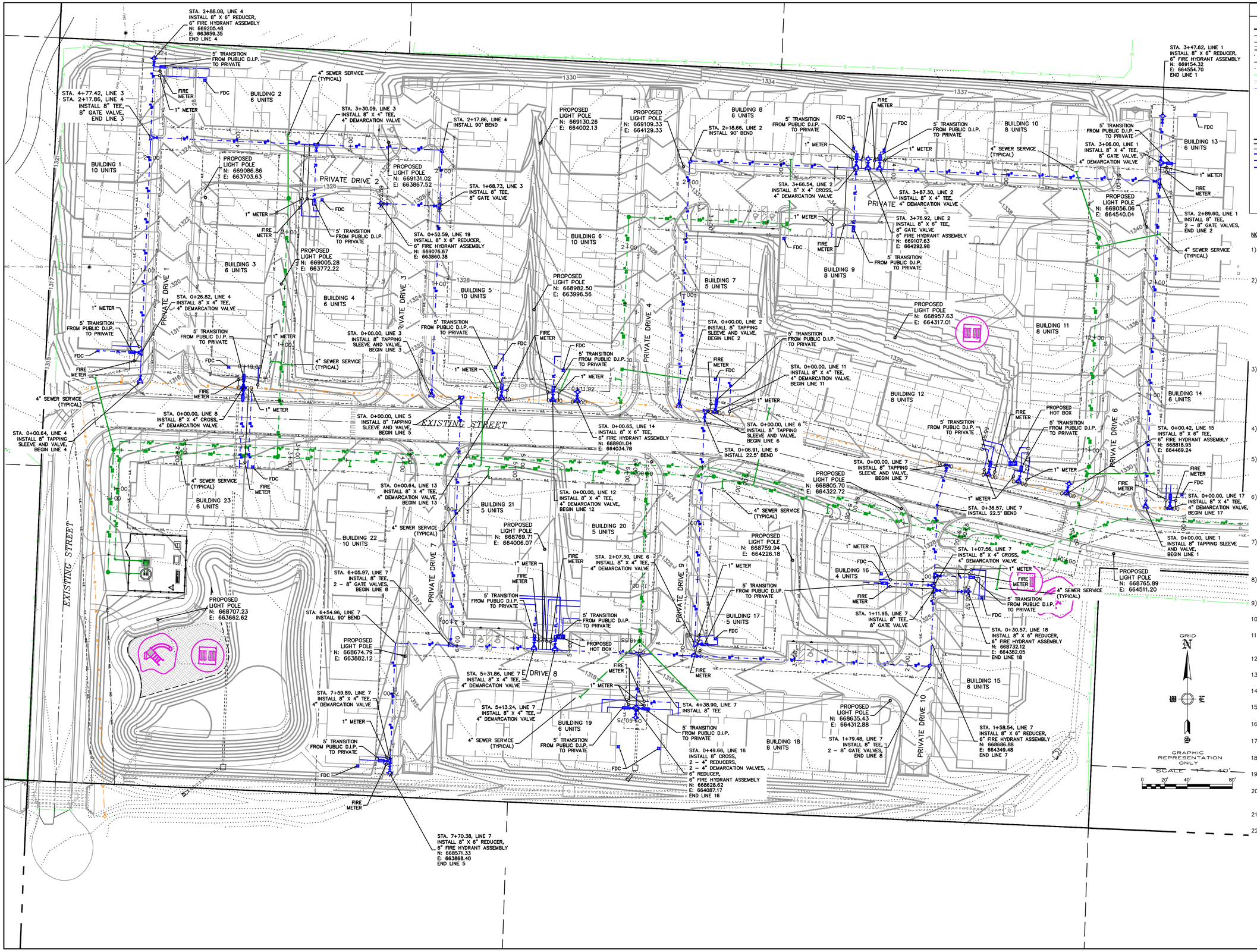
SCALE: 1"=40'

DATE: Jul 20, 2021

ENGINEER: BAM
DRAWN BY: JDH

W.O. #: 21937

3



LEGEND

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- EX. LIGHT POLE
- PROPOSED FENCE
- PROPOSED SIDEWALK
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED FIRE LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED SEWER MANHOLE
- PROPOSED HANDICAP RAMP
- PROPOSED STORM BOX & PIPE

NOTES:

1) CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR ALL STREET CUTS, BORES, AND RESPECTIVE RIGHT-OF-WAY PERMITS FOR THE PROPOSED PROJECT.
2) FIELD LOCATE AND VERIFY THE LOCATION OF EXISTING WATER AND SANITARY SEWER FACILITIES. INDICATE THE LOCATION OF THESE FACILITIES ON THE DRAWING AND PROVIDE ADEQUATE EASEMENTS, ON-SITE AND OFF-SITE, ACCEPTABLE TO THE SPRINGDALE WATER UTILITIES. EASEMENTS SHALL BE ESTABLISHED SUCH THAT A 10-FOOT SPACE SHALL BE PROVIDED BETWEEN THE UTILITY AND ANY PERMANENT STRUCTURE AND EASEMENTS SHALL BE PROVIDED SUCH THAT 10' IS BETWEEN THE UTILITY AND EASEMENT LINE.
3) THE FINAL APPROVAL AND ACCEPTANCE OF FACILITIES PROPOSED HEREIN IS SUBJECT TO THE ACCEPTANCE BY THE UTILITY OF A UTILITY SPACING PLAN. PRIOR TO ANY CONSTRUCTION ON THIS PROJECT, PLEASE SUBMIT A UTILITY SPACING PLANS. THE OWNER AND ENGINEER MUST SUBMIT CERTAIN ASSURANCE IN WRITTEN FORM GUARANTEEING ADHERENCE TO SAID PLAN.
4) FULL DEPTH COMPACTED CLASS 7 BASE MATERIAL IS REQUIRED FOR THE WATER AND SEWER TRENCHES UNDER PRIVATE EXISTING OR PROPOSED DRIVING SURFACES.
5) THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS.
6) ALL WATER AND SEWER MAIN LINE EXTENSIONS AND SERVICES SHALL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE SPRINGDALE WATER UTILITIES SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES.
7) CONSTRUCTION PLANS AND SPECIFICATIONS WILL NEED TO BE SUBMITTED AND APPROVED BY SWU AND THE ARKANSAS DEPARTMENT OF HEALTH PRIOR TO BEGINNING ANY WATER AND SEWER CONSTRUCTION.
8) A PRE-CONSTRUCTION MEETING IS TO BE HELD WITH THE WATER AND SEWER CONTRACTOR AND SWU PRIOR TO BEGINNING ANY CONSTRUCTION.
9) ALL WATER MAIN SHALL BE SPECIAL CLASS 50 DUCTILE IRON.
10) ALL SEWER MAIN SHALL BE PVC SDR 26 HEAVY WALL SEWER PIPE.
11) ALL LOT LINES SHALL BE STAKED IN ADVANCE OF WATER AND SANITARY SEWER CONSTRUCTION PER SWU STANDARD SPECIFICATIONS.
12) CONTRACTOR SHALL CONTACT SWU PRIOR TO PERFORMING WORK.
13) SWU STAFF SHALL BE PRESENT DAY OF TAPPING, DISINFECTION AND FLUSHING.
14) SWU SHALL PERFORM AND BE PRESENT FOR ALL TAPS TO EXISTING SYSTEM.
15) LONG WATER SERVICES SHALL BE ENCASED WITH 2" SLEEVE.
16) ALL UTILITIES SHALL HAVE FULL DEPTH BACKFILL (FLOWABLE FILL) UNDER PUBLIC ROADWAYS.
17) ALL STREET AND WALKWAY LIGHTS SHALL BE PRIVATE AND MAINTAINED/BILLED TO THE OWNER.
18) STAKE ALL FIRE HYDRANTS FOR SWU APPROVAL PRIOR TO INSTALLATION.
19) TRACER WIRE PORTS SHALL BE INSTALLED AT EVERY CHANGE IN DIRECTION OR EVERY 400'.
20) SEWER BACKWATER VALVES TO BE INSTALLED ON PRIVATE SERVICE LINE BY LICENSED PLUMBER WHERE APPLICABLE.
21) FIRE PROTECTION SYSTEM PLANS TO BE SUBMITTED TO ADH BY OTHERS.
22) ALL LOTS SHALL RECEIVE A SEWER BACKWATER VALVE. THIS SHALL BE INSTALLED ON THE PRIVATE SEWER SERVICE LINE BY A LICENSED PLUMBER (4" PVC EXTENDABLE BACKWATER VALVE BY CLEAN CHECK MODEL NO. 97304).

ENGINEERING SERVICES INC.
1770 E. SUNSET
SPRINGDALE, ARKANSAS 72764

WATER MAIN PLAN
HILLCREST VILLAGE
SPRINGDALE, ARKANSAS

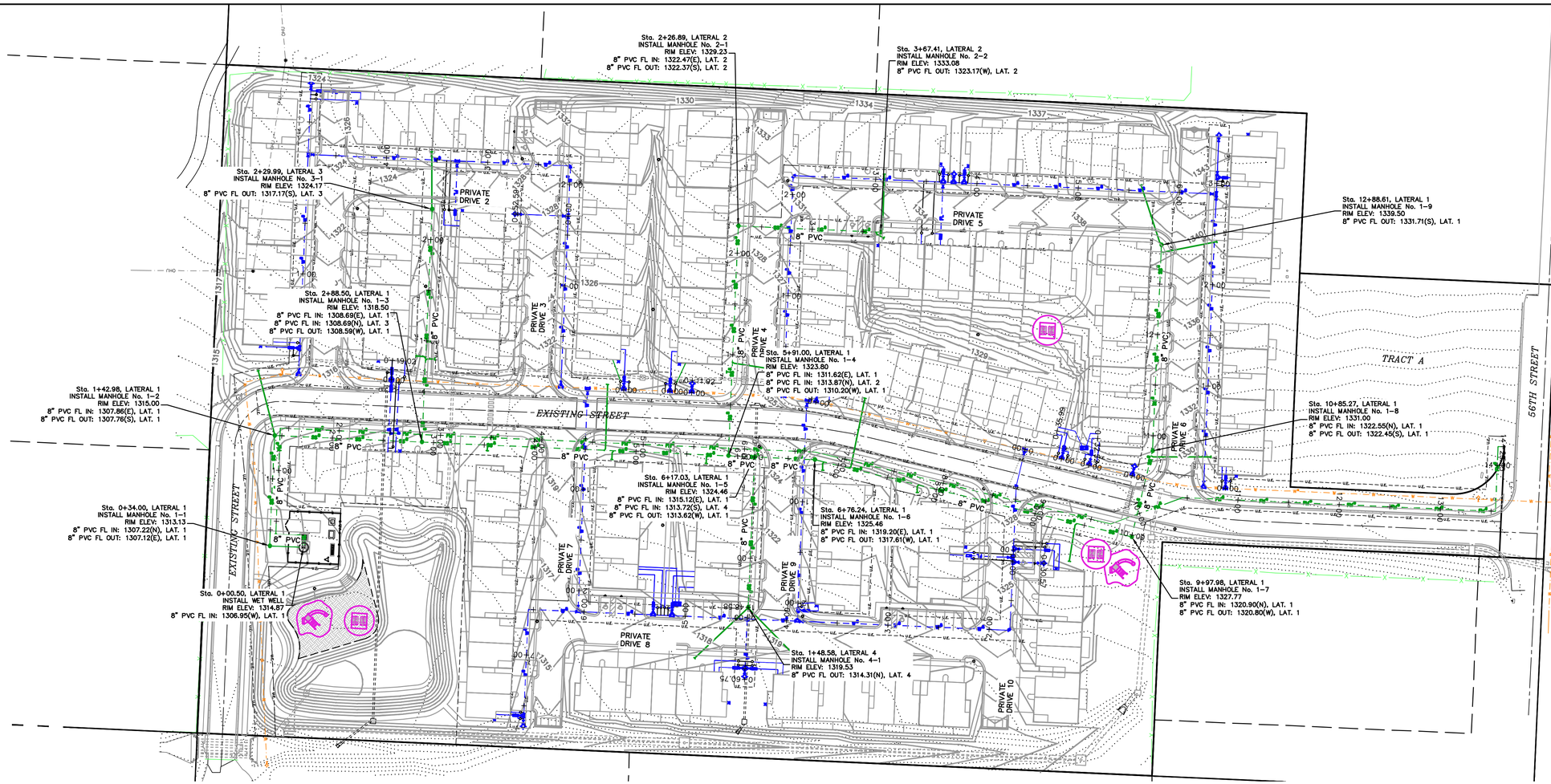
REVISION	DATE	DESCRIPTION

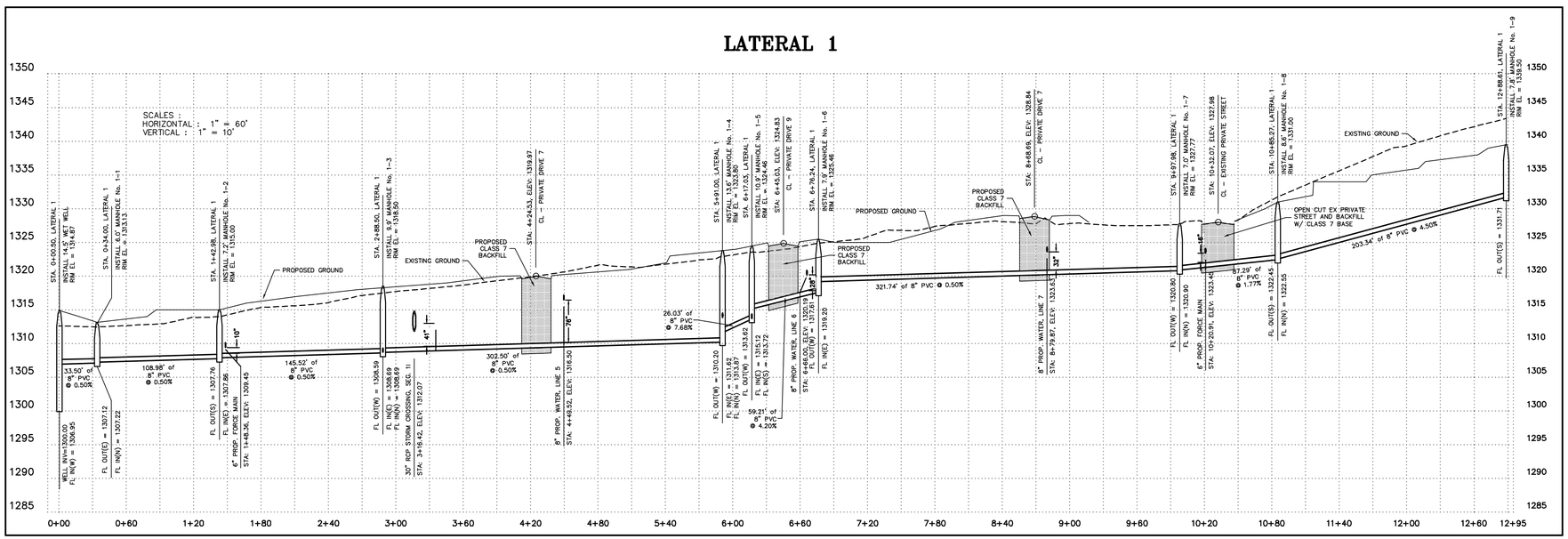
© COPYRIGHT 2021 ENGINEERING SERVICES, INC. 7/29/2021 9:18:41 AM
K:\2021\21937 HILLCREST VILLAGE\DWG\21937 PLAN.DWG

SCALE: 1"=40'
DATE: Jul 20, 2021
ENGINEER: BAM
DRAWN BY: JRC
W.O. #: 21937

L21-22

4





ENGINEERING SERVICES INC.
1500 S. 48th STREET, SUITE 100
SPRINGDALE, ARKANSAS 72764

SANITARY SEWER PLAN & PROFILES
HILLCREST VILLAGE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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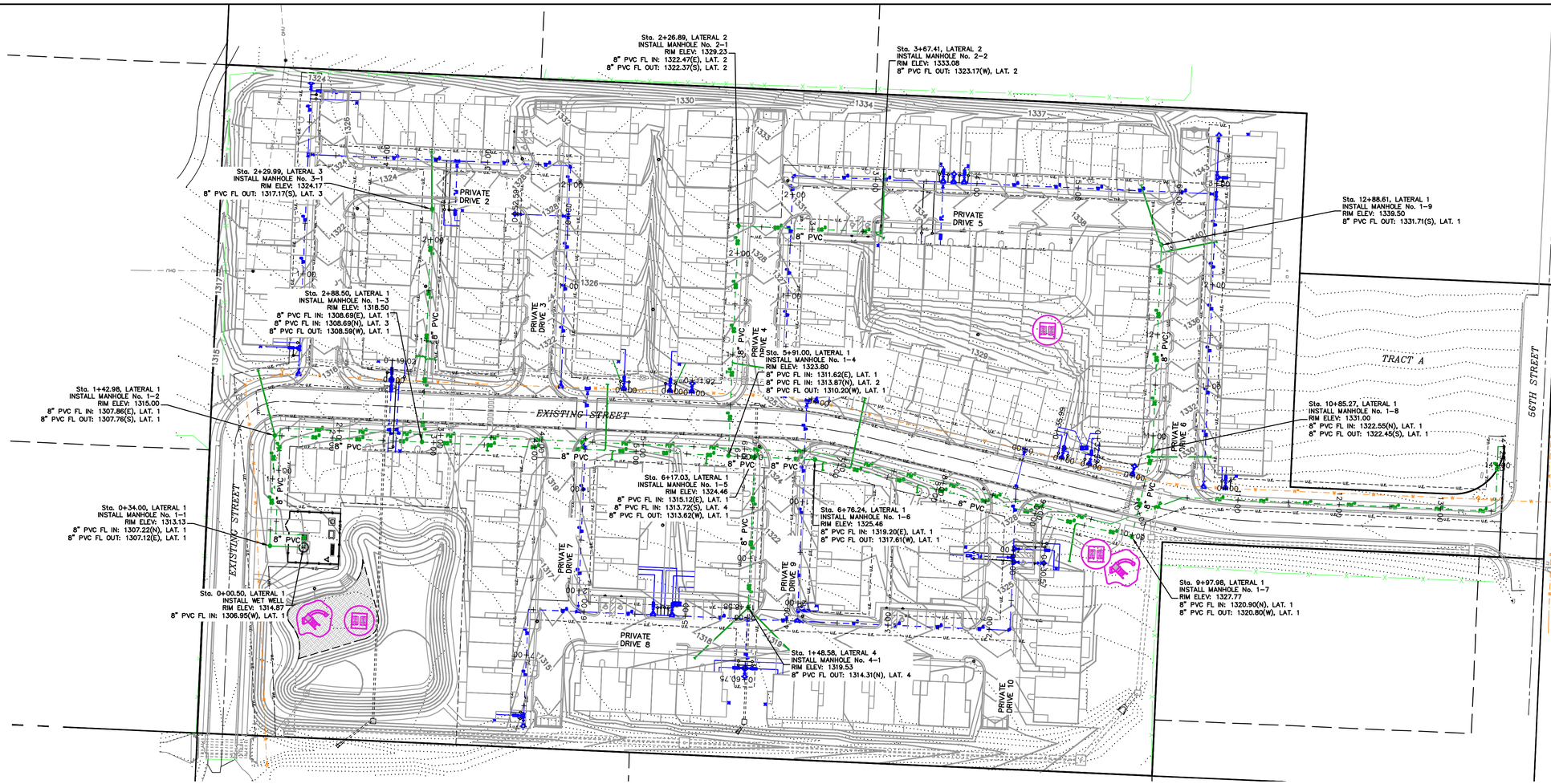
SCALE: 1"=60'
DATE: Jul 20, 2021
ENGINEER: BAM
DRAWN BY: XXX
W.O. #: 21937

5

L21–22



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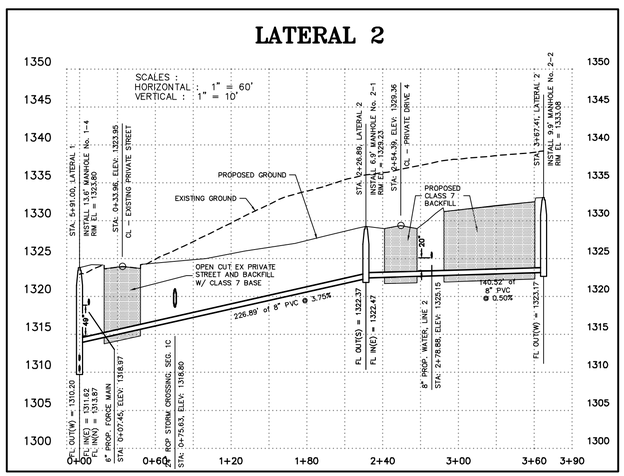

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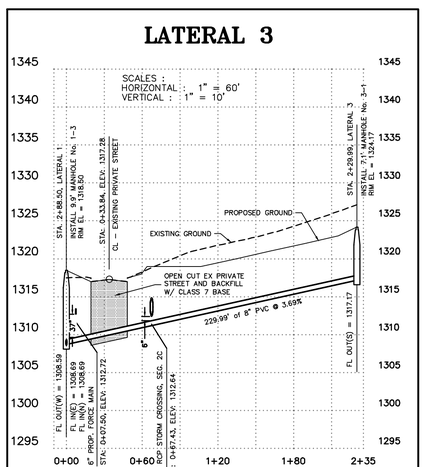

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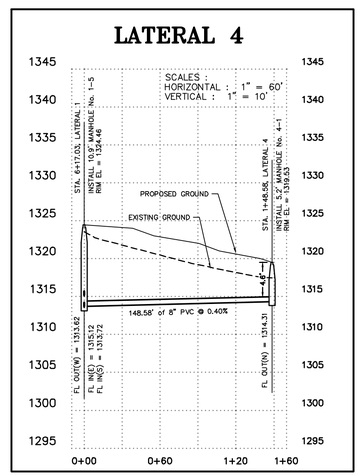

L21-22

ENGINEERING SERVICES INC.
1500 S. 48th STREET
SPRINGDALE, ARKANSAS 72764

SANITARY SEWER PLAN & PROFILES
HILLCREST VILLAGE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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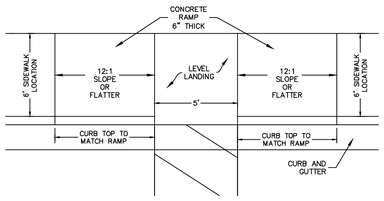
DATE: Jul 20, 2021
ENGINEER: BAM
DRAWN BY: XXX
W.O. #: 21937

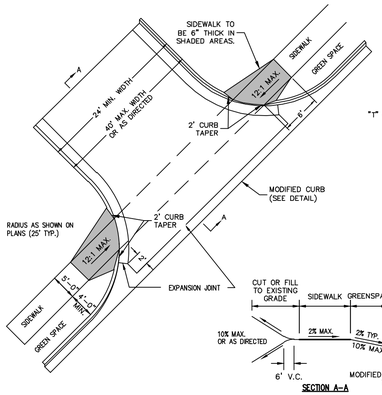
6



HANDICAPPED RAMP DETAIL

NOT TO SCALE

(TO BE PLACED AT LOCATIONS SHOWN BY (HR) ON PLAN)



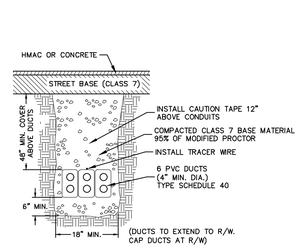
DRIVEWAY DETAIL

NOT TO SCALE

JOINT SEALER DETAIL

NOTES:

1) DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2) 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE I OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3) CONCRETE CURB TO BE SAW-CUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
4) HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
5) CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
6) DRIVEWAY SECTION TO BE 3" ASPHALT WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.



TYPICAL SECTION 6-4" UTILITY DUCTS

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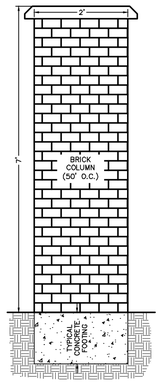
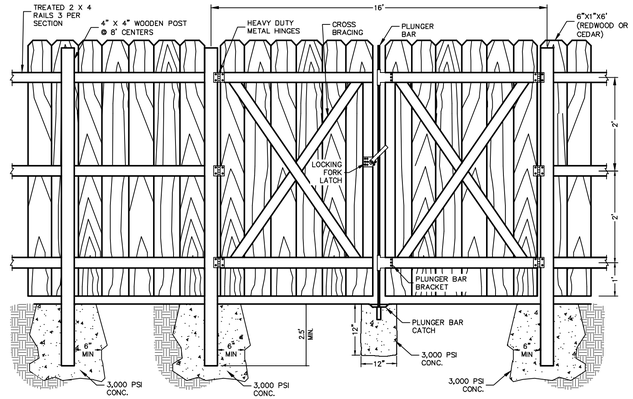
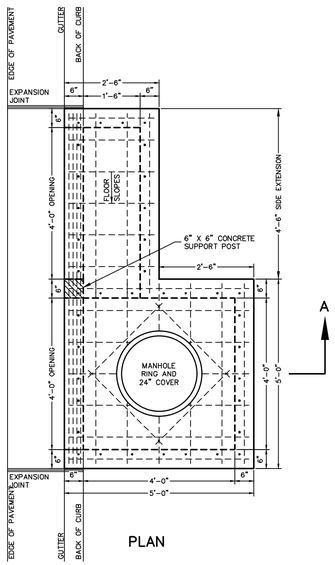




USE 6 GALV. NAILS PER BOARD. SOLID BOARD SIDE TO FACE STREET.

SCREENING FENCE DETAIL

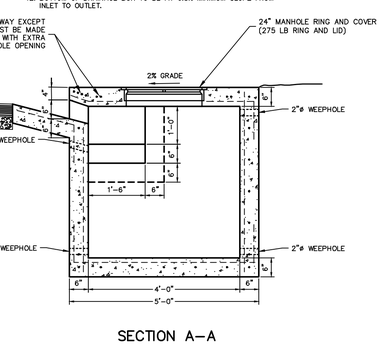
NOT TO SCALE



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.

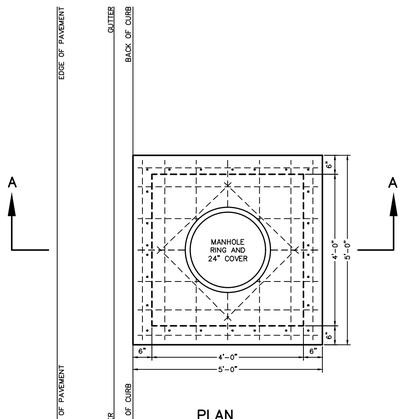
PLAN



SECTION A-A

TYPICAL DROP INLET

NOT TO SCALE



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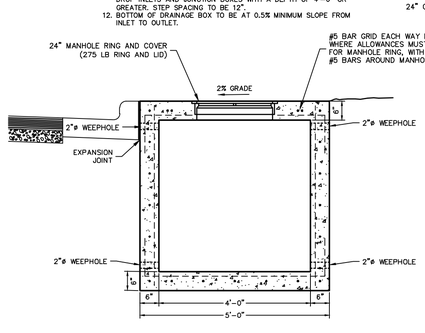
12. BOTTOM OF DRAINAGE BOX TO BE AT 0.5% MINIMUM SLOPE FROM INLET TO OUTLET.

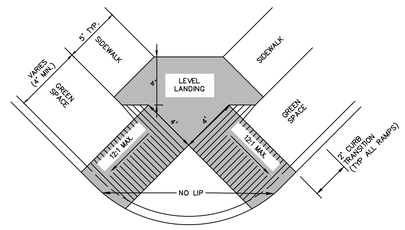
PLAN



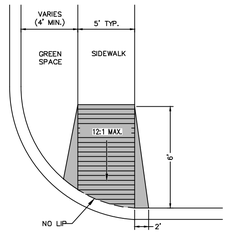
SECTION A-A

TYPICAL JUNCTION BOX

NOT TO SCALE



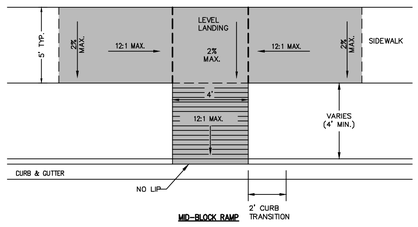
TYPE 1 RAMP



TYPE 2 RAMP

NOTES:

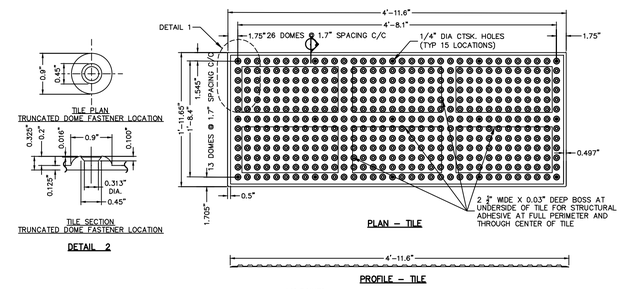
1) THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.
2) THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
3) THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".



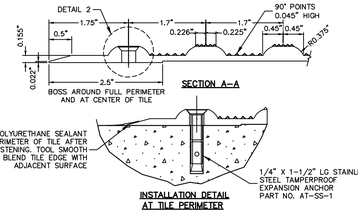
MID-BLOCK RAMP

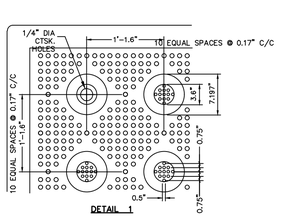
WHEELCHAIR RAMP DETAILS

NOT TO SCALE



DETAIL 2





TRUNCATED DOMES DETAIL

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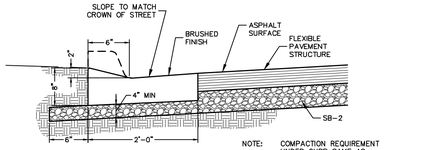
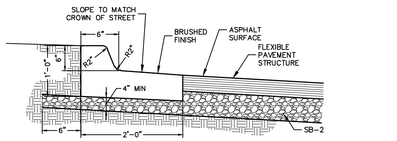


NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

MODIFIED CONCRETE CURB & GUTTER

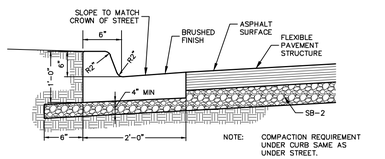
NOT TO SCALE



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

STANDARD 6" CONCRETE SPILL CURB & GUTTER

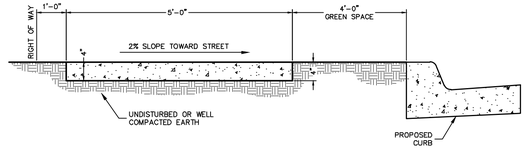
NOT TO SCALE



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

STANDARD 6" CONCRETE CURB & GUTTER

NOT TO SCALE



NOTE: PROVIDE EXPANSION JOINTS AT EACH STRUCTURE, CURB, AND A MINIMUM INTERVAL OF 200 FOOT.

NOTE: TRANSVERSE JOINTS BETWEEN EXPANSION JOINTS TO BE SCORED AT 5 FOOT INTERVALS.

SIDEWALK DETAIL

NOT TO SCALE

ENGINEERING SERVICES INC.
1 STEELE BLVD., SUITE A
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS
HILLCREST VILLAGE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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K:\2021\21937 Hillcrest Village\21937 Typical Details.dwg

SCALE: NTS

DATE: Jul 16, 2021

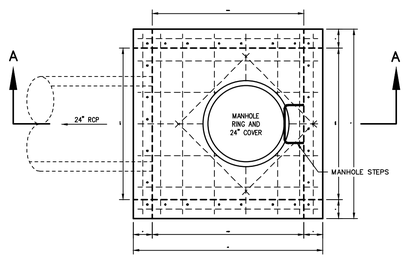
ENGINEER: BAM

DRAWN BY: XXX

W.O. #: 21937

L21-22

7



PLAN

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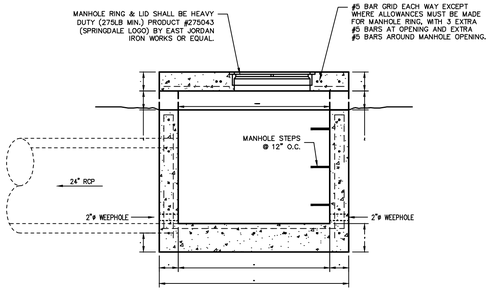
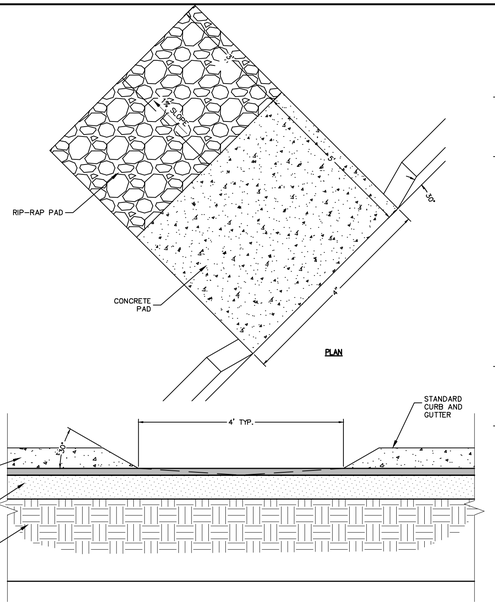
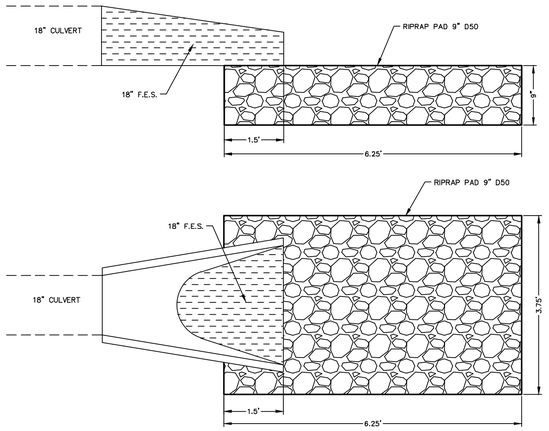


AREA INLET



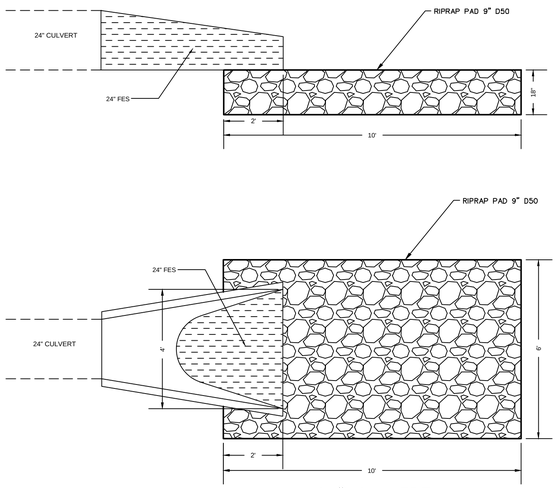
TYPICAL 4' CURB CUT WITH CONCRETE FLUME

NOT TO SCALE



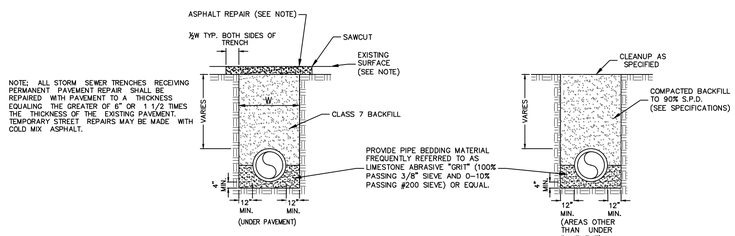
18" CULVERT

NOT TO SCALE



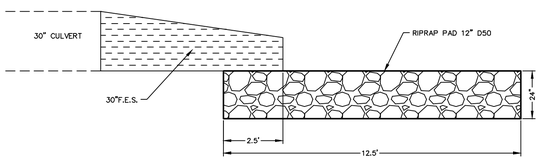
24" CULVERT

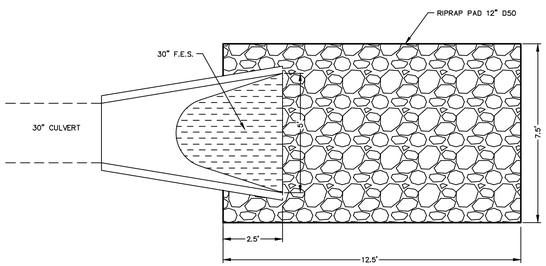
NOT TO SCALE



STORM SEWER BEDDING AND BACKFILL

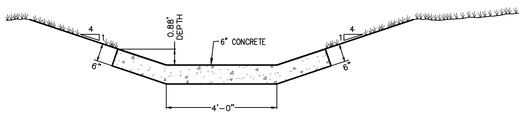
NOT TO SCALE





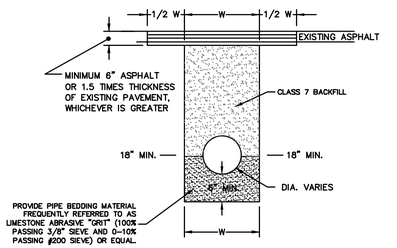
30" CULVERT

NOT TO SCALE



4' CONCRETE DITCH

NOT TO SCALE



NOTE: ALL STORM SEWER TRENCHES RECEIVING PERMANENT PAVEMENT REPAIR SHALL BE REPAIRED WITH PAVEMENT TO A THICKNESS EQUALING THE GREATER OF 6" OR 1 1/2 TIMES THE THICKNESS OF THE EXISTING PAVEMENT. TEMPORARY STREET REPAIRS MAY BE MADE WITH COLD MIX ASPHALT.

TYPICAL PAVEMENT REPAIR

ENGINEERING SERVICES INC.
1770 E. MISSOURI BLVD.
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS
HILLCREST VILLAGE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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H:\CAD\2021 HILLCREST VILLAGE\DETAILS\DETAILS.DWG

SCALE: NTS

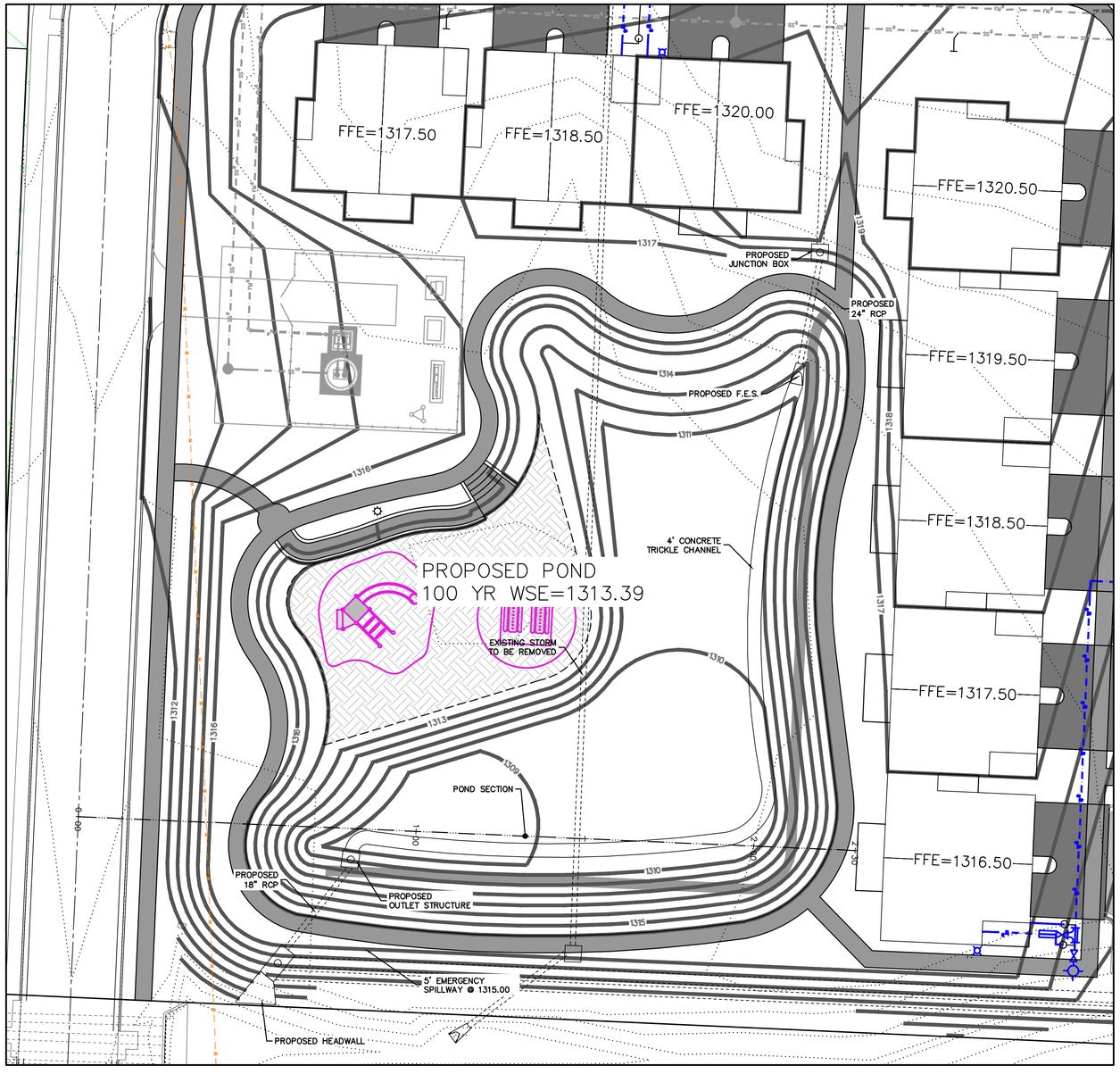
DATE: Jul 16, 2021

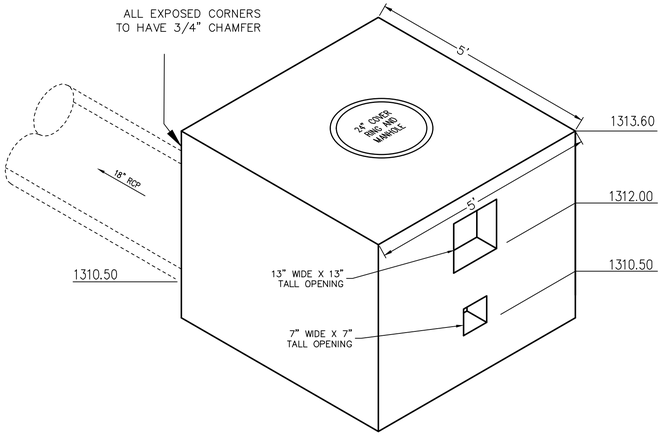
ENGINEER: BAM
DRAWN BY: XXX

W.O. #: 21937

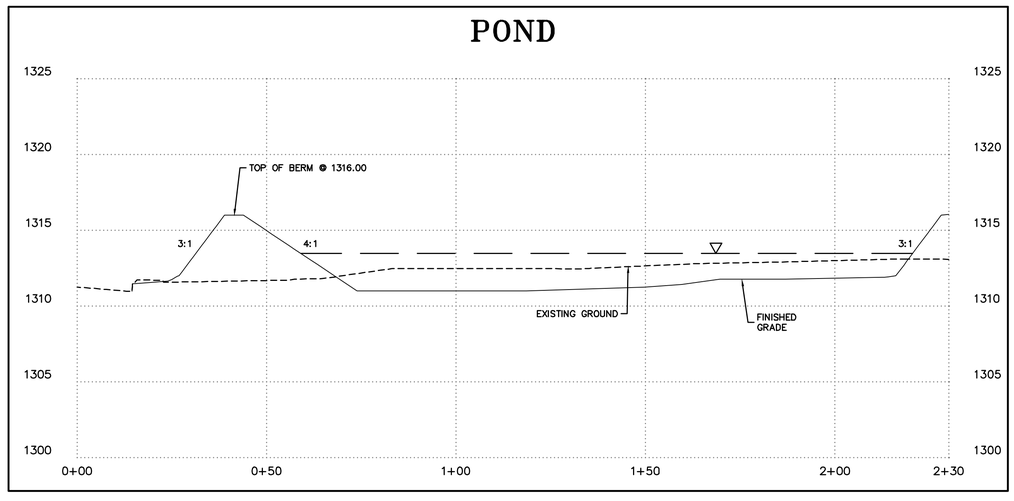
L21-22

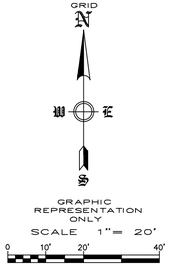
8



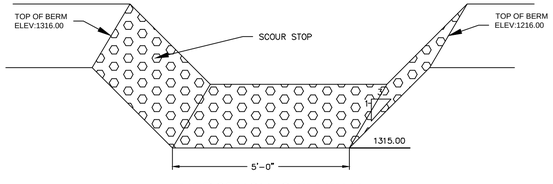


OUTLET STRUCTURE–POND A2

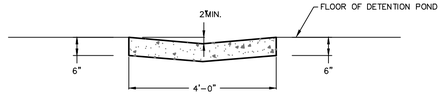




GRAPHIC REPRESENTATION ONLY
SCALE 1"= 20'
0 10' 20' 40'



EMERGENCY SPILLWAY DETAIL
NOT TO SCALE



TYPICAL CONCRETE TRICKLE CHANNEL
NOT TO SCALE

L21-22

ENGINEERING SERVICES INC.
1 SOUTH MAIN STREET, SUITE 400
SPRINGDALE, ARKANSAS 72764

POND LAYOUT
HILLCREST VILLAGE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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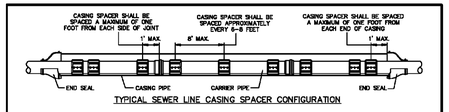
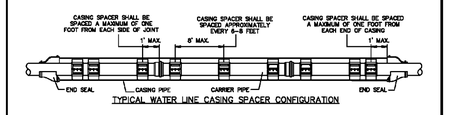
SCALE: 1"=20'
DATE: Jul 16, 2021
ENGINEER: BAM
DRAWN BY: XXX
W.O. #: 21937

9



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 150 DUCTILE IRON PIPE (SEWER MAINS SHALL BE EPOXY LINED)

CARRIER NOM. SIZE	CARRIER PIPE O.D.	CARRIER BELL O.D.	CASING NOM. SIZE*
4"	4.80	11.06	12"
6"	6.90	13.31	16"
8"	9.05	15.62	20"
12"	13.20	19.84	24"
14"	15.30	20.25	24"
16"	17.40	23.50	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 26" DIAMETER – 6 RUNNERS
   - 30" TO 48" DIAMETER – 8 RUNNERS
3. DIMENSIONS BETWEEN SPACERS SHALL BE AS FOLLOW:
   - STAINLESS STEEL – 8 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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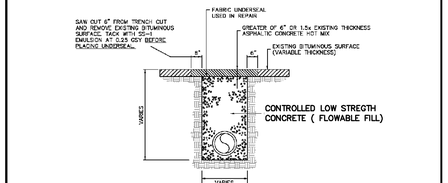
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

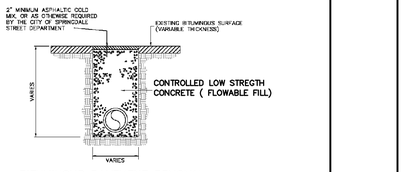
NOTES:

THE CLASS 7 BASE MATERIAL SHALL BE BROUGHT UP EVENLY IN LIFTS NOT TO EXCEED 4" (LOOSE MEASUREMENT) AND COMPACTED WITH MECHANICAL EQUIPMENT TO AT LEAST 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T99.



BITUMINOUS PAVEMENT REMOVAL WITH PERMANENT REPLACEMENT DETAIL

N.T.S.



BITUMINOUS PAVEMENT REMOVAL WITH TEMPORARY REPLACEMENT

N.T.S.

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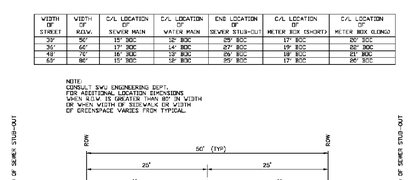
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

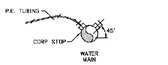
DRAWN BY: JNK | DRAWING NO: S-21 | DATE: AUGUST 2014

WIDTH OF STREET	WIDTH R.O.W.	C/L LOCATION OF SEWER MAIN	C/L LOCATION OF WATER MAIN	END LOCATION OF SEWER STUB-OUT	C/L LOCATION OF METER BOX (SHORT)	C/L LOCATION OF METER BOX (LONG)
30'	50'	13' BOC	14' BOC	25' BOC	17' BOC	20' BOC
36'	56'	13' BOC	14' BOC	25' BOC	17' BOC	20' BOC
40'	60'	13' BOC	14' BOC	25' BOC	17' BOC	20' BOC
48'	70'	15' BOC	16' BOC	25' BOC	17' BOC	20' BOC
60'	86'	15' BOC	16' BOC	25' BOC	17' BOC	20' BOC

NOTE:
CONSULT SWU ENGINEERING DEPT. FOR ADDITIONAL LOCATION DIMENSIONS WHEN R.O.W. IS GREATER THAN 86' OR WIDTH OR WHEN WIDTH OF SIDEWALK OR WIDTH OF GREENSPACE VARIES FROM TYPICAL.



ON PIPE SIZE	MIN DEPTH
4"-10"	36"
12"-14"	48"
16" AND UP	60"



NOTE:
CONDUIT SHALL EXTEND FROM R.O.W. TO R.O.W.

TYPICAL LOCAL STREET SECTION/LAYOUT

30' WIDTH SHOWN (SEE CHART FOR 26', 48' & 60' WIDTHS)

N.T.S.

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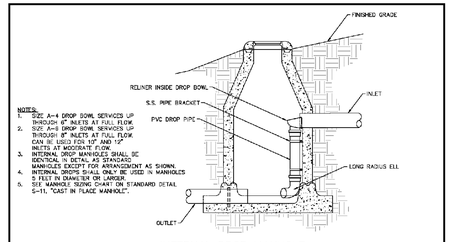
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-29 | DATE: MARCH 2008

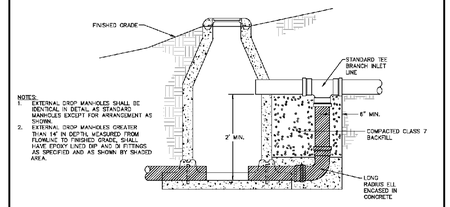


NOTES:
1. SIZE A-4 DROP BOW, SERVICES UP THROUGH 6" INLETS AT FULL FLOW.
2. SIZE A-6 DROP BOW, SERVICES UP THROUGH 8" INLETS AT FULL FLOW. CAN BE USED FOR 10" AND 12" INLETS AT MODERATE FLOW.
3. INTERNAL DROPS SHALL BE STRUCTURAL DETAILED MANHOLES EXCEPT FOR ARRANGEMENT AS SHOWN.
4. INTERNAL DROPS SHALL ONLY BE USED IN MANHOLES 5 FEET IN DIAMETER OR LARGER.
5. SEE MANHOLE SIZING CHART ON STANDARD DETAIL S-11, "CAST IN PLACE MANHOLE".

INTERNAL DROP MANHOLE

(USING RELINGER-DURAN INC. DROP BOW, TYPE "A")

N.T.S.



NOTES:
1. EXTERNAL DROP MANHOLES SHALL BE IDENTICAL IN DETAIL AS STANDARD MANHOLES EXCEPT FOR ARRANGEMENT AS SHOWN.
2. EXTERNAL DROP MANHOLES GREATER THAN 14' IN DEPTH, MEASURED FROM FLOWLINE TO FINISHED GRADE, SHALL BE EPOXY LINED FOR ADD'L 3' STRAIGHT AS SPECIFIED AND AS SHOWN BY SHADED AREA.

EXTERNAL DROP MANHOLE

N.T.S.

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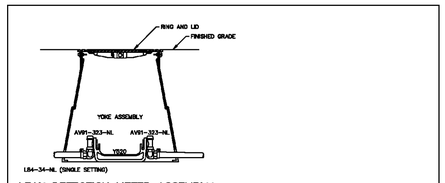
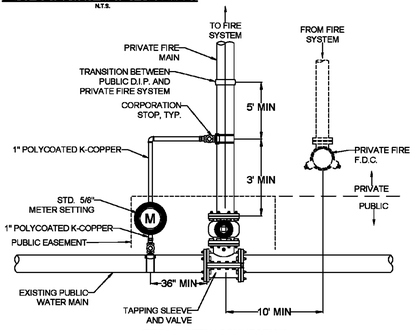
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-12 | DATE: AUGUST 2014



LEAK DETECTION METER ASSEMBLY

N.T.S.



FIRE SYSTEM CONNECTION

N.T.S.

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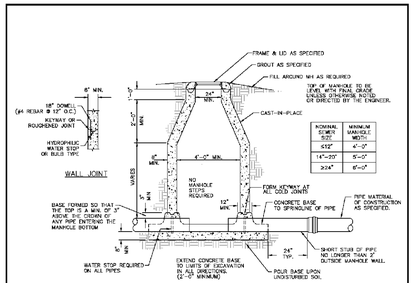
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

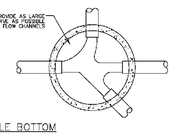
DRAWN BY: c/k | DRAWING NO: S-36 | DATE: FEB. 2016



NOMINAL SEWER SIZE	MINIMUM MANHOLE WIDTH
6"-12"	4'-0"
14"-20"	5'-0"
24"	6'-0"

CAST IN PLACE MANHOLE

N.T.S.



NOTES:
1. THE CENTERLINE OF ALL PIPES ENTERING AND LEAVING A MANHOLE SHALL PASS THROUGH THE CENTER OF THE MANHOLE.
2. BENCH FINISHED SURFACES OF CONCRETE AND REMOVE ALL SHARP EDGES.
3. CONSTRUCT FLOW CHANNEL FOR ALL PIPES ENTERING THE MANHOLE, INCLUDING SERVICE LINES, TO MAINTAIN A CONSTANT GRADE THROUGHOUT EACH INVERT.

MANHOLE BOTTOM FOR 6" THROUGH 24" SEWER MAINS

(MANHOLES FOR SEWER MAINS LARGER THAN 24" REQUIRE INDIVIDUAL DESIGN)

N.T.S.

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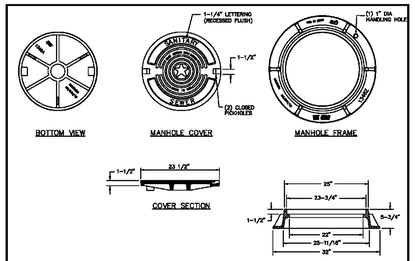
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-11 | DATE: MARCH 2008



MANHOLE FRAME & COVER

(WITHIN AND OUTSIDE OF STREETS AND OTHER DRIVING SURFACES)

N.T.S.

VULCAN FOUNDRY V-1348-1

NOTE:
MINIMUM WEIGHTS
COVER: 140 LBS
FRAME: 140 LBS
MINIMUM COMBINED WEIGHT: 280 LBS
(SEE SPECS FOR ADDITIONAL REQUIREMENTS)

SPRINGDALE WATER UTILITIES
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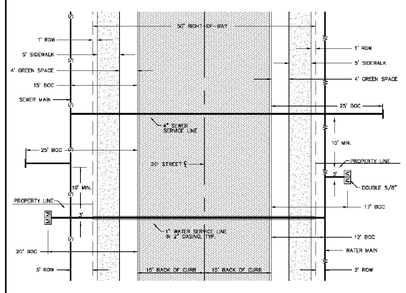
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: JNK | DRAWING NO: S-7 | DATE: MARCH 2008

WIDTH OF STREET	WIDTH R.O.W.	C/L LOCATION OF SEWER MAIN	C/L LOCATION OF WATER MAIN	END LOCATION OF SEWER STUB-OUT	C/L LOCATION OF METER BOX (SHORT)	C/L LOCATION OF METER BOX (LONG)
30'	50'	13' BOC	14' BOC	25' BOC	17' BOC	20' BOC
36'	56'	13' BOC	14' BOC	25' BOC	17' BOC	20' BOC
40'	60'	13' BOC	14' BOC	25' BOC	17' BOC	20' BOC
48'	70'	15' BOC	16' BOC	25' BOC	17' BOC	20' BOC
60'	86'	15' BOC	16' BOC	25' BOC	17' BOC	20' BOC

NOTE:
CONSULT SWU ENGINEERING DEPT. FOR ADDITIONAL LOCATION DIMENSIONS WHEN R.O.W. IS GREATER THAN 86' OR WIDTH OR WHEN WIDTH OF SIDEWALK OR WIDTH OF GREENSPACE VARIES FROM TYPICAL.

NOTE:
CONDUIT SHALL EXTEND FROM R.O.W. TO R.O.W.



TYPICAL LOCAL STREET PLAN VIEW

30' WIDTH SHOWN (SEE CHART FOR 26', 48' & 60' WIDTHS)

N.T.S.

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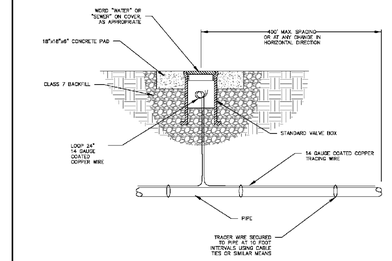
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-30 | DATE: MARCH 2008



TRACING WIRE CONNECTION PORT

N.T.S.

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MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: CAC | DRAWING NO: M-1 | DATE: AUGUST 2014

ENGINEERING SERVICES INC.
P.O. BOX 1451
SPRINGDALE, ARKANSAS 72764

WATER & SEWER DETAILS
HILLCREST VILLAGE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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S:\2021\21937 - Water & Sewer Details - Hillcrest Village\Dwg\21937 - Water & Sewer Details - Hillcrest Village.dwg

SCALE: NTS

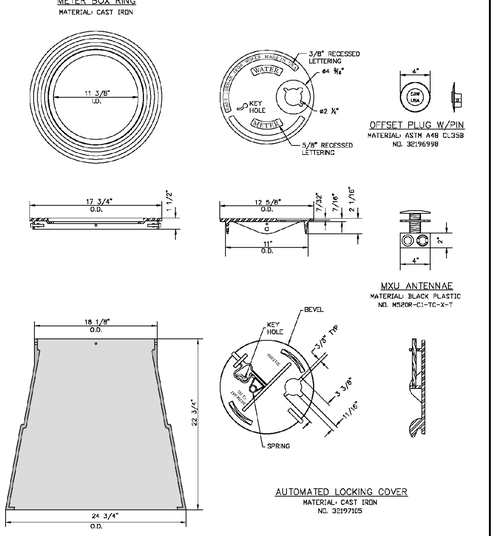
DATE: Jul 16, 2021

ENGINEER: BAM
DRAWN BY: XXX

W.O. #: 21937

L21-22

10



SPRINGDALE WATER UTILITIES
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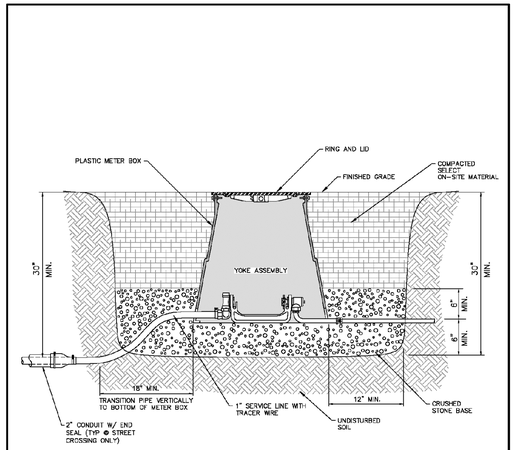
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

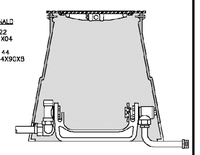
SPRINGDALE WATER UTILITIES
526 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5751

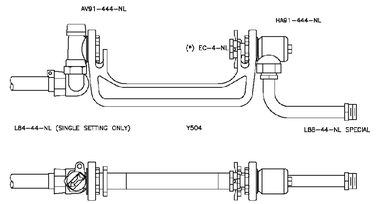
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-23 | DATE: OCTOBER 2014

MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER FORD	MUELLER	AY McDONALD
1	INLET CONNECTION	LB4-44-NL	P-15531N	74779W-22
1	YOKE ANGLE KEY VALVE	AV91-444-NL	H-14278N	74604Y 1 1404
1	YOKE BAR	Y504	H-5040	14-4
1	YOKE ANGLE CHECK VALVE	HA91-444-NL	H-14268N	702-4YE 44
1	OUTLET CONNECTION	LB8-44-NL SPECIAL	H-15538N	710JPP 44X9CXS
1	METER BOX ASSEMBLY	34P-18X24X24D W/LID		





TYPICAL 1" METER SETTING

YOKE ASSEMBLY, 1" METER
1" COPPER OR PE PJ. 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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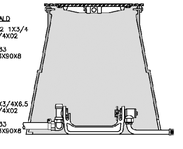
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-24 | DATE: AUGUST 2014

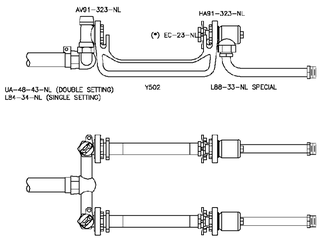
SINGLE SETTING MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER FORD	MUELLER	AY McDONALD
1	INLET CONNECTION	LB4-34-NL	P-15531N	74779W-22 1X3/4
1	YOKE ANGLE KEY VALVE	AV91-323-NL	H-14278N	74604Y 3/4X1X2
1	YOKE BAR	Y502	H-5030	14-2
1	YOKE ANGLE CHECK VALVE	HA91-323-NL	H-14268N	702-3YE 33
1	OUTLET CONNECTION	LB8-33-NL SPECIAL	H-15538N	710JPP 33X9X8
1	METER BOX ASSEMBLY	34P-18X24X24D W/LID		



DOUBLE SETTING MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER FORD	MUELLER	AY McDONALD
1	ANGLE U BRANCH	UA48-43-66-NL	P-15369N	70612W 1X3/4X6.5
2	YOKE ANGLE KEY VALVE	AV91-323-NL	H-14278N	74604Y 3/4X1X2
2	YOKE BAR	Y502	H-5060	14-2
2	YOKE ANGLE CHECK VALVE	HA91-323-NL	H-14268N	702-3YE 33
1	OUTLET CONNECTION	LB8-33-NL SPECIAL	H-15538N	710JPP 33X9X8
1	METER BOX ASSEMBLY	34P-18X24X24D W/LID		



TYPICAL 5/8" DOUBLE METER SETTING

YOKE ASSEMBLY, 5/8" X 3/4" METER
3/4" COPPER OR PE PJ. TO 3/4" CTS PLASTIC OR MIP
N.T.S.

NOTES:

ALL MATERIALS INSTALLED IN POTABLE WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF "LEAD FREE" CONTAINED IN PUBLIC LAW 111-380.

*METER AND EXPANSION CONNECTION EC-23-NL ARE PROVIDED BY THE DEPARTMENT.

SPRINGDALE WATER UTILITIES
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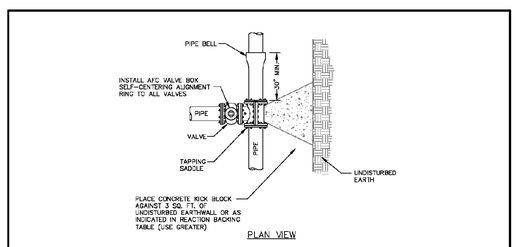
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-25 | DATE: AUGUST 2014



TAPPING SADDLE & VALVE

N.T.S.

SPRINGDALE WATER UTILITIES
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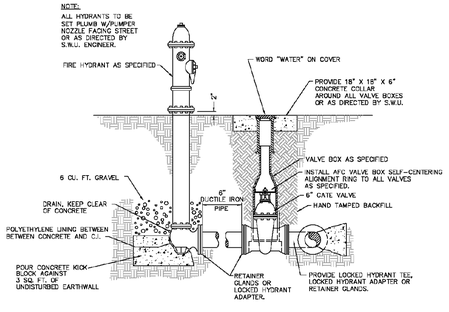
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



FIRE HYDRANT & GATE VALVE

N.T.S.

SPRINGDALE WATER UTILITIES
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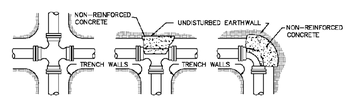
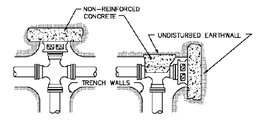
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: KMI | DRAWING NO: S-1 | DATE: MARCH 2008





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 SPECIFIED BY THE ENGINEER.

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	8
24"	38	38	20	10
30"	59	59	32	16
36"	85	85	48	23

REACTION BACKING

N.T.S.

SPRINGDALE WATER UTILITIES
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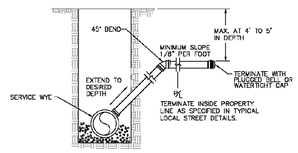
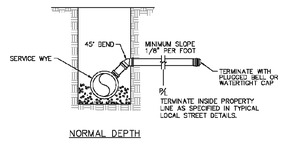
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: KM/JNK | DRAWING NO: S-3 | DATE: MARCH 2008





SEWER SERVICE CONNECTIONS

N.T.S.

SPRINGDALE WATER UTILITIES
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

ENGINEERING SERVICES INC.
P.O. BOX 1966
SPRINGDALE, ARKANSAS 72764

WATER & SEWER DETAILS
HILLCREST VILLAGE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2021 ENGINEERING SERVICES, INC. 7/16/2021 1:37 PM
C:\ESI\2021 WORK IN PROGRESS\21937 HILLCREST\21937 HILLCREST.DWG

SCALE: NTS
DATE: Jul 16, 2021
ENGINEER: BAM
DRAWN BY: XXX
W.O. #: 21937

L21-22

11

NOTE:
ALL HYDRANTS TO BE
MUELLER H-15460
MODEL PUMPER
NOZZLE FACING STREET
OR AS DIRECTED BY
S.W.U. ENGINEER.

FIRE HYDRANT AS SPECIFIED

WORD "WATER" ON COVER

PROVIDE 18" X 18" X 6"
CONCRETE COLLAR
AROUND ALL VALVE BOXES
OR AS DIRECTED BY S.W.U.

6 CU. FT. GRAVEL

VALVE BOX AS SPECIFIED

INSTALL AFC VALVE BOX SELF-CENTERING
ALIGNMENT RING TO ALL VALVES

6" DUCTILE IRON PIPE

AS SHOWN
6" GATE VALVE

HAND TAMPED BACKFILL

DRAIN, KEEP CLEAR OF CONCRETE.

POLYETHYLENE LINING BETWEEN BETWEEN CONCRETE AND C.I.

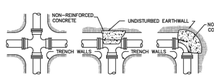
FOUR CONCRETE KICK BLOCKS, 1 CU. FT. UNDISTURBED EARTHWALL

RETAINER GLANDS ON LOCKED HYDRANT ADAPTER.

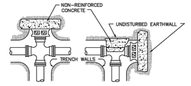
PROVIDE LOCKED HYDRANT TEE. LOCKED HYDRANT ADAPTER OR RETAINER GLANDS.

FIRE HYDRANT & GATE VALVE

N.T.S.



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



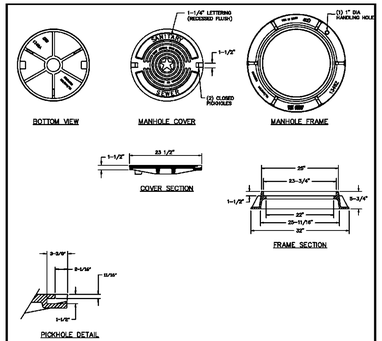
CROSS W/PLUG TEE W/PLUG

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

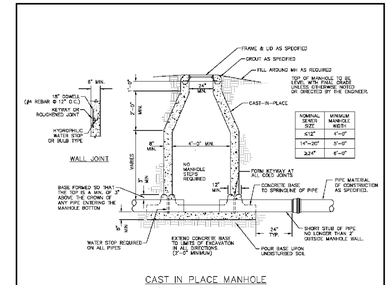
REACTION BACKING TABLE

SIZE	REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING TYPE OF FITTINGS			
	TEE	90°	45°	22 1/2°
3"	1	1	1	1
4"	2	2	1	1
6"	4	4	2	1
8"	7	7	3	2
10"	10	10	5	3
12"	15	15	7	4
16"	26	26	12	6
20"	38	38	20	10
24"	58	58	30	15
30"	85	85	46	23

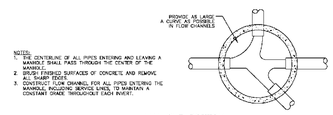
REACTION BACKING
N.T.S.



MANHOLE FRAME & COVER
(WITHIN AND OUTSIDE OF STREETS AND OTHER DRIVING SURFACES)
N.T.S.
VULCAN FOUNDRY V-1248-1
NOTE
MINIMUM WEIGHTS
COVER: 130 LBS
FRAME: 170 LBS
MINIMUM COMBINED WEIGHT: 280 LBS
(SEE SPECS FOR ADDITIONAL REQUIREMENTS)

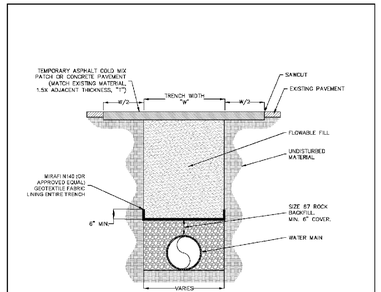


CAST IN PLACE MANHOLE
N.T.S.



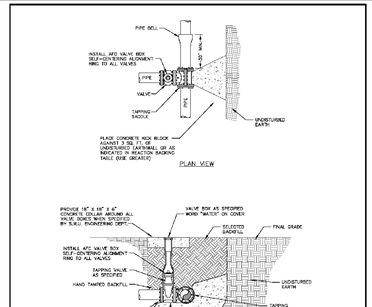
NOTES:
1. THE CENTERLINE OF ALL PIPES ENTERING AND LEAVING A MANHOLE SHALL PASS THROUGH THE CENTER OF THE MANHOLE.
2. BRUSH FINISHED SURFACES OF CONCRETE AND REMOVE ALL SHARP EDGES.
3. CONSTRUCT FLOW CHANNEL FOR ALL PIPES ENTERING THE MANHOLE, INCLUDING SERVICE LINES, TO MAINTAIN A CONSTANT GRADE THROUGH BOTH INVERT.

MANHOLE BOTTOM
FOR 6" THROUGH 24" SEWER MAINS
(MANHOLES FOR SEWER MAINS LARGER THAN 24" REQUIRE INDIVIDUAL DESIGN)
N.T.S.

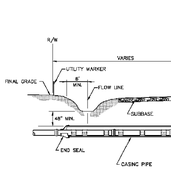


PROFILE VIEW

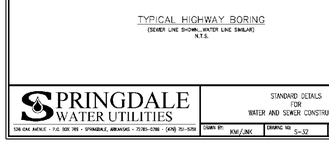
WATER MAIN
TRENCH REPAIR DETAIL
N.T.S.



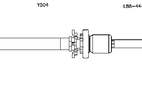
TAPPING SADDLE & VALVE
N.T.S.



LEAK DETECTION METER ASSEMBLY
N.T.S.



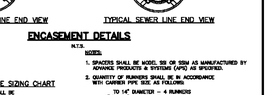
FIRE SYSTEM CONNECTION
N.T.S.



RISER FROM DEEP MAIN

NORMAL DEPTH

SEWER SERVICE CONNECTIONS
N.T.S.



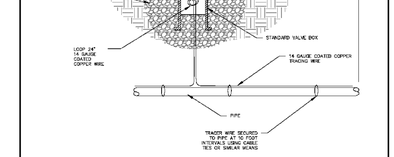
D.I. PRESSURE WATER PIPE TRENCH
(STANDARD LAYING CONDITION "TYPE 2")
N.T.S.

D.I. PRESSURE PIPE TRENCH
FOR FORCE MAINS
(STANDARD LAYING CONDITION "TYPE 3")
N.T.S.

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

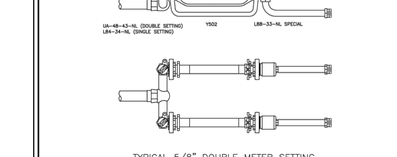
* CLASS I, II, AND III AS DEFINED IN ASTM D2487 AND AS PER BACKFILL MATERIAL AND AGGREGATE BASE COURSE FILL SECTION OF THE SPECIFICATIONS

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



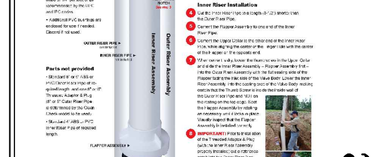
BITUMINOUS PAVEMENT REMOVAL
WITH
PERMANENT REPLACEMENT DETAIL
N.T.S.

