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PLANNING COMMISSION MEETING
FEBRUARY 7, 2023

SPRINGDALE PLANNING COMMISSION
201 SPRING STREET
5:00 P.M.
FEBRUARY 7, 2023
TENTATIVE AGENDA

I. Pre-Meeting Activities
Pledge of Allegiance
Invocation

II. Call to Order

III. Roll Call

IV. Approval of Minutes (January 3, 2023)

V. Election of Officers

VI. Tabled Items

A. C23-02 **Roland & Jennifer Hutchins**
2101 Cambridge Street
Use Unit 36 (Horses Kept in Residential Areas) in a SF-2
Presented by Roland & Jennifer Hutchins

B. L23-01 **Mill Creek Nursing Facility (Prev. L20-13)**
4500 S 48th Street
B23-22 Variance for Commercial Design Standards
(A) Entrances
(B) Structure Back & Sides
(C) Screening
Presented by Engineering Services, Inc.

C. L23-10 **Williams Tractor, REVISED (Prev. L20-11)**
4190 S. 48th Street
Presented by Barry Puckett

VII. Public Hearing – Rezoning

A. R23-05 **Hector Orellana & Marta Mancia**
920 N. Thompson Street
From C-2 to C-5
Presented by Nathan Crouch & Sydnee Tolbert

B. R23-06 **Guadalupe Masonry Homes, LLC**
5576 N. Oak Street
From A-1 & C-2 to I-1 & C-2
Presented by Clint Howle & Carl Cabot

C. R23-07 **Jose Gonzales & Maria De Perez**
2975 N. Jefferson Street
From SF-1 to MF-4
Presented by Jose Gonzales & Maria De Perez

VIII. Preliminary Plats, Replats, & Final Plats

A. PP23-01 **GAP at The Crossings**
6115 Apple Lane
Presented by Crafton Tull & Associates

B. RP23-01 **Black Oak Plaza & Chester Heights**
North Side of Chester Avenue
Lots 4 & 5
TABLED PER STAFF **L23-13** Chester Place Warehouse
B23-23 Variance for Commercial Design Standards
(A) Facades & Exterior Walls
(B) Roofs
(C) Materials & Colors
Presented by Expedient Civil Engineering, PLLC

C. RP23-02 **Elm Springs Heights**
AR Hwy 112 & 3423 Roma Drive
Lots 5A & 5B
Presented by Satterfield Land Surveyors

IX. Large Scale Developments

A. L22-71 **Springdale's Best Storage**
E. Emma Avenue & Casteel Lane
B23-20 Variance for Commercial Design Standards
(A) Facades & Exterior Walls
(B) Detail Features
(C) Roofs
(D) Materials & Colors
(E) Landscaping
Presented by Bates & Associates, Inc.

B. L23-02 **Hillcrest Village, REVISED (Prev. L21-22)**
Michigan Avenue
Presented by Engineering Services, Inc.

C. L23-12 **Project Mayflower**
Kendrick Avenue & Old Wire Road
B23-16 Variance for Screening Requirement
W23-06 Waiver of Master Street Plan Improvements on Kendrick Avenue
Presented by Engineering Services, Inc.

D. L23-13 **Chester Place Warehouse**
TABLED North side of Chester Avenue
PER STAFF Presented by Expedient Civil Engineering, PLLC

E. L23-14 **Popping Pearls Tea House**
5119 Elm Springs Road
Presented by ILK, Inc.

X. Board of Adjustment

A. B23-16 **Project Mayflower**
Kendrick Avenue & Old Wire Road
Variance for Screening Requirement
Presented by Engineering Services, Inc.

B. B23-17 **Rafael & Olga Sandoval**
901 Daline Street
Variance for Reduction of Front Setback from 30’ to 15’
Presented by Rafael Sandoval

C. B23-18 **Ricardo Cardenas & Adam Duke**
815 Costales Lanes
Variance for Increased Fence Height from 3’ to 6’
Presented by Ricardo Cardenas, Adam Duke, & Judith Yanez

D. B23-19 **Landon & Kayla Kelley**
6556 Har-Ber Avenue
Variance for Increased Fence Height from 3’ to 6’
Presented by Landon & Kayla Kelley

E. B23-20 **Springdale's Best Storage**
E. Emma Avenue & Casteel Lane
Variance for Commercial Design Standards
(A) Facades & Exterior Walls
(B) Detail Features
(C) Roofs
(D) Materials & Colors
(E) Landscaping
Presented by Bates & Associates, Inc.

F. B23-21 **Connie & Barbara Ann Bowerman**
TABLED 3219 N. 56th Street
PER STAFF Variance for Reduction of Side Setback from 20' to 0'
Presented by Bates & Associates, Inc.

G. B23-22 **Mill Creek Nursing Facility**
4500 S. 48th Street
Variance for Commercial Design Standards
(A) Entrances
(B) Structure Back & Sides
(C) Screening
Presented by Engineering Services, Inc.

H. B23-23 **Chester Place Warehouse**
TABLED N. Side of Chester Avenue
PER STAFF Variance for Commercial Design Standards
(A) Facades & Exterior Walls
(B) Roofs
(C) Materials & Colors
Presented by Expedient Civil Engineering, PLLC

XI. Waivers

A. W23-06 **Project Mayflower**
Kendrick Avenue & Old Wire Road
Waiver of Master Street Plan Improvements on Kendrick Avenue
Presented by Engineering Services, Inc.

B. W23-07 **Hugo Rodriguez Castillo & Maria Torres Martinez**
3567 Julio Road
Waiver of Sidewalk Requirement
Presented by Hugo Rodriguez Castillo & Maria Torres Martinez

C. W23-08 Springdale Public Facilities Board
Old Wire Road between Kendrick Avenue & Reed Avenue
Waiver of Master Street Plan Improvements on Old Wire Road
Presented by Engineering Services, Inc.

D. W23-09 Spyglass Estates
E. side of Spyglass Drive
Waiver of Sidewalk to remain as-is
Presented by Norm Ditch, Capstone Builders, Inc.

XII. Other

XIII. Planning Director's Report

XIV. Adjourn

The Springdale Planning Commission met in regular session on Tuesday, January 3, 2023 at 5:00 p.m. in the Wayne Hyden Training Room A205 in the Criminal Justice Building.

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

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

Roll call was answered by:

Howard Austin
Ray Cardiel
Mark Cloud
Roy Covert
Shannon Mueller – Vice-Chairman
Payton Parker - Secretary
Dale Tyler – Chairman

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

Mr. James David has resigned from the Planning Commission, and Mr. Gary Compton was not in attendance.

Ms. Mueller moved to approve the December 2022 minutes. Mr. Covert seconded the motion. By a voice vote of all ayes and no nays the December minutes were approved unanimously.

Public Hearing – Rezoning

A. R22-76 Blue Ribbon Farms, LLC
AR Hwy 112 & Wagon Wheel Road
From A-1 to C-2
Presented by Crafton Tull & Associates

Mr. Daniel Ellis with Crafton Tull & Associates was present on behalf of his client to answer any questions or comments. He said that at this time there are no specific plans to develop this property. The owner is exploring his options as to what is consistent with C-2 zoning. He further stated that the owner has gotten rid of the trucking company.

Mr. Tyler asked for Staff comments.

Ms. Christie asked Mr. Ellis how the boundary was selected to rezone.
Mr. Ellis said that when they started this process it was still based off of what was the trucking that was going on the property. He has gotten out of the trucking business.

Ms. Christie asked what the reason is for not incorporating the property that already has gravel on it to the north.

Mr. Ellis said that when they picked the boundary, it started out with the trucking business, which they are not doing now. He said they are sticking with the plan that they have.

Ms. Christie asked how they were going to be able to identify where the boundary is.

Mr. Ellis said that they will go ahead and set stakes to identify the boundary.

Ms. Christie asked if Mr. Ellis has had any conversations with ARDOT regarding the improvements to 112 and the round about?

Mr. Ellis said that they have been to the public hearings and Crafton Tull is the firm that is preparing the plans for 112.

Ms. Christie then read the Staff comments.

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

The rezoning request is not in keeping with the Comprehensive Land Use Plan but is in keeping with the following goals because of scheduled improvements by ARDOT to Highway 112. It is recommended that the C-2 zoning on Wagon Wheel Road be limited to the eastern boundary of Parcel 21-00272-411.

Ms. Christie said that the Planning Commission received emails and will be stipulated into the record.

From: Aaron Ruble <deadbugsnw@gmail.com>
Sent: Thursday, December 29, 2022 7:48 PM
To: scurry@springdalear.gov
Subject: Blue Ribbon Rezoning Petition

I'm writing this letter to present my opposition to rezoning of A-1 to C-2 located at HWY112 and Wagonwheel. I have lived on Wagonwheel for over 10 years. When Blue Ribbon came in and started to build a nursery I approved of another boost to the economy of Cave Springs. It became clear that it was a top soil harvesting operation . Trails of mud and dirt caked the road and the road began to buckle under the weight of the increased truck traffic. When trying to stop at the stop sign you slide about three feet before you can stop. Instead of creating something beautiful they have been peeling the topsoil and making enough noise equivalent to a Quarry. I don't see trees and I didn't see any corn maze. All I see now is a trucking operation. What will it be next? An asphalt plant? It has been clear that this company does not have the interest of our natural resources and safety in mind. The State of Arkansas prides itself in protecting its waterways and environment but someone has dropped the ball here. We don't need neighbors this irresponsible and untrustworthy.
Aaron Ruble
540 Wagonwheel Rd
Cavesprings AR 72718
479-236-3488

From: Rachel Ruble <rruble2009@gmail.com>
Sent: Thursday, December 29, 2022 7:24 PM
To: scurry@springdalear.gov
Subject: Opinion on Blue Ribbon Farms property zoning hearing.

Dear planning commission members,

I am opposed to allowing Blue Ribbon Farms to change to a commercial zoning. I live on Wagon Wheel road and I could daily hear banging and clanging from their dump trucks and heavy equipment operations. I was also constantly annoyed by the heavy amount of mud, rocks and general debris that was being tracked out onto Wagon Wheel road by their heavy equipment. This is a residential area with homes all around this property. I do not want the noise, dirt and traffic of a commercial operation of any kind that close to our home.
I am also concerned about the potential impacts to Spring Creek that runs through the property. Many of us in this community value our connection to that creek and feel it is important to preserve the well being of the creek and local access it, as part of our local natural heritage. They appear to be doing serious dirt work near the creek, and I would want assurance the health of the creek is not being compromised.
When Blue Ribbon Farms bought the property we understand they planned to expand the current agri-tourism (fall corn maze) and to start a tree farm. (Which we felt was reasonable) It was soon apparent however, that they had completely different plans for the property. They have torn up the land and created an serious eye sore. It looks as if they were using the property to store dump trucks and sift and store dirt. We feel like they have violated the trust of our community.
I strongly support leaving this area as an agricultural zone and limiting or eliminating the possibility of using this property as a commercial area.
Thank you for your time and consideration,
Rachel Ruble
rruble2009@gmail.com

From: Blake Baldwin <blakeabaldwin@sbcglobal.net>
Sent: Thursday, December 29, 2022 10:04 AM
To: SCurry@springdalear.gov
Cc: Abby Baldwin <dr.abbybaldwin@gmail.com>
Subject: Blue Ribbon Farms Rezoning Application R22-76

Good morning Ms. Curry,

My name is Blake Baldwin and wanted to connect with you regarding the R22-76 rezoning application being discussed on January 3rd.

My wife (Dr. Abby Baldwin) and our kids have owned a property adjacent to the site in question for over 7 years now. Over the last 3 years we have also built a house on the lot at 13098 La Bonne Vie Lane which looks upon the land owned by Blue Ribbon Farms. When we first purchased our land Blue Ribbon's land was still the corn maze and pumpkin patch we had regularly visited while we lived in Cave Springs. We were very excited to have the local, natural attraction so close to home.

When Blue Ribbon first purchased the land we heard they were going to keep the corn maze and also develop the site into a plant nursery, which was also exciting. However, since then they have only moved in dozens of dump trucks and started a, very noisy, dirt sifting business. These business ventures have done nothing more than destroy the landscape of the area and create a large amount of traffic congestion due to the dump trucks. These trucks have also substantially damaged Wagon Wheel road, resulting in very rough spots right at the entrance from 112.

I share this because Blue Ribbon Farms has demonstrated they are only using the land to generate a profit. They have shown little concern for those who neighbor their land (noisy operations, incredibly bright flood lights, road damage, etc) and even less regard for the land they are stewards of.

With the reputation built by Blue Ribbon Farms on this site over the last few years, they have demonstrated a deviation from the Springdale Planning Commission's mission. From the road congestion and damage, they have negatively impacted public safety. Their noisy dirt operations have impacted public order, and the destruction of the land under their ownership is also destroying the natural character of the Springdale area. For a C2 rezoning to be approved now (without a solid plan to hold Blue Ribbon accountable), they would be allowed to continue to operate in any way they wish. They would likely continue to operate just as they have done for the last couple years - with the trucking operation not following legal permits. Because of the above mentioned concerns, I am requesting the Commission to reject the proposal to modify the land zoning from A1 to C2.

Thank you,
Blake and Abby Baldwin

From: Jason Ricks <jricks277366@gmail.com>
Sent: Thursday, December 29, 2022 3:30 PM
To: scurry@springdalear.gov; dtyler@springdalear.gov; smueller@springdalear.gov; pparker@springdalear.gov
Subject: Proposed re-zoning of Blue Ribbon Farms, LLC property from A-1 to C-2

My name is Jason Ricks and I am the property owner and reside at 8874 La Bonne Vie Springdale, Ar. 72762 with my wife and family. I was recently made aware of the petition for re-zoning of a property adjacent to our neighborhood owned by Blue Ribbon Farms, LLC from A-1 to C-2. This letter is to inform the Springdale Planning Commission of my family's opposition to this attempt at re-zoning. I am unable to attend the meeting on Jan 3, 2023 in person due to a scheduling conflict with my job as a healthcare provider at Washington Regional Medical Center.

It is my understanding Blue Ribbon Farms, LLC (BRF) originally purchased the property on the corner of Hwy. 112 and Wagon Wheel Road for the purpose of expanding the corn maze and operating a tree farm. The corn maze has been completely removed by BRF and instead the property has been used as a "top soil" storage and processing facility which according to records has been shut down by Springdale for code violations. During the time of this use of the property, heavy equipment (dump trucks, etc) were accessing this property from Wagon Wheel Road. This not only made navigating the intersection of Hwy. 112 and Wagon Wheel Rd more difficult and dangerous, it also contributed to the deterioration of that section of Wagon Wheel road. Due to large portions of the BRF property currently sitting bare (exposed dirt only), the likelihood of contamination from stormwater runoff into Spring Creek is of great concern to those of us living near this beautiful creek.

Another issue I have with this proposal is the application itself. BRF lists the purpose of this request as to "develop this property to be in compliance with future growth map." It is my understanding there is NO future growth map that shows this property or immediate area as Commercial. The only map currently is a 2012 Springdale Comprehensive Land Use Plan deeming this area to be "Low Density Residential" which is what the entirety of Hwy 112 is from the outskirts of Elm Springs to the edge of downtown Cave Springs. All of Wagon Wheel road from Hwy 112 to I-49 is either agricultural or low density residential as well. By converting the BRF property from agricultural to commercial would needlessly break the continuity of this area. Commercial space in this area is not, in my opinion, needed or wanted by any of the property owners of the area other than BRF.

In conclusion, I am sorry I am not able to attend this meeting in person to voice my concerns and objections to this proposed re-zoning application. I do not feel BRF deserves to be given this approval for the reasons stated above and due to the fact they have already breached the legal allowances for this property as it currently stands. They have demonstrated a disregard for A-1 zoning regulations, what makes anyone think they will now adhere to C-2 regulations? I for one, do not think bad behavior should be rewarded!

Commercial space around Hwy. 112 and Wagon Wheel is not needed or wanted by current residents and property owners of this area. We enjoy the trappings of country living and the already close proximity to shopping, restaurants, convenient stores, etc. only a few miles away. We do not need it 100 yards from our properties.

Thank you for hearing our objections to this application,

Jason and Amie Ricks
8874 La Bonne Vie
Springdale, Ar 72762

From: Mary Ruger <mruger71@gmail.com>
Sent: Thursday, December 29, 2022 6:54 PM
To: scurry@springdalear.gov
Subject: File No. R22-76--Petition for Rezoning

Ms .Curry:

We are writing to you concerning Blue Ribbon Farms' Petition to rezone their property along Hwy 112 and along Wagon Wheel Rd. from A-1 to C-2. We live just off Wagon Wheel Rd. at 13001 La Bonne Vie Ln, Springdale. We are very much **AGAINST** a rezoning for BRF's property for commercial use. There are a lot of homes surrounding BRF, and we would like to keep the character of our neighborhoods as they are. We do not want trucks coming and going nor do we know what further commercial enterprises they will put on the property in future years if the property is rezoned. BRF has already had code and permit violations and was stopped from screening dirt and trucking just this fall and as such we do not want a rezoning so these operations could continue and expand.

Please let the Planning Commission know we'd like them to **REJECT** the petition to rezone to C-2 so our neighborhoods will remain quiet and quaint and a place families will want to call home.

Sincerely,

Tim and Mary Ruger

From: Maxie <mweirtom@aol.com>
Sent: Thursday, December 29, 2022 12:14 PM
To: scurry@springdalear.gov; DTyler@springdalear.gov
Subject: Blue Ribbon Farms Rezoning Hearing R22-76

TO: Springdale Planning Commission
RE: Blue Ribbon Farms Rezoning Hearing scheduled for 1/3/2023 (R22-76)
FROM: Maxie Tomlinson, 9115 West Wagon Wheel Road, Springdale, AR

The purpose of this email is to attempt to summarize the reasons for my opposition to Blue Ribbon Farms's rezoning request from A-1 to C-2 to be heard at the January 3, 2023, Planning Commission meeting.

It is difficult to be succinct in stating or describing to you how onerous the idea of Blue Ribbon Farms having a C-2 zoning is, even on a portion of their property. Since buying that property, Blue Ribbon Farms has repeatedly demonstrated what a horrendous neighbor they are to those of us living in this part of the Spring Creek valley. I implore you to not add to their power over our lives by approving the C-2 zoning that they are requesting which, if approved, will continue even if they should sell the property.

Overriding all issues about Blue Ribbon Farms is that a C-2 rezoning would allow that property to be at complete odds to a residential area, to our properties where our homes are, where we live our lives. Houses, homes, completely encircle Blue Ribbon Farms on all cardinal points of the compass. Blue Ribbon Farms sits almost at the very center of a residential area. The site plan submitted by BRF will show this to be true, but add to that the homes that are not directly adjacent to the BRF property, but sit just beyond and behind those listed.

BRF's PETITION FOR REZONING from A-1 to C-2 states that its purpose is to develop the property for their trucking operation, which had been about 50 dump trucks plus other equipment prior to being shut down for zoning and permit violations in October. However, on December 19th, Daniel Ellis of Crafton Tull, the representative for Blue Ribbon Farms, informed me in a telephone conversation that his "client" (Blue Ribbon Farms) had sold all their dump trucks and did not plan to put them on the property as stated in the PETITION, but that BRF did plan to follow through on its request for a C-2 zoning at the 1/3/23 hearing. Mr. Ellis did not say, however, that Blue Ribbon Farms would never again put their trucking operation on that property. That is one of the nightmares that haunts many of us if a C-2 zoning is approved.

But, apparently the trucking operation is not really the issue for the Planning Commission. The C-2 zoning is the issue. What I learned from my conversation with Mr. Ellis and, subsequently, with the Planning Department, is that it doesn't matter what is stated in the PETITION as to purpose of the request and its impact on adjacent property owners. It is the COMMERCIAL-2 zoning that is the focus of the request that matters. Because BRF initially asked for a C-2 rezoning, it told me that a C-2 could allow for a business such as a dump-truck operation or some other unknown business of that type on the property. The thing about the now open-ended nature of the C-2 request by Blue Ribbon Farms is that those of us who live in the Spring Creek valley do not know what BRF will do with the property, but we do know that it will cause us to lose a lot of our ability to have a say over what could be built, parked, or allowed on that property.

I believe BRF will argue that the HWY 112 widening and the throughway designation of Wagon Wheel Road makes their property ripe for commercial development, backed up, according to Mr. Ellis, by Springdale working on a new land use plan that will show this area as trending commercial. I argue that when HWY 112 is finally widened, nothing will have changed because Blue Ribbon Farms will still be surrounded by homes. I also argue that Wagon Wheel Road west of I-49 and ending at HWY 112, once you get past the commercial development at the I-49 intersection, is no Huntsville Avenue or even Wagon Wheel Road that exists east of I-49. Wagon Wheel Road west of I-49 is more akin to a winding country road with many twists and turns and homes, country churches, acres of flood plain, and even a one-lane bridge. The real thoroughfare between I-49 and HWY 112 is the new Springdale Bypass, which is a mile south of the Wagon Wheel Road and HWY 112 intersection. That is, Wagon Wheel Road west of I-49 will most likely remain residential or become even more established as a residential area.

I ask once again, please leave the zoning of the Blue Ribbon Farms property as A-1. It was an A-1 when Blue Ribbon Farms bought the land and they even named it Blue Ribbon Farms.

Thank you for your consideration. I trust that you will make the decision that is best for the most people who live in this area and care about it.

From: M.B. Horak <mbhsci@yahoo.com>
Sent: Monday, January 2, 2023 10:16 AM
To: dtyler@springdalear.gov; smueller@springdalear.gov; pparker@springdalear.gov; scurry@springdalear.gov
Subject: Blue Ribbon Farms (BRF) Petition for Rezoning

To whom it may concern,

I would like to formally voice my objection to Blue Ribbon Farms petition for rezoning from Agricultural-1 to Commercial-2.

Given the proposed widening of AR 112, and the fact that BRF has violated community trust previously when originally purchasing the property, I feel that it is not in the best interest of our community to approve this rezoning.

Sincerely,

Matthew Horak

8985 Crest Lane
Springdale, AR 72762

From: Shawn Camp <scamp07@outlook.com>
Sent: Sunday, January 1, 2023 8:56 PM
To: scurry@springdalear.gov; rcardiel@springdalear.gov; mcloud@springdalear.gov; gcompton@springdalear.gov; jdavid@springdalear.gov; rcovert@springdalear.gov; smueller@springdalear.gov; pparker@springdalear.gov; haustin@springdalear.gov; dtyler@springdalear.gov
Subject: My Opposition to Blue Ribbon Rezoning to C-2

Hello,

My name is Shawn Camp and I am writing to ABSOLUTELY oppose the rezoning of the former Blue Ribbon Trucking property to from AGRICULTURAL-1 to COMMERCIAL-2.

I own an adjacent property at

12879 Wood Duck ln,
Springdale, AR 72762

My wife and two boys have lived here for 9 years and this area is completely residential and flanked by a beautiful golf course we love.

When Blue Ribbon was in operation with their 30+ dump trucks across the feild, we were constantly hearing backup beepers, loud slamming of truck tailgates, and a constant caravan of dump trucks speeding down our curvy streets starting at 6 am. Their noise could be heard inside our living rooms and bedrooms daily. Over the course of their operation, Blue Ribbon showed a clear disregard for their neighbors and the effect their operations had in our daily lives. We called them multiple times asking them not to drive past our homes to no avail.

A loud industrial business such as this could not be in a worse out of place location. A better use of this land would be residential or agricultural, not industrial.

Based on the details of the petition, their stated purpose is to “to allow trucking operations to continue”.

This simply cannot be allowed to happen. It was such a relief when they shut down and I cringe at the thought of them (or any other loud industrial operation) returning in its place.

Thank you for your consideration,

Shawn Camp
479-283-5424 | Principal Software Engineer
https://www.linkedin.com/in/shawncamp

From: Zack Pianalto <zpianalto@gmail.com>
Sent: Thursday, December 29, 2022 12:57 PM
To: scurry@springdalear.gov; dtyler@springdalear.gov
Cc: mweirtom@aol.com
Subject: Opposition to rezoning app # R22-76 (Blue Ribbon Farms)

Good Afternoon Sarah and Dale,

I'd like to express my concern with the current rezoning request from Blue Ribbon Farms (BRF) (zoning app # R22-76) and their property on HWY 112 and Wagon Wheel Rd. I

live off Wagon Wheel Rd in the La Bonne Vie neighborhood, less than a quarter mile from the subject property. From my understanding when BRF bought the property it was zoned A-1 and they were to expand the corn maze as well as have a nursery and tree farm, which sounded great to us at the time. However, when they started screening dirt and hauling it off with dump trucks, that's why my concerns started. The hundreds of trucks coming and going caused safety concerns in my opinion. Wagon Wheel Rd coming off HWY 112 has been decimated with potholes and erosion to the point I had to call Springdale Rd dept in the summer of 2022 to have them patch the holes. When you turn right off HWY 112 onto Wagon Wheel there were dozens of potholes which caused you to have to get in the opposite lane to avoid them. With a small blind spot it caused safety issues as you couldn't always see what was coming the opposite direction. Long story short the holes were patched but within a month they were back due to the number of trucks coming and going. I understand BRFs operations were stopped by Springdale in October for code violations and it's certainly been nice not having trucks coming and going.

My concern with their request for C-2 zoning is that the entire surrounding area is residential and even currently zoned a 'low density residential' classification based on Springdale's 2012 Comprehensive Land Use Plan. I understand that Springdale is a growing city and I'm proud to have been born and raised here, but allowing a C-2 zoning permit in an area of town like ours is not prudent. We don't know what will become of the property if this rezoning is allowed to go through and the future plans are what we should be concerned with most. If BRF's intention was to turn the property into C-2 I would argue they should have brought that before the planning commission before purchasing the property to begin with.

Thank you for your time and hearing my concerns, and in addition to this email I will try my best to be at the meeting on Tuesday Jan 3rd at 5pm.

Zack Pianalto
479-879-7270

The following citizens spoke against the rezoning at the meeting.

Sherry Metz,
Matt Wilkins
Spencer Frasier
Maxie Tomlinson
David Godsinger
John Hurzic(?)
Jared Spencer
Laurie Godsinger

Mr. Covert called for the vote.

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

The rezoning was denied by a unanimous vote.

Ms. Christie stated for the record that they had the right to appeal the Planning Commission's decision in writing to the City Clerk's office. They must do so within fifteen (15) and state why they think the Planning Commission erred in its decision. They must also re-notify the adjacent property owners.

B. R23-01 Kevin & Kelli Clardy Maestri
109 N. 48th Street
From A-1 to O-1
Presented by Kevin Maestri

Mr. Maestri was present to answer any questions or comments. He said that they would like to make the house an office for his wife's medical office. She is a counselor.

Mr. Tyler asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates regional commercial use.

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:

Encourage the development of light to medium-intensity commercial development along arterial streets that provide adequate setbacks and buffing to adjacent residential neighborhoods.

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

There were none.

Mr. Parker called for the vote.

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

The rezoning was approved by a unanimous vote.
Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, January 24, 2023 at 6:00 p.m.

C. R23-02 Daniel & Heather Douglas
1094 Nichols Road
From A-1 to SF-2
Presented by Alan Reid and Associates

Ms. Jessie Petit with Alan Reid and Associates was present on behalf of her clients to answer any questions or comments. She said her clients want to build a home on this property.

Mr. Tyler asked for Staff comments.

Ms. Christie read the Staff comments.

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

STAFF COMMENTS AND RECOMMENDATIONS

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

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

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

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

There were none.

Mr. Cloud called for the vote.

VOTE:
YES: Cloud, Covert, Mueller, Parker, Tyler Austin, Cardiel
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, January 24, 2023 at 6:00 p.m.

D. R23-03 Mill Creek Manor, LLC
L23-01 4500 S. 48th Street
From C-2 & C-5 to MF-24
Presented by Engineering Services, Inc.

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

Mr. Tyler asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates commercial and regional commercial uses.

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:

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 economical development of low density residential.

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

Ms. Donna Johnson said that she owns property across the street. She said that they have removed a lot of dirt and all that is left is red dirt. She further stated that by removing all that dirt, they have removed a hill. She said that now from her house she can see 56th Street on the other side of I-49. She said that the noise is also a problem.

Ms. Christie said that Staff doesn't have a set of plans for the apartments. That will be the next step.

Mr. Cloud called for the vote.

VOTE:
YES: Covert, Mueller, Parker, Tyler, Austin, Cardiel, Cloud
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, January 24, 2023 at 6:00 p.m.

L23-01 Mill Creek Manor, LLC
Presented by Engineering Services, Inc.

Mr. Jason Appel with Engineering Services, Inc. was present on behalf of his client to answer any questions or comments. He said that they are requesting a re-approval of the same plan that was previously approved. It is the same nursing facility. He said speaking to the dirt there is approximately 200,000 yards of material that has to come out of that location so the facility can sit flat in its current location.

Mr. Tyler asked for Staff comments.

Ms. Christie said that she wanted to make a comment before she read the Staff comments.

She said that when a large scale is approved, they get a grading permit and have a year to get a building permit. She said that these were approved in 2020 but they did not come back for any extensions. They have been hauling dirt out on the same grading permit.

Ms. Hollingshead confirmed that they had been hauling out dirt.

Ms. Christie said that the Ordinance goes on to say that prior to expiration the applicant may request that the Planning Commission extend the period to accomplish the test by one year. The applicant has the burden to show good cause why the task could not be reasonably completed within the normal time limit. Failure to meet the conditions of sub-section F above after the second year will require submission of the development as a new submission.

She said she doesn't see how the Planning Commission can automatically approve the one that was there two years ago with this statement in the Ordinance itself. She further stated that they need to verify that the elevations that they were proposing to bring this down to is actually what has happened, because they are still hauling dirt out. She asked if they were at the elevation, close to it; they don't have any way of knowing until Staff can go back and look through a large scale development again. She said that since they didn't ask for an extension, per the Ordinance, they must resubmit.

Ms. Christie asked Mr. Hritz if he has any comments.

Mr. Appel said that this was two years ago with the same code, same set of rules that it was approved originally. He said they felt that their plans meet the current standard and that's the reasoning it was re-submitted as the same large scale. He said that they did not anticipate four (4) pages of comments as it had been previously approved.

Ms. Christie said that the elevation issue is the big one. She asked if he could certify today that the elevations that are shown on the plat is out there. She asked the elevations had been shot.

Mr. Appel said that they are not shooting it intermittently as it goes down. He said that he hasn't been told that they are pad ready.

Mr. Hritz read the Staff comments.

1. This Large-Scale Development Plan has been given the number L22-01. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission (standard comment)
3. A written response to all comments is required with resubmission (standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.
    a. Need to add 815-30855-000 and 785-18023-450
6. Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be

submitted to the Planning Office prior to the Planning Commission meeting or may be submitted at the meeting.

7. Need the address of the developer shown.
8. The land tie needs to have an actual description.
9. Need to pin all corners.
10. Need State Plane Coordinates (NAD 83, Feet) for all fire hydrant locations.
11. Show the rate at which the parking spaces were calculated for each use.
12. Show the number of parking spaces per usage.
13. Show the total number of parking spaces required.
    a. Provided is all that is shown
14. Show the total number of handicapped spaces required.
    a. provided is all that is shown
    b. At least one needs to be van accessible with an 8’ aisle instead of 5’
15. Truncated domes are required as per ADA requirements. Show detail of truncated domes.
    a. Please show on site plan
16. A minimum of three feet (3') of clear width, excluding vehicle overhang, must be provided as an accessible circulation route. Therefore, the sidewalk must either be five feet (5') wide or have wheel blocks between the handicapped access point and the doorway.
    a. What is the width of the sidewalk around the building, it shows 5’ for sidewalk coming from 48th street did not see width for remainder
17. Frontage landscaping is required in accordance with Chapter 56.
18. Need a landscape plan that shows the details of the landscaped areas including type, size and location of plants.
    a. The areas shown in white around the building on landscape plan, is that grass? If so sod?
19. Minimum width of drive for two-way traffic is twenty-four feet (24').
    a. I am assuming the drives are two way, but it does not show on the site plan
20. Minimum width of a drive for a one-way traffic is fifteen feet (15').
    a. I am assuming the drives are two way, but it does not show on the site plan
21. Maximum width of a drive, exclusive of radii, is forth feet (40').
    a. What is the width of the drive? I am assuming that is a “median” of sorts on the plan, is it concrete or are there other plans for it?
22. Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street. Show location and the State Plane Coordinates (NAD 83, Feet) for each streetlight.
23. The streetlight fixture shall be by LSI Lighting Model Crossover XRM, #SPL-XRM3-AA9W/LED/UE-MSV-IPC-PC-COS.
24. Show the size and location of all freestanding signs. Show distances from street right-of-way.
    a. Will there be a sign?
25. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
26. A lighting plan is required, displaying at least 1 foot candle in all parking and pedestrian areas.
27. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
28. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Commercial Design Standards Comments

1. Where a façade faces adjacent residential uses or an area on the Comprehensive Land Use Plan designated for residential use an earthen berm shall be installed, no less than 6’ in height containing at a minimum a double row of evergreen or deciduous trees planted at a 15’ interval plus all landscaping requirements set forth in Chapter 56 of the Springdale Code of Ordinance.
2. Internal pedestrian walkways shall connect focal points of pedestrian activity and shall feature landscaped areas along no less than 50% of their length.

3. Internal pedestrian walkways must be distinguishable from driving surfaces through the use of low maintenance surface material such as pavers, bricks, or scored concrete.
    a. Needed from sidewalk to dumpster?
4. A 5' wide sidewalk along the full length of the building along any side that features a customer entrance is required. This sidewalk shall be setback from the building foundation at least 6' to provide areas for foundation landscaping.
    a. I see the 6' setback in most areas, but I do not see a width of the sidewalk shown on the plans
    b. 6' set back is missing in several areas around the south side of the complex and a few of the "pods"
5. Foundation landscaping is required.
6. Provide an area to accommodate a possible future public transit stop.
7. Entryway landscaping is required per Springdale Commercial Design Standard.
8. Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities and banks of meter shall be screen from public view with landscaping or with an architectural treatment compatible with the building architecture.
9. All rooftop equipment shall be screened from public view with an architectural treatment that is compatible with the building architecture.
10. Submit a unified lighting plan per Springdale Commercial Design Standards.
11. Sign design, materials, and placement should complement the overall architectural design of the building.
12. Updated Current conditions page needs to be added. One submitted looks to be prior to the dirt mining that has occurred.

Building & Fire Comments:

- The following comment was made concerning the original development plan and still needs to be addressed. Fire department connections (FDC) shall be located on the exterior wall facing the north fire access road at the point of fire department access to the development. (section 912.2.1) FDCs shall be located within 100 feet of a fire hydrant (section 912.2.3) on the same side of the fire access road without crossing a fire access road. (section 912.2)

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 12/29/2022

1. Chapter 106 – Stormwater Drainage

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

- *106.5.3*** - All detention ponds shall be the dry-type and shall fully dewater within 48 hours.
    - **Show sod to at least the 100year WSE.**

2. Chapter 107 – Stormwater Pollution

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

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

- 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.

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.~~
    - **Show lights on 48th street.**

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:

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

- **Add this disclaimer statement to the title page.**
- **Show retaining wall details and if over 4' it needs to be designed by an engineer.**

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

Ms. Christie said that they indicated in the set of plans that was submitted what variances that you applied for and were granted. She said that Staff is looking at this as a whole new submission because it is older than 2 years.

Mr. Appel said that it was approved two years ago with the same guidelines, he said that they will table this and come back with a submittal that will satisfy Staff.

E. R23-04 Sam's Real Estate Business Trust
E. of S. Gen George Blvd. & S. of Members Lane
From C-5 to MF-24
Presented by Engineering Services, Inc.

Mr. Jason Appel with Engineering Services, Inc. was present on behalf of his client to answer any questions or comments. He said that this is just a small piece that was added to the development to the south and west recently. Currently the south and west portion is MF-24 and they are trying to include this piece as MF-24.

Mr. Tyler asked for Staff comments.

Ms. Christie read the Staff comments.

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

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:

Larger multi-family developments should be located on sites with adequate space for off-street parking, accessory structures and recreational activity and toward the edge of single-family residential areas where higher traffic generation and taller building heights can be better accommodated.

She further stated that there was a replat that goes with the other lot.

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

Dr. Joe Rouse said that he owns the two acres north of this property between Andy's and the Shelter Insurance Company. He said that he has an ingress/egress problem. He said that he is fairly close to I-49 and 412 and it is very difficult to make a left hand turn out of his property. He has been attempting to work with Sam's real estate.

He said that he has asked for an access easement on the southwest corner, but anywhere along that line would work. It was his understanding that Sam's Club would been deeded over to the City; however, he doesn't believe that it has been completed.

He his asking the Commission to table this rezoning until Sam's deeds the easement to the City.

Ms. Christie said that this isn't an issue that needs to be discussed with this rezoning. She said that the City is not in a position to ask them to require to make an access to this property to the north. They can do all of their improvements to their property and not provide access has no bearing on this rezoning.

Mr. Cloud called for the vote.

VOTE:
YES: Mueller, Parker, Tyler, Austin, Cardiel, Cloud
NO: None
ABSTAIN: Covert

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

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, January 24, 2023 at 6:00 p.m.

Public Hearing – Conditional Use

A. C23-01 Donald & Karen White Revocable Trust
2493 2497, & 2499 E. Tulip Tree Drive
Tandem Lot split in the Springdale Planning Area
Presented by Alan Reid & Associates

Mr. Alan Reid with Alan Reid & Associates was present on behalf of his client to answer any questions or comments. He said that the plat submitted has a slight revision to one that was approved last fall. He said there were concerns by the Planning Department as to what was going on the east side of the property where it adjoins the storage unit.

He further stated that they wanted to address this. He said that the first issue was a short access easement at the northwest corner. He said that they have decided to eliminate that easement altogether. The only easement that they need and will utilize is along the east side of the property. He said that there was some concern about the easement. It is 60' wide and was centered on the existing roadway. He said that the owner to the east has some improvements done to the easement and was concerned that if there are improvements inside an easement, who was going to be responsible for it. Mr. Reid said that they have adjusted the easement. We leave the highway at 60' and go back to the southwest corner of the storage unit and then it narrows to a 30' easement which completely illuminates his improvements inside the easement. He now has complete control over his improvements.

He said that the 30' easement should be paved but his client has posted a bond to cover it.

Ms. Christie said that the bond is so that when his client paves it, Staff will release the bond.

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

There were none.

Mr. Covert called for the vote.

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

The Conditional Use was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Resolution that will go to Council on Tuesday, January 24, 2023.

B. C23-02 Roland & Jennifer Hutchins
2101 Cambridge Street
Use Unit 36 (Horses kept in residential areas) in SF-2
Presented by Roland & Jennifer Hutchins

This was tabled per Staff.

C. C23-03 Harbor Church of NWA
986 Elmwood Street, Suite A
Use Unit 42 (Church/Synagogue) in C-2
Presented by Chad Longing

Mr. Longing was present to answer any questions or comments. He said that he is the pastor of the church.

Mr. Tyler asked for Staff comments.

Ms. Christie read the Staff comments.

Acceptable **1.** Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe.
Parking agreement has been provided, as well as supplemental information

Acceptable **2.** Off-street parking and loading areas where required, with particular attention to the items mentioned above and the economic, noise, glare, or odor effects of the conditional use on adjoining properties and properties general in the district.

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

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

Acceptable **5.** Screening and buffering with reference to type, dimension and character.

Unknown **6.** Sign, if any, and proposed exterior lighting with reference to glare, traffic, safety economic effect, and compatibility and harmony with properties in the district
Sign permitting will require approval by the Building Department

N/A **7.** Yard requirements and other open space requirements.

N/A **8.** The size and shape of the site, including the size, shape and arrangement of proposed structures in keeping with the intent of this chapter.

N/A **9.** Proposed landscaping meeting the requirements of this ordinance. Landscaping may be increased in accordance with the judgement of the planning commission to accomplish the desired protective and aesthetic effect.
Existing commercial park

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

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

There were none.

Mr. Austin called for the vote.

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

The Conditional Use was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Resolution that will go to Council on Tuesday, January 24, 2023 at 6:00 p.m.

Large Scale Developments

A. L22-60 Calderon Landscaping

	2946 AR Hwy 112
B23-10	Variance of paving requirement
B23-11	Variance of Commercial Design Standards
	A. Parking lot orientation
	B. Pedestrian Flow
	C. Central Features & Community Spaces
	D. Outdoor storage, trash collection, & loading areas
	E. Landscaping
	F. Screening
W23-02	Waiver of street improvements
	Presented by Jorgensen & Associates

Mr. Blake Jorgensen was present instead of his brother Justin to answer any questions or comments.

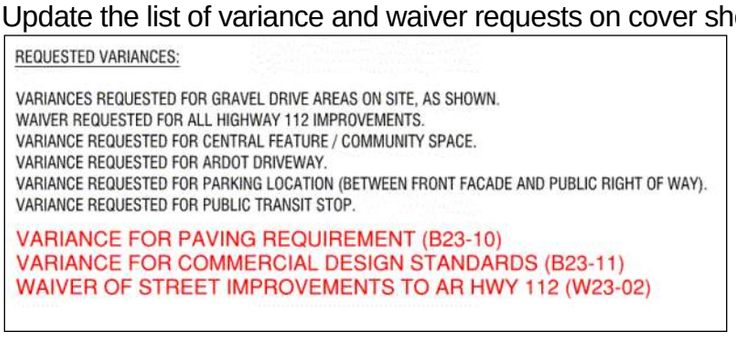
Mr. Tyler asked for Staff comments.

Ms. Tromburg read the Staff comments and Ms. Hollingshead read the Engineering comments.

Planning Comments:

1. This Large-Scale Development Plan has been given the number L22-60. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (Standard comment)
3. A written response to all comments is required with resubmission. (Standard comment)
4. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
5. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
6. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

7. Update the list of variance and waiver requests on cover sheet.

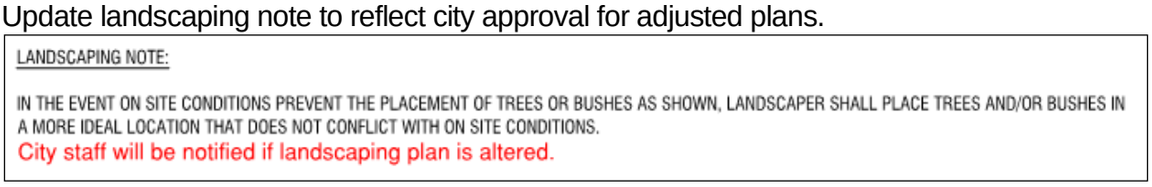

REQUESTED VARIANCES:

VARIANCES REQUESTED FOR GRAVEL DRIVE AREAS ON SITE, AS SHOWN.
WAIVER REQUESTED FOR ALL HIGHWAY 112 IMPROVEMENTS.
VARIANCE REQUESTED FOR CENTRAL FEATURE / COMMUNITY SPACE.
VARIANCE REQUESTED FOR ARDOT DRIVEWAY.
VARIANCE REQUESTED FOR PARKING LOCATION (BETWEEN FRONT FACADE AND PUBLIC RIGHT OF WAY).
VARIANCE REQUESTED FOR PUBLIC TRANSIT STOP.

VARIANCE FOR PAVING REQUIREMENT (B23-10)
VARIANCE FOR COMMERCIAL DESIGN STANDARDS (B23-11)
WAIVER OF STREET IMPROVEMENTS TO AR HWY 112 (W23-02)

8. All drives and parking areas are required to be paved.
    a. Variance requested B23-10

9. Update landscaping note to reflect city approval for adjusted plans.


LANDSCAPING NOTE:

IN THE EVENT ON SITE CONDITIONS PREVENT THE PLACEMENT OF TREES OR BUSHES AS SHOWN, LANDSCAPER SHALL PLACE TREES AND/OR BUSHES IN A MORE IDEAL LOCATION THAT DOES NOT CONFLICT WITH ON SITE CONDITIONS.
City staff will be notified if landscaping plan is altered.

Commercial Design Standards Comments

1. No more than 60% of the off-street parking area for the entire property can be located between the front façade within the front yard of the principal building and the primary abutting street.
    a. Variance requested (B23-11)
2. Foundation landscaping is required. Applicant proposes foundation landscaping on the east side of office, between sidewalk and customer entrance.
    a. Variance requested (B23-11) for remaining sides of office and all sides for proposed storage building.
3. Provide at least two of the items listed under Central Feature and Community Spaces in the Springdale Commercial Design Standard.
    a. Variance requested (B23-11)

4. Provide elevations for the proposed SW storage building.

5. Provide drawing of trash enclosure screening method, 8' and opaque.

6. Screening for rear and side property lines is required as adjacent uses are residential.
    a. Variance requested (B23-11)

Building & Fire Comments:

Site is extremely limited as to available fire flow. No new buildings or additions to any existing buildings are allowed without improvements to the water mains providing fire protection.

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 12/29/2022

1. Chapter 107 – Stormwater Pollution

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

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

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

(Ord. No. 3258, § 1, 11-12-02)

- **Variance may not be needed for Public Transit Stop. We just request that an area in the ROW is called out on the plans for a future stop in the event that Ozark Regional Transit adds a route along this road. No improvements are required.**
- **I don't recommend placing the mulch storage so close to the major drainage pathway if possible. Can you give a little more detail about what that mulch storage enclosure/building looks like?**

3. Chapter 130 – Zoning Ordinance

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

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

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

There were none.

Ms. Christie asked about the landscaping variance. She wanted to know if they would be providing the same about of landscaping elsewhere on the property.

Mr. Jorgensen said that they would provide the landscaping in other areas.

He also stated that the proposed building that Ms. Tromburg requested elevations for will not be built. He said that they would move the mulch storage to the west outside of the drainage basin a little bit more.

Ms. Christie asked about the landscaping on the back side.

Mr. Jorgensen said he wasn't aware about the requirement for landscaping on the back side but they would definitely put it where it needs to go.

Ms. Christie said that what she was asking is can they give Staff a chart that shows what would be required and what will actually be provided.

She further stated that if the proposed building isn't going to be built, it needs to be taken off of the drawing.

Ms. Christie pointed out that they have all their parking in the front and wanted to know if they could put some of that in the back.

Mr. Jorgensen said that they could.

The architect said that the parking spaces were more than the owner felt he would need. He said that the idea is that his staff and employees will park there.

Ms. Christie asked if they would do a Bill of Assurance for a period of three years on the gravel portion of the site.

The architect said that because of the Highway 112 widening, he wasn't sure if three years would be enough. He said that the issue has to do with the water line.

Ms. Christie asked if they could do a Bill of Assurance for two years and if ARDOT hasn't completed that portion of 112, they can ask for an extension.

Mr. Jorgensen said that that would be fine.

Ms. Christie said the reason for the waiver is because more than 60% is in front of the building.

Ms. Christie asked about the dumpster location.

Mr. Jorgensen said that it is located at the western point.

Mr. Parker said that they need to show on the plan that the dumpster will be screened.

Ms. Christie said the D, E and F are going away because they are going to show the same amount of landscaping except in different locations, they will screen the outdoor storage and there will be no loading areas. She said that all that's left is central features and community spaces. They will put in a transit pull off. She said that with the pedestrian flow must have access to the sidewalk. They are proposing not connecting it to the sidewalk that will be on 112.

Mr. Jorgensen said that they will connect it once it gets installed.

Ms. Christie the only Commercial Design Standard request left is the one for the parking lot orientation.

She said that the Central Features could/would include a bike rack.

Mr. Jorgensen said that they could do that.

Mr. Parker called for the vote.

VOTE:

YES: Tyler, Austin, Cardiel, Cloud, Covert, Mueller, Parker
NO: None

The variance was approved by a unanimous vote for the Bill of Assurance on the paving requirement and parking orientation.

Mr. Parker moved to forward to Council with a recommendation for approval for the waiver with a dedication of right-of-way. Ms. Mueller seconded the motion.

VOTE:

YES: Austin, Cardiel, Cloud, Covert, Mueller, Parker, Tyler
NO: None

The motion to forward to Council with a recommendation for approval for the waiver with a dedication of right-of-way was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Resolution that will go to Council on Tuesday, January 24, 2023 at 6:00 p.m.

Mr. Parker moved to approve the Large Scale subject to Staff comments. Ms. Mueller seconded the motion.

VOTE:

YES: Cardiel, Cloud, Covert, Mueller, Parker, Tyler, Austin
NO: None

The Large Scale development was approved subject to Staff comments by a unanimous vote.

B. L23-01 Mill Creek Nursing Facility (Prev. L20-13)
Michigan Avenue
Presented by Engineering Services, Inc.

This item was tabled during the rezoning.

C. L23-02 Hillcrest Village, Revised (Prev. L21-22)
Michigan Avenue
Presented by Engineering Services, Inc.

Mr. Jason Appel with Engineering Services, Inc. was present on behalf of his client to answer any questions or comments. He said that the owner has requested a slight modification of the plan. There is a sidewalk on the east side of the pond that they are requesting to eliminate. He said that the sidewalk will have a loop around and will connect to the front sidewalk on the facility with the remainder of the plan remaining as approved.

Mr. Tyler asked for Staff comments.

Ms. Christie said that the drawing they submitted she wanted to know where the sidewalk was being relocated.

Mr. Appel said that they made a connection on the southern to units. He further stated that there is a pond and then the units on the east side of the pond and there is a sidewalk that runs along on the west side of the alley.

Ms. Christie wanted to know what they need to eliminate the sidewalk that goes around the pond.

Mr. Appel said that the developer decided to change the elevation of the unit; instead of having step-downs the unit will be flat or a one slab elevation.

Ms. Christie said that it creates a situation that when you walk out onto that pad in the back you are at the edge of the detention pond.

Mr. Appel said as it is currently constructed, yes.

Ms. Christie is appears that they have created a safety issue.

Ms. Christie asked Ms. Hollingshead to comment. She said that the drainage easement starts from the 100 year water surface elevation. She further stated that with this submission they did not get a grading plan so that Engineering could confirm that 20’ is still there. She said one of her comments was to supply an updated grading plan.

Ms. Christie asked if there was any conversation with anyone at the City before the modification was done.

Mr. Appel said no such conversation took place.

Ms. Christie said that these revisions should have been discussed before it got to this point.

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

There were none.

Mr. Cloud moved to vote on the Large Scale subject to Staff comments. Mr. Covert seconded the motion.

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

The Large Scale was denied by a unanimous vote.

D. L23-04 I-49 Industrial Park, Ph. III
W. Apple blossom Ave. & N. Graham Rd.
Presented by Halff Associates, Inc.

Ms. JoAnne Johnson with Halff Associates, Inc. was present on behalf of her client to answer any questions or comments.

Mr. Tyler asked for Staff comments.

Ms. Tromburg read the Staff comments and Ms. Hollingshead read the Engineering comments.

Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-04. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission (standard comment).
3. Documentation corresponding to L23-04 should be submitted to planningapplication@springdalear.gov
4. A written response to all comments is required with resubmission (standard comment).
5. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).
6. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).

7. A unified lighting plan is required, displaying at least 1 foot candle in all parking and pedestrian areas.
    a. Resubmittal included warehouse interior lighting plan but not parking/pedestrian areas.

Building & Fire Comments:

- All comments addressed.

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 12/29/2022
1.

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 ensure that access is maintained.**

3. Other:

General Notes:

- **Sequence of construction note number 3, fill in city name.**
- **Specify sod in the detention pond.**

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

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

There were none.
Mr. Covert moved to approve the Large Scale. Mr. Cloud seconded the motion.

VOTE:

YES: Covert, Mueller, Parker, Tyler, Austin, Cardiel, Cloud
NO: None

The Large Scale was approved by a unanimous vote.

E. L23-05 South 48th Street Storage, Ph. II
End of Central Drive
B23-12 Variance of Commercial Design Standards
A. Structure back & sides
B. Multiple buildings in commercial centers
C. Detail features
D. Roofs
E. Materials & colors
F. Landscaping
G. Screening
Presented by Bates & Associates

Mr. Jake Chavis with Bates & Associates was present on behalf of his client to answer any questions or comments. He said that they did not show where they were going to compensate for the foundation landscaping. He said they have every intention of meeting that requirement in other areas.

Mr. Tyler asked for Staff comments.

Ms. Tromburg read the Staff comments and Ms. Hollingshead read the Engineering comments.

Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-05. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission (standard comment).
3. A written response to all comments is required with resubmission (standard comment).
4. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).
5. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
6. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).

Commercial Design Standards Comments

1. Foundation landscaping is required.
    a. Variance requested (B23-12)
2. Provide at least two of the items listed under Central Feature and Community Spaces in the Springdale Commercial Design Standard.
    a. Variance requested (B23-12) for one central feature. Phase I includes a picnic table, phase II has no proposed community spaces.
3. Façades over 100’ feet in linear length shall incorporate wall projections and/or recesses and roof lines shall be varied with a change in height every 100 feet
    a. Variance requested (B23-12)
4. Building façades shall include a repeating pattern with no less than three of the following: color change; texture change; material module change; expressions of architectural or structural bay through a change in plane no less than 12 inches in width.
    a. Variance requested (B23-12)
5. Predominant exterior building materials shall not be: smooth-faced concrete block, tilt-up concrete panels, or pre-fabricated steel panels.
    a. Variance requested (B23-12)
6. Increase illuminance on lighting plan to display at least 1 foot candle in all parking and pedestrian areas.

Building & Fire Comments:

- Fire department connections shall be located on the exterior walls facing the south fire access roads (section 912.2.1) Show fire line and FDC location on plan.

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 12/29/2022

1. Chapter 106 – Stormwater Drainage

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

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
    - 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.

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

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

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

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

- **Place note on Site Plan.**

3. Chapter 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 ensure 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.

Ms. Christie said that this project has one access entrance.

Mr. Chavez said that that was correct and they just wanted it to be an extension of the phase I project.

Ms. Christie asked how many RV parking spaces does this site have.

Mr. Chavez said that he wasn't certain how many there are.

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

Mr. Neal Picken said that his business is at the dead end of Central Drive. He said his company will be directly south of the storage area. He said his concerns about the west central drive making a turn going down to the property that may or may not encroach on 5131 Central Drive.

Ms. Christie said that they are not proposing to open up a drive at that location.

Mr. Cloud asked if the client would be willing to brick the end caps and Mr. Chavez said that he would.

Mr. Covert called for the vote on the variances.

VOTE:

YES: Mueller, Parker, Tyler, Austin, Cardiel, Cloud, Covert
NO: None

The variance was approved by a unanimous vote.

Mr. Cloud moved to approve the Large Scale development subject to Staff comments. Mr. Covert seconded the motion.

VOTE:

YES: Parker, Tyler, Austin, Cardiel, Cloud, Covert Mueller
NO: None

The Large Scale was approved by a unanimous vote.

F. L23-06 Push Plastic Expansion
1206 ESI Drive
W23-05 Waiver of sidewalk requirement
Presented by Blake Jorgensen

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

Mr. Tyler asked for Staff comments.

Ms. Tromburg read the Staff comments and Ms. Hollingshead read the Engineering comments.

Planning Comments:

1. This Large Scale Development Plan has been given the number L23-06. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (standard comment)
3. A written response to all comments is required with resubmission. (standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
6. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

7. Please ensure that all of the adjacent property owners listed on the CLAPO are displayed on pages 2-4 of the plan set.
8. In addition to the ownership, address and parcel numbers of adjacent properties, please include the zoning for each of those properties.
    a. This is reflected on pages 3 and 4, but still needs to be reflected on page 2.
9. A lighting plan is required, displaying at least 1 foot candle in all parking and pedestrian areas.
    a. It doesn't appear that a lighting plan was provided

Building & Fire Comments:

- All Comments Addressed.

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 12/29/2022

1. **Chapter 110 – Streets, Sidewalks and Other Public Places**
   (Ord. No. 3258, § 1, 11-12-02)
   - *110.111* - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.
     - **A waiver 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.

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

There were none.

Mr. Parker moved to recommend to Council to approve the waiver of street requirements. Ms. Mueller seconded the motion.

VOTE:

YES: Tyler, Austin, Cardiel, Cloud, Covert, Mueller, Parker
NO: None

The motion to forward the waiver to Council for approval was approved by a unanimous vote.

Mr. Parker moved to approve the Large Scale subject to Staff comments. Mr. Cardial seconded the motion.

VOTE:

YES: Austin, Cardiel, Cloud, Covert, Mueller, Parker, Tyler
NO: None

The Large Scale was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Resolution that will go to Council on Tuesday, January 24, 2023.

G. L23-07 Reliable Poultry Parking Lot Expansion
2974 E. Emma Avenue
B23-06 Variance of paving requirement
W23-01 Waiver of street improvements on Monitor Road
Waiver for Master Street Plan ROW dedication on Monitor Road
Presented by James Geurtz

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

Mr. Tyler asked for Staff comments.

Ms. Tromburg read the Staff comments and Ms. Hollingshead read the Engineering comments.

Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-07. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (Standard comment)
3. A written response to all comments is required with resubmission. (Standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. All drives, parking areas and storage areas are required to be paved.
    a. Variance requested
6. The developer is required to dedicate right-of-way of an abutting street in conformance with the City of Springdale Master Street Plan. A separate dedication document shall be submitted to the City for filing.
    a. Waiver requested
7. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
8. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
9. 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).
10. Per the MSP, there is a North/South Major Collector connection from East Emma Avenue, northward to Monitor Road.
    a. Waiver requested

Building & Fire Comments:

- No comments

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 12/29/2022

1. **Chapter 107 – Stormwater Pollution**
   (Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)
   - **No Grading permit required for Phase 1.**

2. **Chapter 110 – Streets, Sidewalks and Other Public Places**
   (Ord. No. 3258, § 1, 11-12-02)
   - **Call out concrete to the ROW on proposed commercial driveway apron and update detail.**

3. **Chapter 130 – Zoning Ordinance**
   (Ord. No. 3307, 3-25-03)
   - *130.7.6.1 ADA* requirements.
     - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
       - **This note is left in place throughout the design process to insure that access is maintained.**

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

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

There were none.

Mr. Guertz said that the variance is only for the northern areas with the gravel. He said that the proposed parking on the south will be paved.

Mr. Parker called for the vote on the variance request.

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

The variance was approved by a unanimous vote.

It was decided to take both waivers together.

Mr. Parker moved to forward the waivers to Council with a recommendation for approval. Mr. Cloud seconded the motion.

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

The motion to forward the waivers with a recommendation for approval was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Resolution(s) to go to Council on Tuesday, January 24, 2023.

Mr. Covert moved to approve the Large Scale subject to Staff comments. Ms. Mueller seconded the motion.

VOTE:

YES: Covert, Mueller, Parker, Tyler, Austin, Cardiel, Cloud
NO: None

The Large Scale was approved by a unanimous vote.

H. L23-08 MT NWA Dance Studio
Worth Lane
B23-14 Variance for Commercial Design Standards
A. Materials & Colors
Presented by Engineering Services, Inc.

Mr. Jason Appel with Engineering Services, Inc. was present on behalf of his client to answer any questions or comments. He said that one thing to note is that it was submitted as a dance studio, it is no longer a dance studio but a commercial office/warehouse building.

Mr. Tyler asked for Staff comments.

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

Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-08. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission (standard comment).
3. A written response to all comments is required with resubmission (standard comment).
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. Submit the approved authorization of representation form, if the property owner will not be present at Planning Commission meeting.
    a. Upon request of an updated authorization document, as the one provided is dated 12/30/2021, Planning Dept was informed that this development is part of the Worth Lane project, thus doesn't require an updated document.
6. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
7. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
8. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Commercial Design Standards Comments

1. Predominate exterior building materials shall be high quality materials including, without limitation, the following: brick, native/natural stone, synthetic stone, concrete masonry units (smooth face units with integral color), synthetic stucco/EFS, architectural precast concrete, decorative face concrete tilt-up panels, glass, wood (natural or composite).
    a. Variance requested
2. Predominant exterior building materials shall not be: smooth-faced concrete block, tilt-up concrete panels, or pre-fabricated steel panels.
    a. Variance requested

3. Sign design, materials, and placement should complement the overall architectural design of the building (standard comment).

Building & Fire Comments:

- Change in use created the following comment. Building is not designed for storage heights greater than 12 feet. (Not sprinklered)

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 12/29/2022

1. **Chapter 107 – Stormwater Pollution**

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

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

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

(Ord. No. 3258, § 1, 11-12-02)

- **Will Worth Lane be overlaid due to damage during construction?**
- **Show sidewalk and streetlights to make an approved private drive**

3. **Chapter 112 – Subdivisions**

(Code 1973, § 30-1)

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

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 ensure that access is maintained.**

5. **Other:**

- *Permitting -* Some development within the City of Springdale may require additional state or federal permits not administered by the City of Springdale to be granted prior

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

Ms. Christie asked Mr. Stith if he had any comments.

Ms. Stith said that it is just a change in use and can't go over twelve feet on storage heights.

Ms. Christie said that once this is approved it cannot become a dance studio but will be a Trades and Services type building with the design that is shown on the site plan.

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

There were none.

Ms. Christie asked about the materials and colors regarding this variance. She wanted to know what the actual variance request is.

Mr. Appel said it will be architectural panel for the entire site.

Ms. Christie stated that it will be different panels turned different ways and different colors.

Mr. Appel said that that was correct.

Mr. Covert called for the vote on the vote.

VOTE:

YES: Mueller, Parker, Tyler, Austin, Cardiel, Cloud, Covert
NO: None

The variance was approved by a unanimous vote.

Mr. Covert moved to approve the Large Scale subject to Staff comments. Mr. Austin seconded the motion.

VOTE:

YES: Parker, Tyler, Austin, Cardiel, Cloud, Covert, Mueller
NO: None

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

I. L23-09 <u>Central Jr. High, REVISED (Prev. L22-04)</u>
2811 W. Huntsville Avenue
Presented by Engineering Services, Inc.

Mr. Jason Appel was present on behalf of his client to answer any questions or comments. He said that the revision is on the southwest corner making a new connection into new Emma and he said that there is a slight modification of drainage which is the need for the revision.

Mr. Tyler asked for Staff comments.

Ms. Christie said that it is a great connection to help take some of the traffic off of Huntsville.

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

Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-09. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission (standard comment)
3. A written response to all comments is required with resubmission (standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
6. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
7. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).
8. Once these plans are approved and conditions met, please integrate this plan set into the original (L22-04) plan set.

Building & Fire Comments:

- No Comments

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 12/29/2022

1. Chapter 106 – Stormwater Drainage

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

- **Weir detail shows feet instead of inches on some measurements, please revise.**
- **Pond summary in drainage report does not appear to match the weir detail provided in the plan set, please clarify.**
- **Driveway shown as Phase III, is there a Phase II?**

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 ensure 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.
    - **Additional permits required for construction of the private driveway when that phase develops.**

Ms. Christie asked if they were anticipating having that driveway opened when school starts in the fall.

Mr. Appel said that that is the plan.

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

There were none.

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

VOTE:

YES: Tyler, Austin, Cardiel, Cloud, Covert, Mueller, Parker
NO: None

The Large Scale was approved by a unanimous vote.

J. L23-10 Williams Tractor, REVISED (Prev. L20-11)
4190 S. 48th Street
Presented by Barry Puckett

Mr. Puckett was present on behalf of his client to answer any questions or comments. He said that he was notified by Staff that his adjacent property owner list didn't match the Planning Office list. Because of this he is asking this project to be tabled.

Ms. Christie asked if he had mailed out the notices and Mr. Puckett said that he had.

Ms. Christie asked if he submitted the white mail receipts and Mr. Puckett said that he did not.

Ms. Christie said that they need to address a couple of issues; one is the bond that has been posted needs to be re-issued because this will not get to the Planning Commission in time for the bond so it does need to be re-issued and it should be through a current bond company that has worked on site.

Mr. Puckett said that the company has worked on site in the previous month.

Ms. Christie stated that Staff needs the bond extended for the same amount.

She also asked if they were trying to a Certificate of Occupancy for the second building before the Planning Commission hears the revised plan.

Mr. Puckett said they were.

Ms. Christie said that again, once a development plan is approved, there needs to be revisions approved through Staff as they are done not after they are already done. She further stated that there are changes that no one has talked about. She said there are changes to the detention pond, landscaping.

She asked if they were asking for a variance or will they provide the same amount of landscaping at other points on the site. If they are planning to do so, it needs to shown on the site.

Mr. Puckett said that they were not going to ask for a variance; the amount of landscaping and the number of scrubs and the number of trees required were approved on the previous drawings was installed before the bond was submitted to the Planning Office.

Ms. Christie said she didn't think so as the bond doesn't cover landscaping. She said that there is some landscaping that wasn't done. She said there was an area that was supposed to have grass on it but it just has red dirt. She wanted to know if they were going to put top soil down

Mr. Puckett said that they were going to hydroseed.

Ms. Christie said that they need to show that on their site and if there is going to be another building, they need to show that as well.

Ms. Christie said that they need to schedule a meeting before the next Planning Commission and that the bond needs to be re-issued before it expires. With that being said, the Large Scale was tabled.

Board of Adjustment

A. B23-01 Mark & Shelly Johnstone
1620 Lancaster Drive
Increase fence height from 3' to 6'
Presented by Mark & Shelly Johnstone

Mr. Johnstone said that they learned through this process that they actually have three front yards and they put a fence across one of them and that is the reason for the variance.

Mr. Tyler asked for Staff comments.

Ms. Christie said Staff has no comments.

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

There were none.

Mr. Parker called for the vote.

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

The variance was approved by a unanimous vote.

B. B23-02 Florina Fiscal Pedoza
1715 Theodore Drive
Variance for reduction of front setback from 30' to 20'
Presented by Florina Fiscal Pedrdoza

Jose Fiscal (?) was present along with Ms. Pedoza to interpret for her.

Ms. Christie asked if they were building a garage or some type of car port.

Mr. Fiscal said that it would be open on three sides and will be attached to the house.

Ms. Christie ask if will be pole set and a cover over it.

He said that that was correct.

Ms. Christie what the type of material will they use.

He said that it would be wood; that the post would be 6” x 6”.

Ms. Christie asked if it would have shingles or a metal roof.

He said shingles.

Mr. Stith said that looking at the drawing, it will be 19’ coming off of the house.

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

There were none.

Mr. Covert called for the vote.

VOTE:

YES: Cardiel, Cloud, Covert, Mueller, Parker, Tyler, Austin
NO: None

The variance was approved by a unanimous vote.

C. B23-04 Jorge & Leticia Bravo
2980 Greenwich Street
Variance for reduction of rear setback from 20’ to 12.5’
Presented by Jorge & Leticia Bravo

Mr. Romando Bravo was there to translate for his father.

Mr. Tyler asked for Staff comments.

Ms. Christie asked him what they wanted to do

He said that they are building a porch in the back yard. They went to get a permit and the inspector told them that they were 5’ too close to the fence and that they needed a variance.

Ms. Christie asked Mr. Stith if they had any comments.

Mr. Stith said that the inspector said that they were too close by 7.5 feet.
Ms. Christie told Mr. Stith that his office really needs to send Staff notes when they tell someone that they need a variance so that they can be prepared.

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

There were none.

Mr. Cloud called for the vote.

VOTE:

YES: Cloud, Covert, Mueller, Parker, Tyler, Austin, Cardiel
NO: None

The variance was approved by a unanimous vote.

D. B23-05 Jesus Rojo
1400 Carlton Street
Variance to expand driveway towards primary entrance
Presented by Griselda Nevarez

Ms. Nevarez was present on behalf of Mr. Rojo to answer any questions or comments.

Ms. Christie asked Ms. Hollingshead if she had any comments regarding this request.

Ms. Hollingshead said that typically the Ordinance doesn't allow for expanding the driveway towards the front door. She said that if the variance passes Engineering would make sure it would not exceed 40% of the front yard and three foot off of the property line. They would not be allowed to pour any concrete until Engineering inspected.

Mr. Tyler asked if there were any questions or comments from the audience.

There were none.

Mr. Parker called for the vote.

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

The variance was approved by a unanimous vote.

E. B23-06 Reliable Poultry Parking Lot Expansion
2974 E. Emma Avenue
Variance for paving requirement
Presented by James Geurtz

This variance was approved in conjunction with the Large Scale Development.

F. B23-07 Adam & Heather Hawkins
4547 Pebble Avenue
Variance for reduction of rear setback from 20' to 10'
Presented by Adam & Heather Hawkins

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

Mr. Tyler asked for Staff comments.

Ms. Christie asked what his plans are.

Mr. Hawkins said that he is wanting to ad a shed.

It was noted that he needed a five foot variance for the side setback and that he would have to come back for that.

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

There were none.

Mr. Parker called for the vote.

VOTE:

YES: Mueller, Parker, Tyler, Austin, Cardiel, Cloud, Covert
NO: None

The variance was approved by a unanimous vote.

G. B23-08 Springdale Airport, East Hangar
710 S. Old Missouri Road
Variance for reduction of minimum access drive width from 24' to 20'
Presented by Garver

Mr. Greg Thomas was present on behalf of his client to answer any questions or comments. He said that this variance is for the access easement on the east side of the airport.

Ms. Christie said that one the original large scale submittal she thought it was supposed to be a temporary easement and now they are asking for a permanent access easement.

Mr. Thomas said that he is asking for a permanent 20' access easement.

Ms. Christie asked what building and fire have to say.

Mr. Stith said that it meets the fire code for two-way traffic and that it is up to the Planning Commission to approve the request.

Mr. Thomas said that there will be one access to the south and the northern one will be built as they progress in phases and there is thirty feet between each hanger for fire code.

Ms. Christie asked Mr. Peters, the Director of Engineering, is he had any comments.

Mr. Peters said that they met with them in Patsy's office and they talked about coming to this for one time to do a 20' access versus 24'. He reiterated that they didn't say they would get it but it was Staff's suggestion. He said that these are hangers that are on airport property, unlike through the fence hanger, who can use their hangers for other purposes, these have to be aviation only so there has to be a plane parked in it or they can't continue their lease. He said he felt that they were trying to clear this up once and for all so they didn't have to come back for every hanger project and have them ask for this again. He said the question is, is a 20' paved drive access adequate for 9 hangers and for fire protection, they say that it is. The question would be how many times will there be two cars coming and going at the same time and can they pass on a 20' paved access easement. He feels the answer is yes. He further stated that they have 10' lanes in certain areas in town now; usually there is parking along side of it so there is other access points. He feels that this one is probably wide enough.

Ms. Christie said that Mr. Peters gave the Commission justification as to why they don't do this any place else which is what she was looking for.

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

There were none.

Mr. Covert called for the vote.

VOTE:

YES: Parker, Tyler, Austin, Cardiel, Cloud, Covert, Mueller
NO: None

The variance was approved by a unanimous vote.

H. B23-09 Felipe Gallegos
603 Park Street
Variance to increase height of fence from 3' to 4'
Presented by Felipe Gallegos

Mr. Gabriel Peters was present on behalf of Mr. Gallegos to translate.

Mr. Tyler asked for Staff comments.

Ms. Christie said that Staff has no comment.

Mr. Tyler asked if it would be chain link. Mr. Peters said that it would be a privacy fence.

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

There were none.

Mr. Parker called for the vote.

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

The variance was approved by a unanimous vote.

I. B23-10 Calderon Landscaping
2946 AR Highway 112
Variance of paving requirement
Presented by Justin Jorgensen

This was approved in conjunction with the Large Scale.

J. B23-11 Calderon Landscaping
2946 AR Highway 112
Variance of Commercial Design Standards
A. Parking Lot Orientation
B. Pedestrian Flow
C. Central Features and Community Spaces
D. Outdoor Storage, Trash Collection & Loading Areas
E. Landscaping
F. Screening
Presented by Justin Jorgensen

This is approved in conjunction with the Large Scale.

K. B23-12 South 48th Street Storage, Phase II
End of Central Drive
Variance of Commercial Design Standards
A. Structure back & sides
B. Multiple buildings in commercial centers
C. Detail features

D. Roofs
E. Materials & colors
F. Landscaping
G. Screening
Presented by Bates & Associates, Inc.

This was approved in connection the Large Scale.

L. B23-13 Car-Mart
1660 Butterfield Coach Rod
Variance for Commercial Design Standards
A. Pedestrian Flow
B. Landscaping
Presented by Blew & Associates

Mr. Jorge De Quesne was present on behalf of his client to answer any questions or comments. He said that they got a large scale approved last month and in the process there were elements they would have a hard time adding to their site so they are asking for a couple of variances.

He said the landscaping on the north side they are going to provide that; they are not asking for a variance on the north side but rather one on the west side where the garage doors and access points into the building are. He said the other variance his client is asking for is the sidewalk connection from the base of the building all the way out to the public right-of-way. The reason being they don't want to invite the public to come in to this site. His client wasn't to limit access to the site and there will be privacy fencing going all the way around. They want to keep the site secure.

Mr. Tyler asked for Staff comments.

Ms. Christie asked where the fence line was going to be in the front.

Mr. De Quesne said that it will be along the easement.

Ms. Christie what kind of a fence it will be.
Mr. De Quesne said at this time they are leaving the current fence in place and will put guard rails in place and the rest will be a privacy fence everywhere else.

Ms. Christie asked if they had landscaping in other areas to compensate for not having on the west side.

Mr. De Quesne said not at this time but his client can certainly put it elsewhere.

Ms. Christie said that by doing that, it will eliminate the landscaping variance. She said that they will have to revise the site plan and give the calculation to Staff.

Mr. Parker asked why they are not connecting the sidewalk.

Mr. De Quesne said that this site is going to be for employees only. They will be cleaning cars and getting them ready for sale at other Car Mart car lots.

Mr. Parker called for the vote.

VOTE:

YES: Austin, Cardiel, Cloud, Covert, Mueller, Tyler

NO: Parker

The variance was approved by a vote of six (6) yes and one (1) no.

M. B23-14 MT NWA Dance Studio
End of Worth Lane
Variance of Commercial Design Standards
A. Materials & Colors
Presented by Engineering Services, Inc.

This was approved in conjunction with the large scale.

N. B23-15 Flying The Coop Hangar Extension
1206 & 1370 S. Old Missouri Road
Variance of Commercial Design Standards
A. Pedestrian Flow
B. Central Features & Community Spaces
C. Materials & Color
D. Landscaping
W23-03 Waiver of street improvements
Presented by Engineering Services, Inc.

Mr. Jason Appel with Engineering Services, Inc. was present on behalf of his client to answer any questions or comments. He said that the intent is to connect the two hangars. He said that they will be looking at some access changes to the site.

Mr. Tyler asked for Staff comments.

Ms. Christie said they are taking the existing building that had some tornado damage and putting it back and connecting the two. The materials is the issue on the back side. She said that this being airport type, it really doesn't fit in with the design standards. She also asked why they didn't want a sidewalk.

Mr. Appel he said that the request is along 265.

Ms. Christie asked why. She asked if they could do payment in-lieu of so that it could be done when and if improvements are done to 265.

Mr. Appel said that he would prefer to keep it as it has to go to Council anyway.

Ms. Christie said that the Commission could recommend payment in-lieu of to the Council.

She asked about the pedestrian flow. She asked if they didn't want a sidewalk.

Mr. Peters said that he wanted to make it clear that the previous hangers were on airport property. He said that these hangars are through the fence hangars which means they are not subject to the same requirements of the FAA and they can used for whatever they want them to be used for. They also have access through the fence to airport property.

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

There were none.

Mr. Parker asked that they take B, C, & D together and A by itself.

Mr. Covert called for the vote on the Pedestrian Flow.

VOTE:
YES: Cardiel, Cloud
NO: Covert, Mueller, Parker, Tyler, Austin

The variance for the pedestrian flow was denied by a vote of two (2) yes and five (5) no.

Mr. Covert called for the vote on items B, C, & D.

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

Those variances were approved by a unanimous vote.

Mr. Parker moved to forward the waiver to Council with a recommendation for a payment in-lieu of. Ms. Mueller seconded the motion.

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

The waiver to forward to Council with a recommendation for a 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 Tuesday, January 24, 2023 and that the variance that was denied can be appealed to the Council. It must be done within fifteen (15) days in writing to the City Clerk's office. They must indicated why they feel the Commission erred in its decision and must re-notify the adjacent property owners.

Waivers

A. W23-01 Reliable Poultry Parking Lot Extension
2974 E. Emma Avenue
Waiver of street improvements on Monitor Road
Waiver of the Master Street Plan ROW Dedication Monitor Road
Presented by James Geurtz

These were approved in conjunction with the large scale.

B. W23-02 Calderon Landscaping
2946 AR Highway 112
Waiver of street improvements
Presented by Jorgensen & Associates

This was approved in conjunction with the large scale.

C. W23-03 Flying The Coop Hangar Expansion
1206 & 1370 S. Old Missouri
Waiver of street improvements
Presented by Engineering Services, Inc.

This was approved in conjunction with several variances for this project.

D. W22-04 LionHeart Enterprises, LLC
613 Black Oak Avenue
Waiver of sidewalk requirement
Presented by Efrain Garcia

Rene Garcia, who is the owner of LionHeart Enterprises was present to answer any questions or comments. He said there are no other sidewalks around, and there's a water box meter that they would have to pour around.

Mr. Tyler asked for Staff comments.

Ms. Christie said that Staff does not support waiver of sidewalks. She asked if he would be willing to make a payment in-lieu. She said that he could get an estimate of what it would cost and then it would be one and a half times that amount.

Mr. Garcia said that he would prefer not to have to pay.

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

There were none.

Mr. Covert moved to forward to Council with a recommendation for approval of the waiver. Mr. Parker seconded the motion

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

The motion to forward to Council with a recommendation for approval was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Resolution to go to Council on Tuesday, January 24, 2023.

E. W23-05 Push Plastic Expansion
1206 ESI Drive
Waiver of sidewalk requirement
Presented by Justin Jorgensen

This was approved in conjunction with the large scale development.

Planning Director's Report

✓ Council actions

- Adopted the Downtown Master Plan
- Rezoning approved:
  - 1268 Jaro Lane – A-1 to P-1
  - 3701 Johnson Road – I-1 to C-2
  - 2145 N. 48th – A-1 to SF-2
  - 3985 George Anderson Rd – P-1 to O-1
- Conditional Use approved:
  - NE corner E. Robinson/E. Friendship – Use Unit 3 – Utility Facility – A-1

- Replat approved:
  - Lot 1, Block 4 of Sam's Club Addition

- Final Plats Approved
  - Habberton Ridge, Phases II and III

- Wavier
  - Sidewalk – 2553 N. Thompson – Nexair, Elemental Properties LLC – L22-69
  - Street Improvements – Butterfield Coach Road/E. Emma – Sturdivant's Air Conditioning and Heating – L22-70
  - Street Improvements – 7642 & 7660 W Gibbs – single family dwelling
  - Street Improvements – 1100 Kendrick Avenue -- Powers of Arkansas – L22-72

- Appointed Donald Vinson and Miguel Lopez, Jr. to the Housing Authority Board

- Appointed Mitchell John to the Northwest Arkansas Regional Airport Authority

- Approved an amendment to Section 110-137 and Section 110-138 – Street name and number assignment, review and approval

✓ Work Session – Tuesday January 17th – TBD – Comprehensive Land Use Plan and Master Street Plan update.

She also said that this would be Mr. Covert's last meeting. She thanked him on behalf of the Commission for his years of service.

She also said that James David has resigned as he has taken a new job and didn't feel that he would be able to attend the meetings.

She said that they would do election of officers at the February Planning Commission meeting.

She further stated at the February work session they will have a kind of training session for the new members.

Adjourn

There being no further business the meeting was adjourned at 7:55 p.m.

_____
Dale Tyler, Chairman

_____
Peyton Parker, Secretary

_____
Patsy Christie, Director
Planning and Community Development Division

_____
Debbie Pounders, Recording Secretary

C23-02 Tabled in January 2023

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **February 7, 2023**

Re: **C23-02 Conditional Use**

A request by Roland and Jennifer Hutchins for a Conditional Use Permitted on Appeal as a Use Unit 36 (Horses kept in residential area) in a Low/Medium Density Single Family Residential District (SF-2)

LOCATION

2101 Cambridge Street

EXISTING CONDITIONS

Single family dwelling on a 2.45 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 **1.** Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe.

Acceptable **2.** Off-street parking and loading areas where required, with particular attention to the items mentioned above and the economic, noise, glare, or odor effects of the conditional use on adjoining properties and properties general in the district.

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

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

C23-02 Tabled in January 2023

N/A	**5.**	Screening and buffering with reference to type, dimension and character.
N/A	**6.**	Sign, if any, and proposed exterior lighting with reference to glare, traffic, safety economic effect, and compatibility and harmony with properties in the district
Acceptable	**7.**	Yard requirements and other open space requirements. **For one horse**
Acceptable	**8.**	The size and shape of the site, including the size, shape and arrangement of proposed structures in keeping with the intent of this chapter.
N/A	**9.**	Proposed landscaping meeting the requirements of this ordinance. Landscaping may be increased in accordance with the judgement of the planning commission to accomplish the desired protective and aesthetic effect.
Acceptable	**10.**	General compatibility with adjacent properties and other property in the general district. **Grazing plan must be submitted.**

C23-02 Tabled in January 2023

File No. C23-02

APPLICATION FOR CONDITIONAL USE

CITY OF SPRINGDALE, ARKANSAS

1. APPLICANT: Roland and Jennifer Hutchins
   Address: 2101 Cambridge St.
   Springdale, AR 72764
   Phone: 501-977-3468/479-871-3614 Profit: N/A, Non-Profit N/A Homeowner (family)

2. Property Location (street address or layman's description):
   2101 Cambridge St., Springdale, AR 72764

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

4. *Use Unit requested* 36 *in* SF-2 *Zoning District.*

5. Description of the conditional use sought and the reasons why it should be approved:
   We have an older horse (in his twenties) who would be an unobtrusive addition to our area. His clean, odor free, quiet, and calm nature would add to the pastoral scene as a grazing horse is picturesque. He is for the recreational enjoyment of our family, particularly my children who enjoy grooming and caring for him, as well as light riding (given his age). He is smaller in stature than the average horse, beautifully distinctive in his appearance, and gentle/calm in demeanor.

6. What effects would the proposed conditional use have on the character of the neighborhood and residents?
   His peaceful demeanor and pleasant appearance would enhance the pastoral scene of the area in a positive way while remaining nonobtrusive.

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.

C23-02 Tabled in January 2023

C23-02

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) Jennifer Hutchins Roland

Signature of Applicant Jennifer Hutchins Roland

Date: 12/13/22

Date: 12/13/22

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.

Jennifer Hutchins Roland

State of Arkansas)
) ss.
County of Washington

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 13th day of December, 20 22.

Notary Public

My commission expires: October 12, 2032

JENNIFER MARTINEZ
Notary Public - Arkansas
Washington County
Commission # 12720661
My Commission Expires Oct 12, 2032

C23-02 Tabled in January 2023

C23-02

File #: 2218095-102

STATE OF Arkansas)
) SS.
COUNTY OF Washington)

For the use and benefit of: Jennifer J. Hutchins

ATTN: Jennifer J. Hutchins

WACO Title Company hereby certifies that we have made a due and diligent search of the Records in the Assessor's Office, and the Land Records, within and for Washington County, Arkansas, and find the adjacent owners and addresses as shown in Exhibit "A" attached hereto, IN SO FAR AS the same affects the following described property, to wit:

TAX PARCEL NUMBER: 815-29166-003
LEGAL DESCRIPTION: 11-17-30, PT NE NW 3.52 AC, Washington County

Parcel Number: 815-29171-000
Property Address: 1809 W Robinson Ave
Mailing Address: 1809 W Robinson Ave, Springdale, AR
Owner Name: Teodora Garcia, a single person
Deed: 2013-3393

Parcel Number: 815-29173-000
Property Address: W Robinson Ave
Mailing Address: 1809 W Robinson Ave, Springdale, AR
Owner Name: Teodora Garcia, a single person
Deed: 2013-3393

Parcel Number: 815-29172-000
Property Address: 1609 W Robinson Ave
Mailing Address: 541 Beasley Dr, Centerton, AR
Owner Name: Rosaura Daniela Cantu Rangel and Eugenio Torres Martinez, a married couple
Deed: 2019-39834

Parcel Number: 815-29168-000
Property Address: 1607 W Robinson Ave
Mailing Address: PO Box 7330, Springdale, AR
Owner Name: First Assembly of God, Springdale, Arkansas
Deed: 1993-40103

Parcel Number: 815-29167-000
Property Address: 1605 W Robinson Ave
Mailing Address: PO Box 7330, Springdale, AR
Owner Name: First Assembly of God, Springdale, Arkansas
Deed: 1423-979

C23-02 Tabled in January 2023 **C23-02**

Parcel Number: 815-29166-000
Property Address: Cambridge St
Mailing Address: 2101 Cambridge St, Springdale, AR
Owner Name: Winfred Don Harris and Peggy A. Harris, Trustees of the Harris Living Trust dated September 19, 1995
Deed: 1996-36522

Parcel Number: 815-29175-000
Property Address: 2104 Cambridge St
Mailing Address: 1444 Blue Willow Ave, Fayetteville, AR
Owner Name: R.D. Ellenbarger and Ruth Ann Ellenbarger; R.D. Ellenbarger Trust, dated May 29, 1996
Deed: 1996-33388

Parcel Number: 815-29175-001
Property Address: 2050 Cambridge St
Mailing Address: 2050 Cambridge St, Springdale, AR
Owner Name: Roland D. Ellenbarger, Jr. and Gayla Jane Ellenbarger, husband and wife
Deed: 1993-1663

DATED: December 19, 2022.

Countersigned,
Waco Title Company

Countersigned
BY Wacey Henderson
Wacey Henderson, Authorized Signatory
Title Agent No.: 18480444
Title Agency No.: 100113373

***** DISCLAIMER *****

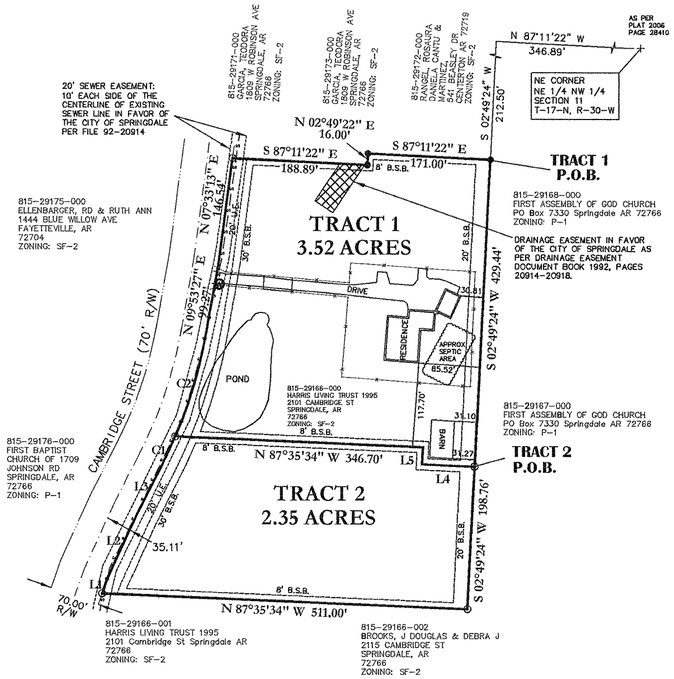
This certificate contains information obtained from the public records. WACO Title Company makes no certification, warranty, or representation concerning the accuracy or completeness of the public records. This report is not an abstract or opinion of title, commitment, guarantee, or title insurance policy. The above certificate is issued solely for the use and benefit of the party set forth above, who agrees that the liability for this certificate shall be expressly limited to the amount paid to Waco Title Company for this special certificate.

LS22-67

C23-02 Tabled in January 2023

C23-02

Doc ID: 020924730001 Type: REL
Kind: PLAT
Recorded: 01/12/2023 at 10:54:52 AM
Fee Amt: Page 1 of 1
Washington County, AR
Kyle Sylvester Circuit Clerk
File 024A-00000470



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	663.98'	45.58'	45.57'	N 25°00'55" E	3°56'00"
C2	663.98'	152.48'	152.15'	N 16°28'11" E	13°09'28"

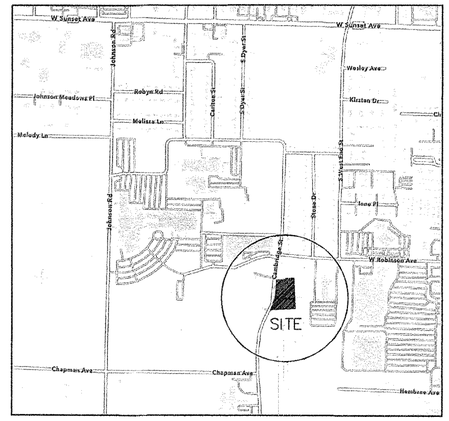
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 19°28'58" E	21.02'
L2	N 24°30'16" E	96.98'
L3	N 26°58'55" E	77.79'
L4	N 87°35'34" W	73.47'
L5	N 03°00'34" E	24.01'

ZONING: SF-2

	LOT MINIMUMS WIDTH	LOT MINIMUMS AREA (SQ FT)	SETBACKS FRONT	SETBACKS BACK	SETBACKS SIDE INTERIOR	SETBACKS SIDE CORNER INTERIOR	SETBACKS SIDE CORNER EXTERIOR
ONE FAMILY	70	8,000	30	20	8/20	8	30
ZERO-LOT LINE	70	8,000	30	20	16/0	16/0	30

VICINITY MAP



0' 150' 300' 450'

(IN FEET)
1 inch = 150 ft.

CITY OF SPRINGDALE APPROVAL FOR RECORDING

DATE 1/12/23

SIGNATURE Patsy Christ
DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION

LEGEND

These standard symbols may be found in the drawing.

- FOUND STONE
- ALUMINUM MONUMENT
- FOUND IRON PIN
- SET IRON PIN
- RAILROAD SPIKE
- FOUND PIPE
- WATER METER
- GAS METER
- POWER POLE
- PROPANE TANK
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- CENTERLINE
- RIGHT OF WAY (R/W)
- BUILDING SETBACKS
- 12" PVC SANITARY SEWER LINE SCALED FROM CITY OF SPRINGDALE GIS MAP

OWNER'S CERTIFICATION

As owners, we hereby certify that we have caused the land to be surveyed, divided, platted, dedicated and access rights reserved as represented on this plat and attachments.

Debra Brooks 1-11-23
Owner Date

Bob Hall 1-11-23
Owner Date

STATE OF ARKANSAS
COUNTY OF WASHINGTON

Subscribed and sworn before me this 11th day of January.

My commission expires 1-04-2032.

Matthew Craig Branch
Notary Public

MATTHEW CRAIG BRANCH
Notary Public-Arkansas
Benton County
My Commission Expires 01-04-2032
Commission # 12717958

NOTES:

1. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATES-NORTH ZONE PER GPS OBSERVATION
3. THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS FOR THE STATE OF ARKANSAS.
4. NO CURRENT ABSTRACT OR TITLE OPINION WAS FURNISHED TO THE SURVEYOR AT THE TIME OF THIS SURVEY. THEREFORE ALL EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS, OF RECORD, MAY NOT BE SHOWN HEREON.
5. APPROVAL OF THIS PLAT CARRIES NO ASSURANCE THAT THESE TRACTS WILL QUALIFY FOR SEPTIC PERMITS FROM THE ARKANSAS DEPARTMENT OF HEALTH.
6. THE APPROXIMATE LOCATION OF THE SEPTIC AREA IS SHOWN AS INDICATED BY OWNER. APPROVAL OF THIS PLAT DOES NOT IN any WAY INDICATE THE TRUE LOCATION OF ANY PART OF THE SEPTIC SYSTEM, NOR SHOULD IT BE RELIED UPON FOR ANY FUTURE EXCAVATION, BUILDING OR CONSTRUCTION PROJECTS OR PROCEDURE.

024A-470

DEED REFERENCE:
BOOK 1999 PAGE 54166

SURVEY DESCRIPTION TRACT (PARCEL #815-29166-000):

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS. BEING MORE PARTICUARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N 87°11'22" W 346.89' AND S 02°49'24" W 212.50' FROM THE NE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 11; THENCE S 02°49'24" W 628.20'; THENCE N 87°35'34" W 511.00' TO THE EASTERLY RIGHT OF WAY OF CAMBRIDGE STREET; THENCE ALONG SAID RIGHT OF WAY N 19°28'58" E 21.02'; THENCE N 24°30'16" E 96.98'; THENCE N 26°58'55" E 77.79'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 198.06', WITH A RADIUS OF 663.98', WITH A CHORD BEARING OF N 18°26'11" E, WITH A CHORD LENGTH OF 197.33', THENCE N 09°53'27" E 99.27'; THENCE N 07°33'13" E 146.54'; THENCE LEAVING SAID RIGHT OF WAY S 87°11'22" E 188.89'; THENCE N 02°49'22" E 16.00'; THENCE S 87°11'22" E 171.00' TO THE POINT OF BEGINNING AND CONTAINING 5.87 ACRES. PROPERTY IS SUBJECT TO ANY EASEMENT OF RECORD.

SURVEY DESCRIPTION TRACT 1:

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS. BEING MORE PARTICUARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N 87°11'22" W 346.89' AND S 02°49'24" W 212.50' FROM THE NE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 11; THENCE S 02°49'24" W A DISTANCE OF 429.44'; THENCE N 87°35'34" W A DISTANCE OF 73.47'; THENCE N 03°00'34" E A DISTANCE OF 24.01'; THENCE N 87°35'34" W A DISTANCE OF 346.70'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 152.48', WITH A RADIUS OF 663.98', WITH A CHORD BEARING OF N 16°28'11" E, WITH A CHORD LENGTH OF 152.15',; THENCE N 09°53'27" E A DISTANCE OF 99.27'; THENCE N 07°33'13" E A DISTANCE OF 146.54'; THENCE S 87°11'22" E A DISTANCE OF 188.89'; THENCE N 02°49'22" E A DISTANCE OF 16.00'; THENCE S 87°11'22" E A DISTANCE OF 171.00'; TO THE POINT OF BEGINNING AND CONTAINING 3.52 ACRES. PROPERTY IS SUBJECT TO ANY EASEMENT OF RECORD.

SURVEY DESCRIPTION TRACT 2:

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS. BEING MORE PARTICUARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N 87°11'22" W 346.89' AND S 02°49'24" W 641.94' FROM THE NE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 11; ;THENCE S 02°49'24" W A DISTANCE OF 198.76'; THENCE N 87°35'34" W A DISTANCE OF 511.00'; THENCE N 19°28'58" E A DISTANCE OF 21.02'; THENCE N 24°30'16" E A DISTANCE OF 96.98'; THENCE N 26°58'55" E A DISTANCE OF 77.79'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 45.58', WITH A RADIUS OF 663.98', WITH A CHORD BEARING OF N 25°00'55" E, WITH A CHORD LENGTH OF 45.57',; THENCE S 87°35'34" E A DISTANCE OF 346.70'; THENCE S 03°00'34" W A DISTANCE OF 24.01'; THENCE S 87°35'34" E A DISTANCE OF 73.47'; TO THE POINT OF BEGINNING AND CONTAINING 2.35 ACRES. PROPERTY IS SUBJECT TO ANY EASEMENT OF RECORD.

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS. MAP NUMBER: 05143C0070 F. EFFECTIVE DATE: APRIL 2, 2008.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON SEPTEMBER 22, 2022.

PROPERTY ADDRESS: 2101 CAMBRIDGE ST SPRINGDALE, AR. 72764 PARCEL #815-29166-000

REVISION #1: 11/22/22
REVISION #2: 12/26/22
REVISION #3: 12/29/22
DRAWN BY: KEJ
CHECKED BY: MEJ

IF THE SIGNATURE ON THIS SEAL IS NOT RED COLORED, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS TO THE SIDE.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 985
SIGNATURE
MICHEAL E. JAMES

MICHEAL E. JAMES, PLS #985
BENTON COUNTY SURVEYOR

500-17N-30W-0-11-410-72-0985

INFORMAL PLAT FOR HARRIS LIVING TRUST

PART OF THE NE 1/4 OF THE NW 1/4
SECTION 11, TOWNSHIP 17 NORTH, RANGE 30 WEST
SPRINGDALE, ARKANSAS

James Surveying
P.O. Box 617
Gentry, Arkansas 72734
(479)736-8416 Fax (479)736-8838

DATE: SEPTEMBER 22, 2022.
SCALE: 1" = 150'
JOB NUMBER: JSI7046A
FILE NAME: JSI7046A.DWG

LS22-67

C23-02 Tabled in January 2023

C23-02

2101 Cambridge St.
Springdale, AR

Fencing plan

4ft. tall, 5 strand barbed wire fence

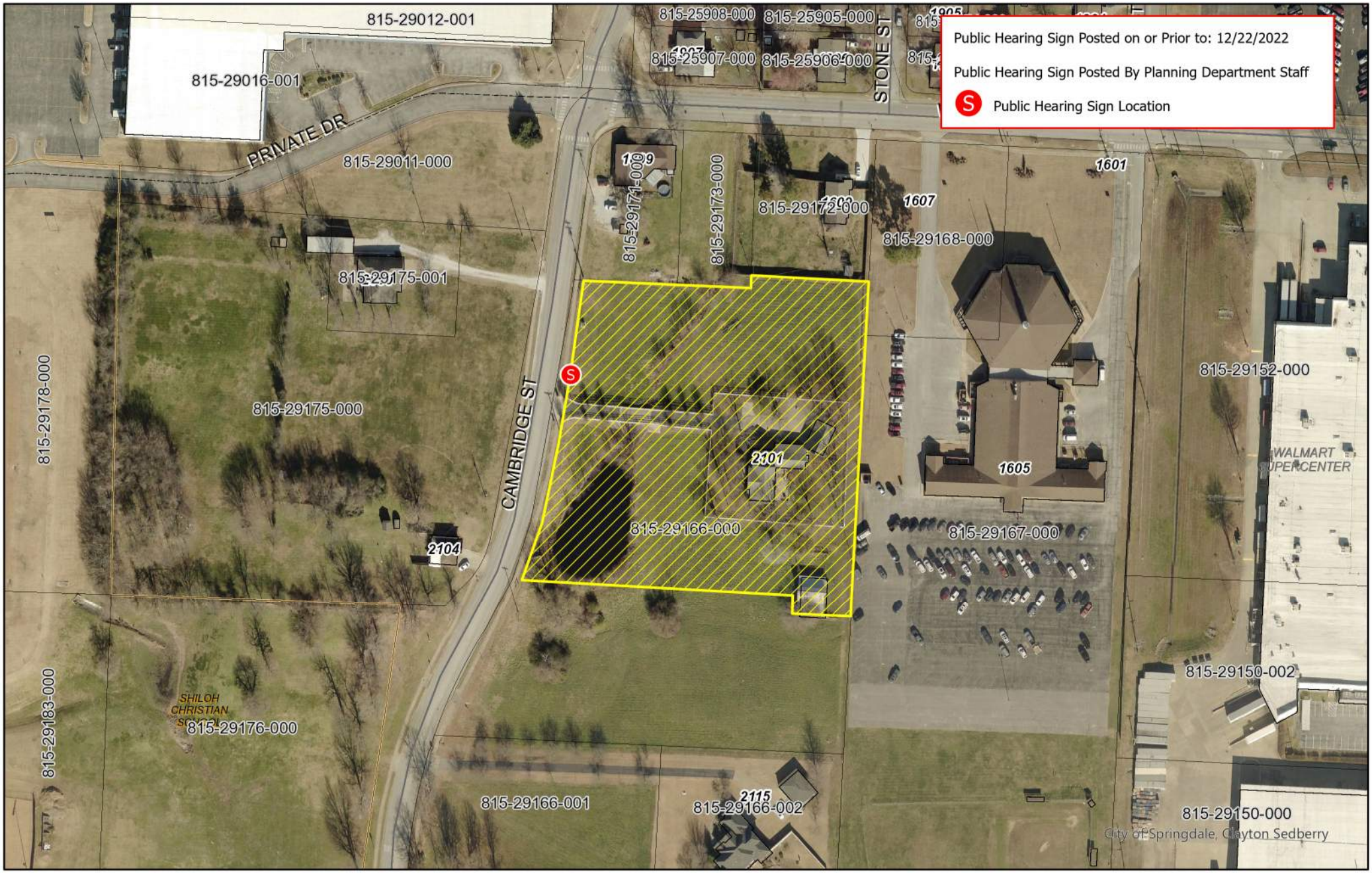
5ft. tall, 4 rail vinyl fence around home, yard, & driveway

gates - access points
4 total gates -
1) 14 ft. farm gate
2) Double 7ft. vinyl gates (14 ft. total)
3) 8 ft. vinyl gate
4) 16 ft. farm gate

area within white vinyl fence = .77 acres

3,448 sq. ft. residence

1,000 sq. ft. garage



TABLED - JANUARY 2023

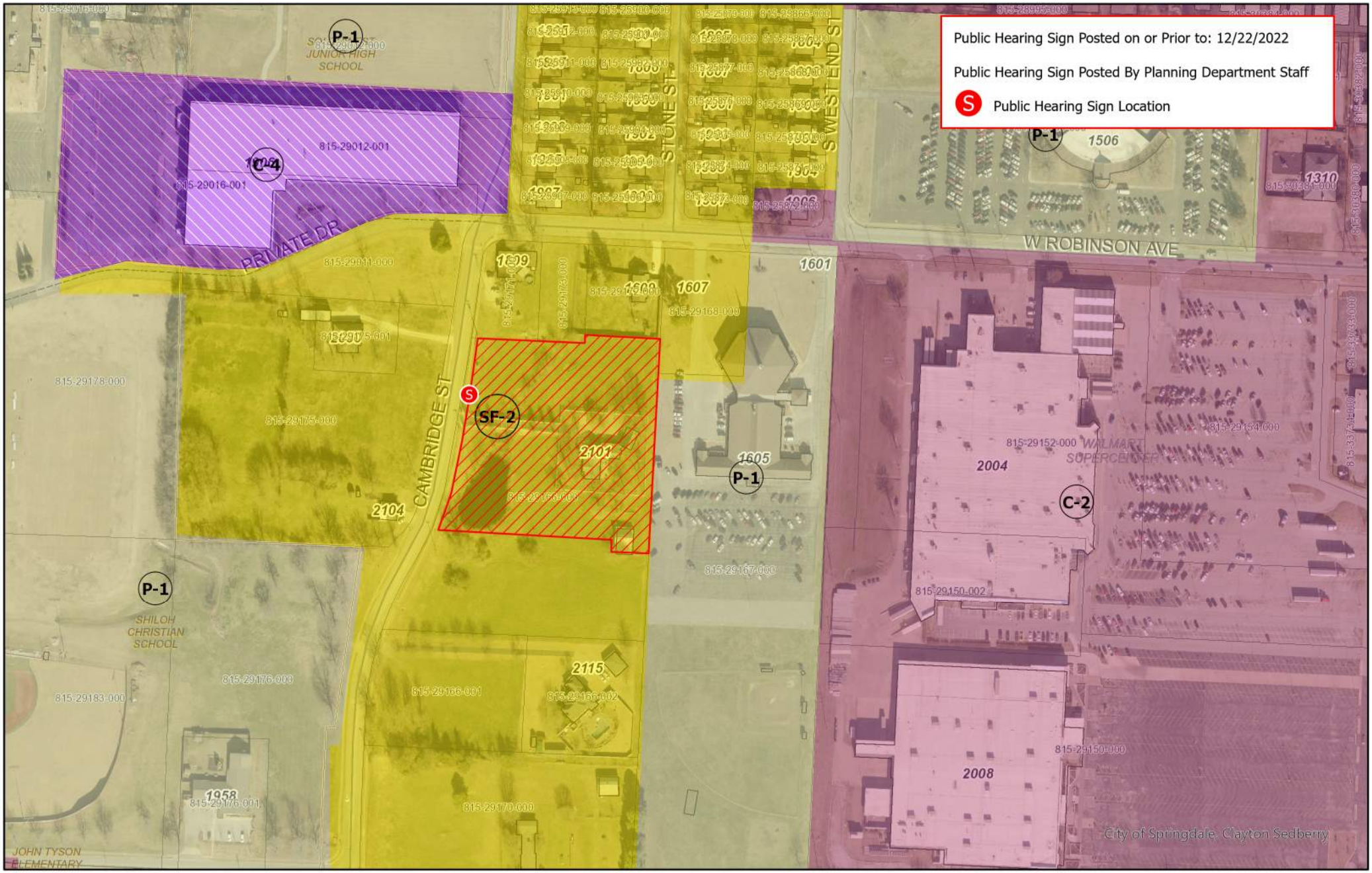
Planning Commission Meeting
February 7, 2023

Miles
0 0.01 0.02 0.03 0.04

N

PROJECT: C23-02
APPLICANT: Roland and Jennifer Hutchins
REQUEST: Use Unit 36
(Horses Kept Residentially) in a SF-2

SPRINGDALE
WE'RE MAKING IT HAPPEN



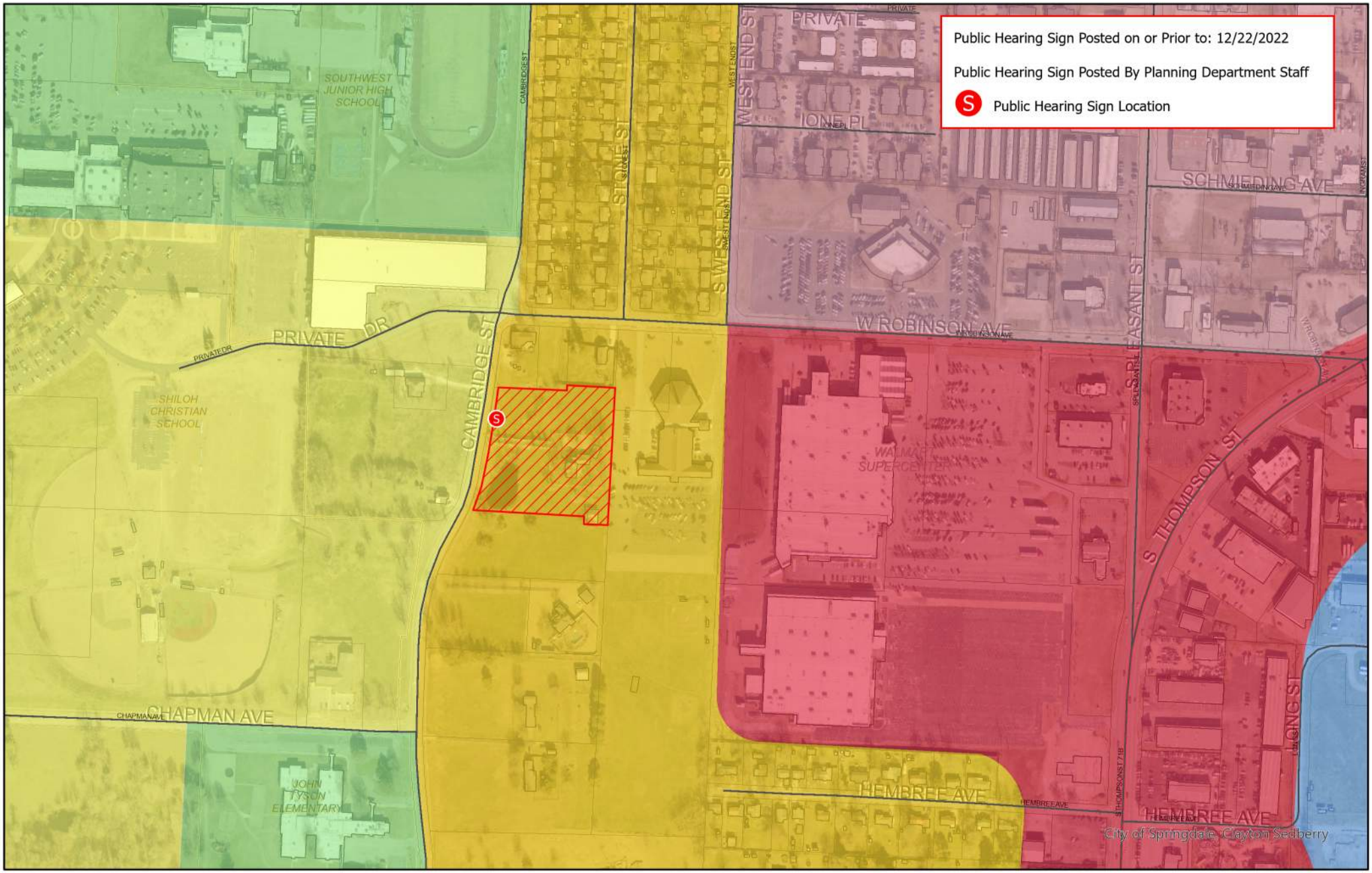
Planning Commission Meeting
February 7, 2023

Miles
0 0.01 0.02 0.04 0.06 0.08

N

PROJECT: C23-02
APPLICANT: Roland and Jennifer Hutchins
REQUEST: Use Unit 36
(Horses Kept Residentially) in a SF-2

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
February 7, 2023

Miles
0 0.01.03 0.06 0.09 0.12

N

PROJECT: C23-02
APPLICANT: Roland and Jennifer Hutchins
REQUEST: Use Unit 36
(Horses Kept Residentially) in a SF-2

SPRINGDALE™
WE'RE MAKING IT HAPPEN

L23-01 & B23-22
Tabled in January 2023

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: November 22, 2022 Payment Method: _____

Date Accepted as Complete: _____ Project Number: L23-01

Must meet the below criteria for a Large Scale Submittal:

- ☒ Pre-application meeting held with Springdale Planning Department. Date: 11/18/2022
- ☒ Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

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

APPLICATION CONTACTS:
Indicate one person of contact for this request: _____ Applicant ___X___ Representative

Applicant (person making request)	Development Point of Contact for Question & Staff Reviews
Name: Mill Creek Manor, LLC	Name: ESI - Brandon Rush, PE
E-mail: jsams@cancinc.com	E-mail: brush@engineeringservices.com
Address: 415 Rogers Ave. Fort Smith, AR 72901	Address: 1207 S. Old Missouri Rd Springdale, AR 72764
Phone: 479-783-4672 Ex. 213	Phone: (479) 751-8733
Site/ Location: 4500 S. 48th Street	Current Zoning District: C-2/C-5
Assessor's Parcel Number(s): 815-30882-000	Rezone required: No
	Total Acreage: 44.8 Acres

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72764 • (479) 751-8733 • Established 1971

December 1, 2022 **L23-01 & B23-22**
Tabled in January 2023

L23-01

City of Springdale
c/o Debbie Pounders
Planning & Community Development Division
208 S. Blair Street
Springdale, Arkansas 72764

Via email: planningapplications@springdalear.gov

Re: Certified List of Adjacent Property Owners
Mill Creek Nursing Facility
S. 48th Street
Springdale, AR

City of Springdale Planning Staff:

I hereby certify, based upon the records of the Circuit Clerk of Washington County, Arkansas, the names and addresses listed below represent all adjacent property owners to the subject property.

815-30854-000
ARMSTONG, RENEE
5920 VISTA CREEK ST
NORTH LAS VEGAS, NV 89031

815-30877-003
HARPER, RUDY & LYNN TRUST
744 CALLIHAN LOOP
SPRINGDALE, AR 72762

815-30878-000, 815-30880-000
JOHNSON, DONNA LEE TRUST; JOHNSON, JAMES DAVID
4737 S. 48TH STREET
SPRINGDALE, AR 72762

815-30879-000
STAMPS, DICK B. & JUNE E.
4601 S. 48TH STREET
SPRINGDALE, AR 72762

815-30881-000
SWIFT, LEIGH ANN & SAMUEL WESTBROOK
2574 SUGARPLUM CT
ATLANTA, GA 30345

785-18023-410, 785-18023-442
BJM ASSOCIATES LLC; UNIVERSITY PARK-ARKANSAS-LLC
4622 PENNSYLVANIA AVE SUITE 700
KANSAS CITY, MO 64112

785-18023-440
RF PROPERTIES I LLC
200 RIVER MARKET AVE STE 600
LITTLE ROCK, AR 72201

815-30853-000
SEAY, PAULA NORMAN REVOCABLE LIVING TRUST
701 CLUB ROAD
SHERWOOD, AR 72120

815-30857-150
CABRALES, FIDEL & DIAZ, LORENZA NEVAREZ
4625 SHEKINAH LANE
SPRINGDALE, AR 72762

815-30857-151
WT-LF LLC
PO BOX 1346
FAYETTEVILLE, AR 72702

815-30884-000
ARKANSAS STATE HIGHWAY COMM
PO BOX 2261
LITTLE ROCK, AR 72203

L23-01 & B23-22
Tabled in January 2023

L23-01

815-30885-000
CLEAR CREEK VENTURES LLC
C/O ROBIN WAGES TYSON FOODS
2210 W OAKLAWN DR.
SPRINGDALE, AR 72762-6900

815-30856-001
DHARWADKER, MANISH NARAYAN &
GISIGER, ANNE
4202 WATKINS AVE
SPRINGDALE, AR 72762-6629

785-18023-495
MAGGARD, DALE & DONNA TRUST
5971 MADISON 3345
WITTER, AR 72776

Very truly yours,

Rodney Woods, P.S.

Z:\Engineers\00 - Engineer Projects\19959 - Mill Creek Nursing Facility\03 Pre-Construction Plan Submittals\2022-12-1 Submittal #1\CLAPO.docx

L23-01
B23-22
Pictures from 1/23/2023

L23-01 & B23-22
Tabled in January 2023

PLANS FOR A

LARGE SCALE DEVELOPMENT

TO SERVE

MILL CREEK NURSING FACILITY

A COMMERCIAL DEVELOPMENT

IN THE CITY OF

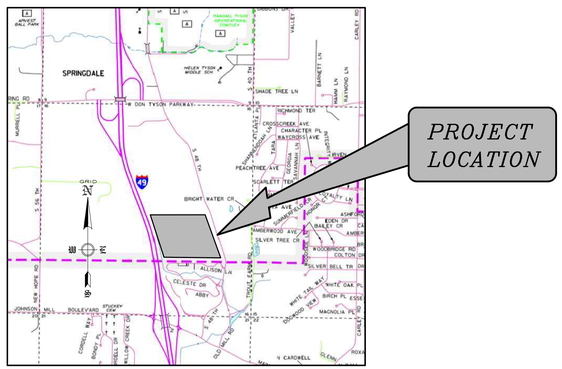
SPRINGDALE, ARKANSAS

L23-01

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 BLAKE HOLTE – 479-750-8190

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

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
1	EXISTING CONDITIONS
2	LARGE SCALE DEVELOPMENT
3	GRADING PLAN
4	STORM DRAINAGE PROFILE
5	RETAINING WALL PROFILE
6	TYPICAL STREET DETAILS
7–8	UTILITY PLAN
9	UTILITY DETAILS
10	PAVEMENT PLAN
11	STORM WATER POLLUTION PREVENTION PLAN
12	STORM WATER POLLUTION PREVENTION DETAIL
13	LANDSCAPE PLAN
14	LIGHTING PLAN
15	LIGHTING DETAILS



VICINITY MAP
3" = 1 MILE

January 16, 2023

BY
ENGINEERING SERVICES INC.

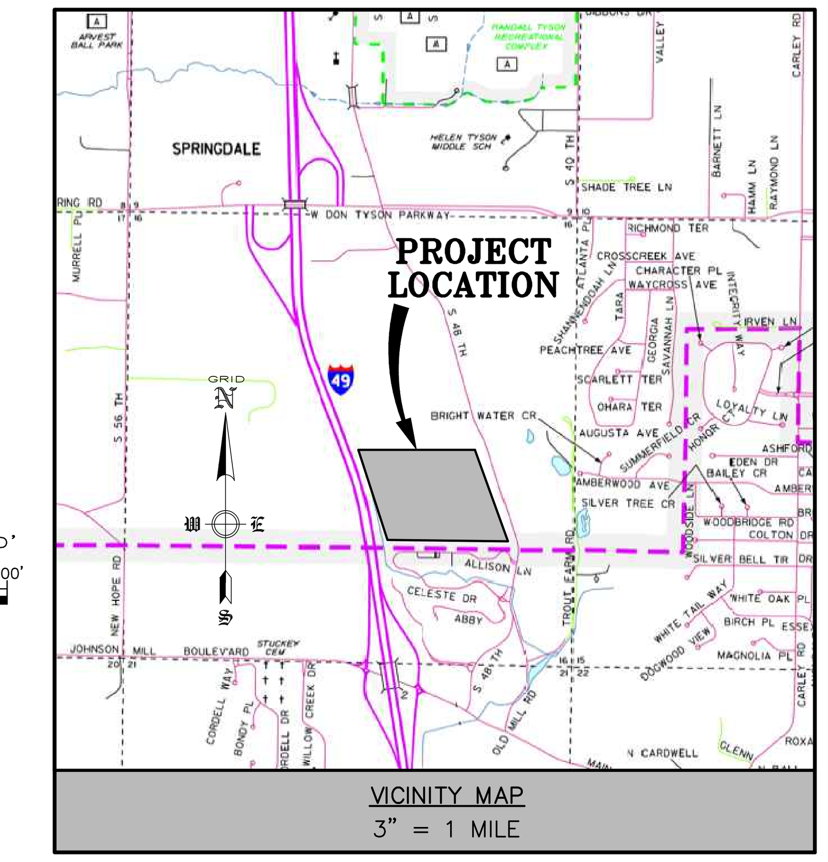
CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

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

1. REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.
2. ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS, AS CONTAINED IN CHAPTER 110, ART. III, OF THE CODE OF ORDINANCES, CITY OF SPRINGDALE, ARKANSAS.
3. ALL WATER AND SEWER MAIN EXTENSIONS AND SERVICES SHALL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE CITY OF SPRINGDALE WATER AND SEWER COMMISSION'S SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES (DATED MAY 6, 2021), AS ADOPTED MARCH 10, 1987, AMENDED AUGUST 27, 2014, AND INCLUDING REVISIONS APPROVED JANUARY 20, 2021.
4. CAPITAL COST OF PROPOSED PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE IS ESTIMATED TO NOT EXCEED $25,000.
5. WAIVER OF STREET IMPROVEMENTS (W20-05) WAS GRANTED BY THE SPRINGDALE PLANNING COMMISSION ON APRIL 7, 2020.
6. EARTHEN BERM VARIANCE APPLIED FOR ON JANUARY 18, 2023.
7. MAIN ENTRANCE TO FACE PRIVATE STREET VARIANCE APPLIED FOR ON JANUARY 18, 2023.

© 2022 Microsoft Corporation © 2022 Maxar ©CNES (2022) Distribution Airbus DS



VICINITY MAP
3" = 1 MILE

OWNER / DEVELOPER : MILL CREEK MANOR LLC
415 ROGERS AVE
FORT SMITH, AR 72901

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

ZONING : C-5 (THOROUGHFARE COMMERCIAL DISTRICT)

SETBACKS : FRONT SETBACK = 30'
= 50' WHEN PARKING ALLOWED IN FRONT
SIDE SETBACK = 0'
(SUBJECT TO APPLICABLE FIRE AND BUILDING CODES)
REAR SETBACK = 20

NET /GROSS AREA: 45.76 ACRES

FLOOD PLAIN ZONING:

THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #05143C0070 F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: APRIL 2, 2008.

PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 30 WEST, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, SAID POINT BEING A FOUND 1/2" REBAR; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, N87°18'10"W A DISTANCE OF 1059.62 FEET TO THE POINT OF BEGINNING LOCATED IN S. 48TH STREET; THENCE LEAVING SAID NORTH LINE, S23°13'44"E A DISTANCE OF 17.51 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 269.20 FEET, AN ARC LENGTH OF 33.22 FEET AND A CHORD BEARING & DISTANCE OF S19°24'07"E – 33.20 FEET; THENCE S15°52'00"E A DISTANCE OF 1,228.88 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 439.33 FEET, AN ARC LENGTH OF 107.83 FEET AND A CHORD BEARING & DISTANCE OF S08°10'25"E – 107.56 FEET TO THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER; THENCE ALONG SAID SOUTH LINE, N87°20'27"W A DISTANCE OF 1,594.48 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 49, SAID POINT BEING A FOUND IRON PIN WITH CAP "FOX PLS 1144"; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE CALLS, N07°05'17"W A DISTANCE OF 24.95 FEET TO A FOUND 2" AHTD MONUMENT; THENCE N10°43'51"W A DISTANCE OF 263.18 FEET TO A FOUND 2" AHTD MONUMENT; THENCE N10°39'30"W A DISTANCE OF 417.99 FEET TO A FOUND 2" AHTD MONUMENT; THENCE N10°40'08"W A DISTANCE OF 243.53 FEET TO A FOUND 2" AHTD MONUMENT; THENCE N18°35'46"W A DISTANCE OF 422.42 TO A FOUND 2" AHTD MONUMENT LOCATED ON THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE AND ALONG SAID NORTH LINE, S87°18'59"E A DISTANCE OF 1,534.43' FEET TO THE POINT OF BEGINNING. CONTAINING 46.95 ACRES – 2,045,115 SQ.FT., MORE OR LESS. SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

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

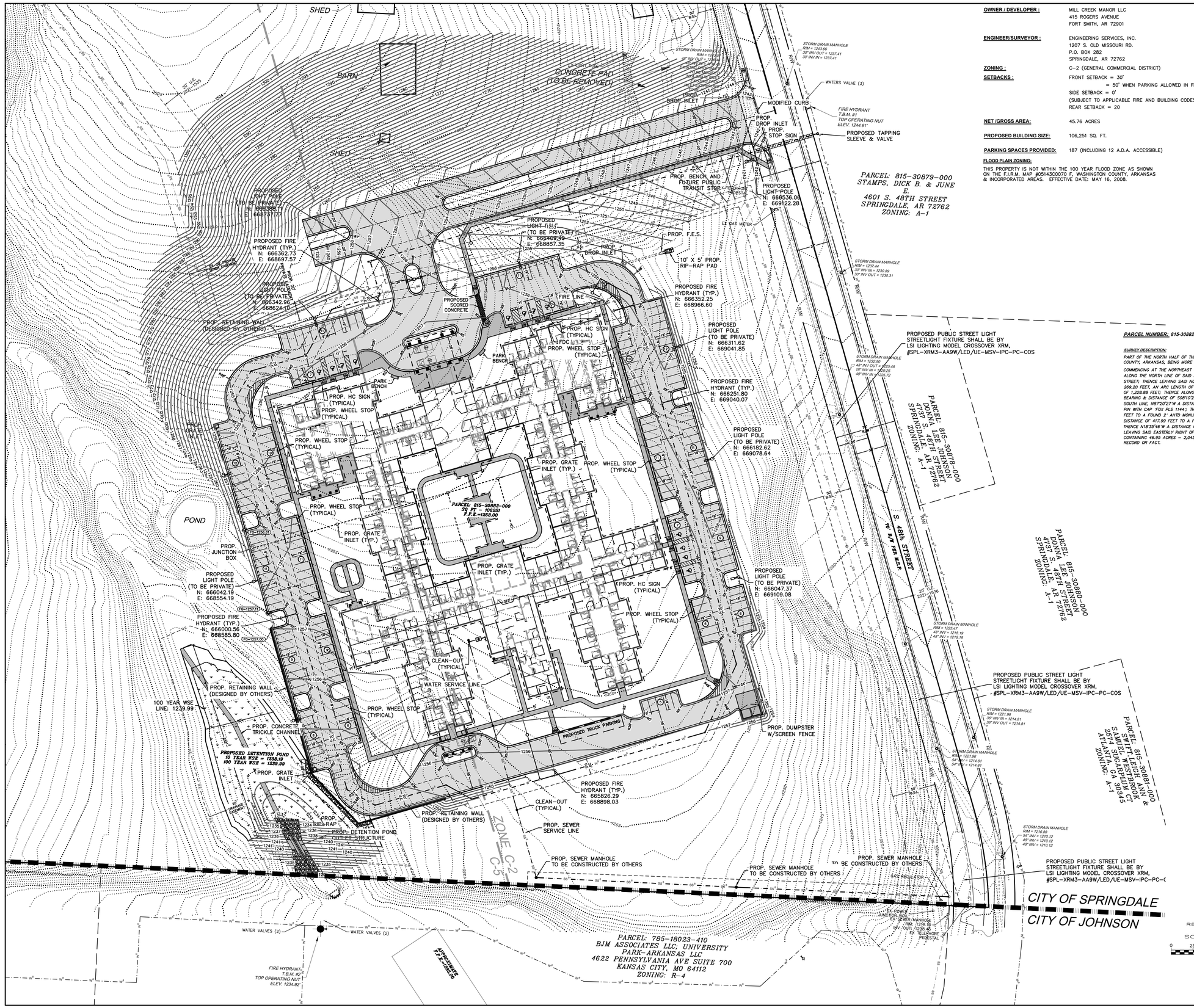
PRE CONSTRUCTION CONDITIONS
MILL CREEK NURSING FACILITY
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=100'
DATE: Jan 18, 2023
ENGINEER: TJA
DRAWN BY: JRC
W.O. #: 19959

© COPYRIGHT 2023, ENGINEERING SERVICES, INC. 1/18/2023 11:20 AM
Z:\LSD\19959 - MILL CREEK NURSING FACILITY\19959 - EXISITNG CONDITIONS.dwg

L23-01



OWNER / DEVELOPER : MILL CREEK MANOR LLC
415 ROGERS AVENUE
FORT SMITH, AR 72901

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

ZONING : C-2 (GENERAL COMMERCIAL DISTRICT)

SETBACKS : FRONT SETBACK = 30'
= 50' WHEN PARKING ALLOWED IN FRONT
SIDE SETBACK = 0'
(SUBJECT TO APPLICABLE FIRE AND BUILDING CODES)
REAR SETBACK = 20

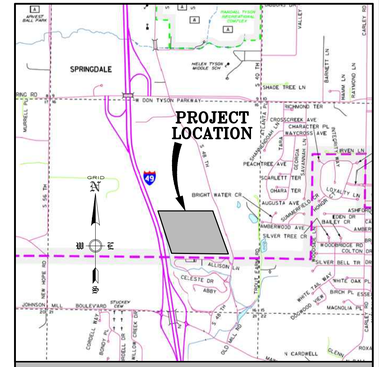
NET /GROSS AREA: 45.76 ACRES

PROPOSED BUILDING SIZE: 106,251 SQ. FT.

PARKING SPACES PROVIDED: 187 (INCLUDING 12 A.D.A. ACCESSIBLE)

FLOOD PLAIN ZONING:

THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #05143C0070 F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: MAY 16, 2008.



VICINITY MAP
3" = 1 MILE

PARKING REQUIREMENTS FOR NURSING HOME
1 SPACE PER 3 RESIDENTS (142 RESIDENTS TOTAL)

	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
NORMAL SPACES	48	177
HANDICAPPED SPACES	6	12

***PARCEL NUMBER:* 815-30882-000**

SURVEY DESCRIPTION:

PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 30 WEST, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, SAID POINT BEING A FOUND 1/2" REBAR; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, N87°18'10"W A DISTANCE OF 1059.62 FEET TO THE POINT OF BEGINNING LOCATED IN S. 48TH STREET; THENCE LEAVING SAID NORTH LINE, S23°13'44"E A DISTANCE OF 17.51 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 269.20 FEET, AN ARC LENGTH OF 33.22 FEET AND A CHORD BEARING & DISTANCE OF S19°24'07"E – 33.20 FEET; THENCE S15°52'00"E A DISTANCE OF 1,228.89 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 439.33 FEET, AN ARC LENGTH OF 107.83 FEET AND A CHORD BEARING & DISTANCE OF S08°02'25"E – 107.56 FEET TO THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER; THENCE ALONG SAID SOUTH LINE, N87°20'27"W A DISTANCE OF 1,594.48 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 49, SAID POINT BEING A FOUND IRON PIN WITH CAP "FOX PLS 1144"; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE CALLS, N07°05'17"W A DISTANCE OF 24.95 FEET TO A FOUND 2" AHTD MONUMENT; THENCE N10°43'51"W A DISTANCE OF 263.18 FEET TO A FOUND 2" AHTD MONUMENT; THENCE N10°39'30"W A DISTANCE OF 417.99 FEET TO A FOUND 2" AHTD MONUMENT; THENCE N10°40'08"W A DISTANCE OF 243.53 FEET TO A FOUND 2" AHTD MONUMENT; THENCE N11°35'46"W A DISTANCE OF 422.42 TO A FOUND 2" AHTD MONUMENT LOCATED ON THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE AND ALONG SAID NORTH LINE, S87°18'59"E A DISTANCE OF 1,534.43' FEET TO THE POINT OF BEGINNING. CONTAINING 46.95 ACRES – 2,045,115 SQ.FT., MORE OR LESS. SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

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) 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.
10) STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
    a) DEVELOPMENT AND GRADING WITH THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION.
    b) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY.
    c) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING.
    d) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING.
    e) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
11) THE MINIMUM INITIAL RATING FOR THE STREETLIGHT SHALL BE 6,800 LUMENS FOR A LOCAL STREET, 11,000 LUMENS FOR A COLLECTOR STREET, OR 20,000 LUMENS FOR AN ARTERIAL STREET.
12) DETENTION POND SHALL BE SODDED TO THE 100-YEAR WATER SURFACE ELEVATION AT MINIMUM.
13) 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.

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
- 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 WATERLINE
- PROPOSED ADA RAMP
- PROPOSED STORM BOX & PIPE

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

LARGE SCALE DEVELOPMENT
MILL CREEK NURSING FACILITY
SPRINGDALE, ARKANSAS

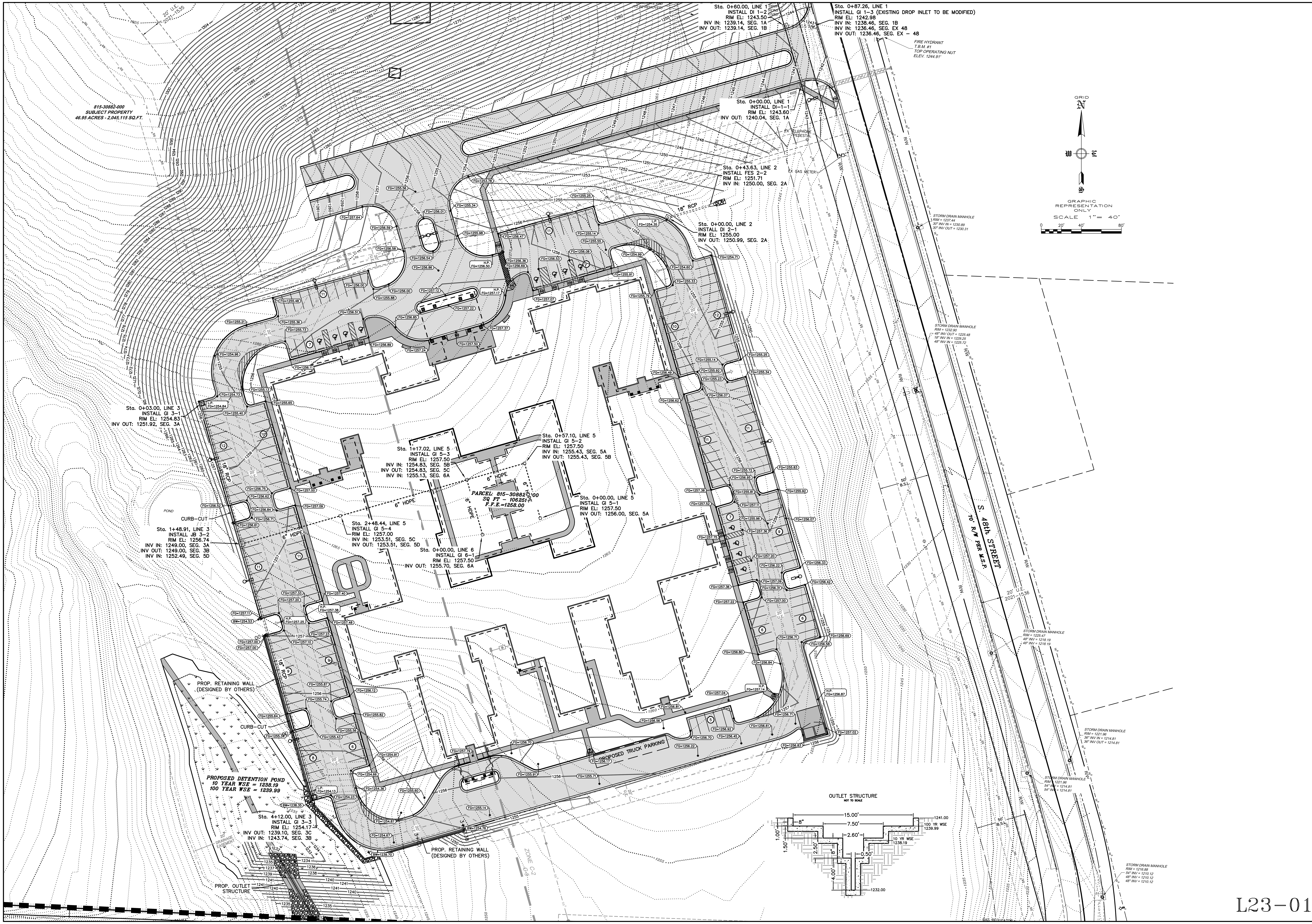
REVISION	DATE	DESCRIPTION

© COPYRIGHT 2023 - ENGINEERING SERVICES, INC. - 1/19/2023 10:19 AM

SCALE: 1"=50'
DATE: Jan 19, 2023
ENGINEER: TJA
DRAWN BY: JRC
W.O. #: 19959

L22-01

2



L23-01

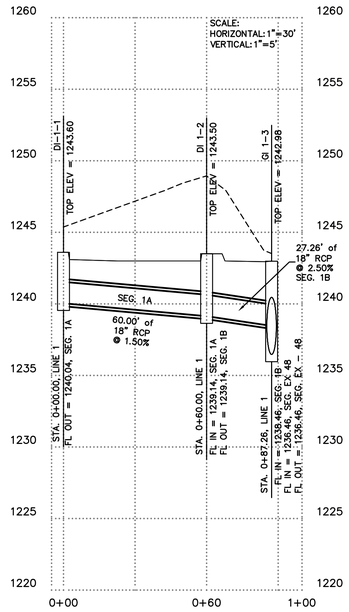
ESI
ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

GRADING PLAN
MILL CREEK NURSING FACILITY
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=XX'
DATE: Jan 18, 2023
ENGINEER: TJA
DRAWN BY: JRC
W.O. #: 19959

LINE 1



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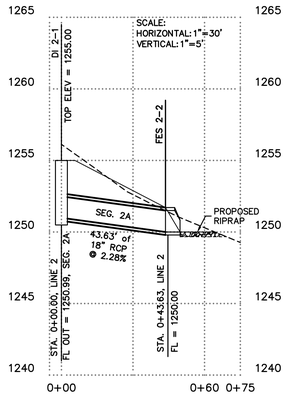

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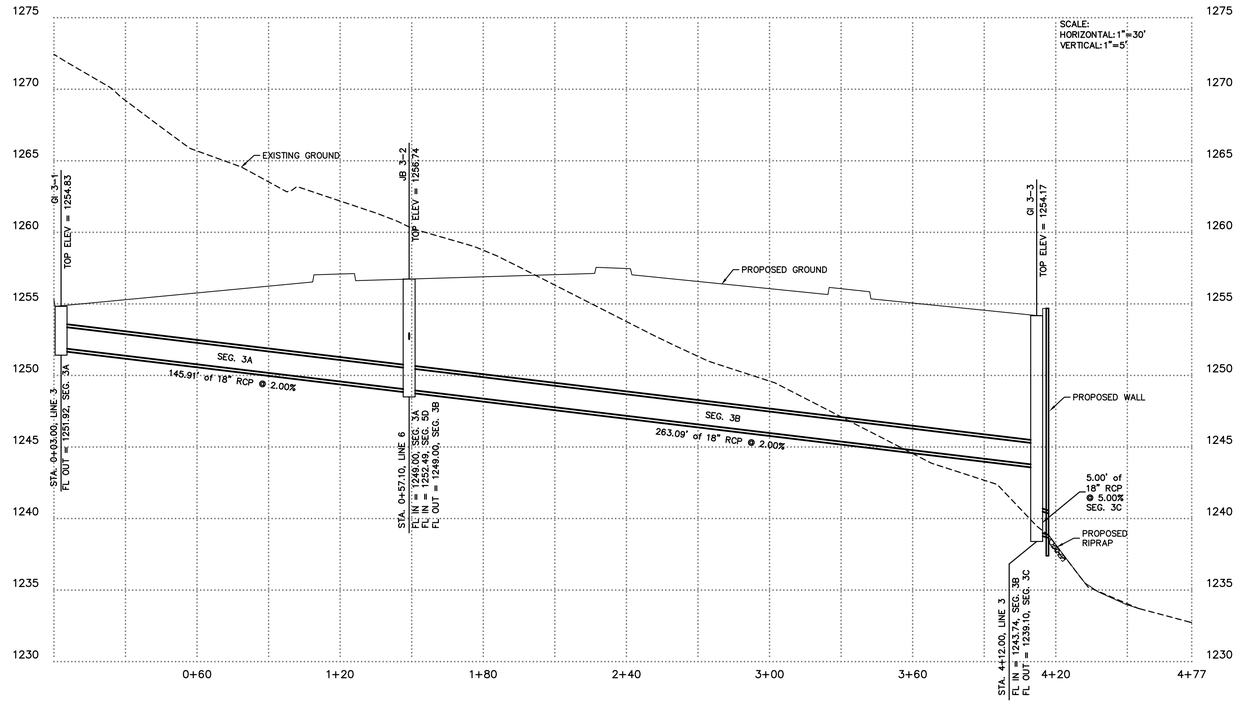

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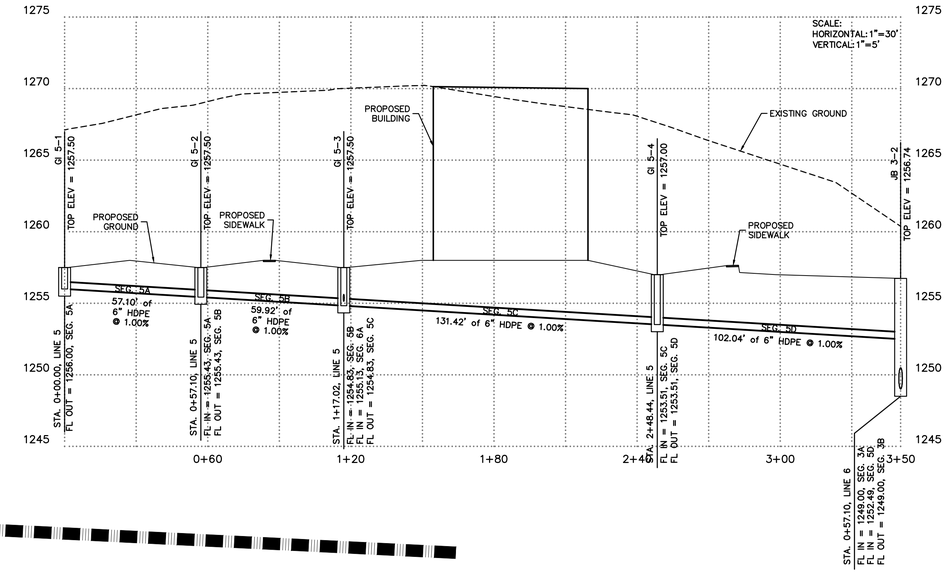

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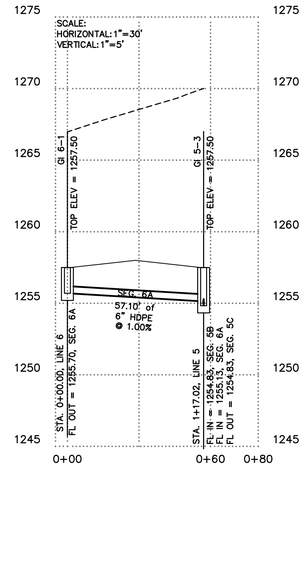


L23-01

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

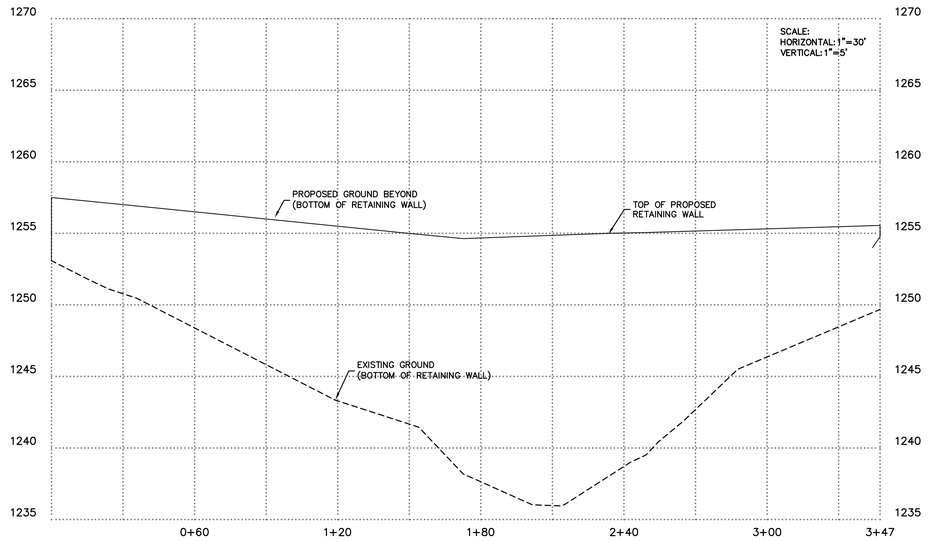
STORM PROFILE
MILL CREEK NURSING FACILITY
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2023 ESI ENGINEERING SERVICES INC. | 1/18/2023 11:51 AM
K:\LDD\19959 MILL CREEK NURSING FACILITY\19959 STORM PLAN.DWG

SCALE: 1"=30'
DATE: Jan 18, 2023
ENGINEER: TJA
DRAWN BY: JRC
W.O. #: 19959

PROPOSED RETAINING WALL PROFILE



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

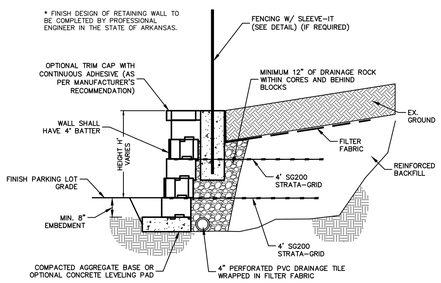
RETAINING WALL PROFILE
MILL CREEK NURSING FACILITY
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2023 ENGINEERING SERVICES, INC. 1/18/2023 11:21 AM
Z:\2023\19959 MILL CREEK NURSING FACILITY\19959 ESDWG PLAN.DWG

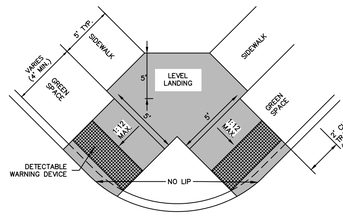
SCALE: 1"=30'
DATE: Jan 18, 2023
ENGINEER: TJA
DRAWN BY: DBB
W.O. #: 19959

L23-01

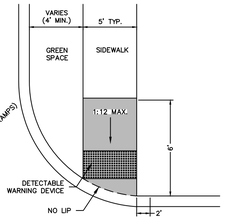


TYPICAL RETAINING WALL CROSS SECTION

NOT TO SCALE



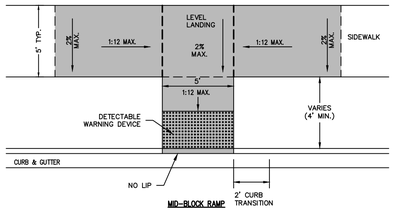
TYPE 1 RAMP



TYPE 2 RAMP

NOTES:

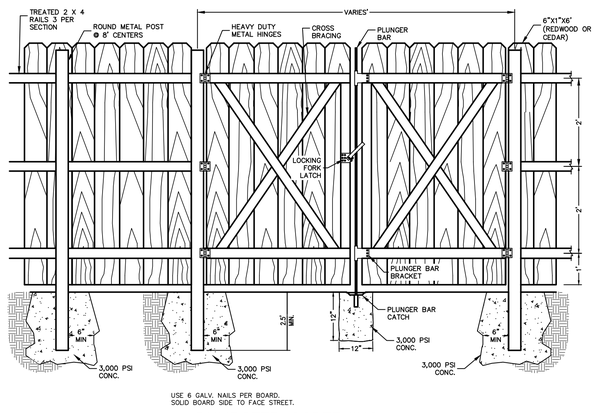
1) THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 1:12.
2) THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
3) THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".
4) DETECTABLE WARNING DEVICES SHALL BE PLACED AT THE LOCATIONS WHERE RAMPS CROSS A CURB.



MID-BLOCK RAMP

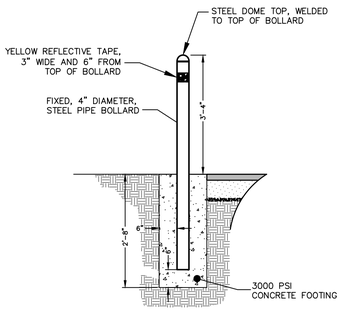
HANDICAP RAMP DETAILS

NOT TO SCALE



DUMPSTER SCREENING FENCE DETAIL

NOT TO SCALE



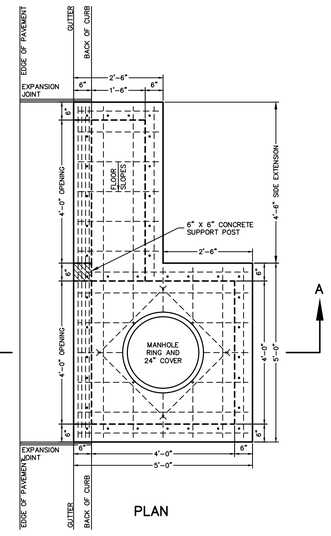
FRONT VIEW

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



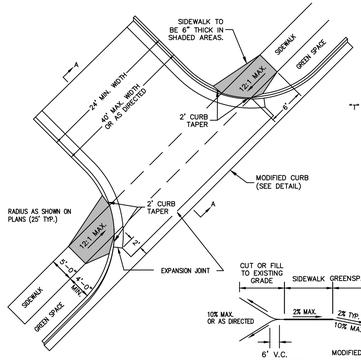
PLAN

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.

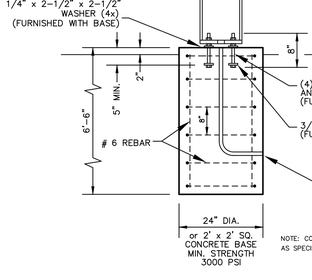
TYPICAL DROP INLET

NOT TO SCALE



DRIVEWAY DETAIL

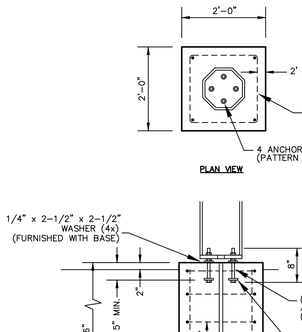
NOT TO SCALE



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.



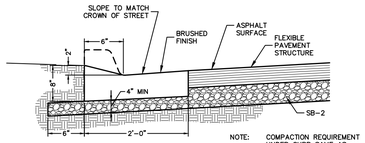
PLAN VIEW

SECTION VIEW

NOTE: CONTRACTOR TO GROUND LIGHT POLE AS SPECIFIED BY LIGHT POLE MANUFACTURER.

LIGHT POLE FOOTING DETAIL

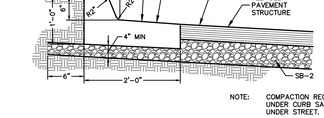
NOT TO SCALE



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

MODIFIED CONCRETE CURB & GUTTER

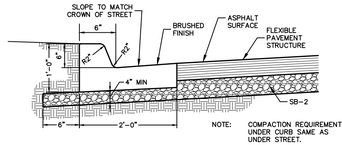
NOT TO SCALE



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

STANDARD 6" CONCRETE SPILL CURB & GUTTER

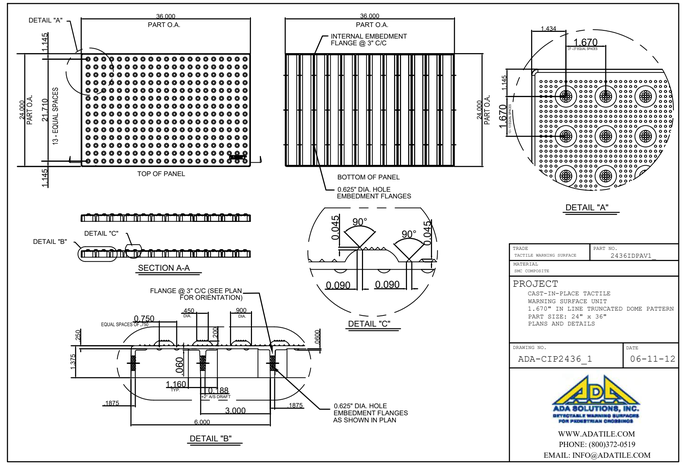
NOT TO SCALE



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

STANDARD 6" CONCRETE CURB & GUTTER

NOT TO SCALE

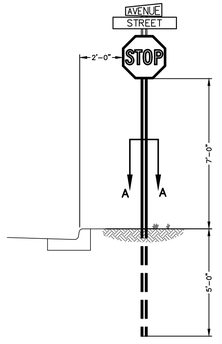


TRADE: TACTILE WARNING SURFACE	PART NO.: 24361DPAV1
MATERIAL: SMC TORMENTA	

PROJECT
CAST-IN-PLACE TACTILE WARNING SURFACE UNIT
1.670" IN LINE TRUNCATED DOME PATTERN
PART SIZE: 24" x 36"
PLANS AND DETAILS

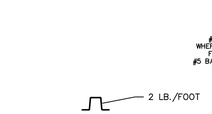
DRAWING NO.	DATE
ADA-CIP2436_1	06-11-12

ADA SOLUTIONS, INC.
DETECTABLE WARNING SURFACES FOR PEDESTRIAN CROSSINGS
WWW.ADATILE.COM
PHONE: (800)372-0519
EMAIL: INFO@ADATILE.COM



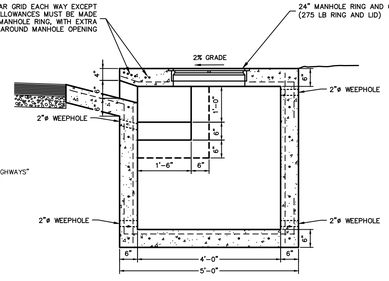
STOP SIGN DETAIL

NOT TO SCALE



SECTION A-A
U-CHANNEL SIGN SUPPORT

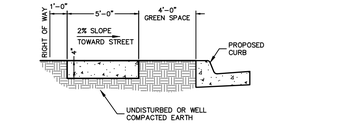
NOTE : SIGN SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AS APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION AND AHTD AND WASHINGTON COUNTY STANDARDS



SECTION A-A

TYPICAL DROP INLET

NOT TO SCALE



NOTES: PROVIDE EXPANSION JOINTS AT EACH STRUCTURE, CURB, AND A MINIMUM INTERVAL OF 200 FOOT.

TRANSVERSE JOINTS BETWEEN EXPANSION JOINTS TO BE SCORED AT 5 FOOT INTERVALS.