BITUMINOUS PAVEMENT REMOVAL
WITH
TEMPORARY REPLACEMENT
N.T.S.



STANDARD METER BOX INSTALLATION
SPUT 5/8" X 3/4" METER SETTER (SHOWN)
SINGLE 5/8" X 3/4" AND 1" METER SETTERS (SIMILAR)
N.T.S.

NOTES:
1.) 2" CONDUITS TO BE INSTALLED ON ALL STREET CROSSINGS AND SHALL EXTEND FROM BACK OF SIDEWALK TO BACK OF SIDEWALK
2.) ALL SERVICE TUBING SHALL HAVE 30" MIN. COVER EXCEPT FOR TRANSITION TO METER BOX AS SHOWN ABOVE
3.) SEE "TECHNICAL SPECIFICATIONS" FOR MATERIAL AND INSTALLATION SPECIFICATIONS



WATER LINE CROSSING UNDER SEWER LINE
N.T.S.

WATER LINE CROSSING ABOVE SEWER LINE
N.T.S.

PARALLEL
N.T.S.

IF CONDITIONS WILL NOT ALLOW 10' OF HORIZONTAL SEPARATION, CONSTRUCTION SHALL NOT CONTINUE. CONSTRUCTION OF THIS LINE AND SHALL NOTIFY THE ENGINEER SO THAT WE MAY CONTACT THE ARKANSAS DEPARTMENT OF HEALTH FOR FURTHER INSTRUCTIONS. A MINIMUM OF 18" VERTICAL SEPARATION SHALL BE MAINTAINED AT EACH CROSSING OF THE SEWER AND THE WATER MAIN SHALL BE DUCTILE IRON.

NOTES:
1. ENCASEMENTS ON NON-CONTROLLED ACCESS HIGHWAYS SHALL EXTEND FROM RIGHT OF WAY LINE TO RIGHT OF WAY LINE AS PRACTICAL OR AS REQUIRED BY THE HIGHWAY AUTHORITY. ENCASEMENTS SHALL EXTEND A FOOT BEYOND THE TOE OF SLOPE IN ANY EMBANKMENT SECTION, THE FLOW LINE OF ANY DITCHES, OR BACK OF ANY CURB AS APPLICABLE.
2. ENCASED CROSSINGS OF PARTIALLY CONTROLLED OR FULLY CONTROLLED ACCESS HIGHWAYS SHALL BE ENCASED THE FULL WIDTH OF THE CONTROL OF ACCESS.
3. ENCASEMENTS SHALL HAVE A MINIMUM COVER OF 48 INCHES MEASURED VERTICALLY FROM THE FLOW LINE OF PARALLEL DITCHES OR 60 INCHES MEASURED VERTICALLY FROM THE HIGHWAY SURFACE, WHICHEVER PROVIDES THE GREATER COVER.
4. CARRIER PIPE FOR WATER LINES SHALL BE SPECIAL CLASS 50 DIP AS SPECIFIED, AND CARRIER PIPE FOR SEWER LINES SHALL BE SPECIAL CLASS 50 DIP, EPOXY LINED AS SPECIFIED.
5. ENCASEMENT PIPE SHALL BE WELDED OR SEAMLESS STEEL PIPE, WITH A MINIMUM THICKNESS OF 0.25 INCHES AND A MINIMUM YIELD STRENGTH OF 35,000 PSI, OR AS OTHERWISE SPECIFIED.
6. THE ANGLE OF THE CROSSING SHALL BE AS NEAR AS PERPENDICULAR TO THE HIGHWAY AS POSSIBLE.
7. WITH THE EXCEPTION OF SERVICE LINES, A WARNER BEARING THE UTILITY OWNER'S NAME SHALL BE PLACE AT EACH END OF ANY LINE WHERE CROSSED.
8. CASING PIPE SHALL BE SEALED AT THE ENDS WITH A FLEXIBLE END SEAL, AS SPECIFIED.
9. CROSSING THROUGH DRAINAGE STRUCTURES SHALL NOT BE PERMITTED.
10. HIGHWAY BORINGS SHALL MAINTAIN CONFORMANCE TO THE LATEST VERSION OF THE AHTD UTILITY ACCOMMODATION POLICY.

TYPICAL HIGHWAY BORING
(SEWER LINE SHOWN, WATER LINE SIMILAR)
N.T.S.

MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBERS FORD	MUELLER	AY McDONALD
1	INLET CONNECTION	L84-44-NL	H-15531N	74779W-22
1	YOKE ANGLE KEY VALVE	AV91-444-NL	H-15278N	74924Y 12-ADO2
1	YOKE BAR	Y504	H-15231	14-J
1	YOKE ANGLE CHECK VALVE	V881-444-NL	H-14268N	702-2YE..33
1	OUTLET CONNECTION	L84-44-NL SPECIAL	H-15538N	711UPP 33X60X8
1	METER BOX ASSEMBLY	24P-1882X42AD 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-43-NL ARE PROVIDED BY THE DEPARTMENT.

TYPICAL SEWER LINE CASING SPACER CONFIGURATION

TYPICAL WATER LINE CASING SPACER CONFIGURATION

TYPICAL WATER LINE END VIEW
TYPICAL SEWER LINE END VIEW

ENCASEMENT DETAILS
N.T.S.

NOTES:
1. SPACERS SHALL BE MODEL SSI OR SSM AS MANUFACTURED BY ADVANCE PRODUCTS & SYSTEMS (APS) AS SPECIFIED.
2. QUANTITY OF RUNNERS SHALL BE IN ACCORDANCE WITH CARRIER PIPE SIZE AS FOLLOWS:
   TO 14" DIAMETER – 4 RUNNERS
   16" TO 30" DIAMETER – 6 RUNNERS
   36" TO 48" DIAMETER – 8 RUNNERS
3. DIMENSIONS BETWEEN SPACER SHALL BE AS FOLLOW
   STAINLESS STEEL – 6 TO 8 FEET.
4. WIDTH OF SPACERS SHALL BE IN ACCORDANCE WITH CARRIER PIPE SIZE AS FOLLOWS:
   TO 14" DIAMETER – 8" WIDTH
   16" AND LARGER DIAMETER – 12" WIDTH
5. A MINIMUM OF THREE SPACERS PER FULL JOINT OF PIPE.
6. WATER LINES SHALL BE "CENTERED" IN CASING.
7. SEWER LINES SHALL BE HELD TO SPECIFIED SLOPE.
8. ALL D.I. CARRIER PIPE MUST HAVE FIELD LOCK GASKETS INSTALLED WITHIN THE CASING PIPE.

ENCASEMENT/CARRIER PIPE SIZING CHART
WATER AND SEWER MAINS SHALL BE ENCASED IN DUCTILE IRON PIPE (SEWER MAINS SHALL BE EPOXY LINED)

CARRIER PIPE SIZE	CARRIER O.D.	CASING SIZE	CASING WALL THICK*
4"	9.05	12"	.250"
6"	9.05	12"	.250"
8"	11.10	16"	.250"
10"	13.20	16"	.250"
12"	13.20	16"	.250"
14"	14.50	18"	.250"
16"	17.40	20"	.250"
18"	19.50	24"	.250"
20"	21.60	24"	.250"
24"	25.80	30"	.312"

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

TRACING WIRE CONNECTION PORT
N.T.S.

SINGLE SETTING MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER FORD	MUELLER	AY McDONALD
1	INLET CONNECTION	L84-34-NL	H-15531N	74779W-22 X43/4
1	YOKE ANGLE KEY VALVE	AV91-323-NL	H-15278N	74924Y 12-A002
1	YOKE BAR	Y502	H-15231	14-J
1	YOKE ANGLE CHECK VALVE	V881-323-NL	H-14268N	702-2YE..33
1	OUTLET CONNECTION	L86-34-NL SPECIAL	H-15538N	711UPP 33X60X8
1	WATER BOX ASSEMBLY	24P-1882X42AD W/LID		

DOUBLE SETTING MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER FORD	MUELLER	AY McDONALD
1	ANGLE U BRANCH	UA48-43-4SL-NL	H-15538N	70801W 1X3/4X8LS
2	YOKE ANGLE KEY VALVE	AV91-323-NL	H-15278N	74924Y 12-A002
2	YOKE BAR	Y502	H-15231	14-J
2	YOKE ANGLE CHECK VALVE	V881-323-NL	H-14268N	702-2YE..33
1	OUTLET CONNECTION	L86-34-NL SPECIAL	H-15538N	711UPP 33X60X8
1	WATER BOX ASSEMBLY	24P-1882X42AD W/LID		

TYPICAL 5/8" DOUBLE METER SETTING
YOKE ASSEMBLY, 5/8" X 3/4" METER
3/4" COPPER OR PE P.J. TO 3/4" CTS PLASTIC OR MIP
N.T.S.

NOTES:
ALL MATERIALS INSTALLED IN POTABLE WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF "LEAD FREE" CONTAINED IN PUBLIC LAW 111-380.
*METER AND EXPANSION CONNECTION EC-43-NL ARE PROVIDED BY THE DEPARTMENT.

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SPRINGDALE WATER UTILITIES
328 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5700

	DRAWN BY	DRAWING NO.	DATE
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION	crk	S-36	FEB. 2018
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION	KM	S-1	MARCH 2008
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION	KM/JNK	S-3	MARCH 2008
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION	JNK	S-7	MARCH 2008
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION	TLS	S-11	MARCH 2008
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION	JAB	S-39	JULY 2015
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION	DAS	S-5	AUGUST 2014
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION	KM/JNK	S-32	AUGUST 2014
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION	TLS	S-24	AUGUST 2014
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION	TLS	S-16	MARCH 2008
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION	TLS	S-18	AUGUST 2014
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION	KM/JNK	S-31	MARCH 2008
MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION	JNK	S-21	AUGUST 2014
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION	TLS	S-23	OCTOBER 2014
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION	TLS	S-25	AUGUST 2014
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION	CAC	S-6	MARCH 2008

ESI
ENGINEERING SERVICES INC.
1707 S. 48TH STREET
SPRINGDALE, ARKANSAS 72764

WATER & SEWER DETAILS
HILLCREST VILLAGE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: NTS
DATE: July 16, 2021
ENGINEER: BAM
DRAWN BY: XXX
W.O. #: 21937

L21-22

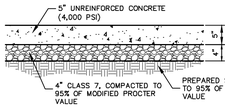
12

GRID N

GRAPHIC REPRESENTATION ONLY

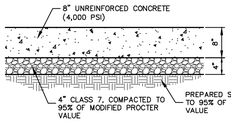
SCALE 1" = 60'

0 30' 60' 120'



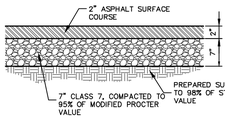
LIGHT DUTY CONCRETE PAVING

NOT TO SCALE



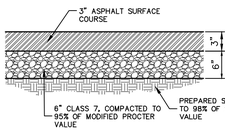
CONCRETE PAD FOR DUMPSTER

NOT TO SCALE



LIGHT DUTY PAVING

NOT TO SCALE



HEAVY DUTY PAVING

NOT TO SCALE

*NOTE:

1) PAVING SECTIONS ARE TO BE DETERMINED BY A GEOTECHNICAL ENGINEER. SECTIONS SHOWN SHALL BE MODIFIED TO THE GEOTECHNICAL ENGINEER RECOMMENDATION.

2) ALL STRIPING AND SYMBOLS SHALL BE COORDINATED WITH OWNER PRIOR TO INSTALLATION.

3) CONTRACTOR IS TO SUBMIT A PLAN SHOWING JOINTS FOR OWNER APPROVAL AS PART OF THE PAVING SUBMITTAL.

L21-22

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1700 S. MISSOURI
SPRINGDALE, ARKANSAS 72764

PAVING PLAN
HILLCREST VILLAGE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: 1"=60'

DATE: Jul 20, 2021

ENGINEER: BAM
DRAWN BY: XXX

W.O. #: 21937

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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 IS NOT PLACED AT A CONSTANT ELEVATION FOLLOWING CONTOURS ON STEEP SLOPES, THE "J" HOOP METHOD SHOULD BE USED (AT 50 FT INTERVALS) TO CREATE PONDING AND PREVENT EROSION OF THE TRENCH BACKFILL OF SILT FENCE INSTALLATION.
3.) ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.
4.) PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
5.) TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
6.) RE-VEGETATION. RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER:
   - § TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE REVEGETATED AS SET FORTH IN§169.06(F)(6) BELOW. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE TREES ROOT SYSTEM.
   - § ZERO TO 10% GRADE: RE-VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
   - § 10:1 UP TO 4:1 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
   - § 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
   - § MORE THAN 3:1 GRADE: ANY FINISH GRADE OVER 3:1 SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING:
     - RETAINING WALLS; CRIBBING WITH LANDSCAPE FABRIC; TERRACING WITH GROUNDCOVER; RIPRAP; STAKED SOD (UP TO 2:1 SLOPE)
     - IF CRIBBING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.
7.) PERMANENT EROSION CONTROL. THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.
8.) DUST. WHERE EXCESSIVE DUST MAY BECOME A PROBLEM, A PLAN FOR SPRAYING WATER ON HEAVILY TRAVELED DIRT AREAS SHALL BE ADDRESSED.
9.) CONSTRUCTION EXITS. A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 6" THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3". IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.
10.) DEBRIS, MUD, AND SOIL IN PUBLIC STREETS. DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.
11.) FRANCHISE AND PRIVATE UTILITIES. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

NOTES:

1) NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE.
2) SEED AND MULCH SHALL BE PLACED (BY OWNER) IN ALL AREAS WHERE VEGETATION IS DISTURBED.
3) STRAW AND WOOD CHIPS SHALL BE PLACED TO PROVIDE TEMPORARY PROTECTION WHILE FINAL GRADING IS BEING COMPLETED.
4) PLACE BIG RED FILTER ON ALL CURB INLETS.

*SILT FENCE IS USED AS AN ENERGY DISSIPATION DEVICE

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

*SILT FENCE MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED

AREA OF SOIL DISTURBANCE: 14.18 ACRES

NOTE:

NO CHANGE MAY BE MADE TO THESE APPROVED PLANS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF SPRINGDALE.

WITHIN 40 DAYS OF PLACEMENT OF CURBS, THEY SHALL BE BACKFILLED, FINE GRADED WITH A MINIMUM OF 4-INCHES OF TOPSOIL AND HYDROMULCHED OR SODDED WITH PERMANENT GRASSES.

ALL DISTURBED AREAS, THAT ARE NOT PAVED, SHALL BE TOPSOILED, SEEDED AND STRAWED UNTIL GRASS IS ESTABLISHED.

CONSTRUCTION SEQUENCE:

1.) INSTALL EROSION CONTROL.
2.) STRIP EXISTING TOP SOIL.
3.) PREPARE SUB-GRADE AND BASE MATERIAL.
4.) POUR CONCRETE AND ASPHALT.
5.) FINAL GRADING AND ESTABLISH VEGETATION.

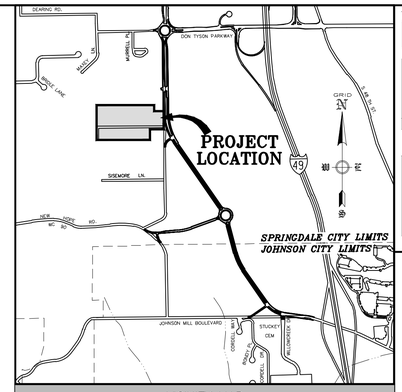
FLOOD PLAIN ZONING:

THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE F.I.R.M. MAPS #05143C0065F & #05143C0070F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: MAY 16, 2008.

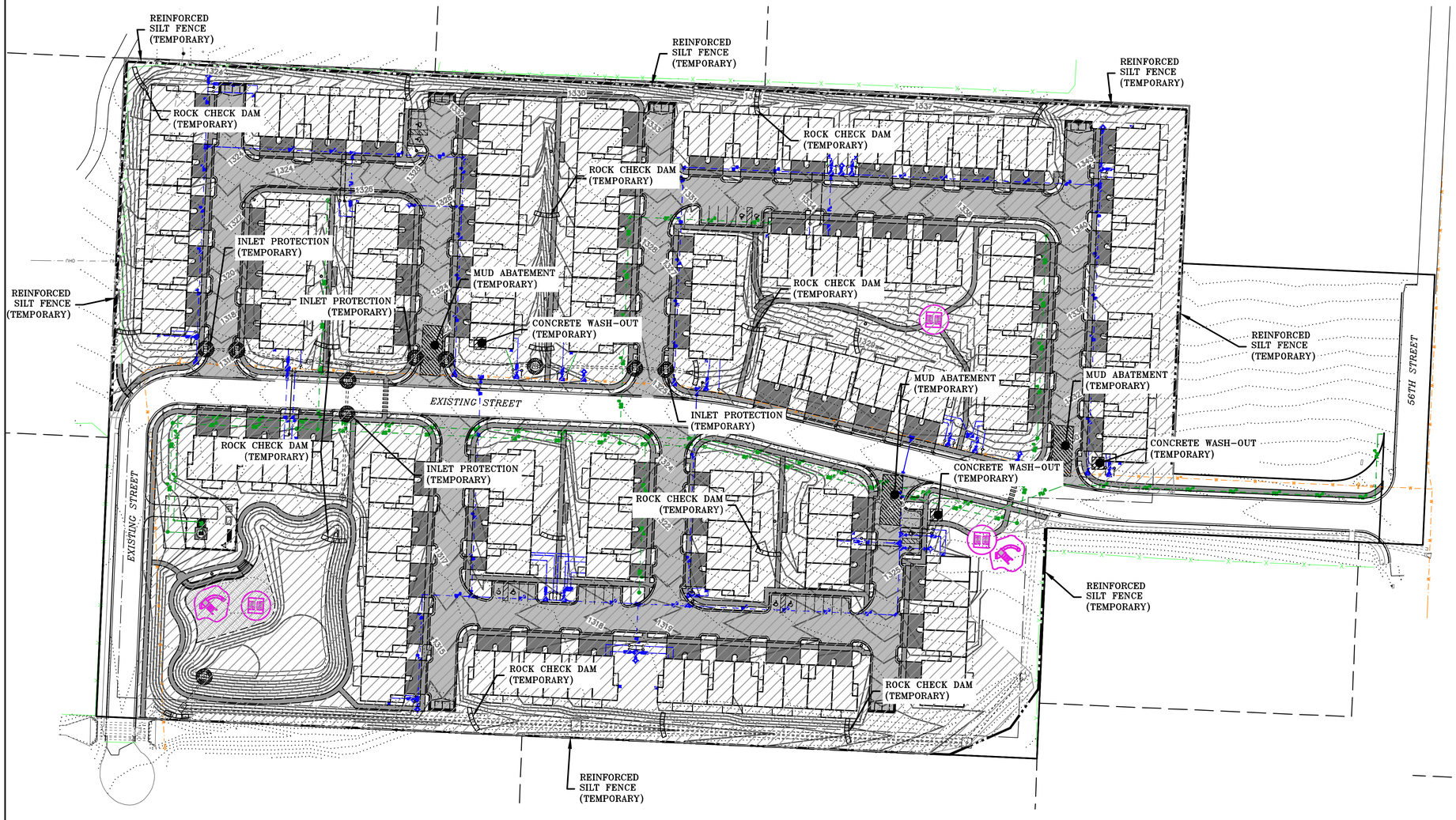
LEGEND

- PROPOSED FLOWLINE DIRECTION
- INLET PROTECTION
- ROCK CHECK DAM
- WIRED REINFORCED BURIED EDGE SILT FENCE
- MUD ABATEMENT ENTRANCE
- 1390 EXISTING CONTOURS
- 1388 PROPOSED CONTOURS
- AREA OF SOIL DISTURBANCE
- WATTLE

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 60'
0 30' 60' 120'



VICINITY MAP
N.T.S.



FLOOD PLAIN ZONING:

THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #05143C0065 F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: MAY 16, 2008.

L21-22

STORM WATER POLLUTION PREVENTION PLAN
HILLCREST VILLAGE
SPRINGDALE, ARKANSAS

ESI
ENGINEERING SERVICES INC.
1770 S. 48th STREET, SUITE 1
SPRINGDALE, ARKANSAS 72764

REVISION	DATE	DESCRIPTION

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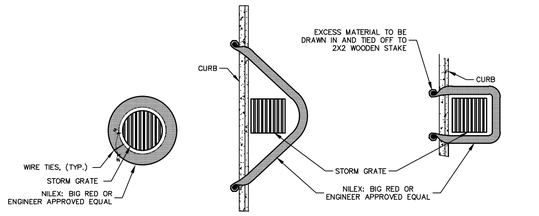
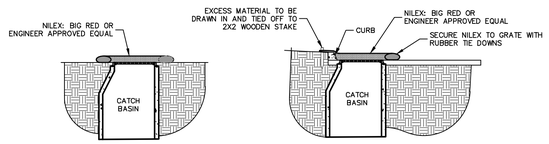
SCALE: 1"=60'
DATE: Jul 16, 2021
ENGINEER: BAM
DRAWN BY: XXX
W.O. #: 21937

14



DRAIN INLET PLAN | CURBSIDDE OPTION "A" PLAN | CURBSIDDE OPTION "B" PLAN



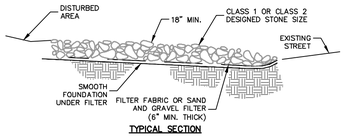
DRAIN INLET SECTION | CURBSIDE SECTION

NOTES:

1) ALL MATERIAL TO MEET SPECIFICATIONS.
2) NILEX-BIG RED TO MEET APPLICATION REQUIREMENTS.
3) COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

INLET PROTECTION

NOT TO SCALE



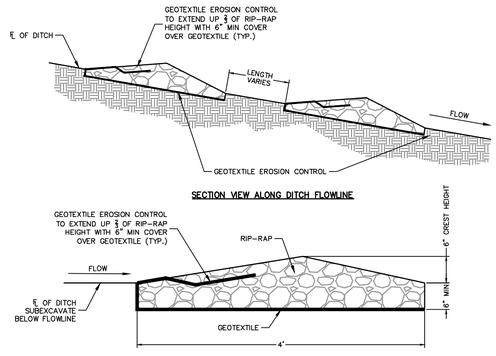
TYPICAL SECTION

NOTES:

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

MUD ABATEMENT ENTRANCE

NOT TO SCALE

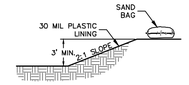


SECTION VIEW OF CHECK DAM

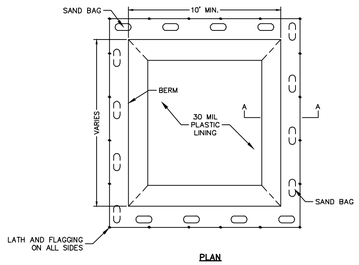
NOTES:

1. RIP-RAP SIZE D50 = 6" OR AS SHOWN ON THE PLANS.

ROCK CHECK DAM



SECTION A – A



PLAN

NOTES:

1) LATH AND FLAGGING SHOULD BE COMMERCIAL TYPE.
2) PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 30 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

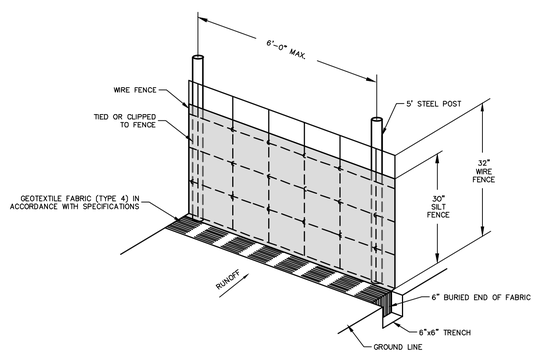
CONCRETE WASH-OUT AREA

NOT TO SCALE

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

NOTES:

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

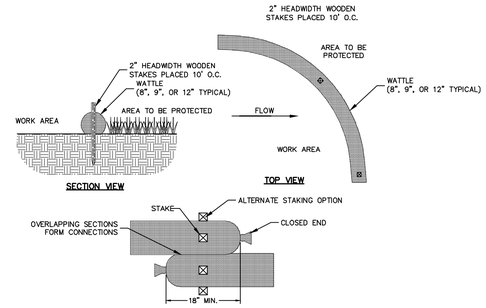


SILT FENCE NOTES

1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. HERE FENCE CANNOT BE TRENCHED IN (e.g.PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

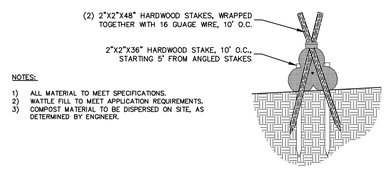
WIRED REINFORCED BURIED EDGE SILT FENCE

NOT TO SCALE



COMPOST SOCK CONNECTION/ ATTACHMENT DETAIL

PYRAMID STAKING DETAIL



NOTES:

1) ALL MATERIAL TO MEET SPECIFICATIONS.
2) WATTLE FILL TO MEET APPLICATION REQUIREMENTS.
3) COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

CHECK DAM DETAIL

NOT TO SCALE

ENGINEERING SERVICES INC.
2 NORTH MISSOURI
SPRINGDALE, ARKANSAS 72764

STORM WATER POLLUTION PREVENTION DETAILS
HILLCREST VILLAGE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2021 ENGINEERING SERVICES, INC. 7/16/2021 11:27 AM
X:\2021\21937 HARMON HILLCREST VILLAGE\Drawings\21937 STORM WATER POLLUTION PREVENTION DETAILS.dwg

SCALE: NTS

DATE: Jul 16, 2021

ENGINEER: BAM
DRAWN BY: XXX

W.O. #: 21937

L21-22

15

AEL American Electric Lighting

Submittal Spec Sheet

Post Top - Valiant LED, Full Cut-off (AVPCL2)

OVERVIEW

Energy efficient LED Post-top solution for local roads, residential communities, commercial streetscapes, campuses, parks, walkways, green spaces and site lighting.

As municipalities and utilities initiate conversions to LED Post-top in common applications, the new ARDL LED is designed to have utility grade standardized features for a great value! AVP LED family has expanded to include a full cutoff version using the LEM 15, 20 and 30 LED modules, which improves energy efficiency and reduces maintenance. Together, the AVPL2 (standard version) and AVPCL2 (full cutoff version) combine to give a great set of high performance LED Post-top solutions for applications for the "Valiant" style. The upscale aesthetics and install friendly features make it an extremely versatile product. It's downward directed lumens are well-suited for residential areas, city streetscapes, green spaces and retail area, but the universal appeal of the standard and full cutoff AVCPL2 Series offering provides a uniformed look for makes it compatible with almost any application.
- Replaces up to 150 watt HPS
- 2,630 - 11,720 lumens
- Multiple color temperature options
- Full cutoff design for zero-uplight distributions
- Tool-less access to electrical components
- 10kV/10kA Class C surge protection with 20kV/10kA option
- Variety of controls options including part-night-dimming and field-adjustable lumen output
- Standard 3-pin photocontrol receptacle
- Optional 7-pin receptacle
- DALI driver available upon request
- SuperDurable corrosion-resistant finish

Warranty: www.acuitybrands.com/support/customer-support/terms-and-conditions

The product images shown are for illustration purposes only and may not be an exact representation of the product.

ORDERING INFORMATION	AVPCL2 P60 AS 40K R2 PCLL AO XC HSS

Series*		Lumen Package*				Voltage*	
AVPCL2	Post Top - LED Valiant, Full Cut-off	P10	P10	P55	P55	AH	347-480V
		P15	P15	P60	P60	AS	120-277V
		P20	P20				
		P25	P25				
		P30	P30				
		P35	P35				
		P40	P40				
		P45	P45				
		P50	P50				

Lamp Color*		Distribution*		Paint*		Listing*	
27K	2700K	R2	Roadway Type II	BK	Black	CSA	CSA Listed
30K	3000K	R3	Roadway Type III	BZ	Bronze	XL	No listing
40K	4000K	R4	Roadway Type IV	DDB	Dark Bronze		
50K	5000K	R5	Roadway Type V	GY	Grey		
				WH	White		

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Photocontrol Receptacle*		Photocontrol		Dimming*		Hood Style	
NR	No photocontrol receptacle	P34	DTL twistlock photocontrol 347V	AO	Field adjustable output module	VX	Valiant Vieux
P7	7 pin dimming capable photocontrol receptacle	P48	DTL twistlock photocontrol 480V	DALI	DALI driver	VXCA	Valiant Vieux with acrylic
PECR	3-pin photocontrol receptacle	PCLL	Solid-state long life photocontrol	PND	Part night dimming		
		PCSS	Solid-state lighting photocontrol	ZT	0-10V dimming		
		SH	Shorting Cap				
		SHX	Non-listed CSA shorting cap				

Hardware		Entry		Label		Ladder Rest	
SS	Stainless Steel Fasteners	TL	Tool-less Entry	NL1X1	1" x 1" NEMA label	LDR	Ladder rest
				NL2X2	2" x 2" NEMA label		

Cupola*		Corrosion Resistant Finish		Surge Protection*		Factory Programmable Driver	
RCC	ROAM dimming node cupola cover	CR	Corrosion resistant finish	10KV	10kV/5kA fail off	FPD75	Factory driver programmed to 75 percent of base
SCC	Standard cupola cover			20KV	SPD-20kV/10kA	FPD80	Factory driver programmed to 80 percent of base
XC	No cupola					FPD85	Factory driver programmed to 85 percent of base
						FPD90	Factory driver programmed to 90 percent of base

Factory Programmable Driver (Cont...)		House Side Shield		Prewired Leads	
FPD95	Factory driver programmed to 95 percent of base	HSS	House side shield	L03	3ft prewire leads
				L10	10ft prewire leads
				L14	1ft prewire leads
				L20	20ft prewire leads
				L25	25ft prewire leads
				L30	30ft prewire leads

This is a dynamic specification sheet that is based on certain selections made by the user. All results generated are for informational purposes only. The user should validate the results with its agency sales representative to determine whether the product has been configured correctly before ordering. Acuity Brands Lighting is not responsible for any loss resulting from product configuration errors.

Not all versions of the product are available with all options.

Specifications subject to change without notice.

Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

See the full specification sheet at the product page link above for full product information and detailed ordering information.

Certain airborne contaminants can diminish the integrity of acrylic and/or polycarbonate.

Visit: http://www.acuitybrandslighting.com/library/lit/documents/spec/sheets/acrylic-polycarbonate-compatibility.pdf for Acrylic-Polycarbonate Compatibility table for suitable uses.

All trademarks referenced are property of their respective owners.

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HOLOPHANE

Submittal Spec Sheet

Hamilton LED bollard (HLBOLED)

OVERVIEW

Bollard for city streetscapes, public areas and parks, higher education campuses, paths and walkways. Hamilton decorative bollards provide an attractive pedestrian area solution to complement the full line of decorative posts by transitioning flawlessly from the street to pedestrian walkway. Our bollards offer superior finish through the application of a polyester powder coat finish. Refer to spec sheets for exact specifications and non-illuminating, HID or LED configuration options.

Warranty: www.acuitybrands.com/support/customer-support/terms-and-conditions

The product images shown are for illustration purposes only and may not be an exact representation of the product.

ORDERING INFORMATION	HLBOLED CA P40 27K 120V LP5 ACS BK AO PEC1 ABG

Series*		Material*		Performance Package*		Color Temperature*	
HLBOLED	Hamilton LED bollard	CA	Cast aluminum	P10	P10 performance package	27K	2700K
				P20	P20 performance package	30K	3000K
				P30	P30 performance package	40K	4000K
				P40	P40 performance package		

Voltage*		Refractor*		Bollard Lens		Finish*	
120V	120V	GL3	Borosilicate Glass Refractor, Type 3 dist.	ACS	Clear (acrylic clear smooth) outer lens	BK	Black
277V	277V	GL5	Borosilicate Glass Refractor, Type 5 dist.	AWS	Translucent (acrylic white smooth) outer lens	BZ	Bronze
347V	347V	LP5	Louver, painted white, Type 5			CMC	Customer matched color
HVOLT	Auto-sensing voltage (347-480) 50/60 HZ	L55	Louver, semi-specular, Type 5			CTBS	Standard color to be determined
MVOLT	120-277V, 50/60 Hz	NOS	No internal reflector, Type 5			DB	Dark blue
						GH	Graphite
						GN	Green
						GR	Gray
						PP	Prime painted

Finish* (Cont...)		Adjustable Output		Terminal Block		Eyebolt Option A	
RAL	RAL color	AO	Field adjustable output device	TB	3 position terminal block	EB34A	Eyebolt (for chain by others) at 34° and 0°
SL	Silver						
WH	White						

Eyebolt Option B		Eyebolt Option C		Eyebolt Option D		Photoelectric Control	
EB34B	Eyebolt (for chain by others) at 34° and 90°	EB34C	Eyebolt (for chain by others) at 34° and 180°	EB34D	Eyebolt (for chain by others) at 34° and 270°	PEC1	Button style photocontrol (120V)
						PEC2	Photo electric control (240V)
						PEC3	Button style photocontrol (347V)

Base Mounting*		Security Screws		Receptacle		Surge Protection	
ABG	Anchor bolt (galvanized steel)						
DBB	Direct burial base, galvanized steel	PHEX	Security screws, pin in hex exterior fasteners	FGE	Receptacle on base with wet location cover	20KV	20kv/ 10kA surge, fail off, indicator light
LAB	Less anchor bolt						

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Visit: http://www.acuitybrandslighting.com/library/lit/documents/spec/sheets/acrylic-polycarbonate-compatibility.pdf for Acrylic-Polycarbonate Compatibility table for suitable uses.

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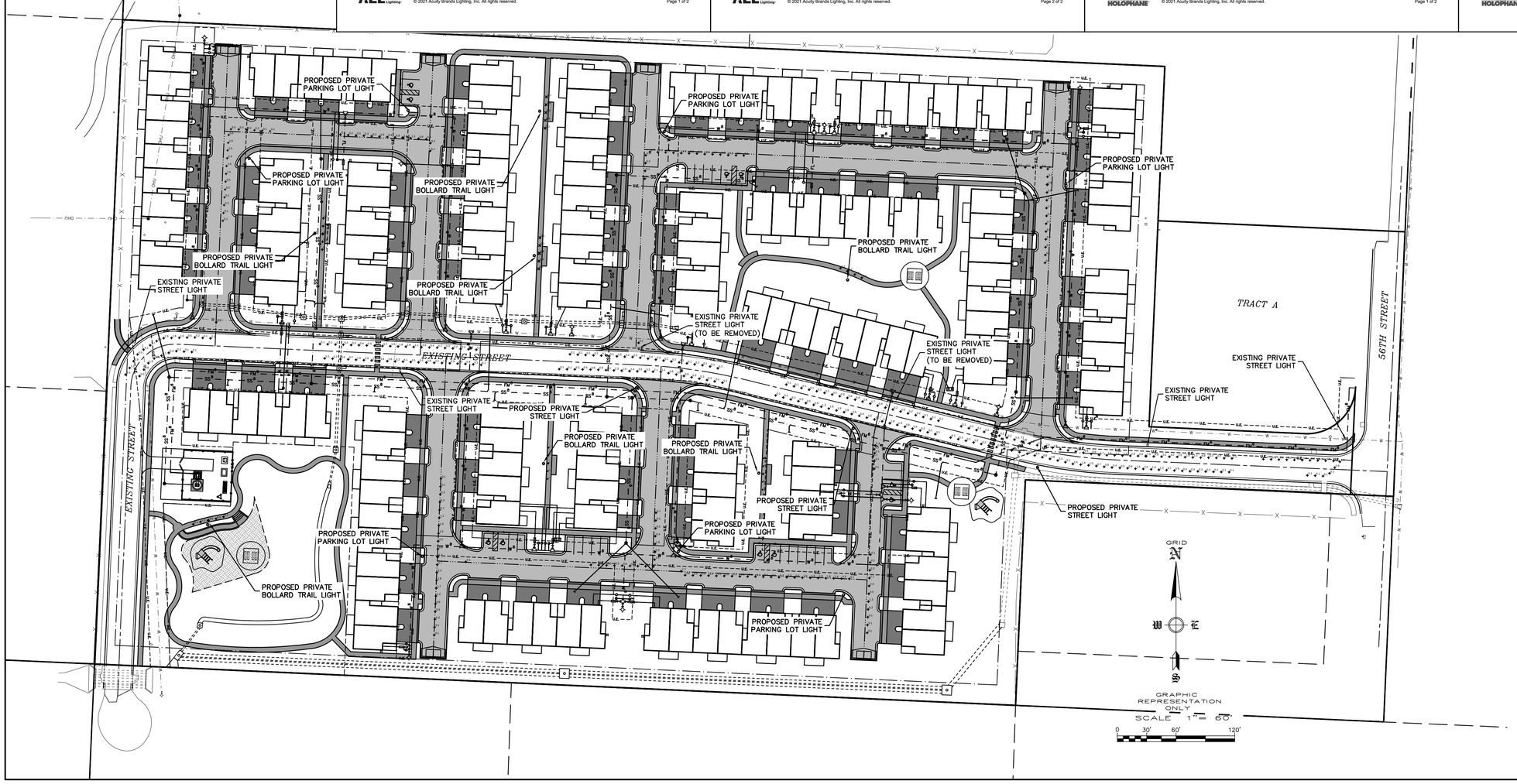

NOTES:

1. ALL LIGHTS THIS SHEET ARE PROPOSED FOR PRIVATE STREET OR PARKING LOT ILLUMINATION. ALL LIGHTS THIS SHEET WILL BE PRIVATELY OWNED AND MAINTAINED

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Left Driveway	+	0.1 fc	1.2 fc	0.0 fc	N/A	N/A
Lower Right Driveway	+	0.6 fc	5.3 fc	0.0 fc	N/A	N/A
Middle Walkway	×	0.2 fc	2.8 fc	0.0 fc	N/A	N/A
North Side of Park Trail	+	0.3 fc	4.3 fc	0.0 fc	N/A	N/A
Right Driveway	+	0.3 fc	3.6 fc	0.0 fc	N/A	N/A
Roadway	+	0.8 fc	7.5 fc	0.0 fc	N/A	N/A
Uppder Right Walkway	+	0.0 fc	0.7 fc	0.0 fc	N/A	N/A
Upper Left Walkway	+	0.2 fc	3.2 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens per Lamp	LMF	Wattage
○	A		4	Holophane	HLBOLED P40 27K xxxx LP5 ACS	Hamilton LED Bollard, P40 Performance Package, 2700K, Louver, painted white, Type 5, Acrylic Clear Smooth Outer lens	1	1248	0.9	32
□	C		22	American Electric Lighting	AVPCL2 P60 XX 40K R2	Valiant LED Full cutoff with R2 distribution	1	11760	0.85	113

ENGINEERING SERVICES INC.
1707 MAIN STREET
SPRINGDALE, ARKANSAS 72764

LIGHTING PLAN
HILLCREST VILLAGE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=60'

DATE: Jul 20, 2021

ENGINEER: BAM
DRAWN BY: BJR

W.O. #: 21937

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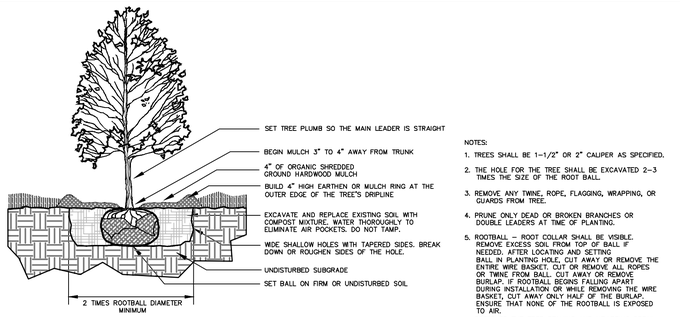
L21-22

16



TREE PLANTING DETAIL
NOT TO SCALE

NOTES:

1. TREES SHALL BE 1-1/2" OR 2" CALIPER AS SPECIFIED.
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOT BALL.
3. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
4. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
5. ROOTBALL – ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. AFTER LOCATING AND SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, CUT AWAY ONLY HALF OF THE BURLAP. ENSURE THAT NONE OF THE ROOTBALL IS EXPOSED TO AIR.
6. REFER TO THE TREE STAKING AND WRAPPING DETAIL FOR ADDITIONAL INSTALLATION REQUIREMENTS

INDEX OF TREES

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	SIZE
	Black Gum 'Flame'	Nyssa sylvatica	13	2" Cal B & B
	Eastern White Pine	Pinus strobus	54	2" Cal B & B
	Littleleaf Linden	Tilia cordata	37	2" Cal B & B
	Shumard Oak	Quercus shumardi	15	2" Cal B & B
	Alle Elm	Ulmus americana 'Alle'	6	2" Cal B & B
	Willow Oak 'Hightower'	Quercus phellos	31	2" Cal B & B
	NORTHERN RED OAK	Quercus rubra	31	2" Cal B & B

INDEX OF SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
1	Shamrock Inkberry	Ilex glabra 'Shamrock'	63	3 GAL.
2	Virginia Sweetspire	Itea virginica 'Little Henry'	21	3 GAL.
3	Red Drift Rose	Rosa 'Meijocos'	69	3 GAL.
4	Sea Green Juniper	Juniperus x pfitzeriana 'Sea Green'	95	3 GAL.
5	Kaleidoscope Abelia	Abelia x grandiflora 'Kaleidoscope'	78	3 GAL.

OWNER : PARKWAY BOULEVARD LLC
5100 S THOMPSON AVE
SPRINGDALE, AR 72764

DEVELOPER : BUILDING EQUITY, LLC
4043 N. OLD WIRE ROAD
FAYETTEVILLE, AR 72703-4715

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

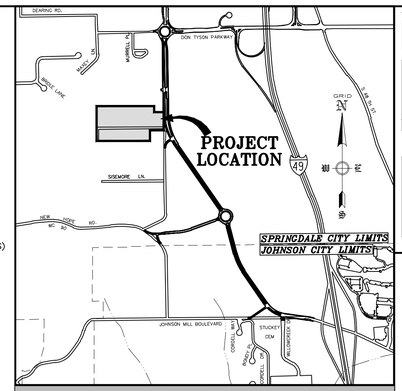
ZONING : MF-24
SETBACKS : FRONT SETBACK = 30'
SIDE SETBACK = 8'
(SUBJECT TO APPLICABLE FIRE AND BUILDING CODES)
REAR SETBACK = 20'

NET /GROSS AREA: 15.80 ACRES (TRACT B)

NUMBER OF UNITS: 159 (DENSITY = 10.06 UNITS/AC.)

PARKING SPACES REQUIRED: 329 SPACES : 3 (20) + 2.25 (50) + 1.75 (89)

PARKING SPACES PROVIDED: 340 SPACES : EACH UNIT HAS 1 GARAGE SPACE AND 1 DRIVEWAY SPACE (318 TOTAL)
THERE ARE 22 ADDITIONAL SPOTS PROVIDED



VICINITY MAP
N.T.S.

RECREATIONAL AMENITY REQUIREMENTS:

MULTI-FAMILY DEVELOPMENTS WITH 150 OR MORE DWELLING UNITS ARE REQUIRED TO HAVE 3 AMENITIES.

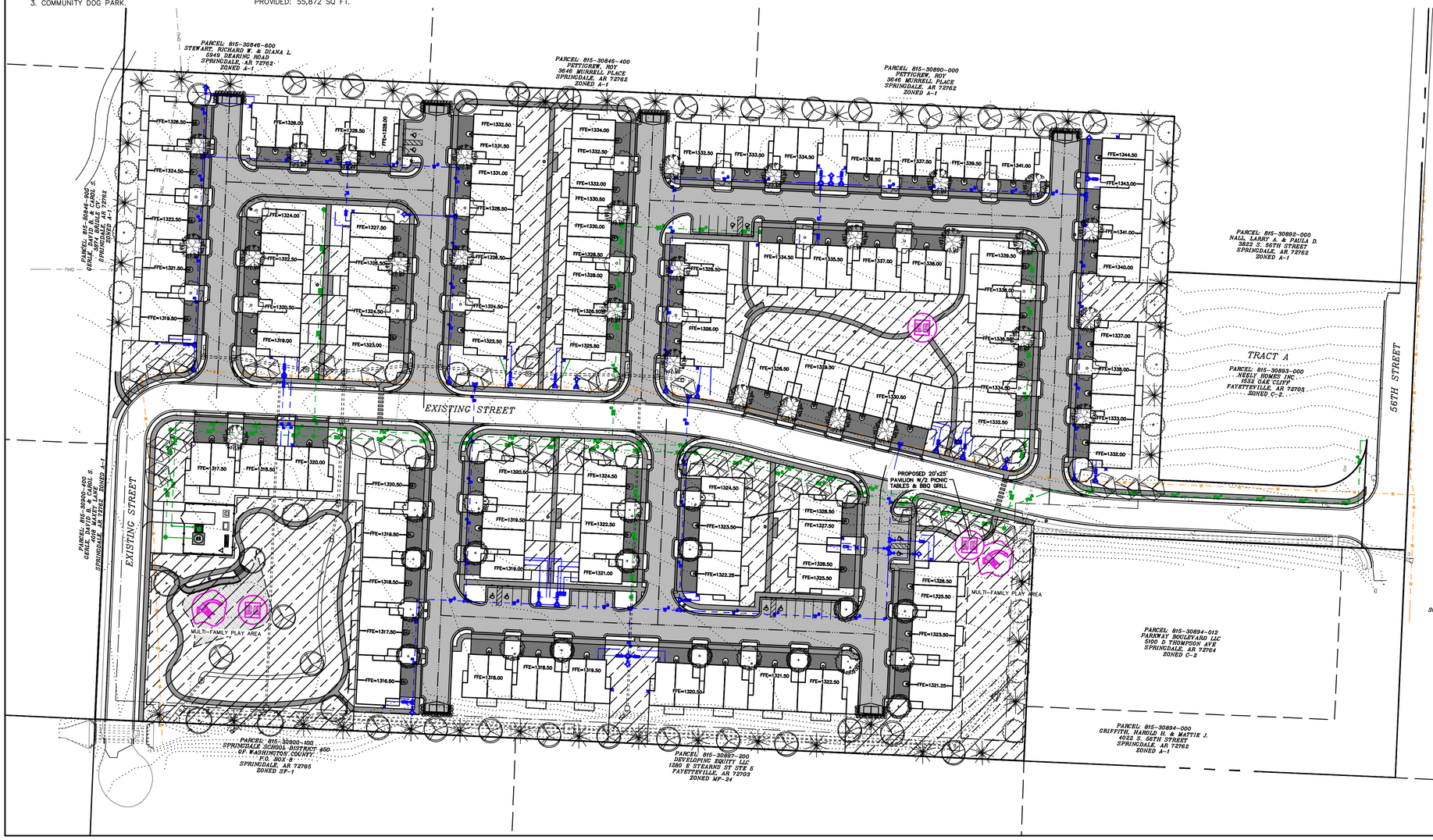
159 UNITS PROPOSED:
AMENITIES USED –
1. TWO (2) TOT LOTS WITH A MINIMUM SIZE OF FIVE HUNDRED SQUARE FEET.
2. TWO (2) PICNINC AREAS, WITH A MINIMUM SIZE OF FIVE HUNDRED SQUARE FEET PER AREA, AND INCLUDING A MINIMUM OF TWO PICNIC TABLES AND ONE BARBECUE GRILL/PIT PER AREA.
3. COMMUNITY DOG PARK.

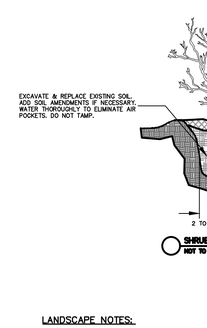
COMMON OPEN SPACE REQUIREMENTS:

TOTAL COMMON OPEN SPACE REQUIRED – 20%
TOTAL AREA – 688,282 SQ FT
REQUIRED: 20% – 137,656, 3.16 ACRES
PROVIDED: 20.03% –139,893 3.21 ACRES

MULTIFAMILY PLAY AREA:
– REQUIRED 125 SQ FT PER BEDROOM
NUMBER OF UNITS: 159:
70% 3–BEDROOM, 114 UNITS –342
30% 2–BEDROOM, 45 UNITS –90
TOTAL BEDROOMS – 432
REQUIRED: 54,000 SQ FT.
PROVIDED: 55,872 SQ FT.

OPEN SPACE:





SHRUB PLANTING DETAIL
NOT TO SCALE

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 3"-4" OF 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 2" AND A HEIGHT OF 8'
9. ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED WITHIN THE NEXT APPROPRIATE GROWING SEASON
10. IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED FEATURES.
11. TREES SHALL BE STAKED AS NECESSARY TO PREVENT LEANING OR FALLING OVER.
12. TREES SHALL BE AT LEAST 5 FEET FROM ANY UTILITY MAIN LINES.
13. LANDSCAPING SHALL BE GUARANTEED FOR A PERIOD OF 24 MONTHS FROM DATE OF INSTALLATION

GRID
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W E
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GRAPHIC REPRESENTATION ONLY
SCALE 1"= 60'
0 30' 60' 120'

L21-22

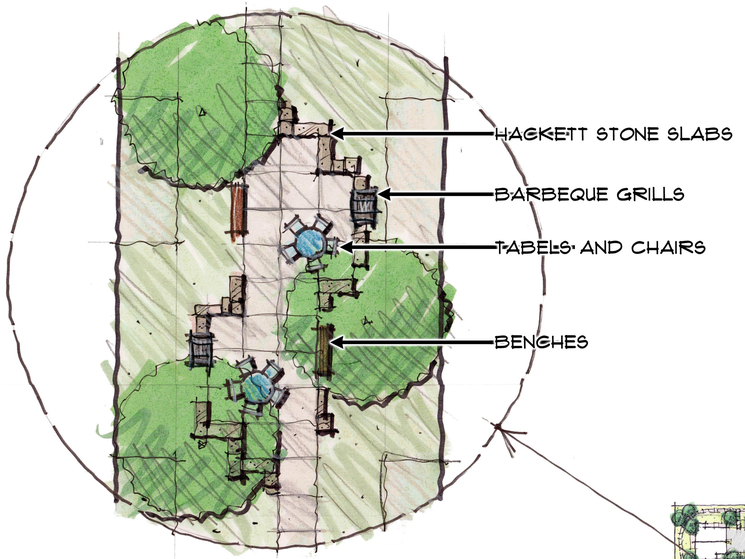
ENGINEERING SERVICES INC.
1207 S. OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

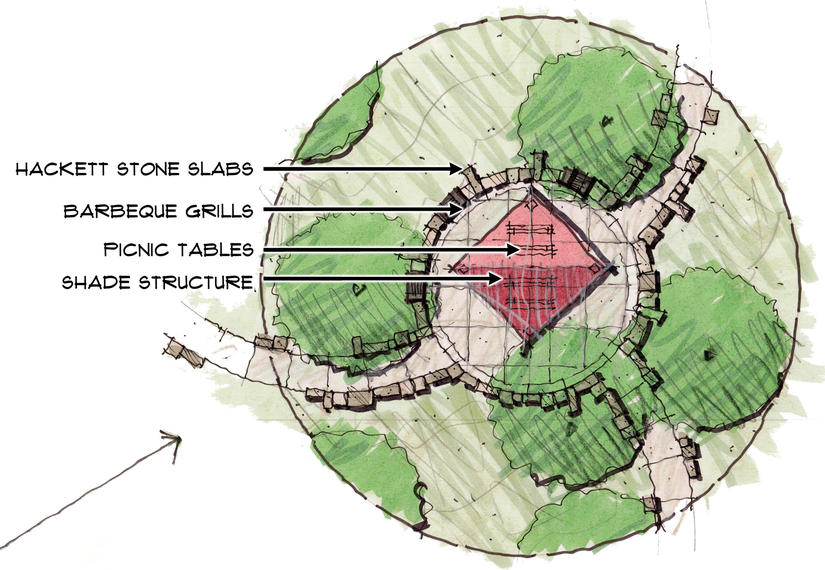
LANDSCAPE PLAN
HILLCREST VILLAGE
SPRINGDALE, ARKANSAS

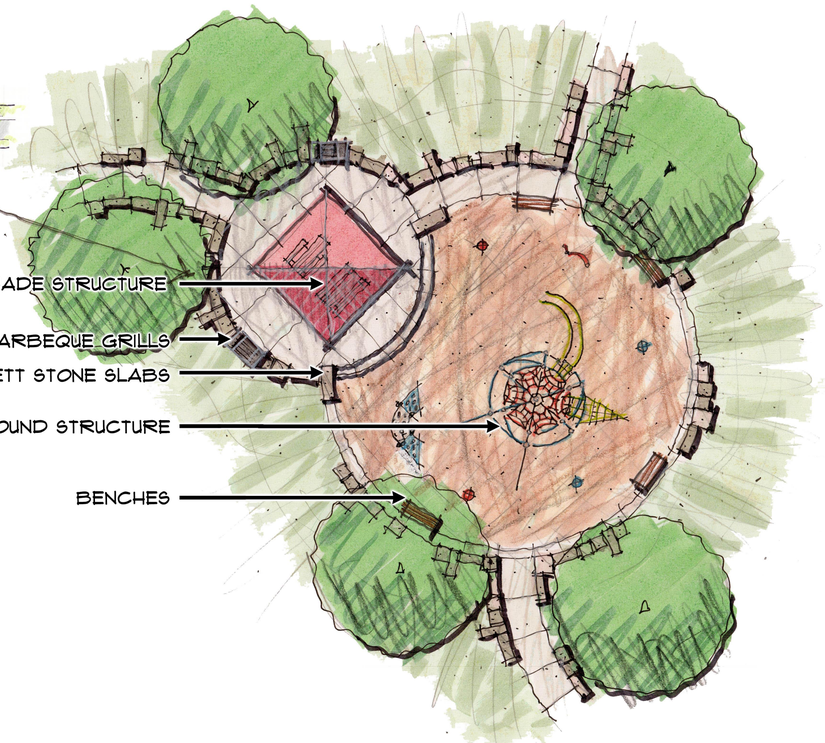
REVISION	DATE	DESCRIPTION

SCALE: 1"=60'
DATE: Jul 16, 2021
ENGINEER: BAM
DRAWN BY: JLS
W.O. #: 21937

17







NORTH

PDG
PLANNING DESIGN GROUP

HAR BER AMENITIES PLAN

JUNE 8, 2021

SPRINGDALE, ARKANSAS

L21-25
Tabled Per Staff

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: July 29, 2021

Re: **L21-25** **Large-Scale** **Graystone Storage**

Planning Comments:

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

Commercial Design (Site)

1. Continuous internal pedestrian walkways, no less than five (5) feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all principal buildings on the site. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building and store entry points, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers, or other such materials for no less than fifty (50) percent of their length.
2. Each commercial establishment subject to these standards shall contribute to the establishment or enhancement of community and public spaces by providing at least two of the following: patio/seating areas, pedestrian plaza with benches, transportation center, window shopping walkways, outdoor play area, kiosk area, water feature, clock tower, steeple, or other such deliberately shaped area and/or a focal feature or amenity that, in the judgment of the Planning Commission, adequately enhances such community and public spaces. Any such areas shall have direct access to the public sidewalk network and such features shall not be constructed of materials that are inferior to the principal materials of the building and landscape.
    a. Please indicate on the drawings where the park bench and bike rack are to be located. Page 10 of 10 displays them on the "Keynotes" section as item 3, but there doesn't appear to be an item 3 shown on the drawing.
3. Provide a unified lighting plan for this project.

L21-25
Tabled Per Staff

Commercial Design (Architectural)

1. Developments with façade over one hundred (100) feet in linear length shall incorporate wall projections or recesses a minimum of three (3) foot depth and a minimum of twenty (20) contiguous feet within each one hundred (100) feet of façade length and shall extend over twenty (20) percent of the façade. Developments shall use articulating features such as arcades; display windows, entry areas, or awnings along at least sixty (60) percent of the façade.
2. Building façades shall include a repeating pattern that shall include no less than three (3) of the elements listed below. At least one of these elements shall repeat horizontally. All elements shall repeat at intervals of no more than thirty (30) feet, either horizontally or vertically. o Color change o Texture change o Material module change o Expressions of architectural or structural bay through a change in plane no less than twelve (12) inches in width, such as an offset, reveal, or projecting rib.
3. Roof lines shall be varied with a change in height every one hundred (100) linear feet in the building length. Parapets, gable roofs, high roofs, or dormers shall be used to conceal flat roofs and roof top equipment from public view. Alternating lengths and designs may be acceptable and can be addressed during the development plan
4. Predominant exterior building materials shall be high quality materials. These include, without limitation: o Brick o Native/natural stone o Synthetic Stone o Concrete masonry units—standard smooth face units with integral color o Synthetic stucco/EIFS o Architectural precast concrete o Decorative face concrete masonry units, such as splitface, scored, fluted, ground face, burnished, etc. o Glass o Wood – natural or composite
5. Each principal building on a site shall have clearly defined, highly visible customer entrances featuring any three (3) of the following: o Canopies or porticos o Overhangs o Recesses/projections o Arcades o Raised corniced parapets over the door o Peaked roof forms o Arches o Outdoor patios o Display windows o Architectural details such as tile work and moldings which are integrated into the building structure and design o Integral planters or wing walls that incorporate landscaped areas and/or places for sitting

Building and Fire Comments:

Buildings on the east side need to be broken up into three buildings or shortened to allow for no more than 150 feet around the outside of the building from the fire access road. Man gates in the east fence on both sides of the buildings shall be provided.

Engineering Summary:

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)

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

L21-25
Tabled Per Staff

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.
     - **Show the required improvements to Hwy 264 including sidewalks 1' inside the R.O.W. line, Curb and gutter, drainage improvements and lighting. (If ArDOT will not allow improvements then a Payment in Lieu should be applied to this project to cover those improvements at some point in the future.)**

3. **Chapter 130 – Zoning Ordinance**

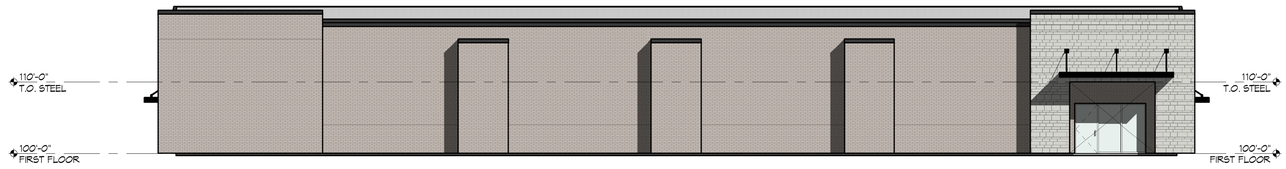
   (Ord. No. 3307, 3-25-03)

   - *130.7.9* Entrance/Exit Drives
     - Need to note that modified curb is required at the drives and a modified curb detail.
       - **Depending on the ArDOT determination, this improvement may not be completed with this project.**
   - *130.7.6.1 ADA* requirements.
     - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
       - **This note is left in place throughout the design process to insure that access is maintained.**

4. **Other:**

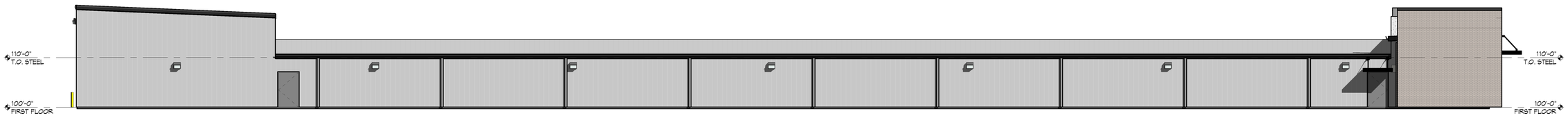
   - *Permitting -* Some development within the City of Springdale may require additional state or federal permits not administered by the City of Springdale to be granted prior to approval of the project. This includes, but may not be limited to, any work that is being proposed within rights-of-way and/or easements within the jurisdiction of the Arkansas Department of Transportation, the Arkansas Natural Resources Commission, the Arkansas Department of Environmental Quality, or the U.S. Army Corps of Engineers. Prior to final approval of this project, please provide a copy of any required Federal, State, and Local permits that are required. Final approval of this project does not waive or exempt any requirements by State or Federal laws.
   - *Construct-ability Review –* At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.

4 NORTH COLOR ELEVATION
1" = 10'-0"



3 SOUTH COLOR ELEVATION
1" = 10'-0"

2 EAST COLOR ELEVATION
1" = 10'-0"



1 WEST COLOR ELEVATION
1" = 10'-0"

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SPRINGDALE, AR

DATE
6-21-21

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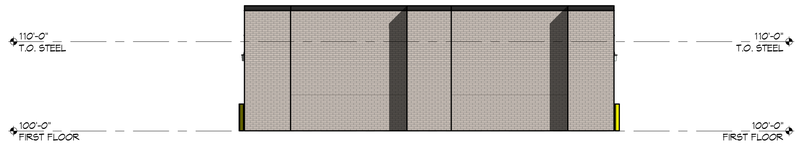

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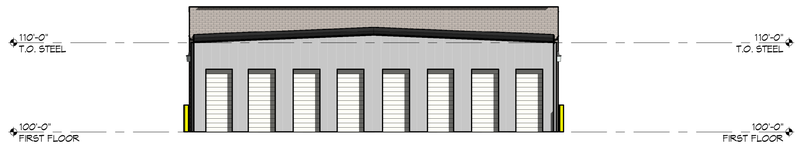
1/8" = 1'-0"



3 *NORTH COLOR ELEVATION*
1/8" = 1'-0"

2 *EAST COLOR ELEVATION*
1/8" = 1'-0"

1 *WEST COLOR ELEVATION*
1/8" = 1'-0"

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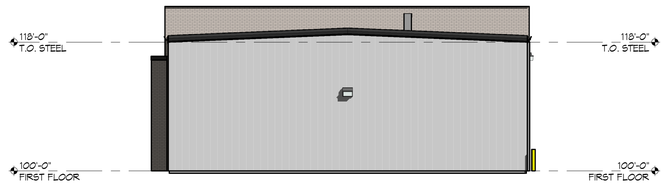

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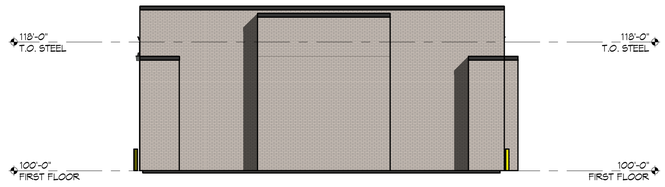
1" = 10'-0"



3 SOUTH COLOR ELEVATION
1" = 10'-0"

2 WEST COLOR ELEVATION
1" = 10'-0"

1 EAST COLOR ELEVATION
1" = 10'-0"

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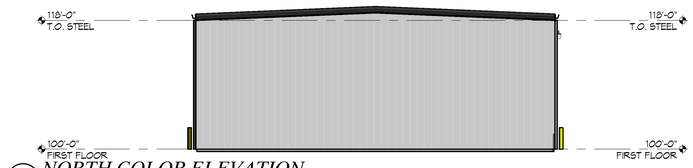
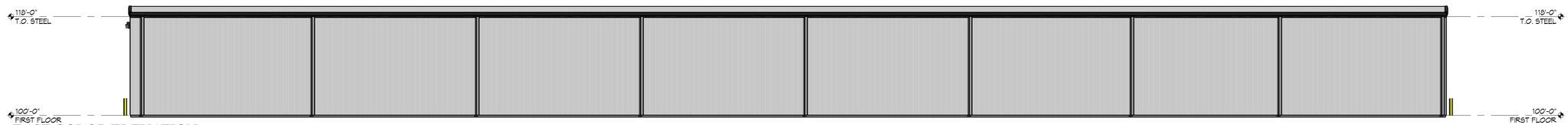
4 SOUTH COLOR ELEVATION
1" = 10'-0"



3 NORTH COLOR ELEVATION
1" = 10'-0"

2 WEST COLOR ELEVATION
1" = 10'-0"



1 EAST COLOR ELEVATION
1" = 10'-0"

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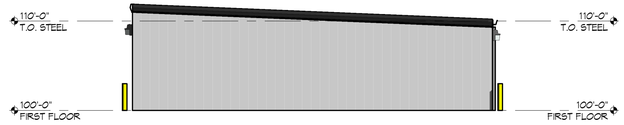
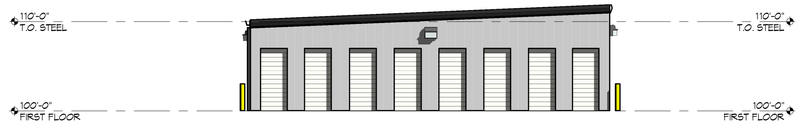


4 *NORTH COLOR ELEVATION*
1/8" = 1'-0"



3 *SOUTH COLOR ELEVATION*
1/8" = 1'-0"

2 *WEST COLOR ELEVATION*
1/8" = 1'-0"

1 *EAST COLOR ELEVATION*
1/8" = 1'-0"

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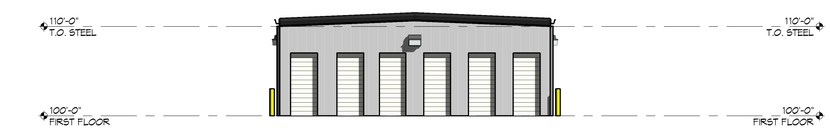
4 NORTH COLOR ELEVATION
1/8" = 1'-0"



3 SOUTH COLOR ELEVATION
1/8" = 1'-0"

2 WEST COLOR ELEVATION
1/8" = 1'-0"

1 EAST COLOR ELEVATION
1/8" = 1'-0"

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4 NORTH COLOR ELEVATION
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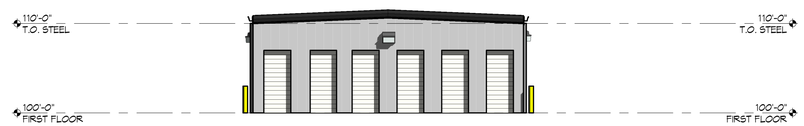

3 SOUTH COLOR ELEVATION
1/8" = 1'-0"

2 WEST COLOR ELEVATION
1/8" = 1'-0"

1 EAST COLOR ELEVATION
1/8" = 1'-0"

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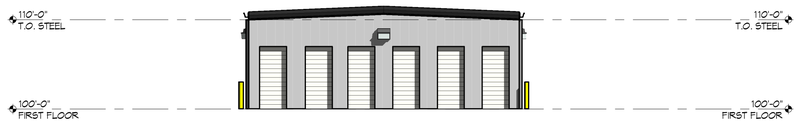

4 *SOUTH COLOR ELEVATION*
1/8" = 1'-0"

3 *NORTH COLOR ELEVATION*
1/8" = 1'-0"

2 *WEST COLOR ELEVATION*
1/8" = 1'-0"

1 *EAST COLOR ELEVATION*
1/8" = 1'-0"

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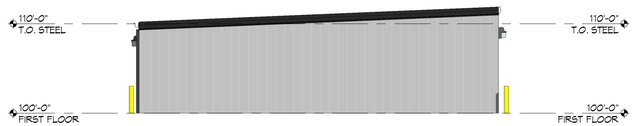

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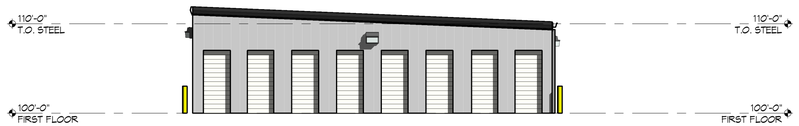

3 SOUTH COLOR ELEVATION
1/8" = 1'-0"

2 WEST COLOR ELEVATION
1/8" = 1'-0"

1 EAST COLOR ELEVATION
1/8" = 1'-0"

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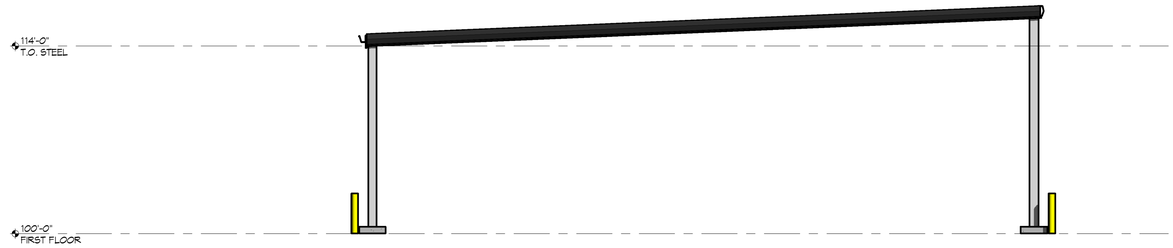

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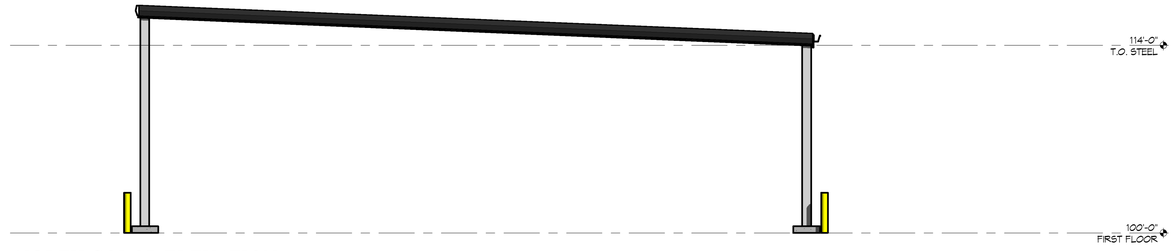
3/16" = 1'-0"



3 NORTH COLOR ELEVATION
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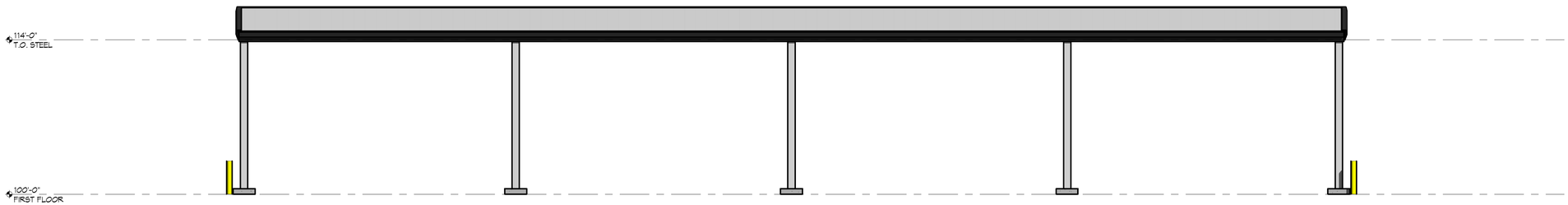

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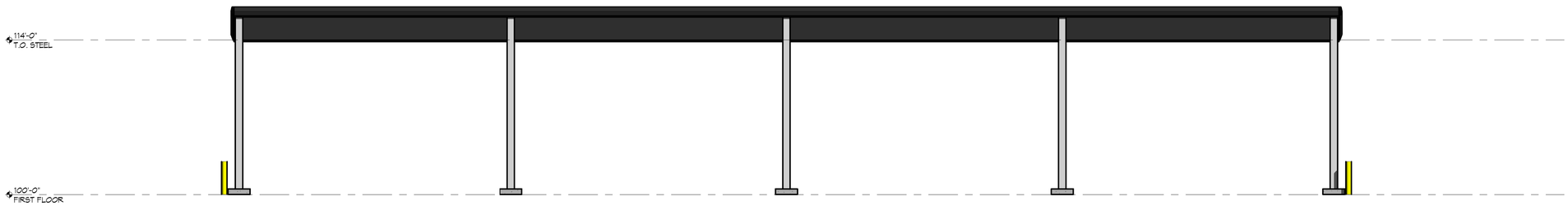

1 EAST COLOR ELEVATION
3/16" = 1'-0"

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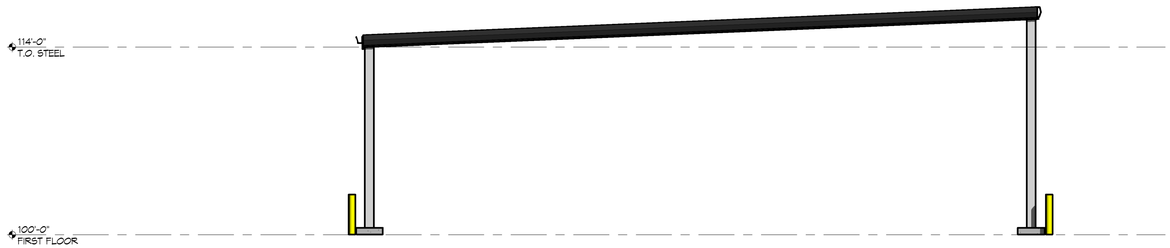
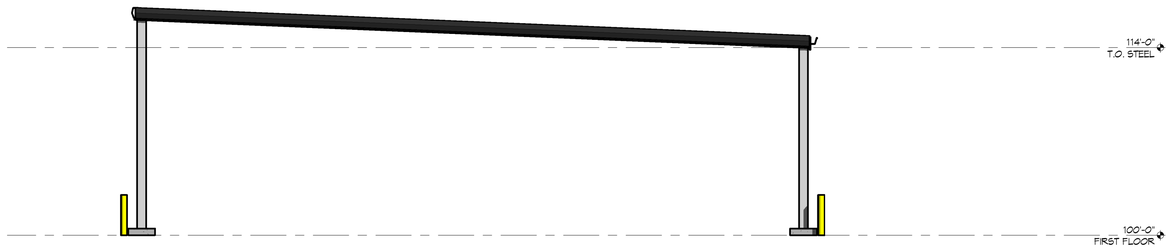
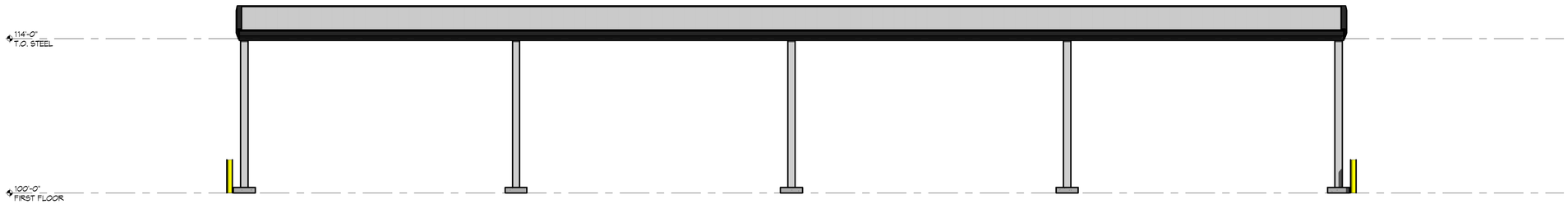


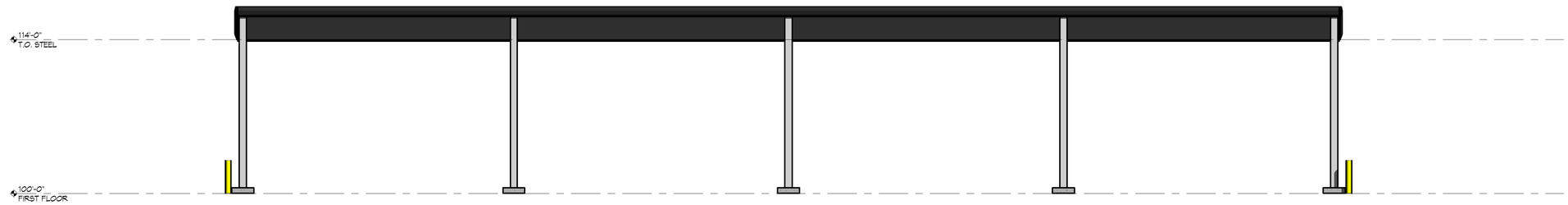
4 *SOUTH COLOR ELEVATION*
3/16" = 1'-0"



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



2 *WEST COLOR ELEVATION*
3/16" = 1'-0"



1 *EAST COLOR ELEVATION*
3/16" = 1'-0"

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SPRINGDALE, ARKANSAS

CONSTRUCTION NOTES

1. CONTRACTOR SHALL RETAIN A FULL SET OF THE LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.

2. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH THE DEVELOPER'S RESIDENT REPRESENTATIVE.

3. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITEWORK SPECIFICATIONS PROVIDED BY EXPEDIENT CIVIL ENGINEERING, PLLC OR AS SPECIFIED BY THE DEVELOPER'S RESIDENT REPRESENTATIVE.

4. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.

5. PUBLIC CONVENIENCE AND SAFETY:

   THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL ENSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTC) FOR STREETS AND HIGHWAYS AND THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

6. GRADING NOTES:

   A. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS.

   B. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% OF THE MAXIMUM DRY DENISTY PER ASTM D1557. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.

   C. OFF-SITE FILL MATERIAL(SANDY CLAY, CLAYEY SAND, GRAVELLY CLAY, OR CLAYEY GRAVEL), SHALL HAVE A PLASTICITY INDEX OF 15 OR LESS, A LIQUID LIMIT OF 40 OR LESS, A CBR VALUE GREATER THAN 8, AND CONTAIN NO ROCK LARGER THAN 4 INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE DEVELOPER'S REPRESENTATIVE PRIOR TO BRINGING ON SITE.

   D. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND RECOMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D698 AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.

   E. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE DEVELOPER'S CONSTRUCTION DIVISION ON THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER PERIOD.

   F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

   G. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF THE SUBGRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUBGRADE COMPACTION. FOR BASE COURSE AND ASPHALT PAVING.

   H. ALL SLOPES ARE TO BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED. SLOPES STEEPER THAN 3:1, BUT FLATTER THAN 2:1 SHALL BE STABILIZED BY AN APPROVED VEGETATIVE LAYER OR OTHER APPROVED METHODS.

   I. ALL SLOPES EXCEEDING 2:1 SHALL BE PROTECTED BY RIP-RAP, CONCRETE PAVING, OR OTHER METHODS INDICATED ON THESE PLANS THAT WILL PREVENT EROSION, AND PLACED SUCH THAT THE SURFACE IS FLUSH WITH SURROUNDING GROUND AND SHAPED TO CHANNEL WATER IN DIRECTIONS INDICATED.

   J. CONTRACTOR SHALL REFER TO THE STORMWATER POLLUTION PREVENTION PLAN AND REPORT FOR STORMWATER QUALITY CONTROL INCLUDING EROSION AND SEDIMENT CONTROL. PROPER MEASURES SHALL BE PRACTICED TO PREVENT EROSION ALONG THE EDGE OF PROPERTY, TOE OF SLOPE, AND ALONG DITCHES. MUD AND DEBRIS ARE NOT ALLOWED TO FLOW ONTO ADJACENT PROPERTIES.

   K. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.

7. PAVING NOTES:

   A. ASPHALT CONCRETE SURFACE SHALL BE TYPE 2 PER SECTION 407 AND BASE COURSE MATERIALS SHOULD MEET OR EXCEED THE REQUIREMENTS SPECIFIED IN THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

   B. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF IN-PLACE ASPHALT CONCRETE COURSES FOR COMPLIANCE WITH REQUIREMENTS FOR THICKNESS AND SURFACE SMOOTHNESS REQUIREMENTS AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.

8. CONCRETE NOTES:

   A. CONCRETE PAVING AND STRUCTURES SHOULD CONFORM TO THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

   B. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF CONCRETE FOR COMPLIANCE WITH CONCRETE STRENGTH REQUIREMENTS AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.

   C. VERTICAL CONCRETE SURFACES EXPOSED TO THE GENERAL PUBLIC SHALL BE WET-RUBBED TO A SMOOTH FINISH AFTER FORMS HAVE BEEN REMOVED. HORIZONTAL SURFACES SHALL BE BROOMED AS REQUIRED IN THE CONSTRUCTION PROJECT SPECIFICATIONS.

   D. CONTRACTOR IS TO PROVIDE WEAKENED-PLANE (CONSTRUCTION) JOINTS, SECTIONING CONCRETE INTO AREAS AT 10-FOOT ON CENTERS, MAXIMUM EACH WAY. CONSTRUCT WEAKENED-PLANE JOINTS FOR A DEPTH EQUAL TO AT LEAST 1/4" CONCRETE THICKNESS. CONTRACTOR IS TO FURNISH JOINT FILLERS APPROVED BY THE DEVELOPER'S CONSTRUCTION DIVISION OR AS DETAILED ON PLANS.

9. UTILITY NOTES:

   A. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM SPRINGDALE WATER UTILITIES (SWU), AND THE CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.

   B. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO SWU UNLESS DULY AUTHORIZED TO DO SO BY THE CITYS. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. EXPEDIENT CIVIL ENGINEERING, PLLC AND THE DEVELOPER ARE TO BE HELD HARMLESS.

   C. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF SWU AND A REPRESENTATIVE OF EXPEDIENT CIVIL ENGINEERING, PLLC. CONTRACTOR SHALL NOTIFY EXPEDIENT CIVIL ENGINEERING, PLLC AT LEAST ONE WEEK IN ADVANCE, PRIOR TO ANY TESTING.

   D. ALL WATER AND SEWER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST SWU STANDARD SPECIFICATIONS AND THE ARKANSAS STATE HEALTH DEPARTMENT STANDARD SPECIFICATIONS, AND SHALL BE INSPECTED BY THE UTILITY INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.

10. BLASTING AND EXPLOSIVE MATERIALS:

   A. THE CONTRACTOR IS SUBJECT TO ALL FEDERAL, STATE AND LOCAL REGULATIONS GOVERNING THE USE AND STORAGE OF EXPLOSIVE MATERIALS AND IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND LICENSES.

   B. EXPEDIENT CIVIL ENGINEERING, PLLC ACCEPTS NO RESPONSIBILITY OR LIABILITY PERTAINING TO STORAGE, USE, METHODS, PROCEDURES, SAFETY PRECAUTIONS, TECHNICAL SPECIFICATIONS, CONCERNING BLASTING AND EXPLOSIVE MATERIALS. THE CONTRACTOR SHALL HOLD THE OWNER, ENGINEER, AND THEIR ASSOCIATES HARMLESS WITH REGARD TO BLASTING AND EXPLOSIVE MATERIALS.

VICINITY MAP
NOT TO SCALE

SHEET INDEX

No.	DESCRIPTION	PLOT DATE No.	PLOT DATE DATE
C1.0	COVER SHEET	1	7/22/2021
C2.0	BOUNDARY & TOPOGRAPHIC SURVEY	1	7/22/2021
C3.0	DEMOLITION & STORMWATER POLLUTION PREVENTION PLAN	1	7/22/2021
C4.0	SITE PLAN	1	7/22/2021
C5.0	GRADING PLAN	1	7/22/2021
C6.0	UTILITY PLAN & WATER PLAN & PROFILE	1	7/22/2021
C6.1	WATER MAIN PLAN & PROFILES	1	7/22/2021
C7.0	DETAIL SHEET	1	7/22/2021
C8.0	DETAIL SHEET	1	7/22/2021
L1.0	LANDSCAPE PLAN	1	7/22/2021

RESOURCE LIST

NAME	ADDRESS	TELEPHONE
DEVELOPER JOHN W. HENDRICKS PROPERTIES, LLC	2736 WILSON LANE FAYETTEVILLE, ARKANSAS 72703	(479) 319-6045
BLACK HILLS ENERGY DON BRADSHAW	1301 FEDERAL WAY LOWELL, ARKANSAS 72745	(479) 435-1755
AT&T MR. LAYNE RHODES	HAROLD DR FAYETTEVILLE, ARKANSAS 72701	(479) 442-1977
SPRINGDALE WATER UTILITIES MR. RICK PULVIRENTI, PE	526 OAK AVENUE SPRINGDALE, ARKANSAS 72762	(479) 751-5751
CITY OF SPRINGDALE PLANNING & COMMUNITY DEVELOPMENT MRS. PATSY CHRISTIE	201 SPRING STREET SPRINGDALE, ARKANSAS 72764	(479) 750-8550
CITY OF SPRINGDALE ENGINEERING MR. BRADLEY BALDWIN	269 RANDALL WOBBE LANE SPRINGDALE, ARKANSAS 72764	(479) 750-8105
CITY OF SPRINGDALE (FIRE PLANS EXAMINER) MR. ED STITH	201 SPRING ST SPRINGDALE, ARKANSAS 72764	(479) 750-8154
OZARK'S ELECTRIC COOPERATIVE MR. MIKE PHIPPS	3641 W WEDINGTON DR FAYETTEVILLE, ARKANSAS 72704	(800) 521-6144
COX COMMUNICATIONS MR. JASON COMBS	4901 S. 48TH STREET SPRINGDALE, ARKANSAS 72763	(479) 365-2402
UTILITY LOCATIONS ARKANSAS ONE-CALL SYSTEM, INC.		1-800-482-8998

NOT FOR CONSTRUCTION

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.

NOTE TO CONTRACTOR:

THE CONTRACTOR SHALL NOT TAKE ANY ADVANTAGE OF ANY APPARENT ERROR OR OMISSION IN THE PLANS OR SPECIFICATIONS. IN THE EVENT THE CONTRACTOR DISCOVERS SUCH AN ERROR OR OMISSION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. THE ENGINEER WILL THEN MAKE SUCH CORRECTIONS AND INTERPRETATIONS AS MAY BE DEEMED NECESSARY FOR FULFILLING THE INTENT OF THE PLANS AND SPECIFICATIONS.

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

L21-25

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

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11411 Jason E. Ingalls 7/22/2021

Rev	Comments	Date
1	PER CITY COMMENTS	7/22/2021

GREYSTONE STORAGE
1790 E AR 264 HWY
SPRINGDALE, AR

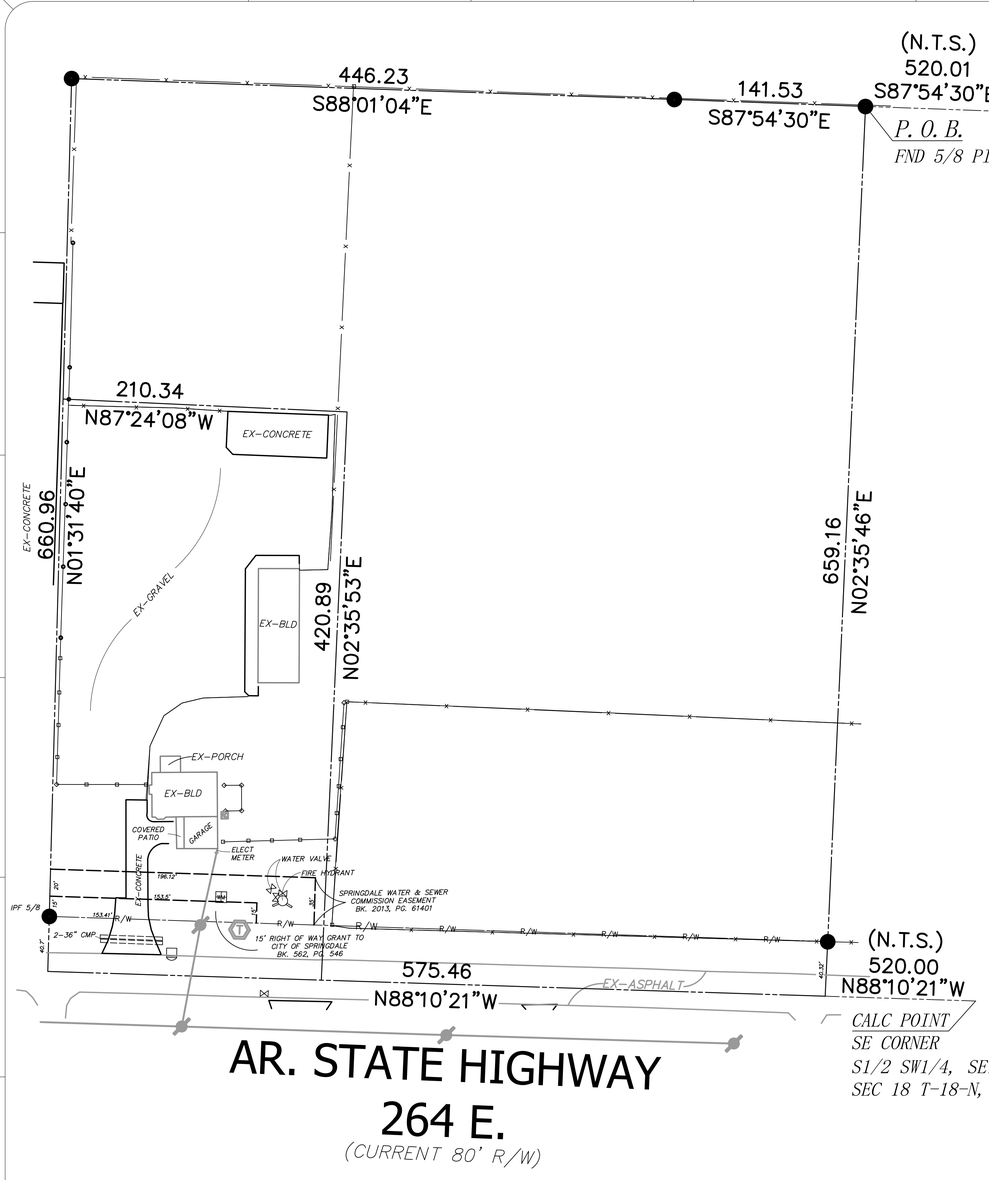
JOHN W. HENDRICKS PROPERTIES, LLC
2736 WILSON LANE FAYETTEVILLE, AR, 72704

9200 SUITS US DR, STE. B
FAYETTEVILLE, AR 72764
O: (479) 394-0028
M: (479) 387-2924
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE: 7/1/2021
JOB NUMBER: 21-1011
SHEET NAME: COVER SHEET
File No.: 21-1011.dwg
C1.0

A:\Projects\2021 Projects\21-1011 Greystone Storage\Dwg\21-1011.dwg



SCALE: 1" = 50'

AS SURVEYED DESCRIPTION OF TRACT 1A

A PART OF THE S 1/2, OF THE SW 1/4 OF THE SE 1/4, SECTION 18, TOWNSHIP 18 NORTH, RANGE 29 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS,AND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE SW 1/4 OF THE SE 1/4, SAID SECTION 18, SAID POINT BEING A FOUND RAILROAD SPIKE; THENCE ALONG THE EAST LINE OF SAID SW 1/4, OF THE SE 1/4, S02°35'57"W 658.78 FEET TO A POINT; THENCE LEAVING SAID EAST LINE, AND ALONG THE NORTH LINE OF SAID S 1/2, OF THE SW 1/4, N87°54'30"W 520.01 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A SET IRON PIN WITH CAP, "PLS 1156"; THENCE LEAVING SAID NORTH LINE, S02°35'46"W 659.16 FEET TO TO SOUTH LINE OF SAID SW1/4, OF THE SE1/4, SAID POINT BEING IN THE CENTER OF ARKANSAS STATE HIGHWAY NO. 264; THENCE ALONG SAID SOUTH LINE AND ARKANSAS STATE HIGHWAY NO. 264, N88°10'21"W 373.01 FEET TO A SET PK NAIL; THENCE LEAVING SAID SOUTH LINE AND ARKANSAS STATE HIGHWAY NO. 264, N02°35'53"E 420.89 FEET TO A SET IRON PIN; THENCE N87°24'08"W 210.34 FEET TO A SET IRON PIN; THENCE FOLLOWING THE WEST LINE N01°31'40"E 237.27 FEET TO THE NORTH LINE OF SAID S1/2, OF THE SW1/4, OF THE SE1/4, SAID POINT BEING A FOUND IRON PIN WITH UNREADABLE CAP; THENCE ALONG SAID NORTH LINE, S88°01'04"E 446.23 FEET TO A FOUND 5/8 INCH REBAR; THENCE CONTINUING ALONG SAID NORTH LINE, S87°54'30"E 141.53 FEET TO THE POINT OF BEGINNING, CONTAINING 6.19 ACRES, MORE OR LESS. AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NOTES:

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

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

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

BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID, NAD-83, NORTH ZONE, AS DETERMINED BY GPS OBSERVATION.

COORDINATES SHOWN HEREON ARE BASED OFF CITY OF BENTONVILLE CONTROL MONUMENT 30 HAVING PUBLISHED COORDINATES OF N.752760.46, E.642783.48, CONVERGENCE -01°19'24.76"

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

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

THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE.

ALL DISTANCES SHOWN ARE GRID DISTANCES.

WETLANDS SHOWN ARE ON THE U.S. FISH AND WILDLIFE SERVICES NATIONSL WETLANDS INVENTORY SITE. AREAS SHOWN ARE APPROXIMATE IN SIZE AND LOCATION.

DOCUMENTS USED FOR THIS SURVEY ARE LISTED AT CORNER MONUMENTS.
THIS DOCUMENT REPRESENT A SURVEY OF PARCEL NUMBER 12-00012-000.

SURVEYOR'S CERTIFICATE: I CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. THIS SURVEY MEETS THE STATE OF ARKANSAS MINIMUM STANDARD.

MICHAEL D. MILLION, P.L.S. NO.1519, ARKANSAS — 7/1/2021 DATE

FLOOD NOTE:

THE HEREON DESCRIBED PROPERTY IS LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2 ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY SCALING FROM THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAPS FOR BENTON COUNTY, ARKANSAS. MAP NUMBERS: 05007C0065 J, 05007C0070 J, 05007C0230 J HAVING MAP EFFECTIVE DATES OF SEPTEMBER 28, 2007, AND MAP NUMBER 05007C0235 K HAVING A MAP REVISED DATE OF JUNE 5, 2012.

FILE STAMP

VICINITY MAP
(N.T.S.)

LEGEND:

- BOUNDARY LINE
- R/W RIGHT OF WAY LINE
- ℄ CENTERLINE
- SECTION LINE
- EASEMENT LINE
- G GAS LINE
- OH OVERHEAD ELECTRIC
- WIRE FENCE
- IRON PIN FOUND
- IRON PIN SET
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- WATER RISER
- UTILITY POLE

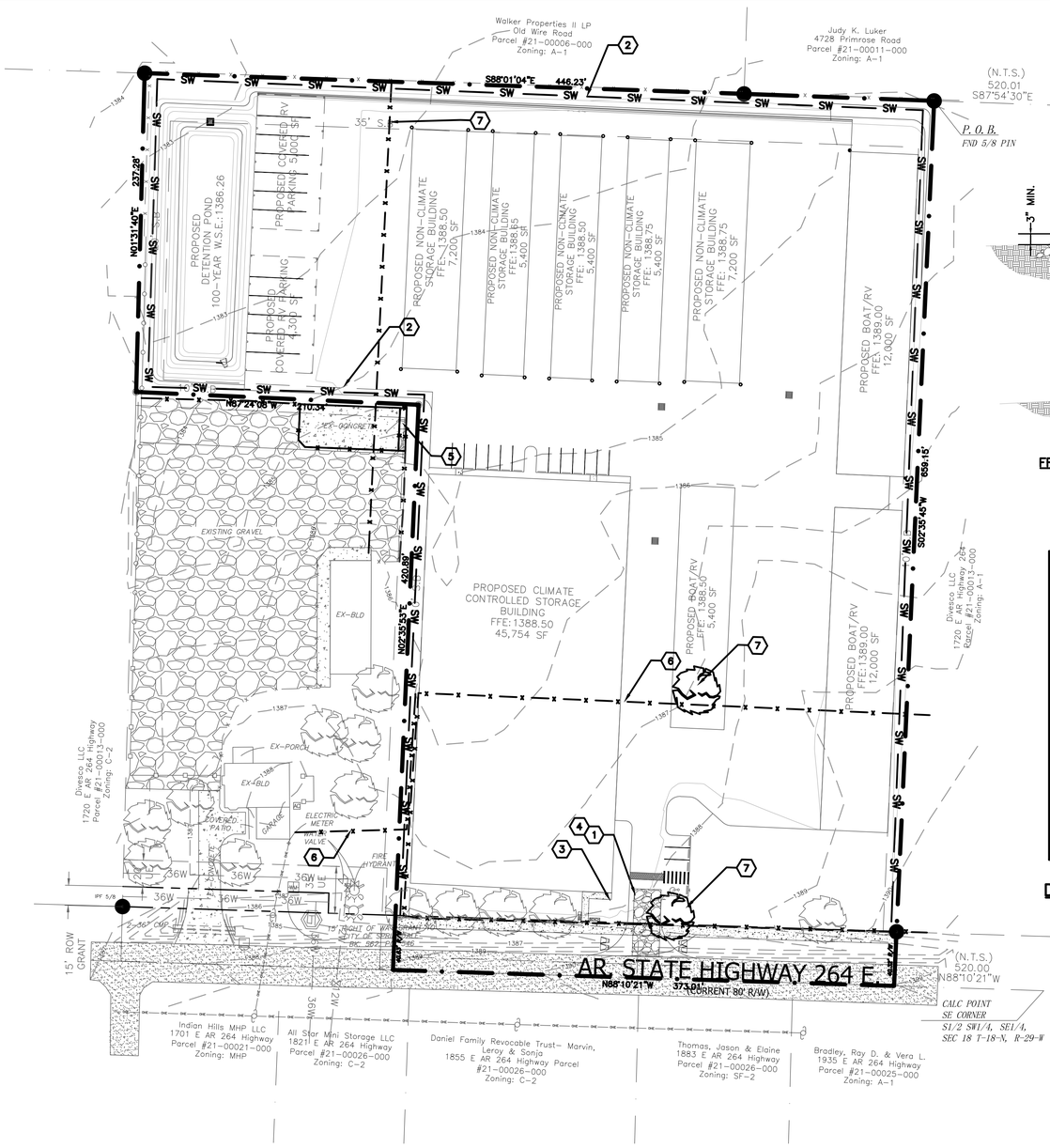
STATE OF ARKANSAS
BENTON COUNTY,
CENTERTON

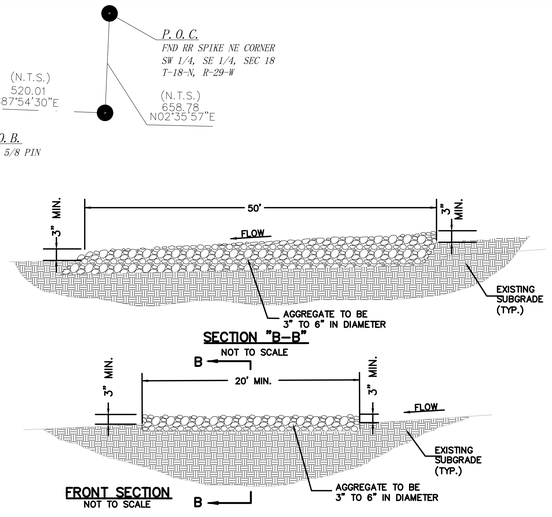
BOUNDARY SURVEY
SW 1/4, SE 1/4 SEC 18, T-18-N, R-29-W
SPRINGDALE, AR
JOHN W. HENDRICKS PROPERTIES LLC
2736 WILSON LANE
FAYETTEVILLE, AR 72703

MICHAEL D. MILLION
LAND SURVEYOR
12 NEFFWOOD LANE
BELLA VISTA, AR 72715
PHONE: (479) 571-0654
CHUCK BELL: (479) 366-0640
chuck.bell@bellconsolutions.com

DRAWN BY: CEB	SCALE: 1" = 50'
FIELD CREW: CEB/CEB	DATE: JULY 1,2021
CHECKED BY: MDM	DWG: 21-1011

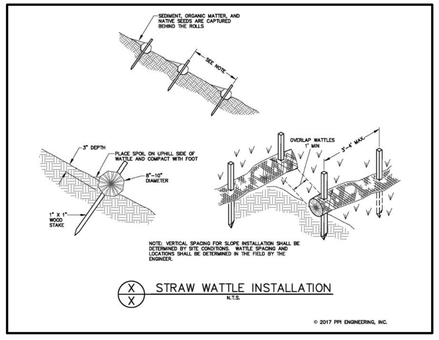
24X36





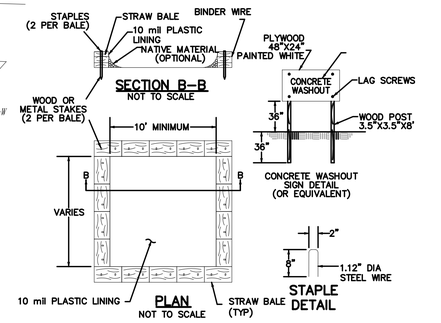
DETAIL 1 – TEMPORARY CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



DETAIL 2 – TEMPORARY STRAW WATTLE DETAIL

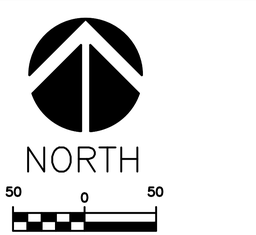
NOT TO SCALE



TYPE "ABOVE GRADE" WITH STRAW BALES

DETAIL 3 – TEMPORARY CONCRETE WASHOUT

NOT TO SCALE



SCALE 1" = 50'

LEGEND

- FOUND IRON PIN
- PROPERTY LINE
- EXISTING BARBED WIRE FENCE
- EXISTING WOOD FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING CENTERLINE OF ROAD
- EXISTING EASEMENT
- EXISTING FIRE LANE STRIPING
- PROPOSED ASPHALT
- PROPOSED STRAW WATTLES (SW)
- EXISTING CONTOURS (1312)

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 OR STRAW BALES ONCE SEDIMENT REACHES 1/3 THE HEIGHT OF THE SILT FENCE OR STRAW BALE.

KEYNOTES:

1. TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL **1/C3.0**
2. TEMPORARY STRAW WATTLE. SEE DETAIL **2/C3.0**
3. TEMPORARY CONCRETE WASHOUT PER DETAIL **3/C3.0**
4. SWPPP TO BE LOCATED IN MAILBOX NEXT TO CONSTRUCTION ENTRANCE AT ALL TIMES.
5. REMOVE EXISTING GRAVEL DRIVE AND DISPOSE OF OFF-SITE
6. REMOVE EXISTING FENCE AND DISPOSE OF OFF-SITE
7. EXISTING TREE TO BE REMOVED

NOTE:

1. NO CHANGE MAY BE MADE TO THESE APPROVED PLANS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF LOWELL.
2. WITHIN 40 DAYS OF THE PLACEMENT OF CURBS, THEY SHALL BE BACKFILLED, FINE GRADED WITH A MINIMUM OF 4 INCHES OF TOPSOIL, AND HYDROMULCHED OR SODDED WITH PERMANENT GRASSES.

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

Know what's below. Call before you dig.

L21-25

NOT FOR CONSTRUCTION

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11411 Jason E. Ingalls 7/22/2021

Rev	Comments	Date
1	PER CITY COMMENTS	7/22/2021

GREYSTONE STORAGE
1790 E AR 264 HWY SPRINGDALE, AR

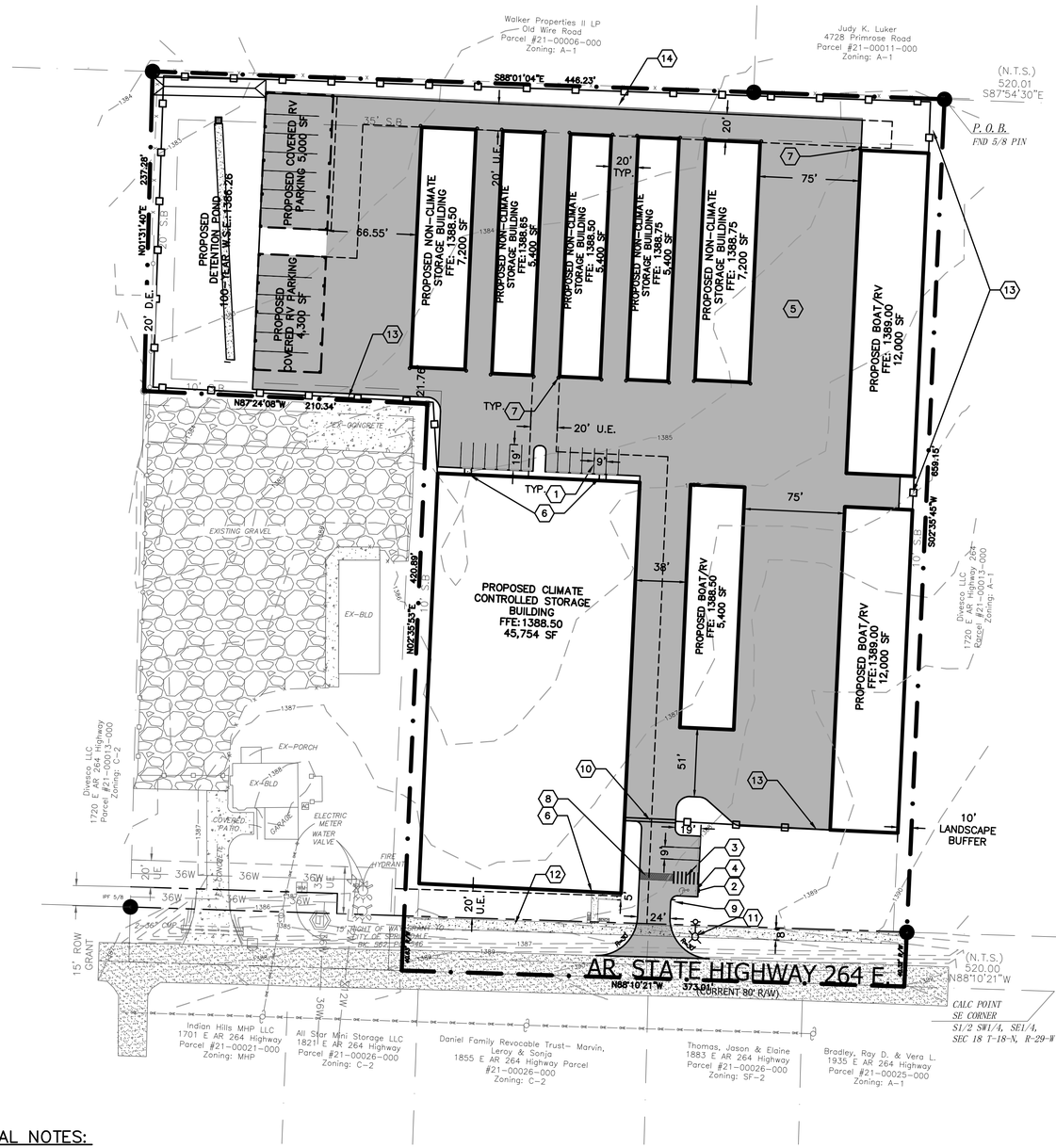
JOHN W. HENDRICKS PROPPERTIES, LLC
2736 WILSON LANE FAYETTEVILLE, AR, 72704

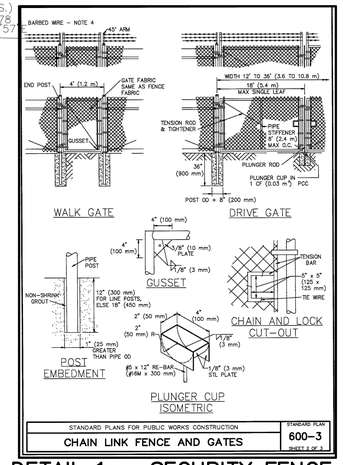
8000 SUITS US DR, STE B
RUSSELLVILLE, AR 72714
O: (479) 394-0028
D: (479) 387-2924
M: (479) 970-2500
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

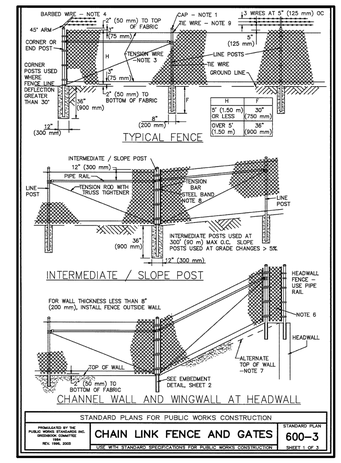
DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/1/2021
JOB NUMBER 21-1011
SHEET NAME DEMOLITION AND STORM WATER POLLUTION & PREVENTION PLAN
File No. 21-1011.dwg
C3.0

A:\Projects\2021 Projects\21-1011 Greystone Storage\Dwg\21-1011.dwg





DETAIL 1 – SECURITY FENCE



NORTH

50 0 50

SCALE 1" = 50'

LEGEND

- FOUND IRON PIN
- PROPERTY LINE
- EXISTING BARBED WIRE FENCE
- EXISTING WOOD FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING CENTERLINE OF ROAD
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- PROPOSED ASPHALT
- PROPOSED SIGN
- EXISTING FIRE HYDRANT
- EXISTING MAILBOX
- EXISTING TELEPHONE PEDESTAL
- EXISTING OVERHEAD ELECTRIC

ENGINEER:

EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
(479) 364-0028

DEVELOPER:

BURRIS ARCHITECTURE
820 TIGER BLVD STE 4 BENTONVILLE, AR, 72712
(479) 319-6045

ZONING:

CURRENT:
A-1 – AGRICULTURE DISTRICT

PROPOSED:
C-2 – THOROUGHFARE COMMERCIAL

SETBACKS:

FRONT: 30'
SIDE: 0'
REAR: 20'
LANDSCAPE BUFFER: 10'

FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05007C0270K WITH AN EFFECTIVE DATE OF JUNE 5, 2012. AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

AS SURVEYED DESCRIPTION OF TRACT 1A:

A PART OF THE S 1/2, OF THE SW 1/4 OF THE SE 1/4, SECTION 18, TOWNSHIP 18 NORTH, RANGE 29 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS,AND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE SW 1/4 OF THE SE 1/4, SAID SECTION 18, SAID POINT BEING A FOUND RAILROAD SPIKE; THENCE ALONG THE EAST LINE OF SAID SW 1/4, OF THE SE 1/4, S02°35'57"W 658.78 FEET TO A POINT; THENCE LEAVING SAID EAST LINE, AND ALONG THE NORTH LINE OF SAID S 1/2, OF THE SW1/4, N87°54'30"W 520.01 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A SET IRON PIN WITH CAP, "PLS 1156"; THENCE LEAVING SAID NORTH LINE, S02°35'46"W 659.16 FEET TO TO SOUTH LINE OF SAID SW1/4, OF THE SE1/4, SAID POINT BEING IN THE CENTER OF ARKANSAS STATE HIGHWAY NO. 264; THENCE ALONG SAID SOUTH LINE AND ARKANSAS STATE HIGHWAY NO. 264, N88°10'21"W 373.01 FEET TO A SET PK NAIL; THENCE LEAVING SAID SOUTH LINE AND ARKANSAS STATE HIGHWAY NO. 264, N02°35'53"E 420.89 FEET TO A SET IRON PIN; THENCE N87°24'08"W 210.34 FEET TO A SET IRON PIN; THENCE FOLLOWING THE WEST LINE N01°31'40"E 237.27 FEET TO THE NORTH LINE OF SAID S1/2, OF THE SW1/4, OF THE SE1/4, SAID POINT BEING A FOUND IRON PIN WITH UNREADABLE CAP; THENCE ALONG SAID NORTH LINE, S88°01'04"E 446.23 FEET TO A FOUND 5/8 INCH REBAR; THENCE CONTINUING ALONG SAID NORTH LINE, S87°54'30"E 141.53 FEET TO THE POINT OF BEGINNING, CONTAINING 6.19 ACRES, MORE OR LESS. AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

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

L21-25

GENERAL NOTES:

1. A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FROM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.
2. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED 6 MONTHS.
3. PRIOR TO FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
   A. DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
   B. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
   C. NO SLOPES STEEPER THAN 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
   D. NOTICE OF ALL VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING.
   E. ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
4. ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AND BUILDING APPROACHES SHALL BE AS REQUIRED BY THE CURRENT ADA AND AS MAY FORM TIME TO TIME BE AMENDED.
5. PROPOSED PUBLIC LIGHTS ARE TO BE PAID FOR BY THE DEVELOPER OF THE PROPERTY. ONGOING MAINTENANCE AND ELECTRICITY USAGE TO BE PAID BY THE CITY.
6. PROPOSED PRIVATE LIGHTS TO BE WALL PACKS MOUNTED ON OUTSIDE OF BUILDINGS.
7. PROPOSED PRIVATE LIGHTS ARE TO BE PAID FOR BY THE OWNER OF THE PROPERTY.
8. STREET LIGHTS MUST MEET ARDOT ROADWAY LIGHTING STANDARDS.

PARKING REQUIREMENTS:

1. 1 SPACE PER 200 SF OF OFFICE AREA.
2. 1 SPACE PER 1200 SF OF STORAGE AREA
3. NUMBER OF PARKING SPACES REQUIRED – 17 SPACES
4. NUMBER OF ACCESSIBLE SPACES PROVIDED – 1 SPACES
5. NUMBER OF STANDARD PARKING SPACES PROVIDED – 17 SPACES
6. TOTAL NUMBER OF PARKING SPACES PROVIDED – 18 SPACES
7. REGULAR PARKING DIMENSIONS ARE 9'X19'
8. HANDICAP PARKING DIMENSIONS ARE 9'X19' WITH WALKWAY MEASURING 9' BETWEEN PARKING STALLS

GREENSPACE:

TOTAL LOT AREA:	296,785 SF
IMPERVIOUS AREA:	221,936 SF
PERVIOUS AREA:	74,849 SF
% PERVIOUS:	25.2%

KEYNOTES:

1. 4" WHITE PARKING STRIPING
2. HANDICAP SIGN PER DETAIL 4/C7.0
3. ACCESSIBLE PARKING STRIPING PER DETAIL 5/C7.0
4. CONCRETE WHEEL STOP PER DETAIL 6/C7.0
5. STANDARD ASPHALT SECTION PER DETAIL 7/C7.0
6. STANDARD CONCRETE SECTION PER DETAIL 8/C7.0
7. PIPE BOLLARD PER DETAIL 9/C7.0
8. SCORE CONCRETE FROM PARKING STALL TO SIDEWALK
9. PEDESTRIAN CROSSING SIGN PER DETAIL 15/C8.0
10. AUTOMATIC ELECTRIC GATE PER DETAIL 16/C8.0
11. PROPOSED PUBLIC LIGHT RATED AT 20,000 LUMENS
12. 8' CITY SIDEWALK SPRINGDALE STANDARD DETAIL SD-B-1/C8.0
13. SECURITY FENCE AND MANGATE PER DETAIL 1/C4.0
14. CURB AND GUTTER PER DETAIL 13/C7.0

NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
Jason E. Ingalls
7/22/2021

Rev	Comments	Date
1	PER CITY COMMENTS	7/22/2021

GREYSTONE STORAGE
1790 E AR 264 HWY SPRINGDALE, AR

JOHN W. HENDRICKS PROPERTIES, LLC
2736 WILSON LANE FAYETTEVILLE, AR, 72704

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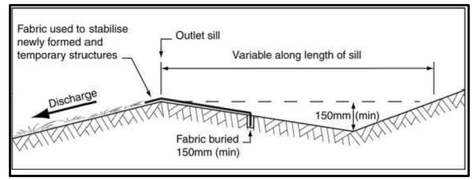
M: (479) 387-2924
EMAIL: jason@exce-pllc.com

Expedient Civil Engineering, PLLC

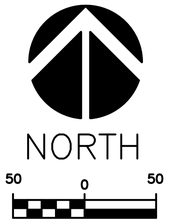
DRAWN BY: KAB/ATS
CHECKED BY: JEI
DATE 7/1/2021
JOB NUMBER 21-1011
SHEET NAME SITE PLAN
File No. 21-1011.dwg
C4.0

A:\Projects\2021 Projects\21-1011 Greystone Storage\Dwg\21-1011.dwg



DETAIL 1 – LEVEL SPREADER

NOT TO SCALE



SCALE 1" = 50'

LEGEND

- FOUND IRON PIN
- PROPERTY LINE
- EXISTING BARBED WIRE FENCE
- EXISTING WOOD FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING CENTERLINE OF ROAD
- EXISTING EASEMENT
- EXISTING FIRE LANE STRIPING
- PROPOSED ASPHALT
- PROPOSED HANDICAP SIGN
- EXISTING FIRE HYDRANT
- EXISTING MAILBOX
- EXISTING TELEPHONE PEDESTAL
- EXISTING OVERHEAD ELECTRIC

ENGINEER:

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(479) 364-0028

DEVELOPER:

BURRIS ARCHITECTURE
820 TIGER BLVD STE 4 BENTONVILLE, AR, 72712
(479) 319-6045

ZONING:

C-2 – THOROUGHFARE COMMERCIAL

KEYNOTES:

1. GRATED INLET BOX PER DETAIL 14/C7.0
   RIM:1388.13
   I.E.:1385.88
2. GRATED INLET BOX PER DETAIL 14/C7.0
   RIM:1388.10
   I.E.:1385.50
3. GRATED INLET BOX PER DETAIL 14/C7.0
   RIM:1388.23
   I.E.:1385.98
4. CONCRETE TRICKLE CHANNEL PER DETAIL 17/C8.0
5. LEVEL SPREADER PER DETAIL 1/C5.0
6. AREA INLET PER DETAIL 18/C8.0
7. ORIFICE PLATE PER DETAIL 12/C7.0

FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05007C0270K WITH AN EFFECTIVE DATE OF JUNE 5, 2012. AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

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.

L21-25

Know what's below. Call before you dig.

NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER NOT LIABLE

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11411 Jason E. Ingalls 7/22/2021

Rev	Comments	Date
1	PER CITY COMMENTS	7/22/2021

GRAYSTONE STORAGE
1790 E AR 264 HWY SPRINGDALE, AR

JOHN W. HENDRICKS PROPERTIES, LLC
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9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
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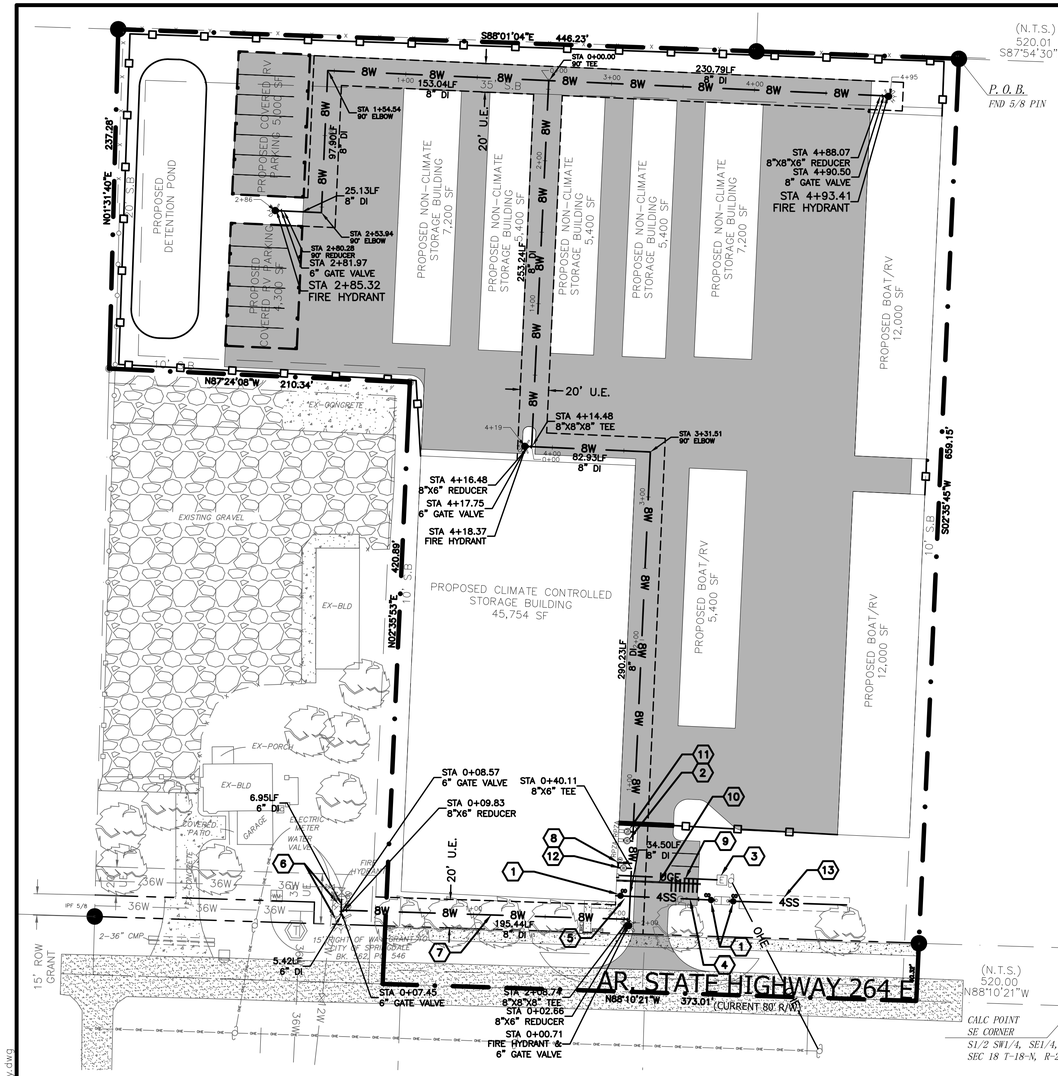
EMAIL: jason@exe-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB/ATS
CHECKED BY: JEI
DATE 7/1/2021
JOB NUMBER 21-1011
SHEET NAME GRADING PLAN
File No. 21-1011.dwg
C5.0

A:\Projects\2021 Projects\21-1011 Graystone Storage\Dwg\21-1011.dwg



UTILITY NOTES:

A. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES AND THE CITY OF SPRINGDALE 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 THE CITY AND EXPEDIENT CIVIL ENGINEERING, PLLC.

C. ALL WATER AND SEWER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS PREVIOUSLY APPROVED BY THE CITY AND THE ARKANSAS STATE HEALTH DEPARTMENT AND SHALL BE INSPECTED BY THE CITY INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.

D. ALL WATER MAINS SHALL BE PVC C-900 DR-18. SANITARY SEWER MAINS SHALL BE PVC, SDR-26 AND ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS NOTED.

E. ALL FILL UNDER UTILITY LINES SHALL BE COMPACTED IN 6 INCH LIFTS COMPACTED TO 95% STANDARD PROCTOR DENSITY.

F. ALL DENSITY TESTING REPORTS ARE TO BE FORWARDED TO THE CITY, EXPEDIENT CIVIL ENGINEERING, PLLC, AND THE CONTRACTOR.

G. EVERY SANITARY SEWER MANHOLE SHOULD BE VACUUM TESTED AS WORK PROGRESSES.

H. WATER MAINS AND SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE ARKANSAS DEPARTMENT OF HEALTH. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH.

I. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS.

WATER AND SEWER NOTES:

1. USE 1" SERVICE TUBING FOR SERVICE CONNECTIONS.
2. MAINTAIN A 10' MINIMUM HORIZONTAL CLEARANCE BETWEEN WATER AND SEWER SERVICE LINES. A MINIMUM OF 18" VERTICAL SEPARATION IS REQUIRED AT WATER AND SEWER LINE CROSSINGS.
3. ALL WORK SHALL BE IN COMPLIANCE WITH THE SPRINGDALE WATER UTILTIES (SWU) STANDARD SPECIFICATIONS.
4. 6" FIRE LINE SHALL BE PVC C-900.
5. ALL MECHANICAL JOINT FITTINGS TO BE INSTALLED WITH THRUST BLOCKING.
6. FIRE LINE DOUBLE DETECTOR CHECK VALVE ASSEMBLY TO BE LOCATED INSIDE THE BUILDING.

NORTH

50 0 50

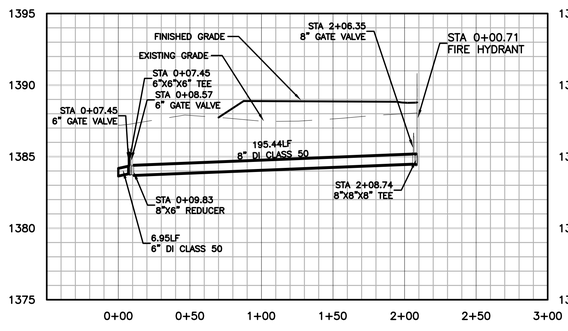
SCALE 1" = 50'

LEGEND

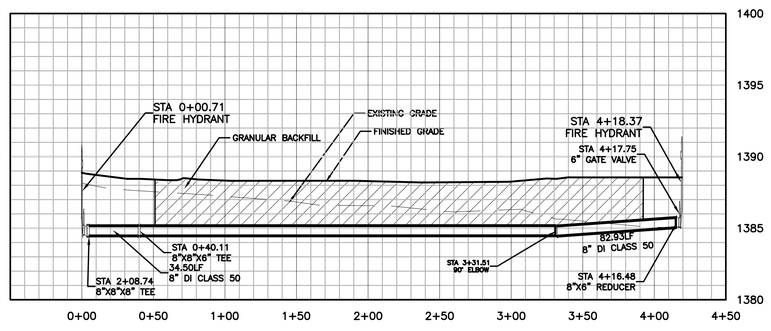
FOUND IRON PIN	IPF 1/2 REBAR
PROPERTY LINE	
EXISTING EASEMENT	
EXISTING FENCE	X X
EXISTING ASPHALT	
EXISTING CENTERLINE OF ROAD	
EXISTING 36" WATER MAIN	10SS 10SS
EXISTING 24" WATER MAIN	12W 12W
EXISTING WATER VALVE	
EXISTING FIRE HYDRANT	
EXISTING OVERHEAD POWER	OHE OHE
EXISITNG POWER POLE	
EXISTING TELEPHONE PEDESTAL	
PROPOSED SETBACK	
PROPOSED CONCRETE	
PROPOSED STANDARD ASPHALT	
PROPOSED 8" WATER LINE	8W 8W
PROPOSED 6" FIRE LINE	6FW 6FW
PROPOSED 1" WATER SERVICE	
PROPOSED WATER VALVE	
PROPOSED 5/8" WATER METER	
PROPOSED 1" IRRIGATION METER	
PROPOSED FDC	FDC
PROPOSED 4" SEWER SERVICE	4SS 4SS
PROPOSED SEWER CLEANOUT	
PROPOSED UNDERGROUND ELECTRIC	UGE UGE
PROPOSED ELECTRIC TRANSFORMER	E
PROPOSED OVERHEAD ELECTRIC	OHE OHE
PROPOSED POWER POLE	
REDUCED PRESSURE BACKFLOW ASSEMBLY	RPZA
PROPOSED SEPTIC TANK	

KEYNOTES:

1. SANITARY SEWER CLEANOUT PER SWU STANDARD DETAIL **S-47/C8.0.**
2. 1" POLYETHYLENE WATER SERVICE FROM METER TO NEW BUILDING POINT OF CONNECTION. PROVIDE AND EMBED PIPE PER SWU STANDARD DETAIL **S-17/C8.0.**
3. NEW TRANSFORMER TO BE LOCATED EAST OF THE OFFICE PARKING. COORDINATE LOCATION AND CONDUIT SIZE WITH POWER COMPANY.
4. INSTALL NEW SANITARY SEWER SERVICE FROM SEPTIC TANK TO BUILDING AT MINIMUM 2.0% . EMBED LINE PER SWU STANDARD DETAIL **S-17/C8.0.**
5. 5/8" WATER METER SETTER, BOX, LID, CORPORATION STOP, AND PIGTAIL PER SWU STANDARD DETAIL **S-25/C8.0.**
6. REMOVE EXISTING FIRE HYDRANT, INSTALL 6"X6"X6" TEE, TWO 6" GATE VALVES, AND 8"X6" REDUCER TO THE END OF THE LINE. RE-INSTALL FIRE HYDRANT ON SOUTH END OF TEE. CONNECT NEW 8" WATER MAIN TO 8"X6" REDUCER.
7. 8" CL 50 DUCTILE IRON WATER MAIN. FIRE EMBED PIPE PER DETAIL SWU STANDARD DETAIL **S-17/C8.0.**



WATER LINE PROFILE
HORIZONTAL SCALE 1"=50'
VERTICAL SCALE 1"=5'



WATER LINE EXTENSION PROFILE
HORIZONTAL SCALE 1"=50'
VERTICAL SCALE 1"=5'

KEYNOTES(CONT'D):

8. 6" FIRE LINE MUST BE INSTALLED BY A LICENSED FIRE SPRINKLER INSTALLER. EMBED PIPE PER SWU STANDARD DETAIL **S-17/C8.0.**
9. UNDERGROUND PRIMARY ELECTRIC CONDUIT WITH PULL STRING. COORDINATE METER LOCATIONS AND CONDUIT SIZES AND NUMBER OF CONDUITS WITH POWER.
10. TWO 4" PVC UNDERGROUND TELECOMMUNICATION CONDUITS WITH PULL STRING.
11. 1" IRRIGATION WATER METER PER SWU STANDARD DETAIL **S-24/C8.0.**
12. FIRE DETECTION 5/8" METER PER SWU STANDARD DETAIL **S-36/C8.0.**
13. SEPTIC SYSTEM DRAIN FIELD BY OTHERS

NOTE:
ALL MATERIALS AND METHODS USED TO CONSTRUCT PUBLIC WATER AND SEWER MAINS SHALL CONFORM TO SWU STANDARD DETAILS AND STANDARD SPECIFICATIONS

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

L21-25

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

NOT FOR CONSTRUCTION

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Jason E. Ingalls 7/22/2021

Rev	Comments	Date
1	PER CITY COMMENTS	7/22/2021

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1790 E AR 264 HWY SPRINGDALE, AR

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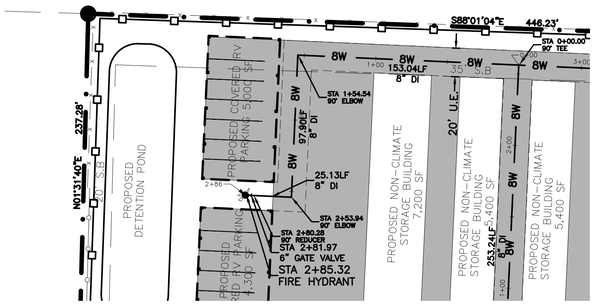
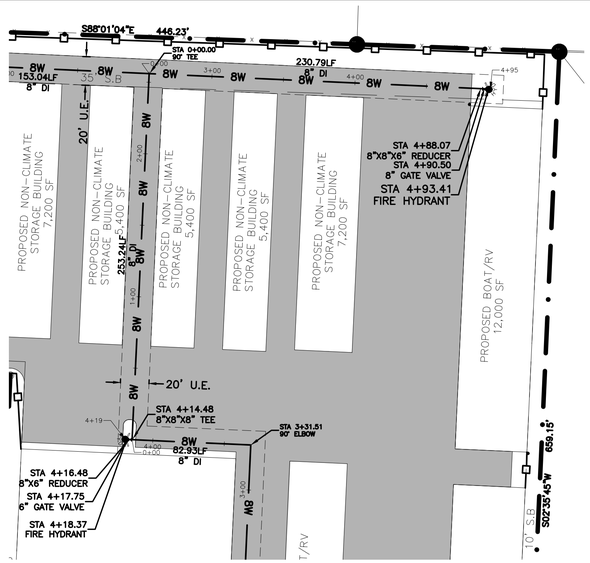
EMAIL: jason@ece-pllc.com

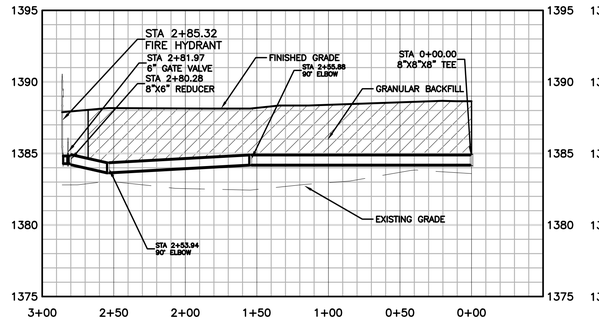
Expedient Civil Engineering, PLLC

DRAWN BY: KAB/ATS
CHECKED BY: JEI
DATE 7/1/2021
JOB NUMBER 21-1011
SHEET NAME UTILITY PLAN & WATER PLAN & PROFILE
File No. 21-1011-Utility.dwg
C6.0

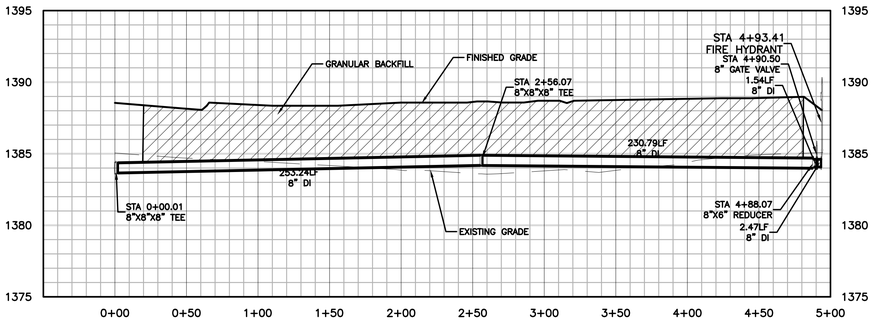
A:\Projects\2021 Projects\21-1011 Greystone Storage\Dwg\21-1011-Utility.dwg







WATER LINE EXTENSION WEST PROFILE
HORIZONTAL SCALE 1"=50'
VERTICAL SCALE 1"=5'



WATER LINE EXTENSION EAST PROFILE
HORIZONTAL SCALE 1"=50'
VERTICAL SCALE 1"=5'

UTILITY NOTES:

A. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES AND THE CITY OF SPRINGDALE 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 THE CITY AND EXPEDIENT CIVIL ENGINEERING, PLLC.

C. ALL WATER AND SEWER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS PREVIOUSLY APPROVED BY THE CITY AND THE ARKANSAS STATE HEALTH DEPARTMENT AND SHALL BE INSPECTED BY THE CITY INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.

D. ALL WATER MAINS SHALL BE PVC C-900 DR-18. SANITARY SEWER MAINS SHALL BE PVC, SDR-26 AND ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS NOTED.

E. ALL FILL UNDER UTILITY LINES SHALL BE COMPACTED IN 6 INCH LIFTS COMPACTED TO 95% STANDARD PROCTOR DENSITY.

F. ALL DENSITY TESTING REPORTS ARE TO BE FORWARDED TO THE CITY, EXPEDIENT CIVIL ENGINEERING, PLLC, AND THE CONTRACTOR.

G. EVERY SANITARY SEWER MANHOLE SHOULD BE VACUUM TESTED AS WORK PROGRESSES.

H. WATER MAINS AND SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE ARKANSAS DEPARTMENT OF HEALTH. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH.

I. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS.

NORTH

50 0 50

SCALE 1" = 50'

LEGEND

FOUND IRON PIN	IPF 1/2 REBAR
PROPERTY LINE	
EXISTING EASEMENT	
EXISTING FENCE	X X
EXISTING ASPHALT	
EXISTING CENTERLINE OF ROAD	
EXISTING 36" WATER MAIN	10SS 10SS
EXISTING 24" WATER MAIN	12W 12W
EXISTING WATER VALVE	
EXISTING FIRE HYDRANT	
EXISTING OVERHEAD POWER	OHE OHE
EXISITNG POWER POLE	
EXISTING TELEPHONE PEDESTAL	
PROPOSED SETBACK	
PROPOSED CONCRETE	
PROPOSED STANDARD ASPHALT	
PROPOSED 8" WATER LINE	8W 8W
PROPOSED 6" FIRE LINE	6FW 6FW
PROPOSED 1" WATER SERVICE	
PROPOSED WATER VALVE	
PROPOSED 5/8" WATER METER	
PROPOSED 1" IRRIGATION METER	
PROPOSED FDC	FDC
PROPOSED 4" SEWER SERVICE	4SS 4SS
PROPOSED SEWER CLEANOUT	
PROPOSED UNDERGROUND ELECTRIC	UGE UGE
PROPOSED ELECTRIC TRANSFORMER	E
PROPOSED OVERHEAD ELECTRIC	OHE OHE
PROPOSED POWER POLE	
REDUCED PRESSURE BACKFLOW ASSEMBLY	RPZA
PROPOSED SEPTIC TANK	

NOT FOR CONSTRUCTION

NOTE:
ALL MATERIALS AND METHODS USED TO CONSTRUCT PUBLIC WATER AND SEWER MAINS SHALL CONFORM TO SWU STANDARD DETAILS AND STANDARD SPECIFICATIONS

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

L21-25

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

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11411 Jason E. Ingalls 7/22/2021

Rev	Comments	Date
1	PER CITY COMMENTS	7/22/2021

GREYSTONE STORAGE
1790 E AR 264 HWY SPRINGDALE, AR

JOHN W. HENDRICKS PROPERTIES, LLC
2736 WILSON LN, FAYETTEVILLE, AR, 72703

9200 SUITS LG DR, STE. B
BELLA VISTA, AR 72714
O: (479) 344-0028
D: (479) 387-2524
M: (479) 366-3600
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB/ATS
CHECKED BY: JEI
DATE 7/1/2021
JOB NUMBER 21-1011
SHEET NAME WATER MAIN PLAN & PROFILE
File No. 21-1011-Utility.dwg
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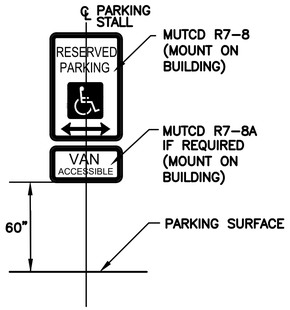
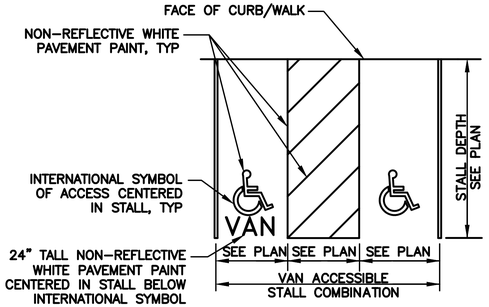
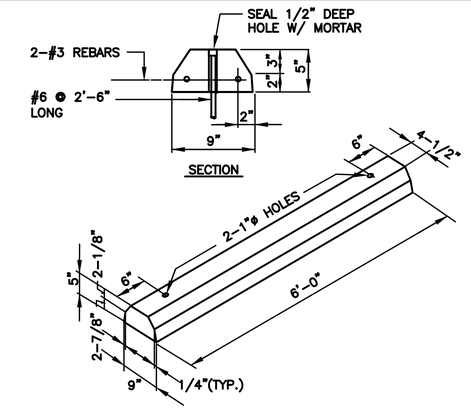
A:\Projects\2021 Projects\21-1011 Greystone Storage\Dwg\21-1011-Utility.dwg



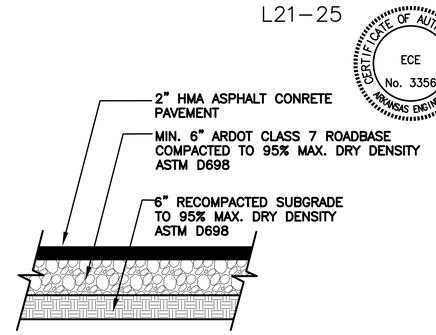
DETAIL 4 – ACCESSIBLE PARKING SIGN
NOT TO SCALE



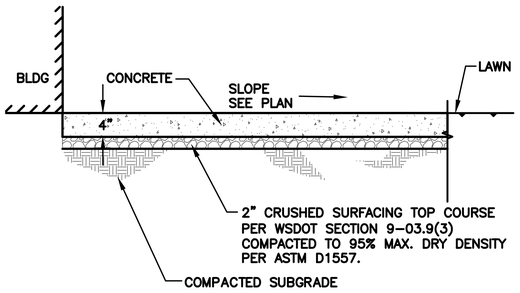
DETAIL 5 – ACCESSIBLE PARKING STRIPING
NOT TO SCALE



DETAIL 6 – PRECAST CONCRETE WHEEL STOP
NOT TO SCALE

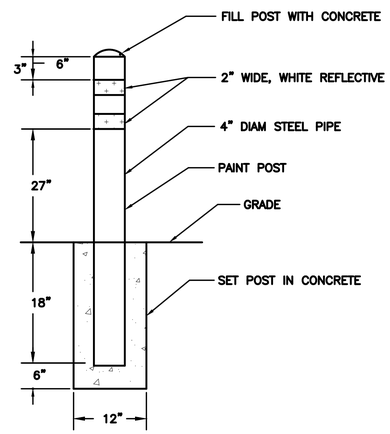


DETAIL 7 – STANDARD ASPHALT PAVEMENT SECTION
NOT TO SCALE

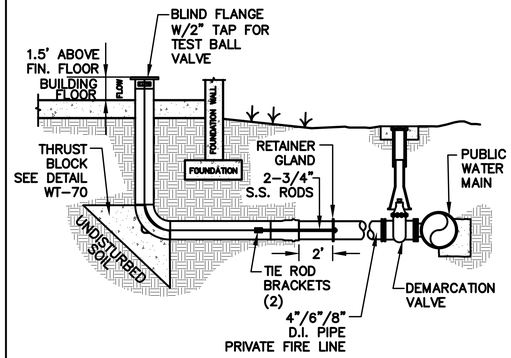


NOTES:
1. INSTALL DUMMY JOINTS AT 5'-0" C/C AND 1/2"
2. EXPANSION JOINTS AT 30'-0" C/C AND AT TERMINATIONS AGAINST SIDEWALK INTERSECTIONS UNLESS NOTED OTHERWISE BY ARCHITECT. SEE SITE PLAN FOR FINISH REQUIREMENTS.

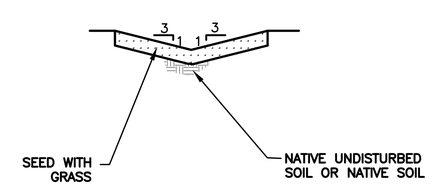
DETAIL 8 – 4" STANDARD CONCRETE SIDEWALK
NOT TO SCALE



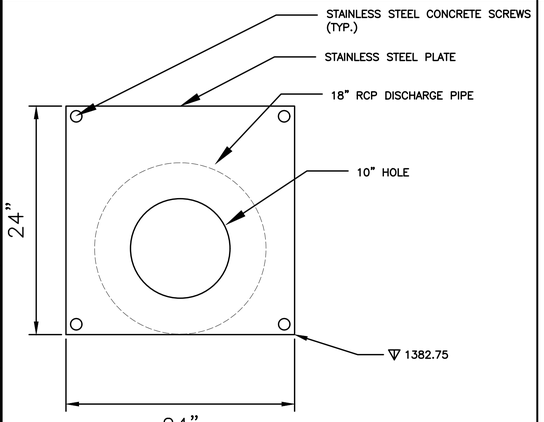
DETAIL 9 – TYPICAL BOLLARD DETAIL
NOT TO SCALE



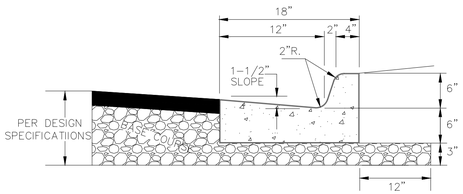
DETAIL 10 – IN BUILDING FIRE LINE RISER
NOT TO SCALE



DETAIL 11 – DRAINAGE DITCH
NOT TO SCALE



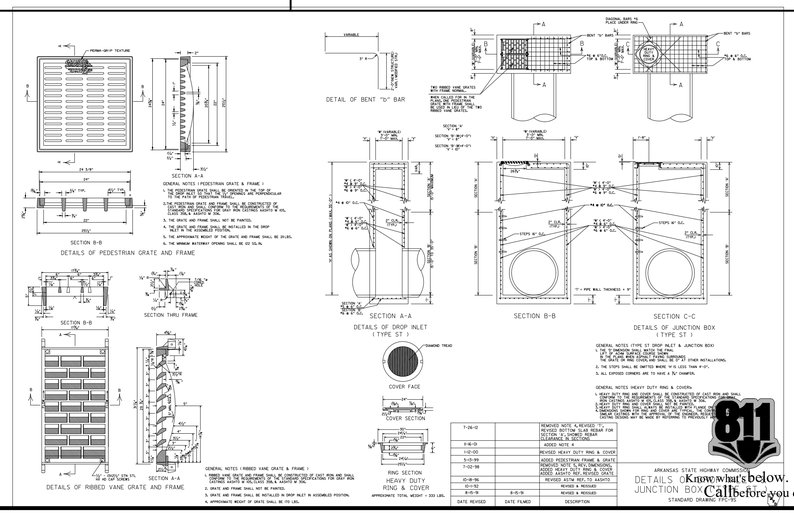
DETAIL 12 – ORIFICE PLATE
NOT TO SCALE



NOTES:
1. USE CONCRETE MIX FOR CURB AND GUTTER WITH 28 DAY CRUSHING STRENGTH AT 3500 P.S.I. MAXIMUM ALLOWABLE SLUMP IS 4".
2. PROVIDE 1/2" THICK PREFORMED BITUMINOUS EXPANSION JOINT AT A MAXIMUM SPACING OF 200 FEET.
3. PROVIDE A SAWED OR FORMED CONTRACTION JOINT EVERY 15 FEET. THE SAWED JOINT SHOULD BE 1-1/2" DEEP AND 1/4" WIDE.