SIDEWALK DETAIL

NOT TO SCALE

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

TYPICAL DETAILS
MILL CREEK NURSING FACILITY
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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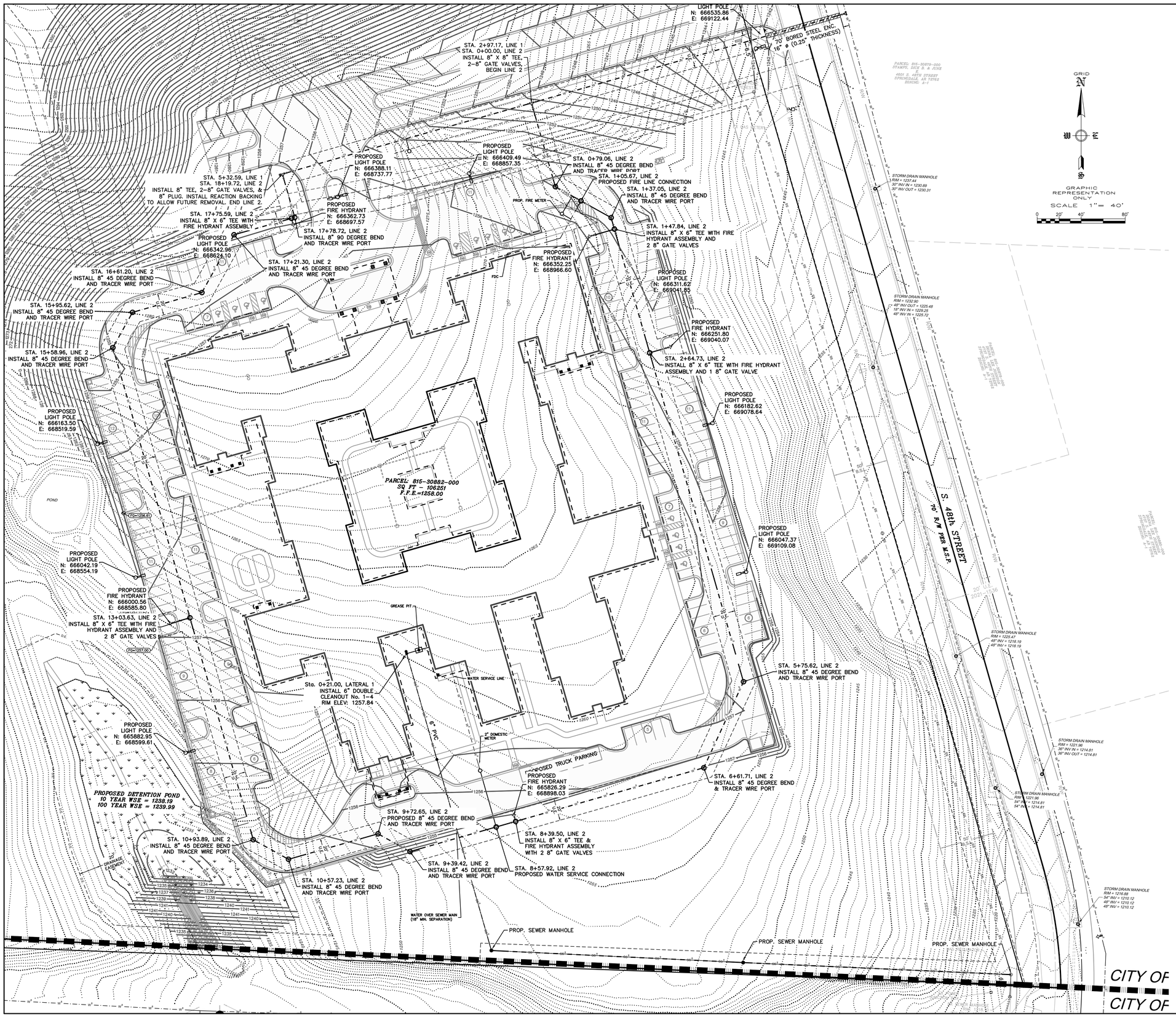
Z:\JOB SPECS\MILL CREEK NURSING FACILITY SPRINGDALE\SPECS\TYPICAL DETAILS.DWG

SCALE: N.T.S.
DATE: Jan 18, 2023
ENGINEER: TJA
DRAWN BY: JRC
W.O. #: 19959

L23-01

6



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

LEGEND

- IRON PIN FOUND
- C. PROPERTY LINE
- EX. BUILDING SETBACK LINE
- EX. ROAD CENTERLINE
- EX. CURB & GUTTER
- 1389 EX. CONTOUR
- 1368 PROPOSED CONTOUR
- OHP/T EX. OVERHEAD POWER LINE
- 8" EX. 8" SEWER LINE
- 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
- X PROPOSED FENCE
- PROPOSED SIDEWALK
- 8" PROPOSED WATER LINE
- 8" PROPOSED SEWER LINE
- FL PROPOSED FIRE LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED SEWER MANHOLE
- PROPOSED HADICAP 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 FOR SPRINGDALE WATER UTILITIES REVISED JANUARY 20, 2021 AND SEALED MAY 6, 2021.
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 ALL TAPS TO EXISTING SYSTEM.
15) ALL UTILITIES SHALL HAVE FULL DEPTH BACKFILL (FLOWABLE FILL) UNDER PUBLIC ROADWAYS.
16) STREET LIGHTS ALONG 48TH STREET 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.
17) STAKE ALL FIRE HYDRANTS FOR SWU APPROVAL PRIOR TO INSTALLATION.
18) TRACER WIRE PORTS SHALL BE INSTALLED AT EVERY CHANGE IN DIRECTION OR EVERY 400'.
19) BACKWATER VALVES TO BE INSTALLED ON PRIVATE SERVICE LINE BE LICENSED PLUMBER WHERE APPLICABLE.
20) FIRE PROTECTION SYSTEM PLANS TO BE SUBMITTED TO ADH BY OTHERS.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13828
TIMAS JASON APPLE

STATE OF ARKANSAS
ENGINEERING SERVICES, INC.
131

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

UTILITY PLAN
MILL CREEK NURSING FACILITY
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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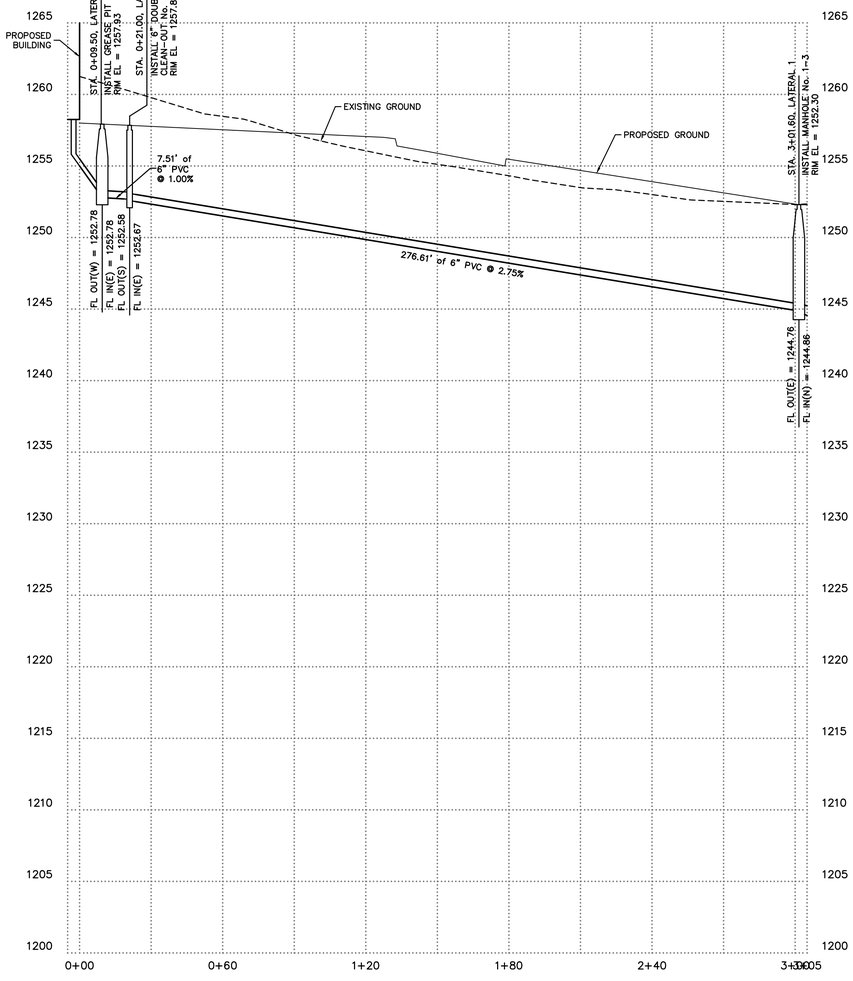
K:\SPD\19959 MILL CREEK NURSING FACILITY\DWG\UTILITY PLAN.DWG

SCALE: 1"=40'
DATE: Jan 19, 2023
ENGINEER: TJA
DRAWN BY: JRC
W.O. #: 19959

L23-01

7

LATERAL 1



L23-01

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

UTILITY PROFILE
MILL CREEK NURSING FACILITY
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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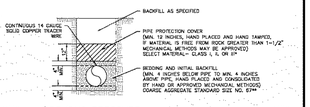
C:\DATA\19959 MILL CREEK NURSING FACILITY\19959 UTILITY PLAN.DWG

SCALE: 1"=30'
DATE: Jan 19, 2023
ENGINEER: TJA
DRAWN BY: JRC
W.O. #: 19959

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

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

SPRINGDALE WATER UTILITIES

526 OAK AVENUE • P.O. BOX 789 • SPRINGDALE, ARKANSAS • 72765-0789 • (479) 751-5720

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-19 | DATE: AUGUST 2014

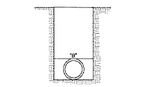
NOMINAL PIPE DIAMETER	"D"
3" AND 4"	2'-4"
6"	2'-6"
8"	2'-8"
10"	2'-10"
12"	3'-0"
14"	3'-2"
16"	3'-4"
18"	3'-6"
20"	3'-8"
24"	4'-0"
27"	4'-4"
30"	4'-8"
36"	5'-0"
42"	5'-6"
48"	6'-0"

TRENCH WIDTH SCHEDULE

N.T.S.

NOTES:

TRENCH WIDTH SHALL BE AS SET FORTH IN THE TABLE ABOVE FOR PIPE LAID IN OPEN CUT. LARGER TRENCH WIDTH MAY BE NECESSARY FOR THE PLACEMENT OF A TRENCH SUPPORT SYSTEM OF AS OTHERWISE REQUIRED



TYPICAL PIPE TRENCH

N.T.S.

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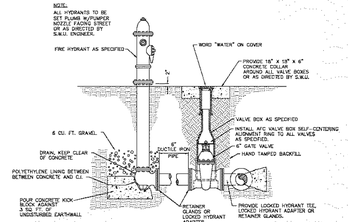
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

NOTE:
ALL HYDRANTS TO BE SET PLUMB W/PUMPER NOZZLE FACING STREET MODEL TO BE APPROVED BY S.W.U. ENGINEER.



FIRE HYDRANT & GATE VALVE

N.T.S.

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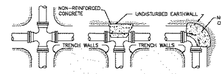
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

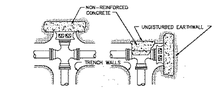
DRAWN BY: KM | DRAWING NO: S-1 | DATE: MARCH 2008



CROSS TEE 90° BEND

45° BEND SIMILAR

22 1/2° BEND SIMILAR



CROSS W/PLUG TEE W/PLUG

NOTES:

1. ALL FITTINGS SHALL BE MECHANICAL JOINTS, UNLESS OTHERWISE SPECIFIED.
2. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
3. WRAP ALL FITTINGS WITH POLYETHYLENE AS SPECIFIED.
4. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
5. BACKING FOR FUTURE LINE EXTENSIONS SHALL BE SUCH THAT REMOVAL OF BACKING IS POSSIBLE IN THE FUTURE.
6. ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL AND VERTICAL, SHALL BE BACKED.
7. THE REACTION BACKING TABLE IS BASED ON 150 PSI AND A SOIL BEARING PRESSURE OF 2,000 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"	2	2	1	1
6"	4	4	3	2
8"	7	7	4	2
10"	10	10	5	3
12"	13	13	7	4
14"	17	17	9	5
16"	21	21	12	6
18"	26	26	15	7
20"	32	32	20	10
24"	38	38	25	12
30"	59	60	46	23

REACTION BACKING

N.T.S.

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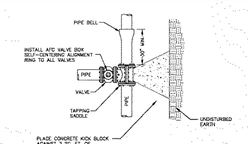
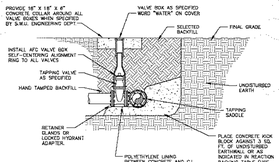
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: KM/JNK | DRAWING NO: S-3 | DATE: MARCH 2008



PLAN VIEW



PROFILE VIEW

TAPPING SADDLE & VALVE

N.T.S.

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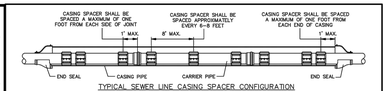
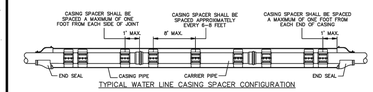
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: CAC | DRAWING NO: S-3 | DATE: AUGUST 2014



TYPICAL SEWER LINE CASING SPACER CONFIGURATION



TYPICAL WATER LINE CASING SPACER CONFIGURATION

TYPICAL WATER LINE END VIEW

TYPICAL SEWER LINE END VIEW

ENCASEMENT DETAILS

N.T.S.

NOTES:

1. SPACERS SHALL BE MODEL SSI OR SSM AS MANUFACTURED BY ADVANCE PRODUCTS & SYSTEMS (APS) AS SPECIFIED.
2. QUANTITY OF RUNNERS SHALL BE IN ACCORDANCE WITH CARRIER PIPE SIZE AS FOLLOWS:
   TO 14" DIAMETER — 4 RUNNERS
   16" TO 36" DIAMETER — 6 RUNNERS
   36" TO 48" DIAMETER — 8 RUNNERS
3. DIMENSIONS BETWEEN SPACERS SHALL BE AS FOLLOW:
   STAINLESS STEEL – 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 50 DUCTILE IRON PIPE. (SEWER MAINS SHALL BE EPOXY LINED)

CARRIER NOM. SIZE	CARRIER PIPE O.D.	CASING BELL DIA.	CASING NOM. SIZE*
4"	4.80	11.06	12"
6"	6.90	13.10	14"
8"	9.05	15.23	16"
10"	11.60	17.88	18"
12"	13.80	20.25	24"
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	31.00	36"

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

SPRINGDALE WATER UTILITIES

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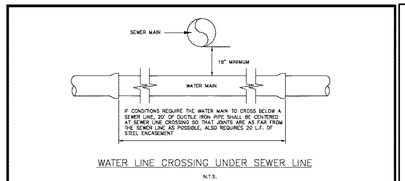
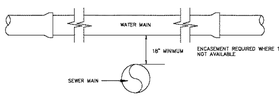
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



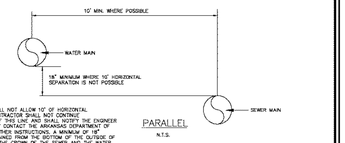
WATER LINE CROSSING UNDER SEWER LINE

N.T.S.



WATER LINE CROSSING ABOVE SEWER LINE

N.T.S.



IF CONDITIONS WILL NOT ALLOW 10' OF HORIZONTAL SEPARATION AS NOTED ABOVE, DO NOT BEGIN CONSTRUCTION OF THIS LINE AND SHALL NOTIFY THE ENGINEER SO THAT HE MAY CONTACT THE ARKANSAS DEPARTMENT OF HEALTH FOR FURTHER INSTRUCTIONS. A MINIMUM OF 18" SHALL BE MAINTAINED FROM THE BOTTOM OF THE OUTSIDE OF THE WATER MAIN TO THE TOP OF THE SEWER AND THE WATER MAIN SHALL BE DUCTILE IRON.

PARALLEL

N.T.S.

SPRINGDALE WATER UTILITIES

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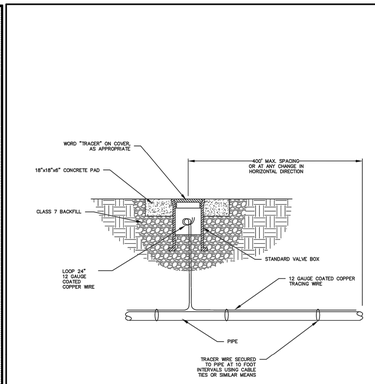
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



TRACING WIRE CONNECTION PORT

N.T.S.
M-1

SPRINGDALE WATER UTILITIES

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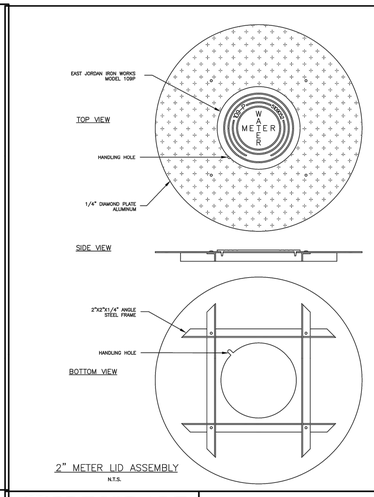
MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION

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



2" METER LID ASSEMBLY

N.T.S.

SPRINGDALE WATER UTILITIES

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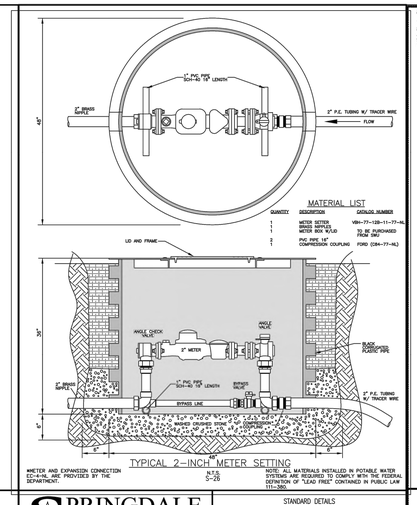
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-27 | DATE: MARCH 2008



TYPICAL 2-INCH METER SETTING

N.T.S.
S-28

METER AND EXPANSION CONNECTION EC-4-NL ARE PROVIDED BY THE DEPARTMENT.

NOTE: ALL MATERIALS INSTALLED IN POTABLE WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF "LEAD FREE" CONTAINED IN PUBLIC LAW 111-380.

SPRINGDALE WATER UTILITIES

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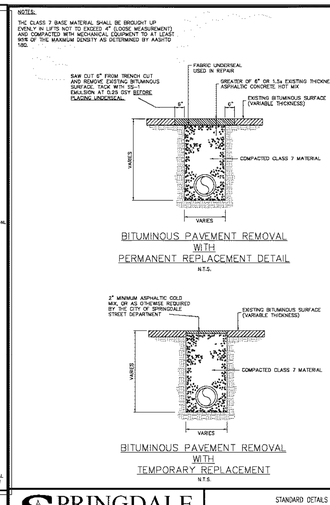
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: KM | DRAWING NO: S-26 | DATE: OCTOBER 2014

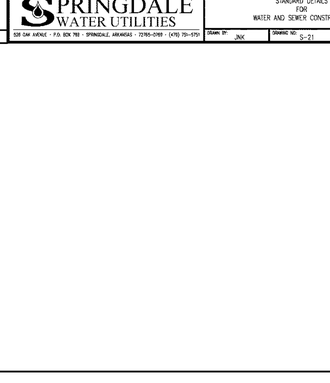
NOTES:

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 T-180.



BITUMINOUS PAVEMENT REMOVAL WITH PERMANENT REPLACEMENT DETAIL

N.T.S.



BITUMINOUS PAVEMENT REMOVAL WITH TEMPORARY REPLACEMENT

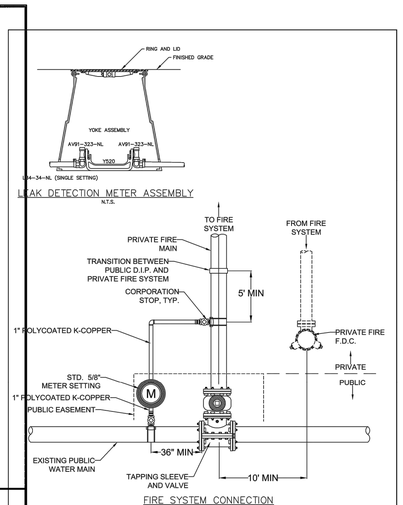
N.T.S.

SPRINGDALE WATER UTILITIES

526 OAK AVENUE • P.O. BOX 789 • SPRINGDALE, ARKANSAS • 72765-0789 • (479) 751-5720

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: JNK | DRAWING NO: S-21 | DATE: AUGUST 2014



LEAK DETECTION METER ASSEMBLY

N.T.S.

FIRE SYSTEM CONNECTION

N.T.S.

SPRINGDALE WATER UTILITIES

526 OAK AVENUE P.O. BOX 789 SPRINGDALE, ARKANSAS 72765-0789 (479) 751-5720

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

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

UTILITY DETAILS
MILL CREEK NURSING FACILITY
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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C:\JOBS\19959 Mill Creek Nursing Facility\19959-S1 UTILITY DETAILS.dwg

SCALE: N.T.S.

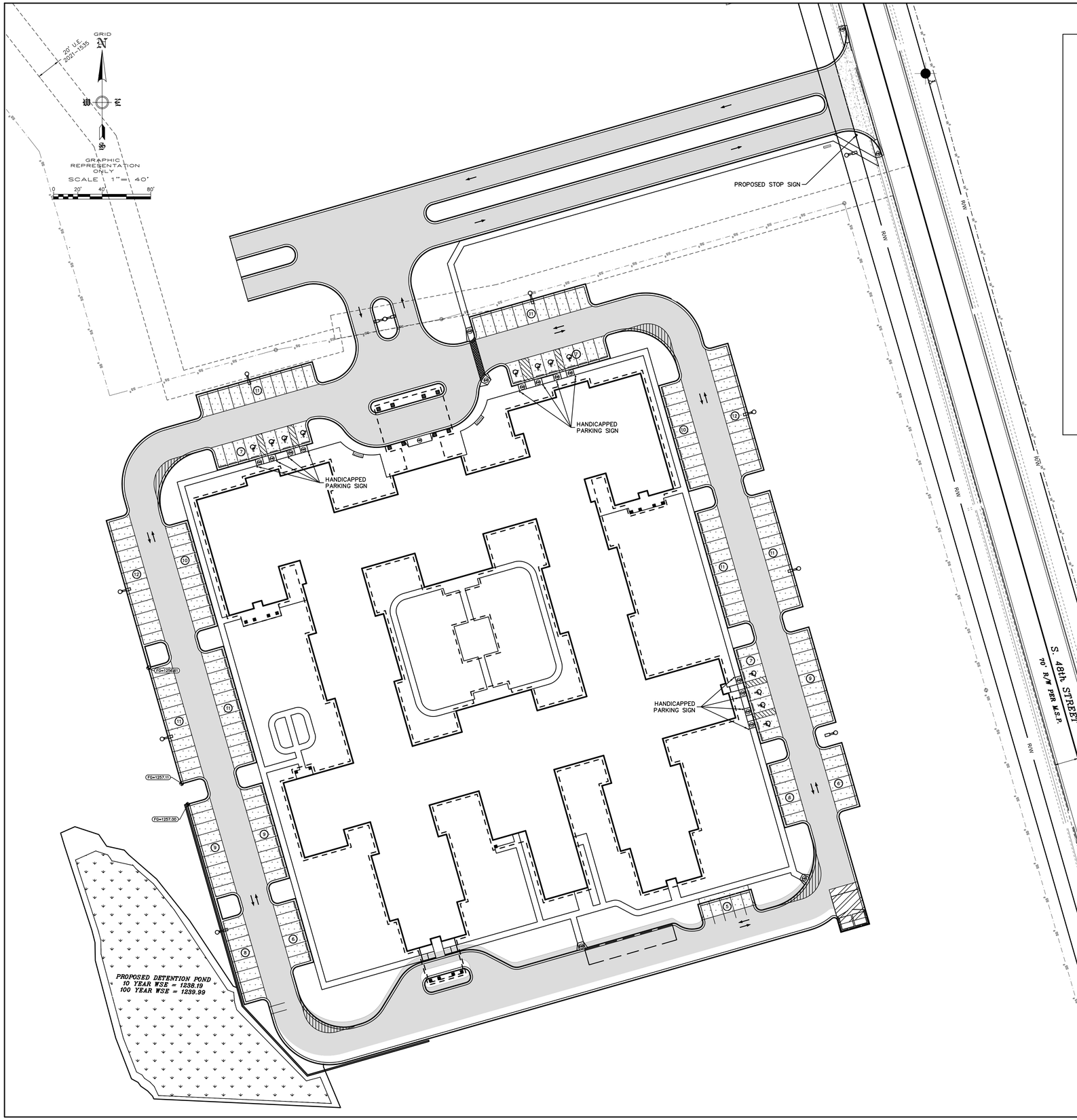
DATE: Jan 18, 2023

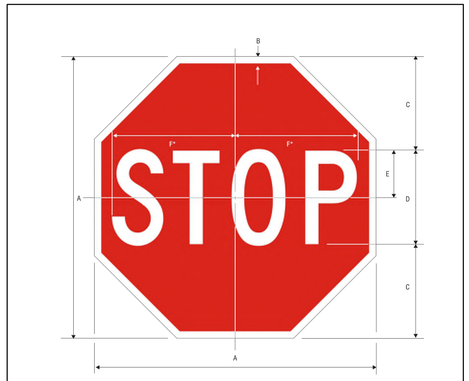
ENGINEER: TJA
DRAWN BY: JRC

W.O. #: 19959

L23-01

9





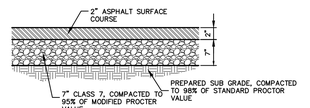
R1-1
STOP

*Reduce spacing 40%

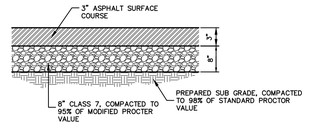
C	A	B	C	D	E	F
	18	.375	6	6 C	3	7.75
	24	.625	8	8 C	4	10
	30	.75	10	10 C	5	12.5
	36	.875	12	12 C	6	15
	48	1.25	16	16 C	8	20

COLORS: LEGEND – WHITE (RETROREFLECTIVE)
BACKGROUND – RED (RETROREFLECTIVE)

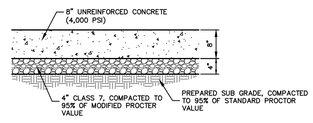
1-1



LIGHT DUTY PAVING
NOT TO SCALE



HEAVY DUTY PAVING
NOT TO SCALE



CONCRETE PAD FOR DUMPSTER
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.*

LIGHT DUTY PAVING: CLASS 7 BASE 6" THICK
SURFACE COURSE, 3" THICK

HEAVY DUTY PAVING: CLASS 7 BASE 10" THICK
SURFACE COURSE, 3" THICK

DUMPSTER PAD: CLASS 7 BASE 4" THICK
UNREINFORCED CONCRETE (4,000 PSI), 6" THICK

R7-8 NO PARKING
LEGEND – GREEN (RETROREFL), WHITE SYMBOL ON BLUE (RETROREFL)
BACKGROUND – WHITE (RETROREFL)

L23-01

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

PAVING PLAN
MILL CREEK NURSING FACILITY
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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G:\JOBS\19959 MILL CREEK NURSING FACILITY\19959 PAVING PLAN.dwg

SCALE: 1"=40'
DATE: Jan 18, 2023
ENGINEER: TJA
DRAWN BY: JRC
W.O. #: 19959

GRID N W E S

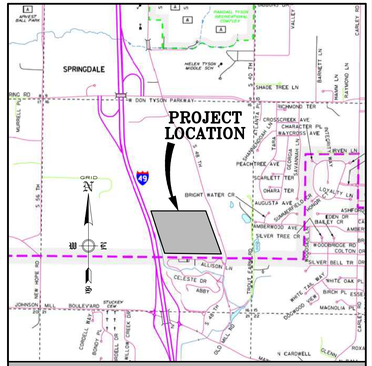
GRAPHIC REPRESENTATION ONLY

SCALE 1" = 50'

0 25' 50' 100'

LEGEND

- PROPOSED FLOWLINE DIRECTION
- INLET PROTECTION
- ROCK CHECK DAM
- WIRED REINFORCED BURIED EDGE SILT FENCE
- MUD ABATEMENT ENTRANCE
- 1390 EXISTING CONTOURS
- 1388 PROPOSED CONTOURS
- AREA OF SOIL DISTURBANCE
- WATTLE



VICINITY MAP
3" = 1 MILE

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: 11.69 ACRES

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.

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

STORM WATER POLLUTION PREVENTION PLAN
MILL CREEK NURSING FACILITY
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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C:\ESI\2023 PROJECTS\MILL CREEK NURSING FACILITY\2023 ESI\MCF-SWPPP.DWG

SCALE: 1"=50'
DATE: Jan 18, 2023
ENGINEER: TJA
DRAWN BY: JRC
W.O. #: 19959

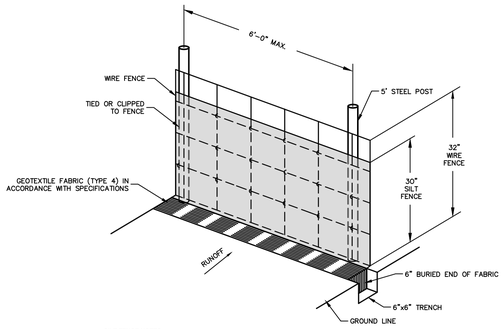
L23-01

11

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.

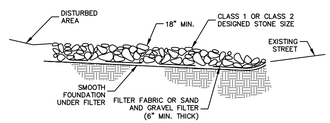


SILT FENCE NOTES

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



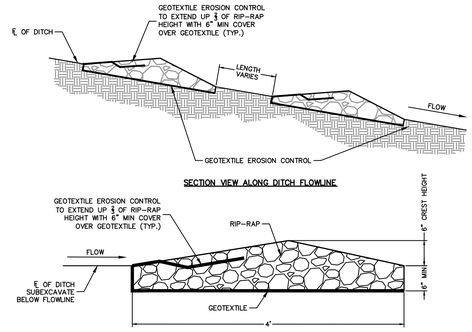
TYPICAL SECTION

NOTES:

1) MINIMUM THICKNESS SHALL BE 18", THE STONE DIAMETER, NEVER LESS THAN 6".
2) MINIMUM LENGTH SHALL BE 50' MINIMUM WIDTH SHALL BE 12'

MUD ABATEMENT ENTRANCE

NOT TO SCALE



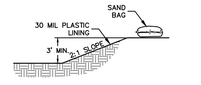
SECTION VIEW ALONG DITCH FLOWLINE

SECTION VIEW OF CHECK DAM

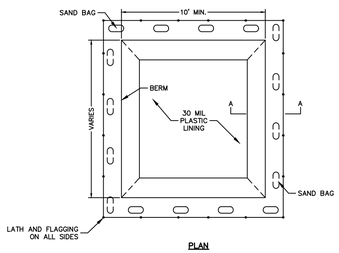
NOTES:

1. RIP-RAP SIZE D50 = 6" OR AS SHOWN ON THE PLANS.

ROCK CHECK DAM



SECTION A – A



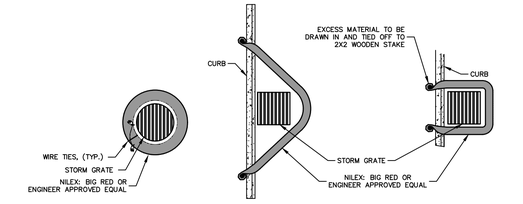
PLAN

NOTES:

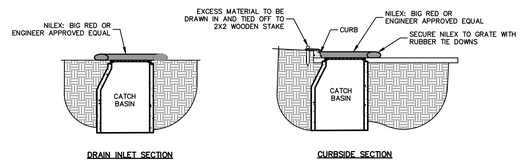
1) LATH AND FLAGGING SHOULD BE COMMERCIAL TYPE.
2) PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 30 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

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

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

STORM WATER POLLUTION PREVENTION DETAIL
MILL CREEK NURSING FACILITY
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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Z:\LDD\19959 MILL CREEK NURSING FACILITY\19959 S SHEET.DWG

SCALE: N.T.S.

DATE: Jan 18, 2023

ENGINEER: TJA
DRAWN BY: JRC

W.O. #: 19959

L23-01

12

FIRE HYDRANT
T.B.M. #1
TOP OPERATING NUT
ELEV. 1244.91'

PARCEL: 815-30979-000
STAMPS, DICK B. & JUNE
&
4601 S. 48TH STREET
SPRINGDALE, AR 72762
ZONING: A-1

OPTION 5: EXISTING CANOPY TO BE PRESERVED AS 25' STREET BUFFER

S. 48th STREET
70' R/W PER M.S.P.

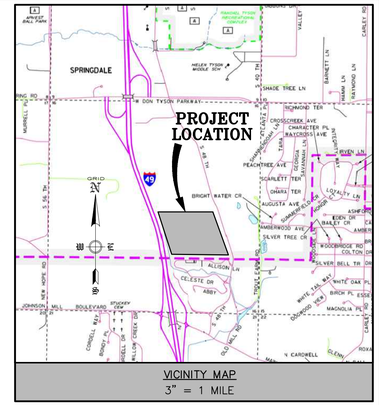
OPTION 5: EXISTING CANOPY TO BE PRESERVED AS 25' STREET BUFFER

POND

PROPOSED DETENTION POND
10 YEAR WSE = 1238.19
100 YEAR WSE = 1239.99

GRID N

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



VICINITY MAP
3" = 1 MILE

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

LANDSCAPE REQUIREMENTS:

TOTAL PARKING AREA PROVIDED: 59,142 SQ. FT.
TOTAL INTERIOR LANDSCAPE REQUIRED: 5,904 SQ. FT. (10%)
TOTAL INTERIOR LANDSCAPE PROVIDED: 6,451 SQ. FT. (10.9%)

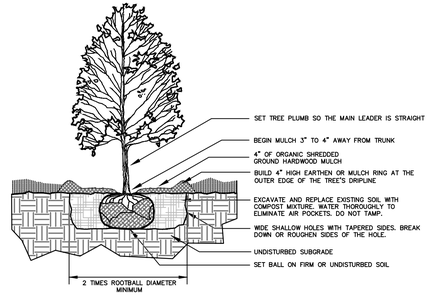
OWNER / DEVELOPER : MILL CREEK MANOR LLC
ENGINEER/SURVEYOR : ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, AR 72762
ZONING : C-2 (GENERAL COMMERCIAL DISTRICT)
SETBACKS : FRONT SETBACK = 30'
SIDE SETBACK = 0'
(SUBJECT TO APPLICABLE FIRE AND BUILDING CODES)
REAR SETBACK = 20
NET /GROSS AREA: 45.76 ACRES
PROPOSED BUILDING SIZE: 106,251 SQ. FT.
PARKING SPACES PROVIDED: 187 (INCLUDING 12 A.D.A. ACCESSIBLE)

INDEX OF TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL# TREES	PLANTING SIZE
	Frontier Elm	Ulmus 'Frontier'	8	2" Cal B & B
	Red Sunset Red Maple	Acer rubrum 'Red Sunset'	15	2" Cal B & B
	Chinese Pistache	Pistachia chinensis	3	2" Cal B & B
	Legacy Sugar Maple	Acer saccharum 'Legacy'	15	2" Cal B & B
	Greenspire Linden	Tilia cordata 'Greenspire'	6	2" Cal B & B
	Willow Oak	Quercus phellos	15	2" Cal B & B
	Blue Atlas Cedar	Cedrus altantica 'Glauca'	4	6' H min.
	Southern Magnolia 'Little Gem'	Magnolia grandiflora 'Little Gem'	4	6' H min.
	Shumard Oak	Quercus shumardii	16	2" Cal B & B

INDEX OF SHRUBS

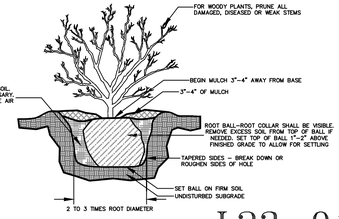
SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
1	Shamrock Inkberry	Ilex glabra 'Shamrock'	169	3 GAL.
2	Virginia Sweetspire	Itea virginica 'Little Henry'	97	3 GAL.
3	Kaleidoscope Abelia	Abelia x grandiflora 'Kaleidoscope'	103	3 GAL.
4	Sea Green Juniper	Juniperus x pfitzeriana 'Sea Green'	58	3 GAL.
5	Dwarf Fothergilla	Fothergilla gardenii	65	3 GAL.
6	Fashion Azalea	Rhododendron x 'Fashion'	48	1 GAL.
7	Red Drift Rose	Rosa 'Meijocos'	116	3 GAL.
8	Dwarf Burford Holly	Ilex cornuta ' Dwarf Burford'	37	3 GAL.
9	Dwarf Fountain Grass	Pennisetum alopecuroides 'Hameln'	142	1 GAL.
10	Emerald Green Arborvitae	Thuja occeddentallis 'Smaragd'	26	3 GAL.



TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
1. TREES SHALL BE 1-1/2" OR 2" CALIPER AS SPECIFIED.
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOT BALL.
3. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
4. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
5. ROOTBALL - ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. AFTER LOCATING AND SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, CUT AWAY ONLY HALF OF THE BURLAP. ENSURE THAT NONE OF THE ROOTBALL IS EXPOSED TO AIR.
6. REFER TO THE TREE STAKING AND WRAPPING DETAIL FOR ADDITIONAL INSTALLATION REQUIREMENTS

EXCAVATE & REPLACE EXISTING SOIL. ADD SOIL AMENDMENTS IF NECESSARY. WATER THOROUGHLY TO ELIMINATE AIR POCKETS. DO NOT TAMP.



SHRUB PLANTING DETAIL
NOT TO SCALE

L23-01

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

LANDSCAPE PLAN
MILL CREEK NURSING FACILITY
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: 1"=40'
DATE: Jan 19, 2023
ENGINEER: TJA
DRAWN BY: JLS
W.O. #: 19959

HOLOPHANE
An AcuityBrands Company

Job Name: ESI Mill Creek Nursing Home
Bom# 2222-23-14324-0
Quote Label: Initial Version
Job Location: Springdale, Arkansas
Issue Date: 1/9/2023

By: Bart Shelton
501-249-4756
Bart.Shelton@AcuityBrands.com

Type	Qty	Catalog #
F	8	**HLWPC2 P30 40K T4M MVOLT BKSDP PR7 PCLL** Wallpack FCO LED, P30 performance package, 4000K, Type IV medium, 120-277V, Black super durable paint, 7 pin NEMA photocontrol receptacle (photocontrol not included), DLL photocontrol
I	1	**HLWPC2 P30 40K TFTM MVOLT BKSDP PR7 PCLL** Wallpack FCO LED, P30 performance package, 4000K, Forward throw medium, 120-277V, Black super durable paint, 7 pin NEMA photocontrol receptacle (photocontrol not included), DLL photocontrol
H	8	**ATB0 P305 MVOLT R4 BK P7 AO PCLL SSS 30 55C D01 W5 BK ABG HZ 08IN 1A BOW SQT BK ASSY17835** Autobahn Cobra Head, Performance package, 120-277V, Roadway Type IV, 4000K (standard), Black, 20kV/10KA SPD (standard), Terminal block (standard), 7-pin photocontrol receptacle, Field adjustable output, Long life photocontrol,Square straight steel pole, 30FT, 5.0 Square x 11 Gauge Wall, D1, drilling for 1 unit, Drill pattern, Black, Anchor bolt (galvanized steel),Horizontal arm, 8IN, Single arm, 2 Hole Drill Pattern "W" for SSA and SSS Poles, SSS, square straight steel shaft, Black
K	1	**ATB0 P305 MVOLT R3 BK P7 AO PCLL SSS 30 55C D02 W5 BK ABG HZ 08IN 1A BOW SQT BK ASSY17838** Autobahn Cobra Head, Performance package, 120-277V, Roadway Type III, 4000K (standard), Black, 20kV/10KA SPD (standard), Terminal block (standard), 7-pin photocontrol receptacle, Field adjustable output, Long life photocontrol,Square straight steel pole, 30FT, 5.0 Square x 11 Gauge Wall, D2, drilling For 2 units @ 180, Drill pattern, Black, Anchor bolt (galvanized steel),Horizontal arm, 8IN, Single arm, 2 Hole Drill Pattern "W" for SSA and SSS Poles, SSS, square straight steel shaft, Black

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Number Lamps	Lumens Per Lamp	Light Loss Factor	Description	Wattage	Plot
	F		8	Holophane	HLWPC2 P30 40K XX T4M	1	7760	0.95	Wallpack Full Cutoff LED, LED Performance Package P10, 4000 series CCT, Voltage, Type IV Medium	71	Max: 5827cd
	H		8	American Electric Lighting	ATB0 P305 R4 4K/5K HSS	1	16359	0.9	Autobahn Small P305 Package Roadway Type IV 4000K/5000K House side shield	144	Max: 12478cd
	I		1	Holophane	HLWPC2 P30 40K XX TFTM	1	8088	0.9	Wallpack Full Cutoff LED, LED Performance Package P10, 4000 series CCT, Voltage, Forward Throw Medium	71	Max: 5770cd
	K		1	American Electric Lighting	ATB0 P305 R3 4K	1	20439	0.9	Autobahn Small P305 Package Roadway Type III 4000K/5000K	293	Max: 14761cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Entry way		1.9 fc	4.7 fc	0.5 fc	9.4:1	3.8:1
Lot 1		1.6 fc	4.7 fc	0.9 fc	5.2:1	1.8:1
Lot 2		1.5 fc	4.3 fc	0.9 fc	4.8:1	1.7:1
Lot 3		1.4 fc	5.1 fc	0.5 fc	10.2:1	2.8:1
Lot 4		1.5 fc	4.3 fc	0.3 fc	14.3:1	5.0:1
Lot 5		1.3 fc	4.8 fc	0.5 fc	9.6:1	2.6:1

ESI
ENGINEERING SERVICES INC.
2100 S. THOMPSON, SUITE 100
SPRINGDALE, ARKANSAS 72764

LIGHTING PLAN
MILL CREEK NURSING FACILITY
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2023, ENGINEERING SERVICES, INC. - 1/18/2023 11:23 AM
X:\ESI 19959 Mill Creek Nursing Facility\19959 - LIGHTING PLAN.dwg

SCALE: 1"=50'
DATE: Jan 18, 2023
ENGINEER: TJA
DRAWN BY: JRC
W.O. #: 19959

L23-01

Submittal Spec Sheet

Dynamically Generated

Series: HLWPC2

HLWPC2 Wallpack

Wallpack® Full Cutoff for Wall and Canopy Lighting

Product Submittal Description:
Wallpack FCO LED, 7,800 Lumens, 4,000K, Type IV medium, 120-277V, Black super durable paint, 7 pin NEMA photocontrol receptacle (photocontrol not included), DLL photocontrol

The product images shown are for illustration purposes only and may not be an exact representation of the product.

IES Files | BIM Models | Full Spec Sheet

Product Webpage: www.acuitybrands.com/products/detail/1313571
Warranty: www.acuitybrands.com/support/warranty/terms-and-conditions

Model #: HLWPC2 P30 40K T4M MVOLT BKSDP PR7 PCLL ✓

Series*	Performance Package*	Color Temperature*	CRI
HLWPC2 Wallpack FCO LED	P10 3,100 Lumens P20 5,600 Lumens P30 7,800 Lumens P40 9,900 Lumens P50 11,700 Lumens	30K 3000K 40K 4000K 50K 5000K AMB True amber	80CRI 80 CRI
Additional Circuits	**Distribution***	**Voltage***	**Surge Protection**
2CI 2 independent circuits	ASYDF Type III medium diffused SYMDF Type V diffused T2M Type II medium T2S Type II short T3M Type III medium T3S Type III short T4M Type IV medium TFTM Forward throw medium	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V HVOLT 347/480V MVOLT 120-277V	10KV 10kV
Finish*	**Photocontrol Receptacle**	**Fusing**	**Tamperproof**
BKSDP Black super durable paint BZSDP Bronze super durable paint DYSDP Gray super durable paint WHSDP White super durable paint	PR3 3-pin NEMA photocontrol receptacle (photocontrol not included) PR7 7-pin NEMA photocontrol receptacle (photocontrol not included)	DF Double fuse SF Single fuse	TPS Tamper-resistant screws

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Adjustable Output	Photocontrols	Shielding	Motion Sensing
AO Field adjustable LM output	PCLL DLL photocontrol PE Button style photocontrol SH Shorting cap	HSS House side shield	MSH Motion/ambient sensor, 15-30FT mounting height, ambient sensor enabled at 3FC MSL Motion/ambient sensor, 8-15FT mounting height, ambient sensor enabled at 3FC
Emergency Battery			
EM Integral emergency battery			

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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/tpsecsheets/acrylic-polycarbonate-compatibility.pdf for Acrylic-Polycarbonate Compatibility table for suitable uses.
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Submittal Spec Sheet

Dynamically Generated

Series: ATB0

Date: 1/17/2023
Project:
GroupType: K
Qty: 0

Autobahn ATB0

Autobahn LED Cobra Head

Product Submittal Description:
Autobahn Cobra Head, Performance package, 120-277V, Roadway Type III, 4000K (standard), Black, 20kV/10KA SPD (standard), Terminal block (standard), 7-pin photocontrol receptacle, Field adjustable output, Long life photocontrol

The product images shown are for illustration purposes only and may not be an exact representation of the product.

IES Files | BIM Models | Full Spec Sheet

Product Webpage: www.acuitybrands.com/products/detail/122046
Warranty: www.acuitybrands.com/support/warranty/terms-and-conditions

Model #: ATB0 P305 MVOLT R3 (4K) BK (20) (TB) P7 AO PCLL ✓

Series*	Performance Package*		Solar
ATB0 Autobahn Cobra Head	P201 Performance package P202 Performance package P203 Performance package P204 Performance package P205 Performance package P301 Performance package P302 Performance package P303 Performance package P304 Performance package	P305 Performance package P401 Performance package P402 Performance package P403 Performance package P404 Performance package P405 Performance package P406 Performance package P407 Performance package	SOLAR Only compatible with Bid by Sunna Design's Solar Lighting Solutions
Voltage*	**Distribution***	**Color Temperature***	**Finish***
347 347V 480 480V MVOLT 120-277V XVOLT 277V-480V	R2 Roadway Type II R3 Roadway Type III R3L Type III long R4 Roadway Type IV R5 Roadway Type V	(4K) 4000K (standard) 27K 2700K 3K 3000K 5K 5000K	(DY) Gray (standard) BK Black BZ Bronze DDB Dark bronze GI Graphite GN Green WH White
Surge Protection*	**Terminal Block***	**Bubble Level**	**Arm**
(20) 20kV/10KA SPD (standard) MP 10kV/5kA MOV pack	(TB) Terminal block (standard) T2 Wired to L1 and L2 position	BL Bubble level	UARM Uarm arm 1 1/4IN (1 5/8IN OD) x 6IN round pole, black UARM2 Uarm arm 1 1/4IN (1 5/8IN OD) x 6IN round pole, bronze UARM2DB Uarm arm 1 1/4IN (1 5/8IN OD) x 6IN round pole, dark bronze UARM2ALV Uarm arm 1 1/4IN (1 5/8IN OD) x 6IN round pole, galvanized

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Arm (Cont...)				Listing
UARM2 UARM arm 1 1/4IN (1 5/8IN OD) x 6IN round pole, graphite	UARM2BK UARM arm 1 1/4IN (1 5/8IN OD) x 6IN square pole, graphite	UARM2GY UARM arm 1 1/4IN (1 5/8IN OD) x 6IN square pole, grey	UARM2WH UARM arm 1 1/4IN (1 5/8IN OD) x 6IN square pole, white	UL No CSA Listing
UARM2N UARM arm 1 1/4IN (1 5/8IN OD) x 6IN round pole, green	UARM2BZ UARM arm 1 1/4IN (1 5/8IN OD) x 6IN square pole, bronze	UARM2GN UARM arm 1 1/4IN (1 5/8IN OD) x 6IN square pole, green		
UARM2Y UARM arm 1 1/4IN (1 5/8IN OD) x 6IN round pole, grey	UARM2DB UARM arm 1 1/4IN (1 5/8IN OD) x 6IN square pole, dark bronze	UARM2GY UARM arm 1 1/4IN (1 5/8IN OD) x 6IN square pole, grey		
UARM2WH UARM arm 1 1/4IN (1 5/8IN OD) x 6IN round pole, white	UARM2ALV UARM arm 1 1/4IN (1 5/8IN OD) x 6IN square pole, galvanized	UARM2BK UARM arm 1 1/4IN (1 5/8IN OD) x 6IN square pole, white		

Shield	Label	Photocontrol Receptacle*	Adjustable Output
HSS House side shield	NL NEMA label	(P3) 3-pin photocontrol receptacle (standard) NR No photocontrol receptacle P7 7-pin photocontrol receptacle	AO Field adjustable output

Photocontrol	Point of Manufacture	Job Pack	Packaging
PCLL Long life photocontrol PCSS Solid-state photocontrol SH Shorting cap	BAA Buy American Act	JP Job pack	JP42 Job pack of 42

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Visit: http://www.acuitybrandslighting.com/library/lit/documents/tpsecsheets/acrylic-polycarbonate-compatibility.pdf for Acrylic-Polycarbonate Compatibility table for suitable uses.
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Submittal Spec Sheet

Dynamically Generated

Series: ATB0

Date: 1/17/2023
Project:
GroupType: H
Qty: 0

Autobahn ATB0

Autobahn LED Cobra Head

Product Submittal Description:
Autobahn Cobra Head, Performance package, 120-277V, Roadway Type IV, 4000K (standard), Black, 20kV/10KA SPD (standard), Terminal block (standard), 7-pin photocontrol receptacle, Field adjustable output, Long life photocontrol

The product images shown are for illustration purposes only and may not be an exact representation of the product.

IES Files | BIM Models | Full Spec Sheet

Product Webpage: www.acuitybrands.com/products/detail/122046
Warranty: www.acuitybrands.com/support/warranty/terms-and-conditions

Model #: ATB0 P305 MVOLT R4 (4K) BK (20) (TB) P7 AO PCLL ✓

Series*	Performance Package*		Solar
ATB0 Autobahn Cobra Head	P201 Performance package P202 Performance package P203 Performance package P204 Performance package P205 Performance package P301 Performance package P302 Performance package P303 Performance package P304 Performance package	P305 Performance package P401 Performance package P402 Performance package P403 Performance package P404 Performance package P405 Performance package P406 Performance package P407 Performance package	SOLAR Only compatible with Bid by Sunna Design's Solar Lighting Solutions
Voltage*	**Distribution***	**Color Temperature***	**Finish***
347 347V 480 480V MVOLT 120-277V XVOLT 277V-480V	R2 Roadway Type II R3 Roadway Type III R3L Type III long R4 Roadway Type IV R5 Roadway Type V	(4K) 4000K (standard) 27K 2700K 3K 3000K 5K 5000K	(DY) Gray (standard) BK Black BZ Bronze DDB Dark bronze GI Graphite GN Green WH White
Surge Protection*	**Terminal Block***	**Bubble Level**	**Arm**
(20) 20kV/10KA SPD (standard) MP 10kV/5kA MOV pack	(TB) Terminal block (standard) T2 Wired to L1 and L2 position	BL Bubble level	UARM Uarm arm 1 1/4IN (1 5/8IN OD) x 6IN round pole, black UARM2 Uarm arm 1 1/4IN (1 5/8IN OD) x 6IN round pole, bronze UARM2DB Uarm arm 1 1/4IN (1 5/8IN OD) x 6IN round pole, dark bronze UARM2ALV Uarm arm 1 1/4IN (1 5/8IN OD) x 6IN round pole, galvanized

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Arm (Cont...)				Listing
UARM2 UARM arm 1 1/4IN (1 5/8IN OD) x 6IN round pole, graphite	UARM2BK UARM arm 1 1/4IN (1 5/8IN OD) x 6IN square pole, graphite	UARM2GY UARM arm 1 1/4IN (1 5/8IN OD) x 6IN square pole, grey	UARM2WH UARM arm 1 1/4IN (1 5/8IN OD) x 6IN square pole, white	UL No CSA Listing
UARM2N UARM arm 1 1/4IN (1 5/8IN OD) x 6IN round pole, green	UARM2BZ UARM arm 1 1/4IN (1 5/8IN OD) x 6IN square pole, bronze	UARM2GN UARM arm 1 1/4IN (1 5/8IN OD) x 6IN square pole, green		
UARM2Y UARM arm 1 1/4IN (1 5/8IN OD) x 6IN round pole, grey	UARM2DB UARM arm 1 1/4IN (1 5/8IN OD) x 6IN square pole, dark bronze	UARM2GY UARM arm 1 1/4IN (1 5/8IN OD) x 6IN square pole, grey		
UARM2WH UARM arm 1 1/4IN (1 5/8IN OD) x 6IN round pole, white	UARM2ALV UARM arm 1 1/4IN (1 5/8IN OD) x 6IN square pole, galvanized	UARM2BK UARM arm 1 1/4IN (1 5/8IN OD) x 6IN square pole, white		

Shield	Label	Photocontrol Receptacle*	Adjustable Output
HSS House side shield	NL NEMA label	(P3) 3-pin photocontrol receptacle (standard) NR No photocontrol receptacle P7 7-pin photocontrol receptacle	AO Field adjustable output

Photocontrol	Point of Manufacture	Job Pack	Packaging
PCLL Long life photocontrol PCSS Solid-state photocontrol SH Shorting cap	BAA Buy American Act	JP Job pack	JP42 Job pack of 42

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Submittal Spec Sheet

Dynamically Generated

Series: HLWPC2

HLWPC2 Wallpack

Wallpack® Full Cutoff for Wall and Canopy Lighting

Product Submittal Description:
Wallpack FCO LED, 7,800 Lumens, 4000K, Forward throw medium, 120 -277V, Black super durable paint, 7 pin NEMA photocontrol receptacle (photocontrol not included), DLL photocontrol

The product images shown are for illustration purposes only and may not be an exact representation of the product.

IES Files | BIM Models | Full Spec Sheet

Product Webpage: www.acuitybrands.com/products/detail/1313571
Warranty: www.acuitybrands.com/support/warranty/terms-and-conditions

Model #: HLWPC2 P30 40K TFTM MVOLT BKSDP PR7 PCLL ✓

Series*	Performance Package*	Color Temperature*	CRI
HLWPC2 Wallpack FCO LED	P10 3,100 Lumens P20 5,600 Lumens P30 7,800 Lumens P40 9,900 Lumens P50 11,700 Lumens	30K 3000K 40K 4000K 50K 5000K AMB True amber	80CRI 80 CRI
Additional Circuits	**Distribution***	**Voltage***	**Surge Protection**
2CI 2 independent circuits	ASYDF Type III medium diffused SYMDF Type V diffused T2M Type II medium T2S Type II short T3M Type III medium T3S Type III short T4M Type IV medium TFTM Forward throw medium	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V HVOLT 347/480V MVOLT 120-277V	10KV 10kV
Finish*	**Photocontrol Receptacle**	**Fusing**	**Tamperproof**
BKSDP Black super durable paint BZSDP Bronze super durable paint DYSDP Gray super durable paint WHSDP White super durable paint	PR3 3-pin NEMA photocontrol receptacle (photocontrol not included) PR7 7-pin NEMA photocontrol receptacle (photocontrol not included)	DF Double fuse SF Single fuse	TPS Tamper-resistant screws

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Adjustable Output	Photocontrols	Shielding	Motion Sensing
AO Field adjustable LM output	PCLL DLL photocontrol PE Button style photocontrol SH Shorting cap	HSS House side shield	MSH Motion/ambient sensor, 15-30FT mounting height, ambient sensor enabled at 3FC MSL Motion/ambient sensor, 8-15FT mounting height, ambient sensor enabled at 3FC
Emergency Battery			
EM Integral emergency battery			

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Visit: http://www.acuitybrandslighting.com/library/lit/documents/tpsecsheets/acrylic-polycarbonate-compatibility.pdf for Acrylic-Polycarbonate Compatibility table for suitable uses.
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**NOTE: EACH DETAIL IS ACCOMPANIED BY THE ONE DIRECTLY BELOW IT

L23-01

ENGINEERING SERVICES INC.
P.O. BOX 1234
SPRINGDALE, ARKANSAS 72764

SHEET NAME
MILL CREEK NURSING FACILITY
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: X"=XX'
DATE: Jan 18, 2023
ENGINEER: TJA
DRAWN BY: JRC
W.O. #: 19959

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15

EAST ELEVATION (FRONT)

SCALE: N.T.S.

NORTH ELEVATION

SCALE: N.T.S.

WEST ELEVATION

SCALE: N.T.S.

SOUTH ELEVATION

SCALE: N.T.S.

140 BED SKILLED NURSING FACILITY

MILL CREEK, SPRINGDALE

SPRINGDALE, ARKANSAS

WASHINGTON COUNTY

scottnbranton architect, PLLC
PO BOX 43 | FORT SMITH, AR 72902 | snbranton@gmail.com | 479.459.7717

JOB NO. 20-01

DATE: 1/27/20

COLOR ELEVATIONS

REVISIONS:

SHEET

SPRINGDALE™
WE'RE MAKING IT HAPPEN

L23-01 & B23-22
Tabled in January 2023

Application for Variance – Commercial Design Standards

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

STAFF USE ONLY

Date Application Submitted: January 18, 2023

Date Accepted as Complete: January 18, 2023 Project Number: B23-22

APPLICATION CONTACTS:

Indicate one person of contact for this request: _____ Property Owner __X__ Representative

Applicant (person making request)	Development Point of Contact for Question & Staff Reviews
Name: Mill Creek Manor, LLC	Name: ESI - Brandon Rush, PE
E-mail: jsams@cancinc.com	E-mail: brush@engineeringservices.com
Address: 415 Rogers Ave. Fort Smith, AR 72901	Address: 1207 S. Old Missouri Rd Springdale, AR 72764
Phone: 479-783-4672 Ex. 213	Phone: (479) 751-8733
Site/ Location: 4500 S. 48th Street	Current Zoning District: C-2/C-5
Assessor's Parcel Number(s): 815-30882-000	Rezone required: No
	Total Acreage: 44.8 Acres

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

Fee for Variance Application is $75

Check item(s) for which variance is requested:

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

L23-01 & B23-22
Tabled in January 2023

- [x] **STRUCTURE BACK AND SIDES**
  - [ ] Minimum setback according to zoning district requirements
  - [x] Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan
- [ ] **PEDESTRIAN FLOW**
  - [ ] Sidewalk along all sides of lot abutting public right-of-way required per Master Street Plan
  - [ ] 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site
  - [ ] 5' sidewalk along the full length of building on façade featuring customer entrance an façade abutting public parking areas 6' from façade of building
  - [ ] Weather protection features within 30' of all customer entrances, constructed parallel to building façade
  - [ ] Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort
- [ ] **CENTRAL FEATURES AND COMMUNITY SPACES**
  - [ ] Provision of at least 2 central features
  - [ ] Direct access to public sidewalk network
- [ ] **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**
  - [ ] Use of similar building materials
  - [ ] Use of similar architectural styles or theme
- [ ] **OUTDOOR STORAGE, TRASH COLLECTION AND LOADING AREAS**
  - [ ] Not visible from public right-of-way, located within 20' of any public street, sidewalk or internal pedestrian way
  - [ ] Incorporated into the overall design of the building
  - [ ] Screening material similar to principal materials of the building and landscape
  - [ ] Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets
  - [ ] Landscaped so not attention is attached to the function by the use of screening material an no attention is attached to the function by the use
- [ ] **FACADES AND EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses
  - [ ] Minimum 3' depth
  - [ ] Minimum of 20 contiguous feet within each 100' of façade length
  - [ ] Extends 20% of the façade
- [ ] **DETAIL FEATURES**
  - [ ] Facades include a repeating pattern with no less than 3 elements (color change, texture change, material change)
  - [ ] At least one element repeating horizontally
  - [ ] Elements repeat at intervals of more than 30' horizontally or vertically
  - [ ] Change in plane no less than 12" in width (offset, reveal or projecting rib)
- [ ] **ROOFS** – change in height every 100 liner feet in building length
- [ ] **MATERIALS AND COLORS**
  - [ ] Predominate exterior materials high quality materials
  - [ ] Façade color – low reflectance, subtle, neutral or earth tone
- [ ] **ENTRYWAYS** – 3 defined, highly visible customer entrances

L23-01 & B23-22
Tabled in January 2023

B23-22

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

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

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

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

Variance to allow main entrance to not face public ROW

Variance to allow leaving existing vegetation in lieu of earthen berm for screening

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

Due to topography and thus long driveway, the main entrance faces a private street instead of 48th Street

Project was previously approved and grading permit granted on plans without berm. Neighboring property has large retaining walls and treeline will remain, so berm will have limited screening impact at a substantial cost

L23-01 & B23-22
Tabled in January 2023

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

Allow the main entrance to face a private street instead of 48th Street

Allow use of natural topography, existing retaining walls, and existing tree line to provide screening instead of an earthen berm

Harmony with intended purpose of the standards: (how the proposed develop will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)

Allow the main entrance to face a private street instead of 48th Street

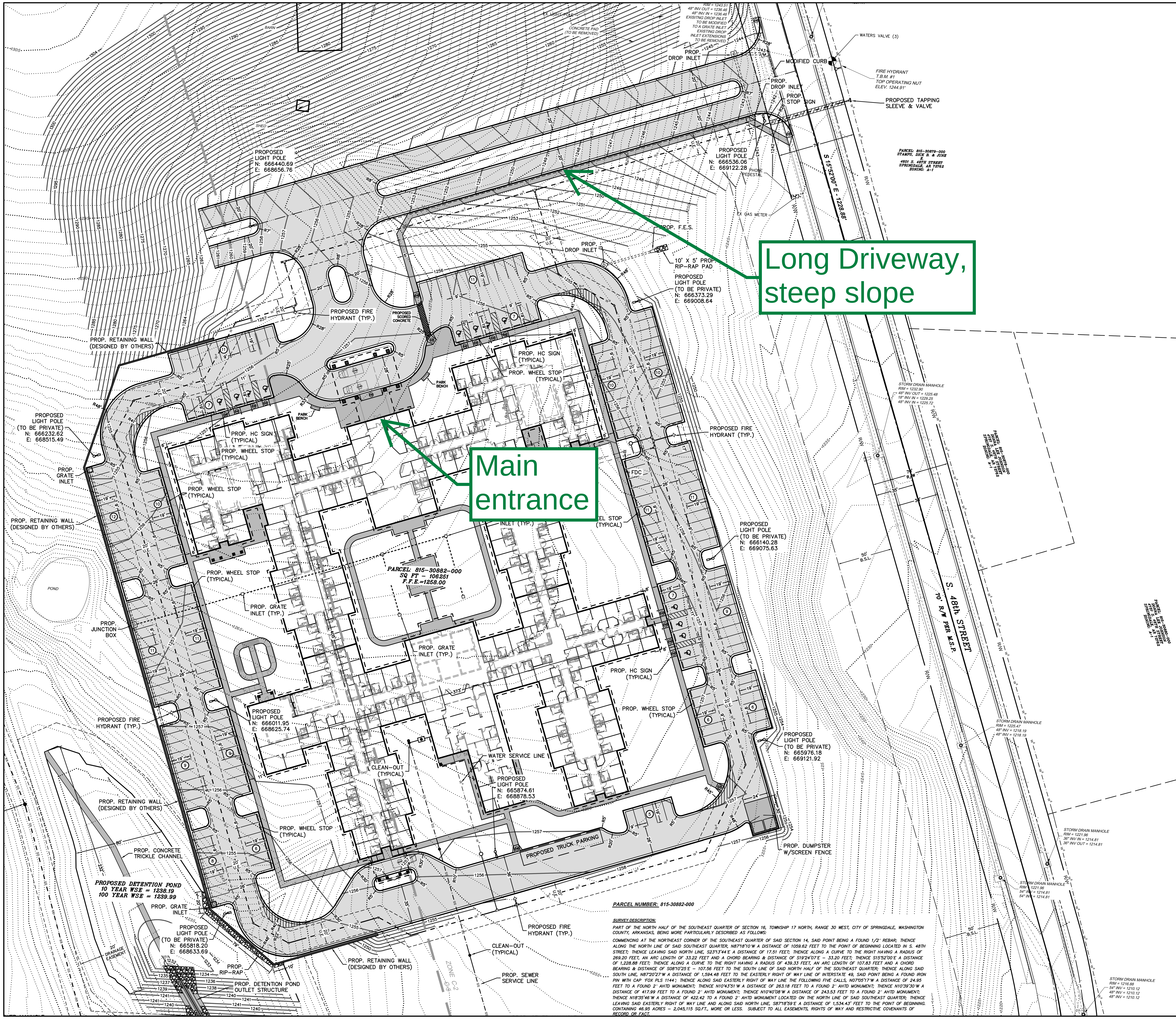
Allow use of natural topography, existing retaining walls, and existing tree line to provide screening instead of an earthen berm

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) Digitally signed by: Brandon J. Rush

DATE: 1/18/2023

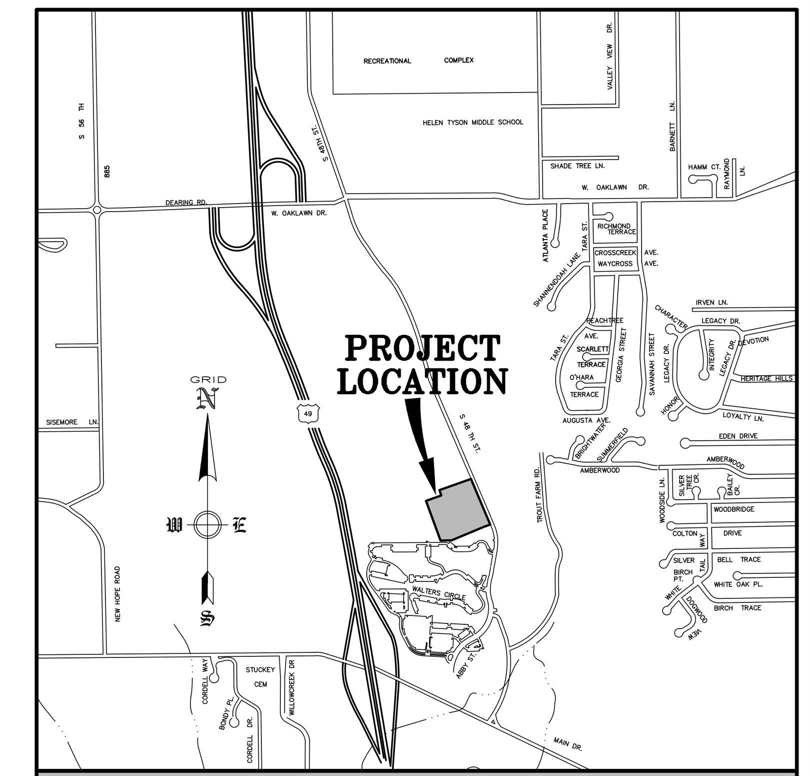


PARCEL NUMBER: 815-30882-000

SURVEY DESCRIPTION:

PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 30 WEST, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, SAID POINT BEING A FOUND 1/2" REBAR; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, N87°18'10"W A DISTANCE OF 1059.62 FEET TO THE POINT OF BEGINNING LOCATED IN S. 48TH STREET; THENCE LEAVING SAID NORTH LINE, S23°13'44"E A DISTANCE OF 17.51 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 269.20 FEET, AN ARC LENGTH OF 33.22 FEET AND A CHORD BEARING & DISTANCE OF S19°24'07"E – 33.20 FEET; THENCE S15°52'00"E A DISTANCE OF 1,228.88 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 439.33 FEET, AN ARC LENGTH OF 107.83 FEET AND A CHORD BEARING & DISTANCE OF S08°10'25"E – 107.56 FEET TO THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER; THENCE ALONG SAID SOUTH LINE, N87°20'27"W A DISTANCE OF 1,594.48 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 49, SAID POINT BEING A FOUND IRON PIN WITH CAP "FOX PLS 1144"; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE CALLS, N07°05'17"W A DISTANCE OF 24.95 FEET TO A FOUND 2" AHTD MONUMENT; THENCE N10°43'51"W A DISTANCE OF 263.18 FEET TO A FOUND 2" AHTD MONUMENT; THENCE N10°39'30"W A DISTANCE OF 417.99 FEET TO A FOUND 2" AHTD MONUMENT; THENCE N10°40'08"W A DISTANCE OF 243.53 FEET TO A FOUND 2" AHTD MONUMENT; THENCE N18°35'46"W A DISTANCE OF 422.42 TO A FOUND 2" AHTD MONUMENT LOCATED ON THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE AND ALONG SAID NORTH LINE, S87°18'59"E A DISTANCE OF 1,534.43' FEET TO THE POINT OF BEGINNING. CONTAINING 46.95 ACRES – 2,045,115 SQ.FT., MORE OR LESS. SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIVE COVENANTS OF RECORD OR FACT.



VICINITY MAP
N.T.S.

OWNER / DEVELOPER :	MILL CREEK MANOR LLC
ENGINEER/SURVEYOR :	ENGINEERING SERVICES, INC. 1207 S. OLD MISSOURI RD. P.O. BOX 282 SPRINGDALE, AR 72762
ZONING :	C–2 (GENERAL COMMERCIAL DISTRICT)
SETBACKS :	FRONT SETBACK = 30' = 50' WHEN PARKING ALLOWED IN FRONT SIDE SETBACK = 0' (SUBJECT TO APPLICABLE FIRE AND BUILDING CODES) REAR SETBACK = 20
NET /GROSS AREA:	45.76 ACRES
PROPOSED BUILDING SIZE:	106,251 SQ. FT.
PARKING SPACES PROVIDED:	187 (INCLUDING 12 A.D.A. ACCESSIBLE)

FLOOD PLAIN ZONING:

THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #05143C0070 F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: MAY 16, 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) 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) 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.
10) STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
    a) DEVELOPMENT AND GRADING WITH THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION.
    b) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY.
    c) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING.
    d) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING.
    e) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
11) THE MINIMUM INITIAL RATING FOR THE STREETLIGHT SHALL BE 6,800 LUMENS FOR A LOCAL STREET, 11,000 LUMENS FOR A COLLECTOR STREET, OR 20,000 LUMENS FOR AN ARTERIAL STREET.
12) DETENTION POND SHALL BE SODDED TO THE 100–YEAR WATER SURFACE ELEVATION AT MINIMUM.
13) 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.

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

LEGEND

- IRON PIN FOUND
- C. PROPERTY LINE
- EX. BUILDING SETBACK LINE
- EX. ROAD CENTERLINE
- EX. CURB & GUTTER
- EX. CONTOUR (1369)
- PROPOSED CONTOUR (1368)
- EX. OVERHEAD POWER LINE (OHP/T)
- EX. 8" SEWER LINE (SS)
- EX. STORM DRAIN LINE
- EX. WATER LINE (W)
- EX. WATER METER
- EX. FIRE HYDRANT
- EX. SEWER MANHOLE
- EX. POWER POLE
- EX. WATER VALVE
- EX. LIGHT POLE
- PROPOSED FENCE
- PROPOSED SIDEWALK
- PROPOSED WATERLINE
- PROPOSED HADICAP RAMP (HR)
- PROPOSED STORM BOX & PIPE

L20–13

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

LARGE SCALE DEVELOPMENT
MILL CREEK NURSING FACILITY
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=40'
DATE: Aug 12, 2020
ENGINEER: TJA
DRAWN BY: JRC
W.O. #: 19959

© COPYRIGHT 2020, ENGINEERING SERVICES, INC. 8/12/2020 11:05 AM
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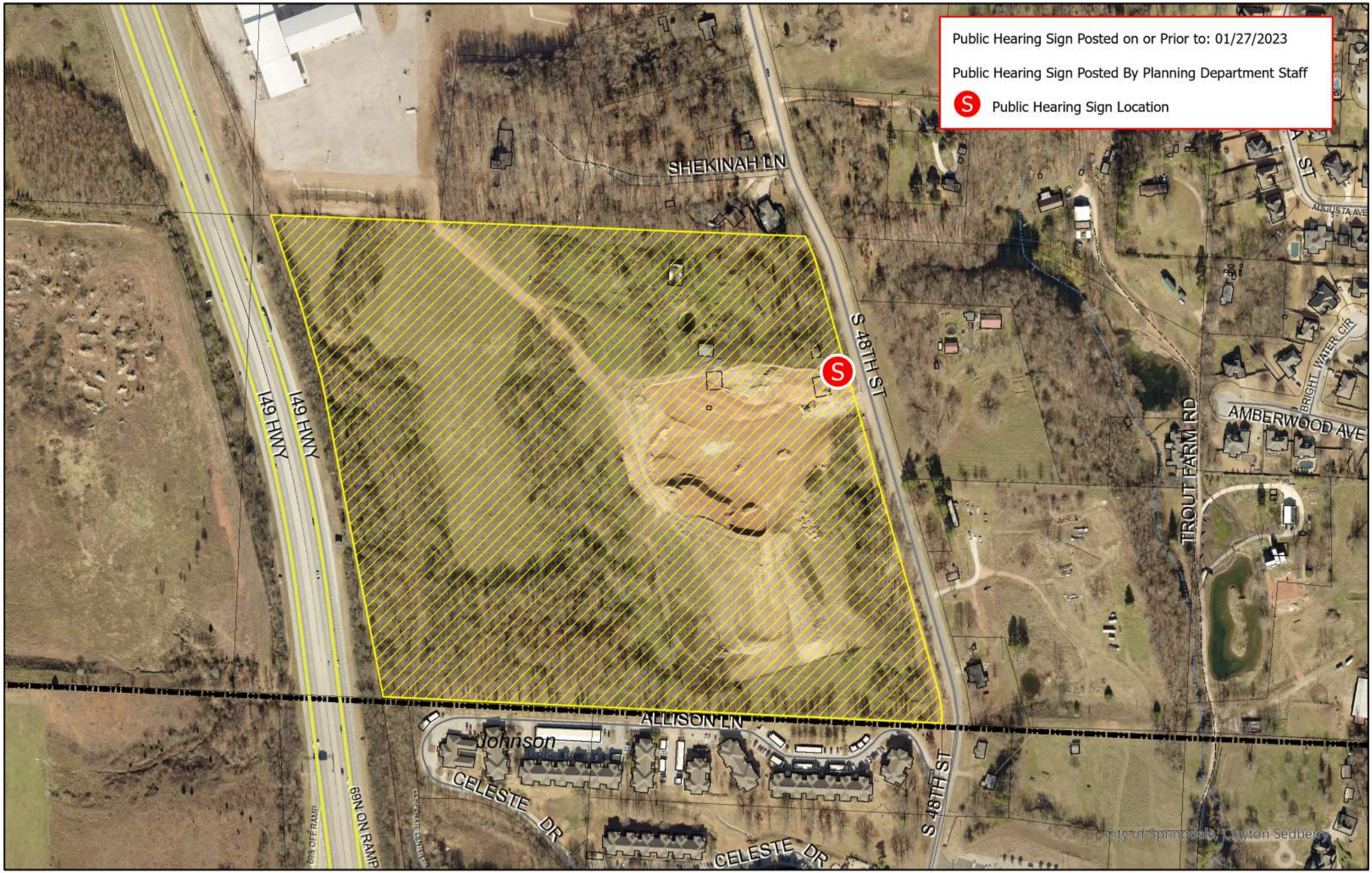

Planning Commission Meeting
February 7, 2023

Miles
0 0.01 0.03 0.05 0.08 0.1

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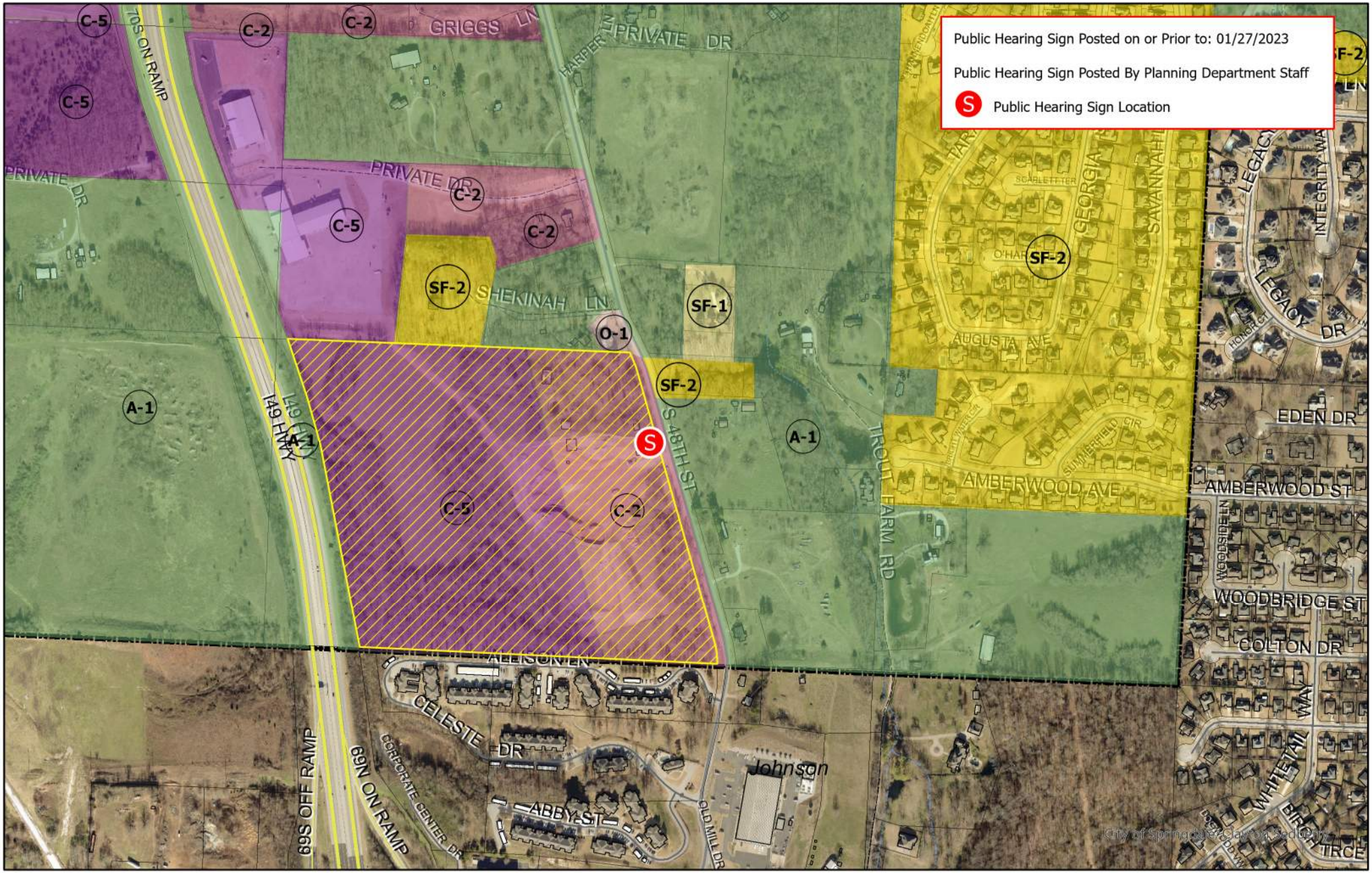
PROJECT: B23-22
APPLICANT: Mill Creek Nursing Facility
REQUEST: Variance for Commercial Design Standards

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
February 7, 2023

Miles
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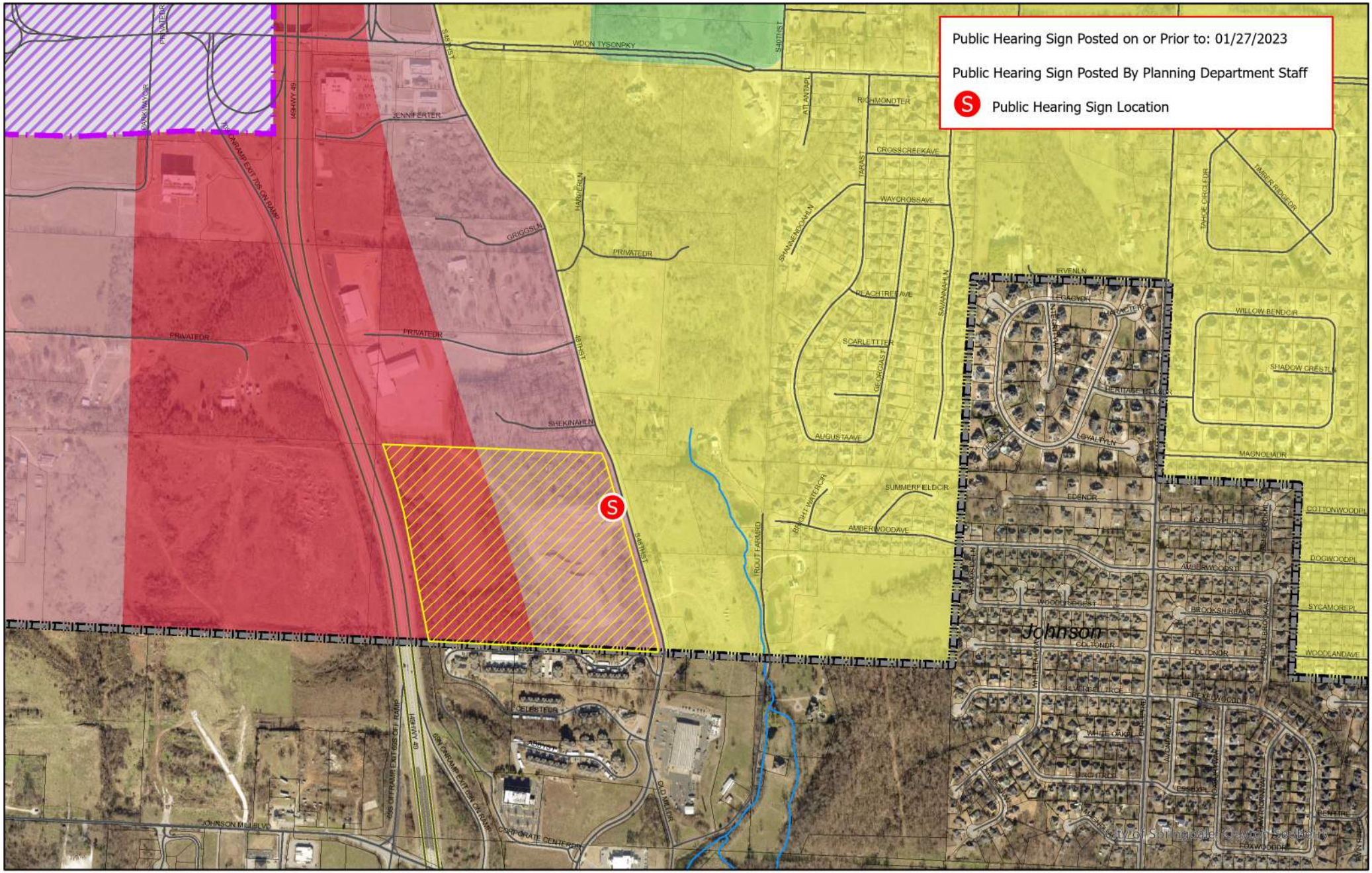
N

PROJECT: B23-22
APPLICANT: Mill Creek Nursing Facility
REQUEST: Variance for Commercial Design Standards

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
February 7, 2023

PROJECT: B23-22
APPLICANT: Mill Creek Nursing Facility
REQUEST: Variance for Commercial Design Standards

SPRINGDALE
WE'RE MAKING IT HAPPEN

Applicant has not provided an update since January 2023 PC meeting.

Williams Tractor REVISED (L23-10)
LARGE SCALE DEVELOPMENT
PLANNING CHECKLIST
December 27, 2022

Planning Comments

1. This Large-Scale Development Plan has been given the number L23-10. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission (standard comment)
3. A written response to all comments is required with resubmission (standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.
    a. CLAPO should cover all three parcels that are a part of this project. Below is a list of parcel numbers that I find should have been submitted. This list may not be all inclusive. It will still need to be a certified list that will need to be submitted:
        i. 815-30868-000
        ii. 815-30857-100
        iii. 815-30857-140
        iv. 815-30856-003
        v. 815-30857-160
        vi. 815-30857-150
        vii. 815-30882-000
        viii. 815-30884-000
        ix. 815-30855-000
        x. 815-30873-000
        xi. 815-30872-000
        xii. 815-30866-000
6. Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting or may be submitted at the meeting.
    a. Comment from engineer states “Developer’s Rep was coordinating this item.
7. All drives and parking areas are required to be paved.
    a. Approved with Variance B20-18
8. All storage areas are to be paved or chip sealed.
    a. Approved with Variance B20-18
9. Frontage landscaping is required in accordance with Chapter 56.

a. Variance for foundation landscaping B20-18
    i. Was not approved with B20-18 will need variance?

June 3, 2020

Expedient Civil Engineering, PLLC
Attn: Jason Ingalls
9200 Suites Us Drive, Suite B
Bella Vista, AR 72714

RE: B20-18 Variance S. of DTP, E. Side of I-49

At the June 2, 2020 meeting of the Springdale Planning Commission, your request for variances regarding the deviation of Commercial Design Standards: 1) foundation landscaping, 2) partial deviation of the paved parking requirement and 3) building materials at the above location, was approved.

10. Perimeter landscaping is required in accordance with Chapter 56.
    a. Variance for perimeter landscaping B20-18
        i. Was not approved with B20-18 will need variance?
            1. No Landscaping on west side of property along with portions of north side
11. 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.
    a. Currently many of the plantings are dead or have been removed.
        i. States developer will address
12. Need a landscape plan that shows the details of the landscaped areas including type, size and location of plants.
    a. Landscape plan proposes 107 trees, 107 trees were found on the plan
        i. According to plan, 157 trees are required. Page L1.0
    b. Landscape plan proposes 506 shrubs 145 found on the plan.
        i. Response: “site has 148. Corrected on all landscape sheets.”
        ii. Will there be shrubs added to come to the proposed amount?
        iii. Are there enough shrubs to cover what is required?
            1. Required amount not found on plan.
13. Need to show dumpster location.
    a. Dumpster locations shown, but screening will require gates on the screening along with landscaping, or variance requested. Details are needed.
        i. Will Power Sports have a separate dumpster location?
        ii. No landscaping shown for the dumpsters.
14. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
15. A lighting plan is required, displaying at least 1 foot candle in all parking and pedestrian areas.
    a. Are the lights installed currently as they are shown on the plans?

16. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
17. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Commercial Design Standards Comments

1. Foundation landscaping is required.
    a. Was approved with Variance B20-18
2. Provide at least two of the items listed under Central Feature and Community Spaces in the Springdale Commercial Design Standard.
    a. Shown on plans, none have been installed as of 12-27-22
        i. Bench and bike rack have been installed at main building. Still needed at power sports building
3. Outdoor storage, trash collection, and loading areas must not be visible from the public right-of-way.
    a. See above in regards to trash collection for Power Sports building
4. 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.
    a. Response: “Loading dock behind Williams tractor building is not visible from public right of way
        i. It is visible from adjacent property.
5. Entryway landscaping is required per Springdale Commercial Design Standard.

Additional Comments:

1. Will there be screening or landscaping for the loading dock that is behind the main building?
    a. Response: “No. It is not visible from the public right of way.
2. Will there be a hand rail around loading dock behind main building like there is for the powersports building?
    a. Response: Owner to respond.
3. Why was B stone added to curve between power sports building and the main building? Who approved prior to installation?
    a. Response: To stabilize the slope. I don’t recall but I believe thinking back that the developer’s representative notified us after it was completed. We believe it is a good solution for this location though.
4. Did not see where the new curb was added to the site plan. Please highlight and make obvious on the site plan. Why was it added, and who approved it prior to installation?
    a. Response: Changed color of curb. See keynote 3 on sheet C4.2 and keynote 12 on sheet C4.3
5. Highlight and call out other changes that have already been made to the detention ponds, and which are changes that are still needed to be made to the detention ponds. If already completed, who approved the changes prior to installation?

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
REVISED LARGE SCALE DEVELOPMENT
4190 S 48TH STREET
SPRINGDALE, ARKANSAS

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.

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.

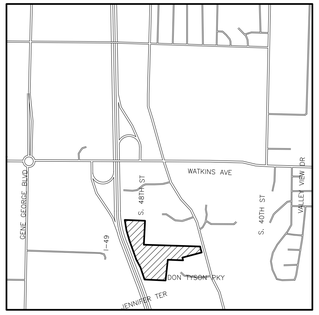
   C. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF SWU AND A REPRESENTATIVE OF EXPEDIENT CIVIL ENGINEERING, PLLC. CONTRACTOR SHALL NOTIFY EXPEDIENT CIVIL ENGINEERING, PLLC AT LEAST ONE WEEK IN ADVANCE, PRIOR TO ANY TESTING.

   D. ALL WATER AND SEWER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES STANDARD SPECIFICATIONS DATED AUGUST 27, 2014 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
site
north

RESOURCE LIST

NAME	ADDRESS	TELEPHONE
DEVELOPER WILLIAMS TRACTOR, INC. MR. GARY TOLLETT	901 JONES ROAD FAYETTEVILLE, ARKANSAS 72702	
BLACK HILLS ENERGY MR. BRANDON STUBBS	1301 FEDERAL WAY LOWELL, ARKANSAS 72745	(479) 333–7009
AT&T MR. LAYNE RHODES	HAROLD DR FAYETTEVILLE, ARKANSAS 72701	(479) 442–1977
SPRINGDALE WATER UTILITIES MR. RICK PULVIRENTI, PE	526 OAK AVENUE SPRINGDALE, ARKANSAS 72762	(479) 751–5751
CITY OF SPRINGDALE PLANNING & COMMUNITY DEVELOPMENT MRS. PATSY CHRISTIE	201 SPRING STREET SPRINGDALE, ARKANSAS 72764	(479) 750–8550
CITY OF SPRINGDALE ENGINEERING MR. BRADLEY BALDWIN	269 RANDALL WOBBE LANE SPRINGDALE, ARKANSAS 72764	(479) 750–8105
CITY OF SPRINGDALE (FIRE PLANS EXAMINER) MR. ED STITH	201 SPRING ST SPRINGDALE, ARKANSAS 72764	(479) 750–8154
OZARK'S ELECTRIC COOPERATIVE MR. MIKE PHIPPS	3641 W WEDINGTON DR FAYETTEVILLE, ARKANSAS 72704	(800) 521–6144
COX COMMUNICATIONS MR. JASON COMBS	4901 S. 48TH STREET SPRINGDALE, ARKANSAS 72763	(479) 365–2402
UTILITY LOCATIONS ARKANSAS ONE–CALL SYSTEM, INC.		1–800–482–8998

SITE DEVELOPMENT STANDARDS:

SITE AREA (EXCLUDING ROW):	20.89 AC
GROSS FLOOR AREA:	68,825 SF
PERVIOUS:	9.28 AC/20.89 AC 44.4%

ZONING:

C–2 – GENERAL COMMERCIAL
C–5 – OPEN DISPLAY COMMERCIAL
USE – TRACTOR AND ATV SALES & SERVICE

C–2 ZONING BUILDING SETBACKS:

30' FRONT
0' SIDE INTERIOR
20' SIDE WHEN CONTIGUOUS TO RESIDENTIAL
20' REAR

C–5 ZONING BUILDING SETBACKS:

50' FRONT IF THERE IS PARKING IN FRONT
0' SIDE INTERIOR
20' SIDE WHEN CONTIGUOUS TO RESIDENTIAL
20' REAR

SHEET INDEX

No.	DESCRIPTION	PLOT DATE No.	PLOT DATE DATE
C1.0	COVER SHEET	1	12/22/2022
C2.0	SURVEY	1	12/22/2022
C3.0	DEMOLITION & STORMWATER POLLTION PREVENTION PLAN	1	12/22/2022
C4.0	OVERALL SITE PLAN	1	12/22/2022
C4.1	SITE PLAN 1	1	12/22/2022
C4.2	SITE PLAN 2	1	12/22/2022
C4.3	SITE PLAN 3	1	12/22/2022
C5.0	OVERALL GRADING PLAN	1	12/22/2022
C5.1	GRADING PLAN 1	1	12/22/2022
C5.2	GRADING PLAN 2	1	12/22/2022
C5.3	GRADING PLAN 3	1	12/22/2022
C6.0	DRIVE ENTRANCE PROFILE	1	12/22/2022
C6.1	STORM SEWER LINE 'A' PLAN AND PROFILE	1	12/22/2022
C6.2	STORM SEWER LINE 'B' PLAN AND PROFILE	1	12/22/2022
C7.0	OVERALL UTILITY PLAN	1	12/22/2022
C7.1	UTILITY PLAN 1	1	12/22/2022
C7.2	UTILITY PLAN 2	1	12/22/2022
C7.3	UTILITY PLAN 3	1	12/22/2022
C7.4	UTILITY PLAN 4	1	12/22/2022
C7.5	UTILITY PLAN 5	1	12/22/2022
C7.6	UTILITY PLAN 6	1	12/22/2022
C8.0	OFF–SITE SANITARY SEWER PLAN & PROFILE	1	12/22/2022
C8.1	WATERLINE 'A' PLAN & PROFILE STA (0+00–9+00)	1	12/22/2022
C8.2	WATERLINE 'A' (STA. 9+00–17+23) & WATERLINE 'B' PLAN & PROFILE	1	12/22/2022
C9.0	DETAILS	1	12/22/2022
C10.0	DETAILS	1	12/22/2022
C11.0	DETAILS	1	12/22/2022
C12.0	DETAILS	1	12/22/2022
C13.0	PHOTOMETRIC PLAN	1	12/22/2022
L1.0	OVERALL LANDSCAPE PLAN	1	12/22/2022
L1.1	LANDSCAPE PLAN 1	1	12/22/2022
L1.2	LANDSCAPE PLAN 2	1	12/22/2022
L1.3	LANDSCAPE PLAN 3	1	12/22/2022

VARIANCES APPROVED WITH B20–18:

1. ALL DRIVES AND PARKING AREAS TO BE PAVED.
   GRAVEL AREAS APPROVED.
2. ALL STORAGE AREAS TO BE PAVED OR CHIP & SEALED.
   VARIANCE APPROVED.
3. FOUNDATION LANDSCAPING REQUIRED.
   VARIANCE APPROVED.

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.

CITY PROJECT #L23-10

Know what's below. Call before you dig.

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11411 Jason E. Ingels 12/1/2022

Rev	Comments	Date
REC	RECORD DWGS	12/1/2022

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
4190 S 48TH STREET SPRINGDALE, AR

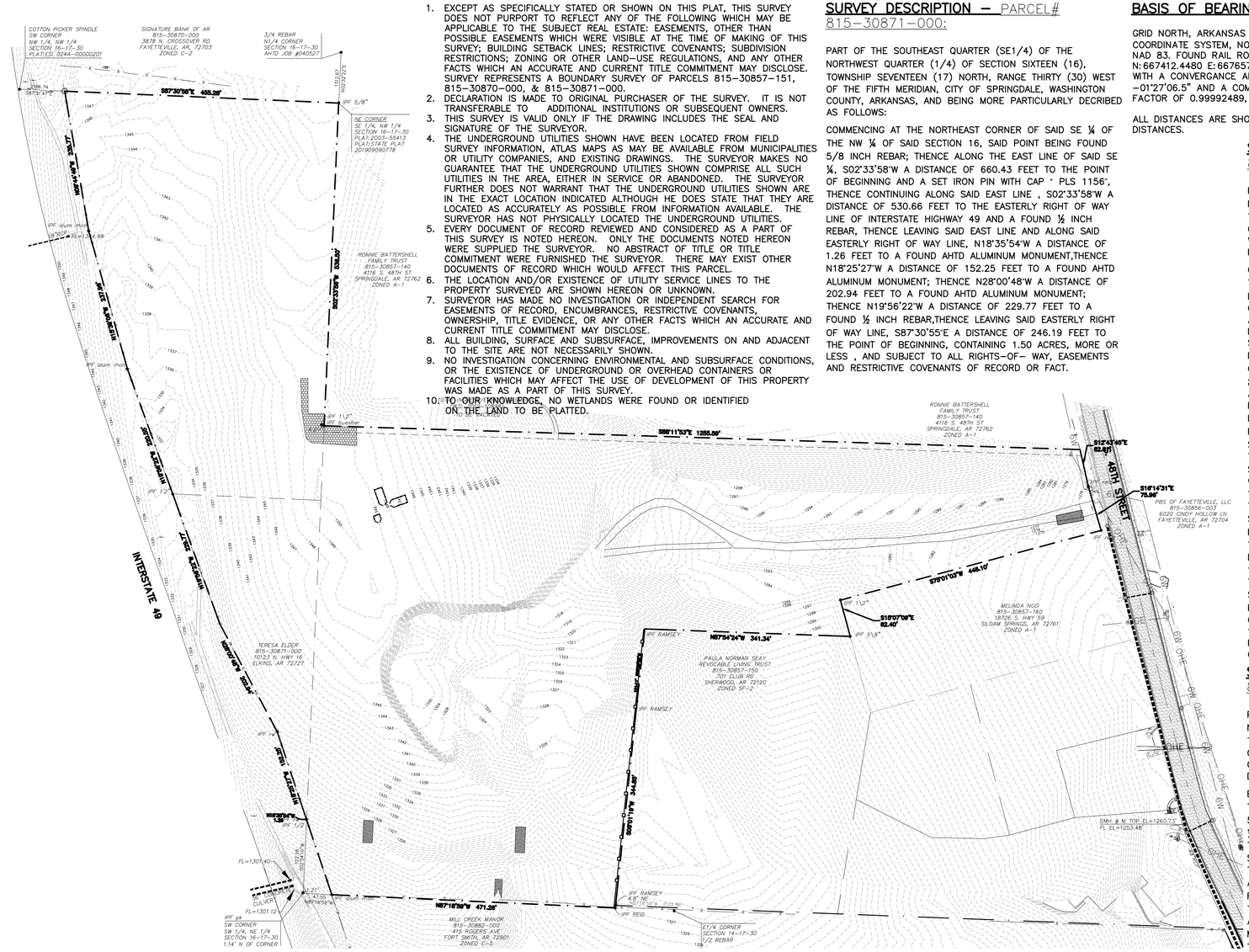
WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

9200 SUITS US DR, STE B
FORT SMITH, AR 72916
O: (479) 394-0028
D: (479) 397-2304
M: (479) 629-0500
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME COVER SHEET
File No. 19-1045.dwg
C1.0

C:\ECE Business\Projects\2019 Projects\19-1045 Williams Tractor\Dwg\19-1045.dwg



NOTES:

1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE. SURVEY REPRESENTS A BOUNDARY SURVEY OF PARCELS 815-30857-151, 815-30870-000, & 815-30871-000.
2. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
3. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
4. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
5. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED THE SURVEYOR. NO ABSTRACT OF TITLE OR TITLE COMMITMENT WERE FURNISHED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.
6. THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE SHOWN HEREON OR UNKNOWN.
7. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
8. ALL BUILDING, SURFACE AND SUBSURFACE, IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.
9. NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OF DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
10. TO OUR KNOWLEDGE, NO WETLANDS WERE FOUND OR IDENTIFIED ON THE LAND TO BE PLATTED.

SURVEY DESCRIPTION – PARCEL# 815-30871-000:

PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION SIXTEEN (16), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DECRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SE ¼ OF THE NW ¼ OF SAID SECTION 16, SAID POINT BEING FOUND 5/8 INCH REBAR; THENCE ALONG THE EAST LINE OF SAID SE ¼, S02°33'58"W A DISTANCE OF 660.43 FEET TO THE POINT OF BEGINNING AND A SET IRON PIN WITH CAP " PLS 1156", THENCE CONTINUING ALONG SAID EAST LINE , S02°33'58"W A DISTANCE OF 530.66 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 49 AND A FOUND ½ INCH REBAR, THENCE LEAVING SAID EAST LINE AND ALONG SAID EASTERLY RIGHT OF WAY LINE, N18°35'54"W A DISTANCE OF 1.26 FEET TO A FOUND AHTD ALUMINUM MONUMENT,THENCE N18°25'27"W A DISTANCE OF 152.25 FEET TO A FOUND AHTD ALUMINUM MONUMENT; THENCE N28°00'48"W A DISTANCE OF 202.94 FEET TO A FOUND AHTD ALUMINUM MONUMENT; THENCE N19°56'22"W A DISTANCE OF 229.77 FEET TO A FOUND ½ INCH REBAR,THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE, S87°30'55"E A DISTANCE OF 246.19 FEET TO THE POINT OF BEGINNING, CONTAINING 1.50 ACRES, MORE OR LESS , AND SUBJECT TO ALL RIGHTS-OF- WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

BASIS OF BEARING:

GRID NORTH, ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE (0301), NAD 83. FOUND RAIL ROAD SPIKE N:667412.4480 E:667657.2310 WITH A CONVERGANCE ANGLE OF -01°27'06.5" AND A COMBINED SCALE FACTOR OF 0.99992489, GRID TO GROUND.

ALL DISTANCES ARE SHOWN AS GRID DISTANCES.

SURVEY DESCRIPTION – PARCEL# 815-30857-151:

PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION SIXTEEN (16). TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN , CITY OF SPRINGDALE , WASHINGTON COUNTY , ARKANSAS,AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SW ¼ OF THE NE ¼ OF SAID SECTION 16; THENCE ALONG THE SOUTH LINE OF SAID SW ¼ OF THE NE ¼, S87°18'59"E A DISTANCE OF 47.50 FEET TO THE POINT OF BEGINNING AND A FOUND AHTD ALUMINUM, MONUMENT ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 49; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID EASTERLY RIGHT OF WAY LINE, N18°35'54"W A DISTANCE OF 131.55 FEET TO THE WEST LINE OF SAID SW ¼ OF THE NE ¼ AND A FOUND ½ INCH REBAR ; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE AND ALONG SAID WEST LINE , N02°33'58"E A DISTANCE OF 654.58 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID WEST LINE ,S88°11'53"E A DISTANCE OF 1255.59 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SOUTH 48TH/ STREET AND A FOUND IRON PIN WITH CAP (UNREADABLE); THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE , S12°43'45"E A DISTANCE OF 62.81 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S16°14'31"E A DISTANCE OF 75.96 FEET TO A FOUND IRON PIN WITH CAP "RAMSEY"; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE, S75°01'03"W A DISTANCE OF 448.10 FEET TO A FOUND 5/8 INCH REBAR; THENCE S15°07'09"E A DISTANCE OF 62.40 FEET TO FOUND 5/8 INCH REBAR; THENCE N87°54'24"W A DISTANCE OF 341.34 FEET TO A FOUND IRON PIN WITH CAP "RAMSEY"; THENCE S06°03'30"W A DISTANCE OF 121.111 FEET TO A FOUND IRON PIN WITH CAP "RAMSEY"; THENCE S06°01'19"W A DISTANCE OF 344.85 FEET TO A FOUND IRON PIN WITH CAP "ALAN REID"; THENCE N87°18'59"W A DISTANCE OF 471.26 FEET TO THE POINT OF BEGINNING, CONTAINING 13.86 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF- WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

SURVEY DESCRIPTION – PARCEL# 815-30870-000:

PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) SECTION SIXTEEN (16) , TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS .AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SE ¼ OF THE NW ¼ OF SAID SECTION 16, SAID POINT BEING A FOUND 5/8 INCH REBAR; THENCE ALONG THE EAST LINE OF SAID SE ¼ OF THE NW ¼ S02°33'58"W A DISTANCE OF 660.43 FEET TO A SET IRON PIN WITH CAP "PLS1156"; THENCE LEAVING SAID EAST LINE, N87°30'55"W A DISTANCE OF 246.19 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 49 AND A FOUND ½ INCH REBAR, THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, N19°56'22"W A DISTANCE OF 220.66 FEET TO A FOUND AHTD ALUMINUM MONUMENT;THENCE N15°39'06"W A DISTANCE OF 237.96 FEET TO A FOUND AHTD ALUMINUM MONUMENT; THENCE N09°44'49"W A DISTANCE OF 235.77 FEET TO THE NORTH LINE OF SAID SE ¼ OF THE NW ¼ AND A FOUND ½ INCH REBAR; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE AND ALONG SAID NORTHLINE ,S87°30'55"E A DISTANCE OF 455.28 FEET TO THE POINT OF BEGINNING, CONTAINING 5.53 ACRES, MORE OR LESS , AND SUBJECT TO ALL RIGHTS-OF- WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

I HEREBY DECLARE THAT I HAVE THIS 24th DAY OF FEBRUARY, 2020, COMPLETED A SURVEY OF THE HEREON DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE, TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED.

_____
MICHAEL D. MILLION, AR. P.L.S. 1519

FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05143C0070F WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

ZONING:

A-1 AGRICULTURAL
C-2 GENERAL COMMERCIAL
C-5 OPEN DISPLAY COMMERCIAL

A-1 ZONING BUILDING SETBACKS:

35' FRONT
20' SIDE INTERIOR
35' REAR

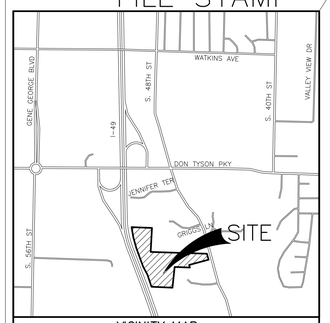
C-2 ZONING BUILDING SETBACKS:

30' FRONT
0' SIDE INTERIOR
20' SIDE WHEN CONTIGUOUS TO RESIDENTIAL
20' REAR

C-5 ZONING BUILDING SETBACKS:

50' FRONT IF THERE IS PARKING IN FRONT
0' SIDE INTERIOR
20' SIDE WHEN CONTIGUOUS TO RESIDENTIAL
20' REAR

FILE STAMP



VICINITY MAP
(N.T.S.)

LEGEND

(E)	EXISTING
● IPF 1\2"	FOUND REBAR
—— · ——	PROPERTY LINE
— X — X —	BARBWIRE FENCE
- - - - - -	STORM PIPE
— 6W — 6W —	6" WATER LINE
	SIGN
T	TELEPHONE PEDESTAL
	FIRE HYDRANT
	ASPHALT PAVEMENT
1285	CONTOUR LINE
— OHE — OHE —	OVERHEAD POWER

STATE OF ARKANSAS
WASHINGTON COUNTY

BOUNDARY & TOPOGRAPHIC SURVEY
PT S1/2, NW/4, PT N1/2, SE1/4, NW1/4, & PT SW1/4, NE1/4, SEC 16, T-17N, R-30W
WASHINGTON COUNTY, AR

WILLIAMS TRACTOR, INC.
2501 SHILOH DR
FAYETTEVILLE, AR 72702

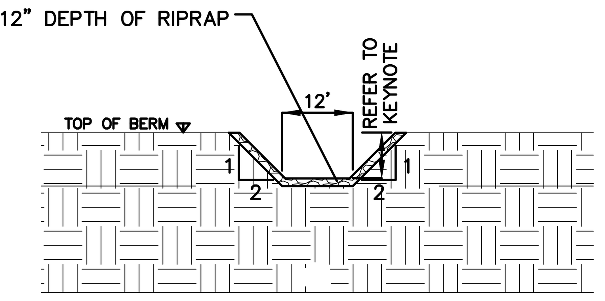
DATE OF LAST REVISION: MAR. 17, 2020

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

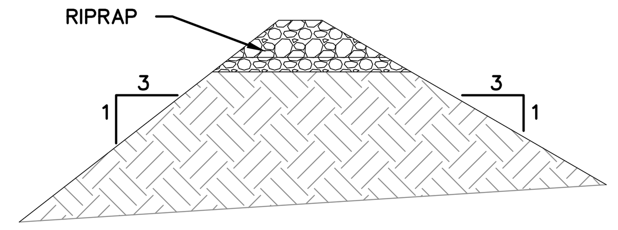
CHUCK BELL: (479) 366-0640

DRAWN BY: CEB	SCALE: 1" = 100'
FIELD CREW: CEB/CEB	DATE: FEBRUARY 24, 2020
CHECKED BY: MDM	DWG: 19-1045

C2.0

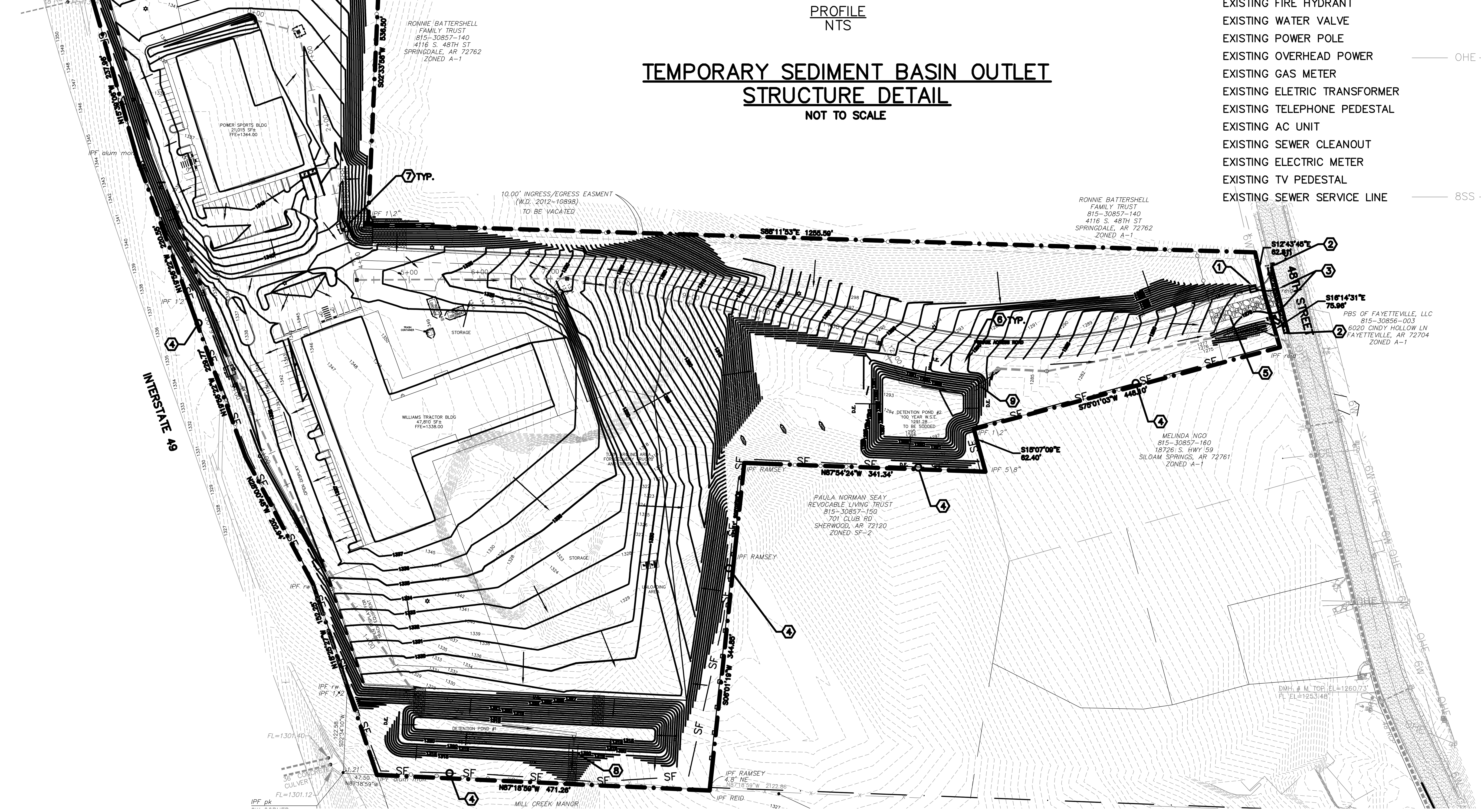


ELEVATION
NTS



PROFILE
NTS

TEMPORARY SEDIMENT BASIN OUTLET STRUCTURE DETAIL
NOT TO SCALE



LEGEND (PROPOSED)

PROPOSED SILT FENCING	SF SF
PROPOSED CONTOUR	1336
PROPOSED CURB AND GUTTER	
PROPOSED HANDICAP\STOP SIGN	
PROPOSED EASEMENT	
PROPOSED ACCESS EASEMENT	A.E.

LEGEND (EXISTING)

FOUND IRON PIN	IPF 1/2 REBAR
PROPERTY LINE	
EXISTING WOOD FENCE	
EXISTING FENCE	X X
EXISTING CONTOUR	1331
EXISTING ASPHALT	
EXISTING CONCRETE	
EXISTING CURB	
EXISTING CENTERLINE OF ROAD	
EXISTING 6" WATER MAIN	6W 6W
EXISTING GAS MAIN	GAS GAS
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	WV
EXISTING POWER POLE	
EXISTING OVERHEAD POWER	OHE OHE
EXISTING GAS METER	G
EXISTING ELETRIC TRANSFORMER	E
EXISTING TELEPHONE PEDESTAL	T
EXISTING AC UNIT	AC
EXISTING SEWER CLEANOUT	
EXISTING ELECTRIC METER	
EXISTING TV PEDESTAL	TV
EXISTING SEWER SERVICE LINE	8SS 8SS

NORTH

100 0 100

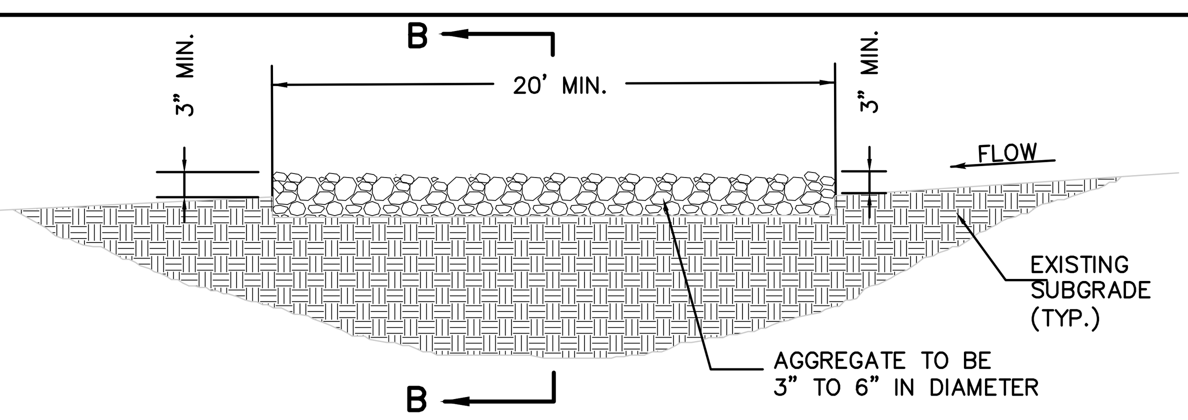
SCALE 1" = 100'

KEYNOTES:

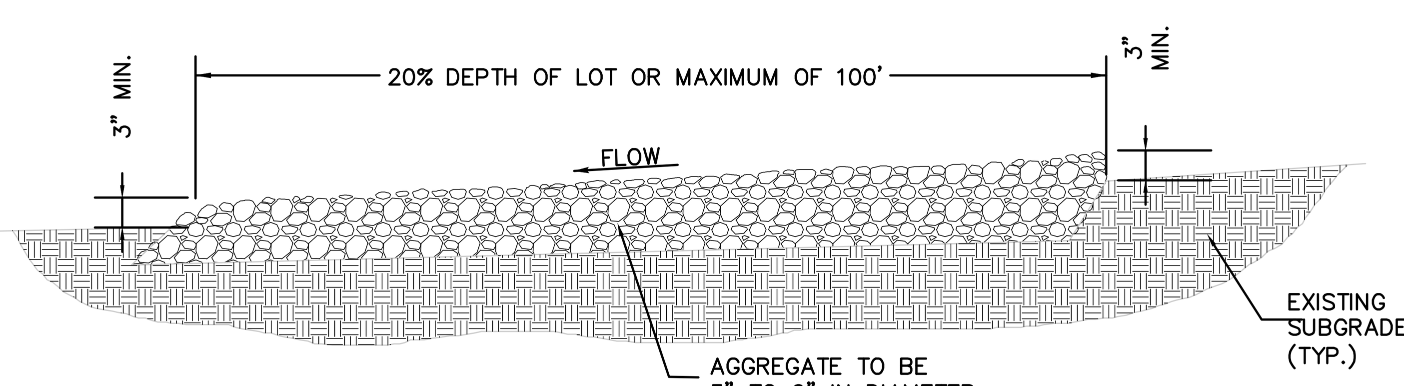
1. TEMPORARY CONCRETE WASHOUT PER DETAIL **5/C9.0.**
2. SAWCUT CONCRETE/ASPHALT WITH NEAT/CLEAN EDGE
3. REMOVE CONCRETE AND DISPOSE OF OFFSITE
4. TEMPORARY SILT FENCING PER DETAIL **3/C9.0.**
5. TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL **1/C3.0.**
6. TEMPORARY ROCK CHECK DAM PER DETAIL **2/C3.0.**
7. GRATE INLET EROSION CONTROL. SEE DETAIL **4/C9.0.**
8. INSTALL 12' WIDE TEMPORARY OVERFLOW RIPRAP LINED OVERFLOW WEIR AT ELEVATION 1318.00.
9. INSTALL 12' WIDE TEMPORARY OVERFLOW RIPRAP LINED OVERFLOW WEIR AT ELEVATION 1291.00.

EROSION CONTROL:

1. PROVIDE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT SOIL EROSION AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS ACCORDING TO REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
2. CONTRACTOR SHALL INSTALL AND MAINTAIN STRAW WATTLES TO PREVENT ANY WATER RUNOFF FROM ANY DISTURBED AREAS. AT A MINIMUM, STRAW WATTLES WILL BE ALONG THE DOWN SLOPE PROPERTY LINES. THE STRAW WATTLES SHALL BE CONSTRUCTED IN THE AREAS OF CLEARING, GRADING, OR DRAINAGE PRIOR TO STARTING THOSE ACTIVITIES. THE STRAW WATTLES SHALL PREVENT SOIL CARRIED BY RUNOFF WATER FROM GOING BENEATH, THROUGH, OR OVER THE TOP OF THE STRAW WATTLE, BUT SHALL ALLOW THE WATER TO PASS THROUGH THE WATTLE.
3. INSPECT, REPAIR, AND MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED.
4. REMOVE EROSION AND SEDIMENTATION CONTROLS ONCE THEY ARE NO LONGER NEEDED AND RESTORE AND STABILIZE AREAS DISTURBED DURING REMOVAL.



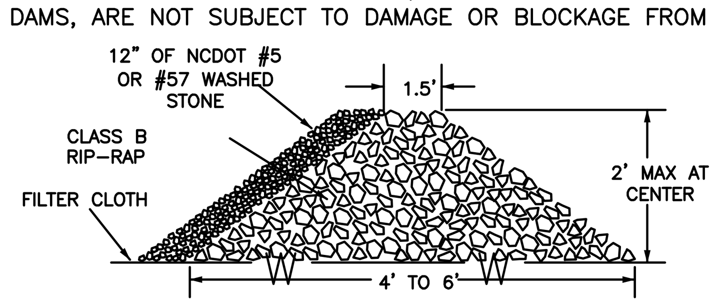
FRONT SECTION
NOT TO SCALE



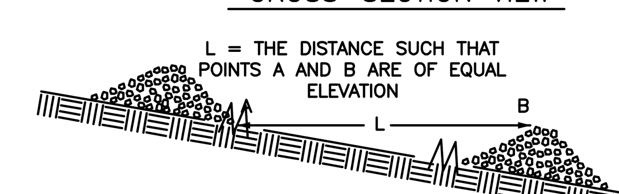
SECTION "B-B"
NOT TO SCALE

DETAIL 1 – TEMPORARY CONSTRUCTION ENTRANCE
NOT TO SCALE

1. PLACE STONE TO THE LINE AND DIMENSION SHOWN IN THE PLAN ON A FILTER FABRIC FOUNDATION.
2. KEEP THE CENTER STONE SECTION AT LEAST 9 INCHES BELOW NATURAL GROUND LEVEL WHERE THE DAM ABUTS THE CHANNEL BANKS.
3. EXTEND STONE AT LEAST 1.5 FEET BEYOND THE DITCH BANK TO KEEP WATER FROM CUTTING AROUND THE ENDS OF THE CHECK DAM.
4. SET SPACING BETWEEN DAMS TO ASSURE THAT THE ELEVATION AT THE TOP OF THE LOWER DAM IS THE SAME AS THE TOE ELEVATION OF THE UPPER DAM.
5. PROTECT THE CHANNEL AFTER THE LOWEST CHECK DAM FROM HEAVY FLOW THAT COULD CAUSE EROSION.
6. MAKE SURE THAT THE CHANNEL REACH ABOVE THE MOST UPSTREAM IS STABLE.
7. ENSURE THAT OTHER AREAS OF THE CHANNEL, SUCH AS CULVERT ENTRANCES BELOW THE CHECK DAMS, ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.



CROSS-SECTION VIEW



SIDE VIEW

DETAIL 2 – TEMPORARY ROCK CHECK DAM
NOT TO SCALE

CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER

CITY PROJECT #L23-10

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
Jason E. Ingalls
12/1/2022

Rev	Date	Comments
REC	12/1/2022	RECORD DWGS

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
48TH STREET
SPRINGDALE, AR

WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
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M: (509) 759-5300
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY:
KAB

CHECKED BY:
JEI

DATE
7/21/2020

JOB NUMBER
19-1045

SHEET NAME
DEMOLITION & STORMWATER POLLUTION PREVENTION PLAN

File No.
19-1045.dwg

C3.0

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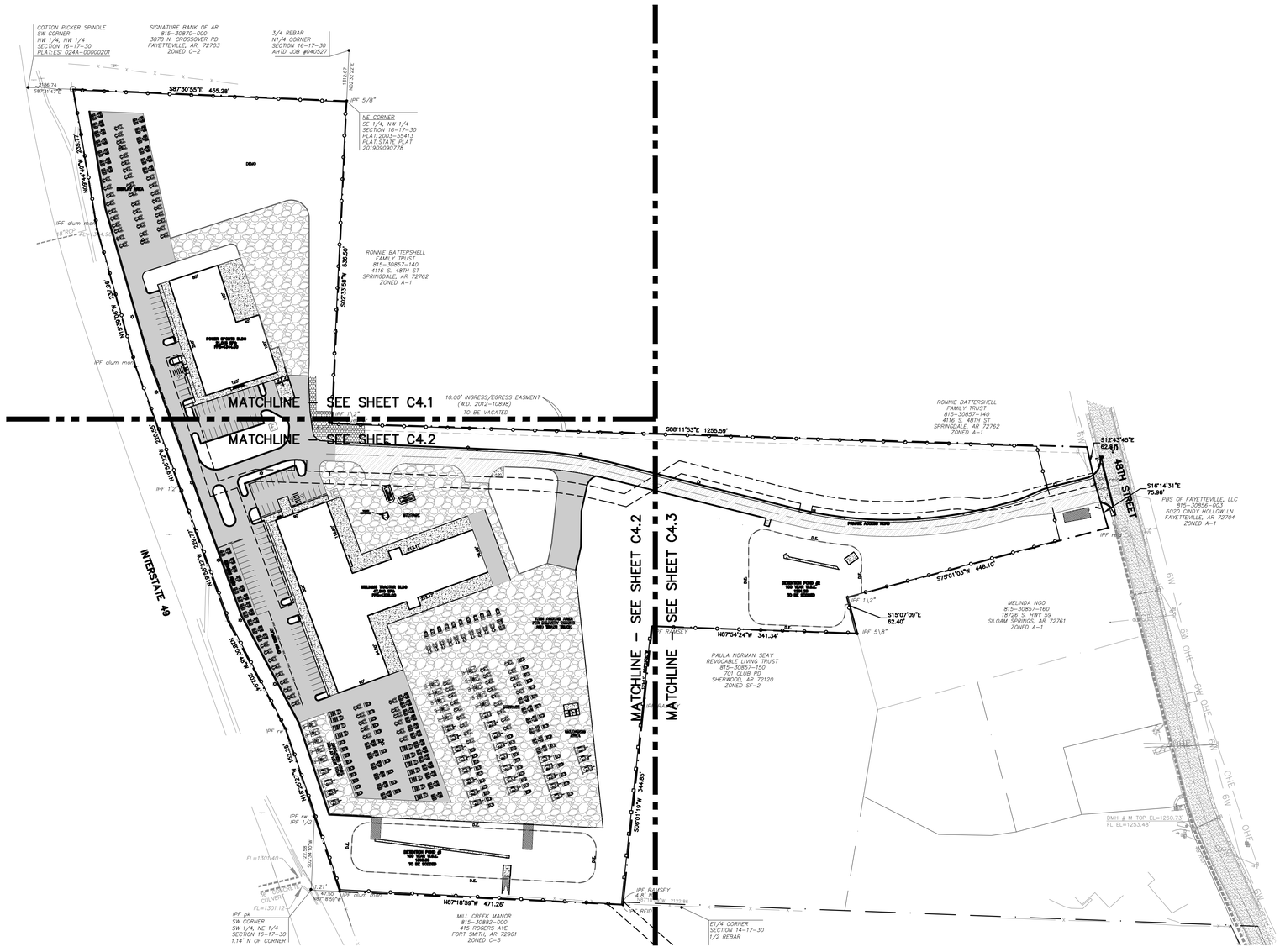

NORTH

100 0 100

SCALE 1" = 100'

LEGEND

SET IRON PIN	
FOUND IRON PIN	
PROPERTY LINE	
EXISTING WOOD FENCE	
EXISTING FENCE	X X
EXISTING EASEMENT	
EXISTING ASPHALT	
EXISTING CONCRETE	
EXISTING CURB	
EXISTING CENTERLINE OF ROAD	
EXISTING 6" WATER MAIN	6W 6W
EXISTING GAS MAIN	GAS GAS
EXISTING OVERHEAD POWER	OHE OHE
EXISTING POWER POLE	
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
PROPOSED CURB	
PROPOSED STANDARD ASPHALT	
PROPOSED HEAVY ASPHALT	
PROPOSED CONCRETE	
PROPOSED HANDICAP SIGN	
PROPOSED EASEMENT	
PROPOSED UTILITY EASEMENT	U.E.
PROPOSED PARKING LOT LIGHT	
PROPOSED PIIPE AND RAIL SECURITY FENCE	

ENGINEER:

EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714

DEVELOPER:

WILLIAMS TRACTOR, INC.
2501 SHILOH DR.
P.O. BOX 1346
FAYETTEVILLE, AR 72702

ZONING:

A-1 – AGRICULTURAL
C-2 – GENERAL COMMERCIAL
C-5 – OPEN DISPLAY COMMERCIAL

GREENSPACE:

TOTAL LOT AREA:	20.89 AC
IMPERVIOUS AREA:	11.61 AC
PERVIOUS AREA:	9.28 AC
% PERVIOUS:	44.4%

GRAVEL SURFACING:

ASPHALT PAVING:	191,045 SF
GRAVEL PAVING:	212,479 SF
% GRAVEL:	52.6%

REQUESTING VARIANCE FROM 20% TO 52.6% FOR GRAVEL SURFACING

C-2 ZONING BUILDING SETBACKS:

30' FRONT
0' SIDE INTERIOR
20' SIDE WHEN CONTIGUOUS TO RESIDENTIAL
20' REAR

C-5 ZONING BUILDING SETBACKS:

50' FRONT IF THERE IS PARKING IN FRONT
0' SIDE INTERIOR
20' SIDE WHEN CONTIGUOUS TO RESIDENTIAL
20' REAR

CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER

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. 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.

GENERAL NOTES:

PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION.

A. DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION.
B. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY.
C. NO SLOPES STEEPER THAN 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING.
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.

CITY PROJECT #L23-10

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
Jason E. Ingalls
12/1/2022

Rev	Comments	Date
REC	RECORD DWGS	12/1/2022

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
48TH STREET SPRINGDALE, AR

WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
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C: (479) 387-2304
M: (479) 790-2304
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME OVERALL SITE PLAN
File No. 19-1045.dwg
C4.0

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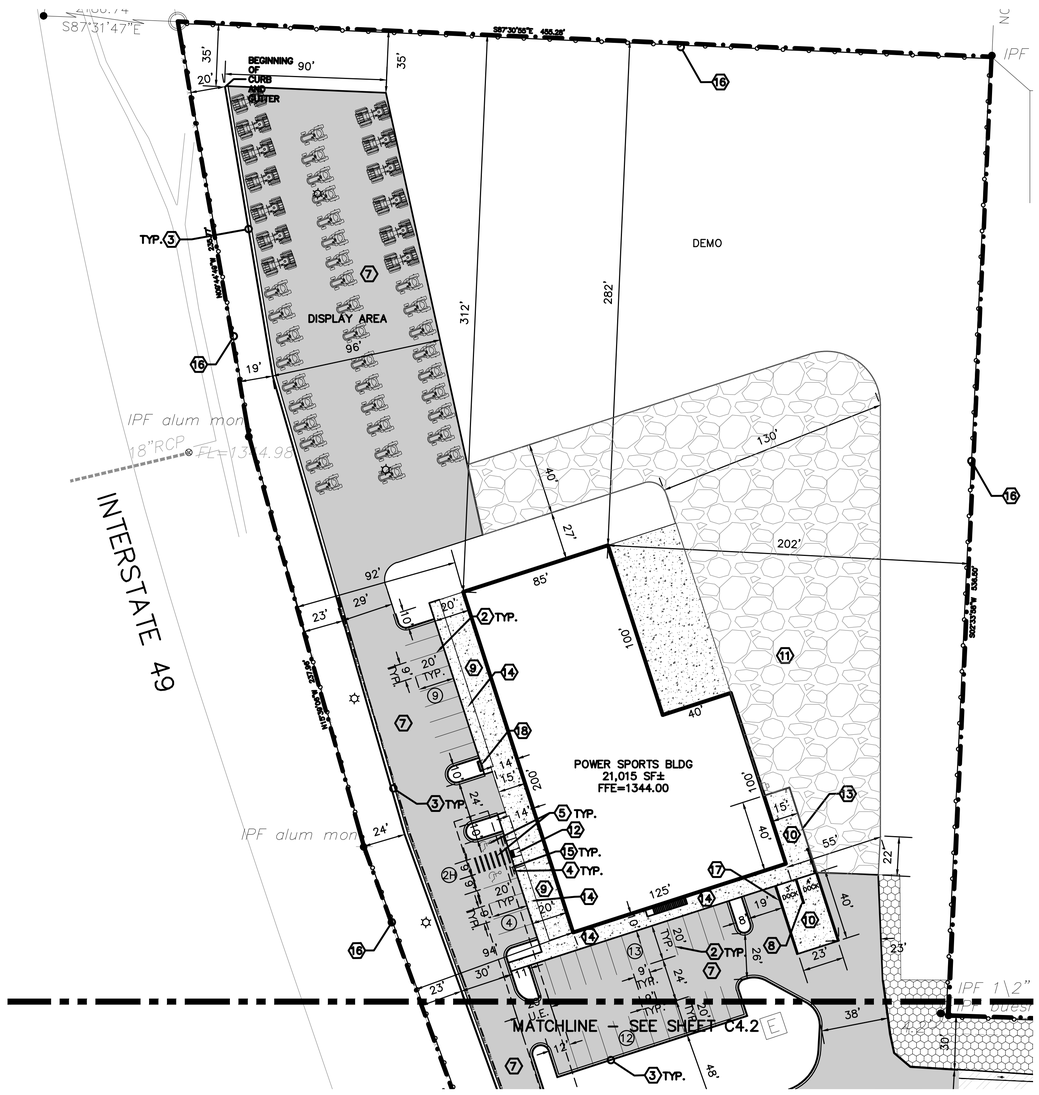

CA\ECE Business\Projects\2019 Projects\19-1045 Williams Tractor\Dwg\19-1045.dwg

NORTH

40 0 40

SCALE 1" = 40'

LEGEND

FOUND IRON PIN	
PROPERTY LINE	
EXISTING WOOD FENCE	
EXISTING CHAIN LINK FENCE	
EXISTING EASEMENT	
EXISTING ASPHALT	
EXISTING CONCRETE	
EXISTING CURB	
EXISTING CENTERLINE OF ROAD	
EXISTING 6" WATER MAIN	6W 6W
EXISTING GAS MAIN	GAS GAS
EXISTING OVERHEAD POWER	OHE OHE
EXISTING POWER POLE	
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
PROPOSED CURB	
PROPOSED STANDARD ASPHALT	
PROPOSED HEAVY ASPHALT	
PROPOSED CONCRETE	
PROPOSED HANDICAP SIGN	
PROPOSED EASEMENT	
PROPOSED UTILITY EASEMENT	U.E.
PROPOSED PARKING LOT LIGHT	

POWER SPORTS PARKING REQUIREMENTS:

1. OFFICE – 1 SPACE PER 300 SF, DISPLAY – 1 SPACE PER 1,000 SF, STORAGE – 1 SPACE PER 1,200 SF, WORKSHOP – 1 SPACE PER 1,200 SF
2. OFFICE – 2,700 SF, DISPLAY – 11,568, STORAGE – 5,990 SF, WORKSHOP – 4,080 SF
3. NUMBER OF PARKING SPACES REQUIRED – 29 SPACES
4. NUMBER OF STANDARD PARKING SPACES PROVIDED – 38 SPACES
5. NUMBER OF HANDICAP SPACES PROVIDED – 2 SPACES
6. TOTAL SPACES PROVIDED – 40 SPACES

NOTES:

1. ALL HVAC EQUIPMENT AND OTHER MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
2. NEW LIGHTING IS PROPOSED. LIGHTING WILL REQUIRE THAT IT BE CUT-OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.

KEYNOTES:

1. NOT USED
2. 4" WHITE PARKING STRIPING
3. CURB AND GUTTER PER DETAIL **5/C9.0.**
4. HANDICAP SIGN PER DETAIL **6/C9.0.**
5. ACCESSIBLE PARKING STRIPING PER DETAIL **7/C9.0.**
6. TRASH ENCLOSURE SHALL BE 8' IN DEPTH BY 20' IN WIDTH.
7. STANDARD ASPHALT SECTION PER DETAIL **8/C9.0.**
8. TRUCK DOCK – SEE ARCHITECTURAL DRAWINGS
9. STANDARD CONCRETE SECTION PER DETAIL **9/C9.0.**
10. HEAVY CONCRETE SECTION PER DETAIL **10/C9.0.**
11. GRAVEL SECTION PER DETAIL **11/C9.0.**
12. ACCESSIBLE RAMP PER DETAIL **12/C9.0.**
13. GUARDRAIL PER ARCHITECTURAL
14. THICKENED EDGE CONCRETE PER DETAIL **13/C9.0.**
15. CONCRETE WHEEL STOP PER DETAIL **14/C9.0.**
16. 2 HORIZONTAL BARS AND VERTICAL UPRIGHT STEEL PIPE SECURITY FENCING **29/C11.0.**
17. 6' CHAIN LINK SCREENING FENCING WITH VINYL SLAT ON BOTH SIDES OF TRUCK DOCKS PER DETAILS **25 & 28/C11.0.**
18. PARK BENCH

CITY PROJECT #L23-10

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11411 Jason E. Ingalls 12/1/2022

Rev	Comments	Date
REC	RECORD DWGS	12/1/2022

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
48TH STREET SPRINGDALE, AR

WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

9200 SUITES US DR, STE B
LITTLE ROCK, AR 72114
O: (479) 364-0028
D: (479) 387-2924
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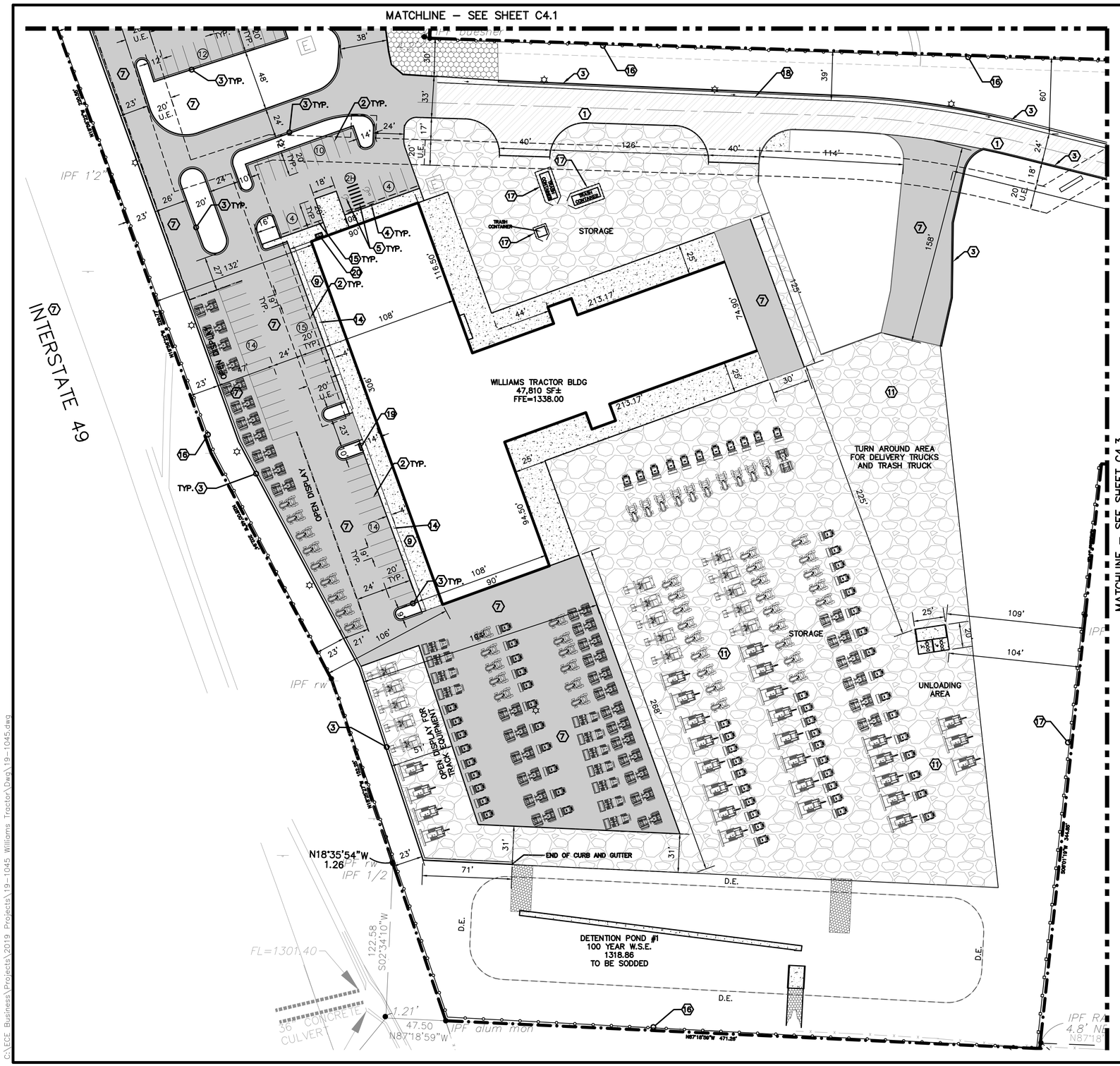
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME SITE PLAN 1
File No. 19-1045.dwg
C4.1



NORTH

40 0 40

SCALE 1" = 40'

LEGEND

- FOUND IRON PIN
- PROPERTY LINE
- EXISTING WOOD FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING EASEMENT
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING CURB
- EXISTING CENTERLINE OF ROAD
- EXISTING 6" WATER MAIN (6W)
- EXISTING GAS MAIN (GAS)
- EXISTING OVERHEAD POWER (OHE)
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED CURB
- PROPOSED STANDARD ASPHALT
- PROPOSED HEAVY ASPHALT
- PROPOSED CONCRETE
- PROPOSED HANDICAP SIGN
- PROPOSED EASEMENT
- PROPOSED UTILITY EASEMENT (U.E.)
- PROPOSED PARKING LOT LIGHT

WILLIAMS TRACTOR PARKING REQUIREMENTS:

1. OFFICE – 1 SPACE PER 300 SF, DISPLAY – 1 SPACE PER 1,000 SF, STORAGE – 1 SPACE PER 1,200 SF, WORKSHOP – 1 SPACE PER 1,200 SF
2. OFFICE – 13,265 SF, DISPLAY – 11,038 SF, STORAGE – 5,990 SF, WORKSHOP – 16,587 SF
3. NUMBER OF PARKING SPACES REQUIRED – 74 SPACES
4. NUMBER OF STANDARD PARKING SPACES PROVIDED –72 SPACES (INCLUDES 11 SPACES FROM POWER SPORTS)
5. NUMBER OF HANDICAP SPACES PROVIDED – 2 SPACES
6. TOTAL SPACES PROVIDED – 74 SPACES

NOTES:

1. ALL HVAC EQUIPMENT AND OTHER MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
2. NEW LIGHTING IS PROPOSED. LIGHTING WILL REQUIRE THAT IT BE CUT–OFF OR B–U–G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.

KEYNOTES:

1. HEAVY ASPHALT SECTION. REFER TO DRIVE ENTRANCE DETAIL **SHEET C6.0.**
2. 4" WHITE PARKING STRIPING
3. CURB AND GUTTER PER DETAIL **5/C9.0.**
4. HANDICAP SIGN PER DETAIL **6/C9.0.**
5. ACCESSIBLE PARKING STRIPING PER DETAIL **7/C9.0.**
6. TRASH ENCLOSURE SHALL BE 8' IN DEPTH BY 20' IN WIDTH.
7. STANDARD ASPHALT SECTION PER DETAIL **8/C9.0.**
8. TRUCK DOCK – SEE ARCHITECTURAL DRAWINGS
9. STANDARD CONCRETE SECTION PER DETAIL **9/C9.0.**
10. HEAVY CONCRETE SECTION PER DETAIL **10/C9.0.**
11. GRAVEL SECTION PER DETAIL **11/C9.0.**
12. ACCESSIBLE RAMP PER DETAIL **12/C9.0.**
13. GUARDRAIL PER ARCHITECTURAL
14. THICKENED EDGE CONCRETE PER DETAIL **13/C9.0.**
15. CONCRETE WHEEL STOP PER DETAIL **14/C9.0.**
16. TWO HORIZONTAL BAR AND VERTICAL UPRIGHT TUBULAR SECURITY FENCING
17. 6' WOOD PRIVACY FENCING WITH GATES. SEE DETAIL **30 & 31/C11.0.**
18. 4' WIDE ASPHALT BICYCLE PATH
19. PARK BENCH
20. BIKE RACK

CITY PROJECT #L23-10

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

Know what's below. Call before you dig.

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Jason E. Ingels No.11411 12/1/2022

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48TH STREET SPRINGDALE, AR

WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

9200 SUITS LID DR, STE. B
BELLA VISTA, AR 72714
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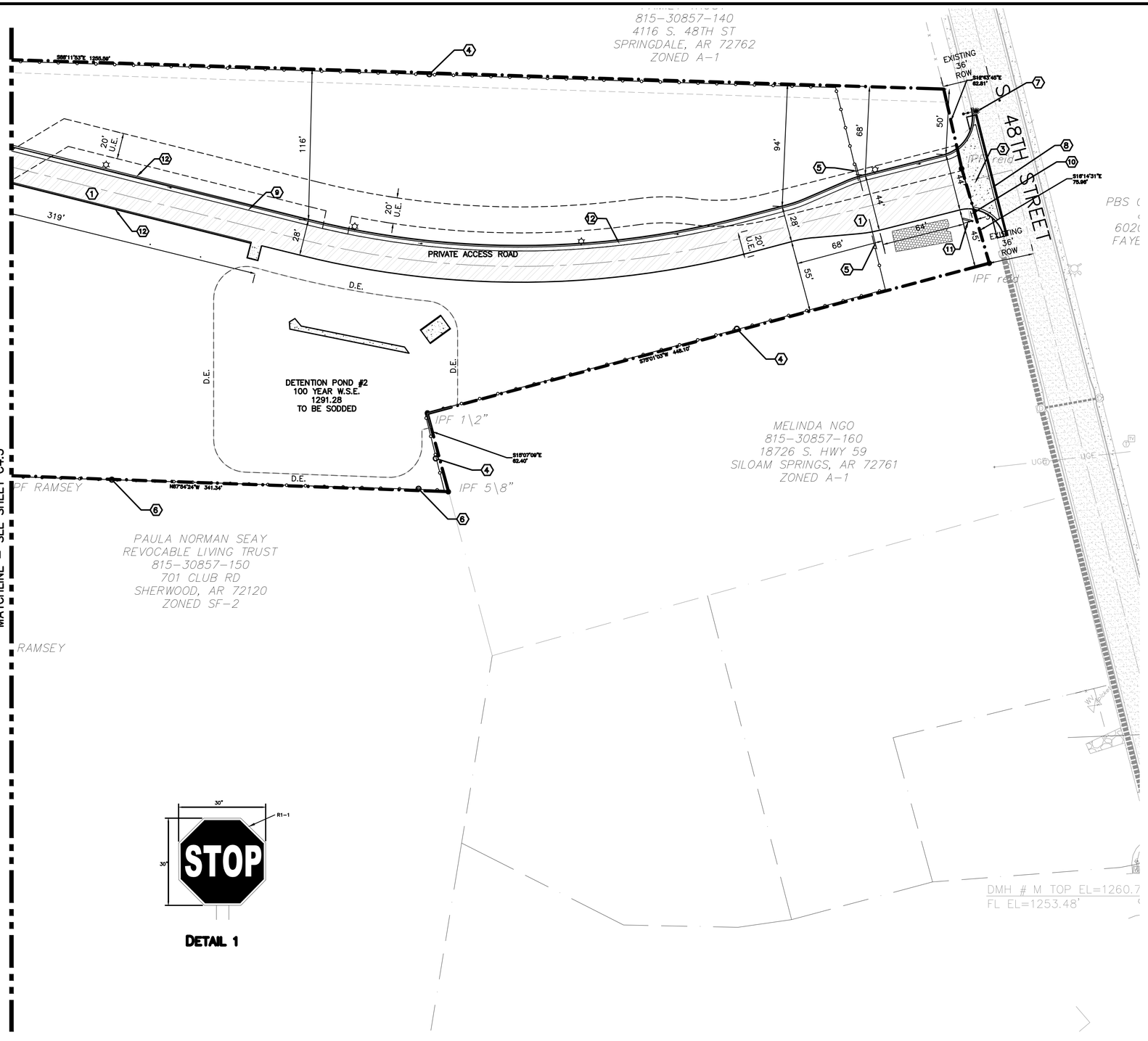
D: (479) 387-2364
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME SITE PLAN 2
File No. 19-1045.dwg
C4.2



NORTH

40 0 40

SCALE 1" = 40'

LEGEND

FOUND IRON PIN	
PROPERTY LINE	
EXISTING WOOD FENCE	
EXISTING CHAIN LINK FENCE	
EXISTING EASEMENT	
EXISTING ASPHALT	
EXISTING CONCRETE	
EXISTING CURB	
EXISTING CENTERLINE OF ROAD	
EXISTING 6" WATER MAIN	6W
EXISTING GAS MAIN	GAS
EXISTING OVERHEAD POWER	OHE
EXISTING POWER POLE	
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
PROPOSED CURB	
PROPOSED STANDARD ASPHALT	
PROPOSED HEAVY ASPHALT	
PROPOSED CONCRETE	
PROPOSED STOP SIGN	
PROPOSED EASEMENT	
PROPOSED UTILITY EASEMENT	U.E.
PROPOSED PARKING LOT LIGHT	
PROPOSED PIPE AND RAIL SECURITY FENCE	

NOTES:

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2. NEW LIGHTING IS PROPOSED. LIGHTING WILL REQUIRE THAT IT BE CUT-OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.

KEYNOTES:

1. HEAVY ASPHALT SECTION. REFER TO DETAIL **ON SHEET C6.0..**
2. GRAVEL SECTION PER DETAIL **11/C9.0.**
3. COMMERCIAL DRIVE PER CITY OF SPRINGDALE STD DETAIL **B-3/C9.0.**
4. STEEL POST AND HORIZONTAL STEEL PIPE SECURITY FENCING PER DETAIL **27/C11.0.**
5. 20' AUTOMATIC ROLLING SECURITY GATE WITH KNOX BOX FOR EMERGENCY VEHICLES PER DETAIL **26/C11.0.**
6. 6' CHAIN LINK FENCING WITH VINYL PRIVACY SLATS PER DETAIL **25 & 29/C11.0.**
7. PROPOSED PUBLIC STREETLIGHT WITH 11,000 LUMENS
8. MODIFIED CURB REQUIRED AT NEW ENTRANCE PER CITY STANDARD DETAIL **B-3/C9.0.**
9. 4' ASPHALT BICYCLE LANE
10. STOP SIGN PER DETAIL **1/C4.3**
11. 6' X 8' MONUMENT SIGN
12. CURB AND GUTTER PER DETAIL **21/C10.0**

DETAIL 1

CITY PROJECT #L23-10

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48TH STREET SPRINGDALE, AR

WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

9200 SUITE I-540 DR. STE. B
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D: (479) 387-2924
M: (501) 920-9660
EMAIL: jason@ece-plc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME SITE PLAN 3
File No. 19-1045.dwg
C4.3

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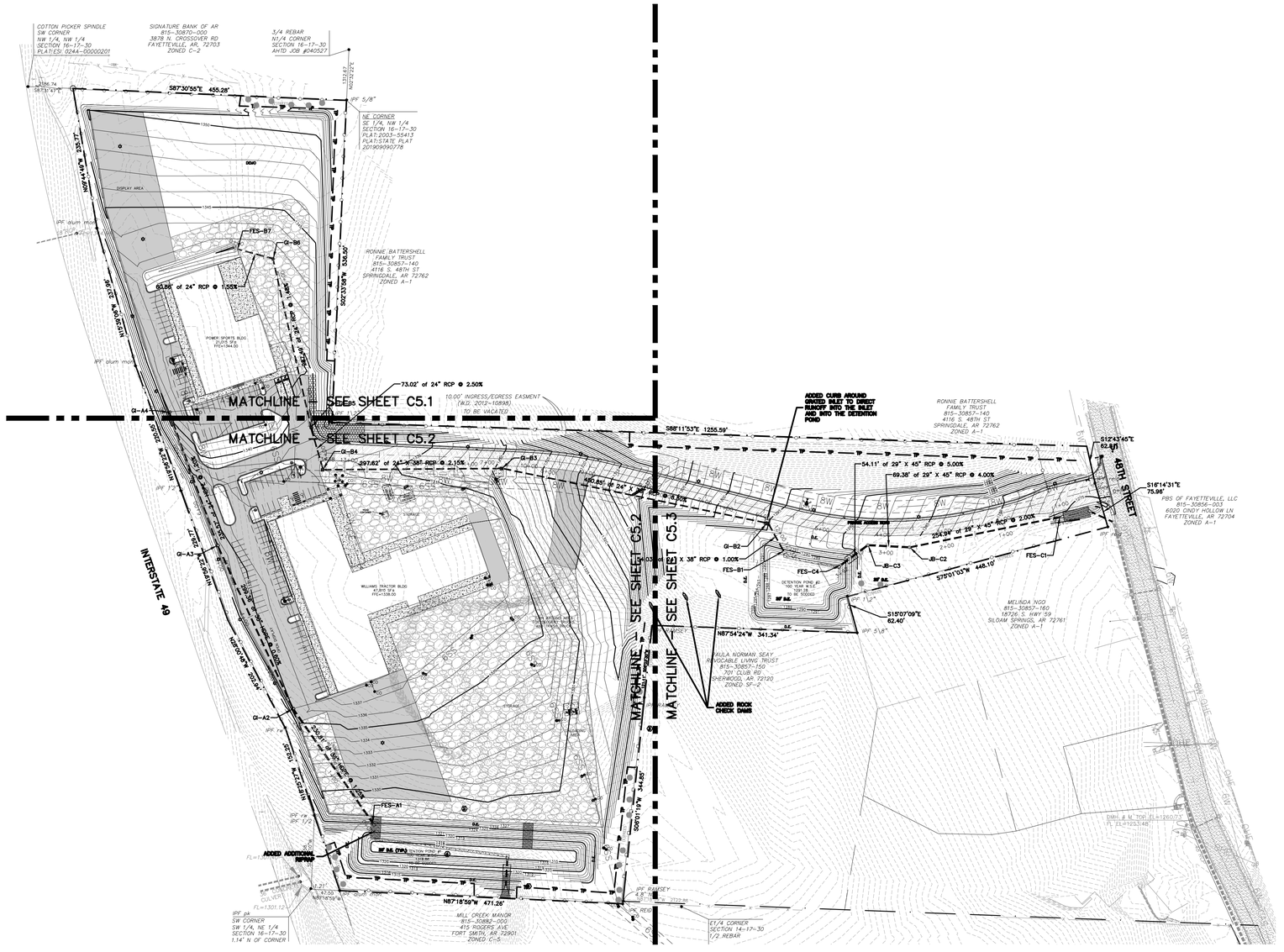


LEGEND

FOUND IRON PIN	IPF
PROPERTY LINE	
EXISTING OVERHEAD ELECTRIC	OHE OHE
EXISTING BARBED WIRE FENCE	X X
EXISTING CONTOUR	1336
EXISTING GAS METER	
EXISTING ELECTRIC TRANSFORMER	
PROPOSED EASEMENT	
PROPOSED CENTERLINE OF ROAD	
PROPOSED CONTOUR	1336
PROPOSED CURB	
PROPOSED TOP OF GUTTER/GRAVEL	1343.15TG
PROPOSED TOP OF ASPHALT	1336.05TA
PORPOSED TOP OF CONCRETE	1337.70TC
PROPOSED TOP OF GUTTER/CONCRETE	1337.70TG/TC
PROPOSED TOP OF ASPHALT/CONCRETE	1337.70TA/TC
PROPOSED ASPHALT	
PROPOSED CONCRETE	
PROPOSED STREET LIGHT	
PROPOSED GRAVEL	
PROPOSED STORM DRAIN	
PROPOSED 8" WATERMAIN	8W 8W
PROPOSED FIRE HYDRANT	
PROPOSED WATER VALVE	
PROPOSED WATER METER	
PROPOSED 6" SEWER MAIN	6SS 6SS
PROPOSED SEWER CLEANOUT	CO

DRAINAGE STRUCTURE TABLE

STRUCTURE TYPE	STRUCTURE	BOX SIZE	EXTENSION LEFT	EXTENSION RIGHT	RIM	INVERT ELEVATION
FLARED END SECTION	A-1	-	-	-	-	1323.50
CURB INLET	A-2	3' X 5'	-	-	1335.02	1326.39
CURB INLET	A-3	3' X 5'	-	-	1333.58	1328.69
CURB INLET	A-4	3' X 5'	-	-	1340.01	1332.02
FLARED END SECTION	B-1	-	-	-	-	1286.18
GRATED INLET	B-2	5' X 5'	-	-	1297.00	1288.72
GRATED INLET	B-3	5' X 5'	-	-	1329.36	1326.14
GRATED INLET	B-4	5' X 5'	-	-	1337.84	1332.54
GRATED INLET	B-5	5' X 5'	-	-	1338.36	1334.36
GRATED INLET	B-6	5' X 5'	-	-	1343.88	1338.70
FLARED END SECTION	B-7	-	-	-	-	1339.74
FLARED END SECTION	C-1	-	-	-	-	1275.42
JUNCTION BOX	C-2	5' X 5'	-	-	1284.85	1280.52
JUNCTION BOX	C-3	5' X 5'	-	-	1287.63	1283.29
FLARED END SECTION	C-4	-	-	-	-	1286.00

CITY PROJECT #L23-10

Know what's below. Call before you dig.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
Jason E. Ingalls
12/1/2022

Rev	Comments	Date
REC	RECORD DWGS	12/1/2022

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
48TH STREET SPRINGDALE, AR

WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

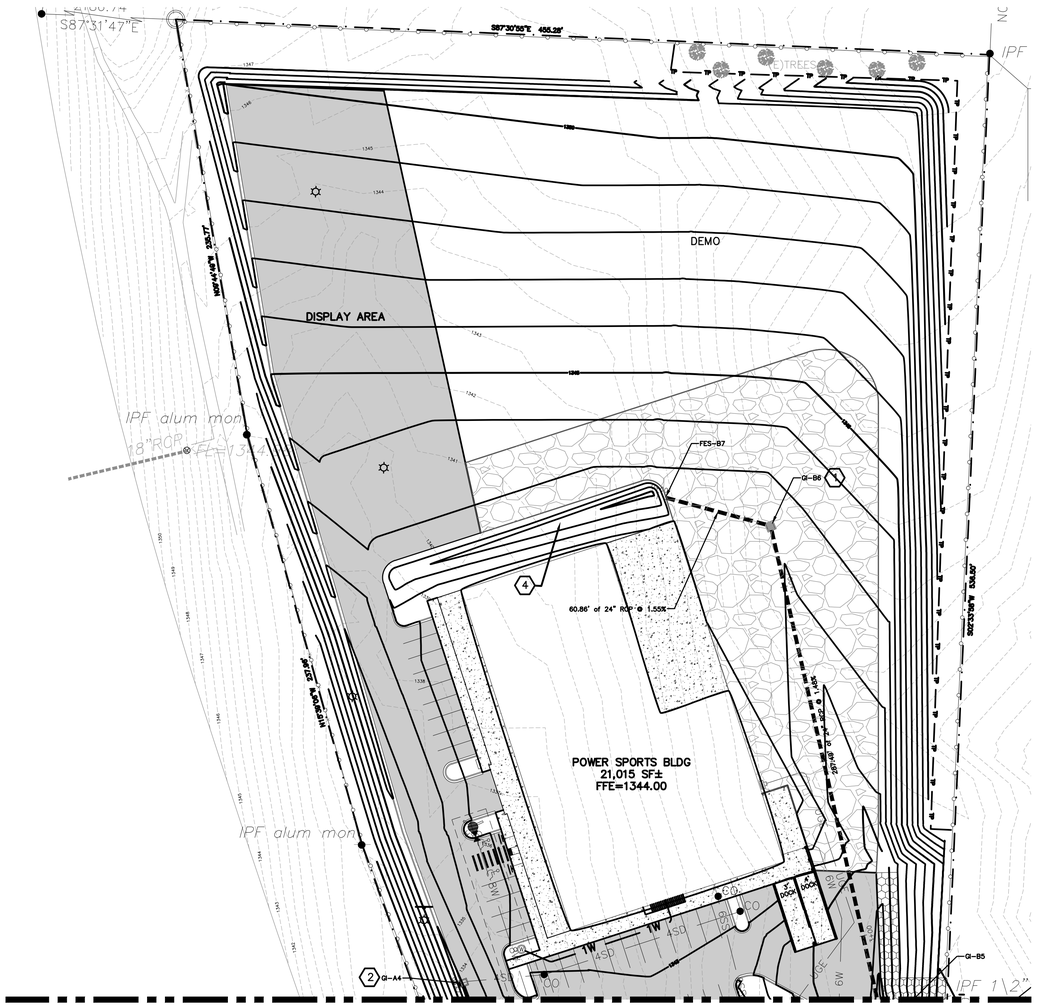
5200 SUITE US DR. STE B
ROGERS, AR 72714
O: (479) 364-0228
D: (479) 367-2264
M: (479) 200-6060
EMAIL: jason@ece-plc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME
OVERALL GRADING PLAN
File No. 19-1045.dwg
C5.0

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

C:\ECE Business\Projects\2019 Projects\19-1045 Williams Tractor\Dwg\19-1045.dwg



MATCHLINE – SEE SHEET C5.2

SCALE 1" = 40'

LEGEND

FOUND IRON PIN	IPF
PROPERTY LINE	
EXISTING OVERHEAD ELECTRIC	OHE OHE
EXISTING BARBED WIRE FENCE	X X
EXISTING CONTOUR	1336
EXISTING GAS METER	
EXISTING ELECTRIC TRANSFORMER	
PROPOSED EASEMENT	
PROPOSED CENTERLINE OF ROAD	
PROPOSED CONTOUR	1336
PROPOSED CURB	
PROPOSED TOP OF GUTTER/GRAVEL	1343.15TG
PROPOSED TOP OF ASPHALT	1336.05TA
PORPOSED TOP OF CONCRETE	1337.70TC
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PROPOSED ASPHALT	
PROPOSED CONCRETE	
PROPOSED STREET LIGHT	
PROPOSED GRAVEL	
PROPOSED STORM DRAIN	
PROPOSED 8" WATERMAIN	8W 8W
PROPOSED FIRE HYDRANT	
PROPOSED WATER VALVE	
PROPOSED WATER METER	
PROPOSED 6" SEWER MAIN	6SS 6SS
PROPOSED SEWER CLEANOUT	CO

KEYNOTES:

1. GRATED INLET BOX. SEE DETAIL **16/C10.0.**
   RIM: 1342.50
   I.E.: 1339.40
2. GRATED INLET BOX. SEE DETAIL **16/C10.0.**
   RIM: 1339.75
   I.E.: 1335.05
3. MAXIMUM 3:1 GRADING
4. DRAINAGE DITCH. SEE DETAIL **17/C10.0.**

GRADING NOTES:

A. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS.

B. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% OF THE MAXIMUM DRY DENISTY PER ASTM 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.

CITY PROJECT #L23-10

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

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

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11411 Jason E. Ingalls 12/1/2022

Rev	Comments	Date
REC	RECORD DWGS	12/1/2022

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
48TH STREET SPRINGDALE, AR

WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

5200 SUITES US-DR, STE B
ROGERS, AR 72714
O: (479) 364-3028
D: (479) 387-2324
M: (479) 270-2550
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME GRADING PLAN 1
File No. 19-1045.dwg
C5.1

C:\ECE Business\Projects\2019 Projects\19-1045 Williams Tractor\Dwg\19-1045.dwg

NORTH

40 0 40

SCALE 1" = 40'

LEGEND

FOUND IRON PIN	IPF
PROPERTY LINE	
EXISTING OVERHEAD ELECTRIC	OHE
EXISTING BARBED WIRE FENCE	X
EXISTING CONTOUR	1336
EXISTING GAS METER	
EXISTING ELECTRIC TRANSFORMER	
PROPOSED EASEMENT	
PROPOSED CENTERLINE OF ROAD	
PROPOSED CONTOUR	1336
PROPOSED CURB	
PROPOSED TOP OF GUTTER/GRAVEL	1343.15TG
PROPOSED TOP OF ASPHALT	1336.05TA
PORPOSED TOP OF CONCRETE	1337.70TC
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PROPOSED STREET LIGHT	
PROPOSED GRAVEL	
PROPOSED STORM DRAIN	
PROPOSED 8" WATERMAIN	8W
PROPOSED FIRE HYDRANT	
PROPOSED WATER VALVE	
PROPOSED WATER METER	
PROPOSED 6" SEWER MAIN	6SS
PROPOSED SEWER CLEANOUT	CO

KEYNOTES:

1. GRATED INLET BOX. SEE DETAIL **16/C10.0.**
   RIM:1333.40
   I.E. IN(24"): 1329.80
   I.E. OUT(30"):1329.30
2. GRATED INLET BOX. SEE DETAIL **16/C10.0.**
   RIM:1334.90
   I.E. IN(30"):1327.80
   I.E. OUT(36"):1327.30
3. MAXIMUM 3:1 GRADING
4. 4' CONCRETE TRICKLE CHANNEL. SEE DETAIL **22/C10.0.**
5. DETENTION OUTLET 1. SEE DETAIL **23/C10.0.**

GRADING NOTES:

A. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS.

B. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% OF THE MAXIMUM DRY DENISTY PER ASTM 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.

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GRADING NOTES (CONT'D):

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.

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CERTIFICATE OF AUTHORIZATION ARKANSAS ENGINEER ECE No. 3356

CITY PROJECT #L23-10

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

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Jason E. Ingels No.11411 12/1/2022

Rev	Comments	Date
REC	RECORD DWGS	12/1/2022

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
48TH STREET SPRINGDALE, AR

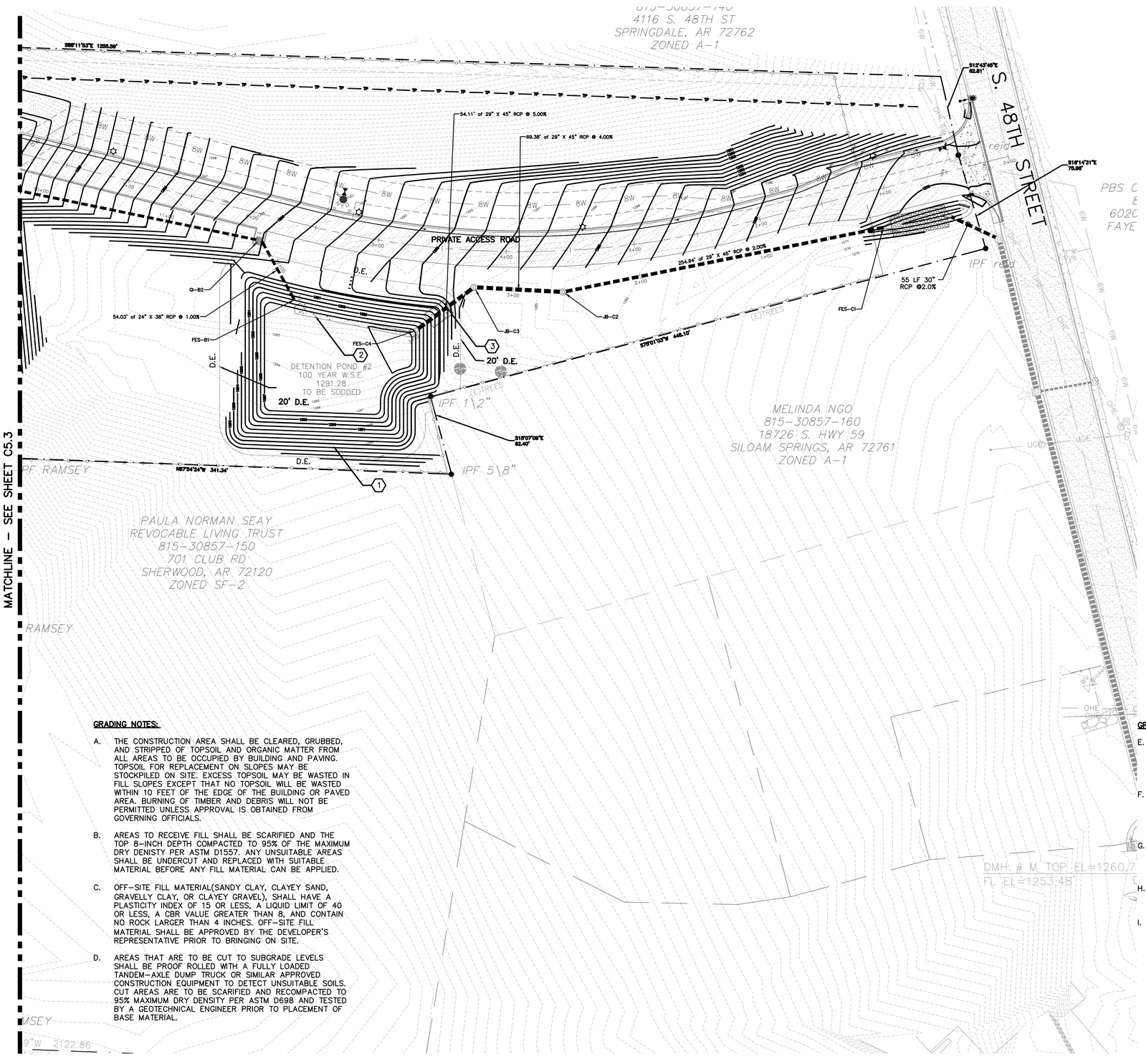
WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

9200 SUITS US DR, STE B
NORTH LITTLE ROCK, AR 72114
O: (479) 364-0028
M: (479) 387-2924
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME GRADING PLAN 2
File No. 19-1045.dwg
C5.2

C:\ECE Business\Projects\2019 Projects\19-1045 Williams Tractor\Dwg\19-1045.dwg



NORTH

40 0 40

SCALE 1" = 40'

LEGEND

FOUND IRON PIN	●
PROPERTY LINE	
EXISTING OVERHEAD ELECTRIC	OHE
EXISTING BARBED WIRE FENCE	X
EXISTING CONTOUR	1336
EXISTING GAS METER	
EXISTING ELECTRIC TRANSFORMER	
PROPOSED EASEMENT	
PROPOSED CENTERLINE OF ROAD	
PROPOSED CONTOUR	1336
PROPOSED CURB	
PROPOSED TOP OF GUTTER/GRAVEL	1343.15TG
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PROPOSED STREET LIGHT	
PROPOSED GRAVEL	
PROPOSED STORM DRAIN	
PROPOSED 8" WATERMAIN	8W
PROPOSED FIRE HYDRANT	
PROPOSED WATER VALVE	
PROPOSED WATER METER	
PROPOSED 6" SEWER MAIN	6SS
PROPOSED SEWER CLEANOUT	CO

KEYNOTES:

1. MAXIMUM 3:1 GRADING
2. 4' CONCRETE TRICKLE CHANNEL. SEE DETAIL **22/C10.0.**
3. DETENTION OUTLET 2. SEE DETAIL **24/C10.0.**

GRADING NOTES:

A. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS.

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GRADING NOTES (CONT'D):

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CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

CITY PROJECT #L23-10

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
Jason E. Ingels
12/1/2022

Rev	Comments	Date
REC	RECORD DWGS	12/1/2022

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
48TH STREET
SPRINGDALE, AR

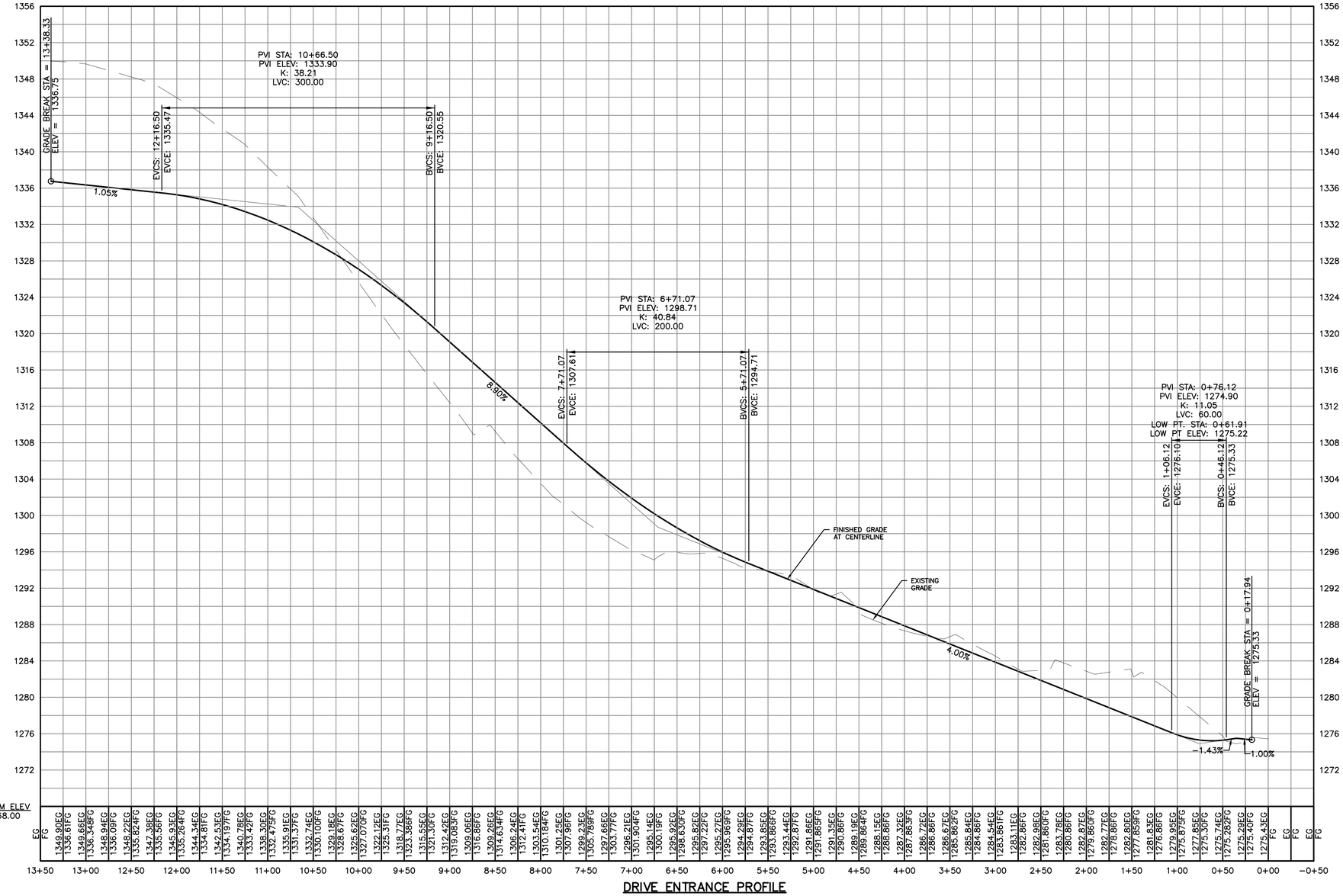
WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

9200 SUITE US-DR, STE B
ROGERS, AR 72758
O: (479) 364-0028
D: (479) 387-2924
M: (479) 790-5550
EMAIL: jason@ece-plic.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME GRADING PLAN 3
File No. 19-1045.dwg
C5.3

C:\ECE Business\Projects\2019 Projects\19-1045 Williams Tractor\Dwg\19-1045.dwg

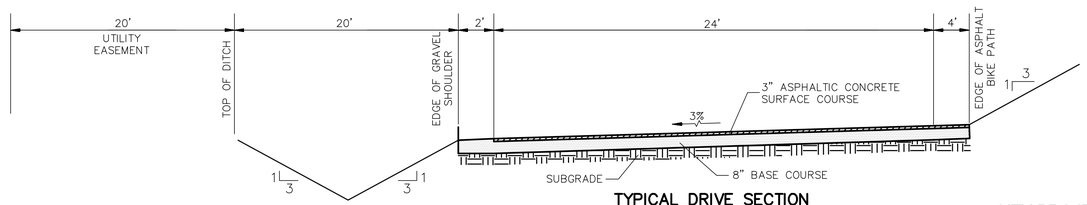


DRIVE ENTRANCE PROFILE

HORIZONTAL SCALE: 1" =60'
VERTICAL SCALE: 1" = 6'

NOTES (ASPHALT STREET SECTION):

1. 336 lb/sy (3") ASPHALTIC CONCRETE HOT MIX SURFACE COURSE. MATERIALS SHALL BE IN ACCORDANCE WITH ARKANSAS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, SECTION 407 TYPE '2', LATEST EDITION.
2. 8" LAYER OF DENSE GRADED LIMESTONE BASE COURSE. MATERIALS SHALL BE IN ACCORDANCE WITH ARKANSAS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, SECTION 303 CLASS '7', COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.
3. TOP 6" OF SUBGRADE SHALL BE COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY. BELOW 6" SHALL BE COMPACTED TO 90% STANDARD PROCTOR MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-99 COMPACTION TEST. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.



TYPICAL DRIVE SECTION

NOT TO SCALE

CITY PROJECT #

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

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Jason E. Ingalls
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Expedient Civil Engineering, PLLC

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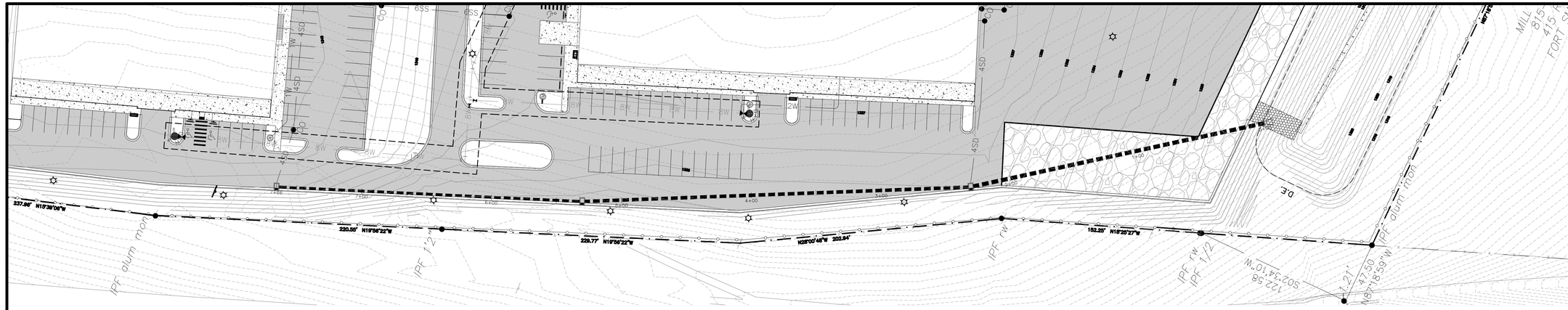
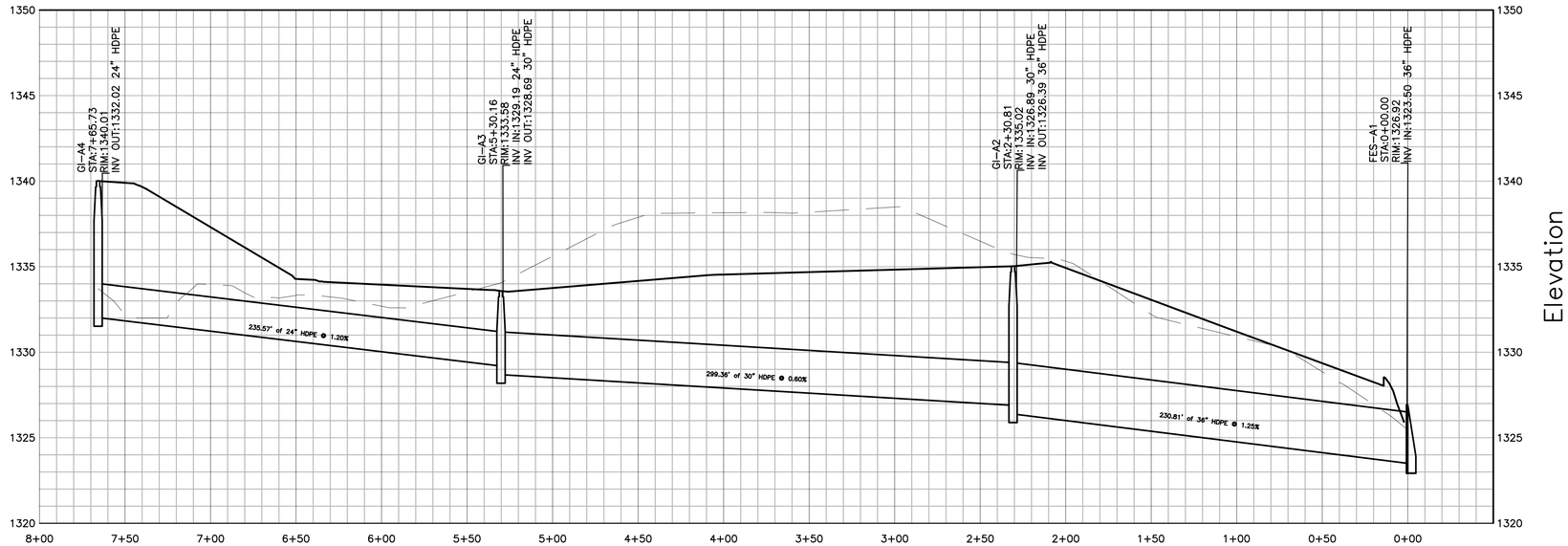
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME
DRIVE ENTRANCE PROFILE
File No. 19-1045.dwg
C6.0

C:\ECE Business\Projects\2019 Projects\19-1045 Williams Tractor\Dwg\19-1045.dwg





STORM SEWER A
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

CITY PROJECT #L23-10

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
Jason E. Ingalls
12/1/2022

Rev	Comments	Date
REC	RECORD DWGS	12/1/2022

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
48TH STREET SPRINGDALE, AR

WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

9200 SUITES US DR, STE B
LITTLE ROCK, AR 72214
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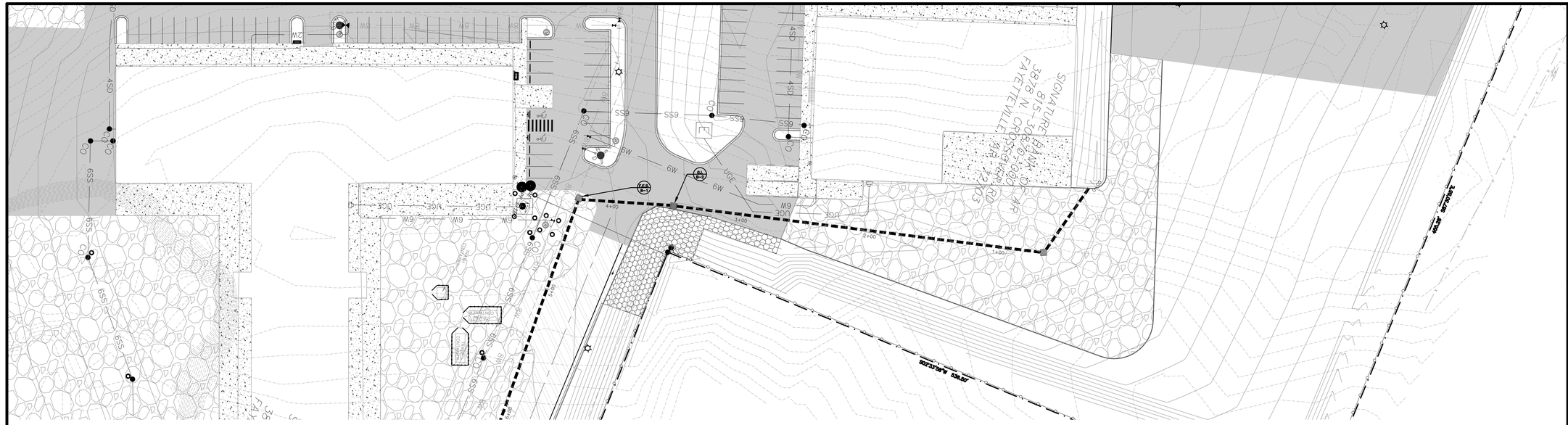
D: (479) 387-2324
M: (501) 733-4660
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME **STORM SEWER LINE 'A' PLAN AND PROFILE**
File No. 19-1045.dwg
C6.1

C:\ECE Business\Projects\2019 Projects\19-1045 Williams Tractor\Dwg\19-1045.dwg



STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
Jason E. Inskeep
12/1/2022

Rev	Comments	Date
REC	RECORD DWGS	12/1/2022

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
48TH STREET SPRINGDALE, AR

WILLIAMS TRACTOR, INC.
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Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME
STORM SEWER LINE 'B' PLAN AND PROFILE
File No. 19-1045.dwg
C6.2

CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
54.01 of the ARKANSAS ENGINEER ACT

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

CITY PROJECT #: 19-1045

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NORTH

100 0 100

SCALE 1" = 100'

LEGEND

FOUND IRON PIN	● IPF
PROPERTY LINE	
EXISTING OVERHEAD ELECTRIC	OHE
EXISTING BARBED WIRE FENCE	X
EXISTING GAS METER	
EXISTING ELECTRIC TRANSFORMER	□
EXISTING 6" WATER MAIN	6W
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	WV
EXISTING 8" SEWER MAIN	8SS
EXISTING SEWER MANHOLE	Ⓢ
PROPOSED EASEMENT	
PROPOSED CENTERLINE OF ROAD	
PROPOSED CURB	
PROPOSED ASPHALT	
PROPOSED CONCRETE	
PROPOSED STREET LIGHT	
PROPOSED GRAVEL	
PROPOSED STORM DRAIN	
PROPOSED 8" WATERMAIN	8W
PROPOSED FIRE HYDRANT	
PROPOSED WATER VALVE	
PROPOSED WATER METER	
PROPOSED 6" SEWER MAIN	6SS
PROPOSED SEWER CLEANOUT	CO
PROPOSED ELECTRIC TRANSFORMER	E
PROPOSED SAND/OIL INTERCEPTOR	
PROPOSED UNDERGROUND ELECTRIC	UGE

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11411 Jason E. Ingalls
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WILLIAMS TRACTOR & FREEDOM POWER SPORTS

48TH STREET
SPRINGDALE, AR

WILLIAMS TRACTOR, INC.
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Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME
OVERALL UTILITY PLAN
File No. 19-1045.dwg
C7.0

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

CITY PROJECT #L23-10

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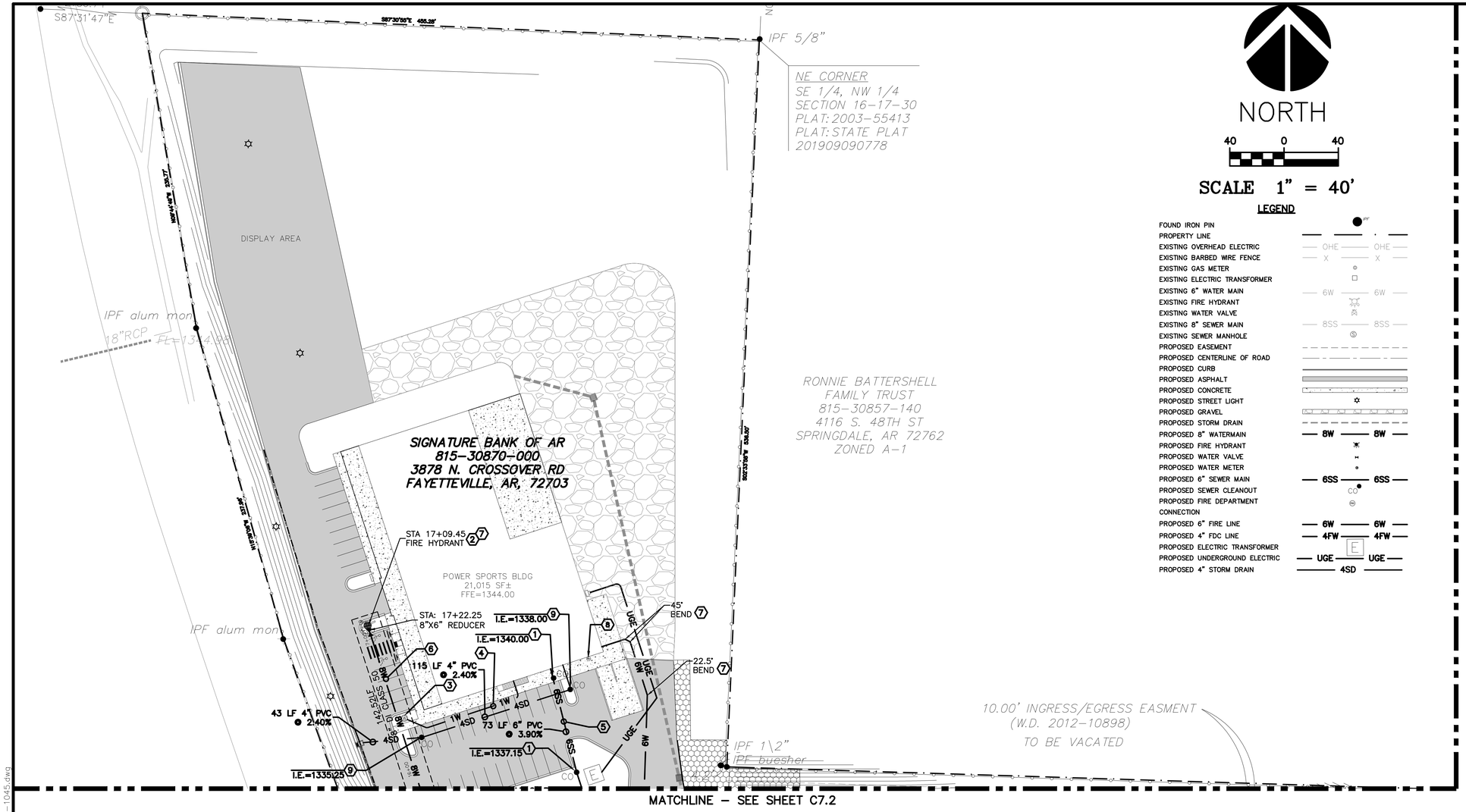

NORTH

40 0 40

SCALE 1" = 40'

LEGEND

FOUND IRON PIN	
PROPERTY LINE	
EXISTING OVERHEAD ELECTRIC	OHE OHE
EXISTING BARBED WIRE FENCE	X X
EXISTING GAS METER	
EXISTING ELECTRIC TRANSFORMER	
EXISTING 6" WATER MAIN	6W 6W
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
EXISTING 8" SEWER MAIN	8SS 8SS
EXISTING SEWER MANHOLE	
PROPOSED EASEMENT	
PROPOSED CENTERLINE OF ROAD	
PROPOSED CURB	
PROPOSED ASPHALT	
PROPOSED CONCRETE	
PROPOSED STREET LIGHT	
PROPOSED GRAVEL	
PROPOSED STORM DRAIN	
PROPOSED 8" WATERMAIN	8W 8W
PROPOSED FIRE HYDRANT	
PROPOSED WATER VALVE	
PROPOSED WATER METER	
PROPOSED 6" SEWER MAIN	6SS 6SS
PROPOSED SEWER CLEANOUT	CO
PROPOSED FIRE DEPARTMENT CONNECTION	
PROPOSED 6" FIRE LINE	6W 6W
PROPOSED 4" FDC LINE	4FW 4FW
PROPOSED ELECTRIC TRANSFORMER	E
PROPOSED UNDERGROUND ELECTRIC	UGE UGE
PROPOSED 4" STORM DRAIN	4SD

MATCHLINE - SEE SHEET C7.3

KEYNOTES:

1. SANITARY SEWER CLEANOUT PER SPRINGDALE WATER UTILITIES DETAIL **S-47/C10.0**
2. FIRE HYDRANT ASSEMBLY AND 6" GATE VALVE PER DETAILS **SWU STD**
3. 1" WATER METER, SETTER, BOX, LID, ETC. PER DETAIL **SWU STD**
4. 1" PEX WATER SERVICE TUBING FROM METER TO BUILDING POINT OF CONNECTION. EMBED PIPE PER DETAIL **20/C10.0**
5. 6" PVC SDR-26 SANITARY SEWER PIPING. EMBED PIPE PER DETAIL **20/C10.0**
6. 8" DUCTILE IRON CLASS 50 WATER MAIN. EMBED PIPE PER DETAIL **SWU STD**
7. CONCRETE THRUST BLOCKING PER DETAIL **SWU STD**
8. BUILDING MOUNTED FDC
9. TWO-WAY CLEANOUT

UTILITY NOTES:

A. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES AND SPRINGDALE WATER UTILITIES (SWU) AND CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.

B. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF SWU AND EXPEDIENT CIVIL ENGINEERING, PLLC.

C. ALL WATER AND SEWER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS PREVIOUSLY APPROVED SPRINGDALE WATER UTILITIES SPECIFICATIONS DATED AUGUST 27, 2014 AND THE ARKANSAS STATE HEALTH DEPARTMENT AND SHALL BE INSPECTED BY SWU INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.

D. ALL WATER MAINS SHALL BE DUCTILE IRON CLASS 50. SANITARY SEWER MAINS SHALL BE PVC, SDR-26 AND ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS NOTED.

E. ALL FILL UNDER UTILITY LINES SHALL BE COMPACTED IN 6 INCH LIFTS COMPACTED TO 95% STANDARD PROCTOR DENSITY.

F. ALL DENSITY TESTING REPORTS ARE TO BE FORWARDED TO SWU, EXPEDIENT CIVIL ENGINEERING, PLLC, AND THE CONTRACTOR.

G. EVERY SANITARY SEWER MANHOLE SHOULD BE VACUUM TESTED AS WORK PROGRESSES.

H. WATER MAINS AND SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE ARKANSAS DEPARTMENT OF HEALTH. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH.

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, INC.

CITY PROJECT #L23-10

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

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11411 Jason E. Ingalls 12/1/2022

Rev	Comments	Date
REC	RECORD DWGS	12/1/2022

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
SPRINGDALE, AR
48TH STREET

WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

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M: (479) 387-2924
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME UTILITY PLAN 1
File No. 19-1045.dwg
C7.1

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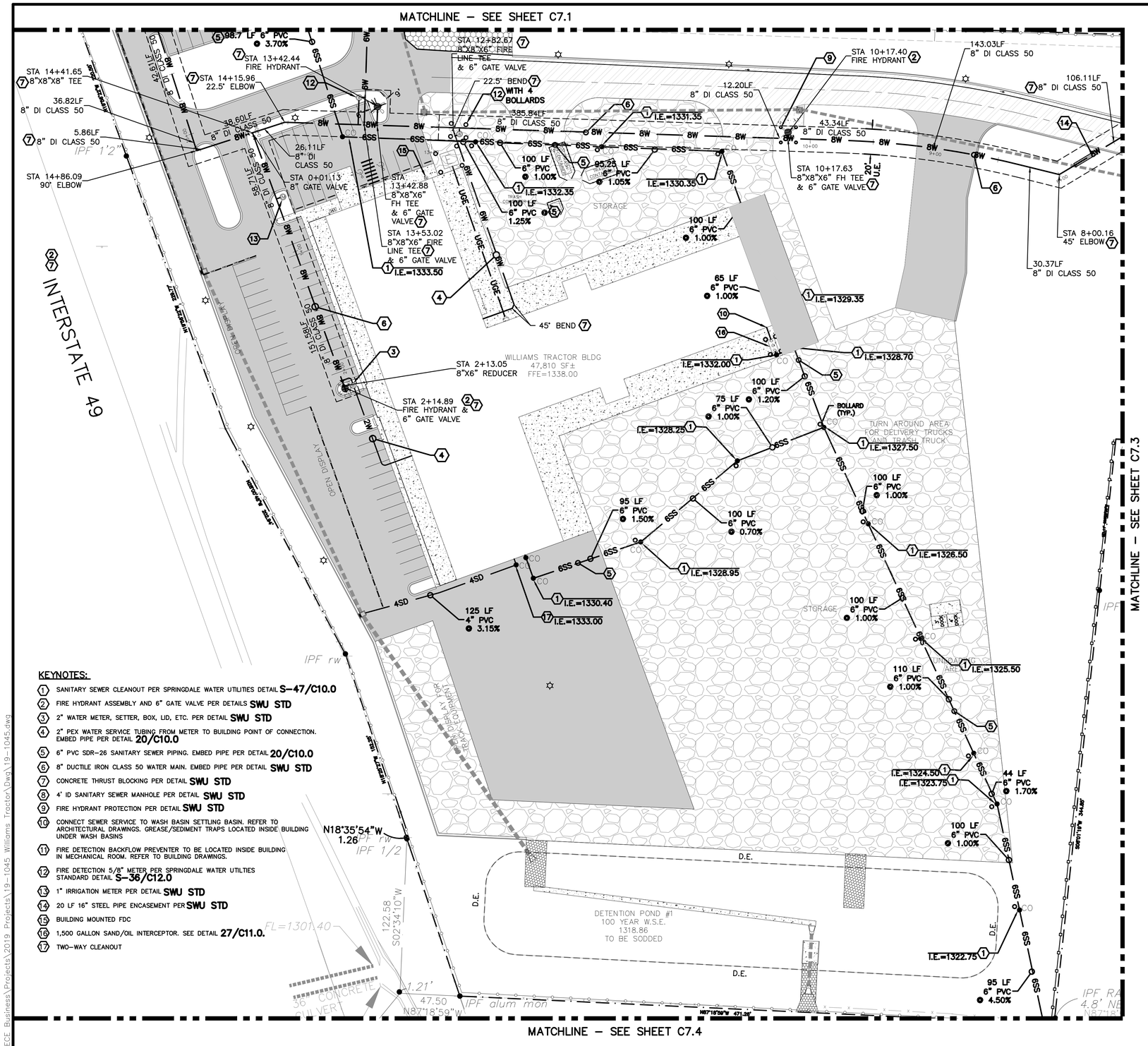

KEYNOTES:

1. SANITARY SEWER CLEANOUT PER SPRINGDALE WATER UTILITIES DETAIL **S-47/C10.0**
2. FIRE HYDRANT ASSEMBLY AND 6" GATE VALVE PER DETAILS **SWU STD**
3. 2" WATER METER, SETTER, BOX, LID, ETC. PER DETAIL **SWU STD**
4. 2" PEX WATER SERVICE TUBING FROM METER TO BUILDING POINT OF CONNECTION. EMBED PIPE PER DETAIL **20/C10.0**
5. 6" PVC SDR-26 SANITARY SEWER PIPING. EMBED PIPE PER DETAIL **20/C10.0**
6. 8" DUCTILE IRON CLASS 50 WATER MAIN. EMBED PIPE PER DETAIL **SWU STD**
7. CONCRETE THRUST BLOCKING PER DETAIL **SWU STD**
8. 4' ID SANITARY SEWER MANHOLE PER DETAIL **SWU STD**
9. FIRE HYDRANT PROTECTION PER DETAIL **SWU STD**
10. CONNECT SEWER SERVICE TO WASH BASIN SETTLING BASIN. REFER TO ARCHITECTURAL DRAWINGS. GREASE/SEDIMENT TRAPS LOCATED INSIDE BUILDING UNDER WASH BASINS
11. FIRE DETECTION BACKFLOW PREVENTER TO BE LOCATED INSIDE BUILDING IN MECHANICAL ROOM. REFER TO BUILDING DRAWINGS.
12. FIRE DETECTION 5/8" METER PER SPRINGDALE WATER UTILITIES STANDARD DETAIL **S-36/C12.0**
13. 1" IRRIGATION METER PER DETAIL **SWU STD**
14. 20 LF 16" STEEL PIPE ENCASEMENT PER **SWU STD**
15. BUILDING MOUNTED FDC
16. 1,500 GALLON SAND/OIL INTERCEPTOR. SEE DETAIL **27/C11.0.**
17. TWO-WAY CLEANOUT

NORTH

40 0 40

SCALE 1" = 40'

LEGEND

- FOUND IRON PIN
- PROPERTY LINE
- EXISTING OVERHEAD ELECTRIC (OHE)
- EXISTING BARBED WIRE FENCE (X)
- EXISTING GAS METER (1336)
- EXISTING ELECTRIC TRANSFORMER
- EXISTING 6" WATER MAIN (6W)
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING 8" SEWER MAIN (8SS)
- EXISTING SEWER MANHOLE
- PROPOSED EASEMENT
- PROPOSED CENTERLINE OF ROAD
- PROPOSED CURB
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED STREET LIGHT
- PROPOSED GRAVEL
- PROPOSED STORM DRAIN
- PROPOSED 8" WATERMAIN (8W)
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED 6" SEWER MAIN (6SS)
- PROPOSED SEWER CLEANOUT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED 6" WATER LINE (6W)
- PROPOSED 4" FIRE LINE (4FW)
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED SAND/OIL INTERCEPTOR
- PROPOSED UNDERGROUND ELECTRIC (UGE)
- PROPOSED 4" STORM DRAIN (4SD)

UTILITY NOTES:

A. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES AND SPRINGDALE WATER UTILITIES (SWU) AND CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.

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NOTE:
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CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER, MO/PE

CITY PROJECT #L23-10

Know what's below. Call before you dig.

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Jason E. Ingalls No.11411 12/1/2022

Rev	Comments	Date
REC	RECORD DWGS	12/1/2022

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
48TH STREET SPRINGDALE, AR

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Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME UTILITY PLAN 2
File No. 19-1045.dwg
C7.2

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NOTE:

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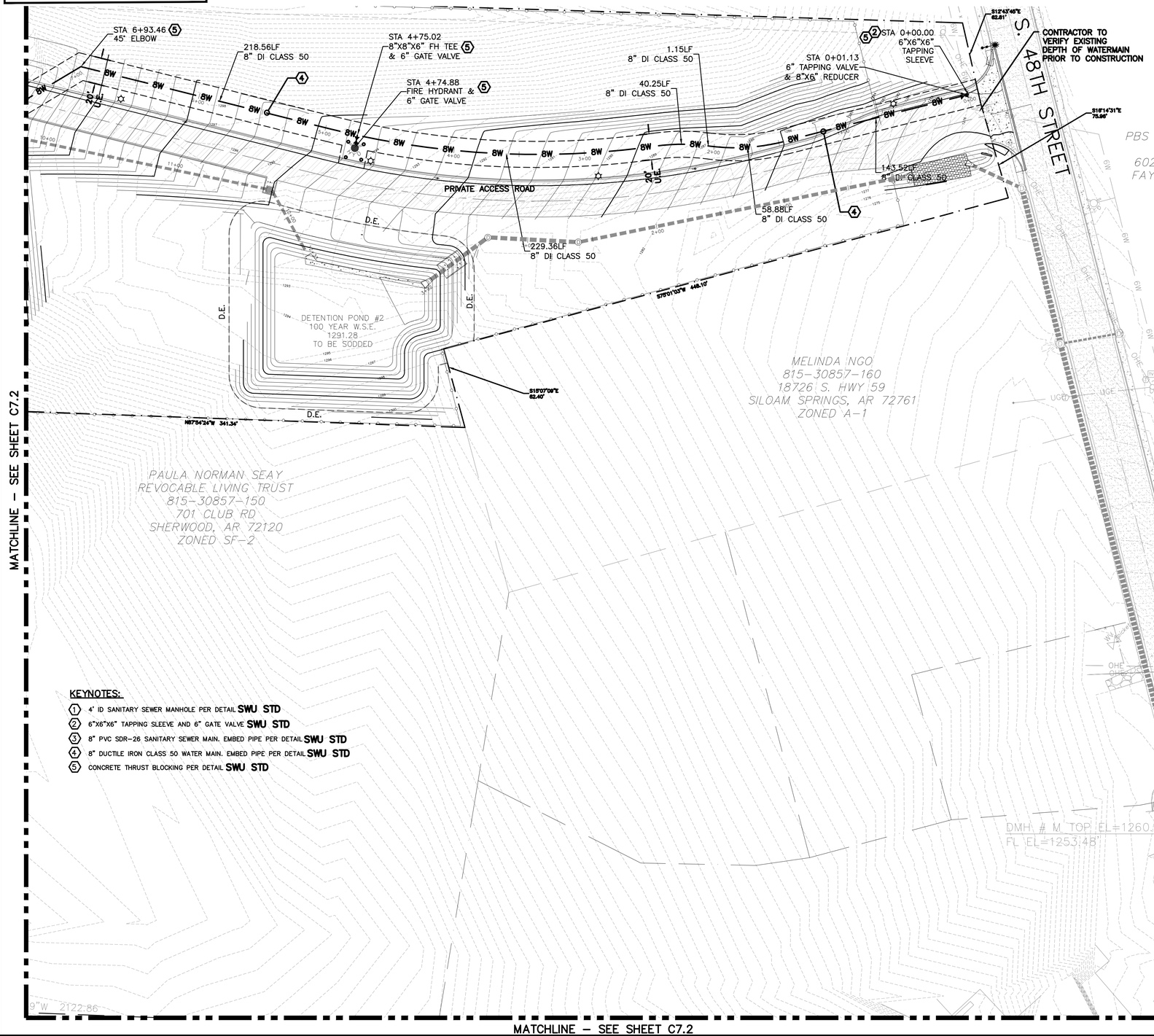

NORTH

40 0 40

SCALE 1" = 40'

LEGEND

FOUND IRON PIN	IRF
PROPERTY LINE	
EXISTING OVERHEAD ELECTRIC	OHE
EXISTING BARBED WIRE FENCE	X
EXISTING GAS METER	1336
EXISTING ELECTRIC TRANSFORMER	
EXISTING 6" WATER MAIN	6W
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
EXISTING 8" SEWER MAIN	8SS
EXISTING SEWER MANHOLE	
PROPOSED EASEMENT	
PROPOSED CENTERLINE OF ROAD	
PROPOSED CURB	
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PROPOSED STREET LIGHT	
PROPOSED GRAVEL	
PROPOSED STORM DRAIN	
PROPOSED 8" WATERMAIN	8W
PROPOSED FIRE HYDRANT	
PROPOSED WATER VALVE	
PROPOSED WATER METER	
PROPOSED 6" SEWER MAIN	6SS
PROPOSED SEWER CLEANOUT	CO

KEYNOTES:

1. 4' ID SANITARY SEWER MANHOLE PER DETAIL **SWU STD**
2. 6"X6"X6" TAPPING SLEEVE AND 6" GATE VALVE **SWU STD**
3. 8" PVC SDR-26 SANITARY SEWER MAIN. EMBED PIPE PER DETAIL **SWU STD**
4. 8" DUCTILE IRON CLASS 50 WATER MAIN. EMBED PIPE PER DETAIL **SWU STD**
5. CONCRETE THRUST BLOCKING PER DETAIL **SWU STD**

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CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER

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REGISTERED PROFESSIONAL ENGINEER
Jason E. Ingels
No.11411
12/1/2022

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Expedient Civil Engineering, PLLC

DRAWN BY: KAB

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SHEET NAME
UTILITY PLAN 3

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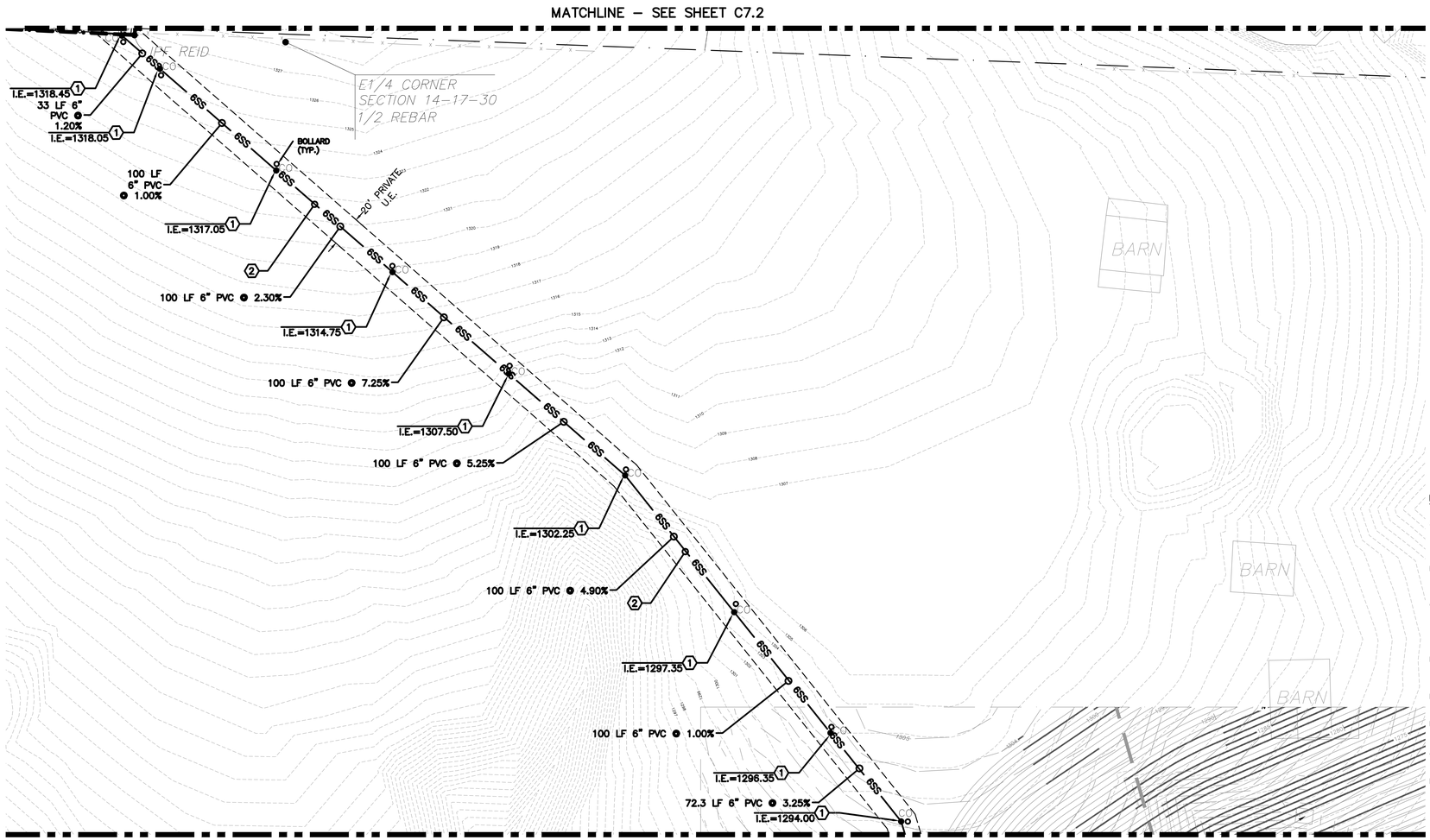
C7.3

C:\ECE Business\Projects\2019 Projects\19-1045 Williams Tractor\Dwg\19-1045.dwg



KEYNOTES:

1. SANITARY SEWER CLEANOUT PER DETAIL **SWU STD**
2. 6" PVC SDR-26 SANITARY SEWER MAIN. EMBED PIPE PER DETAIL **SWU STD**

NORTH

40 0 40

SCALE 1" = 40'

LEGEND

FOUND IRON PIN	
PROPERTY LINE	
EXISTING OVERHEAD ELECTRIC	OHE
EXISTING BARBED WIRE FENCE	X
EXISTING GAS METER	1336
EXISTING ELECTRIC TRANSFORMER	
EXISTING 6" WATER MAIN	6W
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
EXISTING 8" SEWER MAIN	8SS
EXISTING SEWER MANHOLE	
PROPOSED EASEMENT	
PROPOSED CENTERLINE OF ROAD	
PROPOSED CURB	
PROPOSED ASPHALT	
PROPOSED CONCRETE	
PROPOSED STREET LIGHT	
PROPOSED GRAVEL	
PROPOSED STORM DRAIN	
PROPOSED 8" WATERMAIN	8W
PROPOSED FIRE HYDRANT	
PROPOSED WATER VALVE	
PROPOSED WATER METER	
PROPOSED 6" SEWER MAIN	6SS
PROPOSED 8" SEWER MAIN	8SS
PROPOSED SEWER MANHOLE	
PROPOSED SEWER CLEANOUT	CO

UTILITY NOTES:

A. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES AND SPRINGDALE WATER UTILITIES (SWU) AND CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.

B. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF SWU AND EXPEDIENT CIVIL ENGINEERING, PLLC.

C. ALL WATER AND SEWER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES SPECIFICATIONS DATED AUGUST 27, 2014 AND THE ARKANSAS STATE HEALTH DEPARTMENT AND SHALL BE INSPECTED BY SWU INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.

D. ALL WATER MAINS SHALL BE DUCTILE IRON CLASS 50. SANITARY SEWER MAINS SHALL BE PVC, SDR-26 AND ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS NOTED.

E. ALL FILL UNDER UTILITY LINES SHALL BE COMPACTED IN 6 INCH LIFTS COMPACTED TO 95% STANDARD PROCTOR DENSITY.

F. ALL DENSITY TESTING REPORTS ARE TO BE FORWARDED TO SWU, EXPEDIENT CIVIL ENGINEERING, PLLC, AND THE CONTRACTOR.

G. EVERY SANITARY SEWER MANHOLE SHOULD BE VACUUM TESTED AS WORK PROGRESSES.

H. WATER MAINS AND SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE ARKANSAS DEPARTMENT OF HEALTH. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH.

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

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

CITY PROJECT #L23-10

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11411 Jason E. Ingalls 12/1/2022

Rev	Comments	Date
REC	RECORD DWGS	12/1/2022

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
48TH STREET SPRINGDALE, AR

WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

9200 SUITS LIG DR., STE B
BENTONVILLE, AR 72714
O: (479) 394-0028
D: (479) 367-2924
M: (479) 366-2924
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME UTILITY PLAN 4
File No. 19-1045.dwg
C7.4

C:\ECE Business\Projects\2019 Projects\19-1045 Williams Tractor\Dwg\19-1045.dwg

LEGEND

FOUND IRON PIN	
PROPERTY LINE	
EXISTING OVERHEAD ELECTRIC	OHE
EXISTING BARBED WIRE FENCE	X
EXISTING GAS METER	1336
EXISTING ELECTRIC TRANSFORMER	
EXISTING 6" WATER MAIN	6W
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
EXISTING 8" SEWER MAIN	8SS
EXISTING SEWER MANHOLE	
PROPOSED EASEMENT	
PROPOSED CENTERLINE OF ROAD	
PROPOSED CURB	
PROPOSED ASPHALT	
PROPOSED CONCRETE	
PROPOSED STREET LIGHT	
PROPOSED GRAVEL	
PROPOSED STORM DRAIN	
PROPOSED 8" WATERMAIN	8W
PROPOSED FIRE HYDRANT	
PROPOSED WATER VALVE	
PROPOSED WATER METER	
PROPOSED 6" SEWER MAIN	6SS
PROPOSED 8" SEWER MAIN	8SS
PROPOSED SEWER MANHOLE	
PROPOSED SEWER CLEANOUT	CO

NORTH

40 0 40

SCALE 1" = 40'

UTILITY NOTES:

A. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES AND SPRINGDALE WATER UTILITIES (SWU) AND CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.

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E. ALL FILL UNDER UTILITY LINES SHALL BE COMPACTED IN 6 INCH LIFTS COMPACTED TO 95% STANDARD PROCTOR DENSITY.

F. ALL DENSITY TESTING REPORTS ARE TO BE FORWARDED TO SWU, EXPEDIENT CIVIL ENGINEERING, PLLC, AND THE CONTRACTOR.

G. EVERY SANITARY SEWER MANHOLE SHOULD BE VACUUM TESTED AS WORK PROGRESSES.

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KEYNOTES:

1. SANITARY SEWER CLEANOUT PER DETAIL **SWU STD**
2. 6" PVC SDR-26 SANITARY SEWER MAIN. EMBED PIPE PER DETAIL **SWU STD**
3. 4' ID SANITARY SEWER MANHOLE PER DETAIL **SWU STD**
4. 8" PVC SDR-26 SANITARY SEWER MAIN. EMBED PIPE PER DETAIL **SWU STD**

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CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

CITY PROJECT #L23-10

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Jason E. Ingalls No.11411 12/1/2022

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REC	RECORD DWGS	12/1/2022

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
SPRINGDALE, AR
48TH STREET

WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

9200 SUITS LG DR, STE B
BELLA VISTA, AR 72714
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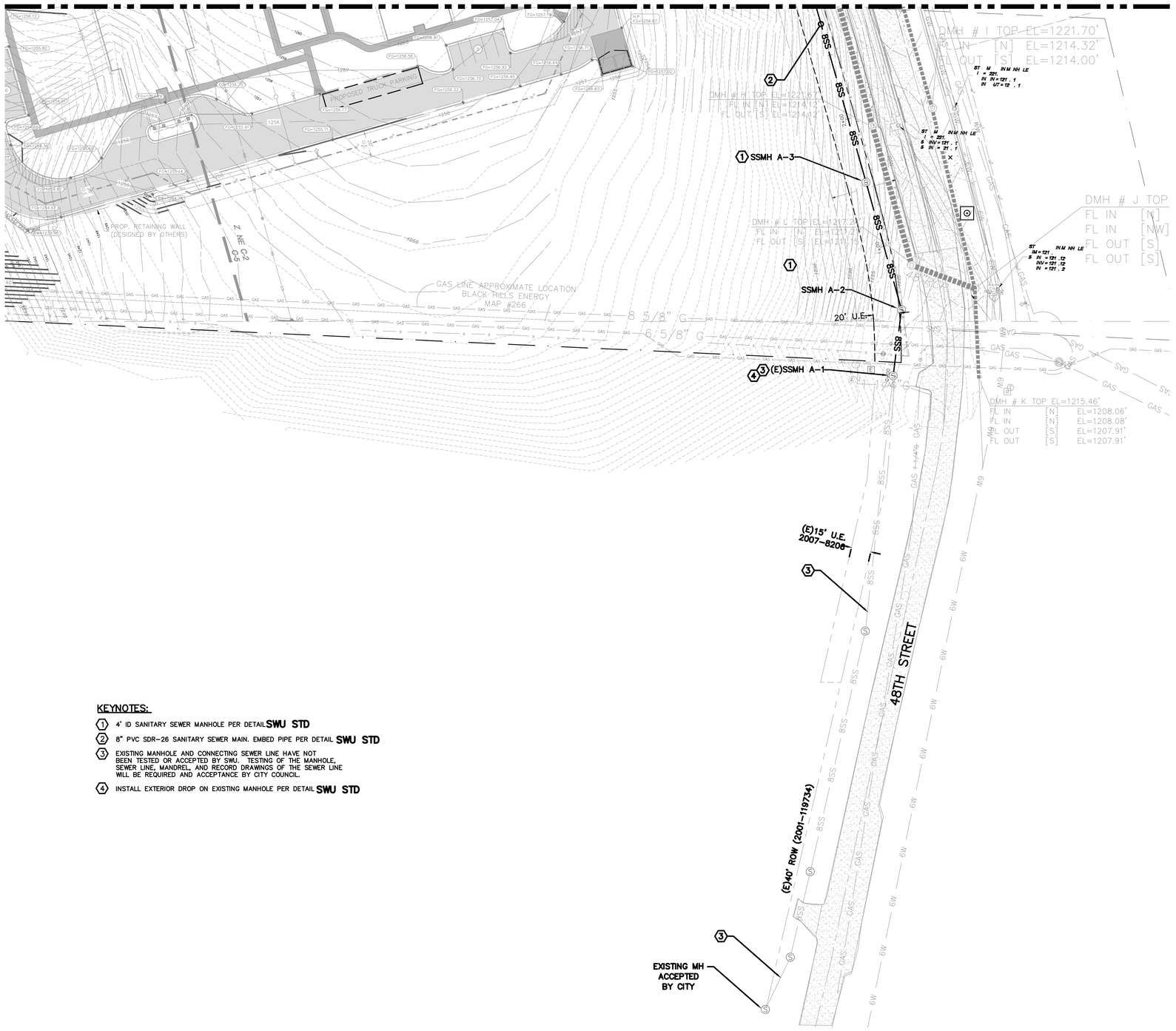
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME UTILITY PLAN 5
File No. 19-1045.dwg
C7.5

G:\ECE Business\Projects\2019 Projects\19 - 1045 Williams Tractor\Dwg\19-1045.dwg



NORTH

40 0 40

SCALE 1" = 40'

LEGEND

FOUND IRON PIN	
PROPERTY LINE	
EXISTING OVERHEAD ELECTRIC	OHE
EXISTING BARBED WIRE FENCE	X
EXISTING GAS METER	1336
EXISTING ELECTRIC TRANSFORMER	
EXISTING 6" WATER MAIN	6W
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
EXISTING 8" SEWER MAIN	8SS
EXISTING SEWER MANHOLE	S
PROPOSED EASEMENT	
PROPOSED CENTERLINE OF ROAD	
PROPOSED CURB	
PROPOSED ASPHALT	
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PROPOSED WATER VALVE	
PROPOSED WATER METER	
PROPOSED 6" SEWER MAIN	6SS
PROPOSED 8" SEWER MAIN	8SS
PROPOSED SEWER MANHOLE	
PROPOSED SEWER CLEANOUT	CO

KEYNOTES:

1. 4' ID SANITARY SEWER MANHOLE PER DETAIL **SWU STD**
2. 8" PVC SDR-26 SANITARY SEWER MAIN. EMBED PIPE PER DETAIL **SWU STD**
3. EXISTING MANHOLE AND CONNECTING SEWER LINE HAVE NOT BEEN TESTED OR ACCEPTED BY SWU. TESTING OF THE MANHOLE, SEWER LINE, MANDREL, AND RECORD DRAWINGS OF THE SEWER LINE WILL BE REQUIRED AND ACCEPTANCE BY CITY COUNCIL.
4. INSTALL EXTERIOR DROP ON EXISTING MANHOLE PER DETAIL **SWU STD**

UTILITY NOTES:

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CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

NOTE:

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CITY PROJECT #L23-10

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

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Jason E. Ingels No.11411 12/1/2022

Rev	Comments	Date
REC	RECORD DWGS	12/1/2022

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
48TH STREET SPRINGDALE, AR

WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

9200 SUITES US DR, STE B
ROGERS, ARKANSAS 72714
O: (479) 364-3028
D: (479) 367-2924
M: (501) 733-2660
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME UTILITY PLAN 6
File No. 19-1045.dwg
C7.6

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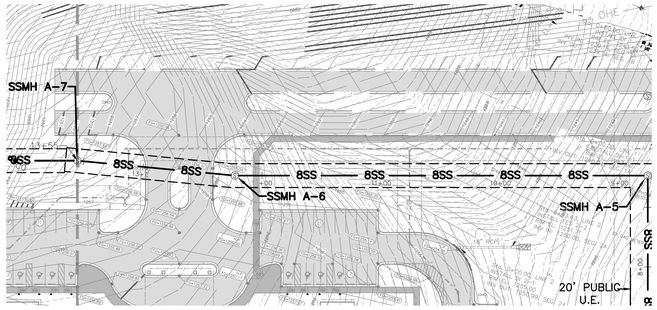
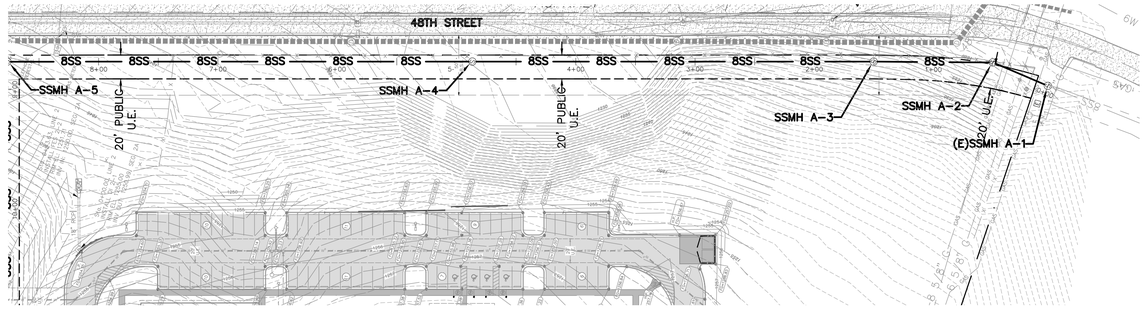




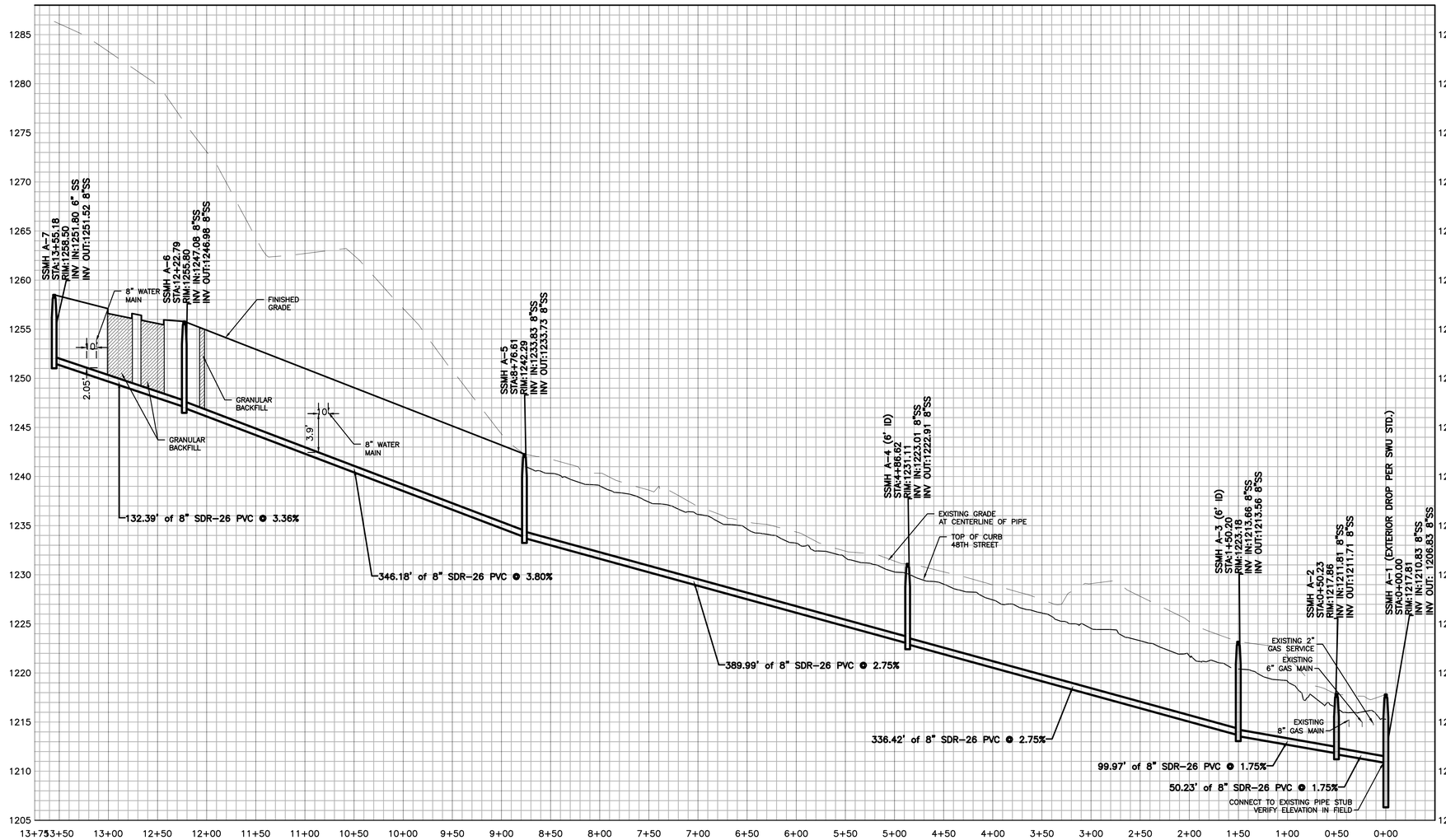
NORTH

SANITARY SEWER PLAN

HORIZONTAL SCALE: 1" =60'

60 0 60

NORTH



SANITARY SEWER PROFILE

HORIZONTAL SCALE: 1" =60'
VERTICAL SCALE: 1" = 6'

CITY PROJECT #L23-10

CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER

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Know what's below.
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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
Jason E. Ingalls
12/1/2022

Rev	Comments	Date
REC	RECORD DWGS	12/1/2022

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
48TH STREET
SPRINGDALE, AR

WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

8200 SUITS LIG DR, STE. B
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O: (479) 394-3029
F: (479) 387-2564
M: (479) 790-7080
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME OFF-SITE SANITARY SEWER PLAN & PROFILE
File No. 19-1045.dwg
C8.0

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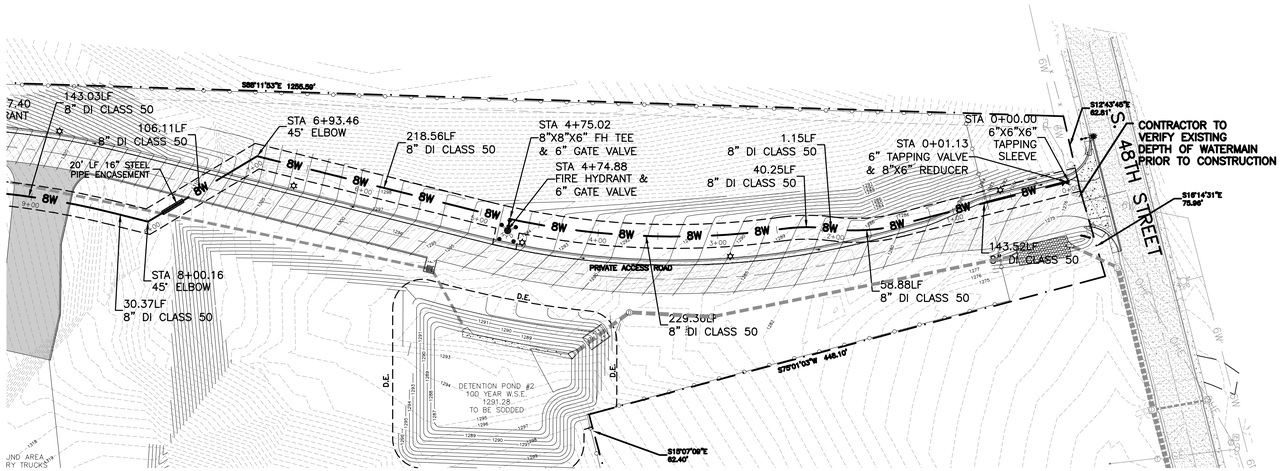
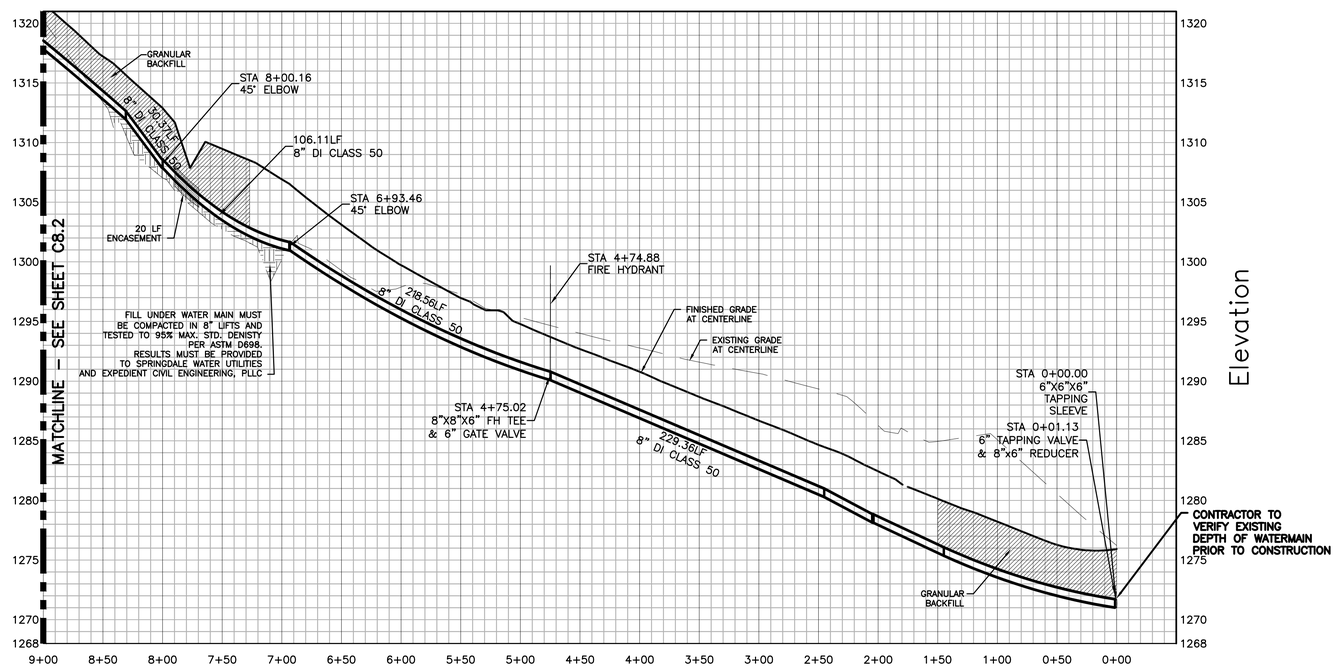


WATERLINE A PLAN

HORIZONTAL SCALE: 1" =60'

60 0 60

NORTH



WATERLINE A PROFILE

HORIZONTAL SCALE: 1" =60'

VERTICAL SCALE: 1" = 6'

CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER

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Jason E. Ingalls
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Rev	Comments	Date
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Expedient Civil Engineering, PLLC

DRAWN BY: KAB

CHECKED BY: JEI

DATE 7/21/2020

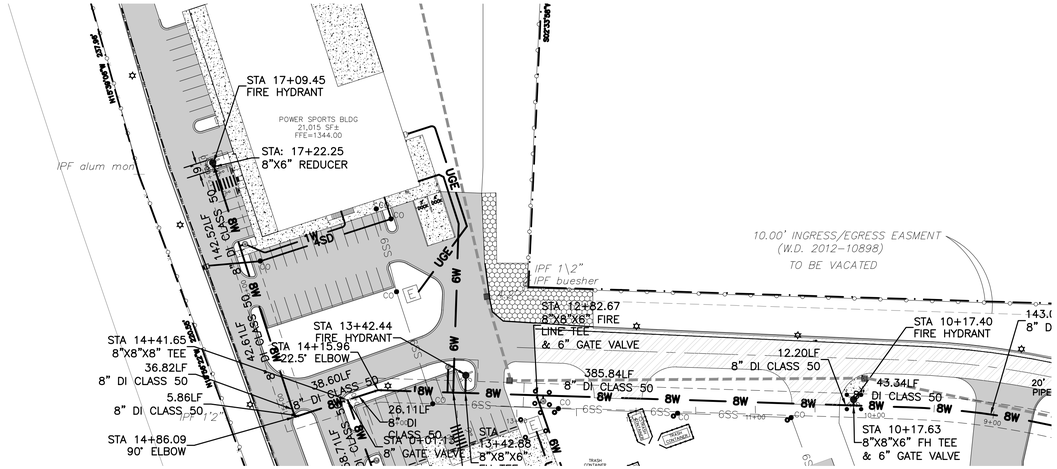
JOB NUMBER 19-1045

SHEET NAME
WATER LINE 'A' PLAN & PROFILE (STA. 0+00–9+00)

File No. 19-1045.dwg

C8.1

C:\ECE Business\Projects\2019 Projects\19-1045 Williams Tractor\Dwg\19-1045.dwg

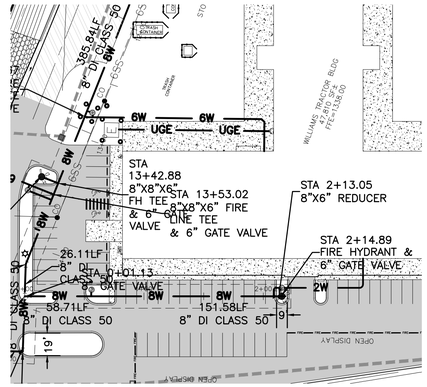


WATERLINE A PLAN

HORIZONTAL SCALE: 1" =60'

60 0 60

NORTH

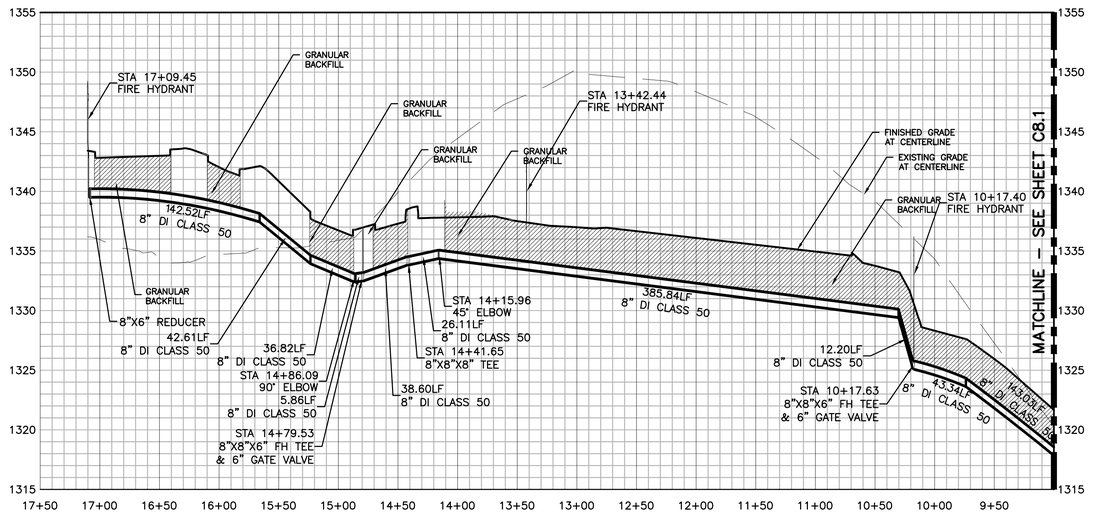


WATERLINE B PLAN

HORIZONTAL SCALE: 1" =60'

60 0 60

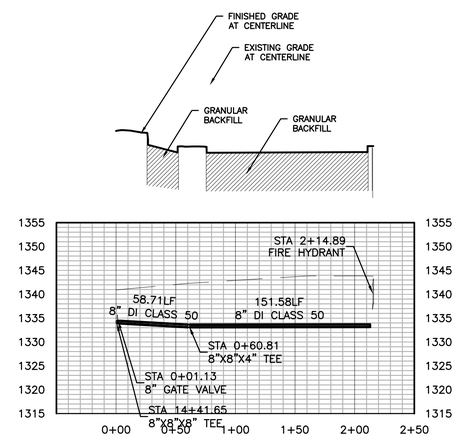
NORTH



WATERLINE A PROFILE

HORIZONTAL SCALE: 1" =60'

VERTICAL SCALE: 1" = 6'



WATERLINE B PROFILE

HORIZONTAL SCALE: 1" =60'

VERTICAL SCALE: 1" = 6'

CITY PROJECT #L23-10

CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER

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No.11411
Jason E. Ingels
12/1/2022

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Expedient Civil Engineering, PLLC

DRAWN BY: KAB

CHECKED BY: JEI

DATE 7/21/2020

JOB NUMBER 19-1045

SHEET NAME (STA. WATER LINE 'A' 9+00–17+23) & WATERLINE 'B' PLAN & PROFILE

File No. 19-1045.dwg

C8.2

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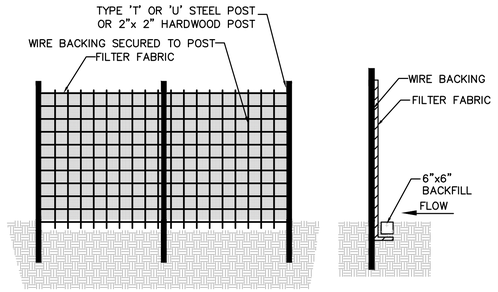
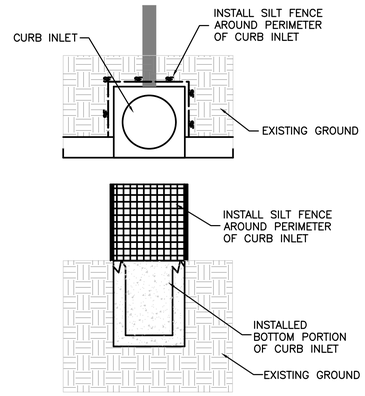
NOTES:

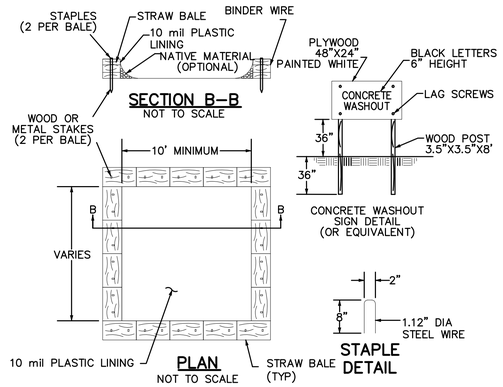
1. ADJOINING FILTER CLOTH SECTIONS MUST OVERLAP A MINIMUM OF 6" AND FOLDED.
2. STAKES ARE TO BE EMBEDDED A MINIMUM OF 12 INCHES.
3. EXCAVATE SMALL TRENCH AT BASE OF SILT FENCE AND PLACE FABRIC ALONG BOTTOM OF TRENCH. COMPACT SOIL OVER FABRIC IN TRENCH AS SHOWN IN DETAIL.
5. FABRIC FOR SILT FENCE MAY BE WOVEN OR NON-WOVEN MATERIAL AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.
6. SEDIMENT AND DEBRIS ACCUMULATED BEHIND THE SILT FENCE SHALL BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE THIRD THE HEIGTH OF THE FENCE.
7. IMMEDIATELY REPLACE CLOGGED OR DAMAGED FENCE.



DETAIL 3 – SILT FENCING
NOT TO SCALE

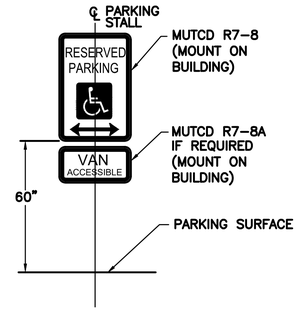


DETAIL 4 – CURB INLET EROSION CONTROL
NOT TO SCALE

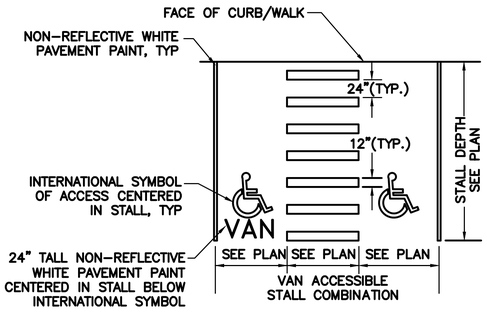


TYPE "ABOVE GRADE" WITH STRAW BALES

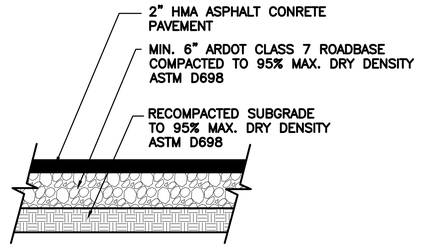
DETAIL 5 – CONCRETE WASHOUT
NOT TO SCALE



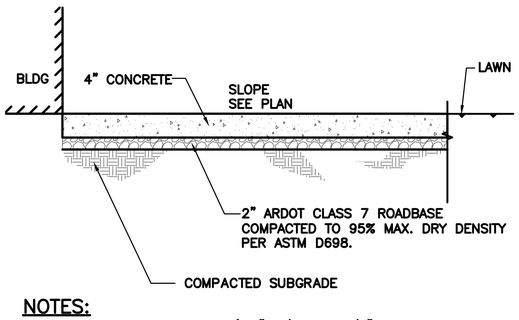
DETAIL 6 – ACCESSIBLE PARKING SIGN
NOT TO SCALE



DETAIL 7 – ACCESSIBLE PARKING STRIPING
NOT TO SCALE

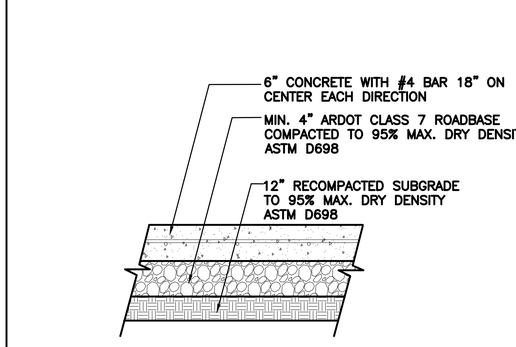


DETAIL 8 – STANDARD DUTY ASPHALT SECTION
NOT TO SCALE

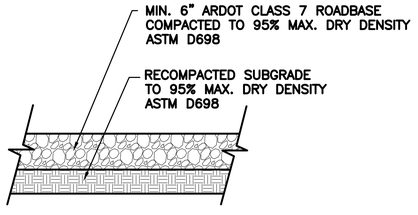


NOTES:
1. INSTALL DUMMY JOINTS AT 5'–0" C/C AND 1/2"
2. EXPANSION JOINTS AT 30'–0" C/C AND AT TERMINATIONS AGAINST SIDEWALK INTERSECTIONS UNLESS NOTED OTHERWISE BY ARCHITECT. SEE SITE PLAN FOR FINISH REQUIREMENTS.

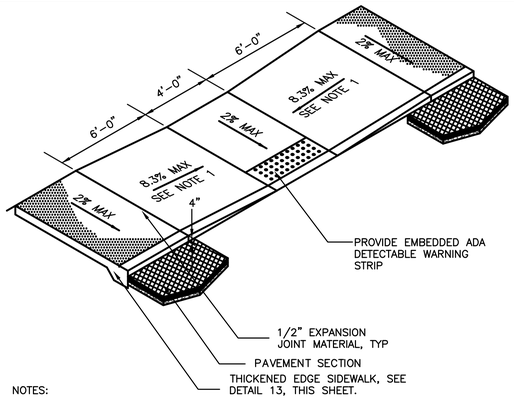
DETAIL 9 – 4" STANDARD CONCRETE SIDEWALK
NOT TO SCALE



DETAIL 10 – HEAVY CONCRETE SECTION
NOT TO SCALE

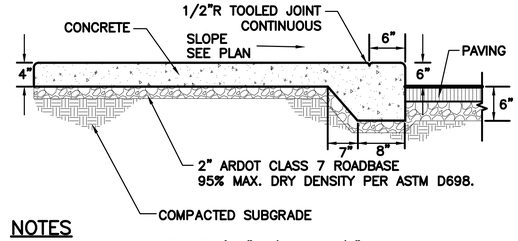


DETAIL 11 – STANDARD GRAVEL SECTION
NOT TO SCALE



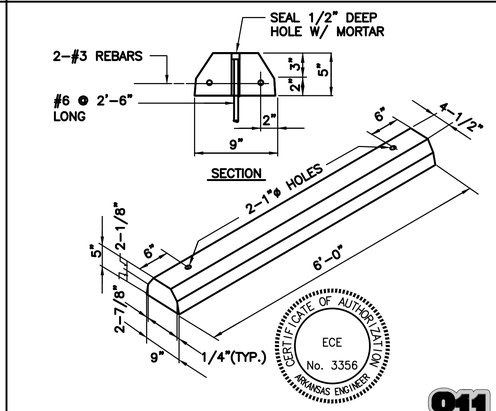
NOTES:
1. THE CURB RAMP RUNNING SLOPE SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15 FEET. WHEN APPLYING THE 15 FEET MAXIMUM LENGTH THE RUNNING SLOPE OF THE CURB RAMP SHALL BE AS FLAT AS POSSIBLE.
2. CROSS SLOPE NOT TO EXCEED 2%.

DETAIL 12 – ACCESSIBLE RAMP
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 13 – 4" THICKENED EDGE CONCRETE SIDEWALK
NOT TO SCALE



DETAIL 14 – PRECAST CONCRETE WHEEL STOP
NOT TO SCALE

CITY PROJECT #L23-10

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
Jason E. Ingalls
12/1/2022

Rev	Comments	Date
REC	RECORD DWGS	12/1/2022

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
48TH STREET SPRINGDALE, AR

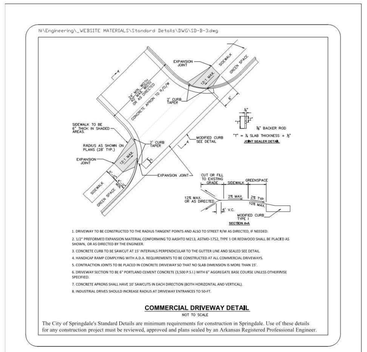
WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

9200 SUITS LUG DR, STE B
LITTLE ROCK, AR 72214
O: (479) 394-5029
D: (479) 397-2564
M: (501) 590-0880
EMAIL: jason@ece-pllc.com

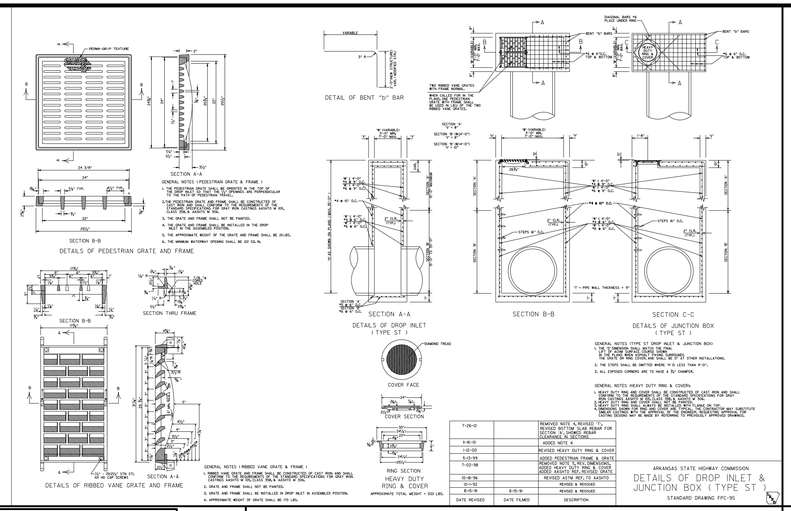
Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME DETAILS
File No. 19-1045.dwg
C9.0

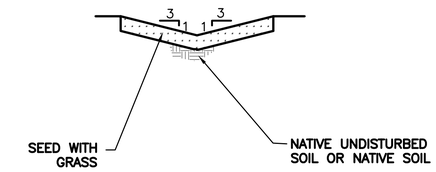
C:\ECE Business\Projects\2019 Projects\19-1045 Williams Tractor\Dwg\19-1045.dwg



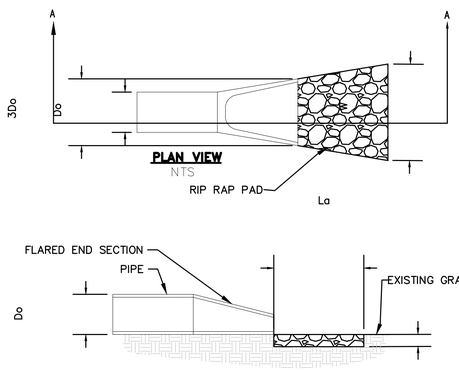
DETAIL 15 – COMMERCIAL DRIVE ENTRANCE
NOT TO SCALE



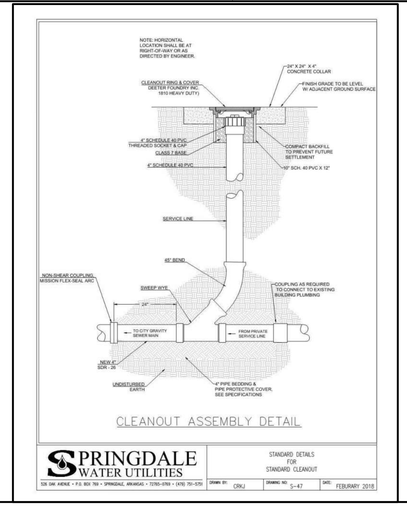
DETAIL 16 – GRATED INLET BOX
NOT TO SCALE

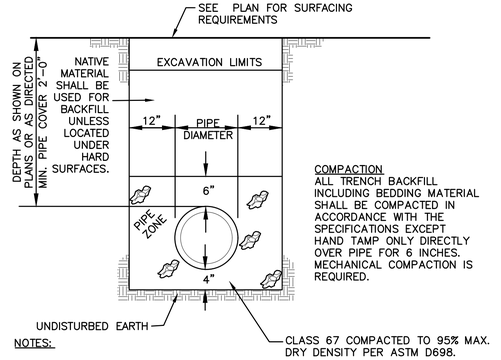


DETAIL 17 – DRAINAGE DITCH
NOT TO SCALE

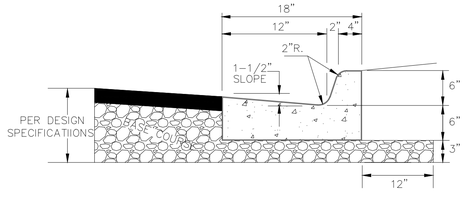


DETAIL 18 – RIPRAP PAD
NOT TO SCALE





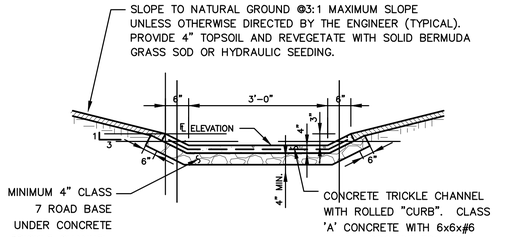
DETAIL 20 – PIPE EMBEDMENT
NOT TO SCALE



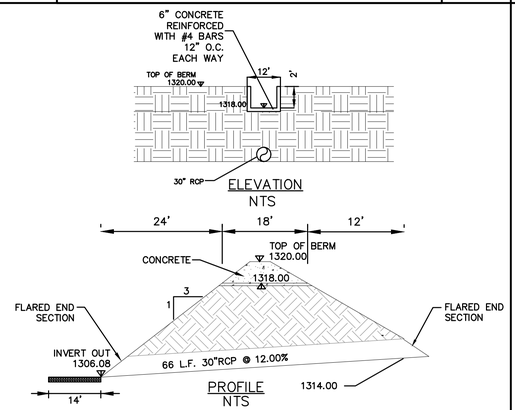
NOTES:

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.**

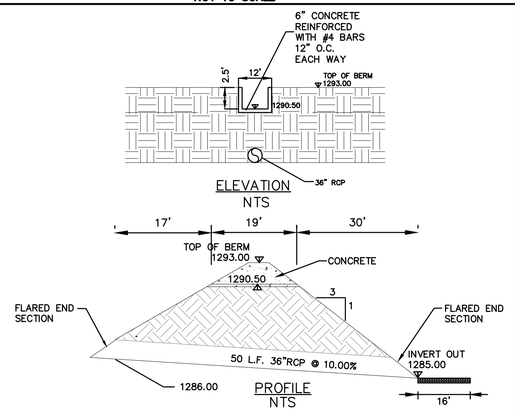
DETAIL 21 – CURB AND GUTTER
NOT TO SCALE



DETAIL 22 – CONCRETE TRICKLE CHANNEL
NOT TO SCALE



DETAIL 23 – DET POND OUTLET STRUCTURE #1
NOT TO SCALE



DETAIL 24 – DET POND OUTLET STRUCTURE #2
NOT TO SCALE

CITY PROJECT #L23-10

Know what's below. Call before you dig.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
JASON E. IDLEWINE
12/1/2022

Rev	Comments	Date
REC	RECORD DWGS	12/1/2022

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
48TH STREET SPRINGDALE, AR

WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

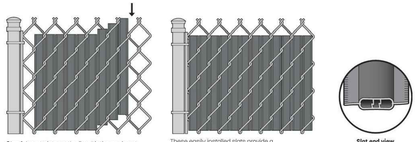
9200 SUITS LG DR, STE B
ROGERS, ARKANSAS 72714
O: (479) 394-5209
D: (479) 387-2504
M: (479) 790-2504
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME DETAILS
File No. 19-1045.dwg
C10.0

ECE CERTIFICATE OF AUTHORIZATION No. 3356 ARKANSAS ENGINEER

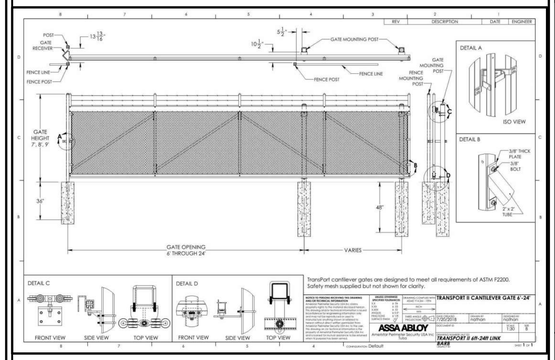
G:\ECE Business\Projects\2019 Projects\19-1045 Williams Tractor\Dwg\19-1045.dwg



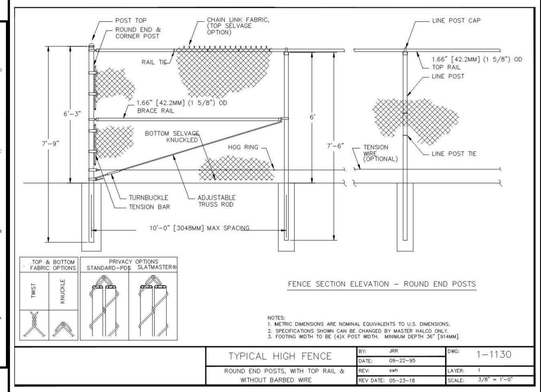
SLAT NAME	SLAT WIDTH	MESH SIZE	WIRE GAUGE	COVERAGE AREA
WINGED SLAT	1 7/16"	2" ONLY	9 GAUGE ONLY	50 LINEAR FEET

Winged® Fence Slats

DETAIL 25 – CHAIN LINK WITH VINYL SLATS
NOT TO SCALE

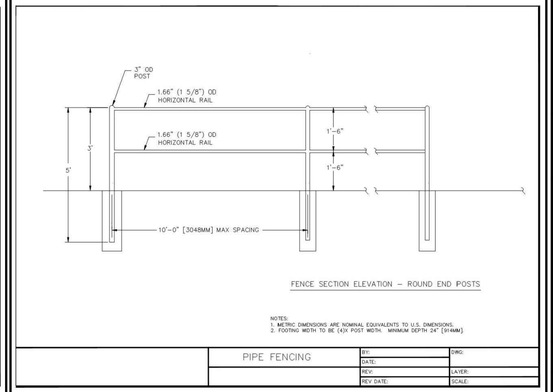


DETAIL 26 – CHAIN LINK AUTOMATIC SLIDING GATE
NOT TO SCALE



TYPICAL HIGH FENCE	BY: JRR	DWG: 1–1130
ROUND END POSTS, WITH TOP RAIL & WITHOUT BARBED WIRE	DATE: 09–22–95	LAYER: T
	REV: swh	SCALE: 3/8" = 1'–0"
	REV DATE: 05–23–18	

DETAIL 28 – CHAIN FENCING
NOT TO SCALE



PIPE FENCING	BY:	DWG:
	DATE:	
	REV:	LAYER:
	REV DATE:	SCALE:

DETAIL 29 – PIPE FENCING
NOT TO SCALE

DETAIL 27 – SAND/OILINTERCEPTOR
NOT TO SCALE

SPRINGDALE WATER UTILITIES
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: KM
DRAWING NO: S–26
DATE: OCTOBER 2019

DETAIL 30 – WOOD FENCING
NOT TO SCALE

DETAIL 31 – WOOD GATE
NOT TO SCALE

CITY PROJECT #L23-10

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

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

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Jason E. Ingels 12/1/2022

Rev	Comments	Date
	RECORD DWGS	12/1/2022

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
48TH STREET SPRINGDALE, AR

WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

9200 SUITS US DR, STE B
BENTONVILLE, AR 72714
O: (479) 364-0028
D: (479) 387-2504
M: (479) 366-3555
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME DETAILS
File No. 19-1045.dwg
C11.0

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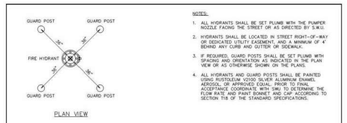
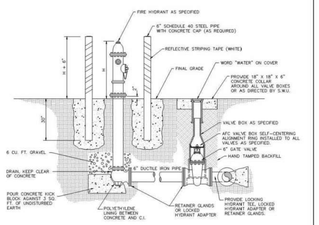


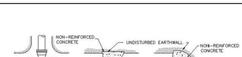
NOTES:
1. ALL HYDRANTS SHALL BE SET PLUMB WITH THE PUMPER NOZZLE FACING THE STREET OR AS DIRECTED BY S.W.U.
2. HYDRANTS SHALL BE LOCATED IN STREET RIGHT-OF-WAY OR DEDICATED UTILITY EASEMENT, AND A MINIMUM OF 4' FROM ANY OBSTRUCTION SUCH AS A FENCE OR WALL.
3. IF REQUIRED, GUARD POSTS SHALL BE SET PLUMB 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 10100 SILVER ALUMINUM ENAMEL AEROSOL, OR APPROVED EQUAL, PRIOR TO FINAL ACCEPTANCE. CONTRACTOR SHALL REFER TO SPECIFIC THE FLOW RATE AND PAINT BONNET AND CAP ACCORDING TO SECTION 709 OF THE STANDARD SPECIFICATIONS.

PLAN VIEW

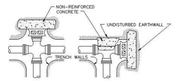


FIRE HYDRANT WITH GUARD POSTS
(GUARD POST ONLY AS REQUIRED)
N.T.S.
S-2

SPRINGDALE WATER UTILITIES
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
526 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5701
DRAWN BY: KM/JNK | DRAWING NO: S-2 | DATE: AUGUST 2014



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



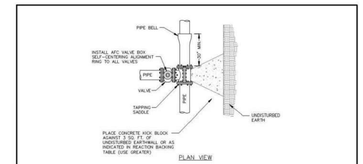
CROSS W/PLUG TEE W/PLUG

NOTES:
1. ALL FITTINGS SHALL BE MECHANICAL JOINTS, UNLESS OTHERWISE SPECIFIED.
2. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
3. WRAP ALL FITTINGS WITH POLYETHYLENE AS SPECIFIED.
4. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
5. BACKING FOR FUTURE LINE EXTENSIONS SHALL BE BACKED. 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 ZONE AREAS AS DIRECTED BY THE ENGINEER.

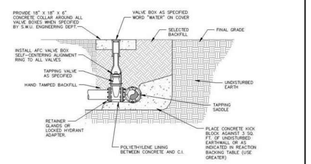
SIZE	REACTION BACKING TABLE: REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING — TYPE OF FITTINGS			
	TEE	90°	45°	22 1/2°
2"	1	1	1	1
3"	1	1	1	1
4"	2	3	2	1
6"	4	5	3	2
8"	7	9	5	3
10"	10	12	7	3
12"	13	17	9	4
14"	17	21	11	5
16"	21	27	14	6
18"	26	33	17	8
20"	31	39	20	9
24"	44	56	28	13
30"	68	86	43	20
36"	95	120	60	28

REACTION BACKING
N.T.S.
S-3

SPRINGDALE WATER UTILITIES
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
526 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5701
DRAWN BY: KM/JNK | DRAWING NO: S-3 | DATE: MARCH 2008



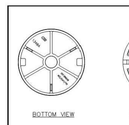
PLAN VIEW

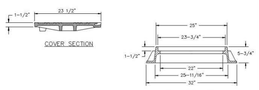


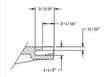
PROFILE VIEW

TAPPING SADDLE & VALVE
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) 751-5701
DRAWN BY: CAG | DRAWING NO: S-5 | DATE: AUGUST 2014







PICKHOLE DETAIL

MANHOLE FRAME & COVER
(WITHIN AND OUTSIDE OF STREETS AND OTHER DRIVING SURFACES)
N.T.S.

VULCAN FOUNDRY V-1348-1

NOTE
MINIMUM WEIGHTS
COVER: 125 LBS
FRAME: 325 LBS
MINIMUM COMBINED WEIGHT: 450 LBS
(SEE SPECS FOR ADDITIONAL REQUIREMENTS)

SPRINGDALE WATER UTILITIES
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
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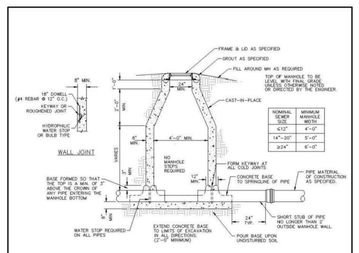
DRAWN BY: JNK | DRAWING NO: S-7 | DATE: MARCH 2008



WALL JOINT

CAST IN PLACE MANHOLE
N.T.S.

NOTES:
1. THE CENTERLINE OF ALL PIPES ENTERING AND LEAVING A MANHOLE SHALL PASS THROUGH THE CENTER OF THE MANHOLE.
2. BRUSH FINISHED SURFACES OF CONCRETE AND REMOVE LOOSE MATERIAL.
3. CONSTRUCT FLOW CHANNEL FOR ALL PIPES ENTERING THE MANHOLE, INCLUDING SERVICE LINES, TO MAINTAIN A CONSTANT GRADE THROUGHOUT EACH INVERT.

MANHOLE BOTTOM
FOR 6" THROUGH 24" SEWER MAINS
(MANHOLES FOR SEWER MAINS LARGER THAN 24" REQUIRE INDIVIDUAL DESIGN)
N.T.S.

SPRINGDALE WATER UTILITIES
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
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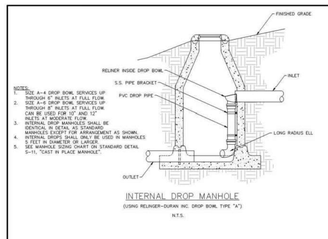
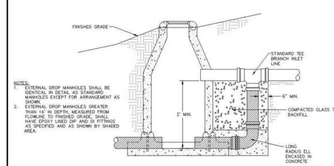
DRAWN BY: TLS | DRAWING NO: S-11 | DATE: MARCH 2008



NOTES:
1. SIZE A-1 DROP BOWL SERVICES UP THROUGH 8" INLETS AT FULL FLOW.
2. SIZE A-2 DROP BOWL SERVICES UP THROUGH 8" INLETS AT FULL FLOW. CAN BE USED FOR 10" AND 12" INLETS AT MODERATE FLOW.
3. ALL DROP BOWL FITTINGS SHALL BE IDENTICAL IN DETAIL AS STANDARD MANHOLES EXCEPT FOR ARRANGEMENT AS SHOWN.
4. DROP BOWLS SHALL NOT BE USED IN MANHOLES 5 FEET IN DIAMETER OR LARGER.
5. SEE MANHOLE SIZING CHART ON STANDARD DETAIL S-11, "COST IN PLACE MANHOLE".

INTERNAL DROP MANHOLE
(USING REUNER-DURAN INC DROP BOWL TYPE "A")
N.T.S.



NOTES:
1. EXTERNAL DROP MANHOLES SHALL BE IDENTICAL IN DETAIL TO STANDARD MANHOLES EXCEPT FOR ARRANGEMENT AS SHOWN.
2. EXTERNAL DROP MANHOLES GREATER THAN 24" DIAMETER, FOR SEWER MAINS FLOWLINE TO FINISHED GRADE, SHALL HAVE EPOXY LINED DIP AND DI FITTINGS SPECIFIED AND AS SHOWN BY SHADED AREA.

EXTERNAL DROP MANHOLE
N.T.S.

SPRINGDALE WATER UTILITIES
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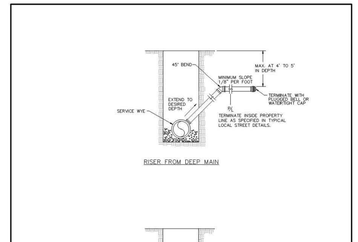
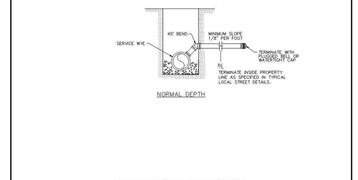


RISER FROM DEEP MAIN



NORMAL DEPTH

SEWER SERVICE CONNECTIONS
N.T.S.

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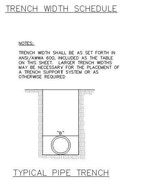
NOMINAL PIPE DIAMETER	"B"
3" AND 4"	2'-4"
6"	2'-6"
8"	2'-8"
10"	2'-10"
12"	3'-0"
14"	3'-2"
16"	3'-4"
18"	3'-6"
20"	3'-8"
24"	4'-0"
27"	4'-4"
30"	4'-6"
36"	5'-0"
42"	5'-6"
48"	6'-0"

TRENCH WIDTH SCHEDULE

NOTES:
TRENCH WIDTH SHALL BE AS SET FORTH IN AWSU/AWWA 9DD, INCLUDED AS THE TABLE ON THIS SHEET. LARGER TRENCH WIDTHS MAY BE REQUIRED FOR THE INSTALLATION 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
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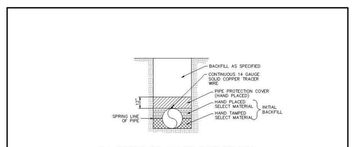
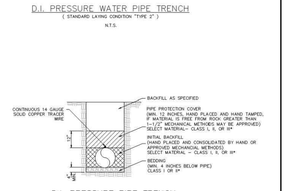


D.I. PRESSURE WATER PIPE TRENCH
(STANDARD LAYING CONDITION "TYPE 2")
N.T.S.



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 SHALL CONFORM TO THE PIPE COURSE FILL SECTION OF THE SPECIFICATIONS
** STANDARD SIZE NO. 67 AS DEFINED IN ASTM D448

SPRINGDALE WATER UTILITIES
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
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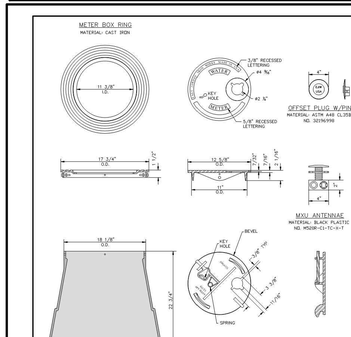

METER BOX
MATERIAL: WHITE PLASTIC
NO. 30376998
EAST JORDAN IRON WORKS
149X24 A-TYPE
20X24X24S
OR APPROVED EQUAL

STANDARD METER BOX
N.T.S.

SPRINGDALE WATER UTILITIES
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
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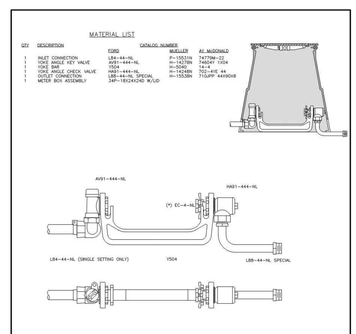
DRAWN BY: TLS | DRAWING NO: S-22 | DATE: AUGUST 2014



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-44-NL ARE PROVIDED BY THE DEPARTMENT.

SPRINGDALE WATER UTILITIES
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
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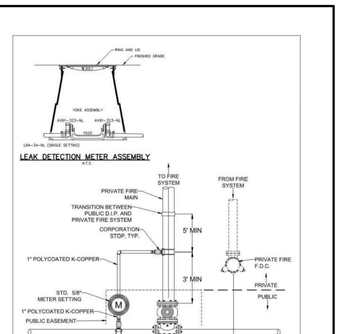
DRAWN BY: TLS | DRAWING NO: S-24 | DATE: AUGUST 2014



SPRINGDALE WATER UTILITIES
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
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DRAWN BY: LVS | DRAWING NO: S-36 | DATE: FEB. 2016

CITY PROJECT #L23-10

CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEERING

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
Jason E. Ingels
No.11411
12/1/2022

Rev	Comments	Date
REC	RECORD DWGS	12/1/2022

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
48TH STREET SPRINGDALE, AR

WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

9200 SUITS US DR, STE B
BENTONVILLE, AR 72714
O: (479) 364-0028
D: (479) 387-2504
M: (479) 200-0505
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME DETAILS
File No. 19-1045.dwg
C12.0

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Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description
	7	GLNA-04-T3	SINGLE	MCGRAW GLNA-AF-04-LED-E1-T3
	1	GLNA-04-T4W	SINGLE	MCGRAW GLNA-AF-04-LED-E1-T4W
	4	GLNA-04-T4FT-TWIN	BACK-BACK	MCGRAW GLNA-AF-04-LED-E1-T4FT
	3	GLNA-04-T4FT	SINGLE	MCGRAW GLNA-AF-04-LED-E1-T4FT
	7	GLNA-04-T5	SINGLE	MCGRAW GLNA-AF-04-LED-E1-T5
	2	GLNA-04-5MQ-TWIN	BACK-BACK	MCGRAW GLNA-AF-04-LED-E1-5MQ
	20	TYPE C	SINGLE	HALO COMMERCIAL BCS2000IH-HMEI2835-6IM08
	33	TYPE W	SINGLE	MCGRAW GMC-AF-02-LED-E1-T4FT

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
Jason E. Ingalls
12/1/2022

Rev	Comments	Date
REC	RECORD DWGS	12/1/2022

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
48TH STREET
SPRINGDALE, AR

WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

9200 SUITS US DR, STE. B
ROGERS, AR 72714
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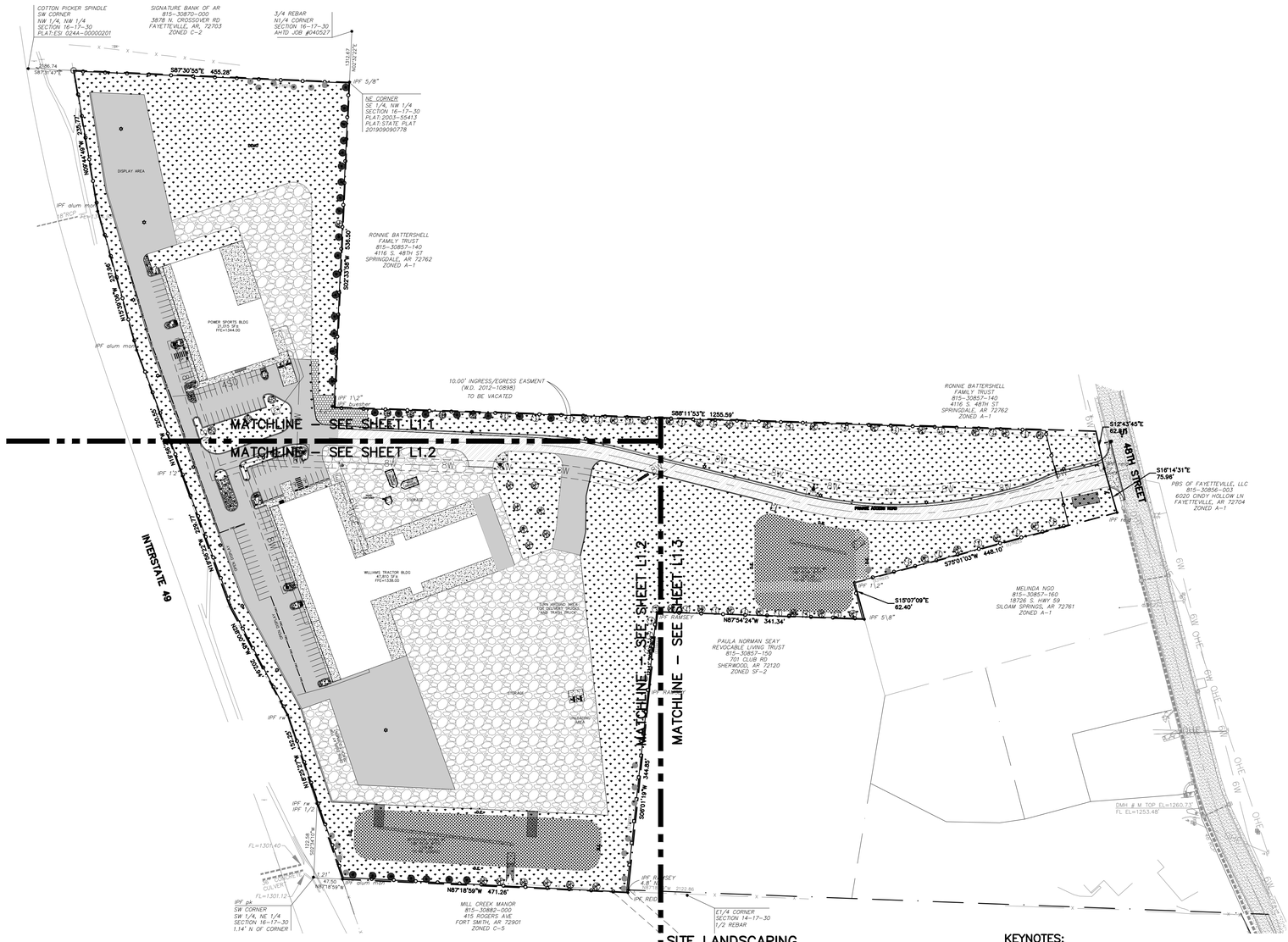
D: (479) 387-2304
M: (479) 200-2500
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE: 7/21/2020
JOB NUMBER: 19-1045
SHEET NAME: PHOTOMETRIC PLAN
File No.: 19-1045.dwg
C13.0



SITE LANDSCAPING

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
DECIDUOUS	RED MAPLE	ACER RUBRUM	32	2" CALIPER B & B MIN. 6'	25' MIN.
EVERGREEN	JAPANESE BLACK PINE	PINUS THUNBERGII	25	2" CALIPER B & B MIN. 6'	25' MIN.
DECIDUOUS	EXISTING TREES		18	2" CALIPER B & B MIN. 6'	25' MIN.
DECIDUOUS	PIN OAK	QUERCUS PALUSTRIS	24	2" CALIPER B & B MIN. 6'	25' MIN.
EVERGREEN	BIRCH	BETULA	8	2" CALIPER B & B MIN. 6'	25' MIN.
○	SHRUB		148	3 GALLON	5' MIN.

KEYNOTES:

1. PROPOSED STREET TREE (REFER TO TABLE FOR TYPE AND SPACING)
2. PROPOSED PARKING LOT TREE (REFER TO TABLE FOR TYPE)
3. LANDSCAPE EDGING

NORTH

100 0 100

SCALE 1" = 100'

LEGEND

- FOUND IRON PIN — IPF 1/2 REBAR
- PROPERTY LINE
- EXISTING WOOD FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING EASEMENT
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING CURB
- EXISTING CENTERLINE OF ROAD
- EXISTING 6" WATER MAIN — 6W
- EXISTING GAS MAIN — GAS
- EXISTING OVERHEAD POWER — OHE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED CURB
- PROPOSED STANDARD ASPHALT
- PROPOSED HEAVY ASPHALT
- PROPOSED HANDICAP SIGN
- PROPOSED EASEMENT
- PROPOSED PARKING LOT LIGHT
- PROPOSED HYDROSEED
- PROPOSED SOD

LANDSCAPING REQUIREMENTS:

PERIMETER LANDSCAPING

1. REQUIRED – 1 TREE EVERY 25 LF OF PROPERTY LINE NOT ADJACENT TO RIGHT OF WAY OR 3,915 LF PERIMETER AT 25' SPACING = 157 TREES
2. PROVIDED – 101 EXISTING TREES AND 56 TREES

PARKING LOT LANDSCAPING

REQUIRED – 10% OF PARKING AREA
POWER SPORTS BUILDING –26,102 SF PARKING
TRACTOR BUILDING – 23,980 SF PARKING
PROVIDED – POWER SPORTS BUILDING – 8,274 SF
PROVIDED – TRACTOR BUILDING – 3,550 SF

GREENSPACE

1. PROVIDED –

TOTAL LOT AREA:	909,968 SF
IMPERVIOUS AREA:	309,784 SF
GRAVEL AREA:	224,397 SF
PERVIOUS AREA:	375,787 SF
GREENSPACE:	41.3%

GENERAL LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL BE AS SPECIFIED IN THE PLANT LIST ON THIS SHEET AND MEET THE REQUIREMENTS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN PUBLICATION "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 LATEST EDITION).
2. ALL PLANT MATERIAL SHALL BE HEALTHY AND VIGOROUS AT THE TIME OF INSTALLATION AND SHALL BE WARRANTED FOR SURVIVAL FOR A PERIOD OF 2 YEARS FROM THE TIME OF INSTALLATION.
3. INSTALLATION AND EXECUTION OF THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT LANDSCAPE ORDINANCE FOR THE CITY OF ROGERS.
4. INSTALL A 4" LAYER OF ROCK MULCH OVER A WOVEN FABRIC WEED BARRIER IN ALL BEDS.
5. INSTALL A 3/16"X 4" STEEL EDGING TO BORDER THE MULCHED BED AREAS WHERE THEY ARE ADJACENT TO TURF AREAS.
6. IRRIGATION SYSTEM TO BE DESIGN BUILD.

CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER

CITY PROJECT #L23-10

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
Jason E. Ingalls
12/1/2022

Rev	Comments	Date
REC	RECORD DWGS	12/1/2022

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48TH STREET
SPRINGDALE, AR

WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

9200 SUITE US-DR. STE B
BELLA VISTA, AR 72714
O: (479) 384-0028
D: (479) 387-2304
M: (479) 200-0500
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME
RECORD OVERALL LANDSCAPE PLAN
File No. 19-1045.dwg
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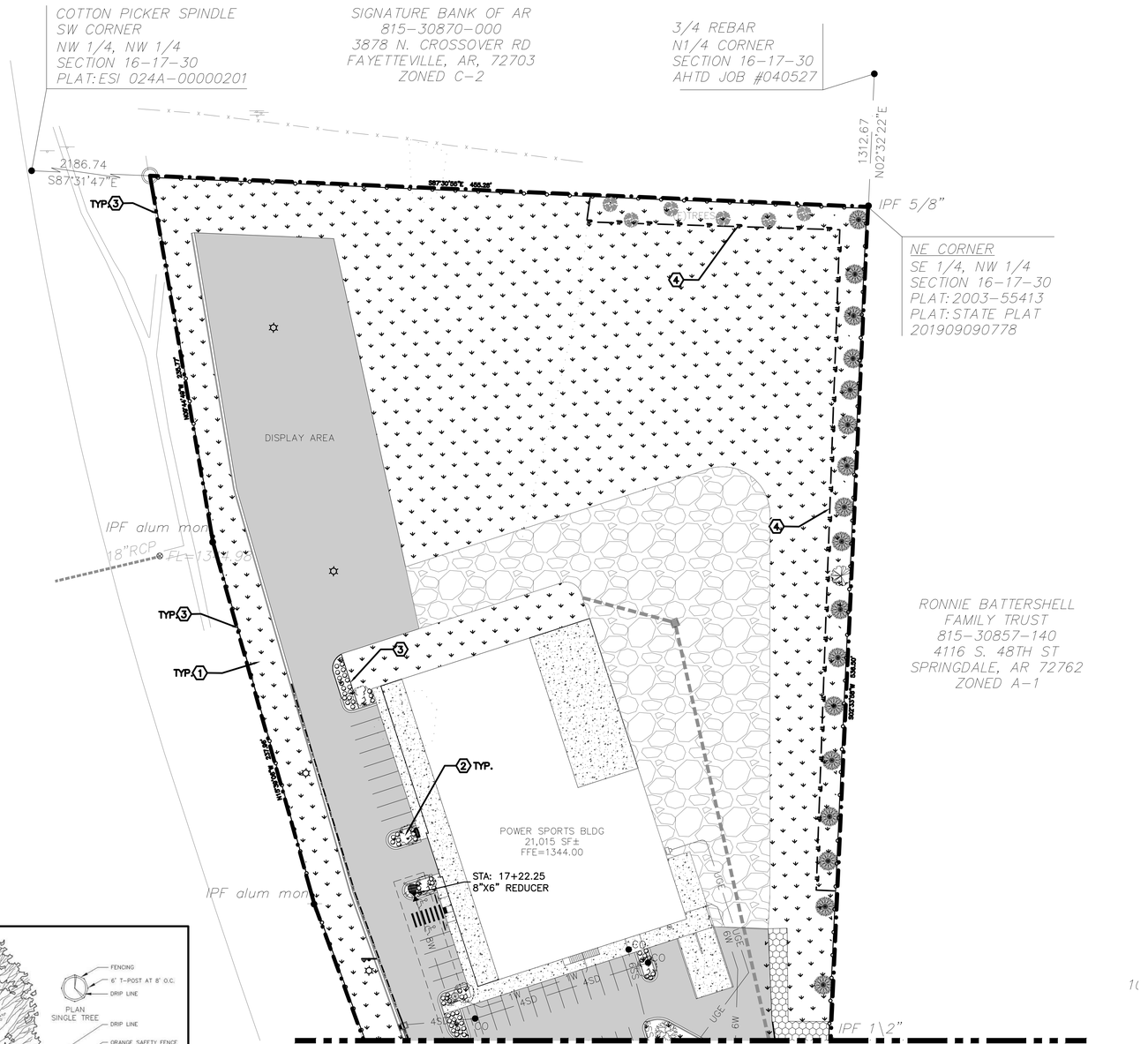
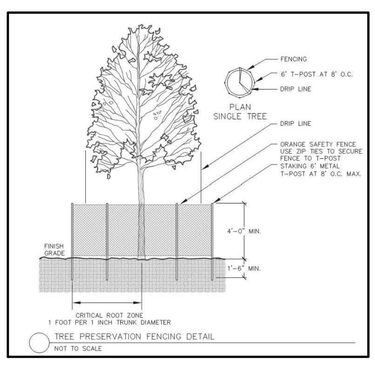


MATCHLINE – SEE SHEET L1.2



KEYNOTES:

1. PROPOSED STREET TREE (REFER TO TABLE FOR TYPE AND SPACING)
2. PROPOSED PARKING LOT TREE (REFER TO TABLE FOR TYPE)
3. LANDSCAPE EDGING
4. TREE PROTECTION FENCING PER DETAIL ON THIS SHEET

NORTH

40 0 40

SCALE 1" = 40'

LEGEND

FOUND IRON PIN	IPF 1/2 REBAR
PROPERTY LINE	
EXISTING WOOD FENCE	
EXISTING CHAIN LINK FENCE	
EXISTING EASEMENT	
EXISTING ASPHALT	
EXISTING CONCRETE	
EXISTING CURB	
EXISTING CENTERLINE OF ROAD	
EXISTING 6" WATER MAIN	6W 6W
EXISTING GAS MAIN	GAS GAS
EXISTING OVERHEAD POWER	OHE OHE
EXISTING POWER POLE	
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
PROPOSED CURB	
PROPOSED STANDARD ASPHALT	
PROPOSED HEAVY ASPHALT	
PROPOSED HANDICAP SIGN	
PROPOSED EASEMENT	
PROPOSED PARKING LOT LIGHT	
PROPOSED LAWN	
TREE PROTECTION FENCE	TP TP
PROPOSED 8" WATER MAIN	8W 8W

SITE LANDSCAPING

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
DECIDUOUS	RED MAPLE	ACER RUBRUM	4	2" CALIPER B & B MIN. 6'	25' MIN.
EVERGREEN	JAPANESE BLACK PINE	PINUS THUNBERGII	16	2" CALIPER B & B MIN. 6'	25' MIN.
DECIDUOUS	THORNLESS HONEYLOCUST	GLEDITSIA TRIACANTHOS	0	2" CALIPER B & B MIN. 6'	25' MIN.
DECIDUOUS	GOLDEN RAIN TREE	KOELREUTERIA PANICULATA	12	2" CALIPER B & B MIN. 6'	25' MIN.
EVERGREEN	AMERICAN HOLLEY	ILEX OPACA	5	2" CALIPER B & B MIN. 6'	25' MIN.
○	SHRUB		66	3 GALLON	5' MIN.

CITY PROJECT

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11411 Jason E. Ingels 12/1/2022

Rev	Comments	Date
REC	RECORD DWGS	12/1/2022

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
48TH STREET SPRINGDALE, AR

WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

9200 SUITE US-DR, STE B
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D: (479) 387-2324
M: (479) 200-2550
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

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CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME LANDSCAPE PLAN 1
File No. 19-1045.dwg
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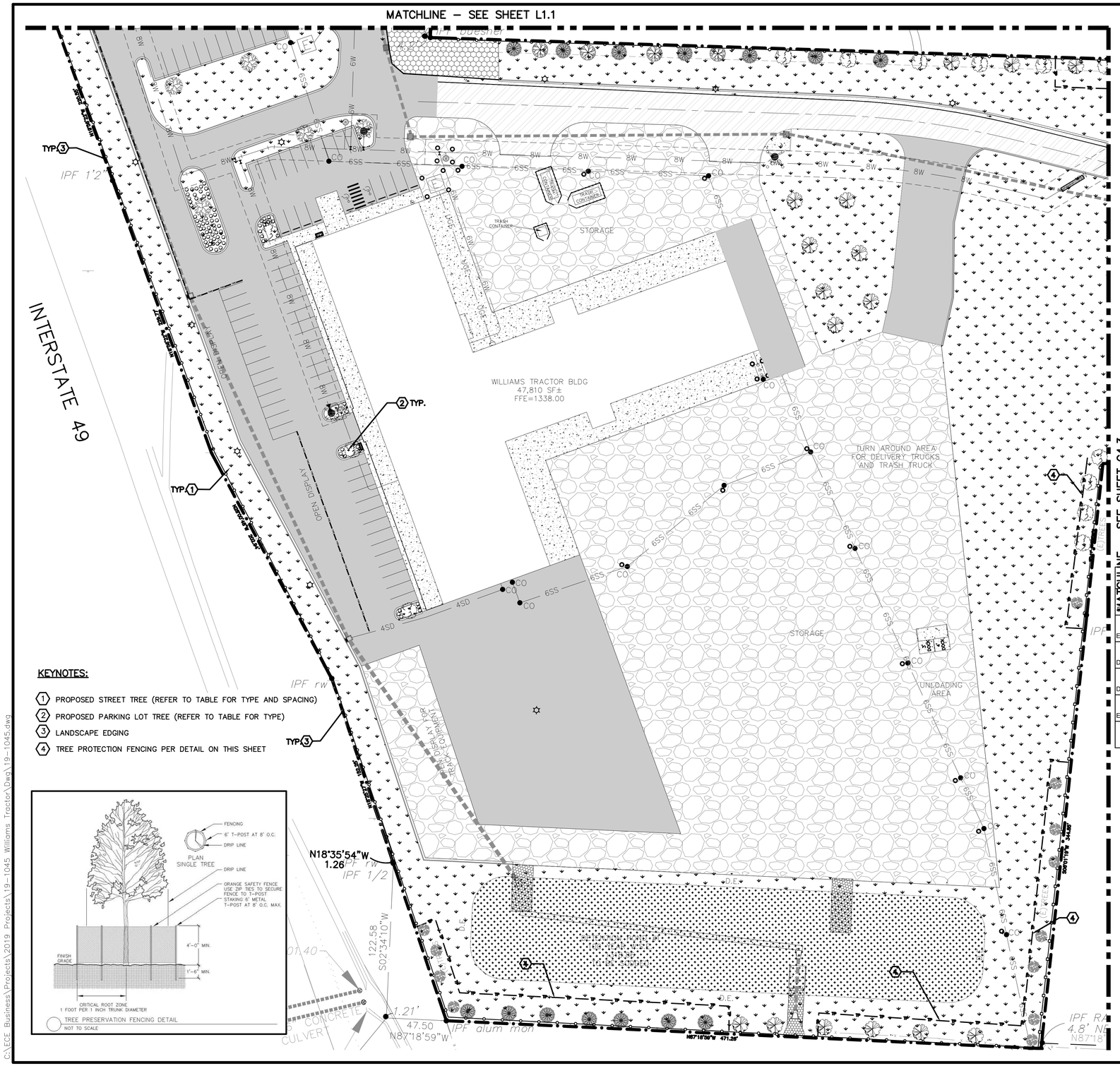


NORTH

40 0 40

SCALE 1" = 40'

LEGEND

FOUND IRON PIN	IPF 1/2 REBAR
PROPERTY LINE	
EXISTING WOOD FENCE	
EXISTING CHAIN LINK FENCE	
EXISTING EASEMENT	
EXISTING ASPHALT	
EXISTING CONCRETE	
EXISTING CURB	
EXISTING CENTERLINE OF ROAD	
EXISTING 6" WATER MAIN	6W 6W
EXISTING GAS MAIN	GAS GAS
EXISTING OVERHEAD POWER	OHE OHE
EXISTING POWER POLE	
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
PROPOSED CURB	
PROPOSED STANDARD ASPHALT	
PROPOSED HEAVY ASPHALT	
PROPOSED HANDICAP SIGN	
PROPOSED EASEMENT	
PROPOSED PARKING LOT LIGHT	
PROPOSED LAWN	
TREE PROTECTION FENCE	TP TP
PROPOSED 8" WATER MAIN	8W 8W

SITE LANDSCAPING

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
DECIDUOUS	RED MAPLE	ACER RUBRUM	4	2" CALIPER B & B MIN. 6'	25' MIN.
EVERGREEN	JAPANESE BLACK PINE	PINUS THUNBERGII	16	2" CALIPER B & B MIN. 6'	25' MIN.
DECIDUOUS	THORNLESS HONEYLOCUST	GLEDITSIA TRIACANTHOS	0	2" CALIPER B & B MIN. 6'	25' MIN.
DECIDUOUS	GOLDEN RAIN TREE	KOELREUTERIA PANICULATA	12	2" CALIPER B & B MIN. 6'	25' MIN.
EVERGREEN	AMERICAN HOLLEY	ILEX OPACA	5	2" CALIPER B & B MIN. 6'	25' MIN.
○	SHRUB		82	3 GALLON	5' MIN.

CITY PROJECT #

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

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

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11411 Jason E. Ingels 12/1/2022

Rev	Comments	Date
REC	RECORD DWGS	12/1/2022

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
48TH STREET SPRINGDALE, AR

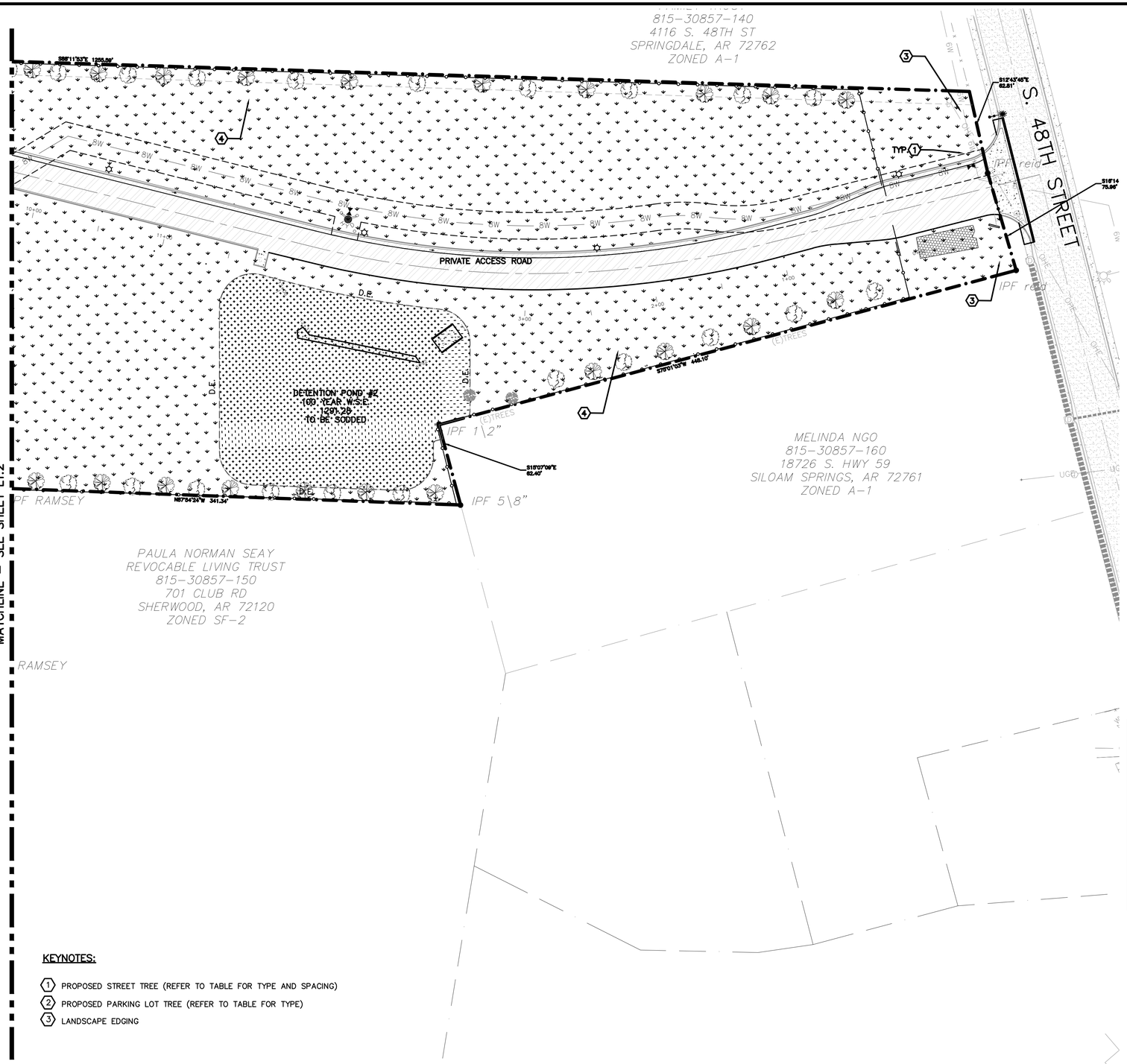
WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

9200 SUITES US DR, STE B
N. LITTLE ROCK, AR 72114
O: (479) 384-0228
D: (479) 397-2324
M: (501) 960-2660
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME LANDSCAPE PLAN 2
File No. 19-1045.dwg
L1.2

C:\ECE Business\Projects\2019 Projects\19-1045 Williams Tractor\Dwg\19-1045.dwg



NORTH

40 0 40

SCALE 1" = 40'

LEGEND

FOUND IRON PIN	IPF 1/2 REBAR
PROPERTY LINE	
EXISTING WOOD FENCE	
EXISTING CHAIN LINK FENCE	
EXISTING EASEMENT	
EXISTING ASPHALT	
EXISTING CONCRETE	
EXISTING CURB	
EXISTING CENTERLINE OF ROAD	
EXISTING 6" WATER MAIN	6W 6W
EXISTING GAS MAIN	GAS GAS
EXISTING OVERHEAD POWER	OHE OHE
EXISTING POWER POLE	
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
PROPOSED CURB	
PROPOSED STANDARD ASPHALT	
PROPOSED HEAVY ASPHALT	
PROPOSED HANDICAP SIGN	
PROPOSED EASEMENT	
PROPOSED PARKING LOT LIGHT	
PROPOSED LAWN	
TREE PROTECTION FENCE	TP TP
PROPOSED 8" WATER MAIN	8W 8W

STREET TREES

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
1 DECIDUOUS	RED MAPLE	ACER RUBRUM	6	2" CALIPER B & B MIN. 6'	25' MIN.
DECIDUOUS	PIN OAK	GLEDITSIA TRIACANTHOS	0	2" CALIPER B & B MIN. 6'	25' MIN.

SITE LANDSCAPING

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
DECIDUOUS	RED MAPLE	ACER RUBRUM	2	2" CALIPER B & B MIN. 6'	25' MIN.
EVERGREEN	JAPANESE BLACK PINE	PINUS THUNBERGII	6	2" CALIPER B & B MIN. 6'	25' MIN.
DECIDUOUS	PIN OAK	GLEDITSIA TRIACANTHOS	0	2" CALIPER B & B MIN. 6'	25' MIN.
DECIDUOUS	BIRCH	KOELREUTERIA PANICULATA	0	2" CALIPER B & B MIN. 6'	25' MIN.
EVERGREEN	AMERICAN HOLLEY	ILEX OPACA	0	2" CALIPER B & B MIN. 6'	25' MIN.
○	SHRUB		42	3 GALLON	5' MIN.

KEYNOTES:

1. PROPOSED STREET TREE (REFER TO TABLE FOR TYPE AND SPACING)
2. PROPOSED PARKING LOT TREE (REFER TO TABLE FOR TYPE)
3. LANDSCAPE EDGING

CITY PROJECT #L23-10

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

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

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Jason E. Ingels No.11411 12/1/2022

Rev	Comments	Date
REC	RECORD DWGS	12/1/2022

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
48TH STREET SPRINGDALE, AR

WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

9200 SUITS US DR., STE. B
REGULA, ARK. 72714
O: (479) 394-0028
D: (479) 301-2304
M: (479) 200-2653
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME LANDSCAPE PLAN 3
File No. 19-1045.dwg
L1.3

C:\ECE Business\Projects\2019 Projects\19-1045 Williams Tractor\Dwg\19-1045.dwg

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PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **February 7, 2023**

Re: **R23-05 Rezone**

A request by Hector Orellana & Marta Mancia for Planning Commission approval of a zone change from General Commercial District (C-2) to Thoroughfare Commercial District (C-5) for a tract of land containing 1.34 acres.

LOT LOCATION AND SIZE

The 1.34 acre tract is located immediately west of N. Thompson St., immediately east of the intersection of Crawford Ave. and Virginia St. and approximately 450 to the so9uth of the intersection of Backus Ave. and N. Thompson.

A vicinity map is attached.

EXISTING ZONING

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

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

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

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

HEIGHT REGULATIONS

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

AREA REGULATIONS

SETBACKS:

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

GREENSPACE

Each developed lot shall provide and maintain:

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

OFF-STREET PARKING

See Article 7 of this chapter.

REQUESTED ZONING

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

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

DEVELOPMENT CRITERIA

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

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

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

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

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

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

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

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

HEIGHT REGULATIONS

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

AREA REGULATIONS

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

SETBACKS:

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

GREENSPACE

Each developed lot shall provide and maintain:

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

OFF-STREET PARKING

See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The parcel immediately to the North is P-1, the parcel immediately to the east is C-2, the parcel to the south is C-2 and the parcels to the west are MF-12.

LAND USE PLAN AND MASTER STREE PLAN

The adopted Comprehensive Land Use Plan indicates Commercial use.

The Master Street Plan indicates N. Thompson is a principal arterial, Virginia St. is 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:

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

File No. R23-05

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 Hector Orellana and Marta Mancia
The record property owner(s), petitioning to rezone the following described area:

Legal Description: (attached Separately)

A part of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section Thirty-Five (35), Township Eighteen (18) North, Range Thirty (30) West, described as: Beginning 748.70 Feet South of the Northeast (NE) corner of said Forty (40) acre tract and running thence West 340.00 Feet; thence North 190.00 Feet; thence East 340.00 Feet; thence South 190.00 Feet to the Place of Beginning, save and except that portion along the East side of the said tract of land now used as U.S. Highway 71.

Parcel Number: **815-27957-000**

More commonly known as: **920 N. Thompson St.**
Springdale, AR 72764

Layman's Description: 920 N Thompson Street, Springdale

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

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

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

FROM (current zoning) C-2

TO (proposed zoning) C-5

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

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

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

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: Impact shouldn't be any greater than with the current use.

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: Sydnee Shockley / Nadia Crouch

Address: 3825 N Shiloh Drive, Fayetteville AR 72703

PETITIONER/OWNER **SIGNATURE** Hector Orellana Marta Alfaro

MAILING ADDRESS: 17204 E HIGHWAY 412 S Springdale

TELEPHONE: 479-530-9077 DATE: 12-09-22

R23-05

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)

Hector Orellana
(Property Owner)

State of Arkansas)
) ss.
County of ~~Washington~~ Madison)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 9 day of December, 2022.

NIKKI LITTRELL
COMM. #12715364
Notary Public - Arkansas
Madison County
My Comm. Expires July 23, 2031

Notary Public

R23-05

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)

Marta A. Manea
(Property Owner)

State of Arkansas)
) ss.
County of ~~Washington~~ Madison)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 27 day of December, 2022.

NIKKI LITTRELL
COMM. #12715364
Notary Public - Arkansas
Madison County
My Comm. Expires July 23, 2031

Notary Public

Blew & Associates, P.A.
Civil Engineers Professional Land Surveyors

3825 N. Shiloh Dr.
Fayetteville, Arkansas 72703
479-443-4506
Fax 582-1883

January 3, 2023

To Whom It May Concern,

Rezone
My clients, Hector Orellana and Marta Mancia are requesting for a rezone at 920 North Thompson Street, Springdale. The intent of the rezone will for an event center. We do not anticipate on a significance increase in traffic. The property is currently zoned C-2 and the client is requesting to rezone the property to C-5. We kindly ask for your approval on this Rezone. The rezone affects parcel: 815-27957-000

Sincerely,

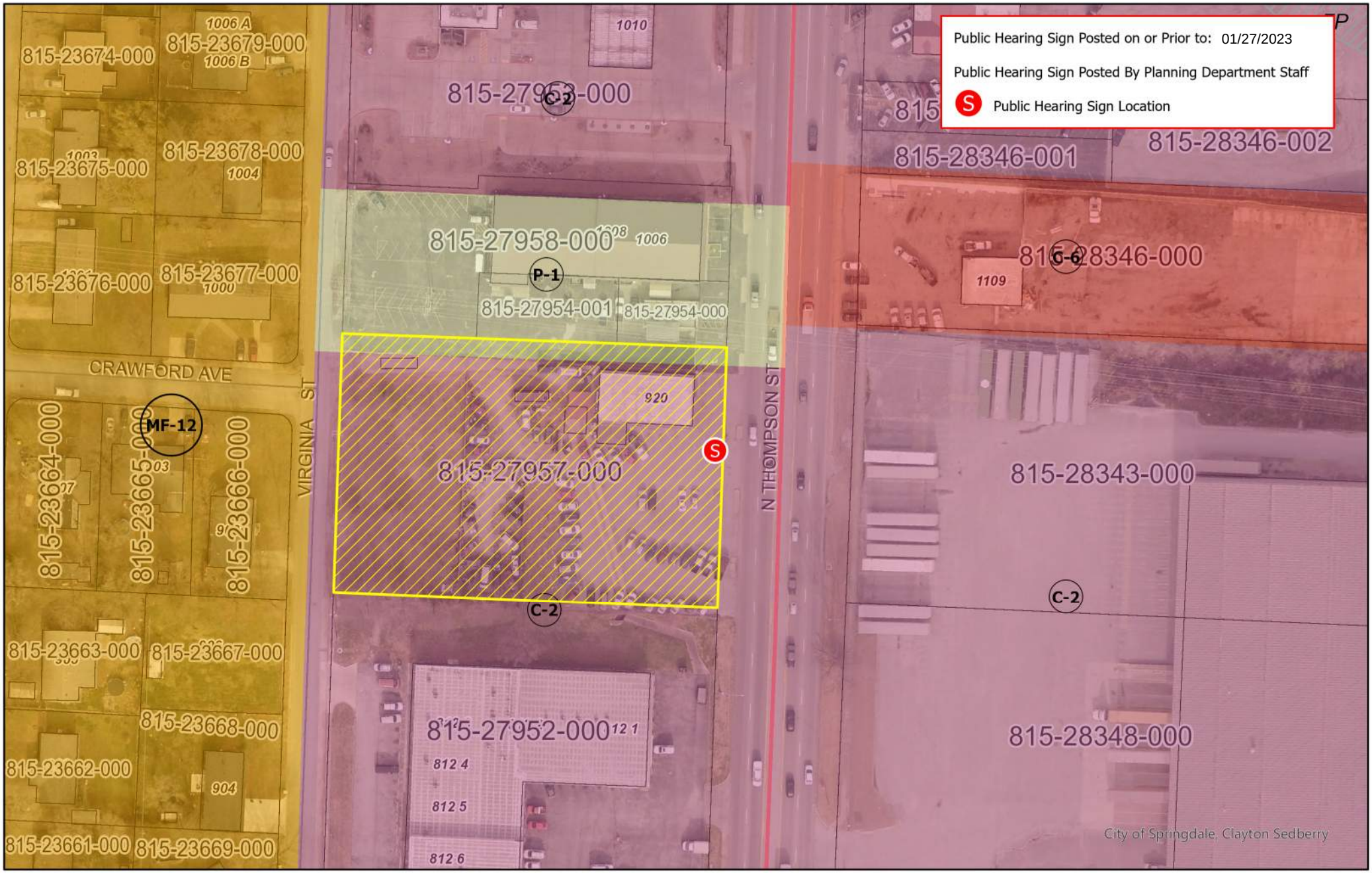
Sydnee Tolbert
Blew & Associates, P.A.