DETAIL 13 – CURB AND GUTTER
NOT TO SCALE

DETAIL 14 – GRATED INLET BOX
NOT TO SCALE



NOT FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
Jason E. Ingalls
7/21/2021
CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER

Rev	Comments	Date
1	PER CITY COMMENTS	7/22/2021

GREYSTONE STORAGE
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JOHN W. HENDRICKS PROPERTIES, LLC
2736 WILSON LANE FAYETTEVILLE, AR, 72703

9200 SUITS US DR, STE B
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M: (479) 702-0028
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/1/2021
JOB NUMBER 21-1011
SHEET NAME DETAILS
File No. 21-1011-DETAILS 7 & 8.dwg
C7.0

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A:\Projects\2021 Projects\21-1011 Greystone Storage\Dwg\21-1011-DETAILS 7 & 8.dwg

NOMINAL PIPE DIAMETER	"B"
3" AND 4"	2'-4"
6"	2'-4"
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"

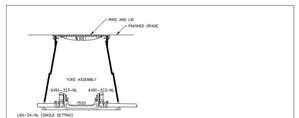
TRENCH WIDTH SCHEDULE

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 SHEETING, BRACING, SYSTEM OF AS OTHERWISE REQUIRED

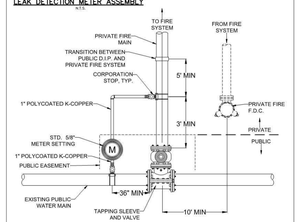
TYPICAL PIPE TRENCH

N.T.S.

SPRINGDALE WATER UTILITIES
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: JNK | DRAWING NO: S-17 | DATE: MARCH 2008



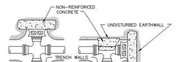
LEAK DETECTION METER ASSEMBLY
N.T.S.



FIRE SYSTEM CONNECTION
N.T.S.

SPRINGDALE WATER UTILITIES
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: JNK | DRAWING NO: S-16 | DATE: FEB. 2016

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



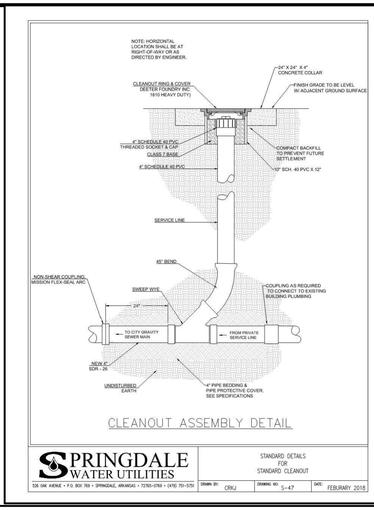
CROSS W/PLUG TEE W/PLUG

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 SIZED FOR THE 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°
4"(CS"&PVC)	1	1	1	1
6"(CS"&PVC)	1	1	1	1
8"(CS"&PVC)	2	2	1	1
10"(CS"&PVC)	3	3	2	1
12"(CS"&PVC)	5	5	3	2
14"	10	10	6	3
16"	13	13	7	4
18"	17	17	9	5
20"	21	21	12	6
24"	28	28	16	8
27"	38	38	20	10
30"	50	50	27	13
36"	65	65	46	23

REACTION BACKING
N.T.S.

SPRINGDALE WATER UTILITIES
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: KM/JNK | DRAWING NO: S-3 | DATE: MARCH 2008

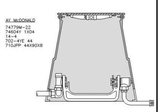


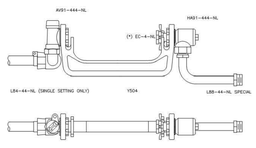
CLEANOUT ASSEMBLY DETAIL

SPRINGDALE WATER UTILITIES
STANDARD DETAILS FOR STANDARD CLEANOUT
DRAWN BY: CRJ | DRAWING NO: S-47 | DATE: FEBRUARY 2018

MATERIAL LIST

QTY	DESCRIPTION	FORD CATALOG NUMBER	MUELLER	AY McDONALD
1	INLET CONNECTION	LB4-44-NL	H-15531N	74779M-22
1	YOKE ANGLE KEY VALVE	AV91-444-NL	H-14278N	74604Y 1104
1	1504	1504	H-14249N	7551-44
1	YOKE ANGLE CHECK VALVE	HA91-444-NL	H-14248N	7551-44E #A
1	OUTLET CONNECTION	LB8-44-NL SPECIAL	H-15538N	7712JPP 4490618
1	METER BOX ASSEMBLY	24P-1922HCHD W/LID		

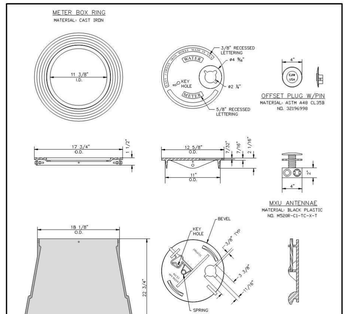




TYPICAL 1" METER SETTING
YOKE ASSEMBLY, 1" METER
1" COPPER OR PE, P.J. TO 1" CTS PLASTIC OR MIP
N.T.S.

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.

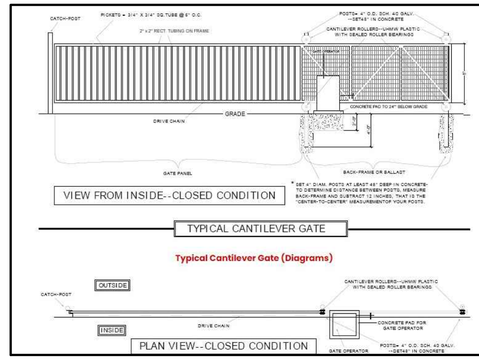
SPRINGDALE WATER UTILITIES
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: TLS | DRAWING NO: S-24 | DATE: AUGUST 2014



STANDARD METER BOX
N.T.S.

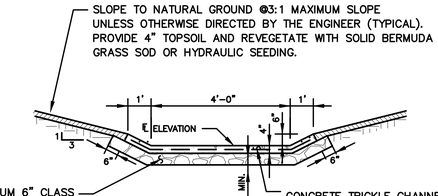
SPRINGDALE WATER UTILITIES
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: TLS | DRAWING NO: S-22 | DATE: AUGUST 2014

DETAIL 15 – PEDESTRIAN CROSS WALK SIGN
NOT TO SCALE

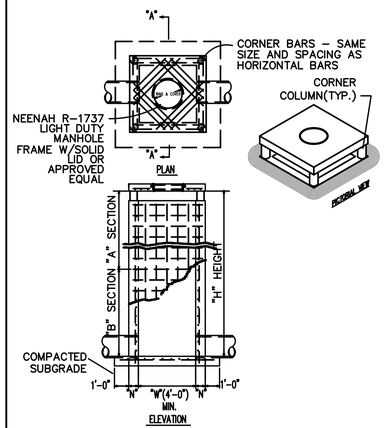


* SET 4" DIAM. POSTS AT LEAST 48" DEEP IN CONCRETE TO DETERMINE DISTANCE BETWEEN POSTS, MEASURE BACK-FRAME AND SUBTRACT 12 INCHES. THAT IS THE "CENTER-TO-CENTER" MEASUREMENT FOR YOUR POSTS.

DETAIL 16 – AUTOMATIC SLIDING GATE
NOT TO SCALE



DETAIL 17 – CONCRETE TRICKLE CHANNEL
NOT TO SCALE



DETAIL 18 – AREA INLET
NOT TO SCALE

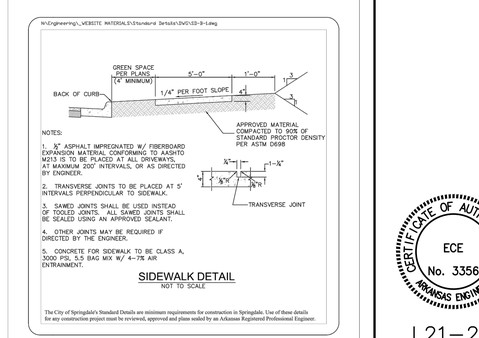
TABLE OF 'W' DIMENSIONS			
PIPE SIZE	SKEW OF CROSS DRAIN		
DOUBLE	FOR 'A' SECTION ONLY		
24"	7'– 0"	7'–10"	9'– 1"
30"	8'– 2"	9'– 2"	10'–10"
36"	9'– 4"	10'– 6"	12'– 6"
42"	10'– 6"	11'–10"	14'– 2"
48"	11'– 8"	13'– 2"	5'–10"

REINFORCEMENT SCHEDULE, WALLS		
SECTION	HOR.	VERT.
"A" W = 4'	#4'S @ 9"	#4'S @ 10"
"A" 4' < W < 7'	#6'S @ 9"	#4'S @ 10"
"A" 7' < W	#5'S @ 4 1/2"	#4'S @ 10"
"B" W = 4'	#4'S @ 6"	#4'S @ 10"
"B" 4' < W < 7'	#6'S @ 6"	#4'S @ 10"

TABLE OF "T" & "N" DIMENSIONS			
SECTION	"T"	"N"	"D"
"A" 4' < W < 7'	6" + PIPE THICKNESS	8"	6"
"A" 7' < W	6" + PIPE THICKNESS	8"	8"
"B" W = 4'	6" + PIPE THICKNESS	8"	
"B" 4' < W < 7'	8" + PIPE THICKNESS	10"	

REINFORCEMENT SCHEDULE, TOP		
DIMENSIONS	STEEL	PATTERN
W1 < 7'		
W2 < 7'	#4'S @ 8" E.W.	DIAGONAL
W1 < 7'	#4'S @ 8" E.W.	DIAGONAL @ COVER
W2 > 7'	#4'S @ 8" E.W.	GRID @ W2 > W1
W1 > 7'	#4'S @ 6" E.W.	DIAGONAL @ COVER
W2 > 7'	#4'S @ 6" E.W.	GRID @ W2 > 7' W1 > 7'

REINFORCEMENT SCHEDULE, BASE	
SECTION	
"A"	#4'S @ 6" E.W.
"B"	#6'S @ 6" E.W.



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

SIDEWALK DETAIL
NOT TO SCALE

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018
	DESIGNED BY: STAFF
	DRAWN BY: STAFF
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-1

SPRINGDALE WE'RE MAKING IT HAPPEN

CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER

L21–25

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

NOT FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
Jason E. Ingalls
7/21/2021

Rev	Comments	Date
1	PER CITY COMMENTS	7/202/2021

GREYSTONE STORAGE
1790 E AR 264 HWY SPRINGDALE, AR

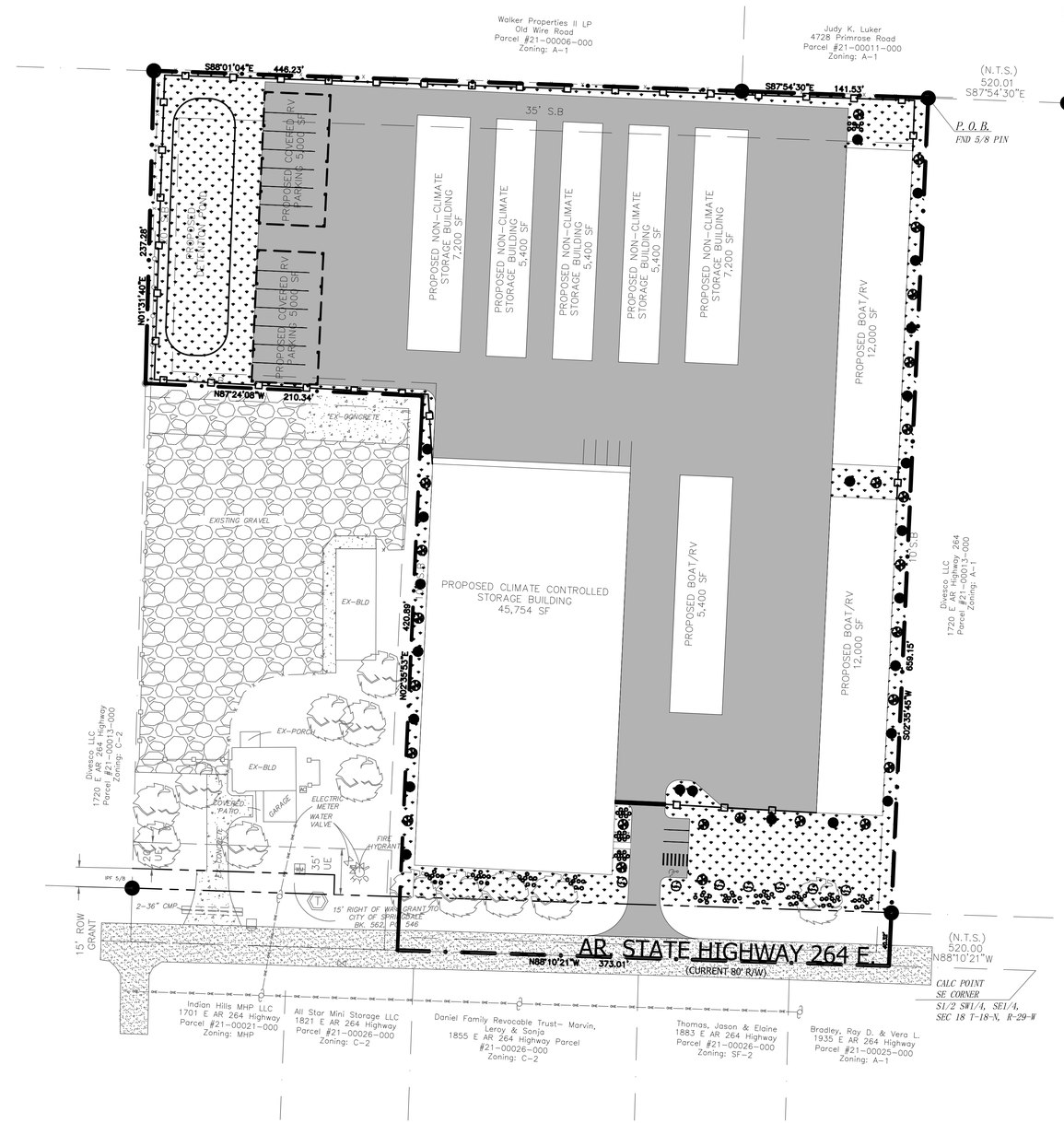
JOHN W. HENDRICKS PROPERTIES, LLC
2736 WILSON LANE FAYETTEVILLE, AR, 72703

9200 SUITES US DR, STE B
REGULAR, AR 72714
O: (479) 384-0028
D: (479) 387-2924
M: (479) 200-0000
EMAIL: jason@ace-plic.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/1/2021
JOB NUMBER 21-1011
SHEET NAME DETAILS
File No. 21-1011-DETAILS 7 & 8.dwg
C8.0

A:\Projects\2021 Projects\21-1011 Greystone Storage\Dwg\21-1011-DETAILS 7 & 8.dwg



LEGEND

- FOUND IRON PIN
- PROPERTY LINE
- EXISTING BARBED WIRE FENCE
- EXISTING WOOD FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING CENTERLINE OF ROAD
- EXISTING EASEMENT
- EXISTING FIRE LANE STRIPING
- PROPOSED ASPHALT
- PROPOSED HANDICAP SIGN
- EXISTING FIRE HYDRANT
- EXISTING MAILBOX
- EXISTING TELEPHONE PEDESTAL
- EXISTING OVERHEAD ELECTRIC
- EXISTING TREES
- PROPOSED LAWN

NORTH

50 0 50

SCALE 1" = 50'

LANDSCAPING REQUIREMENTS:

STREET TREES

1. REQUIRED – PUBLIC STREET STREET FRONTAGE: 1 TREE AND 7 SHRUBS EVERY 25 LINEAR FEET OR 165 LF FRONTAGE AT 25' SPACING = 7 TREES
2. PROVIDED – 7 TREES AND 49 SHRUBS

GREENSPACE

1. PROVIDED –

TOTAL LOT AREA:	296,785 SF
IMPERVIOUS AREA:	221,936 SF
PERVIOUS AREA:	74,841 SF
GREENSPACE:	52.15%

GENERAL LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL BE AS SPECIFIED IN THE PLANT LIST ON THIS SHEET AND MEET THE REQUIREMENTS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN PUBLICATION "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 LATEST EDITION).
2. ALL PLANT MATERIAL SHALL BE HEALTHY AND VIGOROUS AT THE TIME OF INSTALLATION AND SHALL BE WARRANTED FOR SURVIVAL FOR A PERIOD OF 2 YEARS FROM THE TIME OF INSTALLATION.
3. INSTALLATION AND EXECUTION OF THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT LANDSCAPE ORDINANCE FOR THE CITY OF SPRINGDALE.
4. IRRIGATION SYSTEM TO BE DESIGN BUILD.

KEYNOTES:

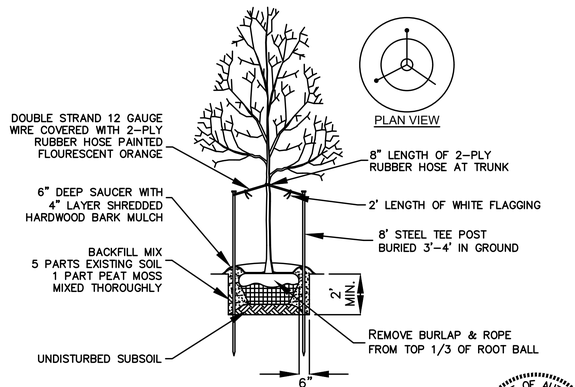
1. PROPOSED STREET TREE (REFER TO TABLE FOR TYPE AND SPACING)
2. PROPOSED PARKING LOT TREE (REFER TO TABLE FOR TYPE)
3. PARK BENCH PER CITY OF SPRINGDALE REQUIREMENTS

STREET TREES & SHRUBS

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
	RED MAPLE	ACER RUBRUM	7	2" CALIPER B & B MIN. 6'	25' MIN.
	SHRUB PER CITY OF SPRINGDALE REQUIREMENTS		70	3 GALLON	5' MIN.

SITE LANDSCAPING

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
DECIDUOUS	FLOWERING DOGWOOD	CORNUS	25	2" CALIPER B & B MIN. 6'	25' MIN.
EVERGREEN	WINTERGREEN BARBERRY	BERERIS JULIANAE	23	2" CALIPER B & B MIN. 6'	25' MIN.
	SHRUB PER CITY OF SPRINGDALE REQUIREMENTS		28	3 GALLON	5' MIN.



TREE PLANTING DETAIL

NOT TO SCALE

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

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

NOT FOR CONSTRUCTION

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11411 Jason E. Ingalls 7/1/2021

Rev	Comments	Date

GREYSTONE STORAGE
1790 E AR 264 HWY SPRINGDALE, AR

JOHN W. HENDRICKS PROPERTIES, LLC
2736 WILSON LANE FAYETTEVILLE, AR, 72703

8200 SUITS US DR, STE. B
ROGERS, AR 72714
O: (479) 364-0028
M: (479) 366-2924
EMAIL: jason@ece-plc.com

Expedient Civil Engineering, PLLC

DRAWN BY: XAF
CHECKED BY: JEI
DATE 7/1/2021
JOB NUMBER 21-1011
SHEET NAME LANDSCAPE PLAN
File No. 21-1011 LANDSCAPE.dwg
L1.0

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Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: July 29, 2021

Re: **L21-26** **Large-Scale** **Sagely Village**

Planning Comments:

1. Submit Auto Cad and PDF files at time of resubmission.
2. A written response to all comments is required with resubmission
3. It appears that the ownership/address displayed for adjacent parcel 815-39264-600 needs to be corrected.
4. Please display the ROW for Gene George Blvd and Black Oak Rd, as well as any ROW that will be dedicated per MSP.
    a. This needs to be displayed in the drawings.
5. Submit the approved authorization of representation form, if the property owner will not be present at Planning Commission meeting.
6. On one of the details pages, please provide typical drawings/dimensions for the following:
    a. Regular parking (9' x 19')
    b. Handicapped parking (11' x 19')
    c. Width of the handicapped access area (5' min.)
7. Frontage landscaping is required in accordance with Chapter 56.
8. Perimeter landscaping is required in accordance with Chapter 56.
9. Will there be signage for this property? If so, please refer to Multifamily design standards.
10. According to the lighting plan, there will need to be pedestrian walkway lighting.
11. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
12. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (standard comment)

Multi Family Design Standards Review

1. Minimum Requirements:
    MF-12 8 units/acre

a. Maximum building area coverage shall be 40% of the land area (without incentives).
b. 20% Common Open Space (are detention ponds currently being used toward the open space calculations?)
    a. The following areas are not allowed as part of common open space:
        i. Private lots, balconies and patios dedicated for use by a specific unit
        ii. Public right-of-way or private streets and drives
        iii. Open parking areas and driveways for dwellings
        iv. Land covered by structures except for ancillary structures associated with the use of open space.
        v. Designated outdoor storage areas
        vi. Land areas between buildings of less than 40'.
        vii. Strips along buildings, sidewalks, streets, parking lots and property lines less than 25' in any dimension.
        viii. Required perimeter setbacks
        ix. Detention/retention facilities, including drainage swales, except as permitted (on page 6).
    b. Common open space should be compact and contiguous.
    c. Common open space shall contain at least three of the following features:
        i. Seasonal planting areas
        ii. Adequate large trees
        iii. Adequate seating
        iv. Pedestrian-scaled lighting
        v. Gazebos or other decorative shelters
        vi. Adequate plat structures for children
        vii. On-site community recreation amenities.
c. Amenities Required
    a. Multi-family developments with 5-25 dwelling units – 1 amenity; 25-150 dwelling units – 2 amenities; 150+ - 3 amenities, and an additional one (1) amenity for each 150 units.
    b. Amenities cannot be duplicated until 3 different ones have been used.
d. Building Design
    a. At least every fifty linear feet (50'), wall and roof planes shall contain offsets or setbacks with a differential in horizontal plane of at least 4'.
    b. Building mass, height, and build and width-to-height ratio must be similar in scale and proportion to buildings within 500 feet unless they do not meet the design standards.
    c. All ground floor levels must be of recommended materials.
    d. All facades must be a minimum of 50% recommended materials with the balance being one or more acceptable materials.
e. Landscaping
    a. Parking lot landscaping (see Chapter 56).
    b. Perimeter Landscaping (See Chapter 56).
    c. Building foundations shall be planted with ornamental plan material for a minimum width of 3' to a hard surface with the exception of access points.
    d. Solid screening fences must be setback a minimum of 15' from and adjacent public right-of-way.
    e. Solid screening fences no greater than 3' in height or see-through fences must be setback a minimum of four feet from an adjacent public right-of-way.
    f. Unless otherwise restricted, the maximum height of a fence or wall shall be 8'.
f. Signs (if applicable)
    a. Monument signs shall not exceed 5' in height above the average grade, and may not exceed 50 sq. ft. in area per face.

b. If not sitting within the landscaped setback, the sign base shall be located within curbed landscaped areas, extending a minimum of 3' on all sides of the sign base.
c. Pole-mounted signs shall not exceed 12' in height and 10 square feet per face.

Building and Fire Comments:

Two buildings on the west side of the OHE easement in the center of the development are shown as built to the easement. This will not allow for any eave. The developer will need the utilities to release one foot or move the buildings.

Engineering Summary:

- Submit Floodplain Development Permit application
  - Continue Drainage Easement from Parker's Place around existing swale up to the box culverts
  - Clarify Drainage Easements on downstream end of box culverts

Engineering Comments:

1. **Chapter 106 – Stormwater Drainage**

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

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

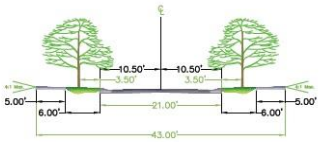
2. **Chapter 107 – Stormwater Pollution**

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

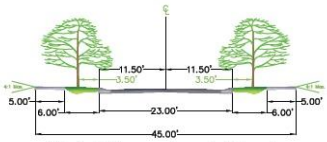
   - *107.3*
     - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan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

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

   (Ord. No. 3258, § 1, 11-12-02)



Low Volume Local Street
(No Parking Lanes Shown)
Max. Tree Spacing 200–250'



High Volume Local Street
(No Parking Lanes Shown)
Max. Tree Spacing 200–250'

- **See approved lane widths above. (Understand that the correct street layout will be incorporated into the construction plans.)**
- **Show street R.O.W.**

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 at the time of resubmittal. See Applications & Forms / Floodplain at http://www.springdalear.gov/298/Forms-Documents
    - **Submit Floodplain Development Permit Application.**

6. Other:

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

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

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72765-0282 • Ph: 479-751-8733 • Fax: 479-751-8746

L21-26

July 01, 2021

City of Springdale
c/o Debbie Pounders and Sharon Tromburg
Planning & Community Development Division
City Administration Building
201 Spring Street
Springdale, Arkansas 72764

Via email: dpounders@springdalear.gov and stromburg@springdalear.gov

Re: Submittal Letter
Multi-Family Housing
Parcel: 815-39235-000
Large Scale Development Application

Debbie and Sharon:

On behalf of our client, the Riggins Construction, Inc. Retirement Trust, we hereby submit a new large scale development application for Multi-Family Housing on Parcel: 815-39235-000 in Springdale.

Summary

This large scale development is proposing five 2 bedroom 5-Plex buildings and eight 3 bedroom 5-plex building. The buildings are proposed with driveways from the street. The proposed development has a street connection to Gene George Avenue on the west and a street connection to Oak Grove Road on the east. A detention pond is proposed on the northwest corner of the property and additional parking is proposed where the common areas/ amenities are located for the development.

Utilities

Sanitary Sewer is proposed to be connected to the existing 8” and 10” sewer mains that run through the property. Water is proposed to be connected to an existing 24” water main that runs along the west side of Gene George Avenue and also to an existing 8” water main the runs along the east side of Oak Grove Road.

Density/ Incentives

The proposed development has 65 units in a 7.27-acre Property. Therefore, the proposed development has a proposed density of 8.94 units per acre. This is 11.8% over the Base density of 8 units per acre for a RMF-12 zoning.

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72765-0282 • Ph: 479-751-8733 • Fax: 479-751-8746

L21-26

The additional density needed is allowed with the incentive of adding additional common open space over the required 20% common open space. The incentive allows a 1% increase in density for every 1% increase of common open space after the required 20%.

The proposed development has 15.7% of additional common open space over the required 20%. This would allow for a 15.7% increase in the density which is above the 11.8% increase that is needed for the proposed development. The calculations for the density and incentives are provided below.

Allowable Density for MF-12 (w/ Incentives) = 12 units/acre

Base Density for MF-12 = 8 units/ acre

Project Density Proposed = 8.94 units/acre

(65 units/7.27 acres = 8.94 units/acres)

Total Density Increase = 8.94-8.00 = 0.94 unit/acre (11.8%)

Additional Common Open Space Bonus

1% increase per every 1% additional open space

(113,071 S.F. provided - 63,318 S.F. required = 49,753 S.F.)

Additional Open Space = 49,753 s.f.

(49,753 s.f./316,681 s.f. = 15.7%)

15.7% Additional Open Space

(15.7% incentive = 1.26 unit/acre increase)

Project Density Allowed (w/ incentives) = 9.26 units/ acre

With this letter, please find enclosed:

- LSD Application
- Plans (3 copies, includes lighting plan)
- Drainage Report (electronic copy)
- Copy of warranty deed
- Authorization of Representation

We look forward to working with you to make this project a success.

Sincerely,

Blake Murray, P.E., C.F.M.

ESI ENGINEERING SERVICES INC.
Brian J. Moore, P.E. President | Tim J. Mays, P.E. Vice President | Jason Appel, P.E. Secretary / Treasurer | Jerry W. Martin Chairman of the Board
Consulting Engineers and Surveyors www.engineeringservices.com

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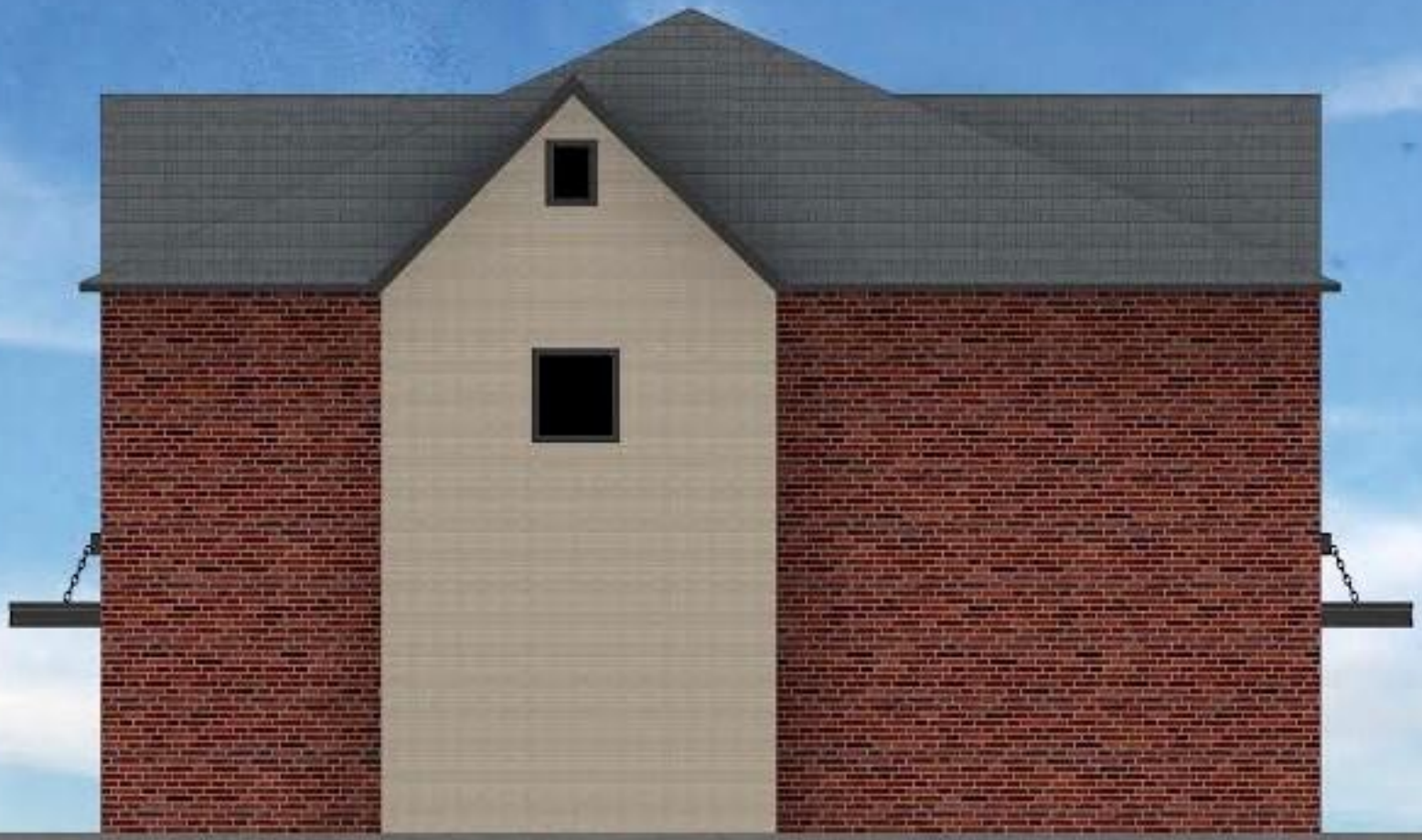
L21-26



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CONTACT LIST
BLACK HILLS ENERGY SCOTT STOKES – 479–575–1424
OZARKS ELECTRIC COOPERATIVE MIKE PHIPPS – 479–684–4696
SPRINGDALE WATER UTILITIES LARRY PECKHAM – 479–751–5751
COX COMMUNICATION CHRIS BYRD – 479–751–2000
AT&T LAYNE RHODES – 479–442–1977
SPRINGDALE FIRE DEPARTMENT DUANE MILLER – 479–750–8190

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

PLANS FOR A

LARGE SCALE DEVELOPMENT

SAGELY VILLAGE

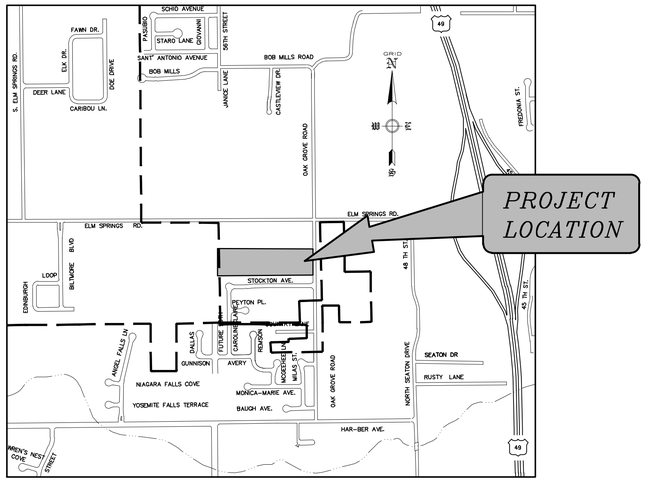
IN THE CITY OF

SPRINGDALE, ARKANSAS

L21–26

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
1	LARGE SCALE DEVELOPMENT
2–3	TYPICAL DETAILS
4	UTILITY PLAN & PROFILE
5	WATER & SANITARY SEWER DETAILS
6	STORM DRAINAGE PLAN & PROFILES
7	STORM WATER POLLUTION PREVENTION PLAN
8	STORM WATER POLLUTION PREVENTION DETAILS
9	LANDSCAPE PLAN
10	LIGHTING PLAN

REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS TO 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.



VICINITY MAP

July 22, 2021

BY

ENGINEERING SERVICES INC.

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

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

NOTES :

1. ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS, AS CONTAINED IN CHAPTER 110, ART. III, OF THE CODE OF ORDINANCES, CITY OF SPRINGDALE, ARKANSAS.

2. ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES OF THE CITY OF SPRINGDALE WATER UTILITIES. ADOPTED MARCH 10TH, 1987 BY ORDINACNE NO. 1640. AMENDED AUGUST 27, 2014 BY RESOLUTION No. 15–14 OF THE SPRINGDALE WATER AND SEWER COMMISSION.

PARCEL No: 815-29801-106

LEGAL DESCRIPTION :

A PART OF THE SW1/4. OF THE NW1/4. OF SECTION 33, T-18-N, R-30-W, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND IRON PIN AT THE SW COMER OF SAID SW 1/4. OF THE NW 1/4; THENCE S 87°21 '08" E, 559.94 FEET TO A FOUND IRON PIN; THENCE N 02°45'20" E, 347.06 FEET TO A FOUND IRON PIN; THENCE N 02°43'40" E, 309.77 FEET TO A SET IRON PIN AND THE POINT OF BEGINNING; THENCE N 02°43'40" E, 243.22 FEET TO A SET IRON PIN; THENCE S 86°57'06" E, 214.32 FEET TO A FOUND IRON PIPE; THENCE S 87°47'52" E, 550.17 FEET TO A SET MAG NAIL; THENCE S 02°47'04" W, 249.14 FEET TO A SET MAG NAIL; THENCE N 87°06'59" W, 764.21 FEET TO THE POINT OF BEGINNING, CONTAINING 4.30 ACRES, MORE OR LESS. BEING SUBJECT TO THE RIGHT-OF-WAY OF OAK GROVE ROAD AND ALSO SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

PARCEL No: 815-39235-000

LEGAL DESCRIPTION:

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 30 WEST, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33; THENCE NORTH 02°41 '49" EAST, 36.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 02°41'49" EAST, 865.21 FEET; THENCE SOUTH 87°39'24" EAST, 515.70 FEET; THENCE NORTH 02°45'31" EAST, 419.34 FEET; THENCE SOUTH 87°21 '27" EAST, 45.00 FEET; THENCE SOUTH 02°45'31" WEST, 1323.74 FEET; THENCE NORTH 87°21'45" WEST, 17.20 FEET; THENCE NORTH 86°48'23" WEST, 161.57 FEET; THENCE NORTH 87°34'28" WEST, 215.13 FEET; THENCE NORTH 02°25'32" EAST, 35.60 FEET; THENCE NORTH 87° 18' 11" WEST, 165.67 FEET TO THE POINT OF BEGINNING, CONTAINING 11.90 ACRES, MORE OR LESS. SUBJECT TO RECORDED INSTRUMENTS, COVENANTS, RIGHTS OF WAY, AND EASEMENTS.

NOTES:

1) ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED (EXAMPLE: 15'BC) AS TO BACK OF CURB.
2) ALL PROPOSED CURBING SHALL BE 6" WIDE X 6" HIGH.
3) A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
4) ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
5) MODIFIED CURB REQUIRED AT ALL DRIVES.
6) OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS MUST BE LANDSCAPED, SO THAT THEIR FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW OF THE ADJACENT PROPERTY AND THE PUBLIC RIGHT-OF-WAY.
7) THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
8) THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAT ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
9) 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.
10) ALL 'PARKING'LIGHTS WILL BE PRIVATE AND WILL 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.
11) DETENTION POND SHALL BE FULLY SODDED.
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 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.
13) 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 GENE GEORGE BLVD AND OAK GROVE ROAD 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.
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.

DENSITY BONUS:

ALLOWABLE DENSITY FOR MF-12 (W/ INCENTIVES) = 12 UNITS/ACRE
BASE DENSITY FOR MF-12 = 8 UNITS/ ACRE

PROJECT DENSITY PROPOSED = 8.94 UNITS/ACRE
(65 UNITS/7.25 ACRES = 8.97 UNITS/ACRES)
TOTAL DENSITY INCREASE = 8.97-8.00 = 0.97 UNIT/ACRE (12.1%)

ADDITIONAL COMMON OPEN SPACE BONUS
1% INCREASE PER EVERY 1% ADDITIONAL OPEN SPACE
(113,071 S.F. PROVIDED - 63,318 S.F. REQUIRED = 49,753 S.F.)
ADDITIONAL OPEN SPACE = 49,753 S.F.
(49,753 S.F./316,681 S.F. = 15.7%)
15.7% ADDITIONAL OPEN SPACE
(15.7% INCENTIVE = 1.26 UNIT/ACRE INCREASE)

PROJECT DENSITY ALLOWED (W/ INCENTIVES) = 9.26 UNITS/ ACRE

COMMON OPEN SPACE REQUIREMENTS:

MULTI-FAMILY PLAY AREA = 125 S.F/BEDROOM
(25 UNITS * 2 BEDROOMS/UNIT = 50 BEDROOMS)
(40 UNITS * 3 BEDROOMS/UNIT = 120 BEDROOMS)
(170 BEDROOMS * 125 S.F.) + 1,000 S.F. = 22,250 S.F
MULTI-FAMILY PLAY AREA REQUIRED = 22,250 S.F.
COMMON OPEN SPACE = 20% OF NET SITE ACREAGE
(7.27 ACRES * 0.20 = 1.45 ACRES (63,318 S.F.)
COMMON OPEN SPACE REQUIRED = 1.45 ACRES (63,318 S.F.)
COMMON OPEN SPACE PROVIDED = 2.46 ACRES (107,503 S.F.)

AMENITIES REQUIREMENTS:

AMENITIES REQUIRED: 2 AMENITIES
MULTI FAMILY DEVELOPMENTS WITH
25 TO 150 DWELLING UNITS

AMENITIES PROPOSED: 2 AMENITIES
*TWO (2) 500 SQ FT TOT LOTS
*TWO (2) PICNIC AREAS WHICH
INCLUDE (2) PICNIC TABLES AND
(1) BBQ GRILL PER AREA

PROPOSED BUILDINGS	
BUILDING TYPE	**TOTAL UNITS**
5 BUILDINGS - 2 BEDROOM UNITS (900 FT.²/UNIT)	5 UNITS/BUILDING = 25 UNITS (22,500 FT.²)
8 BUILDINGS - 3 BEDROOM UNITS (1,134 FT.²/UNIT)	5 UNITS/BUILDING = 40 UNITS (45,360 FT.²)
COMBINED BUILDING AREAS (FT.²)	67,860 FT.²

TOTAL BUILDING AREA = 1.56 ACRES
TOTAL SITE AREA = 7.25 ACRES
(1.56 ACRES/7.25 ACRES = 21.5%)

TOTAL BUILDING COVERAGE = 21.5%

OWNER / DEVELOPER : RIGGINS CONSTRUCTION
1204 E JOYCE BLVD #102
FAYETTEVILLE, AR 72703

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

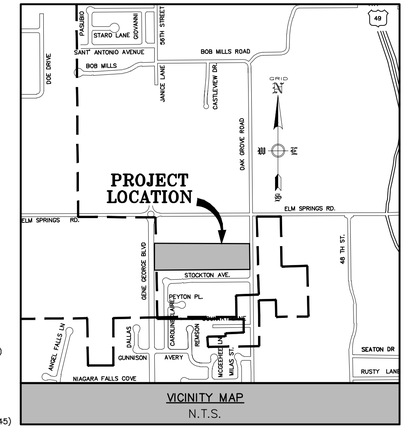
ZONING : MF-12 (HIGH DENSITY MULTI-FAMILY DISTRICT)

GROSS SITE AREA: 7.44 ACRES
NET SITE AREA: 7.25 ACRES

PARKING SPACES REQUIRED: 162 SPACES(6 HANDICAP) : 3 (20) + 2.25 (45)

PARKING SPACES PROVIDED: 162 SPACES : EACH UNIT HAS 1 GARAGE SPACE AND 1 DRIVEWAY SPACE (130 TOTAL)
THERE ARE 32 ADDITIONAL SPOTS PROVIDED
6 ACCESSIBLE SPACES ARE REQUIRED AND
2 ACCESSIBLE SPACES ARE PROVIDED.

SETBACKS : FRONT SETBACK = 30'
SIDE SETBACK = 8'
REAR SETBACK = 20'



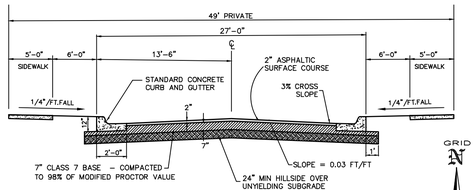
VICINITY MAP
N.T.S.

FLOOD PLAIN ZONING:

THIS PROPERTY IS WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #05143C0055 F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: APRIL 2, 2008.

SETBACK REQUIREMENTS FOR ZONING MF-12

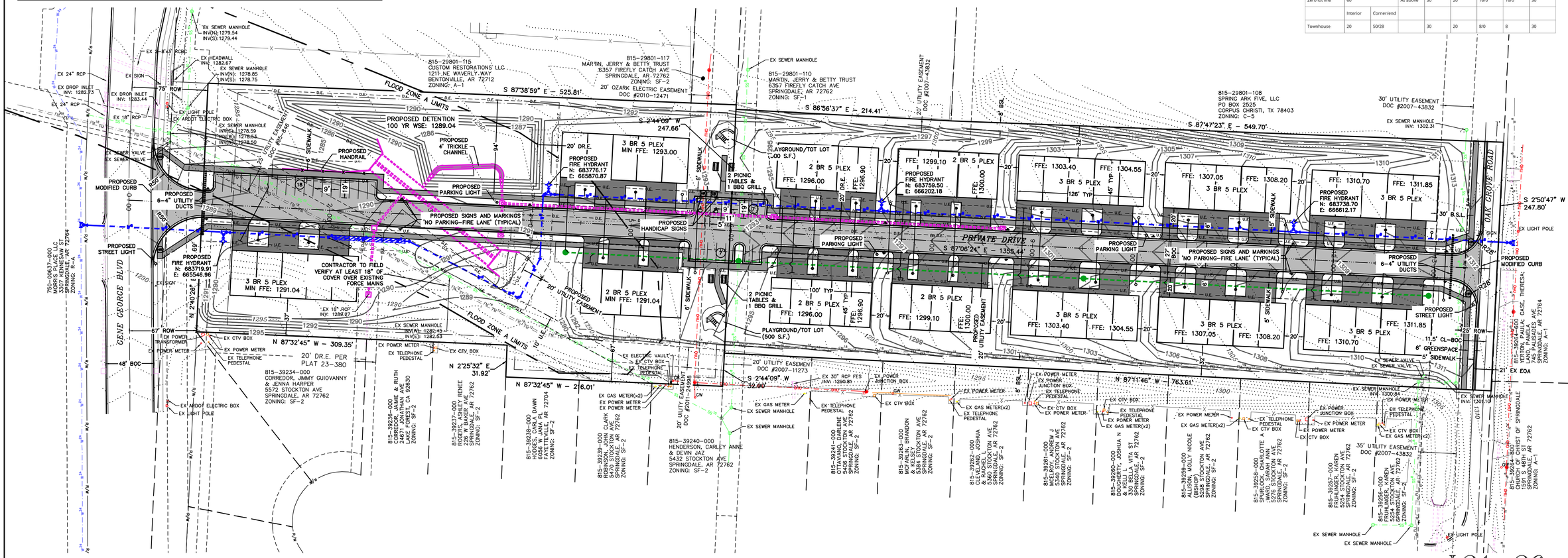
	Lot Minimums		Setbacks				
	Widths		Area	Front	Back	Side	
			(sq. ft.)			Interior	Corner
							Interior / Exterior
One-family	60		6,000	30	20	8/8	8 / 30
Two-family	70		10,500	30	20	8/8	8 / 30
Three-family	80		14,000	30	20	8/8	8 / 30
Four-family	80		20,000	30	20	8/8	8 / 30
Four or more families	80		20,000 + 2,500/unit	30	20	16/0	16/0 / 30
Zero lot line	60		As above	30	20	16/0	16/0 / 30
	Interior	Corner/end					
Townhouse	20	50/28		30	20	8/0	8 / 30



TYPICAL STREET SECTION

* STREET SECTION SHOULD BE PER GEOTECHNICAL REPORT

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 50'
0 25' 50' 100'



L21-26

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

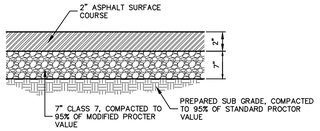
LARGE SCALE DEVELOPMENT
SAGELY VILLAGE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

COPYRIGHT 2021, ENGINEERING SERVICES, INC. 72762021.1.MP4

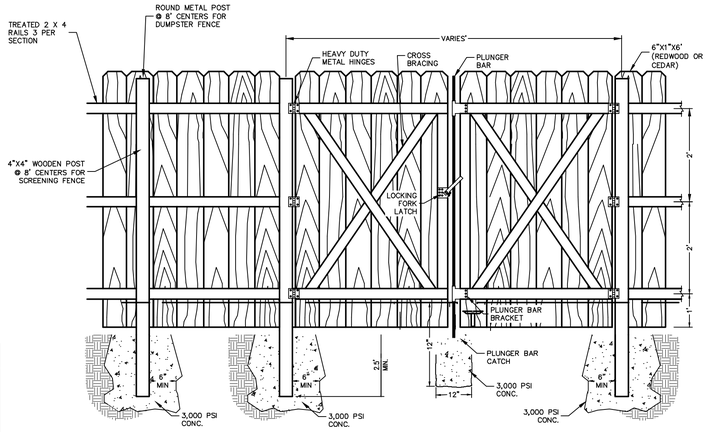
SCALE: 1"=50'
DATE: Jul 22, 2021
ENGINEER: BAM
DRAWN BY: JRC
W.O. #: 21945

1



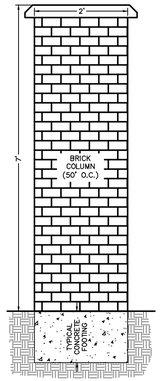
PAVING SECTION

NOT TO SCALE



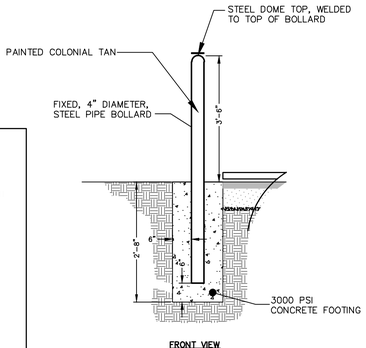
DUMPSTER & SCREENING FENCE DETAIL

NOT TO SCALE



HANDICAP PARKING SIGN

NOT TO SCALE



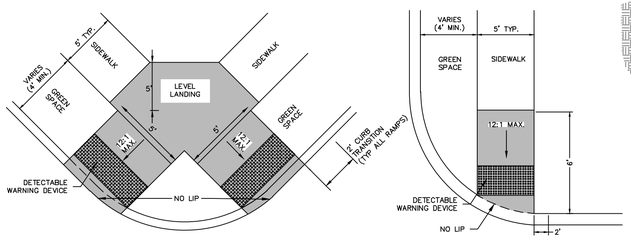
FRONT VIEW

REMOVABLE BOLLARD:
ALIGN BOLLARD PIPE & GROUND INSERT SO EYES ARE LOCATED AT BACK & FRONT OF BOLLARD, NOT STICKING OUT INTO TRAVEL WAY.

NOTE:
ALL METAL SHALL BE GALVANIZED PAINT, ONE COAT METAL PRIMER AND TWO COATS BENJAMIN MOORE HUNTER GREEN METAL ENAMEL.

STANDARD BOLLARD

NOT TO SCALE

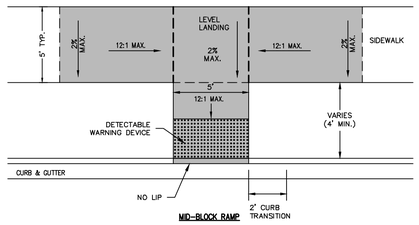


TYPE 1 RAMP

TYPE 2 RAMP

NOTES:

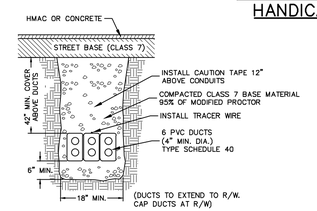
1) THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.
2) THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
3) THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".
4) DETECTABLE WARNING DEVICES SHALL BE PLACED AT THE LOCATIONS WHERE RAMPS CROSS A CURB.



MID-BLOCK RAMP

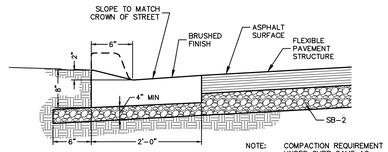
HANDICAP RAMP DETAILS

NOT TO SCALE



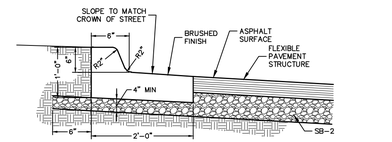
TYPICAL SECTION 6–4" UTILITY DUCTS

NOT TO SCALE



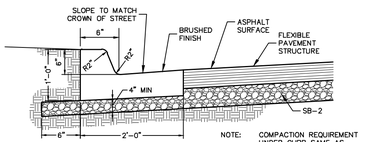
MODIFIED CONCRETE CURB & GUTTER

NOT TO SCALE



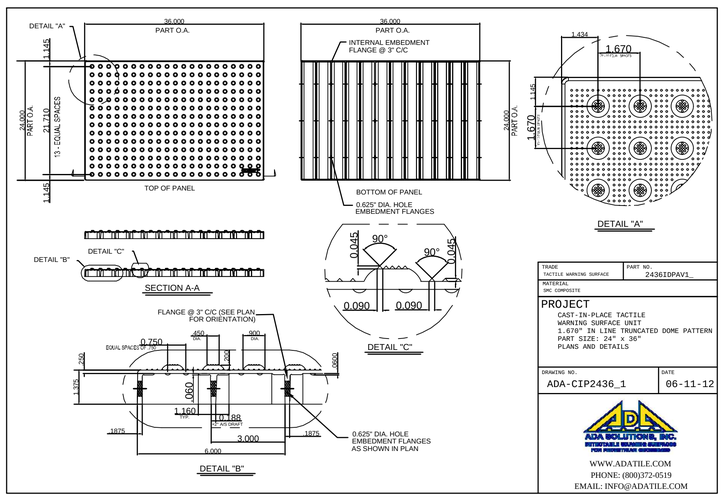
STANDARD 6" CONCRETE SPILL CURB & GUTTER

NOT TO SCALE



STANDARD 6" CONCRETE CURB & GUTTER

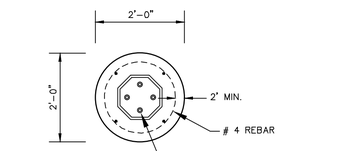
NOT TO SCALE



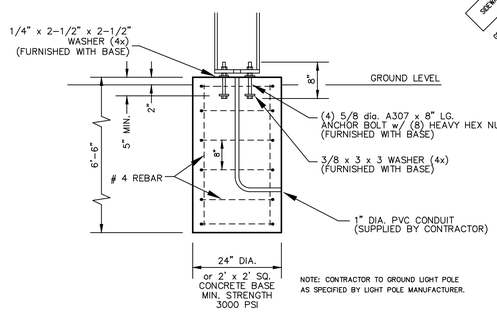
TRADE: TACTILE WARNING SURFACE	PART NO.: 2436IDPAV1_
MATERIAL: SMC COMPOSITE	
PROJECT: CAST-IN-PLACE TACTILE WARNING SURFACE UNIT 1.670" IN LINE TRUNCATED DOME PATTERN PART SIZE: 24" x 36" PLANS AND DETAILS	
DRAWING NO.: ADA-CIP2436_1	DATE: 06-11-12

ADA SOLUTIONS, INC.
DETECTABLE WARNING SYSTEMS
FOR PUBLIC ACCESS

WWW.ADATILE.COM
PHONE: (800)372-0519
EMAIL: INFO@ADATILE.COM



PLAN VIEW

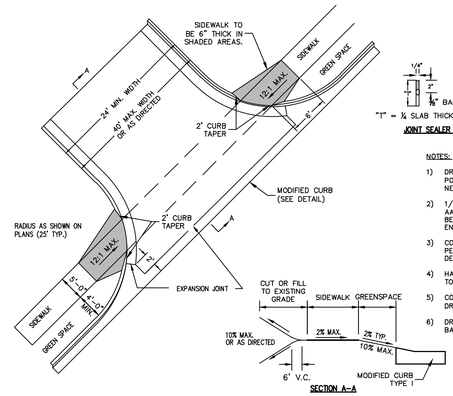


NOTE: CONTRACTOR TO GROUND LIGHT POLE AS SPECIFIED BY LIGHT POLE MANUFACTURER.

SECTION VIEW

LIGHT POLE FOOTING DETAIL

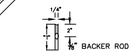
NOT TO SCALE



SECTION A–A

DRIVEWAY DETAIL

NOT TO SCALE



"T" = ¼ SLAB THICKNESS + ½"

JOINT SEALER DETAIL

NOTES:

1) DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2) 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3) CONCRETE CURB TO BE SAW-CUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
4) HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
5) CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
6) DRIVEWAY SECTION TO BE 3" ASPHALT WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.

NOTE: PROVIDE EXPANSION JOINTS AT EACH STRUCTURE, CURB, AND A MINIMUM INTERVAL OF 200 FOOT.

NOTE: TRANSVERSE JOINTS BETWEEN EXPANSION JOINTS TO BE SCORED AT 5 FOOT INTERVALS.

SIDEWALK DETAIL

NOT TO SCALE

L21–26

ENGINEERING SERVICES INC.
2701 MISSOURI BLVD.
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS
SAGELY VILLAGE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

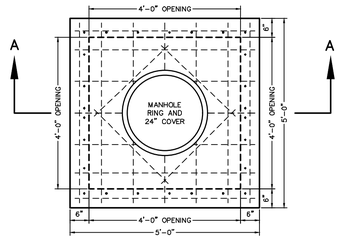
© COPYRIGHT 2021 ENGINEERING SERVICES, INC. 7/21/2021 12:03 PM
K:\2021\21945 SAGELY VILLAGE\CAD\21945 DETAILS.dwg

SCALE: N.T.S.
DATE: Jul 21, 2021
ENGINEER: BAM
DRAWN BY: JRC
W.O. #: 21945

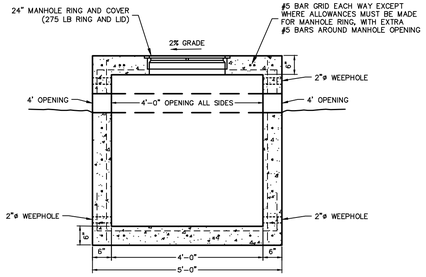
2

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.

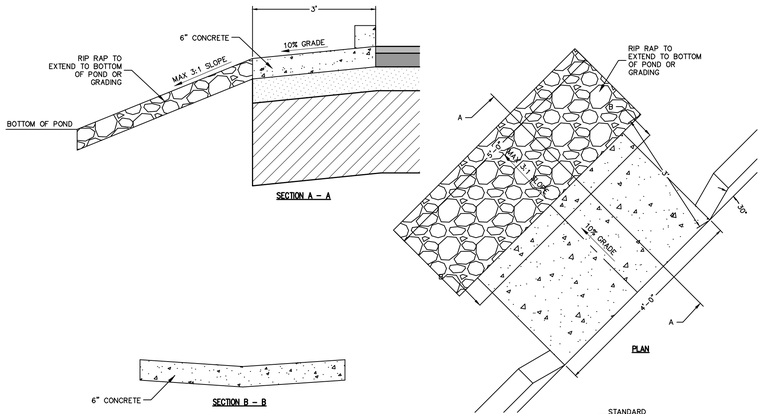


PLAN



SECTION A-A

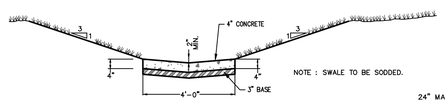
TYPICAL AREA INLET



CROSS SECTION AT CURB

TYPICAL 4' CURB CUT WITH CONCRETE FLUME

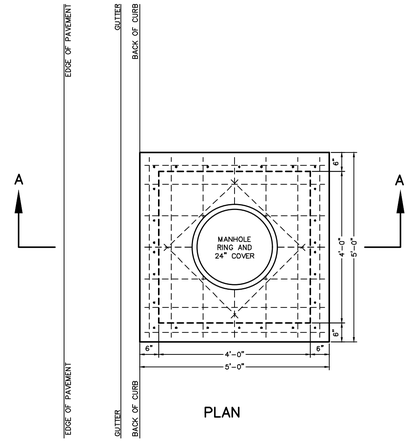
NOT TO SCALE



NOTE : SWALE TO BE SODDED.

4' CONCRETE TRICKLE CHANNEL

NOT TO SCALE



PLAN

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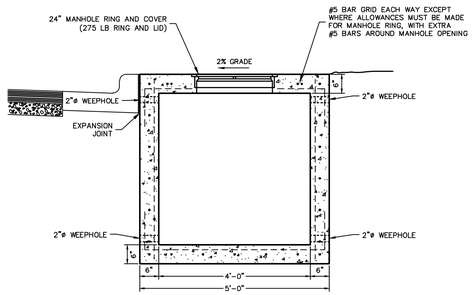
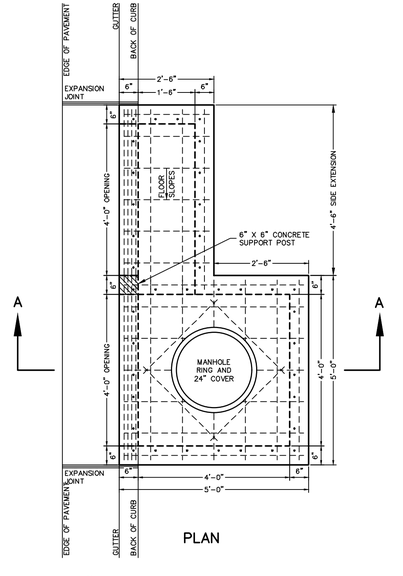
9. CONCRETE FOR RECTANGULAR DROP INLETS SHALL BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.
10. ALL REINFORCING TO BE #5 BAR GRID @ 10" O.C., E.W. EXCEPT WHERE ALLOWANCES MUST BE MADE FOR PIPES, OPENING, OR MANHOLE RING.
11. NEOPRENE-COATED STEEL STEPS ARE TO BE INSTALLED IN ALL DROP INLETS AND JUNCTION BOXES WITH A DEPTH OF 4'-0" OR GREATER. STEP SPACING TO BE 12".
12. BOTTOM OF DRAINAGE BOX TO BE AT 0.5% MINIMUM SLOPE FROM INLET TO OUTLET.



SECTION A-A

TYPICAL JUNCTION BOX

NOT TO SCALE



PLAN

NOTES:

1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1-1/2" COVER UNLESS OTHERWISE NOTED.
3. CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
4. WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, THE GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.
5. PIPES MAY ENTER BOX FROM ANY ANGLE OF ELEVATION AS DIRECTED BY THE ENGINEER. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1-1/2".
6. THE EXPANSION JOINT SHALL HAVE A THICKNESS OF 1-1/2" AND CONFORM TO AASHTO M213.
7. REFER TO PLAN AND PROFILE SHEETS TO DETERMINE EXTENSIONS AND SIZE (IF ANY) ACCOMPANYING DROP INLETS.
8. EXTENSIONS WITH LENGTHS DESIGNATED ON THE PLANS EXCEEDING 8'-0" SHALL HAVE THE SAME INSIDE DEPTH DIMENSIONS AS STATED ON DETAILS UNLESS OTHERWISE NOTED.
9. CONCRETE FOR RECTANGULAR DROP INLETS SHALL BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.
10. ALL REINFORCING TO BE #5 BAR GRID @ 10" O.C., E.W. EXCEPT WHERE ALLOWANCES MUST BE MADE FOR PIPES, OPENING, OR MANHOLE RING.
11. NEOPRENE-COATED STEEL STEPS ARE TO BE INSTALLED IN ALL DROP INLETS AND JUNCTION BOXES WITH A DEPTH OF 4'-0" OR GREATER. STEP SPACING TO BE 12".
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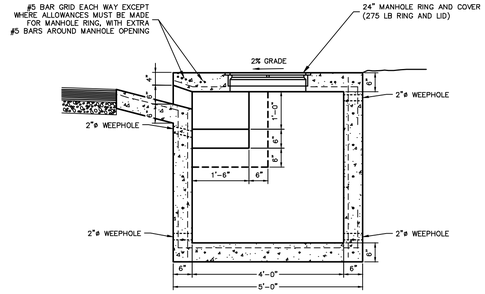

SECTION A-A

TYPICAL DROP INLET

NOT TO SCALE

ENGINEERING SERVICES INC.
1701 S. MISSOURI BLVD.
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS SAGELY VILLAGE SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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L:\2021\21945 SAGELY VILLAGE\DRAWINGS\21945 TYPICAL DETAILS.dwg

SCALE: N.T.S.

DATE: Jul 21, 2021

ENGINEER: BAM

DRAWN BY: JRC

W.O. #: 21945

L21-26

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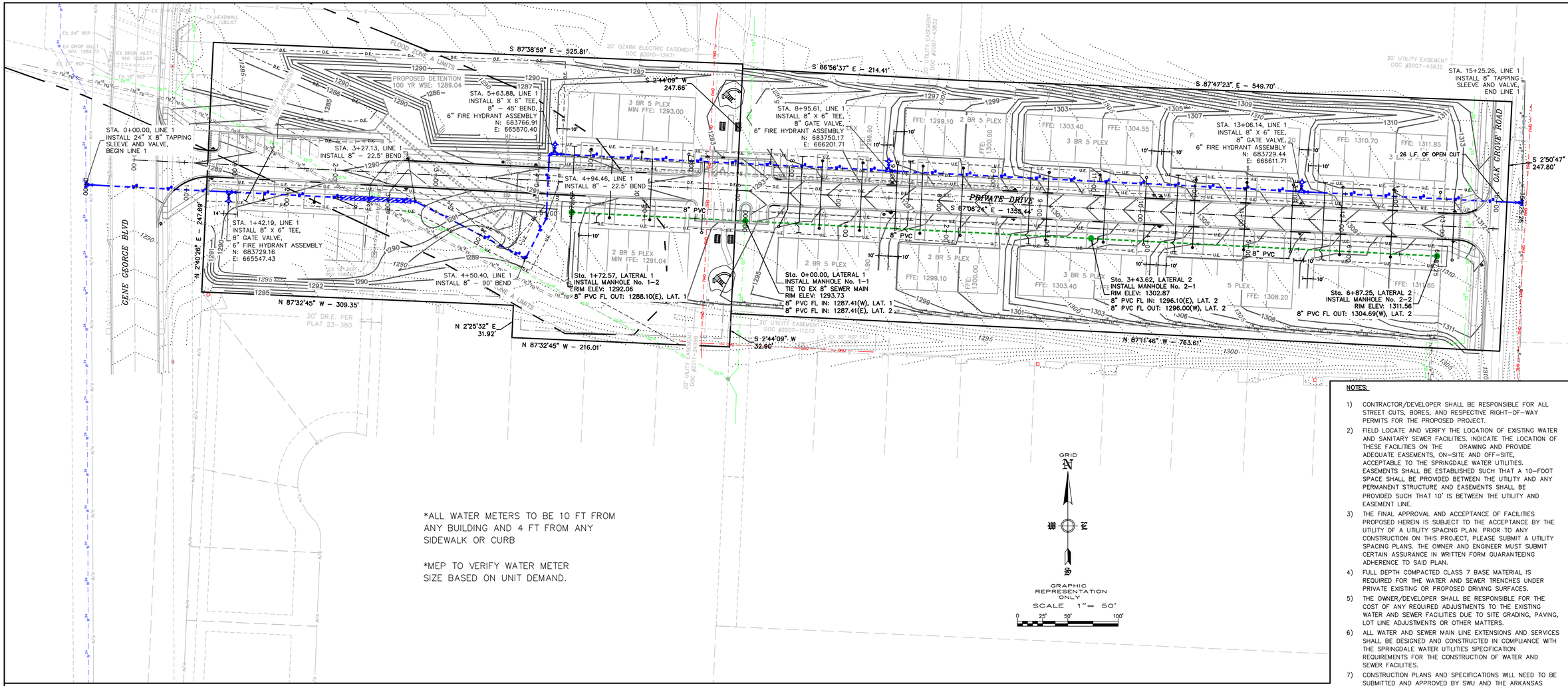


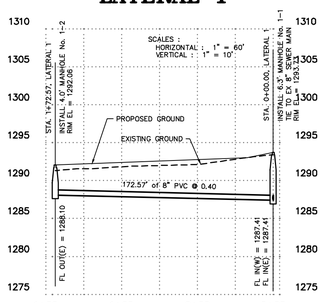
*ALL WATER METERS TO BE 10 FT FROM ANY BUILDING AND 4 FT FROM ANY SIDEWALK OR CURB

*MEP TO VERIFY WATER METER SIZE BASED ON UNIT DEMAND.

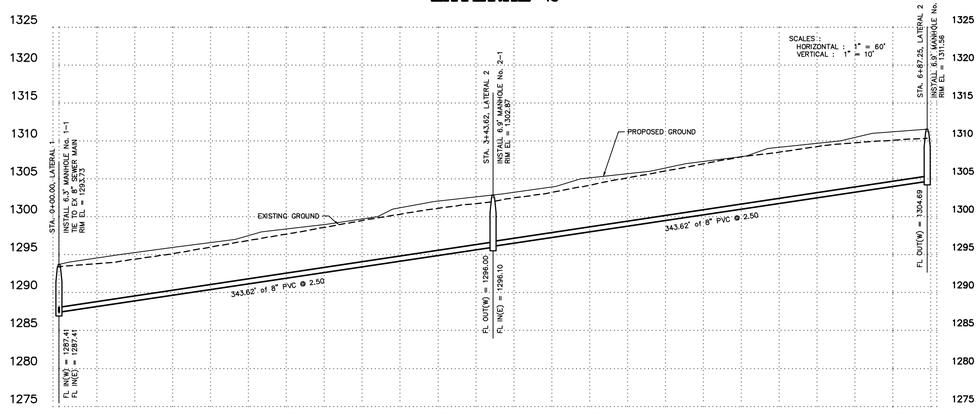
LEGEND

- IRON PIN FOUND
- C. PROPERTY LINE
- EX. BUILDING SETBACK LINE
- EX. ROAD CENTERLINE
- EX. CURB & GUTTER
- 1369 EX. CONTOUR
- 1368 PROPOSED CONTOUR
- OHP/T EX. OVERHEAD POWER LINE
- SS EX. 8" SEWER LINE
- SD EX. STORM DRAIN LINE
- W EX. WATER LINE
- EX. WATER METER
- EX. FIRE HYDRANT
- EX. SEWER MANHOLE
- EX. POWER POLE
- EX. WATER VALVE
- EX. LIGHT POLE
- PROPOSED FENCE
- PROPOSED SIDEWALK
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED FIRE LINE
- PROPOSED FIRE HYDRANT
- PROPOSED SINGLE WATER METER
- PROPOSED DOUBLE WATER METER
- PROPOSED SEWER SERVICE
- PROPOSED SEWER MANHOLE
- PROPOSED HADICAP RAMP
- PROPOSED STORM BOX & PIPE

LATERAL 1



LATERAL 2



NOTES:

1) CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR ALL STREET CUTS, BORES, AND RESPECTIVE RIGHT-OF-WAY PERMITS FOR THE PROPOSED PROJECT.
2) FIELD LOCATE AND VERIFY THE LOCATION OF EXISTING WATER AND SANITARY SEWER FACILITIES. INDICATE THE LOCATION OF THESE FACILITIES ON THE DRAWING AND PROVIDE ADEQUATE EASEMENTS, ON-SITE AND OFF-SITE, ACCEPTABLE TO THE SPRINGDALE WATER UTILITIES. EASEMENTS SHALL BE ESTABLISHED SUCH THAT A 10-FOOT SPACE SHALL BE PROVIDED BETWEEN THE UTILITY AND ANY PERMANENT STRUCTURE AND EASEMENTS SHALL BE PROVIDED SUCH THAT 10' IS BETWEEN THE UTILITY AND EASEMENT LINE.
3) THE FINAL APPROVAL AND ACCEPTANCE OF FACILITIES PROPOSED HEREIN IS SUBJECT TO THE ACCEPTANCE BY THE UTILITY OF A UTILITY SPACING PLAN. PRIOR TO ANY CONSTRUCTION ON THIS PROJECT, PLEASE SUBMIT A UTILITY SPACING PLANS. THE OWNER AND ENGINEER MUST SUBMIT CERTAIN ASSURANCE IN WRITTEN FORM GUARANTEEING ADHERENCE TO SAID PLAN.
4) FULL DEPTH COMPACTED CLASS 7 BASE MATERIAL IS REQUIRED FOR THE WATER AND SEWER TRENCHES UNDER PRIVATE EXISTING OR PROPOSED DRIVING SURFACES.
5) THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS.
6) ALL WATER AND SEWER MAIN LINE EXTENSIONS AND SERVICES SHALL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE SPRINGDALE WATER UTILITIES SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES.
7) CONSTRUCTION PLANS AND SPECIFICATIONS WILL NEED TO BE SUBMITTED AND APPROVED BY SWU AND THE ARKANSAS DEPARTMENT OF HEALTH PRIOR TO BEGINNING ANY WATER AND SEWER CONSTRUCTION.
8) A PRE-CONSTRUCTION MEETING IS TO BE HELD WITH THE WATER AND SEWER CONTRACTOR AND SWU PRIOR TO BEGINNING ANY CONSTRUCTION.
9) ALL WATER MAIN SHALL BE SPECIAL CLASS 50 DUCTILE IRON.
10) ALL SEWER MAIN SHALL BE PVC SDR 26 HEAVY WALL SEWER PIPE.
11) ALL LOT LINES SHALL BE STAKED IN ADVANCE OF WATER AND SANITARY SEWER CONSTRUCTION PER SWU STANDARD SPECIFICATIONS.
12) CONTRACTOR SHALL CONTACT SWU PRIOR TO PERFORMING WORK.
13) SWU STAFF SHALL BE PRESENT DAY OF TAPPING, DISINFECTION AND FLUSHING.
14) SWU SHALL PERFORM AND BE PRESENT FOR ALL TAPS TO EXISTING SYSTEM.
15) LONG WATER SERVICES SHALL BE ENCASED WITH 2" SLEEVE.
16) ALL UTILITIES SHALL HAVE FULL DEPTH BACKFILL (FLOWABLE FILL) UNDER PUBLIC ROADWAYS.
17) STREET LIGHTS ALONG OAK GROVE ROAD SHALL BE A MINIMUM OF 6,800 LUMENS, PUBLIC, AND MAINTAINED / BILLED TO THE CITY. THERE IS NO KNOWN MAST ARM. POLE AND FIXTURES SHALL BE BY UTILITY COMPANIES SPECIFICATIONS. ALL OTHER LIGHTS ON-SITE SHALL BE PRIVATE AND MAINTAINED/BILLED TO THE OWNER.
18) STAKE ALL FIRE HYDRANTS FOR SWU APPROVAL PRIOR TO INSTALLATION.
19) TRACER WIRE PORTS SHALL BE INSTALLED AT EVERY CHANGE IN DIRECTION OR EVERY 400'.
20) SEWER BACKWATER VALVES TO BE INSTALLED ON PRIVATE SERVICE LINE BY LICENSED PLUMBER WHERE APPLICABLE.
21) FIRE PROTECTION SYSTEM PLANS TO BE SUBMITTED TO ADH BY OTHERS.
22) ALL LOTS SHALL RECEIVE A SEWER BACKWATER VALVE. THIS SHALL BE INSTALLED ON THE PRIVATE SEWER SERVICE LINE BY A LICENSED PLUMBER (4" PVC EXTENDABLE BACKWATER VALVE BY CLEAN CHECK MODEL NO. 97304).

L21-26

ESI
ENGINEERING SERVICES INC.
1703 S. 48th STREET, SUITE 100
SPRINGDALE, ARKANSAS 72764

UTILITY PLAN
SAGELY VILLAGE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: 1"=50'
DATE: Jul 22, 2021
ENGINEER: BAM
DRAWN BY: JRC
W.O. #: 21945

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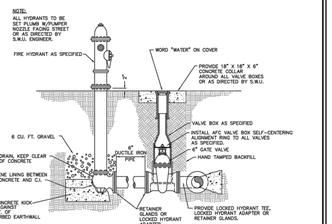

FIRE HYDRANT & GATE VALVE

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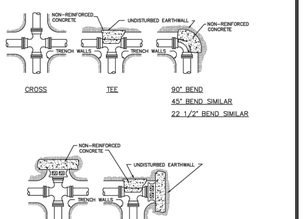


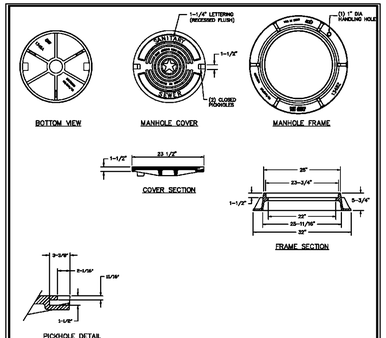
NOTES:

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.

SIZE	REACTION BACKING TABLE REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING TYPE OF FITTINGS			
	TEE	90°	45°	22 1/2°
3"	1	1	1	1
4"	1	1	1	1
6"	3	2	1	1
8"	5	3	2	1
10"	7	5	3	2
12"	10	7	4	2
14"	13	10	5	3
16"	17	13	7	4
18"	21	17	10	5
20"	26	20	14	7
24"	38	28	20	10
30"	59	44	31	16
36"	85	85	46	23

REACTION BACKING

N.T.S.



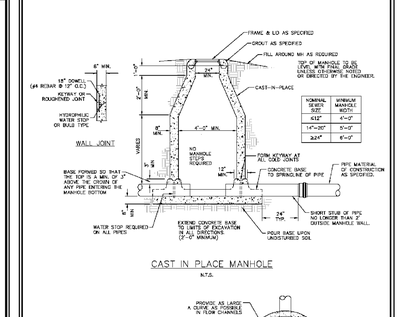
MANHOLE FRAME & COVER

(WITHIN AND OUTSIDE OF STREETS AND OTHER DRIVING SURFACES)

N.T.S.

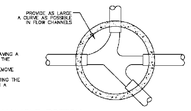
VULCAN FOUNDRY V-1348-1

NOTE
MINIMUM WEIGHTS
COVER: 120 LBS
FRAME: 230 LBS
MINIMUM COMBINED WEIGHT: 350 LBS
(SEE SPECS FOR ADDITIONAL REQUIREMENTS)



CAST IN PLACE MANHOLE

N.T.S.



NOTES:

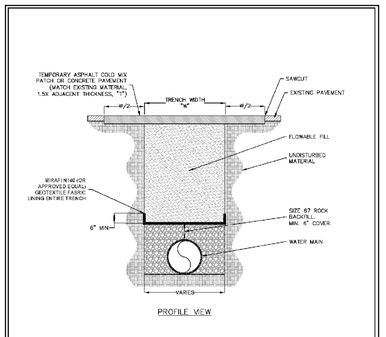
1. COVERLINE OF ALL PIPES ENTERING AND LEAVING A MANHOLE SHALL PASS THROUGH THE CENTER OF THE MANHOLE.
2. BRUSH FINISHED SURFACES OF CONCRETE AND REMOVE ALL LOOSE MATERIAL.
3. CONSTRUCT FLOOR CHANNEL FOR ALL PIPES ENTERING THE MANHOLE, INCLUDING SERVICE LINES, TO MAINTAIN A CONSTANT GRADE THROUGHOUT EACH INVERT.

MANHOLE BOTTOM

FOR 6" THROUGH 24" SEWER MAINS

(MANHOLES FOR SEWER MAINS LARGER THAN 24" REQUIRE INDIVIDUAL DESIGN)

N.T.S.

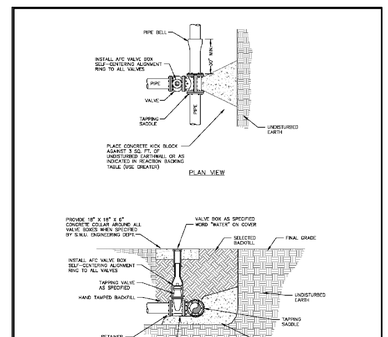


PROFILE VIEW

WATER MAIN

TRENCH REPAIR DETAIL

N.T.S.



TAPPING SADDLE & VALVE

N.T.S.

LEAK DETECTION METER ASSEMBLY

N.T.S.

FIRE SYSTEM CONNECTION

N.T.S.

RISER FROM DEEP MAIN

SEWER SERVICE CONNECTIONS

N.T.S.

D.I. PRESSURE WATER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 3")

N.T.S.

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

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

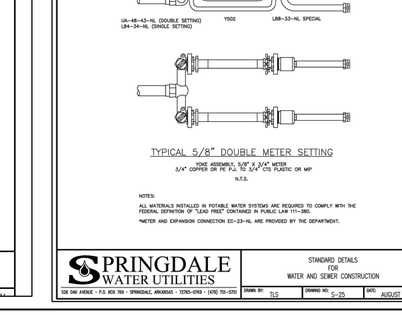
** STANDARD SIZE NO. 67 AS DEFINED IN ASTM D448

D.I. PRESSURE PIPE TRENCH

FOR FORCE MAINS

(STANDARD LAYING CONDITION "TYPE 3")

N.T.S.



STANDARD METER BOX INSTALLATION

SPLIT 5/8" X 3/4" METER SETTER (S-SHOWN)

SINGLE 5/8" X 3/4" AND 1" METER SETTERS (SIMILAR)

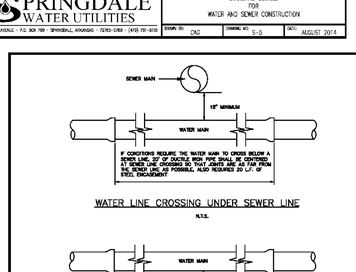
N.T.S.

NOTES:

1.) 2" CONDUITS TO BE INSTALLED ON ALL STREET CROSSINGS AND SHALL EXTEND FROM BACK OF SIDEWALK TO BACK OF SIDEWALK

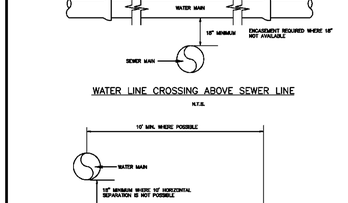
2.) ALL SERVICE TUBING SHALL HAVE 30" MIN COVER, EXCEPT FOR TRANSITION TO METER BOX AS SHOWN ABOVE

3.) SEE "TECHNICAL SPECIFICATIONS" FOR MATERIAL AND INSTALLATION SPECIFICATIONS



WATER LINE CROSSING UNDER SEWER LINE

N.T.S.



WATER LINE CROSSING ABOVE SEWER LINE

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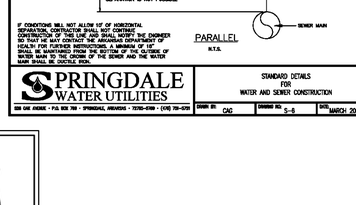
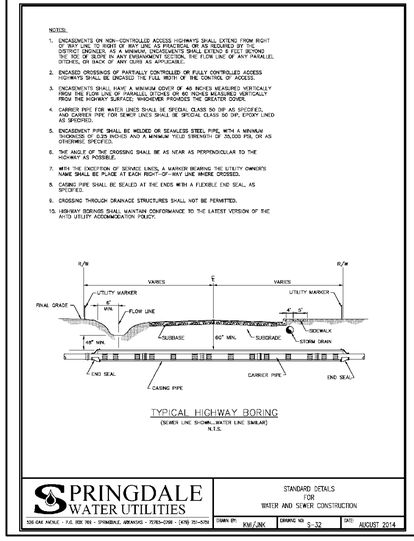


PARALLEL

N.T.S.



TYPICAL HIGHWAY BORING

(SEWER LINE SHOWN - WATER LINE SIMILAR)

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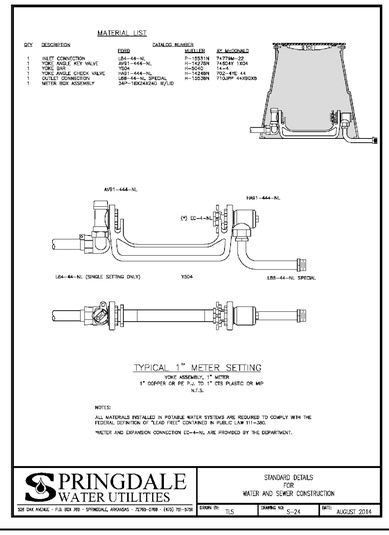


TYPICAL 1" METER SETTING

YOKE ASSEMBLY, 1" METER

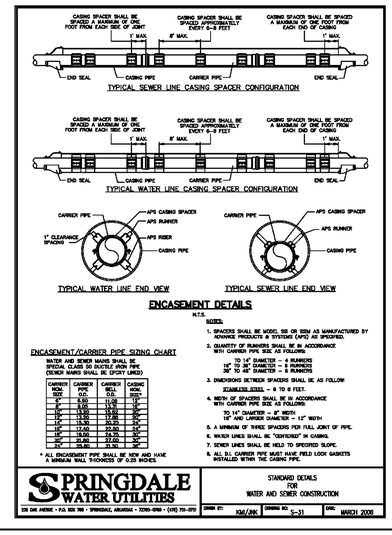
1" COPPER OR PE P.J. TO 1" CTS PLASTIC OR MIP

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-44-NL ARE PROVIDED BY THE DEPARTMENT.



ENCASEMENT DETAILS

N.T.S.

ENCASEMENT/CARRIER PIPE SIZING CHART

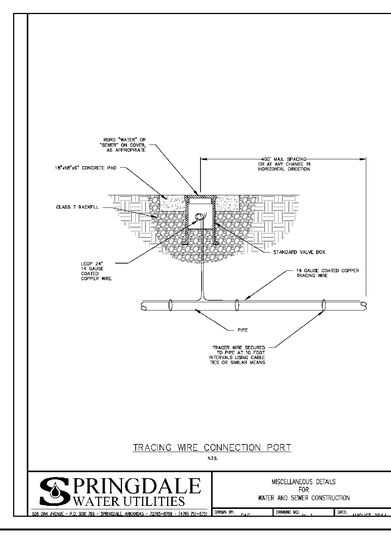
WATER AND SEWER MAINS SHALL BE SPECIAL CLASS 50 DUCTILE IRON PIPE (SEWER MAINS SHALL BE EPOXY LINED)

CARRIER NOM. SIZE	CARRIER PIPE O.D.	CASING PIPE O.D.	CASING NOM. SIZE*
4"	4.80	11.00	12"
6"	6.90	13.10	14"
8"	9.05	15.30	16"
10"	11.10	17.65	18"
12"	13.20	20.00	20"
14"	15.30	22.20	24"
16"	17.40	24.40	26"
18"	19.50	26.70	30"
20"	21.60	27.00	30"
24"	25.80	31.20	36"

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

NOTES:

1. SPACERS SHALL BE MODEL SSI OR SSIH AS MANUFACTURED BY ADVANCE PRODUCTS & SYSTEMS (APS) AS SPECIFIED.
2. QUANTITY OF RUNNERS SHALL BE IN ACCORDANCE WITH CARRIER PIPE SIZE AS FOLLOWS:
   - TO 14" DIAMETER – 4 RUNNERS
   - 16" TO 24" DIAMETER – 6 RUNNERS
   - 26" TO 48" DIAMETER – 8 RUNNERS
3. DIMENSIONS BETWEEN SPACERS SHALL BE AS FOLLOW:
   - STAINLESS STEEL – 8 TO 9 FEET
4. WIDTH OF SPACERS SHALL BE IN ACCORDANCE WITH CARRIER PIPE SIZE AS FOLLOWS:
   - TO 14" DIAMETER – 8" WIDTH
   - 16" DIAMETER AND LARGER – 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.



TRACING WIRE CONNECTION PORT

N.T.S.

TYPICAL 5/8" DOUBLE METER SETTING

YOKE ASSEMBLY, 5/8" X 3/4" METER

3/4" COPPER OR PE P.J. TO 3/4" CTS PLASTIC OR MIP

N.T.S.

NOTES:

ALL MATERIALS INSTALLED IN POTABLE WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF "LEAD FREE" CONTAINED IN PUBLIC LAW 111-380.

*METER AND EXPANSION CONNECTION EC-23-NL ARE PROVIDED BY THE DEPARTMENT.

ENGINEERING SERVICES INC.
1703 S. 48th STREET
SPRINGDALE, ARKANSAS 72764

WATER & SEWER DETAILS
SAGELY VILLAGE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: N.T.S.

DATE: Jul 21, 2021

ENGINEER: BAM

DRAWN BY: JRC

W.O. #: 21945

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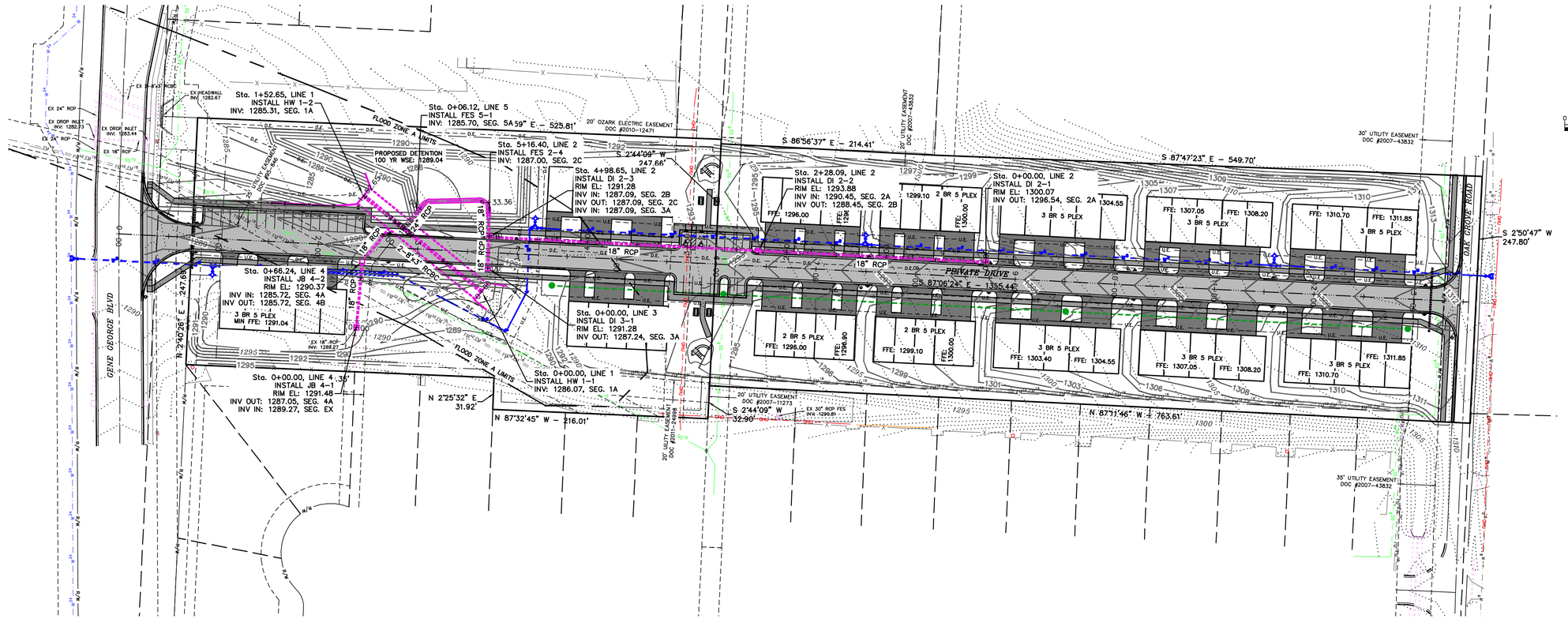
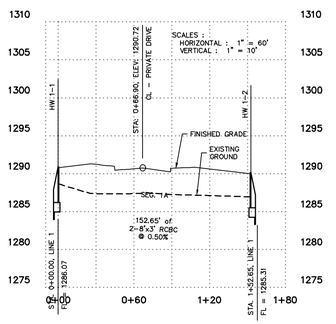
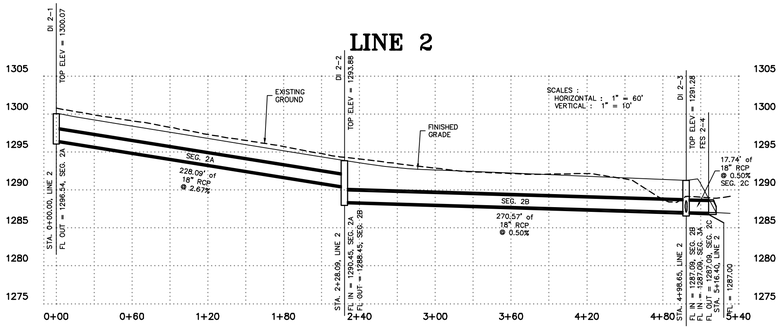


LINE 1



LINE 2



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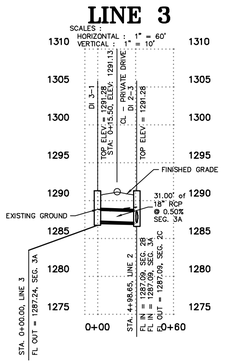

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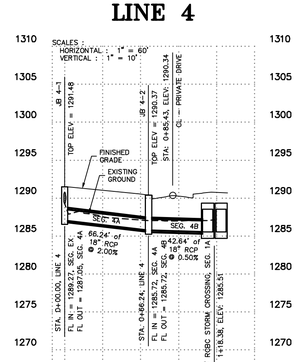

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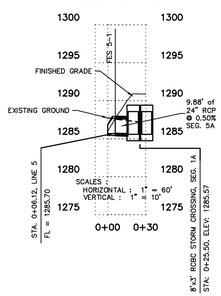

STORM DRAINAGE PLAN & PROFILE
SAGELY VILLAGE
SPRINGDALE, ARKANSAS

ENGINEERING SERVICES INC.
3701 S. MORGAN ROAD
SPRINGDALE, ARKANSAS 72764

REVISION	DATE	DESCRIPTION

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SCALE: 1"=60'

DATE: Jul 22, 2021

ENGINEER: BAM
DRAWN BY: JDH

W.O. #: 21945

L21-26

6

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.

GRID N

GRAPHIC REPRESENTATION ONLY

SCALE 1" = 50'

0 25' 50' 100'

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.

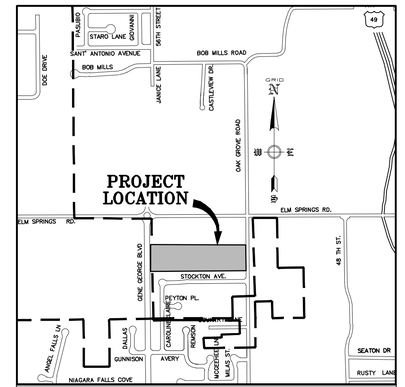
4) PLACE FILTER FABRIC ON ALL CURB INLETS.

*ROCK CHECK DAMS AND REINFORCED SILT FENCE ARE USED AS ENERGY DISSIPATION DEVICES

*BEST MANAGEMENT PRACTICES (BMPs) ARE USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE

*BMPs MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED

AREA OF SOIL DISTURBANCE: 7.09 ACRES



VICINITY MAP
N.T.S.

OWNER / DEVELOPER : RIGGINS CONSTRUCTION
1204 E JOYCE BLVD #102
FAYETTEVILLE, AR 72703

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

ZONING : MF-12 (HIGH DENSITY MULTI-FAMILY DISTRICT)

SETBACKS : FRONT SETBACK = 30'
SIDE SETBACK = 8'
REAR SETBACK = 20'

FLOOD PLAIN ZONING:

THIS PROPERTY IS WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #05143C0055 F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: APRIL 2, 2008.

TEMPORARY ROCK CHECK DAM
LIMITS OF SOIL DISTURBANCE
TEMPORARY CONCRETE WASH-OUT
TEMPORARY INLET PROTECTION
TEMPORARY MUD ABATEMENT
TEMPORARY WIRE REINFORCED BURIED EDGE SILT FENCE
PRIVATE DRIVE
OAK GROVE ROAD
GENE GEORGE BLVD

815-29801-115 CUSTOM RESTORATIONS LLC 1211 NE WAVERLY WAY BENTONVILLE, AR 72712 ZONING: A-1
815-29801-117 MARTIN, JERRY & BETTY TRUST 6357 FIREFLY CATCH AVE SPRINGDALE, AR 72762 ZONING: SF-2
815-29801-110 MARTIN, JERRY & BETTY TRUST 6357 FIREFLY CATCH AVE SPRINGDALE, AR 72762 ZONING: SF-1
815-29801-108 SPRING ARK FIVE, LLC PO BOX 2525 CORPUS CHRISTI, TX 78403 ZONING: C-5
815-39234-000 CORREDOR, JIMMY GUIOVANNY & JENNA HARPER 5572 STOCKTON AVE SPRINGDALE, AR 72762 ZONING: SF-2
815-39236-000 CORREDOR, JAMIE & RUTH LAST JONATHON A 4580 MELISSA AVE ZONING: SF-2
815-39237-000 ROGERS, ASHLEY RENEE 5546 STOCKTON AVE SPRINGDALE, AR 72762 ZONING: SF-2
815-39238-000 HODGES, CARLA DAWN 1455 E 15TH ST FAYETTEVILLE, AR 72704 ZONING: SF-2
815-39239-000 CLARK JOSHUA TYLOR 5470 STOCKTON AVE SPRINGDALE, AR 72762 ZONING: SF-2
815-39240-000 HENDERSON, CARLEY ANNE & DEVIN JAZ 5432 STOCKTON AVE SPRINGDALE, AR 72762 ZONING: SF-2
815-39241-000 OTTAVIANO, DARLENE 5454 STOCKTON AVE SPRINGDALE, AR 72762 ZONING: SF-2
815-39262-000 CLEMENTI, JOSHUA & MICHAEL 5360 STOCKTON AVE SPRINGDALE, AR 72762 ZONING: SF-2
815-39263-000 MCFARLIN, BRANDON & KATIE 5344 STOCKTON AVE SPRINGDALE, AR 72762 ZONING: SF-2
815-39261-000 WOOD, KYLE W 5340 STOCKTON AVE SPRINGDALE, AR 72762 ZONING: SF-2
815-39260-000 DOUGHERTY, JOSHUA N & ISABELLA VITA ST 330 BELLA VITA ST SPRINGDALE, AR 72762 ZONING: SF-2
815-39259-000 ALLEN, MOLLY NICOLE (BISHOP) 5298 STOCKTON AVE SPRINGDALE, AR 72762 ZONING: SF-2
815-39258-000 SPURLOCK, CHARLOTTE A WARD, SARAH ANN 5284 STOCKTON AVE SPRINGDALE, AR 72762 ZONING: SF-2
815-39257-000 FRUHLINGER, KAREN 5254 STOCKTON AVE SPRINGDALE, AR 72762 ZONING: SF-2
815-39256-000 FRUHLINGER, KAREN 5254 STOCKTON AVE SPRINGDALE, AR 72762 ZONING: SF-2
815-39255-000 MCDONALD, THERESA 5200 STOCKTON AVE SPRINGDALE, AR 72762 ZONING: A-1
815-39264-000 CHURCH OF CHRIST OF SPRINGDALE 1550 E ROBINSON SPRINGDALE, AR 72762 ZONING: A-1

S 87°38'59" E - 525.81'
S 86°56'37" E - 214.41'
S 87°47'23" E - 549.70'
S 2°44'09" W 247.66'
S 2°50'47" W 247.80'
N 2°40'26" E - 247.69'
N 87°32'45" W - 309.35'
N 2°25'32" E 31.92'
N 87°32'45" W - 216.01'
S 2°44'09" W 32.00'
S 87°06'24" E - 1355.44'
N 87°11'46" W - 763.61'

TOTAL DISTURBED AREA: 7.09 ACRES

L21-26

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

STORMWATER POLLUTION PREVENTION PLAN
SAGELY VILLAGE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=50'
DATE: Jul 22, 2021
ENGINEER: BAM
DRAWN BY: JRC
W.O. #: 21945

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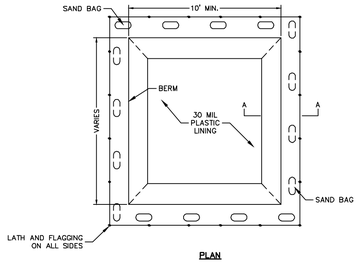
SECTION A – A



PLAN

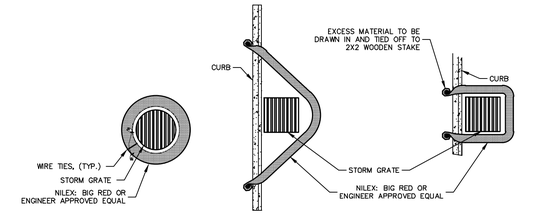
NOTES:

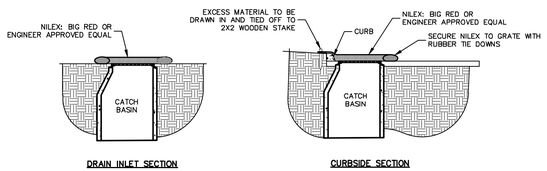
1) LATH AND FLAGGING SHOULD BE COMMERCIAL TYPE.

2) PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 30 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

CONCRETE WASH-OUT AREA

NOT TO SCALE



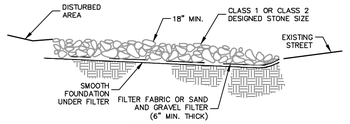


NOTES:

1) ALL MATERIAL TO MEET SPECIFICATIONS.
2) NILEX-BIG RED TO MEET APPLICATION REQUIREMENTS.
3) COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

INLET PROTECTION

NOT TO SCALE



TYPICAL SECTION

NOTES:

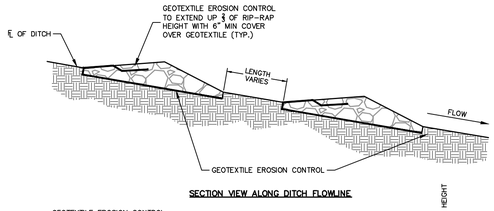
1) MINIMUM THICKNESS SHALL BE 18". THE STONE DIAMETER, NEVER LESS THAN 6".

2) MINIMUM LENGTH SHALL BE 50'

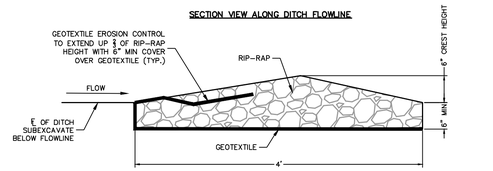
3) MINIMUM WIDTH SHALL BE 12'

MUD ABATEMENT ENTRANCE

NOT TO SCALE



SECTION VIEW ALONG DITCH FLOWLINE



SECTION VIEW OF CHECK DAM

NOTES:

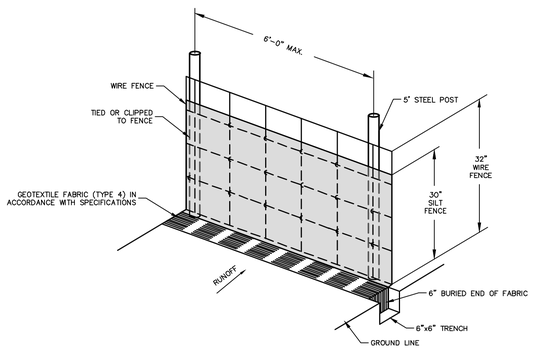
1. RIP-RAP SIZE D50 = 6" OR AS SHOWN ON THE PLANS.

ROCK CHECK DAM

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

NOTES:

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



SILT FENCE NOTES

1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. HERE FENCE CANNOT BE TRENCHED IN (e.g.PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

WIRED REINFORCED BURIED EDGE SILT FENCE

NOT TO SCALE

ENGINEERING SERVICES INC.
1703 N. MAIN STREET
SPRINGDALE, ARKANSAS 72764

STORMWATER POLLUTION PREVENTION DETAILS
SAGELY VILLAGE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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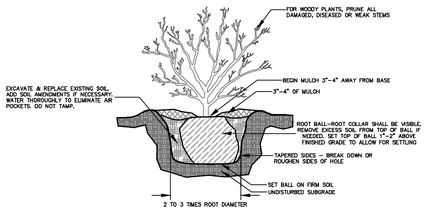
SCALE: N.T.S.

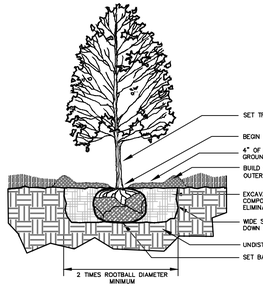
DATE: Jul 22, 2021

ENGINEER: BAM
DRAWN BY: JRC

W.O. #: 21945



SHRUB PLANTING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
1. TREES SHALL BE 1-1/2" OR 2" CALIPER AS SPECIFIED.
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOT BALL.
3. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
4. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
5. ROOTBALL - ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. AFTER LOCATING AND SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET, CUT OR REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE BURLAP FROM BALL BEGINS FALLING AWAY FROM ROOTBALL. INSTALLATION OR WHILE REMOVING THE WIRE BASKET, CUT AWAY THE TOP HALF OF THE BURLAP. ENSURE THAT NONE OF THE ROOTBALL IS EXPOSED TO AIR.
6. REFER TO THE TREE STAKING AND WRAPPING DETAIL FOR ADDITIONAL INSTALLATION REQUIREMENTS

PROVIDED OPEN SPACE:
107,503 SQ. FT.

PROVIDED MULTIFAMILY PLAY AREA:
27,415 SQ. FT.

COMMON OPEN SPACE REQUIREMENTS:

MULTI-FAMILY PLAY AREA = 125 S.F/BEDROOM
(25 UNITS * 2 BEDROOMS/UNIT = 50 BEDROOMS)
(40 UNITS * 3 BEDROOMS/UNIT = 120 BEDROOMS)
(170 BEDROOMS * 125 S.F.) + 1,000 S.F. = 22,250 S.F
MULTI-FAMILY PLAY AREA REQUIRED = 22,250 S.F.
COMMON OPEN SPACE = 20% OF NET SITE ACREAGE
(7.27 ACRES * 0.20 = 1.45 ACRES (63,318 S.F.)
COMMON OPEN SPACE REQUIRED = 1.45 ACRES (63,318 S.F.)
COMMON OPEN SPACE PROVIDED = 2.46 ACRES (107,503 S.F.)

LANDSCAPE REQUIREMENTS:

TOTAL PARKING AREA PROVIDED: 5,682 SQ. FT.
TOTAL INTERIOR LANDSCAPE REQUIRED: 455 SQ. FT. (8%)
TOTAL INTERIOR LANDSCAPE PROVIDED: 874 SQ. FT. (15.3%)

LANDSCAPE NOTES:

1. AUTOMATIC IRRIGATION SYSTEM OR HOSE BIBS WILL BE PROVIDED FOR ALL LANDSCAPED AREAS
2. SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION
3. WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
4. ALL PLANTING BEDS SHALL RECIEVE 6" OF TOPSOIL FREE OF ROCKS/WEEDS/DEBRIS PRIOR TO INSTALLATION OF PLANT MATERIAL
5. ALL PLANTING BEDS SHALL RECEIVE ORGANIC MULCH AT TIME OF INSTALLATION
6. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING OR MATERIAL OTHER THAN VEGETATION/SOD.
7. SHADE TREES SHALL HAVE A MIN. CALIPER OF 2" AND A HEIGHT OF 8'
8. ORNAMENTAL TREES SHALL HAVE A MIN. CALIPER OF 1.5" AND A HEIGHT OF 6'
9. ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED WITHIN THE NEXT APPROPRIATE GROWING SEASON
10. IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED FEATURES.
11. TREES SHALL BE STAKED AS NECESSARY TO PREVENT LEANING OR FALLING OVER.
12. TREES SHALL BE AT LEAST 5 FEET FROM ANY UTILITY MAIN LINES.
13. PLANT MATERIAL TO BE GUARANTEED FOR A MINIMUM PERIOD OF TWO (2) YEARS FROM DATE OF INSTALLATION.

INDEX OF TREES

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	SIZE
	NORTHERN RED OAK	Quercus rubra	4	2" Cal B & B
	LITTLE LEAF LINDEN	Tilia cordata	12	2" Cal B & B
	DURA-HEAT RIVER BIRCH	Betula nigra 'Dura-heat'	4	2" Cal B & B
	EASTERN REDBUD	Cercis canadensis	4	1.5" Cal B & B
	SHUMARD OAK	Quercus shumardii	12	2" Cal B & B
	GREEN GIANT ARBORVITAE	Thuja plicata 'Green Giant'	28	8' H B & B

INDEX OF SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
1	WINTERGEM BOXWOOD	Buxus microphylla 'Winter Gem'	54	3 GAL.
2	ROSE CREEK ABELIA	Abelia x 'Rose Creek'	38	3 GAL.
3	COMPACT INKBERRY HOLLY	Ilex glabra 'Compacta'	24	3 GAL.
4	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	13	3 GAL.
5	VIRGINIA SWEETSPIRE	Itea virginica	20	3 GAL.

OWNER / DEVELOPER :

RIGGINS CONSTRUCTION
1204 E JOYCE BLVD #102
FAYETTEVILLE, AR 72703

ENGINEER/SURVEYOR :

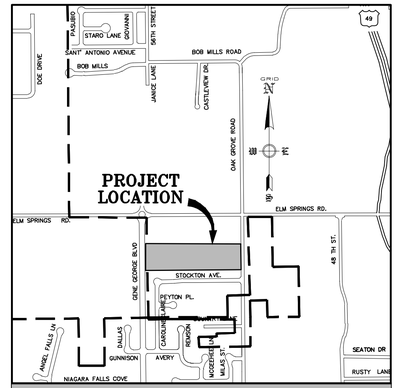
ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, AR 72762

ZONING :

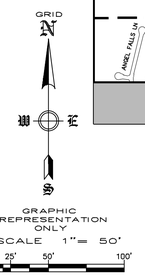
MF-12 (HIGH DENSITY MULTI-FAMILY DISTRICT)

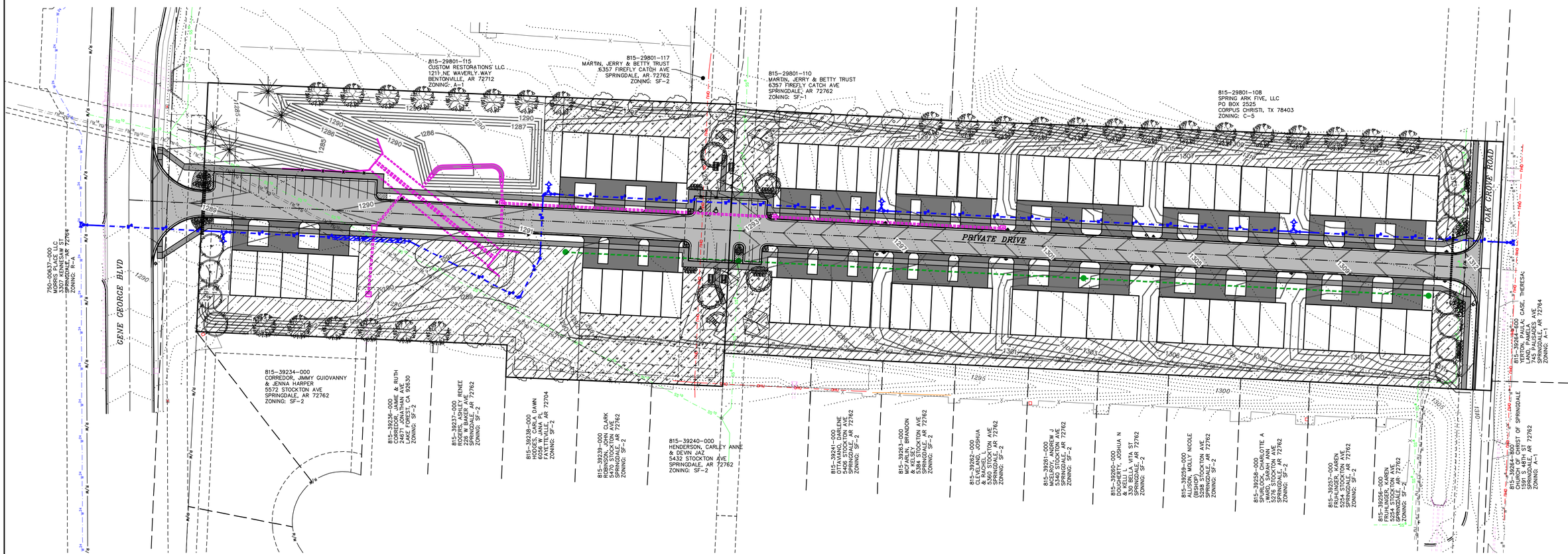
SETBACKS :

FRONT SETBACK = 30'
SIDE SETBACK = 8'
REAR SETBACK = 20'



VICINITY MAP
N.T.S.





LANDSCAPE PLAN
SAGELY VILLAGE
SPRINGDALE, ARKANSAS

ENGINEERING SERVICES INC.
P.O. BOX 282
SPRINGDALE, ARKANSAS 72764

REVISION	DATE	DESCRIPTION

SCALE: 1"=50'
DATE: Jul 22, 2021
ENGINEER:
DRAWN BY: BAM AJS
W.O. #: 21945

9

L21-26

American Electric Lighting

Submittal Spec Sheet

Post Top - Valiant LED, Full Cut-off (AVPCL2)

OVERVIEW

Energy efficient LED Post-top solution for local roads, residential communities, commercial streetscapes, campuses, parks, walkways, green spaces and site lighting.

As municipalities and utilities initiate conversions to LED Post-top in common applications, the new AREL LED is designed to have utility grade standardized features for a great value! AVP LED family has expanded to include a full cutoff version using the LESI 10, 20 and 30 LED modules, which improves energy efficiency and reduces maintenance. Together, the AVPL2 (standard version) and AVPCL2 (full cutoff version) combine to give a great set of high performance LED Post-top solutions for applications for the "Valiant" style. The upscale aesthetics and install friendly features make it an extremely versatile product. It's downward directed lumens are well-suited for residential areas, city streetscapes, green spaces and retail areas, but the universal appeal of the standard and full cutoff AVCPL2 Series offering provides a uniformed look for makes it compatible with almost any application.
 Replaces up to 150 watt HPS
- 2,530 - 11,720 lumens
- Multiple color temperature options
- Full cutoff design for zero-uplight distributions
- Tool-less access to electrical components
- 10kV/10kA Class C surge protection with 20kV/10kA option
- Variety of controls options including part-night-dimming and field-adjustable lumen output
- Standard 3-pin photocontrol receptacle
- Optional 7-pin receptacle
- DALI driver available upon request
- SuperDurable corrosion-resistant finish

The product images shown are for illustration purposes only and may not be an exact representation of the product.

Warranty: www.aculylbrands.com/support/customer-support/terms-and-conditions

ORDERING INFORMATION	AVPCL2 P60 AS 40K R2 PCLL AO XC HSS

Series*		Lumen Package*				Voltage*	
AVPCL2	Post Top - LED Valiant, Full Cut-off	P10	P10	P55	P55	AH	347-480V
		P15	P15	P60	P60	AS	120-277V
		P20	P20				
		P25	P25				
		P30	P30				
		P35	P35				
		P40	P40				
		P45	P45				
		P50	P50				

Lamp Color*		Distribution*		Paint*		Listing*	
27K	2700K	R2	Roadway Type II	BK	Black	CSA	CSA Listed
30K	3000K	R3	Roadway Type III	BZ	Bronze	XL	No listing
40K	4000K	R4	Roadway Type IV	DDB	Dark Bronze		
50K	5000K	RS	Roadway Type V	GY	Gray		
				WH	White		

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Photocontrol Receptacle*		Photocontrol		Dimming*		Hood Style	
NR	No photocontrol receptacle	P34	DTL twistlock photocontrol 347V	AO	Field adjustable output module	VX	Valiant Vieux
P7	7 pin dimming capable photocontrol receptacle	P48	DTL twistlock photocontrol 480V	DALI	DALI driver	VXCA	Valiant Vieux with acrylic
PECR	3-pin photocontrol receptacle	PCLL	Solid-state long life photocontrol	PND	Part night dimming		
		PCSS	Solid-state lighting photocontrol	ZT	0-10V dimming		
		SH	Shorting Cap				
		SHX	Non-listed CSA shorting cap				

Hardware		Entry		Label		Ladder Rest	
SS	Stainless Steel Fasteners	TL	Tool-less Entry	NLX1	1" x 1" NEMA label	LDR	Ladder rest
				NLX2	2" x 2" NEMA label		

Cupola*		Corrosion Resistant Finish		Surge Protection*		Factory Programmable Driver	
RCC	ROAM dimming node cupola cover	CR	Corrosion resistant finish	10KV	10kV/5kA fail off	FPD75	Factory driver programmed to 75 percent of base
SCC	Standard cupola cover			20KV	SPD-20kV/10kA	FPD80	Factory driver programmed to 80 percent of base
XC	No cupola					FPD85	Factory driver programmed to 85 percent of base
						FPD90	Factory driver programmed to 90 percent of base

Factory Programmable Driver (Cont...)		House Side Shield		Prewired Leads	
FPD95	Factory driver programmed to 95 percent of base	HSS	House side shield	L03	3ft prewire leads
				L10	10ft prewire leads
				L16	1ft prewire leads
				L20	20ft prewire leads
				L25	25ft prewire leads
				L30	30ft prewire leads

This is a dynamic spesification sheet that is based on certain selections made by the user. All results generated are for informational purposes only. The user should validate the results with its agency sales representative to determine whether the product has been configured correctly before ordering. Aculy Brands Lighting is not responsible for any loss resulting from product configuration errors.

Not all versions of the product are available with all options.

Specifications subject to change without notice.

Actual performance may differ as a result of and-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

See the full specification sheet at the product page link above for full product information and detailed ordering information.

Certain silicone contaminants can diminish the integrity of acrylic and/or polycarbonate.

Visit: http://www.aculylbrandslighting.com/library/#!/documents/document/acrylic-polycarbonate-compatibility.pdf for Acrylic-Polycarbonate Compatibility table for suitable uses.

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HOLOPHANE

Submittal Spec Sheet

Hamilton LED bollard (HLBOLED)

OVERVIEW

Bollard for city streetscapes, public areas and parks, higher education campuses, paths and walkways. Hamilton decorative bollards provide an attractive pedestrian area solution to complement the fall line of decorative posts by transitioning flawlessly from the street to pedestrian walkway. Our bollards offer superior finish through the application of a polyester powder coat finish. Refer to spec sheets for exact specifications and non-illuminating, HID or LED configuration options.

The product images shown are for illustration purposes only and may not be an exact representation of the product.

Warranty: www.aculylbrands.com/support/customer-support/terms-and-conditions

ORDERING INFORMATION	HLBOLED CA P40 27K 120V LP5 ACS BK AO PEC1 ABG

Series*		Material*		Performance Package*		Color Temperature*	
HLBOLED	Hamilton LED bollard	CA	Cast aluminum	P10	P10 performance package	27K	2700K
				P20	P20 performance package	30K	3000K
				P30	P30 performance package	40K	4000K
				P40	P40 performance package		

Voltage*		Refractor*		Bollard Lens		Finish*	
120V	120V	GL3	Borosilicate Glass Refractor, Type 3 dist.	ACS	Clear (acrylic clear smooth) outer lens	BK	Black
277V	277V	GL5	Borosilicate Glass Refractor, Type 5 dist.	AWS	Translucent (acrylic white smooth) outer lens	BZ	Bronze
347V	347V	LP5	Louver, painted white, Type 5			CMC	Customer matched color
HVOLT	Auto-sensing voltage (347-480) 50/60 HZ	LS5	Louver, semi-specular, Type 5			CTBS	Standard color to be determined
MVOLT	120-277V, 60/60 Hz	NOS	No internal reflector, Type 5			DB	Dark blue
						GH	Graphite
						GN	Green
						GR	Gray
						PP	Prime painted

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Finish* (Cont...)		Adjustable Output		Terminal Block		Eyebolt Option A	
RAL	RAL color	AO	Field adjustable output device	TB	3 position terminal block	EB34A	Eyebolt (for chain by others) at 34° and 0°
SL	Silver						
WH	White						

Eyebolt Option B		Eyebolt Option C		Eyebolt Option D		Photoelectric Control	
EB34B	Eyebolt (for chain by others) at 34° and 90°	EB34C	Eyebolt (for chain by others) at 34° and 180°	EB34D	Eyebolt (for chain by others) at 34° and 270°	PEC1	Button style photocontrol (120V)
						PEC2	Photo electric control (240V)
						PEC3	Button style photocontrol (347V)

Base Mounting*		Security Screws		Receptacle		Surge Protection	
ABG	Anchor bolt (galvanized steel)	PHEX	Security screws, pin in hex exterior fasteners	FGE	Receptacle on base with wet location cover	20KV	20kv/ 10kA surge, fail off, indicator light
DBB	Direct burial base, galvanized steel						
LAB	Less anchor bolt						

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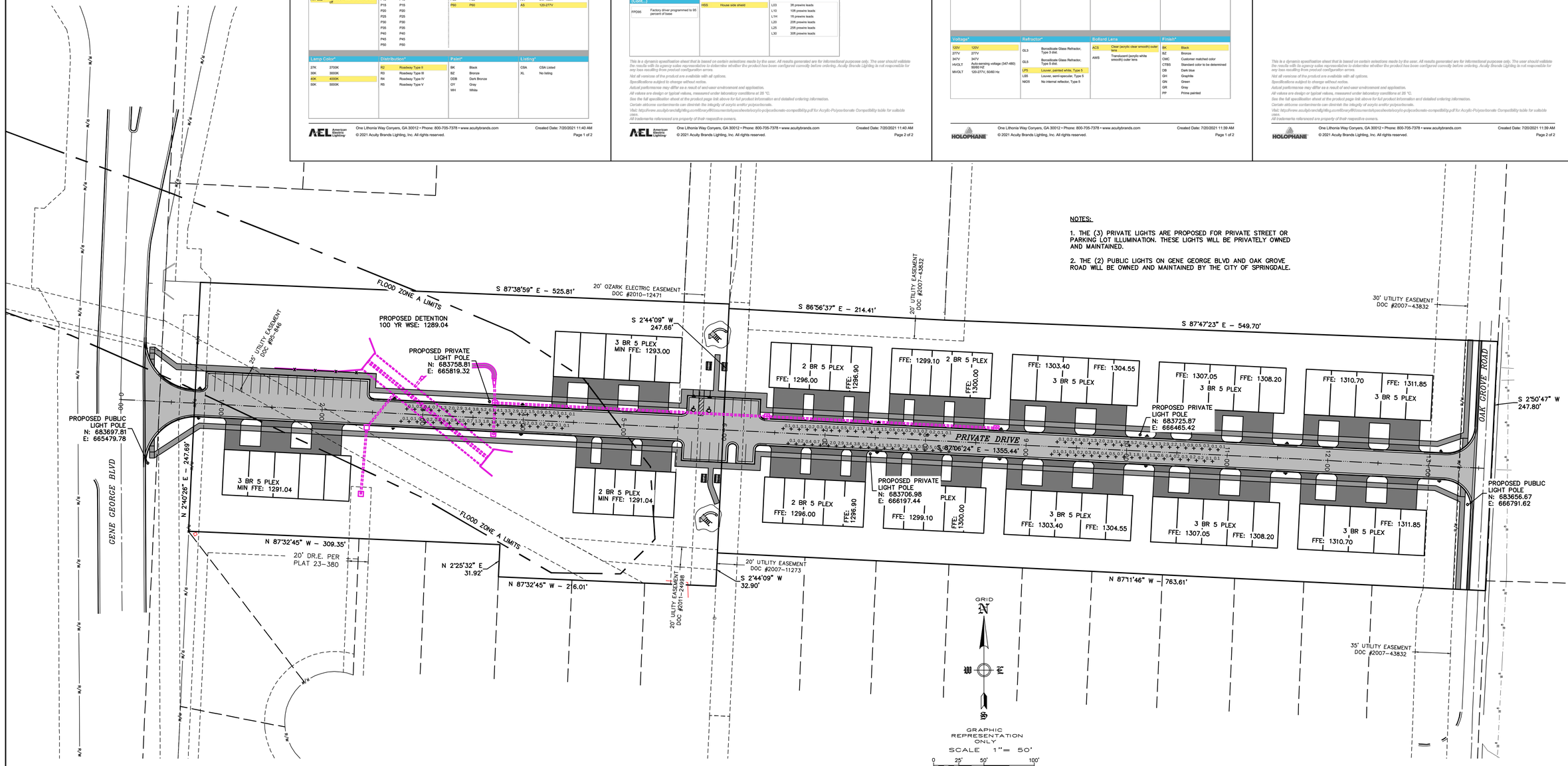

NOTES:

1. THE (3) PRIVATE LIGHTS ARE PROPOSED FOR PRIVATE STREET OR PARKING LOT ILLUMINATION. THESE LIGHTS WILL BE PRIVATELY OWNED AND MAINTAINED.

2. THE (2) PUBLIC LIGHTS ON GENE GEORGE BLVD AND OAK GROVE ROAD WILL BE OWNED AND MAINTAINED BY THE CITY OF SPRINGDALE.

ENGINEERING SERVICES INC.
1707 S. 48TH STREET
SPRINGDALE, ARKANSAS 72764

LIGHTING PLAN
SAGELY VILLAGE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: 1"=50'
DATE: Jul 22, 2021
ENGINEER: BAM
DRAWN BY: XXX
W.O. #: 21945

L21-26

10

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: July 29, 2021

Re: **L21-27** **Large-Scale** **Cards Recycling**

Planning Comments:

1. Submit Auto Cad and PDF files at time of resubmission.
2. A written response to all comments is required with resubmission.
3. Please provide color elevations for this project.
4. Submit the approved authorization of representation form, if the property owner will not be present at Planning Commission meeting.
5. Please include the entirety of the I-1 zoning setback requirements in the "Site Data" chart on page 5 of 25.
    a. Reviewer mistakenly stated "I-2" during the first review cycle, but the property is currently listed as I-1.
6. Need to identify the ownership, address, parcel number and zoning of the properties to the West of the subject property.
7. In the "Detail Sheets" please provide the following:
    a. Show the typical dimensions for regular parking, (9' x 19').
    b. Show the typical dimensions for handicapped parking, (11' x 19').
    c. Show the width of the handicapped access area, (5' min.).
    d. Show the details of the handicapped parking signs.
    e. Need to show details of handicapped ramps.
8. Please remove "Future Parking Lot" from the plan set.
9. All drives and parking areas are required to be paved. (standard comment)
10. All storage areas are to be paved or chip sealed. (standard comment)
11. Frontage and perimeter landscaping is required in accordance with Chapter 56.
    a. In the event that this is to be included with phase 2, applicant must provide bond until the time comes that phase 2 is applied for with full landscaping plan. Full landscaping plan for current phase will need to be provided in order to indicate the correct amount for which to bond.
12. Interior parking area landscaping is required in accordance with Chapter 56. Show the total area of the parking lot, the percentage of landscaping required and the percentage of landscaping provided include a drawing that identifies all areas included in the calculations.

13. An automatic or other irrigation system shall be required for all landscaped areas. Show irrigation system or location of hose bibs.
14. Landscaping must be guaranteed for two years.
15. Show the street centerline.
16. Need to show dumpster location.
    a. If no dumpster is proposed for this phase of development, please provide documentation as to how refuse will be removed from the property.
17. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
18. This development must comply with the City of Springdale Commercial Design Standards or a variance is required. Front, side, and rear elevations, lighting plan, and a written response to design standards comments are required at the time of resubmission (3 copies). See attached design standard comments. (standard comment)
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)

Building and Fire Comments:

It is strongly recommended that the design team consult with a sprinkler contractor or fire protection engineer to determine solution to challenges to low head pressure and how it may affect sprinkler system.

Engineering Summary:

-Add note about required Retention Certification

Engineering Comments:

1. Chapter 106 – Stormwater Drainage

- *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."
    - **Add note above to Drainage 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.
    - 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.

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.
    - **Show all street improvements.**

4. **Chapter 112 – Subdivisions**

(Code 1973, § 30-1)

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

5. **Chapter 130 – Zoning Ordinance**

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

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

6. **Other:**

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

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

PARCEL NUMBER
815-28697-004

LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼), AND PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SE CORNER OF THE SW ¼ OF SAID SECTION 30, THENCE ALONG THE EAST LINE OF SAID SW ¼ N02°48'39"E 644.19 FEET, THENCE LEAVING SAID EAST LINE N87°07'11"W 145.00 FEET TO THE POINT OF BEGINNING. THENCE N87°07'11"W 1431.74 FEET TO THE EAST RIGHT-OF-WAY LINE OF N. OLD MISSOURI ROAD. THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N05°11'49"E 537.03 FEET, THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE S86°25'41"E 266.71 FEET, THENCE S02°35'20"W 234.53 FEET, THENCE S87°29'49"E 334.99 FEET, THENCE S47°21'15"E 25.14 FEET, THENCE N39°59'57"E 20.24 FEET, THENCE S87°42'24"E 835.29 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE ARKANSAS-MISSOURI RAILROAD. THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING COURSES: S02°48'39"W 37.44 FEET, THENCE S87°11'22" E 15.00 FEET, THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 240.00 FEET, AN ARC LENGTH OF 103.45 FEET, A CENTRAL ANGLE OF 24°41'50", AND A CHORD BEARING AND DISTANCE OF S15°09'36"W 102.65 FEET, THENCE S27°30'33"W 70.03 FEET, THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 260.00 FEET, AN ARC LENGTH OF 111.69 FEET, A CENTRAL ANGLE OF 24°36'43", AND A CHORD BEARING AND DISTANCE OF S15°12'11"W 110.83 FEET TO THE POINT OF BEGINNING, CONTAINING 507,605.89 SQUARE FEET, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

CARDS RECYCLING TRANSFER STATION

1513 N. OLD MISSOURI ROAD, SPRINGDALE, AR

LSD #L21-27 (1)

GENERAL NOTES

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND EXISTING FIELD CONDITIONS WHEN POSSIBLE. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY HAND DIGGING TEST PITS AT ALL UTILITY CROSSINGS IN ADVANCE OF TRENCHING WITH ANY MECHANICAL DEVICE. ANY CLEARANCES LESS THAN SPECIFIED ON THESE PLANS OR 18" (WHICHEVER IS LESS), CONTRACTOR SHALL CONTACT McCLELLAND CONSULTING ENGINEERS, INC. @ (479) 443-2377 PRIOR TO ANY FURTHER CONSTRUCTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OR REMOVAL OF EXISTING UNDERGROUND UTILITIES SHOWN OR NOT SHOWN AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND USE OF ANY AND ALL REQUIRED OR NECESSARY SHORING, SHEETING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THIS PROJECT. THESE MEASURES WILL MEET OR EXCEED OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS DURING CONSTRUCTION. McCLELLAND CONSULTING ENGINEERS, INC. AND THE DEVELOPER/OWNER ACCEPTS NO RESPONSIBILITY FOR THE CONTRACTORS FAILURE TO COMPLY WITH THESE REGULATIONS.

ALL UTILITIES, INCLUDING STORM SEWER, SHOWN WITHIN PUBLIC EASEMENTS OR RIGHT OF WAYS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE CONSTRUCTED TO THE CLIENT'S OR THE GOVERNING AGENCY'S SPECIFICATIONS, WHICHEVER IS MORE STRINGENT. IF THERE IS A QUESTION AS TO WHICH SPECIFICATIONS SHOULD APPLY, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW ALL RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL STUDY. WHERE A CONFLICT EXISTS BETWEEN THE HIGHWAY DEPARTMENT / CITY STANDARDS, OR THE GEOTECH STUDY, THE MOST STRINGENT SHALL APPLY.

FURTHERMORE IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE EROSION CONTROL MEASURES AS SHOWN ON THESE PLANS. CONTRACTOR SHALL KEEP THESE MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR IMPLEMENTING THE SWPPP BEFORE, DURING, AND AFTER RAIN FALL EVENTS.

ALL PHASES OF CONSTRUCTION SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.

SEE ARCHITECTURAL PLANS FOR THE EXACT DIMENSIONS AND LOCATIONS OF ANY RAMPS, VESTIBULE, PORCHES, SLOPED PAVING, BUILDING UTILITY ENTRANCE LOCATIONS, TRUCK DOCKS, OR WELLS AND PRECISE BUILDING DIMENSIONS.

CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION PROCEDURES. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

THE TOPOGRAPHIC SURVEY HAS BEEN PROVIDED BY THE FOLLOWING COMPANY:
McCLELLAND CONSULTING ENGINEERS, INC
1580 E. STEANRS STREET,
FAYETTEVILLE, AR 72758
OFFICE: (479) 443-2377

McCLELLAND CONSULTING ENGINEERS, INC. AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL EXISTING FEATURES AS SHOWN ON THE SURVEY AND NOTIFY THE SURVEYOR AND THE ENGINEER OF RECORD OF ANY INACCURACIES FOUND ON THE SURVEY PRIOR TO BEGINNING CONSTRUCTION.

THE GENERAL CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

ALL CONSTRUCTION IN THE STATE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT.

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.

WARRANTY / DISCLAIMER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR DESIGN FUNCTION AND USE INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR HIS 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 AT THE SITE.

WETLAND NOTE

THERE ARE NO WETLAND AREAS THAT EXIST WITHIN THE PROPERTY BOUNDARIES OF THIS SITE AS NOTED PER THE US FISH & WILDLIFE WETLAND MAPPER.

FLOOD CERTIFICATION

THIS ENTIRE PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", OR AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS.

FIRM PANEL: #05143C0080F
EFFECTIVE DATE: 5/16/2008

CONSTRUCTION TYPE

TYPE = IIB

BUILDING CODE

2012 AR FIRE PREVENTION CODE
2010 AR MECHANICAL CODE
2018 AR PLUMBING CODE
2006 AR FUEL GAS CODE
2017 NATIONAL ELECTRIC CODE
2010 ANSI

CONTACTS

PLANNING
CITY OF SPRINGDALE
201 SPRING STREET,
SPRINGDALE, AR 72764
PATSY CHRISTIE / DIRECTOR
PHONE: (479) 750-8550
EMAIL: pchristie@springdalear.gov

CITY ENGINEER
CITY OF SPRINGDALE
269 E. RANDALL WOBBE LANE,
SPRINGDALE, AR 72764
BRAD BALDWIN, P.E. / DIRECTOR
PHONE: (479) 750-8105
EMAIL: bbaldwin@springdalear.gov

WATER AND SEWER
SPRINGDALE WATER UTILITIES (SWU)
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SPRINGDALE, AR 72764
RICK PULVIRENTI / DIRECTOR
PHONE: (479) 751-5751
EMAIL: rpulvirenti@springdalear.gov

NATURAL GAS
BLACK HILLS ENERGY
655 E. MILLSAP ROAD,
FAYETTEVILLE, AR 72703
JEFF LANEY / COMMERCIAL ACCT MGR
PHONE: (479) 601-8221
EMAIL: jeff.laney@blackhillscorp.com

TELEPHONE
AT&T
1133 E. HAROLD STREET,
FAYETTEVILLE, AR 72703
LAYNE RHODES / DESIGN ENGINEER
PHONE: (479) 442-1977
EMAIL: lr592@att.com

ELECTRIC
OZARKS ELECTRIC COOPERATIVE
P.O. BOX 848
FAYETTEVILLE, AR 72702
WILLIAM DICK / STAKING SUPERVISOR
PHONE: (479) 684-4658
EMAIL: wdick@ozarksecc.com

INTERNET
COX COMMUNICATIONS
4901 S. 48TH STREET,
SPRINGDALE, AR 72764
TROY OLIVER / CONSTRUCTION PLANNER
PHONE: (479) 717-3783
EMAIL: troy.oliver@cox.com

FIRE DEPARTMENT
CITY OF SPRINGDALE
417 HOLCOMB STREET,
SPRINGDALE, AR 72764
MIKE IRWIN / FIRE CHIEF
PHONE: (479) 751-4510
EMAIL: mirwin@springdalear.gov

OWNER/ DEVELOPER
CARDS RECYCLING
4208 JOHNSON ROAD,
SPRINGDALE, AR 72762
DAN CHRISTENSEN, PRESIDENT
PHONE: (479) 435-9615
EMAIL: dan@cardsrecycling.com

CIVIL ENGINEERING CONSULTANT
McCLELLAND CONSULTING ENGINEERS
1580 E. STEARNS STREET,
FAYETTEVILLE, AR 72703
CHRIS BAKUNAS, PLA / PROJECT MANAGER
PHONE: (479) 443-2377
EMAIL: cbakunas@mce.us.com

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 THE 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.

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

VICINITY MAP

July 22, 2021
MCE PROJECT NUMBER 21-2107

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C1.2 DEMOLITION PLAN - EAST
C2.0 OVERALL SITE PLAN
C2.1 SITE PLAN - WEST
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C7.5 SWU DETAILS II

REVISIONS		
REV	DATE	DESCRIPTION
1	7/22/2021	ADDRESSING TECHPLAT COMMENTS

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1580 E. STEARNS ST.,
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
LITTLE ROCK, AR • FAYETTEVILLE, AR • FORT SMITH, AR • TULSA, OK

CERTIFICATE OF AUTH. McCLELLAND CONSULTING ENGINEERS No. 24 ARKANSAS ENGINEER

PRELIMINARY NOT FOR CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

CARDS RECYCLING SPRINGDALE, AR MCE #21-2107 7/22/2021 REV-1

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GENERAL DEMOLITION NOTES

1. ALL AREAS WITHIN THE LIMITS OF DISTURBANCE TO BE DEMOLISHED AND REMOVED UNLESS OTHERWISE NOTED ON THIS PLAN.
2. THE CONTRACTOR IS REQUIRED TO NOTIFY THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO EXCAVATING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
3. THIS PLAN SHOULD BE USED IN CONJUNCTION WITH THE TOPOGRAPHICAL SURVEY FOR REFERENCE. THE LOCATION OF KNOWN SUBSURFACE STRUCTURES, PIPES, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING INFORMATION AND SATISFYING HIMSELF TO AS TO THE LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE. THE COST OF SUCH REPAIRS OR RELOCATIONS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
4. CONTRACTOR SHALL DISPOSE OF ALL MATERIALS RESULTING FROM DEMOLITION IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS THAT GOVERN SUCH OPERATIONS.
5. ALL ABANDONED SERVICE LINES SHALL BE DISCONNECTED AND CAPPED PER UTILITY COMPANIES REQUIREMENTS. COORDINATE ALL DISCONNECTIONS WITH UTILITY COMPANIES.
6. CONTRACTOR IS TO BRING TO THE ATTENTION OF THE CIVIL ENGINEER ANY AREA OF DEMOLITION IN QUESTION BEFORE PROCEEDING WITH WORK.
7. CONTRACTOR TO REVIEW AND COORDINATE DEMOLITION LIMITS WITH PROPOSED CONSTRUCTION PLANS.
8. EXISTING CLEAN TOPSOIL TO BE STOCKPILED FOR FUTURE USE ON THIS SITE AND IS TO BE COORDINATED BY THE GENERAL CONTRACTOR.
9. ALL EXISTING WATER, GAS AND / OR ELECTRICAL METERS AS NOTED TO BE REMOVED WITHIN THE PROJECT AREA ARE TO BE RETURNED TO THE APPROPRIATE AUTHORITY.

PLAN SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60ft.

EXISTING LEGEND

PROPERTY LINE		SANITARY SEWER MH	
R/W	RIGHT OF WAY		CLEAN-OUT
SS	SANITARY SEWER LINE		DRAINAGE MH
W	WATER LINE		POWER POLE
GAS	GAS LINE		GUY WIRE w/ ANCHOR
UGT	UNDERGROUND TELEPHONE		GAS METER
UGE	UNDERGROUND ELECTRIC		GAS RISER
UGTV	UNDERGROUND TELEVISION		STREET LIGHT POLE
UFO	UNDERGROUND FIBER		TELEPHONE PEDESTAL
OHE	OVERHEAD ELECTRIC		CABLE TV PEDESTAL
FENCE			SIGN (AS NOTED)
	ROAD CENTERLINE		POST (AS NOTED)
	DITCH FLOWLINE		BENCHMARK
	EASEMENT LINE		FOUND IRON PIN (AS NOTED)
	GRAVEL LINE		CONTROL POINT
	FIRE HYDRANT		RR SPIKE
	WATER METER		BUSH
	WATER VALVE		TREE
	WATER FAUCET		

PROPOSED LEGEND

LIMITS OF PAVEMENT AND / OR STRUCTURE DEMOLITION

LIMITS OF BRUSH REMOVAL

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REVISIONS		
REV	DATE	DESCRIPTION

OVERALL DEMOLTION PLAN

DESIGNED BY: JAD	DRAWN BY: JAD
DATE: 7/22/2021	REVISION: REV-1
SCALE: AS NOTED	JOB NUMBER: 21-2107

C1.0

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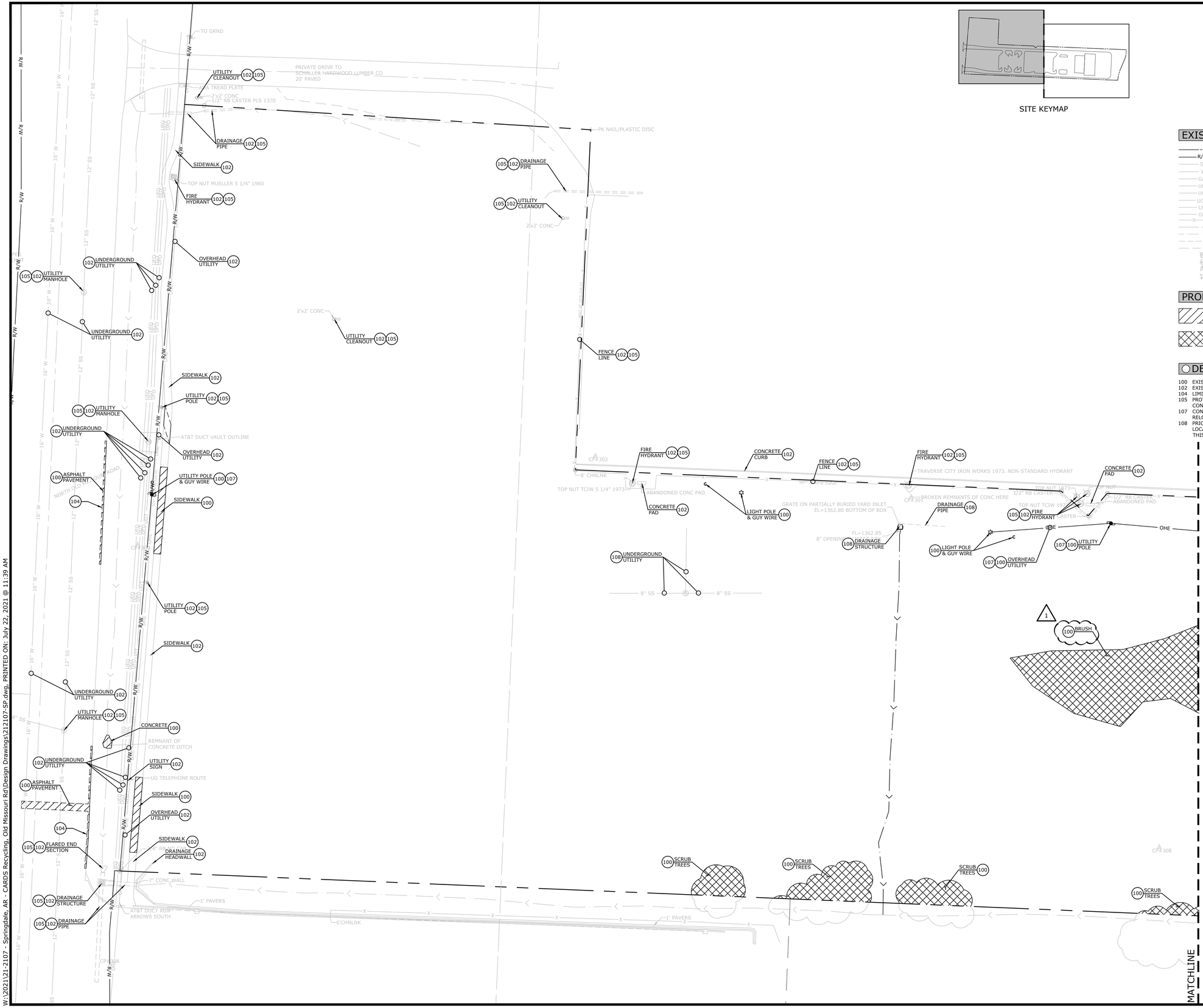

SITE KEYMAP

PLAN SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30ft.

EXISTING LEGEND

PROPERTY LINE	SANITARY SEWER MH
R/W RIGHT OF WAY	CLEAN-OUT
SS SANITARY SEWER LINE	DRAINAGE MH
W WATER LINE	POWER POLE
GAS GAS LINE	GUY WIRE w/ ANCHOR
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UFO UNDERGROUND FIBER	TELEPHONE PEDESTAL
OHE OVERHEAD ELECTRIC	CABLE TV PEDESTAL
FENCE	SIGN (AS NOTED)
ROAD CENTERLINE	POST (AS NOTED)
DITCH FLOWLINE	BENCHMARK
EASEMENT LINE	FOUND IRON PIN (AS NOTED)
GRAVEL LINE	CONTROL POINT
FIRE HYDRANT	RR SPIKE
WATER METER	BUSH
WATER VALVE	TREE
WATER FAUCET	

PROPOSED LEGEND

LIMITS OF PAVEMENT AND / OR STRUCTURE DEMOLITION

LIMITS OF BRUSH REMOVAL

DEMOLITION KEYNOTES

100 EXISTING TO BE REMOVED AND / OR DEMOLISHED
102 EXISTING TO REMAIN
104 LIMITS OF SAWCUT AND PAVEMENT REMOVAL
105 PROTECT EXISTING STRUCTURES AND / OR PIPES DURING DEMOLITION AND CONSTRUCTION PHASES
107 CONTRACTOR TO COORDINATE W/ LOCAL UTILITY PROVIDER FOR REMOVAL / RELOCATION OF EXISTING UTILITY
108 PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY LOCATION, DEPTH, AND DIRECTION OF UNDERGROUND UTILITY AND FORWARD THIS INFORMATION TO McCLELLAND CONSULTING ENGINEERS FOR EVALUATION

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REV	DATE	DESCRIPTION
1	7/22/2021	ADDRESSING TECHPLAT COMMENTS

DEMOLITION PLAN - WEST

DESIGNED BY: JAD	DRAWN BY: JAD
DATE: 7/22/2021	REVISION: REV-1
SCALE: AS NOTED	JOB NUMBER: 21-2107

C1.1

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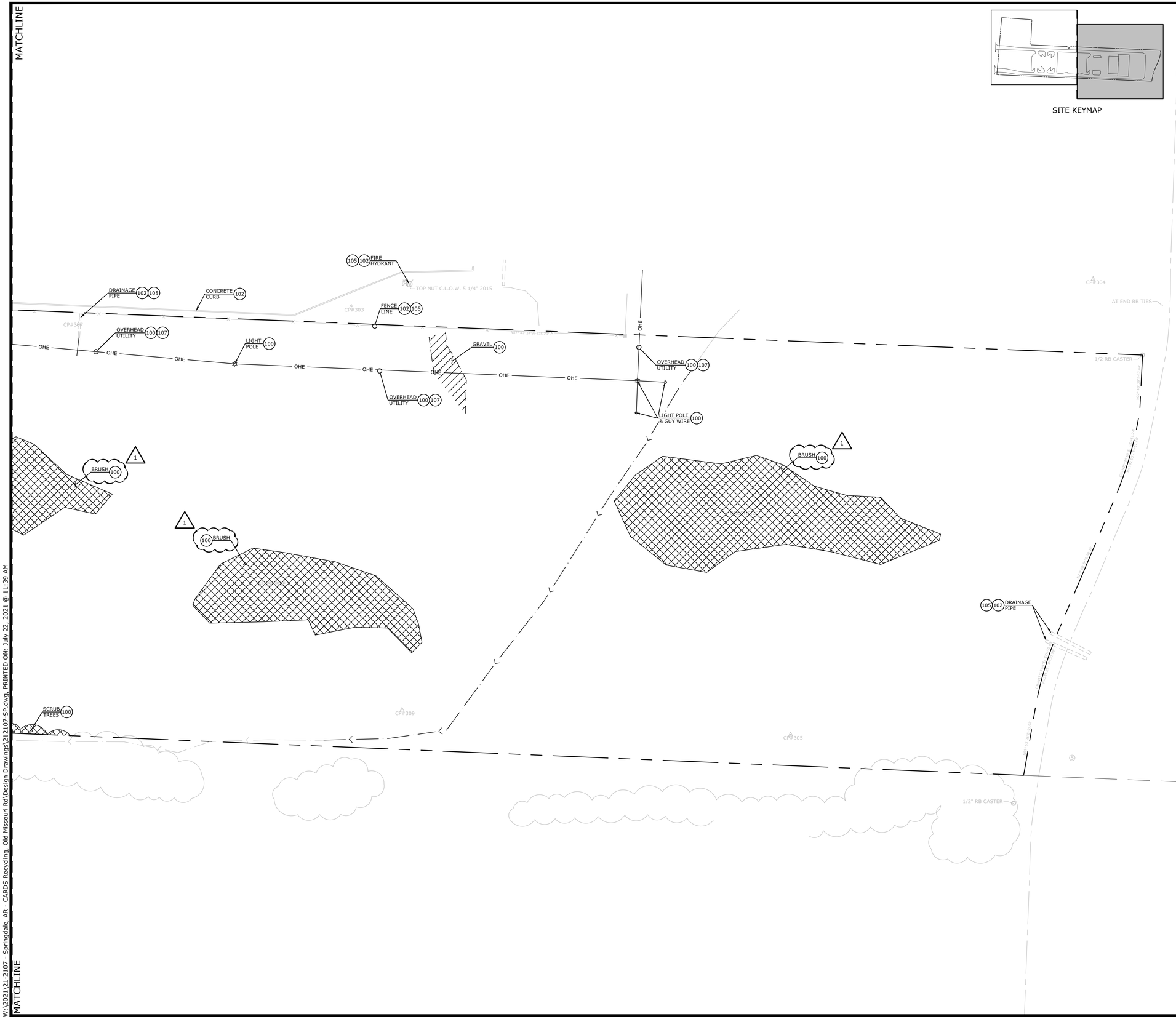
MATCHLINE



MATCHLINE

W:\2021\21-2107 - Springdale, AR - CARDS Recycling, Old Missouri Rd\Design Drawings\212107-SP.dwg, PRINTED ON: July 22, 2021 @ 11:39 AM

SITE KEYMAP

PLAN SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30ft.