Planning Commission Meeting
February 7, 2023

Miles
0 00.01 0.01 0.02 0.02
N

PROJECT: R23-05
APPLICANT: Hector Orellana & Marta Mancia
REQUEST: Rezone from C-2 to C-5

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
February 7, 2023

Miles
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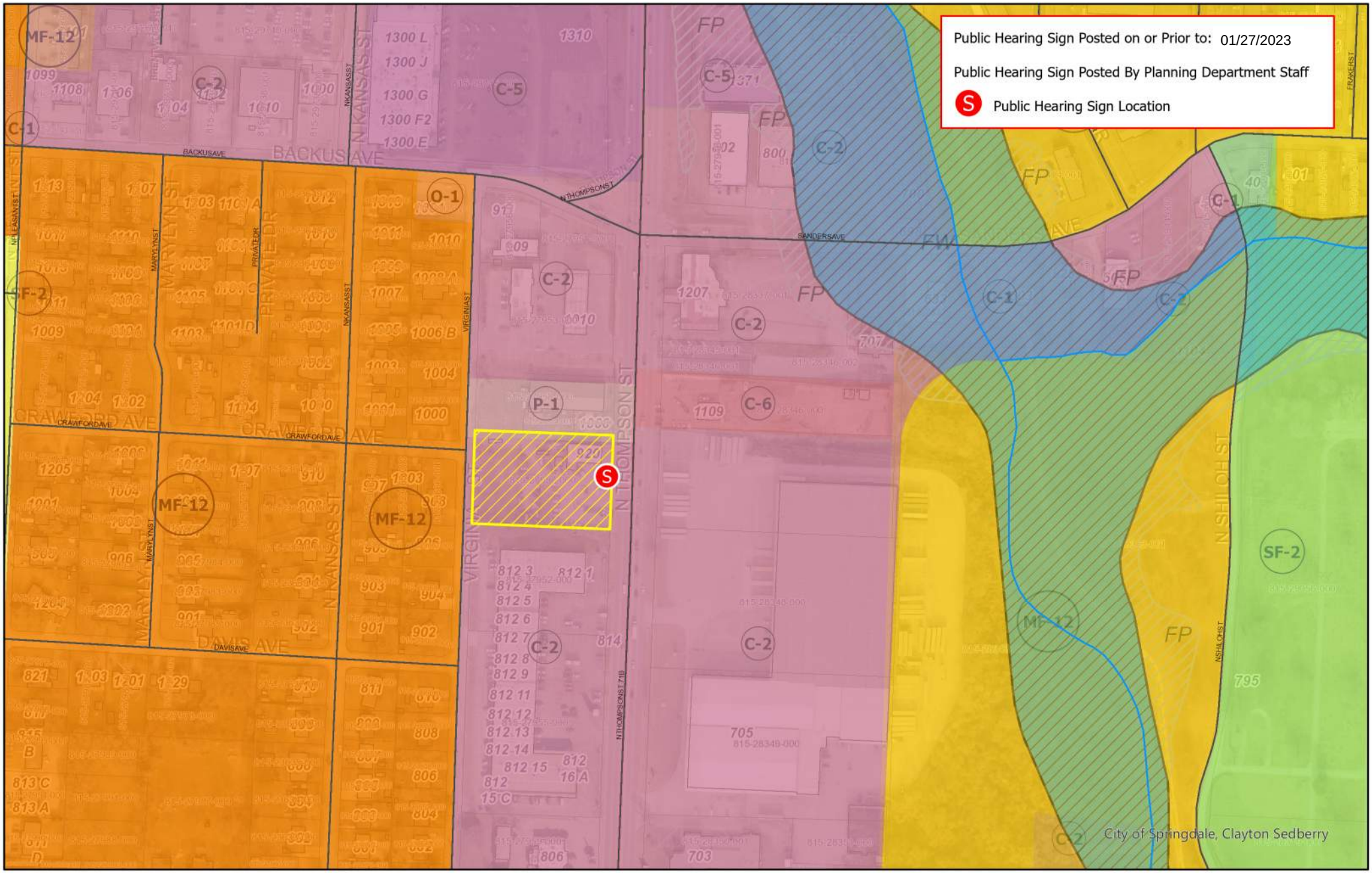
PROJECT: R23-05
APPLICANT: Hector Orellana & Marta Mancia
REQUEST: Rezone from C-2 to C-5

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
February 7, 2023

Miles
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N

PROJECT: R23-05
APPLICANT: Hector Orellana & Marta Mancia
REQUEST: Rezone from C-2 to C-5

SPRINGDALE
WE'RE MAKING IT HAPPEN

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PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **February 7, 2023**

Re: **R23-06 Rezone**

A request by Guadalupe Masonry Homes, LLC for Planning Commission approval of a zone change from Agricultural District (A-1) **and** General Commercial District (C-2) to General Commercial District (C-2) **and** Light Industrial District (I-1) for a tract of land containing 14 acres.

LOT LOCATION AND SIZE

The 14 acre tract is located immediately to t he West of N. Oak St. and the Oak Creek Subdivision of the former Bethel Heights. Immediately to the East of the Arkansas & Missouri railroad line and approximately 1,600 feet from the intersection of E. Apple blossom Ave. and N. Oak St.

A vicinity map is attached.

EXISTING ZONING

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

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

ACCESSORY USES

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

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

SITE PLAN REVIEW

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

AREA REGULATIONS

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

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

AND

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

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

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

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

HEIGHT REGULATIONS

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

AREA REGULATIONS

SETBACKS:

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

GREENSPACE

Each developed lot shall provide and maintain:

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

OFF-STREET PARKING

See Article 7 of this chapter.

REQUESTED ZONING

The 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:

3. 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.
4. 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.

AND
The rezoning application requests an I-1 Light Industrial district. The District is designed to accommodate a wide range of industrial and related uses which conform to high development standards. Industrial establishments of this type may either be located in extensive areas devoted solely to these uses or may provide a buffer between commercial districts and other industrial uses which involve more objectionable influences. Residential development is excluded from this district, both to protect residents from an undesirable environment and to facilitate maximum efficiency of industrial activity.

Uses permitted: - 1, 21, 24, 25, 27, 32, 33, 35
Conditional Uses Permitted on Appeal: - 2, 3

HEIGHT REGULATIONS

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

AREA REGULATIONS

SETBACKS:

Front setback	30’
Front setback if parking is allowed between R-O-W and the building	50’
Side setback (subject to applicable fire and building codes)	0
Rear setback	25’
Setbacks adjacent to residential uses	50’

GREENSPACE

Each developed lot shall provide and maintain:

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

OFF-STREET PARKING

See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The parcels immediately to the North of the subject property are zoned I-1 and C-2, those to the East are zoned SF-1, those to the South are zoned C-2, A-1 and I-1 and the parcel to the West is zoned A-1.

LAND USE PLAN AND MASTER STREE PLAN

The adopted Comprehensive Land Use Plan indicates Commercial and Light Industrial uses.

The Master Street Plan indicates N. Oak 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:

Insulate industrial sites from other activities by providing sufficient buffers to reduce nuisance and hazard exposure to surrounding non-industrial areas.

SPRINGDALE
WE'RE MAKING IT HAPPEN

R23-06

Petition for Rezoning

STAFF USE ONLY	
Date Application Submitted: January 18 2023	Payment Method: via check
Date Accepted as Complete:	Project Number: R23-06

APPLICATION CONTACTS:
Indicate one person of contact for this request: _____ Applicant Carl Cabot Clint Howle Representative

Applicant (person making request)	Review Point of Contact for Question & Staff Reviews
Name: Guadalupe Masonry Homes LLC /Manuel Nava	Name: Clint Howle,Carl Cabot
E-mail: guadalupemasonry@gmail.com	E-mail: chowle@ameripolish.com ccabot@ameripolish.com
Address: 6957 E. Downum rd. Springdale AR. 72762	Address: 120 Commercial Ave Lowell AR.
Phone: 479-966-1379	Phone: 479-903-1702 or 479-899-3060
Site/ Location: 5576 Oak st. Springdale/Bethel Heights AR. 72764	Current Zoning District: C-2,A-1
Assessor's Parcel Number(s): 21-00103-077	Desired New Zoning: I-1& C-2
	Total Acreage: 14.07

Rezoning Procedure & Checklist

Before completing an application to rezone property, petitioners are encouraged to meet with a member of the planning staff to discuss the application. Often, the staff can provide the petitioner with some useful information concerning the subject tract as to any rezoning or development history that may exist. The staff can also help the petitioner assess the reasonableness of the request and assist those who have not been involved with the rezoning process previously.

The deadline for submission of a petition for rezoning is 12:00 noon twenty days before the Planning Commission meeting. The Planning Commission meets the first Tuesday of each month at 5:00 p.m. in the Council Chambers of the City Administration Building, 201 North Spring Street, unless otherwise advertised.

☐ **OWNER'S RESPONSIBILITY**

It is the responsibility of the owner to insure that all necessary procedures are followed in a satisfactory and timely manner and to verify the accuracy and completeness of all necessary information. If significant omissions and/or errors are discovered during the review process, the application may be rejected or tabled until sufficient information is supplied.

R23-06

File No. R23-06

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 Guadalupe Masonry Homes LLC/Manuel Nava

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

Legal Description:

PART OF THE SW1/4 OF THE NE1/4 OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NE CORNER OF SAID SW1/4 OF THE NE1/4, THENCE S2°34'40" W 233.50 FEET TO THE POINT OF BEGINNING, THENCE S2°34'40" W 342.76 FEET, THENCE N85°38'02" W 416.00 FEET, THENCE S2°34'40" W 208.00 FEET, THENCE N85°46'37" W 849.74 FEET, THENCE ALONG THE EAST RIGHT-OF-WAY OF THE ARKANSAS AND MISSOURI RAILROAD N2°00'21" E 553.50 FEET, THENCE S85°36'53" E 1271.34 FEET TO THE POINT OF BEGINNING, CONTAINING 14.07 ACRES, AS SHOWN ON A PLAT OF SURVEY BY G.E. BUESCHER, REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF ARKANSAS NO. 1181, DATED MAY 01, 2017. SUBJECT TO THE RIGHT-OF-WAY OF NORTH OAK STREET ALONG THE EAST SIDE OF THE PROPERTY AND SUBJECT TO ANY OTHER EASEMENTS OF RECORD.

Layman's Description: 5576 Oak street Springdale/Bethel Heights AR. 72762 includes 14.07 Acres

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,A-1

TO (proposed zoning) I-1,C-2

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

R23-06

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 No (Yes or No).

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

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: We feel that re-zoning request will follow the current zoning that adjoins the property to the North and South and will have similar uses.

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

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

Authorized Representative: Clint Howle and or Carl Cabot

Address: 120 Commercial ave. Lowell AR. 72745

PETITIONER/OWNER **SIGNATURE** Guadalupe Masonry Homes LLC/Manuel Nava

MAILING ADDRESS: 6957 E. Downum rd. Springdale AR. 72762

TELEPHONE: 479-966-1379 DATE: 1-17-23

R23-06

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 17th day of January, 2023.

JIMMY HERNANDEZ
Notary Public - Arkansas
Benton County
Commission # 12390563
My Commission Expires Nov 6, 2032

Notary Public

R23-06

ADVANTAGE TITLE & ESCROW

2744 East Millennium Drive, Suite 3 Fayetteville, AR 72703
Phone: 479-301-2440 Fax: 479-301-2050

January 11, 2023

RE:

5576 N Oak Street, Springdale, AR
Parcel: 21-00103-077
Owner: Guadalupe Masonry Homes, LLC

To Whom It May Concern,

Advantage Title & Escrow has conducted a search of the Benton County assessment records and GIS map, and find the following properties adjoining Parcel #21-00103-077 (5576 N Oak Street, Springdale):

	Parcel	Name	Address	Side
1	21-00103-050	Gerald B Jones Rev Trust	679 E Apple Blossom Ave	North
2	21-00103-075	Arkansas & Missouri Railroad	N/A	West
3	21-00107-050	P&C Steele Properties, LLC	N Thompson St	West
4	21-00103-100	ESS Properties, LLC	N Oak St	South
5	21-00103-140	Marvin E. Valle	5518 N Oak St	South
6	21-00103-135	Marvin E. Valle	5482 N Oak St	South
7	21-00103-125	Faith Full Gospel Church	5455 N Oak St	South
8	21-03141-000	Silvia Lopez Demora	5627 Garnet Dr	East
9	21-03140-000	Zachary S. & Mollie O Bradford	5629 Garnet Dr	East
10	21-03139-000	Jonathan Brian Treat & Angelina Rose Treat	5631 Garnet Dr	East
11	21-03138-000	Kaleb I. Cotter	5633 Garnet Dr	East
12	21-03137-000	Colton B. Miller & Brittany E. Miller	5635 Garnet Dr	East

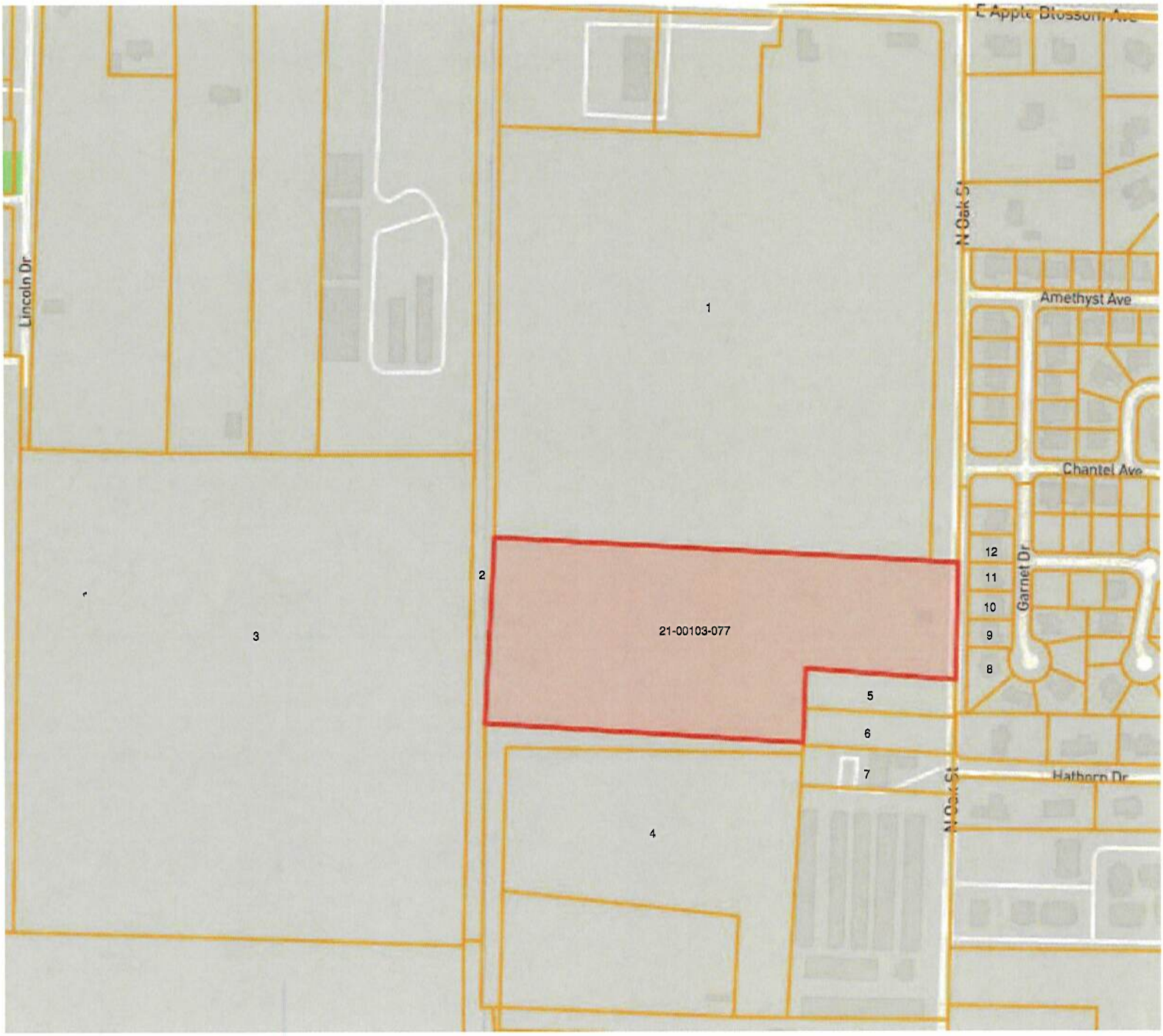
If you have any concerns or questions, please feel free to reach out to me at.

Sincerely,

Evan Smith
Title Department Manager
(479) 316-0621
evan@goadvantagetitle.com

ADJOINER MAP

R23-06

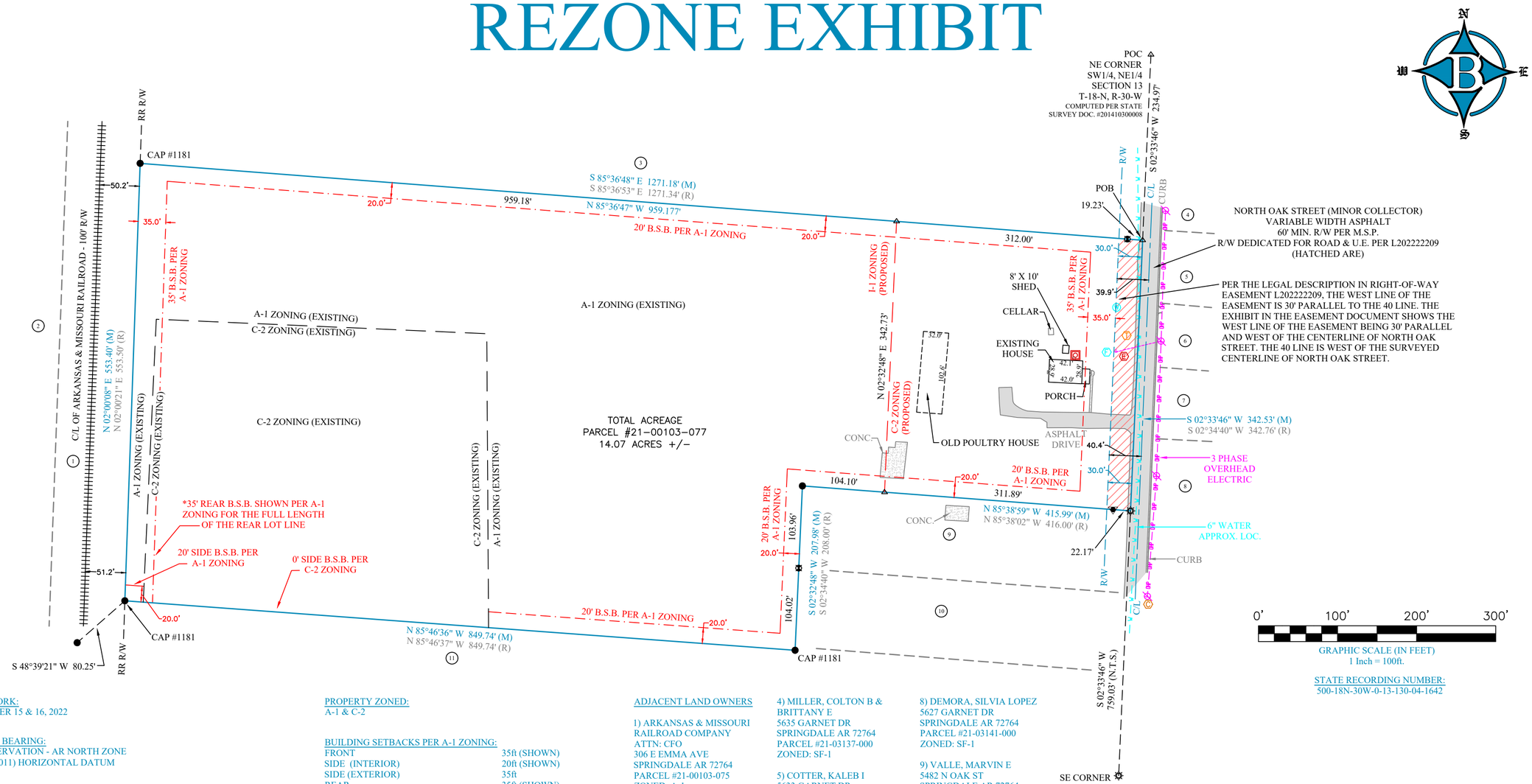


1. 21-00103-050
2. 21-00103-075
3. 21-00107-050
4. 21-00103-100
5. 21-00103-140
6. 21-00103-135
7. 21-00103-125
8. 21-03141-000
9. 21-03140-000
10. 21-03139-000
11. 21-03138-000
12. 21-03137-000

REZONE EXHIBIT

R23-06

RECORDING NUMBER/DATE



0' 100' 200' 300'

GRAPHIC SCALE (IN FEET)
1 Inch = 100ft.

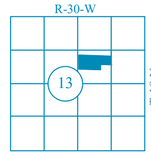
STATE RECORDING NUMBER:
500-18N-30W-0-13-130-04-1642

LEGEND:

THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

- (R) RECORD BEARING & DISTANCE
- (M)MEASURED BEARING & DISTANCE
- FOUND 5/8" REBAR
- SET 5/8" REBAR/CAP
- FOUND 1/2" REBAR
- FOUND 3/8" REBAR
- FOUND COTTON SPINDLE
- COMPUTED POINT
- BOUNDARY LINE (MEASURED)
- FORTY LINE/ TIE LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- OVERHEAD POWER LINE
- GUY WIRE
- FENCE
- BUILDING SETBACK
- ZONING LINE
- RAILROAD
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL
- YARD HYDRANT
- WATER METER
- AC CONDENSER UNIT
- POWER POLE
- GUY ANCHOR

Location Map:
R-30-W



FIELD WORK:
NOVEMBER 15 & 16, 2022

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
NAD 83(2011) HORIZONTAL DATUM

REFERENCE DOCUMENTS:
1) WARRANTY DEED FILED IN BOOK L2022 AT PAGE 22206
2) PLAT OF SURVEY FILED IN BOOK 2004 AT PAGE 1199
3) PLAT OF SURVEY FILED IN BOOK 2003 AT PAGE 983
4) PLAT OF SURVEY FILED IN BOOK L2018 AT PAGE 41644
5) PLAT OF SURVEY FILED IN BOOK 2018 AT PAGE 6259234
6) PLAT OF SURVEY FILED IN BOOK 5 AT PAGE 37
7) PLAT OF SURVEY FILED IN BOOK 2007 AT PAGE 536
8) PLAT OF SURVEY FILED IN BOOK L2019 AT PAGE 68302
9) PLAT OF SURVEY FILED IN BOOK 2014 AT PAGE 10300008
10) PLAT OF SURVEY FILED IN BOOK 2006 AT PAGE 142
11) PLAT OF SURVEY FILED IN BOOK 2003 AT PAGE 933
12) PLAT OF SURVEY FILED IN BOOK 2008 AT PAGE 3040077
13) PLAT OF SURVEY FILED IN BOOK W AT PAGE 299
14) PLAT OF SURVEY FILED IN BOOK 2004 AT PAGE 213
15) PLAT OF SURVEY FILED IN BOOK 2008 AT PAGE 8080009
16) PLAT OF SURVEY FILED IN BOOK P4 AT PAGE 741
17) FINAL PLAT OF SURVEY FILED IN BOOK L2018 AT PAGE 66345

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

2) RECORD BEARINGS & DISTANCES ARE SHOWN PER WARRANTY DEED L2022-22206.

3) PER THE SPRINGDALE WATER & SEWER UTILITIES GIS MAP, THE SURVEYED PROPERTY DOES NOT APPEAR TO HAVE DIRECT ACCESS TO A PUBLIC SANITARY SEWER MAIN.

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
(FIRM PANEL #05007C0455J & #05007C0435J). DATED 09/ 28/ 2007)

PROPERTY ZONED:
A-1 & C-2

BUILDING SETBACKS PER A-1 ZONING:

FRONT	35ft (SHOWN)
SIDE (INTERIOR)	20ft (SHOWN)
SIDE (EXTERIOR)	35ft
REAR	35ft (SHOWN)

BUILDING SETBACK PER C-2 ZONING:

FRONT	30ft
FRONT SETBACK IF PARKING IS ALLOWED BETWEEN R-O-W AND THE BUILDING	50ft
SIDE SETBACK (SUBJECT TO APPLICABLE FIRE AND BUILDING CODES)	00ft (SHOWN)
SIDE SETBACK WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT	20ft
REAR SETBACK	20ft

ADJACENT LAND OWNERS

1) ARKANSAS & MISSOURI RAILROAD COMPANY
ATTN: CFO
306 E EMMA AVE
SPRINGDALE AR 72764
PARCEL #21-00103-075
ZONED: A-1

2) P&C STEELE PROPERTIES LLC
PO BOX 9778
FAYETTEVILLE AR 72703-9778
PARCEL #21-00107-050
ZONED: A-1

3) JONES, GERALD B & ANNE W TRUSTEES
PO BOX 8157
FAYETTEVILLE AR 72703-8157
PARCEL #21-00103-050
ZONED: I-1 & C-2

4) MILLER, COLTON B & BRITTANY E
5635 GARNET DR
SPRINGDALE AR 72764
PARCEL #21-03137-000
ZONED: SF-1

5) COTTER, KALEB I
5633 GARNET DR
SPRINGDALE AR 72764
PARCEL #21-03138-000
ZONED: SF-1

6) TREAT, JONATHAN BRIAN & ANGELLINA ROSE
5631 GARNET DR
SPRINGDALE AR 72764
PARCEL #21-03139-000
ZONED: SF-1

7) BRADFORD, ZACHARY S & MOLLIE O
5629 GARNET DR
SPRINGDALE AR 72764
PARCEL #21-03140-000
ZONED: SF-1

8) DEMORA, SILVIA LOPEZ
5627 GARNET DR
SPRINGDALE AR 72764
PARCEL #21-03141-000
ZONED: SF-1

9) VALLE, MARVIN E
5482 N OAK ST
SPRINGDALE AR 72764
PARCEL #21-00103-140
ZONED: C-1

10) VALLE, MARVIN E
5482 N OAK ST
SPRINGDALE AR 72764
PARCEL #21-00103-135
ZONED: A-1

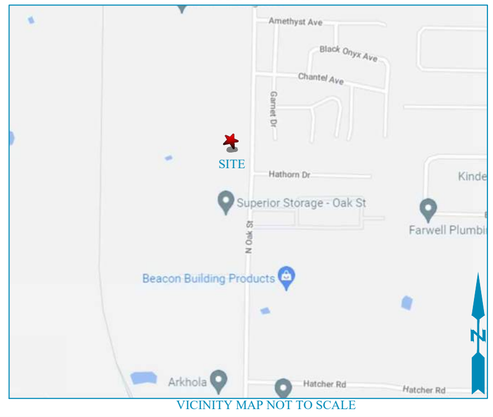
11) ESS PROPERTIES LLC
ATTN: HOOVER, DAN
2301 INTERSTATE 70 DR NW
COLUMBIA MO 65202
PARCEL #21-00103-100
ZONED: I-1

SURVEY DESCRIPTION:
A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE EAST LINE OF SAID FORTY ACRE TRACT WHICH IS S02°33'46"W 234.97' FROM THE NORTHEAST CORNER THEREOF AND RUNNING THENCE ALONG SAID EAST LINE S02°33'46"W 342.53' TO AN EXISTING COTTON SPINDLE, THENCE LEAVING SAID EAST LINE N85°38'59"W 415.99' TO AN EXISTING REBAR, THENCE S02°32'48"W 207.98' TO AN EXISTING REBAR, THENCE N85°46'36"W 849.74' TO AN EXISTING REBAR ON THE EAST RIGHT-OF-WAY OF THE ARKANSAS & MISSOURI RAILROAD, THENCE ALONG SAID RIGHT-OF-WAY N02°00'08"E 553.40' TO AN EXISTING REBAR, THENCE LEAVING SAID RIGHT-OF-WAY S85°36'48"E 1271.18' TO THE POINT OF BEGINNING, CONTAINING 14.07 ACRES, MORE OR LESS, SUBJECT TO THAT PORTION IN NORTH OAK STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY RECORD.

PROPOSED C-2 ZONING LEGAL DESCRIPTION:
A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE EAST LINE OF SAID FORTY ACRE TRACT WHICH IS S02°33'46"W 234.97' FROM THE NORTHEAST CORNER THEREOF AND RUNNING THENCE ALONG SAID EAST LINE S02°33'46"W 342.53' TO AN EXISTING COTTON SPINDLE, THENCE LEAVING SAID EAST LINE THENCE N85°38'59"W 311.89', THENCE N02°32'48"E 342.73', THENCE S85°36'548"E 312.00' TO THE POINT OF BEGINNING, CONTAINING 2.45 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PROPOSED I-1 ZONING LEGAL DESCRIPTION:
A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S02°33'46"W 234.97' AND N85°36'48"W 312.00' FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°32'48"W 342.73', THENCE N85°38'59"W 104.10' TO AN EXISTING REBAR, THENCE S02°32'48"W 207.98' TO AN EXISTING REBAR, THENCE N85°46'36"W 849.74' TO AN EXISTING REBAR, THENCE N02°00'08"E 553.40' TO AN EXISTING REBAR, THENCE S85°36'48"E 959.18' TO THE POINT OF BEGINNING, CONTAINING 11.62 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

VICINITY MAP



VICINITY MAP NOT TO SCALE

Bates & Associates, Inc.
Engineers · Surveyors
7239 S. Pleasant Ridge Dr - Fayetteville, Arkansas 72704 - 479.442.8590 - Fax 479.521.9359

BATES & ASSOCIATES, INC. - Copyright 2022
This survey was conducted for the person or persons whose name(s) appear on this plat. This plat is protected by copyright. No one including the person(s) named may reproduce this plat without the written permission of Bates & Associates, Inc. This survey is subject to any and all facts that a investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other fact which a complete and accurate title search may disclose. Any flood information contained hereon was taken from publications and maps of the Federal Government. Bates & Associates, Inc. assumes no liability for the correctness of the hereon cited maps, furthermore the above statement does not represent the opinions of Bates & Associates, Inc. of the probability of flooding.

FOR USE AND BENEFIT OF:
BUFFY HOWLE

ADDRESS: 5576 N OAK STREET SPRINGDALE, AR

DATE: 1/18/23
SCALE: 1"=100'
SURVEYED:
DRAFTED: BA
LOCATION:
SECTION: 13
TOWNSHIP: 18 NORTH
RANGE: 30 WEST
REVIEWED: DT
COA #1335

DRAWING #22-358

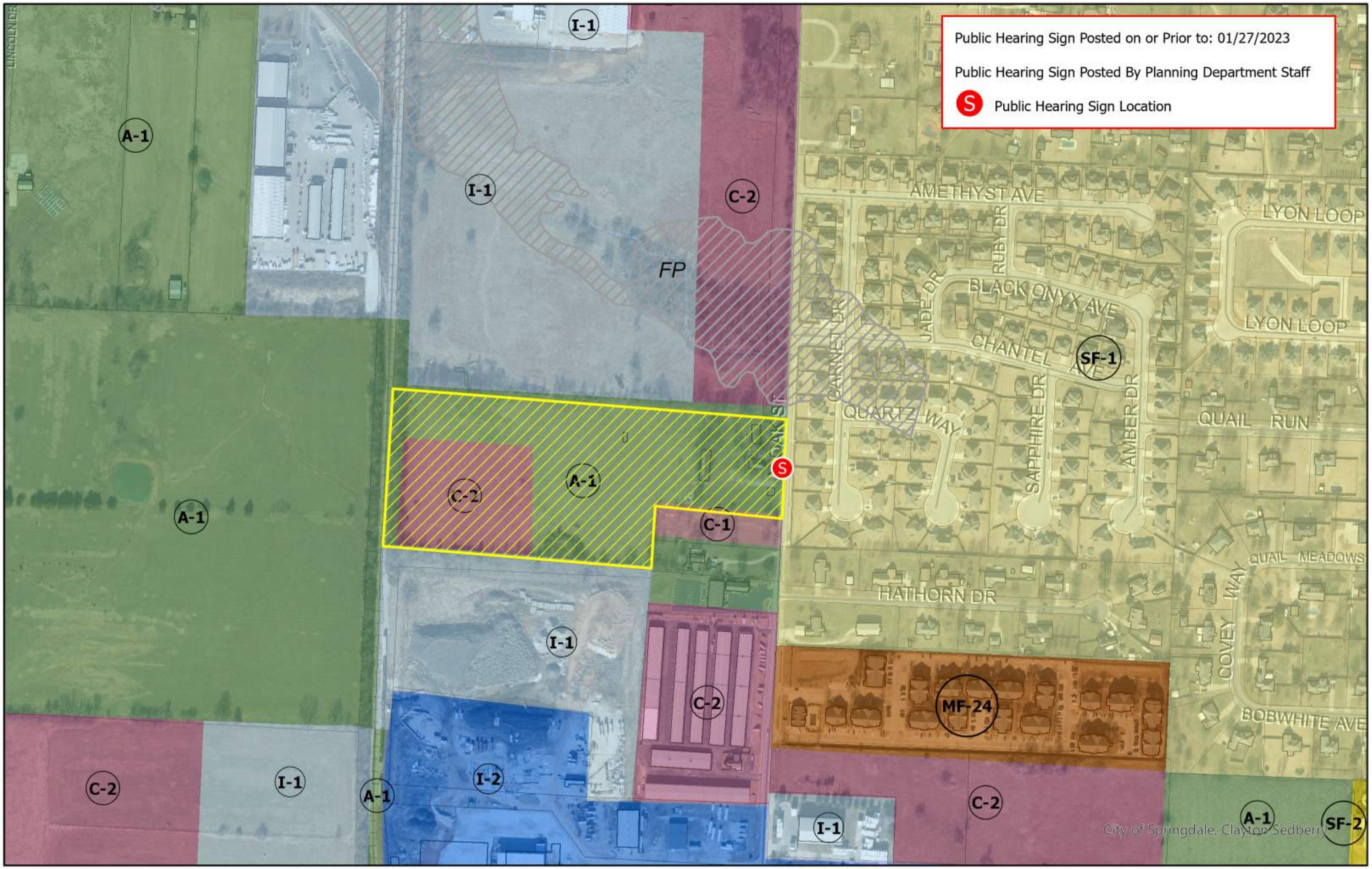
Planning Commission Meeting
February 7, 2023

Miles
0 0.01 0 10.02 0.03 0.04

N

PROJECT: R23-06
APPLICANT: Guadalupe Masonry Homes, LLC
REQUEST: Rezone from A-1 and C-2 to I-1 and C-2

SPRINGDALE
WE'RE MAKING IT HAPPEN



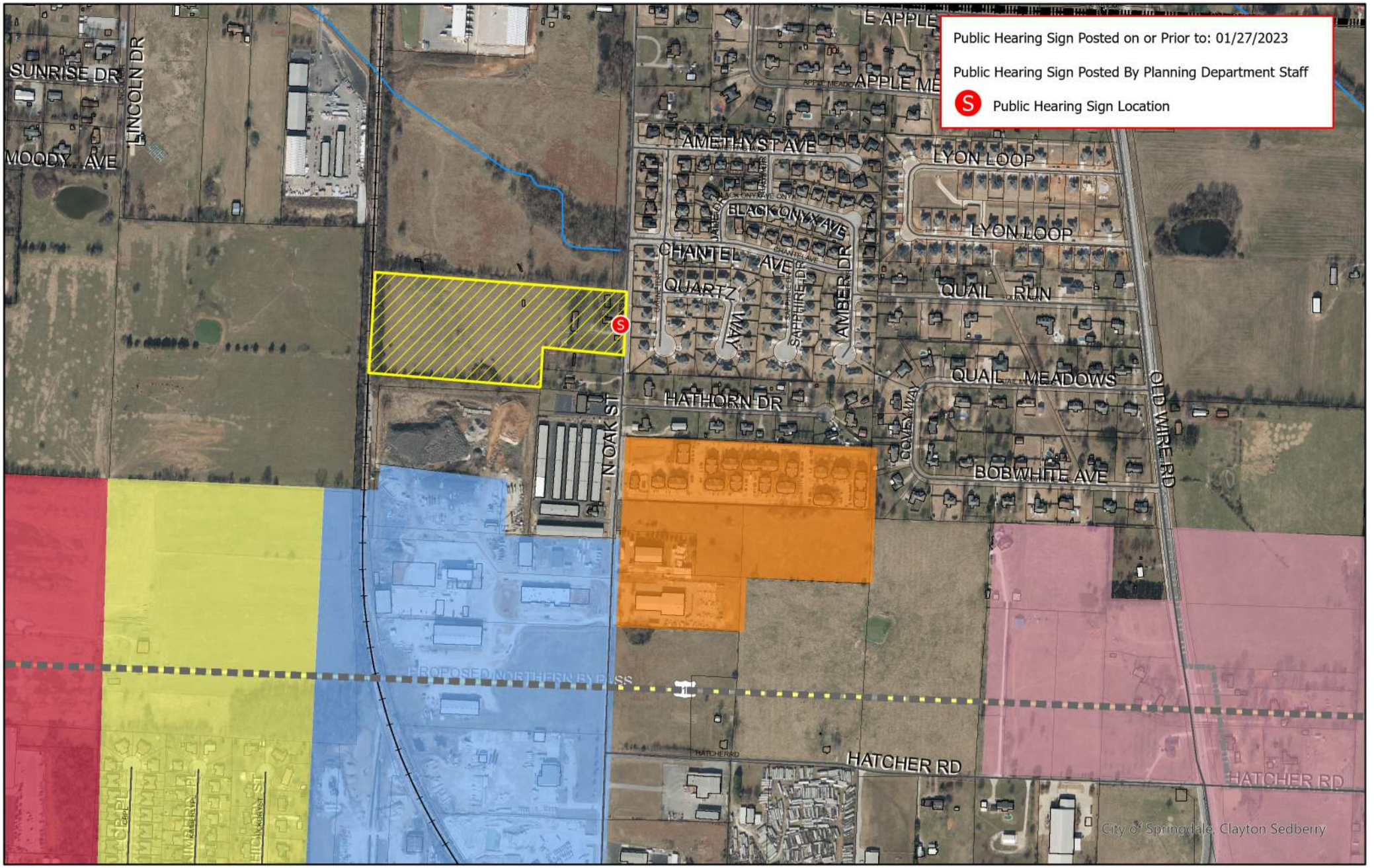
Planning Commission Meeting
February 7, 2023

Miles
0 0.01 0.03 0.06 0.09 0.12

N

PROJECT: R23-06
APPLICANT: Guadalupe Masonry Homes, LLC
REQUEST: Rezone from A-1 and C-2 to I-1 and C-2

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
February 7, 2023

Miles
0 0.05 0.1 0.15 0.2

N

PROJECT: R23-06
APPLICANT: Guadalupe Masonry Homes, LLC
REQUEST: Rezone from A-1 and C-2 to I-1 and C-2

SPRINGDALE
WE'RE MAKING IT HAPPEN

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **February 7, 2023**

Re: **R23-07 Rezone**

A request by Jose Gonzalez & Maria De Perez for Planning Commission approval of a zone change from Low Density Single Family residential District (SF-1) to Low/Medium Density Multi-family Residential District (MF-4) for a tract of land containing 0.4 acres.

LOT LOCATION AND SIZE
The 0.4-acre tract is located immediately to the East of Arkansas Hwy 265 and approximately 160 feet south of the intersection of Arkansas Hwy 265 and Remington Drive.

A vicinity map is attached.

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

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

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

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

SITE PLAN REVIEW

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

HEIGHT REGULATIONS

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

AREA REGULATIONS

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

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

BUILDING AREA

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

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 contains immediately to the north of the subject parcel is Remington Place Subdivision, featuring MF-4 zoning, to the east and south is C-2 zoning, while to the west is SF-1 zoning.

LAND USE PLAN AND MASTER STREE PLAN
The adopted Comprehensive Land Use Plan indicates Heavy Industrial use.

The Master Street Plan indicates Arkansas Hwy 265 as a principal arterial.

STAFF COMMENTS AND RECOMMENDATIONS

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

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. R23-07

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 Jose Gonzales & Maria De Perez
The record property owner(s), petitioning to rezone the following described area:

Legal Description:

PROPERTY DESCRIPTION:

A part of the SW1/4 of the SW1/4 of Section 19, Township 18 North, Range 29 West, Benton County, Arkansas, being more particularly described as beginning North 210.05 feet from a found iron pin for the Southwest Corner of said 40 acre tract; thence North 99.64 feet; thence to and along an existing fence, South 89°58'08" East 235.97 feet; thence along said fence, South 01°58'57" West 101.34 feet; thence along said fence North 89°32'24" West 232.47 feet to the Point of Beginning. Subject to the right of way of North Jefferson Street along the West line, thereof.

LESS AND EXCEPT:

Part of the SW1/4 of the SW1/4 of Section 19, Township 18 North, Range 29 West, Benton County, Arkansas, more particularly described as follows: Commencing at a point being used as the Section Corner of Sections 19 and 30; thence South 87°30'22" East along the South line of the SW1/4 of the SW1/4 of Section 19 a distance of 18.49 feet to a point on the Easterly right of way line of Jefferson Street as established by Easement Deed as recorded in deed book 696 at page 599; thence North 02°48'10" East along said right of way line a distance of 104.02 feet to a point on the Easterly right of way line of Jefferson Street as established by Easement deed as recorded in deed book 696 at page 600; thence North 02°48'12" East along said right of way line a distance of 107.08 feet to a point; thence South 87°08'26" East along said right of way line a distance of 9.80 feet to the Point of Beginning; thence North 02°20'28" East along said right of way line a distance of 99.65 feet to a point; thence South 87°33'49" East distance of 33.44 feet to a point on the Easterly right of way line of Relocated Arkansas State Highway 265, as established by AHTD Job 012007; thence South 19°38'32" East along said right of way line a distance of 75.41 feet to a point; thence South 28°42'20" East along said right of way line a distance of 35.41 feet to a point; thence North 87°10'35" West a distance of 79.93 feet to the Point of Beginning and containing 0.13 acres, more or less, as shown on plans prepared by the AHTD refereneced as Job 012007.

Layman's Description: 2975 N. Jefferson

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) Single family SF-1

TO (proposed zoning) MF-4

R23-07

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 _____.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: No Effect _____.

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

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

Authorized Representative: _____

Address: _____

PETITIONER/OWNER: Jose Francisco Perez Gonzalez

MAILING ADDRESS: 4108 Broken Arrow Cove Springdale Ar 72764

TELEPHONE: 479-387-6726 DATE: 11/8/2023

R23-07

VERIFICATION

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

(Property Owner)

(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 18 day of January, 2023.

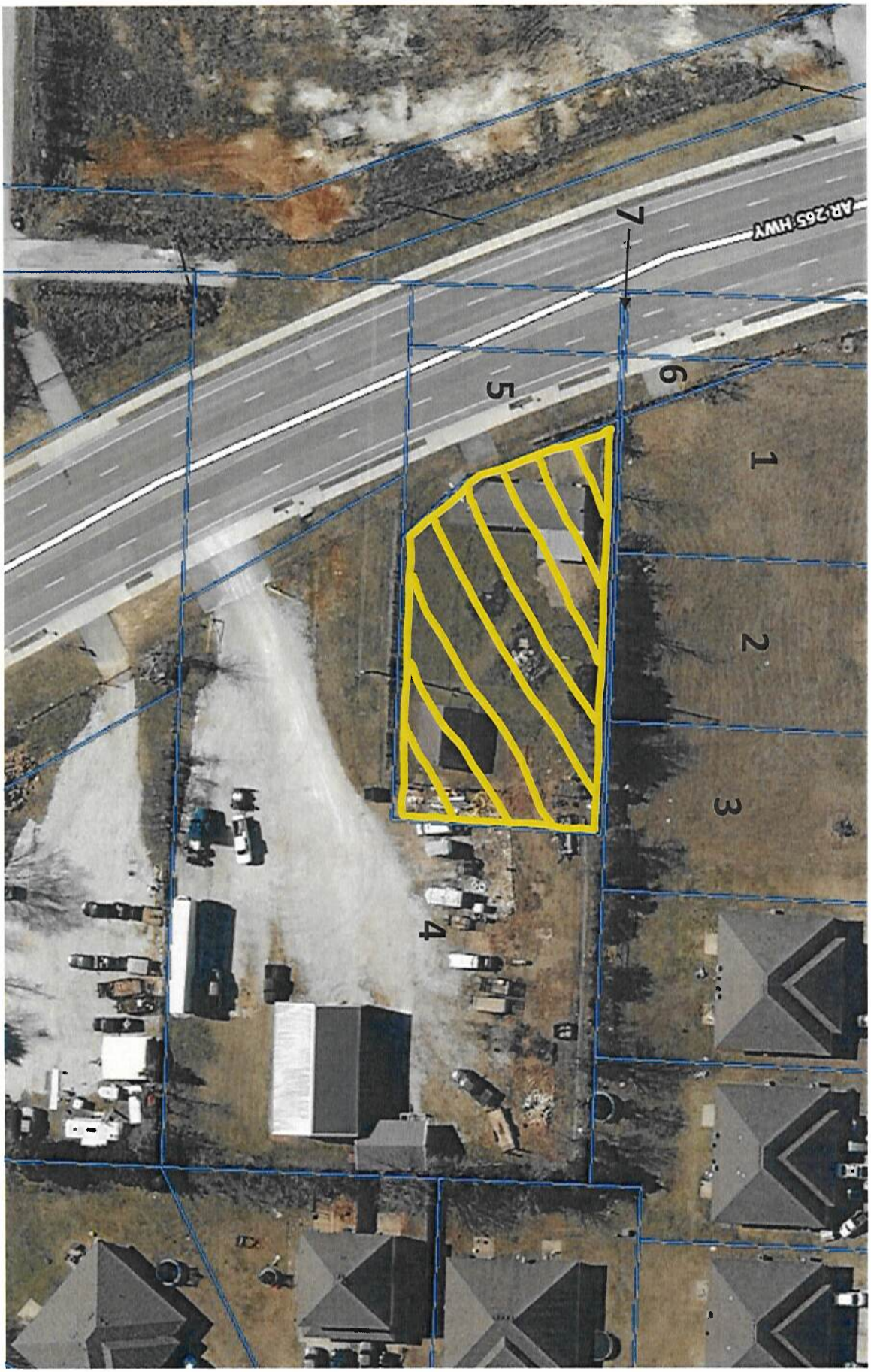
Notary Public

ALLISON RITCHIE
Notary Public-Arkansas
Benton County
My Commission Expires 12-02-2031
Commission # 12716850

NOTIFICATION MAILING LIST FOR PARCEL 21-00056-035 R23-07

Map No.	Parcel	Owner Name	Owner Address
1	21-03289-000	SL PATTON INVESTMENTS, LLC	2879 N OLD DOMINION WAY FAYETTEVILLE, AR 72703
2 &3	21-03288-000 21-03287-000	D&P CHANCE PROPERTIES, LLC	10760 LAKESIDE RD LOWELL, AR 72745
4	21-00056-025	GONZALEZ, JOSE PEREZ	4108 BROKEN ARROW CV SPRINGDALE, AR 72764
5, 6 & 7	21-00056-041 21-03290-000 21-00056-040	ARKANSAS STATE HIGHWAY COMMISSION	PO BOX 2261 LITTLE ROCK, AR 72203

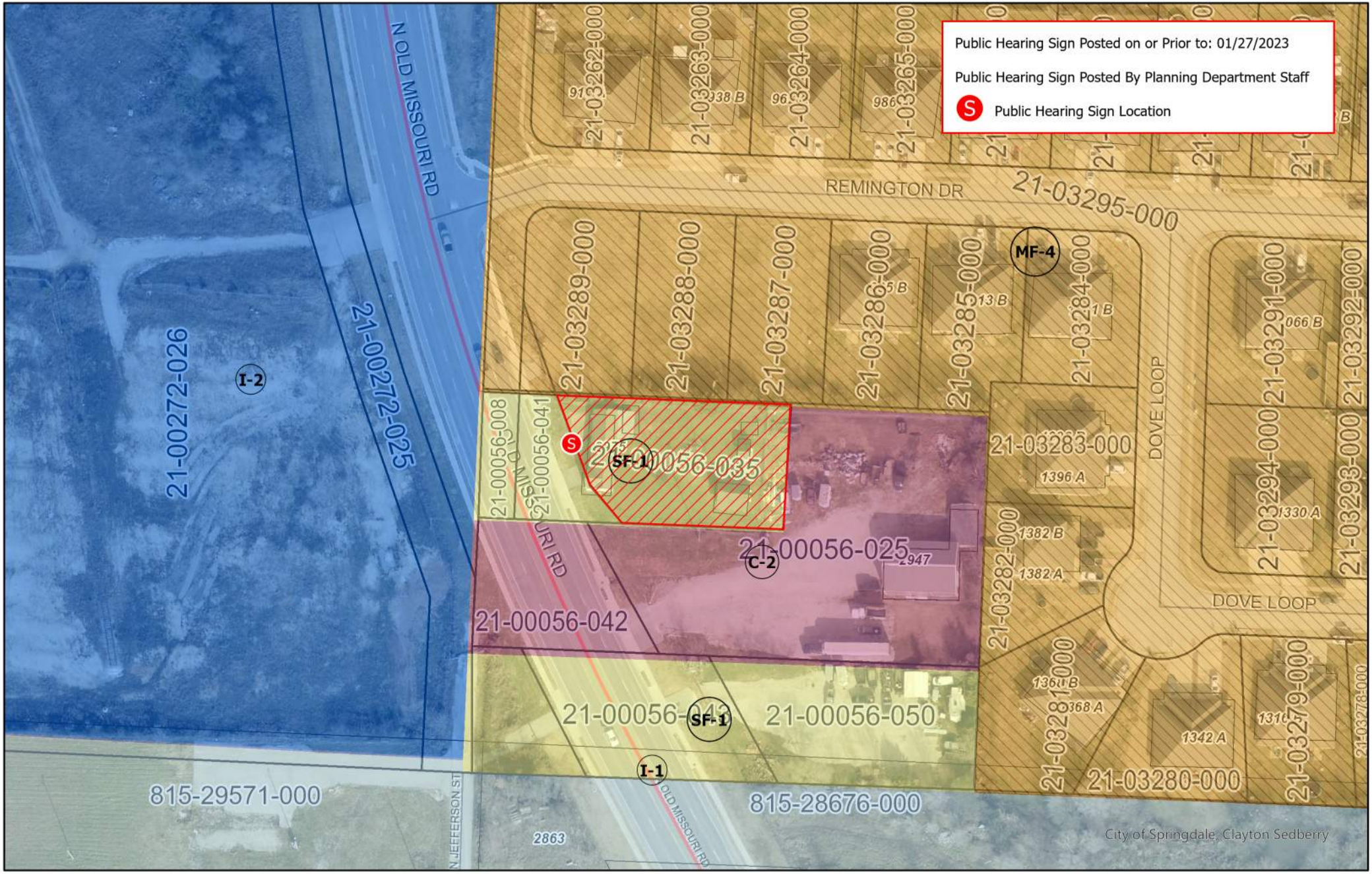
R23-07



Miles
0 0 0 0.01 0.01 0.01
N

PROJECT: R23-07
APPLICANT: Jose Gonzales & Maria De Perez
REQUEST: Rezone from SF-1 to MF-4

SPRINGDALE
WE'RE MAKING IT HAPPEN



PROJECT: R23-07
APPLICANT: Jose Gonzales & Maria De Perez
REQUEST: Rezone from SF-1 to MF-4

0 00.01 0.02 0.03 0.03 Miles

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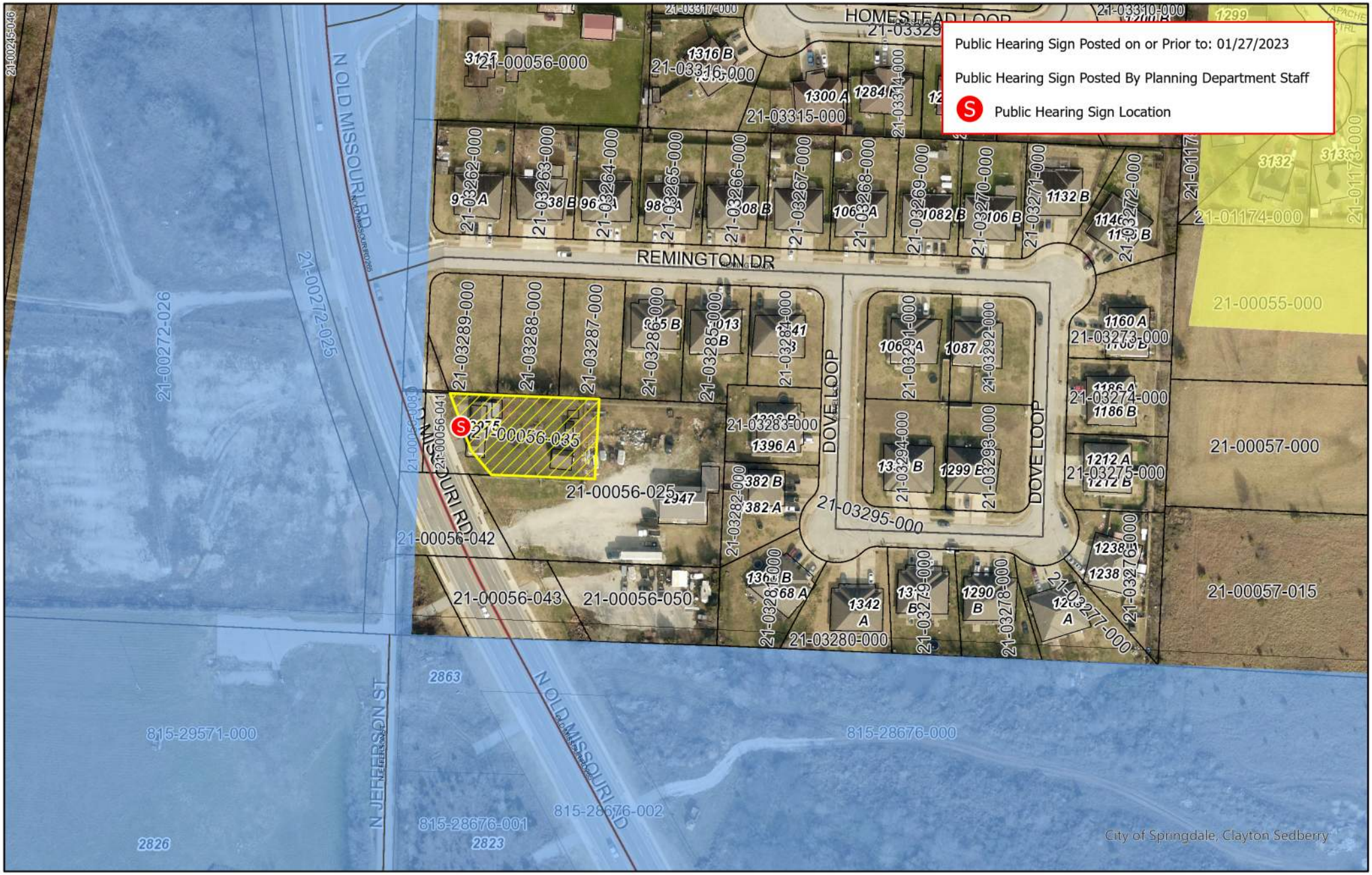
SPRINGDALE
WE'RE MAKING IT HAPPEN



PROJECT: R23-07
APPLICANT: Jose Gonzales & Maria De Perez
REQUEST: Rezone from SF-1 to MF-4

Miles
0 0.01 0.02 0.03 0.04

N

SPRINGDALE
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: **Planning Commission**

From: **Staff**

Date: **February 7, 2023**

RE: **PP23-01** **Preliminary Plat** **GAP at the Crossings**

Planning Comments

1. This Large Scale Development Plan has been given the number L23-03. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (standard comment)
3. A written response to all comments is required with resubmission. (standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. On the cover page, please include the legal description, with the parcel number shown immediately above.
    a. Parcel number not shown as requested.
6. Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting or may be submitted at the meeting.
7. Is there ROW to be dedicated per this project? If so, please provide a ROW table displaying all measurements.
    a. Comment responses refer to ROW table on cover page (C-001), there doesn't appear to be one included.
8. On the cover page, please display the following:
    a. Zoning of the property shown immediately above the setbacks.
9. Please include the following on a details page (C-504 would be best):
    a. Show the typical dimensions for regular parking, (9' x 19').

10. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
11. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (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).

Building & Fire

- All comments addressed.

Engineering Comments

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 2/1/2023

1. **Chapter 106 – Stormwater Drainage**
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)
   - **Regional Detention for Trails at the Crossing appears to be in Interim Conditions according to drainage report. Will the regional facility be completed with this project?**
   - **Submit permeable paver design including maintenance plan. This street should be private with an access easement and privately maintained.**

- *106.5.3*** - A concrete trickle channel with a minimum width of 4 feet and a minimum slope of 0.40% shall be required for all detention ponds other than permanent lakes.
  - **Add trickle channel to pond**
- *106.5.4.10*** - "An easement shall be provided in .Plans for detention facilities. A minimum 20' wide drainage easement shall be provided around the 100-year flood pool, connecting the tributary pipes and the discharge system along the most passable routing of piping system." Ownership of the detention facility will remain with the land.
  - **Show 20 ft drainage easement around pond.**

2. **Chapter 107 – Stormwater Pollution**
   (Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)

- *107.1* - Show & Label all temporary construction stockpiles, parking, entrances, egress, roads, or access as "Temporary" on the Grading or Erosion Control Plan.
  - **Add the word "Temporary" to all the items that are intended to be removed at the completion of the project, including entrance etc.**

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

designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.

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

- Phasing on larger construction sites 5 acres or more must be utilized to allow only disturbance on near term construction areas. Construction sites requiring cutting and filling must be seeded once the cutting and filling activity is finished.

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.

  - **When on-street parking is provided, sidewalk should be adjacent to the back of curb on the south side of Gap Ave.**
  - **Show how sidewalks will tie into existing sidewalks on 64th St.**
  - **Provide signage plan.**
  - **Provide striping plan.**
  - **Provide Geotech report to justify pavement section.**
  - **Are permeable pavers proposed? If not, update pavement sections.**
  - **Include plan and profile for drainage.**

4. **Chapter 112 – Subdivisions**

(Code 1973, § 30-1)

- *112.3 (3) - Plans and specifications*: After the approval of the preliminary plat but before improvements are started, the subdivider shall submit engineering plans, a final drainage report, and specifications for the streets, grading, and storm drainage improvements including, but not limited to, profiles, specifications, and cross-sections along with grading and storm drainage plans and computations, pursuant to and in compliance with chapter 106, Stormwater Drainage and chapter 107, Physical Alteration of Land, of this Code, as adopted or amended hereafter, to the director of the planning and community development division for review and written approval prior to commencement of improvements. During the same period, the subdivider shall submit water and sewer plans and specifications to the water and sewer department. No work shall begin without prior approval of the director of the planning and community development division.
  - All streets within the subdivision boundaries shall be dedicated and constructed in conformance with the master street plan and chapter 110 of this Code, with right-of-way dedicated when such right-of-way is needed to conform to the master street plan.

- *112-4* - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.
    - The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.
        - Label all lights as Proposed or Existing.
        - Show the direction of the mast arm.
        - Show the size and type of lights based on the location and classification of the street.
        - Add note to determine if the light is designed for area parking lot lights or as a street illuminator.
        - Include a note stating if the lights are public or private lights and who will be responsible for maintenance and billing.
- *112.7 - Street Design Standards.*
    - Sight Distance: 90-ft Ordinary / 70-ft hilly.
    - Max grades w/in 100-ft of intersection: 4%.
    - Min intersection angle: 75°.
    - Min curb radius ~~25-ft~~ **28-ft** minor St / 50-ft collector St.
    - The right-of-way must be graded so that the entire width slopes toward the street at a 2% slope toward the street centerline.

5. **Chapter 130 – Zoning Ordinance**

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

- *130.7.6.1 ADA* requirements.
    - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
        - **This note is left in place throughout the design process to ensure that access is maintained.**
        - **Show crosswalks at every intersection (future streets).**

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.

PP23-01

Plat
Application

Please indicate project type (choose one):

- ☐ Informal Plat: $50.00 (ie, lot split, lot line adjustment)
- ☐ Replat: $250.00
- ☒ Preliminary Plat: $500.00
- ☐ Final Plat: $50.00 (plus $1.00 for each lot over 50)

All applications submitted must meet the Plat requirements as displayed in Chapter 112 of the City of Springdale Code of Ordinances.

APPLICATION CONTACTS:

Indicate one person of contact for this request: ☐ Applicant ☐ Representive

Applicant/Property Owner (person making request)

Name: CL GEORGE & SONS

E-mail: matt.brown@georgesinc.com

Address: 402 W Robinson Ave, Springdale, AR 72764

Phone: 479-927-7000

Representative Contact Information (if applicable)

Name: Libby Topping, E.I.

E-mail: libby.topping@craftontull.com

Address: 901 N. 47th Street, Suite #400 Rogers, AR 72756

Phone: 479-636-4838

Site Information

Location/Address: SE the intersection of 64th Street and Apple Road

Assessor's Parcel Number(s): 815-30836-200 815-30835-000

Current Zoning District: A-1

Rezone required: N/A

Total Acreage: 98.4 ac

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

Name of Applicant/Property Owner (printed): _____ Date: _____

Signature: _____

Name of Representative (if applicable): Libby Topping, E.I. Date: 1/23/23

Signature: Elizabeth Topping

Crafton Tull
architecture | engineering | surveying

901 N 47th Street, Suite 200
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

PP23-01

November 29, 2022

Ref: Adjacent Property Owners
Parcels 815-30835-000 and 815-30836-200
6115 Apple Ln - Springdale, AR
CTA Project Number 22104900

I hereby certify that on this date I have made a search of the Washington County GIS web site and found the property owners and their addresses, which are adjacent to Parcels 815-30835-000 and 815-30836-200, to be as shown on the attached page consisting of 16 individual parcel numbers. This certification does not apply to the accuracy of the Washington County GIS web site, only to their listing of the current owner's names and addresses.

Signed:_____ Date: November 29, 2022

Professional Land Surveyor #1460
Crafton, Tull & Associates, Inc.
Agent

Crafton Tull
architecture | engineering | surveying

901 N 47th Street, Suite 200
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

PP23-01

1. Parcel: 815-30827-700
C L GEORGE & SONS
PO BOX G
SPRINGDALE, AR 72765

2. Parcel: 815-30827-100
MCALLISTER, ROBERT LEROY TRUST; MCALLISTER, MARY JONES TRUST
5960 APPLE RD
SPRINGDALE, AR 72762-0780

3. Parcel: 815-30827-200
HATHORN, LINDA M REVOCABLE TRUST
1958 GENE GEORGE BLVD
SPRINGDALE, AR 72764

4. Parcel: 815-30832-000
HATHORN, LINDA M REVOCABLE TRUST
1958 GENE GEORGE BLVD
SPRINGDALE, AR 72764

5. Parcel: 815-30075-160
REDDISH, JOHN M
5428 APPLE RD
SPRINGDALE, AR 72762-0700

6. Parcel: 815-29107-190
C L GEORGE & SONS
PO BOX G
SPRINGDALE, AR 72765

7. Parcel: 815-29107-200
C L GEORGE & SONS
PO BOX G
SPRINGDALE, AR 72765

8. Parcel: 815-30836-000
JHT LLC AN ARKANSAS LIMITED LIABILITY CMPANY
PO BOX 2020 TAX DEPT
SPRINGDALE, AR 72765-2020

9. Parcel: 815-30836-100
JHT LLC AN ARKANSAS LIMITED LIABILITY CMPANY
PO BOX 2020 TAX DEPT
SPRINGDALE, AR 72765-2020

Crafton Tull
architecture | engineering | surveying

901 N 47th Street, Suite 200
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

PP23-01

10. Parcel: 815-30838-200
CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE, AR 72764

11. Parcel: 815-30838-500
TALDO PROPERTIES LLC
5100 S THOMPSON
SPRINGDALE, AR 72764

12. Parcel: 815-30838-300
NORRHO LLC
4285 N SHILOH DR STE 301B
FAYETTEVILLE, AR 72703

13. Parcel: 815-30836-900
DHDD LLC
4325 LEGACY DR
SPRINGDALE, AR 72762

14. Parcel: 815-30836-600
MEZA, JOSE ALFREDO
597 HACKBERRY ST
SPRINGDALE, AR 72764

15. Parcel: 815-30836-300
C L GEORGE & SONS
PO BOX G
SPRINGDALE, AR 72765

16. Parcel: 815-30827-600
C L GEORGE & SONS
PO BOX G
SPRINGDALE, AR 72765

GAP AT THE CROSSINGS

SPRINGDALE, ARKANSAS

PRELIMINARY PLAT

VICINITY MAP
NTS

Sheet List Table

Sheet Number	Sheet Title
C-001	COVER SHEET
C-002	NOTES
C-003	PROJECT CONTROL SHEET
C-004	DEMO PLAN
C-101	OVERALL SITE PLAN (C)
C-102 – C-105	PRELIMINARY PLATS A–D
C-106	PRELIMINARY PLAT TABLES
C-107	OVERALL UTILITY PLAN (C)
C-108 – C-111	UTILITY PLAN A–D (C)
C-112	OVERALL GRADING PLAN
C-113 – C-116	GRADING PLAN A–D
C-117 – C-118	EROSION CONTROL PH. I–II
C-201 – C-204	APPLE RD. P&P
C-205 – C-209	GAP AVE. P&P
C-210 – C-214	GEORGE AVE. P&P
C-501	TYPICAL SECTIONS
C-502 – C-503	SWU DETAILS
C-504	SITE DETAILS
C-505 – C-506	SPRINGDALE MUNICIPAL DETAILS
C-507 – C-509	EROSION CONTROL DETAILS

LEGEND (EXISTING SYMBOLS)

SYMBOLS	
	FOUND IRON PIN
	LIGHT POLE
	POWER POLE
	TELEPHONE PEDESTAL
	TV PEDESTAL
	MANHOLE
	SANITARY SEWER CLEANOUT
	GAS METER
	GAS VALVE
	STORM SEWER PIPE
	DOWN GUY
	WATER VALVE
	FIRE HYDRANT ASSEMBLY
	AIR RELEASE VALVE
	FIRE DEPARTMENT CONNECTION
	WATER METER
	SPRINKLER HEAD
	ELECTRIC PEDESTAL
	GRATED INLET
	DROP INLET
	TREE
	TREE TO BE REMOVED

LINEWORK	
	EASEMENT
	CURB
1206	INTERMEDIATE CONTOUR
1205	INDEX CONTOUR
SS	SANITARY SEWER LINE
G	GAS LINE
W	WATER LINE (SPECIFY SIZE & TYPE)
UGT	UNDERGROUND TELEPHONE
UGE	UNDERGROUND ELECTRIC
OHE	OVERHEAD ELECTRIC
UGTV	UNDERGROUND TELEVISION
OHTV	OVERHEAD TELEVISION
	CHAIN LINK FENCE
	WOOD FENCE
X	BARBED WIRE FENCE
FO	FIBER OPTIC
	RIGHT OF WAY
	ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	
	SET IRON PIN
	LIGHT POLE
	POWER POLE
	TELEPHONE PEDESTAL
	TV PEDESTAL
	MANHOLE
	SANITARY SEWER CLEANOUT
	GAS METER
	GAS VALVE
	STORM SEWER PIPE
X-X	STRUCTURE NUMBER
	WATER VALVE
	FIRE HYDRANT ASSEMBLY
	AIR RELEASE VALVE
	FIRE DEPARTMENT CONNECTION
	WATER METER
	BACK FLOW PREVENTER
	REDUCER
	RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)
	CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)

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

UTILITY CONTACTS

WATER & SEWER
CITY OF SPRINGDALE
525 OAK ST.
SPRINGDALE, AR.
PHONE: (479) 751-5751

APPLE ROAD
STREET CROSS SECTION CHART
87' RIGHT OF WAY
8' CURB (INCLUDING GUTTER)
20' DRIVING LANE
9' BIKE LANE
10' MEDIAN
20' GREENSPACE
20' SIDEWALK

GAP ROAD
STREET CROSS SECTION CHART
71' RIGHT OF WAY
4' CURB (INCLUDING GUTTER)
20' DRIVING LANE
7' PARKING LANE
20' GREENSPACE
20' SIDEWALK

GEORGE ROAD
STREET CROSS SECTION CHART
62' RIGHT OF WAY
4' CURB (INCLUDING GUTTER)
20' DRIVING LANE
8' BIKE LANE
20' GREENSPACE
10' SIDEWALK

GENERAL NOTES

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

SPRINGDALE DISCLAIMER STATEMENT:
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.

PROPERTY DESCRIPTION

PARCELS 815-30836-200 AND 815-30835-000

RECORD DESCRIPTION – REVISED TRACT THREE PURSUANT TO PLAT FILE NO. 0024-00000393

THE NORTH HALF (N/2) OF NORTHEAST QUARTER NE/4); PART OF SOUTHWEST QUARTER (SW/4) OF THE NORTHEAST QUARTER (NE/4); AND PART OF THE NORTH HALF (N/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 08, TOWNSHIP 17 NORTH, RANGE 30 WEST. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID SW/4 OF THE NE/4, A 5/8" CAPPED REBAR LS 1304 FOUND; THENCE SOUTH 02°27'06" WEST ALONG THE EAST LINE OF SAID SW/4 OF THE NE/4, A DISTANCE OF 509.51 FEET TO A 5/8" CAPPED REBAR LS 1304 FOUND; THENCE NORTH 87°32'28" WEST, CROSSING A FOUND 5/8" CAPPED REBAR LS 1304 FOUND AT A DISTANCE OF 1267.47 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 1269.74 FEET TO A 5/8" CAPPED REBAR LS 1304 FOUND; THENCE SOUTH 02°27'35" WEST, A DISTANCE OF 656.03 FEET TO A 5/8" CAPPED REBAR LS 1304 FOUND; THENCE NORTH 87°33'44" WEST A DISTANCE OF 20.00 FEET TO A 5/8" CAPPED REBAR LS 1304 FOUND; THENCE ALONG THE NORTH BOUNDARY OF THE PUBLIC STREET EASEMENT ACCORDING TO REAL PROPERTY RECORD FILE #2007-00024122 FOR THE FOLLOWING THREE (3) COURSES:
(1) SOUTH 02°26'16" WEST, A DISTANCE OF 73.83 FEET TO A 5/8" CAPPED REBAR LS 1304 FOUND AT TANGENT CURVE TO THE LEFT;
(2) 39.26 ARC FEET ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 89°59'19" AND A RADIUS OF 25.00 FEET, SUBTENDED BY A CHORD BEARING SOUTH 42°33'23'EAST – 35.35 FEET TO A 5/8" CAPPED REBAR LS 1304 FOUND;
(3) SOUTH 87°33'03" EAST, A DISTANCE OF 1264.81 FEET TO A 5/8" CAPPED REBAR LS 1304 FOUND AT THE AFOREMENTIONED EAST LINE OF THE SW/4 OF THE NE/4;
THENCE ALONG SAID EAST LINE SOUTH 02°27'06" WEST, A DISTANCE OF 56.34 FEET TO A CHISELED 'X' FOUND FOR THE SOUTHEAST CORNER OF SAID SW/4 OF THE NE/4;
THENCE NORTH 87°33'24" WEST ALONG THE SOUTH LINE OF SAID SW/4 OF THE NE/4, A DISTANCE OF 1319.85 FEET TO A 1/2"REBAR FOUND AT THE SOUTHWEST CORNER OF SAID SW/4 OF THE NE/4; THENCE NORTH 02°27'35'EAST ALONG THE WEST LINE OF SAID SW/4 OF THE NE/4, A DISTANCE OF 1319.43 FEET TO THE NORTHWEST CORNER OF SAID SW/4 OF THE NE/4, A MAGNAIL & WASHER LS1304 FOUND; THENCE NORTH 87°32'45" WEST ALONG THE SOUTH LINE OF SAID N/2 OF THE NW/4, A DISTANCE OF 2629.62 FEET TO THE SOUTHWEST CORNER OF SAID N/2 OF THE NW/4, A 5/8'REBAR FOUND; THENCE NORTH 02°26'16'EAST ALONG THE WEST LINE OF SAID SECTION 08, A DISTANCE OF 1320.22 TO THE NORTHWEST CORNER OF SAID SECTION 08, A 6'WOODEN FENCE CORNER FOUND; THENCE SOUTH 87°31'00'EAST ALONG THE NORTH LINE OF SAID SECTION 08, A DISTANCE OF 2630.12 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 08, A CERTIFIED STATE MONUMENT FOUND; THENCE SOUTH 87°39'47'EAST CONTINUING ALONG SAID NORTH LINE OF SAID SECTION 08, A DISTANCE OF 2638.97 FEET TO THE NORTHEAST CORNER OF SAID SECTION 08, A 5/8' CAPPED REBAR FOUND; THENCE SOUTH 02°26'55'WEST ALONG THE EAST LINE OF SAID SECTION 08, A DISTANCE OF 1321.68 FEET TO THE SOUTHEAST CORNER OF SAID N/2 OF THE NE/4, A MAGNAIL FOUND; THENCE NORTH 87°36'09'WEST ALONG THE SOUTH LINE OF SAID N/2 OF THE NE/4, A DISTANCE OF 1319.55 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT A 0.26 ACRE TRACT OF LAND DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 08, A 6" WOODEN FENCE CORNER POST FOUND; THENCE ALONG THE WEST LINE OF SAID SECTION 08 SOUTH 02°26'16" WEST, A DISTANCE OF 165.39 FEET TO A POINT; THENCE LEAVING SAID SECTION LINE SOUTH 87°31'00" EAST A DISTANCE OF 64.80 FEET TO A 5/8 INCH CAPPED REBAR EMBOSSED 1304 SET FOR THE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 87°31'00" EAST, A DISTANCE OF 110.03 FEET TO A 5/8 INCH CAPPED REBAR EMBOSSED 1304; THENCE SOUTH 02°26'16" WEST, A DISTANCE OF 103.10 FEET TO A 5/8 INCH CAPPED REBAR EMBOSSED 1304; THENCE NORTH 87°31'00" WEST, A DISTANCE OF 110.03 FEET TO A 5/8 INCH CAPPED REBAR EMBOSSED 1304; THENCE NORTH 02°26'16" EAST, A DISTANCE OF 103.10 FEET TO THE POINT OF BEGINNING.
REVISED TRACT THREE CONTAINING AN AGGREGATE OF 177.34 ACRES MORE OR LESS.

FLOOD NOTE:
THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05143C0065F, EFFECTIVE DATE APRIL 2, 2008.

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

PROJECT INFORMATION

SITE ENGINEER:	CRAFTON TULL DANIEL ELLIS P.E. 901 N. 47TH ST., SUITE 400 ROGERS, AR 72756 479-636-4838 DANIEL.ELLIS@CRAFTONTULL.COM
SITE DEVELOPER:	C.L. GEORGE AND SONS, LP MATT BROWN, VP REAL ESTATE P.O. DRAWER G SPRINGDALE, AR 72765-2030 479-530-7876 MATT.BROWN@GEORGESINC.COM
ZONING:	A-1
BUILDING SETBACK:	FRONT 35' SIDE 20' REAR 35'
SITE AREA:	GROSS AREA = 177.34 AC. NET AREA (GROSS AREA LESS STREET R/W) 177.34 – 12.51 = 164.83 AC.

PROVIDED ON-STREET PARKING: 61 TOTAL SPACES

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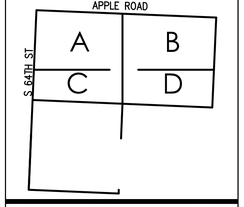
CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

GAP AT THE CROSSINGS
SPRINGDALE, ARKANSAS

Key Plan



No.	Description	Date

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PROJECT NO: 22104900
ISSUE DATE: 01/19/2023
CONTACT: D. ELLIS
QC by:
QC Date:

PRELIMINARY PLANS

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

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L23-03

COVER SHEET

C-001

DRAWING: G:\2021\04\01\DESIGN\PLANS\PLOTS\PLOTTING\01 COVER SHEET.DWG
PLOTTED BY: KEVIN HAAS - 1/20/2023 9:26 AM - PLOTTED BY: KEVIN HAAS (COPY)

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.

UTILITY NOTES

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

GRADING AND DRAINAGE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. THE OWNER/CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING AND PROVIDING SEPARATE AND INDEPENDENT RETAINING WALL DESIGNS, INSPECTIONS, AND CERTIFICATIONS BY A REGISTERED PROFESSIONAL ENGINEER OTHER THAN CRAFTON TULL. THIS SHALL ALSO APPLY TO ANY ASSOCIATED AND NECESSARY PUBLIC SAFETY DEVICES INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN SAFETY RAILS.
3. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES ON SITE OR IN RIGHT-OF-WAY. ALL UTILITIES MUST BE LOCATED PRIOR TO GRADING START.
4. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
5. ALL CUT OR FILL SLOPES SHALL BE A MAX 3:1 SLOPE OR FLATTER UNLESS OTHERWISE NOTED.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
7. ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT. ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
8. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY WHEN IN PAVED AND TRAFFIC AREAS.
9. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING RINGS AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 1" ABOVE FINISH GRADE. LIDS SHALL BE LABELED PER JURISDICTIONAL SPECIFICATIONS.
10. SITE GRADING SHALL NOT PROCEED UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT AND THE SWPPP FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
11. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL TO FINAL GRADE. REFER TO THE LANDSCAPE PLAN.
12. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON PLANS, CONTACT ENGINEER IMMEDIATELY.
13. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS THROUGHOUT ALL PHASES OF CONSTRUCTION.
14. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
15. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
16. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
17. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
18. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
19. IF WET AREAS ARE ENCOUNTERED ON-SITE THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER FOR THE DESIGN AND REPLACEMENT OF A FRENCH DRAIN SYSTEM.
20. CRAFTON, TULL & ASSOCIATES, INC. (CTA) HAS NOT NECESSARILY ESTABLISHED MINIMUM FINISH FLOOR ELEVATIONS FOR EACH INDIVIDUAL BUILDING OR LOT IN THIS SUBDIVISION. WHEN A MINIMUM BUILDING FLOOR ELEVATION IS NOT ESTABLISHED AND NOTED, THE ULTIMATE RESPONSIBILITY FOR THE PROPER GRADING OF EACH INDIVIDUAL LOT OR PARCEL SHALL REST WITH THE LOT'S OWNER. TYPICALLY, THE MINIMUM FINISH FIRST FLOOR ELEVATIONS SHOULD BE AT LEAST TWELVE INCHES (12') ABOVE THE FINISHED TOP OF STREET CURB ELEVATION ASSOCIATED WITH EACH INDIVIDUAL LOT OR PARCEL OR AS REQUIRED BY LOCAL AND STATE CODES.

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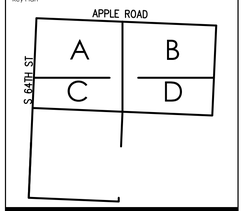
CERTIFICATE OF AUTHORIZATION:

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

GAP AT THE CROSSINGS

SPRINGDALE, ARKANSAS

Key Plan



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CONTACT: D. ELLIS
QC by:
QC Date:

PRELIMINARY PLANS

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NOTES

C-002

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PLOTTED: 1/19/2023 8:43:43 AM BY: DELLIS
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CONTROL POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	675150.09	662537.96	1305.05	5\8 RBR CTA BLUE CAP
2	674149.24	662479.25	1304.49	5/8 RBR BLUE CTA CAP
22	673216.31	663735.08	1337.46	5\8 RBR CTA BLUE CAP
24	673405.43	662624.91	1313.46	5\8 RBR CTA BLUE CAP

LEGEND (EXISTING)

SYMBOLS	LINEWORK
⊕ CONTROL POINT	PROPERTY LINE
	CURB
	RIGHT OF WAY

LEGEND (CONSTRUCT)

LINEWORK
CURB
PROPERTY LINE

BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF SPRINGDALE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.

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

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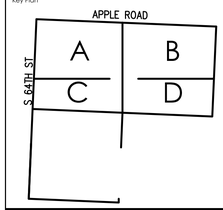
GRAPHIC SCALE IN FEET
200' 0 200'

GAP AT THE CROSSINGS

SPRINGDALE, ARKANSAS

Key Plan



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PROJECT CONTROL SHEET

C-003

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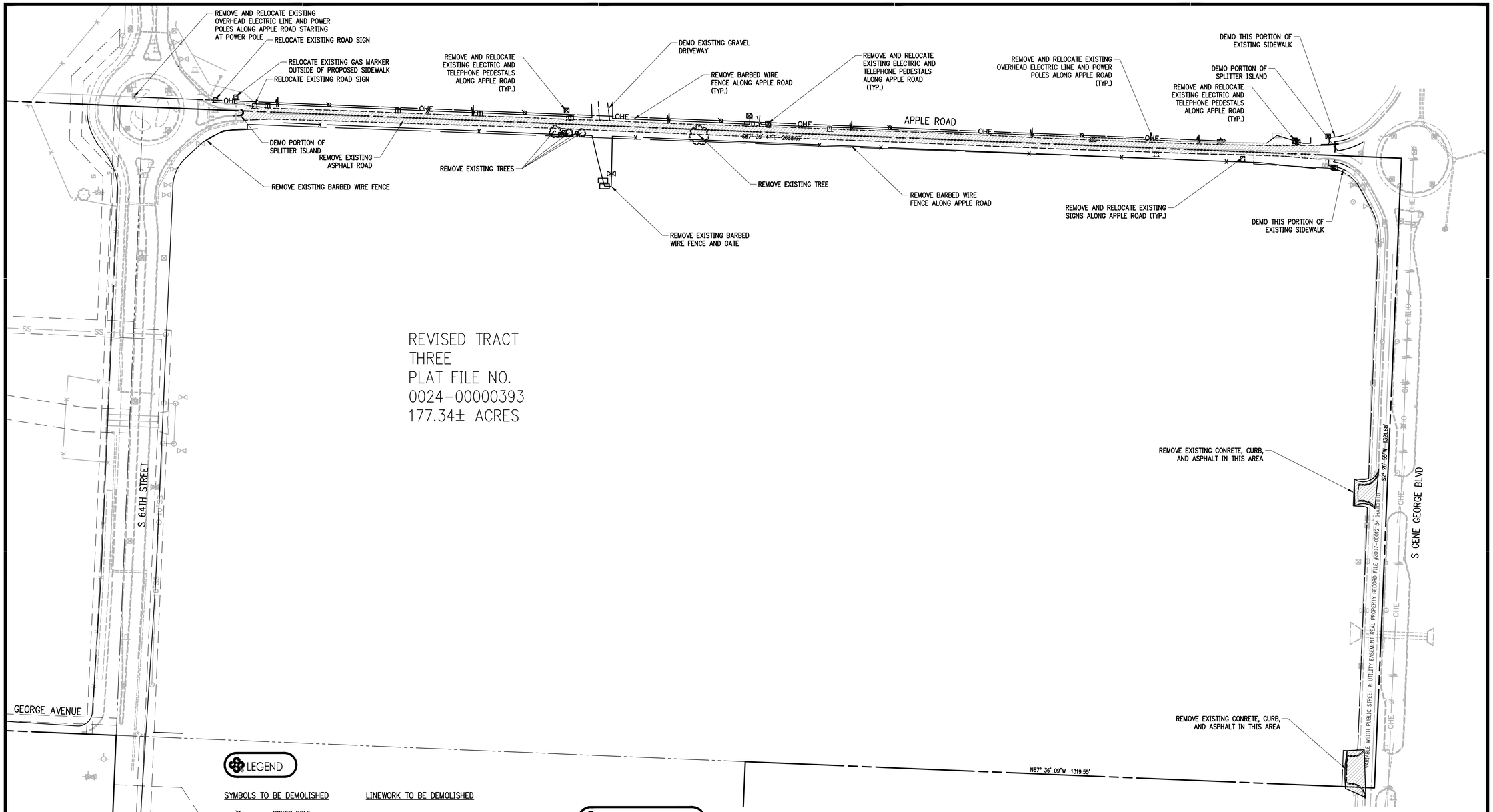
LAST MODIFIED BY DAVID BRIDGMAN, 1/17/2023 4:37:54 PM CST
PLOTTED BY: CHAD FAULCON (HARD COPY)



LEGEND

SYMBOLS TO BE DEMOLISHED

- POWER POLE
- TELEPHONE PEDESTAL
- MANHOLE
- GAS METER
- STORM SEWER PIPE
- DOWN GUY
- WATER METER
- ELECTRIC PEDESTAL

LINEWORK TO BE DEMOLISHED

- CURB
- OVERHEAD ELECTRIC (OHE)
- BARBED WIRE FENCE
- DEMOLISHED AREA
- EXISTING TREE

SYMBOLS TO REMAIN

- LIGHT POLE
- POWER POLE
- TELEPHONE PEDESTAL
- GAS METER
- GAS VALVE
- STORM SEWER PIPE
- DOWN GUY
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- AIR RELEASE VALVE
- WATER METER
- ELECTRIC PEDESTAL
- EXISTING TREE

LINEWORK TO REMAIN

- CURB
- GAS LINE (G)
- WATER LINE (SPECIFY SIZE & TYPE) (W)
- UNDERGROUND ELECTRIC (UGE)
- OVERHEAD ELECTRIC (OHE)
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE

DEMOLITION NOTES

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

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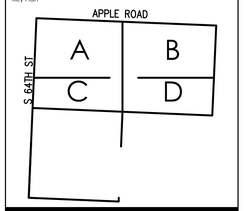
GRAPHIC SCALE IN FEET
100' 0 100'

GAP AT THE CROSSINGS

SPRINGDALE, ARKANSAS

Key Plan



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QC by:
QC Date:

PRELIMINARY PLANS

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DEMO PLAN

C-004

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PLOTTED BY: DAVID BROOKS, 1/19/2023 3:04 PM (PLOTTED BY: DAVID BROOKS@CRAFTON)

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
11. A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT."
12. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
    A. DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND 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.

LEGEND (EXISTING SYMBOLS)

SYMBOLS	
	FOUND IRON PIN
	LIGHT POLE
	POWER POLE
	TELEPHONE PEDESTAL
	MANHOLE
	GAS METER
	GAS VALVE
	STORM SEWER PIPE
	DOWN GUY
	WATER VALVE
	FIRE HYDRANT ASSEMBLY
	WATER METER
	SPRINKLER HEAD
	ELECTRIC PEDESTAL
	GRATED INLET
	DROP INLET
	TREE

LINEWORK	
	EASEMENT
	CURB
SS	SANITARY SEWER LINE
G	GAS LINE
W	WATER LINE (SPECIFY SIZE & TYPE)
UGE	UNDERGROUND ELECTRIC
OHE	OVERHEAD ELECTRIC
	CHAIN LINK FENCE
	WOOD FENCE
	BARBED WIRE FENCE
	RIGHT OF WAY
	ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	
	SET IRON PIN
	LIGHT POLE
	POWER POLE
	RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)
	CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)

LINEWORK	
	EASEMENT
	CURB
	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE

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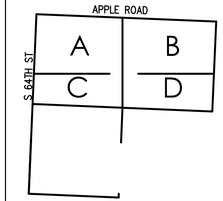
GRAPHIC SCALE IN FEET
200' 0 200'

GAP AT THE CROSSINGS

SPRINGDALE, ARKANSAS

Key Plan



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OVERALL SITE PLAN (C)

C-101

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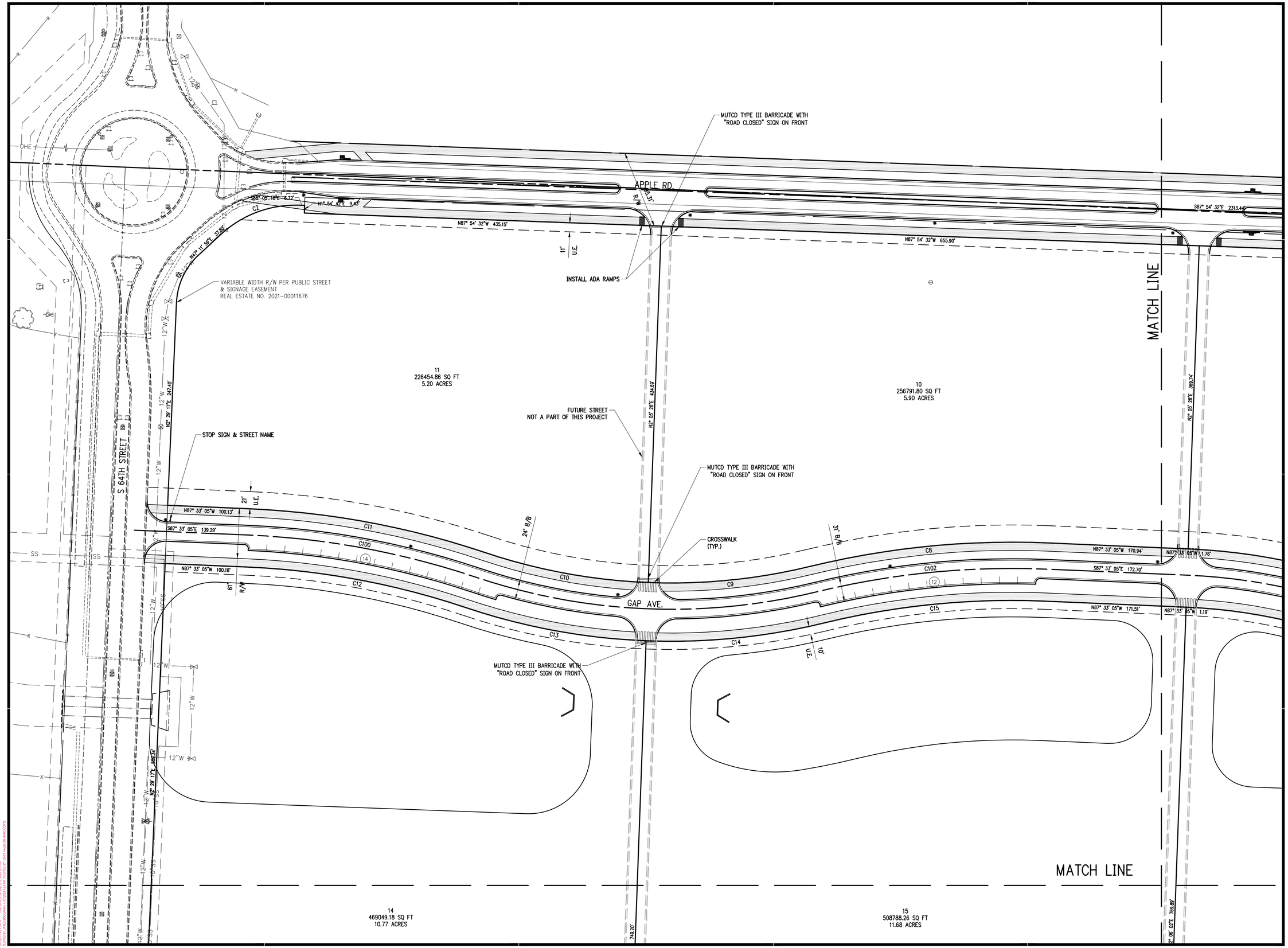

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50' 0 50'

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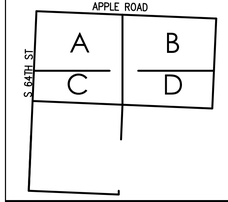

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PRELIMINARY PLAT A

C-102

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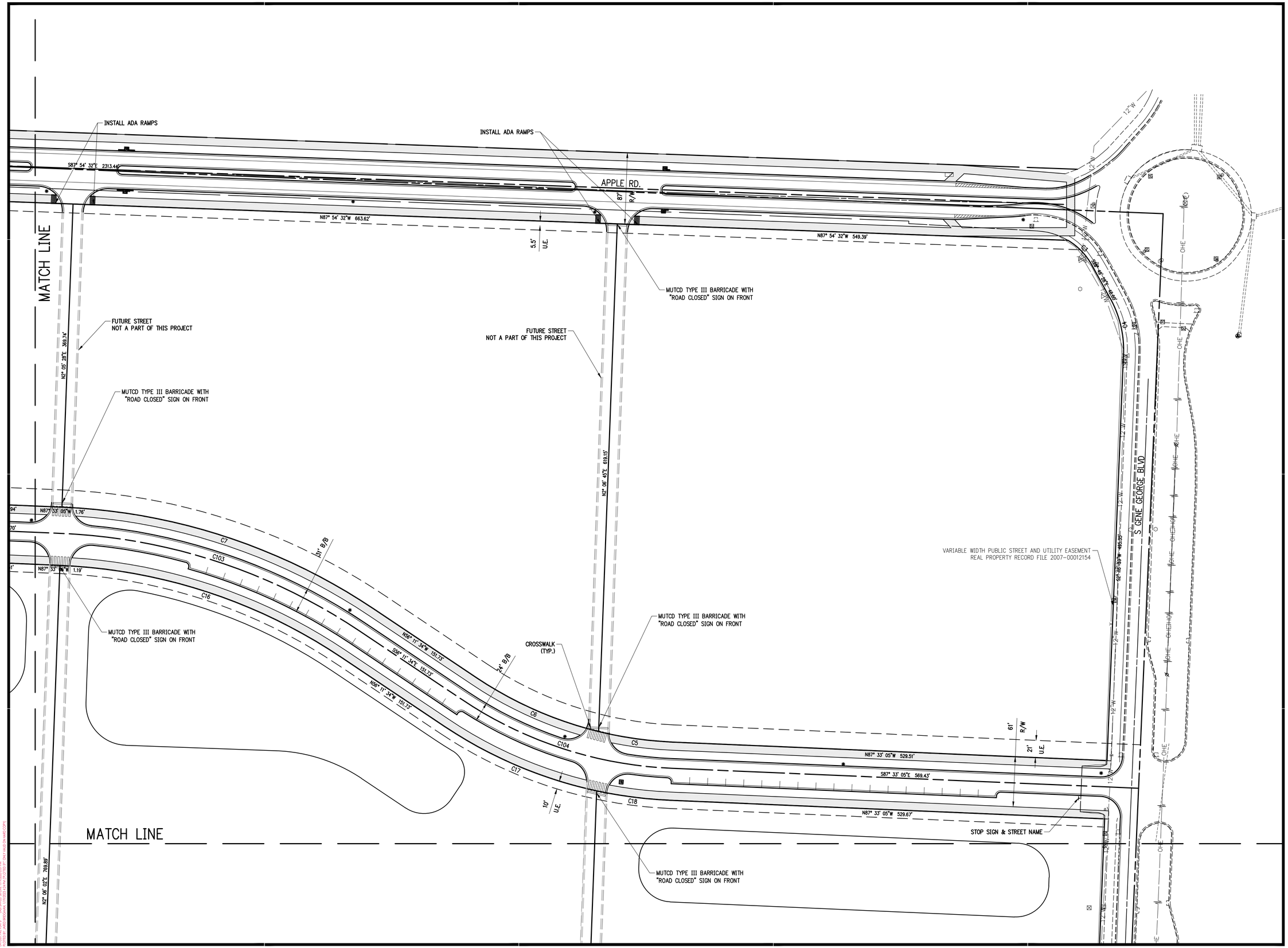
LAST MODIFIED BY: JARED BROOKINS, 1/19/2023 2:34 PM, PLOTTED BY: CRAIG HALE ON MARS COPY



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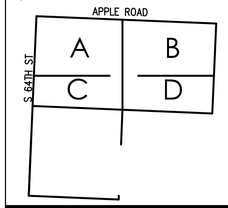

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PRELIMINARY PLAT B

C-103

DRAWING G:\2021\4900\CRD\APP\INBOUND\CRAFTON\CLIENT\PRELIMINARY PLAT.DWG
PLOTTED BY: DAVID ELLIS 1/19/2023 2:24 PM
XREFS BY: JAMES BROSHAR, TYPOSS1 DATA FILTERS BY: DWG NAME ON MAKE COPY

MATCH LINE

S 64TH STREET

VARIABLE WIDTH R/W PER PUBLIC STREET
& SIGNAGE EASEMENT
REAL ESTATE NO. 2021-00011676

FUTURE STREET
NOT A PART OF THIS PROJECT

FUTURE STREET
NOT A PART OF THIS PROJECT

STOP SIGN & STREET NAME

INSTALL ADA RAMPS

INSTALL ADA RAMPS

11.5' U.E.

62' R/W

GEORGE AVE.

S87° 36' 09"E 601.18'

S87° 36' 09"E 892.32'

S87° 36' 09"E 251.24'

N79° 53' 51"E 111.16'

S87° 36' 09"E 78.45'

N79° 53' 51"E 111.16'

C19

C20

C105

C106

N2° 05' 28"E 749.20'

N2° 06' 02"E 769.85'

N19° 53' 28"E 286.85'

C21

12"W

10" SS

8"W

MUTCD TYPE III BARRICADE WITH
"ROAD CLOSED" SIGN ON FRONT

MUTCD TYPE III BARRICADE WITH
"ROAD CLOSED" SIGN ON FRONT

MATCH LINE

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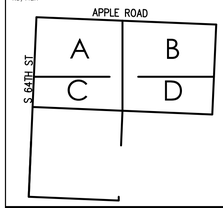
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
50' 0 50'

GAP AT THE CROSSINGS

SPRINGDALE, ARKANSAS

Key Plan



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ISSUE DATE: 01/19/2023
CONTACT: D. ELLIS
QC By:
QC Date:

PRELIMINARY PLANS

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PRELIMINARY PLAT C

C-104

DRAWING C:\2021\#DRC_DESIGN\PARK\STRUCTURES\CIVIL\DWG\WIRE PLATING
LAST SAVED BY: JAMES BRADSHAW, 1/19/2023 2:43:24 PM (PCSTB7.STP - ONLY VALID ON HARD COPY)
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MATCH LINE

C104

C5

N87° 33' 05"W 529.51'

S87° 33' 05"E 569.43'

C17

C18

N87° 33' 05"W 529.67'

OHE

FUTURE STREET
NOT A PART OF THIS PROJECT

N2° 05' 28"E 522.70'

VARIABLE WIDTH PUBLIC STREET AND UTILITY EASEMENT
REAL PROPERTY RECORD FILE 2007-00012154

N2° 05' 28"E 502.65'

12'W

FUTURE STREET
NOT A PART OF THIS PROJECT

N2° 06' 02"E 769.89'

MUTCD TYPE III BARRICADE WITH
"ROAD CLOSED" SIGN ON FRONT

INSTALL ADA RAMPS

S87° 36' 09"E 79.45'

S87° 36' 09"E 663.63'

11.5'
U.E.

N76° 01' 31"E 10.94'

S87° 41' 13"E 19.50'

N2° 18' 47"E 8.72'

S87° 36' 09"E 587.77'

S87° 36' 09"E 1392.52'

GEORGE AVE.

62'
R/W

MUTCD TYPE III BARRICADE WITH
"ROAD CLOSED" SIGN ON FRONT

STOP SIGN & STREET NAME

S GENE GEORGE BLVD

12'W

MATCH LINE

GRAPHIC SCALE IN FEET
50' 0 50'

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GAP AT THE CROSSINGS

SPRINGDALE, ARKANSAS

Key Plan

APPLE ROAD

S 64TH ST

A B C D

No.	Description	Date

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PRELIMINARY PLAT D

C-105

DRAWING G:\2021\4900_REGAN\PROPSUB\CIVIL\DWG\PREP-PLAT.DWG
LAST SAVED BY: ALEX.BRIDGMAN 1/17/2023 2:04:14 PM (UTC) BY: ENG1 (ENG1@CRAFTON-TULL.COM)
PLOTTED BY: JAMES.BRIDGMAN 1/17/2023 2:04:14 PM (UTC) BY: ENG1 (ENG1@CRAFTON-TULL.COM)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	65.16'	83.50'	44°42'43"	N24° 50' 38"E	63.52'
C2	104.18'	133.50'	44°42'50"	N69° 33' 21"E	101.56'
C3	42.39'	80.50'	30°10'19"	S43° 54' 37"E	1334.70'
C4	70.93'	130.50'	31°08'30"	S13° 15' 14"E	70.06'
C5	91.45'	464.50'	11°16'49"	N81° 54' 40"W	91.30'
C6	162.77'	464.50'	20°04'41"	N66° 13' 55"W	161.94'
C7	402.54'	735.50'	31°21'30"	N71° 52' 20"W	397.54'
C8	291.84'	1035.50'	16°08'53"	S84° 22' 28"W	290.88'
C9	199.20'	714.50'	15°58'26"	S84° 17' 15"W	198.56'
C10	203.55'	714.50'	16°19'20"	N79° 33' 52"W	202.86'
C11	291.84'	1035.50'	16°08'53"	N79° 28' 38"W	290.88'
C12	271.83'	964.50'	16°08'53"	N79° 28' 38"W	270.93'
C13	224.00'	785.50'	16°20'20"	N79° 34' 21"W	223.24'
C14	218.77'	785.50'	15°57'27"	S84° 16' 45"W	218.06'
C15	271.83'	964.50'	16°08'53"	S84° 22' 28"W	270.93'
C16	363.69'	664.50'	31°21'30"	N71° 52' 20"W	359.16'
C17	202.48'	535.50'	21°39'51"	N67° 01' 30"W	201.28'
C18	90.60'	535.50'	9°41'39"	N82° 42' 15"W	90.50'
C19	115.85'	531.00'	12°30'00"	N86° 08' 51"E	115.62'
C20	102.32'	469.00'	12°30'00"	N86° 08' 51"E	102.12'
C21	22.65'	1049.50'	1°14'12"	N3° 06' 22"E	22.65'

ROAD CENTERLINE CURVE TABLE					
CURVE #	RADIUS	LENGTH	CHORD LENGTH	START POINT	END POINT
C100	1003.50	282.83	281.89	(662662.12,674765.32)	(662939.27,674713.84)
C101	746.50	420.79	415.24	(662939.27,674713.84)	(663354.13,674696.10)
C102	1003.50	282.83	281.89	(663354.13,674696.10)	(663634.66,674723.73)
C103	703.50	385.03	380.24	(663807.20,674716.35)	(664168.57,674598.04)
C104	496.50	271.74	268.36	(664294.64,674513.62)	(664549.68,674430.13)
C105	500.00	109.08	108.87	(663368.77,673846.29)	(663477.39,673853.60)
C106	500.00	109.08	108.87	(663586.83,673873.10)	(663695.45,673880.42)

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ARKANSAS ENGINEER

GAP AT THE CROSSINGS

SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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PRELIMINARY PLAT TABLES

C-106

DRAWING G:\STUDIES_PROJ\APPAREL\STRUCTURE\CIVIL\DWG\PREPLAT.DWG
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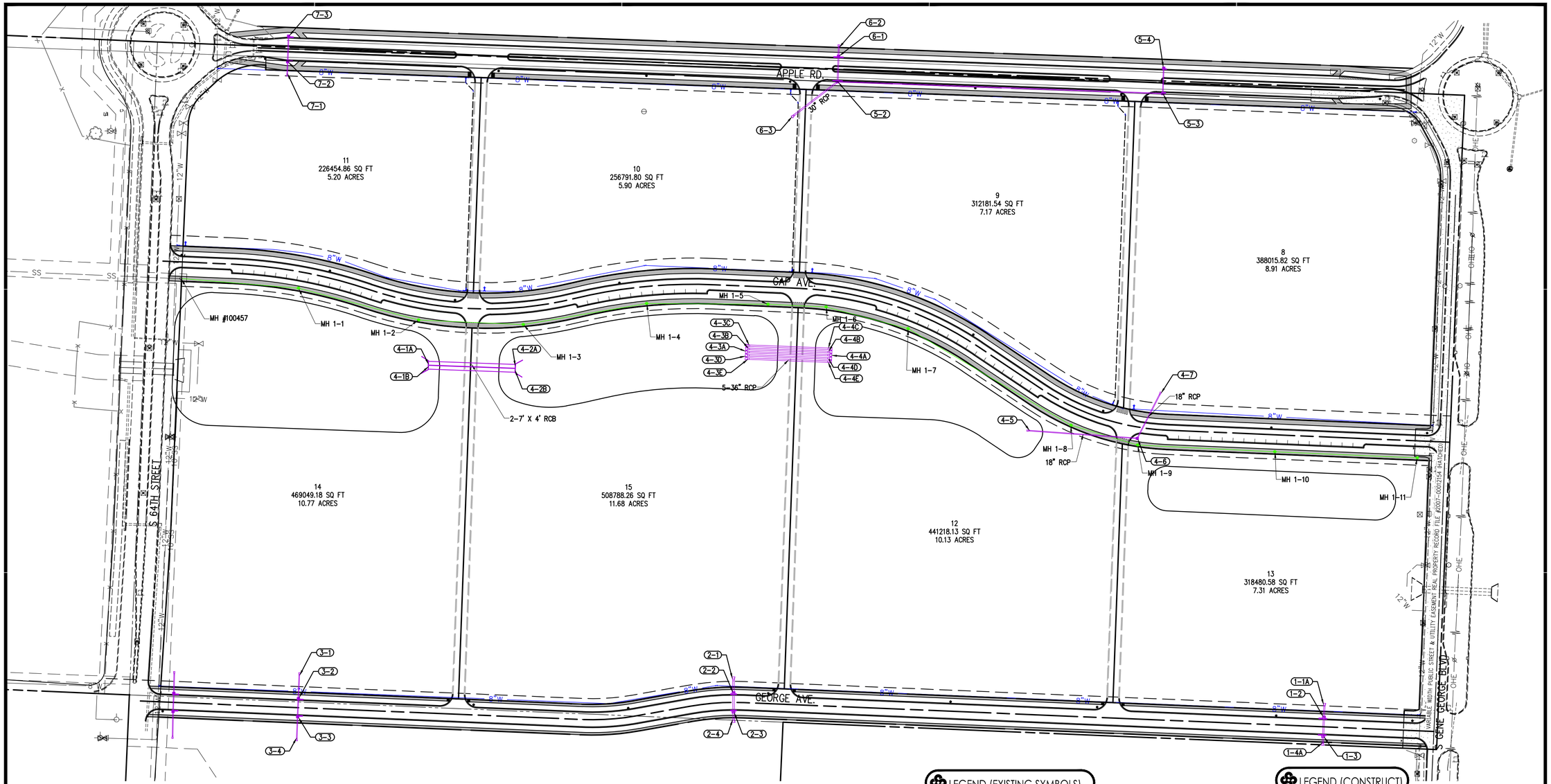

UTILITY NOTES

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

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	SANITARY SEWER LINE
TELEPHONE PEDESTAL	GAS LINE
TV PEDESTAL	WATER LINE (SPECIFY SIZE & TYPE)
MANHOLE	UNDERGROUND TELEPHONE
SANITARY SEWER CLEANOUT	UNDERGROUND ELECTRIC
GAS METER	OVERHEAD ELECTRIC
GAS VALVE	UNDERGROUND TELEVISION
STORM SEWER PIPE	OVERHEAD TELEVISION
DOWN GUY	CHAIN LINK FENCE
WATER VALVE	WOOD FENCE
FIRE HYDRANT ASSEMBLY	BARBED WIRE FENCE
AIR RELEASE VALVE	FIBER OPTIC
FIRE DEPARTMENT CONNECTION	RIGHT OF WAY
WATER METER	ROAD CENTERLINE
SPRINKLER HEAD	
ELECTRIC PEDESTAL	
GRATED INLET	
DROP INLET	
TREE	

LEGEND (CONSTRUCT)

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

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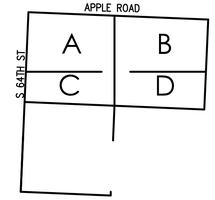
GRAPHIC SCALE IN FEET
100' 0 100'

GAP AT THE CROSSINGS

SPRINGDALE, ARKANSAS

Key Plan



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OVERALL UTILITY PLAN (C)

C-107

DRAWING: C:\22104900_DESIGN\NEW STRUCTURES\CIVIL\DWG\OVERALL UTILITY PLAN.DWG
PLOT DATE: 1/19/2023 2:42:54 PM | PLOTTED BY: DAN HALE (DH-MAP-COPY)
XLOGS BY: JARED BROOKMAN, 1/19/2023 2:42:54 PM | PLOTTED BY: DAN HALE (DH-MAP-COPY)

EXISTING STS INLET
TOP RIM=1301.29
E=1296.67 (42" RCP NE & S)

EXISTING STS INLET
TOP RIM=1310.54
E=1306.78 (18" RCP SE & S)

EXISTING STS INLET
TOP RIM=1307.97
E=1304.93 (24" RCP SE)
E=1304.93 (18" RCP NW)

EXISTING STS INLET
TOP RIM=1309.68
E=1305.18 (24" RCP SW)
E=1308.68 (FL WIER CIRCULAR)

EXISTING STS INLET
TOP RIM=1308.55
E=1304.76 (18" RCP E)
E=1304.76 (24" RCP S)

STREETLIGHT
N: 675179.78
E: 662729.17

STREETLIGHT
N: 675155.24
E: 663200.04

APPLE RD.

OHE

7-3
7-2
7-1

S88° 05' 18"E 25.22'

N1° 54' 42"E 9.43'

C7

8"W

EXISTING STS INLET
TOP RIM=1306.79
E=1302.86 (24" RCP NW & NE)
E=1302.86 (36" RCP S)

EXISTING STS INLET
TOP RIM=1308.80
E=1304.17 (24" RCP N)
E=1304.17 (36" RCP SW)

EXISTING STS INLET
TOP RIM=1306.82
E=1301.96 (36" RCP N, NE, & SW)

N87° 54' 32"W 435.15'

WATERLINE 1

1-8"X8" TEE TO BE INSTALLED NOW
1-8" GATE VALVE TO BE INSTALLED NOW
1 - 8" GATE VALVE AND PLUG
2-FUTURE 8" 45° BENDS

N87° 54' 32"W 655.90'

S87° 54' 32"E 2313.44'

5-2

30" RCP

6-3

11' U.E.

MATCH LINE

1-12"X8" TAPPING SLEEVE
1-8" GATE VALVE

EXISTING STS INLET
TOP RIM=1303.99
E=1299.10 (36" RCP NE)
E=1299.10 (42" RCP SW)

N17° 11' 59"E 37.35'

EXISTING STS INLET
TOP RIM=1301.29
E=1296.67 (42" RCP NE & S)

EXISTING STS INLET
TOP RIM=1293.86
E=1295.51 (42" RCP N & W)

EXISTING STS INLET
TOP RIM=1293.86
E=1293.78 (42" RCP E & S)

N2° 28' 17"E 247.49'

12"W

11
226454.86 SQ FT
5.20 ACRES

10
256791.80 SQ FT
5.90 ACRES

FUTURE WATERLINE 4

N2° 05' 28"E 434.69'

1-8" 11.25° BEND

1-8"X8" TEE
1-8" GATE VALVE AND PLUG
1-8" GATE VALVE
1-8" 11.25° BEND

1-8"X6" TEE
1-6" GATE VALVE
1-FIRE HYDRANT ASSEMBLY
N: 674717.96
E: 663171.55

1-12"X8" TAPPING SLEEVE
1-8" GATE VALVE
1-8"X6" TEE
1-6" GATE VALVE
1-FIRE HYDRANT ASSEMBLY
N: 674809.34
E: 662568.38

USE NORMAL PIPE DEFLECTION

21' U.E.

STREETLIGHT
N: 674751.72
E: 662859.56

1-8" 11.25° BEND

STREETLIGHT
N: 674727.42
E: 663443.61

1-11.25° BEND

STREETLIGHT
N: 674732.55
E: 663769.66

N87° 33' 05"W 100.13'

C11

8"W

STREETLIGHT
N: 674692.72
E: 663112.03

1-11.25° BEND

C10

C9

C8

N87° 33' 05"W 170.94'

N87° 33' 05"W 1.76'

GAP AVE.

S 64TH STREET

SS

N87° 33' 05"W 100.18'

STREETLIGHT
N: 674783.79
E: 662560.86

C12

MH 1-1

C13

MH 1-2

C14

MH 1-3

C15

MH 1-4

N87° 33' 05"W 177.51'

MH 1-5

N87° 33' 05"W 1.19'

MH 1-6

EXISTING SS. MH #100457
TOP RIM=1295.28
E=1284.96 (10" PVC S)
E=1284.72 (16" BORE W)

EXISTING STS INLET
TOP RIM=1293.86
E=1289.85 (18" RCP W)

EXISTING SS. MH #100451
TOP RIM=1291.38
E=1286.92 (15" PVC E)
E=1286.84 (10" PVC N)

EXISTING SS. MH #100450
TOP RIM=1291.26
E=1287.14 (15" PVC W)
E=1287.14 (16" DI S)

EXISTING 12" WATERLINE

EXISTING SS. MH #100434
TOP RIM=1291.41
E=1287.47 (15" PVC W)
E=1287.47 (16" DI N)

EXISTING SS. MH #100431
TOP RIM=1292.44
E=1287.54 (15" PVC E & S)

EXISTING FIRE HYDRANT

EXISTING 10" SANITARY SEWER LINE

EXISTING SS. MH #100424
TOP RIM=1301.04
E=1290.10 (10" PVC S)
E=1290.02 (10" PVC N)

10' U.E.

4-1A
4-1B
4-2A
4-2B

2-7' X 4' RCB

SANITARY SEWER LINE 1

4-3C
4-3B
4-3A
4-3D
4-3E

4-4C
4-4B
4-4A
4-4D
4-4E

5-36" RCP

MATCH LINE

N2° 05' 28"E 369.74'

N2° 05' 28"E 769.89'

N2° 05' 28"E 3.20'

749.20'

14
469049.18 SQ FT
10.77 ACRES

15
508788.26 SQ FT
11.68 ACRES

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CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
50' 0 50'

GAP AT THE CROSSINGS

SPRINGDALE, ARKANSAS

Key Plan

APPLE ROAD

S. 64TH ST

A B C D

No.	Description	Date

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PROJECT NO: 22104900
ISSUE DATE: 01/19/2023
CONTACT: D. ELLIS
QC by:
QC Date:

PRELIMINARY PLANS

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L23-03

UTILITY PLAN A

C-108

DRAWING ID: C:\DRAWING...\NEC.APPLE\NEW\STRUCTURE\CIVIL\CIVIL\UTILITY PLAN.DWG
PLOTTED BY: JARED BRASWELL 1/19/2023 2:53 PM (LAST PLOTTED BY: CINA HAUG ON HARD COPY)

STREETLIGHT
N: 675133.53
E: 663788.16

1–8"X8" TEE
1–8" GATE VALVE AND PLUG
2–FUTURE 8" 45° BENDS

6–2
6–1
24" RCP

S87° 54' 32"E 2313.44'

24" RCP

5–2

MATCH LINE

8"W

30" RCP

6–3

N2° 05' 28"E 369.74'

FUTURE 8" WATERLINE

1–8"X8" TEE
1–8" GATE VALVE AND PLUG
1–8" GATE VALVE

1–8"X6" TEE
1–6" GATE VALVE
1–FIRE HYDRANT ASSEMBLY
N: 674755.27
E: 663832.79

1–8" 11.25° BEND

1–8" 11.25° BEND

GAP AVE.

N87° 33' 05"W 1.76'

8"W

C7
X_C=31.3584
L=385.031
R=703.500

N87° 33' 05"W 1.19'

STREETLIGHT
N: 674622.95
E: 664157.62

15' U.E.

MH 1–6

C16

8"W

N56° 11' 34"W 151.73'

1–8" 11.25° BEND

MH 1–7

4–4C
4–4B
4–4A
4–4D
4–4E

10' U.E.

N56° 11' 34"W 151.73'

5–36" RCP

STREETLIGHT
N: 675107.98
E: 664456.04

5–4

APPLE RD.

18" RCP

5–3

8"W

11' U.E.

STREETLIGHT
N: 675120.75
E: 664161.53

N87° 54' 32"W 663.62'

WATERLINE 1

1–8"X8" TEE
1–8" GATE VALVE AND PLUG
2–8" FUTURE 45° BENDS

1–8"X8" TEE
1–8" GATE VALVE AND PLUG
1–FUTURE 8" 22.5° BEND

1–8"X6" TEE
1–6" GATE VALVE
1–FIRE HYDRANT ASSEMBLY
N: 674479.69
E: 664481.71

4–7

18" RCP

C6

C5

8"W

N87° 33' 05"W 529.51'

8"W

STREETLIGHT
N: 674435.26
E: 664758.82

STREETLIGHT
N: 675098.77
E: 664978.01

N87° 54' 32"W 549.39'

8"W

1–12"X8" TAPPING SLEEVE
1–8" GATE VALVE

EXISTING FIRE HYDRANT

EXISTING 12" WATERLINE

1–12"X8" TAPPING SLEEVE
1–8" GATE VALVE

STREETLIGHT
N: 674424.28
E: 665072.98

12"W

S GENE GEORGE BLVD

OHE

4–5

C17

MH 1–8

18" RCP

STREETLIGHT
N: 674468.88
E: 664419.59

4–6

C18

MH 1–9

SS

SANITARY SEWER LINE 1

10' U.E.

MH 1–10

N87° 33' 05"W 529.67'

MH 1–11

MATCH LINE

N2° 06' 45"E 618.15'

N2° 06' 32"E 769.89'

RD FILE #2007-00012134 (HATCHED)

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L23–03

UTILITY PLAN B

C-109

DRAWING G:\23\GAP\0_DESIGN\PW\STRUCTURE\CIVIL\PW\UTILITY PLAN.DWG
LAST SAVED BY: JAMES BROOKMAN, 1/19/2023 2:35 PM, PLOTTED BY: CHAD HASELDON AM/PM COPY

MATCH LINE

EXISTING STS INLET
TOP RIM=1301.85
℄=1291.29 (42" RCP N & E)

EXISTING STS INLET
TOP RIM=1301.78
℄=1292.72 (42" RCP W & S)

EXISTING 10" SANITARY SEWER LINE

EXISTING SS. MH #100415
TOP RIM=1309.88
℄=1295.31 (10" PVC S)
℄=1295.01 (10" PVC N)

1-12"X8" TAPPING SLEEVE
1-8" GATE VALVE

S 64TH STREET

GEORGE AVE.

STORM SEWER LINE 3

WATERLINE 3

11.5' U.E.

STREETLIGHT
N: 673876.13
E: 663149.58

STREETLIGHT
N: 673869.21
E: 663461.35

STORM SEWER LINE 2

STREETLIGHT
N: 673898.99
E: 663743.82

1-8" 11.25° BEND

1-8" 11.25° BEND

STREETLIGHT
N: 673863.07
E: 662522.27

N2° 05' 28"E 749.20'

N2° 06' 02"E 769.85'

N3° 43' 28"E 266.85'

S87° 36' 09"E 601.18'

S87° 36' 09"E 892.32'

S87° 36' 09"E 251.24'

N78° 53' 51"E 111.16'

S87° 36' 09"E 79.45'

N79° 53' 51"E 111.16'

C19 C20 C106 C107

8-1 8-2 8-3 8-4

3-1 3-2 3-3 3-4

2-1 2-2 2-3 2-4

8"W 12"W 10" SS

MATCH LINE

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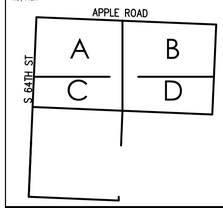

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L23-03

UTILITY PLAN C

C-110

DRAWING: C:\22104900_DESIGN\PWK\STRUCTURES\CIVIL\DWG\UTILITY PLAN.DWG
LAYOUT: UTILITY PLAN C | XREF: L23-03 | PLOTTED: 1/19/2023 3:25 PM | PLOTTED BY: CHAD FAULKENBERRY

MATCH LINE

MATCH LINE

4-5
4-6
MH 1-8
C17
18" RCP
C18
MH 1-9
C5
8"W
N87° 33' 05"W 529.51'
SANITARY SEWER LINE 1
SS
N87° 33' 05"W 529.67'
MH 1-10
MH 1-11
12"W
OHE
EXISTING 12" WATERLINE
N2° 05' 28"E 522.76'
N2° 06' 02"E 769.89'
PUBLIC STREET & UTILITY EASEMENT REAL PROPERTY RECORD FILE #2007-0001214 (HATCHED)
N2° 05' 28"E 502.65'
2-1
2-2
2-3
S87° 36' 09"E 79.45'
STREETLIGHT
N: 673882.17
E: 664111.67
S87° 36' 09"E 663.63'
STREETLIGHT
N: 673871.22
E: 664407.36
11.5'
U.E.
S87° 36' 09"E 1392.52'
GEORGE AVE.
STREETLIGHT
N: 673854.08
E: 664768.56
S87° 36' 09"E 587.77'
1-1A
1-2
1-3
1-4A
1-12"X8" TAPPING SLEEVE
1-8" GATE VALVE
N76° 01' 31"E 10.94'
S87° 41' 13"E 19.50'
N2° 18' 47"E 8.72'
VARIABLE WIDTH PUBLIC
S GENE GEORGE BLVD
STREETLIGHT
N: 673843.82
E: 665043.34

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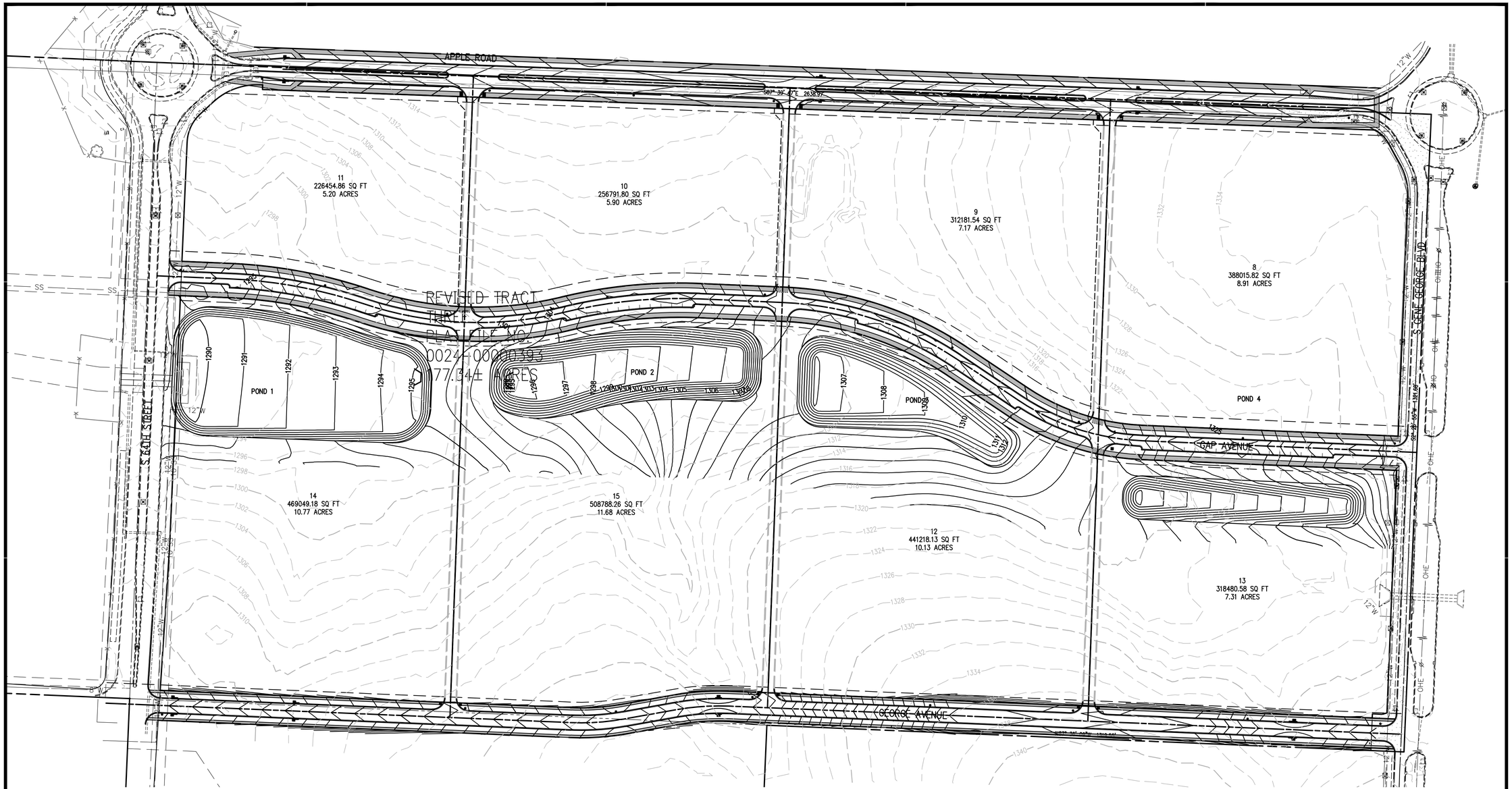
L23-03

UTILITY PLAN D

C-111

DRAWING C:\22104900_DESIGN\PERMIT\RETHER CIVIL\DWG\UTILITY PLAN.DWG
LAST SAVED BY JAMES BRIGMAN, 1/19/2023 2:53 PM | PLOTTED BY: CHAD HALE ON HARD COPY



GRADING AND DRAINAGE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. THE OWNER/CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING AND PROVIDING SEPARATE AND INDEPENDENT RETAINING WALL DESIGNS, INSPECTIONS, AND CERTIFICATIONS BY A REGISTERED PROFESSIONAL ENGINEER OTHER THAN CRAFTON TULL. THIS SHALL ALSO APPLY TO ANY ASSOCIATED AND NECESSARY PUBLIC SAFETY DEVICES INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN SAFETY RAILS.
3. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES ON SITE OR IN RIGHT-OF-WAY. ALL UTILITIES MUST BE LOCATED PRIOR TO GRADING START.
4. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
5. ALL CUT OR FILL SLOPES SHALL BE A MAX 3:1 SLOPE OR FLATTER UNLESS OTHERWISE NOTED.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
7. ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO ENSURE CONNECTION AT STRUCTURE IS WATERTIGHT. ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
8. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY WHEN IN PAVED AND TRAFFIC AREAS.
9. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING RINGS AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 1" ABOVE FINISH GRADE. LIDS SHALL BE LABELED PER JURISDICTIONAL SPECIFICATIONS.
10. SITE GRADING SHALL NOT PROCEED UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT AND THE SWPPP FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
11. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL TO FINAL GRADE. REFER TO THE LANDSCAPE PLAN.
12. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON PLANS, CONTACT ENGINEER IMMEDIATELY.
13. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS THROUGHOUT ALL PHASES OF CONSTRUCTION.
14. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
15. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
16. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
17. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ENSURE A SMOOTH FIT AND CONTINUOUS GRADE.
18. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
19. IF WET AREAS ARE ENCOUNTERED ON-SITE THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER FOR THE DESIGN AND PLACEMENT OF A FRENCH DRAIN SYSTEM.
20. CRAFTON, TULL & ASSOCIATES, INC. (CTA) HAS NOT NECESSARILY ESTABLISHED MINIMUM FINISH FLOOR ELEVATIONS FOR EACH INDIVIDUAL BUILDING OR LOT IN THIS SUBDIVISION. WHEN A MINIMUM BUILDING FLOOR ELEVATION IS NOT ESTABLISHED AND NOTED, THE ULTIMATE RESPONSIBILITY FOR THE PROPER GRADING OF EACH INDIVIDUAL LOT OR PARCEL SHALL REST WITH THE LOT'S OWNER. TYPICALLY, THE MINIMUM FINISH FIRST FLOOR ELEVATIONS SHOULD BE AT LEAST TWELVE INCHES (12") ABOVE THE FINISHED TOP OF STREET CURB ELEVATION ASSOCIATED WITH EACH INDIVIDUAL LOT OR PARCEL OR AS REQUIRED BY LOCAL AND STATE CODES.

ACCESSIBILITY NOTES

INDICATES ACCESSIBLE ROUTE.

1. THE AREAS ON THIS SHEET INDICATED BY THIS HATCH PATTERN ARE CONSIDERED AN ACCESSIBLE ROUTE AND SHALL MEET THE LATEST EDITIONS AND GUIDELINES PROVIDED BY THE FAIR HOUSING ACT (FHA) AND/OR THE AMERICANS WITH DISABILITIES ACT (ADA).
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE ACCESSIBLE ROUTES PER THESE PLANS AND THE FHA/ADA GUIDELINES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY IN THE DETAILS AND GRADES PROVIDED ON THE GRADING PLAN PRIOR TO PLACING ANY CONCRETE.
3. THE MAXIMUM CROSS SLOPE SHALL NOT EXCEED 2% FOR ANY ACCESSIBLE ROUTE.
4. THE MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% FOR AN ACCESSIBLE ROUTE UNLESS A RAMP IS PROVIDED THAT MEETS THE REQUIREMENTS OF AN ACCESSIBLE ROUTE (SEE DETAILS).
5. THE MAXIMUM SLOPE OF AN ACCESSIBLE PARKING STALL NOT EXCEED 2% IN ANY DIRECTION.
6. ACCESSIBLE ROUTE DETAILS FOR SIDEWALKS, CROSSWALKS, RAMPS, HANDRAILS, AND HANDICAP PARKING STALLS ARE PROVIDED ON SHEETS C-504.
7. NEITHER THE OWNER NOR THE ENGINEER WILL MAKE EXHAUSTIVE CHECKS OF THE CONTRACTOR'S WORK ON THE ACCESSIBLE ROUTES. RATHER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE ACCESSIBLE ROUTES PER THE PLANS AND DETAILS TO ENSURE COMPLIANCE WITH THE FHA/ADA.
8. AT HIS OWN EXPENSE, THE CONTRACTOR SHALL REMOVE AND REPLACE ANY SECTIONS OF AN ACCESSIBLE ROUTE THAT EXCEED THE MAXIMUM GRADES. THIS SHALL BE STRICTLY ENFORCED.

GRADING PLAN SPOT ELEVATIONS

·FG	FINISHED GRADE
·TW	TOP WALL
·BW	BOTTOM WALL
·FL	FLOW LINE
·TC	TOP CURB
·G	GUTTER
·SW	SIDEWALK
·TP	TOP PAVEMENT
×EG	EXISTING GRADE

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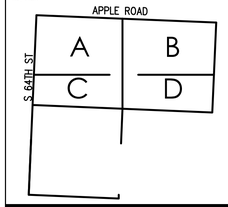

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L23-03

OVERALL GRADING PLAN

C-112

DRAWING C:\STORAGE\CREATIVE\PROJECTS\2021\GAP\CIVIL\DRAWINGS\FINAL GRADING PLAN.DWG
PLOTTED BY: JAMES BROOKMAN, 1/19/2023 2:35 PM, PLOTTED BY: CRAFTON TULL (HARD COPY)

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L23-03

GRADING PLAN A

C-113

APPLE ROAD

MATCH LINE

MATCH LINE

S 64TH ST

POND 1

POND 2

POND 3

2-7' X 4' RCB

5-36" RCP

11
226454.86 SQ FT
5.20 ACRES

10
256791.80 SQ FT
5.90 ACRES

14
469049.18 SQ FT
10.77 ACRES

15
508788.26 SQ FT
11.68 ACRES

DRAWING: G:\2021\4900_PRELIM\CIVIL\CTS4E\CIVIL\DWG\GRADING PLAN.DWG
LAST MODIFIED: 1/19/2023 2:08 PM BY DELLIS
PLOTTED BY: DELLIS (PERSONAL - 1/19/2023 2:08 PM) PLOTTED TO PDF: 1" = 50.0000 (HALF SCALE FOR 24X36 PLOT)

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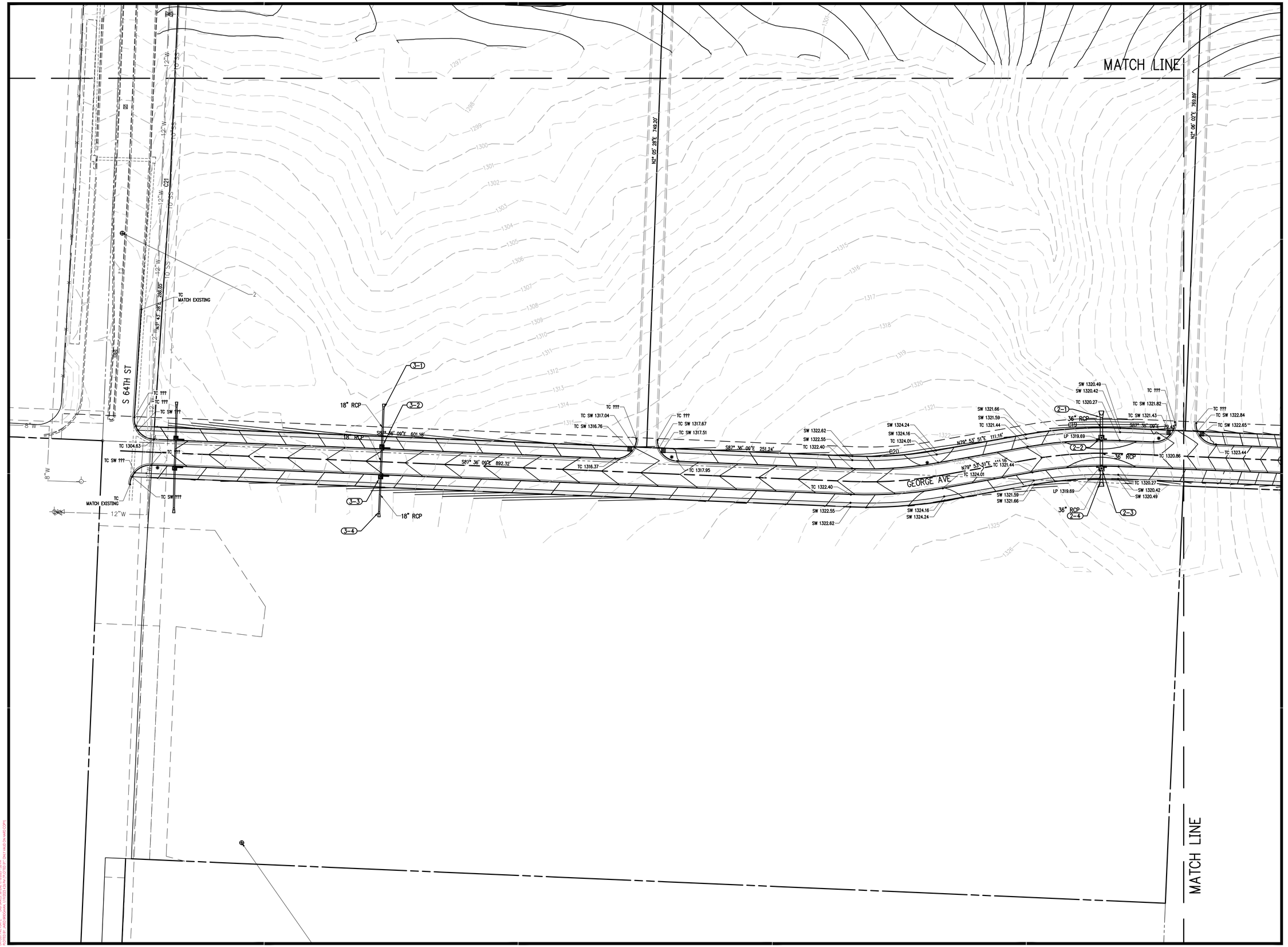
GRADING PLAN B

C-114

DRAWING C:\DATA\ARC_TMD\GP-WARK-CONSTRUCTION\CIVIL\GRADING\GRADING PLAN.DWG
LAYOUT: B-GRADING PLAN 11/17/2022 3:24 PM BY JAMES BRADSHAW, 11/17/2022 3:24 PM BY JAMES BRADSHAW
XLOGS BY JAMES BRADSHAW, 11/17/2022 3:24 PM BY JAMES BRADSHAW, 11/17/2022 3:24 PM BY JAMES BRADSHAW



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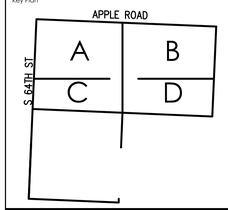
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
50' 0 50'

GAP AT THE CROSSINGS

SPRINGDALE, ARKANSAS

Key Plan



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QC by:
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GRADING PLAN C

C-115

DRAWING C:\22104900_DESIGN\PWA\STRUCTURES\CIVIL\DWG\GRADING PLAN.DWG
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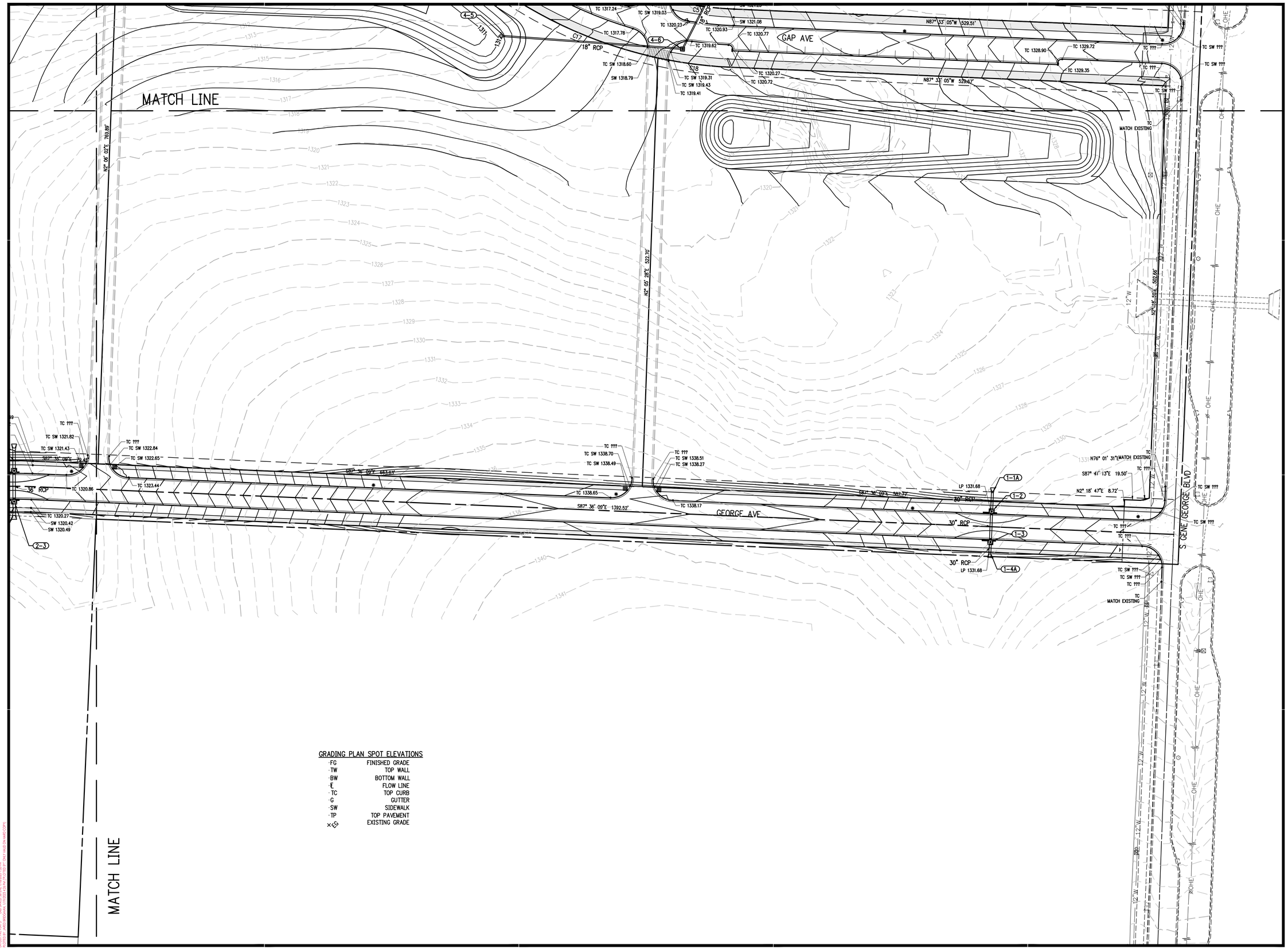

GRADING PLAN SPOT ELEVATIONS

FG	FINISHED GRADE
TW	TOP WALL
BW	BOTTOM WALL
E	FLOW LINE
TC	TOP CURB
G	GUTTER
SW	SIDEWALK
TP	TOP PAVEMENT
XEG	EXISTING GRADE

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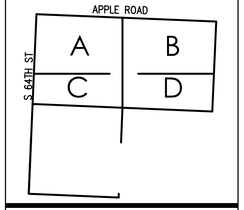
GRAPHIC SCALE IN FEET
50' 0 50'

GAP AT THE CROSSINGS

SPRINGDALE, ARKANSAS

Key Plan



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GRADING PLAN D

C-116

DRAWING: G:\2021\4900_ORGAP\ARKBUTLER\CIVIL\DWG\GRADING PLAN.DWG
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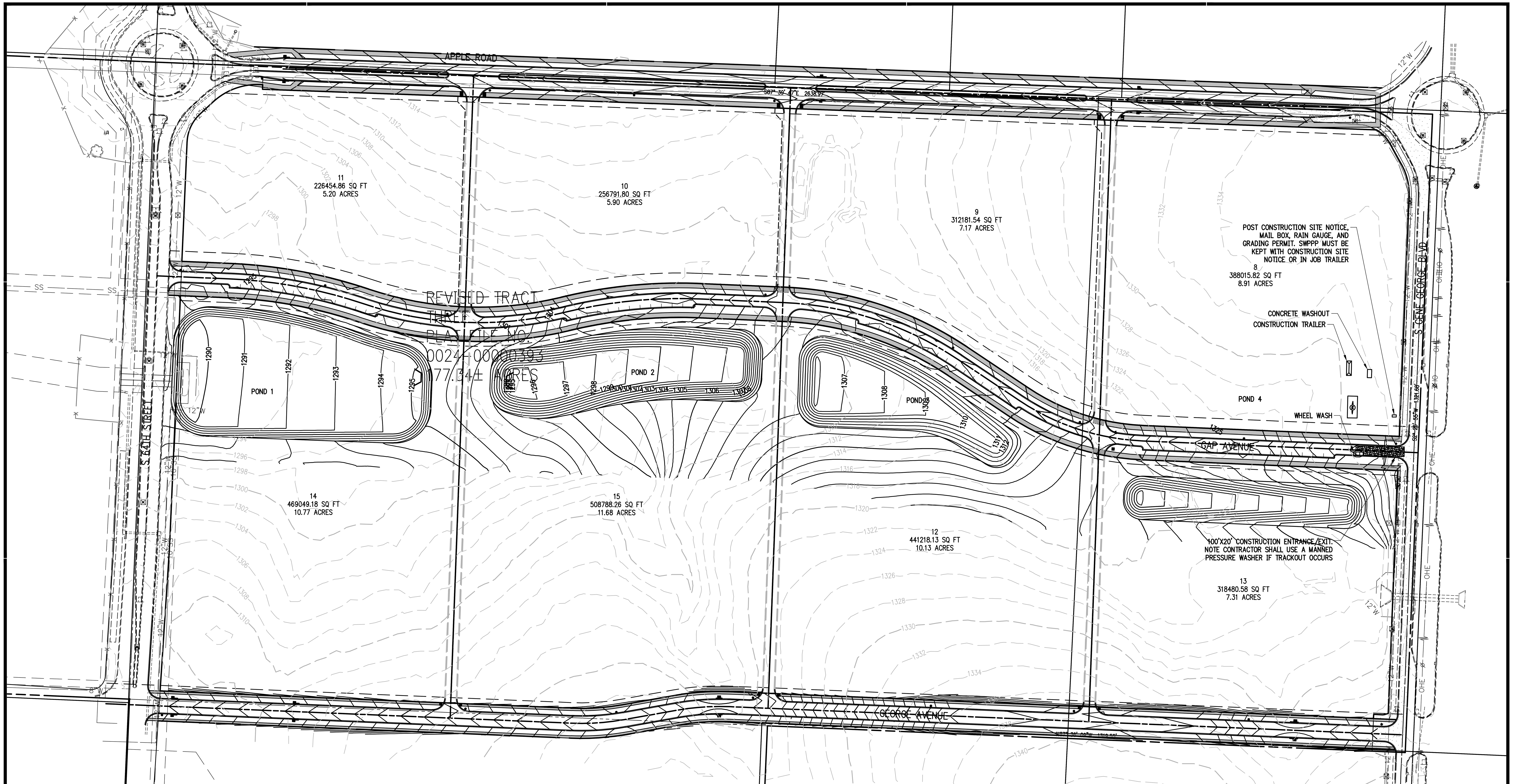

EROSION CONTROL LEGEND

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

NOTE: SEE SITE PLAN FOR EXISTING LEGEND SYMBOLS

SITE STABILIZATION AND CERTIFICATION

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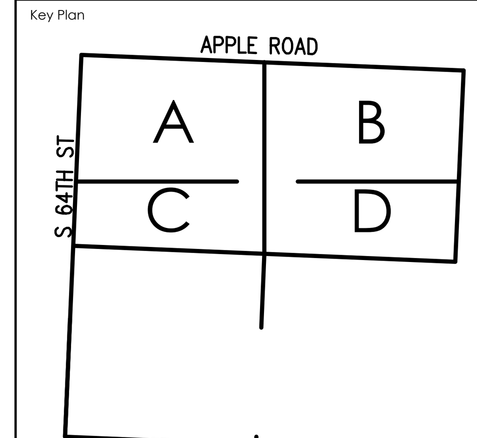
GAP AT THE CROSSINGS

SPRINGDALE, ARKANSAS

Key Plan



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ERROSION CONTROL PHASE I

C-117

DRAWING: G:\22104900_THEGAP\INFRASTRUCTURE\CIVIL\DWG\OVERALL EROSION CONTROL PLAN.DWG
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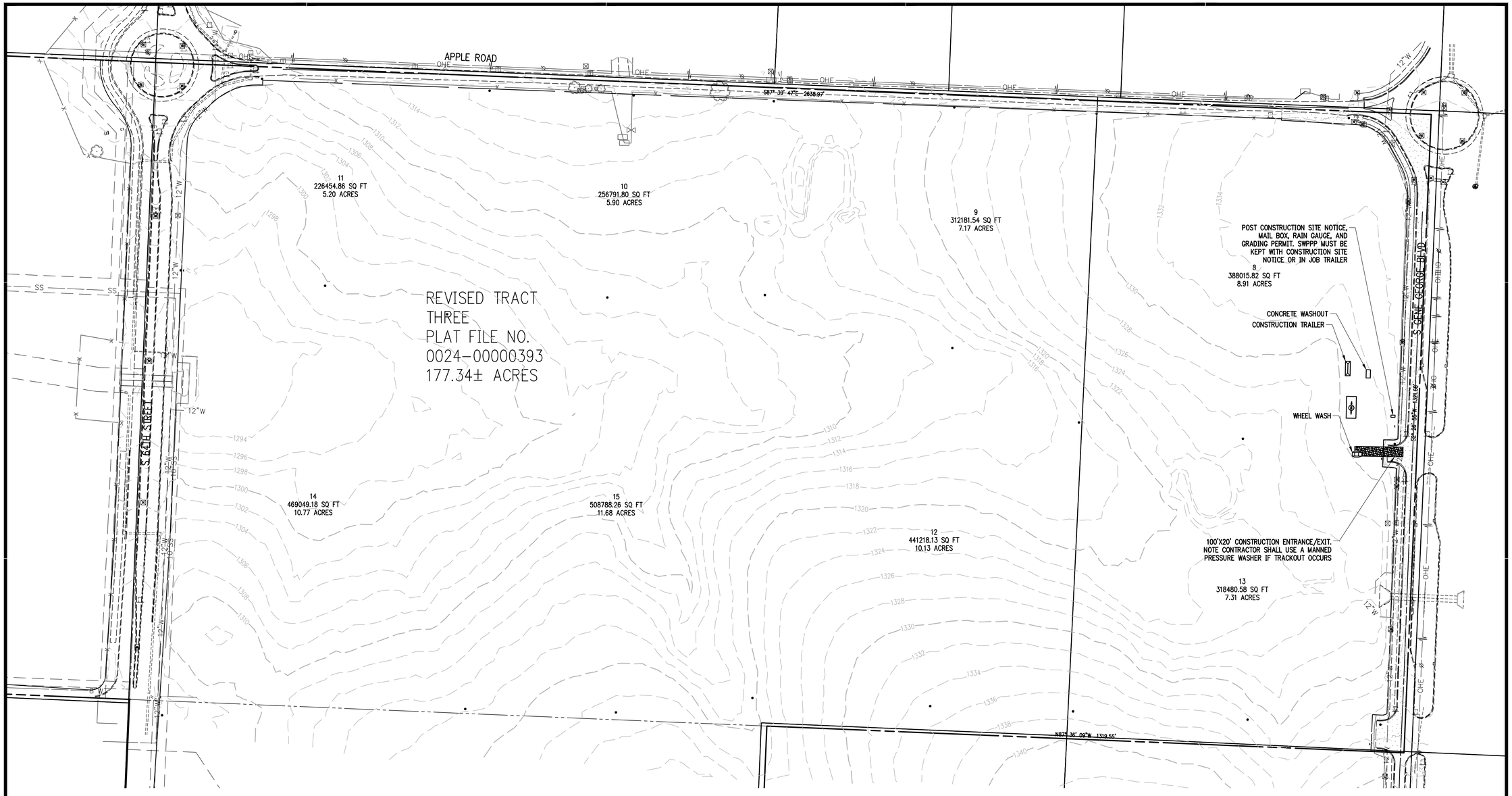

EROSION CONTROL LEGEND

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

NOTE: SEE SITE PLAN FOR EXISTING LEGEND SYMBOLS

NOTE: ALL ITEMS SHOWN ON THE EROSION CONTROL PLAN ARE INTENDED TO BE REMOVED AT THE COMPLETION OF THE PROJECT.