EXISTING LEGEND

PROPERTY LINE		SANITARY SEWER MH	
R/W	RIGHT OF WAY	CLEAN-OUT	
SS	SANITARY SEWER LINE	DRAINAGE MH	
W	WATER LINE	POWER POLE	
GAS	GAS LINE	GUY WIRE w/ ANCHOR	
UGT	UNDERGROUND TELEPHONE	GAS METER	
UGE	UNDERGROUND ELECTRIC	GAS RISER	
UGTV	UNDERGROUND TELEVISION	STREET LIGHT POLE	
UFO	UNDERGROUND FIBER	TELEPHONE PEDESTAL	
OHE	OVERHEAD ELECTRIC	CABLE TV PEDESTAL	
FENCE		SIGN (AS NOTED)	
ROAD CENTERLINE		POST (AS NOTED)	
DITCH FLOWLINE		BENCHMARK	
EASEMENT LINE		FOUND IRON PIN (AS NOTED)	
GRAVEL LINE		CONTROL POINT	
FIRE HYDRANT		RR SPIKE	
WATER METER		BUSH	
WATER VALVE		TREE	
WATER FAUCET			

PROPOSED LEGEND

LIMITS OF PAVEMENT AND / OR STRUCTURE DEMOLITION

LIMITS OF BRUSH REMOVAL

DEMOLITION KEYNOTES

100 EXISTING TO BE REMOVED AND / OR DEMOLISHED
102 EXISTING TO REMAIN
104 LIMITS OF SAWCUT AND PAVEMENT REMOVAL
105 PROTECT EXISTING STRUCTURES AND / OR PIPES DURING DEMOLITION AND CONSTRUCTION PHASES
107 CONTRACTOR TO COORDINATE W/ LOCAL UTILITY PROVIDER FOR REMOVAL / RELOCATION OF EXISTING UTILITY
108 PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY LOCATION, DEPTH, AND DIRECTION OF UNDERGROUND UTILITY AND FORWARD THIS INFORMATION TO McCLELLAND CONSULTING ENGINEERS FOR EVALUATION

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REVISIONS		
REV	DATE	DESCRIPTION
1	7/22/2021	ADDRESSING TECHPLAT COMMENTS

DEMOLITION PLAN - EAST

DESIGNED BY: JAD	DRAWN BY: JAD
DATE: 7/22/2021	REVISION: REV-1
SCALE: AS NOTED	JOB NUMBER: 21-2107

C1.2

1. 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 THE 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.

SITE DATA

OVERALL SITE AREA	490,602 S.F.	11.26 AC
PARKING SPACES	REQUIRED	PROVIDED
9' x 19' STALLS	6	6
12' x 33' STALLS (GARBAGE TRUCKS)	0	46
75' x 15' STALLS (TRACTOR TRAILER)	0	8
ADA ASSESSABLE STALLS	0	1
TOTAL	6	61
LOADING ZONE	REQUIRED	PROVIDED
12' x 30' AREA	2	2
TOTAL	2	2

ZONING REGULATIONS

ZONING	I-2 (GENERAL INDUSTRIAL)
FRONT SETBACK	30' / 50' (IF PARKING IS ALLOWED BETWEEN R/W AND BUILDING)
REAR SETBACK	25'
SIDE SETBACK	0' (SUBJECT TO APPLICABLE FIRE AND BUILDING CODES) / 50' (IF ADJACENT TO RESIDENTIAL ZONING)
LANDSCAPE BUFFER	10' (ALONG PROPERTY FRONTAGE)
DEVELOPMENT AREA	REQUIRED	PROVIDED
PERVIOUS AREA (MIN)	10% (49,060 SF)	50.55% (247,984 SF)
IMPERVIOUS AREA (MAX)	90% (441,542 SF)	49.45% (242,618 SF)

GENERAL SITE NOTES

1. CONTRACTOR SHALL RETAIN A FULL SET OF LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.
2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITE WORK SPECIFICATIONS PROVIDED BY McCLELLAND CONSULTING ENGINEERS, INC. OR AS SPECIFIED BY THE OWNER'S RESIDENT REPRESENTATIVE.
3. 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.
4. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE ARKANSAS DOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
5. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR CENTERLINE OF STRIPE.
6. CONTRACTOR SHALL REFER TO ARCHITECT PLANS FOR EXACT BUILDING LOCATION, DIMENSIONS, AND UTILITY ENTRANCE LOCATIONS.
7. CONTRACTOR SHALL REFER TO PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT DETAILS FOR PAVING DESIGN AND PROPER MATERIALS.
8. ALL RADII ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
9. ALL RADII ON EDGE OF PAVEMENT ARE 3'-0" UNLESS OTHERWISE NOTED.
10. GENERAL CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
11. FOR SITE UTILITIES, SEE UTILITY PLAN(S).
12. ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH THE OWNER'S STANDARD SITE SPECIFICATIONS.
13. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT AND STAKING (UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD).

PLAN SCALE

60 0 30 60 120

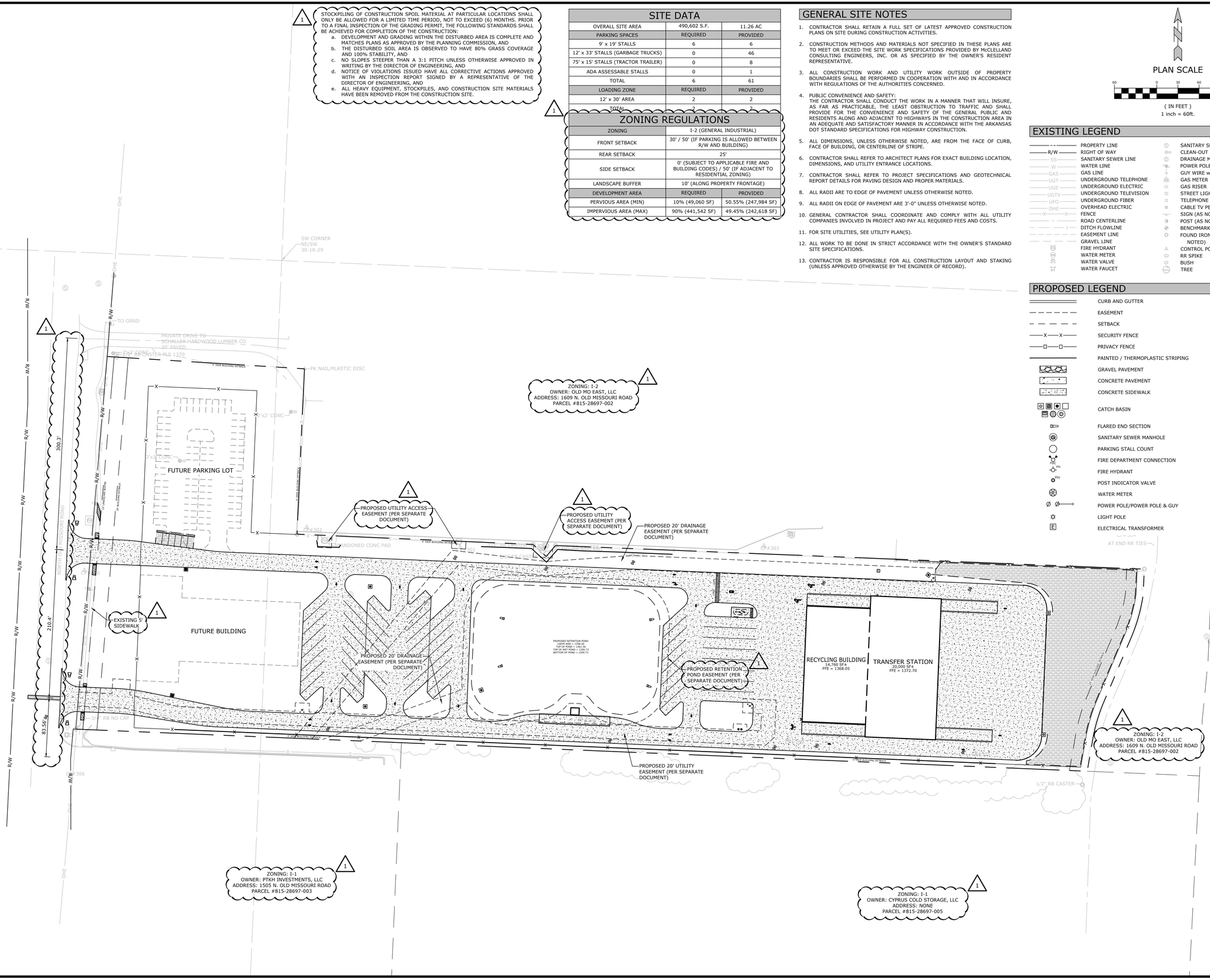
(IN FEET)
1 inch = 60ft.

EXISTING LEGEND

- PROPERTY LINE
- R/W — RIGHT OF WAY
- SS — SANITARY SEWER LINE
- W — WATER LINE
- GAS — GAS LINE
- UGT — UNDERGROUND TELEPHONE
- UGE — UNDERGROUND ELECTRIC
- UGTV — UNDERGROUND TELEVISION
- UFO — UNDERGROUND FIBER
- OHE — OVERHEAD ELECTRIC
- X — X — FENCE
- ROAD CENTERLINE
- DITCH FLOWLINE
- EASEMENT LINE
- GRAVEL LINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WATER FAUCET
- SANITARY SEWER MH
- CLEAN-OUT
- DRAINAGE MH
- POWER POLE
- GUY WIRE w/ ANCHOR
- GAS METER
- GAS RISER
- STREET LIGHT POLE
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- SIGN (AS NOTED)
- POST (AS NOTED)
- BENCHMARK
- FOUND IRON PIN (AS NOTED)
- CONTROL POINT
- RR SPIKE
- BUSH
- TREE

PROPOSED LEGEND

- CURB AND GUTTER
- EASEMENT
- SETBACK
- X — X — SECURITY FENCE
- PRIVACY FENCE
- PAINTED / THERMOPLASTIC STRIPING
- GRAVEL PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- CATCH BASIN
- FLARED END SECTION
- SANITARY SEWER MANHOLE
- PARKING STALL COUNT
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- POST INDICATOR VALVE
- WATER METER
- POWER POLE/POWER POLE & GUY
- LIGHT POLE
- ELECTRICAL TRANSFORMER



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SPRINGDALE, AR

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REV	DATE	REVISIONS DESCRIPTION
1	7/22/2021	ADDRESSING TECHPLAT COMMENTS

OVERALL SITE PLAN

DESIGNED BY: JAD	DRAWN BY: JAD
DATE: 7/22/2021	REVISION: REV-1
SCALE: AS NOTED	JOB NUMBER: 21-2107

C2.0

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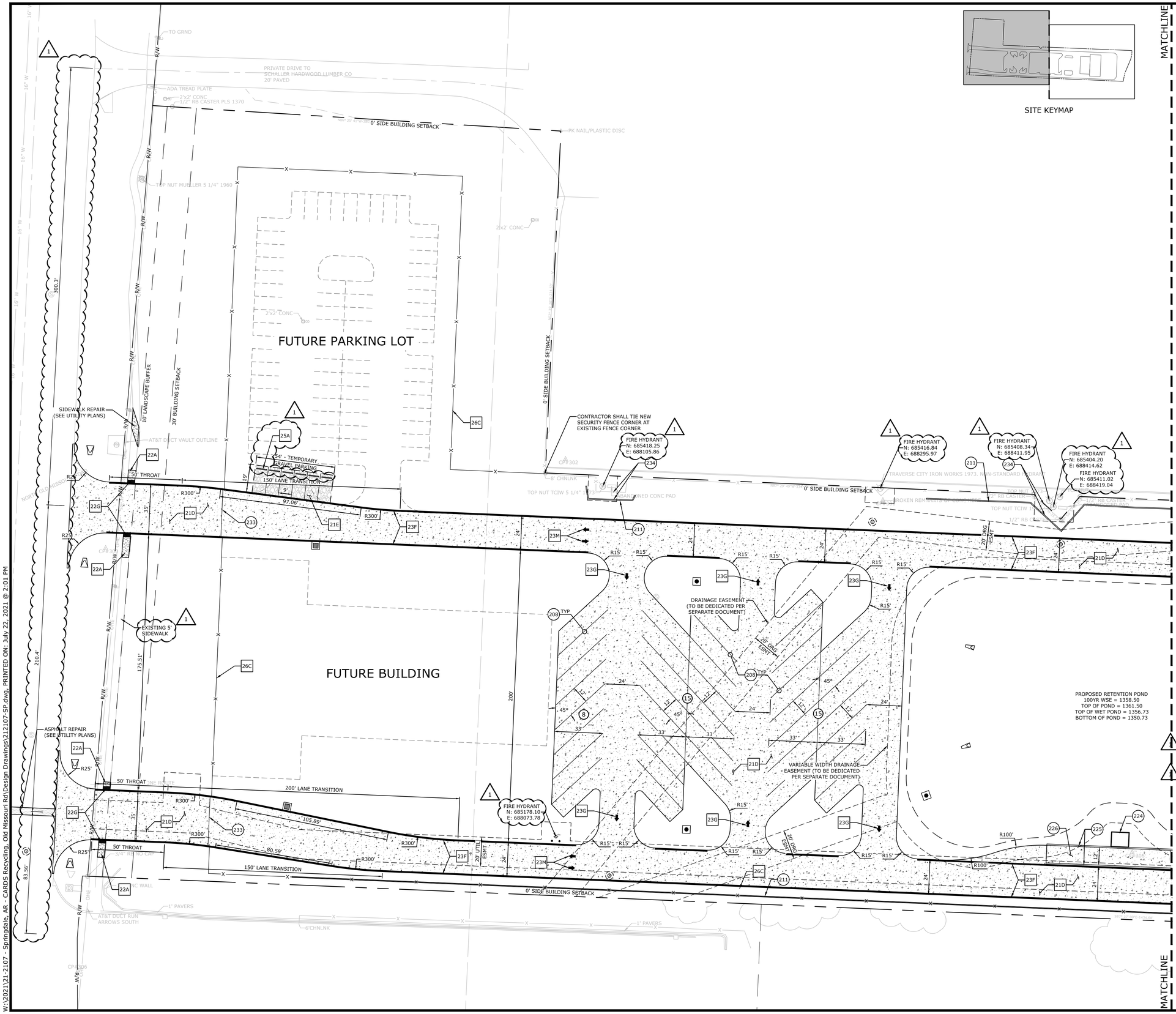

PLAN SCALE

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(IN FEET)
1 inch = 30ft.

EXISTING LEGEND

PROPERTY LINE		SANITARY SEWER MH	
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UFO	UNDERGROUND FIBER	TELEPHONE PEDESTAL	
OHE	OVERHEAD ELECTRIC	CABLE TV PEDESTAL	
FENCE		SIGN (AS NOTED)	
ROAD CENTERLINE		POST (AS NOTED)	
DITCH FLOWLINE		BENCHMARK	
EASEMENT LINE		FOUND IRON PIN (AS NOTED)	
GRAVEL LINE		CONTROL POINT	
FIRE HYDRANT		RR SPIKE	
WATER METER		BUSH	
WATER VALVE		TREE	
WATER FAUCET			

PROPOSED LEGEND

- CURB AND GUTTER
- EASEMENT
- SETBACK
- SECURITY FENCE
- PRIVACY FENCE
- PAINTED / THERMOPLASTIC STRIPING
- GRAVEL PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- CATCH BASIN
- FLARED END SECTION
- SANITARY SEWER MANHOLE
- PARKING STALL COUNT
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- POST INDICATOR VALVE
- WATER METER
- POWER POLE/POWER POLE & GUY
- LIGHT POLE
- ELECTRICAL TRANSFORMER

SITE KEYNOTES

201 TRANSFORMER PAD (PER ELECTRIC COMPANY REQUIREMENTS)
208 4" WIDE PAINTED WHITE PARKING STRIPES
209 4" WIDE PAINTED WHITE PARKING STRIPES, 24" O.C. @ 45°
211 RETAINING WALL (SEE GRADING PLAN)
214 TAPER CURB HEIGHT FROM 6" TO 0" OVER 2'
215 TAPER CURB HEIGHT FROM 6" TO 1.5" OVER 2'
219 BOLLARD (SEE ARCH. PLANS)
224 WEIGH SCALE HOUSE (OWNER TO PROVIDE)
225 WEIGH SCALE WALLS (OWNER TO PROVIDE)
226 WEIGH SCALE PAVEMENT (OWNER TO PROVIDE)
227 FUEL DISPENSER w/ BOLLARDS (OWNER TO PROVIDE)
228 UNDERGROUND STORAGE TANK (OWNER TO PROVIDE)
229 VENTILATION STACK (OWNER TO PROVIDE)
230 REMOTE FUEL LIDS (OWNER TO PROVIDE)
231 TRUCK WELL WALLS (SEE ARCH. PLANS)
232 TRUCK WELL PAVEMENT (SEE ARCH. PLANS)
233 SLIDING SECURITY GATE (3200 SERIES KNOX BOX TO BE INSTALLED w/ GATE FOR FIRE ACCESS)
234 CONTRACTOR SHALL MAINTAIN 5' (MINIMUM) DISTANCE BETWEEN EXISTING FENCE & RETAINING WALL FACE

SITE DETAILS

20B TYPE 'A' INTEGRAL CONCRETE CURB & GUTTER
20G MODIFIED CONCRETE CURB & GUTTER
21D HEAVY DUTY CONCRETE PAVEMENT
21E GRAVEL SURFACE
22A CONCRETE SIDEWALK
22C DETECTABLE WARNING DEVICE
23F FIRE LANE STRIPING
23G TURN/HIGH LANE ARROW PAVEMENT MARKING
23H TURN AND THROUGH LANE ARROW PAVEMENT MARKING
23I TURN LANE ARROW PAVEMENT MARKING
23M BICYCLE LANE ARROW PAVEMENT MARKING
25A WHEEL STOP
26C 10' SECURITY CHAIN LINK FENCE

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REV	DATE	DESCRIPTION
1	7/22/2021	ADDRESSING TECHPLAT COMMENTS

REVISIONS

SITE PLAN - WEST

DESIGNED BY:	DRAWN BY:
JAD	JAD
DATE:	REVISION:
7/22/2021	REV-1
SCALE:	JOB NUMBER:
AS NOTED	21-2107

C2.1

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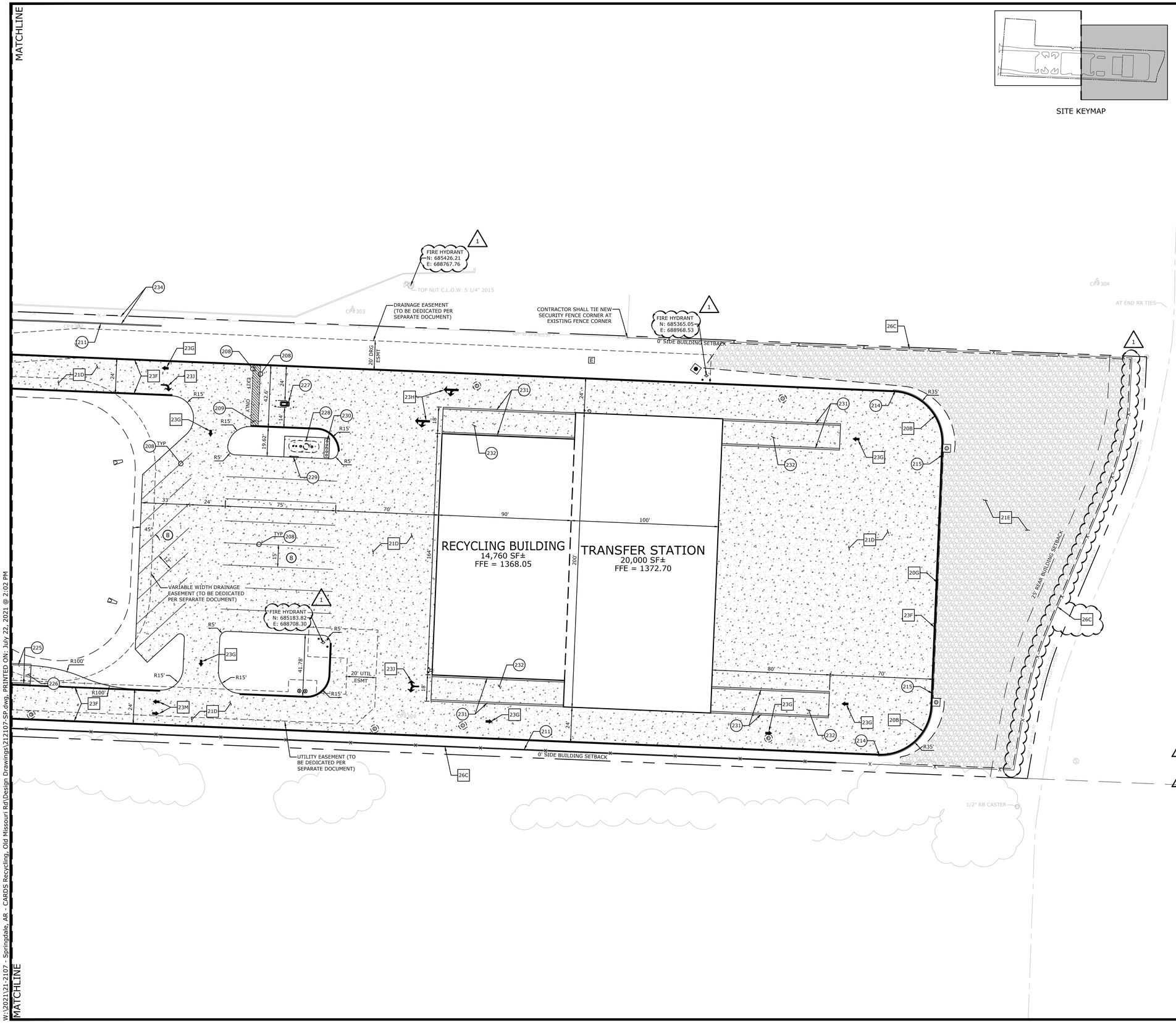
MATCHLINE



SITE KEYMAP

PLAN SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30ft.

EXISTING LEGEND

PROPERTY LINE	SANITARY SEWER MH
RIGHT OF WAY	CLEAN-OUT
SANITARY SEWER LINE	DRAINAGE MH
WATER LINE	POWER POLE
GAS LINE	GUY WIRE w/ ANCHOR
UNDERGROUND TELEPHONE	GAS METER
UNDERGROUND ELECTRIC	GAS RISER
UNDERGROUND TELEVISION	STREET LIGHT POLE
UNDERGROUND FIBER	TELEPHONE PEDESTAL
OVERHEAD ELECTRIC	CABLE TV PEDESTAL
FENCE	SIGN (AS NOTED)
ROAD CENTERLINE	POST (AS NOTED)
DITCH FLOWLINE	BENCHMARK
EASEMENT LINE	FOUND IRON PIN (AS NOTED)
GRAVEL LINE	CONTROL POINT
FIRE HYDRANT	RR SPIKE
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WATER VALVE	TREE
WATER FAUCET	

PROPOSED LEGEND

- CURB AND GUTTER
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- GRAVEL PAVEMENT
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- FLARED END SECTION
- SANITARY SEWER MANHOLE
- PARKING STALL COUNT
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230 REMOTE FUEL LIDS (OWNER TO PROVIDE)
231 TRUCK WELL WALLS (SEE ARCH. PLANS)
232 PAINTED TRUCK PATTERN (SEE ARCH. PLANS)
233 SLIDING SECURITY GATE (3200 SERIES KNOX BOX TO BE INSTALLED w/ GATE FOR FIRE ACCESS)
234 CONTRACTOR SHALL MAINTAIN 8' (MINIMUM) DISTANCE BETWEEN EXISTING FENCE & RETAINING WALL FACE

SITE DETAILS

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20G MODIFIED CONCRETE CURB & GUTTER
21D HEAVY DUTY CONCRETE PAVEMENT
21E GRAVEL SURFACE
22A CONCRETE SIDEWALK
22C DETECTABLE WARNING DEVICE
23F FIRE LANE STRIPING
23G RUBBLED LANE ARROW PAVEMENT MARKING
23H TURN AND THROUGH LANE ARROW PAVEMENT MARKING
23J TURN LANE ARROW PAVEMENT MARKING
23M 90° TURN LANE ARROW PAVEMENT MARKING
25A WHEEL STOP
26C 10' SECURITY CHAIN LINK FENCE

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REV	DATE	DESCRIPTION
1	7/22/2021	ADDRESSING TECHPLAT COMMENTS

REVISIONS

SITE PLAN - EAST

DESIGNED BY: JAD	DRAWN BY: JAD
DATE: 7/22/2021	REVISION: REV-1
SCALE: AS NOTED	JOB NUMBER: 21-2107

C2.2

MATCHLINE

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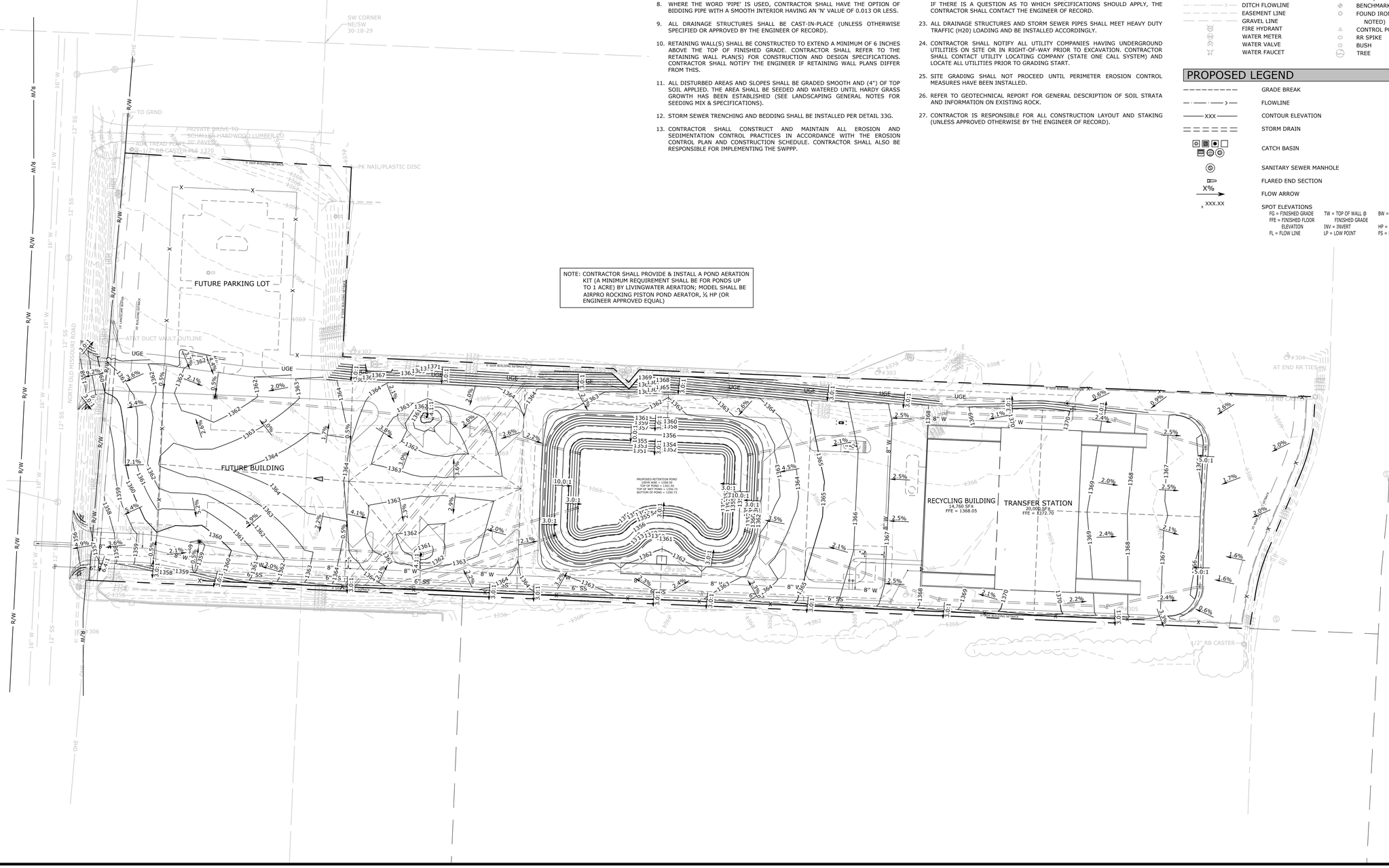
1. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF THE CONSTRUCTION:
   a. DEVELOPMENT AND GRADING 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.



NOTE: CONTRACTOR SHALL PROVIDE & INSTALL A POND AERATION KIT (A MINIMUM REQUIREMENT SHALL BE FOR PONDS UP TO 1 ACRE) BY LIVINGWATER AERATION; MODEL SHALL BE AIRPRO ROCKING PISTON POND AERATOR, ½ HP (OR ENGINEER APPROVED EQUAL)

GENERAL GRADING/DRAINAGE NOTES

1. CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OF ANY EXISTING AND PROPOSED ELEVATION INACCURACIES OR DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. INFORMATION PERTAINING TO UNDER GROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD LOCATIONS 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 IN ADVANCE OF MACHINE TRENCHING. IF CLEARANCES ARE LESS THAN SPECIFIED ON THESE PLANS OR 18", WHICH EVER IS LESS, CONTACT THE ENGINEER AND THE OWNER / DEVELOPER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OR REMOVAL OF EXISTING UNDERGROUND UTILITIES SHOWN OR NOT SHOWN AT NO ADDITIONAL COST TO THE OWNER.
4. ALL STRUCTURES LOCATED WITHIN STATE RIGHT-OF-WAY OR OTHERWISE NOTED ON THE THESE PLANS SHALL BE CONSTRUCTED PER STATE DOT STANDARDS. IF STRUCTURE(S) ARE NOT PROTOTYPICAL OR CONSTRUCTION CANNOT BE ACHIEVED, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO McCLELLAND CONSULTING ENGINEERS, INC. FOR REVIEW AND APPROVAL.
5. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES ON ADJUSTING EXISTING UTILITY LINE AS REQUIRED BY CUT AND FILL AT NO ADDITIONAL COST TO THE OWNER.
6. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THESE DRAWINGS.
7. ALL STORM DRAIN PIPES ARE MEASURED FROM CENTER OF STRUCTURES AND END OF FLARED END SECTIONS.
8. WHERE THE WORD 'PIPE' IS USED, CONTRACTOR SHALL HAVE THE OPTION OF BIDDING PIPE WITH A SMOOTH INTERIOR HAVING AN 'N' VALUE OF 0.013 OR LESS.
9. ALL DRAINAGE STRUCTURES SHALL BE CAST-IN-PLACE (UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE ENGINEER OF RECORD).
10. RETAINING WALL(S) SHALL BE CONSTRUCTED TO EXTEND A MINIMUM OF 6 INCHES ABOVE THE TOP OF FINISHED GRADE. CONTRACTOR SHALL REFER TO THE RETAINING WALL PLAN(S) FOR CONSTRUCTION AND DESIGN SPECIFICATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IF RETAINING WALL PLANS DIFFER FROM THIS.
11. ALL DISTURBED AREAS AND SLOPES SHALL BE GRADED SMOOTH AND (4") OF TOP SOIL APPLIED. THE AREA SHALL BE SEEDED AND WATERED UNTIL HARDY GRASS GROWTH HAS BEEN ESTABLISHED (SEE LANDSCAPING GENERAL NOTES FOR SEEDING MIX & SPECIFICATIONS).
12. STORM SEWER TRENCHING AND BEDDING SHALL BE INSTALLED PER DETAIL 33G.
13. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL PRACTICES IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND CONSTRUCTION SCHEDULE. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR IMPLEMENTING THE SWPPP.
14. REMOVE GOOD TOPSOIL FROM AREAS TO BE GRADED AND FILLED, AND PRESERVE IT FOR USE IN FINISHING THE GRADING OF ALL CRITICAL AREAS.
15. SCARIFY AREAS TO RECEIVE TOPSOIL TO A MINIMUM DEPTH OF 3 INCHES BEFORE PLACING TOPSOIL PER OWNER / DEVELOPER, CITY, AND / OR DOT STANDARDS AND SPECIFICATIONS.
16. CLEAR AND GRUB AREAS TO BE FILLED, REMOVE TREES, VEGETATION, ROOTS, DEBRIS, AND OTHER MATERIALS THAT WOULD AFFECT THE STABILITY OF THE FILL.
17. ENSURE THAT FILL MATERIAL IS FREE OF BRUSH, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS, AND OTHER MATERIALS INAPPROPRIATE FOR CONSTRUCTING STABLE FILLS.
18. DO NOT INCORPORATE FROZEN MATERIAL OR SOFT, MUCK, OR HIGHLY COMPRESSIBLE MATERIALS INTO FILL SLOPES.
19. KEEP DIVERSIONS AND OTHER WATER CONVEYANCE MEASURES FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
20. PERMANENTLY STABILIZE ALL GRADED AREAS AFTER FINAL GRADING IS COMPLETED ON EACH AREA OF THE GRADING PLAN. APPLY TEMPORARY STABILIZATION MEASURES ON ALL GRADED AREAS WHEN WORK IS TO BE INTERRUPTED OR DELAYED (SEE EROSION CONTROL PLAN(S)).
21. CONTRACTOR SHALL MATCH TOP OF PROPOSED DRAINAGE STRUCTURES WITH PROPOSED GRADES. IF A DISCREPANCY OCCURS BETWEEN PROPOSED GRADES AND PROPOSED STRUCTURE TOPS, THE GRADING SHALL GOVERN. IF THE DISCREPANCY IS MORE THAN 4 INCHES, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
22. ALL UTILITIES, INCLUDING STORM SEWER, SHOWN WITHIN PUBLIC EASEMENTS OR RIGHT-OF-WAYS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE CONSTRUCTED TO THE CLIENT'S OR THE GOVERNING AGENCY'S SPECIFICATIONS, WHICHEVER IS MORE STRINGENT. IF THERE IS A QUESTION AS TO WHICH SPECIFICATIONS SHOULD APPLY, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
23. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY.
24. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY (STATE ONE CALL SYSTEM) AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
25. SITE GRADING SHALL NOT PROCEED UNTIL PERIMETER EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
26. REFER TO GEOTECHNICAL REPORT FOR GENERAL DESCRIPTION OF SOIL STRATA AND INFORMATION ON EXISTING ROCK.
27. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT AND STAKING (UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD).

PLAN SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60ft.

EXISTING LEGEND

PROPERTY LINE	SANITARY SEWER MH
R/W RIGHT OF WAY	CLEAN-OUT
SS SANITARY SEWER LINE	DRAINAGE MH
W WATER LINE	POWER POLE
GAS GAS LINE	GUY WIRE w/ ANCHOR
UGT UNDERGROUND TELEPHONE	GAS METER
UGE UNDERGROUND ELECTRIC	GAS RISER
UGTV UNDERGROUND TELEVISION	STREET LIGHT POLE
UFO UNDERGROUND FIBER	TELEPHONE PEDESTAL
OHE OVERHEAD ELECTRIC	CABLE TV PEDESTAL
FENCE	SIGN (AS NOTED)
ROAD CENTERLINE	POST (AS NOTED)
DITCH FLOWLINE	BENCHMARK
EASEMENT LINE	FOUND IRON PIN (AS NOTED)
GRAVEL LINE	CONTROL POINT
FIRE HYDRANT	RR SPIKE
WATER METER	BUSH
WATER VALVE	TREE
WATER FAUCET	

PROPOSED LEGEND

GRADE BREAK	
FLOWLINE	
XXX CONTOUR ELEVATION	
STORM DRAIN	
CATCH BASIN	
SANITARY SEWER MANHOLE	
FLARED END SECTION	
X% FLOW ARROW	
XXX.XX SPOT ELEVATIONS	FG = FINISHED GRADE FFE = FINISHED FLOOR ELEVATION FL = FLOW LINE TW = TOP OF WALL @ FINISHED GRADE INV = INVERT LP = LOW POINT BW = BOTTOM OF WALL @ FINISHED GRADE HP = HIGH POINT FS = FINISHED PVMT SURFACE

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REV	DATE	DESCRIPTION
1	7/22/2021	ADDRESSING TECHPLAT COMMENTS

REVISIONS

OVERALL GRADING PLAN

DESIGNED BY: JAD	DRAWN BY: JAD
DATE: 7/22/2021	REVISION: REV-1
SCALE: AS NOTED	JOB NUMBER: 21-2107

C3.0

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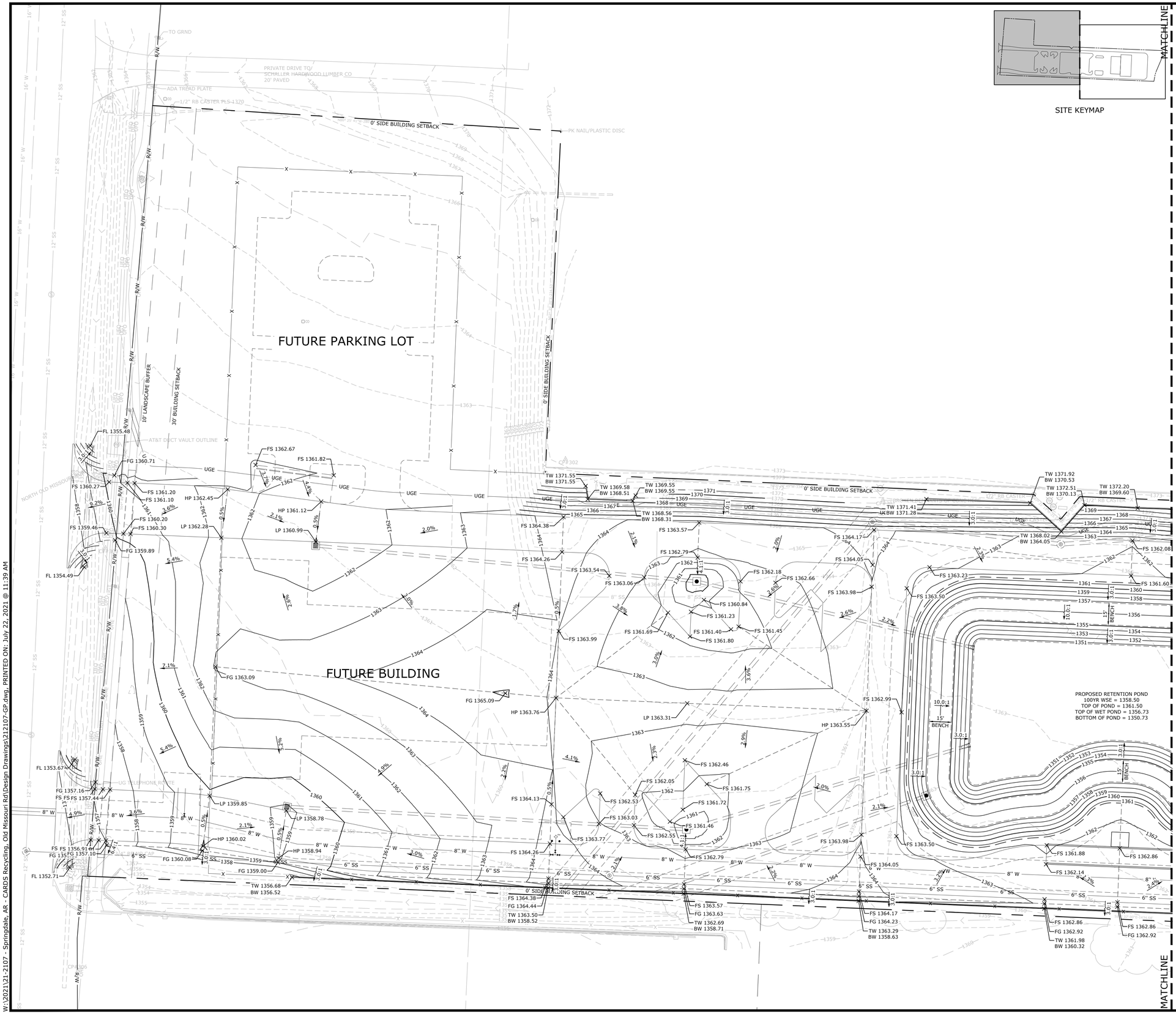

PLAN SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30ft.

EXISTING LEGEND

PROPERTY LINE	SANITARY SEWER MH
RIGHT OF WAY	CLEAN-OUT
SANITARY SEWER LINE	DRAINAGE MH
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GAS LINE	GUY WIRE w/ ANCHOR
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PROPOSED LEGEND

- GRADE BREAK
- FLOWLINE
- XXX — CONTOUR ELEVATION
- STORM DRAIN
- CATCH BASIN
- SANITARY SEWER MANHOLE
- FLARED END SECTION
- X% — FLOW ARROW
- XXX.XX — SPOT ELEVATIONS

FG = FINISHED GRADE; FFE = FINISHED FLOOR ELEVATION; FL = FLOW LINE; TW = TOP OF WALL @ FINISHED GRADE; INV = INVERT; LP = LOW POINT; BW = BOTTOM OF WALL @ FINISHED GRADE; HP = HIGH POINT; FS = FINISHED PVMT SURFACE

GRADING KEYNOTES

300 DOWNSPOUT / ROOF DRAIN (SEE ARCH. PLANS)
302 ADJUST RIM ELEVATION TO MATCH FINISHED GRADE
305 MATCH EXISTING PAVEMENT ELEVATIONS
306 LIMITS OF RETAINING WALL
308 CONCRETE SPLASH PAD AT DOWNSPOUT / ROOF DRAIN
309 CURB OPENING (SEE WIDTH OF OPENING AT SYMBOL)
310 ADA PATH. NO MORE THAN 5% SLOPE ALONG THE PATH OF TRAVEL, AND 2% CROSS SLOPE
311 ADA LANDING / LOADING AREA. NO MORE THAN 2% SLOPE IN ANY DIRECTION

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SPRINGDALE, AR

REVISIONS

REV	DATE	DESCRIPTION

GRADING PLAN
- WEST

DESIGNED BY:	DRAWN BY:
JAD	JAD
DATE:	REVISION:
7/22/2021	REV-1
SCALE:	JOB NUMBER:
AS NOTED	21-2107

C3.1

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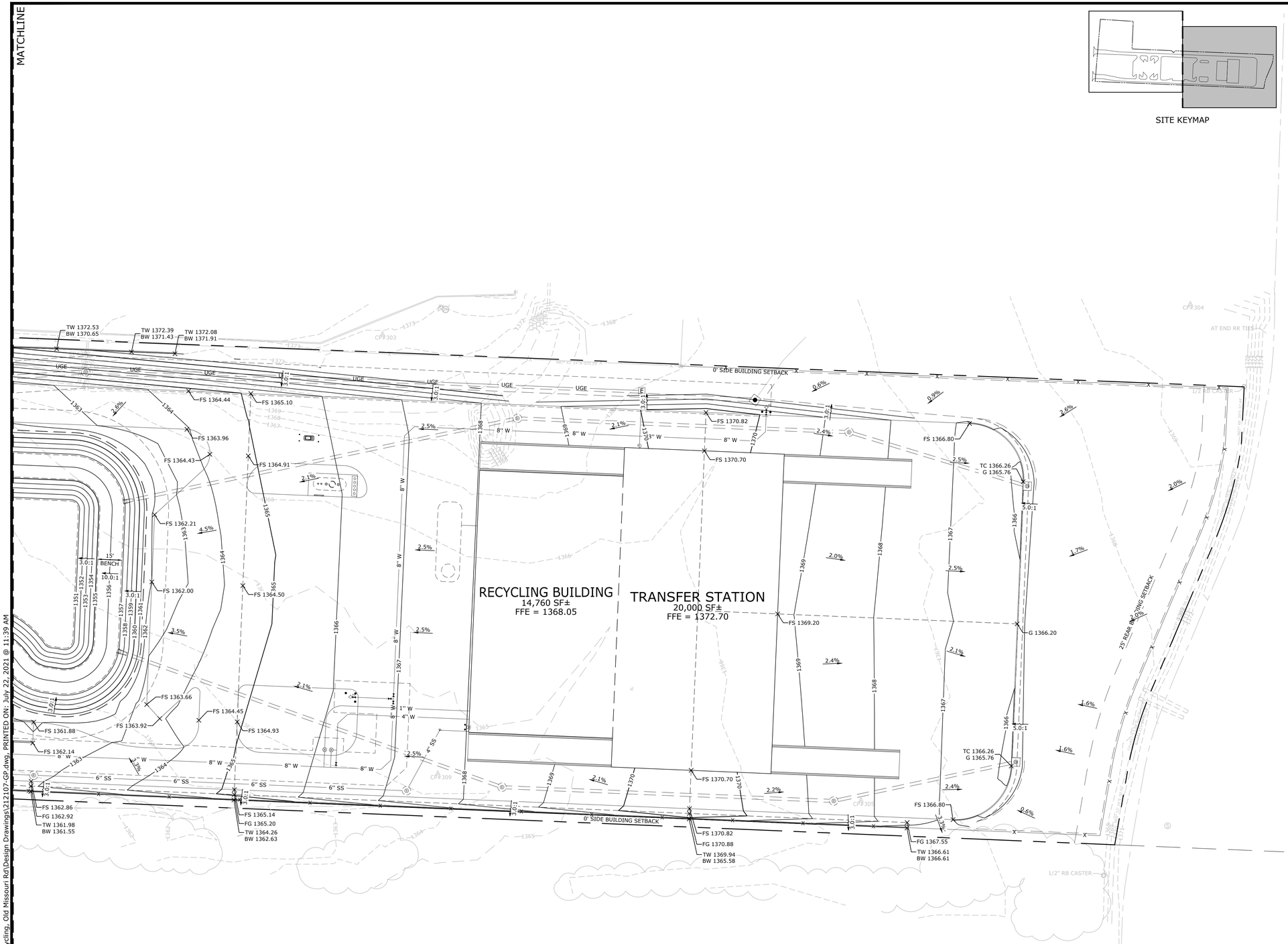

SITE KEYMAP

PLAN SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30ft.

EXISTING LEGEND

- PROPERTY LINE
- R/W — RIGHT OF WAY
- SS — SANITARY SEWER LINE
- W — WATER LINE
- GAS — GAS LINE
- UGT — UNDERGROUND TELEPHONE
- UGE — UNDERGROUND ELECTRIC
- UGTV — UNDERGROUND TELEVISION
- UFO — UNDERGROUND FIBER
- OHE — OVERHEAD ELECTRIC
- FENCE
- ROAD CENTERLINE
- DITCH FLOWLINE
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- WATER VALVE
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- GAS METER
- GAS RISER
- STREET LIGHT POLE
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- SIGN (AS NOTED)
- POST (AS NOTED)
- BENCHMARK
- FOUND IRON PIN (AS NOTED)
- CONTROL POINT
- RR SPIKE
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- SANITARY SEWER MANHOLE
- FLARED END SECTION
- X% — FLOW ARROW
- XXX.XX — SPOT ELEVATIONS
  - FG = FINISHED GRADE
  - FFE = FINISHED FLOOR ELEVATION
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SPRINGDALE, AR

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REV	DATE	DESCRIPTION

REVISIONS

GRADING PLAN - EAST

DESIGNED BY:	DRAWN BY:
JAD	JAD
DATE:	REVISION:
7/22/2021	REV-1
SCALE:	JOB NUMBER:
AS NOTED	21-2107

C3.2

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MATCHLINE

DRAINAGE KEYNOTES

304 CONNECT TO EXISTING STORM DRAIN PIPE
307 FLARED END SECTION (SHALL MATCH CONNECTING PIPE MATERIAL / SIZE; OR TO BE APPROVED BY THE ENGINEER OF RECORD IF DIFFERENT)

DRAINAGE DETAILS

30B RECTANGULAR CURB INLET W/ EXTENSIONS
30F RECTANGULAR AREA INLET
30H RECTANGULAR GRATE INLET
31D CONCENTRIC STORM MANHOLE
34A OUTFALL CONTROL STRUCTURE

PLAN SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60ft.

EXISTING LEGEND

PROPERTY LINE	SANITARY SEWER MH
R/W RIGHT OF WAY	CLEAN-OUT
SS SANITARY SEWER LINE	DRAINAGE MH
W WATER LINE	POWER POLE
GAS GAS LINE	GUY WIRE w/ ANCHOR
UGT UNDERGROUND TELEPHONE	GAS METER
UGE UNDERGROUND ELECTRIC	GAS RISER
UGTV UNDERGROUND TELEVISION	STREET LIGHT POLE
UFO UNDERGROUND FIBER	TELEPHONE PEDESTAL
OHE OVERHEAD ELECTRIC	CABLE TV PEDESTAL
FENCE	SIGN (AS NOTED)
ROAD CENTERLINE	POST (AS NOTED)
DITCH FLOWLINE	BENCHMARK
EASEMENT LINE	FOUND IRON PIN (AS NOTED)
GRAVEL LINE	CONTROL POINT
FIRE HYDRANT	RR SPIKE
WATER METER	BUSH
WATER VALVE	TREE
WATER FAUCET	

PROPOSED LEGEND

GRADE BREAK	
FLOWLINE	
XXX CONTOUR ELEVATION	
STORM DRAIN	
CATCH BASIN	
SANITARY SEWER MANHOLE	
FLARED END SECTION	

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SPRINGDALE, AR

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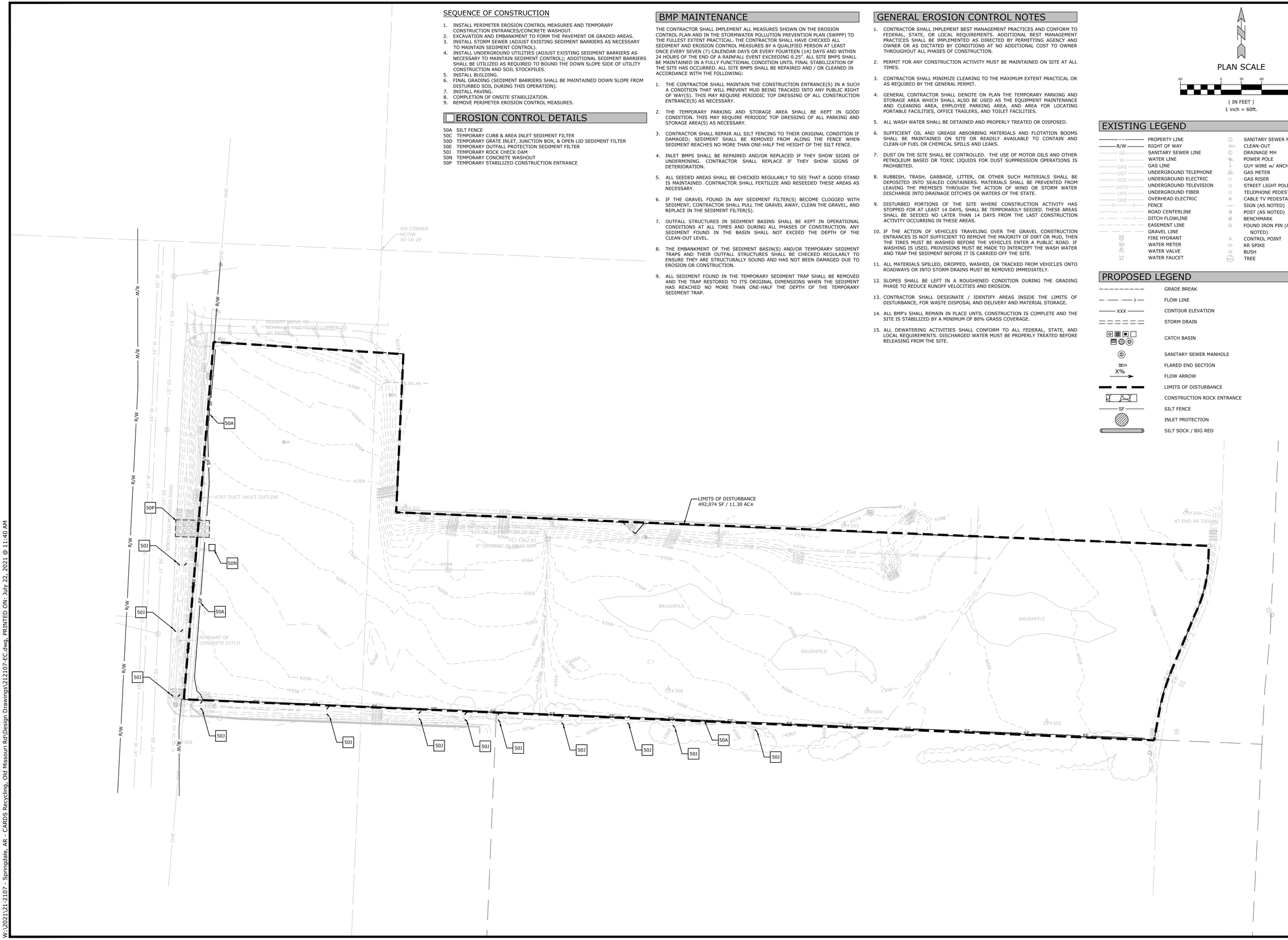
REVISIONS		
REV	DATE	DESCRIPTION
1	7/22/2021	ADDRESSING TECHPLAT COMMENTS

DRAINAGE PLAN

DESIGNED BY: JAD	DRAWN BY: JAD
DATE: 7/22/2021	REVISION: REV-1
SCALE: AS NOTED	JOB NUMBER: 21-2107

C3.3

W:\2021\21-2107 - Springdale, AR - CARDS Recycling, Old Missouri Rd\Design Drawings\212107-GP.dwg, PRINTED ON: July 22, 2021 @ 11:39 AM



SEQUENCE OF CONSTRUCTION

1. INSTALL PERIMETER EROSION CONTROL MEASURES AND TEMPORARY CONSTRUCTION ENTRANCES/CONCRETE WASHOUT.
2. EXCAVATION AND EMBANKMENT TO FORM THE PAVEMENT OR GRADED AREAS.
3. INSTALL STORM SEWER (ADJUST EXISTING SEDIMENT BARRIERS AS NECESSARY TO MAINTAIN SEDIMENT CONTROL).
4. INSTALL UNDERGROUND UTILITIES (ADJUST EXISTING SEDIMENT BARRIERS AS NECESSARY TO MAINTAIN SEDIMENT CONTROL); ADDITIONAL SEDIMENT BARRIERS SHALL BE UTILIZED AS REQUIRED TO BOUND THE DOWN SLOPE SIDE OF UTILITY CONSTRUCTION AND SOIL STOCKPILES.
5. INSTALL BUILDING.
6. FINAL GRADING (SEDIMENT BARRIERS SHALL BE MAINTAINED DOWN SLOPE FROM DISTURBED SOIL DURING THIS OPERATION).
7. INSTALL PAVING.
8. COMPLETION OF ONSITE STABILIZATION.
9. REMOVE PERIMETER EROSION CONTROL MEASURES.

EROSION CONTROL DETAILS

50A SILT FENCE
50C TEMPORARY CURB & AREA INLET SEDIMENT FILTER
50D TEMPORARY GRATE INLET, JUNCTION BOX, & OPEN LID SEDIMENT FILTER
50E TEMPORARY OUTFALL PROTECTION SEDIMENT FILTER
50J TEMPORARY ROCK CHECK DAM
50N TEMPORARY CONCRETE WASHOUT
50P TEMPORARY STABILIZED CONSTRUCTION ENTRANCE

BMP MAINTENANCE

THE CONTRACTOR SHALL IMPLEMENT ALL MEASURES SHOWN ON THE EROSION CONTROL PLAN AND IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) TO THE FULLEST EXTENT PRACTICAL. THE CONTRACTOR SHALL HAVE CHECKED ALL SEDIMENT AND EROSION CONTROL MEASURES BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS OR EVERY FOURTEEN (14) DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT EXCEEDING 0.25". ALL SITE BMPS SHALL BE MAINTAINED IN A FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE HAS OCCURRED. ALL SITE BMPS SHALL BE REPAIRED AND / OR CLEANED IN ACCORDANCE WITH THE FOLLOWING:

1. THE CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION ENTRANCE(S) IN A SUCH A CONDITION THAT WILL PREVENT MUD BEING TRACKED INTO ANY PUBLIC RIGHT OF WAY(S). THIS MAY REQUIRE PERIODIC TOP DRESSING OF ALL CONSTRUCTION ENTRANCE(S) AS NECESSARY.
2. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION. THIS MAY REQUIRE PERIODIC TOP DRESSING OF ALL PARKING AND STORAGE AREA(S) AS NECESSARY.
3. CONTRACTOR SHALL REPAIR ALL SILT FENCING TO THEIR ORIGINAL CONDITION IF DAMAGED; SEDIMENT SHALL BE REMOVED FROM ALONG THE FENCE WHEN SEDIMENT REACHES NO MORE THAN ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. INLET BMPS SHALL BE REPAIRED AND/OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING. CONTRACTOR SHALL REPLACE IF THEY SHOW SIGNS OF DETERIORATION.
5. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. CONTRACTOR SHALL FERTILIZE AND RESEEDED THESE AREAS AS NECESSARY.
6. IF THE GRAVEL FOUND IN ANY SEDIMENT FILTER(S) BECOME CLOGGED WITH SEDIMENT, CONTRACTOR SHALL PULL THE GRAVEL AWAY, CLEAN THE GRAVEL, AND REPLACE IN THE SEDIMENT FILTER(S).
7. OUTFALL STRUCTURES IN SEDIMENT BASINS SHALL BE KEPT IN OPERATIONAL CONDITIONS AT ALL TIMES AND DURING ALL PHASES OF CONSTRUCTION. ANY SEDIMENT FOUND IN THE BASIN SHALL NOT EXCEED THE DEPTH OF THE CLEAN-OUT LEVEL.
8. THE EMBANKMENT OF THE SEDIMENT BASIN(S) AND/OR TEMPORARY SEDIMENT TRAPS AND THEIR OUTFALL STRUCTURES SHALL BE CHECKED REGULARLY TO ENSURE THEY ARE STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED DUE TO EROSION OR CONSTRUCTION.
9. ALL SEDIMENT FOUND IN THE TEMPORARY SEDIMENT TRAP SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS REACHED NO MORE THAN ONE-HALF THE DEPTH OF THE TEMPORARY SEDIMENT TRAP.

GENERAL EROSION CONTROL NOTES

1. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AND CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DIRECTED BY PERMITTING AGENCY AND OWNER OR AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
2. PERMIT FOR ANY CONSTRUCTION ACTIVITY MUST BE MAINTAINED ON SITE AT ALL TIMES.
3. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
4. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
5. ALL WASH WATER SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
6. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
7. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
8. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
9. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
10. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
11. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
12. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
13. CONTRACTOR SHALL DESIGNATE / IDENTIFY AREAS INSIDE THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.
14. ALL BMP's SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED BY A MINIMUM OF 80% GRASS COVERAGE.
15. ALL DEWATERING ACTIVITIES SHALL CONFORM TO ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS. DISCHARGED WATER MUST BE PROPERLY TREATED BEFORE RELEASING FROM THE SITE.

PLAN SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60ft.

EXISTING LEGEND

PROPERTY LINE
RIGHT OF WAY
SANITARY SEWER LINE
WATER LINE
GAS LINE
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UNDERGROUND ELECTRIC
UNDERGROUND TELEVISION
UNDERGROUND FIBER
OVERHEAD ELECTRIC
FENCE
ROAD CENTERLINE
DITCH FLOWLINE
EASEMENT LINE
GRAVEL LINE
FIRE HYDRANT
WATER METER
WATER VALVE
WATER FAUCET
SANITARY SEWER MH
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GAS METER
GAS RISER
STREET LIGHT POLE
TELEPHONE PEDESTAL
CABLE TV PEDESTAL
SIGN (AS NOTED)
POST (AS NOTED)
BENCHMARK
FOUND IRON PIN (AS NOTED)
CONTROL POINT
RR SPIKE
BUSH
TREE

PROPOSED LEGEND

GRADE BREAK
FLOW LINE
CONTOUR ELEVATION
STORM DRAIN
CATCH BASIN
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FLARED END SECTION
FLOW ARROW
LIMITS OF DISTURBANCE
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SILT FENCE
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SPRINGDALE, AR

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REVISIONS

REV	DATE	DESCRIPTION
1	7/22/2021	ADDRESSING TECHPLAT COMMENTS

EROSION
CONTROL PLAN
- PHASE I

DESIGNED BY:	DRAWN BY:
JAD	JAD
DATE:	REVISION:
7/22/2021	REV-1
SCALE:	JOB NUMBER:
AS NOTED	21-2107

C4.0

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9. REMOVE PERIMETER EROSION CONTROL MEASURES.

☐ EROSION CONTROL DETAILS

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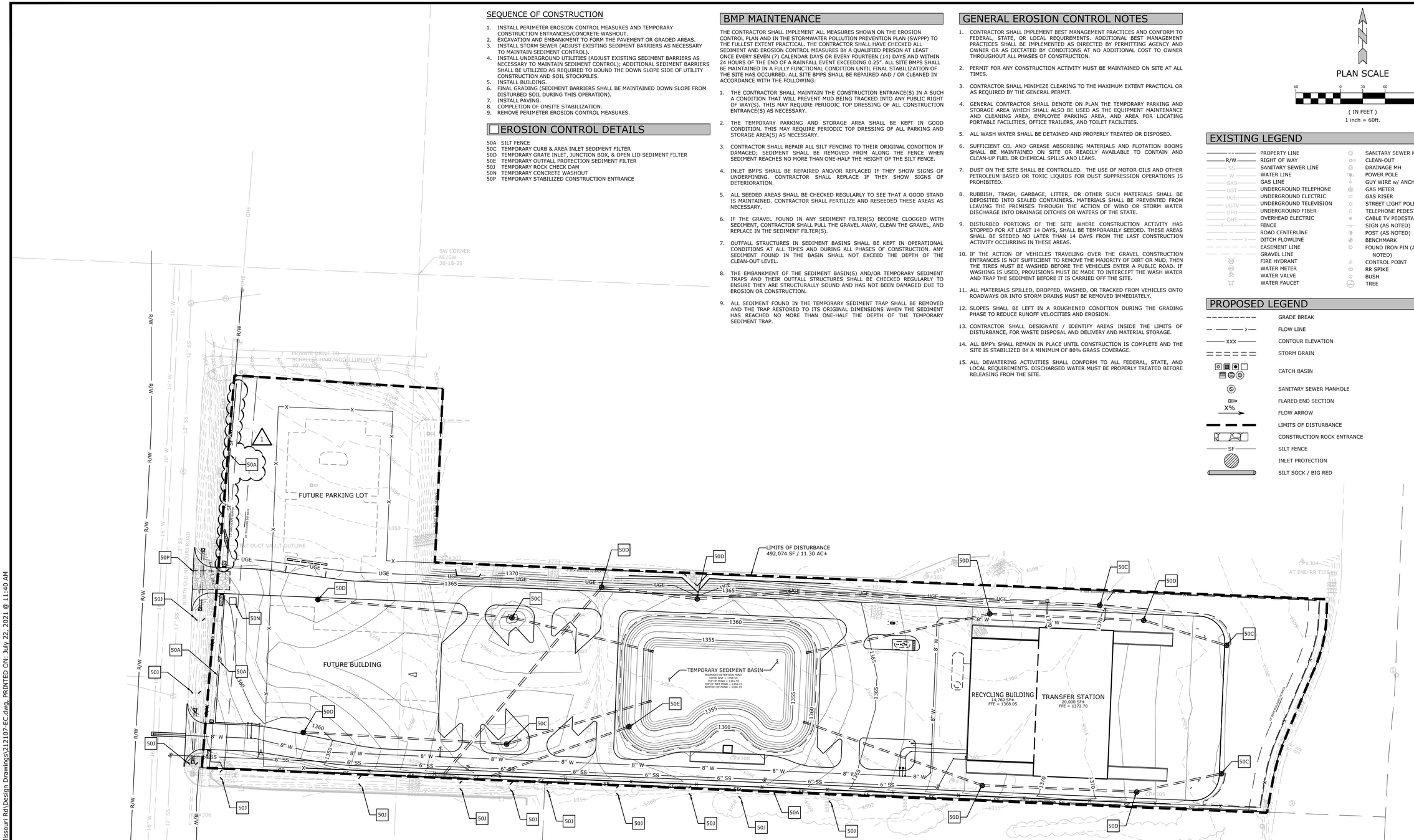

PLAN SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60ft.

EXISTING LEGEND

- PROPERTY LINE
- R/W — RIGHT OF WAY
- SS — SANITARY SEWER LINE
- W — WATER LINE
- GAS — GAS LINE
- UGT — UNDERGROUND TELEPHONE
- UGE — UNDERGROUND ELECTRIC
- UGTV — UNDERGROUND TELEVISION
- UFO — UNDERGROUND FIBER
- OHE — OVERHEAD ELECTRIC
- X — X — FENCE
- ROAD CENTERLINE
- DITCH FLOWLINE
- EASEMENT LINE
- GRAVEL LINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WATER FAUCET
- SANITARY SEWER MH
- CLEAN-OUT
- DRAINAGE MH
- POWER POLE
- GUY WIRE w/ ANCHOR
- GAS METER
- GAS RISER
- STREET LIGHT POLE
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- SIGN (AS NOTED)
- POST (AS NOTED)
- BENCHMARK
- FOUND IRON PIN (AS NOTED)
- CONTROL POINT
- RR SPIKE
- BUSH
- TREE

PROPOSED LEGEND

- GRADE BREAK
- FLOW LINE
- XXX — CONTOUR ELEVATION
- STORM DRAIN
- CATCH BASIN
- SANITARY SEWER MANHOLE
- FLARED END SECTION
- X% — FLOW ARROW
- LIMITS OF DISTURBANCE
- CONSTRUCTION ROCK ENTRANCE
- SF — SILT FENCE
- INLET PROTECTION
- SILT SOCK / BIG RED

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REV	DATE	DESCRIPTION
1	7/22/2021	ADDRESSING TECHPLAT COMMENTS

REVISIONS

1 EROSION CONTROL PLAN - PHASE II

DESIGNED BY: JAD	DRAWN BY: JAD
DATE: 7/22/2021	REVISION: REV-1
SCALE: AS NOTED	JOB NUMBER: 21-2107

1 C4.1

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GENERAL UTILITY NOTES

1. ALL WATER MAINS SHALL BE DUCTILE IRON (SPECIAL CLASS 50), UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
   ALL SEWER MAINS SHALL BE PVC (SDR-26), UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 48" OF COVER (MINIMUM).
   ALL FIRE / FDC LINES SHALL BE DUCTILE IRON, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
   ALL DOMESTIC WATER SERVICE LINES SHALL BE POLYETHYLENE PIPE, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
   ALL DOMESTIC SANITARY SEWER SERVICE LINES SHALL BE PVC (SCH.40), OR OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
2. EXISTING UTILITIES SHOWN ON PLANS HAVE BEEN SHOWN IN THEIR APPROXIMATE LOCATIONS PER AVAILABLE INFORMATION.
3. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES AND THE OWNER, AND THE CONTRACTOR HAS BEEN NOTIFIED BY McCLELLAND CONSULTING ENGINEERS, INC.
4. 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 CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. McCLELLAND CONSULTING ENGINEERS, INC. AND THE OWNER ARE TO BE HELD HARMLESS.
5. ALL TRENCHING, BACKFILLING AND PIPE LAYING IS TO MEET ALL OSHA REQUIREMENTS.
6. 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.
7. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLANS.
8. ALL WATER & SEWER DESIGNS ARE SUBJECT TO THE CITY'S LATEST DESIGN CRITERIA (SPRINGDALE WATER & SEWER SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER & SEWER FACILITIES, AMENDED AUGUST 27TH, 2014 B RESOLUTION #15-14). 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.
9. ANY DAMAGE TO THE EXISTING PUBLIC STREET DUE TO CONSTRUCTION SHALL BE REPAIRED / REPLACED AT THE OWNER'S / DEVELOPER'S EXPENSE.
10. WATER AND SEWER IMPACT FEES WILL APPLY FOR THE ADDITIONAL IMPACT TO THE SYSTEM (IF APPLICABLE). THE FEES WILL BE BASED ON THE PROPOSED METER SIZE AND WILL BE CHARGED AT THE TIME OF METER SET (IF APPLICABLE).
11. ALL UTILITY SERVICE LINES TO BE CONNECTED TO NEW MAINS OR RELOCATED AS NEEDED FOR INSTALLATION OF STORM SEWER SYSTEM.
12. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 24" 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.
13. SERVICE TAPS ON UTILITY MAINS (PROPOSED AND / OR EXISTING) SHALL BE MADE BY THE CITY, AND FEES PAID BY CONTRACTOR.
14. ALL UNDERGROUND LINES SHALL BE INSPECTED BY THE ENGINEER, OR HIS REPRESENTATIVE, PRIOR TO BACK FILLING.
15. SANITARY SEWER MAIN LINE TRENCHING AND BEDDING SHALL BE INSTALLED PER SWU STANDARD DETAILS S-17 & S-19.
    DOMESTIC SANITARY SEWER SERVICE LINE TRENCHING AND BEDDING SHALL BE INSTALLED PER DETAIL 41M.
16. WATER MAIN AND / OR FDC LINE TRENCHING AND BEDDING SHALL BE INSTALLED PER SWU STANDARD DETAILS S-17 & S-18.
    DOMESTIC WATER SERVICE LINE TRENCHING AND BEDDING SHALL BE INSTALLED PER DETAIL 40L.
17. ALL WATER LINE DIMENSIONS SHOWN ARE TO CENTER OF PIPE OR FITTING; ALL SEWER LINE DIMENSIONS ARE SHOWN TO CENTER OF MANHOLE OR CENTER OF PIPE.
18. TESTING OF WATER AND SEWER LINES SHALL BE AT THE CONTRACTOR'S EXPENSE.
19. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE EITHER FLUSH WITH FINISHED GRADES IN PAVED AREAS, OR 4" ABOVE FINISHED GRADES IN UNPAVED AREAS.
    TOPS OF PROPOSED MANHOLES SHALL BE FLUSH WITH FINISHED GRADES IN PAVED AREAS, OR 4" ABOVE FINISHED GRADES IN UNPAVED AREAS.
20. ALL UTILITIES UNDER PAVED AREAS SHALL RECEIVE CLASS 7 BASE BACKFILL FULL DEPTH (SEE SWU SPECIFICATIONS T15.C.12 & T15.C.12 FOR REQUIREMENTS).
21. MAINTAIN MINIMUM HORIZONTAL SEPARATION OF 10' BETWEEN WATER AND SEWER MAINS AND 5' BETWEEN OTHER UNDERGROUND UTILITIES SUCH AS STORM SEWER, ELECTRICAL, GAS, DOMESTIC WATER / SEWER SERVICE LINES, AND CONDUITS.
22. ALL EXISTING WATER, GAS AND / OR ELECTRICAL METERS AS NOTED TO BE ABANDONED AND / OR REMOVED PER THE DEMOLITION PLAN WITHIN THE PROJECT AREA ARE TO BE RETURNED TO THE APPROPRIATE AUTHORITY.
23. COORDINATION OF ALL CONDUIT PLACEMENT SHALL BE MADE WITH UTILITY PROVIDERS.
24. ALL WATER AND SEWER FORCE MAIN FITTINGS SHALL BE RESTRAINED THROUGH THE USE OF THRUST BLOCKING PER SWU STANDARD DETAILS S-3 & S-4 OR APPROVED EQUAL.
25. PROPOSED UTILITIES THAT ARE TO BE BURIED IN THE SAME TRENCH SHALL BE COORDINATED WITH, AND APPROVED BY, THE INVOLVED UTILITIES PRIOR TO INSTALLATION.
26. CONTRACTOR SHALL FIELD VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF PROPOSED UTILITIES.
27. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING AGENCY.
28. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT AND STAKING (UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD).
29. STAKING & LAYOUT FOR WATER & SEWER MAINS MUST BE PERFORMED BY A LICENSED PROFESSIONAL LAND SURVEYOR.
30. CONTRACTOR SHALL MAINTAIN 4' (MINIMUM) SEPARATION DISTANCE BETWEEN SIDEWALKS, BACK OF CURB, AND / OR EDGES OF PAVEMENT AND FACE OF FIRE HYDRANT / METER BOXES AT ALL TIMES.
31. CONTRACTOR SHALL INSTALL A TRACER WIRE PORT TO ALL BENDS THAT DO NOT HAVE A VALVE BOX PER SWU STANDARD DETAIL M-1.

PLAN SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60ft.

EXISTING LEGEND

PROPERTY LINE		SANITARY SEWER MH	
R/W	RIGHT OF WAY	CLEAN-OUT	
SS	SANITARY SEWER LINE	DRAINAGE MH	
W	WATER LINE	POWER POLE	
GAS	GAS LINE	GUY WIRE w/ ANCHOR	
UGT	UNDERGROUND TELEPHONE	GAS METER	
UGE	UNDERGROUND ELECTRIC	GAS RISER	
UGTV	UNDERGROUND TELEVISION	STREET LIGHT POLE	
UFO	UNDERGROUND FIBER	TELEPHONE PEDESTAL	
OHE	OVERHEAD ELECTRIC	CABLE TV PEDESTAL	
FENCE		SIGN (AS NOTED)	
ROAD CENTERLINE		POST (AS NOTED)	
DITCH FLOWLINE		BENCHMARK	
EASEMENT LINE		FOUND IRON PIN (AS NOTED)	
GRAVEL LINE		CONTROL POINT	
FIRE HYDRANT		RR SPIKE	
WATER METER		BUSH	
WATER VALVE		TREE	
WATER FAUCET			

PROPOSED LEGEND

STORM DRAIN	
ELECTRIC METER	
UGE	UNDERGROUND ELECTRIC LINE
X"W	WATER LINE
FIRE HYDRANT	
WATER METER	
WATER VALVE	
CORPORATION STOP	
X"SS	SANITARY SEWER LINE
SANITARY SEWER MANHOLE	
CLEAN-OUT	
ELECTRIC TRANSFORMER	
LIGHT POLE	
CATCH BASIN	

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REVISIONS		
REV	DATE	DESCRIPTION
1	7/22/2021	ADDRESSING TECHPLAT COMMENTS

OVERALL UTILITY PLAN

DESIGNED BY: JAD	DRAWN BY: JAD
DATE: 7/22/2021	REVISION: REV-1
SCALE: AS NOTED	JOB NUMBER: 21-2107

C5.0

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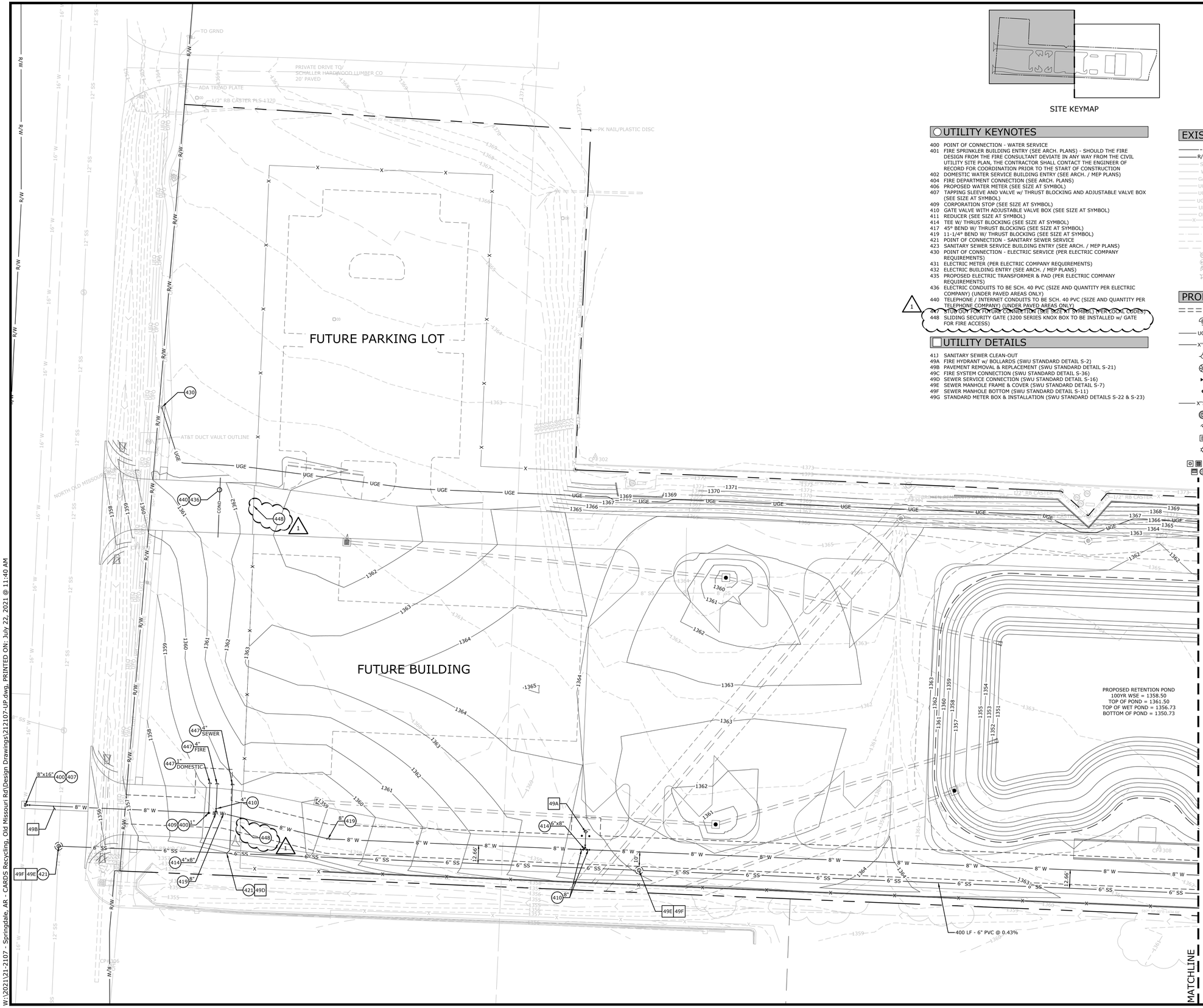
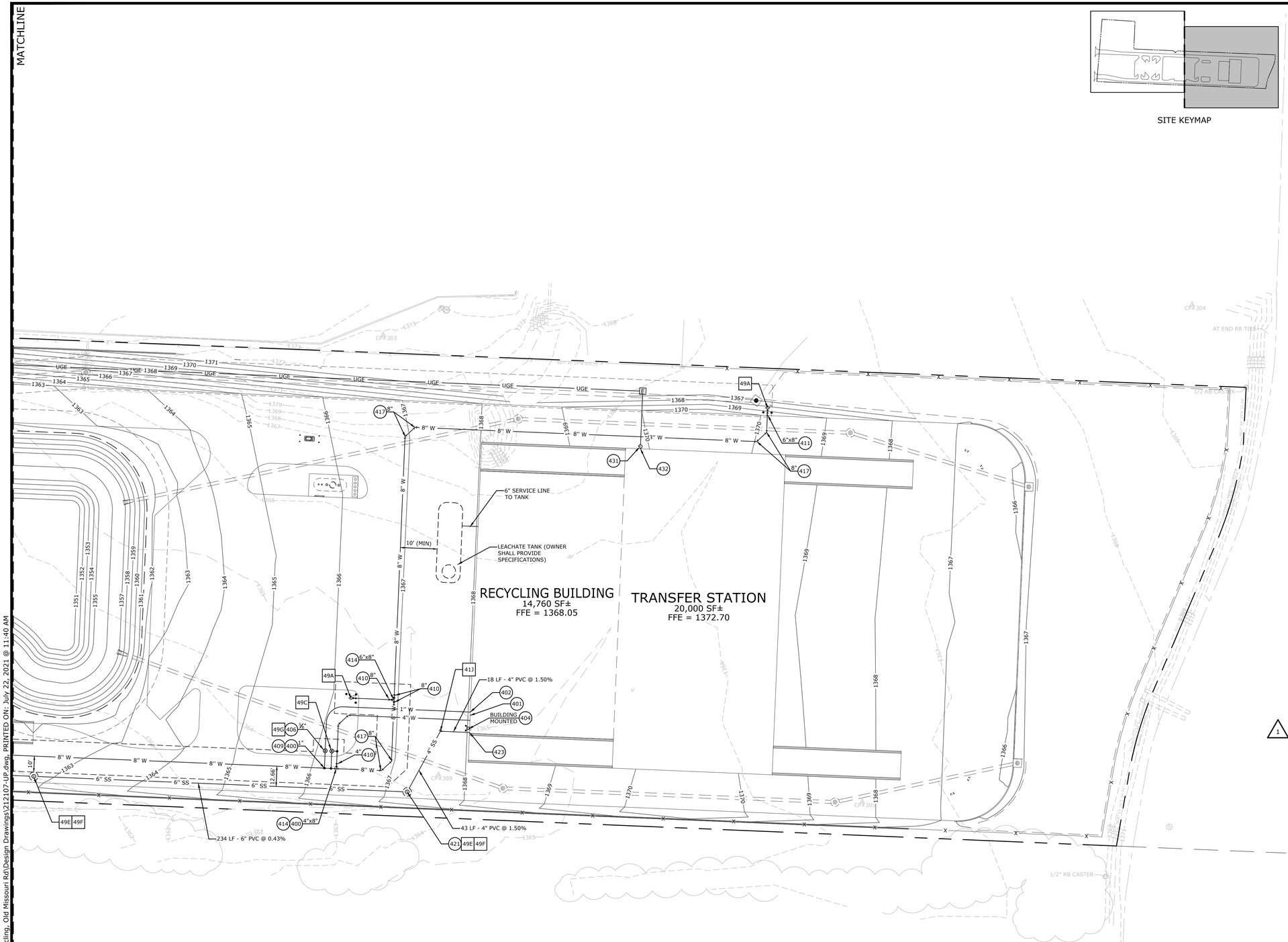

TO GRND
PRIVATE DRIVE TO/
SCHILLER HARDWOOD LUMBER CO
20' PAVED
ADA TREAD PLATE
1/2" RB CASTER PLS-1370
PK NAIL/PLASTIC DISC
FUTURE PARKING LOT
FUTURE BUILDING
AT&T DUCT VAULT OUTLINE
NORTH OLD MISSOURI ROAD
PROPOSED RETENTION POND
100YR WSE = 1358.50
TOP OF POND = 1361.50
TOP OF WET POND = 1356.73
BOTTOM OF POND = 1350.73
400 LF - 6" PVC @ 0.43%
MATCHLINE
UGE
UGE
UG

MATCHLINE



SITE KEYMAP

PLAN SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30ft.

EXISTING LEGEND

PROPERTY LINE	SANITARY SEWER MH
RIGHT OF WAY	CLEAN-OUT
SANITARY SEWER LINE	DRAINAGE MH
WATER LINE	POWER POLE
GAS LINE	GUY WIRE w/ ANCHOR
UNDERGROUND TELEPHONE	GAS METER
UNDERGROUND ELECTRIC	GAS RISER
UNDERGROUND TELEVISION	STREET LIGHT POLE
UNDERGROUND FIBER	TELEPHONE PEDESTAL
OVERHEAD ELECTRIC	CABLE TV PEDESTAL
FENCE	SIGN (AS NOTED)
ROAD CENTERLINE	POST (AS NOTED)
DITCH FLOWLINE	BENCHMARK
EASEMENT LINE	FOUND IRON PIN (AS NOTED)
GRAVEL LINE	CONTROL POINT
FIRE HYDRANT	RR SPIKE
WATER METER	BUSH
WATER VALVE	TREE
WATER FAUCET	

PROPOSED LEGEND

STORM DRAIN	
ELECTRIC METER	
UNDERGROUND ELECTRIC LINE	
X"W WATER LINE	
FIRE HYDRANT	
WATER METER	
WATER VALVE	
CORPORATION STOP	
X"SS SANITARY SEWER LINE	
SANITARY SEWER MANHOLE	
CLEAN-OUT	
ELECTRIC TRANSFORMER	
LIGHT POLE	
CATCH BASIN	

UTILITY KEYNOTES

400 POINT OF CONNECTION - WATER SERVICE
401 FIRE SPRINKLER BUILDING ENTRY (SEE ARCH. PLANS) - SHOULD THE FIRE DESIGN FROM THE FIRE CONSULTANT DEVIATE IN ANY WAY FROM THE CIVIL UTILITY SITE PLAN, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD FOR COORDINATION PRIOR TO THE START OF CONSTRUCTION
402 DOMESTIC WATER SERVICE BUILDING ENTRY (SEE ARCH. / MEP PLANS)
404 FIRE DEPARTMENT CONNECTION (SEE ARCH. PLANS)
406 PROPOSED WATER METER (SEE SIZE AT SYMBOL)
407 TAPPING SLEEVE AND VALVE w/ THRUST BLOCKING AND ADJUSTABLE VALVE BOX (SEE SIZE AT SYMBOL)
409 CORPORATION STOP (SEE SIZE AT SYMBOL)
410 GATE VALVE WITH ADJUSTABLE VALVE BOX (SEE SIZE AT SYMBOL)
411 REDUCER (SEE SIZE AT SYMBOL)
414 TEE W/ THRUST BLOCKING (SEE SIZE AT SYMBOL)
417 45° BEND W/ THRUST BLOCKING (SEE SIZE AT SYMBOL)
419 11-1/4° BEND W/ THRUST BLOCKING (SEE SIZE AT SYMBOL)
421 POINT OF CONNECTION - SANITARY SEWER SERVICE
423 SANITARY SEWER SERVICE BUILDING ENTRY (SEE ARCH. / MEP PLANS)
430 POINT OF CONNECTION - ELECTRIC SERVICE (PER ELECTRIC COMPANY REQUIREMENTS)
431 ELECTRIC METER (PER ELECTRIC COMPANY REQUIREMENTS)
432 ELECTRIC BUILDING ENTRY (SEE ARCH. / MEP PLANS)
435 PROPOSED ELECTRIC TRANSFORMER & PAD (PER ELECTRIC COMPANY REQUIREMENTS)
436 ELECTRIC CONDUITS TO BE SCH. 40 PVC (SIZE AND QUANTITY PER ELECTRIC COMPANY) (UNDER PAVED AREAS ONLY)
440 TELEPHONE / INTERNET CONDUITS TO BE SCH. 40 PVC (SIZE AND QUANTITY PER TELEPHONE COMPANY) (UNDER PAVED AREAS ONLY)
447 STUB OUT FOR FUTURE CONNECTION (SEE SIZE AT SYMBOL) (PER LOCAL CODES)
448 SLIDING SECURITY GATE (3200 SERIES KNOX BOX TO BE INSTALLED w/ GATE FOR FIRE ACCESS)

1

UTILITY DETAILS

41J SANITARY SEWER CLEAN-OUT
49A FIRE HYDRANT w/ BOLLARDS (SWU STANDARD DETAIL S-2)
49B PAVEMENT REMOVAL & REPLACEMENT (SWU STANDARD DETAIL S-21)
49C FIRE SYSTEM CONNECTION (SWU STANDARD DETAIL S-36)
49D SEWER SERVICE CONNECTION (SWU STANDARD DETAIL S-16)
49E SEWER MANHOLE FRAME & COVER (SWU STANDARD DETAIL S-7)
49F SEWER MANHOLE BOTTOM (SWU STANDARD DETAIL S-11)
49G STANDARD METER BOX & INSTALLATION (SWU STANDARD DETAILS S-22 & S-23)

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REVISIONS		
REV	DATE	DESCRIPTION
1	7/22/2021	ADDRESSING TECHPLAT COMMENTS

UTILITY PLAN - EAST

DESIGNED BY: JAD	DRAWN BY: JAD
DATE: 7/22/2021	REVISION: REV-1
SCALE: AS NOTED	JOB NUMBER: 21-2107

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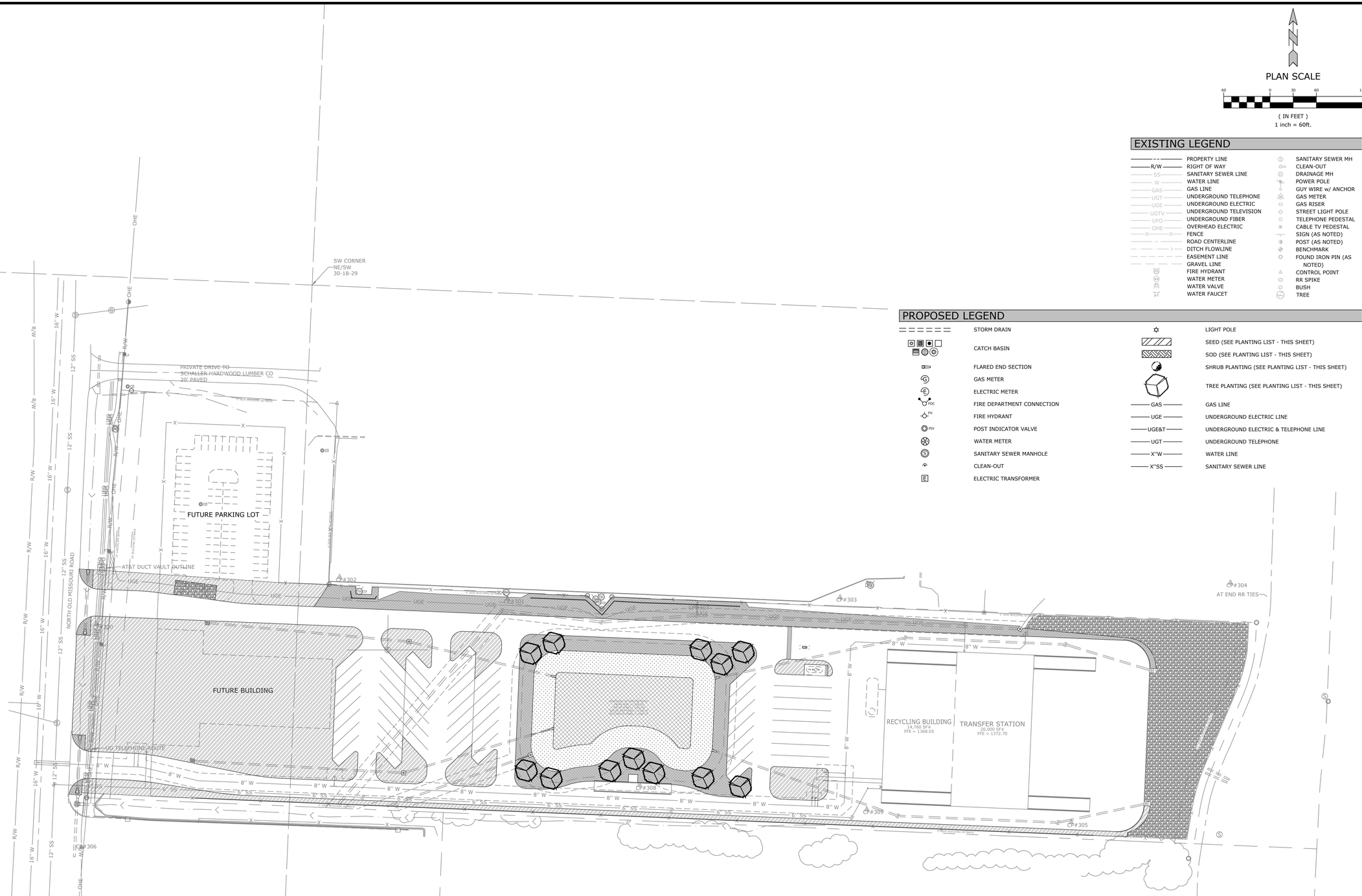

PLAN SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60ft.

EXISTING LEGEND

- PROPERTY LINE
- R/W — RIGHT OF WAY
- SS — SANITARY SEWER LINE
- W — WATER LINE
- GAS — GAS LINE
- UGT — UNDERGROUND TELEPHONE
- UGE — UNDERGROUND ELECTRIC
- UGTV — UNDERGROUND TELEVISION
- UFO — UNDERGROUND FIBER
- OHE — OVERHEAD ELECTRIC
- X — X — FENCE
- ROAD CENTERLINE
- DITCH FLOWLINE
- EASEMENT LINE
- GRAVEL LINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WATER FAUCET
- SANITARY SEWER MH
- CLEAN-OUT
- DRAINAGE MH
- POWER POLE
- GUY WIRE w/ ANCHOR
- GAS METER
- GAS RISER
- STREET LIGHT POLE
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- SIGN (AS NOTED)
- POST (AS NOTED)
- BENCHMARK
- FOUND IRON PIN (AS NOTED)
- CONTROL POINT
- RR SPIKE
- BUSH
- TREE

PROPOSED LEGEND

- STORM DRAIN
- CATCH BASIN
- FLARED END SECTION
- GAS METER
- ELECTRIC METER
- FDC — FIRE DEPARTMENT CONNECTION
- FH — FIRE HYDRANT
- PIV — POST INDICATOR VALVE
- WATER METER
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- E — ELECTRIC TRANSFORMER
- LIGHT POLE
- SEED (SEE PLANTING LIST - THIS SHEET)
- SOD (SEE PLANTING LIST - THIS SHEET)
- SHRUB PLANTING (SEE PLANTING LIST - THIS SHEET)
- TREE PLANTING (SEE PLANTING LIST - THIS SHEET)
- GAS — GAS LINE
- UGE — UNDERGROUND ELECTRIC LINE
- UGE&T — UNDERGROUND ELECTRIC & TELEPHONE LINE
- UGT — UNDERGROUND TELEPHONE
- X"W — WATER LINE
- X"SS — SANITARY SEWER LINE

Detention Pond Bottom Seed Mix

Common Name	Botanical Name	Seed Rate per Acre / Percentage of Mix
Annual Rye Grass (Temporary)	Lolium multiflorum	8 lbs. (100%)
Common Rush	Juncus effusus	2 ozs. (5%)
Fox Sedge	Carex vulpinoidea	0.5 lbs. (30%)
Grey Sedge	Carex grayi	1 lb. (10%)
Little Bluestem	Andropogon scoparius	2 lbs. (30%)
Side Oats Grama	Bouteloua curtipendula	3 lbs. (25%)

PLANT LIST

KEY	QTY.	COMMON NAME / Botanical name	SYMBOL	SIZE / COMMENTS:
WO	12	HIGHTOWER WILLOW OAK / Quercus phellos 'Hightower'		2" Caliper (8' Minimum Height)
-	4,885 SY	YUKON BERMUDA SOD / Cynodon dactylon 'Yukon'		Solid Sod
-	12,733 SY	YUKON BERMUDA SEED / Cynodon dactylon 'Yukon'		Seed with Straw Mulch Cover
-	2,051 SY	DETENTION POND SEED MIX / See Table This Sheet		Seed with Straw Mulch Cover

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REV	DATE	DESCRIPTION

OVERALL LANDSCAPE PLAN

DESIGNED BY:	DRAWN BY:
JAD	JAD
DATE:	REVISION:
7/22/2021	REV-1
SCALE:	JOB NUMBER:
AS NOTED	21-2107

C6.0

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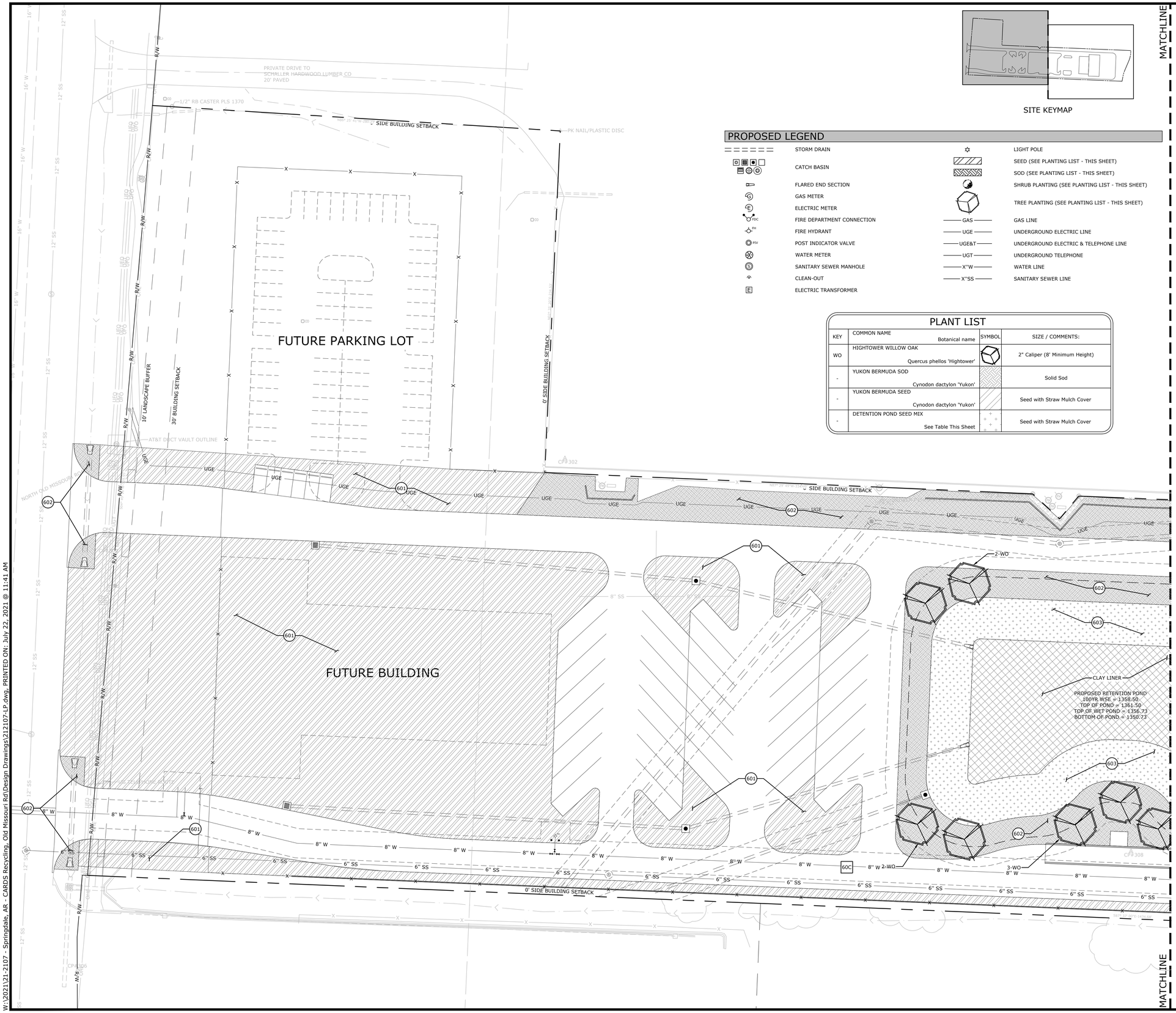

SITE KEYMAP

PLAN SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30ft.

PROPOSED LEGEND

	STORM DRAIN	☼	LIGHT POLE
	CATCH BASIN		SEED (SEE PLANTING LIST - THIS SHEET)
			SOD (SEE PLANTING LIST - THIS SHEET)
	FLARED END SECTION		SHRUB PLANTING (SEE PLANTING LIST - THIS SHEET)
G	GAS METER		TREE PLANTING (SEE PLANTING LIST - THIS SHEET)
E	ELECTRIC METER		
FDC	FIRE DEPARTMENT CONNECTION	GAS	GAS LINE
FH	FIRE HYDRANT	UGE	UNDERGROUND ELECTRIC LINE
PIV	POST INDICATOR VALVE	UGE&T	UNDERGROUND ELECTRIC & TELEPHONE LINE
	WATER METER	UGT	UNDERGROUND TELEPHONE
S	SANITARY SEWER MANHOLE	X"W	WATER LINE
	CLEAN-OUT	X"SS	SANITARY SEWER LINE
E	ELECTRIC TRANSFORMER		

PLANT LIST

KEY	COMMON NAME / Botanical name	SYMBOL	SIZE / COMMENTS:
WO	HIGHTOWER WILLOW OAK Quercus phellos 'Hightower'		2" Caliper (8' Minimum Height)
-	YUKON BERMUDA SOD Cynodon dactylon 'Yukon'		Solid Sod
-	YUKON BERMUDA SEED Cynodon dactylon 'Yukon'		Seed with Straw Mulch Cover
-	DETENTION POND SEED MIX See Table This Sheet		Seed with Straw Mulch Cover

EXISTING LEGEND

	PROPERTY LINE	S	SANITARY SEWER MH
R/W	RIGHT OF WAY		CLEAN-OUT
SS	SANITARY SEWER LINE		DRAINAGE MH
W	WATER LINE		POWER POLE
GAS	GAS LINE		GUY WIRE w/ ANCHOR
UGT	UNDERGROUND TELEPHONE		GAS METER
UGE	UNDERGROUND ELECTRIC		GAS RISER
UGTV	UNDERGROUND TELEVISION		STREET LIGHT POLE
UFO	UNDERGROUND FIBER		TELEPHONE PEDESTAL
OHE	OVERHEAD ELECTRIC		CABLE TV PEDESTAL
X	FENCE		SIGN (AS NOTED)
	ROAD CENTERLINE		POST (AS NOTED)
	DITCH FLOWLINE		BENCHMARK
	EASEMENT LINE		FOUND IRON PIN (AS NOTED)
	GRAVEL LINE		CONTROL POINT
	FIRE HYDRANT		RR SPIKE
	WATER METER		BUSH
	WATER VALVE		TREE
	WATER FAUCET		

LANDSCAPE KEYNOTES

601 SEEDED AREA
602 SODDED AREA
603 DETENTION POND SEED MIX

LANDSCAPE DETAILS

60A TREE PLANTING
60C TREE PLANTING ON SLOPE

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REVISIONS

REV	DATE	DESCRIPTION

LANDSCAPE
PLAN - WEST

DESIGNED BY: JAD	DRAWN BY: JAD
DATE: 7/22/2021	REVISION: REV-1
SCALE: AS NOTED	JOB NUMBER: 21-2107

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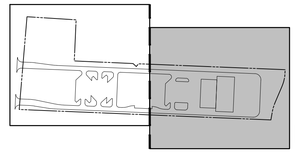
MATCHLINE

PROPOSED LEGEND

STORM DRAIN		LIGHT POLE	
CATCH BASIN		SEED (SEE PLANTING LIST - THIS SHEET)	
FLARED END SECTION		SOD (SEE PLANTING LIST - THIS SHEET)	
GAS METER		SHRUB PLANTING (SEE PLANTING LIST - THIS SHEET)	
ELECTRIC METER		TREE PLANTING (SEE PLANTING LIST - THIS SHEET)	
FIRE DEPARTMENT CONNECTION	GAS	GAS LINE	
FIRE HYDRANT	UGE	UNDERGROUND ELECTRIC LINE	
POST INDICATOR VALVE	UGE&T	UNDERGROUND ELECTRIC & TELEPHONE LINE	
WATER METER	UGT	UNDERGROUND TELEPHONE	
SANITARY SEWER MANHOLE	X"W	WATER LINE	
CLEAN-OUT	X"SS	SANITARY SEWER LINE	
ELECTRIC TRANSFORMER			

PLANT LIST

KEY	COMMON NAME / Botanical name	SYMBOL	SIZE / COMMENTS:
WO	HIGHTOWER WILLOW OAK / Quercus phellos 'Hightower'		2" Caliper (8' Minimum Height)
-	YUKON BERMUDA SOD / Cynodon dactylon 'Yukon'		Solid Sod
-	YUKON BERMUDA SEED / Cynodon dactylon 'Yukon'		Seed with Straw Mulch Cover
-	DETENTION POND SEED MIX / See Table This Sheet		Seed with Straw Mulch Cover



SITE KEYMAP

PLAN SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30ft.

EXISTING LEGEND

PROPERTY LINE		SANITARY SEWER MH	
R/W — RIGHT OF WAY		CLEAN-OUT	
SS — SANITARY SEWER LINE		DRAINAGE MH	
W — WATER LINE		POWER POLE	
GAS — GAS LINE		GUY WIRE w/ ANCHOR	
UGT — UNDERGROUND TELEPHONE		GAS METER	
UGE — UNDERGROUND ELECTRIC		GAS RISER	
UGTV — UNDERGROUND TELEVISION		STREET LIGHT POLE	
UFO — UNDERGROUND FIBER		TELEPHONE PEDESTAL	
OHE — OVERHEAD ELECTRIC		CABLE TV PEDESTAL	
X — X — FENCE		SIGN (AS NOTED)	
ROAD CENTERLINE		POST (AS NOTED)	
DITCH FLOWLINE		BENCHMARK	
EASEMENT LINE		FOUND IRON PIN (AS NOTED)	
GRAVEL LINE		CONTROL POINT	
FIRE HYDRANT		RR SPIKE	
WATER METER		BUSH	
WATER VALVE		TREE	
WATER FAUCET			

LANDSCAPE KEYNOTES

601 SEEDED AREA
602 SODDED AREA
603 DETENTION POND SEED MIX

LANDSCAPE DETAILS

60A TREE PLANTING
60C TREE PLANTING ON SLOPE

MATCHLINE

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REV	DATE	DESCRIPTION

REVISIONS

LANDSCAPE
PLAN - EAST

DESIGNED BY: JAD	DRAWN BY: JAD
DATE: 7/22/2021	REVISION: REV-1
SCALE: AS NOTED	JOB NUMBER: 21-2107

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GENERAL LANDSCAPE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR INSURING THAT ALL PROPOSED LANDSCAPING IS INSTALLED IN ACCORDANCE WITH PLANS, DETAILS, SPECIFICATIONS (IF APPLICABLE), AND ALL LOCAL CODES AND REQUIREMENTS.
2. CONTRACTOR TO INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONING PRIOR TO PROCEEDING WITH WORK DESCRIBED HERE IN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING ANY CONSTRUCTION.
3. QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR GENERAL USE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT AND LANDSCAPE MATERIAL QUANTITIES AND FOR COMPLETE COVERAGE OF PLANTING BEDS AT SPACING SHOWN. SYMBOL COUNT ON PLAN TAKES PRECEDENCE OVER TABLE QUANTITIES.
4. IMMEDIATELY AFTER AWARD OF CONTRACT, CONTRACTOR IS TO NOTIFY THE OWNER'S REPRESENTATIVE AND / OR THE LANDSCAPE ARCHITECT OF ANY UNAVAILABILITY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. THE OWNER'S REPRESENTATIVE AND / OR LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS IF UNAVAILABILITY OCCURS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
5. ALL PLANT MATERIALS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
6. CONTAINER GROWN STOCK SHOULD HAVE GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.
7. ANY PLANT SUBSTITUTIONS, RELOCATION, OR REQUIRED CHANGES SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND / OR OWNER.
8. THE OWNER'S REPRESENTATIVE AND / OR LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REFUSE ANY MATERIAL THEY DEEM UNACCEPTABLE.
9. CONTRACTOR TO COORDINATE WITH PROJECT REPRESENTATIVE FOR DISTURBED SITE TREATMENTS OUTSIDE LANDSCAPE IMPROVEMENTS. SEE CIVIL PLANS FOR SOIL STABILIZATION FOR EROSION CONTROL.
10. IF REQUIRED, CONTRACTOR TO ENSURE THAT AN AUTOMATED IRRIGATION SYSTEM THAT PROVIDES COMPLETE COVERAGE OF THE SITE IS INSTALLED PRIOR TO INSTALLING TREES (SEE IRRIGATION PLAN SHEET IF PROVIDED). IF NO PLAN IS PROVIDED, THE CONTRACTOR SHALL SUBMIT A PROPOSED DESIGN TO THE LANDSCAPE ARCHITECT AND / OR ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. THE PROPOSED DESIGN MUST HAVE AN APPROVED BACKFLOW DEVICE, PROVIDE 100% HEAD-TO-HEAD COVERAGE, AND A RAIN SENSOR INSTALLED TO STOP IRRIGATION DURING RAIN EVENTS. CONTRACTOR SHALL ENSURE THAT THERE IS POSITIVE DRAINAGE AND NO PONDING OF WATER AT ROOT AREA.
11. ALL HARDSCAPE MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL (APPROVED BY THE OWNER) AS NEEDED. THE AREA SHALL THEN BE SEEDED / SODDED, FERTILIZED, MULCHED, WATERED, AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
13. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA, 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD, AND 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION AT NO COST TO THE OWNER.
14. IF A SWPPP PLAN IS PROVIDED, THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN (AS NEEDED), TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
15. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
16. ALL DISTURBED AREAS AS DESIGNATED ON THE GRADING PLAN SHALL BE SOWN WITH GRASS SEED MIX OF:

TEMPORARY SEEDING SCHEDULE	
ANNUAL RYE GRASS	5LB / 1000 SF
PERMANENT SEEDING SCHEDULE	
MARCH 1 - AUGUST 31	
BERMUDA GRASS "YUKON" (UNHULLED)	1LB / 1000 SF
SEPTEMBER 1 - FEBRUARY 28 / 29	
BERMUDA GRASS "YUKON" (UNHULLED)	1LB / 1000 SF
ANNUAL RYE GRASS	5LB / 1000 SF

17. SEEDING ON SLOPES: HYDROSEED WITH GRASS SEED AS INDICATED ON PLANS (SEE LEGEND FOR SPECIFIC GRASS SEED TYPE). 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. ALL SLOPES 2:1 OR GREATER SHALL BE COVERED WITH EROSION CONTROL BLANKET AS SHOWN IN THE EROSION CONTROL BLANKET DETAIL. SEE SPECIFICATIONS FOR SEED ESTABLISHMENT REQUIREMENTS.
18. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.

GENERAL SOLID SOD NOTES

1. ADJUST FINE GRADE TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT ANY IRREGULARITIES AND / OR AREAS WHERE WATER MAY STAND.
2. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1 1/2" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
3. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION KNOWN AS BOTTOM LAND SOIL; FREE FROM LUMPS, CLAY TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES; CONTAINING NO SALT AND BE BLACK TO BROWN IN COLOR.
5. ALL LAWN AREAS TO BE FINE GRADED, SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO SOD INSTALLATION.
6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, CONSTRUCTION WASTE, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
7. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
8. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE FREE FROM UNNATURAL UNDULATIONS.
9. FERTILIZE ALL SOD AT THE TIME OF PLANTING WITH A TIME RELEASE FERTILIZER PER BRAND'S SPECIFIED APPLICATION RATES.
10. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
11. IF SOD IS INSTALLED ON SLOPES OF 3:1 OR GREATER, SOD SHALL BE STAKED TO AVOID SLIPPING OR SLIDING APART. STAKING OR STAPLES SHALL BE INSTALLED FLUSH AS TO NOT CREATE A MAINTENANCE ISSUE WITH CARE EQUIPMENT.
12. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN VIGOROUS, HEALTHY CONDITIONS.
13. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
14. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MARCH 1ST, ALL SOD AREAS TO BE OVER-SEEDED WITH ANNUAL RYE GRASS SEED AT 5LBS / 1000 SF.

GENERAL PLANTING NOTES

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ALL PLANTED AREAS, ALL DELETERIOUS MATERIALS SUCH AS ROCK, TRASH, CONSTRUCTION DEBRIS, AGGREGATE BASE MATERIAL, ASPHALT, ETC. SHALL BE REMOVED PRIOR TO ANY FILL OPERATIONS. FILL ALL PLANTING AREAS WITH CLEAN EARTHEN FILL. SOIL SHALL BE FREE OF HEAVY, STIFF CLAY AND ANY DELETERIOUS MATERIAL OVER ONE INCH IN SIZE. THE TOP SIX INCHES OF FILL MATERIAL STRIPPED FROM SITE MAY BE UTILIZED FOR PLANTER OR TOPSOIL FILL IF PRIOR APPROVAL HAS BEEN OBTAINED FROM THE OWNER'S REPRESENTATIVE AND / OR LANDSCAPE ARCHITECT.
2. FINISH GRADE OF LANDSCAPE AREAS MUST BE GRADED TO EITHER 1 1/2" BELOW ADJACENT PAVEMENT SURFACES TO ALLOW FOR TURF OR 3" BELOW ADJACENT PAVEMENT SURFACES TO ALLOW FOR MULCH.
3. LOCATE SHRUBS A DISTANCE OF HALF OF THEIR AVERAGE MATURE SPREAD AWAY FROM WALKS, STRUCTURES, CONCRETE PADS, ETC. CONTRACTOR TO LOCATE GROUND COVER PLANTINGS A MINIMUM OF 2' FROM WALKS, STRUCTURES, CONCRETE PADS, ETC.
4. ALL LAWN AREAS NOT OTHERWISE BORDERED BY WALKS, OR OTHER STRUCTURES, SHALL HAVE MANUFACTURED EDGING AS REQUIRED.
5. TREES PLANTED ADJACENT TO PUBLIC ROADS AND PEDESTRIAN SIDEWALKS SHALL BE PRUNED SUFFICIENTLY TO AVOID VISUAL BLOCKS TO INTERSECTING VEHICULAR ACCESS OR INTERFERENCE WITH PEDESTRIAN WALKWAYS. TREES WITH A 4" OR LARGER CALIPER SHALL BE PRUNED UP TO 6'-0" ABOVE PAVEMENTS.
6. TOPSOIL DEPTH SHALL BE AS FOLLOWS :
   PLANTER BEDS - 12" MINIMUM
   GRASS / SOD AREAS - 4" MINIMUM (AFTER COMPACTION)
7. BACKFILL ALL TREES AND SHRUBS NOT IN PLANTING BEDS WITH A MIXTURE OF 3 PARTS NATIVE SOIL AND 1 PART ORGANIC COMPOST.
8. THE LANDSCAPE CONTRACTOR SHALL WATER TEST ALL PLANTING HOLES PRIOR TO PLANTING. IF HOLES DO NOT DRAIN PROPERLY, EXCAVATE FURTHER UNTIL IMPERMEABLE LAYER IS BREACHED. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS (WHEN FULLY FLOODED WITH WATER) SHALL DRAIN WITHIN 1 HOUR OF FILLING. ENSURE THAT ALL PLANT PITS HAVE POSITIVE DRAINAGE.
9. ALL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE. PRE-EMERGENT HERBICIDE SHALL BE APPLIED PER MANUFACTURE'S RECOMMENDATIONS AND SHALL OCCUR AFTER TOPSOIL PLACEMENT, BUT PRIOR TO INSTALLATION OF PLANT MATERIALS AND MULCH.
10. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH A TIME RELEASE FERTILIZER PER BRAND'S SPECIFIED APPLICATION RATES.
11. ALL HERBACEOUS PLANTING BED SOILS SHALL BE AMENDED WITH 2" OF ORGANIC COMPOST TILLED IN TO A MINIMUM DEPTH OF 6".
12. ALL TREES AND SHRUBS SHALL BE PLANTED IN SUCH A MANNER AS TO ENSURE THEIR SURVIVAL.
13. ANY ROPE OR WIRE BINDING THE BALL SHALL BE CUT PRIOR TO PREVENT GIRDLING OF THE TREE. REMOVE WIRE, TWINE, AND BURLAP FROM THE TOP HALF OF ALL B&B PLANT MATERIAL.
14. IF A NON-BIODEGRADABLE MATERIAL IS USED AROUND THE BALL, IT SHALL BE COMPLETELY REMOVED PRIOR TO BACKFILLING.
15. PRIOR TO INSTALLATION, THE ROOTS OF CONTAINER GROWN STOCK SHALL BE SEPARATED OR SPLIT TO ENSURE PROPER ROOT DEVELOPMENT.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
17. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE MEETING ALL PLANT LIST SPECIFICATIONS. TREES & SHRUBS SHALL BE PLANTED AS SOON AS POSSIBLE AFTER DELIVERY.
18. ALL TREES MUST BE STRAIGHT-TRUNKED, FULL-HEADED, AND MEET ALL REQUIREMENTS SPECIFIED.
19. NO SUBSTITUTIONS OR ALTERNATIVES WILL BE ALLOWED FOR GROUND SURFACE MATERIALS UNLESS APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE AND / OR LANDSCAPE ARCHITECT.
20. MAINTAIN 5' MINIMUM HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND ALL UTILITIES UNLESS OTHERWISE SPECIFIED.
21. MULCH (HARDWOOD, ROCK, OR OTHER SPECIFIED MATERIAL) SHALL BE PLACED IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL HAVE MULCHING TO THE OUTSIDE EDGE OF THE MANUFACTURED EDGING OR LANDSCAPE ISLAND.
22. THE FOLLOWING PLANTING SEASONS ARE RECOMMENDED:
    EVERGREEN SHRUBBERY: SPRING, SUMMER, FALL
    DECIDUOUS SHRUBBERY & TREES: FALL
    EVERGREEN TREES: SPRING, SUMMER, FALL

PLANT GUARANTEE, REPLACEMENT, & MAINTENANCE

A. GUARANTEE:
ACCEPTANCE OF GRADING AND SEEDING SHALL BE BY LANDSCAPE ARCHITECT AND / OR OWNER. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES UNTIL FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE, BUT NOT LIMITED TO: : WATERING, WEEDING, RE-SEEDING, AND OTHER OPERATIONS NECESSARY TO KEEP ALL LAWN AREAS IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE, OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES. AFTER LAWN AREAS HAVE GERMINATED, AREAS WHICH FAIL TO SHOW A UNIFORM STAND OF GRASS FOR ANY REASON WHATSOEVER SHALL BE RE-SEEDED REPEATEDLY UNTIL ALL AREAS ARE COVERED WITH A SATISFACTORY STAND OF GRASS. MINIMUM ACCEPTANCE OF SEEDED LAWN AREAS MAY INCLUDE SCATTERED BARE SPOTS, NONE OF WHICH ARE LARGER THAN 1 SQUARE FOOT, AND WHEN COMBINED DO NOT EXCEED 2% OF TOTAL SEEDED LAWN AREA.

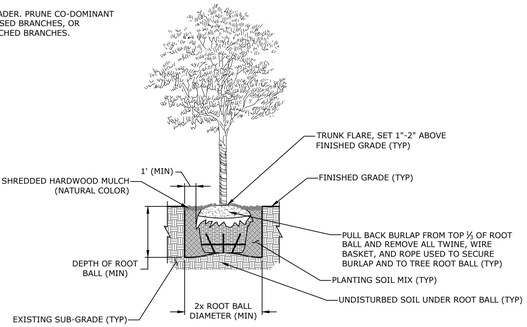
B. REPLACEMENT:
ANY PLANT UNDER THIS SPEC WHICH IS DEAD, MISSING, UNHEALTHY, OR OTHERWISE NOT ACCEPTABLE AND NOT IN SATISFACTORY GROWING CONDITION AT SUBSTANTIAL COMPLETION, SHALL BE REMOVED FROM SITE AND REPLACED WITH SUITABLE, ACCEPTABLE PLANT AS SPECIFIED, WITHIN FIVE (5) DAYS.

THE CONTRACTOR SHALL PROVIDE EITHER A GUARANTEE, MAINTENANCE CONTRACT, OR BOND OF ALL PLANT MATERIAL FOR A PERIOD OF TIME SPECIFIED BY THE LOCAL JURISDICTION OR ONE (1) YEAR (WHICHEVER IS GREATER). GUARANTEE, MAINTENANCE CONTRACT, OR BOND SHALL BEGIN ON THE DATE OF FINAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE SPECIFIED TIME PERIOD.

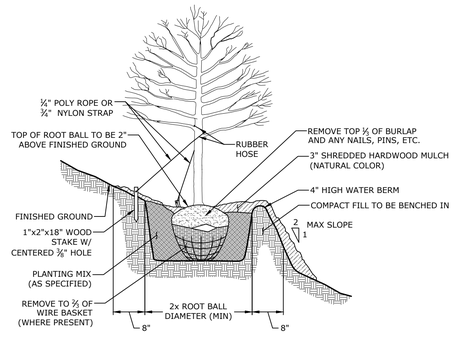
GENERAL HERBICIDES NOTES

1. APPLICATION OF HERBICIDES SHALL BE IN COMPLIANCE WITH STATE PESTICIDES REGULATIONS. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONSULT WITH THE REGULATORY AGENCIES FOR LOCAL HERBICIDES APPLICATION REQUIREMENTS.
2. IF THERE IS A DISCREPANCY BETWEEN STATE REGULATIONS AND ADDITIONAL REQUIREMENTS BELOW, MOST STRINGENT SHALL RULE
3. NO AERIAL APPLICATION OF HERBICIDES IS PERMITTED ON SITE.
4. CARCINOGENS AND EPA TOXIC CATEGORY I AND II ARE PROHIBITED TO USE ON SITE.

NOTES:
1. DO NOT PRUNE TERMINAL LEADER. PRUNE CO-DOMINANT LEADERS, RUBBING OR CROSSED BRANCHES, OR EXCESSIVELY NARROW CROTCHED BRANCHES.



60A TREE PLANTING
NTS



60C TREE PLANTING ON SLOPE
NTS

NOTES:
1. ¾" NYLON STRAP MAY BE USED IN PLACE OF RUBBER HOSE (GUYING OF TREES NOT REQUIRED UNLESS SPECIFIED).
2. REMOVE WIRE OR NYLON TWINE FROM BALL.
3. INSTALL TOP OF BALL 2" ABOVE FINISHED GRADE (ADJACENT UPHILL GRADE).
4. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION OF PLANTING.
5. LENGTH OF RUBBER HOSE TO BE ½ THE CIRCUMFERENCE OF TREE CALIPER.
6. PLACE 2 WOOD STAKES PARALLEL TO STREET OR PARKING LOT.
7. 4" SAUCER WILL BE OUTSIDE OF BACKFILL.
8. SET TREE IN VERTICAL PRIOR TO STAKING.
9. SEE LANDSCAPE SPECIFICATIONS FOR ANY OTHER PLANTING REQUIREMENTS.
10. THIS DETAIL APPLIES TO BOTH SINGLE AND MULTI-STEM TREES.

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REVISIONS		
REV	DATE	DESCRIPTION

GENERAL LANDSCAPE NOTES

DESIGNED BY:	DRAWN BY:
JAD	JAD
DATE:	REVISION:
7/22/2021	REV-1
SCALE:	JOB NUMBER:
AS NOTED	21-2107

C6.3

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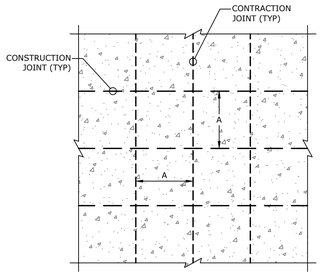
NOTES:
1. DOWELS SHALL BE FULLY SHOP PAINTED WITH ONE COAT OF CORROSION INHIBITING PRIMER CONFORMING TO FEDERAL SPEC. TT-P-664D.
2. DOWELS SHALL BE SOLID SMOOTH STEEL BARS.
3. PRIOR TO INSTALLATION IN CONTRACTION JOINTS, DOWELS SHALL BE LIGHTLY GREASED WITH A THIN COAT OF HIGH MELTING POINT GREASE (OR APPROVED EQUAL) AS INDICATED. IN THE CONSTRUCTION JOINTS, ONLY THE FREE END SHALL BE GREASED, AND ONLY AFTER INSERTION AND GROUTING INTO PLACE.
4. ALL CONSTRUCTION JOINT DOWELS SHALL BE GANG-DRILLED AND EPOXY GROUTED. INSERTION EQUIPMENT WILL NOT BE ALLOWED.
5. DRILLING METHOD FOR DOWELS SHALL BE CAPABLE OF MAINTAINING DRILL HOLES PARALLEL TO THE CONCRETE SURFACE AND NORMAL TO THE JOINT LINES. DRILL HOLES SHALL BE ACCURATELY LAID OUT SO THAT THE MAXIMUM HORIZONTAL DEVIATION DOES NOT EXCEED 1". DRILL HOLE DIAMETER TO BE OF SUFFICIENT SIZE TO ACCEPT THE TYPE AND SIZE OF DOWEL REQUIRED.
6. AFTER DRILLING IS COMPLETE AND PRIOR TO THE INSTALLATION OF THE DOWELS, THE HOLES SHALL BE THOROUGHLY CLEANED TO REMOVE DRILLING DUST, CONCRETE CHIPS, AND / OR ANY OTHER MATERIAL DETRIMENTAL TO DEVELOPING BOND.
7. EPOXY GROUT SHALL BE INJECTED UNIFORMLY INTO THE DOWEL HOLE (CONTRACTOR SHALL NOT DIP AND INSERT DOWEL) AND SUFFICIENT MATERIAL SHALL BE PLACED IN THE HOLE SO THAT A SLIGHT AMOUNT WILL BE FORCED OUT FROM AROUND THE DOWEL WHEN THE DOWEL IS INSERTED AND TAPPED TO THE CORRECT POSITION (SMALL WEDGES MAY BE USED TO SUPPORT THE DOWEL IN CORRECT ALIGNMENT UNTIL THE MATERIAL HARDENS). THE TOLERANCE FOR DOWEL ALIGNMENT IN EITHER THE HORIZONTAL OR VERTICAL PLANE IS ¼" PER 1' OF DOWEL BAR.
8. ALL LONGITUDINAL AND TRANSVERSE CONTRACTION JOINT TIE BARS AND DOWELS SHALL BE INSTALLED USING AN ENGINEER-APPROVED WELDED BASKET ASSEMBLY ANCHORED TO THE BASE WITH A MINIMUM OF 4 GALVANIZED STRAPS AND NAILS (PER ASSEMBLY); POSITION ANCHOR STRAPS ON ALTERNATING SIDES OF THE BASKET ASSEMBLY.
9. A TRANSVERSE CONSTRUCTION JOINT SHALL BE INSTALLED AT A PLANNED JOINT WHEN PAVING OPERATIONS ARE INTERRUPTED FOR MORE THAN 30 MINUTES. IF THE INTERRUPTION OCCURS BETWEEN PLANNED JOINTS, THE FRESH CONCRETE SHALL BE REMOVED BACK TO THE PREVIOUSLY INSTALLED JOINT. UNLESS OTHERWISE APPROVED, NO JOINTS WILL BE ALLOWED BETWEEN THE JOINTS SHOWN ON THE JOINTING PLAN.
10. EDGES OF CONCRETE SLABS SHALL BE COVERED WITH AN APPROVED CURING MATERIAL AT THE SAME TIME AS THE SURFACE IS CURING. AT FORMED LOCATIONS, SLAB SIDES SHALL BE CURED WHEN FORMS ARE REMOVED.
11. IN THICKENED EDGE AREAS WHERE DOWELS OR REINFORCING STEEL IS REQUIRED, PROVIDE ADDITIONAL SUPPORT (AS APPROVED BY THE ENGINEER) TO MAINTAIN THE SAME DEPTH FROM THE SURFACE AS FOR TYPICAL 6" CONCRETE PAVEMENT.
12. CONCRETE IN REINFORCED PANELS SHALL BE PLACED IN ONE COURSE. ALL WELDED WIRE FABRIC (WWF) SHALL BE INSTALLED USING ENGINEER APPROVED HI-CHAIRS ANCHORED TO THE CRUSHED AGGREGATE BASE COURSE (3' ON CENTER MAX). THE WWF SHALL RETAIN ITS SPECIFIED POSITION DURING CONCRETE PLACEMENT. WWF VIBRATED DOWN FROM THE TOP AFTER CONCRETE IS PLACED WILL NOT BE ALLOWED.
13. SEALANT RESERVOIR SHAPE FACTOR ('W & 'D'), SHALL BE PER THE MANUFACTURER'S RECOMMENDATIONS.
14. ALL JOINT SEALANT RESERVOIRS SHOWN ON THIS SHEET SHALL BE VERIFIED BY THE SEALANT MANUFACTURER PRIOR TO CONSTRUCTION (REFER TO SECTION P-605 OF THE SPECIFICATIONS FOR FURTHER INFORMATION).
15. THE PRE-FORMED JOINT SEAL IN CONTRACTION JOINTS SHALL BE INSTALLED IN ONE CONTINUOUS PIECE ACROSS THE PAVEMENT. THE CONSTRUCTION JOINT SEALANT SHALL BE INTERRUPTED AT EVERY TRANSVERSE JOINT.
16. ALL WORK AND MATERIALS REQUIRED FOR JOINTS IS INCIDENTAL TO PAVEMENT PAY ITEMS.
17. THE CONTRACTOR HAS THE OPTION TO POUR A MONOLITHIC SLAB IN WHICH ALL JOINTS WILL BE CONTRACTION JOINTS.



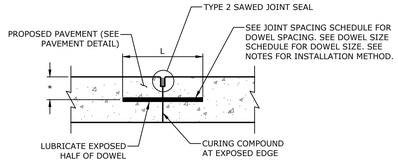
TYPICAL JOINT SPACING

JOINT SPACING SCHEDULE	
PAVEMENT THICKNESS 'D'	'A'
≤ 3.5"	8'-6"
4" - 4.5"	10'
5" - 5.5"	12'-6"
6" OR GREATER	15'

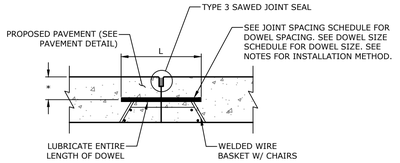
DOWEL SIZE SCHEDULE*			
PAVEMENT THICKNESS 'D'	SIZE OF DOWEL 'Ø'	DOWEL EMBEDMENT	DOWEL LENGTH 'L'
≤ 5"	¾"ø	5"	12"
6" - 8"	¾"ø	6"	14"
9"	¾"ø	7"	16"

*DOWELS TO BE SPACED AT 18" O.C. (UNLESS OTHERWISE NOTED) IF NO REBAR IS USED

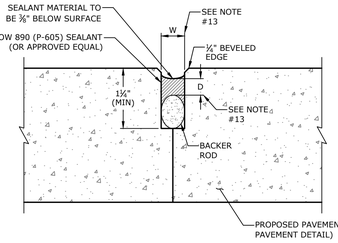
21H CONCRETE PAVEMENT DOWEL & JOINTING
NTS



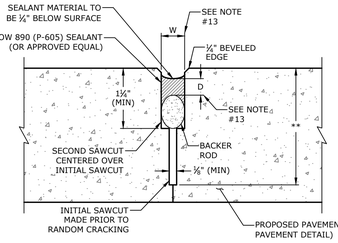
DOWELED CONSTRUCTION JOINT



DOWELED CONTRACTION JOINT



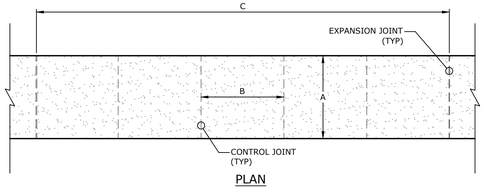
SAWED CONSTRUCTION JOINT SEAL - TYPE 2



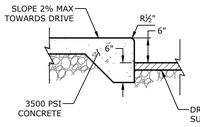
SAWED CONSTRUCTION JOINT SEAL - TYPE 3

* - 0.5 x PAVEMENT THICKNESS (½"±)
** - ½ PAVEMENT THICKNESS (¼"±)

NOTES:
1. CONCRETE FOR SIDEWALK SHALL HAVE A COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS (MIN).
2. ALL SIDEWALKS SHALL HAVE A BROOMED FINISHED UNLESS OTHERWISE SPECIFIED.
3. ALL JOINTING TO BE LOCATED PER SIDEWALK JOINTING (DETAIL 22C)
4. CURING COMPOUND IS REQUIRED UNLESS TEMPERATURES STAY BELOW 50° FAHRENHEIT FOR 7 DAYS. CURING COMPOUND MUST BE COLORED WHITE, RED, OR PINK. CLEAR CURING COMPOUND IS UNACCEPTABLE. IF CONCRETE IS NOT CURED WHEN REQUIRED, IT WILL BE CONSIDERED GROUNDS FOR REMOVAL AND REPLACEMENT.
5. ALL CONTROL JOINTING TO BE SAWCUT OR TOOLED JOINTED PER SIDEWALK JOINTING (DETAIL 22C).

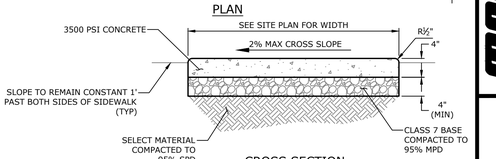


PLAN



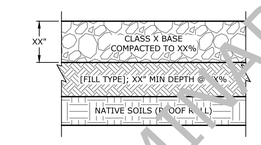
SIDEWALK ADJACENT TO DRIVE SURFACES

A	SEE SITE PLAN
B	A
C	Bx5



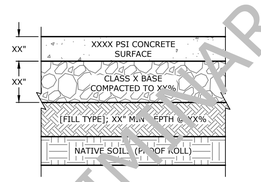
CROSS SECTION

22A CONCRETE SIDEWALK
NTS



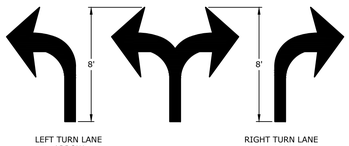
NOTES:
1. MATERIALS TO BE COMPACTED AT OPTIMAL MOISTURE CONTENT BASED UPON GEOTECHNICAL RECOMMENDATIONS.
2. BASE COURSE SHALL ADHERE TO SECTION 303, AHTD STANDARD SPECIFICATIONS, 2014 EDITION.
3. REFER TO GEOTECHNICAL REPORT PROJECT NO. [PROJECT #] PREPARED BY [GEOTECH COMPANY NAME] DATED [REPORT DATE].

21E GRAVEL SURFACE
NTS



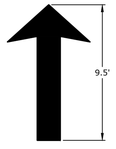
NOTES:
1. MATERIALS TO BE COMPACTED AT OPTIMAL MOISTURE CONTENT BASED UPON GEOTECHNICAL RECOMMENDATIONS.
2. BASE COURSE SHALL ADHERE TO SECTION 303, AHTD STANDARD SPECIFICATIONS, 2014 EDITION.
3. REFER TO GEOTECHNICAL REPORT PROJECT NO. [PROJECT #] PREPARED BY [GEOTECH COMPANY NAME] DATED [REPORT DATE].

21D HEAVY DUTY CONCRETE PAVING
NTS



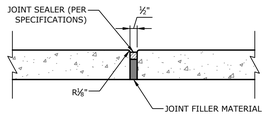
NOTES:
1. ARROWS FOR ROADS AND DRIVEWAYS SHALL BE APPLIED ACCORDING TO THE REQUIREMENTS AS OUTLINES IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SECTION 3B-20 FOR FOR STREETS AND HIGHWAYS.
2. ARROWS ARE TO BE PAINTED WITH WHITE REFLECTIVE PAINT.

23J TURN LANE ARROW PAVEMENT MARKING
NTS

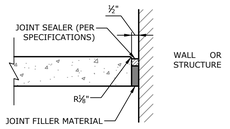


NOTES:
1. ARROWS FOR ROADS AND DRIVEWAYS SHALL BE APPLIED ACCORDING TO THE REQUIREMENTS AS OUTLINES IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SECTION 3B-20 FOR FOR STREETS AND HIGHWAYS.
2. ARROWS ARE TO BE PAINTED WITH WHITE REFLECTIVE PAINT.

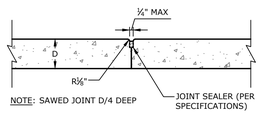
23G THROUGH LANE ARROW PAVEMENT MARKING
NTS



EXPANSION JOINT



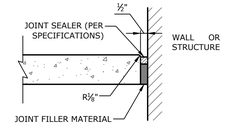
ISOLATION JOINT



NOTE: SAWED JOINT D/4 DEEP

CONTROL JOINT
(LONGITUDINAL OR TRANSVERSE)

22C SIDEWALK JOINTING
NTS



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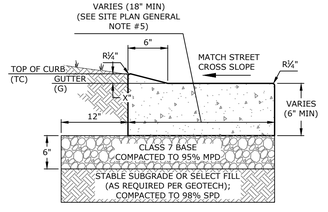
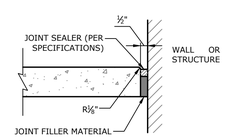
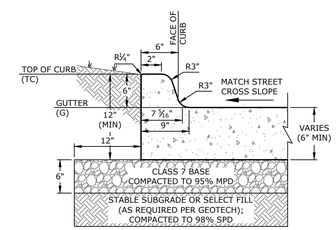


20G MODIFIED CONCRETE CURB & GUTTER
NTS

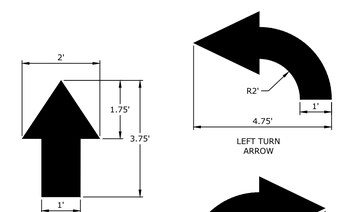
NOTES:
1. CONCRETE FOR CURB AND GUTTER TO HAVE A COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS (MIN).
2. ALL CURB AND GUTTER SHALL HAVE A BROOMED FINISH UNLESS OTHERWISE SPECIFIED.
3. SAW CUT JOINTS AT 15' O.C. SEAL WITH ONE PART COLD APPLIED SILICONE JOINT SEALER OR OTHER APPROVED SEALANT. ALL JOINTS TO BE SEALED PRIOR TO FINAL ASPHALT PLACEMENT.
4. PROVIDE 1/2" PREFORMED ISOLATION JOINT MATERIAL (ASPHALT IMPREGNATED FIBERBOARD OR OTHER APPROVED MATERIAL) AT STATIONARY STRUCTURES, (DROP INLETS, END OF CURBS, DRIVEWAYS - SEE DETAIL) OR AS DIRECTED BY ENGINEER.
5. WHEN CURB / GUTTER IS USED IN ROADWAY OR DRIVEWAY, 12" BASE BEHIND CURB SHALL BE REQUIRED. WHEN CURB / GUTTER IS USED IN PARKING LOTS, 12" BASE BEHIND CURB NOT REQUIRED - UNLESS 5:1 OR STEEPER SLOPE AWAY FROM BACK OF CURB IS PRESENT.



ISOLATION JOINT

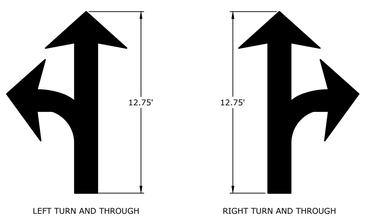


20B TYPE 'A' INTEGRAL CONCRETE CURB & GUTTER
NTS



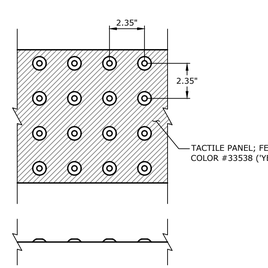
NOTES: ALL TRAFFIC FLOW ARROWS ARE TO BE PAINTED WITH YELLOW REFLECTIVE PAINT

23M TRAFFIC FLOW ARROW PAVEMENT MARKING
NTS



NOTES:
1. ARROWS FOR ROADS AND DRIVEWAYS SHALL BE APPLIED ACCORDING TO THE REQUIREMENTS AS OUTLINES IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SECTION 3B-20 FOR FOR STREETS AND HIGHWAYS.
2. ARROWS ARE TO BE PAINTED WITH WHITE REFLECTIVE PAINT.

23H TURN & THROUGH LANE ARROW PAVEMENT MARKING
NTS



TRUNCATED DOME SPACING

TRUNCATED DOME SECTION

NOTES:
1. THE DETECTABLE WARNING DEVICE SHALL BE LOCATED SO THAT THE NEAREST EDGE OF THE DEVICE IS LOCATED AT THE BACK OF CURB.
2. TRUNCATED DOMES SHALL HAVE A DIAMETER OF 0.9 INCH AT THE BOTTOM, A DIAMETER OF 0.4 INCH AT THE TOP, A HEIGHT OF 0.2 INCH, AND A CENTER-TO-CENTER SPACING OF 2.35 INCHES MEASURED ALONG ONE SIDE OF A SQUARE ARRANGEMENT.
3. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
4. DETECTABLE WARNING DEVICE SHALL BE 24 INCHES IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE. (MIN 4')
5. THE CAST-IN-PLACE TACTILE PANELS SHALL BE MANUFACTURED USING VITRIFIED POLYMER COMPOSITE MATERIAL. THE PANELS SHALL BE SET INTO WET CONCRETE.