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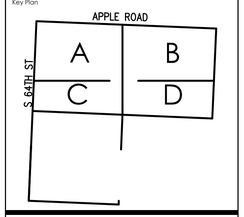
GRAPHIC SCALE IN FEET
100' 0 100'

GAP AT THE CROSSINGS

SPRINGDALE, ARKANSAS

Key Plan



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EROSION CONTROL PHASE II

C-118

DRAWING G:\2021\WORK\PROJECTS\PLAT\CIVIL\DWG\EROSION CONTROL PLAN.DWG
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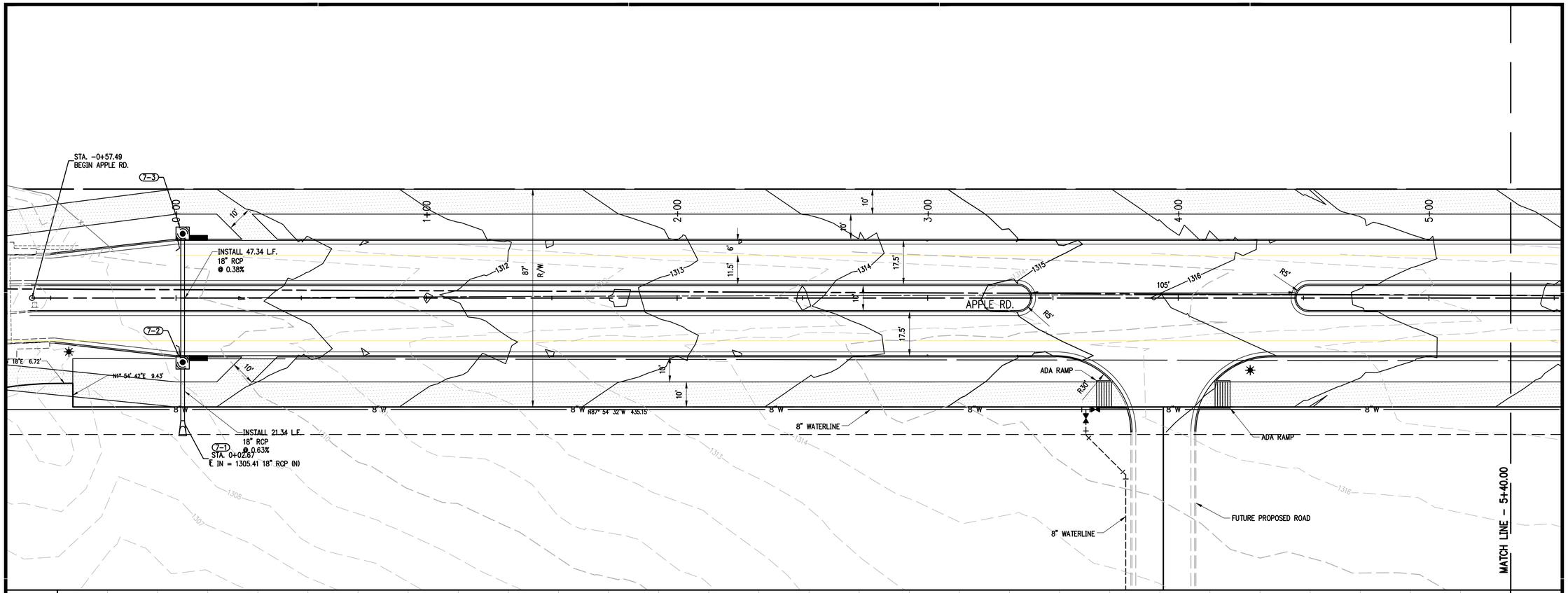

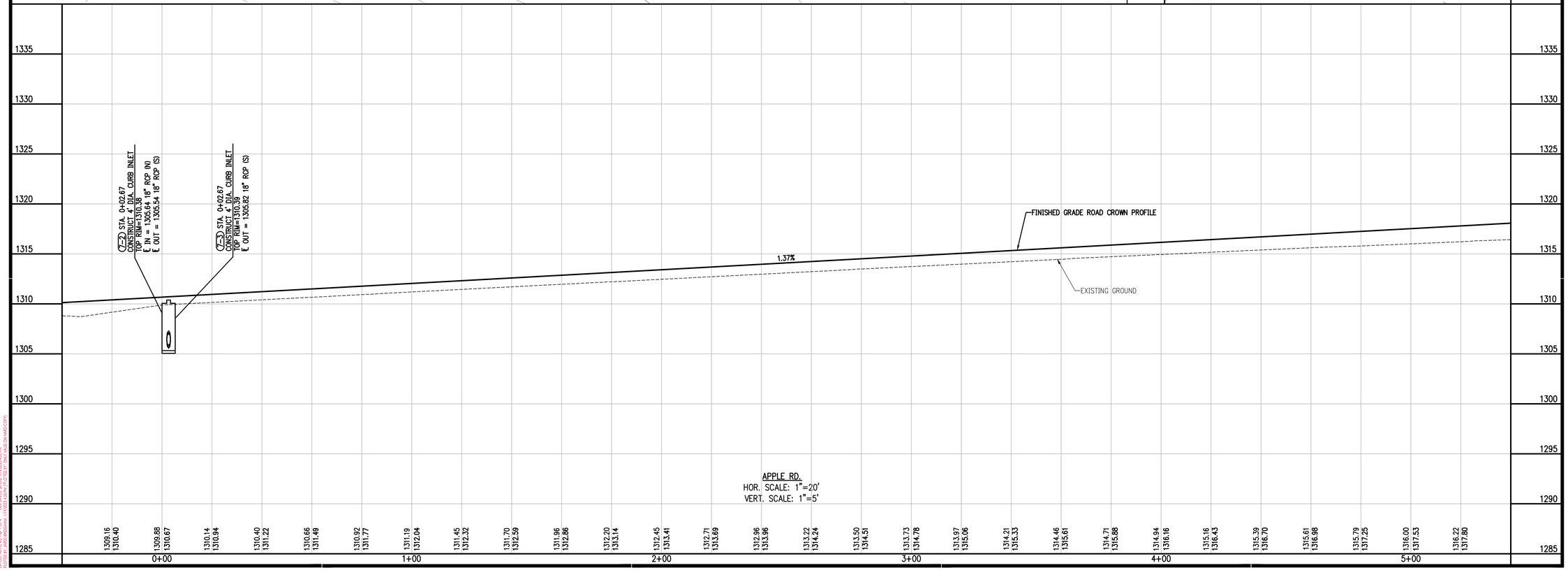

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No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

GAP AT THE CROSSINGS

SPRINGDALE, ARKANSAS

Key Plan

APPLE ROAD
S. 64TH ST
A B C D

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APPLE RD. P&P 1 OF 4

C-201

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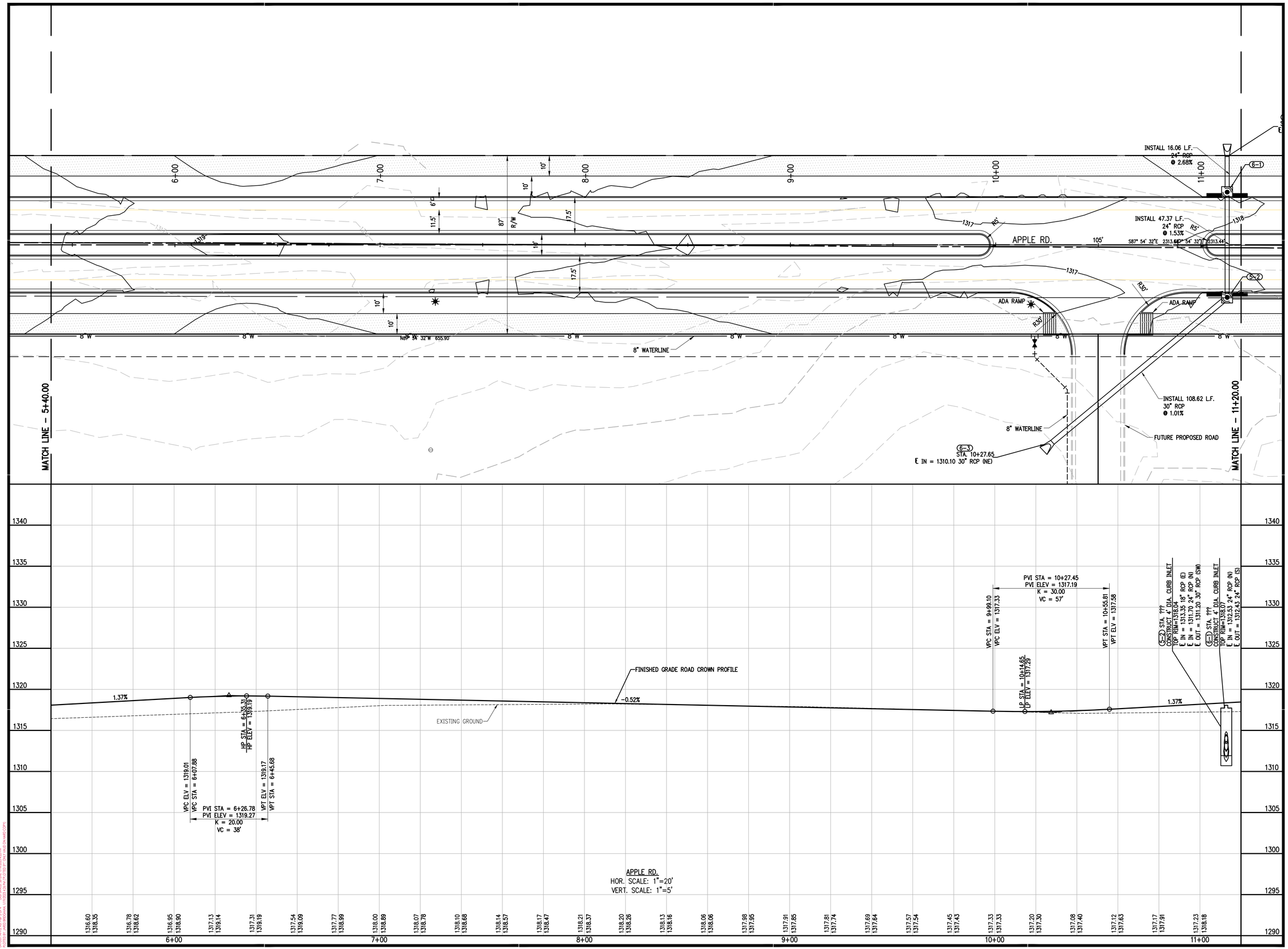

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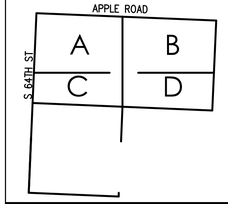
20' 0 20'

GAP AT THE CROSSINGS

SPRINGDALE, ARKANSAS

Key Plan



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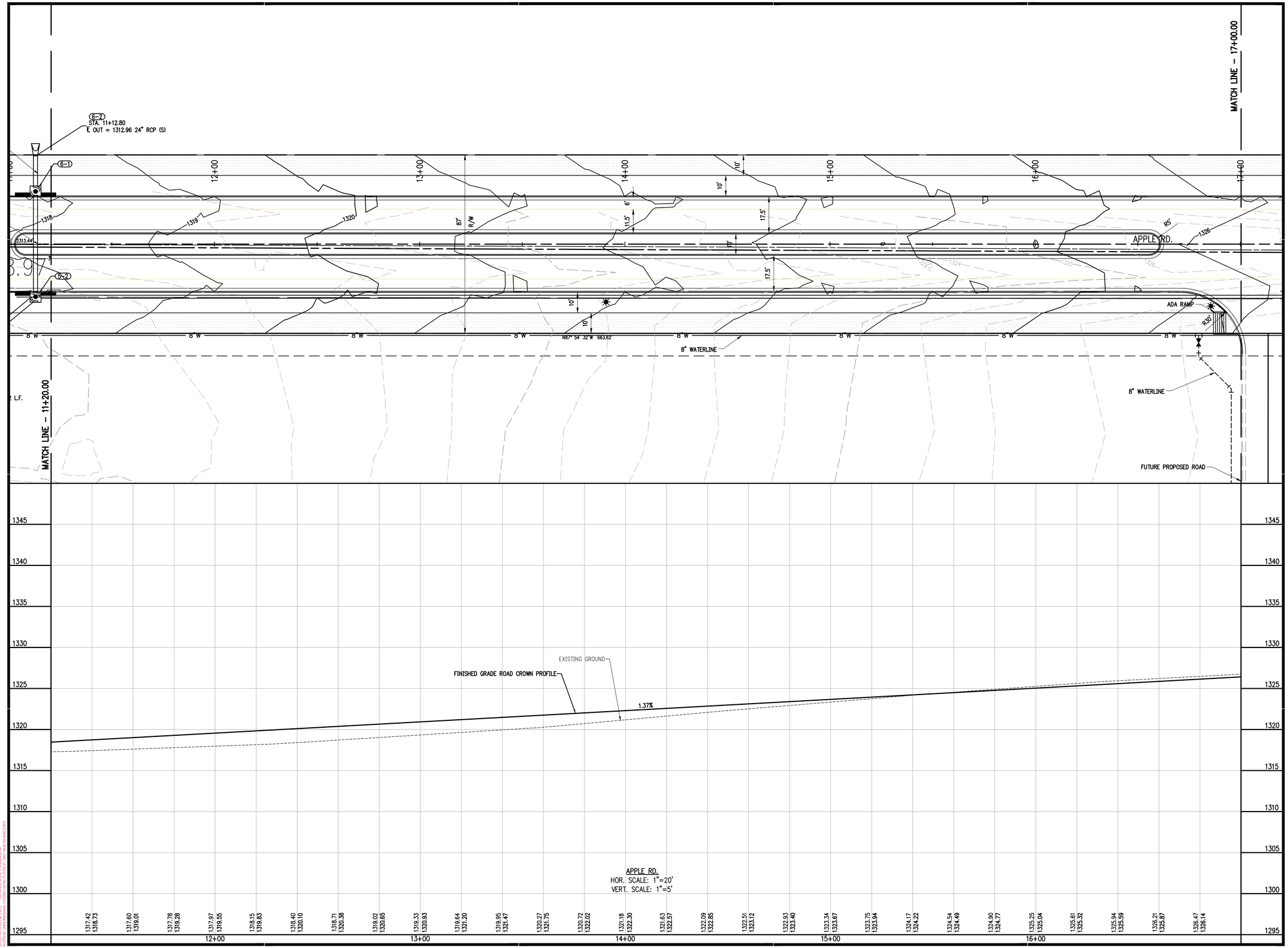

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GRAPHIC SCALE IN FEET
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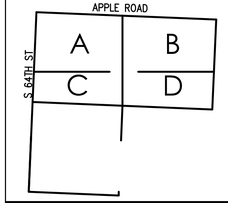
SPRINGDALE, ARKANSAS

Key Plan



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APPLE RD. P&P 3 OF 4

C-203

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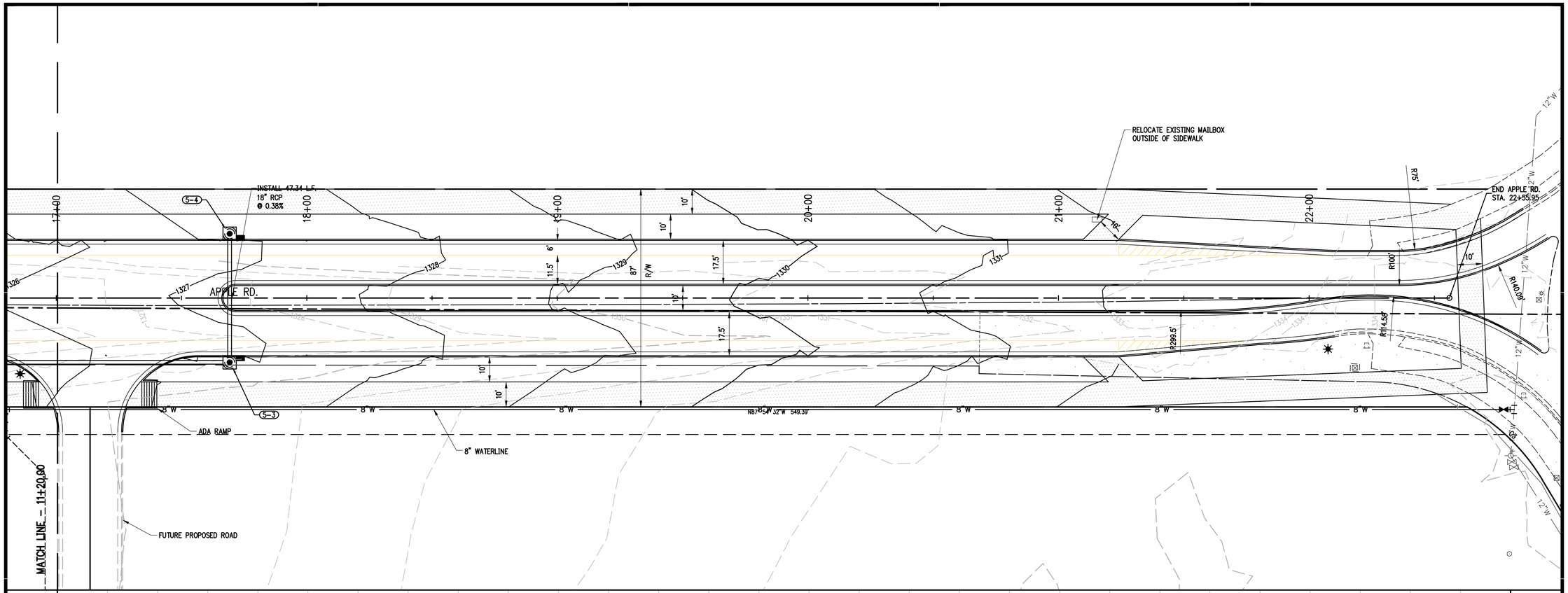

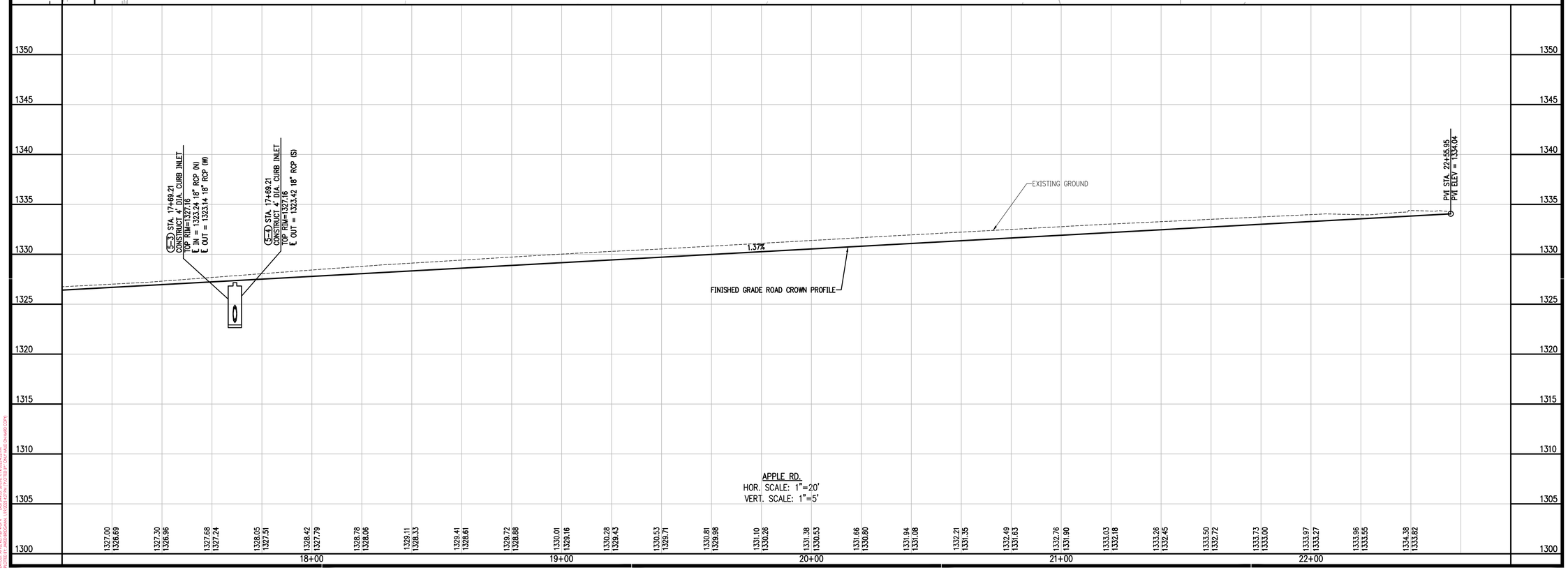

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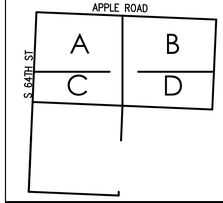
GAP AT THE CROSSINGS

SPRINGDALE, ARKANSAS

Key Plan



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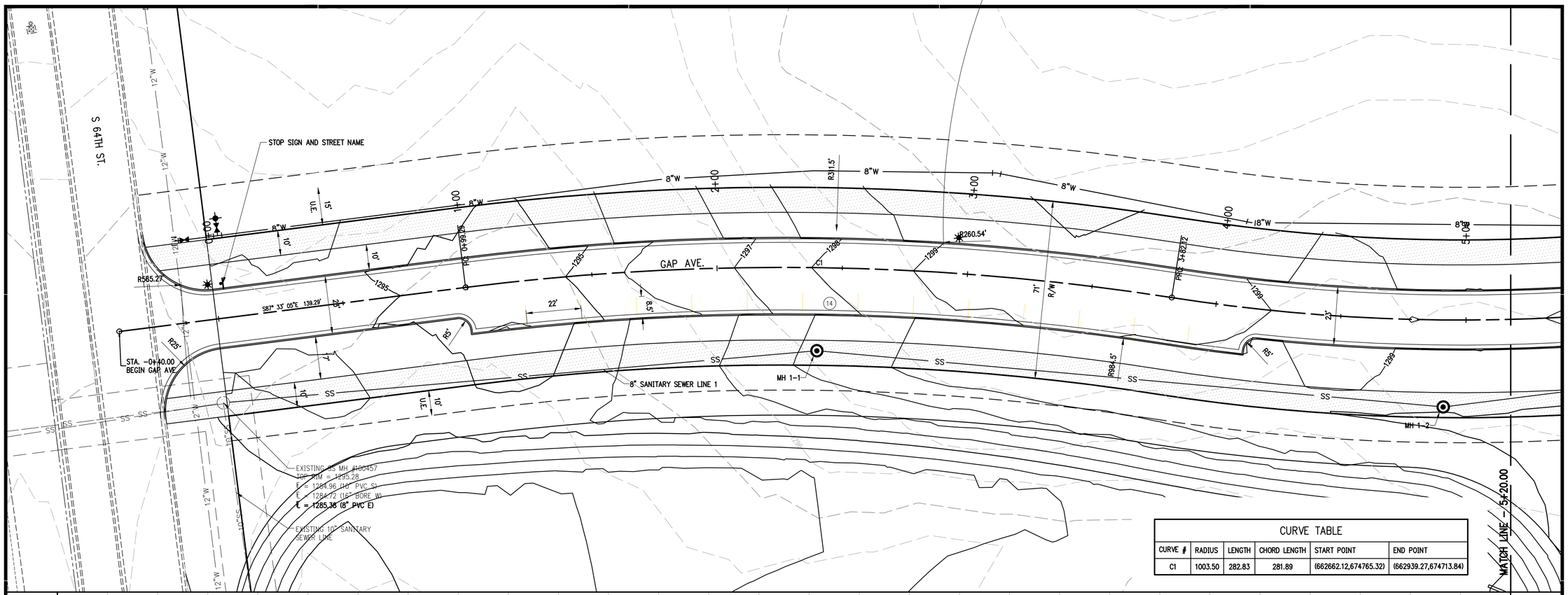

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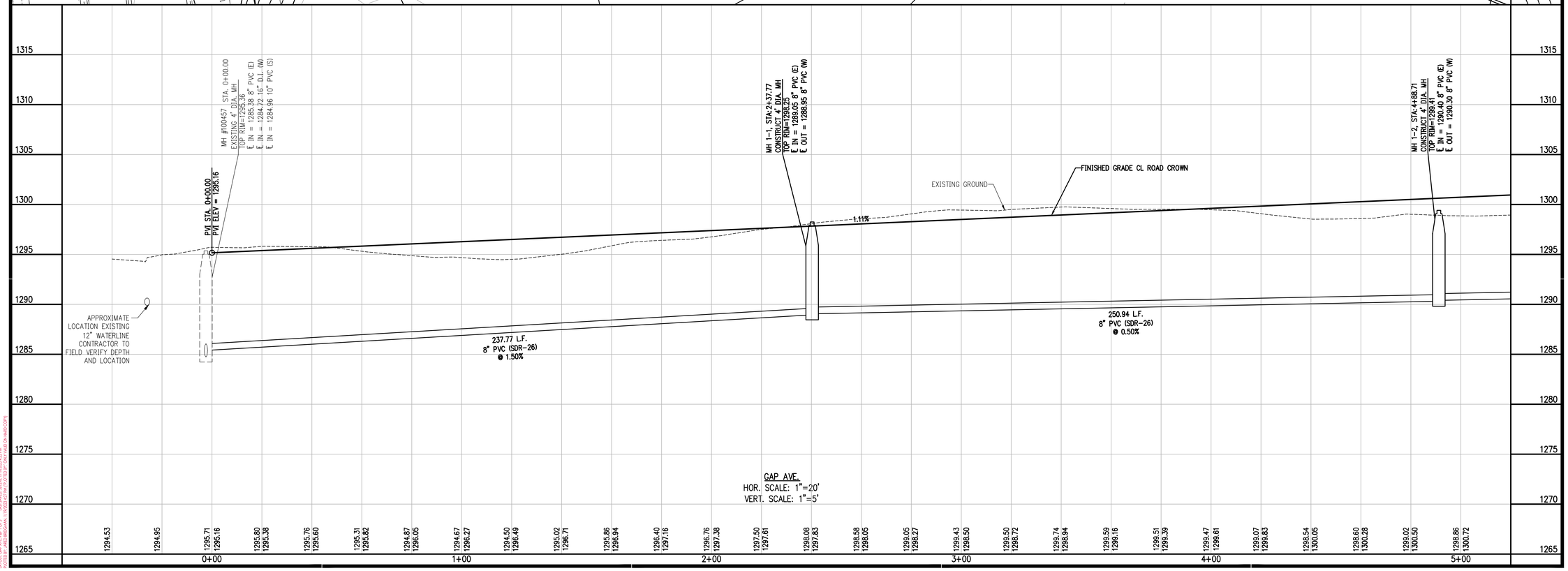

GAP AVE.
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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20' 0 20'

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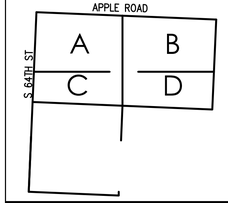
SPRINGDALE, ARKANSAS

Key Plan



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GAP AVE. P&P 1 OF 5

C-205

DRAWING G:\23\GAP\CSHEET\GAP%20CROSSINGS%20-%20PLOTS.DWG
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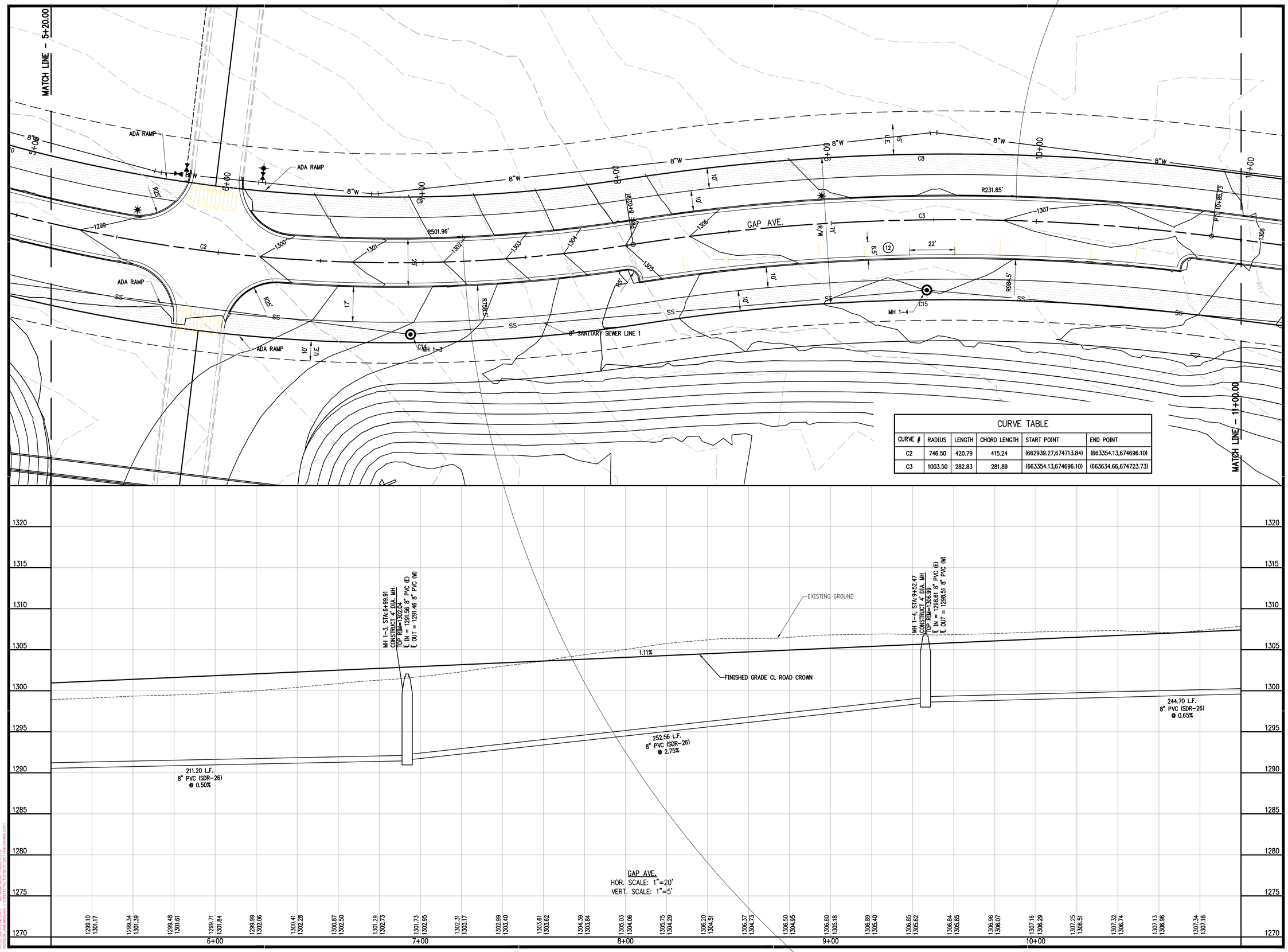

CURVE TABLE

CURVE #	RADIUS	LENGTH	CHORD LENGTH	START POINT	END POINT
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C3	1003.50	282.83	281.89	(663354.13,674696.10)	(663634.66,674723.73)

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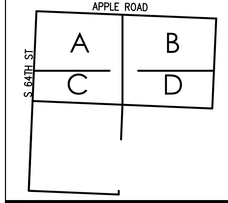
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

GAP AT THE CROSSINGS

SPRINGDALE, ARKANSAS

Key Plan



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PROJECT NO: 22104900
ISSUE DATE: 01/19/2023
CONTACT: D. ELLIS
QC By:
QC Date:

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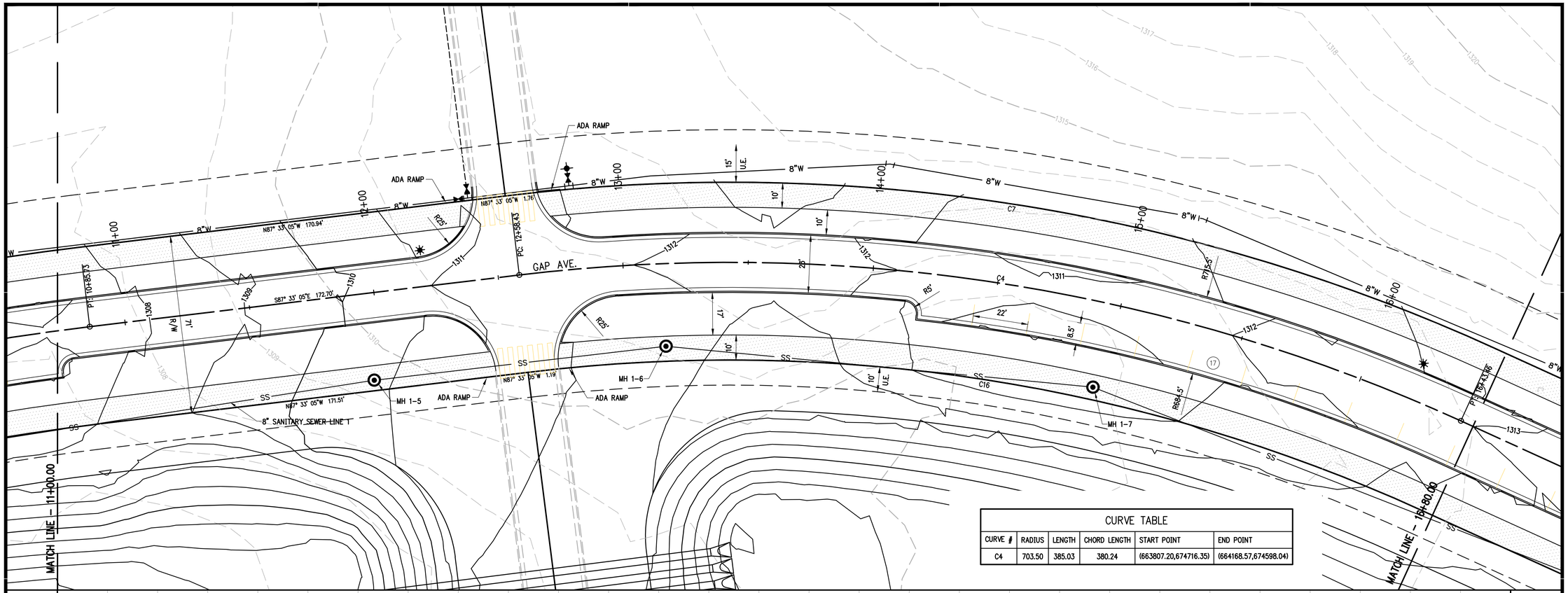
GAP AVE. P&P 2 OF 5

C-206

DRAWING G:\23\L23-03\DESIGN\PERMIT\CIVIL\DWG\DESIGN\TS.DWG
LAST MODIFIED BY: DAVID ELLIS 1/19/2023 4:47 PM (TS.DWG)
PLOTTED BY: DAVID ELLIS 1/19/2023 4:47 PM (TS.PLT - ONLY VALID ON ARCH D SIZE)



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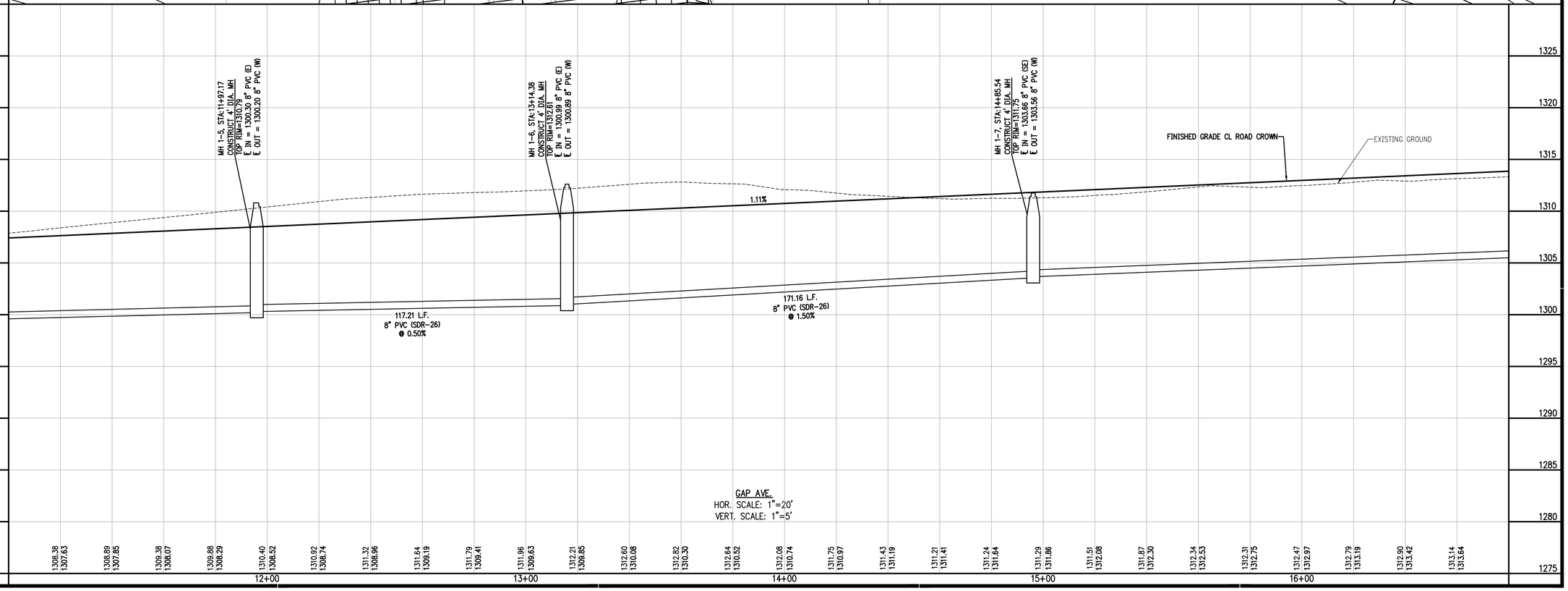

GAP AVE.
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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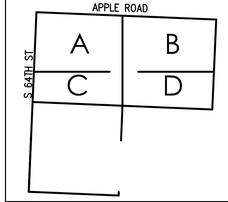
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

GAP AT THE CROSSINGS

SPRINGDALE, ARKANSAS

Key Plan



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GAP AVE. P&P 3 OF 5

C-207

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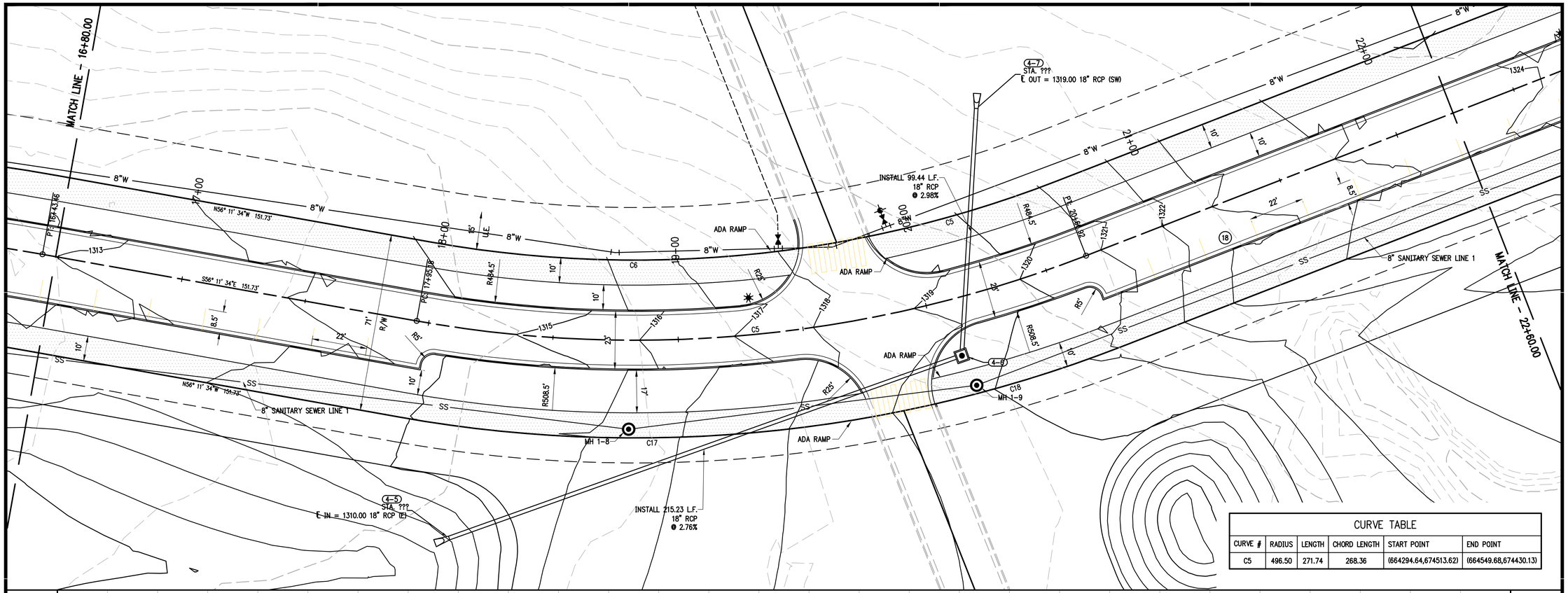

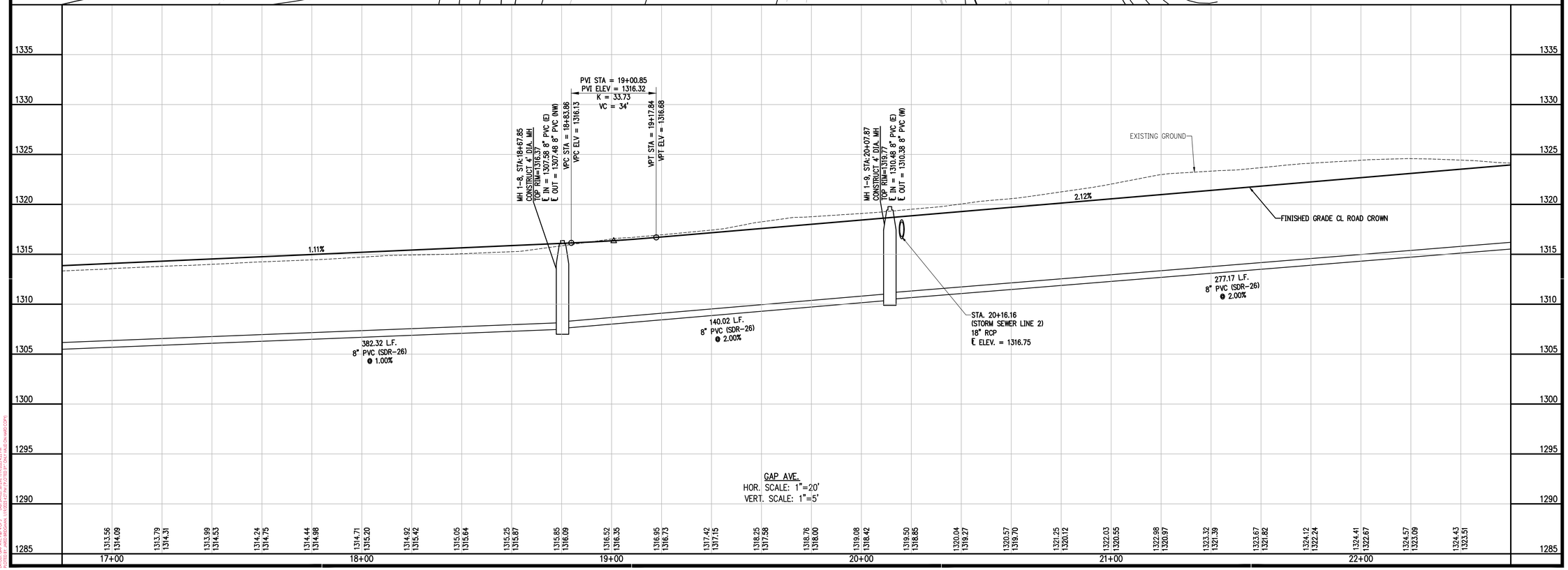

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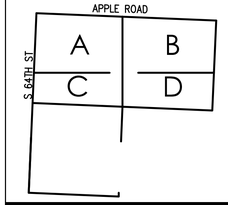
CRAFTON, TULL & ASSOCIATES, INC. No. 109 — CERTIFICATE OF AUTHORIZATION — ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

GAP AT THE CROSSINGS

SPRINGDALE, ARKANSAS

Key Plan



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GAP AVE. P&P 4 OF 5

C-208

DRAWING: G:\23\L23-03\GAP\WORK\TRUCTSER\CIVIL\DWG\SEDACHTS.DWG
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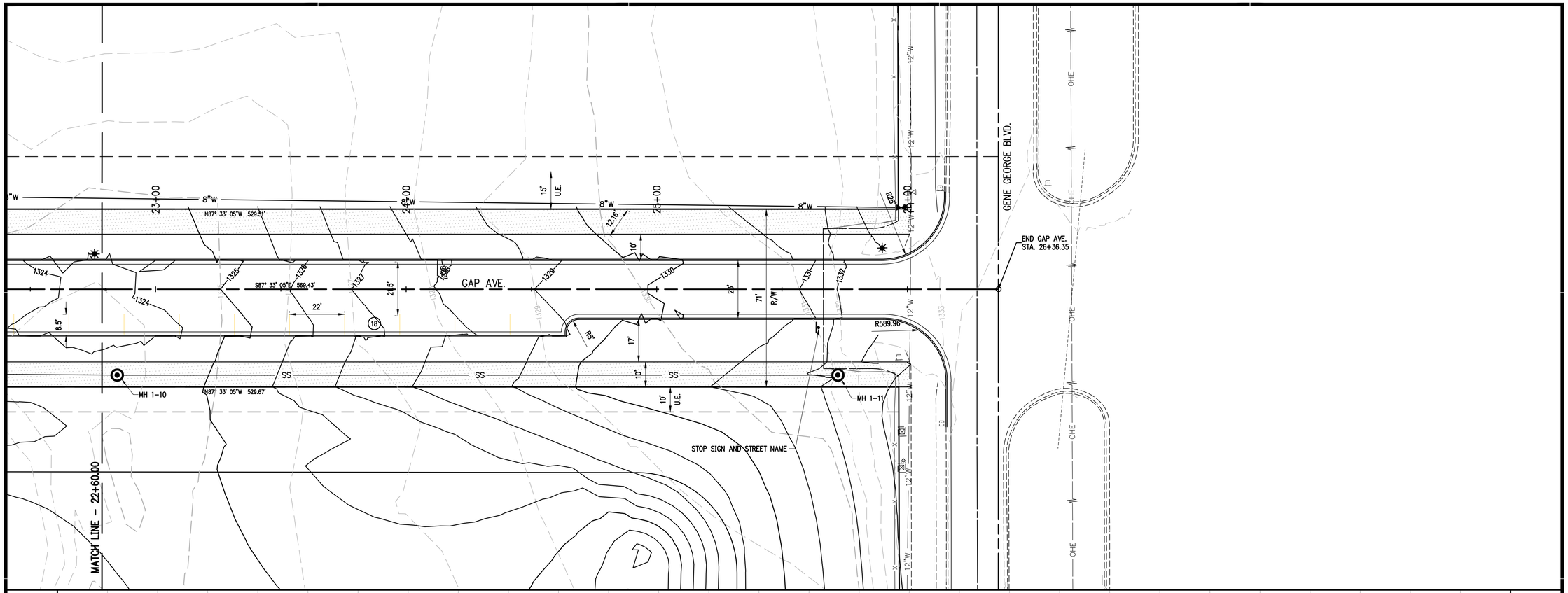

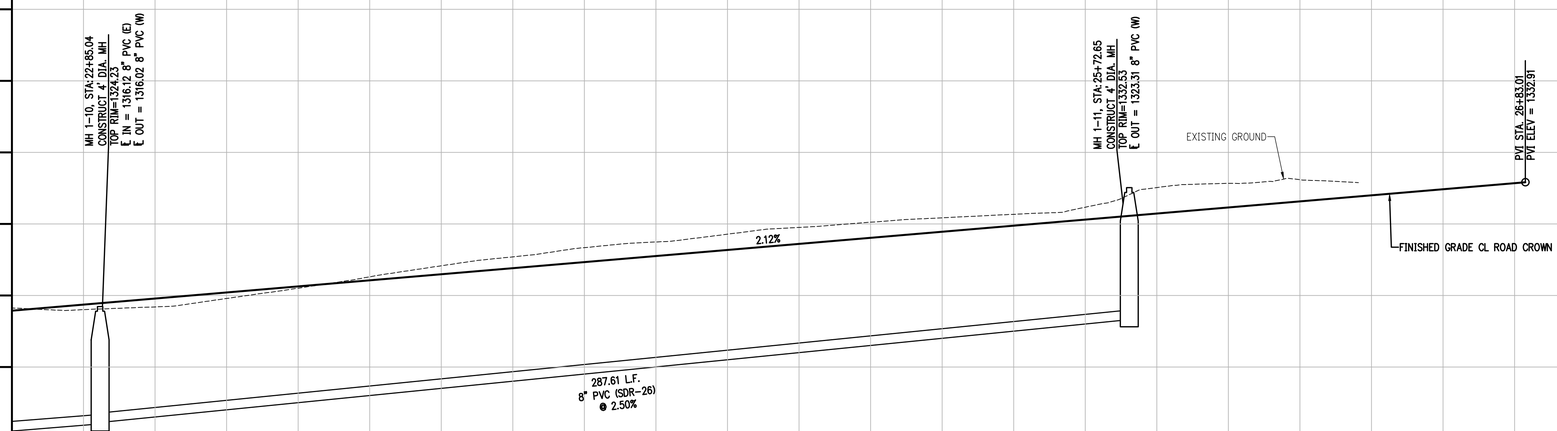

GAP AVE.
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

23+00	24+00	25+00	26+00	27+00	28+00
1324.01 / 1324.36	1324.20 / 1324.79	1324.78 / 1325.21	1325.50 / 1325.64	1326.30 / 1326.06	1327.07 / 1326.48
1327.69 / 1326.91	1328.34 / 1327.33	1328.73 / 1327.76	1329.28 / 1328.18	1329.75 / 1328.60	1330.12 / 1329.03
1330.42 / 1329.45	1330.67 / 1329.88	1331.16 / 1330.30	1332.54 / 1330.73	1332.83 / 1331.15	1333.08 / 1331.57
1332.00	1332.42	1332.85			

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No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

GAP AT THE CROSSINGS

SPRINGDALE, ARKANSAS

Key Plan

APPLE ROAD
S. 64TH ST
A B C D

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CONTACT: D. ELLIS
QC By:
QC Date:

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GAP AVE. P&P 5 OF 5

C-209

DRAWING G:\23\GAP\CIVIL\DESIGN\PAVEMENT\CROSSTIES\CIVIL\DWG\DESIGN\TS.DWG
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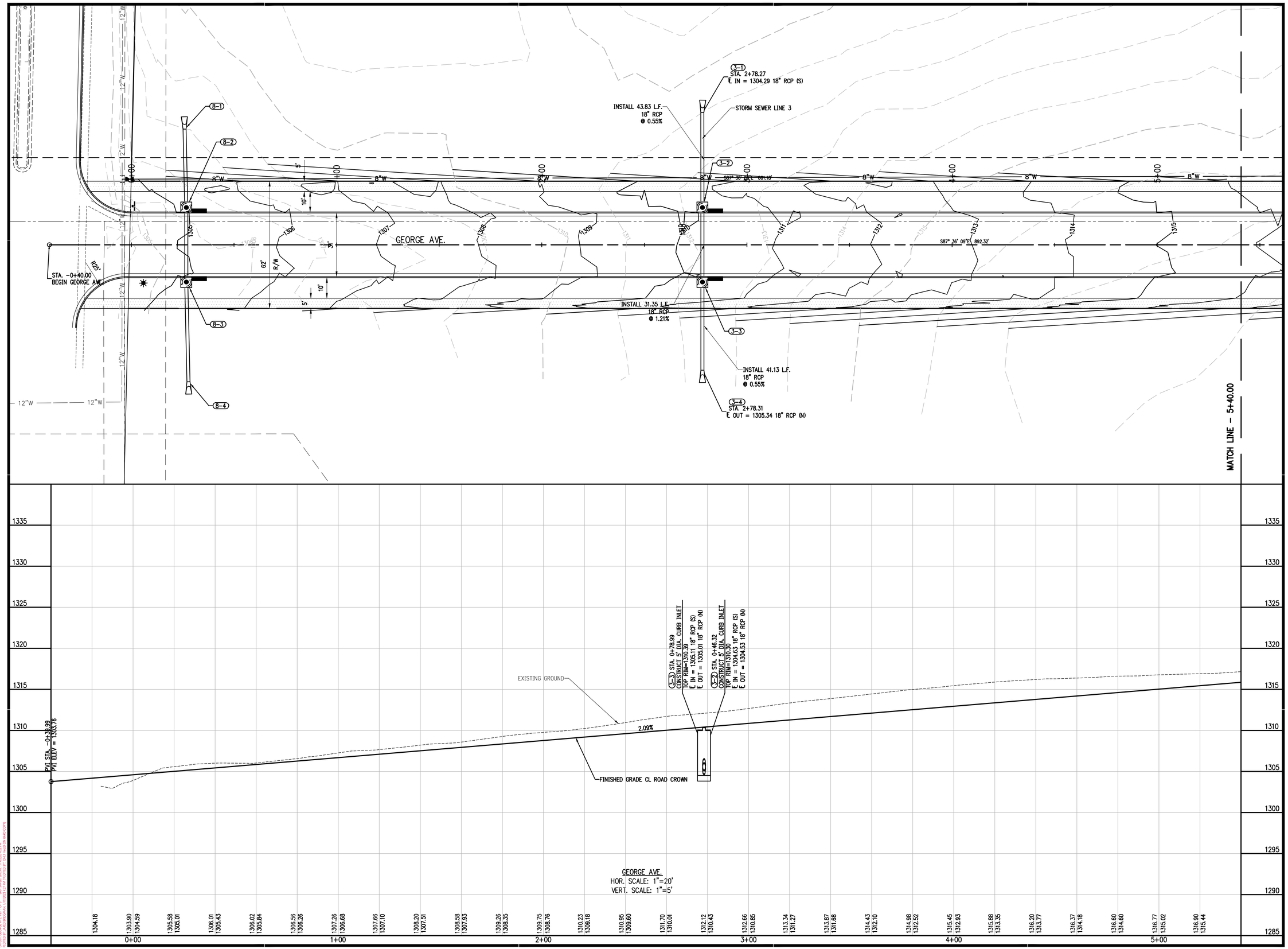

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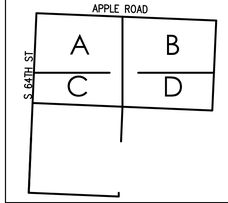
SPRINGDALE, ARKANSAS

Key Plan



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GEORGE AVE. P&P 1 OF 5

C-210

DRAWING G:\23\GAPS\ENGINEER\INFRASTRUCTURE\CIVIL\DWG\ROADWAY\PLDWG
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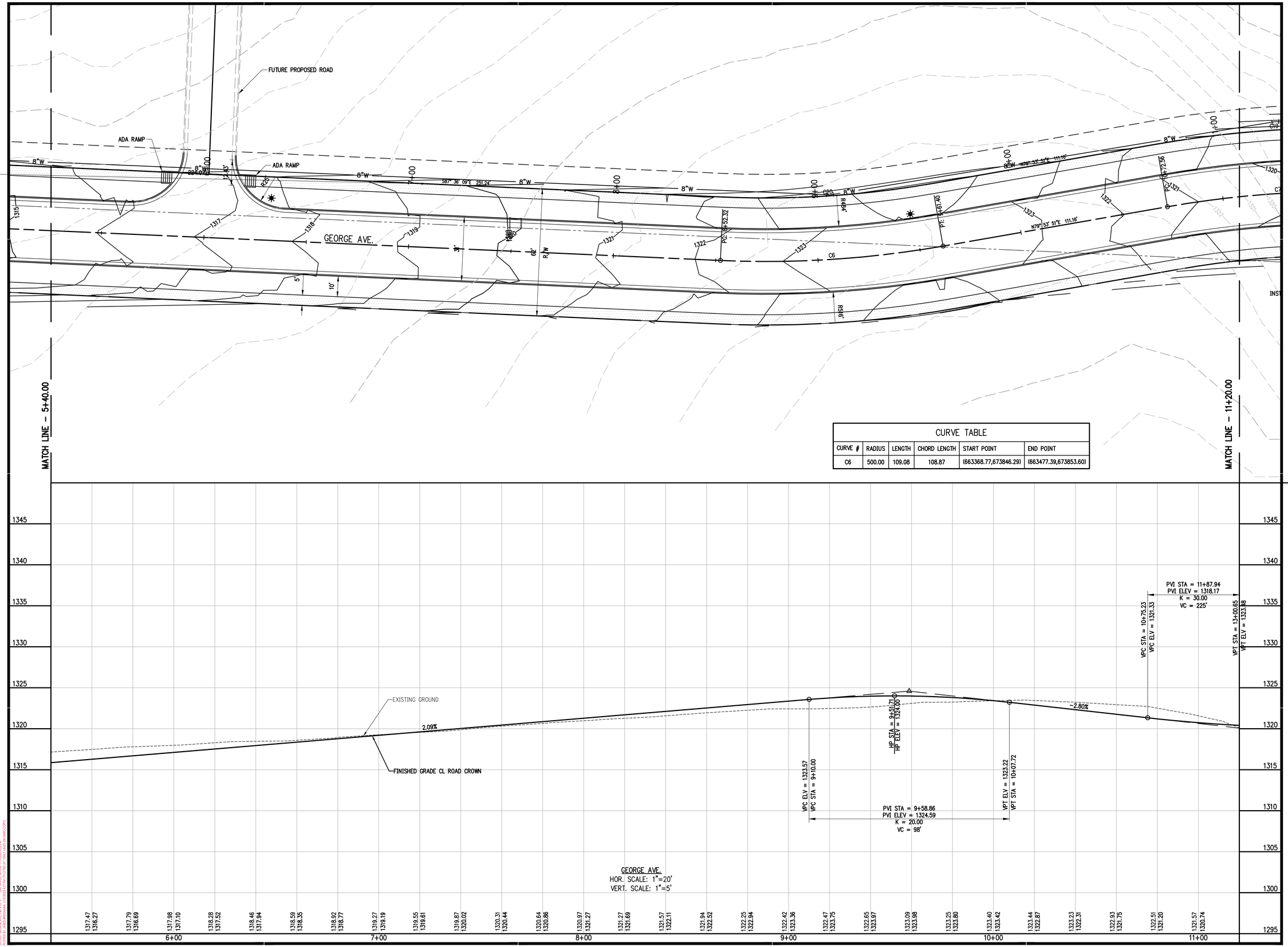

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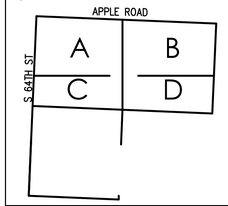
SPRINGDALE, ARKANSAS

Key Plan



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GEORGE AVE. P&P 2 OF 5

C-211

DRAWING G:\23\GAPS\ENGINEER\STRUCTURE\DWG\ROADWAY\L23PRG
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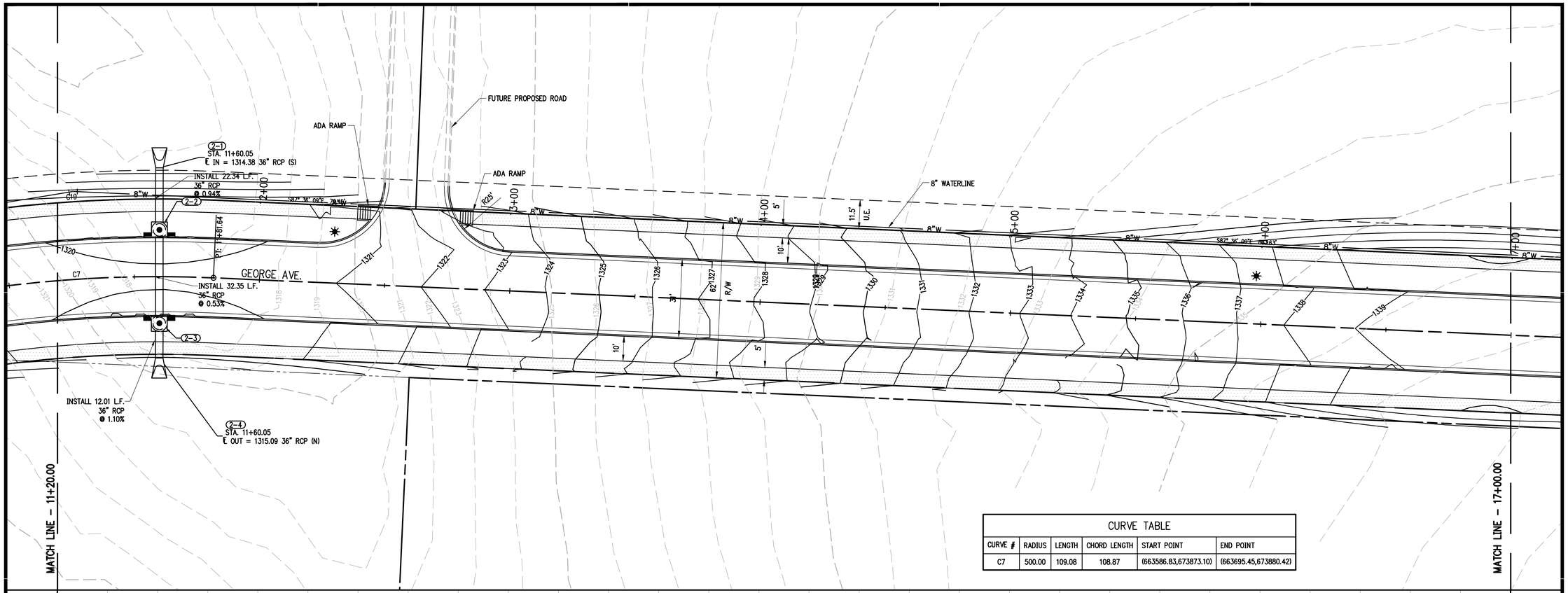

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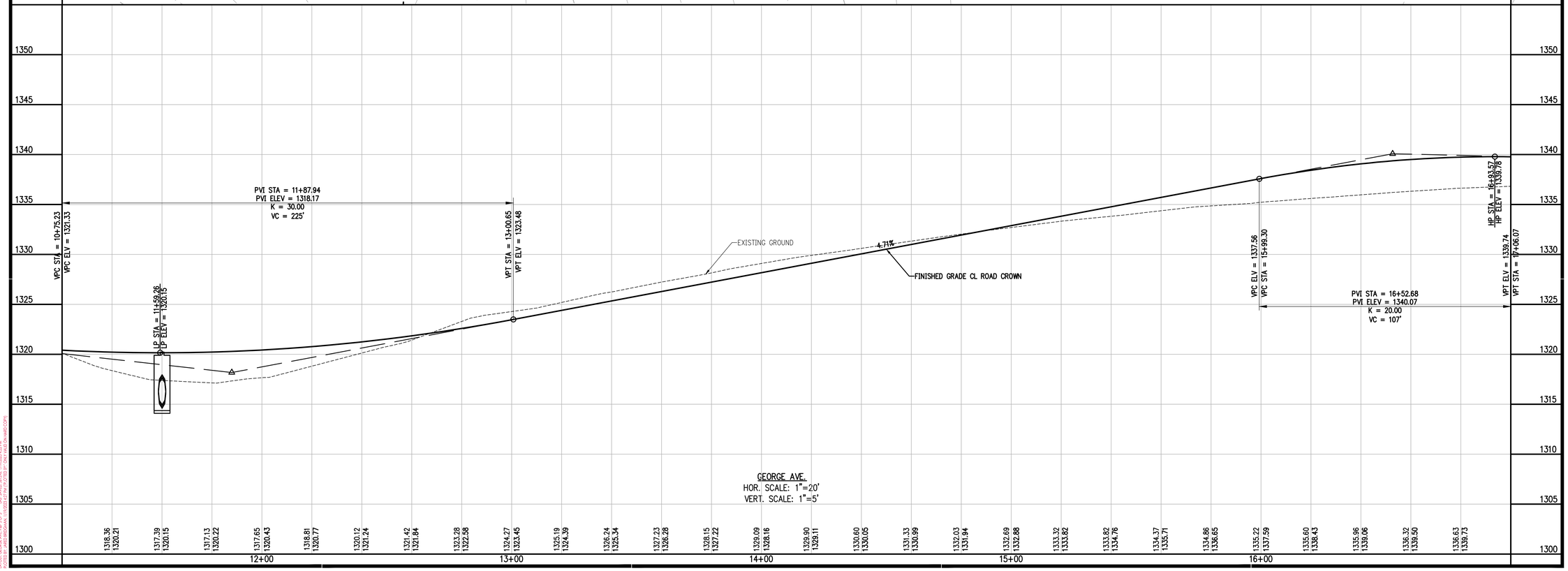

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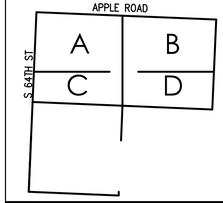
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

GAP AT THE CROSSINGS

SPRINGDALE, ARKANSAS

Key Plan



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GEORGE AVE. P&P 3 OF 5

C-212

DRAWING: C:\22\22104900_GEORGE AVENUE\CIVIL\DWG\PLAN\PLOTS\PRELIMINARY PLANS\22104900_GEORGE AVENUE_P&P 3 OF 5.DWG
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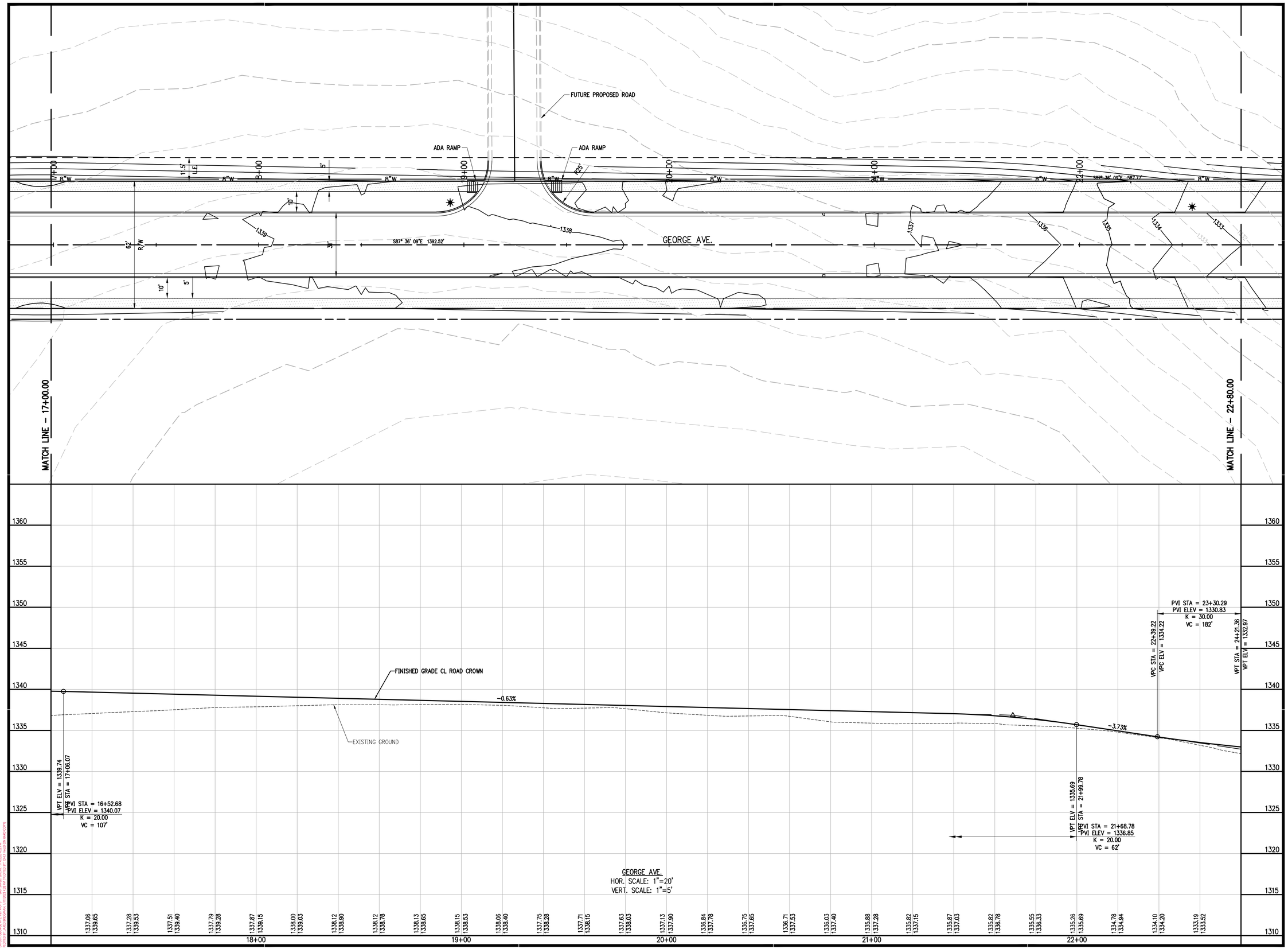

GEORGE AVE.
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

DRAWING G:\23\GAP\CROSSINGS\PLANS\PLOTS\PLOTS.DWG
PLOTTED BY: JAMES BROOKMAN, 1/19/2023 2:38 PM
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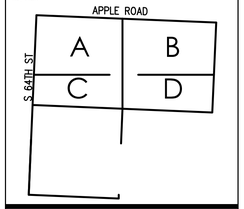
Key Plan



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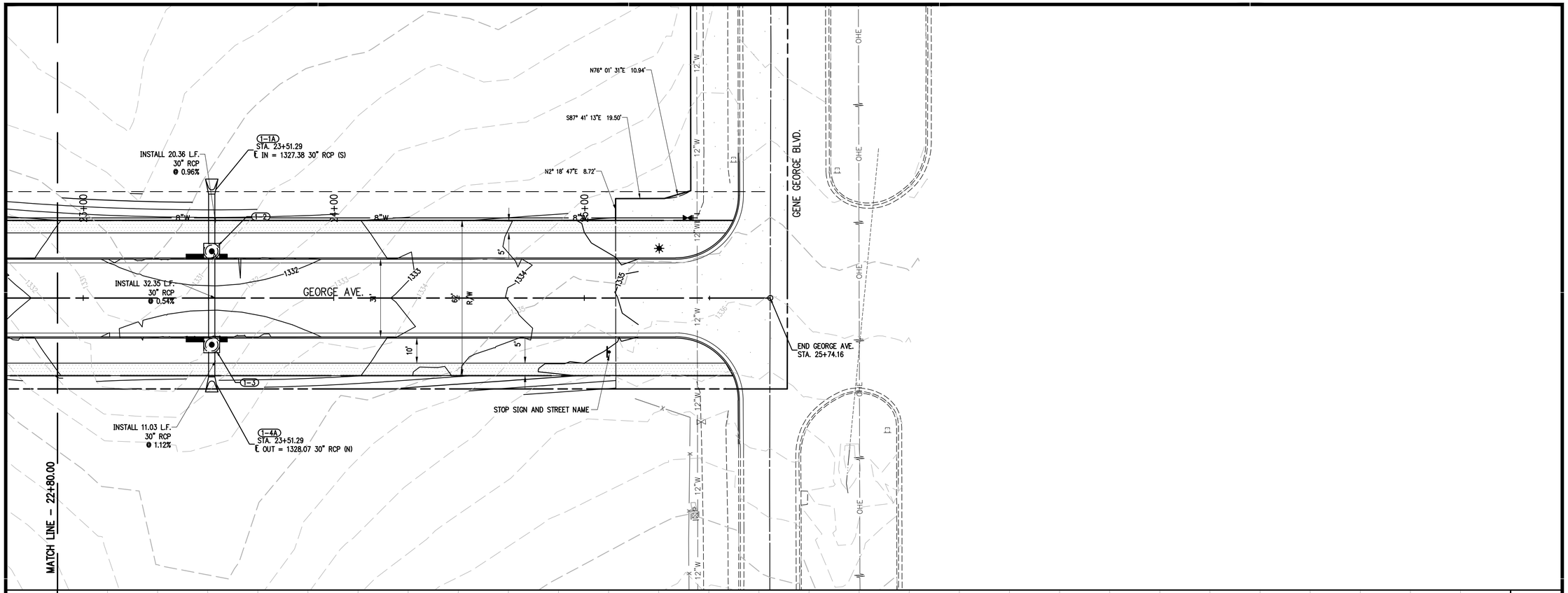
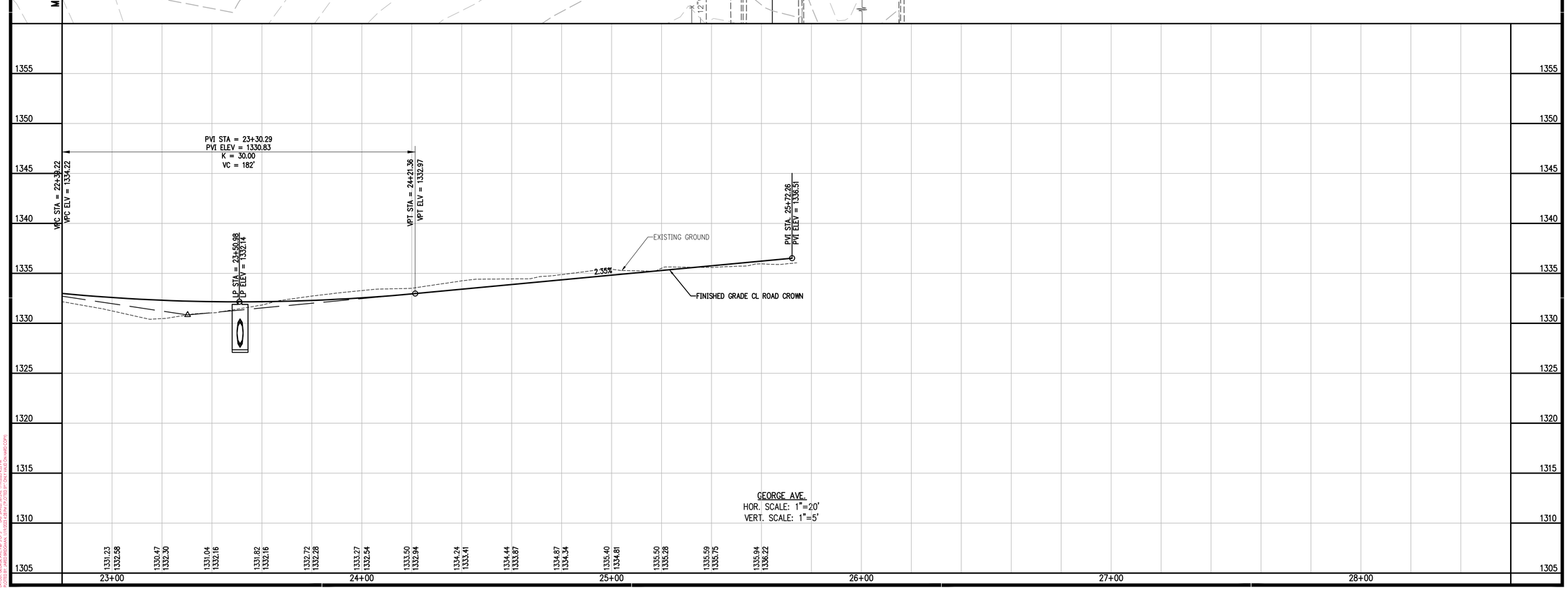
GEORGE AVE. P&P 4 OF 5

C-213





GEORGE AVE.
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VERT. SCALE: 1"=5'

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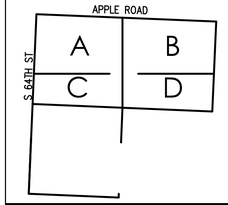

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GEORGE AVE. P&P 5 OF 5

C-214

DRAWING: C:\22\22400_DESIGN\PLANS\PLOTS\RR CROSSING\RR CROSSING.DWG
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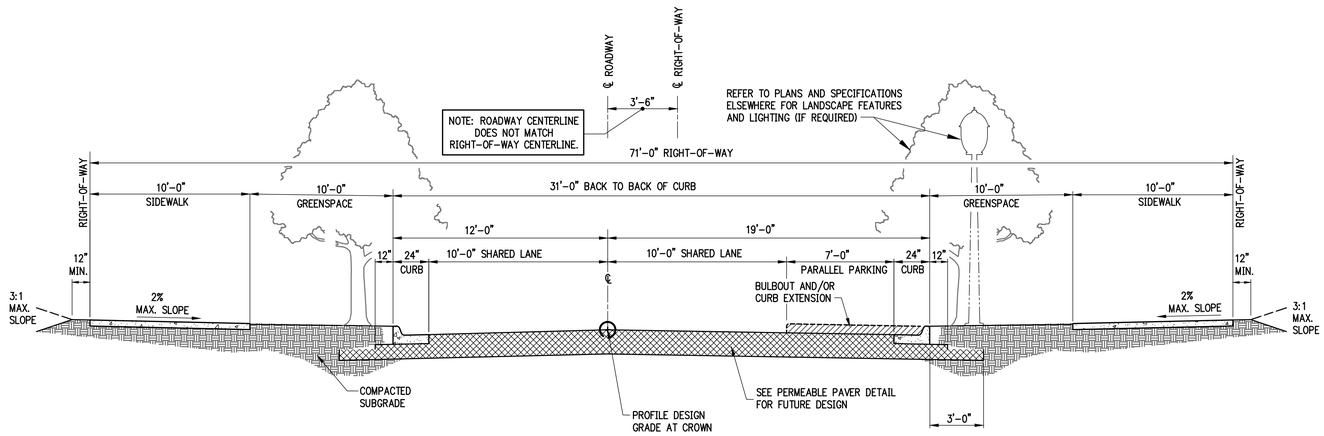
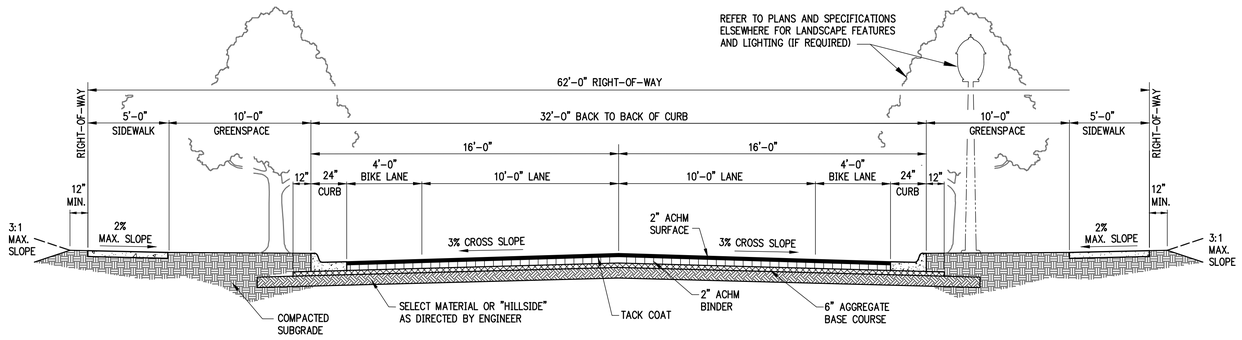


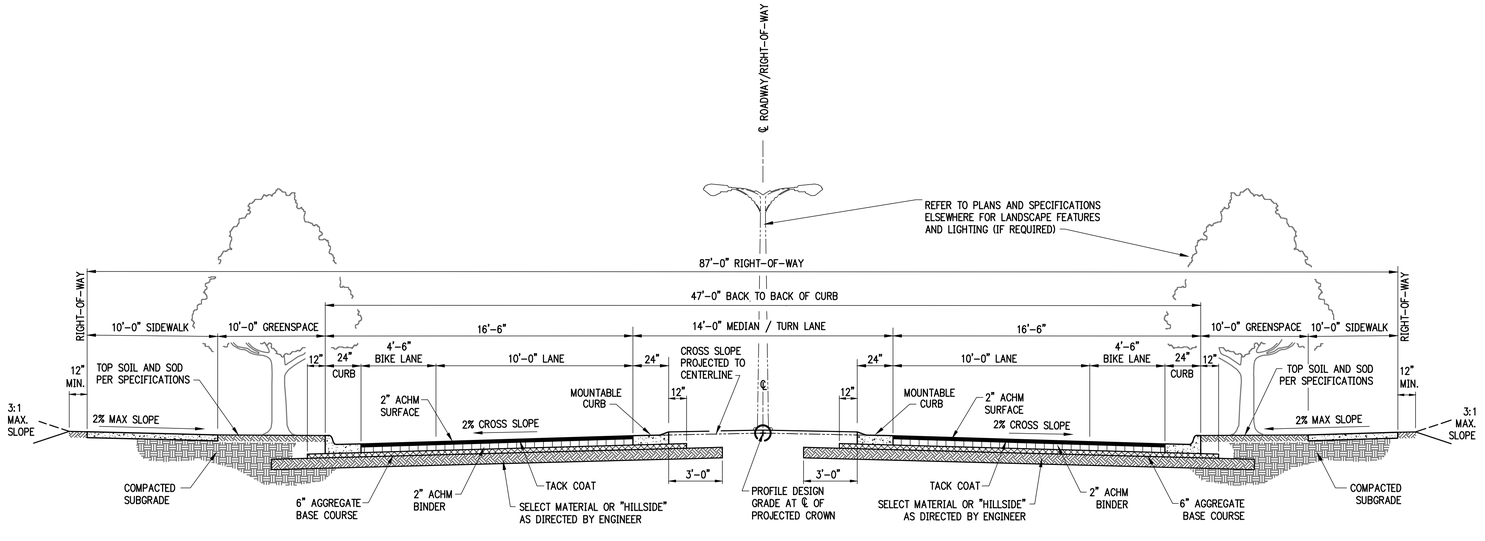
GAP ROAD – TYPICAL DOWNTOWN COMMERCIAL STREET SECTION WITH BULBOUT

NTS WITH 71'-0" RIGHT-OF-WAY



GEORGE ROAD – TYPICAL DOWNTOWN COMMERCIAL STREET SECTION WITH BIKE LANES

NTS WITH 62'-0" RIGHT-OF-WAY



APPLE ROAD – TYPICAL MINOR COLLECTOR STREET SECTION

NTS WITH 87'-0" RIGHT-OF-WAY

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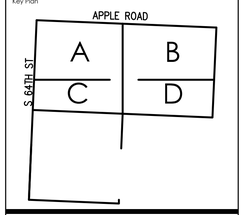
CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

GAP AT THE CROSSINGS

SPRINGDALE, ARKANSAS

Key Plan



No.	Description	Date

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PROJECT NO: 22104900
ISSUE DATE: 01/19/2023
CONTACT: D. ELLIS
QC by:
QC Date:

PRELIMINARY PLANS

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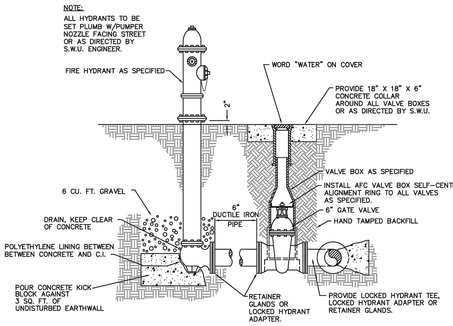
L23-03

TYPICAL SECTIONS

C-501

DRAWING: G:\2021\0492_PIEGAY-PARKER\STRUCTURE\CIVIL\DWG\TYPICAL SECTIONS.DWG
LAYOUT: Layout1 PLOTTED: 1/19/2023 4:05 PM BY DOUG BY DOUG TAYLOR (DTAYLOR@CRAFTON-TULL.COM)
EXTERIOR: 20453 BRIDGMAN, 1/19/2023 4:05 PM BY DOUG BY DOUG TAYLOR (DTAYLOR@CRAFTON-TULL.COM)



FIRE HYDRANT & GATE VALVE

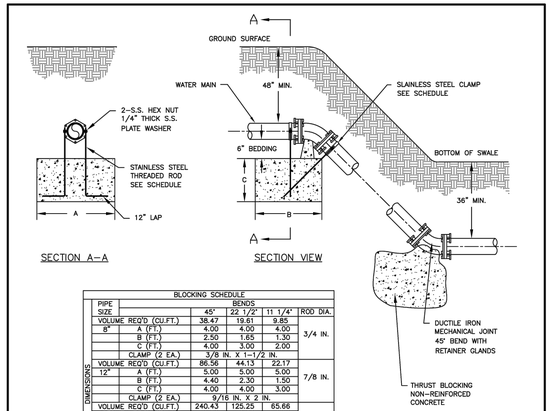
N.T.S.

SPRINGDALE WATER UTILITIES

526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
KMI	S-1	MARCH 2008



SECTION A–A

SECTION VIEW

BLOCKING SCHEDULE

PIPE SIZE		BENDS 45°	22 1/2°	11 1/4°	ROD DIA.
6"	VOLUME REQ'D (CU.FT.)	38.47	19.61	9.85	3/4 IN.
	A (FT.)	4.00	4.00	4.00	
	B (FT.)	2.50	1.65	1.30	
	C (FT.)	4.00	3.00	2.00	
	CLAMP (2 EA.)	5/8 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.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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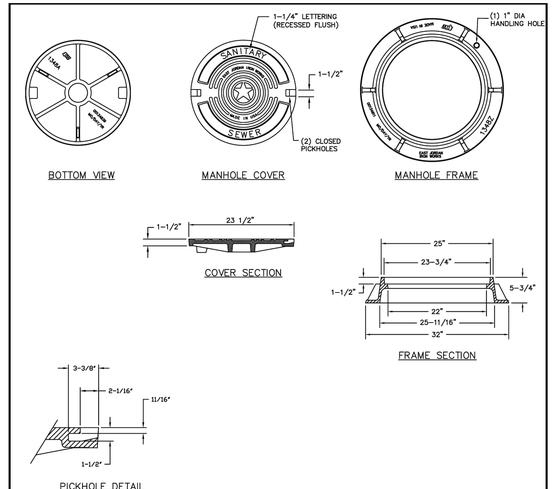
TLS	S-4	MARCH 2008



MANHOLE FRAME & COVER

(WITHIN AND OUTSIDE OF STREETS AND OTHER DRIVING SURFACES)

N.T.S.

VULCAN FOUNDRY V-1348-1

NOTE
MINIMUM WEIGHTS:
COVER: 120 LBS
FRAME: 140 LBS
MINIMUM COMBINED WEIGHT: 260 LBS
(SEE SPECS FOR ADDITIONAL REQUIREMENTS)

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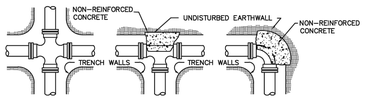
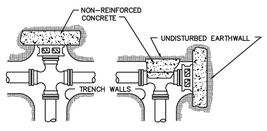
JNK	S-7	MARCH 2008



CROSS TEE 90° BEND

45° BEND SIMILAR

22 1/2° BEND SIMILAR



CROSS W/PLUG TEE W/PLUG

NOTES:

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

REACTION BACKING TABLE

SIZE	REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING TYPE OF FITTINGS			
	TEE	90°	45°	22 1/2°
2"	1	1	1	1
3"	1	1	1	1
4"	1	2	1	1
6"	3	3	2	1
8"	4	4	3	2
10"	7	7	4	2
12"	10	10	5	3
14"	13	13	7	4
16"	17	17	9	5
18"	21	21	12	6
20"	26	26	14	7
24"	38	38	20	10
30"	59	59	32	16
36"	85	85	46	23

REACTION BACKING

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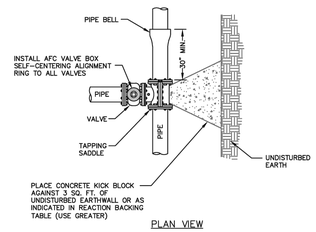
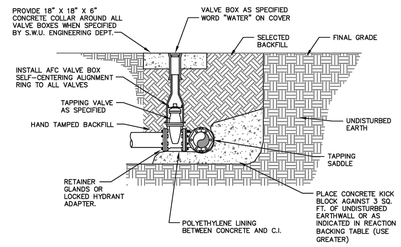


PLAN VIEW



PROFILE VIEW

TAPPING SADDLE & VALVE

N.T.S.

S-5

SPRINGDALE WATER UTILITIES

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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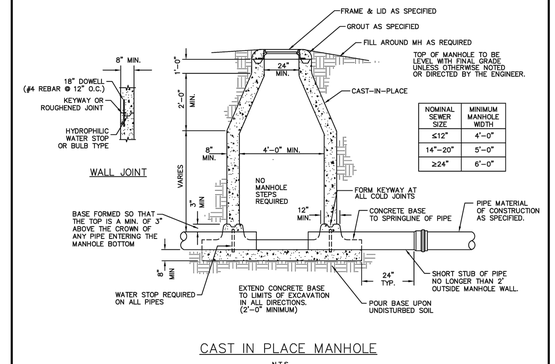
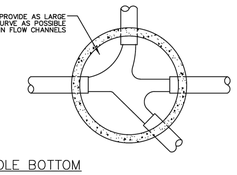
CAG	S-5	AUGUST 2014



NOMINAL SEWER SIZE	MINIMUM MANHOLE WIDTH
≤12"	4'-0"
14"–20"	5'-0"
≥24"	6'-0"

CAST IN PLACE MANHOLE

N.T.S.



NOTES:

1. THE CENTERLINE OF ALL PIPES ENTERING AND LEAVING A MANHOLE SHALL PASS THROUGH THE CENTER OF THE MANHOLE.
2. BRUSH FINISHED SURFACES OF CONCRETE AND REMOVE ALL SHARP EDGES.
3. CONSTRUCT FLOW CHANNEL FOR ALL PIPES ENTERING THE MANHOLE, INCLUDING SERVICE LINES, TO MAINTAIN A CONSTANT GRADE THROUGHOUT EACH INVERT.

MANHOLE BOTTOM

FOR 6" THROUGH 24" SEWER MAINS

(MANHOLES FOR SEWER MAINS LARGER THAN 24" REQUIRE INDIVIDUAL DESIGN)

N.T.S.

SPRINGDALE WATER UTILITIES

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
TLS	S-11	MARCH 2008

901 N. 47th St., Suite 400
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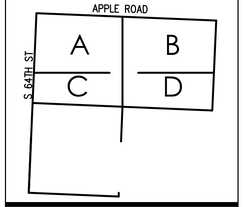
GAP AT THE CROSSINGS

SPRINGDALE, ARKANSAS

Key Plan



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SWU DETAILS 1 OF 2

C-502

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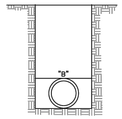
PLOTTED BY: JAMES KOANA, 1/19/2023 4:28 PM (PLOTTED BY: ONLY A VALID DRAWING COPY)

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

TRENCH WIDTH SCHEDULE

NOTES:

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



TYPICAL PIPE TRENCH

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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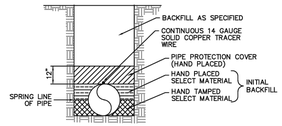
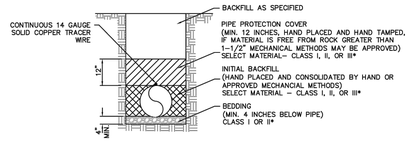


D.I. PRESSURE WATER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 2")

N.T.S.



D.I. PRESSURE PIPE TRENCH FOR FORCE MAINS

(STANDARD LAYING CONDITION "TYPE 3")

N.T.S.

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

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

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

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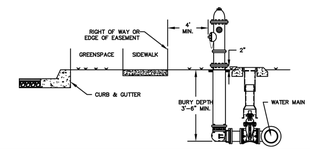
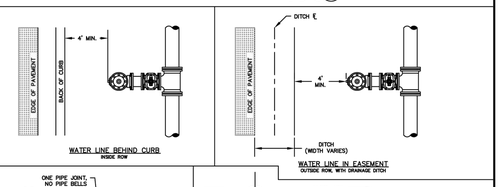
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

NOTES:

1. THE 6" GATE VALVE SHALL BE POSITIVELY RESTRAINED TO THE MAIN BY THE USE OF EITHER A SWIVEL TEE OR FOSTER ADAPTER.
2. FIRE HYDRANTS SHALL BE DESIGNED FOR A MINIMUM 3'-6" BURY.
3. EXTENSIONS SHALL BE MUELLER A-320 WITH NO MORE THAN ONE EXTENSION PER HYDRANT.
5. IF SIDEWALK IS PRESENT, HYDRANT SHALL BE INSTALLED 4' MINIMUM BEHIND THE BACK OF THE SIDEWALK OR CURB. DO NOT COVER UP WEEP HOLE WITH CONCRETE.
6. MJ RETAINER GLANDS ARE REQUIRED FOR ALL FITTINGS.
7. ALL HYDRANTS SHALL BE SET PLUMB WITH THE PUMPER NOZZLE FACING THE STREET OR AS DIRECTED BY S.W.U.
8. IF HYDRANT LEAD EXCEEDS ONE (1) JOINT OF PIPE VALVES SHALL BE INSTALLED AT HYDRANT AND MAIN.





FIRE HYDRANT PLACEMENT

N.T.S.
S-42

SPRINGDALE WATER UTILITIES
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
JSB	S-42	DECEMBER 2016

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Rogers, Arkansas 72756
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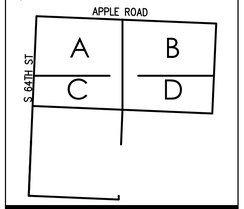

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SWU DETAILS 2 OF 2

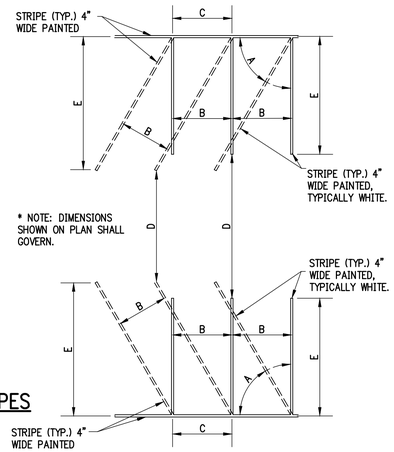
C-503

DRAWING G:\22104900_GREGAP\ARKITECTURE\CIVIL\DWG\SHEET\DETAILS.DWG
PLOTTED BY: JAMES BRIDGMAN, 1/19/2023 4:38 PM (PC-2153) BY: DAN TYRUS (DAN@CBF.COM)

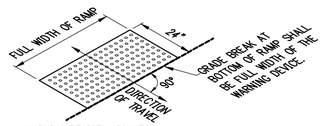
STRIPING DIMENSIONS						
ANGLE (A)	TYPE	WIDTH (IN FT.) (B)	CURB LENGTH (IN FT.) (C)	ONE-WAY AISLE WIDTH (IN FT.) (D)	TWO-WAY AISLE WIDTH (IN FT.) (D)	STALL DEPTH (IN FT.) (E)
0°	STANDARD	8	22.5	12	24	8
PARALLEL	COMPACT	7.5	19.5	12	24	7.5
30°	STANDARD	9	18	12	24	17
	COMPACT	7.5	15	12	24	14
45°	STANDARD	9	12.5	12	24	19
	COMPACT	7.5	10.5	12	24	16
60°	STANDARD	9	10.5	18	24	20
	COMPACT	7.5	8.5	15	24	16.5
90°	STANDARD	9	9	24	24	19
	COMPACT	7.5	7.5	22	24	15

NOTES:

1. LETTERS, NUMBERS AND ARROWS FOR DRIVEWAYS, PARKING LOTS AND STREETS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. PAVEMENT MARKINGS ARE TO BE PAINTED REFLECTIVE WHITE. MARKINGS SHALL BE THERMOPLASTIC IF CALLED FOR IN THE PLANS OR SPECIFICATIONS.



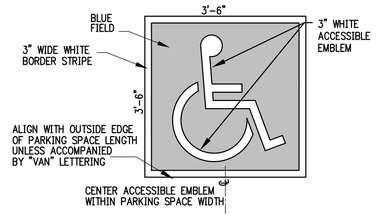
PARKING STRIPES
NTS



WARNING DEVICE ALIGNMENT

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

DETECTABLE WARNING DEVICE
NTS AUG. 25, 2020



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

ACCESSIBLE PAVEMENT EMBLEM
NTS AUG. 25, 2020

MINIMUM ACCESSIBLE PARKING SPACE REQUIREMENTS

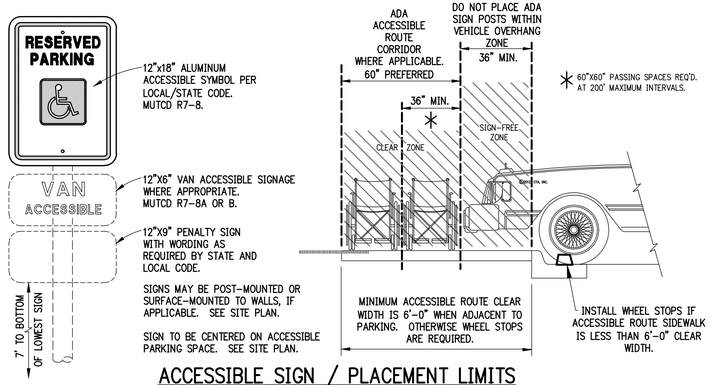
ON-SITE (PRIVATE) ACCESSIBLE PARKING SCHEDULE		
TOTAL NUMBER OF PARKING SPACES REQUIRED PROVIDED (PER LOT)	TOTAL MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES (60" & 96" AISLES) COLUMN "A"	VAN-ACCESSIBLE PARKING SPACES WITH MIN. 96" WIDE ACCESS AISLE
1 TO 25	1	1
26 TO 50	2	1
51 TO 75	3	1
76 TO 100	4	1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

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

AUG. 25, 2020

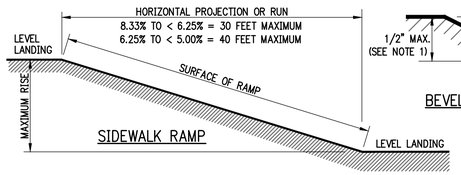
CARPORT AND GARAGE PARKING SPACES:
AT LEAST ONE CARPORT OR GARAGE SPACE SHALL BE ADA ACCESSIBLE IF EITHER ARE FEATURED AS SITE AMENITIES.

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

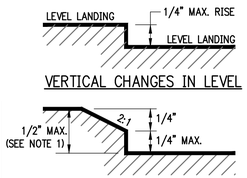


ACCESSIBLE SIGN / PLACEMENT LIMITS
NTS AUG. 25, 2020

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



SIDEWALK RAMP



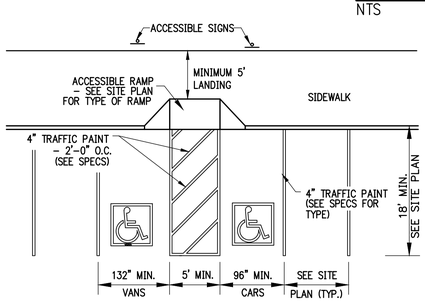
VERTICAL CHANGES IN LEVEL

BEVELED LEVEL CHANGES

NOTES:

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

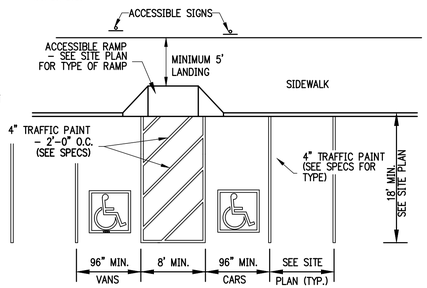
IN-LINE ACCESSIBLE ROUTE / SIDEWALK RAMP - CHANGES IN LEVEL
NTS AUG. 25, 2020



ALTERNATE "A"

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

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



ALTERNATE "B"

VAN ACCESSIBLE PARKING STRIPING
NTS AUG. 25, 2020

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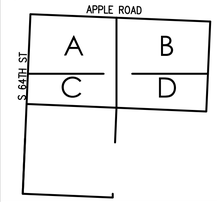
No. 109
ARKANSAS ENGINEER

GAP AT THE CROSSINGS
SPRINGDALE, ARKANSAS

Key Plan



No.	Description	Date

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PROJECT NO: 22104900
ISSUE DATE: 01/19/2023
CONTACT: D. ELLIS
QC by:
QC Date:

PRELIMINARY PLANS

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REVIEW SET - NOT FOR CONSTRUCTION

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L23-03
SITE DETAILS

C-504

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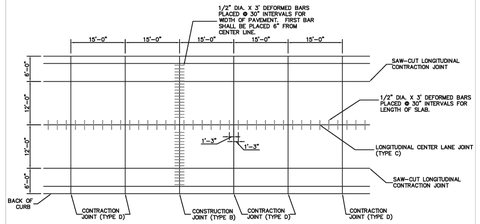

CONCRETE PAVEMENT JOINT LAYOUT PLAN
(36' STREET WIDTH)
NOT TO SCALE

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

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-10	

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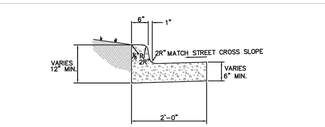
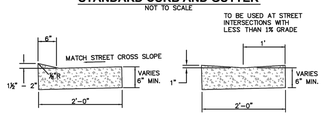


STANDARD CURB AND GUTTER
NOT TO SCALE



MODIFIED CURB AND GUTTER
NOT TO SCALE

NOTES:

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

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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-12	

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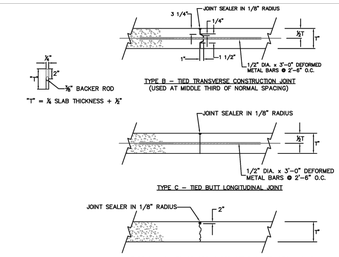

NOTES:

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

JOINTS FOR CONCRETE PAVEMENT
NOT TO SCALE

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

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

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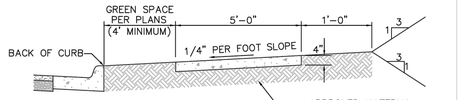
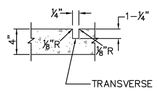


NOTES:

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



SIDEWALK DETAIL
NOT TO SCALE

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-1	

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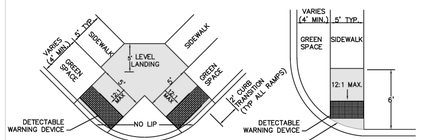
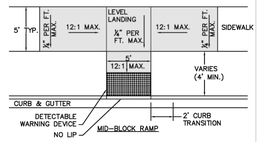


NOTES:

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



HANDICAP RAMP DETAILS
NOT TO SCALE

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

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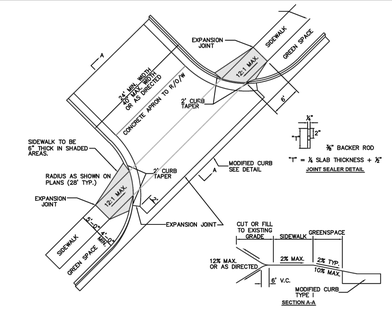

1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2. 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3. CONCRETE CURB TO BE SAWCUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
4. HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
5. CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
6. DRIVEWAY SECTION TO BE 6" PORTLAND CEMENT CONCRETE (3,500 P.S.I.) WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.
7. CONCRETE APRONS SHALL HAVE 10' SAWCUTS IN EACH DIRECTION (BOTH HORIZONTAL AND VERTICAL).
8. INDUSTRIAL DRIVES SHOULD INCREASE RADIUS AT DRIVEWAY ENTRANCES TO 50-FT.

COMMERCIAL DRIVEWAY DETAIL
NOT TO SCALE

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

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SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-3	

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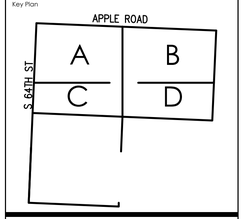
No. 109
ARKANSAS ENGINEER

GAP AT THE CROSSINGS

SPRINGDALE, ARKANSAS

Key Plan



No.	Description	Date

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PROJECT NO: 22104900
ISSUE DATE: 01/19/2023
CONTACT: D. ELLIS
QC by:
QC Date:

PRELIMINARY PLANS

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L23-03

SPRINGDALE STREET AND DRAINAGE DETAILS 1 OF 2

C-505

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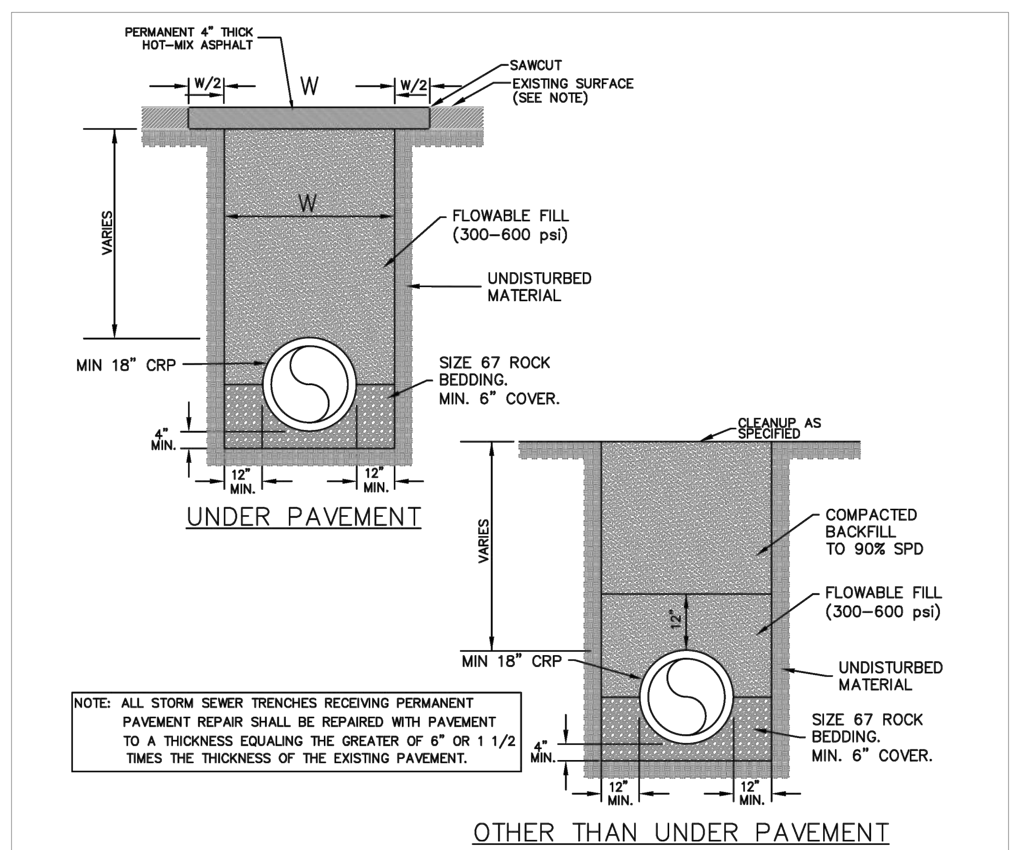

STORM SEWER BEDDING AND BACKFILL

NOT TO SCALE

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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION D
DROP INLET DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-D-8

SPRINGDALE
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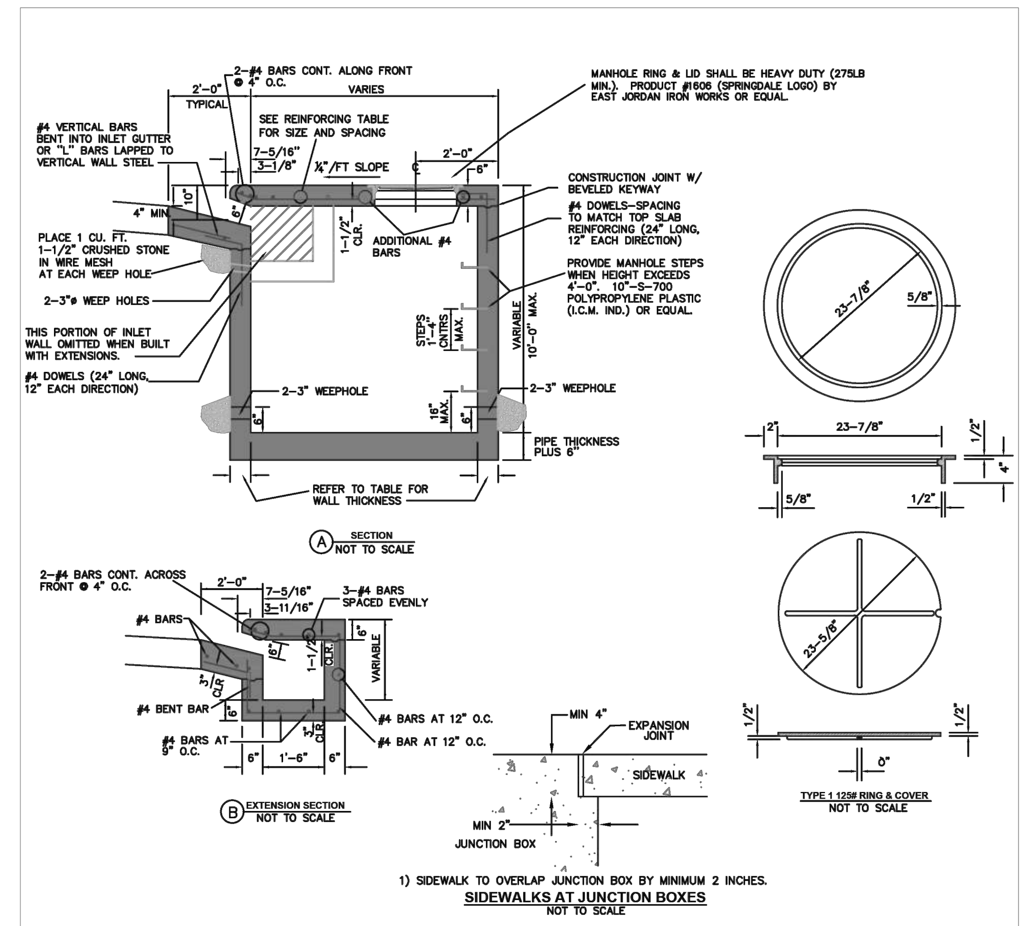

DETAILED SECTIONS - CIRCULAR (A.H.T.D. TYPE MO) DROP INLET

NOT TO SCALE

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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION D
DROP INLET DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-D-3

SPRINGDALE
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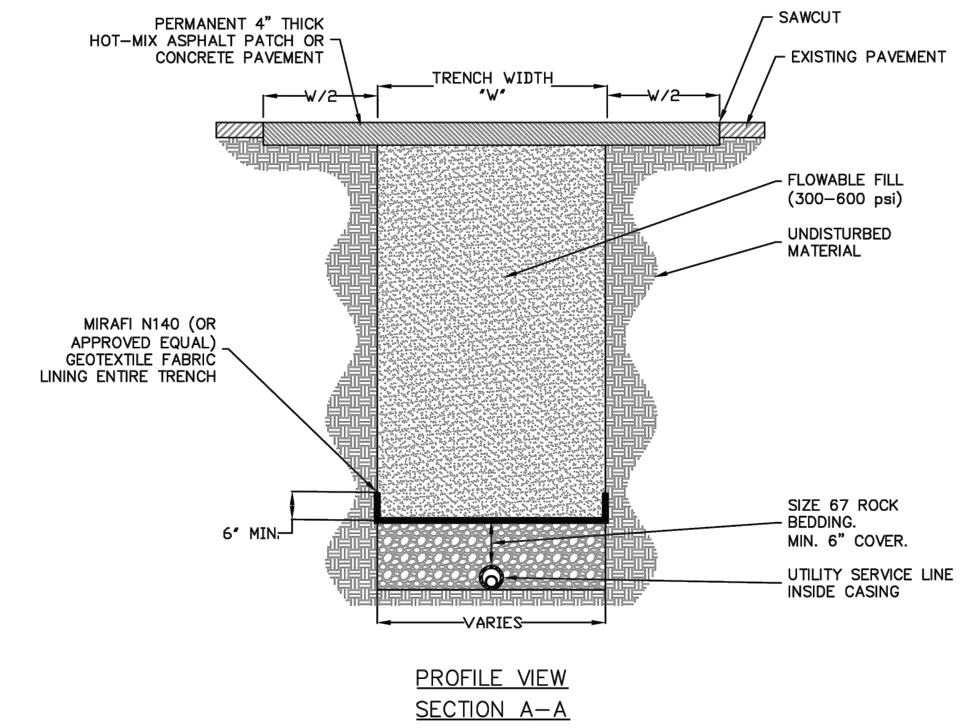

ASPHALT STREET CUT (TRENCH) REPAIR

N.T.S.

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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION B
TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-B-5A

SPRINGDALE
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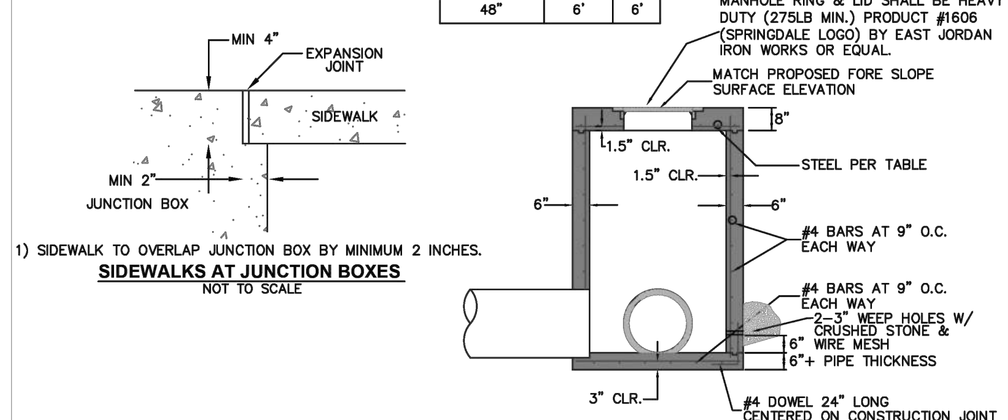
PIPE SIZE	W	d
18"	4'	4'
24"	4'	4'
30"	5'	5'
36"	5'	5'
42"	6'	6'
48"	6'	6'

REINFORCING TABLE

WIDTH OF DROP INLET	TOP CONCRETE SLAB REINFORCING
4'	#4'S @ 8" O.C. E.W.
5'	#4'S @ 7" O.C. E.W.
6'	#5'S @ 9" O.C. E.W.



NOTES:

1. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION AS APPROVED BY ENGINEER.
2. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1–1/2".
3. PROVIDE 3/4" CHAMFER ON ALL EXPOSED CORNERS.
4. ALL REINFORCING BARS SHALL HAVE 1–1/2" MINIMUM COVER.
5. PLASTIC COATED STEPS SHALL BE INSTALLED IN ALL JUNCTION BOXES 4'– 0" IN DEPTH OR GREATER.
6. EXTENSION LENGTHS SHOWN ON THE PLANS SHALL BE TAKEN TO MEAN CLEAR OPENING LENGTH, NOT INCLUDING WIDTHS OF SUPPORTS.
7. CONCRETE FOR JUNCTION BOXES TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4–7% AIR ENTRAINMENT.

TYPICAL JUNCTION BOX

NOT TO SCALE

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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION D
DROP INLET DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-D-7

SPRINGDALE
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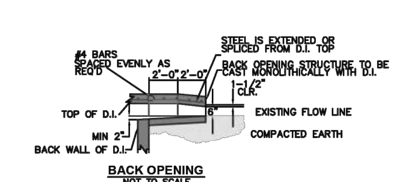
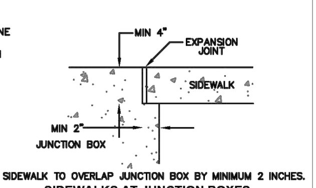
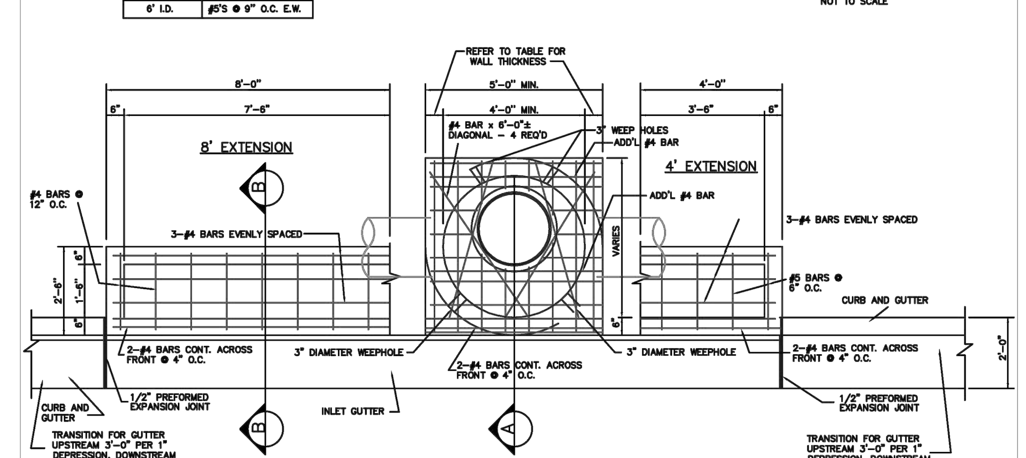




REINFORCING TABLE

I.D. OF DROP INLET	TOP CONCRETE SLAB REINFORCING
4' I.D.	#4'S @ 8" O.C. E.W.
5' I.D.	#4'S @ 7" O.C. E.W.
6' I.D.	#5'S @ 9" O.C. E.W.



PLAN - CIRCULAR DROP INLET

NOT TO SCALE

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

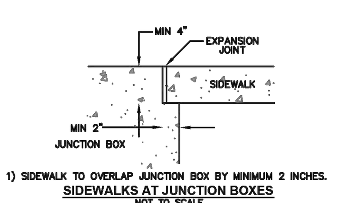
SECTION D
DROP INLET DETAILS

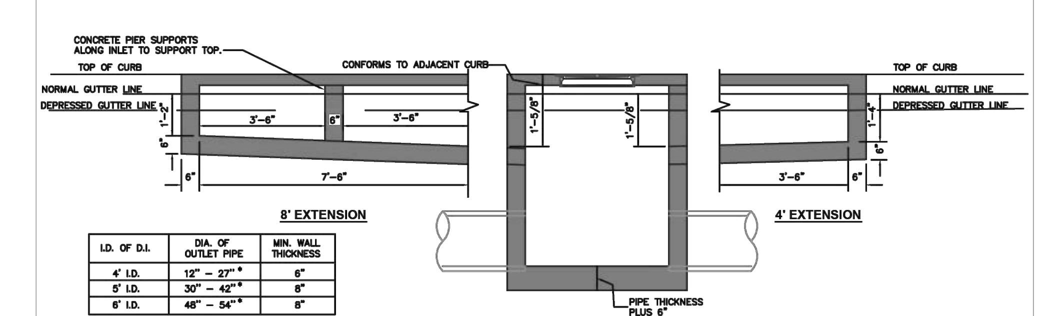
DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-D-1

SPRINGDALE
WE'RE MAKING IT HAPPEN

N:\Engineering_WEBSITE MATERIALS\Standard Details\DWG\SD-D-2.dwg





I.D. OF D.I.	DIA. OF OUTLET PIPE	MIN. WALL THICKNESS
4' I.D.	12" – 27"*	6"
5' I.D.	30" – 42"*	8"
6' I.D.	48" – 54"*	8"

*LIMIT DEFLECTION TO 60 DEGREES. IF GREATER USE NEXT LARGER MANHOLE DIAMETER

NOTES:

1.) ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2.) ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1–1/2" COVER UNLESS OTHERWISE NOTED.
3.) BASE AND INLET WALLS SHALL BE CAST MONOLITHICALLY.
4.) INVERTS SHALL BE POURED MONOLITHICALLY WITH FOOTING.
5.) CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
6.) WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT THE GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.
7.) PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION AS DIRECTED BY THE ENGINEER. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1–1/2"
8.) THE EXPANSION JOINT SHALL HAVE A THICKNESS OF 1/2" INCH AND CONFORM TO AASHTO M213.
9.) REFER TO CURB AND GUTTER DETAILS FOR APPROPRIATE CURB CONFIGURATION AND GUTTER DIMENSIONS AT EACH INLET LOCATION.
10.) REFER TO PLAN AND PROFILE SHEETS TO DETERMINE EXTENSIONS AND SIZE (IF ANY) ACCOMPANYING CIRCULAR DROP INLET.
11.) CONCRETE FOR CIRCULAR DROP INLET TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4–7% AIR ENTRAINMENT.

SECTION - CIRCULAR DROP INLET

NOT TO SCALE

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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION D
DROP INLET DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-D-2

SPRINGDALE
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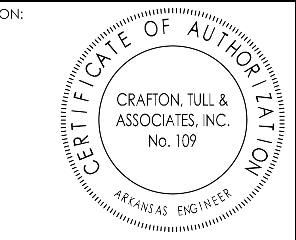
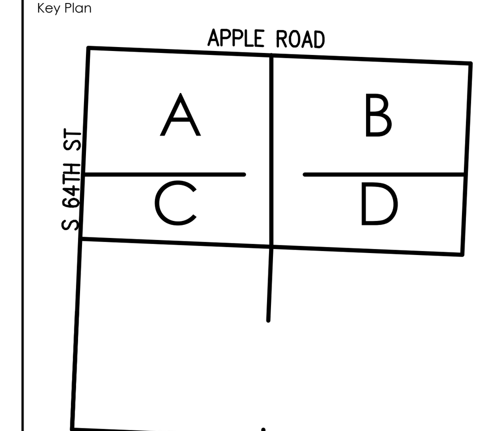


GAP AT THE CROSSINGS

SPRINGDALE, ARKANSAS

Key Plan



No.	Description	Date

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PROJECT NO: 22104900
ISSUE DATE: 01/19/2023
CONTACT: D. ELLIS
QC by:
QC Date:

PRELIMINARY PLANS

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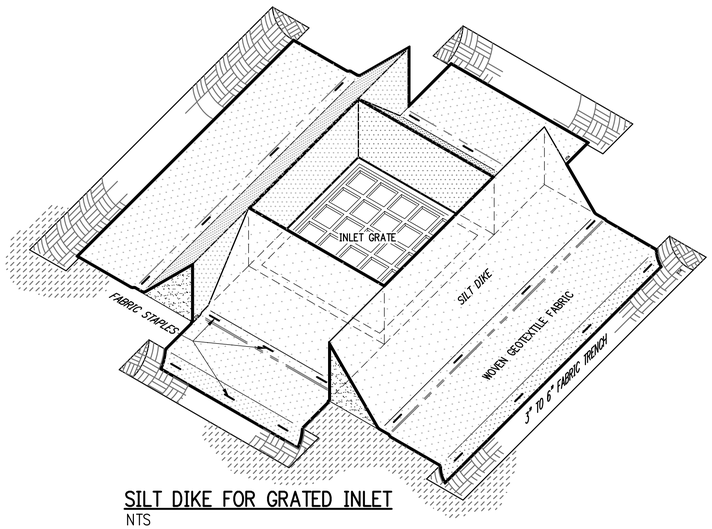
L23–03

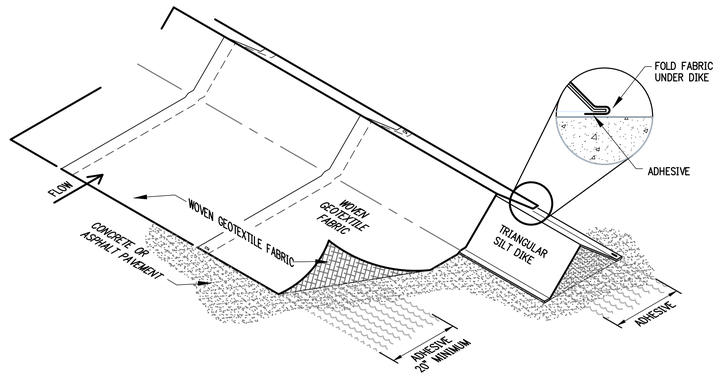
SPRINGDALE STREET AND DRAINAGE DETAILS 2 OF 2

C-506

DRAWING: G:\22104900_THEGAP\INFRASTRUCTURE\CIVIL\DWG\SPRINGDALE MUNICIPAL DETAILS.DWG
LAYOUT: SPRINGDALE STREET AND DRAINAGE DETAILS 2 OF 2 LAST SAVED: JB1296, 1/19/2023 9:05 AM
PLOTTED BY: JARED BRIDGMAN, 1/19/2023 4:28 PM ("PLOTTED BY:" ONLY VALID ON HARD COPY)



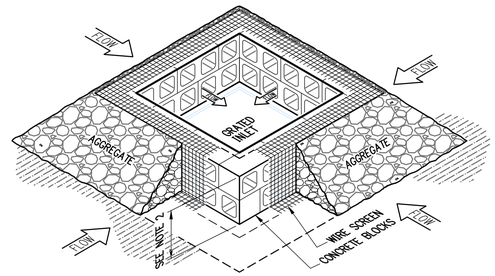
SILT DIKE FOR GRATED INLET
NTS



ADHESIVES: CONCRETE PAVEMENT – USE LIQUID NAIL OR APPROVED EQUAL.
ASPHALT PAVEMENT – USE EMULSIFIED ASPHALT.

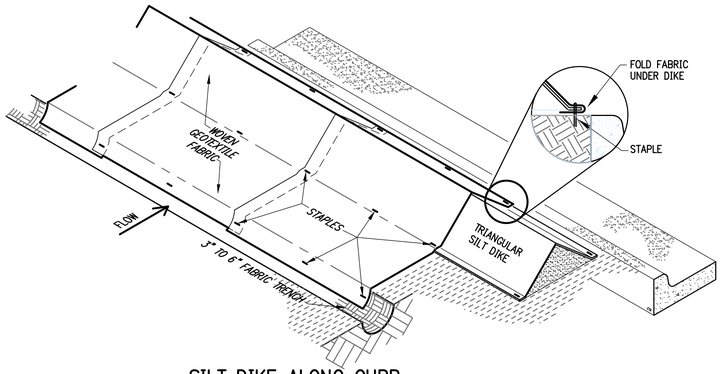
ADHESIVE SHALL BE PLACED AT FABRIC LAPS AND 20" MINIMUM ALONG EDGES.

SILT DIKE (FOR CONTINUOUS BARRIER)
NTS

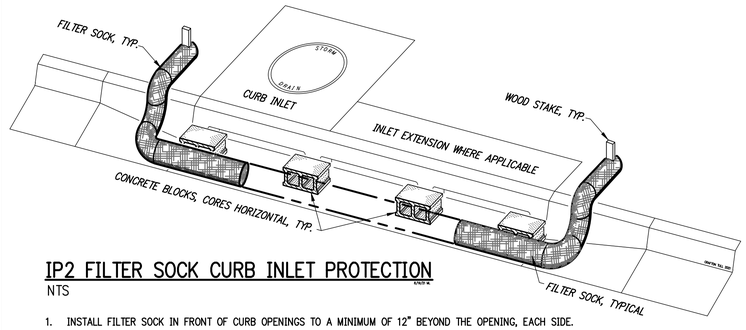


1. PLACE/STACK CONCRETE BLOCKS IN A SINGLE ROW AROUND PERIMETER OF INLET ON THEIR SIDES WITH ENDS OF ADJACENT BLOCKS ABUTTING.
2. HEIGHT OF BARRIER VARIES. USE STACKS OF 4-INCH, 8-INCH, OR 12-INCH TO ACHIEVE 12" MINIMUM AND 14" MAXIMUM HEIGHT.
3. PLACE HARDWARE CLOTH/WIRE MASH WITH 1/2" MAXIMUM OPENINGS ON VERTICAL FACE OF CONCRETE BLOCKS.
4. THE AGGREGATE SHALL BE NON-ERODIBLE MATERIAL.

IP1 BLOCK AND AGGREGATE INLET SEDIMENT DEVICE
NTS

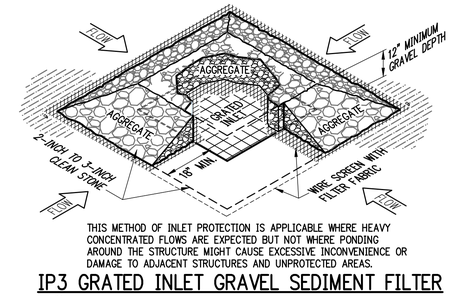


SILT DIKE ALONG CURB
NTS



IP2 FILTER SOCK CURB INLET PROTECTION
NTS

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

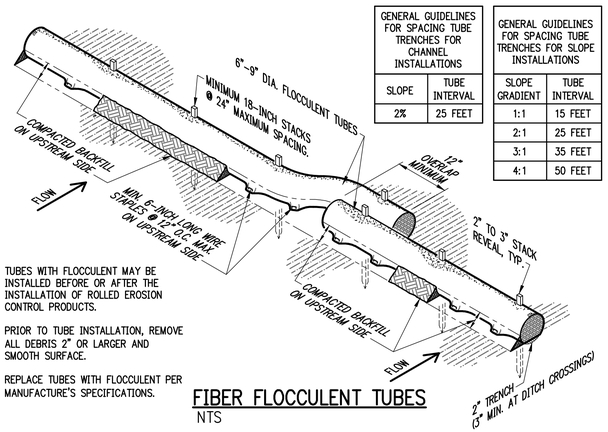


THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.

IP3 GRATED INLET GRAVEL SEDIMENT FILTER
NTS

GENERAL GUIDELINES FOR SPACING TUBE TRENCHES FOR CHANNEL INSTALLATIONS	
SLOPE	TUBE INTERVAL
2%	25 FEET

GENERAL GUIDELINES FOR SPACING TUBE TRENCHES FOR SLOPE INSTALLATIONS	
SLOPE GRADIENT	TUBE INTERVAL
1:1	15 FEET
2:1	25 FEET
3:1	35 FEET
4:1	50 FEET

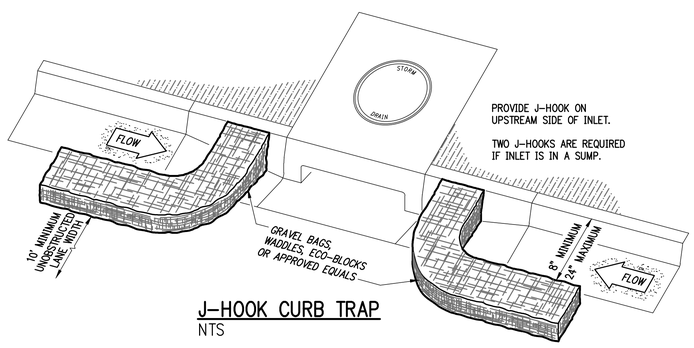


TUBES WITH FLOCCULENT MAY BE INSTALLED BEFORE OR AFTER THE INSTALLATION OF ROLLED EROSION CONTROL PRODUCTS.

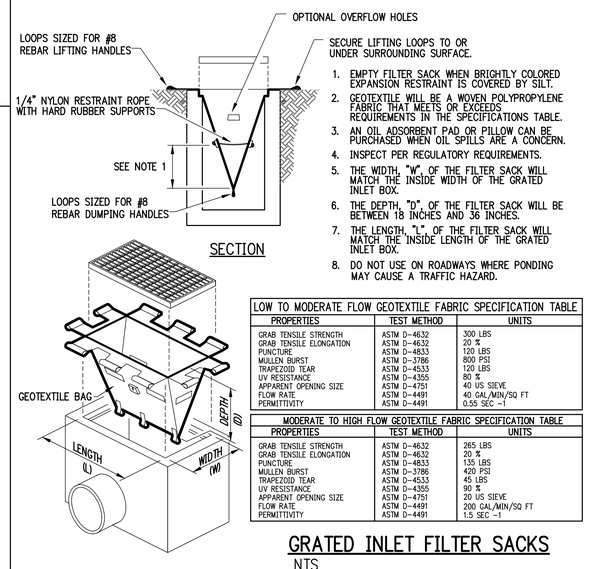
PRIOR TO TUBE INSTALLATION, REMOVE ALL DEBRIS 2" OR LARGER AND SMOOTH SURFACE.

REPLACE TUBES WITH FLOCCULENT PER MANUFACTURE'S SPECIFICATIONS.

FIBER FLOCCULENT TUBES
NTS



J-HOOK CURB TRAP
NTS



1. EMPTY FILTER SACK WHEN BRIGHTLY COLORED EXPANSION RESTRAINT IS COVERED BY SILT.
2. GEOTEXTILE WILL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. AN OIL ADSORBENT PAD OR PILLOW CAN BE PURCHASED WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS.
5. THE WIDTH, "W", OF THE FILTER SACK WILL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
6. THE DEPTH, "D", OF THE FILTER SACK WILL BE BETWEEN 18 INCHES AND 36 INCHES.
7. THE LENGTH, "L", OF THE FILTER SACK WILL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.
8. DO NOT USE ON ROADWAYS WHERE PONDING MAY CAUSE A TRAFFIC HAZARD.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC $^{-1}$

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC $^{-1}$

GRATED INLET FILTER SACKS
NTS

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Rogers, Arkansas 72756
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479.636.4838 t 479.631.6224 f
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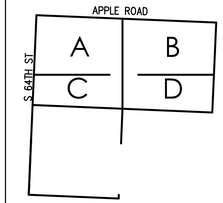
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

GAP AT THE CROSSINGS
SPRINGDALE, ARKANSAS

Key Plan



No.	Description	Date

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PROJECT NO: 22104900
ISSUE DATE: 01/19/2023
CONTACT: D. ELLIS
QC: by:
QC: Date:

PRELIMINARY PLANS

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EROSION CONTROL DETAILS SHT. 1

C-507

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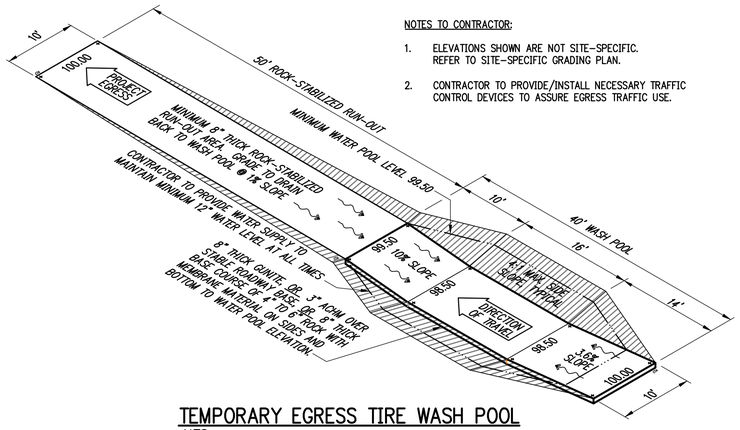
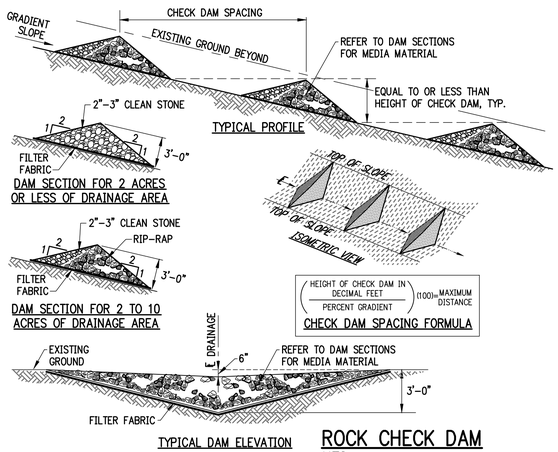
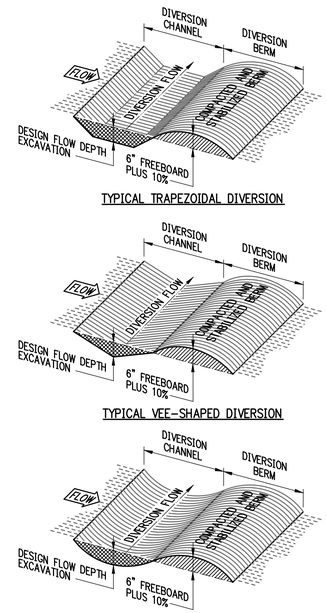


TEMPORARY EGRESS TIRE WASH POOL
NTS



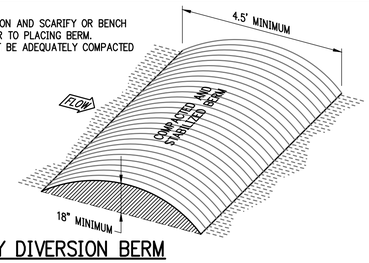
ROCK CHECK DAM
NTS



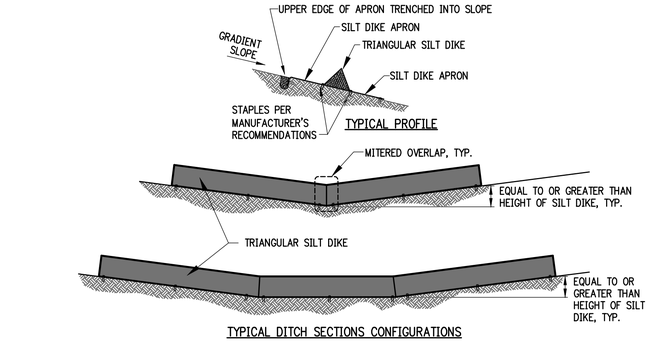
NOTES:
1. REMOVE ANY VEGETATION AND SCARIFY OR BENCH ADJACENT SOILS PRIOR TO PLACING BERM.
2. BERM MATERIALS MUST BE ADEQUATELY COMPACTED AND STABILIZED.

CHANNELED DIVERSIONS
NTS

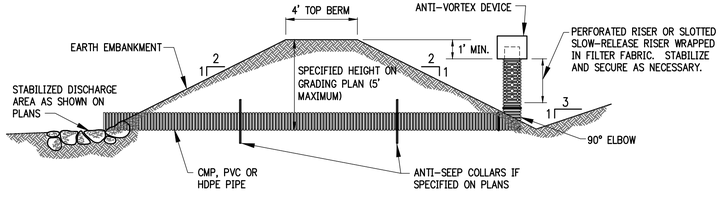
NOTES:
1. REMOVE ANY VEGETATION AND SCARIFY OR BENCH ADJACENT SOILS PRIOR TO PLACING BERM.
2. BERM MATERIALS MUST BE ADEQUATELY COMPACTED AND STABILIZED.



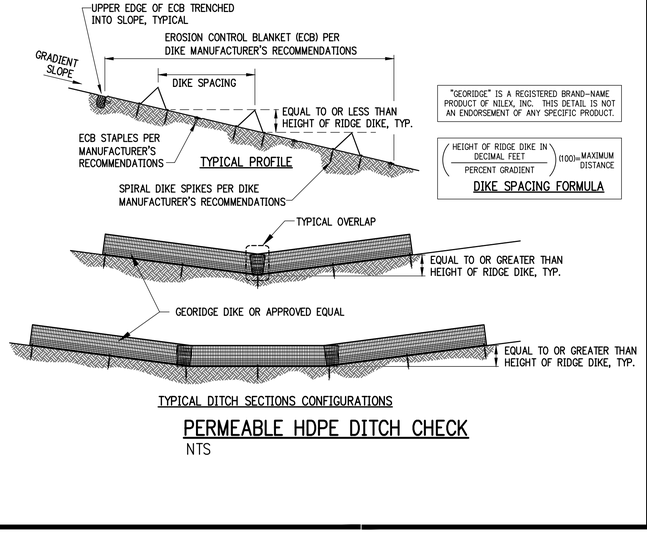
TEMPORARY DIVERSION BERM
NTS



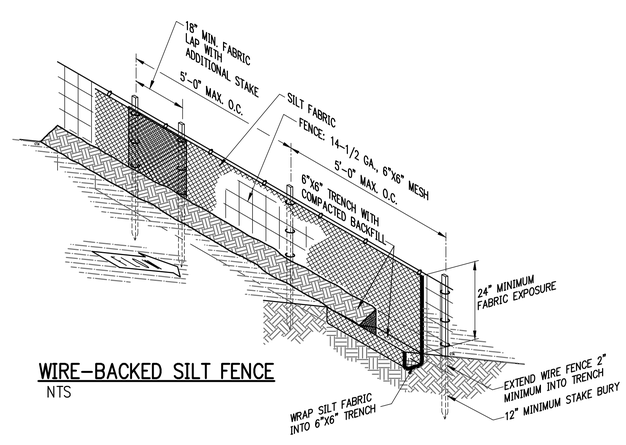
SILT DIKE CHECK DAM
NTS



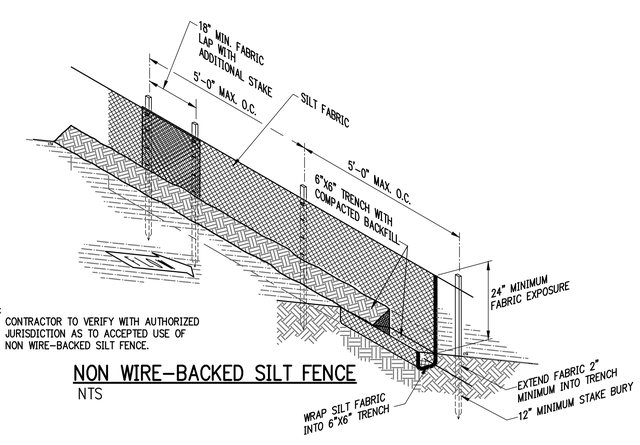
SEDIMENT BASIN WITH PIPE OUTLET
NTS



PERMEABLE HDPE DITCH CHECK
NTS



WIRE-BACKED SILT FENCE
NTS



NOTE:
1. CONTRACTOR TO VERIFY WITH AUTHORIZED JURISDICTION AS TO ACCEPTED USE OF NON WIRE-BACKED SILT FENCE.

NON WIRE-BACKED SILT FENCE
NTS

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Rogers, Arkansas 72756
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architecture | engineering | surveying
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CERTIFICATE OF AUTHORIZATION:
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CRAFTON, TULL & ASSOCIATES, INC. No. 109
ARKANSAS ENGINEER

GAP AT THE CROSSINGS
SPRINGDALE, ARKANSAS

Key Plan
APPLE ROAD
S. 64TH ST
A | B | C | D

No.	Description	Date

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PRELIMINARY PLANS

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L23-03

EROSION CONTROL DETAILS SHT. 2

C-508

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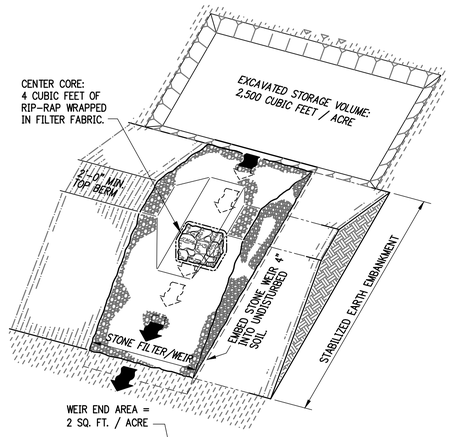
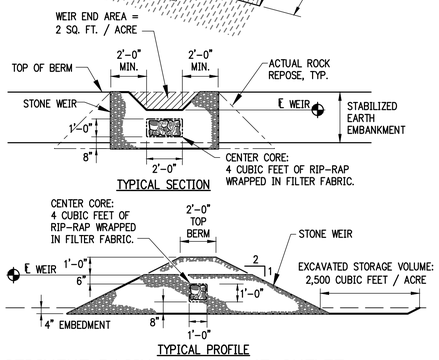
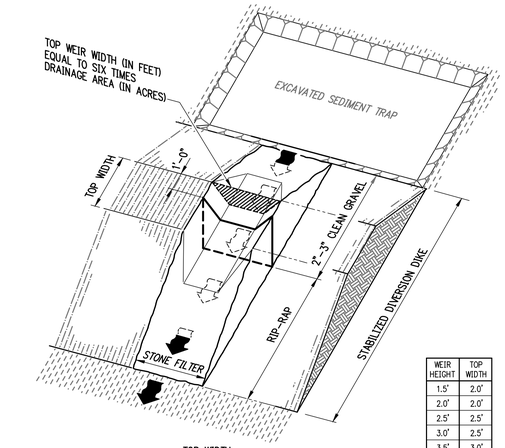
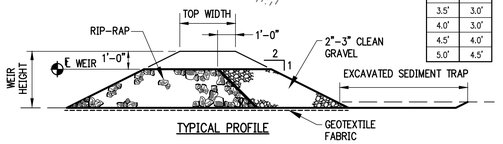




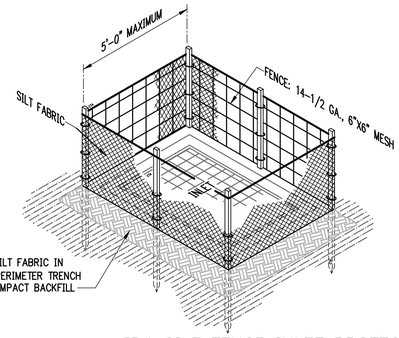
SEDIMENT BASIN WITH STONE OUTLET
FOR DRAINAGE AREAS GREATER THAN TEN ACRES



WEIR HEIGHT	TOP WIDTH
1.5'	2.0'
2.0'	2.0'
2.5'	2.5'
3.0'	2.5'
3.5'	3.0'
4.0'	3.0'
4.5'	4.0'
5.0'	4.5'

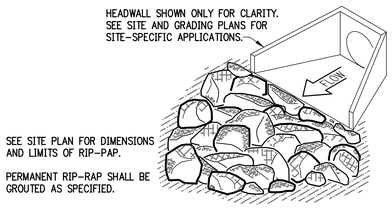


SEDIMENT BASIN WITH STONE OUTLET
FOR DRAINAGE AREAS LESS THAN TEN ACRES



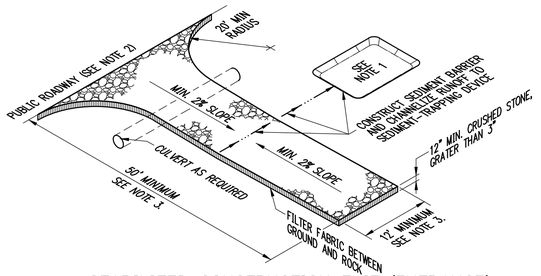
SILT FABRIC SHALL BE SECURITY FASTENED TO WIRE FENCING.

IP4 SILT FENCE INLET PROTECTION
NTS



STONES SHALL CONSIST OF FIELD STONE OR ROUGH, UNHEWN QUARRY STONE AS NEARLY UNIFORM IN SIZE AS PRACTICAL. STONES SHALL BE DENSE, RESISTANT TO THE ACTION OF WIND AND WATER, AND SUITABLE IN ALL ASPECTS FOR THE INTENDED USE. ALL STONES SHALL WEIGH BETWEEN 50-150 POUNDS EACH AND AT LEAST 60% OF THE STONES SHALL WEIGH MORE THAN 100 POUNDS EACH.

RIP-RAP SLOPE PROTECTION
NTS



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

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

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

STABILIZED CONSTRUCTION EXIT (ENTRANCE)
NTS

PHASE I
1. INSTALL STABILIZED CONSTRUCTION ENTRANCES/EXITS.
2. PREPARE TEMPORARY PARKING AND STORAGE AREAS. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASH-OUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS.
5. HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEER CONSULTANT TO PERFORM INSPECTION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
6. CLEAR AND GRUB THE SITE.
7. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
8. BEGIN GRADING THE SITE.

PHASE II
1. TEMPORARILY SEED DENUDED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP-RAP AROUND OUT STRUCTURES.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IF SITE IS STABILIZED.

GENERAL EROSION NOTES:

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

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

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

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

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

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

G. GENERAL CONTRACTOR SHALL DENOTE THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, AND AREA FOR PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES.

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

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

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

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

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

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

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

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

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

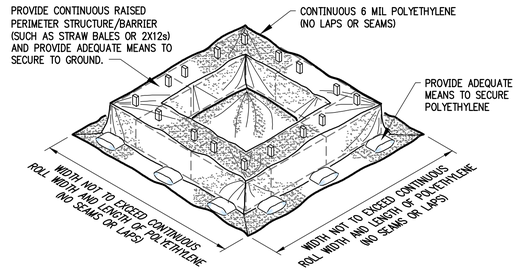
Q. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

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

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

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

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



CONCRETE WASH-OUT BASIN
NTS

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE																		
NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE																		
CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
ROUGH GRADE / SEDIMENT CONTROL																		
TEMPORARY CONTROL MEASURES																		
STRIP & STOCKPILE TOPSOIL																		
STORM FACILITIES																		
TEMPORARY CONSTRUCTION ROADS																		
FOUNDATION / BUILDING CONSTRUCTION																		
SITE CONSTRUCTION																		
PERMANENT CONTROL STRUCTURES																		
FINISH GRADING																		
LANDSCAPING/SEED/FINAL STABILIZATION																		

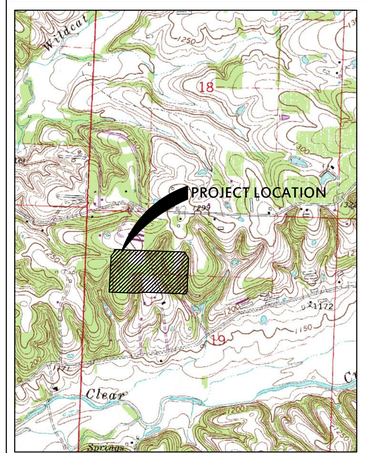
ACREAGE SUMMARY	
IMPERVIOUS AREA	ENTER ACREAGE
SEEDED AREA	ENTER ACREAGE
TOTAL DISTURBED	ENTER ACREAGE

DEVELOPER/OWNER:
ENTER DEVELOPER INFORMATION

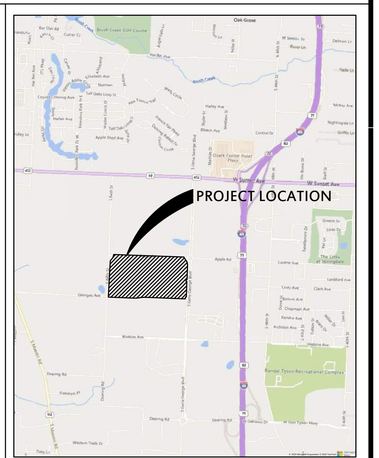
SITE OPERATOR/GENERAL CONTRACTOR:

SUPERINTENDENT:

T.B.M.
ENTER BENCHMARK INFORMATION



USGS QUADRANGLE MAP
NTS



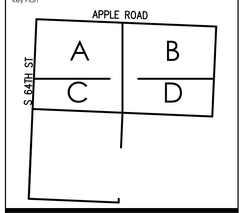
VICINITY MAP
NTS

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

GAP AT THE CROSSINGS
SPRINGDALE, ARKANSAS

Key Plan



No.	Description	Date

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PROJECT NO: 22104900
ISSUE DATE: 01/19/2023
CONTACT: D. ELLIS
QC by:
QC Date:

PRELIMINARY PLANS

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

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RELEASED FOR CONSTRUCTION
RELEASED FOR BIDDING
NOT RELEASED FOR CONSTRUCTION

L23-03

EROSION CONTROL DETAILS SHT. 3

C-509

DRAWING C:\DESIGNS*NEXUP WORK\CONSTRUCTION\CIVIL\DWG\EROSION CONTROL DETAILS.DWG
LAST SAVED BY: DELLIS 1/19/2023 2:43:41 PM PLOTTED BY: DELLIS 1/19/2023 2:43:41 PM
PLOTTED BY: JAMES BRADSHAW, 1/19/2023 2:43:41 PM PLOTTED BY: DELLIS 1/19/2023 2:43:41 PM
ACCESS BY: JAMES BRADSHAW, 1/19/2023 2:43:41 PM PLOTTED BY: DELLIS 1/19/2023 2:43:41 PM (HARD COPY)

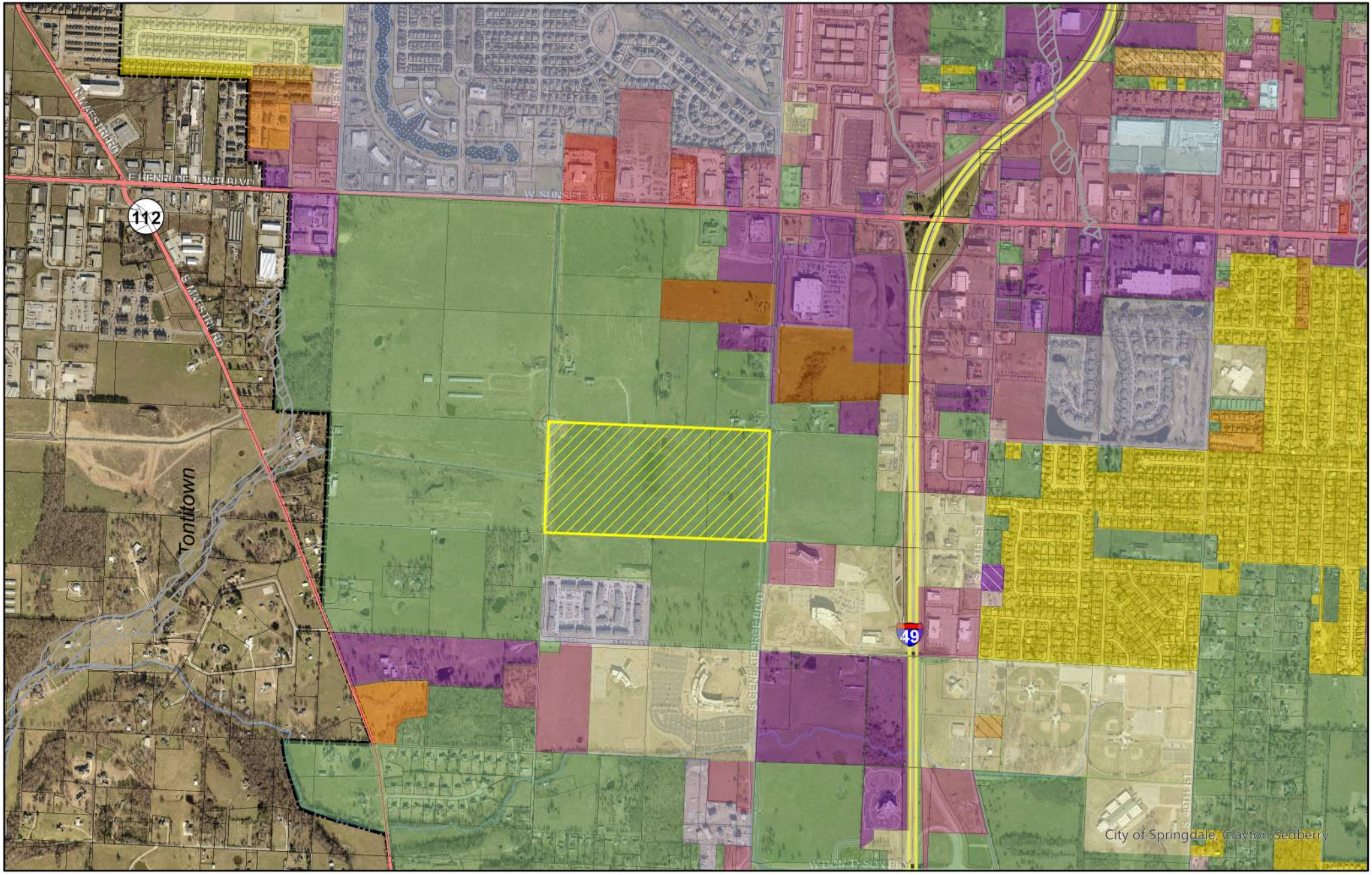
Planning Commission Meeting
February 7, 2023

Miles
0 0.03 0.05 0.1 0.15 0.2

N

PROJECT: PP23-01
APPLICANT: GAP at the Crossings
REQUEST: Preliminary Plat

SPRINGDALE™
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
February 7, 2023

Miles
0 0.05 0.1 0.2 0.3 0.4

N

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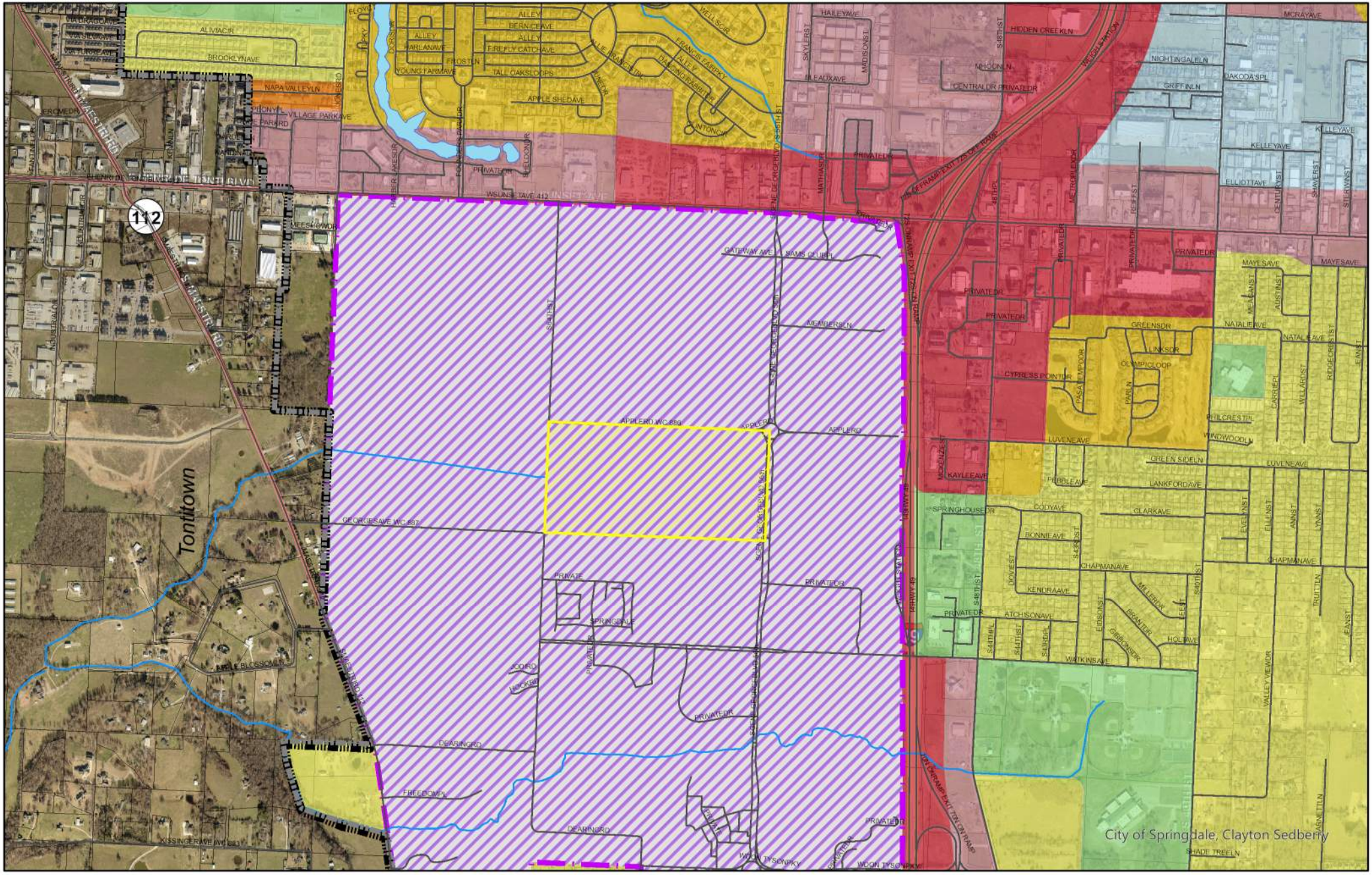
SPRINGDALE™
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
February 7, 2023

Miles
0 0.05 0.1 0.2 0.3 0.4

N

PROJECT: PP23-01
APPLICANT: GAP at the Crossings
REQUEST: Preliminary Plat

SPRINGDALE
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: **Planning Commission**

From: **Staff**

Date: **February 7, 2023**

RE: **RP23-01** **Preliminary Plat** **Black Oak Plaza & Chester Heights**

Planning Comments

1. This Replat has been given the number RP23-01. This number should be placed on the plat and all future correspondence and plats pertaining to this replat. (standard comment)
2. Submit PDF files at time of resubmission. (standard comment)
3. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
4. All comments from the utility companies and other city departments must be addressed prior to approval. (standard comment)

Building & Fire

- No additional comments

Engineering Comments

Reviewed on 1/24/2023 by Steve Hatfield, PLA

- **Add required signatures.**
- **Add Surveyor's Signature.**

RP23-01

Plat
Application

Please indicate project type (choose one):

- ☐ Informal Plat: $50.00 (ie, lot split, lot line adjustment)
- ☒ Replat: $250.00
- ☐ Preliminary Plat: $500.00
- ☐ Final Plat: $50.00 (plus $1.00 for each lot over 50)

All applications submitted must meet the Plat requirements as displayed in Chapter 112 of the City of Springdale Code of Ordinances.

APPLICATION CONTACTS:

Indicate one person of contact for this request: ☐ Applicant ☒ Representive

Applicant/Property Owner (person making request)	Site Information
Name: Brisiel Holdings, LLC	Location/Address: North side of Chester Place west of 71B
E-mail: tim@legacyventuresnwa.com	
Address: PO Box 8216 Fayetteville, AR 72703	Assessor's Parcel Number(s): 815-33158-000 815-33159-000
Phone: 479-790-3315	Current Zoning District: C-2 Commercial
Representative Contact Information (if applicable)	Rezone required: C-2 Commercial
Name: Expedient Civil Engineering, PLLC	Total Acreage: .70 Acres
E-mail: jason@ece-pllc.com	
Address: PO Box 5484, Bella Vista, AR 72714	
Phone: 479-364-0028	

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

Name of Applicant/Property Owner (printed): TIM BRISIEL Date: 12/29/22

Signature: _____

Name of Representative (if applicable): _____ Date: _____

Signature: _____

Expedient Civil Engineering, PLLC

P.O. Box 5484
Bella Vista, AR 72714
Phone: (509) 759-5300
Email: jason@ece-pllc.com

December 29, 2022

RP23-01
L23-13
B23-23

Springdale Planning & Community Development
201 Spring Street
Springdale, AR 72764

RE: LIST OF ADJACENT PROPERTY OWNERS
TAX PARCEL # 815-33158-000 & 815-33159-000
ECE PROJECT NO. 22-1036

To Whom it May Concern:

Listed below are the certified list of adjacent property owners:

1. 815-29472-000
   RGB Homes LLC
   13117 Colonel Glenn Rd
   Little Rock, AR 72210

2. 815-33157-000
   Elder Holding Company LLC
   4902 S Thompson Street
   Springdale, AR 72764

3. 815-39218-000 & 815-38498-000
   Chester Heights LLC
   4902 S Thompson Street
   Springdale, AR 72764

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

Jason E. Ingalls, P.E.
Owner/Senior Project Manager

REPLAT OF LOTS 4 & 5 OF BLACK OAKS PLAZA SUBDIVISION

CHESTER PLACE, SPRINGDALE AR 72764

WASHINGTON COUNTY

RECORD DESCRIPTION

DEED BOOK 2016 AT PAGE 17614
LOTS FOUR (4) AND FIVE (5) IN BLACK OAK PLAZA, AS PER PLAT OF SAID ADDITION ON FILE AT PLAT BOOK 14 AT PAGE 85 OF THE RECORDS OF THE WASHINGTON COUNTY CIRCUIT CLERK AND EX-OFFICIO RECORDER.

SURVEY DESCRIPTION

PARCELS #815-33158-000 & #815-33159-000
BEING ALL OF LOTS 4 AND 5 OF BLACK OAK PLAZA, AS PER PLAT OF SAID ADDITION ON FILE AT PLAT BOOK 14 AT PAGE 85 , WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A FOUND 5/8" REBAR ON THE EAST RIGHT-OF-WAY OF CHESTER PLACE BEING THE NORTHWEST CORNER OF SAID LOT 5 AND RUNNING, THENCE LEAVING SAID RIGHT-OF-WAY S87Â°11'00"E 201.12 FEET TO A SET 5/8" REBAR, THENCE S02Â°69'47"W 150.62 FEET TO THE NORTH RIGHT-OF-WAY OF CHESTER PLACE, THENCE ALONG SAID RIGHT-OF-WAY N87Â°12'39"W 150.39 FEET TO A SET 5/8" REBAR, THENCE ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 78.03 FEET, AND A CHORD BEARING AND DISTANCE OF N42Â°15'35"W 70.35 FEET TO A SET 5/8" REBAR, THENCE N02Â°83'57"E 101.01 FEET TO THE POINT OF BEGINNING. CONTAINING 0.681 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

SIGNATURE BLOCKS

CERTIFICATE OF OWNERSHIP:
AS OWNER OF THE PROPERTY SHOWN HEREON I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS PRESENTED ON THIS PLAT.

_____ _____
DATE OF EXECUTION SIGNED OWNER

CERTIFICATE OF SURVEYING ACCURACY
I, WILLIAM GAGNER, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE, AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION:_____

SIGNED:_____
REGISTERED LAND SURVEYOR
STATE OF ARKANSAS REGISTRATION NO. 1659

THE UNDERSIGNED HEREBY CERTIFY THAT THIS PLAT MEETS CURRENT REGULATIONS OF THE CITY OF SPRINGDALE AND REGULATIONS OF THE ARKANSAS STATE BOARD OF HEALTH AS EACH PERTAINS TO THIS PLAT AND TO THE OFFICES OF RESPONSIBILITY SHOWN BELOW.

	DATE	SIGNATURE
ACCEPTANCE OF DEDICATIONS	_____	_____ CITY CLERK
	_____	_____ MAYOR
APPROVAL FOR RECORDING	_____	_____ DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION
COMMISSION	_____	_____ SECRETARY, PLANNING COMMISSION
	_____	_____ CHAIRMAN, PLANNING COMMISSION
WATER AND SEWER	_____	_____ ENGINEER, SPRINGDALE WATER UTILITIES
STREETS AND DRAINAGE	_____	_____ CITY ENGINEER

STATE OF ARKANSAS
COUNTY OF _____
SUBSCRIBED AND SWORN BEFORE ME THIS ____DAY OF _____ 2023.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

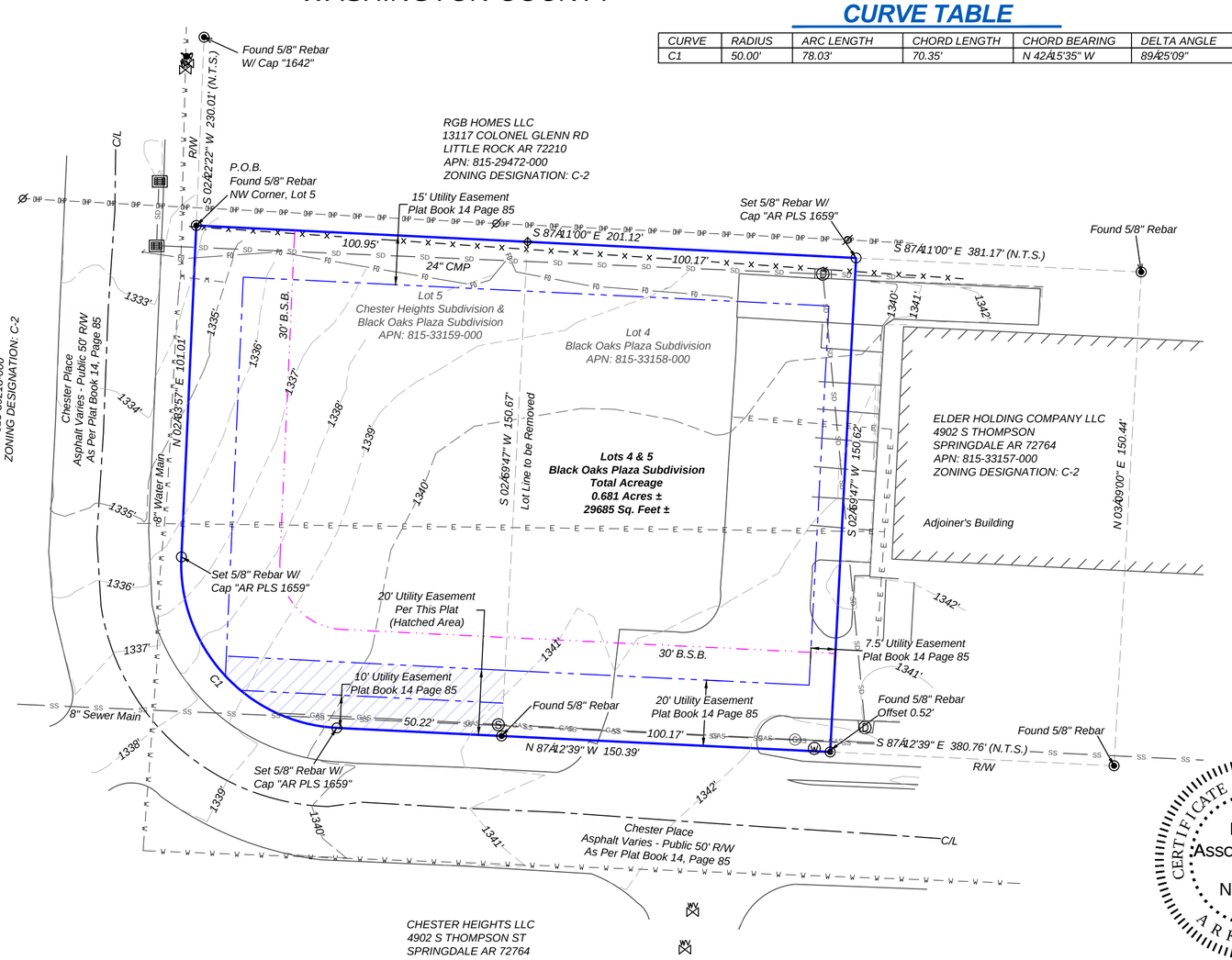
THE UNDERSIGNED HEREBY TRANSMIT THIS PLAT TO THE CITY OF SPRINGDALE FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNER OF THE PROPERTY DESCRIBED AND HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. THE UNDERSIGNED CERTIFY THAT THE PLATTING AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO APPLICABLE LOCAL OR OTHER LAW. THE UNDERSIGNED FURTHER CERTIFY THAT THE REQUIRED ORDINANCE OF ACCEPTANCE IS IN ORDER HAVING BEEN APPROVED BY THE CITY ATTORNEY ON _____.

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05143C0070F, WHICH BEARS AN EFFECTIVE DATE OF 05/16/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

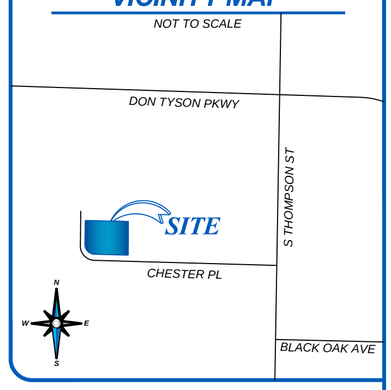


CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	78.03'	70.35'	N 42Â°15'35" W	89Â°25'09"

VICINITY MAP

NOT TO SCALE



LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- COMPUTED POINT
- P.O.B. POINT OF BEGINNING
- N.T.S. NOT TO SCALE
- B.S.B. BUILDING SETBACK
- CMP CORRUGATED METAL PIPE
- FIRE HYDRANT
- POWER POLE
- WATER VALVE
- STORM MANHOLE
- WATER METER
- DRAIN GRATE
- GAS METER
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE (R/W)
- CENTERLINE (C/L)
- FENCE LINE
- OVERHEAD POWER LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND WATER LINE
- SETBACK LINE

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 28TH DAY OF DECEMBER, 2022.

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

REGISTERED
STATE OF ARKANSAS
NO.1659
SIGNATURE
W. GAGNER
PROFESSIONAL LAND SURVEYOR

IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

MISCELLANEOUS NOTES

COMPLETED FIELD WORK:
OCTOBER 31, 2022

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED BOOK 2016 AT PAGE 17614.
2. SURVEY PLAT FILED IN PLAT BOOK 41 AT PAGE 85.

BASIS OF BEARING:
THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH, BASED ON ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD83.

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

OWNER/DEVELOPER

BRISIEL HOLDINGS, LLC
PO BOX 8216
FAYETTEVILLE, AR 72703

LAND AREA

0.681 ACRES Ñ
29685 SQ. FEET Ñ

ZONING INFORMATION

CURRENT ZONING: C-2

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

BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL:SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 ·FAX: 479.582.1883
EMAIL: SURVEY@BLEWINC.COM·WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 22-10547.01	**SURVEY DRAWN BY:** JDC - 12/28/2022
SURVEY REVIEWED BY: TPN	**SCALE:** 1" = 30'
FOR THE USE AND BENEFIT OF: LEGACY VENTURE	

RP23-01

Planning and Community Development Division
City of Springdale

L23-13 & B23-23
Tabled per staff

Memo

To: **Planning Commission**

From: **Staff**

Date: **February 7, 2023**

RE: **L23-13** **Large-Scale Development** **Chester Place Warehouse**

Planning Comments

1. This Large-Scale Development Plan has been given the number L23-13. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission (standard comment).
3. Documentation corresponding to L23-13 should be submitted to planningapplication@springdalear.gov
4. A written response to all comments is required with resubmission (standard comment).
5. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
6. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
7. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
8. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Commercial Design Standards Comments

1. Front, side, and rear elevations are required. Elevations shall include type and color of materials used, foundation landscaping, and any architectural features used to comply with the Commercial Design Standards.
    a. Please provide percentage breakdown of the total materials used for the proposed structure. The current document shows inches instead of percentages.
2. A 5’ wide sidewalk along the full length of the building along any side that features a customer entrance is required. This sidewalk shall be setback from the building foundation at least 6’ to provide areas for foundation landscaping.
3. Foundation landscaping is required.

L23-13 & B23-23
Tabled per staff

a. Variance is required

4. Roof lines shall be varied with a change in height every 100 linear feet in the building length.
   a. Variance is required
5. Predominant exterior building materials shall not be: smooth-faced concrete block, tilt-up concrete panels, or pre-fabricated steel panels.
6. Need a detailed drawings of enclosures and screening methods.
7. Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities and banks of meter shall be screen from public view with landscaping or with an architectural treatment compatible with the building architecture.
8. All rooftop equipment shall be screened from public view with an architectural treatment that is compatible with the building architecture.

Building & Fire

- We are concerned there may not be sufficient fire flow for this project. Will need a flow test as discussed prior to staff approval of project.

Engineering Comments

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 2/1/2023

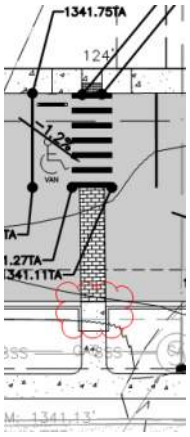
1. **Chapter 107 – Stormwater Pollution**
   (Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)
   - *107.3*
     - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in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

2. **Chapter 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.
     - **If parking stalls are located adjacent to a sidewalk of 5' wide or less, add parking stops to the stalls. (This allows the full width of the sidewalk to be utilized by pedestrians.) Is the sidewalk 6' wide?**

L23-13 & B23-23
Tabled per staff

3. **Chapter 112 – Subdivisions**
   (Code 1973, § 30-1)
   - *112-4* - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.
     - The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.
       - ~~Label all lights as Proposed or Existing.~~
       - ~~Show the direction of the mast arm.~~
       - ~~Show the size and type of lights based on the location and classification of the street.~~
       - ~~Add note to determine if the light is designed for area parking lot lights or as a street illuminator.~~
       - Include a note stating if the lights are public or private lights and who will be responsible for maintenance and billing.
       - **Include a note that specifies that any installation costs are by owner and that the utility company will specify light type. Utility usage costs billed to the City.**

4. **Chapter 130 – Zoning Ordinance**
   (Ord. No. 3307, 3-25-03)
       - **Truncated domes are required at all ramps.**



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

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.

L23-13 & B23-23
Tabled per staff

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: December 29, 2022 Payment Method: _____

Date Accepted as Complete: _____ Project Number: L23-13

Must meet the below criteria for a Large Scale Submittal:

- ❑ Pre-application meeting held with Springdale Planning Department. Date: _____
- ❑ Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

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

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

Applicant (person making request)

Name: Brisiel Holdings, LLC

E-mail: tim@legacyventuresnwa.com

Address: PO Box 2216
Fayetteville, AR 72703

Phone: _____

Site/ Location: North side of Chester Place west of 71B

Assessor's Parcel Number(s): 815-33158-000
815-33159-000

Development Point of Contact for Question & Staff Reviews

Name: Expedient Civil Engineering, PLLC

E-mail: jason@ece-pllc.com

Address: PO Box 5484
Bella Vista, AR 72714

Phone: 509-759-5300

Current Zoning District: C-2 Commercial

Rezone required: _____

Total Acreage: 0.70 Acres

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.

CHESTER PLACE
SPRINGDALE, ARKANSAS
LARGE-SCALE DEVELOPMENT

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.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
Jason E. Ingalls
No. 11411
1/23/2023

Rev	Comments	Date
1	PER CITY COMMENTS	1/23/2023

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 (ECE) 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 STATE HIGHWAY AND TRANSPORTATION DEPARTMENT 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:**

   J. ASPHALT CONCRETE SURFACE SHALL MEET SECTION 407, TYPE 2 OR THE ARKANSAS DEPARTMENT OF TRANSPORTATION (ARDOT) STANDARD SPECIFICATIONS, LATEST EDITION. BASE COURSE MATERIALS SHOULD MEET OR EXCEED THE REQUIREMENTS SPECIFIED IN THE ARDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

   K. 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 ARDOT 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 THE SPRINGDALE WATER UTILITIES (SWU), THE CITY OF SPRINGDALE, THE ARKANSAS DEPARTMENT OF HEALTH (ADH), AND THE CONTRACTOR HAS BEEN NOTIFIED BY ECE.

   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 SWU. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. ECE AND THE DEVELOPER ARE NOT TO BE HELD ACCOUNTABLE.

   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 ECE. CONTRACTOR SHALL NOTIFY ECE 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 DATED JANUARY 20, 2021 AND SHALL BE INSPECTED BY THE UTILITY INSPECTOR & ECE.

10. **BLASTING AND EXPLOSIVE MATERIALS:**

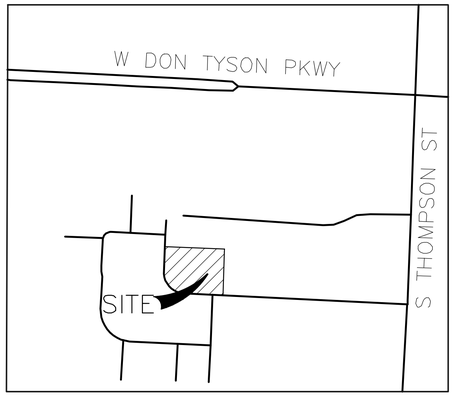
    A. THE CONTRACTOR IS SUBJECT TO ALL FEDERAL, STATE AND LOCAL REGULATIONS GOVERNING THE USE AND STORAGE OF EXPLOSIVE MATERIALS AND IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND LICENSES.

    B. ECE 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.

ELEVATIONS ON PROFILES OF SECTIONS OR AS INDICATED ON PLANS SHALL HAVE U.S.G.S. DATA. AT LEAST ONE PERMANENT BENCH MARK IN THE VICINITY OF EACH PROJECT SHALL BE NOTED ON THE FIRST DRAWING OF EACH PROJECT, AND THEIR LOCATION AND ELEVATION SHALL BE CLEARLY DEFINED.

HORIZONTAL AND VERTICAL DATUM:

ALL DRAINAGE CONSTRUCTION SHALL USE THE ABOVE MENTIONED COORDINATE SYSTEM AND SHALL IDENTIFY WITH MONUMENTS THAT WERE USED FOR HORIZONTAL AND VERTICAL CONTROL. ELEVATION OF CONTROLLING POINTS SHALL BE BASED ON USGS NAVD 88 DATUM.



VICINITY MAP
NOT TO SCALE
NORTH

SHEET INDEX

No.	DESCRIPTION	PLOT DATE No.	PLOT DATE DATE
C1.0	COVER SHEET	1	1/23/2023
C2.0	TOPOGRAPHIC/BOUNDARY SHEET	1	1/23/2023
C3.0	DEMOLITION & STORM WATER POLLUTION PREVENTION PLAN	1	1/23/2023
C4.0	SITE PLAN	1	1/23/2023
C5.0	GRADING PLAN	1	1/23/2023
C6.0	UTILITY PLAN	1	1/23/2023
C7.0	DETAIL SHEET	1	1/23/2023
C7.1	DETAIL SHEET	1	1/23/2023
L1.0	LANDSCAPE PLAN	1	1/23/2023

RESOURCE LIST

NAME	ADDRESS	TELEPHONE
DEVELOPER BRISIEL HOLDINGS, LLC	PO BOX 8216 FAYETTEVILLE, ARKANSAS 72703	(479) 790–3315
BLACK HILLS ENERGY MR. JOSHUA KNIGHT	1301 FEDERAL WAY LOWELL, ARKANSAS 72745	(479) 333–7005
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. BEN PETERS	201 SPRING STREET SPRINGDALE, ARKANSAS 72764	(479) 750–8105
CITY OF SPRINGDALE (FIRE PLANS EXAMINER) MR. ED STITH	201 SPRING STREET 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

FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05143C0070F WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

VARIANCES: B23–23

- FACADE ON NORTH SIDE OF BUILDING
- REQUIRED FOUNDATION LANDSCAPING ALONG SOUTH OF BUILDING HAS BEEN PLACED AROUND SITE

PARCEL NUMBER:
815–33159–000
815–33158–000

LEGAL DESCRIPTION

LOTS FOUR (4) AND FIVE (5) IN BLACK OAK PLAZA, AS PER PLAT OF SAID ADDITION ON FILE AT PLAT BOOK 14 AT PAGE 89 OF THE RECORDS OF THE WASHINGTON COUNTY CIRCUIT CLERK AND EX-OFFICIO RECORDER.

CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER

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

JOB# L23-13

NOT FOR CONSTRUCTION

CHESTER PLACE
LARGE SCALE

CHESTER AVENUE
SPRINGDALE, AR

BRISIEL HOLDINGS, LLC
PO BOX 8216 FAYETTEVILLE, AR 72703

9200 SUITES USI DR., STE. B
REYNOLDS, AR 72714
O: (479) 364-0028
D: (479) 387-2324
M: (479) 650-4500
EMAIL: jason@ece-plc.com

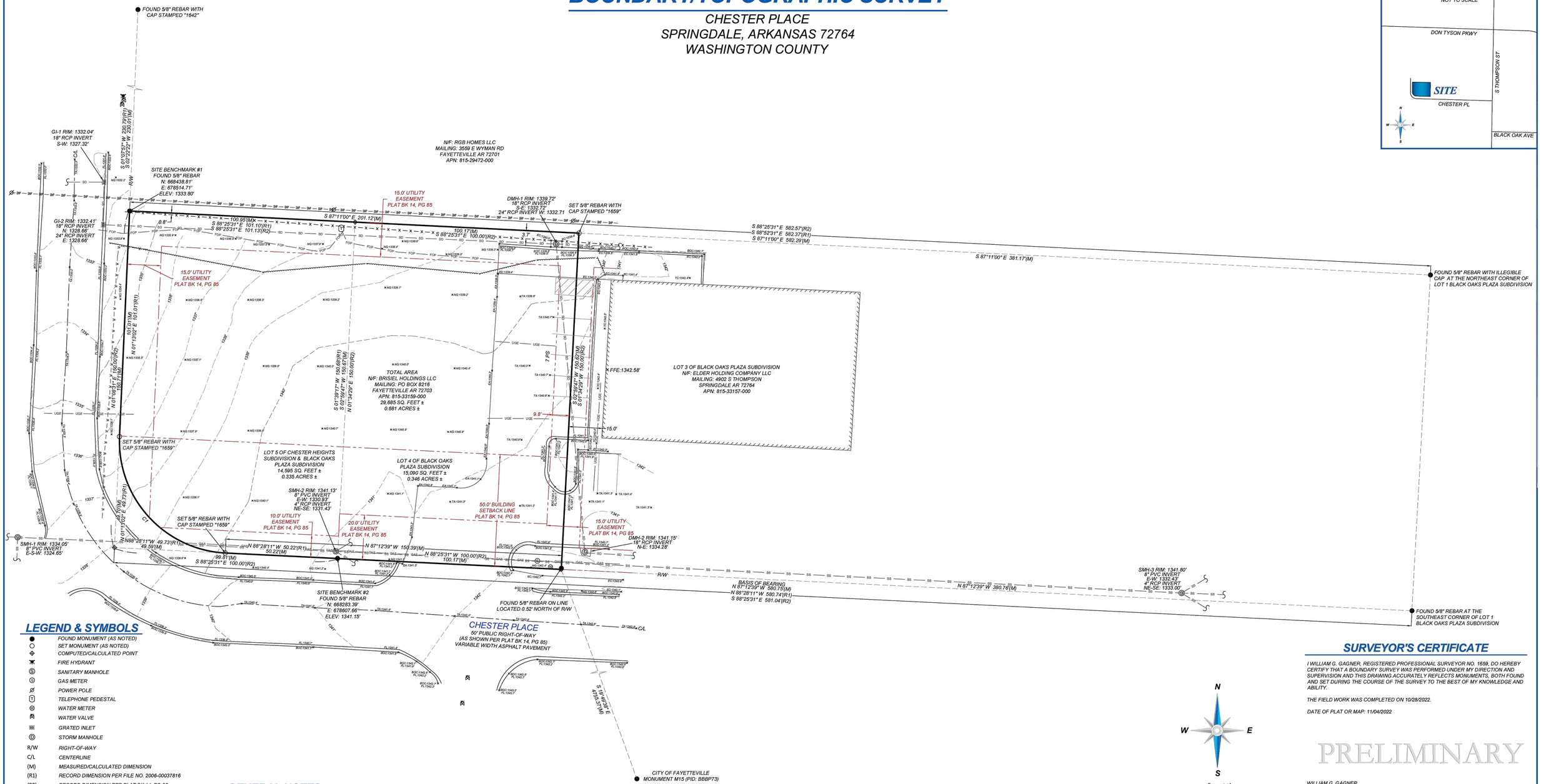
Expedient Civil Engineering, PLLC

DRAWN BY:	KAB
CHECKED BY:	JEI
DATE	12/29/2022
JOB NUMBER	22-1036
SHEET NAME	COVER SHEET
File No.	22-1036- CSD.dwg
	C1.0

Z:\ECE - Work\Projects\2022 Projects\22-1036 Chester Place Warehouses\Dwg\22-1036- CSD.dwg

BOUNDARY/TOPOGRAPHIC SURVEY

CHESTER PLACE
SPRINGDALE, ARKANSAS 72764
WASHINGTON COUNTY



VICINITY MAP

NOT TO SCALE

LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- COMPUTED/CALCULATED POINT
- FIRE HYDRANT
- SANITARY MANHOLE
- GAS METER
- POWER POLE
- TELEPHONE PEDESTAL
- WATER METER
- WATER VALVE
- GRATED INLET
- STORM MANHOLE
- R/W — RIGHT-OF-WAY
- C/L — CENTERLINE
- (M) — MEASURED/CALCULATED DIMENSION
- (R1) — RECORD DIMENSION PER FILE NO. 2006-00037816
- (R2) — RECORD DIMENSION PER PLAT BK 14, PG 85
- N/F — NOW OR FORMERLY
- BHL — BUILDING HEIGHT LOCATION
- EA — EDGE OF ASPHALT
- EC — EDGE OF CONCRETE
- TA — TOP OF ASPHALT
- NG — NATURAL GROUND
- TC — TOP OF CONCRETE
- BOC — BACK OF CURB
- FL — FLOWLINE
- RCP — REINFORCED CONCRETE PIPE
- BOUNDARY LINE
- EASEMENTS PER MAP BK 14, PG 85
- RIGHT-OF-WAY LINE
- CENTERLINE
- FENCE LINE
- OVERHEAD POWER LINE
- UNDERGROUND WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- FIBER OPTIC LINE
- GAS LINE
- UNDERGROUND ELECTRIC LINE
- TREE LINE

GENERAL NOTES

1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. COMPLETED FIELD WORK WAS OCTOBER 28TH, 2022.
4. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
5. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
6. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM WASHINGTON COUNTY GIS.
7. ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS WITH ORIGINATING BENCHMARK M15 (PID: BBBP73), VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD88) IN US SURVEY FEET. CONTOURS ARE SHOWN IN 1' INTERVALS.
   BENCHMARK ID: M15 (PID: BBBP73)
   PUBLISHED ELEVATION: 1252.32'
   MONUMENT DESCRIPTION: 3" CITY OF FAYETTEVILLE ALUMINUM CAP
8. ARKANSAS STATE RECORDING #500-17N-30W-0-14-140-72-1659

REFERENCE DOCUMENTS

1. CHESTER HEIGHTS SUBDIVISION - FILE NO. 2006-00037816
2. BLACK OAK PLAZA SUBDIVISION - PLAT BOOK 14, PAGE 85

UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS UTILITY MAP DRAWINGS, AND ARKANSAS 811 DIG UTILITY LOCATE REQUEST. BLEW AND ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. TICKET NUMBER: 221024-1277

COMPANY:	CONTACT:
ATT	(314) 208-9076
BLACK HILLS CORPORATION	(888) 890-5554
COX COMMUNICATIONS	(479) 365-2449
SWEPCO	(888) 216-3523
SPRINGDALE WATER UTILITIES	(479) 751-5751

LEGAL DESCRIPTION

LOTS FOUR (4) AND FIVE (5) IN BLACK OAK PLAZA, AS PER PLAT OF SAID ADDITION ON FILE AT PLAT BOOK 14 AT PAGE 85 OF THE RECORDS OF THE WASHINGTON COUNTY CIRCUIT CLERK AND EX-OFFICIO RECORDER.

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05143C0070F, WHICH BEARS AN EFFECTIVE DATE OF 05/16/2008 AND IS NOT / IS IN A SPECIAL FLOOD HAZARD AREA

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON NORTH RIGHT-OF-WAY LINE OF CHESTER PLACE. THE BEARING IS DENOTED AS N 87°12'39" W PER GPS COORDINATE OBSERVATIONS ARKANSAS STATE PLANE, NORTH ZONE NAD83.
LATITUDE = 36°09'01.11676"
LONGITUDE = -94°08'41.93402"
CONVERGENCE ANGLE = -01°14'53.38667"

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(M)	50.00'	78.03'	89°25'09"	N 42°15'36" W	70.35'
C1(R1)	50.00'	78.27'	89°41'13"	N 43°37'34" W	70.52'

LAND AREA

LOT 4 OF BLACK OAKS PLAZA SUBDIVISION	LOT 5 OF CHESTER HEIGHTS SUBDIVISION & BLACK OAKS PLAZA SUBDIVISION	TOTAL AREA
15,090 SQ. FEET ±	14,595 SQ. FEET ±	29,685 SQ. FEET ±
0.346 ACRES ±	0.335 ACRES ±	0.681 ACRES ±

PARKING INFORMATION

REGULAR= 7
HANDICAP= 0
TOTAL= 7

SIGNIFICANT OBSERVATIONS

— PARKING AREA APPEARS TO EXTEND OVER BOUNDARY LINE BY AS MUCH AS 9.8'

SURVEYOR'S CERTIFICATE

I WILLIAM G. GAGNER, REGISTERED PROFESSIONAL SURVEYOR NO. 1659, DO HEREBY CERTIFY THAT A BOUNDARY SURVEY WAS PERFORMED UNDER MY DIRECTION AND SUPERVISION AND THIS DRAWING ACCURATELY REFLECTS MONUMENTS, BOTH FOUND AND SET DURING THE COURSE OF THE SURVEY TO THE BEST OF MY KNOWLEDGE AND ABILITY.

THE FIELD WORK WAS COMPLETED ON 10/28/2022.

DATE OF PLAT OR MAP: 11/04/2022

PRELIMINARY

WILLIAM G. GAGNER
LICENSED PROFESSIONAL SURVEYOR NO. 1659
STATE OF ARKANSAS
CERTIFICATE OF AUTHORIZATION NO. 1534

N
W E
S
1" = 20'
GRAPHIC SCALE
0 10' 20' 40'

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

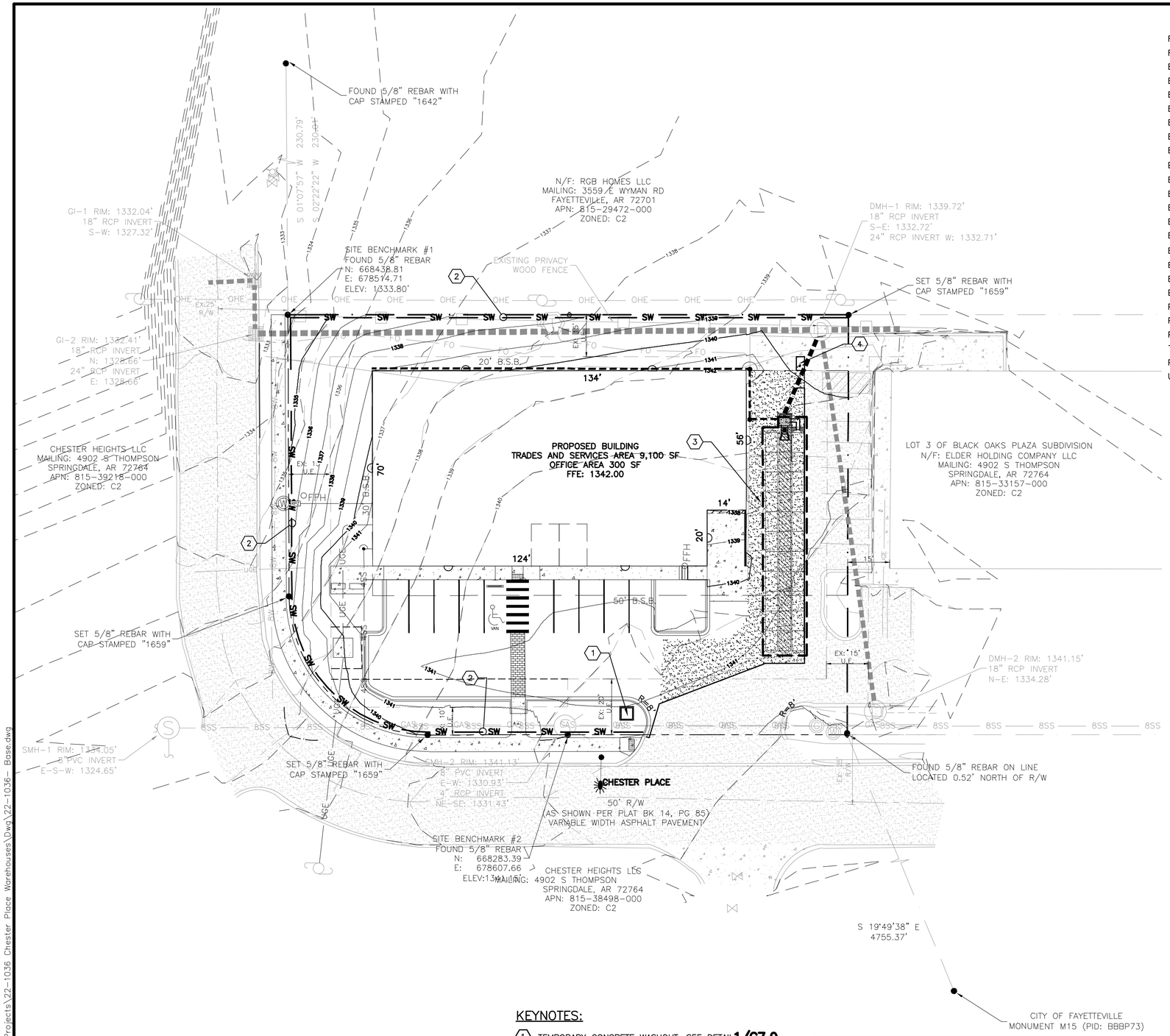
BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL:SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
EMAIL: SURVEY@BLEWINC.COM·WWW.BLEWINC.COM

DATE	REVISION HISTORY	BY

SURVEYOR JOB NUMBER: 22-10547	**SURVEY DRAWN BY:** KLR - 10/31/2022
SURVEY REVIEWED BY: AM	**SHEET:** 1 OF 1

JOB# L23-13



LEGEND

- FOUND IRON PIN
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING WOOD FENCE
- EXISTING EASEMENT
- EXISTING ASPHALT
- EXISTING CENTERLINE OF ROAD
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING 8" WATER LINE — 8W — 8W
- EXISTING POWER POLE
- EXISTING OVERHEAD ELECTRIC — OHE — OHE
- EXISTING GAS METER
- EXISTING GAS LINE — GAS — GAS
- EXISTING MANHOLE
- EXISTING 8" SANITARY SEWER — 8SS — 8SS
- EXISTING STORM STRUCTURE
- EXISTING STORM PIPE
- EXISTING FIBER OPTIC LINE — FO — FO
- PROPOSED STANDARD ASPHALT
- PROPOSED HANDICAP SIGN
- PROPOSED SETBACK
- TRUNCATED DOME
- PROPOSED CONCRETE
- UTILITY EASEMENT — U.E.

NORTH

20' 0 20'

SCALE 1"=20'

KEYNOTES:

1. TEMPORARY CONCRETE WASHOUT. SEE DETAIL **1/C7.0.**
2. TEMPORARY STRAW WATTLE. SEE DETAIL **2/C7.0.**
3. SAW CUT EXISTING ASPHALT AND DISPOSE OF OFF-SITE
4. SAW CUT EXISTING CONCRETE AND DISPOSE OF OFF-SITE.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length

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.

JOB# L23-13

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 Jason E. Ingalls No.11411 1/23/2023

Rev	Comments	Date
1	PER CITY COMMENTS	1/23/2023

CHESTER PLACE
LARGE SCALE
CHESTER AVENUE
SPRINGDALE, ARKANSAS

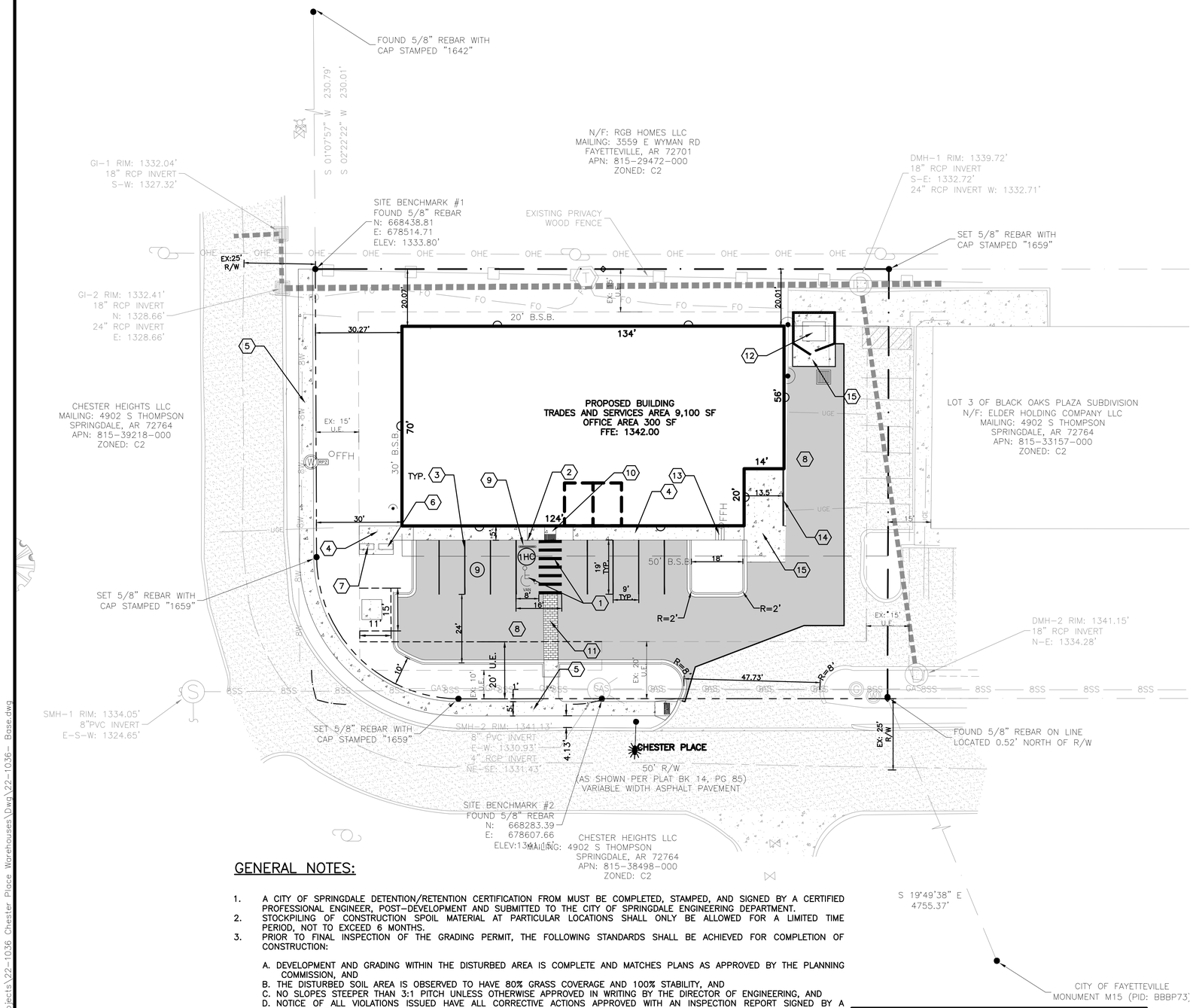
BRISIEL HOLDINGS, LLC
PO BOX 8216 FAYETTEVILLE, AR 72703

BRISIEL ARCHITECTS, SITE & LAND PLANNERS
1302 S JUSTA LN, AR 72714
O: (479) 364-0028
D: (479) 799-5303
M: (479) 957-6563
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 12/29/2022
JOB NUMBER 22-1036
SHEET NAME DEMOLITION & STORM WATER POLLUTION PREVENTION PLAN
File No. 22-1036- Base.dwg
C3.0

Z:\ECE-Work\Projects\2022 Projects\22-1036 Chester Place Warehouses\Dwg\22-1036- Base.dwg



LEGEND

- FOUND IRON PIN
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
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- TRUNCATED DOME
- PROPOSED CONCRETE
- PROPOSED EASEMENT
- UTILITY EASEMENT — U.E.

ZONING:

C-2

PLANNED USE:

OFFICE AND TRADES & SERVICES

SETBACKS:

FRONT:	50' (PARKING BETWEEN BUILDING AND ROW)
FRONT:	30'
SIDE:	0'
REAR:	20'

PARKING REQUIREMENTS:

OFFICE: 1 SPACE PER 300 SF OF NET FLOOR AREA
NET FLOOR AREA: 300 SF
SPACES NEEDED: 1

TRADES & SERVICES: 1 SPACE PER 1,200 SF OF NET FLOOR AREA
NET FLOOR AREA: 9,100 SF
SPACES NEEDED: 8

TOTAL REQUIRED: 9 SPACES (INCLUDING 1 ADA SPACE)
TOTAL PROVIDED: 9 STANDARD SPACES
1 ADA SPACE

LANDSCAPE BUFFER WIDTH:

FRONT: 10'
SIDE: 5'

TOTAL AREAS OF DEVELOPMENT:

GROSS AREA:	29,685 SF
NET AREA:	29,685 SF
IMPERVIOUS AREA:	21,328 SF
PERVIOUS AREA (EXCLUDING ROW):	8,357 SF
% PERVIOUS:	28.2%

KEYNOTES:

1. ACCESSIBLE PARKING STRIPING. SEE DETAIL **4/C7.0.**
2. ACCESSIBLE PARKING SIGN. SEE DETAIL **5/C7.0.**
3. 4" WHITE PARKING STRIPING
4. THICKENED EDGE CONCRETE SIDEWALK. SEE DETAIL **7/C7.0.**
5. CONCRETE SIDEWALK PER CITY OF SPRINGDALE STANDARD DETAIL **B-1/C7.1**
6. PARK BENCH PER CITY OF SPRINGDALE REQUIREMENTS
7. BIKE RACK PER CITY OF SPRINGDALE REQUIREMENTS
8. STANDARD ASPHALT SECTION. SEE DETAIL **6/C7.0.**
9. CONCRETE WHEEL STOP. SEE DETAIL **3/C7.0.**
10. ACCESSIBLE RAMP. SEE DETAIL **8/C7.0.**
11. STAMPED CONCRETE SECTION
12. TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWINGS
13. CONCRETE STEPS
14. RETAINING WALL WITH METAL HAND RAILINGS. SEE DETAIL **9/C7.1.**
15. HEAVY DUTY CONCRETE SECTION. SEE DETAIL **10/C7.1.**

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 DEVELOPER. ONGOING MAINTENANCE AND ELECTRICITY USAGE TO BE PAID BY THE DEVELOPER.
8. ALL AREAS OUTSIDE OF THE GRADING AREA ARE TO REMAIN UNDISTURBED.
9. ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT THAT IS COMPATIBLE WITH THE BUILDING ARCHITECTURE.

FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05143C0070F WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length

LEGAL DESCRIPTION

LOTS FOUR (4) AND FIVE (5) IN BLACK OAK PLAZA, AS PER PLAT OF SAID ADDITION ON FILE AT PLAT BOOK 14 AT PAGE 85 OF THE RECORDS OF THE WASHINGTON COUNTY CIRCUIT CLERK AND EX-OFFICIO RECORDER.

NORTH

20' 0 20'

SCALE 1"=20'

CERTIFICATE OF AUTHORIZATION — ARKANSAS ENGINEER NOTIFICATION — ECE No. 3356

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — Jason E. Ingalls — No.11411 — 1/23/2023

Rev	Comments	Date
1	PER CITY COMMENTS	1/23/2023

ENGINEER:

EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
(479) 364-0028

SURVEYOR:

BLEW & ASSOCIATES
3825 N. SHILOH DRIVE
FAYETTEVILLE, AR 72703
(479) 582-1883

DEVELOPER:

BRISIEL HOLDINGS, LLC
PO BOX 8216
FAYETTEVILLE, AR 72703

NOT FOR CONSTRUCTION

CHESTER PLACE
LARGE SCALE
CHESTER AVENUE — SPRINGDALE, ARKANSAS

BRISIEL HOLDINGS, LLC
PO BOX 8216 FAYETTEVILLE, AR 72703

JASON E. INGALLS, PE
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
O: (479) 364-0028
M: (479) 372-2520
EMAIL: jason@ece-pllc.com

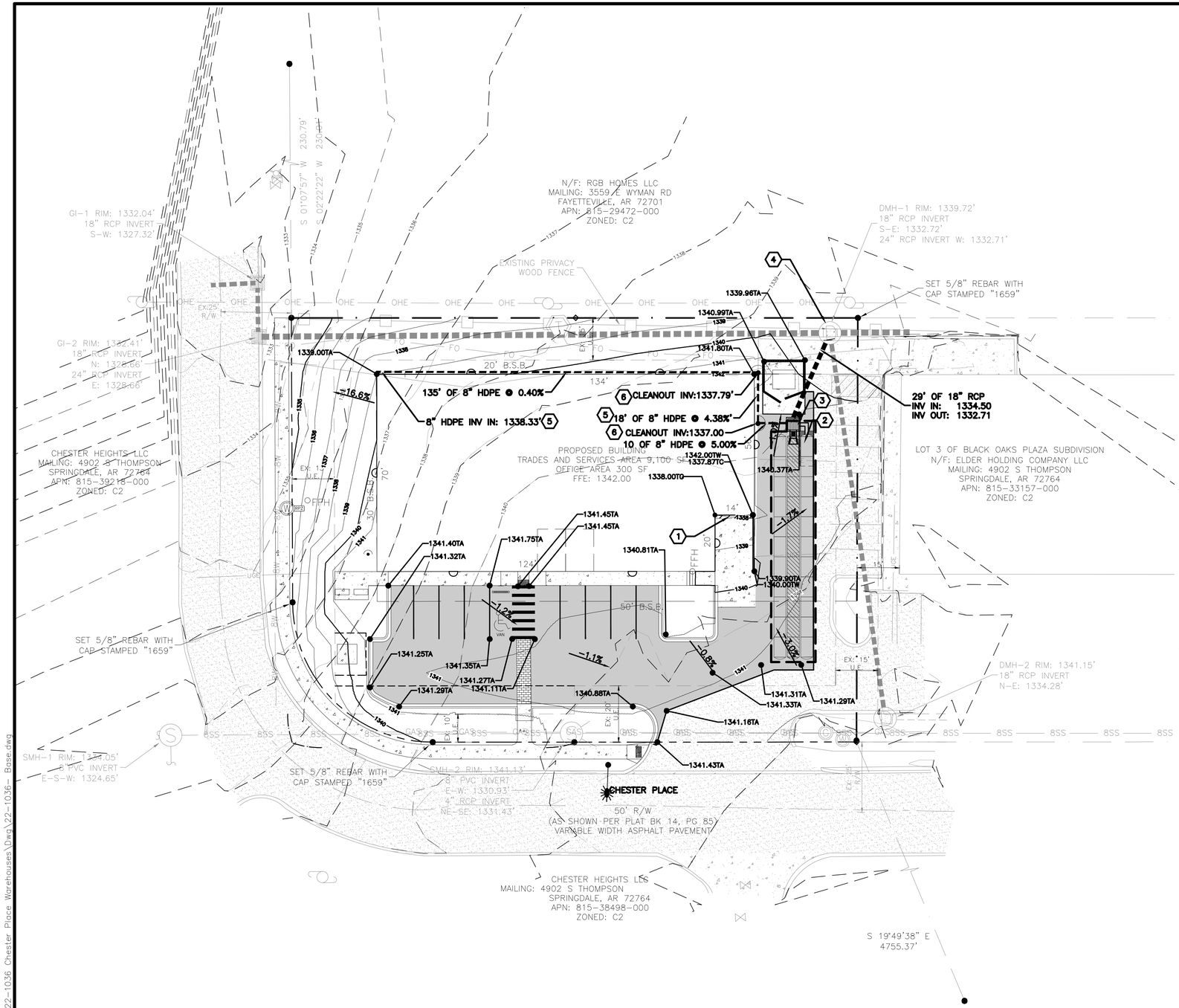
Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE: 12/29/2022
JOB NUMBER: 22-1036
SHEET NAME: SITE PLAN
File No.: 22-1036- Base.dwg
C4.0

JOB# L23-13

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

Z:\ECE- Work\Projects\2022 Projects\22-1036 Chester Place Warehouses\Dwg\22-1036- Base.dwg



LEGEND

- FOUND IRON PIN
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
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- PROPOSED CONCRETE
- UTILITY EASEMENT (U.E.)

NORTH

20' 0 20'

SCALE 1"=20'

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. CURB OPENING SEDIMENT CONTROL SHALL BE PLACED AND MAINTAINED AT EACH OPENING.
5. 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. ABT POLYDRAIN PRE-MANUFACTURED TRENCH DRAIN. SEE DETAIL **C7.1.**
2. SC-740 STORMTECH UNDERGROUND DETENTION SYSTEM. SEE DETAIL **13/C7.1.**
3. GRATED INLET DETENTION OUTLET. SEE DETAIL**12/C7.1.**
4. CORE AND BORE EXISTING STORMBOX. MATCH PIPE INVERTS.
5. 8" HDPE TIED TO ROOF DRAINS.
6. CLEANOUT PORTS ON 90° ELBOWS.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length

FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05143C0070F WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

JOB# L23-13

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

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LARGE SCALE
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SPRINGDALE, ARKANSAS

BRISIEL HOLDINGS, LLC
PO BOX 8216 FAYETTEVILLE, AR 72703

Rev	Comments	Date
1	PER CITY COMMENTS	1/23/2023

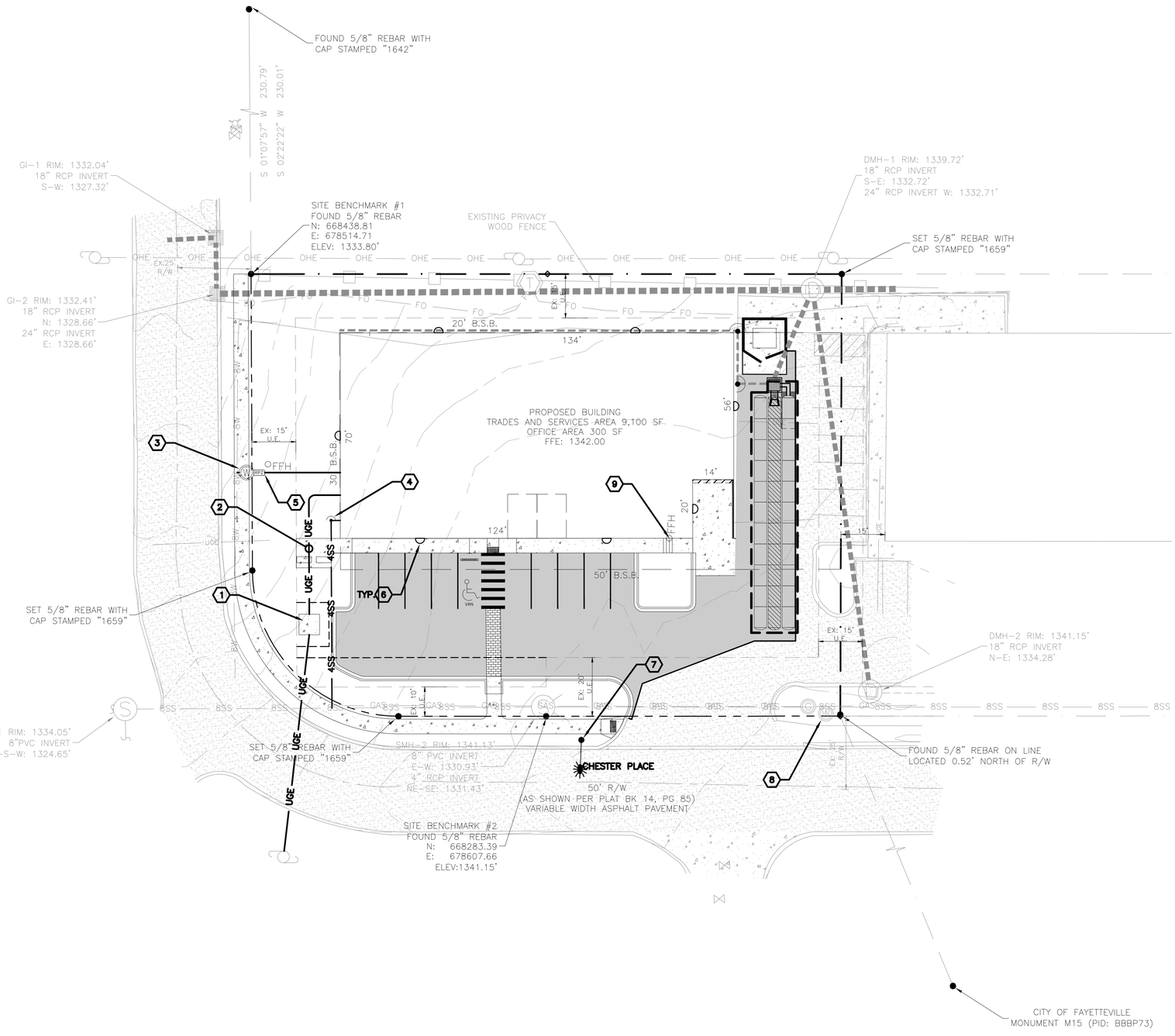
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
Jason E. Ingalls
1/23/2023

ECE
1200 S. WALTON BLVD, STE. B
BENTONVILLE, AR 72714
O: (479) 364-0028
D: (479) 387-2503
F: (479) 387-2504
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE: 12/29/2022
JOB NUMBER: 22-1036
SHEET NAME: GRADING PLAN
File No.: 22-1036- Base.dwg
C5.0

Z:\ECE- Work\Projects\2022 Projects\22-1036 Chester Place Warehouses\Dwg\22-1036- Base.dwg



LEGEND

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EXISTING EASEMENT	
EXISTING ASPHALT	
EXISTING CENTERLINE OF ROAD	
EXISTING WATER VALVE	
EXISTING WATER METER	
EXISTING 8" WATER LINE	8W
EXISTING POWER POLE	
EXISTING OVERHEAD ELECTRIC	OHE
EXISTING GAS METER	
EXISTING GAS LINE	GAS
EXISTING MANHOLE	
EXISTING 8" SANITARY SEWER	8SS
EXISTING STORM STRUCTURE	
EXISTING STORM PIPE	
EXISTING FIBER OPTIC LINE	FO
PROPOSED STANDARD ASPHALT	
PROPOSED HANDICAP SIGN	
PROPOSED SETBACK	
TRUNCATED DOME	
PROPOSED CONCRETE	
PROPOSED EASEMENT	
UTILITY EASEMENT	U.E.

NORTH

20' 0 20'

SCALE 1"=20'

KEYNOTES:

1. TRANSFORMER PAD MOUNT
2. UNDERGROUND ELECTRIC
3. 1" WATER METER SETTER, BOX, LID, CORPORATION STOP, AND PIGTAIL PER SWU STANDARD DETAIL **S-24/C7.0**
4. CLEANOUT PER SWU STANDARD DETAIL **S-47/C7.0**
5. REDUCED PRESSURE ZONE BACKFLOW PREVENTER (RPZA) AND FROST FREE HYRANT
6. PROPOSED PRIVATE WALL PACK LIGHTING
7. PROPOSED PUBLIC STREETLIGHT WITH 11,000 LUMENS
8. EXISTING WATER METER
9. BUILDING MOUNT HOSE BIBE

UTILITY NOTES:

A. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE SPRINGDALE WATER UTILITIES (SWU) AND THE CITY OF SPRINGDALE (CITY) AND CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.

B. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF SWU AND EXPEDIENT CIVIL ENGINEERING, PLLC.

C. ALL WATER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS PREVIOUSLY APPROVED SWU AND SHALL BE INSPECTED BY SWU INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.

D. ALL PRIVATE WATER SERVICES SHALL BE POLYETHYLENE.

E. ALL FILL UNDER UTILITY LINES SHALL BE COMPACTED IN 6 INCH LIFTS COMPACTED TO 95% STANDARD PROCTOR DENSITY.

F. ALL DENSITY TESTING REPORTS ARE TO BE FORWARDED TO THE CITY, SWU, EXPEDIENT CIVIL ENGINEERING, PLLC, AND THE CONTRACTOR.

G. WATER MAINS AND SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE ARKANSAS DEPARTMENT OF HEALTH.

H. IF ANY NEW WATER METER OR SEWER SERVICE TAPS ARE NEEDED IN THE FUTURE FROM EXISTING FACILITIES, THEY WILL BE INSTALLED BY SPRINGDALE WATER UTILITIES AT THE OWNER/DEVELOPER'S EXPENSE.

I. ENSURE ALL VALVES AND BOLTS ARE POLYWRAPPED APPROPRIATELY.

NOTE:
ALL MATERIALS AND METHODS USED TO CONSTRUCT PUBLIC WATER MAINS SHALL CONFORM TO SPRINGDALE WATER UTILITIES DETAILS AND STANDARD SPECIFICATIONS

JOB# L23-13

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
Jason E. Ingalls
No. 11411
1/23/2023

Rev	Comments	Date
1	PER CITY COMMENTS	1/23/2023

CHESTER PLACE
LARGE SCALE
SPRINGDALE, ARKANSAS
CHESTER AVENUE

BRISIEL HOLDINGS, LLC
PO BOX 8216 FAYETTEVILLE, AR 72703

ENGINEER/SURVEYOR, SITE PLANNER:
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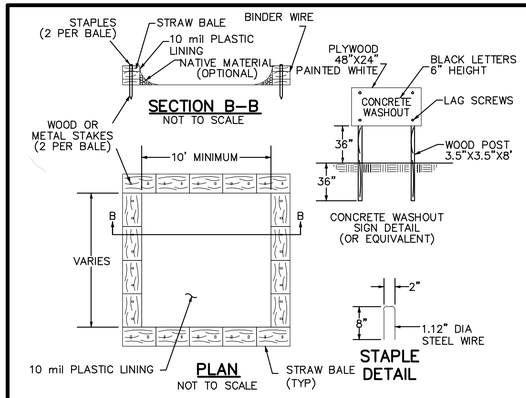
EMAIL: jason@ece-plc.com

Expedient Civil Engineering, PLLC

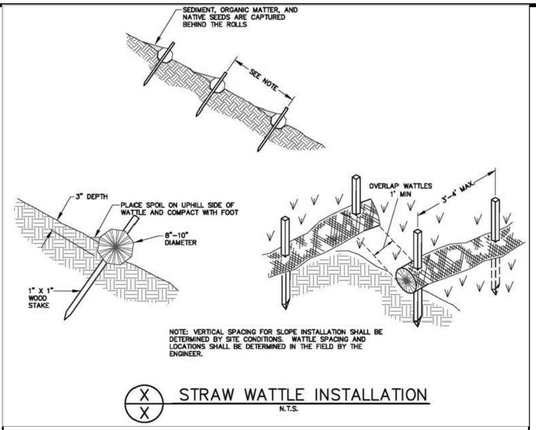
DRAWN BY: KAB
CHECKED BY: JEI
DATE: 12/29/2022
JOB NUMBER: 22-1036
SHEET NAME: UTILITY PLAN
File No.: 22-1036- Base.dwg
C6.0

Z:\ECE- Work\Projects\2022 Projects\22-1036 Chester Place Warehouses\Dwg\22-1036- Base.dwg



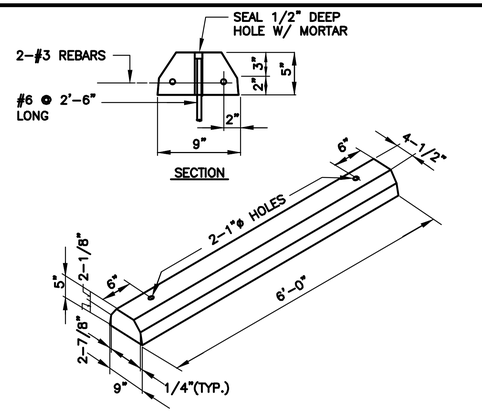
TYPE "ABOVE GRADE" WITH STRAW BALES

DETAIL 1 – TEMPORARY CONCRETE WASHOUT
NOT TO SCALE

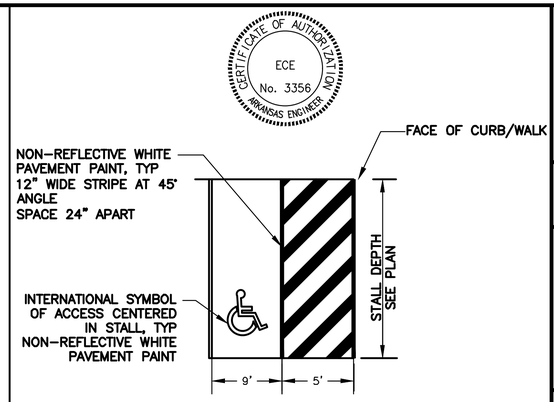


STRAW WATTLE INSTALLATION
N.T.S.

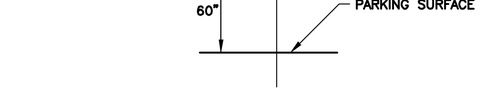
DETAIL 2–TEMPORARY STRAW WATTLE
NOT TO SCALE



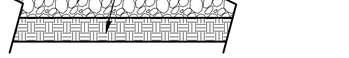
DETAIL 3 – PRECAST CONCRETE WHEEL STOP
NOT TO SCALE



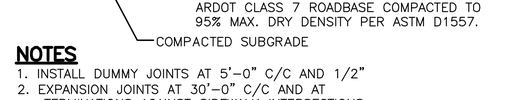
DETAIL 4 – ACCESSIBLE PARKING STRIPING
NOT TO SCALE



DETAIL 5 – ACCESSIBLE PARKING SIGN
NOT TO SCALE

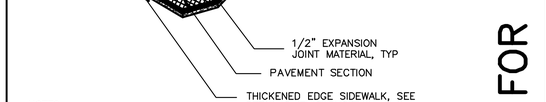


DETAIL 6 – STANDARD ASPHALT PAVEMENT SECTION
NOT TO SCALE



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

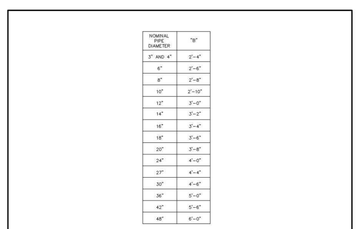
DETAIL 7 – 4" THICKENED EDGE CONCRETE SIDEWALK
NOT TO SCALE



NOTES:
1. THE CURB RAMP RUNNING SLOPE SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15 FEET. WHEN APPLYING THE 15 FEET MAXIMUM LENGTH THE RUNNING SLOPE OF THE CURB RAMP SHALL BE AS FLAT AS POSSIBLE.
2. CROSS SLOPE NOT TO EXCEED 2%.

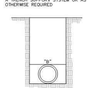
DETAIL 8 – ACCESSIBLE RAMP
NOT TO SCALE

NOT FOR CONSTRUCTION



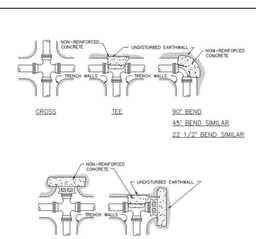
TRENCH WIDTH SCHEDULE

NOTES:
TRENCH WIDTH SHALL BE AS SET FORTH IN ANSI/AWWA A00, INCLUDED AS THE TABLE ON THIS SHEET. WIDER TRENCHES 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
DRAWN BY: JNK | DRAWING NO.: S–17 | DATE: MARCH 2008

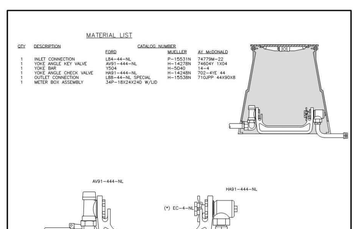


REACTION BACKING TABLE				
SIZE	REQUIRED SQ. FT. OF UNDISTURBED EARTH/WALL FOR REACTION BACKING			
	TYPE OF FITTINGS			
	TEE	90°	45°	22 1/2°
3"	1	1	1	1
4"	1	2	1	1
6"	3	3	2	1
8"	5	5	3	2
10"	7	7	4	2
12"	10	10	5	3
14"	13	13	7	4
16"	17	17	9	5
18"	21	21	12	6
20"	26	26	14	7
24"	38	38	20	10
30"	59	59	32	16
36"	85	85	46	23

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 TEST PRESSURE AND 100 PSI SOIL. FOR LESS THAN 5' COVER, ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS DIRECTED BY THE ENGINEER.

REACTION BACKING
N.T.S.

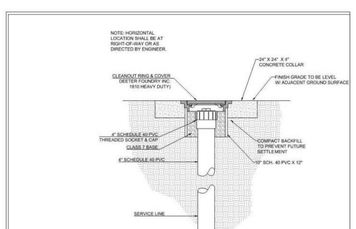
SPRINGDALE WATER UTILITIES
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: KM/JNK | DRAWING NO.: S–3 | DATE: MARCH 2008



TYPICAL 1" METER SETTING
YOKE ASSEMBLY, 1" METER
1" COPPER OR PE PJ. TO 1" CTS PLASTIC OR MIP
N.T.S.

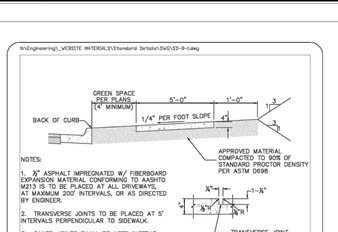
NOTES:
ALL MATERIALS INSTALLED IN POTABLE WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF "LEAD FREE" CONTAINED IN PUBLIC LAW 111–380.
*METER AND EXPANSION CONNECTION EC–4–NL ARE PROVIDED BY THE DEPARTMENT.

SPRINGDALE WATER UTILITIES
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: TLS | DRAWING NO.: S–24 | DATE: AUGUST 2014



CLEANOUT ASSEMBLY DETAIL

SPRINGDALE WATER UTILITIES
STANDARD DETAILS FOR STANDARD CLEANOUT
DRAWN BY: CRM | DRAWING NO.: S–47 | DATE: FEBRUARY 2018



SIDEWALK DETAIL
NOT TO SCALE

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD–B–1	

JOB# L23-13

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

Rev	Comments	Date
1	PER CITY COMMENTS	1/23/2023

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
Jason E. Ingalls
No. 11411
1/23/2023

CHESTER PLACE
LARGE SCALE
CHESTER AVENUE SPRINGDALE, AR

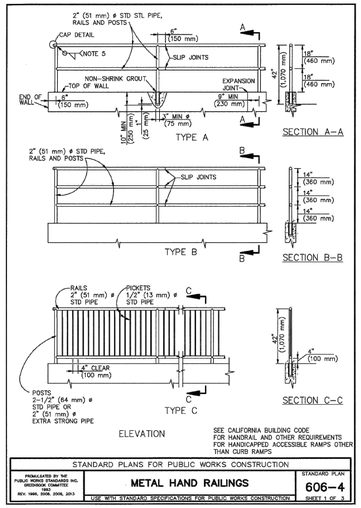
BRISIEL HOLDINGS, LLC
PO BOX 8216 FAYETTEVILLE, AR 72703

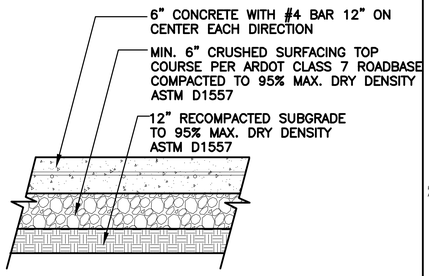
9200 SUITES US DR, STE B
ROGERS, AR 72714
O: (479) 364-0028
M: (479) 957-2504
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: DRAWNBY
CHECKED BY: JEI
DATE 12/29/2022
JOB NUMBER 22-1036
SHEET NAME DETAILS
File No. 22-1036- CSD.dwg
C7.0

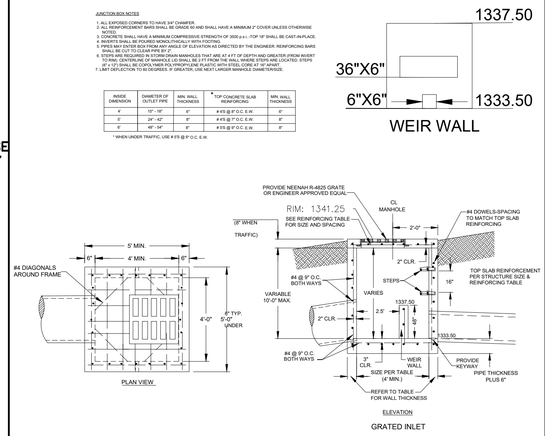
Z:\ECE–Work\Projects\2022 Projects\22–1036 Chester Place Warehouses\Dwg\22–1036– CSD.dwg





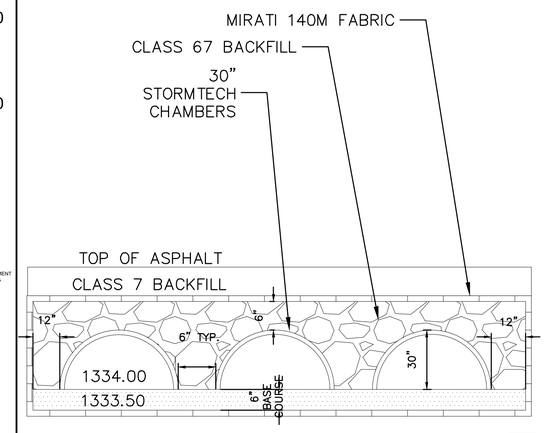
DETAIL 10 – HEAVY DUTY CONCRETE SECTION

NOT TO SCALE



DETAIL 11 – GRATED INLET DETENTION OUTLET

NOT TO SCALE



DETAIL 12 – STORMTECH CHAMBER SYSTEM

NOT TO SCALE

NOT FOR CONSTRUCTION

JOB# L23-13

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Jason E. Ingalls No.11411 1/23/2023

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LARGE SCALE
CHESTER AVENUE SPRINGDALE, AR

BRISIEL HOLDINGS, LLC
PO BOX 8216 FAYETTEVILLE, AR 72703

5200 SUITS LUS DR., STE. B
BELLA VISTA, AR 72714
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M. (479) 387-2524
W. (479) 903-5004
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

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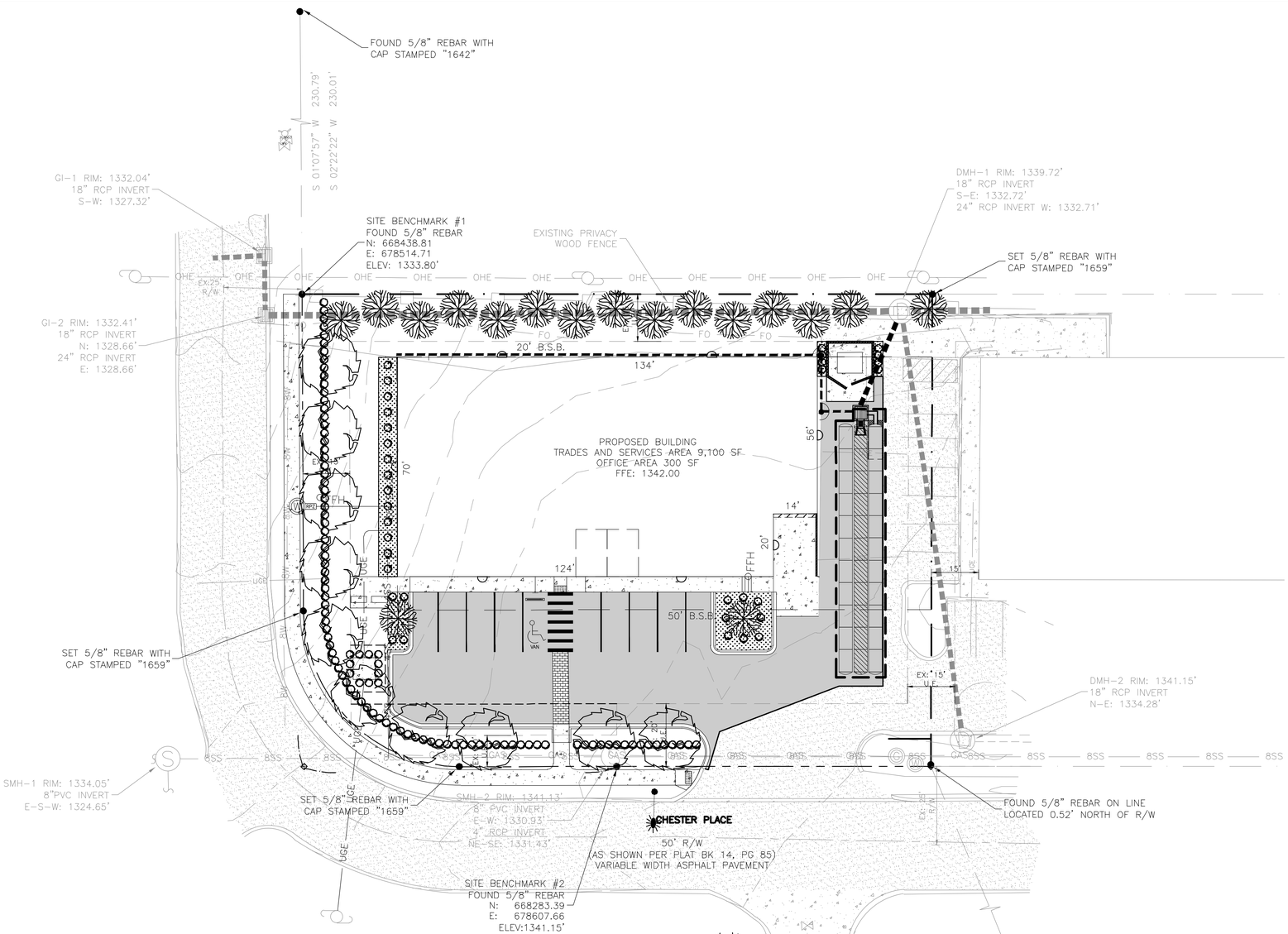
CHECKED BY: JEI
DATE 12/29/2022
JOB NUMBER 22-1036
SHEET NAME DETAILS
File No. 22-1036- CSD.dwg
C7.1

Z:\ECE- Work\ Projects\2022 Projects\22-1036 Chester Place Warehouses\Dwg\22-1036- CSD.dwg



LEGEND

- FOUND IRON PIN
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING WOOD FENCE
- EXISTING EASEMENT
- EXISTING ASPHALT
- EXISTING CENTERLINE OF ROAD
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING 8" WATER LINE (8W)
- EXISTING POWER POLE
- EXISTING OVERHEAD ELECTRIC (OHE)
- EXISTING GAS METER
- EXISTING GAS LINE (GAS)
- EXISTING MANHOLE
- EXISTING 8" SANITARY SEWER (8SS)
- EXISTING STORM STRUCTURE
- EXISTING STORM PIPE
- EXISTING FIBER OPTIC LINE (FO)
- PROPOSED STANDARD ASPHALT
- PROPOSED HANDICAP SIGN
- PROPOSED SETBACK
- TRUCKATED DOME
- PROPOSED CONCRETE
- UTILITY EASEMENT (U.E.)

NORTH

20' 0 20'

SCALE 1"=20'

LANDSCAPING REQUIREMENTS:

STREET TREES

1.REQUIRED – PUBLIC STREET AND PRIVATE ACCESS DRIVE FRONTAGE: 1 TREE AND 7 SHRUBS EVERY 25 LINEAR FEET OR 241 LF FRONTAGE AT 25' SPACING = 10 TREES AND 68 SHRUBS

2. PROVIDED – 10 TREES AND 91 SHRUBS

SITE PERIMETER

1. REQUIRED – 1 TREE EVERY 25' OR 201 LF OF PERIMETER AT 25' SPACING = 8 TREES

2. PROVIDED – 8 TREES

INTERIOR PARKING LOT LANDSCAPING

1. REQUIRED – 8% OF PARKING LOT AREA
2. PROVIDED –

TOTAL PARKING LOT AREA:	5,327 SF
REQUIRED AREA:	426 SF
PROVIDED AREA:	452 SF
PROVIDED PERCENTAGE:	8%

STREET LANDSCAPING

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
	RED MAPLE (SHADE)	ACER RUBRUM	10	2.5" CALIPER B & B MIN. 8'	30' MIN.
SHRUB	SHRUB (DESIGN BUILD – MUST MEET CITY OF SPRINGDALE PLANT LIST)		91	5 GALLON	

PERIMETER LANDSCAPING

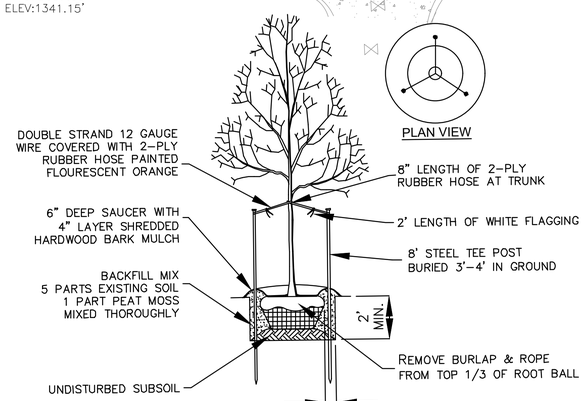
KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
	REDBUD	CERCIS CANADENSIS	15	2.5" CALIPER B & B MIN. 8'	30' MIN.

SITE LANDSCAPING

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
	REDBUD	CERCIS CANADENSIS	2	2.5" CALIPER B & B MIN. 8'	30' MIN.
SHRUB	SHRUB (DESIGN BUILD – MUST MEET CITY OF SPRINGDALE PLANT LIST)		45	5 GALLON	

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 GUARANTEED 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. INSTALL A 4" LAYER OF ROCK MULCH OVER A WOVEN FABRIC WEED BARRIER IN ALL BEDS.
5. INSTALL A 3/16"X 4" STEEL EDGING TO BORDER THE MULCHED BED AREAS WHERE THEY ARE ADJACENT TO TURF AREAS.
6. FROST FREE HYDRANTS ARE TO BE USED FOR IRRIGATION.



TREE PLANTING DETAIL

NOT TO SCALE

JOB# L23-13

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Jason E. Ingalls No.11411 1/23/2023

Rev	Comments	Date
1	PER CITY COMMENTS	1/23/2023

REED & STUBLEFIELD, SITE B
BELLA VISTA, AR 72714
O: (479) 364-0028
M: (479) 366-2300
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE: 12/29/2022
JOB NUMBER: 22-1036
SHEET NAME: LANDSCAPE PLAN
File No.: 22-1036- Base.dwg
L1.0

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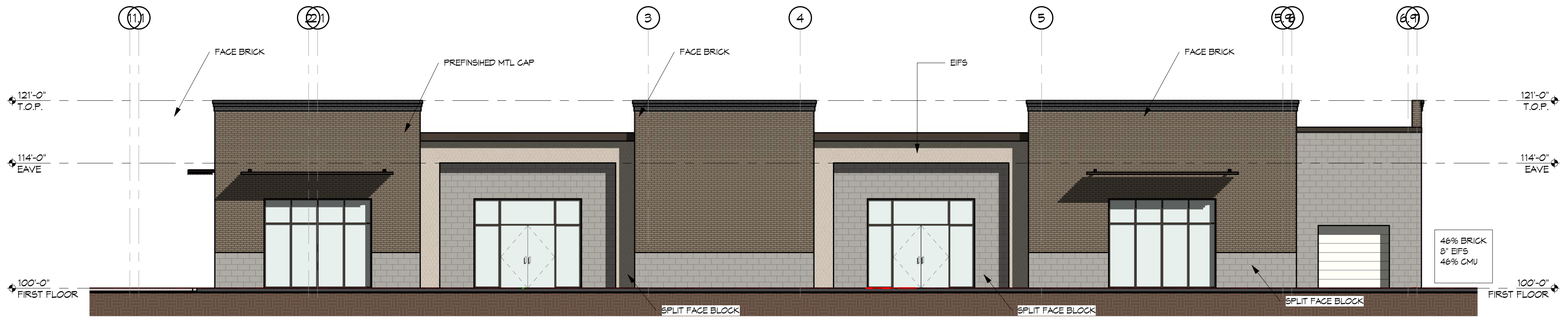
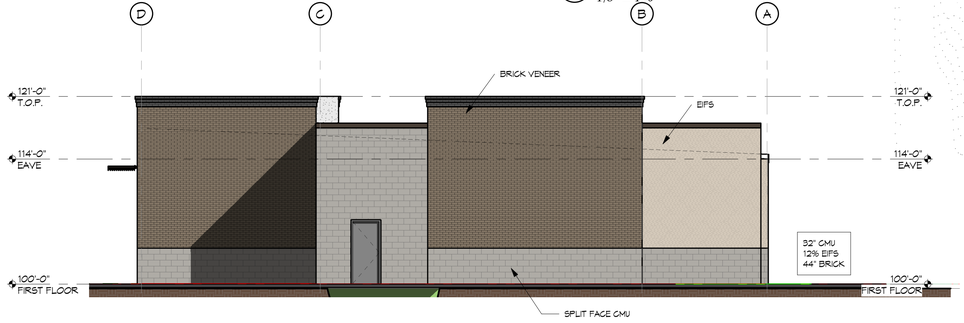
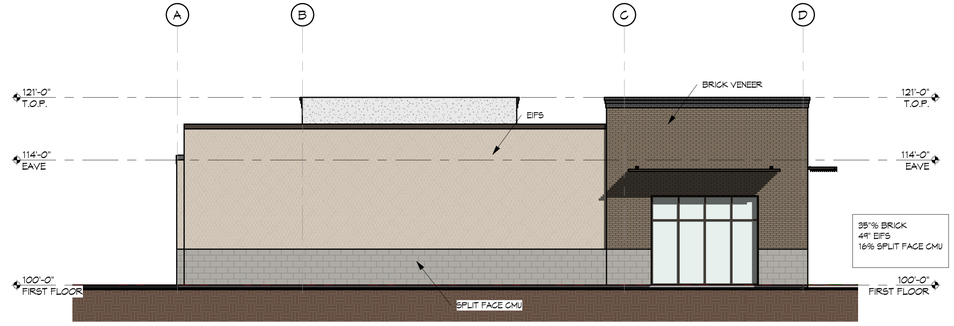


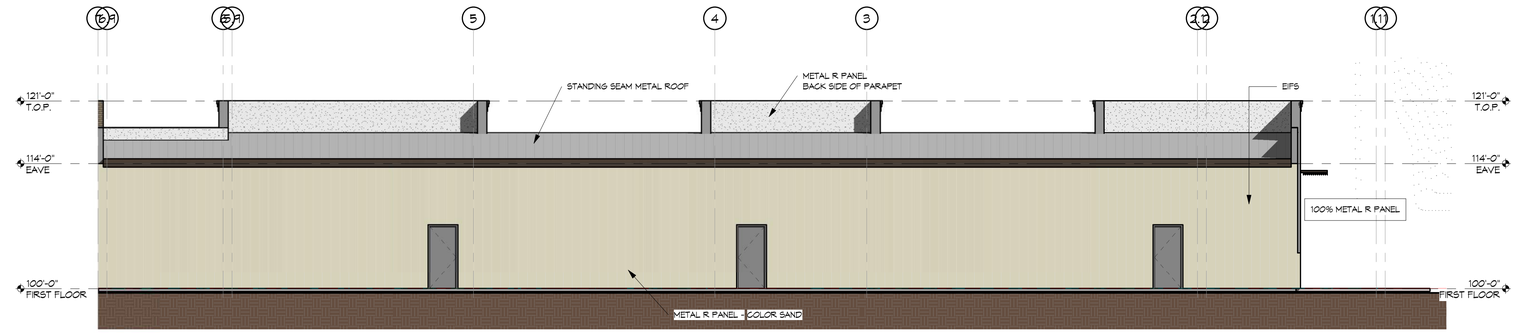
3 *SOUTH ELEVATION COLOR*
1/8" = 1'-0"



1 *EAST ELEVATION COLOR*
1/8" = 1'-0"



4 *WEST ELEVATION COLOR*
1/8" = 1'-0"



2 *NORTH ELEVATION COLOR*
1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

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

CHESTER WAREHOUSE
CHESTER AVENUE
SPRINGDALE, AR

DATE
12-28-22

JOB NO.
22023

REVISIONS

A7.0
COLOR ELEVATIONS

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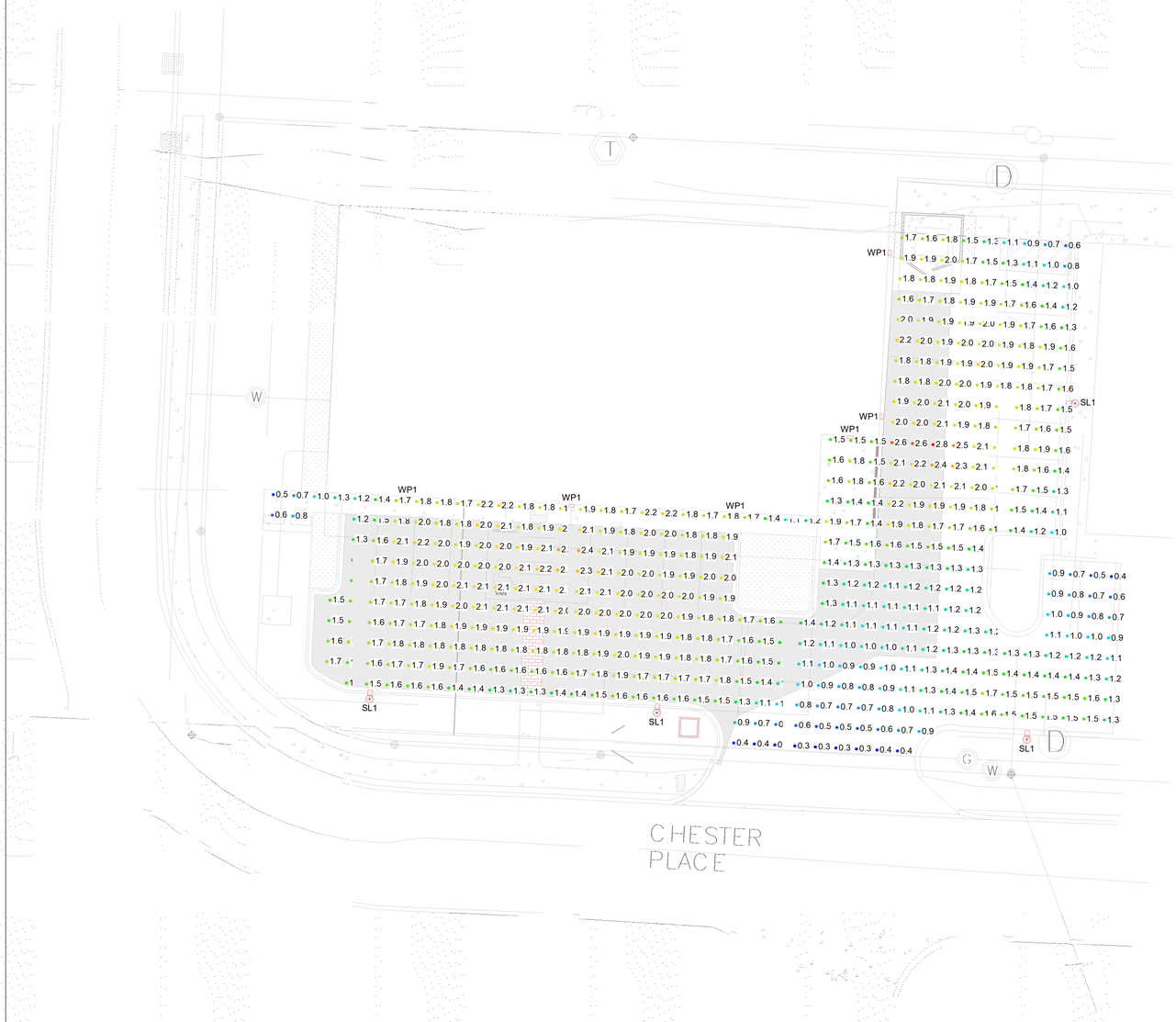
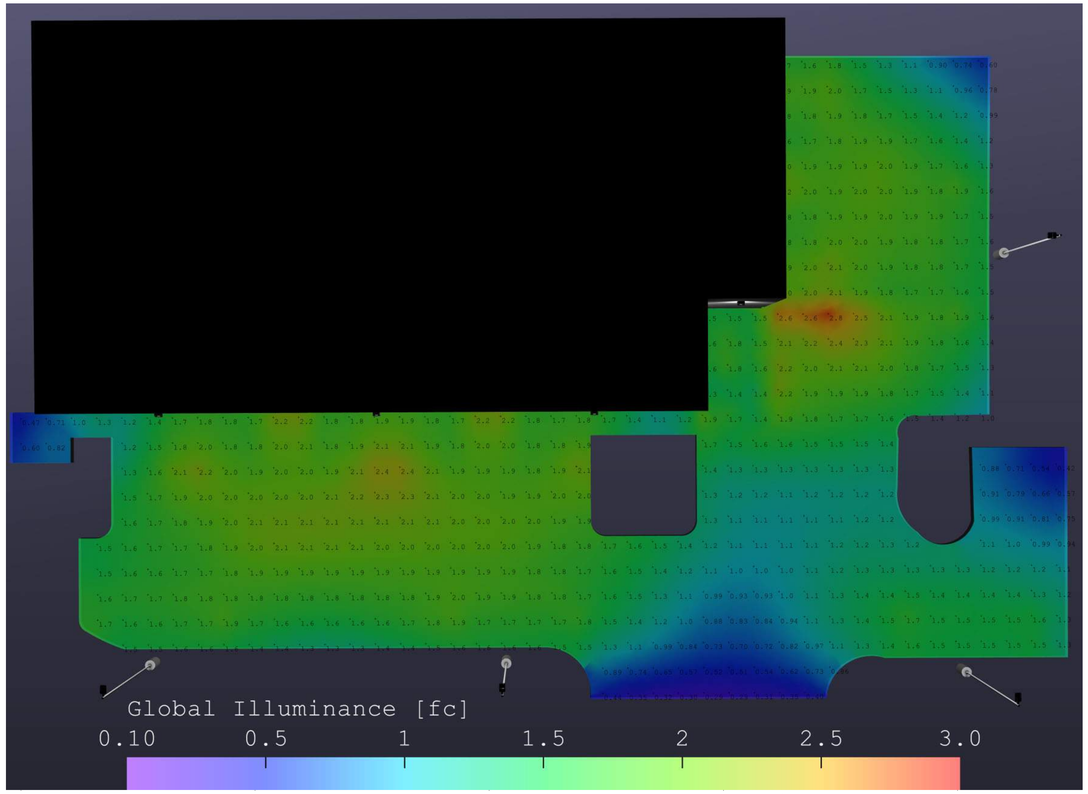


1 SITE LIGHTING DESIGN AND RESULTS
1/16" = 1'-0"



2 SITE LIGHTING OVERVIEW
NOT TO SCALE

LIGHTING ANALYSIS					
Calculation Points Name	Average	Maximum	Minimum	Avg/Min	Max/Min
SITE	1.57 fc	2.83 fc	0.29 fc	5.5	9.9

Lighting Fixture Schedule						
Type Mark	Manufacturer	Model	Description	Wattage	Total Light Loss Factor	URL
SL1	MCGRAW-EDISON	GALN-SA1B-740-U-T3-XX / RSS4A20SXN1XX	TYPE III DISTRIBUTION SITE LIGHT ON 20' POLE, 5700LM	44 W		https://www.cooperlighting.com/api/assets/v1/file/CLS/content/458911b3598a4b17921cad52013de137/mcgraw-galn-galleon-spec / https://www.cooperlighting.com/api/assets/v1/file/Signify/content/f5fb9ed5fd4a43d288ccad410089bfc6/poles-rss-round-straight-steel-spec
WP1	MCGRAW-EDISON	IST-SA1A-740-U-T4W-XX	LED WALLPACK WITH TYPE IV WIDE DISTRIBUTION, 2700LM, MOUNTED AT 15' AFF	21 W		https://www.cooperlighting.com/api/assets/v1/file/CLS/content/2427e02841824bc0968aad41008cebaa/mcgraw-impact-elite-led-spec

CHESTER PLACE

SITE LIGHTING DESIGN AND RESULTS PLAN

LDR1.01

kiepusk.lighting
FOR REFERENCE ONLY NOT FOR CONSTRUCTION
1"

01.03.2023

©2023

Expedient Civil Engineering, PLLC

P.O. Box 5484
Bella Vista, AR 72714
Phone: (479) 364-0028
Email: jason@ece-pllc.com

B23-23

January 19, 2023

L23-13 & B23-23
Tabled per staff

Board of Adjustments Chairperson
City of Springdale
201 Spring Street
Springdale, AR 72764

RE: CHESTER PLACE WAREHOUSE
LARGE SCALE DEVELOPMENT
CHESTER PLACE
ECE PROJECT NO. 22-1036

Mr. Chairperson:

Brisiel Holdings LLC is proposing to construct a new office/storage building on Washington County tax parcel numbers 815-33158-000 and 815-33159-000 located on the north side of Chester Place, west of 71B in Springdale, Arkansas. We are requesting one variance from the City's development ordinances and commercial design standards.

Building

Requesting variance from commercial design standards for the north building elevation. That side faces an existing mobile home park that currently has a 6' wood privacy fence and is heavily wooded. The wall is not visible to public right of way.

Thank you for your consideration of the variance and we look forward to discussing them further with you and to your approval.

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

Jason E. Ingalls, P.E.
Owner/Senior Project Manager

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www.SpringdaleAR.gov

L23-13 & B23-23
Tabled per staff

Application for Variance – Commercial Design Standards

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

STAFF USE ONLY

Date Application Submitted: January 19, 2023

Date Accepted as Complete: _____ Project Number: B23-23

APPLICATION CONTACTS:

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Expedient Civil Engineering, PLLC	Name: Brisiel Holdings LLC
E-mail: jason@ece-pllc.com	E-mail: tim@legacyventuresnwa.com
Address: PO Box 5484 Bella Vista, AR 72714	Address: PO Box 8216 Fayetteville, AR 72703
Phone: 479-364-0028	Phone: 479-790-3315
Site/ Location: North side of Chester Place West of 71B	Current Zoning District: C-2 Commercial
Assessor's Parcel Number(s): 815-33158-000 815-33159-000	Rezone required: C-2 Commercial
	Total Acreage: 0.70

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

Fee for Variance Application is $75

Check item(s) for which variance is requested:

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

L23-13 & B23-23
Tabled per staff

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

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

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

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

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

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

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

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

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

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

L23-13 & B23-23
Tabled per staff

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

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

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

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

See attached letter.

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

See attached letter.

L23-13 & B23-23
Tabled per staff

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

Harmony with intended purpose of the standards: (how the proposed develop will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)
See attached letter.

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

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

APPLICANT SIGNATURE(S) Jason E. Ingalls

DATE: 1/19/2023

Planning Commission Meeting
February 7, 2023

Miles
0 0 0 0.01 0.01 0.01

N

PROJECT: RP23-01, L23-13, B23-23
APPLICANT: Brisiel Holdings, LLC
REQUEST: Replat of Lots 4 & 5 of
Black Oak Plaza and Chester Heights

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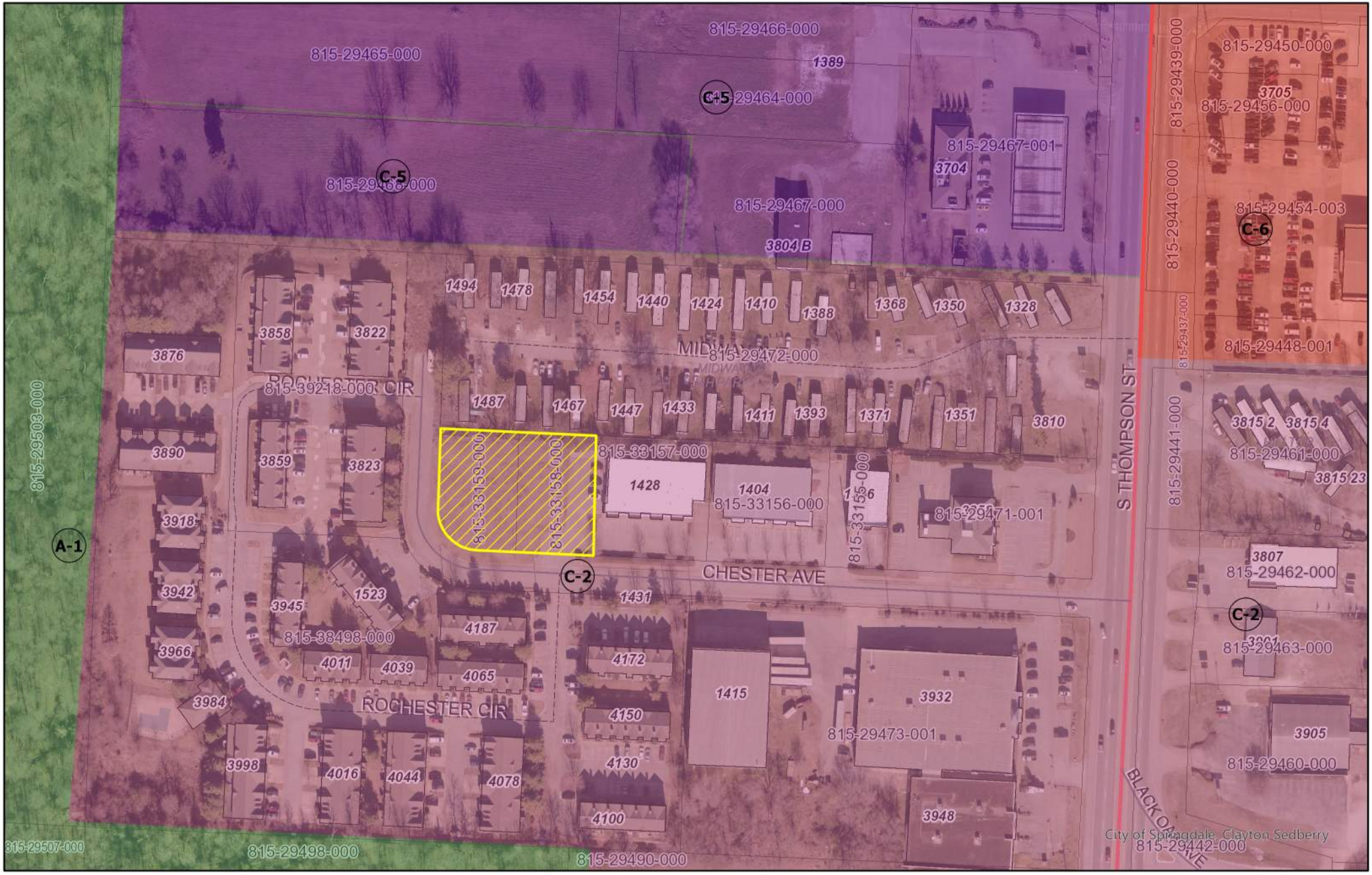

Planning Commission Meeting
February 7, 2023

Miles
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N

PROJECT: RP23-01, L23-13, B23-23
APPLICANT: Brisiel Holdings, LLC
REQUEST: Replat of Lots 4 & 5 of
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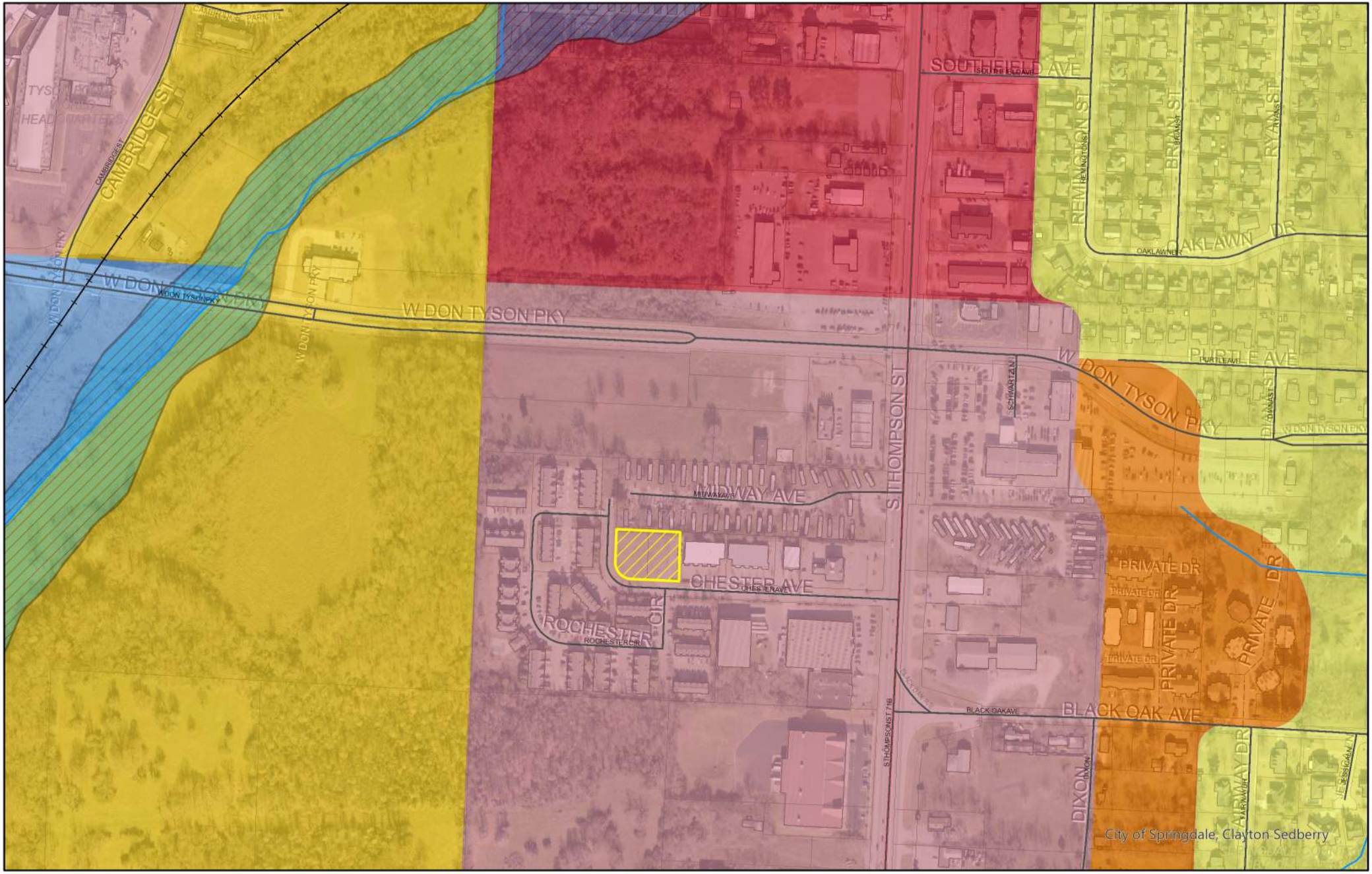
SPRINGDALE™
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
February 7, 2023

Miles
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N

PROJECT: RP23-01, L23-13, B23-23
APPLICANT: Brisiel Holdings, LLC
REQUEST: Replat of Lots 4 & 5 of
Black Oak Plaza and Chester Heights

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: **Planning Commission**

From: **Staff**

Date: **February 7, 2023**

RE: **RP23-02** **Preliminary Plat** **Elm Springs Heights**

Planning Comments

1. This Replat has been given the number RP23-02. This number should be placed on the plat and all future correspondence and plats pertaining to this replat. (standard comment)
2. Submit PDF files at time of resubmission. (standard comment)
3. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
4. All comments from the utility companies and other city departments must be addressed prior to approval. (standard comment)

Building & Fire

- No Additional Comments

Engineering Comments

Reviewed on 1/24/2023 by Steve Hatfield, PLA

- **Add required signatures.**
- **Add Surveyor's Signature.**

RP23-02

Plat
Application

Please indicate project type (choose one):

- ☑ Informal Plat: $50.00 (ie, lot split, lot line adjustment)
- ☐ Replat: $250.00
- ☐ Preliminary Plat: $500.00
- ☐ Final Plat: $50.00 (plus $1.00 for each lot over 50)

All applications submitted must meet the Plat requirements as displayed in Chapter 112 of the City of Springdale Code of Ordinances.

APPLICATION CONTACTS:

Indicate one person of contact for this request: ☐ Applicant ☒ Representive

Applicant/Property Owner (person making request)	Site Information
Name: Michael Lewis / Marianne Lewis Aaron Dunn	Location/Address: AR Hwy 112 Springdale
E-mail: michaelahlewis@gmail.com	
Address: 2465 N. Common Dr	
Phone: Aaron - 479-841-7367	Assessor's Parcel Number(s): 21-01520-000 21-01521-000
	Current Zoning District:
Representative Contact Information (if applicable)	Rezone required: NO
Name: Satterfield Land Surveyors	Total Acreage: 2.56
E-mail: jazzmen@sbcglobal.com	
Address: POBox 640 Alma AR 72921	
Phone: 479-632-3565	

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

Name of Applicant/Property Owner (printed): Satterfield Land Surveyors Date: 12/15/22

Signature: Daigle Assistant

Name of Representative (if applicable): Satterfield Land Surveyors Date: 12/15/22

Signature: Daigle Assistant

Satterfield Land Surveyors, P. A.

P.O. Box 640 • Alma, Arkansas 72921
Office located at 1928 Highway 71 North
Alma 479-632-3565 • Fax 479-632-5002 • Fort Smith 479-648-3850
Springdale 479-751-7909 • Web Site: www.slsurveying.com

Member: ASPS–OSLS

RP23-02

21-01518-000
21-01519-000
Robin Retzlaff Living Trust
3485 Roma Dr
Springdale AR 72762

21-01520-000
Marianne Lewis
3423 Roma Dr
Springdale AR 72762-8907

21-01521-000
Michael Allen Lewis
1324 Shady Springs Ct E
Irving TX 75060-6026

21-01524-000
21-01528-000
Stephen & Cathy Marak
3460 Roma Dr
Springdale AR 72762-8907

21-01530-000
Rey & Luz Macias
3378 AR 112 Hwy
Springdale AR 72762

21-01496-000
Richard & Valerie Perry
9070 Greenbriar Estates Rd
Springdale AR 72762-8029

21-01497-000
Martin Howard
9128 Greenbriar Estates Rd
Springdale AR 72762

Ricky Hill, PLS
Satterfield Land Surveyors
479-632-3565

Information in this list gathered from datascoutpro.com on 1/6/2023.

REPLAT OF LOTS 5A & 5B OF ELM SPRINGS HEIGHTS SUBDIVISION

RP23-02

CERTIFICATE OF TRANSMITTAL, OWNERSHIP & ORDINANCE

The undersigned hereby tronsmit this plot to the City of Springdale for opprovol ond acceptance ond certify to be the owner of the property described ond hereby dedicote oll street, alleys, easements, porks, ond other open spoces tpo public or private use as noted. The undersigned certify that the plotting os filed on record connot be chonged unless vacoted pursuont to opplicoble locol or other law. The Undersigned further certify that the required ordinonce of occeptonce is in order hoving been opproved by the City Attorney on _____.

Dote of Execution: _____

Signed: _____
Morionne Lewis

Signed: _____
Michael Lewis

CERTIFICATE OF ACCEPTANCE

The undersigned hereby certify that this plot meets current regulotions of the City of Springdole ond regulotions of the Arkonsos Stote Boord of Health os eoch pertoins to this plot ond to the offices of responsibility shown below.

Dote	Signature	
Acceptonce of Dedicotions	_____	City Clerk
	_____	Moyor
Approvol for Recording	_____	Director, Plonning ond Community Development Division
Commission	_____	Secretory, Plonning Commission
	_____	Choirmon, Plonning Commission
Woter ond Sewer	_____	Engineer, Springdole Woter Utilities
Streets ond Drolnoge	_____	City Engineer

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

On this doy before me, the undersigned Notory Public within ond for the County ond Stote oforesoid, duly commissioned ond acting, oppeored in person(s), _____ ond _____ knowrn to me to be the persan(s) whose nome(s) ore subscribed to the within instruments ond ocknowledge thot he/she/they executed the some for the purposes therein contoined.

WITNESS my hond ond seol this _____ doy of _____ 20_____.

_____
Notory Public

My Commission Expires:
_____

CERTIFICATE OF SURVEYING ACCURACY

I, _____, hereby certify thot this plot correctly represents o boundory survey mode by me ond boundory morkers ond lot corners shown hereon octuolly exist ond their locotion, type ond moteriol ore correctly shown ond oll minimum requirements of the Arkonsos Minimum Stondords for Lond Surveyors hove been met.

Dote of Execution: _____

Signed: _____
Registered Lond Surveyor
No._____
Stote of Arkonsos

STATEMENT OF NON-BUILDABILTY

APPROVAL OF THIS PLAN DOES NOT IN ANY WAY INDICATE THAT ANY OF THE LOTS ON THIS PLAN ARE BUILDABLE ACCORDING TO THE PLANNING REGULATIONS OF BENTON COUNTY, ARKANSAS, NOR AN ENDORSEMENT BY THE PLANNING BOARD OF SAID BUILDABILITY OF SAID LOTS.

STATEMENT OF NON-ASSURANCE

THE APPROVAL OF THIS PLAT DOES NOT CARRY ANY ASSURANCE THAT THE TRACT OR TRACTS WILL QUALIFY FOR A SEPTIC SYSTEM PERMIT FROM THE ARKANSAS HEALTH DEPARTMENT.

Satterfield Land Surveyors P.A., Copyright 2022

This plot is copyright moteriol ond is provided solely for the use of the person(s) named on this plot and may not be used or distributed to any other person(s) or company for their benefit. No license has been created, expressed or implied to copy the survey without the written consent of Satterfield Land Surveyors, P.A.. No one including the person(s) named, may reproduce this plot. Only authentic copies thot oppeor with the surveyor's seol in red may be used. Any copies used without this red seol are considered unouthorized copies and are considered a copyright infringement. After filing with State Surveyor's office, survey becomes public record.

TRACT SPLIT

PROPERTY DESCRIPTION

PARCEL #21-01520-000

Porent Troct 1

Lot 5A, Elm Springs Heights, Benton County, Arkonsos contoining 1.56 ocres ond subject to ony Eosements of Record.

PARCEL #21-01521-000

Porent Troct 2

Lot 5B, Elm Springs Heights, Benton County, Arkonsos contoining 1.00 acre ond subject to Highwoy Rights of Woy ond ony Eosements of Record.

Lot 5C

Part of Lot 5A, Elm Springs Heights, Benton County, Arkonsos being more porticulorly described as follows:

Beginning ot on existing pipe morking the Northwest Corner of Lot 5A. Thence olong the North line of soid Lot 5A, South 87 degrees 17 minutes 11 seconds Eost, 229.94 feet to o set rebor with cop. Thence leoving soid North line, South 02 degrees 37 minutes 47 seconds West, 200.02 feet to o set rebor with cop on the South line of Lot 5A. Thence olong the South line of soid Lot 5A,. Thence North 87 degrees 16 minutes 53 seconds West, 229.94 feet to on existing rebor morking the Southwest Corner of Lot 5A, soid point being on the Eost right of woy line of Romo Drive. Thence olong the West line of soid Lot 5A ond olong soid right of woy line, North 02 degrees 37 minutes 47 seconds Eost, 200.00 feet to the Point of Beginning, contoining 1.06 ocres ond subject to ony Eosements of Record.

Lot 5D

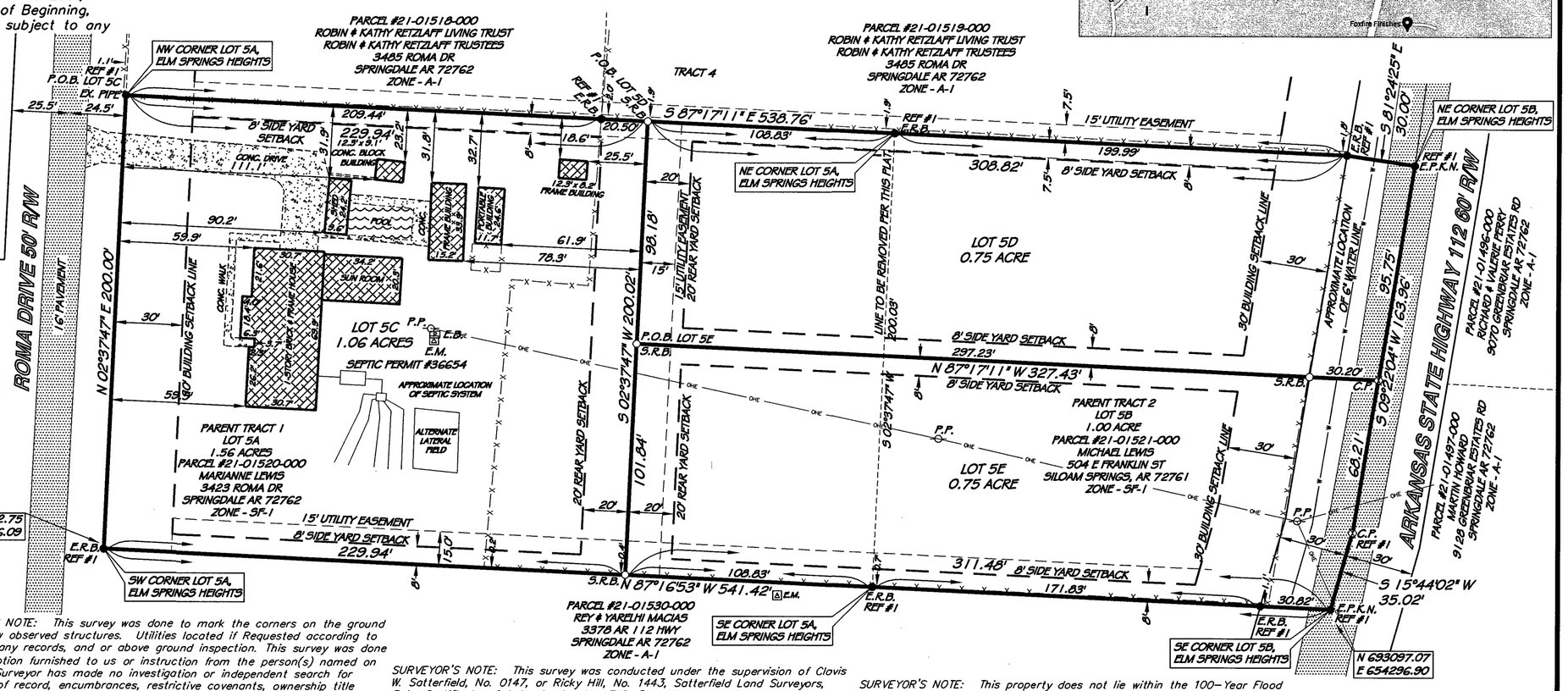
Port of Lot 5A & part of Lot 5B, Elm Springs Heights, Benton County, Arkonsos being more porticulorly described os follows:

Commencing ot on existing pipe morking the Northwest Corner of Lot 5A. Thence olong the North line of soid Lot 5A, South 87 degrees 17 minutes 11 seconds Eost, 229.94 feet to o set rebor with cop ond the Point of Beginning. Thence continuing olong the North line of said Lot 5A ond olong the North line of soid Lot 5B the following beorings ond distances: South 87 degrees 17 minutes 11 seconds Eost, 308.82 feet to an existing rebor. South 81 degrees 24 minutes 25 seconds Eost, 30.00 feet to on existing p/k noil marking the Northeost Corner of Lot 5B. Thence olong the Eost line of soid Lot 5B, South 09 degrees 22 minutes 04 seconds West, 95.75 feet. Thence leoving soid Eost line, North 87 degrees 17 minutes 11 seconds West, 327.43 feet to o set rebor with cop. Thence North 02 degrees 37 minutes 47 seconds Eost, 98.18 feet to the Point of Beginning, contoining 0.75 of on ocre ond subject to Highwoy Rights of Woy ond ony Eosements of Record.

Lot 5E

Port of Lot 5A & port of Lot 5B, Elm Springs Heights, Benton County, Arkonsos being more porticulorly described os follows:

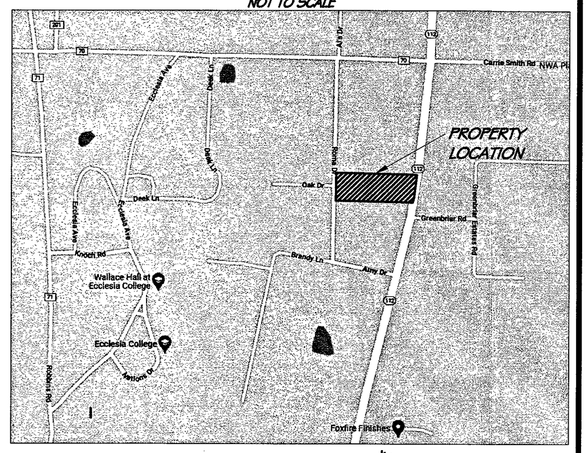
Commencing ot on existing pipe morking the Northwest Corner of Lot 5A. Thence olong the North line of soid Lot 5A, South 87 degrees 17 minutes 11 seconds Eost, 229.94 feet to o set rebor with cop. Thence leoving soid North line, South 02 degrees 37 minutes 47 seconds West, 98.18 feet to o set rebor with cop ond the Point of Beginning. Thence South 87 degrees 17 minutes 11 seconds Eost, 327.43 feet to the Eost line of Lot 5B. Thence olong the Eost line of soid Lot 5B the following beorings ond distonces: South 09 degrees 22 minutes 04 seconds West, 68.21 feet. South 15 degrees 44 minutes 02 seconds West, 35.02 feet to on existing p/k noil morking the Southeost Corner of Lot 5B. Thence olong the South line of Lot 5B ond the South line of Lot 5A, North 87 degrees 16 minutes 53 seconds West, 311.48 feet to o set rebor with cop. Thence leoving the South line of Lot 5A, North 02 degrees 37 minutes 47 seconds Eost, 101.84 feet to the Point of Beginning, contoining 0.75 of on ocre ond subject to Highwoy Rights of Woy ond ony Eosements of Record.



LEGEND

- E.R.B. - 1/2" EXISTING REBAR
- E.P.K.N. - EXISTING P/K NAIL
- EX. PIPE - EXISTING PIPE
- S.R.B. - 1/2" SET REBAR WITH CAP
- C.P. - COMPUTED POINT
- P.P. - POWER POLE
- E.B. - ELECTRIC BOX
- E.M. - ELECTRIC METER
- BUILDING
- PAVEMENT
- COVERED AREA
- CONC. - CONCRETE
- POOL
- BUILDING
- BOUNDARY
- CENTERLINE
- CONC. - CONCRETE
- EASEMENT
- FENCE
- LOT LINE
- EDGE OF PAVEMENT
- RIGHT OF WAY LINE

VICINITY MAP
NOT TO SCALE



SURVEYOR'S NOTE: This survey was done to mark the corners on the ground and to show observed structures. Utilities located if Requested according to utility company records, and or above ground inspection. This survey was done from description furnished to us or instruction from the person(s) named on this plat. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or ony other focts which on occurate and current title search my disclose.

SURVEYOR'S NOTE: This survey was conducted under the supervision of Clovis W. Satterfield, No. 0147, or Ricky Hill, No. 1443, Satterfield Land Surveyors, P.A., Certificate of Authorization No. 718. Satterfield Land Surveyors, P.A., 1-(479)-632-3565 Hwy. 71 North, P.O. Box 640, Alma, AR 72921

SURVEYOR'S NOTE: This property does not lie within the 100-Year Flood Zone, according to the Flood Map for Benton County, Arkansas Community Ponel No. 05007C0430J Doted: September 28, 2007.

PROJECT #RP23-02

40' 20' 0 GRAPHIC SCALE 40' 80'

REFERENCE DEED

SURVEY REFERENCES

1 - SATTERFIELD LAND SURVEYORS - #31,253 - 7/16/04

BASIS OF BEARING
ARKANSAS STATE PLANE COORDINATES GRID NORTH 1983.

REVISIONS

1/10/23 - REVISED AS PER COUNTY COMMENTS.
1/13/23 - REVISED AS PER COUNTY COMMENTS.
1/18/23 - REVISED AS PER COUNTY COMMENTS.
1/23/23 - REVISED AS PER COUNTY COMMENTS.

SURVEYORS DISCLAIMER AND STATEMENT OF USE

This survey was conducted by the written or verbal authorization of the person named as the buyer and/or Use by as shown on this plot. No one has the authority to use the data or legal description from this survey except those nomed or their agents and the survey is only certified to the date shown on this plot. This plot is protected by copyright and any person other than those nomed using or relying upon this plot will be held responsible. Sotterfield Lond Surveyors, P.A. will not be responsible or hove any liobility to any other person or company who uses this plot without written authorization. After filing with State Surveyor's office, survey becomes public record.

SURVEYOR:
RICKY HILL
1928 HWY 71 NORTH
ALMA, AR, 72921
PHONE:
(479)632-3565
EMAIL:
ricky@slsurveying.com

CONTACT: AARON DUNN
2465 N. COMMON DR.
FAYETTEVILLE, AR 72703
PHONE: (479) 841-7367

DRAWN BY:	J.D.B.
SCALE:	1"=40'
DATE:	12-14-22
JOB NO.	47,788

Satterfield Land Surveyors P.A.
REG. ARK. & OKLA.
1928 HWY. 71 NORTH, ALMA, ARK. - PHONE No. (479) 632-3565
FAX (479) 632-5002 - WEBSITE: http://www.slsurveying.com

Planning and Community Development Division
City of Springdale

Memo

To: **Planning Commission**

From: **Staff**

Date: **February 7, 2023**

RE: **L22-71** **Large-Scale Development** **Springdale Best Storage**

Planning Comments

1. This Large Scale Development Plan has been given the number L22-71. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (standard comment)
3. A written response to all comments is required with resubmission. (standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
    a. Variance number is B23-03.
5. Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting or may be submitted at the meeting.
6. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
7. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
8. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Commercial Design Standards Comments

1. Foundation landscaping is required.
    a. Variance requested
2. Provide at least two of the items listed under Central Feature and Community Spaces in the Springdale Commercial Design Standard.

3. Façades over 100’ in linear length shall incorporate wall projections and/or recesses per Springdale Commercial Design Standard.
    a. Variance requested
4. Roof lines shall be varied with a change in height every 100 linear feet in the building length.
    a. Variance requested
5. Sign design, materials, and placement should complement the overall architectural design of the building. (standard comment)

Building & Fire

- Self-Storage Buildings with interior hallways shall be sprinklered (Section 903.2.9.4 or 2012 903.2.9 exception 5) The four larger buildings are required to be sprinklered. Show sprinkler fire lines and leak detection meters per Springdale Water Utility specifications. Leak detection meter must be located in a protected green space.

- Obtain a flow test from the hydrant located on Reinert Dr north of Emma Ave. Provide flow test report to the building department prior issuance of building permit.

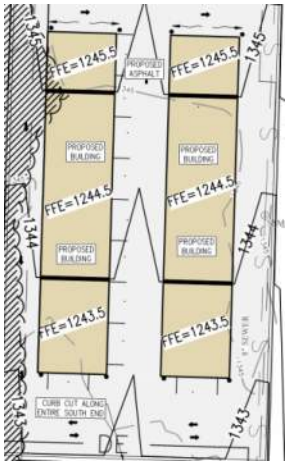
- Provide an additional hydrant along the east side of the main entrance drive adjacent to the north building. Hydrant may be outside the gate.

- FDCs shall be located on the walls adjacent to the fire access road to the north of each building.

Engineering Comments

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 2/1/2023

1. **Chapter 106 – Stormwater Drainage**
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)
    - **FFEs still showing incorrect elevations (sheet 05, Grading plan)**



- *106.10.5.3 (6)* - Miscellaneous Practices
    - Any time heavy equipment is required to enter a tributary, being defined as any area between two top of banks within said tributary, a copy of a filed Short Term Activity Authorization, or a document deemed equivalent by the Director of

Engineering, shall be provided to the City of Springdale before the project requiring such activities may be approved.

- **STAA may be required for work in Spring Creek, please verify with ADEQ and submit to City**

2. **Chapter 107 – Stormwater Pollution**

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

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

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

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

- **Add note to the Site Plan. (Did not see the note?)**

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.
  - **Any parking spaces that are adjacent to a sidewalk that is 5’ or less, provide parking stops for those spaces.**
  - **Update Commercial Driveway Detail to 2018 version.**

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 ensure that access is maintained.**

6. **Other:**

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

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: November 3, 2022 Payment Method: _____

Date Accepted as Complete: _____ Project Number: L22-71

Must meet the below criteria for a Large Scale Submittal:

- [x] Pre-application meeting held with Springdale Planning Department. Date: 12-06-22
- [x] Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

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

APPLICATION CONTACTS:

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

Applicant (person making request)

Name: Drew Mayer - Calcon Inc.

E-mail: drew@calconinc.com

Address: 10620 HWY 72 W
Bentonville AR 72712

Phone: 479-273-5588

Site/ Location: Casteel Ln. & E. Emma Ln.
Springdale AR

Assessor's Parcel Number(s): 815-28738-050

Development Point of Contact for Question & Staff Reviews

Name: Jake Chavis

E-mail: Jake@batesnwa.com

Address: 7230 S Pleasant Ridge Dr.
Fayetteville AR 72703

Phone: 479-442-9350

Current Zoning District: C-2

Rezone required: n/a

Total Acreage: 6.67 +/-

Bates & Associates, Inc.
Civil Engineering & Surveying
7230 S Pleasant Ridge DR. / Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350
www.batesnwa.com

JANUARY 18, 2023

CERTIFIED LIST OF OWNERS

LEGAL DESCRIPTION:

PARCEL #815-28738-050:
A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N87°44'51"W 525.18' FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°29'41"W 739.73' TO AN EXISTING REBAR, THENCE S87°30'54"E 29.94' TO AN EXISTING REBAR, THENCE S02°29'59"W 421.21' TO AN EXISTING REBAR, THENCE S87°36'20"E 165.19' TO AN EXISTING REBAR, THENCE S02°33'40"W 155.65' TO AN EXISTING REBAR, THENCE N87°32'30"W 494.95' TO AN EXISTING REBAR, THENCE N01°41'23"E 1315.40', THENCE S87°44'51"E 318.52' TO THE POINT OF BEGINNING, CONTAINING 10.33 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN CASTEEL LANE RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

DERRICK THOMAS

I hereby certify that on this the 18th day of Jan, 2023, I researched the tax records of Washington County, Arkansas for all property owners adjoining the above described property.

Reference: Attached List (3 Sheet)

SUBJECT PARCEL

PARCEL #815-28738-050
SPRINGDALE'S BEST STORAGE QOF LLC
10620 HWY 72 W
BENTONVILLE, AR 72712

ADJACENT PARCELS

1) HARTWICK, SHANNON W
110 HOSS ST
CENTERTON, AR 72719-9214
PARCEL #815-37344-000
ZONED: C-2

2) HUIZAR, SALVADOR
200 BETTY HILL AVE
DUARTE, CA 91010
PARCEL #815-37345-000
ZONED: C-2

3) CLUM, ALISA
PO BOX 8212
NEWPORT BEACH, CA 92658
PARCEL #815-37346-000
ZONED: C-2

4) NELFORD, MONTGOMERY G III
PO BOX 1412
FAYETTEVILLE, AR 72702
PARCEL #815-37347-000
ZONED: C-2

5) DBCB PROPERTIES LLC
246 VIA TALDO ST
SPRINGDALE, AR 72762
PARCEL #815-37348-000
ZONED: C-2

6) DBT PROPERTIES LLC
246 VIA TALDO ST
SPRINGDALE, AR 72762
PARCEL #815-37349-000
ZONED: C-2

7) RUIZ, NICANDRO SOTO
177 ERIN PL
SPRINGDALE, AR 72764
PARCEL #815-37350-000
ZONED: C-2

8) SIRS INC
PO BOX 760
WEST FORK, AR 72774
PARCEL #815-37351-000
ZONED: MF-4

9) SPRINGDALE PUBLIC FACILITIES BOARD
PO BOX 166
SPRINGDALE, AR 72765-0166
PARCEL #815-22505-165
ZONED: I-3

PARCEL #815-28738-053
ZONED: C-2

19) CALDERA, PASCUAL
318 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-060
ZONED: A-1

20) ESCOBAR, JOSE J
315 CASTELL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-160
ZONED: A-1

22) CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE, AR 72764
PARCELS #815-28738-210 & #815-33843-000
ZONED: MF-16/I-1

23) AMERICAN TUBING ARKANSAS LLC
2191 FORD AVE
SPRINGDALE, AR 72764
PARCEL #815-33844-000
ZONED: C-2/I-1

24) EDENS, SHERRY; RICH SHARON; NEWBERRY, MARLEEN;
PO BOX 9996
FAYETTEVILLE, AR 72703
PARCEL #815-28738-140
ZONED: A-1

25) WALTERS, IAN
285 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-150
ZONED: A-1

10) FAITH FREE WILL BAPTIST CHURCH
5370 BOB MILLS RD
SPRINGDALE, AR 72762-0439
PARCELS #815-28738-070 & #815-28738-110
ZONED: A-1/SF-2

11) HILTON, SAVANNA
183 CASTEEL LN
SPRINGDALE, AR 72764-4727
PARCEL #815-28738-080
ZONED: A-1

12) REYES, ASCENCION
197 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-090
ZONED: A-1

13) MONDRAGON, MANUEL
211 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-100
ZONED: A-1

14) CAHOON, THOMAS P
2 S STONEBRIDGE RD
FAYETTEVILLE, AR 72701
PARCEL #815-28738-051
ZONED: A-1

15) JOSEPH, ELIPET
243 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-120
ZONED: A-1

16) JIM JONES INVESTMENTS INC
15531 COW FACE RD
LOWELL, AR 72745
PARCEL #815-28738-170
ZONED: A-1

17) CARCAMO, ZOILA ESPERANZA
274 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-052
ZONED: C-2

18) GONZALEZ, ROSA MELIDA
292 CASTEEL LN
SPRINGDALE, AR 72764

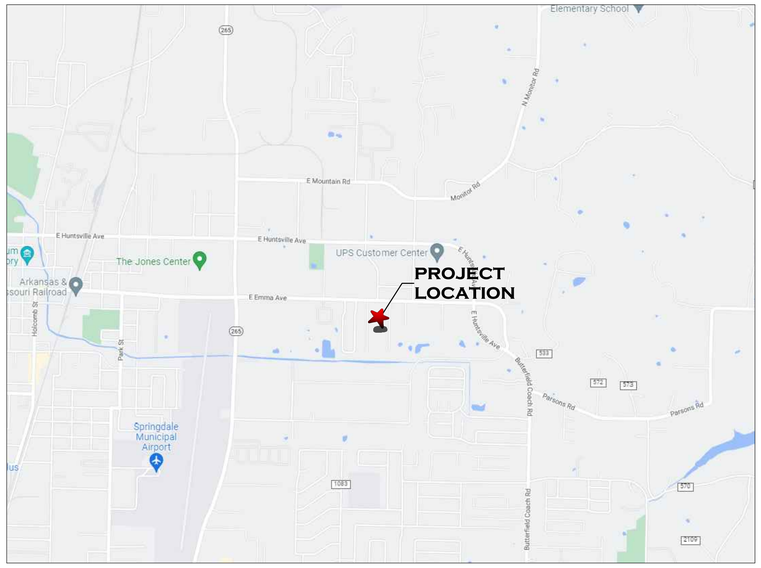
SPRINGDALE BEST STORAGE

SPRINGDALE, ARKANSAS

LARGE SCALE DEVELOPMENT PLAN L22-71

GENERAL NOTES TO CONTRACTOR

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
3. EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
4. PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
5. PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
6. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN.
7. CONTRACTOR TO INSTALL MUD ABATEMENT ENTRANCES ANYWHERE PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE CONSTRUCTED A MIN. OF 50' IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES.
8. CONTRACTOR TO INSTALL EROSION CONTROL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION. FENCING SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. CONTRACTOR SHALL ADJUST AND/OR NEATLY CUT EXISTING PAVEMENT TO ASSURE A SMOOTH FIT AND TRANSITION.
11. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
12. DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
13. THE CONSTRUCTION AND INSTALLATION OF WATER AND SANITARY SEWER UTILITIES SHALL BE IN COMPLIANCE WITH THE CITY OF SPRINGDALE'S WATER AND SEWER SPECIFICATIONS, PROCEDURES AND DETAILS, AMENDED AUGUST 27TH, 2014 BY RESOLUTION NO. 15-14 OF THE SPRINGDALE WATER AND SEWER COMMISSION (https://www.springdalewater.com/wp-content/uploads/2014/10/Cover-rev.-Aug.-2014.pdf)
14. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF SPRINGDALE'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
15. ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
16. IN ALL RESIDENTIAL, COMMERCIAL AND INDUSTRIAL DEVELOPMENTS SUBMITTED AFTER AUGUST 30, 2007, ALL UTILITY WIRES, LINES, AND/OR CABLE IN SAID DEVELOPMENTS UTILIZED BY ELECTRIC AND/OR TELECOMMUNICATIONS COMPANIES SHALL BE PLACED UNDERGROUND. EXCLUDING 12KV AND ABOVE.
17. CODES TO BE REFERENCED AS PART OF THIS DEVELOPMENT:
    2006 ARKANSAS PLUMBING CODE
    2012 INTERNATIONAL BUILDING CODE
    2014 NATIONAL ELECTRIC CODE
    2010 ARKANSAS MECHANICAL CODE
18. ANY DAMAGE OR RELOCATION OF EXISTING FACILITIES WILL BE AT OWNERS EXPENSE
19. ANY POWER LINE EXTENSION THAT HAS TO BE BUILT TO THIS PROPERTY WILL BE AT THE OWNER'S EXPENSE. THE COST WILL BE DETERMINED AFTER THE OWNER MAKES APPLICATION FOR ELECTRIC SERVICE AND THE LINE HAS BEEN DESIGNED.
20. ALL OFFSITE EASEMENTS THAQT ARE NEEDED FOR OZARKS TO EXTEND ELECTRICAL SERVICE TO THE PROPERTY MUST BE OBTAINED BY DEVELOPER AND AND EASEMENT DOCUMENTATION PROVIDED TO OZARKS BEFORE WORK BEGINS. ON SITE EASEMENTS MUST BE SHOWN ON PLAT AND RECORDED WITHT THE COUNTY.



VICINITY MAP
N.T.S.
NORTH

PARCEL NUMBERS:	815-28738-050
PROJECT SITE ADDRESS:	CASTEEL LANE SPRINGDALE, ARKANSAS
ZONING CLASSIFICATION:	C-2 (GENERAL COMMERCIAL)
ACRES:	6.67±
PROPOSED USE:	SELF STORAGE
OWNER:	SPRINGDALE'S BEST STORAGE LLC. 10620 HWY 72 W BENTONVILLE AR 72712
DEVELOPER:	CALCON INC. 10620 W AR 72 HWY BENTONVILLE AR 72712 PHONE: (479) 273-5588 EMAIL: DREW@CALCONINC.COM
ARCHITECT:	HENRY ARCHITECTURE 1722 N COLLEGE AVE ST C BOX 153 FAYETTEVILLE AR 72703 PHONE: (479) 530-9693 EMAIL: CHENRY@HENRYARCHITECTURE.COM
ENGINEER/SURVEYOR:	BATES & ASSOCIATES, INC. GEOFFREY H. BATES P.E. 9810 DERRICK L. THOMAS P.L.S. 1642 7230 S PLEASANT RIDGE DR FAYETTEVILLE, AR 72703 PHONE: (479) 442-9350 FAX: (479) 521-9350 EMAIL: GEOFF@BATESNWA.COM

INDEX OF DRAWINGS

01	COVER SHEET
02	EXISTING SITE + BOUNDARY SURVEY
03-04.6	SITE PLAN, WATER MAIN PROFILES, FIRE ACCESS
05	GRADING + EROSION CONTROL PLAN
06	LANDSCAPE PLAN
07-7.1	STORM PLAN + PROFILE
08	PHOTOMETRIC PLAN
09-13	DETAILS

ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN, AND ALL OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INITIATION OF THE ACTUAL PORTION OF THEIR WORK.

OWNERSHIP OF DOCUMENTS

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF BATES + ASSOCIATES, INC., AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BATES + ASSOCIATES, INC.

SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, OR NEAR THE CONSTRUCTION SITE.