22G DETECTABLE WARNING SURFACE
NTS

McCLELLAND CONSULTING ENGINEERS, INC.
DESIGNED TO SERVE
1580 E. STEARNS ST.,
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
HTTP://WWW.MCE.US.COM

PRELIMINARY
NOT FOR CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

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CARDS RECYCLING
TRANSFER STATION
1513 N. OLD MISSOURI ROAD,
SPRINGDALE, AR

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

REVISIONS		
REV	DATE	DESCRIPTION

DETAIL SHEET I

DESIGNED BY: JAD	DRAWN BY: JAD
DATE: 7/22/2021	REVISION: REV-1
SCALE: AS NOTED	JOB NUMBER: 21-2107

C7.0

PRELIMINARY

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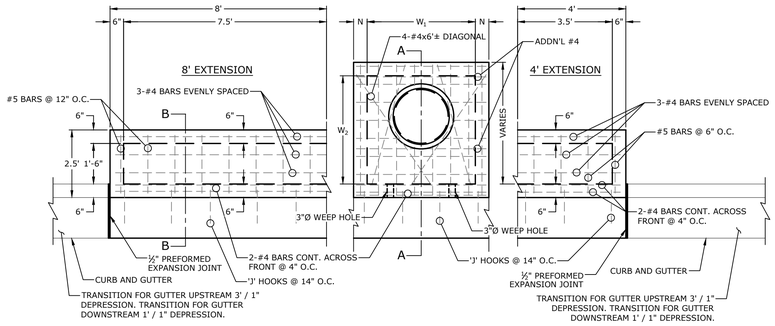
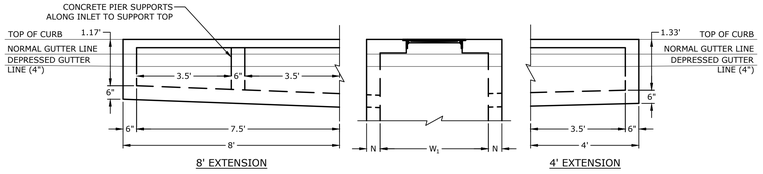
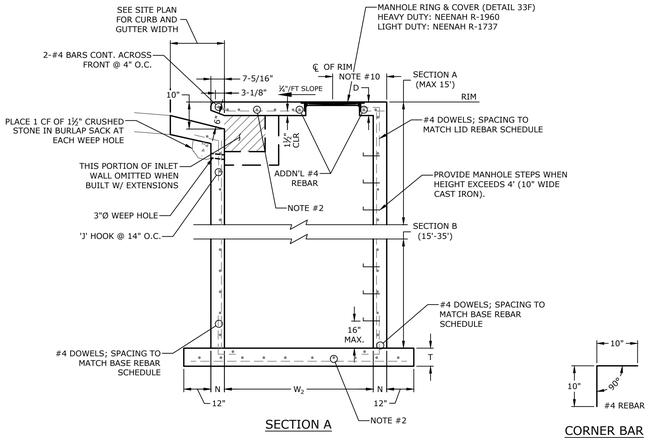


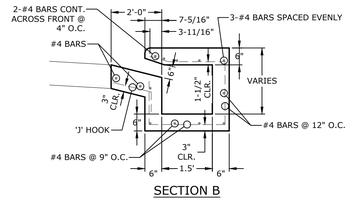
PLAN



TYPICAL EXTENSION GUTTER ELEVATION



SECTION A



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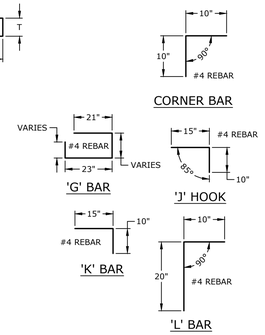
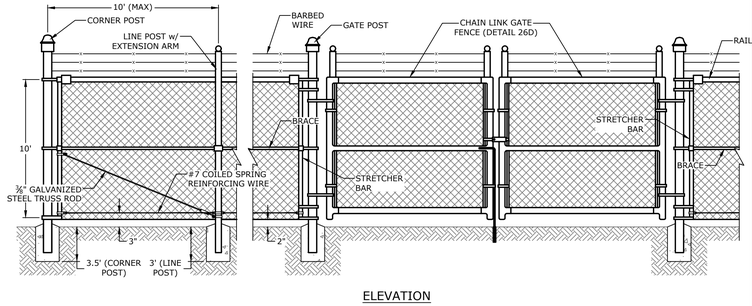


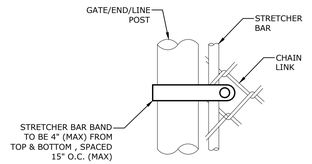
NOTES:
1. ALL EXPOSED CORNERS SHALL HAVE ¾" CHAMFER.
2. ALL REBAR SHALL BE GRADE 60 AND HAVE A MINIMUM 1½" COVER, UNLESS OTHERWISE NOTED - REFER TO DRAINAGE STRUCTURE REBAR AND DIMENSION SCHEDULE (DETAIL 30A).
3. WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, THE GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.
4. PIPES MAY ENTER INLET FROM ANY ELEVATION AND ONLY AT STRUCTURE FACE AS DIRECTED BY THE ENGINEER. PIPES WILL NOT ENTER STRUCTURE AT CORNERS, OR CLOSER THAN 6" TO STRUCTURE CORNER. REBAR SHALL BE CUT TO CLEAR PIPE BY 1½".
5. EXPANSION JOINT SHALL HAVE A THICKNESS OF ½" AND CONFORM TO AASHTO SPECIFICATIONS M213.
6. REFER TO CURB AND GUTTER DETAILS FOR APPROPRIATE CURB CONFIGURATION AND GUTTER DIMENSIONS AT EACH INLET LOCATION.
7. REFER TO GRADING / DRAINAGE PLANS TO DETERMINE EXTENSION SIZE AND NUMBER (IF ANY) ACCOMPANYING INLET.
8. CONCRETE FOR INLET & BASE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS (MIN) W/ 4%-7% AIR ENTRAINMENT.
9. REFER TO STORM PIPE BOX / INLET CONNECTION (DETAIL 33H) FOR PIPE CONNECTION TO INLET (IF APPLICABLE).
10. CENTER OF MANHOLE LID SHALL BE PLACED NO MORE THAN 2' (MAX) OFFSET FROM THE EXTERIOR OF THE STRUCTURE WALL FOR ALL STRUCTURES TALLER AND / OR WIDER THAN 4' TO ALLOW ACCESS FOR STEPS.

30B RECTANGULAR CURB INLET W/ EXTENSIONS
NTS

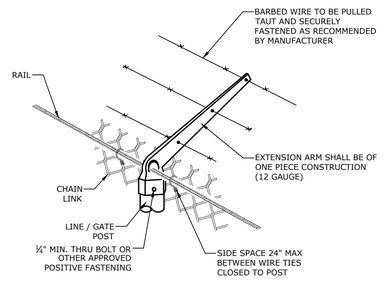
NOTES:
1. CHAIN LINK FABRIC TO BE GALVANIZED AND OF 11 GAUGE WIRE.
2. LINE POSTS SHALL BE 2⅜"Ø, SCH.40 GALVANIZED STEEL. CORNER & GATE POSTS SHALL BE 4"Ø, SCH.40 GALVANIZED STEEL.
3. RAIL & BRACE POSTS SHALL BE 1⅝"Ø, SCH.10 GALVANIZED STEEL.
4. FENCE DIRECTION AS NOTED ON SITE PLAN, OR AS DIRECTED BY OWNER.



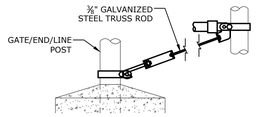
ELEVATION



GATE / END / LINE POST CONNECTION

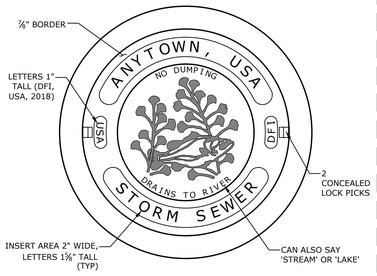


EXTENSION ARM FOR BARBED WIRE

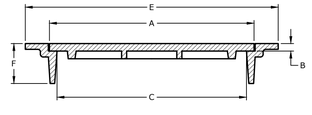


TRUSS ROD CONNECTION

26C 10' SECURITY CHAIN LINK FENCE
NTS



PLAN

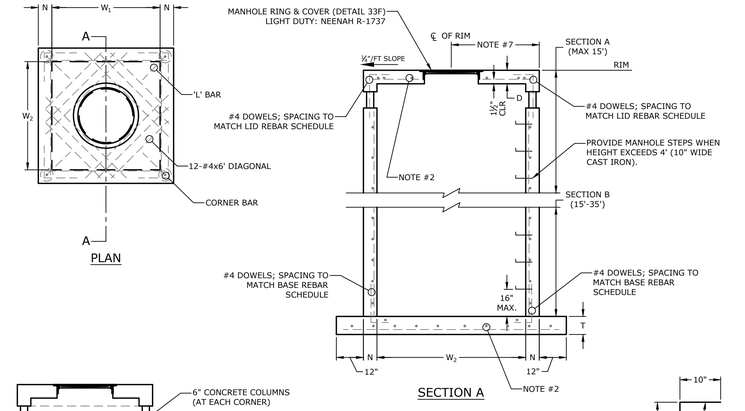


SECTION

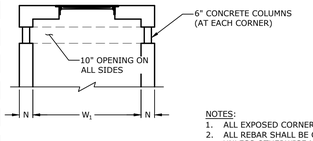
FRAME & COVER TABLE		
DIMENSION	NEENAH R-1737 (LIGHT DUTY)	NEENAH R-1960 (HEAVY DUTY)
'A'	22¼"	22¼"
'B'	1⅛"	1⅞"
'C'	21"	21⅛"
'E'	24⅛"	29"
'F'	4"	6"

33F STORM INLET RING FRAME & COVER
NTS

PLAN

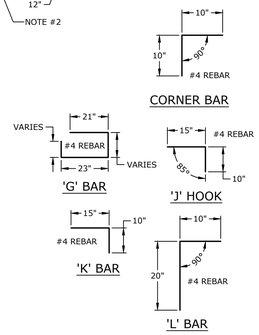


SECTION A



ELEVATION

NOTES:
1. ALL EXPOSED CORNERS SHALL HAVE ¾" CHAMFER.
2. ALL REBAR SHALL BE GRADE 60 AND HAVE A MINIMUM 1½" COVER, UNLESS OTHERWISE NOTED - REFER TO DRAINAGE STRUCTURE REBAR AND DIMENSION SCHEDULE (DETAIL 30A).
3. PIPES MAY ENTER INLET FROM ANY ELEVATION AND ONLY AT STRUCTURE FACE AS DIRECTED BY THE ENGINEER. PIPES WILL NOT ENTER STRUCTURE AT CORNERS, OR CLOSER THAN 6" TO STRUCTURE CORNER. REBAR SHALL BE CUT TO CLEAR PIPE BY 1½".
4. EXPANSION JOINT SHALL HAVE A THICKNESS OF ½" AND CONFORM TO AASHTO SPECIFICATIONS M213.
5. CONCRETE FOR INLET & BASE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS (MIN) W/ 4%-7% AIR ENTRAINMENT.
6. REFER TO STORM PIPE BOX / INLET CONNECTION (DETAIL 33H) FOR PIPE CONNECTION TO INLET (IF APPLICABLE).
7. CENTER OF MANHOLE LID SHALL BE PLACED NO MORE THAN 2' (MAX) OFFSET FROM THE EXTERIOR OF THE STRUCTURE WALL FOR ALL STRUCTURES TALLER AND / OR WIDER THAN 4' TO ALLOW ACCESS FOR STEPS.



30F RECTANGULAR AREA INLET
NTS

BASE REBAR SCHEDULE	
SECTION	REBAR
'A'	#4s @ 6" O.C.B.W.
'B'	#4s @ 6" O.C.B.W.

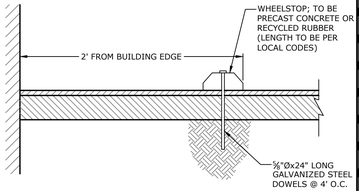
LID REBAR SCHEDULE		
DIMENSIONS	REBAR	PATTERN
$W_1 \leq 7'$ $W_2 \leq 7'$	#4s @ 8" O.C.B.W. #4s @ 8" O.C.B.W.	DIAGONAL @ COVER DIAGONAL @ COVER
$W_1 \leq 7'$ $W_2 \geq 7'$	#4s @ 8" O.C.B.W. #4s @ 6" O.C.B.W.	DIAGONAL @ COVER DIAGONAL @ COVER
$W_1 \geq 7'$ $W_2 \geq 7'$	#4s @ 6" O.C.B.W. #4s @ 6" O.C.B.W.	DIAGONAL @ COVER DIAGONAL @ COVER

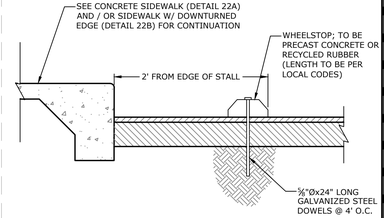
WALL REBAR SCHEDULE			
SECTION	'W' (W_1 & W_2)	REBAR (HORIZONTAL)	REBAR (VERTICAL)
'A'	4'-0"	#4s @ 9" O.C.	#4s @ 10" O.C.
	4'-0" - 7'-0"	#6s @ 9" O.C.	#4s @ 10" O.C.
	> 7'-0"	#5s @ 4½" O.C.	#4s @ 10" O.C.
'B'	4'-0"	#4s @ 6" O.C.	#4s @ 10" O.C.
	4'-0" - 7'-0"	#6s @ 6" O.C.	#4s @ 10" O.C.

'T', 'N', AND 'D' REBAR SCHEDULE				
SECTION	'W' (W_1 & W_2)	'T'	'N'	'D'
'A'	4'-0" - 7'-0"	6" + PIPE WALL	8"	6"
	> 7'-0"	6" + PIPE WALL	8"	8"
'B'	4'-0"	8" + PIPE WALL	8"	8"
	4'-0" - 7'-0"	8" + PIPE WALL	10"	8"

'Ø' AND 'W' DIMENSION				
PIPE SIZE	CIRCULAR STRUCTURE Ø	RECTANGULAR STRUCTURE PIPE SKEW		
		STRAIGHT	30°	45°
≤ 24"	48"	4'-0"	4'-0"	4'-10"
30"	60"	4'-0"	4'-7"	5'-8"
36"	60"	4'-0"	5'-3"	6'-5"
42"	60"	5'-3"	5'-11"	7'-3"
48"	72"	5'-10"	6'-7"	8'-0"
60"	*-	7'-0"	7'-10"	9'-8"
DOUBLE	-	FOR 'A' SECTION ONLY		
24"	-	7'-0"	7'-10"	9-5"
30"	-	8'-2"	9'-2"	11'-0"
36"	-	9'-4"	10'-6"	12'-6"
42"	-	10'-6"	11'-10"	14'-2"
48"	-	11'-8"	13'-2"	15'-10"
*FOR ALL PIPE LARGER THAN 48", USE RECTANGULAR STRUCTURE				

30A DRAINAGE STRUCTURE REBAR & DIMENSION SCHEDULE
NTS





1

25A WHEEL STOP
NTS

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REVISIONS		
REV	DATE	DESCRIPTION
1	7/22/2021	ADDRESSING TECHPLAT COMMENTS

DETAIL SHEET II

DESIGNED BY: JAD	DRAWN BY: JAD
DATE: 7/22/2021	REVISION: REV-1
SCALE: AS NOTED	JOB NUMBER: 21-2107

C7.1

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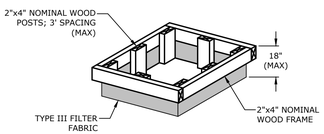
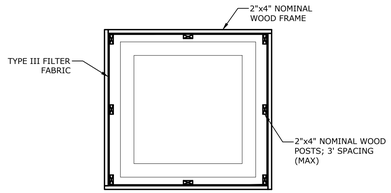
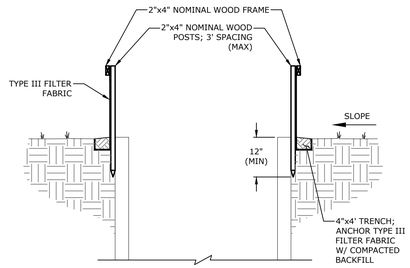


ISOMETRIC VIEW



PLAN

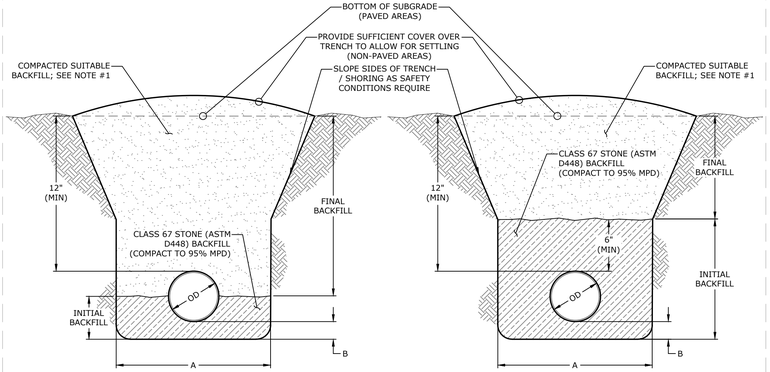


SECTION A

50D TEMPORARY GRATE INLET, JUNCTION BOX, & OPEN LID SEDIMENT FILTER

NTS

NOTES:
1. FOR AREAS WHERE PIPE IS LOCATED UNDER NON-PAVED AREAS, BACKFILL SHALL BE COMPACTED SUITABLE NATIVE MATERIAL (DO NOT INCORPORATE FROZEN MATERIAL OR SOFT, MUCK, OR HIGHLY COMPRESSIBLE MATERIALS INTO FILL). FOR AREAS WHERE PIPE IS LOCATED UNDER PAVED AREAS, BACKFILL SHALL BE SELECT FILL COMPACTED PER THE GEOTECHNICAL REPORT PROJECT NO. [PROJECT #] PREPARED BY [GEOTECH COMPANY NAME] DATED [REPORT DATE].



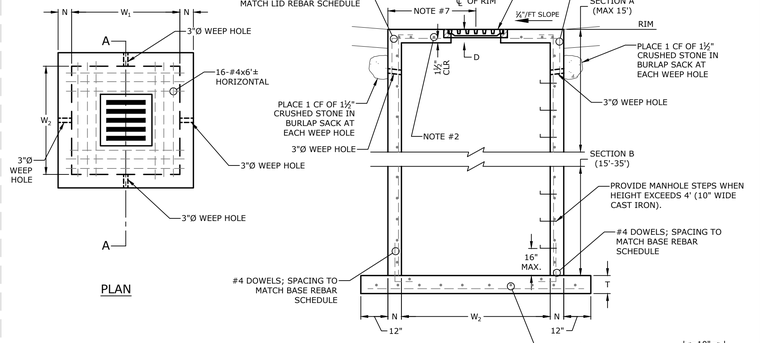
RIGID PIPE

NON-RIGID PIPE

TRENCHING, BACKFILL, & BEDDING TABLE	
'A'	OD + 24" (MIN) OD + 36" (MAX)
'B'	.10 x OD (6" MIN)

33G STORM SEWER TRENCHING, BACKFILL, & BEDDING

NTS

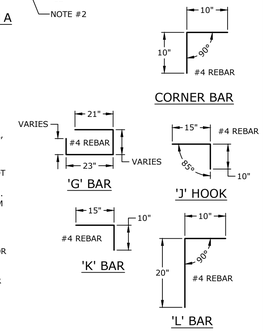


PLAN

SECTION A

ELEVATION

NOTES:
1. ALL EXPOSED CORNERS SHALL HAVE ¾" CHAMFER.
2. ALL REBAR SHALL BE GRADE 60 AND HAVE A MINIMUM 1½" COVER, UNLESS OTHERWISE NOTED - REFER TO DRAINAGE STRUCTURE REBAR AND DIMENSION SCHEDULE (DETAIL 30A).
3. PIPES MAY ENTER INLET FROM ANY ELEVATION AND ONLY AT STRUCTURE FACE AS DIRECTED BY THE ENGINEER. PIPES WILL NOT ENTER STRUCTURE AT CORNERS, OR CLOSER THAN 6" TO STRUCTURE CORNER. REBAR SHALL BE CUT TO CLEAR PIPE BY 1½".
4. EXPANSION JOINT SHALL HAVE A THICKNESS OF ½" AND CONFORM TO AASHTO SPECIFICATIONS M213.
5. CONCRETE FOR INLET & BASE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS (MIN) W/ 4%-7% AIR ENTRAINMENT.
6. REFER TO STORM PIPE BOX / INLET CONNECTION (DETAIL 33H) FOR PIPE CONNECTION TO INLET (IF APPLICABLE).
7. CENTER OF GRATE INLET LID SHALL BE PLACED NO MORE THAN 2' (MAX) OFFSET FROM THE EXTERIOR OF THE STRUCTURE WALL FOR ALL STRUCTURES TALLER AND / OR WIDER THAN 4' TO ALLOW ACCESS FOR STEPS.



30H RECTANGULAR GRATE INLET

NTS

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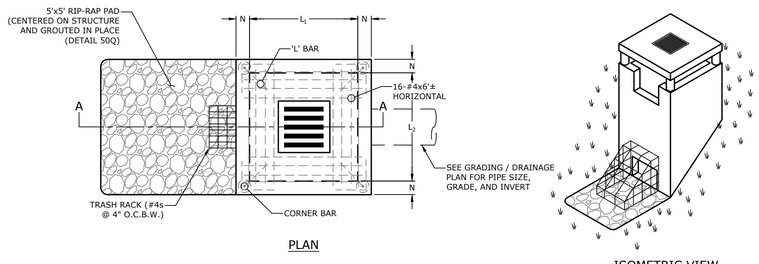
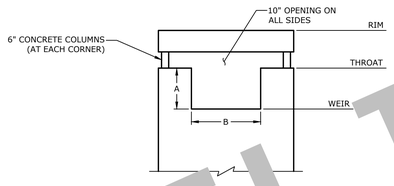
SPRINGDALE, AR



PLAN

ISOMETRIC VIEW

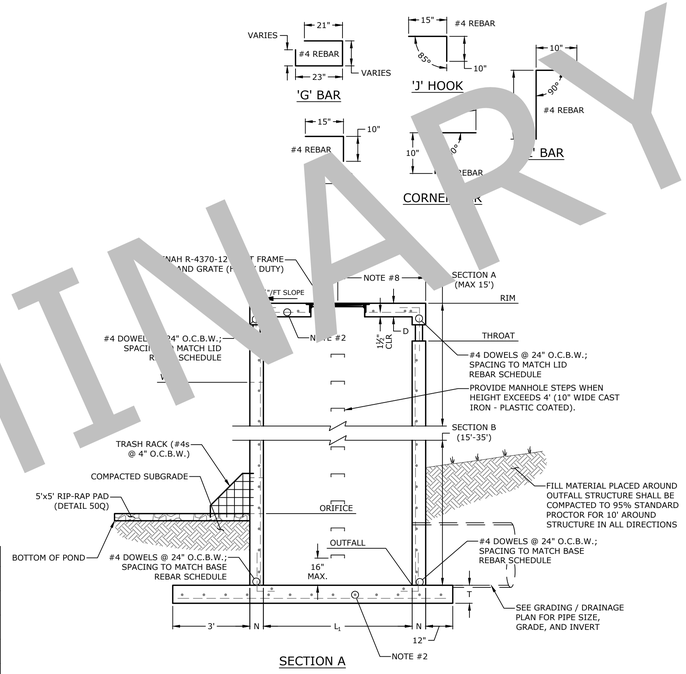


FRONT VIEW

OUTFALL CONTROL STRUCTURE TABLE										
	'A'		TRASH RACK	RIM Ø	THROAT ELEVATION	WEIR ELEVATION	ORIFICE ELEVATION	ORIFICE Ø	'L_1'	'L_2'
OCS 1	THROAT - WEIR ELEVATION		ORIFICE Ø + 3"	10" + 'D' + THROAT						
OCS 2	THROAT - WEIR ELEVATION		ORIFICE Ø + 3"	10" + 'D' + THROAT						
3	THROAT - WEIR ELEVATION		ORIFICE Ø + 3"	10" + 'D' + THROAT						
	THROAT - WEIR ELEVATION		ORIFICE Ø	10" + 'D' + THROAT						

34A OUTFALL CONTROL STRUCTURE

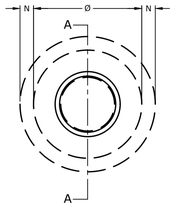
NTS



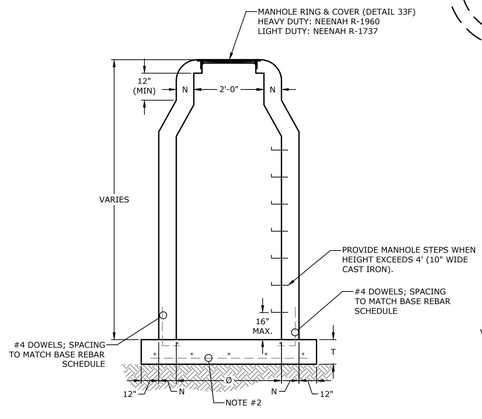
SECTION A

NOTES:
1. ALL EXPOSED CORNERS TO HAVE ¾" CHAMFER.
2. ALL REBAR SHALL BE GRADE 60 AND HAVE A MINIMUM 1½" COVER, UNLESS OTHERWISE NOTED - REFER TO DRAINAGE STRUCTURE REBAR AND DIMENSION SCHEDULE (DETAIL 30A).
3. PIPES MAY ENTER INLET FROM ANY DIRECTION OR ELEVATION AS DIRECTED BY THE ENGINEER.
4. CONCRETE FOR INLET SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS (MIN) W/ 4%-7% AIR ENTRAINMENT.
5. REFER TO OUTFALL PROTECTION TEMPORARY SEDIMENT FILTER (DETAIL 50E) FOR SEDIMENT CONTROL.
6. TRASH RACK TO BE GROUTED INTO BOTH THE FACE OF STRUCTURE AND INTO RIP-RAP PAD.
7. REFER TO STORM PIPE BOX / INLET CONNECTION (DETAIL 33H) FOR PIPE CONNECTION TO INLET (IF APPLICABLE).
8. CENTER OF MANHOLE LID SHALL BE PLACED NO MORE THAN 2' (MAX) OFFSET FROM THE EXTERIOR OF THE STRUCTURE WALL FOR ALL STRUCTURES TALLER AND / OR WIDER THAN 4' TO ALLOW ACCESS FOR STEPS.

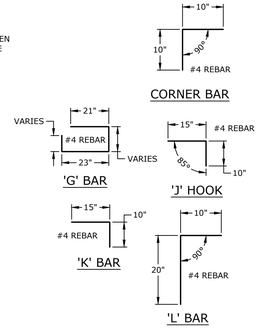
NOTES:
1. ALL EXPOSED CORNERS SHALL HAVE ¾" CHAMFER.
2. ALL REBAR SHALL BE GRADE 60 AND HAVE A MINIMUM 1½" COVER, UNLESS OTHERWISE NOTED - REFER TO DRAINAGE STRUCTURE REBAR AND DIMENSION SCHEDULE (DETAIL 30A).
3. PIPES MAY ENTER INLET FROM ANY DIRECTION OR ELEVATION AS DIRECTED BY THE ENGINEER.
4. EXPANSION JOINT SHALL HAVE A THICKNESS OF ½" AND CONFORM TO AASHTO SPECIFICATIONS M213.
5. CONCRETE FOR INLET & BASE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS (MIN) W/ 4%-7% AIR ENTRAINMENT.
6. REFER TO STORM PIPE BOX / INLET CONNECTION (DETAIL 33H) FOR PIPE CONNECTION TO INLET (IF APPLICABLE).
7. BASE, INLET WALLS, AND INVERTS SHALL BE CAST MONOLITHICALLY WITH FOOTING.



PLAN



SECTION A



31D CONCENTRIC STORM MANHOLE

NTS

PRELIMINARY

REVISIONS		
REV	DATE	DESCRIPTION

DETAIL SHEET III

DESIGNED BY: JAD	DRAWN BY: JAD
DATE: 7/22/2021	REVISION: REV-1
SCALE: AS NOTED	JOB NUMBER: 21-2107

C7.2

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

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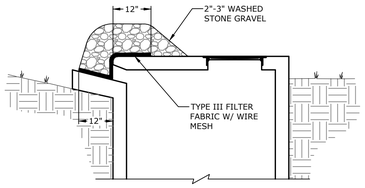
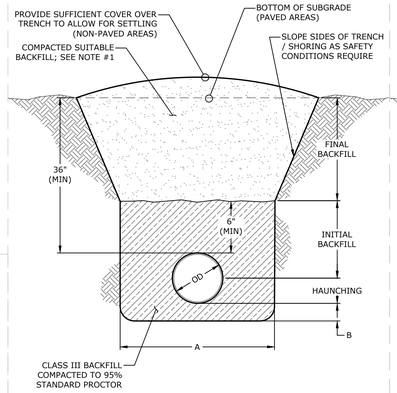
NOTES:
1. FOR AREA INLETS, APPLY DETAIL TO ALL FOUR SIDES OF INLET.



50C TEMPORARY CURB & AREA INLET SEDIMENT FILTER
NTS

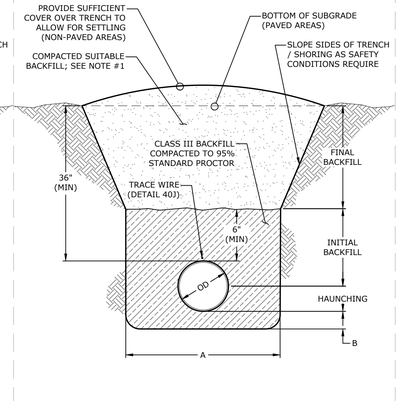
NOTES:
1. FOR AREAS WHERE PIPE IS LOCATED UNDER NON-PAVED AREAS, BACKFILL SHALL BE COMPACTED SUITABLE NATIVE MATERIAL (DO NOT INCORPORATE FROZEN MATERIAL OR SOFT, MUCK, OR HIGHLY COMPRESSIBLE MATERIALS INTO FILL). FOR AREAS WHERE PIPE IS LOCATED UNDER PAVED AREAS, BACKFILL SHALL BE SELECT FILL COMPACTED PER THE GEOTECHNICAL REPORT PROJECT NO. [PROJECT #] PREPARED BY [GEOTECH COMPANY NAME] DATED [REPORT DATE].



TRENCHING, BACKFILL, & BEDDING TABLE	
'A'	OD + 18" (MIN) OD + 30" (MAX)
'B'	6" MIN

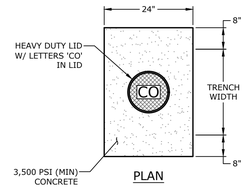
41M SANITARY SEWER TRENCHING, BACKFILL, & BEDDING
NTS

NOTES:
1. FOR AREAS WHERE PIPE IS LOCATED UNDER NON-PAVED AREAS, BACKFILL SHALL BE COMPACTED SUITABLE NATIVE MATERIAL (DO NOT INCORPORATE FROZEN MATERIAL OR SOFT, MUCK, OR HIGHLY COMPRESSIBLE MATERIALS INTO FILL). FOR AREAS WHERE PIPE IS LOCATED UNDER PAVED AREAS, BACKFILL SHALL BE SELECT FILL COMPACTED PER THE GEOTECHNICAL REPORT PROJECT NO. [PROJECT #] PREPARED BY [GEOTECH COMPANY NAME] DATED [REPORT DATE].

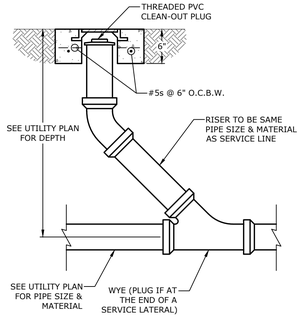


TRENCHING, BACKFILL, & BEDDING TABLE	
'A'	OD + 18" (MIN) OD + 24" (MAX)
'B'	.25 x OD (4" MIN)

40L WATER LINE TRENCHING, BACKFILL, & BEDDING
NTS



PLAN



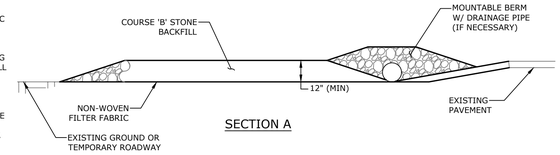
ELEVATION

41J SANITARY SEWER CLEAN-OUT
NTS

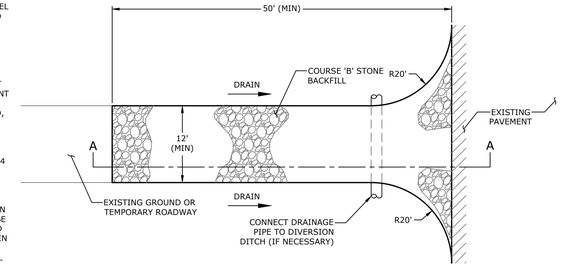
NOTES:
1. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO EXITING ONTO PUBLIC RIGHT-OF-WAYS.
2. CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED TO WHERE TRACKING OF SEDIMENT IS PREVENTED FROM ENTERING INTO PUBLIC RIGHT-OF-WAYS. THIS SHALL INCLUDE, BUT IS NOT LIMITED TO: ADDITIONAL TOP DRESSING OR REPAIR AND / OR CLEANING OUT OF ANY SEDIMENT TRAPPING MEASURES.
3. IF WASHING IS REQUIRED, THIS MEASURE SHALL BE DONE IN A CRUSHED STONE STABILIZED AREA WHICH DRAINS INTO A SEDIMENT TRAP / BASIN.

MAINTENANCE & INSPECTIONS:
1. CONTRACTOR IS TO MAINTAIN THE GRAVEL ENTRANCE(S) IN SUCH CONDITION AS TO PREVENT MUD OR SEDIMENT FROM ENTERING PUBLIC RIGHT-OF-WAYS.
2. CONTRACTOR TO REPLACE GRAVEL WHEN VOIDS BETWEEN GRAVEL IS NO LONGER VISIBLE.
3. AFTER EACH SIGNIFICANT STORM EVENT (>1" / 24HRS), CONTRACTOR TO INSPECT ALL STRUCTURES USED TO TRAP SEDIMENT AND REMOVE SEDIMENT AS NECESSARY. ANY OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TRACKED INTO PUBLIC RIGHT-OF-WAYS SHALL BE REMOVED IMMEDIATELY.
4. ALL SEDIMENT LOCATED ON PAVED ROADWAYS MUST BE REMOVED WITHIN 24 HOURS.

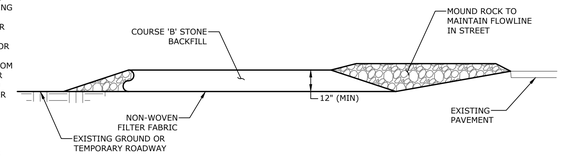
TEMPORARY CONSTRUCTION ENTRANCE SPECIFICATIONS:
1. PAD THICKNESS SHALL NOT BE LESS THAN 12". NON-WOVEN FILTER FABRIC SHALL BE USED TO IMPROVE STABILITY OF THE PAD IN AREAS OF SEEPAGE OR FOUND TO BE IN A HIGH WATER TABLE AREA.
2. AGGREGATE SIZE WITHIN THE PAD SHALL BE 3"-6" STONE, SMOOTHED.
3. LENGTH OF THE ENTRANCE(S) SHALL BE AS NECESSARY, BUT NO LESS THAN 50' LONG.
4. WIDTH OF THE ENTRANCE(S) SHALL BE THE FULL WIDTH OF INGRESS / EGRESS, BUT NO LESS THAN 12' WIDE.
5. CONSTRUCTION ENTRANCE(S) SHALL BE LOCATED TO MINIMIZE SEDIMENT LEAVING THE SITE AND PROVIDE UTILITY BY ALL CONSTRUCTION VEHICLES. CONTRACTOR IS TO AVOID PLACING CONSTRUCTION ENTRANCE(S) AT STEEP GRADES AND / OR CURVES IN THE EXISTING ROAD.
6. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, STRAW BALES, OR OTHER APPROVED METHODS.
7. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY. PROVIDE DRAINAGE TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET.



SECTION A



PLAN



SECTION A

50P TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
NTS

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CARDS RECYCLING TRANSFER STATION
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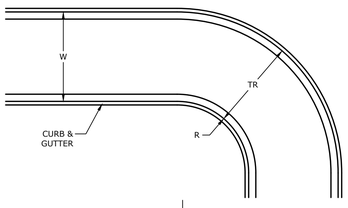
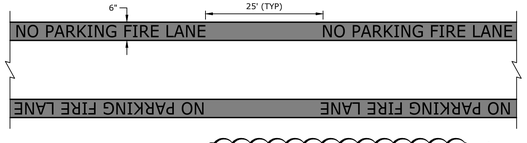
W	SEE SITE PLAN
R	SEE SITE PLAN
TR	30' (MIN)

W = WIDTH OF FIRE LANE (IN FEET)
R = RADIUS OF FIRE LANE (IN FEET) TO ACCOMMODATE FIRE VEHICLES
TR = TURNING RADIUS PAVEMENT WIDTH (IN FEET)



NOTES: FIRE LANE STRIPING SHALL BE 6" RED STRIPES WITH 4" INCH WHITE LETTERS READING "NO PARKING FIRE LANE". STRIPING SHALL BE PLACED ON FACE OF CURB WHENEVER POSSIBLE, OR AS SPECIFIED BY LOCAL CODES.

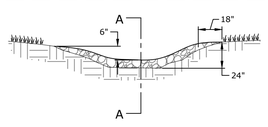


23F FIRE LANE STRIPING
NTS

1

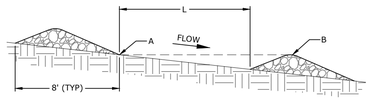
NOTES:
1. CHECK DAM(S) SHALL BE CONSTRUCTED W/ ROCK SIZES BETWEEN 3" AND 15". THE SPILLWAY SHALL BE 6" (MIN) LOWER THAN ABUTMENT.
2. MAXIMUM SPACING BETWEEN DAM(S) SHALL BE SUCH THAT THE TOE OF THE UPSTREAM DAM IS AT THE SAME ELEVATION AS THE TOP OF THE DOWNSTREAM DAM.
3. EXTEND THE ABUTMENTS 18" INTO THE CHANNEL BANKS.

MAINTENANCE & INSPECTIONS:
1. REMOVE ALL SEDIMENT FROM BEHIND ANY CHECK DAM(S) WHEN IT REACHES ½ THE HEIGHT OF DAM(S), OR AS NEEDED. ALL REMOVED SEDIMENT SHALL BE LOCATED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT RUNOFF TO ANY OFFSITE AREA AND CAN BE PERMANENTLY STABILIZED.
2. ALL CHECK DAM(S) SHALL BE INSPECTED PERIODICALLY FOR DAMAGE AFTER ALL SIGNIFICANT STORM EVENTS (>1" IN 24 HRS) AND DURING WINTER MONTHS. REPAIRS SHALL BE MADE PROMPTLY TO BRING CHECK DAM(S) BACK TO A FUNCTIONAL STATE. ANY EROSION AROUND AND / OR UNDER THE DAM(S) SHALL BE REPAIRED IMMEDIATELY.
3. CONTRACTOR TO REMOVE ALL CHECK DAM(S) WHEN SITE STABILIZATION IS COMPLETE.



UPSTREAM VIEW

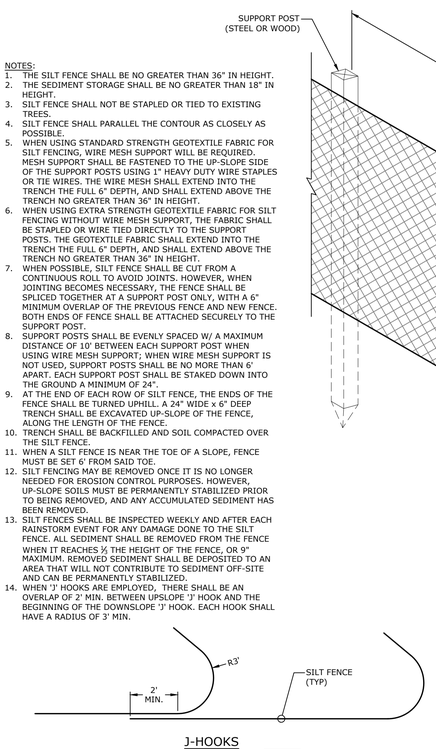
NOTES:
1. 'L' IS THE DISTANCE WHERE THE ELEVATION OF POINTS 'A' AND 'B' ARE THE SAME.



SECTION A

50J TEMPORARY ROCK CHECK DAM
NTS

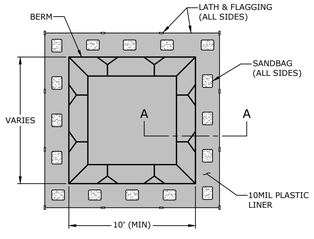
NOTES:
1. THE SILT FENCE SHALL BE NO GREATER THAN 36" IN HEIGHT.
2. THE SEDIMENT STORAGE SHALL BE NO GREATER THAN 18" IN HEIGHT.
3. SILT FENCE SHALL NOT BE STAPLED OR TIED TO EXISTING TREES.
4. SILT FENCE SHALL PARALLEL THE CONTOUR AS CLOSELY AS POSSIBLE.
5. WHEN USING STANDARD STRENGTH GEOTEXTILE FABRIC FOR SILT FENCING, WIRE MESH SUPPORT WILL BE REQUIRED. MESH SUPPORT SHALL BE FASTENED TO THE UP-SLOPE SIDE OF THE SUPPORT POSTS USING 1" HEAVY DUTY WIRE STAPLES OR TIE WIRES. THE WIRE MESH SHALL EXTEND INTO THE TRENCH THE FULL 6" DEPTH, AND SHALL EXTEND ABOVE THE TRENCH NO GREATER THAN 36" IN HEIGHT.
6. WHEN USING EXTRA STRENGTH GEOTEXTILE FABRIC FOR SILT FENCING WITHOUT WIRE MESH SUPPORT, THE FABRIC SHALL BE STAPLED OR WIRE TIED DIRECTLY TO THE SUPPORT POSTS, THE GEOTEXTILE FABRIC SHALL EXTEND INTO THE TRENCH THE FULL 6" DEPTH, AND SHALL EXTEND ABOVE THE TRENCH NO GREATER THAN 36" IN HEIGHT.
7. WHEN POSSIBLE, SILT FENCE SHALL BE CUT FROM A CONTINUOUS ROLL TO AVOID JOINTS. HOWEVER, WHEN JOINTING BECOMES NECESSARY, THE FENCE SHALL BE SPLICED TOGETHER AT A SUPPORT POST ONLY, WITH A 6" MINIMUM OVERLAP OF THE PREVIOUS FENCE AND NEW FENCE. BOTH ENDS OF FENCE SHALL BE ATTACHED SECURELY TO THE SUPPORT POST.
8. SUPPORT POSTS SHALL BE EVENLY SPACED W/ A MAXIMUM DISTANCE OF 10' BETWEEN EACH SUPPORT POST WHEN USING WIRE MESH SUPPORT; WHEN WIRE MESH SUPPORT IS NOT USED, SUPPORT POSTS SHALL BE NO MORE THAN 6' APART. EACH SUPPORT POST SHALL BE STAKED DOWN INTO THE GROUND A MINIMUM OF 24".
9. AT THE END OF EACH ROW OF SILT FENCE, THE ENDS OF THE FENCE SHALL BE TURNED UPHILL. A 24" WIDE x 6" DEEP TRENCH SHALL BE EXCAVATED UP-SLOPE OF THE FENCE, ALONG THE LENGTH OF THE FENCE.
10. TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE SILT FENCE.
11. WHEN A SILT FENCE IS NEAR THE TOE OF A SLOPE, FENCE MUST BE SET 6' FROM SAID TOE.
12. SILT FENCING MAY BE REMOVED ONCE IT IS NO LONGER NEEDED FOR EROSION CONTROL PURPOSES. HOWEVER, UP-SLOPE SOILS MUST BE PERMANENTLY STABILIZED PRIOR TO BEING REMOVED, AND ANY ACCUMULATED SEDIMENT HAS BEEN REMOVED.
13. SILT FENCES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINSTORM EVENT FOR ANY DAMAGE DONE TO THE SILT FENCE. ALL SEDIMENT SHALL BE REMOVED FROM THE FENCE WHEN IT REACHES ½ THE HEIGHT OF THE FENCE, OR 9" MAXIMUM. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
14. WHEN 'J' HOOKS ARE EMPLOYED, THERE SHALL BE AN OVERLAP OF 2' MIN. BETWEEN UPSLOPE 'J' HOOK AND THE BEGINNING OF THE DOWNSLOPE 'J' HOOK. EACH HOOK SHALL HAVE A RADIUS OF 3' MIN.



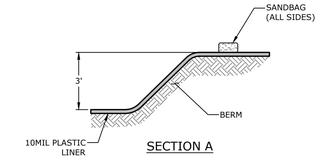
J-HOOKS

ELEVATION

50A SILT FENCE
NTS

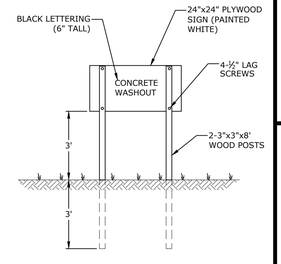


PLAN



SECTION A

NOTES:
1. NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.
2. EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
3. ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.
4. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
5. TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
6. WASHOUT FACILITIES WILL BE CLEANED OUT ONCE THE WASHOUT IS 75% FULL.
7. PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
8. WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF.



SIGN DETAIL

50N TEMPORARY CONCRETE WASHOUT
NTS

REVISIONS			
REV	DATE	DESCRIPTION
1	7/22/2021	ADDRESSING TECHPLAT COMMENTS

Know what's below. Call before you dig.

DETAIL SHEET IV

DESIGNED BY:	DRAWN BY:
JAD	JAD
DATE:	REVISION:
7/22/2021	REV-1
SCALE:	JOB NUMBER:
AS NOTED	21-2107

C7.3

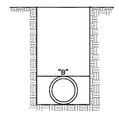
W:\2021\21-2107 - Springdale, AR - CARDS Recycling, Old Missouri Rd\Design Drawings\212107-CS.dwg, PRINTED ON: July 22, 2021 @ 2:00 PM

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

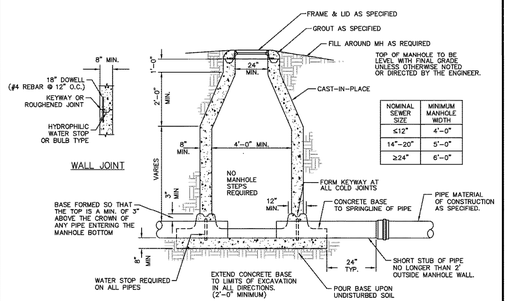
N.T.S.

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

526 OAK AVENUE - P.O. BOX 769 - SPRINGDALE, ARKANSAS - 72765-0769 - (479) 751-5751

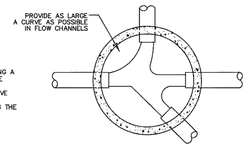
DRAWN BY: JNK | DRAWING NO: S-17 | DATE: MARCH 2008



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.

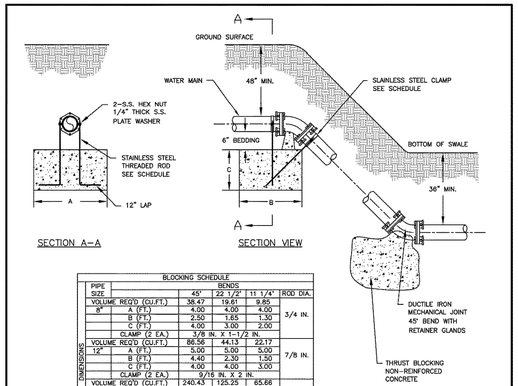
49F

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

526 OAK AVENUE - P.O. BOX 769 - SPRINGDALE, ARKANSAS - 72765-0769 - (479) 751-5751

DRAWN BY: TLS | DRAWING NO: S-11 | DATE: MARCH 2008



BLOCKING SCHEDULE					
PIPE SIZE		BENDS 45°	22 1/2°	11 1/4°	ROD DIA.
VOLUME REQ'D (CU.FT.)		38.47	19.61	9.85	
6"	A (FT.)	4.00	4.00	4.00	3/4 IN.
	B (FT.)	2.50	1.65	1.30	
	C (FT.)	4.00	3.00	2.00	
	CLAMP (2 EA.)	3/8 IN. X 1-1/2 IN.			
VOLUME REQ'D (CU.FT.)		86.56	44.13	22.17	
12"	A (FT.)	5.00	5.00	5.00	7/8 IN.
	B (FT.)	4.40	2.30	1.50	
	C (FT.)	4.00	4.00	3.00	
	CLAMP (2 EA.)	5/16 IN. X 2 IN.			
VOLUME REQ'D (CU.FT.)		240.43	125.25	65.66	
20"	A (FT.)	6.00	6.00	6.00	1 IN.
	B (FT.)	5.10	4.20	2.75	
	C (FT.)	8.00	5.00	4.00	
	CLAMP (2 EA.)	5/8 IN. X 2-9/16 IN.			
VOLUME REQ'D (CU.FT.)		346.25	180.39	94.58	
24"	A (FT.)	6.00	6.00	6.00	1 IN.
	B (FT.)	7.25	4.50	3.20	
	C (FT.)	8.00	7.00	5.00	
	CLAMP (2 EA.)	5/8 IN. X 3 IN.			

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

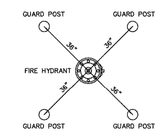
N.T.S.

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

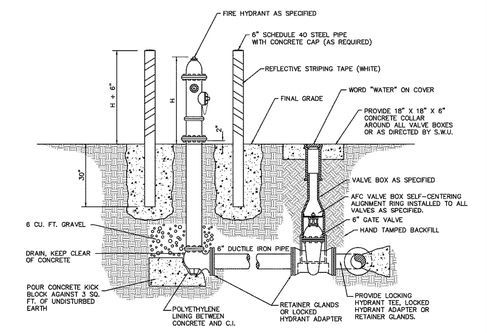
526 OAK AVENUE - P.O. BOX 769 - SPRINGDALE, ARKANSAS - 72765-0769 - (479) 751-5751

DRAWN BY: TLS | DRAWING NO: S-4 | DATE: MARCH 2008



PLAN VIEW

NOTES:
1. ALL HYDRANTS SHALL BE SET PLUMB WITH THE PUMPER NOZZLE FACING THE STREET OR AS DIRECTED BY S.W.U.
2. HYDRANTS SHALL BE LOCATED IN STREET RIGHT-OF-WAY OR DEDICATED UTILITY EASEMENT, AND A MINIMUM OF 4' BEHIND ANY CURB AND GUTTER OR SIDEWALK.
3. IF REQUIRED, GUARD POSTS SHALL BE SET PLUMB WITH SPACING AND ORIENTATION AS INDICATED IN THE PLAN VIEW OR AS OTHERWISE SHOWN ON THE PLANS.
4. ALL HYDRANTS 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

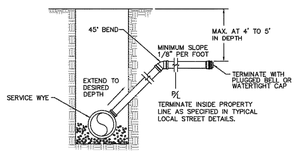
49A

SPRINGDALE WATER UTILITIES

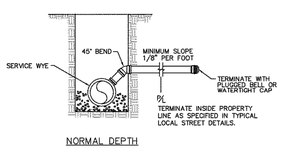
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

526 OAK AVENUE - P.O. BOX 769 - SPRINGDALE, ARKANSAS - 72765-0769 - (479) 751-5751

DRAWN BY: KMI/JNK | DRAWING NO: S-2 | DATE: AUGUST 2014



RISER FROM DEEP MAIN



NORMAL DEPTH

SEWER SERVICE CONNECTIONS

N.T.S.

49D

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

526 OAK AVENUE - P.O. BOX 769 - SPRINGDALE, ARKANSAS - 72765-0769 - (479) 751-5751

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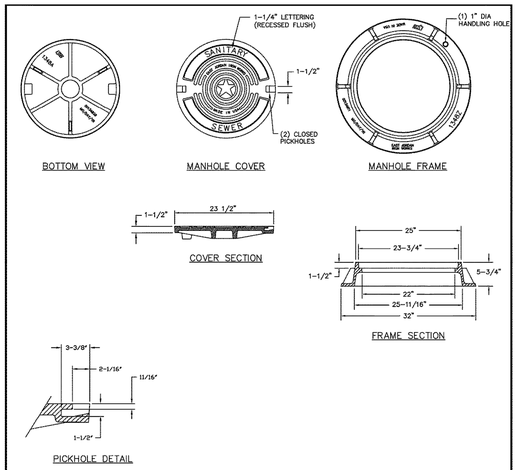

MANHOLE FRAME & COVER
(WITHIN AND OUTSIDE OF STREETS AND OTHER DRIVING SURFACES)

N.T.S.

VULCAN FOUNDRY V-1348-1

NOTE:
MINIMUM WEIGHTS:
COVER: 150 LBS
FRAME: 140 LBS
MINIMUM COMBINED WEIGHT: 260 LBS
(SEE SPECS FOR ADDITIONAL REQUIREMENTS)

49E

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

526 OAK AVENUE - P.O. BOX 769 - SPRINGDALE, ARKANSAS - 72765-0769 - (479) 751-5751

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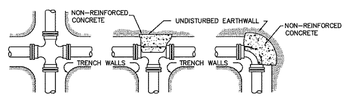
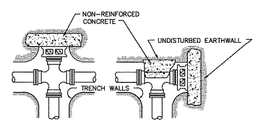




NOTES:
1. ALL FITTINGS SHALL BE MECHANICAL JOINTS, UNLESS OTHERWISE SPECIFIED.
2. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
3. WRAP ALL FITTINGS WITH POLYETHYLENE AS SPECIFIED.
4. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
5. BACKING FOR FUTURE LINE EXTENSIONS SHALL BE SUCH THAT REMOVAL OF BACKING 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"	28	28	14	7
24"	38	38	20	10
30"	59	59	32	16
36"	85	85	46	23

REACTION BACKING

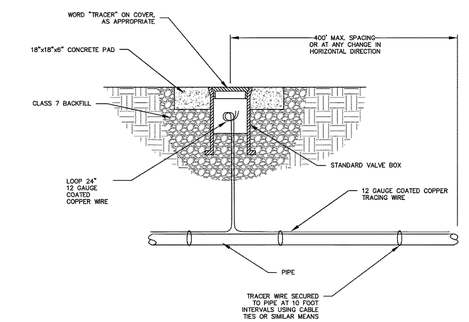
N.T.S.

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

526 OAK AVENUE - P.O. BOX 769 - SPRINGDALE, ARKANSAS - 72765-0769 - (479) 751-5751

DRAWN BY: KMI/JNK | DRAWING NO: S-3 | DATE: MARCH 2008



TRACING WIRE CONNECTION PORT

N.T.S.

M-1

SPRINGDALE WATER UTILITIES

MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION

526 OAK AVENUE - P.O. BOX 769 - SPRINGDALE, ARKANSAS - 72765-0769 - (479) 751-5751

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

McCLELLAND CONSULTING ENGINEERS, INC.
DESIGNED TO SERVE
1580 E. STEARNS ST.,
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
HTTP://WWW.MCE.US.COM

PRELIMINARY
NOT FOR CONSTRUCTION

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CARDS RECYCLING
TRANSFER STATION
1513 N. OLD MISSOURI ROAD,
SPRINGDALE, AR

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

REVISIONS		
REV	DATE	DESCRIPTION

SWU DETAILS I

DESIGNED BY:	DRAWN BY:
JAD	JAD
DATE: 7/22/2021	REVISION: REV-1
SCALE: AS NOTED	JOB NUMBER: 21-2107

C7.4

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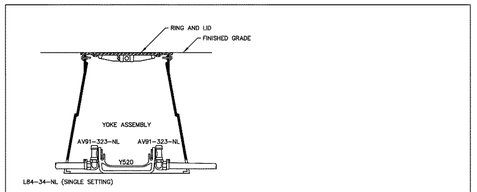
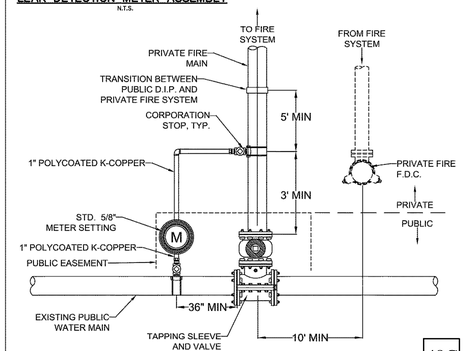


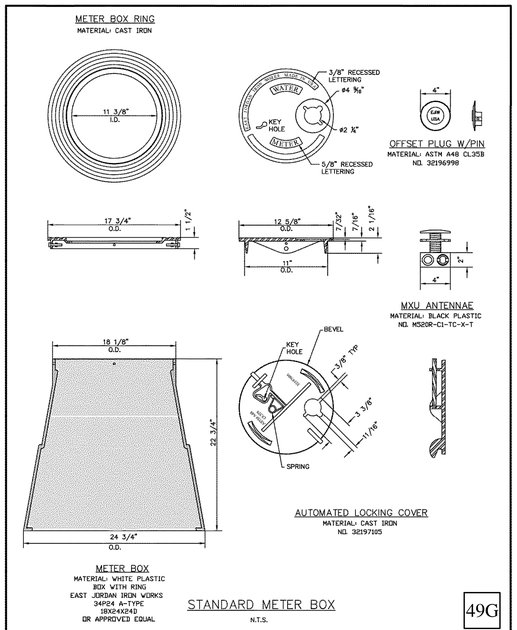
LEAK DETECTION METER ASSEMBLY
N.T.S.



FIRE SYSTEM CONNECTION
N.T.S.

49C

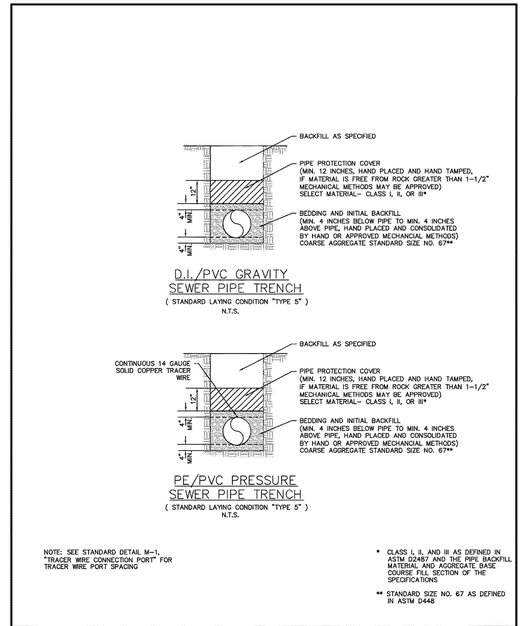
PRINGDALE WATER UTILITIES	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION			
526 OAK AVENUE P.O. BOX 769 SPRINGDALE, ARKANSAS 72765-0769 (479) 751-5751	DRAWN BY: crk	DRAWING NO: S-36	DATE: FEB. 2016	



STANDARD METER BOX
N.T.S.

49G

PRINGDALE WATER UTILITIES	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION			
526 OAK AVENUE - P.O. BOX 769 - SPRINGDALE, ARKANSAS - 72765-0769 - (479) 751-5751	DRAWN BY: TLS	DRAWING NO: S-22	DATE: AUGUST 2014	



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

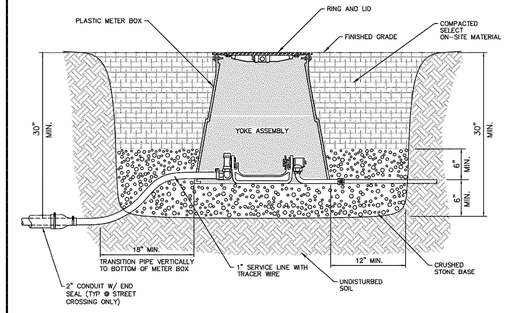
PE/PVC PRESSURE SEWER PIPE TRENCH
(STANDARD LAYING CONDITION "TYPE 5")
N.T.S.

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

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



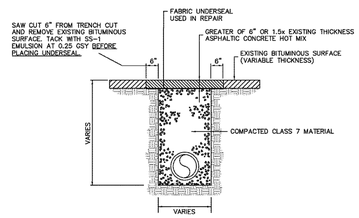
STANDARD METER BOX INSTALLATION
SPLIT 5/8" X 3/4" METER SETTER (SHOWN)
SINGLE 5/8" X 3/4" AND 1" METER SETTERS (SIMILAR)
N.T.S.

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

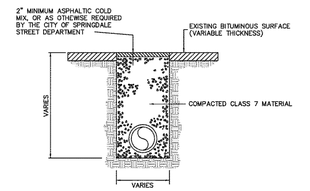
49G

PRINGDALE WATER UTILITIES	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION			
526 OAK AVENUE P.O. BOX 769 SPRINGDALE, ARKANSAS 72765-0769 (479) 751-5751	DRAWN BY: TLS	DRAWING NO: S-23	DATE: OCTOBER 2014	

NOTES:
THE CLASS 7 BASE MATERIAL SHALL BE BROUGHT UP EVENLY IN LIFTS NOT TO EXCEED 4" (LOOSE MEASUREMENT) AND COMPACTED WITH MECHANICAL EQUIPMENT TO AT LEAST 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO 180.



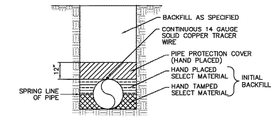
BITUMINOUS PAVEMENT REMOVAL WITH PERMANENT REPLACEMENT DETAIL
N.T.S.



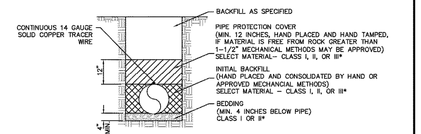
BITUMINOUS PAVEMENT REMOVAL WITH TEMPORARY REPLACEMENT
N.T.S.

49B

PRINGDALE WATER UTILITIES	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION			
526 OAK AVENUE - P.O. BOX 769 - SPRINGDALE, ARKANSAS - 72765-0769 - (479) 751-5751	DRAWN BY: JNK	DRAWING NO: S-21	DATE: AUGUST 2014	



D.I. PRESSURE WATER PIPE TRENCH
(STANDARD LAYING CONDITION "TYPE 2")
N.T.S.



D.I. PRESSURE PIPE TRENCH FOR FORCE MAINS
(STANDARD LAYING CONDITION "TYPE 3")
N.T.S.

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

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

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

PRINGDALE WATER UTILITIES	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION			
526 OAK AVENUE - P.O. BOX 769 - SPRINGDALE, ARKANSAS - 72765-0769 - (479) 751-5751	DRAWN BY: TLS	DRAWING NO: S-18	DATE: AUGUST 2014	

McCLELLAND CONSULTING ENGINEERS, INC.
DESIGNED TO SERVE
1580 E. STEARNS ST.,
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
HTTP://WWW.MCE.US.COM

PRELIMINARY
NOT FOR CONSTRUCTION

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CARDS RECYCLING
TRANSFER STATION
1513 N. OLD MISSOURI ROAD,
SPRINGDALE, AR

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

REV	DATE	DESCRIPTION
		REVISIONS

SWU DETAILS II

DESIGNED BY:	DRAWN BY:
JAD	JAD
DATE:	REVISION:
7/22/2021	REV-1
SCALE:	JOB NUMBER:
AS NOTED	21-2107

C7.5

W:\2021\21-2107 - Springdale, AR - CARDS Recycling, Old Missouri Rd\Design Drawings\212107-CS.dwg, PRINTED ON: July 22, 2021 @ 11:41 AM

B21-62

SPRINGDALE™
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Application for Variance – Board of Adjustment

STAFF USE ONLY

Date Application Submitted: 7/14/21

Date Accepted as Complete: 7/14/21 Project Number: B21-62

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: Leigh Ann Swift	Name: " "
E-mail: leighann.swift@yahoo.com	E-mail: " "
Address: 4737 S. 48th Street Springdale, AR 72762	Address: " "
Phone: 760-579-2971	Phone: " "
Site/ Location: 4737 S. 48th Street Springdale, AR 72762	Current Zoning District: A-1
Assessor's Parcel Number(s): 815-30881-000	Rezone required: No
	Total Acreage: 1.0 acre

Variance requested: (attach visual representation of request)

Partial fencing requested in front of home.
Please see Page 1, 2, and 3 of attached images and information.

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

Please see page 4-7 of attached images and information.
We desperately need the taller fence for protection from the northbound traffic. From inside the house, the cars driving north on 48th Street look like they're going to drive straight into the house, and if they missed the curve in the road, they would drive straight into the house. The head lights and the light from the Cox sign also shine into the living room and bedroom windows at night (all are south facingor on south side of home).

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

The variance would allow the 6' tall fence to block the view of the street from inside the house and would provide much needed privacy and protection from the cars traveling north on 48th Street. This used to be a small road but was paved many years ago. Since then, the street has become increasingly busy, and this traffic is only bound to increase as the population grows. The fence would give the living room and bedrooms privacy and would block the light pollution from the cars and the Cox sign at night. From inside the house, we'd have a view of a small courtyard area within the fence instead of the traffic and headlights. Please see page 8-11 of attached images and information. Thank you for your time and consideration in this matter.

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) Leigh Ann Swift

DATE: 07/14/2021

B21-62

Variance requested: Small section of front yard to be fenced with 6’ high privacy fence to protect living room window and bedroom windows from northbound traffic on 48th Street. Highlighted in yellow in the images below, the fence would cover a small portion of the yard and would not obstruct views of the street from the driveway. It would be painted a dark color (Sherwin Williams Black Fox) and would have landscaping outside of fence to dress it up.

If the fence could protrude towards the street, then it could clear the tree and allow the tree to be located inside the fence. It would also provide space for a gate which would be visible from the driveway.

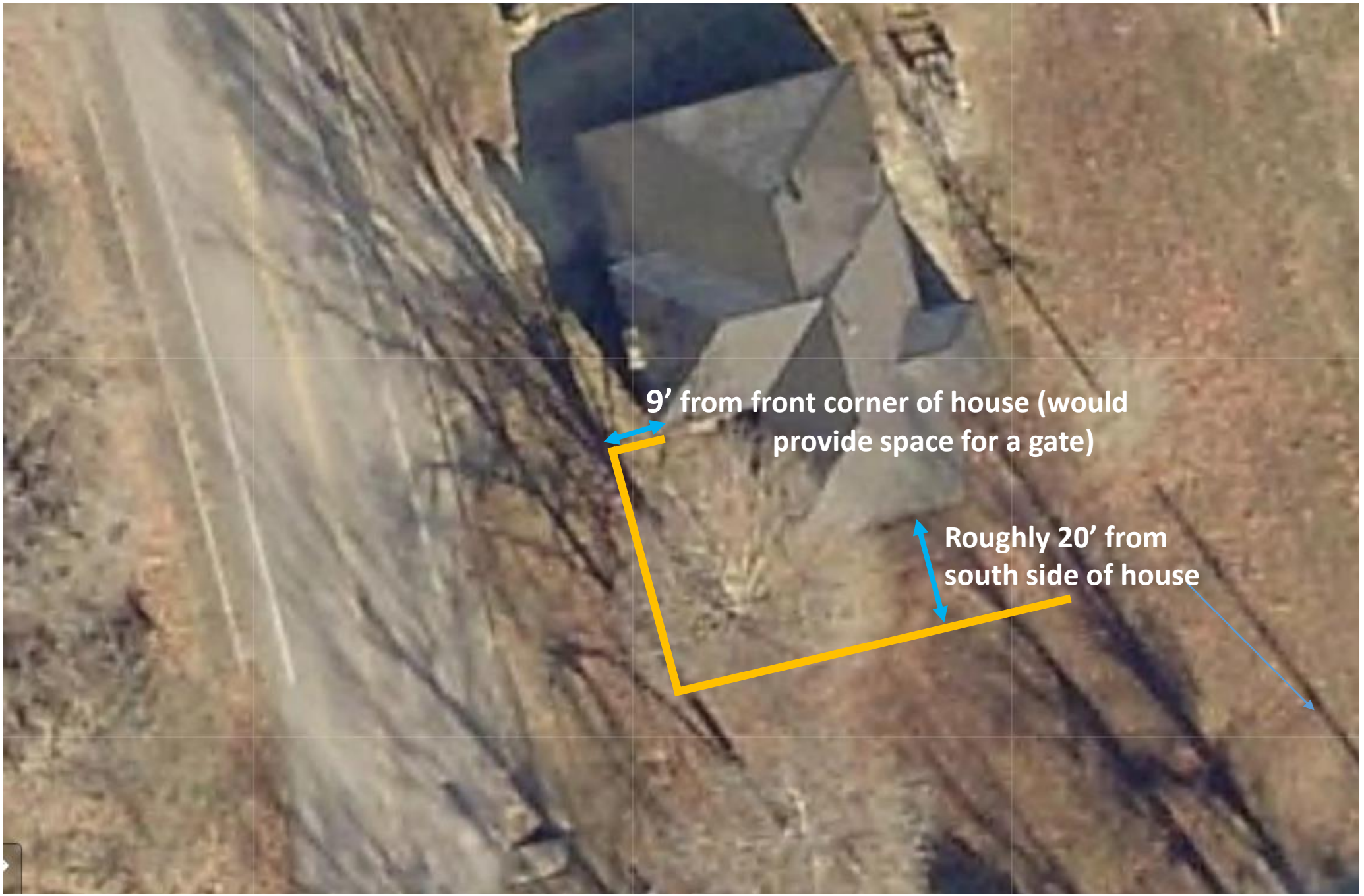
Fence will not obstruct views of the street from the driveway. Front door and garage are not hidden by the fence

B21-62

Proposed 6’ tall fenced area to protect living room and bedroom windows from northbound traffic and headlights.

*****Fence will not obscure front door entry, view of street or cars entering and exiting the driveway.*****

B21-62


9’ from front corner of house (would provide space for a gate)
Roughly 20’ from south side of house

Living Room Windows
Bedrooms

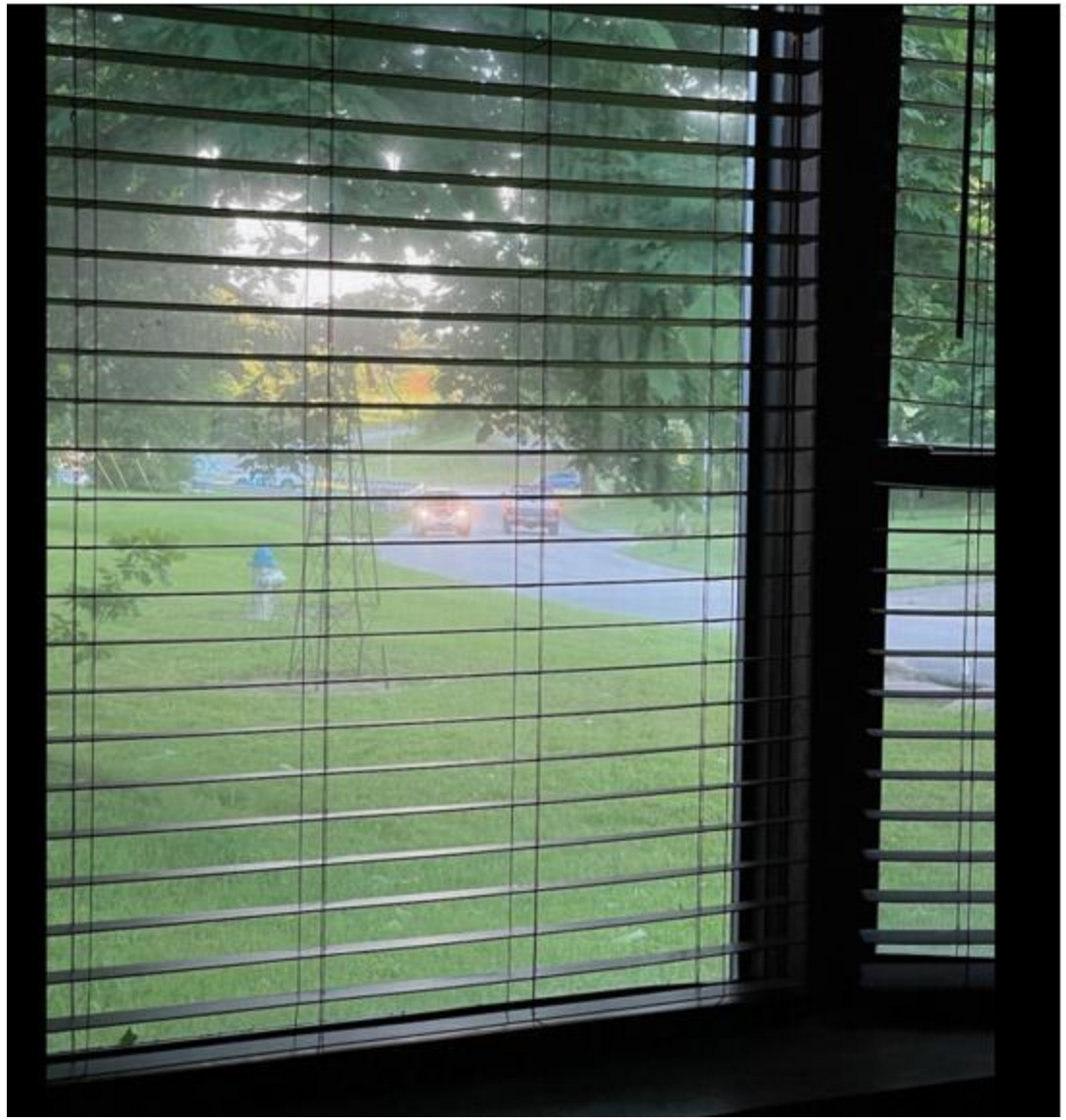
B21-62

From the yard or inside the house, the cars driving north on 48th Street look like they're going to drive straight into the house… and if they missed the curve in the road, they would drive straight into the house (we need a guardrail). The head lights and the light from the Cox sign shine into the living room and bedroom windows at night (all are south facing or on south side of home).

B21-62

<<<View from inside the living room at the northbound, oncoming vehicles.

B21-62



<<<View from inside the living room at the northbound, oncoming vehicles.

B21-62

The curve is especially dangerous (northbound traffic) due to the house being so close to the road. Over half of the front yard was taken when the road was paved and widened from the original, small dirt road. Bud Rhine owned the vacant property across the street and offered his land to remove the curve and to keep our front yard from being taken, but Springdale stated an equal amount must come from each side.

B21-62

The 6’ tall privacy fence would allow us to have a small, private courtyard off the living room which would be a much better view than the view of the cars driving straight towards the house. The living room and bedrooms are on the south side of the house. If the fence could protrude towards the street, then it could clear the tree and allow the tree to be located inside the fence. It would also provide space for a gate which would be visible from the driveway and give the area a more welcoming feel. The fence would be painted a dark color and would have landscaping located outside to dress it up.

B21-62

Overview of area.
4737 S. 48th St. is not in a neighborhood. It's zoned agricultural. There are also no close Springdale neighbors to object.

B21-62

View from driveway showing
tape measure stretched to 12’ (we only want fence to go 9’ towards the street).

The fenced area would be relatively
small in relation to the overall yard area and would not be obstructive from the street. It would be painted a dark color (Sherwin Williams Black Fox)
and would have landscaping outside of fence to dress it up.

B21-62

B21-62

B21-62

N

0 30 60 120 180 240 Feet

For Location Reference Only

FILE NO. B21-62
APPLICANT: Leigh & Samuel Swift
REQUEST: Variance - Deviation of fence height requirement in front from 3' to 6'

PLANNING COMMISSION MEETING
August 3, 2021