FLOOD CERTIFICATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS.
(FIRM PANEL #05143C0060F. DATED 05/16/2008)

GENERAL SURVEY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

GENERAL DISCLAIMER

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

A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.
HTTP://WWW.SPRINGDALEAR.GOV/DOCUMENTCENTER/HOME/VIEW/3315

UTILITY CONTACT INFORMATION

CABLE:	COX COMMUNICATIONS JASON COMBS / MICHAEL MOORE 4921 S. 48th STREET SPRINGDALE, AR 72762 PHONE: (479) 717-3730	FIRE:	CITY OF SPRINGDALE 417 HOLCOMB STREET SPRINGDALE, AR 72764 PHONE: (479) 750-4510	WATER & SEWER:	SPRINGDALE WATER UTILITIES LARRY PECKHAM 526 OAK AVE. SPRINGDALE, AR 72764 PHONE: (479) 927-4173
CITY:	CITY OF SPRINGDALE ENGINEERING/PLANNING 201 SPRING STREET SPRINGDALE, AR 72764 PHONE: (479) 750-8550	GAS:	BLACK HILLS ENERGY 655 E. MILLSAP DRIVE FAYETTEVILLE, AR 72703 PHONE: (800) 563-0012	WASTE:	WASTE MANAGEMENT 11979 ARBOR ACRES RD. FAYETTEVILLE, AR 72701 PHONE: (800) 443-5558
ELECTRIC:	OZARKS ELECTRIC WES MAHAFFEY 406 W EMMA AVE SPRINGDALE AR 72764 PHONE: (479) 263-2167 EMAIL: WMAHAFFEY@OZARKSECC.COM	TELEPHONE:	SOUTHWESTERN BELL SUE CLOUSER FAYETTEVILLE, AR 72701 PHONE: (479) 442-3107		

ZONE C-2(GENERAL COMMERCIAL) BUILDING SETBACKS:

FRONT:	30FT
FRONT: W/ PARKING BETWEEN BUILDING AND R.O.W.	50FT
SIDE: SUBJECT TO APPLICABLE BUILDING AND FIRE CODES	0FT
SIDE: RESIDENTIAL ADJACENT	20FT
REAR:	20FT

GREENSPACE CALCULATIONS:

TOTAL NET AREA OF PARCEL:	290598.342 SQ. FT.
REQUIRED GREENSPACE PER ZONING (C-2)	29059.84 SQ. FT. (10%)
POST-DEVELOPED GREENSPACE:	76782.011 (26.4%)

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
NAD83(HARN) HORIZONTAL DATUM

BASIS OF ELEVATION:
CITY OF SPRINGDALE GPS MONUMENT #18293102
NAVD88 VERTICAL DATUM

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VARIANCES
1) FOUNDATION LANDSCAPE
2) INTERIOR PARKING LOT LANDSCAPE

ZONE C-2 (GENERAL COMMERCIAL) PARKING REQUIREMENTS:
CHAPTER 130, ARTICLE 7, SECTION 7.4 - PARKING STANDARDS

WAREHOUSE & STORAGE:	1 SPACE PER 1,200 SQ. FT.
WAREHOUSE AREA:	96242 SQ. FT.
SPACES REQUIRED:	81 SPACES
TOTAL PARKING SPACES REQUIRED:	82
TOTAL PARKING SPACES PROVIDED:	86*

*PARKING FOR SELF STORAGE WILL BE PROVIDED IN FRONT OF INDIVIDUAL UNITS AT THE TIME OF USE

ADA SPACES REQUIRED/PROVIDED:	1

WASHINGTON COUNTY PARCEL# 815-28738-050

SURVEY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N87°44'51"W 525.18' FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°29'41"W 739.73' TO AN EXISTING REBAR, THENCE S87°30'54"E 29.94' TO AN EXISTING REBAR, THENCE S02°29'59"W 421.21' TO AN EXISTING REBAR, THENCE S87°36'20"E 165.19' TO AN EXISTING REBAR, THENCE S02°33'40"W 155.65' TO AN EXISTING REBAR, THENCE N87°32'30"W 494.95' TO AN EXISTING REBAR, THENCE N01°41'23"E 1315.40', THENCE S87°44'51"E 318.52' TO THE POINT OF BEGINNING, CONTAINING 10.33 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN CASTEEL LANE RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

ENGINEER: G. Bates
DRAWN BY: M. Williams

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
1-18-22

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

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REVISIONS	DATE
1ST SUBMITTAL	11/03/22
TECHNICAL PLAT REVISIONS	12/14/22
3RD SUBMITTAL	1/18/23

SPRINGDALE BEST STORAGE
LARGE SCALE DEVELOPMENT L22-71

COVER SHEET
SPRINGDALE, ARKANSAS

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Civil Engineering & Surveying
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PROJECT NO 22-210

DRAWING NO 01

Drawing Name: I:\2022\17-017\Engineering\01 Cover.dwg
Scale: 1=1 (PS) Xrefs Used: BATES-AR, COA BBA, 24X36
Date: 6/8/2017 Time: 8:48 am

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 87°32'51" E	9.13'
L2	S 02°36'58" W	0.53'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	59.50'	145.72'	111.94'	S 17°14'06" E	140°19'25"

ADJACENT LAND OWNERS:
1) HARTWICK, SHANNON W
110 HOSS ST
CENTERTON, AR 72719-9214
PARCEL #815-37344-000
ZONED: C-2
2) HUIZAR, SALVADOR
200 BETTY HILL AVE
DUARTE, CA 91010
PARCEL #815-37345-000
ZONED: C-2
3) CLUM, ALISA
PO BOX 8212
NEWPORT BEACH, CA 92658
PARCEL #815-37346-000
ZONED: C-2
4) NELFORD, MONTGOMERY G III
PO BOX 1412
FAYETTEVILLE, AR 72702
PARCEL #815-37347-000
ZONED: C-2
5) DBCB PROPERTIES LLC
246 VIA TALDO ST
SPRINGDALE, AR 72762
PARCEL #815-37348-000
ZONED: C-2
6) DBT PROPERTIES LLC
246 VIA TALDO ST
SPRINGDALE, AR 72762
PARCEL #815-37349-000
ZONED: C-2
7) RUIZ, NICANDRO SOTO
177 ERIN PL
SPRINGDALE, AR 72764
PARCEL #815-37350-000
ZONED: C-2
8) SIRS INC
PO BOX 760
WEST FORK, AR 72774
PARCEL #815-37351-000
ZONED: MF-4

9) SPRINGDALE PUBLIC FACILITIES BOARD
PO BOX 166
SPRINGDALE, AR 72765-0166
PARCEL #815-22505-165
ZONED: I-3
10) VINTECH NANO MATERIALS LLC
16825 NORTHCHASE STE 1400
HOUSTON, TX 77060
PARCEL #815-22505-166
ZONED: I-3
11) FAITH FREE WILL BAPTIST CHURCH
5370 BOB MILLS RD
SPRINGDALE, AR 72762-0439
PARCELS #815-28738-070 & #815-28738-110
ZONED: A-1/SF-2
12) HILTON, SAVANNA
183 CASTEEL LN
SPRINGDALE, AR 72764-4727
PARCEL #815-28738-080
ZONED: A-1
13) REYES, ASCENCION
197 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-090
ZONED: A-1
14) MONDRAGON, MANUEL
211 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-100
ZONED: A-1
15) CAHOON, THOMAS P
2 S STONEBRIDGE RD
FAYETTEVILLE, AR 72701
PARCEL #815-28738-051
ZONED: A-1
16) JOSEPH, ELIPET
243 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-120
ZONED: A-1

17) JIM JONES INVESTMENTS INC
15531 COW FACE RD
LOWELL, AR 72745
PARCEL #815-28738-130
ZONED: A-1
18) GONZALES, CARLOS EDUARDO
274 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-052
ZONED: C-2
19) GONZALEZ, ROSA MELIDA
292 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-053
ZONED: C-2
20) CALDERA, PASCUAL
318 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-060
ZONED: A-1
21) ESCOBAR, JOSE J
315 CASTELL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-160
ZONED: A-1
22) BROWN, JOHN DAVID (SURVIVOR)
2600 N CROSSOVER RD
FAYETTEVILLE, AR 72703-4370
PARCEL #815-28738-170
ZONED: A-1
23) CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE, AR 72764
PARCELS #815-28738-210 & #815-33843-000
ZONED: MF-16/I-1
24) AMERICAN TUBING ARKANSAS LLC
2191 FORD AVE
SPRINGDALE, AR 72764
PARCEL #815-33844-000
ZONED: C-2/I-1

BASIS OF BEARING:
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NAD83(HARN) HORIZONTAL DATUM

BASIS OF ELEVATION:
CITY OF SPRINGDALE GPS MONUMENT #18293102
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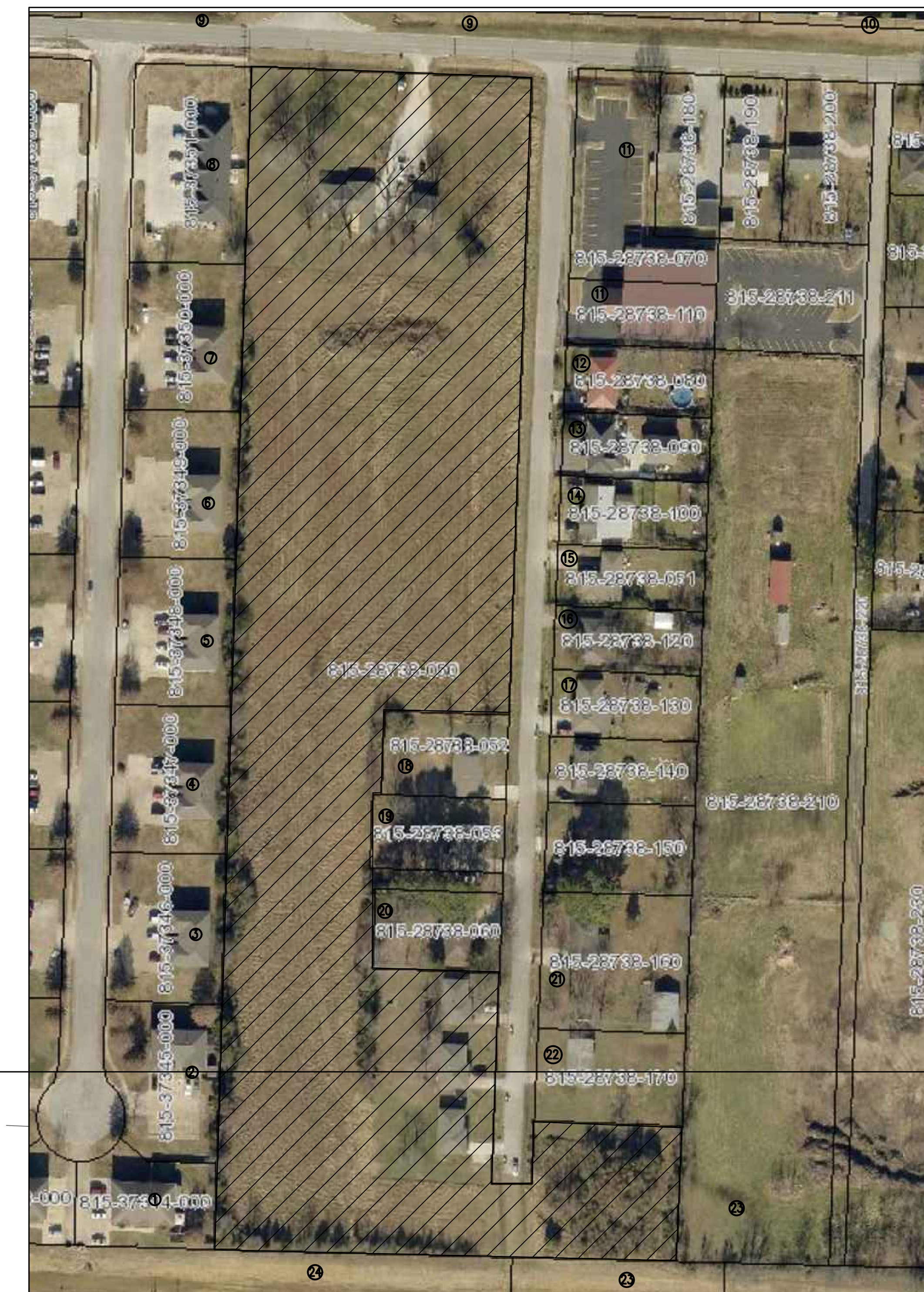
NORTH

0 50 100
GRAPHIC SCALE IN FEET



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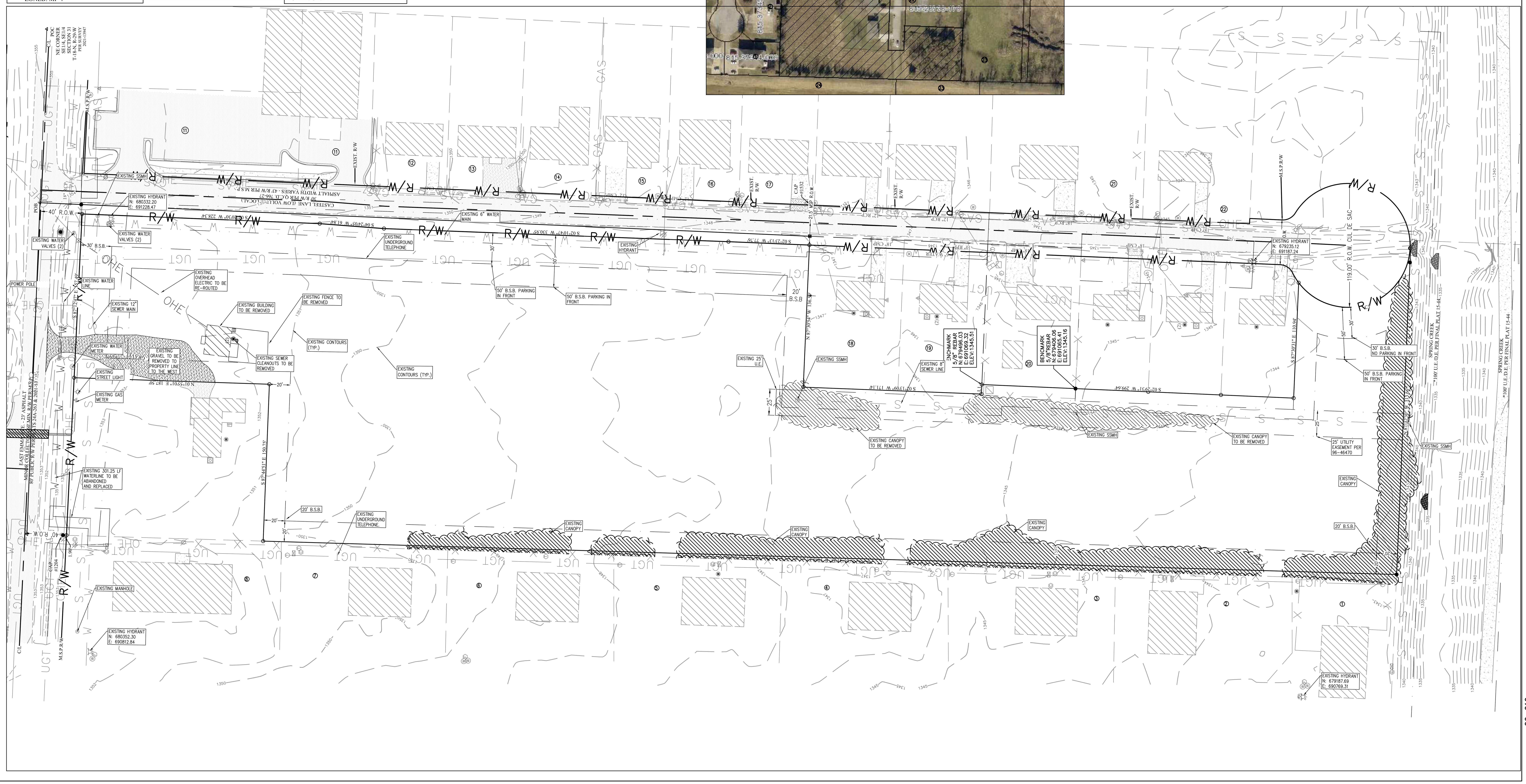

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Drawing Name: 17\000\17-017\Engineering\02 Existing Site Plan.dwg
Xrefs Used: BATES-AR, 24X36, base, COA BBA

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 9810 GEOFFREY H. BATES
1-18-23
CERTIFICATE OF AUTHORIZATION BATES & ASSOCIATES, INC. #1335 ARKANSAS ENGINEER

ENGINEER: G. Bates
DRAWN BY: M. Williams

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REVISIONS	DATE
1ST SUBMITTAL	11/03/22
TECHNICAL PLAT REVISIONS	12/14/22
3RD SUBMITTAL	1/18/23

SPRINGDALE BEST STORAGE
LARGE SCALE DEVELOPMENT L22-71
EXISTING SITE PLAN
SPRINGDALE, ARKANSAS

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Civil Engineering & Surveying
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PROJECT NO 22-210

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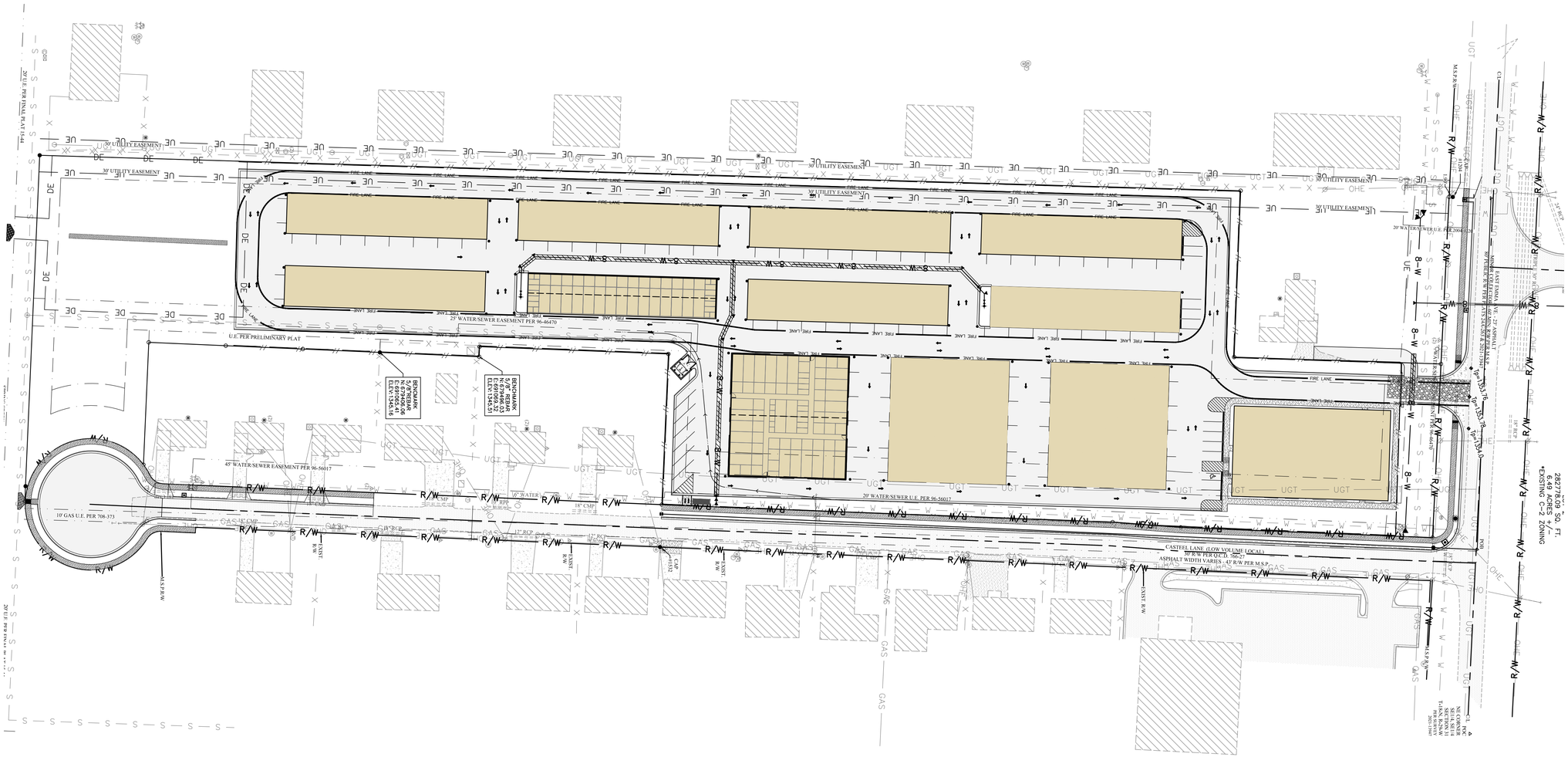

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LEGEND		
PROPOSED	EXISTING	DESCRIPTION
AE	AE	ACCESS EASEMENT
		ASPHALT (EDGE)
		ASPHALT (SURFACE)
		BOLLARD
		BUILDING
		BUILDING SETBACK LINE
		CABLE TV (UNDERGROUND)
		CENTERLINE
		CONCRETE (EDGE)
		CONCRETE (SURFACE)
		CONDUIT
1255	1255	CONTOURS
		CURB & GUTTER
		DRAINAGE FLOW
T	T	DUMPSTER
UE	UE	UTILITY EASEMENT
UGE	UGE	ELECTRICAL (UNDERGROUND)
OHE	OHE	ELECTRICAL (OVERHEAD)
		ELECT. TRANSFORMER
		EROSION CONTROL FENCE
		EROSION CONTROL RIP-RAP
		FENCE (EX. WIRE/PR. SCREENING)
FO	FO	FIBER OPTIC CABLE
		FIRE HYDRANT ASSEMBLY
		FLOWLINE
		FORCE MAIN
GAS	GAS	GAS MAIN
		GAS METER/VALVE
		GRAVEL (EDGE)
		GRAVEL (SURFACE)

	IRON PIN – (RE-BAR)
	LIGHT
	POND
	POWER POLE
	PROPERTY LINE
	RETAINING WALL
R/W	RIGHT-OF-WAY
S	SANITARY SEWER MANHOLE
SS	SANITARY SEWER PIPE
SSV	SANITARY SEWER SERVICE
	SECTION/TIE LINE
	SIDEWALK
STOP	SIGN
FFE=1320	SPOT ELEVATION
	STABILIZED CONSTRUCTION ENT.
	STORM SEWER INLET
	STORM SEWER PIPE
	STRIPE (PAINTED OR STICKY)
T	TELEPHONE PED/MANHOLE
	TELEPHONE (UNDERGROUND)
	TREE LINE CANOPY
	TREE/TREE TO BE REMOVED
	WATER MAIN BLOWOFF VALVE
	WATER MAIN FIRE DEPT. CONN.
	WATER MAIN PIPE
	WATER MAIN REDUCER
	WATER MAIN THRUST BLOCK
W	WATER METER
I	WATER METER (IRRIGATION)
	WATER VALVE

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NORTH
0 50 100
GRAPHIC SCALE IN FEET

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
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ARKANSAS ENGINEER

ENGINEER: G. Bates
DRAWN BY: M. Williams

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REVISIONS	DATE
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3RD SUBMITTAL	1/18/23

SPRINGDALE BEST STORAGE
LARGE SCALE DEVELOPMENT L22-71
OVERALL SITE PLAN
SPRINGDALE, ARKANSAS

Bates & Associates, Inc.
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PROJECT NO 22-210

DRAWING NO 03

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Scale: 1=20 (PS)
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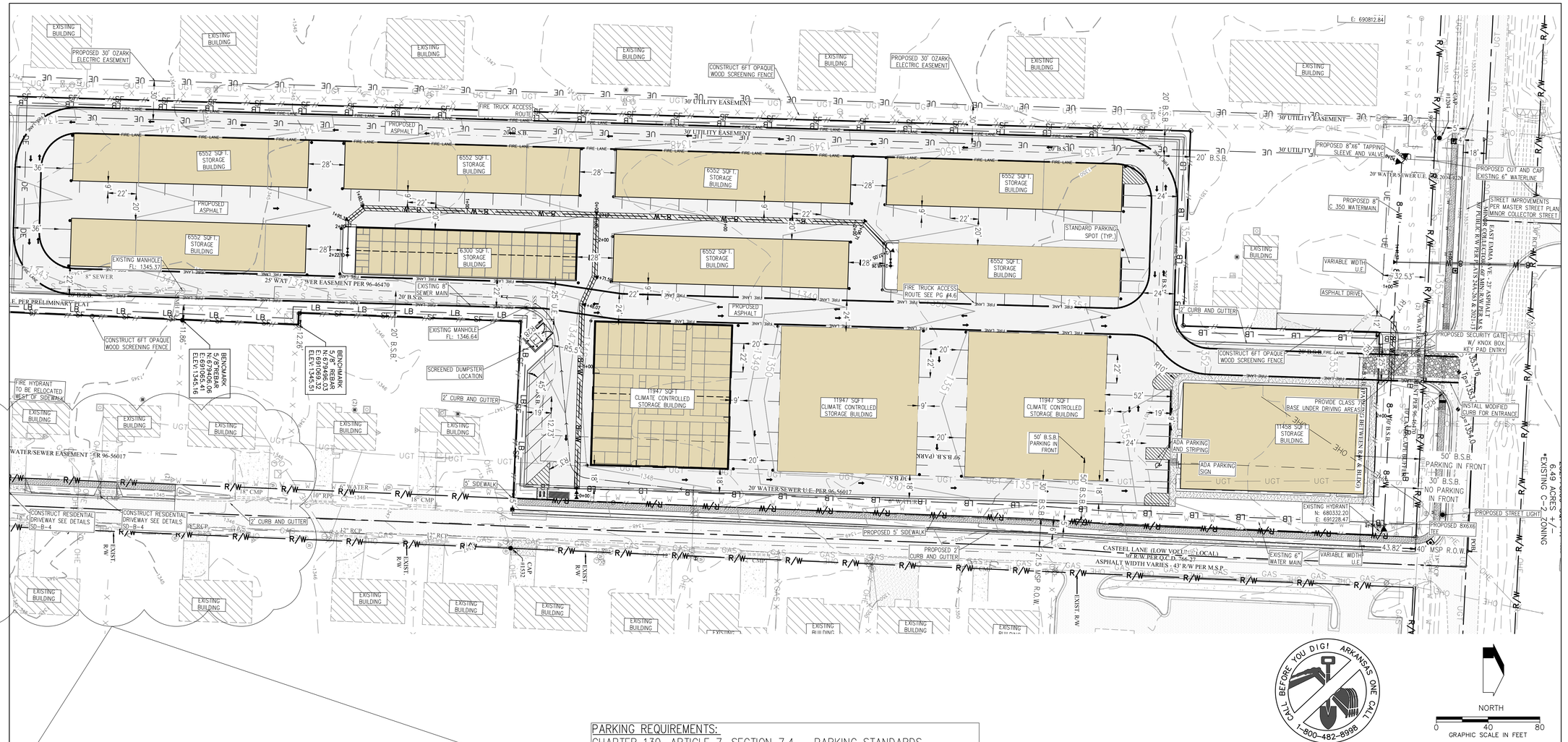
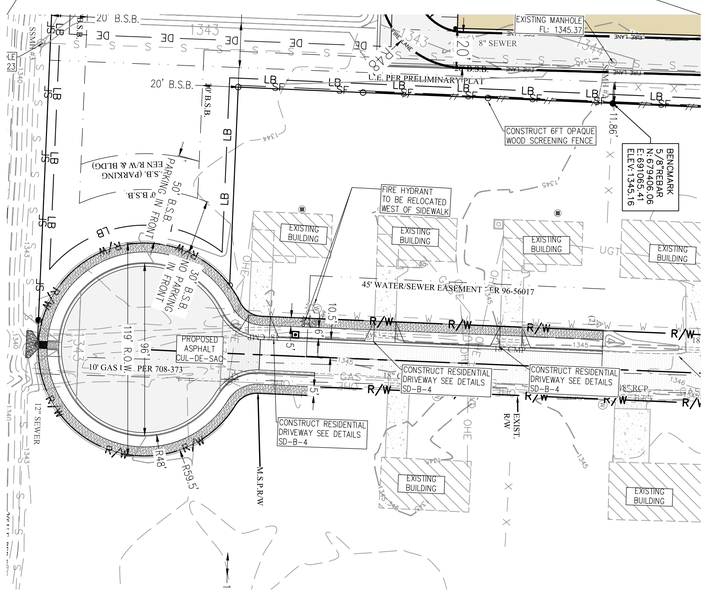
Xrefs Used: BATES-AR_24X36_base, COA BBA





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CHAPTER 130, ARTICLE 7, SECTION 7.4 – PARKING STANDARDS

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ENGINEER: G. Bates
DRAWN BY: M. Williams

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TECHNICAL PLAT REVISIONS	12/14/22
3RD SUBMITTAL	1/18/23

SPRINGDALE BEST STORAGE
LARGE SCALE DEVELOPMENT L22-71
SITE PLAN
SPRINGDALE, ARKANSAS

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DRAWING NO 04

PROJECT NO 22-210

Time: 10:06 am
Scale: 1=20 (PS)
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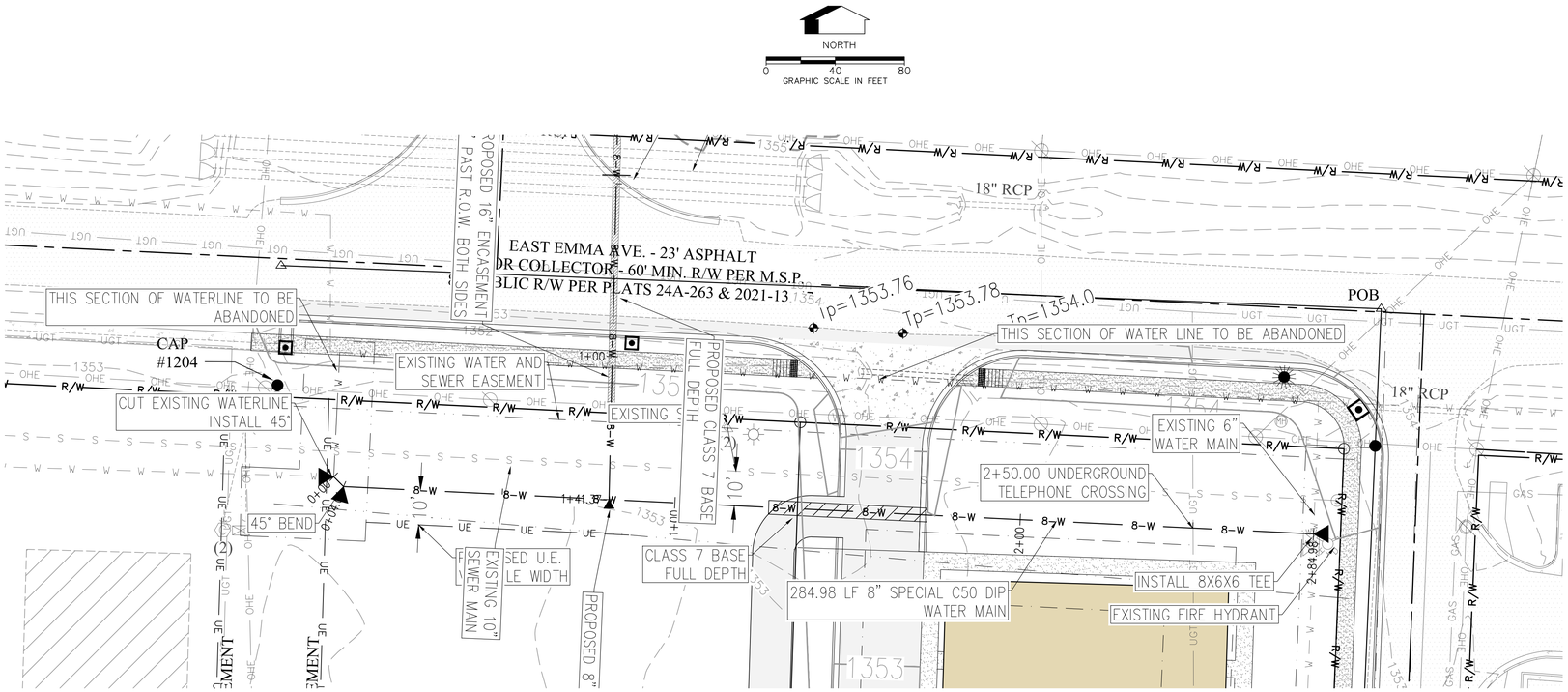

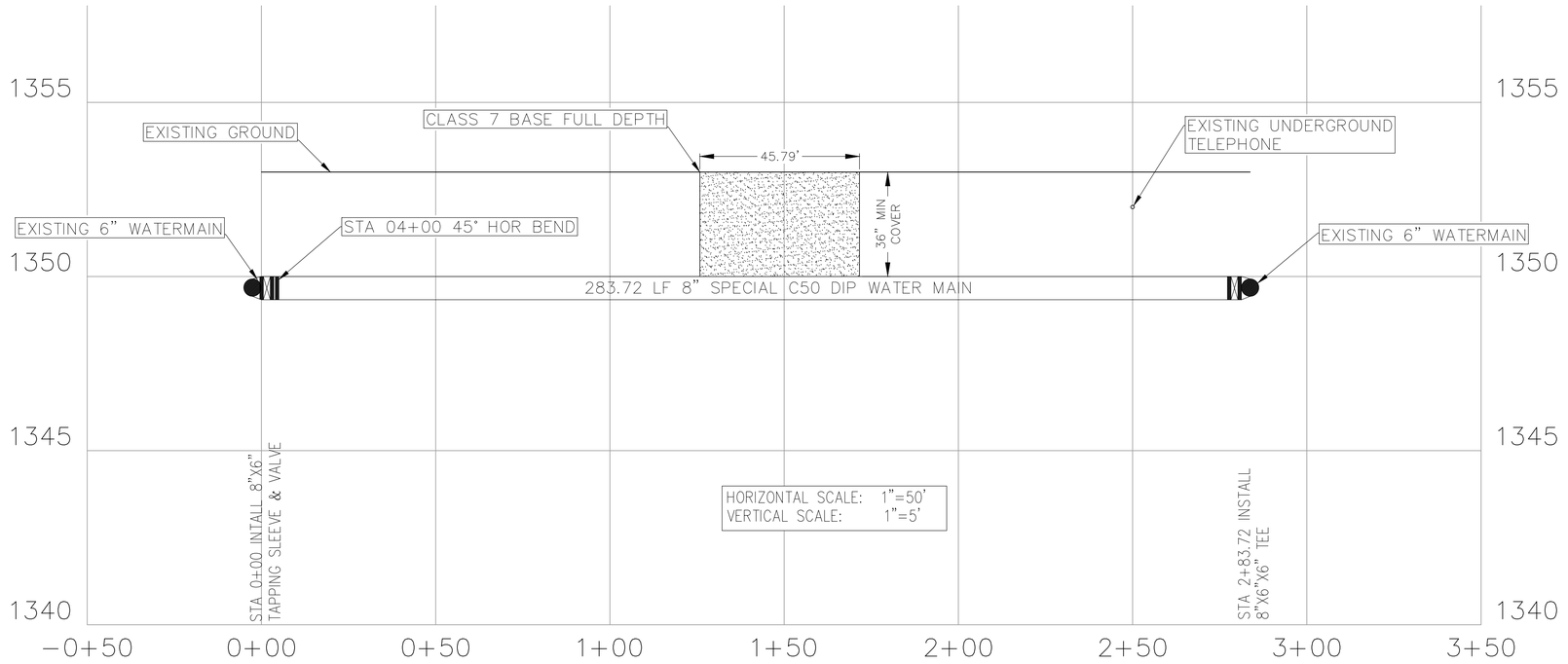

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1-18-23

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DRAWN BY: M. Williams

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REVISIONS	DATE
1ST SUBMITTAL	11/03/22
TECHNICAL PLAT REVISIONS	12/14/22
3RD SUBMITTAL	1/18/23

SPRINGDALE BEST STORAGE
LARGE SCALE DEVELOPMENT L22-71

WATER MAIN PROFILE

SPRINGDALE, ARKANSAS

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PROJECT NO 22-210

DRAWING NO 4.1

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Date: 5/16/2017

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Drawing Name: 17\000\17-017\Engineering\02 Existing Site Plan.dwg
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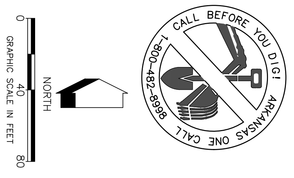

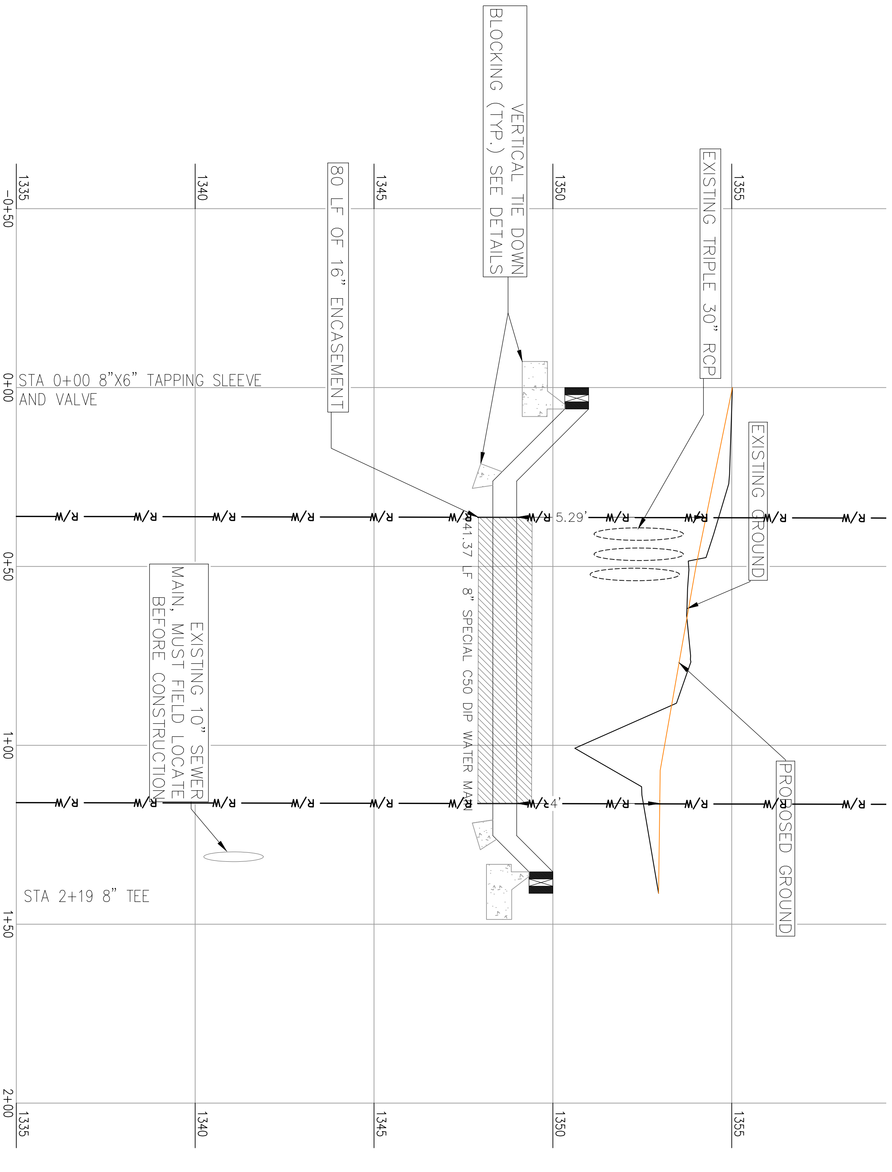

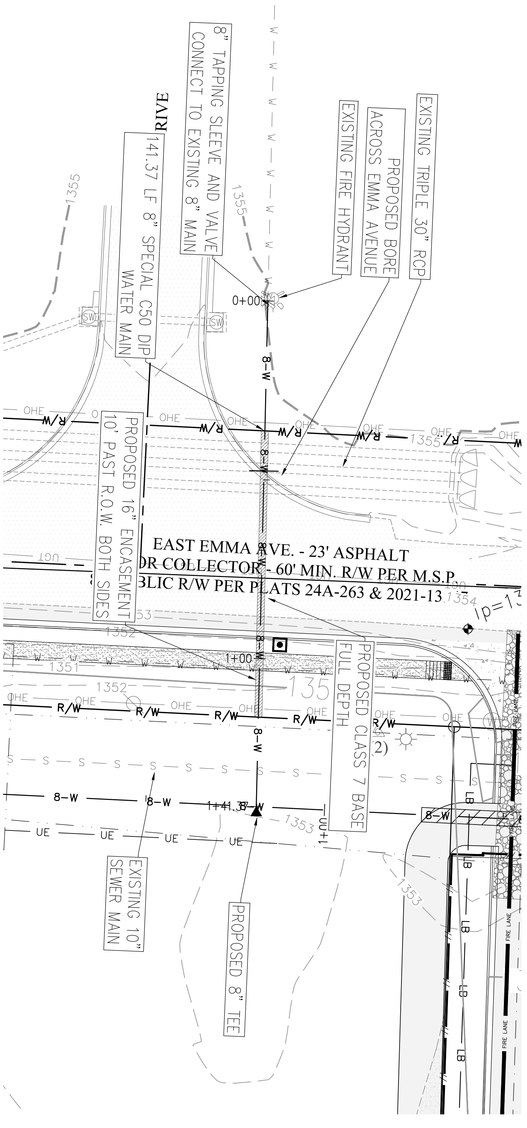

PROJECT NO 22-210

DRAWING NO 4.2

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SPRINGDALE BEST STORAGE
LARGE SCALE DEVELOPMENT L22-71

WATER MAIN PROFILE

SPRINGDALE, ARKANSAS

REVISIONS	DATE
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3RD SUBMITTAL	1/18/23

DRAWN BY: M. Williams
ENGINEER: G. Bates

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Time: 10:06 am
Scale: 1=20 (PS)
Date: 5/16/2017

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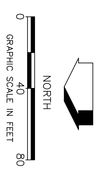
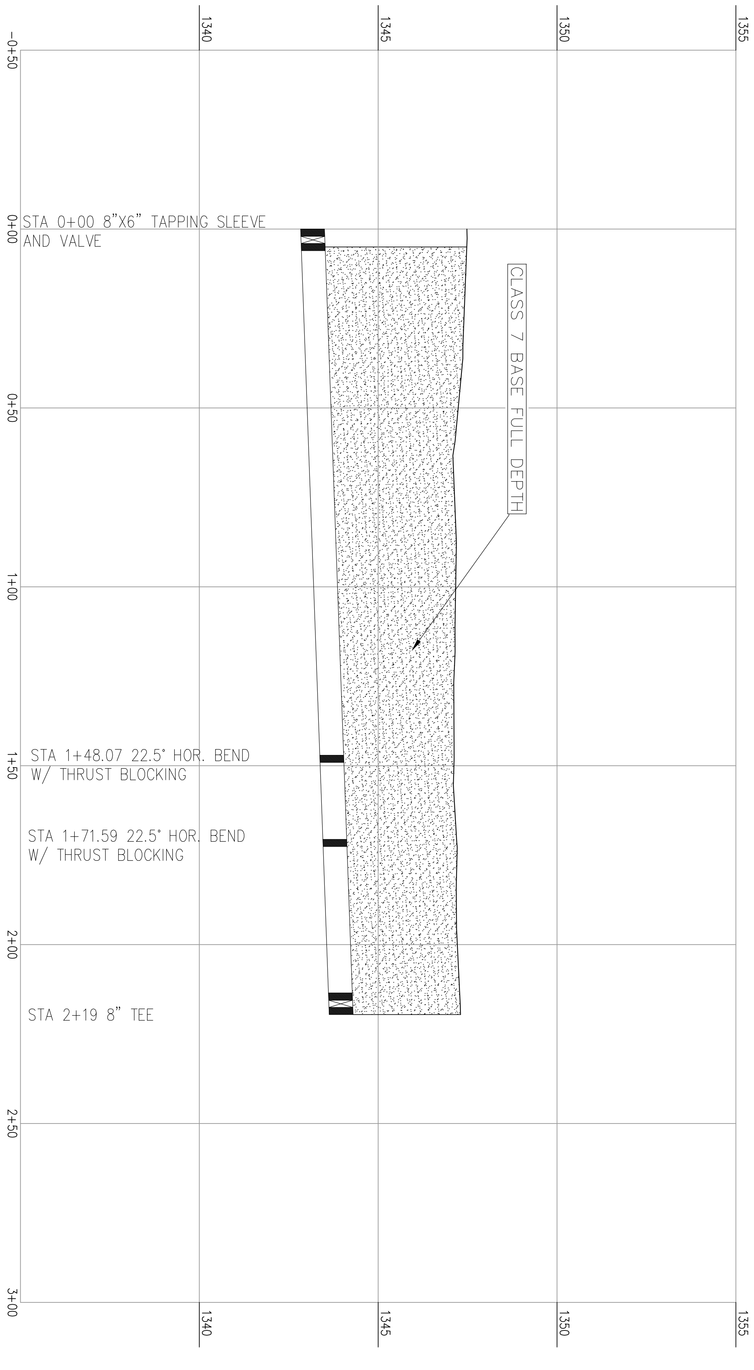
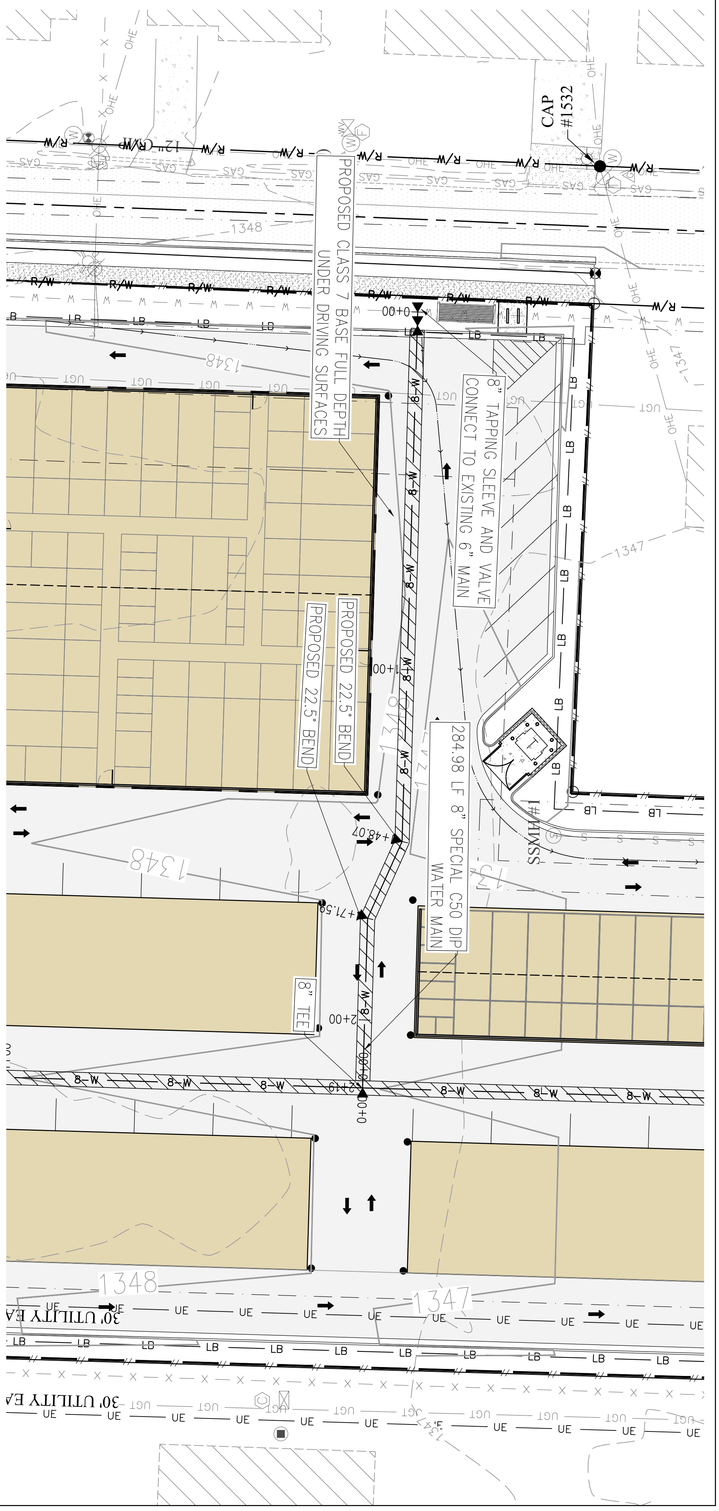
Xrefs Used: BATES-AR, 24X36, base, COA BBA







PROJECT NO 22-210

DRAWING NO 4.3

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SPRINGDALE BEST STORAGE
LARGE SCALE DEVELOPMENT L22-71

WATER MAIN PROFILE

SPRINGDALE, ARKANSAS

REVISIONS	DATE
1ST SUBMITTAL	11/03/22
TECHNICAL PLAT REVISIONS	12/14/22
3RD SUBMITTAL	1/18/23

DRAWN BY: M. Williams
ENGINEER: G. Bates

1-18-23
CERTIFICATE OF AUTHORIZATION BATES & ASSOCIATES, INC. 4135
GEOFFREY H. BATES No. 9810 REGISTERED PROFESSIONAL ENGINEER STATE OF ARKANSAS

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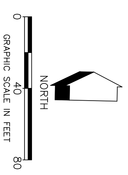

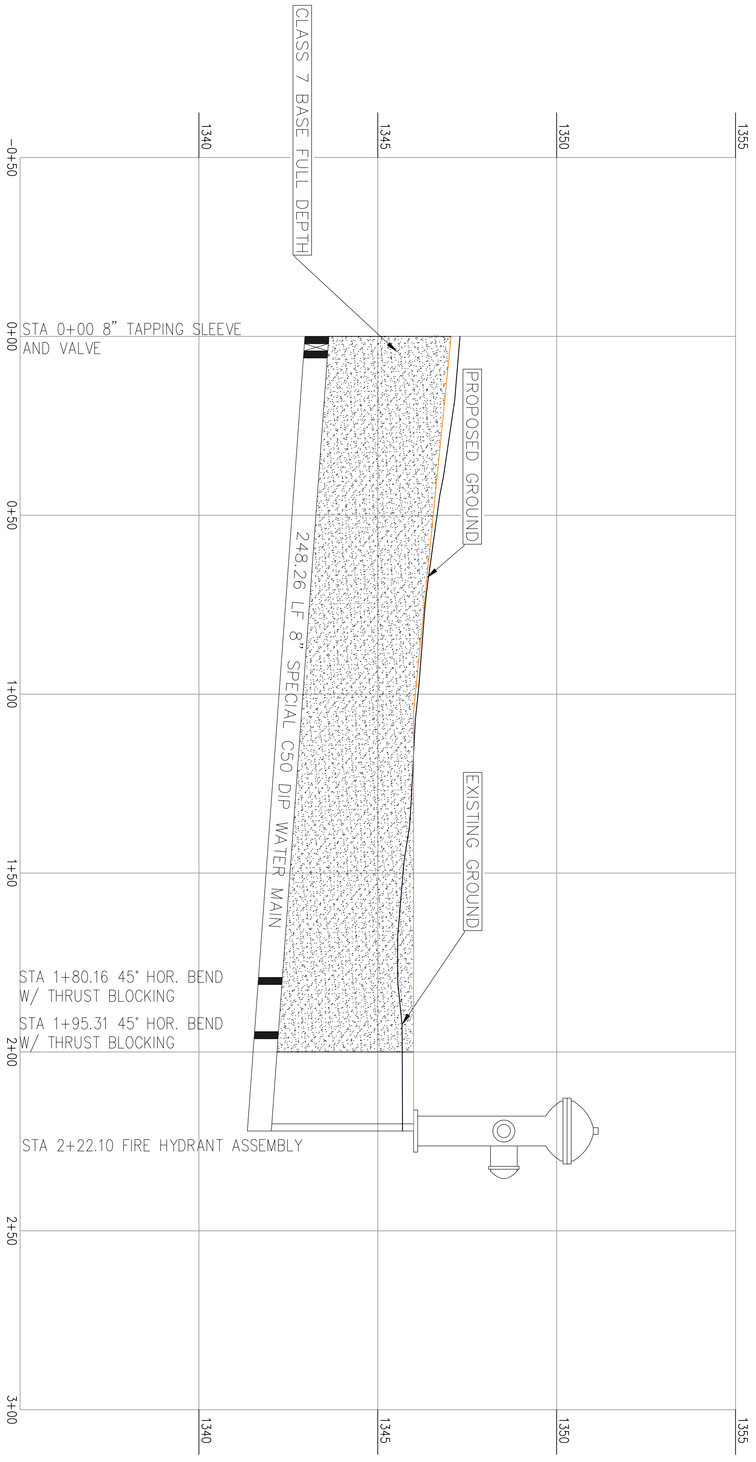

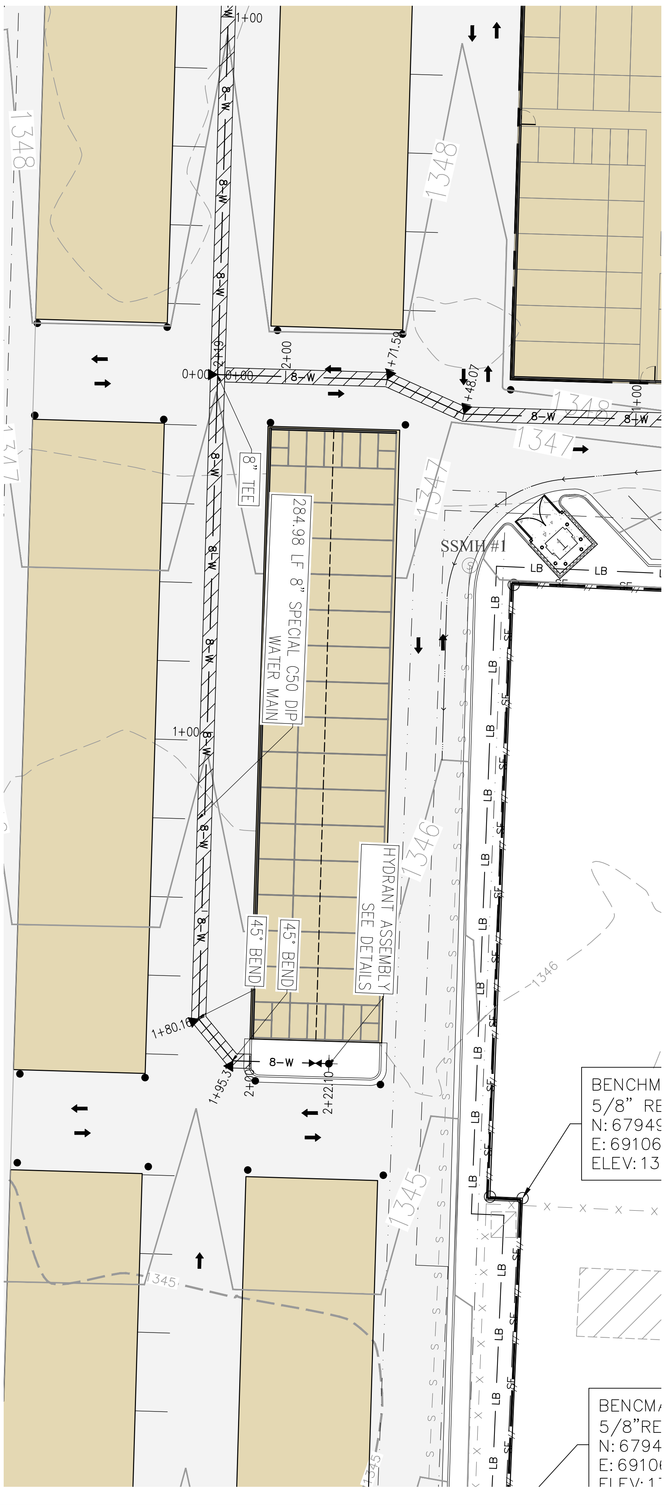

PROJECT NO 22-210

DRAWING NO 4.4

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SPRINGDALE BEST STORAGE
LARGE SCALE DEVELOPMENT L22-71
WATER MAIN PROFILE

SPRINGDALE, ARKANSAS

REVISIONS	DATE
1ST SUBMITTAL	11/03/22
TECHNICAL PLAT REVISIONS	12/14/22
3RD SUBMITTAL	1/18/23

DRAWN BY: M. Williams
ENGINEER: G. Bates

1-18-23
CERTIFICATION OF AUTHORIZATION BATES & ASSOCIATES, INC. ARKANSAS
STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 9810 GEOFFREY H. BATES

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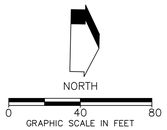

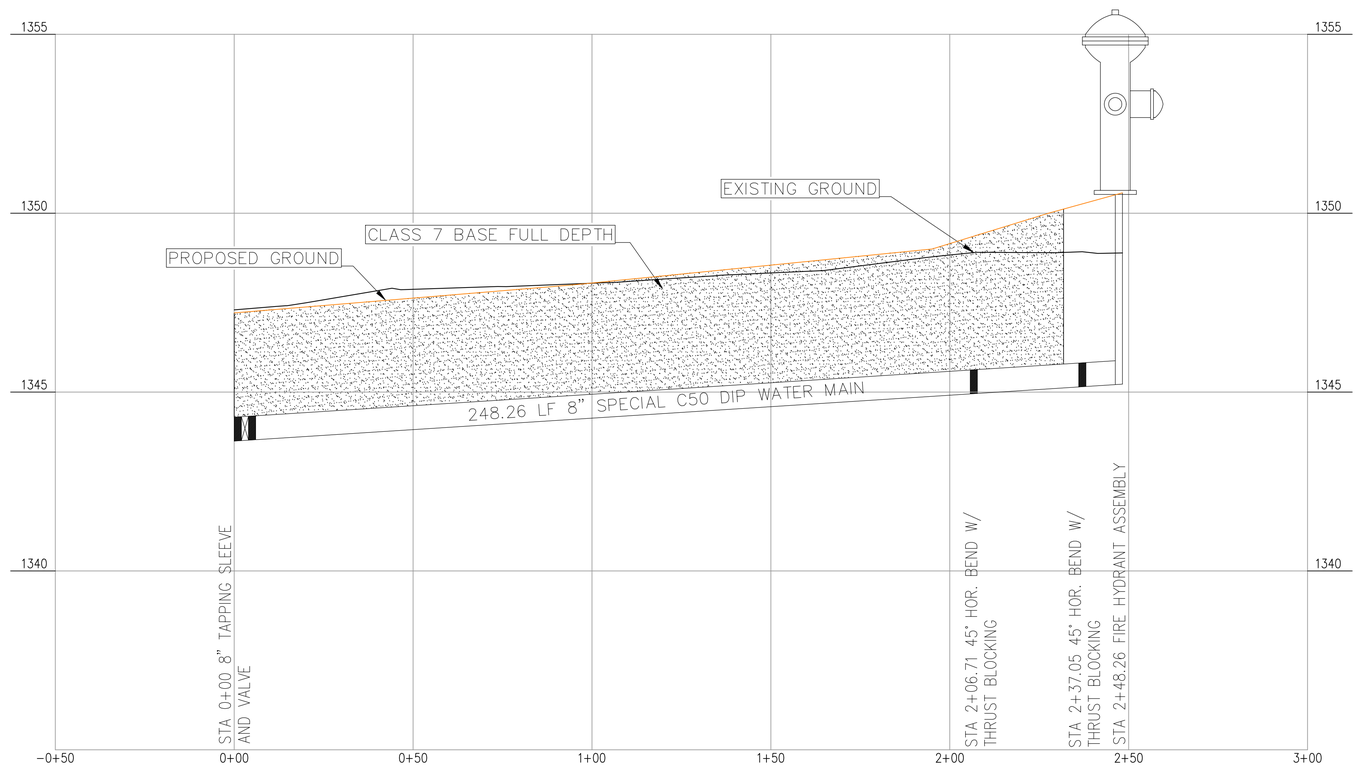

ENGINEER: G. Bates
DRAWN BY: M. Willoms

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
1-18-23

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

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REVISIONS

	DATE
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TECHNICAL PLAT REVISIONS	12/14/22
3RD. SUBMITTAL	1/18/23

SPRINGDALE BEST STORAGE
LARGE SCALE DEVELOPMENT L22-71
WATER MAIN PROFILE
SPRINGDALE, ARKANSAS

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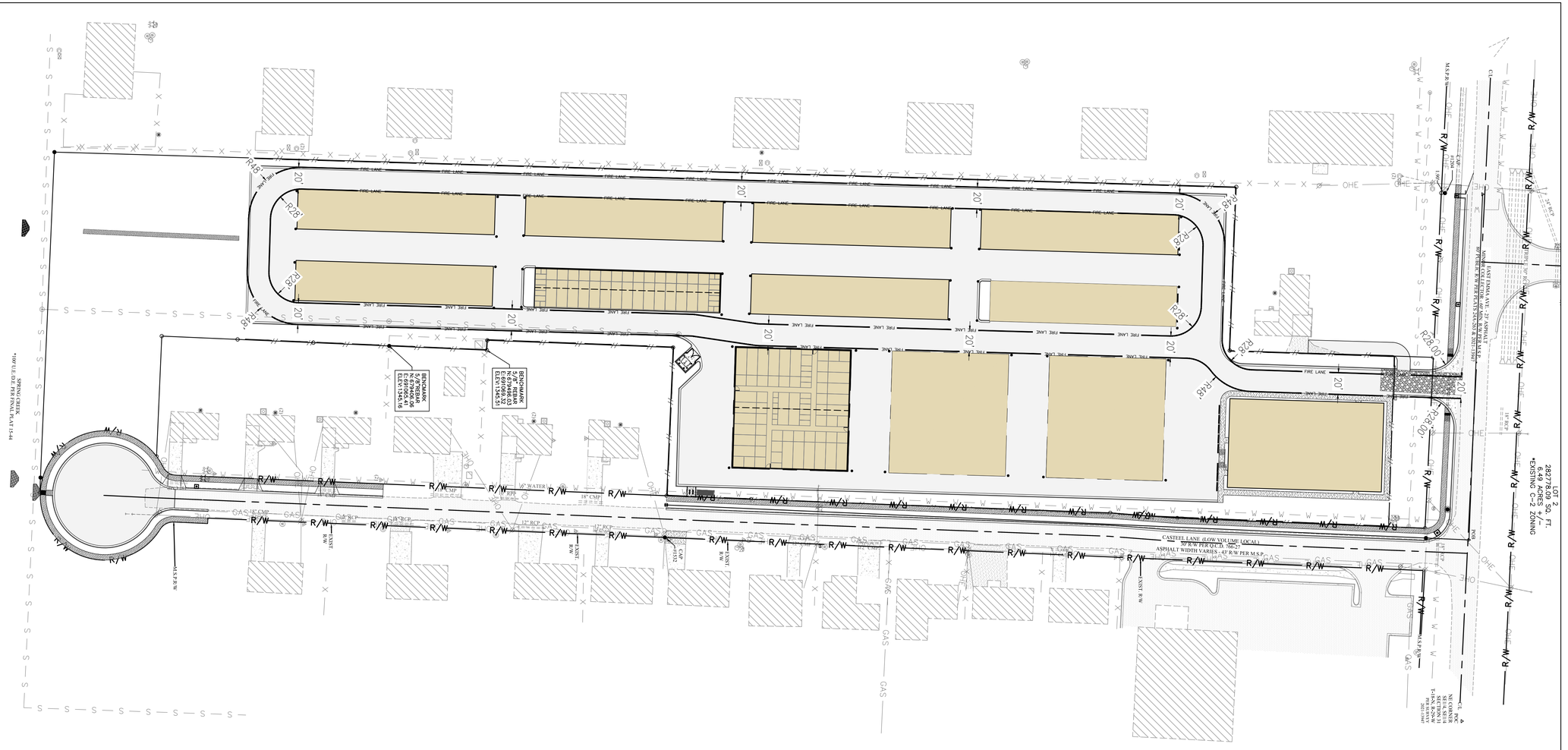
PROJECT NO 22-210

DRAWING NO 4.5

Time: 10:06 am
Scale: 1=20 (PS)
Date: 5/16/2017

Drawing Name: 17\000\17-017\Engineering\02 Existing Site Plan.dwg
Xrefs Used: BATES-AR, 24X36, base, COA BBA



PARKING REQUIREMENTS:	
CHAPTER 130, ARTICLE 7, SECTION 7.4 – PARKING STANDARDS	
WAREHOUSE & STORAGE:	1 SPACE PER 1,200 SQ. FT.
WAREHOUSE AREA:	96242 SQ. FT.
SPACES REQUIRED:	81 SPACES
TOTAL PARKING SPACES REQUIRED:	82
TOTAL PARKING SPACES PROVIDED:	86*
*PARKING FOR SELF STORAGE WILL BE PROVIDED IN FRONT OF INDIVIDUAL UNITS AT THE TIME OF USE	
ADA SPACES REQUIRED/PROVIDED:	1

BUILDING SETBACKS:	
FRONT:	30FT
FRONT: W/ PARKING BETWEEN BUILDING AND R.O.W.	50FT
SIDE: SUBJECT TO APPLICABLE BUILDING AND FIRE CODES	0FT
SIDE: RESIDENTIAL ADJACENT	20FT
REAR:	20FT

GREENSPACE CALCULATIONS:	
TOTAL NET AREA OF PARCEL:	290598.342 SQ. FT.
REQUIRED GREENSPACE PER ZONING (C-2)	29059.84 SQ. FT. (10%)
POST-DEVELOPED GREENSPACE:	76782.011 (26.4%)

LEGEND		
PROPOSED	EXISTING	DESCRIPTION
AE	AE	ACCESS EASEMENT
		ASPHALT (EDGE)
		ASPHALT (SURFACE)
		BOLLARD
		BUILDING
		BUILDING SETBACK LINE
		CABLE TV (UNDERGROUND)
		CENTERLINE
		CONCRETE (EDGE)
		CONCRETE (SURFACE)
		CONDUIT
1255	1255	CONTOURS
		CURB & GUTTER
		DRAINAGE FLOW
T	T	DUMPSTER
UE	UE	UTILITY EASEMENT
		ELECTRICAL (UNDERGROUND)
		ELECTRICAL (OVERHEAD)
		ELECT. TRANSFORMER
		EROSION CONTROL FENCE
		EROSION CONTROL RIP-RAP
		FENCE (EX. WIRE/PR. SCREENING)
		FIBER OPTIC CABLE
		FIRE HYDRANT ASSEMBLY
		FLOWLINE
		FORCE MAIN
		GAS MAIN
GV		GAS METER/VALVE
		GRAVEL (EDGE)
		GRAVEL (SURFACE)

	IRON PIN – (RE-BAR)
	LIGHT
	POND
	POWER POLE
	PROPERTY LINE
	RETAINING WALL
R/W	RIGHT-OF-WAY
	SANITARY SEWER MANHOLE
	SANITARY SEWER PIPE
	SANITARY SEWER SERVICE
	SECTION/TIE LINE
	SIDEWALK
	SIGN
	SPOT ELEVATION
	STABILIZED CONSTRUCTION ENT.
	STORM SEWER INLET
	STORM SEWER PIPE
	STRIPE (PAINTED OR STICKY)
	TELEPHONE PED/MANHOLE
	TELEPHONE (UNDERGROUND)
	TREE LINE CANOPY
	TREE/TREE TO BE REMOVED
	WATER MAIN BLOWOFF VALVE
	WATER MAIN FIRE DEPT. CONN.
	WATER MAIN PIPE
	WATER MAIN REDUCER
	WATER MAIN THRUST BLOCK
	WATER METER
	WATER METER (IRRIGATION)
	WATER VALVE

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NORTH
0 50 100
GRAPHIC SCALE IN FEET

ENGINEER: G. Bates
DRAWN BY: M. Williams

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
1-18-23
CERTIFICATE OF AUTHORIZATION
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SPRINGDALE BEST STORAGE
LARGE SCALE DEVELOPMENT L22-71
FIRE ACCESS
SPRINGDALE, ARKANSAS

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PROJECT NO 22-210

DRAWING NO 4.6

Time: 10:06 am
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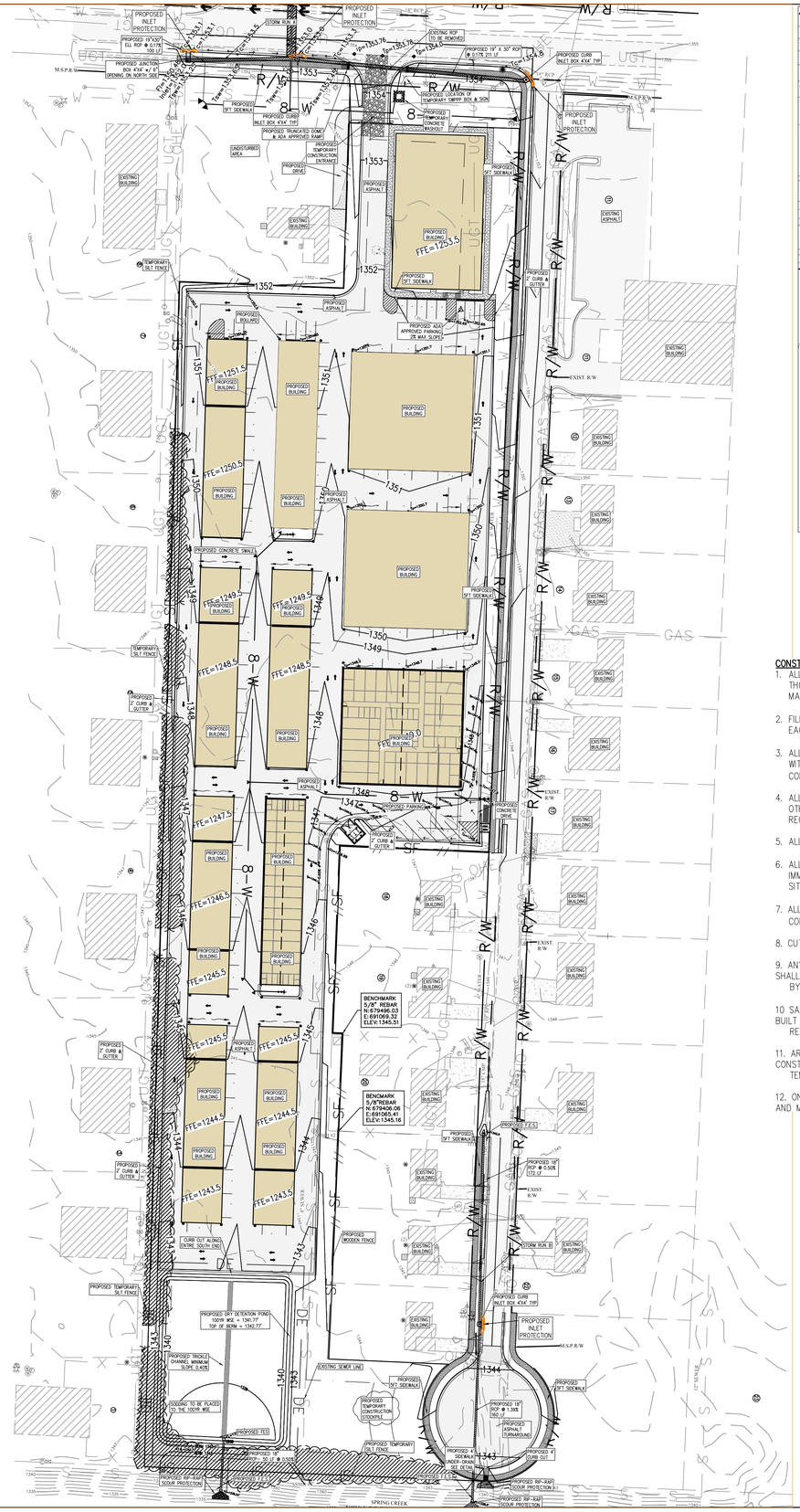
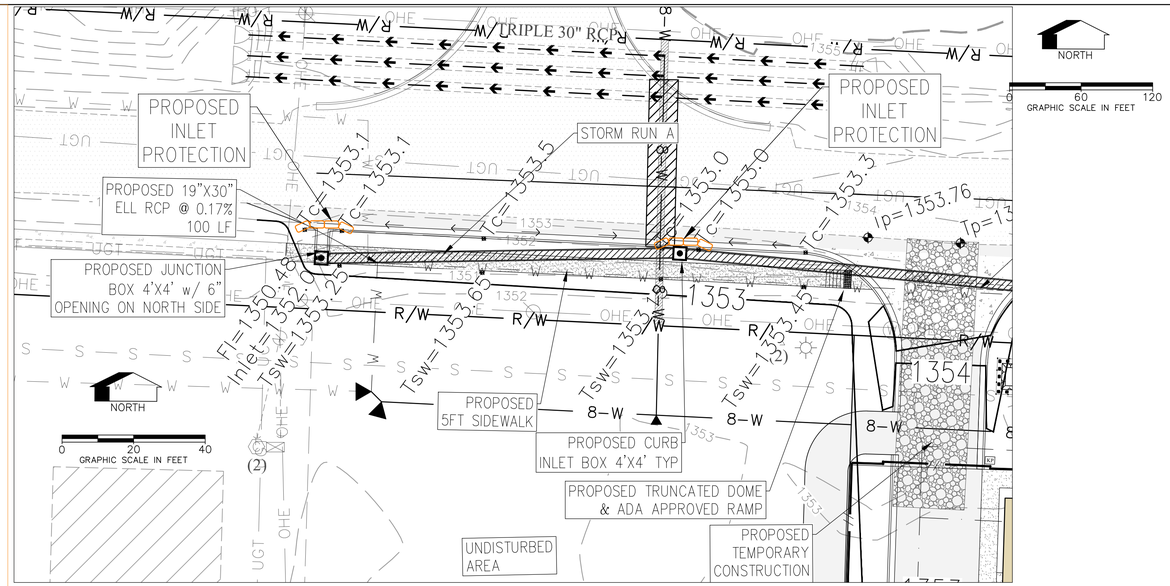
Date: 5/16/2017

Drawing Name: I:\2022\17-017\Engineering\02 Existing Site Plan.dwg
Xrefs Used: BATES-AR, 24X36, base, COA, BBA





CONSTRUCTION NOTES:

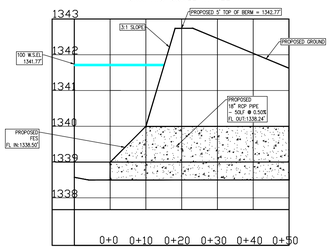
1. ALL AREAS UNDER BUILDINGS AND PAVED AREAS SHALL BE STRIPPED OF TOPSOIL. THE RESULTING SUB GRADE SHALL BE THOROUGHLY COMPACTED. ANY SOFT OR YIELDING AREAS SHALL BE STABILIZED OR REMOVED AND REPLACED WITH SUITABLE MATERIAL.
2. FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER. ALL FILL SHALL BE MADE IN LIFTS NOT EXCEEDING 8" THICKNESS WITH EACH LIFT COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL SLOPES SHALL NOT BE STEEPER THAN 3:1 SLOPE.
3. ALL GRADED AREAS SHALL HAVE 4" OF TOPSOIL, SOD, EROSION FABRIC, HERBACEOUS GROUND COVER, AND/OR HYDROSEEDED WITH A WARM SEASON GRASS. REVEGETATION SHALL BE IMMEDIATELY AFTER THE PHYSICAL ALTERATION OF THE LAND IS COMPLETE (MAXIMUM OF 15 DAYS).
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY GRADING REGULATIONS. SILT FENCES, BERMS, DETENTION PONDS, OR OTHER MEANS NEEDED TO MEET THE CITY GRADING REQUIREMENTS SHALL BE PROVIDED AS REQUIRED TO MEET THESE REGULATIONS.
5. ALL HEAVILY TRAVELED DIRT AREAS SHALL BE WETTED TO PREVENT EXCESSIVE DUST, DURING CONSTRUCTION.
6. ALL MUD/DIRT LEFT ON PUBLIC STREETS OR ADJACENT PROPERTIES AS A RESULT OF THIS CONSTRUCTION SHALL BE IMMEDIATELY SHOVELED OR SWEPT AWAY UNTIL IT IS COMPLETELY REMOVED BY THE CONTRACTOR AND PLACED BACK ON THE SITE.
7. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF SPRINGDALE'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
8. CUT OR FILL SLOPES SHALL HAVE A FINISH GRADE NO STEEPER THAN 3:1.
9. ANY RETAINING WALL MORE THAN FOUR FEET IN HEIGHT SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER AND SHALL BE FIELD INSPECTED BY THE DESIGN ENGINEER.

10 SAFETY RAILINGS ARE REQUIRED ON ANY RETAINING WALL GREATER THAN 30" IN HEIGHT. THE SAFETY RAILING SHALL BE BUILT IN TO THE MORE STRINGENT REQUIREMENTS OF THE SBCC OR AASHTO.

11. AREAS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 14 DAYS OF THE LAST DISTURBANCE IF CONSTRUCTION ACTIVITY IS TO TEMPORARILY CEASE FOR MORE THAN 21 DAYS.
12. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED WITH PERMANENT SEED AND MULCH.

Horizontal Scale 2" = 10'
Vertical Scale 2" = 1'

0 20 40
GRAPHIC SCALE IN FEET



DRY DETENTION POND PROFILE

CITY OF SPRINGDALE STANDARD NOTES:

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

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

SEDIMENT & EROSION CONTROL NOTES:

1. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FROM A.D.E.Q. AND CITY REGARDING RUNOFF, EROSION CONTROL, AND GRADING BEFORE BEGINNING CONSTRUCTION.
2. CONTRACTOR SHALL POST STORM WATER POLLUTION PREVENTION PLAN.
3. ALL EROSION & SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AND OCCASIONALLY REPLACED THROUGHOUT THE CONSTRUCTION PROCESS.
4. ALL EROSION & SEDIMENT CONTROL DEVICES SHOWN SHALL BE INSTALLED BEFORE CONSTRUCTION BEGINS. THOSE ITEMS SHALL REMAIN IN PLACE UNTIL ALL EXCAVATION IS COMPLETE.
5. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGE OR DISTURBED BY UNDERGROUND PRIVATE FRANCHISED UTILITY CONSTRICTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION

REVEGETATION NOTES:

REVEGETATION OF DISTURBED AREAS SHALL BE IN ACCORDANCE THE FOLLOWING:

- PERMANENT IMPROVEMENTS. 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.
- TOP SOIL. TOP SOIL SHALL BE STOCKPILED AND PROTECTED FOR LATER USE ON AREAS REQUIRING LANDSCAPING. IF TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
- EXISTING VEGETATION. EVERY MEANS SHALL BE TAKEN TO CONSERVE AND PROTECT EXISTING VEGETATION.
- SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED UNLESS OTHERWISE ALLOWED BY THE CITY.
- 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 IN NO MORE THAN TWO GROWING SEASONS.

HANDICAP SPACE NOTES:

1. HANDICAP SPACES MUST HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS.

GREENSPACE CALCULATIONS:

TOTAL NET AREA OF PARCEL:	290,598.342 SQ. FT.
REQUIRED GREENSPACE PER ZONING (C-2)	29,059.84 SQ. FT. (10%)
POST-DEVELOPED GREENSPACE:	76,782.011 SQ. FT. (26.4%)

A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.
HTTP://WWW.SPRINGDALEAR.GOV/DOCUMENTCENTER/HOME/VIEW/3315

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
GEOFFREY H. BATES
No. 9810
1-18-23
CERTIFICATE OF AUTHORIZATION NO. 1335
BATES & ASSOCIATES, INC.
ARKANSAS ENGINEER

ENGINEER: G. Bates
DRAWN BY: M. Williams

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TECHNICAL PLAT REVISIONS	12/14/22
3RD SUBMITTAL	1/18/23

SPRINGDALE BEST STORAGE
LARGE SCALE DEVELOPMENT L22-71
GRADING & EROSION CONTROL PLAN
SPRINGDALE, ARKANSAS

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PROJECT NO 22-210

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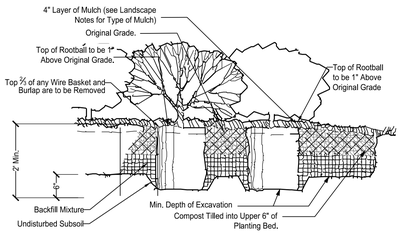
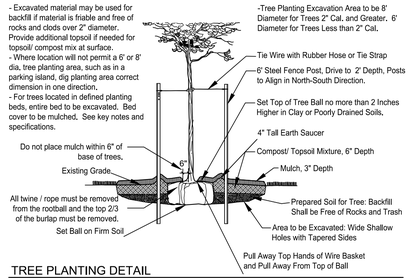


SHRUB PLANTING DETAIL

N.T.S.

TREES:

1. EXCAVATION FOR TREE PITS SHALL BE 8' IN DIAMETER. CIRCLE TO BE CENTERED ON TREE AND TRUE IN FORM.
2. STAKE ALL TREES BY USING THREE METAL FENCE POST STAKES AND THREE TIES. DRIVE STAKES APPROXIMATELY 6" OUTSIDE OF TREE ROOTBALL AND AN EQUAL DISTANCE FROM TREE TRUNK.
3. ALL PRESERVED MATURE TREES ON THE SITE SHALL HAVE A MULCH RING ADDED AROUND THE TRUNK.
4. ALL PLANTING HOLES FOR TREES AND SHRUBS SHALL BE BACKFILLED WITH AMENDED SOIL, FREE OF SOD.
5. ALL LANDSCAPE TREES PLANTED TO MEET STREET TREE, MITIGATION TREE OR OTHER LANDSCAPE CODE REQUIREMENTS MUST BE SINGLE STEM, MINIMUM 2" CALIPER TREES. NO DOUBLE OR TRI-STEM TREES WILL BE COUNTED TOWARDS MEETING REQUIREMENTS.
6. IF PLANTING MATERIAL IS TO BE B&B THEN THE B&B MUST BE NATURAL FIBERS AND NOT SYNTHETIC.



TREE PLANTING DETAIL

N.T.S.

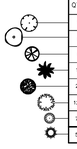
LANDSCAPING

1. PREPARE TOPSOIL FOR SHRUB AND GROUND COVER BEDS BY TILLING A 2 INCH LAYER (165 CF PER 1000 SQ. FT.) OF COMPOST INTO THE UPPER 6 INCHES OF SOIL.
2. ALL PLANTING BEDS THAT ABUT LAWN AREAS TO BE BORDERED BY STEEL EDGING.
3. SOLID SLAB SOD BERMUDA GRASS OR BERMUDA SEED TO BE PLANTED IN ALL TURF AREAS.
4. TOPSOIL DEPTH SHALL BE MINIMUM 18" IN ALL SHRUB AND GROUNDCOVER BEDS.
5. APPLY 3" OF ORGANIC MULCH TO ALL SHRUB AND GROUNDCOVER BEDS.
6. APPLY 1/2 POUND OSMOCOTE 8-6-12 EVENLY OVER CULTIVATED AREA AROUND EACH TREE AND 1 POUND PER 100 SQUARE FEET TO SHRUB AND GROUND COVER PLANTINGS.
7. IRRIGATION SHALL BE EITHER UNDERGROUND AUTOMATIC SYSTEM.
8. TREAT ALL LANDSCAPE AREAS TO CONTROL WEED GROWTH PRIOR TO STARTING CONSTRUCTION.
9. ALL LANDSCAPE BEDS SHALL BE FREE OF SOD AND MULCH SHALL COVER THE BARE SOIL TO EASE MAINTENANCE.
10. DIG DOWN THE EDGE OF ALL BEDS WHERE THEY ARE ADJACENT TO WALLS, WALKWAYS OR CURBS, SO THAT THE WALL, WALKWAY, OR CURB WILL WORK AS A BED EDGE TO CONTAIN THE MULCH OR GRAVEL.
11. PLANTING BEDS SHALL HAVE AMENDED SOIL TO INSURE THE HEALTH OF THE PLANT MATERIALS.

LANDSCAPE REQUIREMENTS:

STREET FRONTAGE LANDSCAPING:
OPTION 1: A MINIMUM BUFFER OF TEN FEET IN WIDTH, PLANTED WITH A MINIMUM OF ONE SHADE TREE AND SEVEN SHRUBS PER 25 LINEAR FEET OF STREET FRONTAGE.

PERIMETER LANDSCAPING:
A FIVE-FOOT LANDSCAPED STRIP IS REQUIRED ALONG THE SIDE AND REAR LOT LINES OF A DEVELOPMENT WITH ONE TREE PER 25 LINEAR FEET REQUIRED ALONG LOT LINES.



PLANT LIST						
QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE		NOTES
8	GR	GOLDEN RAIN TREE Koelreuteria paniculata	B&B	2" CAL 8' TALL		STREET TREE
6	RM	RED MAPLE Acer rubrum	B&B	2" CAL 8' TALL		STREET TREE
11	CL	CHERRY LAUREL Loganstramia indica	B&B	2" CAL 8' TALL		PERIMETER TREE (EVERGREEN)
15	AA	AMERICAN ARBORVITAE Thuja occidentalis	B&B	2" CAL 8' TALL		PERIMETER TREE (EVERGREEN)
25	RB	EASTERN REDBUD Thuja occidentalis	B&B	2" CAL 8' TALL		PERIMETER TREE (DECIDUOUS)
122	JH	JAPANESE HOLLY Ilex crenata 'Compacta'	CONT.	3 GAL		STREET SHRUB
75	CJ	CREEPING JUNIPER Juniperus horizontalis	CONT.	3 GAL		STREET SHRUB
52	SP	SPIREA Spiraea japonica	CONT.	3 GAL		STREET SHRUB

LANDSCAPE IRRIGATION

1. ALL LANDSCAPE AREAS WILL BE IRRIGATED BY HOSE BIBS.

PLANT WARRANTY

WARRANT ALL PLANT MATERIAL TO BE IN HEALTHY, VIGOROUS CONDITION FOR A PERIOD OF 2 YEARS AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE OF THE PROJECT.

GREENSPACE CALCULATIONS:

TOTAL NET AREA OF PARCEL:	290598.342 SQ. FT.
REQUIRED GREENSPACE PER ZONING (C-2)	29059.84 SQ. FT. (10%)
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BUILDING SETBACKS:

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FRONT: W/ PARKING BETWEEN BUILDING AND R.O.W.	50FT
SIDE: SUBJECT TO APPLICABLE BUILDING AND FIRE CODES	0FT
SIDE: RESIDENTIAL ADJACENT	20FT
REAR:	20FT

VARIANCES

1) FOUNDATION LANDSCAPE
2) INTERIOR PARKING LOT LANDSCAPE

NORTH

0 50 100

GRAPHIC SCALE IN FEET

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
GEOFFREY H. BATES
No. 9810

1-18-23

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

ENGINEER: G. Bates
DRAWN BY: M. Williams

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REVISIONS

	DATE
1ST SUBMITTAL	11/03/22
TECHNICAL PLAT REVISIONS	12/14/22
3RD SUBMITTAL	1/18/23

SPRINGDALE BEST STORAGE
LARGE SCALE DEVELOPMENT L22-71

LANDSCAPE PLAN
SPRINGDALE, ARKANSAS

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DRAWING NO.
06

PROJECT NO 22-210

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Scale: 1=20 (PS)
Date: 5/16/2017

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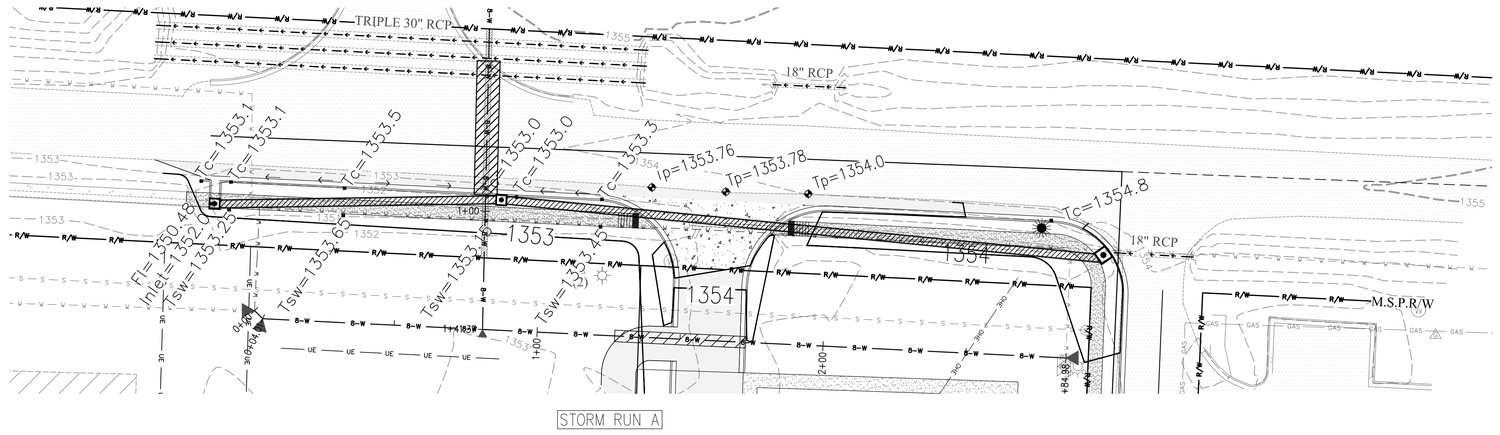
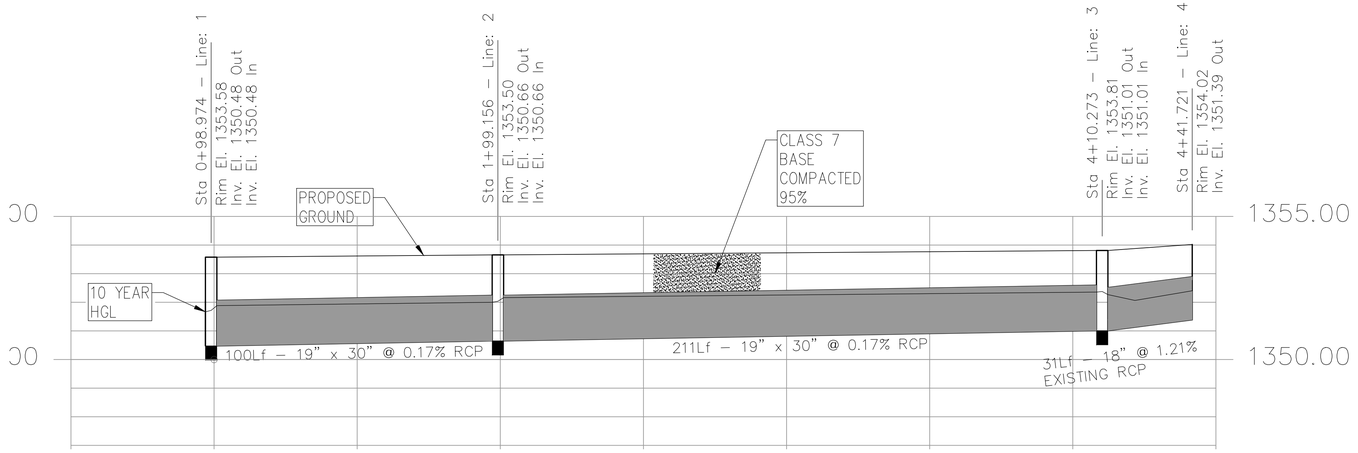


STORM RUN A



ENGINEER: G. Bates
DRAWN BY: M. Williams

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
1-18-23

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REVISIONS	DATE
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SPRINGDALE BEST STORAGE
LARGE SCALE DEVELOPMENT L22-71

STORM PLAN & PROFILE A

SPRINGDALE, ARKANSAS

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PROJECT NO 22-210

DRAWING NO 07

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Scale: 1=25 (PS)
Date: 10/21/2021

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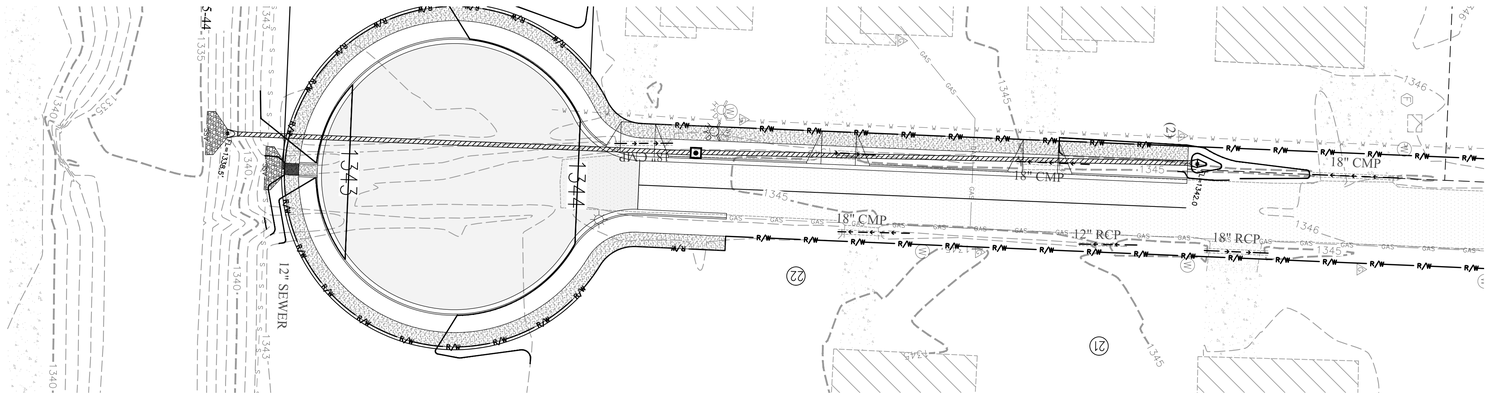
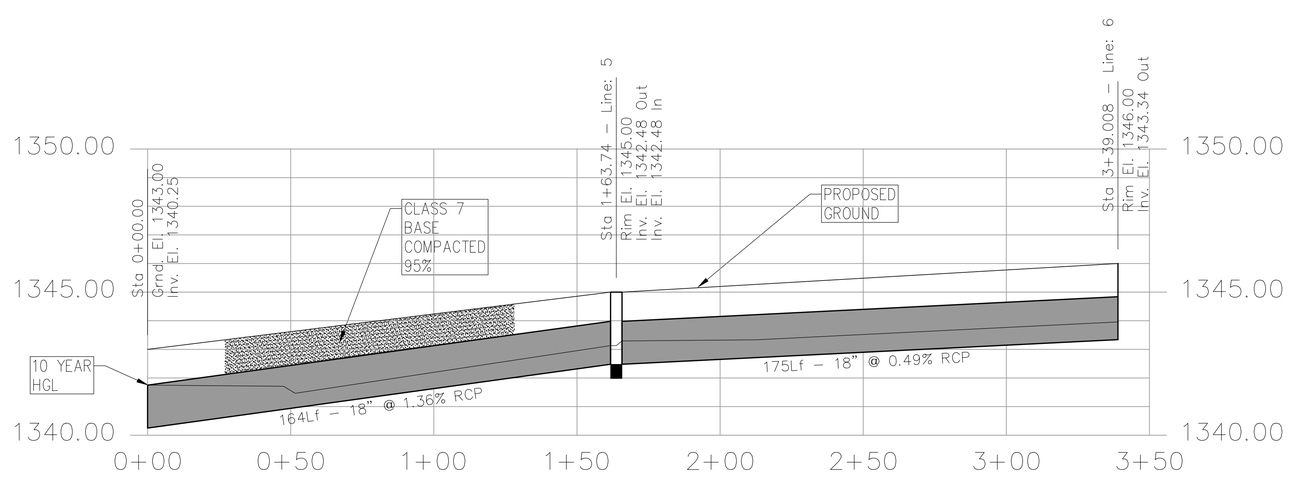


STORM RUN B



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Drawing Name: 21\100\21-109\Engineering\15-17 Storm Plan & Profile.DWG
Xrefs Used: base, 24X36, COA BBA

PROJECT NO 22-210

DRAWN BY: M. Williams
ENGINEER: G. Bates

STATE OF ARKANSAS
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3RD SUBMITTAL	1/18/23

SPRINGDALE BEST STORAGE
LARGE SCALE DEVELOPMENT L22-71

STORM PLAN & PROFILE B

SPRINGDALE, ARKANSAS

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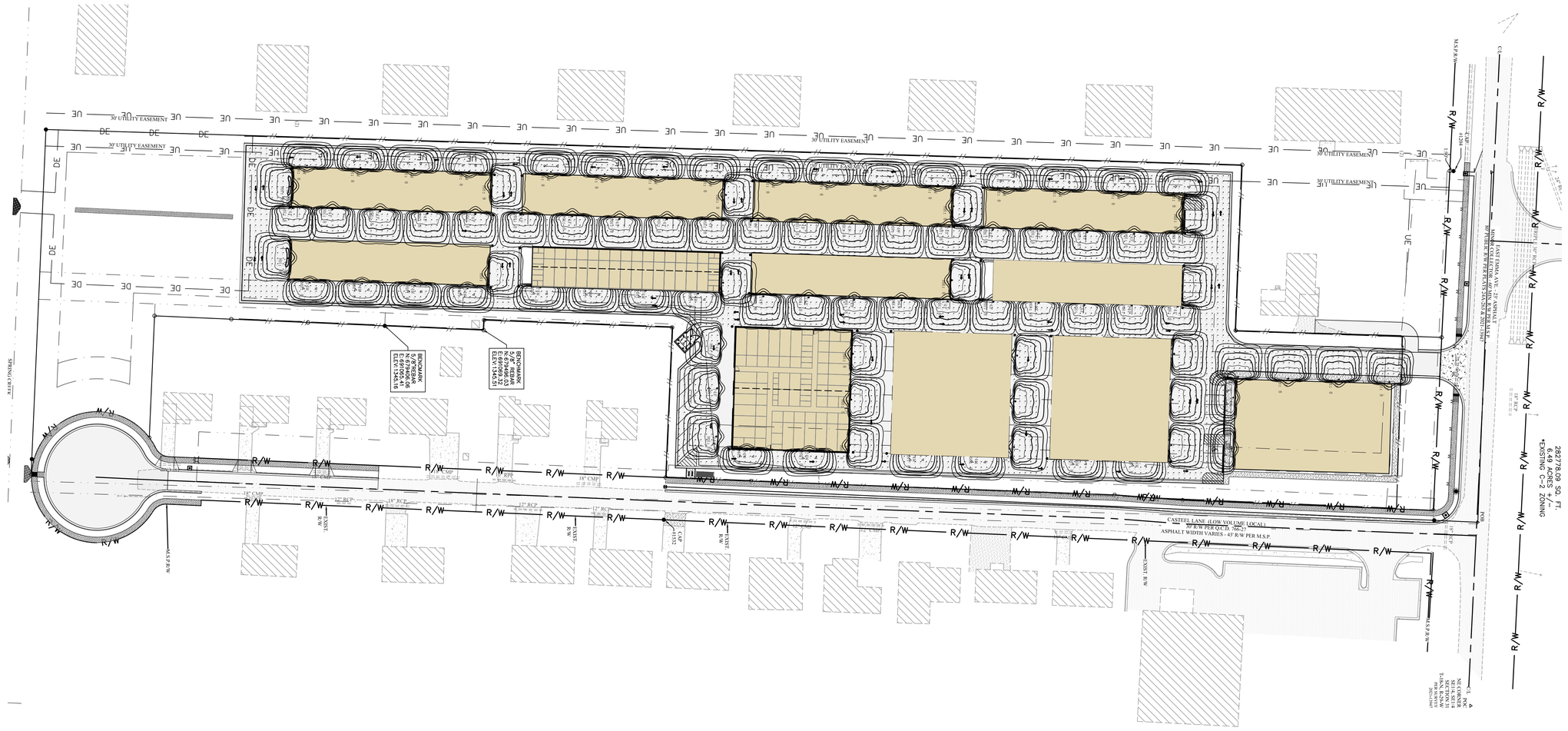
DRAWING NO
07.1



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0 50 100
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DRAWN BY: M. Williams
ENGINEER: G. Bates

REVISIONS	DATE
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3RD. SUBMITTAL	1/18/23

SPRINGDALE BEST STORAGE
LARGE SCALE DEVELOPMENT L22-71
PHOTOMETRIC PLAN
SPRINGDALE, ARKANSAS

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DRAWING NO
08

PROJECT NO 22-210

Time: 10:06 am
Scale: 1=20 (PS)
Date: 5/16/2017

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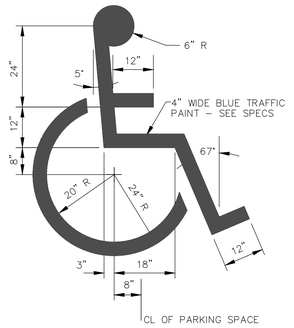
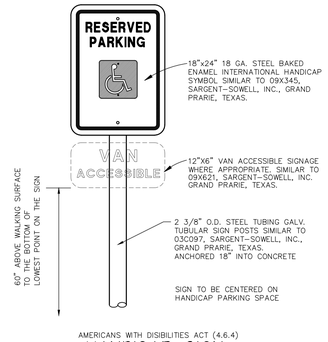
Xrefs Used: BATES-AR, 24X36, base, COA BBA

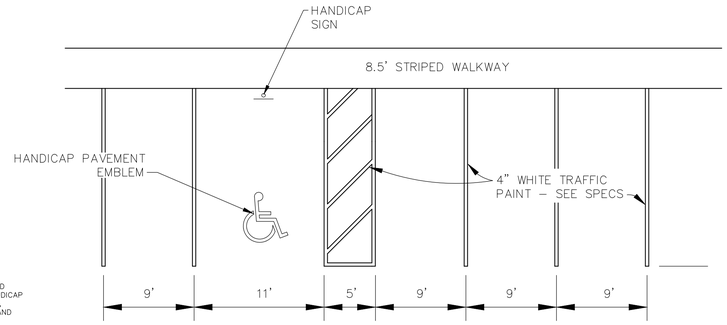


HANDICAP PAVEMENT SYMBOL
N.T.S.



AMERICANS WITH DISIBILITIES ACT (4.6.4)

HANDICAP SIGN
N.T.S.



TYP. PARKING STRIPING LAYOUT
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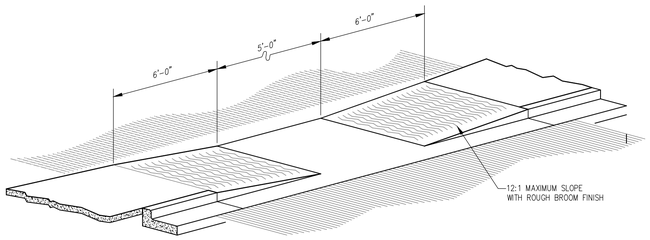
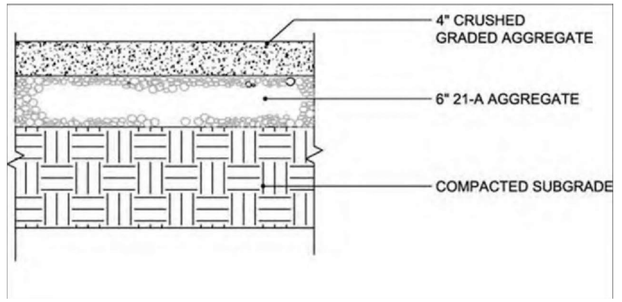
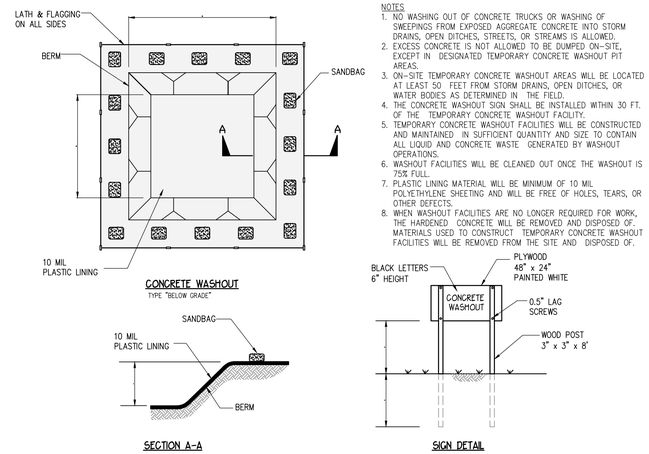


AMERICANS WITH DISIBILITIES ACT (4.7)

HANDICAP RAMP

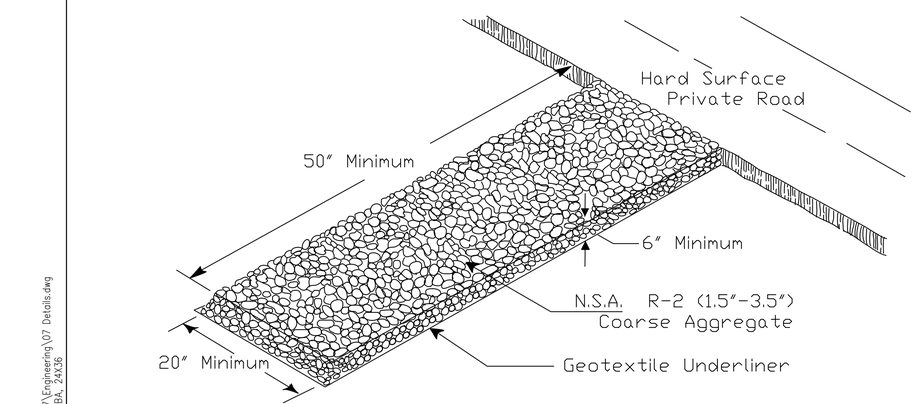


GRAVEL PAVING SECTION
N.T.S.

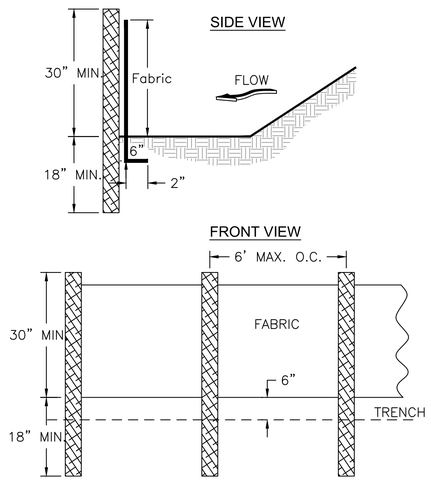


NOTES
1. NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.
2. EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON–SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
3. ON–SITE TEMPORARY CONCRETE 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.

CONCRETE WASTE MANAGEMENT DETAIL
N.T.S.

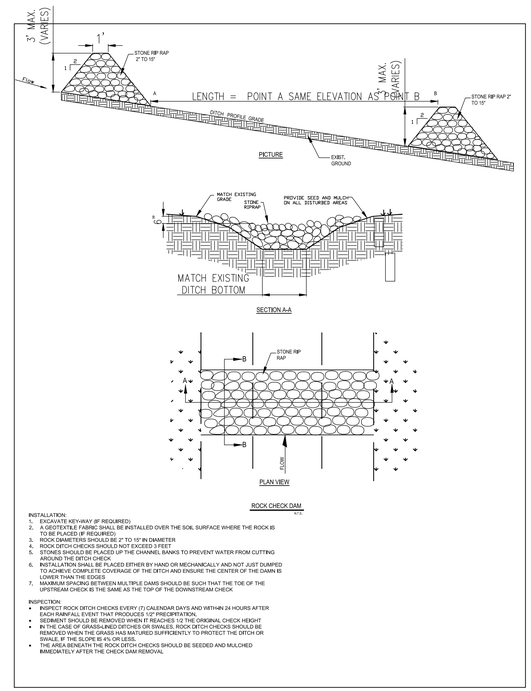


CONSTRUCTION ENTRANCE
N.T.S.



NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (") IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
3. LOCAL REGULATIONS OFTEN TAKE PRECEDENCE OVER FEDERAL LAW AND MAY INCLUDE ADDITIONAL SPECIFIC REQUIREMENTS.

SILT FENCE DETAIL
N.T.S.



ROCK CHECK DAM
N.T.S.

INSTALLATION:
1. EXCAVATE KEY-WAY (IF REQUIRED).
2. A GEOTEXTILE FABRIC SHALL BE INSTALLED OVER THE SOIL SURFACE WHERE THE ROCK IS TO BE PLACED (IF REQUIRED).
3. ROCK DIAMETERS SHOULD BE 2" TO 15" IN DIAMETER
4. ROCK DITCH CHECKS SHOULD NOT EXCEED 3 FEET
5. STONES SHOULD BE PLACED UP THE CHANNEL BANKS TO PREVENT WATER FROM CUTTING AROUND THE DITCH CHECK
6. INSTALLATION SHALL BE PLACED EITHER BY HAND OR MECHANICALLY AND NOT JUST DUMPED TO ACHIEVE COMPLETE COVERAGE OF THE DITCH AND ENSURE THE CENTER OF THE DAMN IS LOWER THAN THE EDGES.
7. MAXIMUM SPACING BETWEEN MULTIPLE DAMS SHOULD BE SUCH THAT THE TOE OF THE UPSTREAM CHECK IS THE SAME AS THE TOP OF THE DOWNSTREAM CHECK

INSPECTION:
- INSPECT ROCK DITCH CHECKS EVERY (7) CALENDAR DAYS AND WITHIN 24 HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2" PRECIPITATION.
- SEDIMENT SHOULD BE REMOVED WHEN IT REACHES 1/2 THE ORIGINAL CHECK HEIGHT.
- IN CASE CASE SHALL ROCK DITCH CHECKS BE PLACED IN PERENNIAL STREAMS OR WETLANDS OR IN THE GRADED AREAS NOT STABILIZED SUFFICIENTLY TO PROTECT THE DITCH OR SWALE. IF THE SLOPE IS 4% OR LESS.
- THE AREA BENEATH THE ROCK DITCH CHECKS SHOULD BE SEEDED AND MULCHED IMMEDIATELY AFTER THE CHECK DAM REMOVAL

SECTION DETAILS
N.T.S.

ENGINEER: G. Bates
DRAWN BY: M. Williams

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
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GEOFFREY H. BATES
1-18-23

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REVISIONS	DATE
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TECHNICAL PLAT REVISIONS	12/14/22
3RD SUBMITTAL	1/18/23

SPRINGDALE BEST STORAGE
LARGE SCALE DEVELOPMENT L22-71
L18-18
DETAILS
SPRINGDALE, ARKANSAS

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DRAWING NO
09

PROJECT NO 22-210

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Date: 5/16/2017

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Xrefs Used: BATES-AR, COA BBA, 24x36

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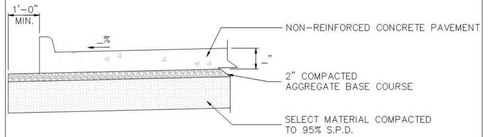

CONCRETE PAVEMENT SECTION

NOT TO SCALE

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016 DESIGNED BY: WWP DRAWN BY: WWP CHECKED BY: KPP APPROVED BY: BNB	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-7	

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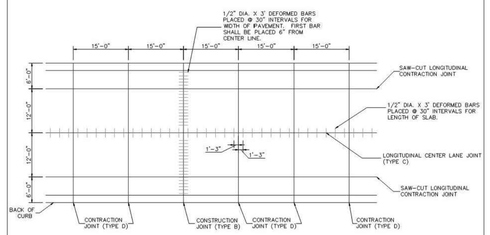

CONCRETE PAVEMENT JOINT LAYOUT PLAN

(36' STREET WIDTH)

NOT TO SCALE

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016 DESIGNED BY: WWP DRAWN BY: WWP CHECKED BY: KPP APPROVED BY: BNB	SPRINGDALE WE'RE MAKING IT HAPPEN
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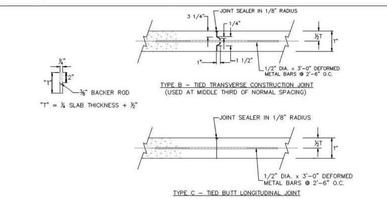

NOTES:

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

JOINTS FOR CONCRETE PAVEMENT

NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016 DESIGNED BY: WWP DRAWN BY: WWP CHECKED BY: KPP APPROVED BY: BNB	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-11	

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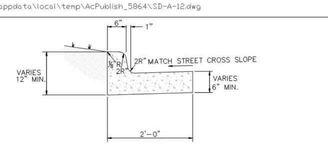
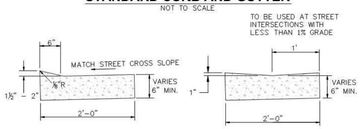


STANDARD CURB AND GUTTER

NOT TO SCALE

TO BE USED AT STREET INTERSECTIONS WITH LESS THAN 1% GRADE



MODIFIED CURB AND GUTTER

NOT TO SCALE

NOTES:

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016 DESIGNED BY: WWP DRAWN BY: WWP CHECKED BY: KPP APPROVED BY: BNB	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-12	

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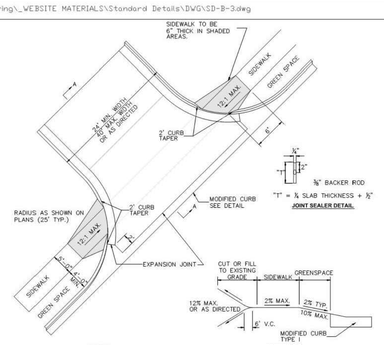

NOTES:

1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
1. ½" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD–1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
2. CONCRETE CURB TO BE SAWCUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
3. HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
4. CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
5. DRIVEWAY SECTION TO BE 3" ASPHALT WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.

COMMERCIAL DRIVEWAY DETAIL

NOT TO SCALE

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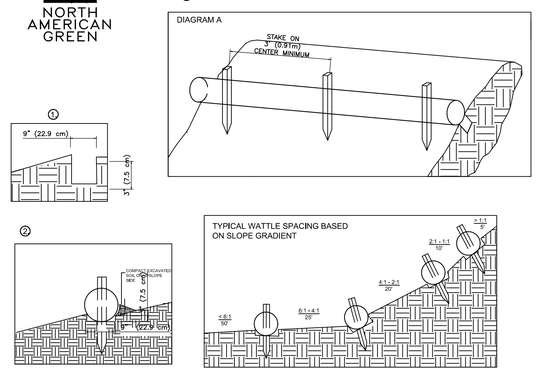
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-3	

STRAW WATTLE INSTALLATION GUIDE

NORTH AMERICAN GREEN



1. BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2-3" (5-7.5 CM) DEEP X 9" (22.9 CM) WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UPSLOPE FROM THE ANCHOR TRENCH.
1. PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD TIGHTLY ABUT.
3. SECURE THE WATTLE WITH 18-24" (45.7-61 CM) STAKES EVERY 3-4' (0.9 – 1.2 M) AND WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE LEAVING AT LEAST 2-3" (5-7.5 CM) OF STAKE EXTENDING ABOVE THE WATTLE. STAKES SHOULD BE DRIVEN PERPENDICULAR TO THE SLOPE FACE.

North American Green Straw Wattles are a Best Management Practice (BMP) that offers an effective and economical alternative to silt fence and straw bales for sediment control and storm water runoff,

Guidelines are provided to assist in design, installation, and structure spacing. The guidelines may require modification due to variation in soil type, rainfall intensity or duration, and amount of runoff affecting the application site.

To maximize sediment containment with the Straw Wattle, place the initial structure at the top/crest of the slope if significant runoff is expected from above. If no runoff from above is expected, the initial Straw Wattle can be installed at the appropriate distance downhill from the top/crest of the slope. The final structure should be installed at or just beyond the bottom/toe of the slope. Wattles should be installed perpendicular to the primary direction of overland flow.

Straw Wattles are a temporary sediment control device and are not intended to replace rolled erosion control products (RECPs) or hydraulic erosion control products (HECPs). If vegetation is desired for permanent erosion control, North American Green recommends that RECPs or HECPs be used to provide effective immediate erosion control until vegetation is established. Straw Wattles may be used in conjunction with blankets, mats, and mulches as supplemental sediment and runoff control for these applications. Like all sediment control devices, the effectiveness of the Straw Wattle is dependent on storage capacity.

ENGINEER: G. Bates
DRAWN BY: M. Williams

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
1-18-23

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

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REVISIONS	DATE
1ST SUBMITTAL	11/03/22
TECHNICAL PLAT REVISIONS	12/14/22
3RD SUBMITTAL	1/18/23

SPRINGDALE BEST STORAGE
LARGE SCALE DEVELOPMENT L22–71

L18–18
DETAILS

SPRINGDALE, ARKANSAS

Bates & Associates, Inc.
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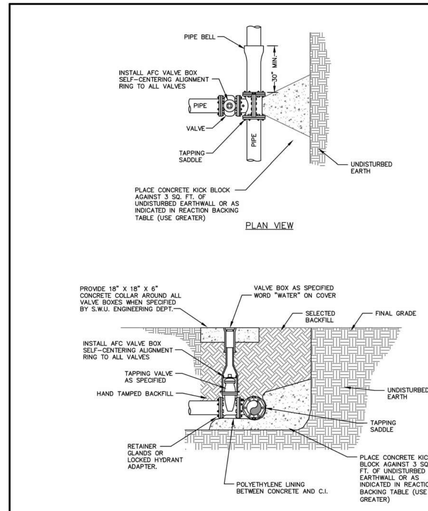
PROJECT NO 22–210

DRAWING NO 10

Time: 10:14 am
Scale: 1=1 (PS)
Date: 5/16/2017

Drawing Name: 17\000\17-017\Engineering\07 Details.dwg
Xrefs Used: BATES-AR, COA BBA, 24X36



TAPPING SADDLE & VALVE

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: CAG	DRAWING NO: S-5	DATE: AUGUST 2014

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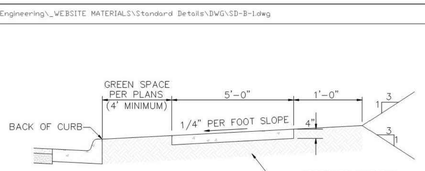

NOTES:

1. ½" ASPHALT IMPREGNATED W/ FIBERBOARD EXPANSION MATERIAL CONFORMING TO AASHTO M213 IS TO BE PLACED AT ALL DRIVEWAYS, AT MAXIMUM 200' INTERVALS, OR AS DIRECTED BY ENGINEER.

2. TRANSVERSE JOINTS TO BE PLACED AT 5' INTERVALS PERPENDICULAR TO SIDEWALK.

3. SAWED JOINTS MAY BE USED INSTEAD OF TOOLED JOINTS. ALL SAWED JOINTS SHALL BE SEALED USING AN APPROVED SEALANT.

4. OTHER JOINTS MAY BE REQUIRED IF DIRECTED BY THE ENGINEER.

5. CONCRETE FOR SIDEWALK TO BE CLASS A, 3000 PSI, 5.5 BAG MIX W/ 4-7% AIR ENTRAINMENT.

SIDEWALK DETAIL

NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016 DESIGNED BY: WWP DRAWN BY: WWP CHECKED BY: KPP APPROVED BY: BNB	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-1	

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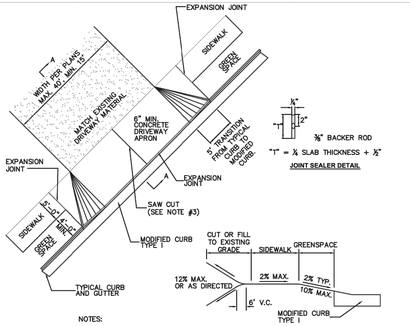

NOTES:

1. ½" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752. TYPE 1 OR RED/WOOD SHALL BE PLACED IN LOCATIONS SHOWN, OR AS DIRECTED BY ENGINEER.

2. DRIVEWAY SECTION BEHIND APRON SHALL BE 6" AGGREGATE BASE COURSE FOR EXISTING GRAVEL DRIVES, 2" ASPHALT W/ 4" AGGREGATE BASE COURSE FOR EXISTING ASPHALT DRIVES, OR 4" CONCRETE FOR EXISTING CONCRETE DRIVES TO MATCH EXISTING D/W SURFACE MATERIAL.

3. CONCRETE DRIVEWAY APRON TO BE SAWCUT AT 15' INTERVALS AS SHOWN, AND FILLED WITH APPROVED JOINT SEALER (SEE DETAIL).

4. CONCRETE DRIVEWAYS TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.

RESIDENTIAL DRIVEWAY DETAIL

NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016 DESIGNED BY: WWP DRAWN BY: WWP CHECKED BY: KPP APPROVED BY: BNB	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-4	

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES

1-18-23
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

ENGINEER: G. Bates
DRAWN BY: M. Williams

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REVISIONS

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SPRINGDALE BEST STORAGE
LARGE SCALE DEVELOPMENT L22-71
L18-18
DETAILS
SPRINGDALE, ARKANSAS

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PROJECT NO 22-210

DRAWING NO 11

Time: 10:14 am
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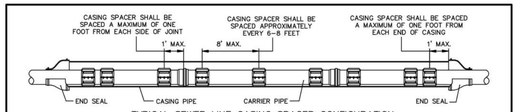
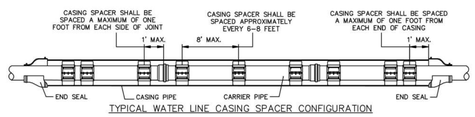
Date: 5/16/2017

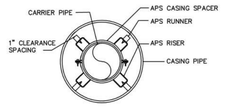
Drawing Name: I:\000\17-017\Engineering\07 Details.dwg
Xrefs Used: BATES-AR, COA EBA, 24X36



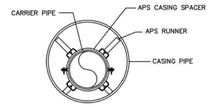
TYPICAL SEWER LINE CASING SPACER CONFIGURATION



TYPICAL WATER LINE CASING SPACER CONFIGURATION



TYPICAL WATER LINE END VIEW



TYPICAL SEWER LINE END VIEW

ENCASEMENT DETAILS

N.T.S.

ENCASEMENT/CARRIER PIPE SIZING CHART

WATER AND SEWER MAINS SHALL BE SPECIAL CLASS 50 DUCTILE IRON PIPE (SEWER MAINS SHALL BE EPOXY LINED)

CARRIER NOM. SIZE	CARRIER PIPE O.D.	CARRIER BELL O.D.	CASING NOM. SIZE*
6"	6.90	11.06	12"
8"	9.05	13.31	16"
10"	13.20	15.62	20"
12"	13.20	17.88	20"
14"	15.30	20.25	24"
16"	17.40	22.50	24"
18"	19.50	24.75	30"
20"	21.60	27.00	30"
24"	25.80	31.50	36"

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

NOTES:

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

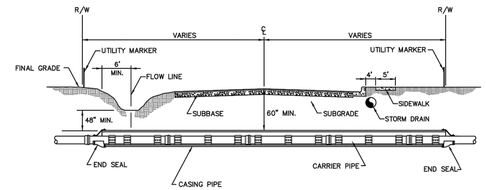
SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

NOTES:

1. ENCASEMENTS ON NON-CONTROLLED ACCESS HIGHWAYS SHALL EXTEND FROM RIGHT OF WAY LINE TO RIGHT OF WAY LINE AS PRACTICAL OR AS REQUIRED BY THE DISTRICT ENGINEER. AS A MINIMUM, ENCASEMENTS SHALL EXTEND 6 FEET BEYOND THE TOE OF SLOPE IN ANY EMBANKMENT SECTION, THE FLOW LINE OF ANY PARALLEL DITCHES, OR BACK OF ANY CURB AS APPLICABLE.
2. ENCASED CROSSINGS OF PARTIALLY CONTROLLED OR FULLY CONTROLLED ACCESS HIGHWAYS SHALL BE ENCASED THE FULL WIDTH OF THE CONTROL OF ACCESS.
3. ENCASEMENTS SHALL HAVE A MINIMUM COVER OF 48 INCHES MEASURED VERTICALLY FROM THE FLOW LINE OF PARALLEL DITCHES OR 60 INCHES MEASURED VERTICALLY FROM THE HIGHWAY SURFACE, WHICHEVER PROVIDES THE GREATER COVER.
4. CARRIER PIPE FOR WATER LINES SHALL BE SPECIAL CLASS 50 DIP AS SPECIFIED, AND CARRIER PIPE FOR SEWER LINES SHALL BE SPECIAL CLASS 50 DIP, EPOXY LINED AS SPECIFIED.
5. ENCASEMENT PIPE SHALL BE WELDED OR SEAMLESS STEEL PIPE, WITH A MINIMUM THICKNESS OF 0.25 INCHES AND A MINIMUM YIELD STRENGTH OF 35,000 PSI, OR AS OTHERWISE SPECIFIED.
6. THE ANGLE OF THE CROSSING SHALL BE AS NEAR AS PERPENDICULAR TO THE HIGHWAY AS POSSIBLE.
7. WITH THE EXCEPTION OF SERVICE LINES, A MARKER BEARING THE UTILITY OWNER'S NAME SHALL BE PLACE AT EACH RIGHT-OF-WAY LINE WHERE CROSSED.
8. CASING PIPE SHALL BE SEALED AT THE ENDS WITH A FLEXIBLE END SEAL, AS SPECIFIED.
9. CROSSING THROUGH DRAINAGE STRUCTURES SHALL NOT BE PERMITTED.
10. HIGHWAY BORINGS SHALL MAINTAIN CONFORMANCE TO THE LATEST VERSION OF THE AHTD UTILITY ACCOMMODATION POLICY.



TYPICAL HIGHWAY BORING

(SEWER LINE SHOWN...WATER LINE SIMILAR)

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

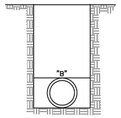
DRAWN BY: KMI/JNK | DRAWING NO: S-32 | DATE: AUGUST 2014

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

TRENCH WIDTH SCHEDULE

NOTES:

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



TYPICAL PIPE TRENCH

N.T.S.

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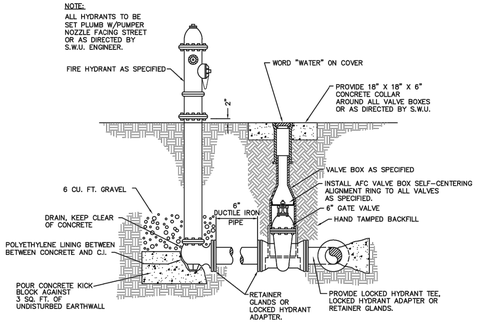
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



FIRE HYDRANT & GATE VALVE

N.T.S.

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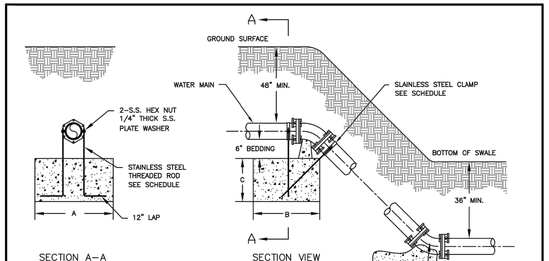
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: KMI | DRAWING NO: S-1 | DATE: MARCH 2008



SECTION A–A

SECTION VIEW

BLOCKING SCHEDULE					
PIPE SIZE		BENDS 45°	22 1/2°	11 1/4°	ROD DIA.
8"	VOLUME REQ'D (CU.FT.)	38.47	19.61	9.85	
	A (FT.)	4.00	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.			
DIRECTION OF THRUST 12"	VOLUME REQ'D (CU.FT.)	86.56	44.13	22.17	
	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.)	9/16 IN. X 2 IN.			
	VOLUME REQ'D (CU.FT.)	240.43	125.25	65.66	
20"	A (FT.)	6.00	6.00	6.00	
	B (FT.)	5.10	4.20	2.75	1 IN.
	C (FT.)	8.00	5.00	4.00	
	CLAMP (2 EA.)	5/8 IN. X 2-9/16 IN.			
	VOLUME REQ'D (CU.FT.)	346.25	180.39	94.58	
24"	A (FT.)	6.00	6.00	6.00	
	B (FT.)	7.25	4.50	3.20	1 IN.
	C (FT.)	8.00	7.00	5.00	
	CLAMP (2 EA.)	5/8 IN. X 3 IN.			
VOLUME CALCULATED ON TEH BASIS OF CONCRETE REACTING THRUST ON THE RESPECTIVE BENDS UNDER AN INTERNAL PRESSURE OF 150 PSI AND THE WEIGHT OF CONCRETE IS 150 LBS PER CU. FT.					

NOTES:

1. DIMENSIONS AND CONCRETE VOLUMES SHOWN ARE GENERAL IN NATURE. EXACT SIZING SHALL BE BASED ON ENGINEER'S DESIGNS.
2. ALL FITTINGS SHALL BE MECHANICAL JOINTS.
3. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
4. WRAP ALL FITTINGS WITH POLYETHYLENE.
5. RETAINERS TO BE MEGA-LUG WITH 3/4" STAINLESS STEEL ALL THREAD RESTRAINING RODS OR APPROVED EQUAL.

VERTICAL TIE-DOWN BLOCKING

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-4 | DATE: MARCH 2008

ENGINEER: G. Bates
DRAWN BY: M. Williams

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
1-18-23

CERTIFICATE OF AUTHORIZATION
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SPRINGDALE BEST STORAGE
LARGE SCALE DEVELOPMENT L22-71
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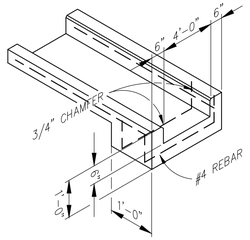
PROJECT NO. 22-210

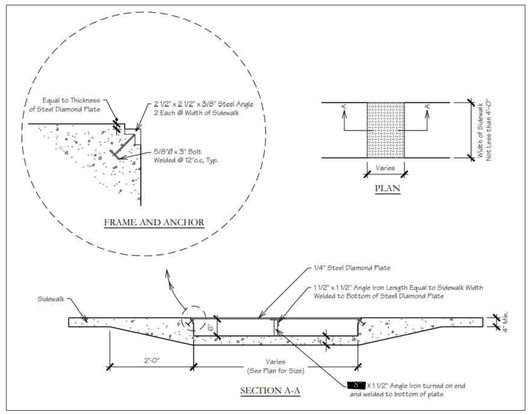
DRAWING NO. 12

Time: 10:14 am
Scale: 1=1 (PS)
Date: 5/16/2017

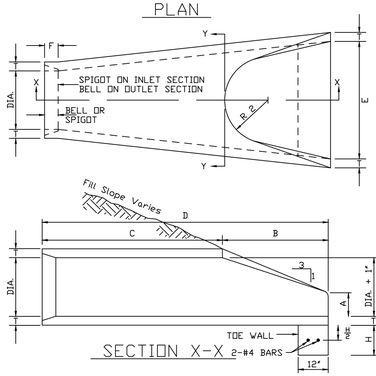
Drawing Name: 17\000\17-017\Engineering\07 Details.dwg
Xrefs Used: BATES-AR, COA BBA, 24X36

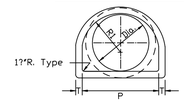


CONCRETE FLUME
N.T.S.



FLUME UNDER PROPOSED SIDEWALK
N.T.S.



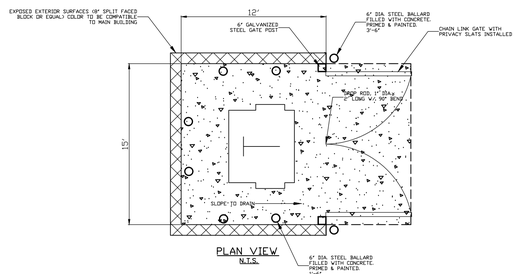


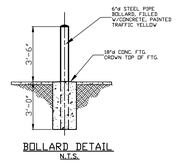
GENERAL NOTES

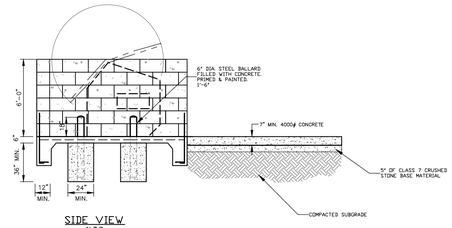
1. End sections shall conform to standard strength reinforced concrete pipe of like diameter as per Standard Specifications.
2. Joint between end section & pipe culvert to be made by reinforced concrete collar or cold adhesive preformed plastic casket.
3. End sections to be used only when specified on the plans or at locations as directed by the Engineer.
4. Toe wall to be constructed when shown on the plans or designated by the Engineer.

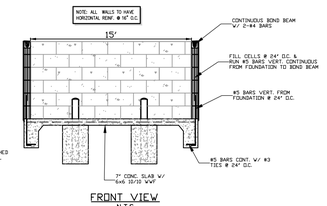
DIA.	T	BELL OR SPIGOT	A	B	C	D	E	P	R 1	R 2	F	H	WEIGHT (LBS.)
15"	2?"	2"	6"	2'-3"	3'-10"	6'-1"	2'-6"	2?4?"	12?"	11"	3?"	12"	740
18"	2?"	2?"	9"	2'-3"	3'-10"	6'-1"	3'-0"	29"	15?"	12"	4"	15"	990
24"	3"	2?"	9?"	3'-2?"	2'-6"	6'-1?"	4'-0"	33?"	16?"	14"	4?"	18"	1520
30"	3?"	3"	1'-0"	4'-6"	1'-7?"	6'-1?"	5'-0"	37"	18?"	15"	5"	21"	2190
36"	4"	3?"	1'-3"	5'-3"	2'-10?"	8'-1?"	6'-0"	4?1"	24?"	20"	5?"	21"	4100
42"	4?"	3?"	1'-9"	5'-3"	2'-11"	8'-2"	6'-6"	53?"	27?"	22"	5?"	24"	5380
48"	5"	4?"	2'-0"	6'-0"	2'-2"	8'-2"	7'-0"	56?"	28?"	22"	5?"	24"	6550
54"	5?"	4?"	2'-3"	5'-5"	2'-11"	8'-4"	7'-6"	63?"	33?"	24"	6?"	24"	8040
60"	6"	5"	2'-6"	5'-0"	3'-3"	8'-3"	8'-0"	72?"	36?"	24"	6?"	24"	8750
66"	6?"	5?"	2'-0"	6'-6"	1'-9"	8'-3"	8'-6"	72"	36?"	24"	7?"	24"	10630
72"	7"	6"	2'-0"	6'-6"	1'-9"	8'-3"	9'-0"	77?"	38?"	24"	7?"	24"	12520

FLARED END SECTION
N.T.S.

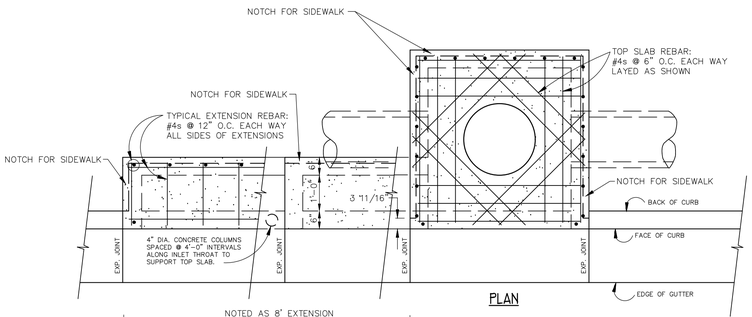




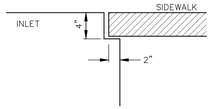




SCREENED DUMPSTER
N.T.S.

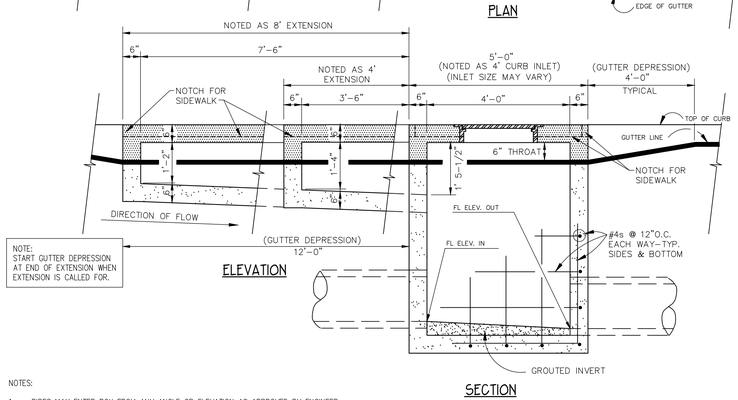


NOTE:
CONTRACTOR HAS THE OPTION TO CONSTRUCT ROUND CURB INLETS AND JUNCTION MANHOLES (A.H.T.D. TYPE MO) OF EQUIVALENT SIZE TO THE RECTANGULAR STRUCTURES SHOWN ABOVE WHEREVER SUCH ROUND STRUCTURES ARE APPLICABLE. HOWEVER, IF TYPE MO INLETS ARE USED, THE STANDARD RECTANGULAR CURB INLET EXTENSION MUST STILL BE USED. THE TYPE MO CURB INLET EXTENSION WILL NOT BE USED.

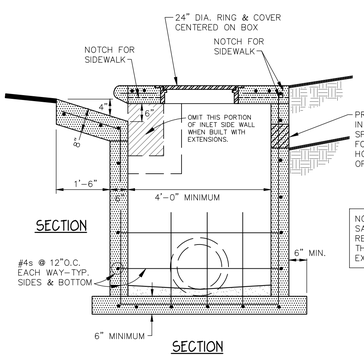


ALL INLETS SHALL BE CONSTRUCTED OF PORTLAND CONCRETE WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI WHEN TESTED. ALL CONCRETE SHALL CONTAIN AN AIR ENTRAINING AGENT WHICH PRODUCES FIVE PERCENT PLUS OR MINUS TWO PERCENT AIR ENTRAINMENT IN THE CONCRETE.

ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.



NOTE:
START GUTTER DEPRESSION AT END OF EXTENSION WHEN EXTENSION IS CALLED FOR.



PROVIDE 8" MIN. HEIGHT OPENING IN BACK OR SIDE OF INLET AT SPECIFIED ELEVATION WHEN CALLED FOR ON PLANS. PROVIDE EXTRA HORZ. BAR TOP AND BOTTOM OF OPENING.

NOTE: FOR CONNECTION TO AN EXISTING INLET, SAW CUT A SQUARE SECTION OF THE BOX TO BE REMOVED, REMOVE EXISTING PIPE AND CONCRETE, THEN INSTALL PROPOSED PIPE & GROUT TO MATCH EXISTING INLET W/NON-SHRINK GROUT.

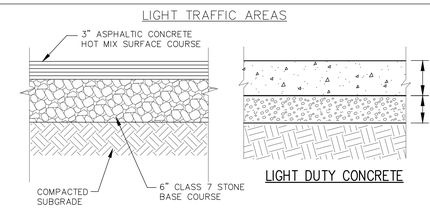
GUTTER DEPRESSION

NOTE: UPSTREAM DEPRESSION SHALL BE 1" PER 3' (12 FEET) AND THE DOWNSTREAM DEPRESSION SHALL BE 1" PER FOOT (4 FEET).

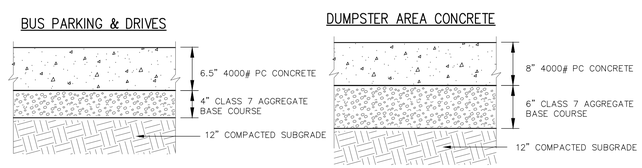
NOTES:

1. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION AS APPROVED BY ENGINEER.
2. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1-1/2".
3. PROVIDE 3/4" CHAMFER ON ALL EXPOSED CORNERS.
4. ALL REINFORCING BARS SHALL HAVE 1-1/2" MINIMUM COVER.

TYPICAL CURB INLET
N.T.S.



ASPHALT PAVEMENT SECTION
NTS CAR PARKING AREA ON WEST SIDE



CONCRETE PAVEMENT SECTIONS
NTS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
1-18-22
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC. #1335
ARKANSAS ENGINEER
ENGINEER: G. Bates
DRAWN BY: M. Williams

Copyright © 2020 Bates & Associates, Inc.

REVISIONS	DATE
1ST SUBMITTAL	11/03/22
TECHNICAL PLAT REVISIONS	12/14/22
3RD SUBMITTAL	1/18/23

SPRINGDALE BEST STORAGE
LARGE SCALE DEVELOPMENT L22-71
L18-18
DETAILS
SPRINGDALE, ARKANSAS

Bates & Associates, Inc.
Civil Engineering & Surveying
www.nwabatesinc.com
7230 S. Pleasant Ridge Dr- Fayetteville, Arkansas 72704 - 479.442 9350- Fax 479.521.9350

PROJECT NO 22-210

DRAWING NO 13

Time: 10:14 am
Scale: 1=1 (PS)
Date: 5/16/2017
Drawing Name: 17\000\17-017\Engineering\07 Details.dwg
Xrefs Used: BATES-AR, COA BBA, 24X36

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Commercial Design Standards

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

STAFF USE ONLY

Date Application Submitted: January 18, 2023

Date Accepted as Complete: _____ Project Number: B23-20

APPLICATION CONTACTS:
Indicate one person of contact for this request: _____ Property Owner ✓ Representative

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Bates and Associates, Inc.	Name: Calcon Inc - Drew Mayer
E-mail: jake@batesnwa.com	E-mail: drew@calconinc.com
Address: 7230 S. Pleasant Ridge Drive Fayetteville, AR 72704	Address: 10620 W AR 72 HWY Bentonville, AR 72712
Phone: 479-442-9350	Phone:
Site/ Location: Casteel Ln	Current Zoning District: C-2
Assessor's Parcel Number(s): 815-28738-050	Rezone required: no
	Total Acreage: 6.67

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

Fee for Variance Application is $75

Check item(s) for which variance is requested:

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

- ☐ **STRUCTURE BACK AND SIDES**
  - ☐ Minimum setback according to zoning district requirements
  - ☐ Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan
- ☐ **PEDESTRIAN FLOW**
  - ☐ Sidewalk along all sides of lot abutting public right-of-way required per Master Street Plan
  - ☐ 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site
  - ☐ 5' sidewalk along the full length of building on façade featuring customer entrance an façade abutting public parking areas 6' from façade of building
  - ☐ Weather protection features within 30' of all customer entrances, constructed parallel to building façade
  - ☐ Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort
- ☐ **CENTRAL FEATURES AND COMMUNITY SPACES**
  - ☐ Provision of at least 2 central features
  - ☐ Direct access to public sidewalk network
- ☐ **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**
  - ☐ Use of similar building materials
  - ☐ Use of similar architectural styles or theme
- ☐ **OUTDOOR STORAGE, TRASH COLLECTION AND LOADING AREAS**
  - ☐ Not visible from public right-of-way, located within 20' of any public street, sidewalk or internal pedestrian way
  - ☐ Incorporated into the overall design of the building
  - ☐ Screening material similar to principal materials of the building and landscape
  - ☐ Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets
  - ☐ Landscaped so not attention is attached to the function by the use of screening material an no attention is attached to the function by the use
- ☑ **FACADES AND EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses
  - ☐ Minimum 3' depth
  - ☐ Minimum of 20 contiguous feet within each 100' of façade length
  - ☐ Extends 20% of the façade
- ☑ **DETAIL FEATURES**
  - ☐ Facades include a repeating pattern with no less than 3 elements (color change, texture change, material change)
  - ☐ At least one element repeating horizontally
  - ☐ Elements repeat at intervals of more than 30' horizontally or vertically
  - ☐ Change in plane no less than 12" in width (offset, reveal or projecting rib)
- ☑ **ROOFS** – change in height every 100 liner feet in building length
- ☑ **MATERIALS AND COLORS**
  - ☐ Predominate exterior materials high quality materials
  - ☐ Façade color – low reflectance, subtle, neutral or earth tone
- ☐ **ENTRYWAYS** – 3 defined, highly visible customer entrances

☑ **LANDSCAPING**
- ☐ Entryway landscaping
- ☑ Parking lot landscaping
- ☐ Perimeter parking area landscaping
- ☑ Building foundation landscaping

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

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

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

building facade and roof
material and colors
foundation landscaping
perimeter landscaping

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

due to the location of the site and use of the buildings, the strict application of building offsets and material requirements would not enhance the proposed design and character of the building.

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

the variance allows for proper use and circulation of the site as needed to operate the business.

Harmony with intended purpose of the standards: (how the proposed develop will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)

Alternatives are proposed to still create a high quality aesthetic and to provide visual interest.

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

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

APPLICANT SIGNATURE(S) _____

_____

_____

DATE: 1-18-22

SPRINGDALE™
WE'RE MAKING IT HAPPEN

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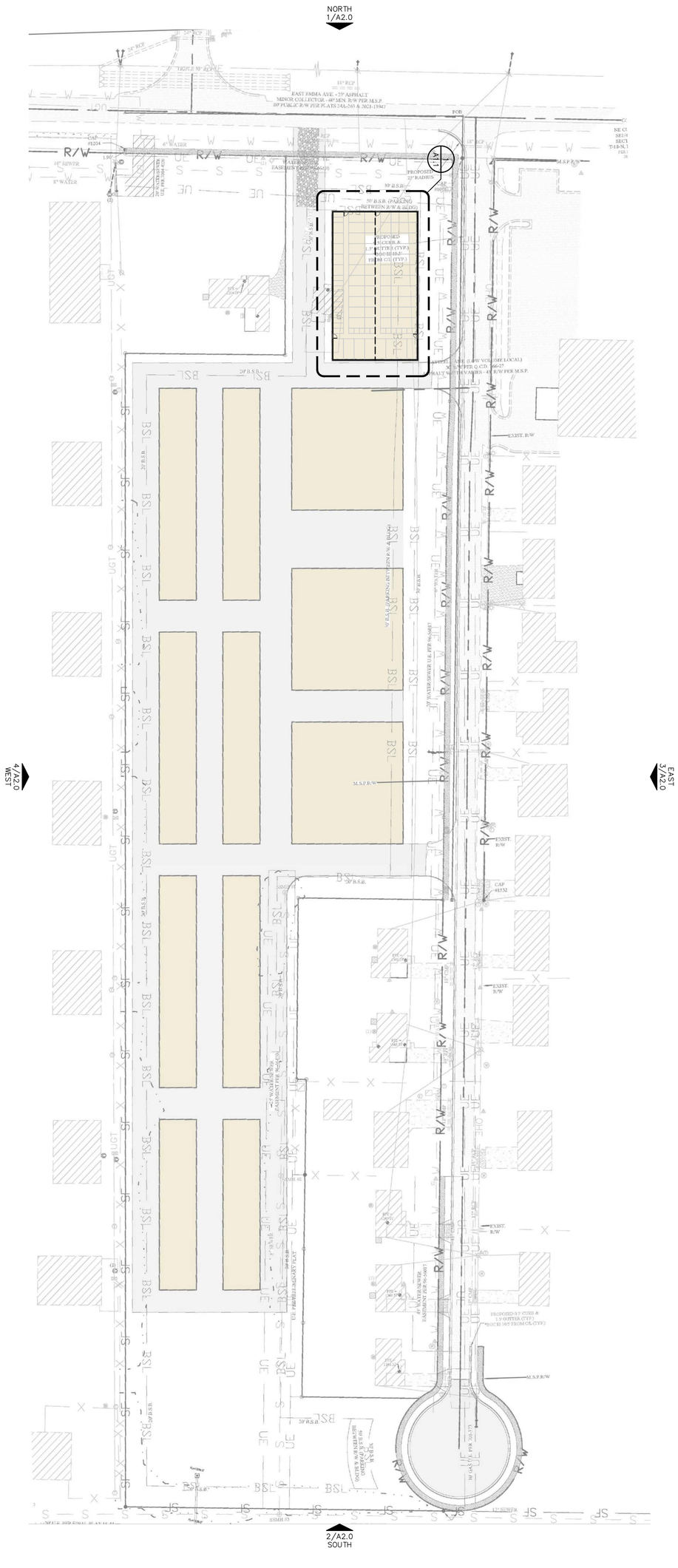
APPLICANT SIGNATURE(S) _____

_____

_____

DATE: 1-18-22

1 SITE LOCATION
SCALE: 1" = 50'



0" 50'

STRUCTURE DATA:
(REFER TO GENERAL NOTES ON COVER SHEET C-1.1)

SQUARE FOOTAGES
EXTERIOR WALL TO WALL = 11,421
EXTERIOR BRICK TO BRICK = 11,067

CONSTRUCTION TYPE:
TYPE II B (MODERATE HAZARD STORAGE) S1

v06 - DESIGN REVIEW SET 01.18.2023

SPRINGDALE BEST MINI STORAGE - 01

JOB#
DSD-22-055

A1.0

SITE LOCATION

DATE:

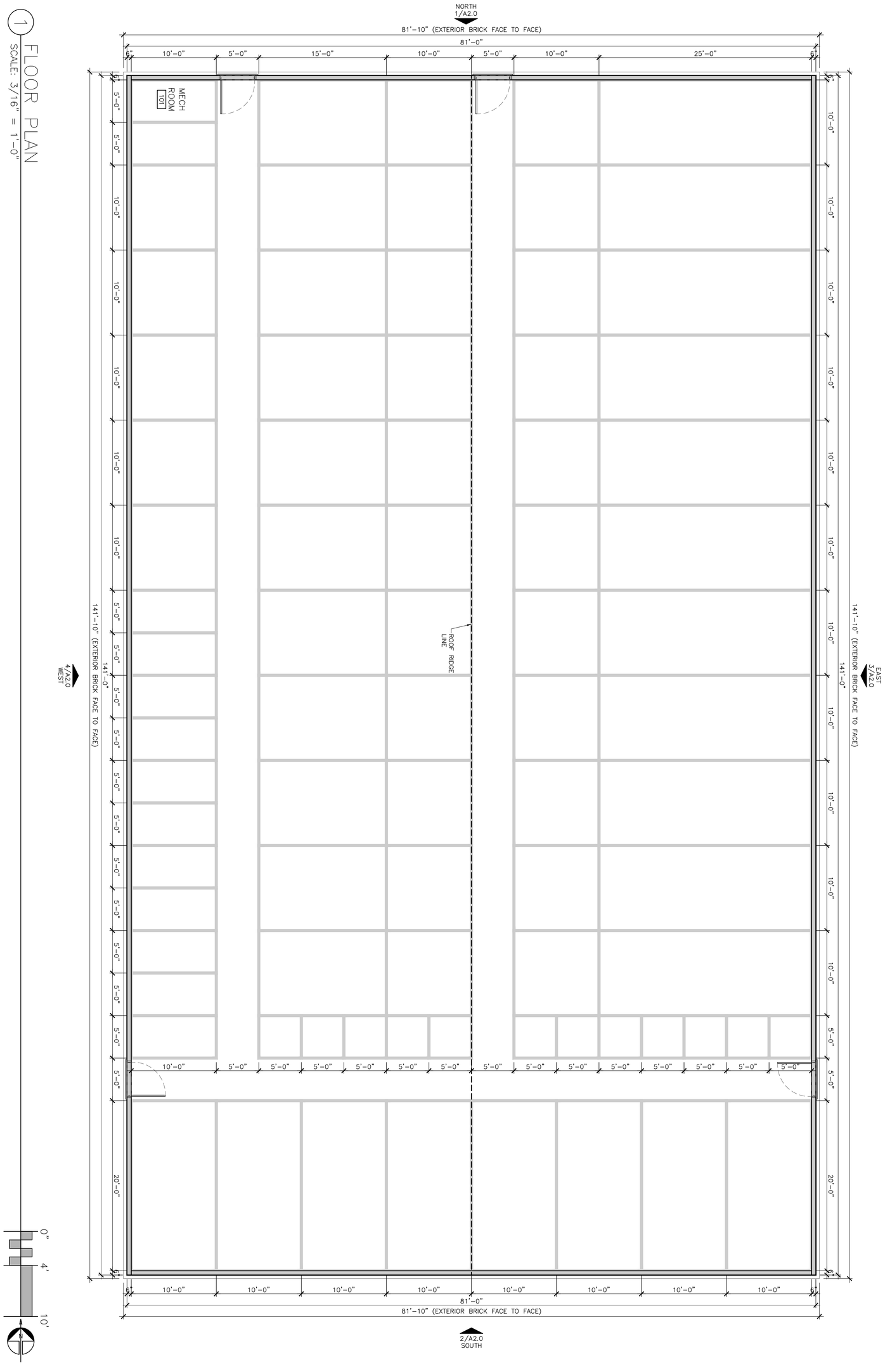
SPRINGDALE
ARKANSAS

HENRY ARCHITECTURE
1722 N COLLEGE AVE., SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479.530-9693 EMAIL: chenry@henryarchitecture.com

DRAWN BY: CJH4
CHECKED BY: CJH4

REV. NO.	DATE	DESC.

HENRY ARCHITECTURE



1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

0" 4' 10'

STRUCTURE DATA:
(REFER TO GENERAL NOTES ON COVER SHEET C-1.1)

SQUARE FOOTAGES
EXTERIOR WALL TO WALL = 11,421
EXTERIOR BRICK TO BRICK = 11,067

CONSTRUCTION TYPE:
TYPE II B (MODERATE HAZARD STORAGE) S1

v06 - DESIGN REVIEW SET 01.18.2023

SPRINGDALE BEST MINI STORAGE - 01

JOB#
DSD-22-055

A1.1

FLOOR PLAN

DATE:

SPRINGDALE
ARKANSAS

HENRY ARCHITECTURE
1722 N COLLEGE AVE., SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479.530-9693 EMAIL: chenry@henryarchitecture.com

DRAWN BY: CJH4
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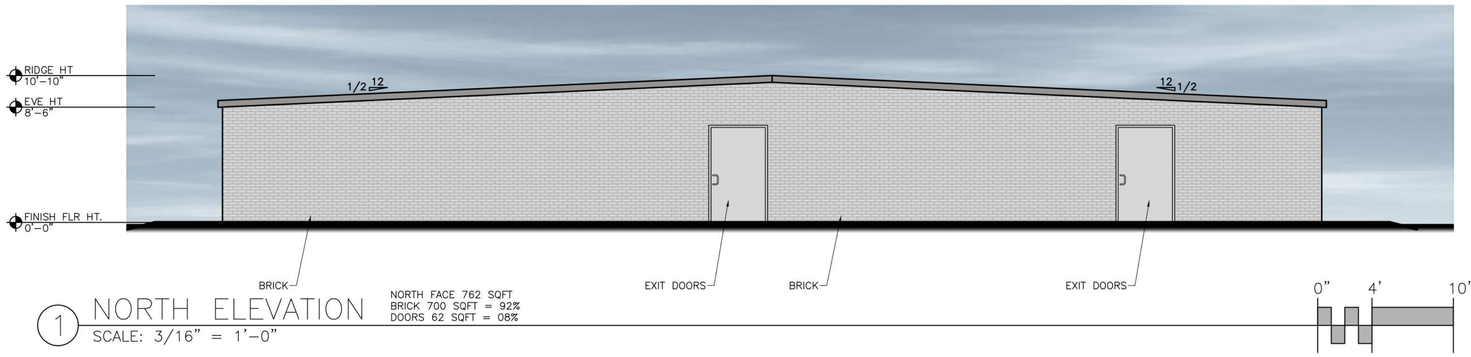
REV. NO.	DATE	DESC.

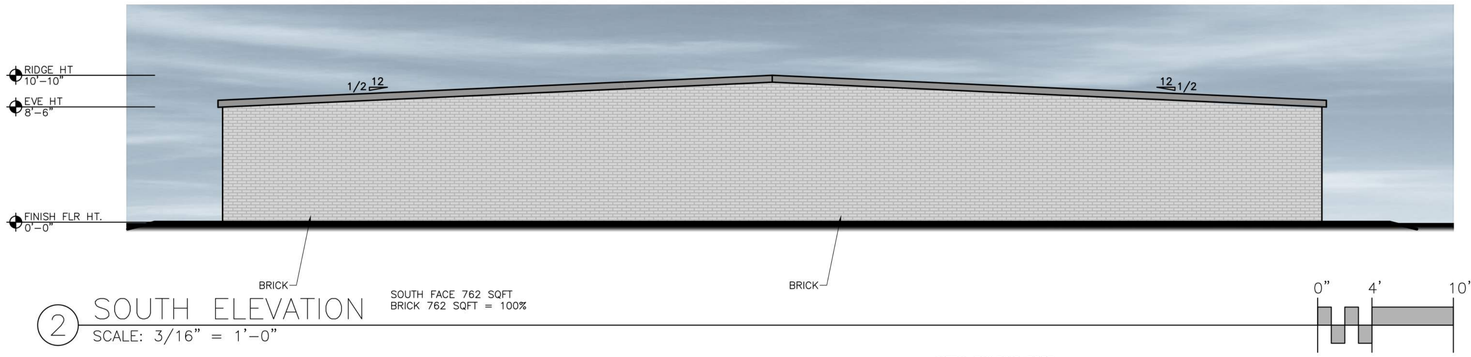
HENRY ARCHITECTURE



1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

NORTH FACE 762 SQFT
BRICK 700 SQFT = 92%
DOORS 62 SQFT = 08%

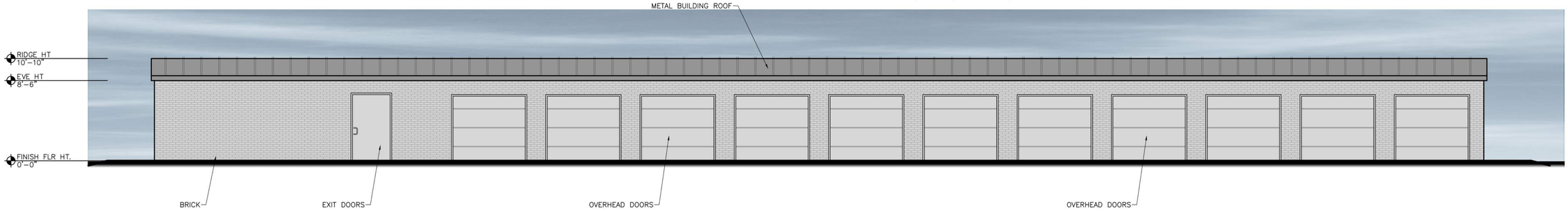
0" 4' 10'



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

SOUTH FACE 762 SQFT
BRICK 762 SQFT = 100%

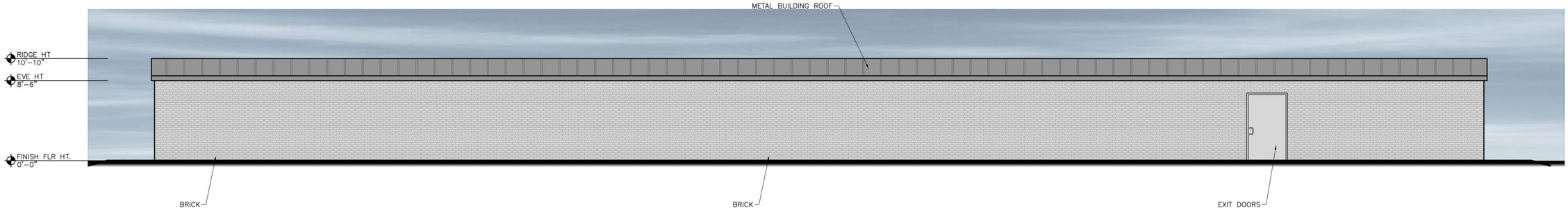
0" 4' 10'



3 EAST ELEVATION
SCALE: 3/16" = 1'-0"

EAST FACE 1196 SQFT
BRICK 550 SQFT = 46%
DOORS 646 SQFT = 54%

0" 4' 10'



4 WEST ELEVATION
SCALE: 3/16" = 1'-0"

WEST FACE 1196 SQFT
BRICK 1165 SQFT = 97%
DOORS 31 SQFT = 03%

0" 4' 10'

STRUCTURE DATA:
(REFER TO GENERAL NOTES ON COVER SHEET C-1.1)

SQUARE FOOTAGES
EXTERIOR WALL TO WALL = 11,421
EXTERIOR BRICK TO BRICK = 11,607

CONSTRUCTION TYPE:
TYPE II B (MODERATE HAZARD STORAGE) S1

MARBLE GRAY

Smooth Texture
Acme Brick - Perla East Gate
Plant
PEP166
106753

HENRY ARCHITECTURE
1722 N COLLEGE AVE., SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479.530-9693 EMAIL: chenry@henryarchitecture.com

REV. NO.	DATE	DESC.

DRAWN BY: CJH4
CHECKED BY: CJH4

JOB# DSD-22-055

v06 - DESIGN REVIEW SET 01.18.2023

SPRINGDALE BEST MINI STORAGE - 01

SPRINGDALE ARKANSAS

RENDERED ELEVATIONS & DETAILS

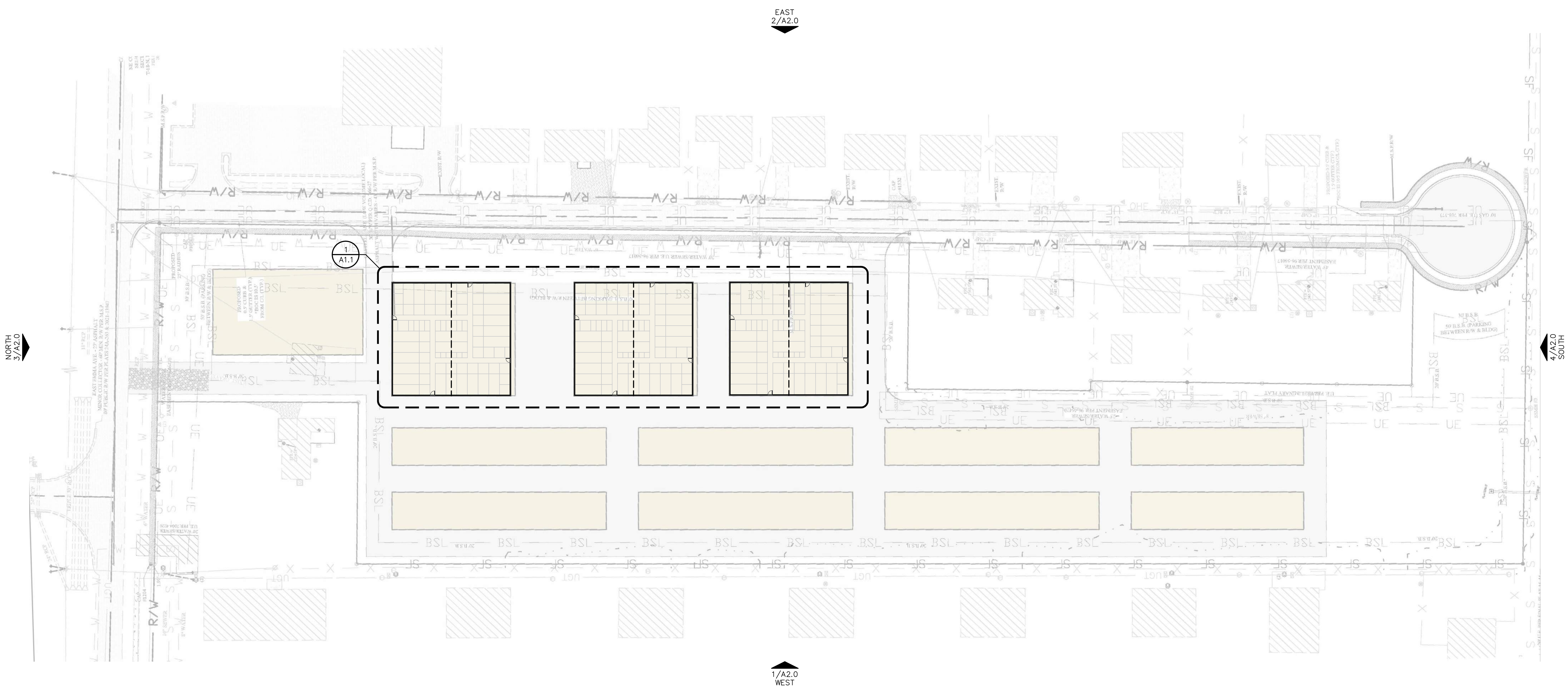
DATE:

A0.0

STRUCTURE DATA:
(REFER TO GENERAL NOTES ON COVER SHEET C-1.1)

SQUARE FOOTAGES
EXTERIOR WALL TO WALL = 11,766
EXTERIOR BRICK TO BRICK = 11,948

CONSTRUCTION TYPE:
TYPE II B (MODERATE HAZARD STORAGE) S1



1 SITE LOCATION
SCALE: 1" = 50'

0" 50'

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FAYETTEVILLE, AR 72703
PHONE - 479.530-9693 EMAIL: chenry@henryarchitecture.com

REV. NO.	DATE	DESC.

DRAWN BY: CJH4
CHECKED BY: CJH4

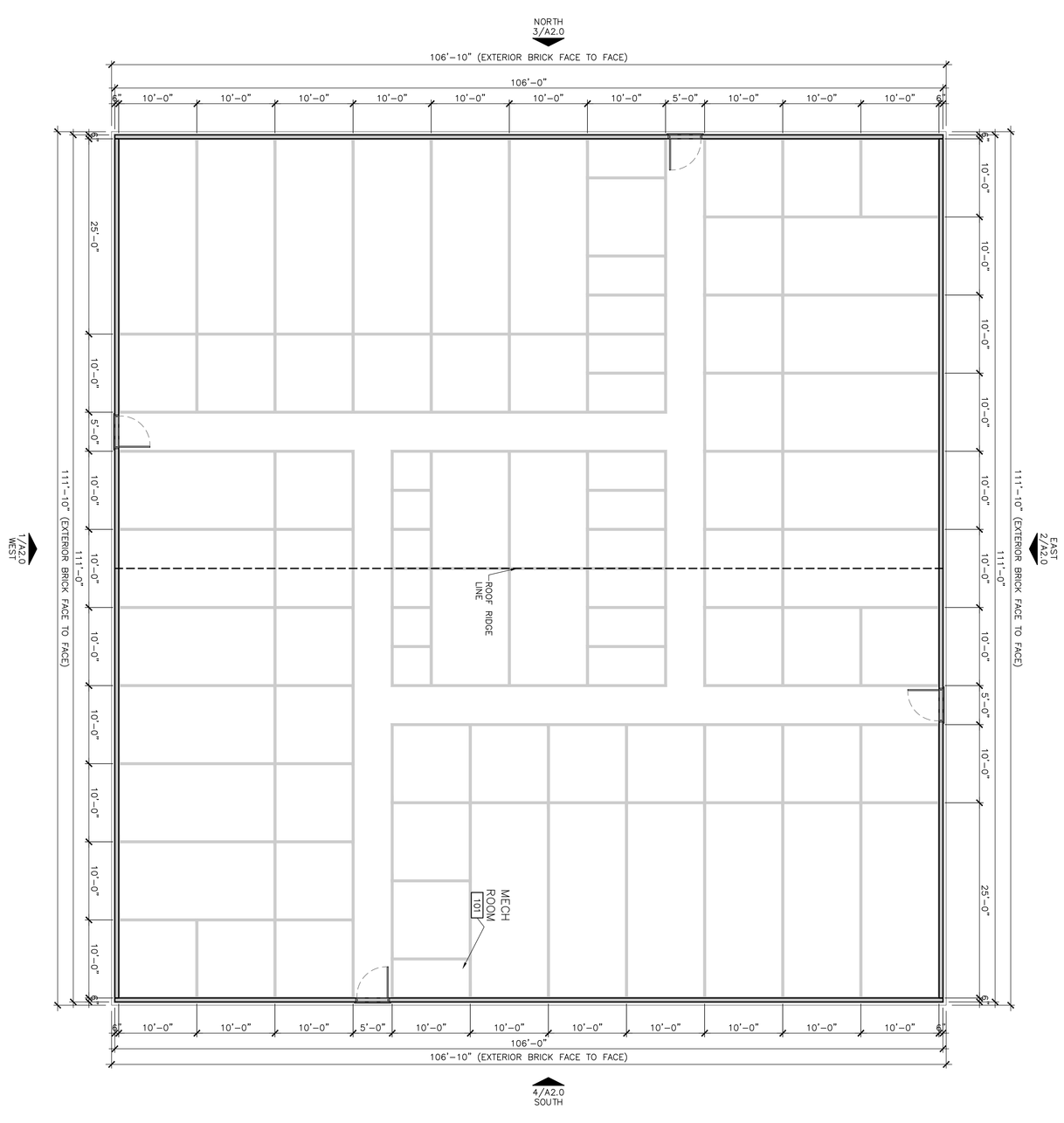
JOB#
DSD-22-055

SPRINGDALE
ARKANSAS

v06 - DESIGN REVIEW SET 01.18.2023
SPRINGDALE BEST MINI STORAGE - 02

SITE LOCATION
DATE:

A1.0



1 FLOOR PLAN

SCALE: 1/8" = 1'-0"

0" 4' 10'

STRUCTURE DATA:

(REFER TO GENERAL NOTES ON COVER SHEET C-1.1)

SQUARE FOOTAGES
EXTERIOR WALL TO WALL = 11,766
EXTERIOR BRICK TO BRICK = 11,348

CONSTRUCTION TYPE:
TYPE II B (MODERATE HAZARD STORAGE) S1

v06 - DESIGN REVIEW SET 01.18.2023

SPRINGDALE BEST MINI STORAGE - 02

JOB#
DSD-22-055

A1.1

FLOOR PLAN

DATE:

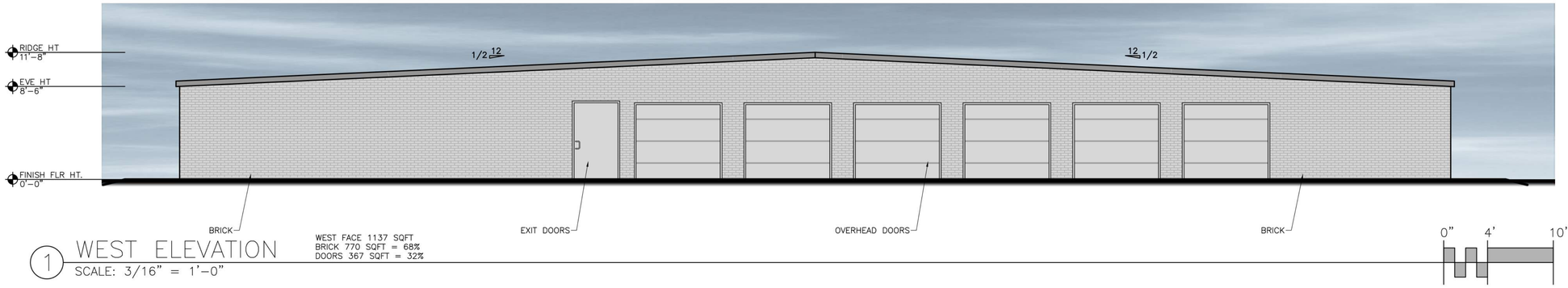
SPRINGDALE
ARKANSAS

HENRY ARCHITECTURE
1722 N COLLEGE AVE., SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479.530-9693 EMAIL: chenry@henryarchitecture.com

DRAWN BY: CJH4
CHECKED BY: CJH4

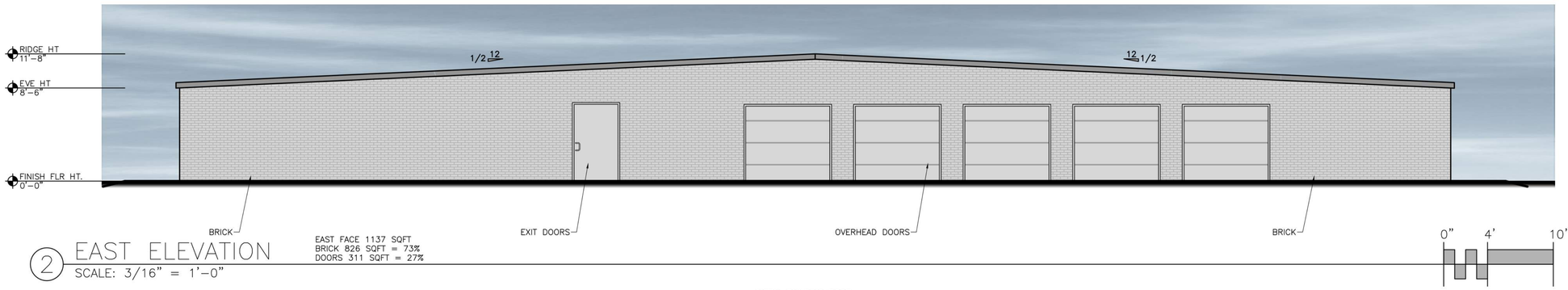
REV. NO.	DATE	DESC.

HENRY ARCHITECTURE



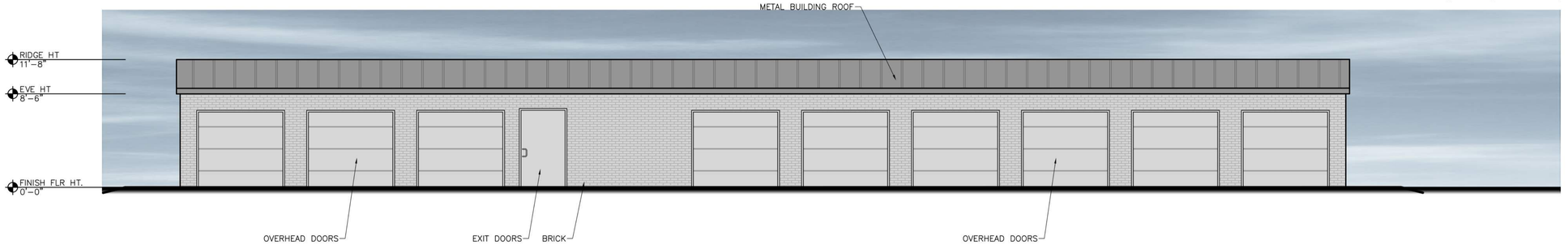
1 WEST ELEVATION
SCALE: 3/16" = 1'-0"

WEST FACE 1137 SQFT
BRICK 770 SQFT = 68%
DOORS 367 SQFT = 32%



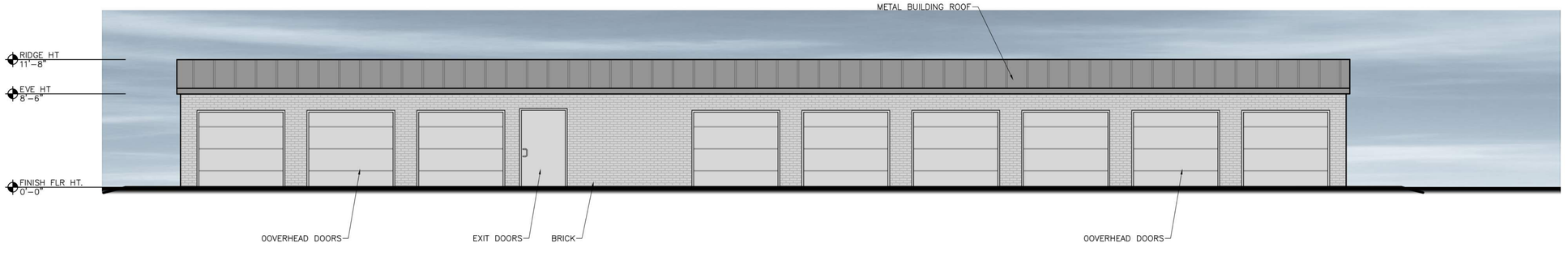
2 EAST ELEVATION
SCALE: 3/16" = 1'-0"

EAST FACE 1137 SQFT
BRICK 826 SQFT = 73%
DOORS 311 SQFT = 27%



3 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

NORTH FACE 901 SQFT
BRICK 365 SQFT = 41%
DOORS 536 SQFT = 59%



4 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

SOUTH FACE 901 SQFT
BRICK 365 SQFT = 41%
DOORS 536 SQFT = 59%

STRUCTURE DATA:
(REFER TO GENERAL NOTES ON COVER SHEET C-1.1)

SQUARE FOOTAGES
EXTERIOR WALL TO WALL = 11,766
EXTERIOR BRICK TO BRICK = 11,948

CONSTRUCTION TYPE:
TYPE II B (MODERATE HAZARD STORAGE) S1

MARBLE GRAY
Smooth Texture
Acme Brick - Perla East Gate Plant
PEP166
106753

HENRY ARCHITECTURE
1722 N COLLEGE AVE., SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479.530-9693 EMAIL: chenry@henryarchitecture.com

REV. NO.	DATE	DESC.

DRAWN BY: CJH4
CHECKED BY: CJH4

JOB# DSD-22-055

v06 - DESIGN REVIEW SET 01.18.2023

SPRINGDALE BEST MINI STORAGE - 02

SPRINGDALE ARKANSAS

RENDERED ELEVATIONS & DETAILS

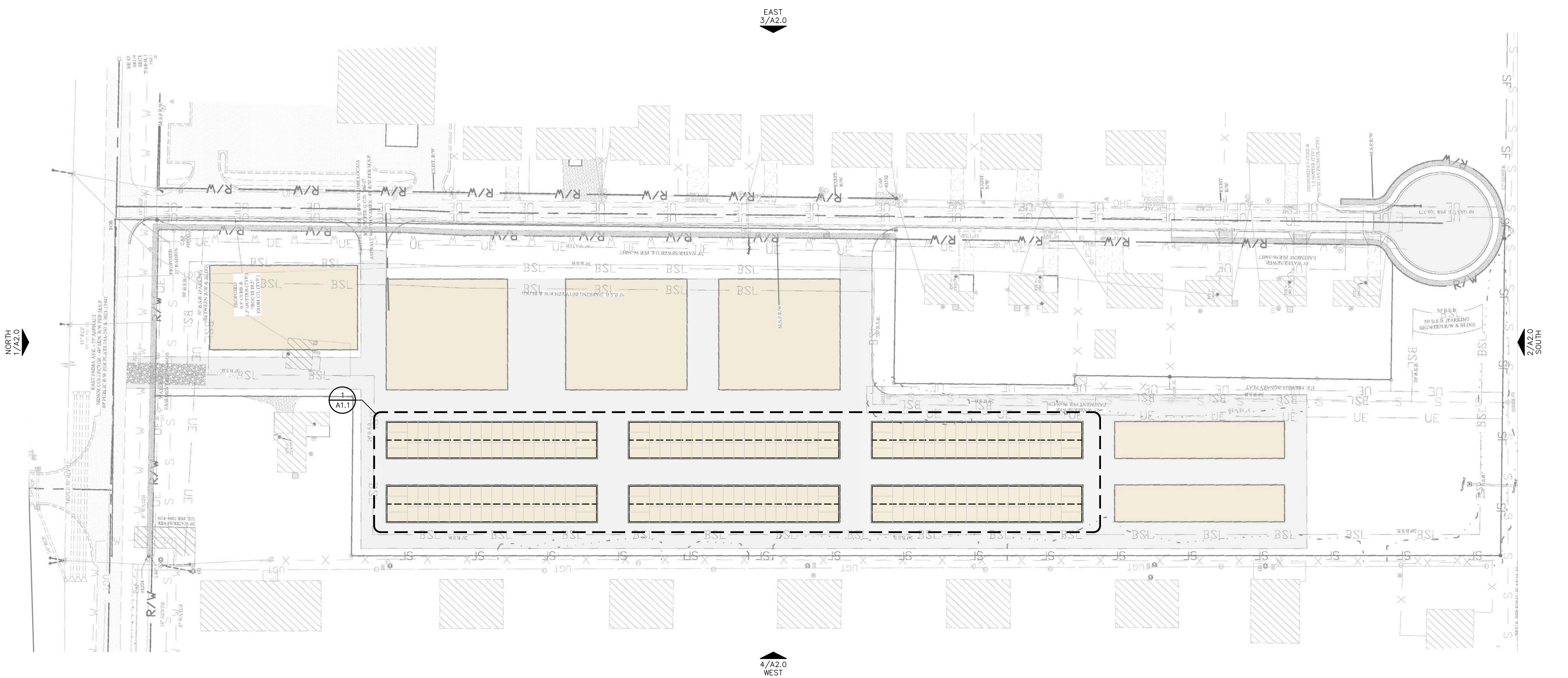
DATE:

A0.0

STRUCTURE DATA:
(REFER TO GENERAL NOTES ON COVER SHEET C–1.1)

SQUARE FOOTAGES
EXTERIOR WALL TO WALL = 7,000
EXTERIOR BRICK TO BRICK = 7,197

CONSTRUCTION TYPE:
TYPE II B (MODERATE HAZARD STORAGE) S1



1 SITE LOCATION
SCALE: 1" = 50'

0" 50'

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1722 N COLLEGE AVE., SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479.530-9693 EMAIL: chenry@henryarchitecture.com

REV. NO.	DATE	DESC.

DRAWN BY: CJH4
CHECKED BY: CJH4

JOB#
DSD-22-055

SPRINGDALE
ARKANSAS

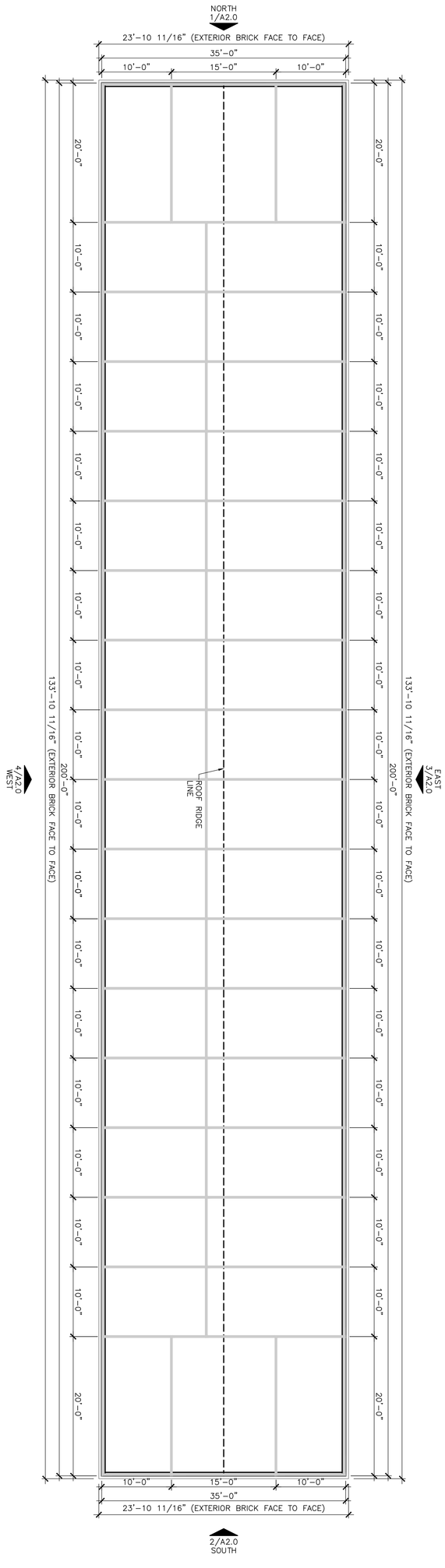
v06 - DESIGN REVIEW SET 01.18.2023

SPRINGDALE BEST MINI STORAGE - 03

SITE LOCATION
DATE:

A1.0

1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



0" 4' 10'

STRUCTURE DATA:
(REFER TO GENERAL NOTES ON COVER SHEET C-1.1)

SQUARE FOOTAGES
EXTERIOR WALL TO WALL = 7,000
EXTERIOR BRICK TO BRICK = 7,197

CONSTRUCTION TYPE:
TYPE II B (MODERATE HAZARD STORAGE) S1

v06 - DESIGN REVIEW SET 01.18.2023

A1.1

SPRINGDALE BEST MINI STORAGE - 03

JOB#
DSD-22-055

FLOOR PLAN

DATE:

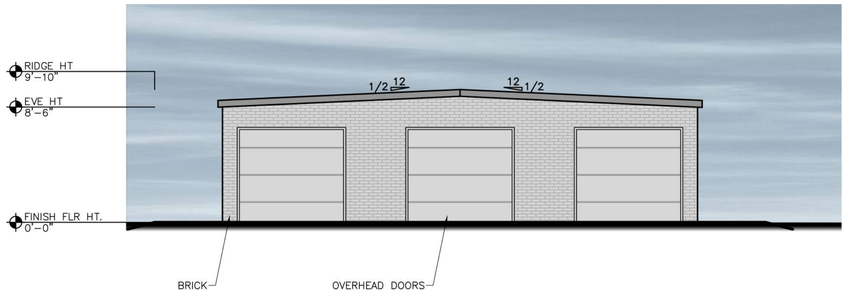
SPRINGDALE
ARKANSAS

HENRY ARCHITECTURE
1722 N COLLEGE AVE., SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479.530-9693 EMAIL: chenry@henryarchitecture.com

DRAWN BY: CJH4
CHECKED BY: CJH4

REV. NO.	DATE	DESC.

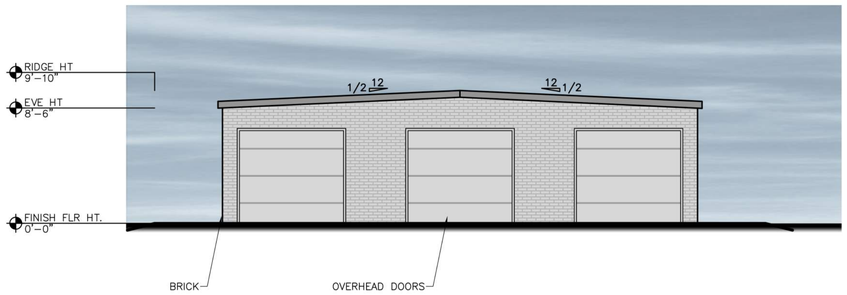
HENRY ARCHITECTURE



1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

NORTH FACE 311 SQFT
BRICK 143 SQFT = 46%
DOORS 168 SQFT = 54%

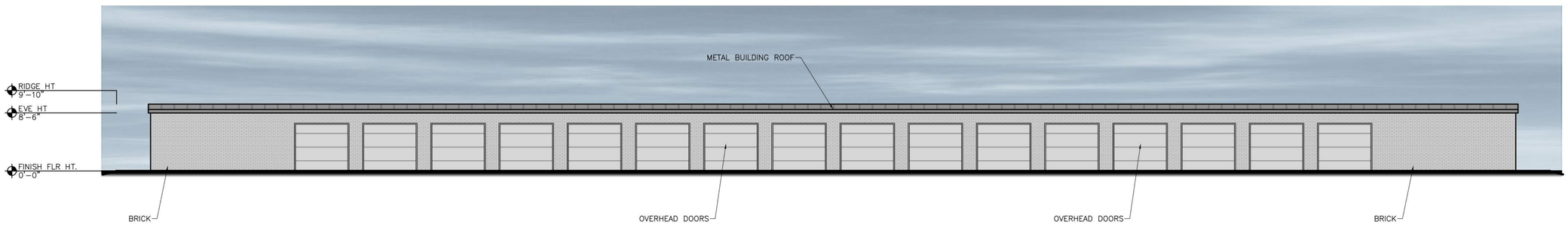
0" 4' 10'



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

NORTH FACE 311 SQFT
BRICK 143 SQFT = 46%
DOORS 168 SQFT = 54%

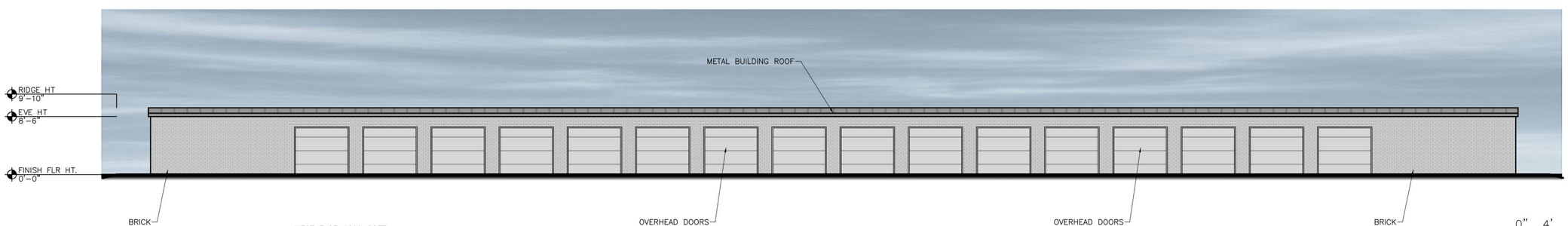
0" 4' 10'



3 EAST ELEVATION
SCALE: 3/16" = 1'-0"

EAST FACE 1699 SQFT
BRICK 803 SQFT = 47%
DOORS 896 SQFT = 53%

0" 4' 10'



4 WEST ELEVATION
SCALE: 3/16" = 1'-0"

WEST FACE 1699 SQFT
BRICK 803 SQFT = 47%
DOORS 896 SQFT = 53%

0" 4' 10'

STRUCTURE DATA:
(REFER TO GENERAL NOTES ON COVER SHEET C-1.1)

SQUARE FOOTAGES
EXTERIOR WALL TO WALL = 7,000
EXTERIOR BRICK TO BRICK = 7,197

CONSTRUCTION TYPE:
TYPE II B (MODERATE HAZARD STORAGE) S1

MARBLE GRAY

Smooth Texture
Acme Brick - Perla East Gate
Plant
PEP166
106753

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REV. NO.	DATE	DESC.

DRAWN BY: CJH4
CHECKED BY: CJH4

JOB# DSD-22-055

v06 - DESIGN REVIEW SET 01.18.2023

SPRINGDALE BEST MINI STORAGE - 03

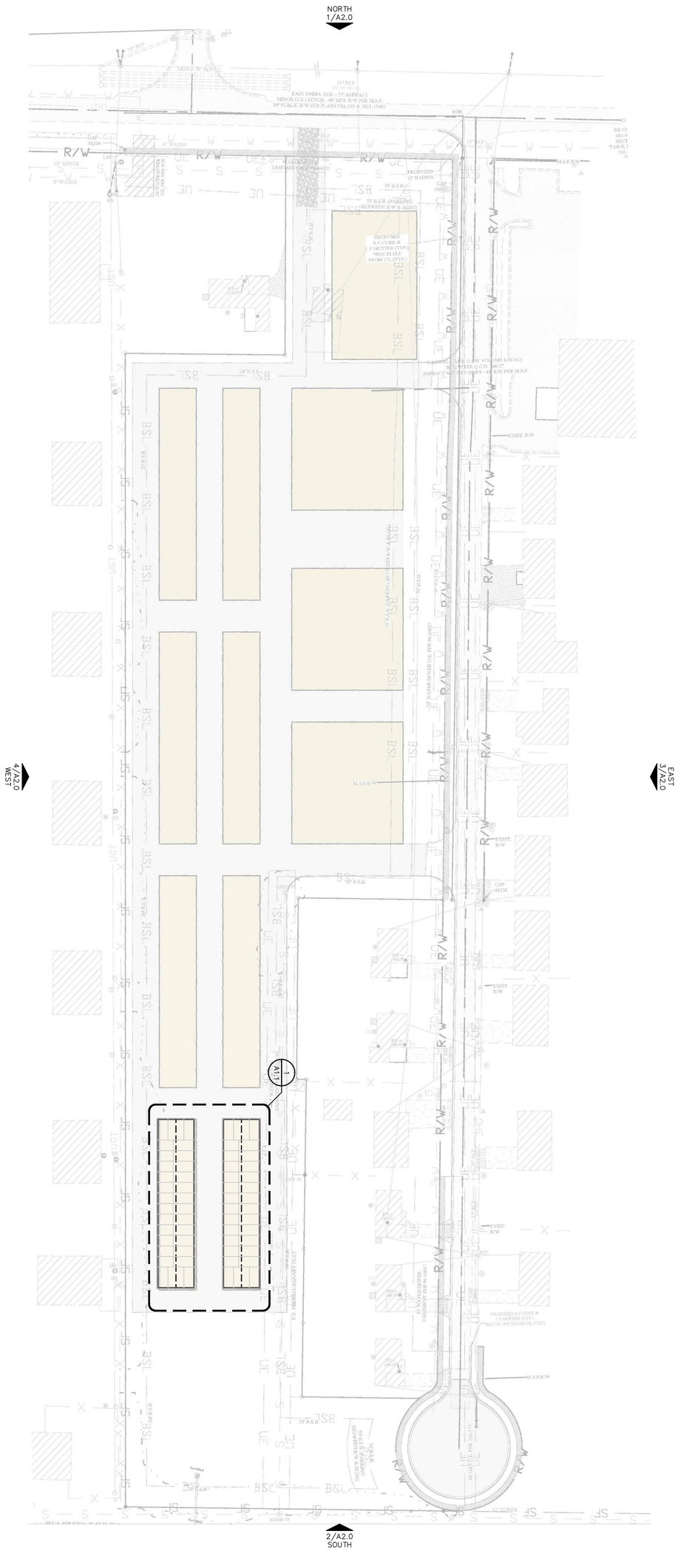
SPRINGDALE
ARKANSAS

RENDERED ELEVATIONS & DETAILS

DATE:

A0.0

1 SITE LOCATION
SCALE: 1" = 50'



0" 50'

STRUCTURE DATA:
(REFER TO GENERAL NOTES ON COVER SHEET C-1.1)

SQUARE FOOTAGES
EXTERIOR WALL TO WALL = 5,600
EXTERIOR BRICK TO BRICK = 5,764

CONSTRUCTION TYPE:
TYPE II B (MODERATE HAZARD STORAGE) S1

v06 - DESIGN REVIEW SET 01.18.2023

A1.0

SPRINGDALE BEST MINI STORAGE - 04

JOB#
DSD-22-055

SITE LOCATION

DATE:

SPRINGDALE
ARKANSAS

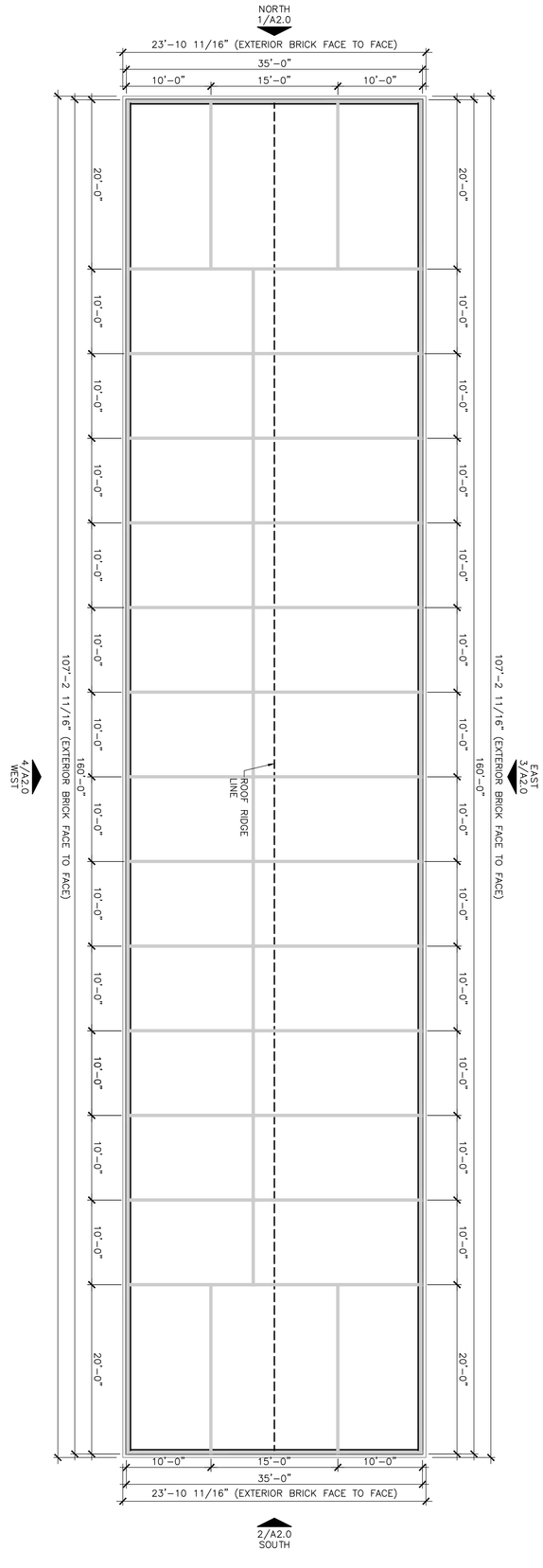
HENRY ARCHITECTURE
1722 N COLLEGE AVE., SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479.530-9693 EMAIL: chenry@henryarchitecture.com

DRAWN BY: CJH4
CHECKED BY: CJH4

REV. NO.	DATE	DESC.

HENRY ARCHITECTURE

1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



0" 4' 10'

STRUCTURE DATA:
(REFER TO GENERAL NOTES ON COVER SHEET C-1.1)

SQUARE FOOTAGES
EXTERIOR WALL TO WALL = 5,600
EXTERIOR BRICK TO BRICK = 5,764

CONSTRUCTION TYPE:
TYPE II B (MODERATE HAZARD STORAGE) S1

v06 - DESIGN REVIEW SET 01.18.2023

A1.1

SPRINGDALE BEST MINI STORAGE - 04

JOB#
DSD-22-055

FLOOR PLAN

DATE:

SPRINGDALE
ARKANSAS

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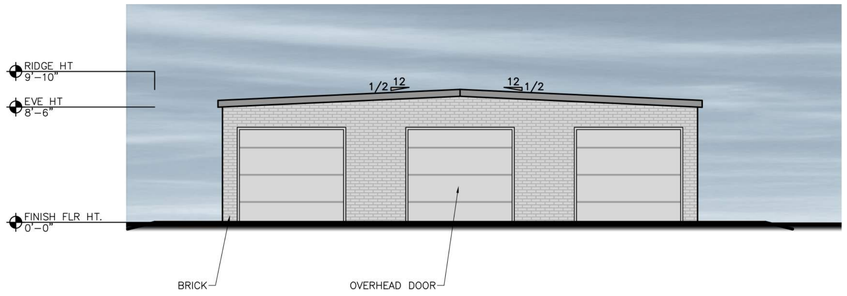
REV. NO.	DATE	DESC.

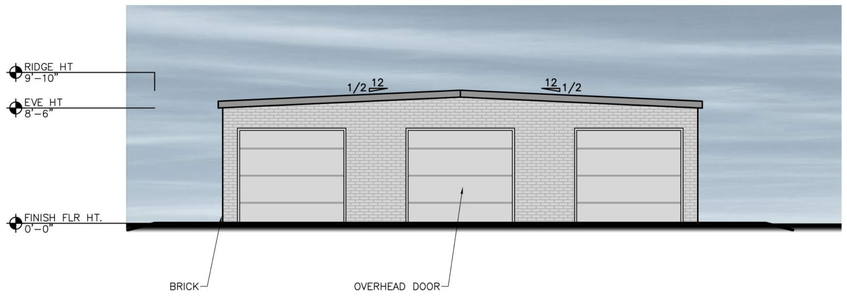
HENRY ARCHITECTURE



1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

NORTH FACE 311 SQFT
BRICK 143 SQFT = 46%
DOORS 168 SQFT = 54%

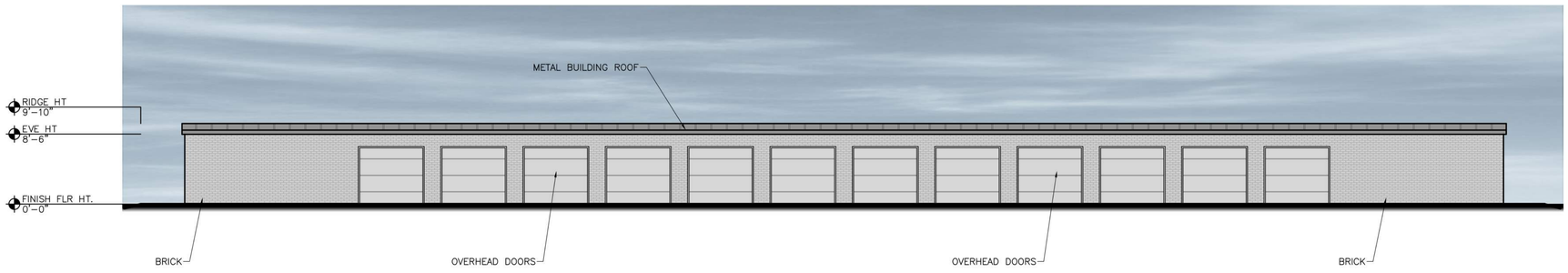
0" 4' 10'



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

SOUTH FACE 311 SQFT
BRICK 143 SQFT = 46%
DOORS 168 SQFT = 54%

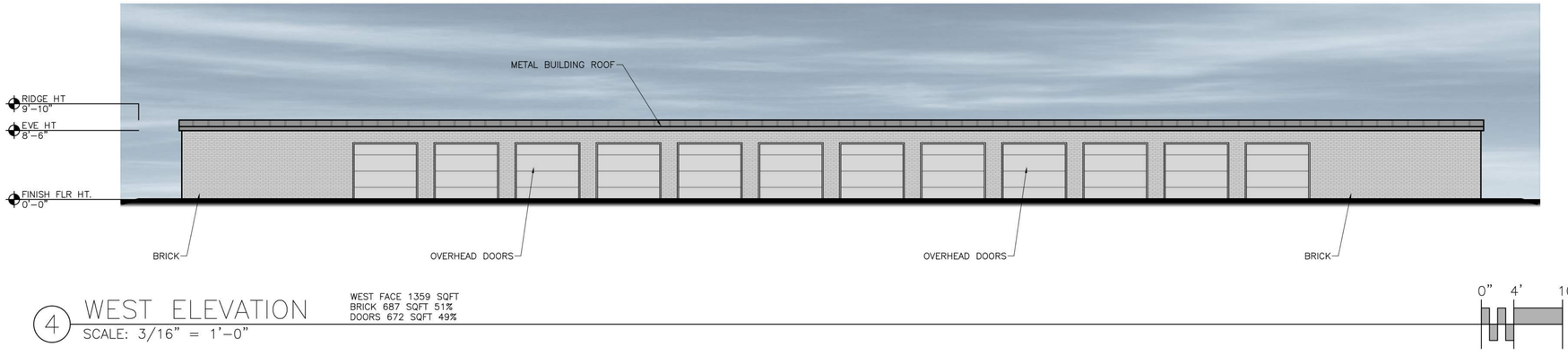
0" 4' 10'



3 EAST ELEVATION
SCALE: 3/16" = 1'-0"

EAST FACE 1359 SQFT
BRICK 687 SQFT 51%
DOORS 672 SQFT 49%

0" 4' 10'



4 WEST ELEVATION
SCALE: 3/16" = 1'-0"

WEST FACE 1359 SQFT
BRICK 687 SQFT 51%
DOORS 672 SQFT 49%

0" 4' 10'

STRUCTURE DATA:
(REFER TO GENERAL NOTES ON COVER SHEET C-1.1)

SQUARE FOOTAGES
EXTERIOR WALL TO WALL = 5,600
EXTERIOR BRICK TO BRICK = 5,764

CONSTRUCTION TYPE:
TYPE II B (MODERATE HAZARD STORAGE) S1

MARBLE GRAY

Smooth Texture
Acme Brick - Perla East Gate
Plant
PEP166
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DRAWN BY: CJH4
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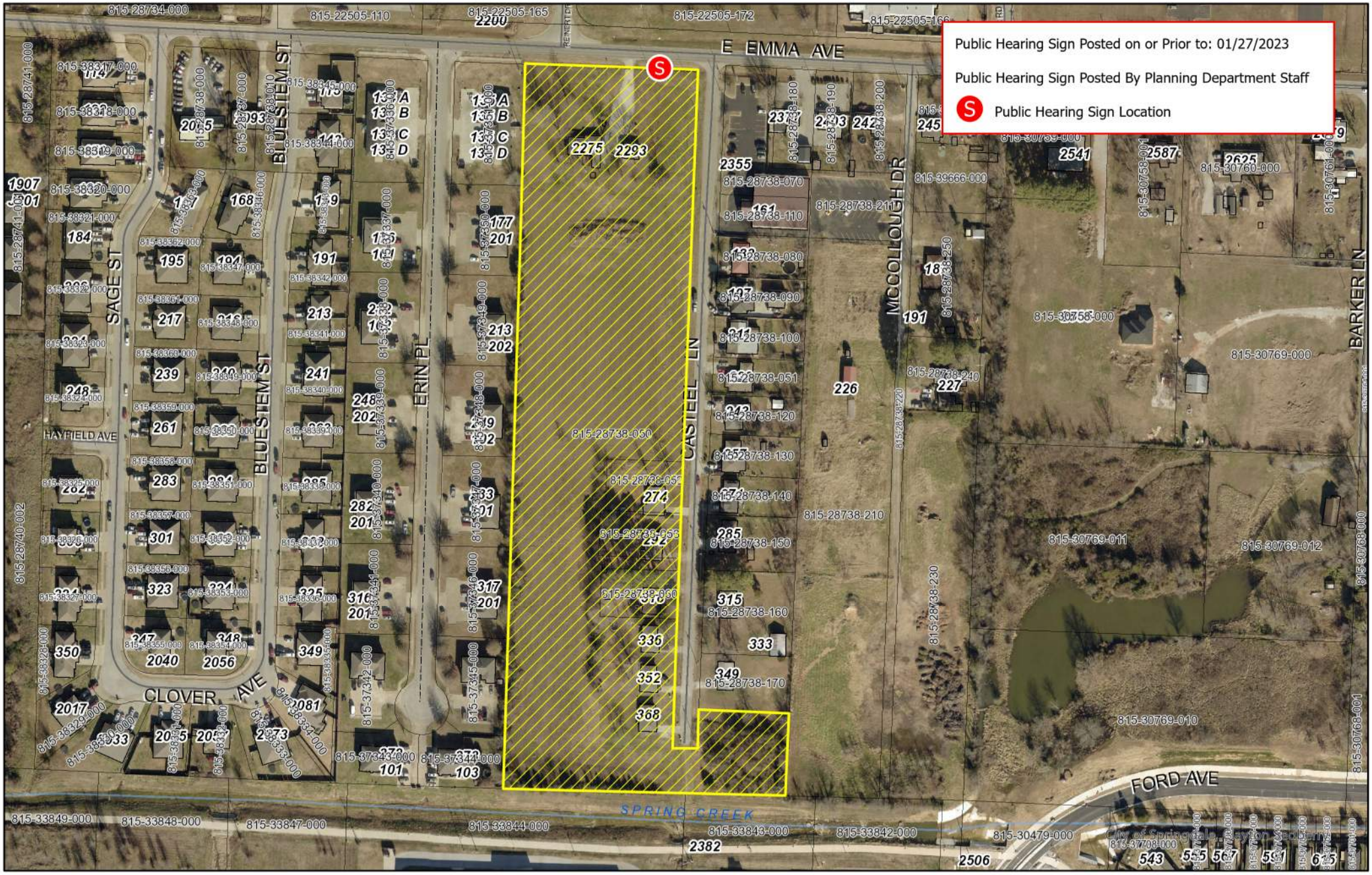
SPRINGDALE BEST MINI STORAGE - 04

SPRINGDALE
ARKANSAS

RENDERED ELEVATIONS & DETAILS

DATE:

A0.0



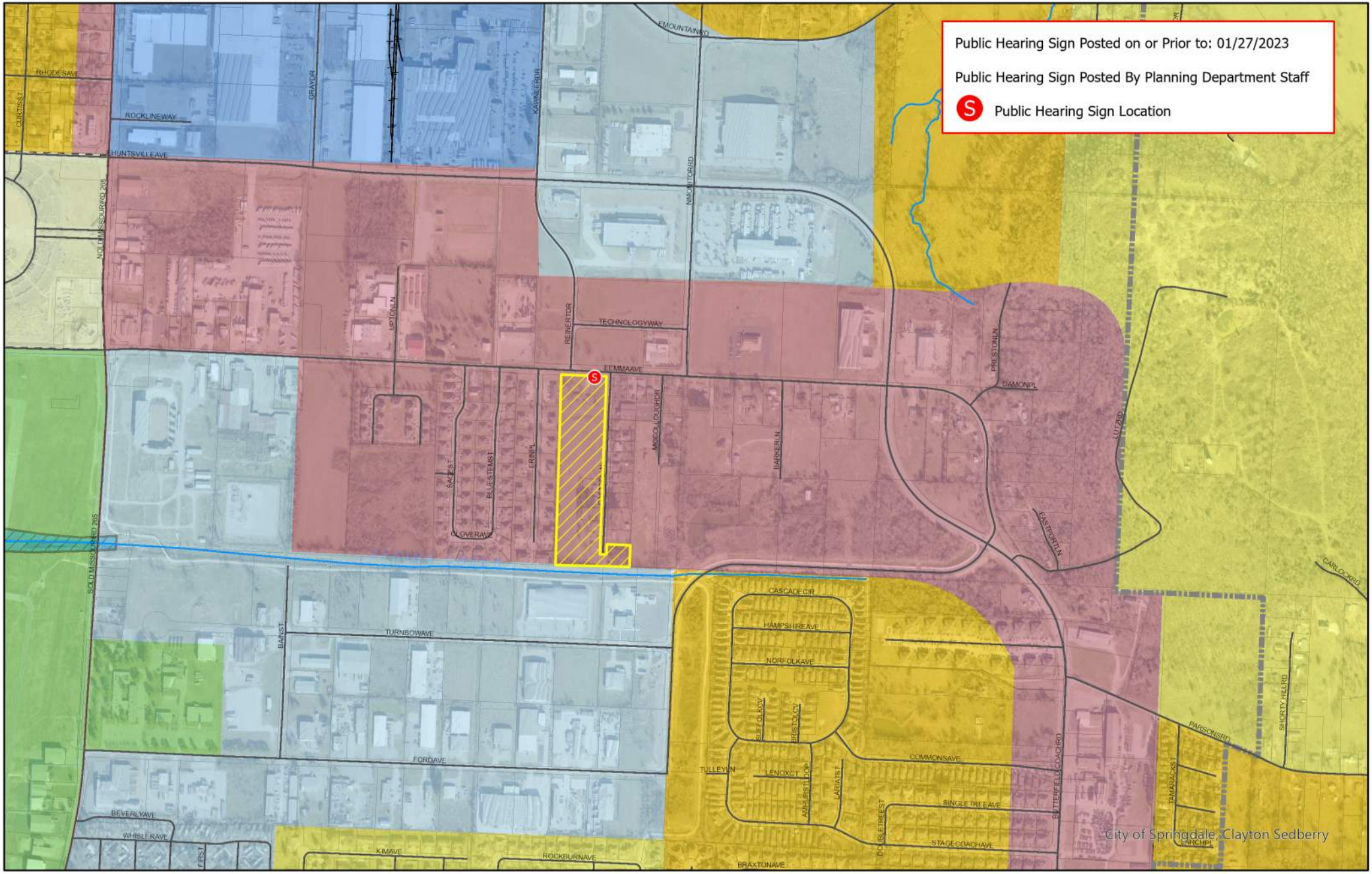
Planning Commission Meeting
February 7, 2023

Miles
0 0.01 0.02 0.03 0.04 0.06

N

PROJECT: B23-20
APPLICANT: Springdale's Best Storage, LLC
REQUEST: Variance for Commercial Design Standards

SPRINGDALE
WE'RE MAKING IT HAPPEN

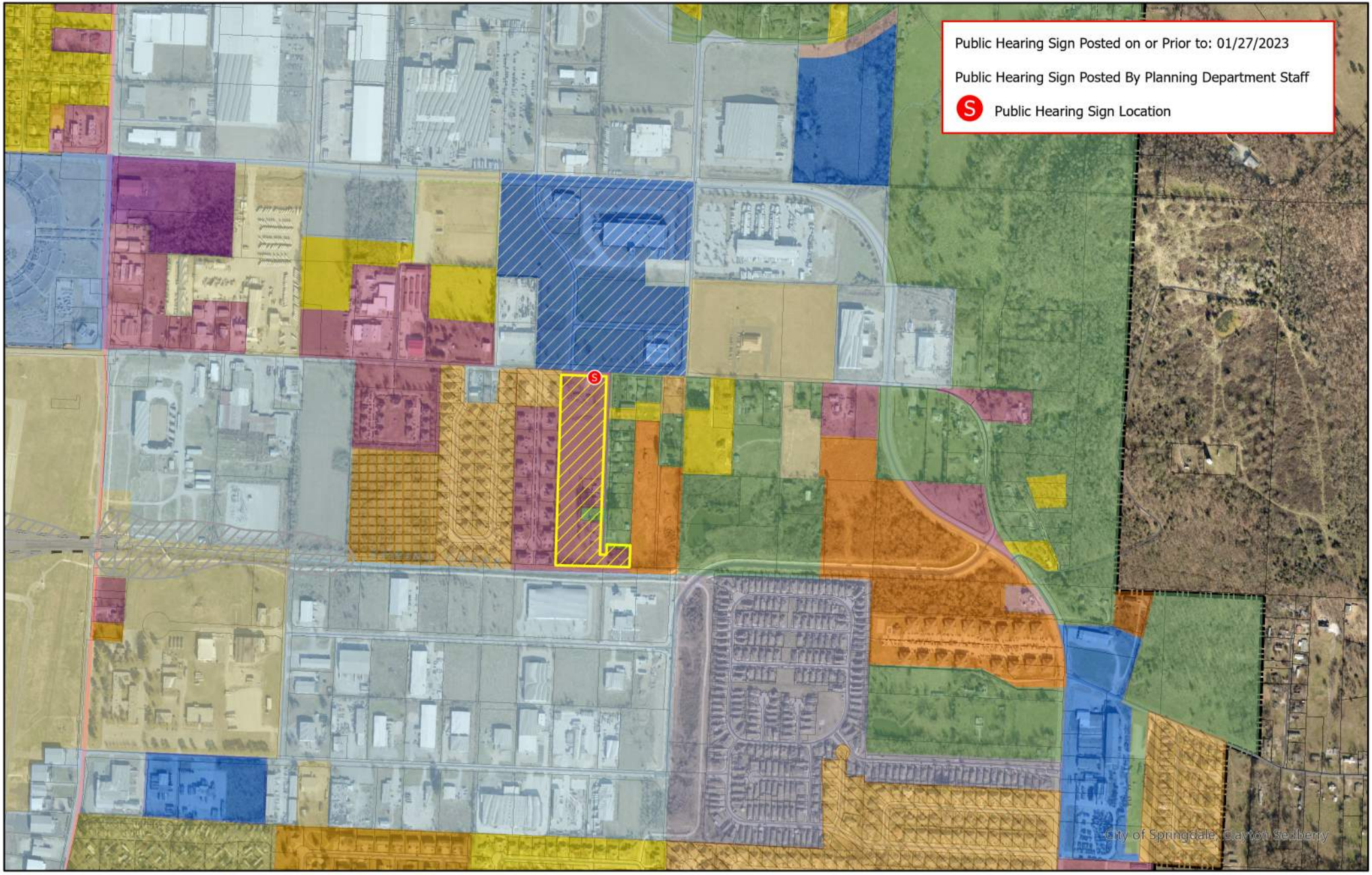


Planning Commission Meeting
February 7, 2023

Miles
0 0.04 0.07 0.14 0.21 0.28
N

PROJECT: B23-20
APPLICANT: Springdale's Best Storage, LLC
REQUEST: Variance for Commercial Design Standards

SPRINGDALE™
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
February 7, 2023

Miles
0 0.04 0.07 0.14 0.21 0.28

N

PROJECT: B23-20
APPLICANT: Springdale's Best Storage, LLC
REQUEST: Variance for Commercial Design Standards

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: **Planning Commission**

From: **Staff**

Date: **February 7, 2023**

RE: **L23-02** **Large-Scale Development** **Hillcrest Village Revised**

Planning Comments

"The new resubmission will just be for a phasing plan, there should not be any changes to the plans previously approved by the planning commission" per Jason Appel.

Building & Fire

- No additional comments

Engineering Comments

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 2/1/2023

Phasing plan.

- **No Comments**.

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72764 • (479) 751-8733 • Established 1971

L23-02

January 13, 2023

City of Springdale
Planning & Community Development Division
206 S. Blair Street
Springdale, Arkansas 72764

Via email: planningapplications@springdalear.gov

Re: Revision to Large Scale Development Transmittal Letter
Hillcrest Village (L21-22)
Michigan Avenue
Springdale, AR

City of Springdale Planning Staff:

On behalf of our client, we hereby submit plans for a revision to Hillcrest Village, a multifamily development previously approved under L21-22. The proposed revision divides the project into three phases. With this letter, please find enclosed:

- Revised plan
- LSD application,
- Copy of Warranty Deed, and
- Certified List of Adjacent Property Owners.

The revision will not have any impact on the previously approved architectural elevations, lighting plan or drainage report. We look forward to working with you to make this project a success.

Very truly yours,

Digitally signed by:
Brandon J. Rush

Brandon Rush, PE

Enclosures

cc Katie Hollingshead, PE, CFM (City of Springdale Engineering Dept, via email)
Jason Appel, PE (ESI, via email)

Z:\Engineers\00 - Engineer Projects\21937 - HAR-BER MULTI-FAMILY\05 Construction Plans\Revision to LSD 1-13-2023\Transmittal Letter.docx

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: January 13, 2023 Payment Method: _____

Date Accepted as Complete: _____ Project Number: L23-02 (Prev. L21-22)

Must meet the below criteria for a Large Scale Submittal:

- ☒ Pre-application meeting held with Springdale Planning Department. Date: 1/12/23 discussion with Patsy Christie
- ☒ Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

  (Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting.)
- ☒ Submit three (3) hard copies and one pdf of plans as well as SWPPP/Drainage Docs PDF, hard copies upon request
- ☐ Submit complete architectural elevations. (If Applicable) No building revisions
- ☒ Submit a copy of the warranty deed showing ownership of property.
- ☐ Submit a unified lighting plan in pdf format. (If Applicable) No changes proposed
- ☒ Submit the approved authorization of representation form, if property owner will represented by anyone other than themselves.
- ☐ Submit the $500.00 review fee N/A revision only

APPLICATION CONTACTS:

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

Applicant (person making request)

Name: Developing Equity LLC

E-mail: jon@brittenumconstruction.com

Address: 1280 E. Stearns St, Ste 5
Fayetteville, AR 72703

Phone: 479-502-9179

Site/ Location: Michigan Ave

Assessor's Parcel Number(s): 815-40054-000

Development Point of Contact for Question & Staff Reviews

Name: ESI - Brandon Rush, PE

E-mail: brush@engineeringservices.com

Address: 1207 S. Old Missouri Rd
Springdale, AR 72764

Phone: (479) 751-8733

Current Zoning District: MF-24

Rezone required: No

Total Acreage: 15.8

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 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:

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, S02°29'31 W A DISTANCE OF 817.94 FEET TO A POINT IN S. 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 S. 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 161.01 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 87.44 FEET AND A CHORD BEARING AND DISTANCE OF S47°37'33 W – 70.64 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE N87°25'43 W A DISTANCE OF 159.03 FEET TO A FOUND IRON PIN WITH CAP 'PLS 1559'; THENCE N02°29'56E A DISTANCE OF 210.87 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 1.00 ACRES – 43,598 SQ. FT., MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

SURVEY DESCRIPTION: TRACT B

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 S. 56TH STREET; THENCE LEAVING SAID EAST LINE, N87°26'28 W A DISTANCE OF 252.75 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A FOUND IRON PIN WITH CAP 'ALAN REID PLS NO. 1005'; THENCE S02°29'56 W A DISTANCE OF 210.87 FEET TO A FOUND IRON PIN WITH CAP 'PLS 1559'; THENCE S87°25'43 E A DISTANCE OF 159.03 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 78.44 FEET AND A CHORD BEARING AND DISTANCE OF N47°37'33"E – 70.64 FEET TO A SET IRON PIN WITH CAP 'PLS 1156' ON THE WESTERLY RIGHT OF WAY LINE OF S. 56TH STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, S02°40'49 W A DISTANCE OF 109.91 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 A FOUND IRON PIN WITH CAP 'ALAN REID PLS 1005' ON THE SOUTH LINE OF SAID NE1/4 OF THE NE1/4; THENCE ALONG SAID SOUTH LINE, N87°25'45 W A DISTANCE OF 942.78 FEET TO A SET IRON PIN WITH CAP 'PLS 1156' AT THE SOUTHWEST CORNER OF SAID NE1/4 OF THE NE1/4; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID NE1/4 OF THE NE1/4, N02°29'28 E A DISTANCE OF 659.74 FEET TO A FOUND IRON PIN WITH CAP 'UNREADABLE' AT THE NORTHWEST CORNER OF SAID S1/2 OF THE NE1/4 OF THE NE1/4; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID S1/2 OF THE NE1/4 OF THE NE1/4, S87°25'59 E A DISTANCE OF 1066.84 FEET TO A FOUND IRON PIN WITH CAP 'ALAN REID PLS 1005'; THENCE LEAVING SAID NORTH LINE, S02°29'31 W A DISTANCE OF 158.00 FEET TO THE POINT OF BEGINNING, CONTAINING 15.80 ACRES – 688,283 SQ. FT., MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

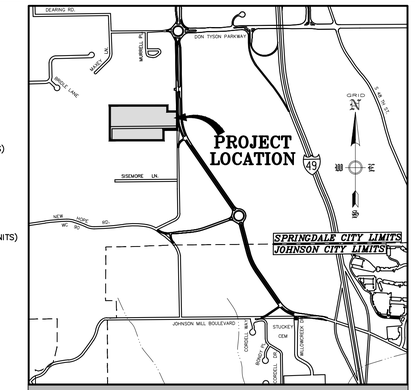
FLOOD PLAIN ZONING:

THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #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 126v 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 /DEVELOPER:	DEVELOPING EQUITY LLC 1280 E. STEARNS ST. STE 5 FAYETTEVILLE, AR 72703
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:	157 (89–2 BEDROOM UNITS AND 68–3 BEDROOM UNITS) (DENSITY = 9.94 UNITS/AC.)
PARKING SPACES REQUIRED:	325 SPACES : 3 (20) + 2.25 (50) + 1.75 (87)
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 EX. OVERHEAD POWER LINE
- G EX. GAS LINE
- UGT EX. UNDERGROUND TELEPHONE LINE
- SS EX. 8" SEWER LINE
- EX. STORM DRAIN LINE
- W EX. WATER LINE
- F.O. EX. FIBER OPTIC LINE
- EX. WATER METER
- EX. FIRE HYDRANT
- EX. SEWER MANHOLE
- EX. POWER POLE
- EX. WATER VALVE
- EX. LIGHT POLE
- EX. SIGN
- EX. HANDICAP PARKING
- EX. WATER METER
- EX. TRAFFIC POLE
- EX. GAS MANHOLE
- EX. ELECTRIC MANHOLE
- EX. TELEPHONE MANHOLE
- EX. TREES
- EX. SEWER VALVE
- EX. WATER MANHOLE
- EX. FIBER OPTIC VAULT
- EX. TELEPHONE BOX
- EX. MAILBOX
- EX. GAS METER
- EX. GAS VALVE
- EX. PARKING STRIPE
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE
- PROPOSED FENCE
- PROPOSED EASEMENT LINE
- PROPOSED SIDEWALK
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED WATERLINE
- PROPOSED HANDICAP RAMP
- PROPOSED STORM BOX & PIPE
- PROPOSED SEWER MANHOLE & PIPE

BLDG #	# OF UNITS	TOTAL AREA (SQ FT)
1	6	5,864
2	9	8,796
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	8	7,819
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	4	3,909

ENGINEERING SERVICES INC.
CIVIL ENGINEERING • LAND SURVEYING
SPRINGDALE, ARKANSAS 72764

LARGE SCALE DEVELOPMENT
HILLCREST VILLAGE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION
1	2-2-22	LAYOUT CHANGES FROM SWU REVIEW
2	1-13-23	ADD PHASING
3		
4		

© COPYRIGHT 2023 ENGINEERING SERVICES, INC. 1/13/2023 2:21 PM

ARKANSAS REGISTERED PROFESSIONAL ENGINEER
JAMES JASON ALPERS
1/13/2023

CERTIFICATE OF AUTHORIZATION
ENGINEERING SERVICES, INC
131
ARKANSAS

SCALE: 1"=60'
DATE: Nov 28, 2022
ENGINEER: BAM
DRAWN BY: XXX
W.O. #: 21937

L21-22

2

Planning and Community Development Division
City of Springdale

Memo

To: **Planning Commission**

From: **Staff**

Date: **February 7, 2023**

RE: **L23-12** **Large-Scale Development** **Project Mayflower**

Planning Comments

1. This Large-Scale Development Plan has been given the number L23-12. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission (standard comment).
3. Documentation corresponding to L23-12 should be submitted to planningapplication@springdalear.gov (standard comment)
4. A written response to all comments is required with resubmission (standard comment).
5. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).
6. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
7. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
8. Final approval of this project will require that an informal plat be approved that will separate the impacted piece of land from the larger parcel.
    a. Once completed, this informal plat will need to replace page 2 of 19 within this plan set.
9. Show the Parcel Number of the property in a prominent font above the legal description.
    a. Will need to be provided upon completion of informal plat.
10. Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street. Show location and the State Plane Coordinates (NAD 83, Feet) for each streetlight.
    a. Waiver requested

11. The streetlight fixture shall be by LSI Lighting Model Crossover XRM, #SPL-XRM3-AA9W/LED/UE-MSV-IPC-PC-COS.
    a. Waiver requested
12. Screening is required along the South side of the property, as it is adjacent to residential uses.
    a. Variance requested.
13. Developer is responsible for street improvements along Kendrick Avenue and Old Wire Rd.
    a. Waiver requested for improvements along Kendrick Ave.
14. A lighting plan is required, displaying at least 1 foot candle in all parking and pedestrian areas.
    a. It has been determined that there will not be lighting around the sides and back of the building.

Building & Fire

- No additional comments.

Engineering Comments

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 2/1/2023

1. **Chapter 106 – Stormwater Drainage**
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)
   - **Submit a PDF of the signed and sealed Drainage Report to Engineering**

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

4. **Chapter 112 – Subdivisions**

   (Code 1973, § 30-1)

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

5. **Chapter 130 – Zoning Ordinance**

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

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

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72764 • (479) 751-8733 • Established 1971

December 29, 2022

City of Springdale
Planning & Community Development Division
206 S. Blair Street
Springdale, Arkansas 72764

Via email: planningapplications@springdalear.gov

Re: Large Scale Development Transmittal Letter
Mayflower LSD
Kendrick Avenue
Springdale, AR

Debbie and Sarah:

On behalf of our client, we hereby submit plans for an industrial facility on the east side of Kendrick Avenue in Springdale. This is the third project resulting from the Public Facilities Board's efforts to bring industrial development and jobs to Springdale. The Mayflower project is estimated to bring 50-75 jobs to Springdale following construction of the initial facility. With this letter, please find enclosed:

- Plans, including lighting plan
- LSD Application,
- Drainage Report,
- Waiver request of Kendrick Avenue street improvements,
- Variance request,
- Certified List of Adjacent Property Owners, and
- $575 check.

A waiver of street improvements along Old Wire Road, encompassing all of the Board's property, including this project, was previously submitted on December 23. The Authorization of Representation and Warranty Deed were previously submitted with the Public Facilities Board Informal Plat Tract 2C (LS22-74). We look forward to working with you to make this project a success.

Very truly yours,

Enclosures

Jason Appel, PE
Secretary / Treasurer

cc Katie Hollingshead, PE, CFM (City of Springdale Engineering Dept, via email)
Brandon Rush, PE and Noah Geels (ESI, via email)

Z:\Engineers\00 - Engineer Projects\22982 Mayflower\03 Pre-Construction Plan Submittals\2022-12-29 Submittal #1\Transmittal Letter.docx

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: December 29, 2022 Payment Method: via check #011313

Date Accepted as Complete: _____ Project Number: L23-12

Must meet the below criteria for a Large Scale Submittal:

- ☒ Pre-application meeting held with Springdale Planning Department. Date: 12/19/22
- ☒ Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

  (Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting.)
- ☒ Submit three (3) hard copies and one pdf of plans as well as SWPPP/Drainage Docs PDF, hard copies upon request
- ☐ Submit complete architectural elevations. (If Applicable) N/A, industrial
- ☒ Submit a copy of the warranty deed showing ownership of property. Submitted w/ LS22-74
- ☒ Submit a unified lighting plan in pdf format. (If Applicable)
- ☒ Submit the approved authorization of representation form, if property owner will represented by anyone other than themselves.
- ☒ Submit the $500.00 review fee Submitted w/ LS22-74

APPLICATION CONTACTS:

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

Applicant/Property Owner (person making request)	Site Information
Name: Springdale Public Facilities Board	Location/Address: Kendrick Ave & Old Wire Road
E-mail: jecrouch@sbcglobal.net	
Address: 202 W. Emma Ave Springdale, AR 72764	Assessor's Parcel Number(s): 21-00039-000
Phone: 479-872-2222	Current Zoning District: I-1
Representative Contact Information (if applicable)	Rezone required: No
Name: ESI - Brandon Rush, PE	Total Acreage: 68.04
E-mail: brush@engineeringservices.com	
Address: 1207 S. Old Missouri Rd Springdale, AR 72764	
Phone: (479) 751-8733	

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72764 • (479) 751-8733 • Established 1971

December 21, 2022

City of Springdale
Planning & Community Development Division
208 S. Blair Street
Springdale, Arkansas 72764

Via email: planningapplications@springdalear.gov

Re: Certified List of Adjacent Property Owners
Mayflower
Kendrick Avenue
Springdale, Arkansas

Debbie and Sarah:

I hereby certify, based upon the records of the Circuit Clerk of Benton County, Arkansas, the names, and addresses listed below represent all adjacent property owners to the subject property.

21-00039-000
SPRINGDALE PUBLIC FACILITIES BOARD
PO BOX 166
SPRINGDALE AR 72765-0166

21-00027-000
SISEMORE, DOROTHY L TRUSTEE
SISEMORE FAMILY PROTECTION TRUST-DOROTHY L
1789 REED AVE
SPRINGDALE AR 72764-8090

21-00028-000, 21-00029-000, 21-00030-000
SPRINGDALE WATER & SEWER
PO BOX 769
SPRINGDALE AR 72765-0769

21-00050-000
WEST, HOWARD L JR & DEBORAH S CO-TTE
WEST FAMILY TRUST, HOWARD & DEBORAH
3657 OLD WIRE RD
SPRINGDALE AR 72764-8160

21-00047-000
WILSON TRUST, LEONA M
WILSON, LEONA M - TRUSTEE
3668 OLD WIRE RD
SPRINGDALE AR 72764-8160

21-00046-000
KING FAMILY TRUST-INA L
KING, INA L TRUSTEE
1459 KENDRICK AVE
SPRINGDALE AR 72764-1997

Very sincerely yours,

Rodney Woods, P.S.

Z:\Engineers\00 - Engineer Projects\22982 Mayflower\03 Pre-Construction Plan Submittals\XXXX-XX-XX Submittal #1\CLAPO.docx

DESIGN PLANS FOR A

LARGE SCALE DEVELOPMENT

SERVING

PROJECT MAYFLOWER

IN THE CITY OF

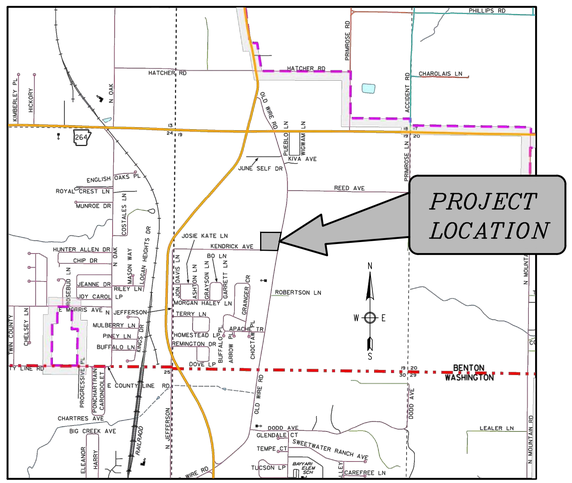
SPRINGDALE, ARKANSAS

CONTACT LIST
BLACK HILLS ENERGY
SCOTT STOKES – 479–575–1424
AEP/SWEPCO
STEVE SATTERFIELD – WSSATTERFIELD@AEP.COM
SPRINGDALE WATER UTILITIES
LARRY PECKHAM – 479–751–5751
COX COMMUNICATION
CHRIS BYRD – 479–751–2000
AT&T
KENNY HARTSFIELD – 479–442–1977
SPRINGDALE FIRE DEPARTMENT
BLAKE HOLTE – 479–750–8190

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

ONE–CALL TICKET #221207–0197
COMPLETE 12/9/2022

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
–	COVER
1	INFORMAL PLAT
2	LARGE SCALE DEVELOPMENT
3	OVERALL GRADING PLAN
4–5	GRADING PLAN
6	STORM PLAN
7	STORM PROFILES
8	STORM DETAILS
9	PAVING AND SIGNAGE PLAN
10–11	TYPICAL DETAILS
12	UTILITY PLAN
13–14	OFFSITE SEWER PLAN & PROFILE
15	UTILITY DETAILS
16	STORM WATER POLLUTION PREVENTION PLAN & DETAILS
17	LANDSCAPING PLAN
18	LIGHTING PLAN



VICINITY MAP

January 19, 2023

L23–12

BY

ENGINEERING SERVICES INC.

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

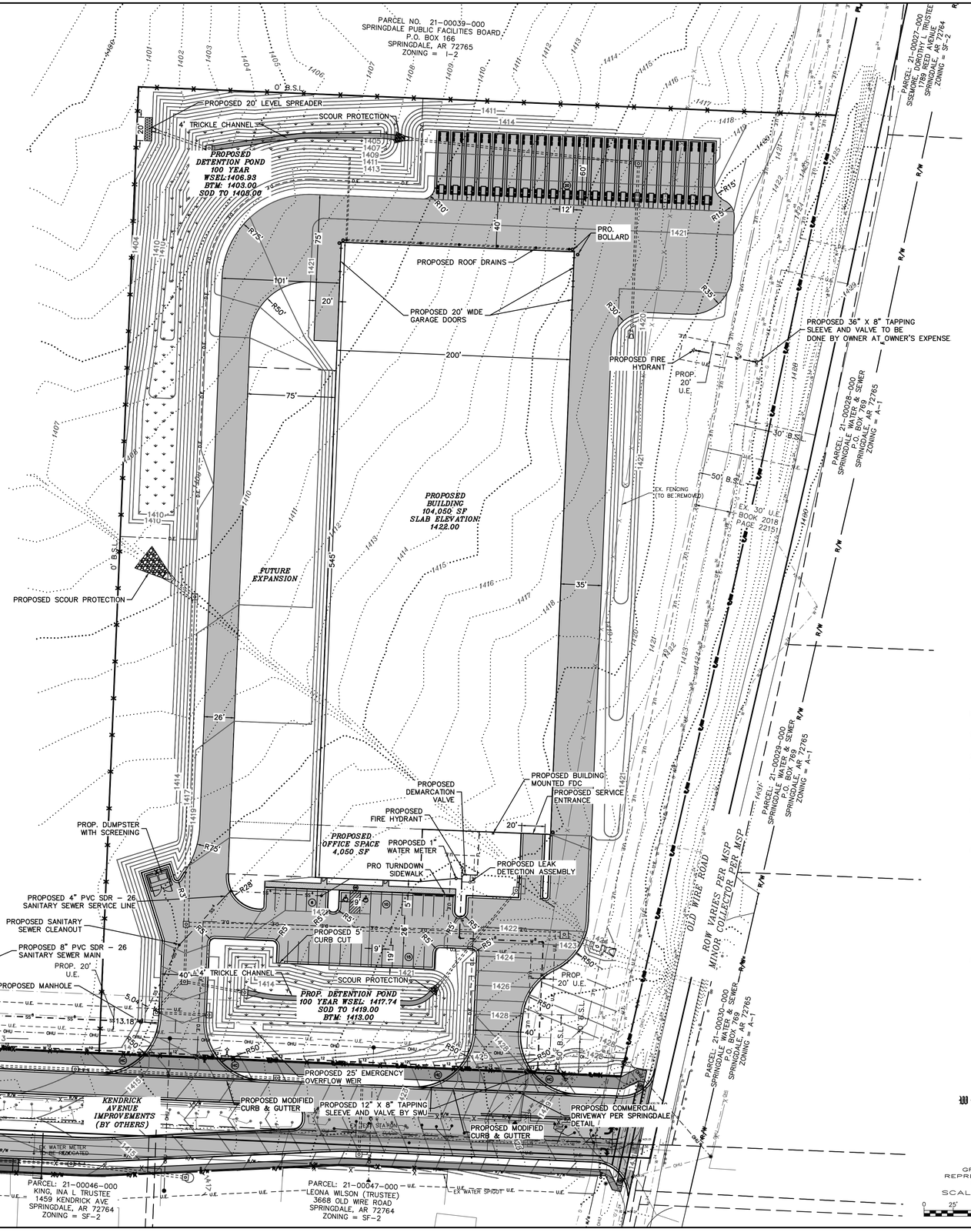
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

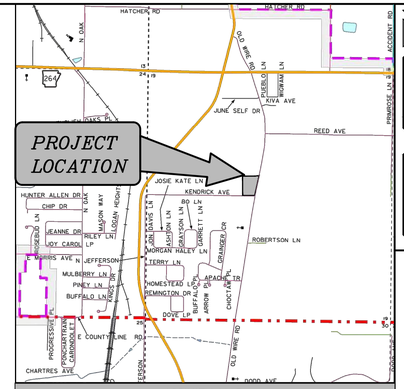
THOMAS J. APPEL, P.E. No. 13828
ENGINEERING SERVICES, INC.

NOTES:

1. REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.
2. ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS, AS CONTAINED IN CHAPTER 110, PART. III, OF THE CODE OF ORDINANCES, CITY OF SPRINGDALE, ARKANSAS.
3. ALL WATER AND SEWER MAIN EXTENSIONS AND SERVICES SHALL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES REVISED JANUARY 20, 2021, AND SEALED MAY 6, 2021.
4. CAPITAL COST OF PROPOSED PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE IS ESTIMATED TO EXCEED $25,000.

RECORDING INFORMATION
PARENT TRACT
PART OF TRACT 2A - "INFORMAL PLAT" (L202234796)
PART OF THE S 1/2 - NW 1/4, SEC. 19, T-18-N, R-29-W
7.28 ACRES ±
(TOTAL PARENT TRACT - 75.32 ACRES ±)
TRACT 2D
PART OF THE S 1/2 - NW 1/4, PART OF THE NW 1/4 - SW 1/4, SEC. 19, T-18-N, R-29-W
7.28 ACRES ±
(TOTAL TRACT 2E - 59.58 ACRES ±)
TRACT 2D
PART OF THE S 1/2 - NW 1/4, PART OF THE NW 1/4 - SW 1/4, SEC. 19, T-18-N, R-29-W
40.31 ACRES ±
(TOTAL TRACT 2E - 59.58 ACRES ±)
PARENT TRACT
PART OF TRACT 2A - "INFORMAL PLAT" (L202234796)
PART OF THE S 1/2 - NW 1/4, PART OF THE NW 1/4 - SW 1/4, SEC. 19, T-18-N, R-29-W
68.04 ACRES ±
(TOTAL PARENT TRACT - 75.32 ACRES ±)
PARCEL NO. 21-00039-000
SPRINGDALE PUBLIC FACILITIES BOARD
P.O. BOX 166
SPRINGDALE, AR 72765
ZONING = I-2
TRACT 2C
PART OF THE SE 1/4 - NW 1/4, SEC. 19, T-18-N, R-29-W
10.00 ACRES ±
TRACT 2D
PART OF THE S 1/2 - NW 1/4, PART OF THE NW 1/4 - SW 1/4, SEC. 19, T-18-N, R-29-W
11.99 ACRES ±
(TOTAL TRACT 2E - 59.58 ACRES ±)
TRACT 1
PER INFORMAL PLAT - L202209208
TRACT 2B
PER INFORMAL PLAT - L202234796
SW 1/4 - NW 1/4
SE 1/4 - NW 1/4
NW 1/4 - SW 1/4
NE 1/4 - SW 1/4
ARKANSAS HIGHWAY 265
80' - 100' R/W PER SPRINGDALE M.S.P. PRINCIPAL ARTERIAL
KENDRICK AVENUE
RIGHT OF WAY VARIES PER L202234796
60' R/W PER SPRINGDALE M.S.P. MINOR COLLECTOR
OLD WIRE ROAD
80' RIGHT OF WAY PER L202234796
60' R/W PER SPRINGDALE M.S.P. MINOR COLLECTOR
N. JEFFERSON STREET
60' R/W PER SPRINGDALE M.S.P. MINOR COLLECTOR
S 87°30'35" E - 766.52'
S 87°30'35" E - 1486.70'
N 02°19'55" E - 599.16'
N 87°21'04" W - 256.00'
N 02°19'55" E 49.17'
S 41°09'59" W - 454.91'
S 39°51'36" W - 369.80'
N 43°09'15" E 882.83'
N 49°20'50" W - 201.83'
N 02°19'55" E - 473.77'
S 87°39'31" E - 598.54'
N 02°20'29" E - 829.02'
N 87°27'15" W - 675.79'
N 89°17'50" W - 171.02'
N 87°27'15" W - 732.67'
S 87°27'15" E - 380.99'
S 87°21'04" E - 264.27'
N 80°05'57" E - 164.03'
N 02°20'14" E - 537.24'
N 88°11'43" W - 935.51'
S 02°20'29" W - 574.12'
S 12°56'41" W - 538.98'
S 12°56'41" W - 602.43'
S 12°01'51" W - 471.28'
S 12°01'51" W - 473.67'
S 06°05'55" W - 249.15'
S 06°05'55" W - 253.74'
P.O.C. TRACT 2C
NE COR., SE 1/4 - NW 1/4, SEC. 19, T-18-N, R-29-W
FOUND IRON PIN w/CAP BUESCHER RLS 1181
P.O.B. TRACT 2C
SET 1/2" REBAR w/CAP "PS 1559"
P.O.C. PARENT TRACT 2 & TRACT 2D
P.O.B. PARENT TRACT 1
NW COR., NW 1/4 - SW 1/4, (SW COR., SW 1/4 - NW 1/4) SEC. 19, T-18-N, R-29-W
FOUND IRON PIN w/CAP "UNREADABLE"
GRAPHIC REPRESENTATION ONLY
BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE 0301
CONVERGENCE ANGLE: -01°14'01"
COMBINED SCALED FACTOR: 0.9999293
SCALE 1"= 100'
PROJECT LOCATION
VICINITY MAP
N.T.S.
LEGEND
PROPERTY LINE
PROPERTY/ARDOT R-O-W LINE
PROPERTY/RIGHT-OF-WAY LINE
SECTION LINE
40 ACRE LINE
ADJACENT OWNER
TRACT SPLIT LINE
RIGHT-OF-WAY
BUILDING SETBACK LINE (B.S.L.)
FENCE LINE
CURB & GUTTER
WATER LINE
SANITARY SEWER LINE
FORCE MAIN
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
FOUND MONUMENT (AS NOTED)
IPF - IRON PIN FOUND (AS NOTED)
IPS - IRON PIN SET w/ CAP "PS 1559"
FOUND COTTON PICKER SPINDLE
FOUND MAG NAIL WITH WASHER
FOUND RAILROAD SPIKE
COMPUTED POINT
WATER METER
FIRE HYDRANT
WATER VALVE
MANHOLE (AS NOTED)
OWNER/DEVELOPER: SPRINGDALE PUBLIC FACILITIES BOARD, P.O. BOX 166, SPRINGDALE, AR 72765
SURVEYOR: ENGINEERING SERVICES, INC., 1207 S. OLD MISSOURI ROAD, P.O. BOX 282, SPRINGDALE, AR 72765
WORK ORDER #: 22982
CITY ZONING: I-2
SETBACKS: FRONT - 30'; FRONT SETBACK IF PARKING IS ALLOWED BETWEEN R-O-W AND THE BUILDING - 50'; SIDE - 0'; REAR - 25'; SETBACKS ADJACENT TO RESIDENTIAL USES - 50'
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.
RODNEY WOODS, P.S. NO.1559, AR.
DATE
REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF ARKANSAS NO. 1559 SIGNATURE RODNEY WOODS
PLAT CODE: 500-18N-29W-0-19-304-04-1559
REVISION DATE DESCRIPTION
REV. 1 1/5/23 REVISED PER CITY COMMENTS
CERTIFICATE OF AUTHORIZATION ENGINEERING SERVICES, INC. 131 ARKANSAS ENGINEER
LS22-74
INFORMAL PLAT
FOR SPRINGDALE PUBLIC FACILITIES BOARD
SPRINGDALE, BENTON COUNTY, ARKANSAS
SCALE: 1"=100' DATE: January 12, 2023 DRAWN BY: RER
ENGINEERING SERVICES, INCORPORATED SPRINGDALE, ARKANSAS
© COPYRIGHT 2023, ENGINEERING SERVICES, INC. 1/12/2023 1:19 PM
W.O.# 22982 SHEET 2 of 2





VICINITY MAP
N.T.S.

OWNER:
SPRINGDALE PUBLIC FACILITIES BOARD
PO BOX 166
SPRINGDALE, ARKANSAS 72765

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

CITY ZONING:
I-2 (GENERAL INDUSTRIAL)

BUILDING SETBACKS:
FRONT – 30'
FRONT IF PARKING IS ALLOWED BETWEEN R-O-W AND THE BUILDING– 50'
SIDE (SUBJECT TO APPLICABLE FIRE AND BUILDING CODES) – 0'
WHEN ADJACENT TO RESIDENTIAL USES – 50
REAR – 25'

GROSS SITE AREA: 10.00 ACRES

NET SITE AREA: 10.00 ACRES

PARKING REQUIRED:
GENERAL OFFICE – 1 SPACE PER 300 SF OF NET FLOOR AREA UP TO 10,000 SF
MANUFACTURING– 1 SPACE/6,000 SQUARE FEET OF GROSS FLOOR AREA.

PARKING REQUIRED:
100,000 SF / 6,000 SF = 17 SPACES
4,050 SF / 300 SF =14 SPACES

31 SPACES REQUIRED (INCL. 2 ADA)

PARKING PROVIDED: 31 SPACES (INCLUDING 2 ADA)

PARCEL: NOT YET ASSIGNED

PROPOSED USE: GENERAL INDUSTRIAL

COMMON OPEN SPACE REQUIREMENTS:
COMMON OPEN SPACE = 10% OF NET SITE ACREAGE
10.00 ACRES * 0.10 = 1.00 ACRES (43,560 S.F.)
COMMON OPEN SPACE REQUIRED = 1.00 ACRES (43,560 S.F.)
COMMON OPEN SPACE PROVIDED = 1.17 ACRES (50,798 S.F.)

FEMA FLOODPLAIN ZONE:
THIS PROPERTY IS NOT WITHIN A 100 YEAR FLOODPLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP #05007C0455J, BENTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: SEPTEMBER 28, 2007.

NOTES:

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

LEGEND

●	IRON PIN FOUND
+	MAG NAIL FOUND
	C. PROPERTY LINE
	SAW-CUT LINE
	EX. EASEMENT LINE
	EX. BUILDING SETBACK LINE
	EX. ROAD CENTERLINE
	EX. CURB & GUTTER
1369	EX. CONTOUR
1368	PROPOSED CONTOUR
OHP/T	EX. OVERHEAD POWER LINE
G	EX. GAS LINE
UGT	EX. UNDERGROUND TELEPHONE LINE
SS	EX. 8" SEWER LINE
	EX. STORM DRAIN LINE
W	EX. WATER LINE
F.O.	EX. FIBER OPTIC LINE
	EX. WATER METER
	EX. FIRE HYDRANT
	EX. SEWER MANHOLE
	EX. POWER POLE
	EX. WATER VALVE
	EX. LIGHT POLE
	EX. SIGN
	EX. HANDICAP PARKING
	EX. WATER METER
	EX. TRAFFIC POLE
	EX. GAS MANHOLE
	EX. ELECTRIC MANHOLE
	EX. TELEPHONE MANHOLE
	EX. TREES
	EX. SEWER VALVE
	EX. WATER MANHOLE
	EX. FIBER OPTIC VAULT
	EX. TELEPHONE BOX
	EX. MAILBOX
	EX. GAS METER
	EX. GAS VALVE
	EX. PARKING STRIPE
	PROPOSED WATER SERVICE
	PROPOSED SEWER SERVICE
	PROPOSED FENCE
	PROPOSED EASEMENT LINE
	PROPOSED SIDEWALK
G	PROPOSED GAS LINE
UGP	PROPOSED ELECTRIC LINE
	PROPOSED WATERLINE
	PROPOSED HADICAP RAMP
	PROPOSED STORM BOX & PIPE
	PROPOSED SEWER MANHOLE & PIPE

L23-12

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

LARGE SCALE DEVELOPMENT
MAYFLOWER
KENDRICK AVENUE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

©COPYRIGHT 2023 ENGINEERING SERVICES, INC. 11/8/2023 9:37:31 AM
C:\LDT\2022\22982\DWG\22982-LSD1.DWG

SCALE: 1"=50'
DATE: Jan 16, 2023
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 22982

2

ENGINEERING SERVICES INC.
1707 S. 48th Street, Suite 105
SPRINGDALE, ARKANSAS 72764

OVERALL GRADING PLAN

MAYFLOWER
KENDRICK AVENUE
SPRINGDALE, ARKANSAS

PROPOSED BUILDING 104,050 SF SLAB ELEVATION: 1422.00

PROPOSED DETENTION POND TOP:1410.00 100 YEAR WSEL:1406.93 BTM: 1403.00

PROP. DETENTION POND 100 YEAR WSEL: 1417.74 TOP OF POND: 1420.00 BTM: 1413.00

PROPOSED WEIR FL = 1402.00

EX. 30' U.E. BOOK 2018 PAGE 29015

EX. FENCING TO BE REMOVED

0' B.S.L.

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

GRID N

NOTES:

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

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2023 ENGINEERING SERVICES, INC. | 2/13/2023 1:37 PM
K:\2022\22982\Drawings\22982 Overall Grading.dwg

SCALE: 1"=40'

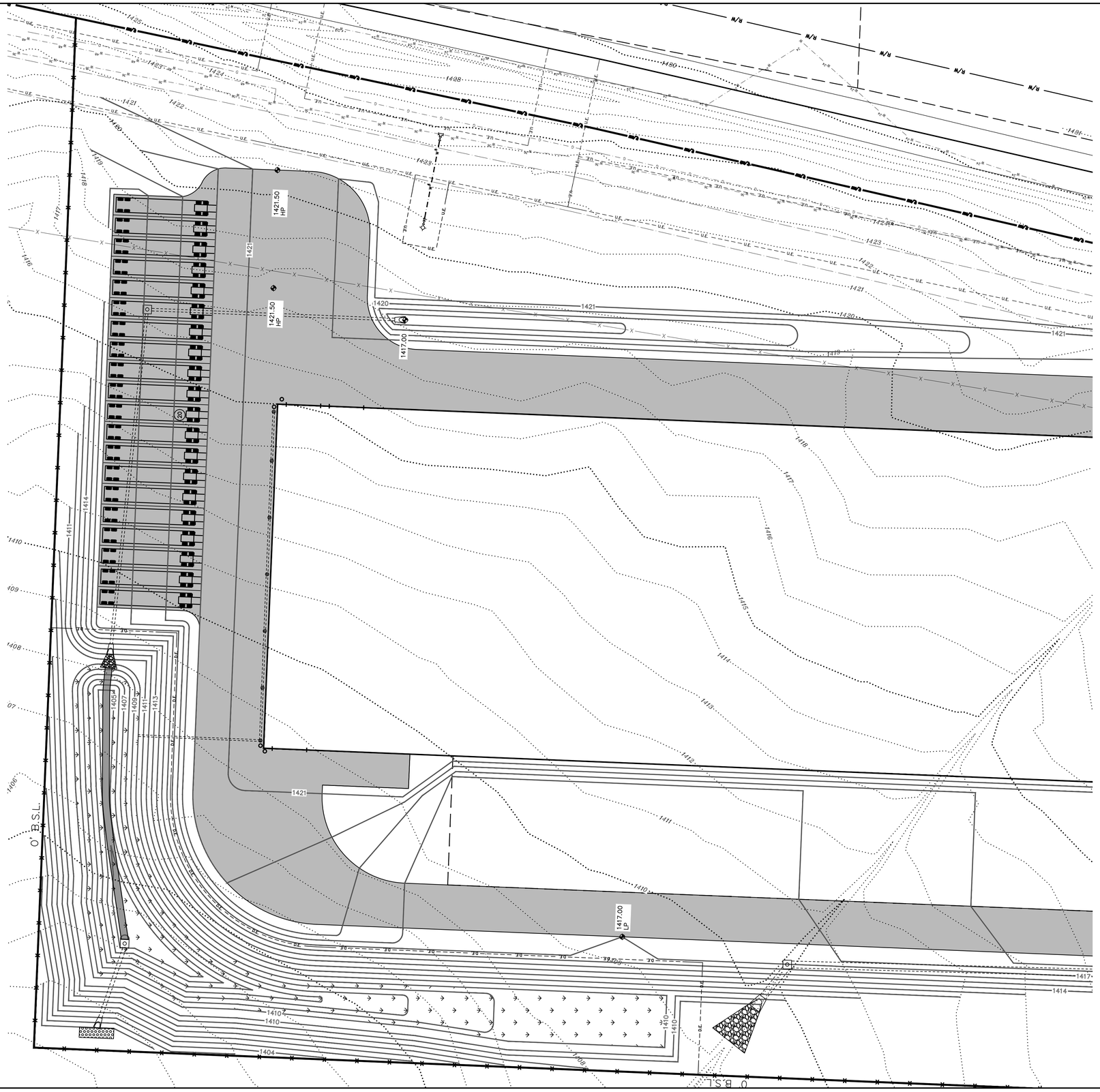
DATE: Jan 12, 2023

ENGINEER: TJA
DRAWN BY: JDP

W.O. #: 22982

L23-12

3



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

NOTES:

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

L23-12

ENGINEERING SERVICES INC.
1707 S. 48th STREET, SUITE 103
SPRINGDALE, ARKANSAS 72764

GRADING PLAN
MAYFLOWER
KENDRICK AVENUE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'
DATE: Jan 12, 2023
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 22982

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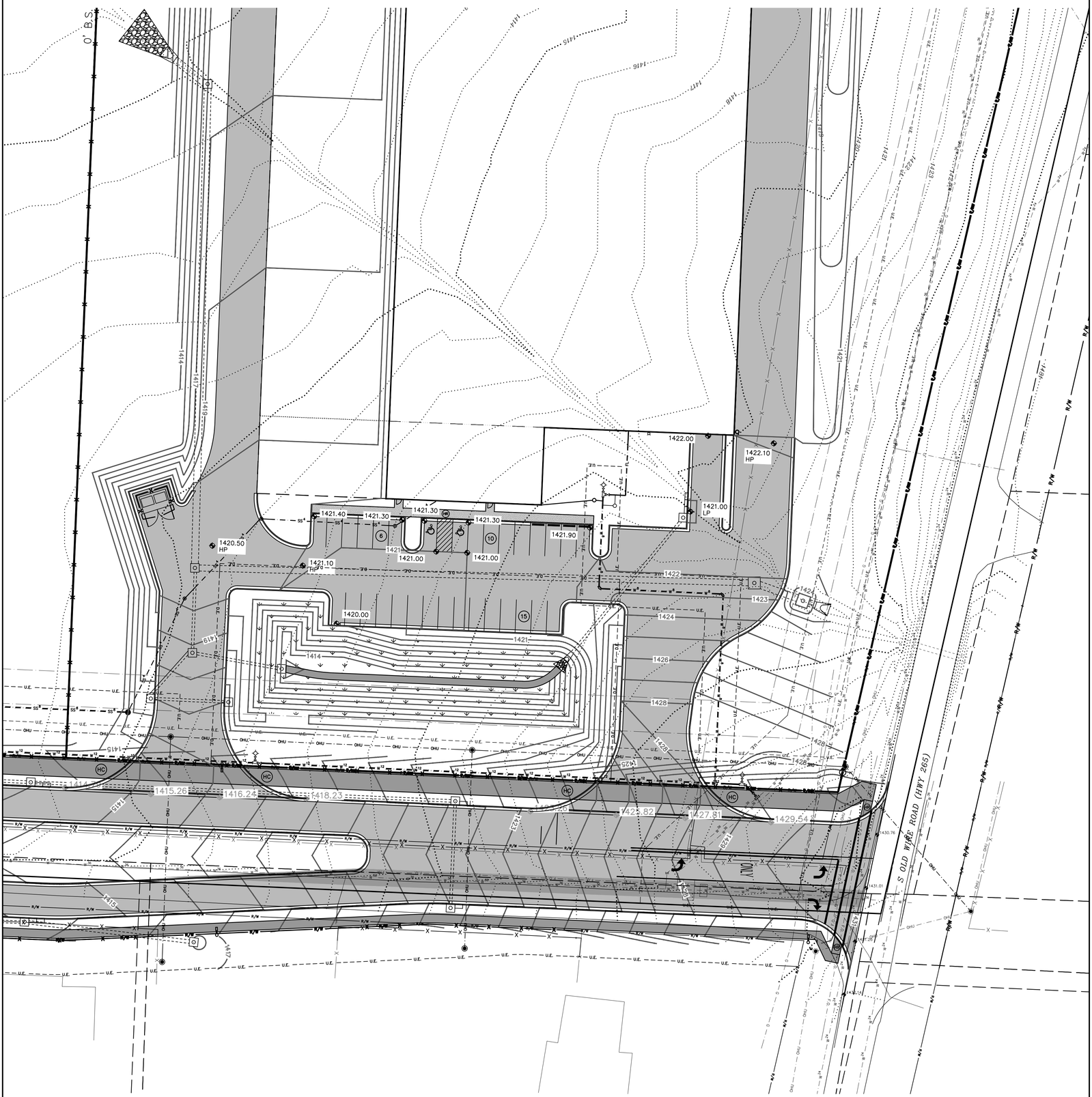
4



GRAPHIC REPRESENTATION ONLY

SCALE 1" = 30'

0 15' 30' 60'

NOTES:

1) ALL SPOT ELEVATIONS ARE TO THE TOP OF THE CURB OR GUTTER UNLESS OTHERWISE NOTED.

L23-12

5

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2023, ENGINEERING SERVICES, INC. 1/12/2023 1:20 PM

DRAWN BY: Tim

CHECKED BY: JP

W.O. # 22982

DATE: Jan 12, 2023

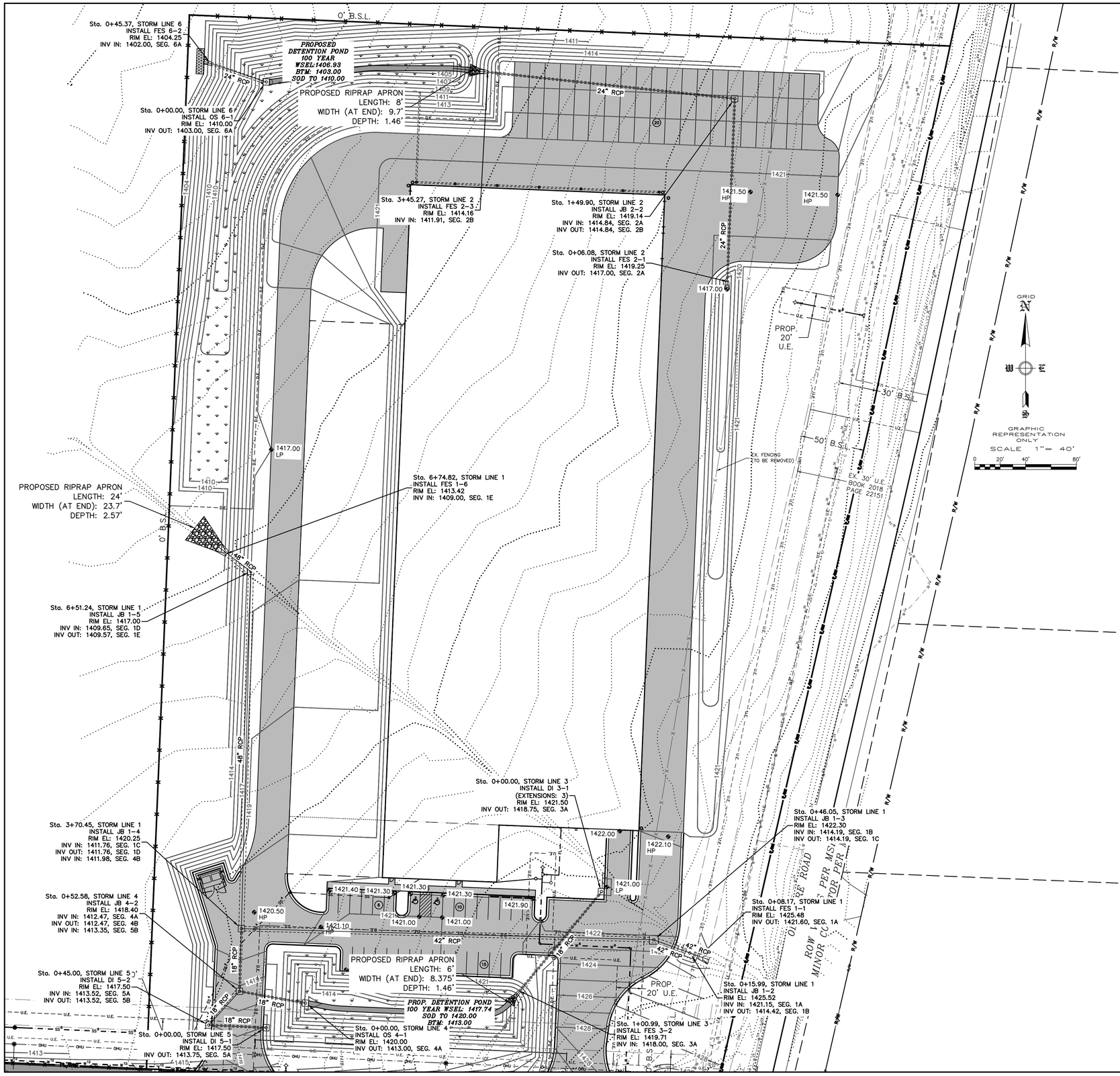
SCALE: 1"=30'

Z:\W0-22982 Mayflower\22982 - GRADING PLAN.dwg

GRADING PLAN

MAYFLOWER
KENDRICK AVENUE
SPRINGDALE, ARKANSAS

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



ESI
ENGINEERING SERVICES INC.
1703 SOUTH 48TH STREET, SUITE 100
SPRINGDALE, ARKANSAS 72764

STORM PLAN & PROFILE
MAYFLOWER
KENDRICK AVENUE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

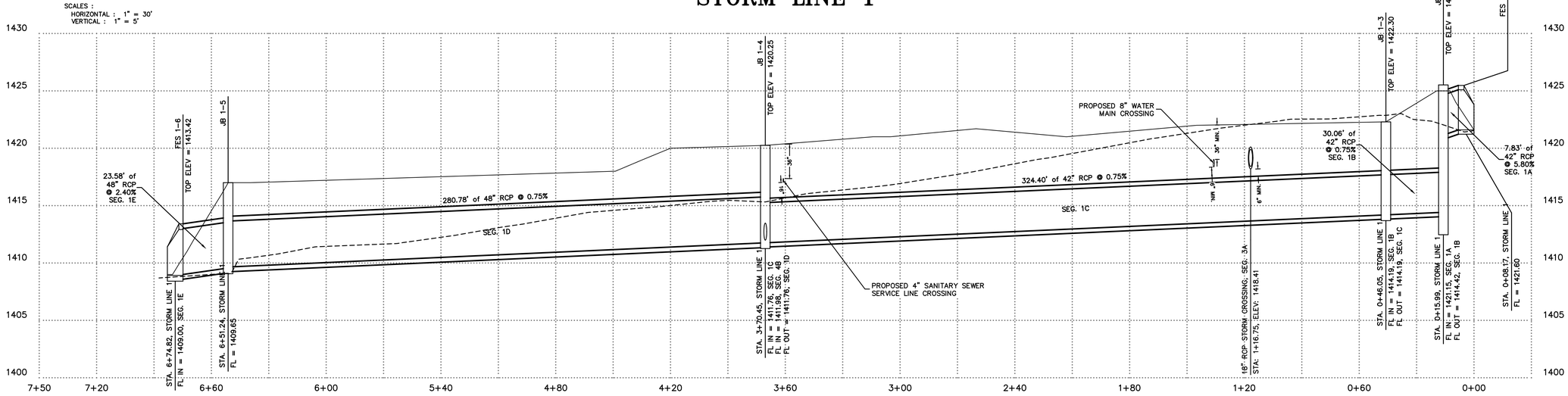
© COPYRIGHT 2023 ENGINEERING SERVICES, INC. 11/2023 1:37 PM
C:\ESI\2022\22982\DWG\22982 L23-12.dwg

SCALE: 1"=40'
DATE: Jan 12, 2023
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 22982

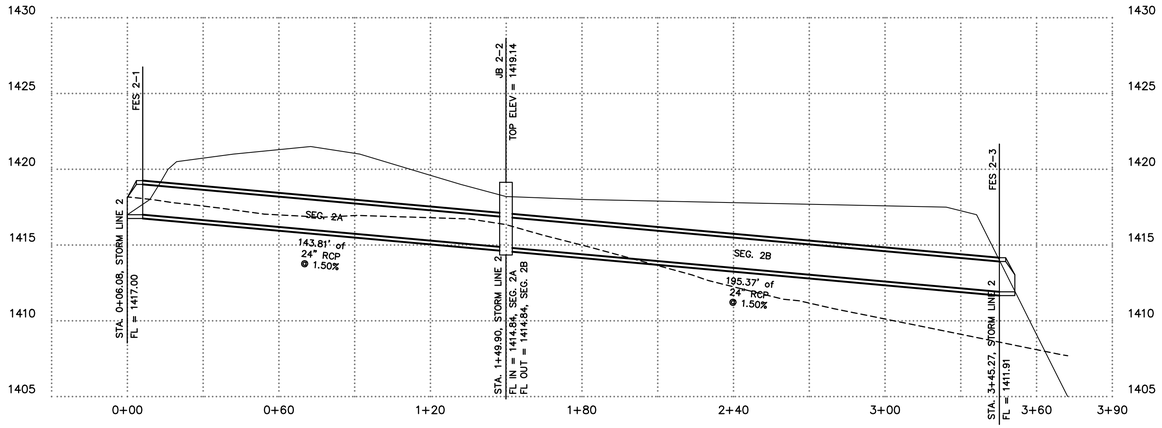
L23-12

6

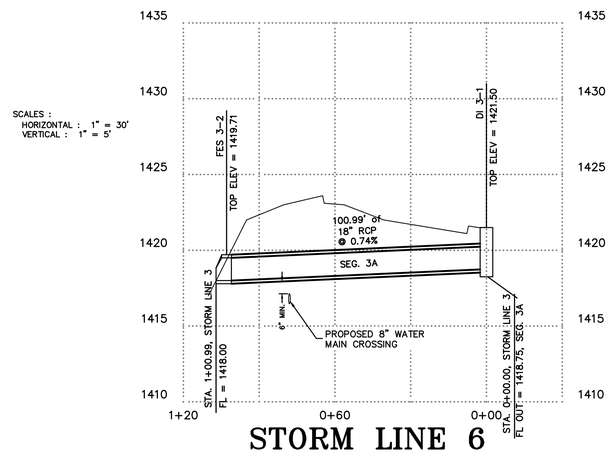
STORM LINE 1



STORM LINE 2



STORM LINE 3



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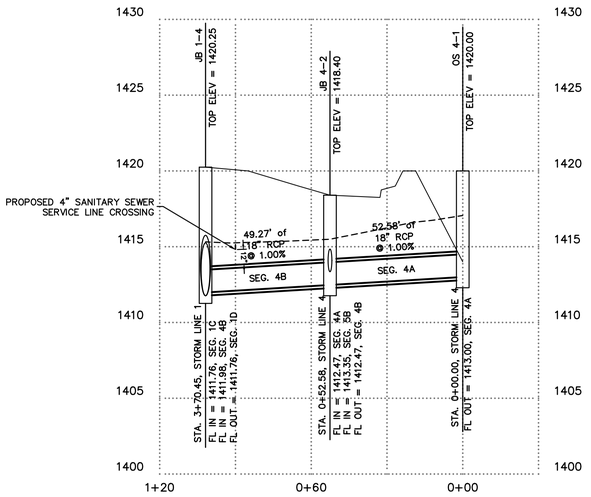
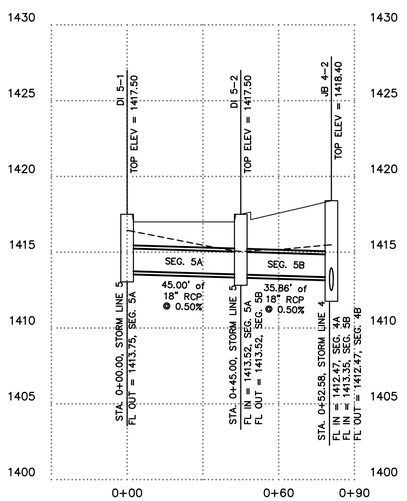


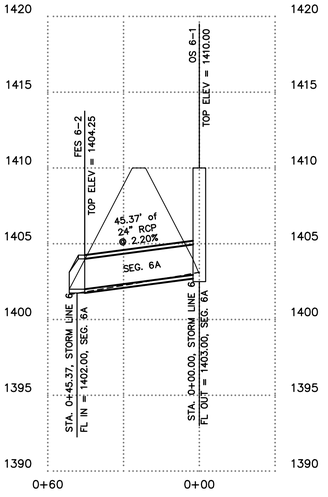
SCALES :
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 5'

STORM LINE 5



SCALES :
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 5'

STORM LINE 6



ENGINEERING SERVICES INC.
1123 S. UNIVERSITY, SUITE 1010
LITTLE ROCK, ARKANSAS 72204
SPRINGDALE, ARKANSAS 72764

STORM LINE PROFILES
MAYFLOWER
KENDRICK AVENUE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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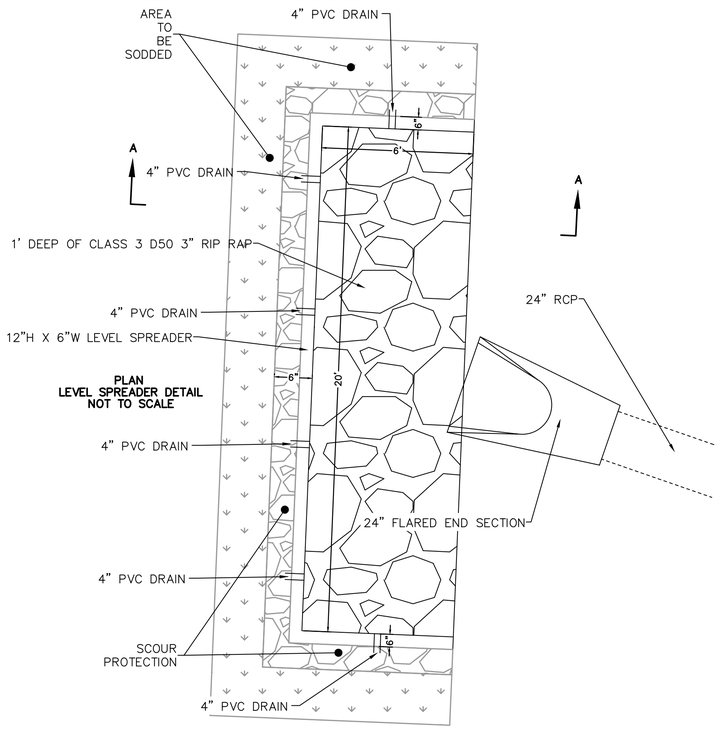
K:\2023\23-12 MAYFLOWER\DWG\23-12 PLAN.dwg

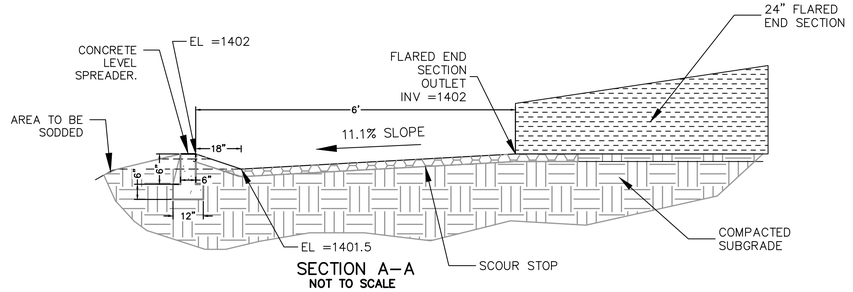
SCALE: N.T.S
DATE: Jan 12, 2023
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 22982

L23-12

7

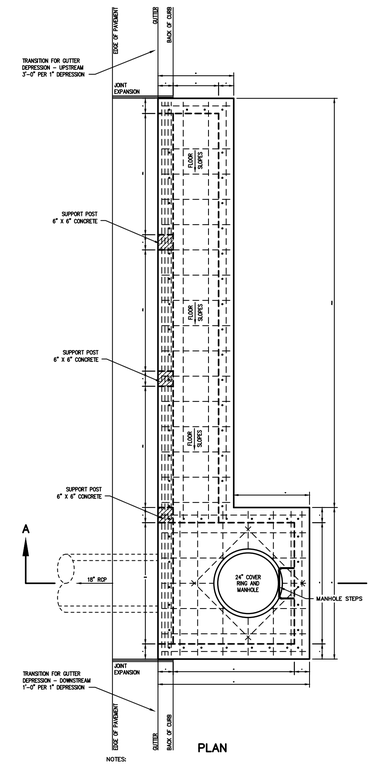


PLAN
LEVEL SPREADER DETAIL
NOT TO SCALE



SECTION A–A
NOT TO SCALE

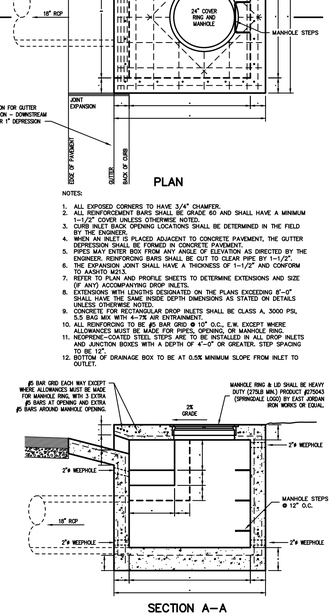
LEVEL SPREADER DETAIL
(NOT TO SCALE)



PLAN

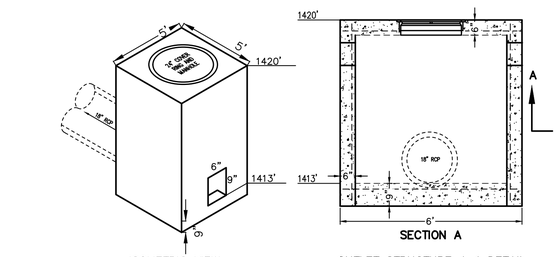
NOTES:

1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1-1/2" COVER UNLESS OTHERWISE NOTED.
3. CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
4. WHERE CURB INLETS PLACED ADJACENT TO CONCRETE PAVEMENT, THE GUTTER MUST ALSO 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.



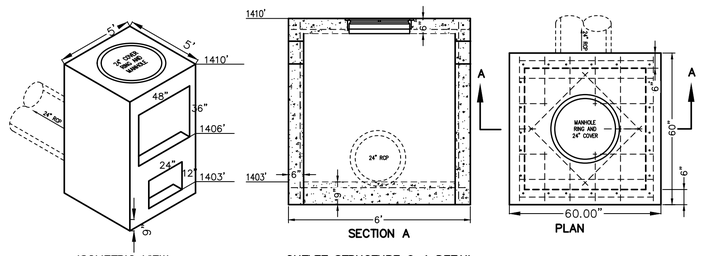
SECTION A–A

DROP INLET 3–1
LINE #3



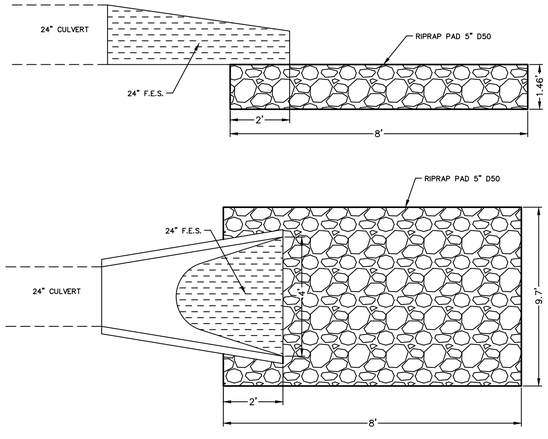
ISOMETRIC VIEW — SECTION A — PLAN

OUTLET STRUCTURE 4–1 DETAIL

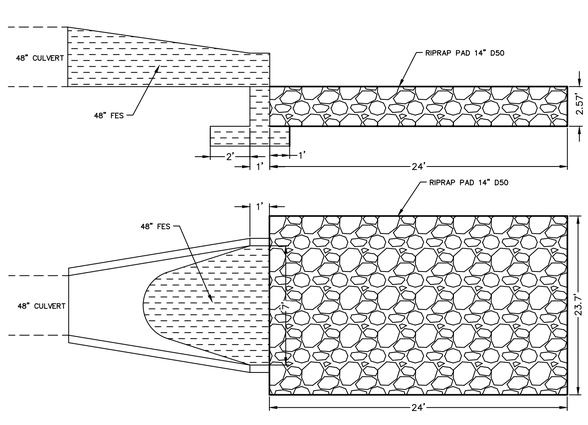


ISOMETRIC VIEW — SECTION A — PLAN

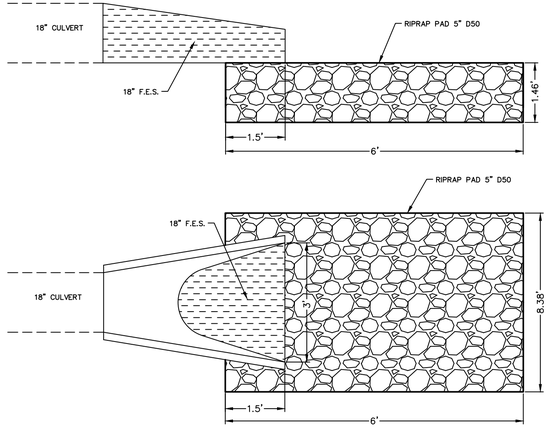
OUTLET STRUCTURE 6–1 DETAIL



FES 2–3 24" CULVERT
NOT TO SCALE



FES 1–6 48" CULVERT
NOT TO SCALE



FES 3–2 18" CULVERT
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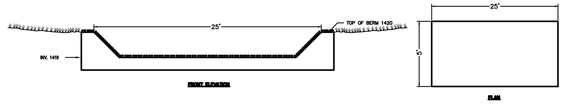

SOUTHERN POND WEIR
NTS

ENGINEERING SERVICES INC.
1707 S. 48TH STREET, SUITE 105
SPRINGDALE, ARKANSAS 72764

STORM DRAIN DETAILS
MAYFLOWER
KENDRICK AVENUE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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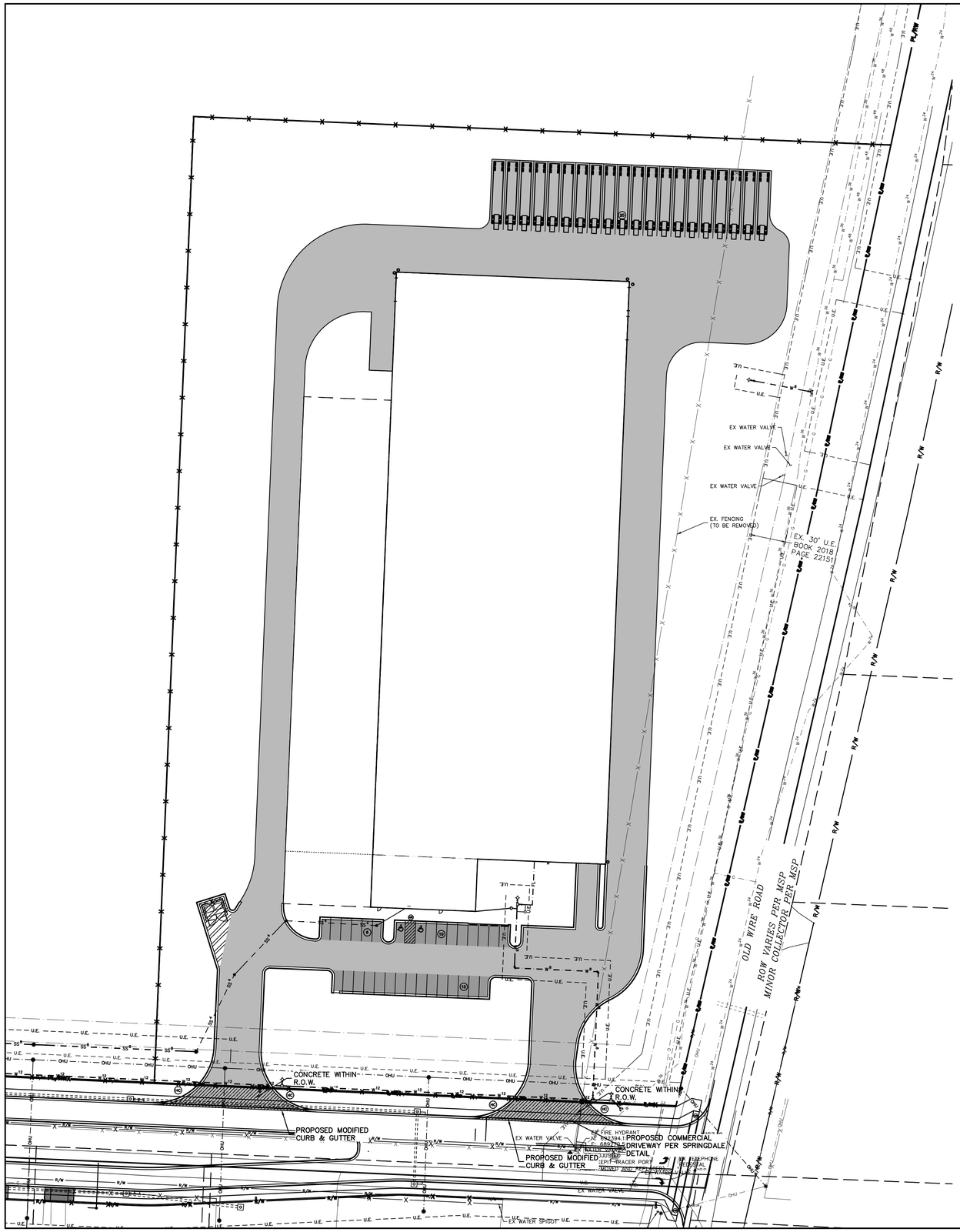
C:\ESI\2022 Current\22982 Kendrick Ave\Dwg\

SCALE: 1"=50'
DATE: Jan 12, 2023
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 22982

L23–12

8



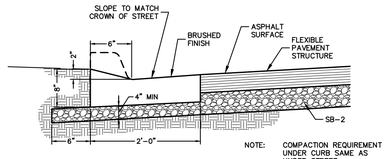
*NOTES:

1. PAVING SECTIONS ARE TO BE DETERMINED BY A GEOTECHNICAL ENGINEER. SECTIONS SHOWN SHALL BE MODIFIED TO THE GEOTECHNICAL ENGINEER RECOMMENDATION.
2. ALL STRIPING AND SYMBOLS SHALL BE COORDINATED WITH OWNER PRIOR TO INSTALLATION.
3. CONTRACTOR IS TO SUBMIT A PLAN SHOWING JOINTS FOR OWNER APPROVAL AS PART OF THE PAVING SUBMITTAL.
4. WITHIN 40 DAYS OF PLACEMENT OF CURBS, THEY SHALL BE BACKFILLED, FINE GRADED WITH A MINIMUM OF 4-INCHES OF TOPSOIL, AND HYDROMULCHED OR SODDED WITH PERMANENT GRASSES.
5. THE BUILDING PAD BE COMPACTED TO 95% OF THE STANDARD PROCTOR DENSITY AND TEST RESULTS SHALL BE PROVIDED TO THE CITY OF SPRINGDALE BUILDING INSPECTOR

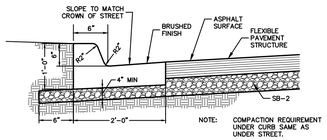
LIGHT DUTY PAVING: CLASS 7 BASE 6" THICK
SURFACE COURSE, 3" THICK

HEAVY DUTY PAVING: CLASS 7 BASE 10" THICK
SURFACE COURSE, 3" THICK

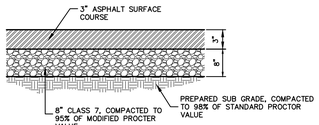
DUMPSTER PAD/UNREINFORCED CONCRETE PAVING:
CLASS 7 BASE 4" THICK
UNREINFORCED CONCRETE (4,000 PSI), 6" THICK



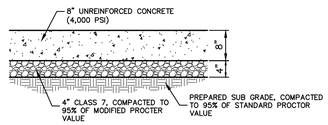
MODIFIED CONCRETE CURB & GUTTER
NOT TO SCALE



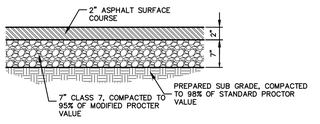
STANDARD 6" CONCRETE CURB & GUTTER
NOT TO SCALE



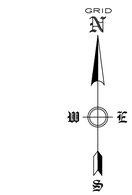
HEAVY DUTY PAVING
NOT TO SCALE



CONCRETE PAD FOR DUMPSTER
NOT TO SCALE



LIGHT DUTY PAVING
NOT TO SCALE



GRAPHIC REPRESENTATION ONLY
SCALE 1" = 50'
0 25' 50' 100'

L23-12

ENGINEERING SERVICES INC.
1125 S. THOMPSON, SUITE 103
SPRINGDALE, ARKANSAS 72764

PAVING & SIGNAGE PLAN
MAYFLOWER
KENDRICK AVENUE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: 1"=50'
DATE: Jan 12, 2023
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 22982

9

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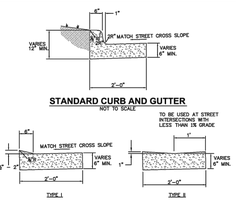

STANDARD CURB AND GUTTER

NOT TO SCALE

MODIFIED CURB AND GUTTER

NOT TO SCALE

NOTES:

1. CONCRETE FOR CURB AND GUTTER TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7 % AIR ENTRAINMENT.
2. ALL CURB AND GUTTER SHALL HAVE A BROOMED FINISH UNLESS OTHERWISE SPECIFIED.
3. MODIFIED CURB (TYPE I) SHALL BE PLACE ACROSS ALL DRIVEWAY APPROACHES.
4. MODIFIED CURB (TYPE II) SHALL BE PLACED ACROSS ALL SIDE STREETS WHERE THE LONGITUDINAL GRADE IS LESS THAN 1%.
5. SAW CUT JOINTS AT 15' O.C. SEAL WITH ONE PART COLD APPLIED SILICONE JOINT SEALER OR OTHER APPROVED SEALANT. ALL JOINTS TO BE SEALED PRIOR TO FINAL ASPHALT PLACEMENT.
6. PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL CONFORMING TO AASHTO M213 OR ASTM D1751 OR RESILIENT MATERIAL AT STANDARD STREET RADII (ALL DROP INLETS, END OF CURBS, DRIVEWAYS – SEE DETAIL) OR AS DIRECTED BY ENGINEER.

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-12	

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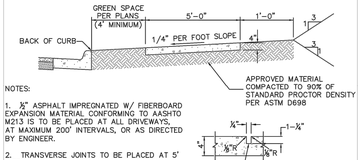

NOTES:

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

SIDEWALK DETAIL

NOT TO SCALE

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-1	

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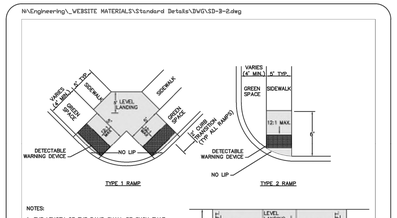
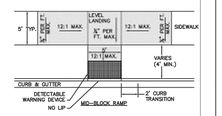


NOTES:

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



HANDICAP RAMP DETAILS

NOT TO SCALE

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

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

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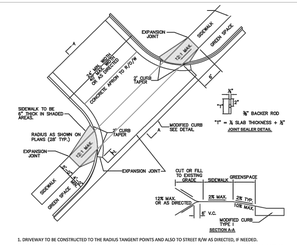

1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2. 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTM D-1751, TYPE 2 OR RESINOUS SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3. CONCRETE CURB TO BE SAWED AT 15' INTERVALS 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 8" PORTLAND CEMENT CONCRETE (3,500 P.S.I.) WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.
7. CONCRETE APRONS SHALL HAVE 15' SAWCUTS IN EACH DIRECTION (BOTH HORIZONTAL AND VERTICAL).
8. INDUSTRIAL DRIVES SHOULD INCREASE RADIUS AT DRIVEWAY ENTRANCES TO 50-FT.

COMMERCIAL DRIVEWAY DETAIL

NOT TO SCALE

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-3	

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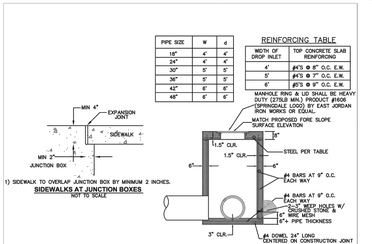


NOTES:

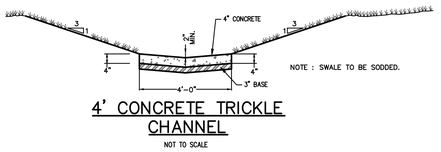
1. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION AS APPROVED BY ENGINEER.
2. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1-1/2".
3. PROVIDE 3/4" CHAMFER ON ALL EXPOSED CORNERS.
4. ALL REINFORCING BARS SHALL HAVE 1-1/2" MINIMUM COVER.
5. PLASTIC COATED STEPS SHALL BE INSTALLED IN ALL JUNCTION BOXES 4'- 0" IN DEPTH OR GREATER.
6. EXTENSION LENGTHS SHOWN ON THE PLANS SHALL BE TAKEN TO MEAN CLEAR OPENING LENGTH, NOT INCLUDING WIDTHS OF SUPPORTS.
7. CONCRETE FOR JUNCTION BOXES TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.

TYPICAL JUNCTION BOX

NOT TO SCALE

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

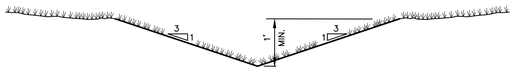
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-7	



NOTE : SWALE TO BE SODDED.

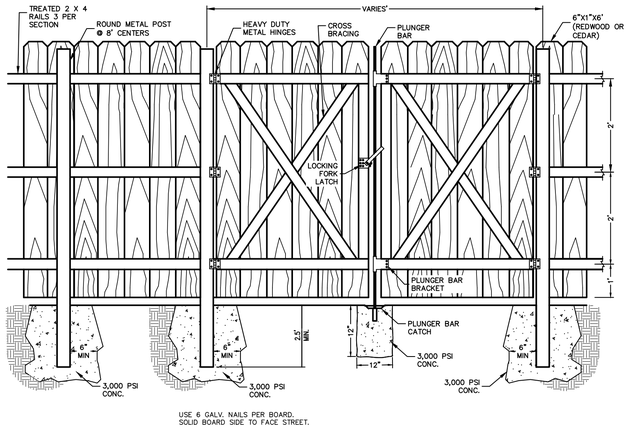
4' CONCRETE TRICKLE CHANNEL

NOT TO SCALE



GRASS SWALE

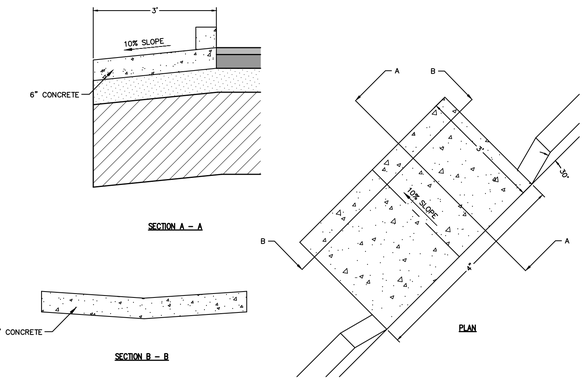
NOT TO SCALE

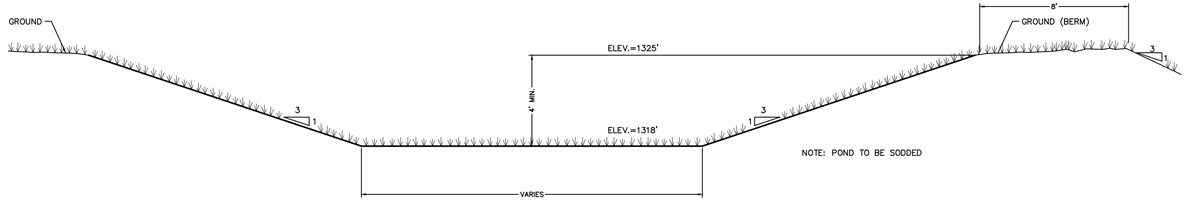


USE 6 GALV. NAILS PER BOARD. SOLID BOARD SIDE TO FACE STREET.

DUMPSTER SCREENING FENCE DETAIL

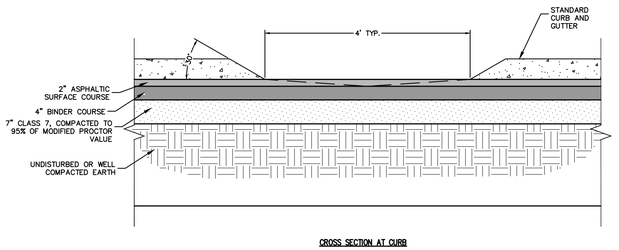
NOT TO SCALE





TYPICAL SECTION DETENTION POND

NOT TO SCALE



TYPICAL 4' CURB CUT WITH CONCRETE FLUME

NOT TO SCALE

ENGINEERING SERVICES INC.
1703 E. EMMA AVE., SUITE B
SPRINGDALE, ARKANSAS 72764

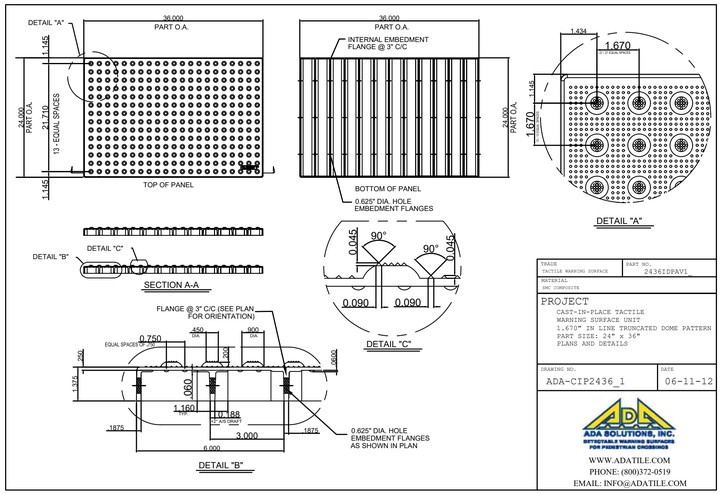
TYPICAL DETAILS
MAYFLOWER
KENDRICK AVENUE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2023 ENGINEERING SERVICES INC. - 1-12-2023 1:37 PM
C:\23\23002\Drawings\SHEET LAYOUTS\L23-12.dwg

SCALE: N.T.S.
DATE: Jan 12, 2023
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 22982

L23-12

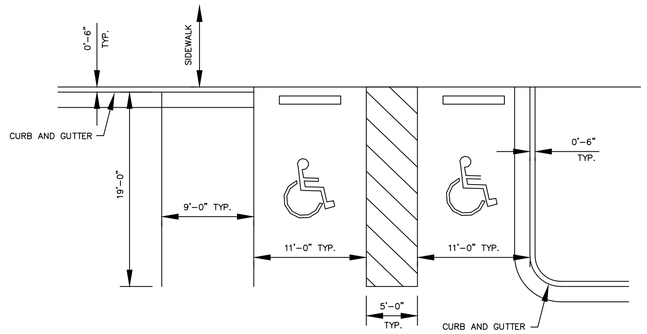


TRADE: TACTILE WARNING SURFACE	PART NO.: 2436IDPAV1
MATERIAL: IMC COMPOSITE	

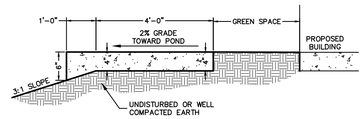
PROJECT
CAST-IN-PLACE TACTILE
WARNING SURFACE UNIT
1.670" 2N LINE TRUNCATED DOME PATTERN
PART SIZE: 24" x 36"
PLANS AND DETAILS

DRAWING NO.	DATE
ADA-CIP2436_1	06-11-12

ADA SOLUTIONS, INC.
DETECTABLE WARNING SURFACES
FOR PEDESTRIAN CROSSINGS
WWW.ADATILE.COM
PHONE: (800)372-0519
EMAIL: INFO@ADATILE.COM



HANDICAPPED RAMP AND PARKING DETAILS

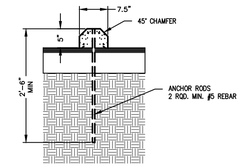


NOTE: PROVIDE EXPANSION JOINTS AT EACH STRUCTURE, CURB, AND A MINIMUM INTERVAL OF 200 FOOT.

NOTE: TRANSVERSE JOINTS BETWEEN EXPANSION JOINTS TO BE SCORED AT 5 FOOT INTERVALS.

SIDEWALK 6" TURNDOWN DETAIL

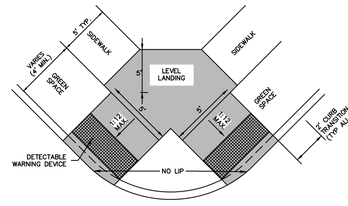
NOT TO SCALE



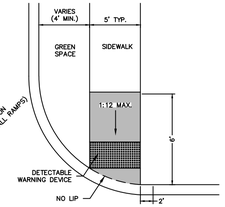
WHEEL STOP DETAIL

NOT TO SCALE

LEGEND – GREEN (RETROREFL) WHITE SYMBOL ON BLUE (RETROREFL)
BACKGROUND – WHITE (RETROREFL)

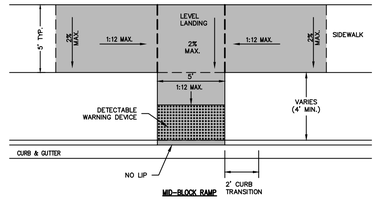


TYPE 1 RAMP



TYPE 2 RAMP

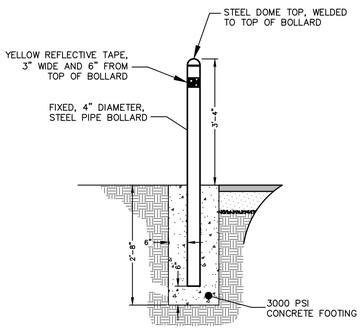
NOTES:
1) THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 1:12.
2) THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
3) THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".
4) DETECTABLE WARNING DEVICES SHALL BE PLACED AT THE LOCATIONS WHERE RAMPS CROSS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



MID-BLOCK RAMP

HANDICAP RAMP DETAILS

NOT TO SCALE



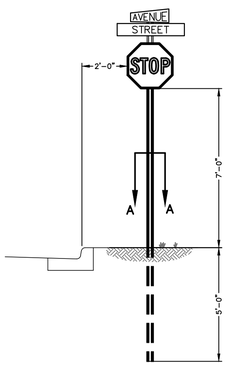
FRONT VIEW

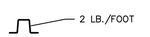
REMOVABLE BOLLARD:
ALIGN BOLLARD PIPE & GROUND INSERT SO EYES ARE LOCATED AT BACK & FRONT OF BOLLARD, NOT STICKING OUT INTO TRAVEL WAY.

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



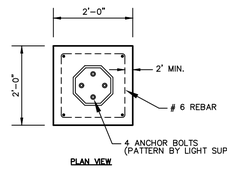


SECTION A–A
U-CHANNEL SIGN SUPPORT

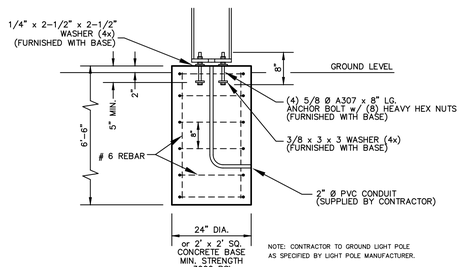
NOTE : SIGN SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AS APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION AND AHTD AND WASHINGTON COUNTY STANDARDS

STOP SIGN DETAIL

NOT TO SCALE



PLAN VIEW

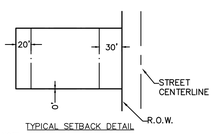


NOTE: CONTRACTOR TO GROUND LIGHT POLE AS SPECIFIED BY LIGHT POLE MANUFACTURER.

SECTION VIEW

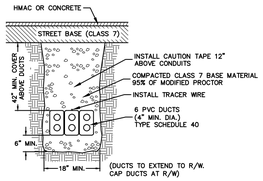
LIGHT POLE FOOTING DETAIL

NOT TO SCALE



TYPICAL SETBACK DETAIL

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



TYPICAL SECTION 6–4" UTILITY DUCTS

NOT TO SCALE

ENGINEERING SERVICES INC.
3701 S.E. 8th AVENUE
SPRINGDALE, ARKANSAS 72764

SHEET NAME
MAYFLOWER
KENDRICK AVENUE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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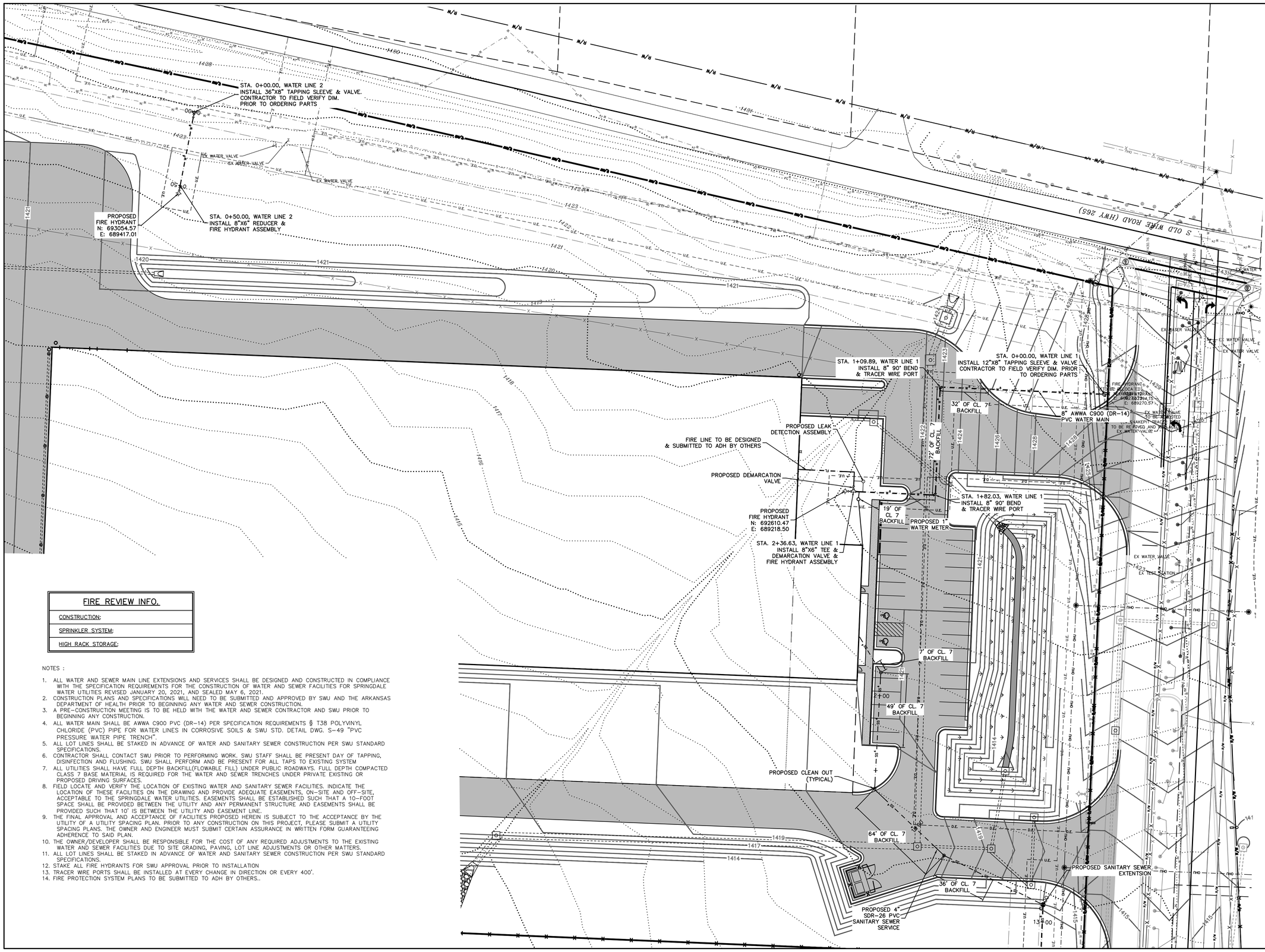
SCALE: 1"=50'
DATE: Jan 12, 2023
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 22982

L23-12



FIRE REVIEW INFO.
CONSTRUCTION:
SPRINKLER SYSTEM:
HIGH RACK STORAGE:

NOTES :

1. ALL WATER AND SEWER MAIN LINE EXTENSIONS AND SERVICES SHALL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES REVISED JANUARY 20, 2021, AND SEALED MAY 6, 2021.
2. CONSTRUCTION PLANS AND SPECIFICATIONS WILL NEED TO BE SUBMITTED AND APPROVED BY SWU AND THE ARKANSAS DEPARTMENT OF HEALTH PRIOR TO BEGINNING ANY WATER AND SEWER CONSTRUCTION.
3. A PRE-CONSTRUCTION MEETING IS TO BE HELD WITH THE WATER AND SEWER CONTRACTOR AND SWU PRIOR TO BEGINNING ANY CONSTRUCTION.
4. ALL WATER MAIN SHALL BE AWWA C900 PVC (DR-14) PER SPECIFICATION REQUIREMENTS § T38 POLYVINYL CHLORIDE (PVC) PIPE FOR WATER LINES IN CORROSIVE SOILS & SWU STD. DETAIL DWG. S-49 "PVC PRESSURE WATER PIPE TRENCH".
5. ALL LOT LINES SHALL BE STAKED IN ADVANCE OF WATER AND SANITARY SEWER CONSTRUCTION PER SWU STANDARD SPECIFICATIONS.
6. CONTRACTOR SHALL CONTACT SWU PRIOR TO PERFORMING WORK. SWU STAFF SHALL BE PRESENT DAY OF TAPPING, DISINFECTION AND FLUSHING. SWU SHALL PERFORM AND BE PRESENT FOR ALL TAPS TO EXISTING SYSTEM
7. ALL UTILITIES SHALL HAVE FULL DEPTH BACKFILL(FLOWABLE FILL) UNDER PUBLIC ROADWAYS. FULL DEPTH COMPACTED CLASS 7 BASE MATERIAL IS REQUIRED FOR THE WATER AND SEWER TRENCHES UNDER PRIVATE EXISTING OR PROPOSED DRIVING SURFACES.
8. 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.
9. 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.
10. 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.
11. ALL LOT LINES SHALL BE STAKED IN ADVANCE OF WATER AND SANITARY SEWER CONSTRUCTION PER SWU STANDARD SPECIFICATIONS.
12. STAKE ALL FIRE HYDRANTS FOR SWU APPROVAL PRIOR TO INSTALLATION
13. TRACER WIRE PORTS SHALL BE INSTALLED AT EVERY CHANGE IN DIRECTION OR EVERY 400'.
14. FIRE PROTECTION SYSTEM PLANS TO BE SUBMITTED TO ADH BY OTHERS..

ENGINEERING SERVICES INC.
1703 E. ROBINSON, SUITE 105
SPRINGDALE, ARKANSAS 72764

UTILITY PLAN
MAYFLOWER
KENDRICK AVENUE
SPRINGDALE, ARKANSAS

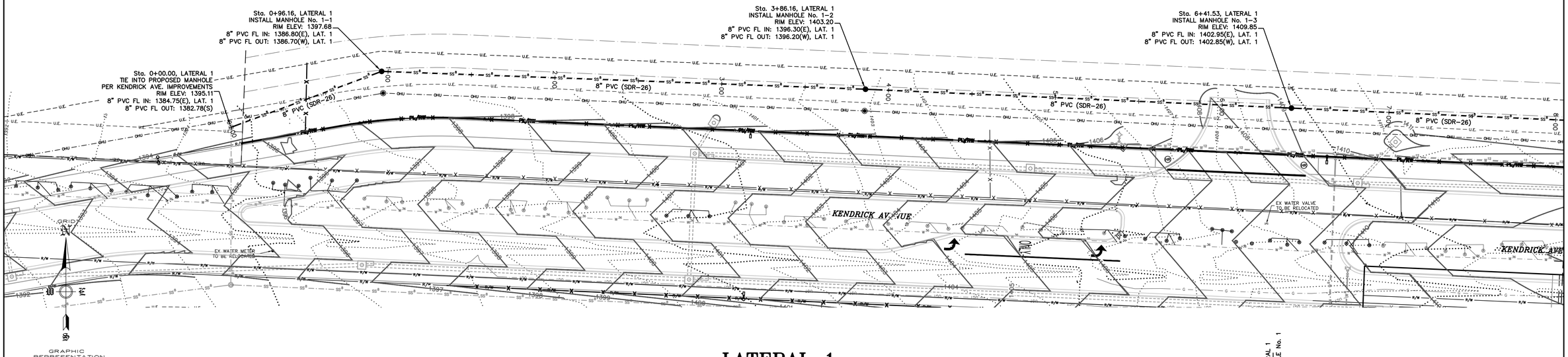
REVISION	DATE	DESCRIPTION

© COPYRIGHT 2023 ENGINEERING SERVICES, INC. 11/1/2023 7:58 am
L:\2022\22982\CIVIL\22982 UTILITY PLAN.dwg

SCALE: 1"=30'
DATE: Jan 16, 2023
ENGINEER: TJH
DRAWN BY: JDP
W.O. #: 22982

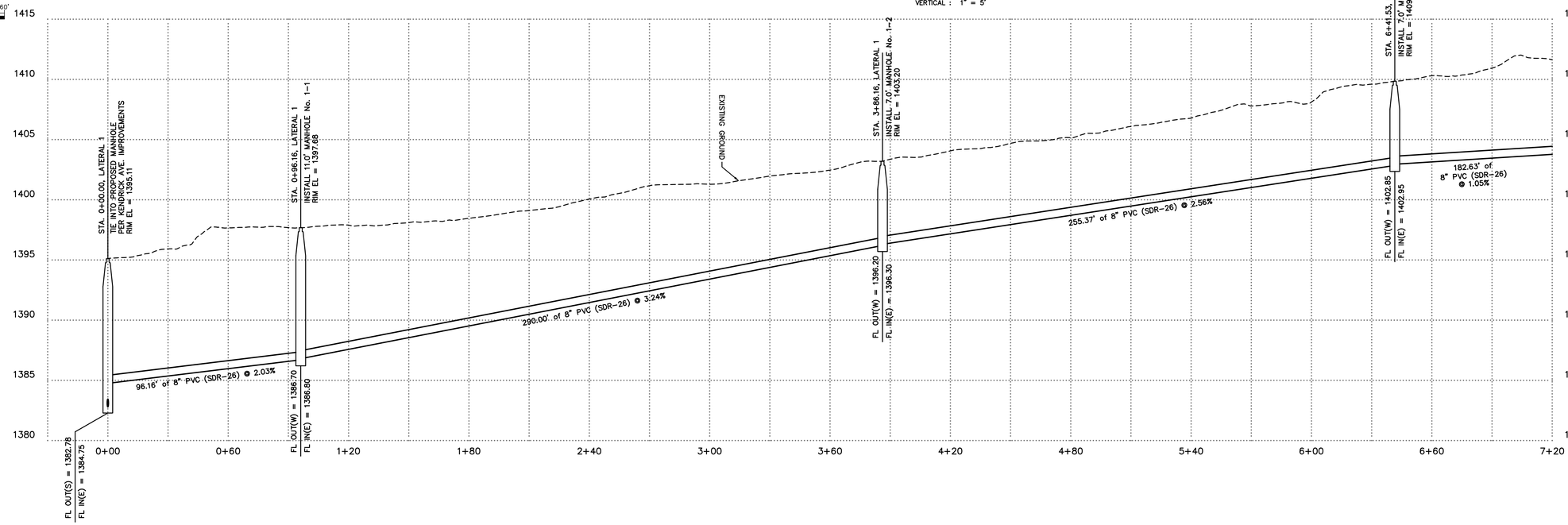
L23-12

12



LATERAL 1

SCALES :
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 5'



ENGINEERING SERVICES INC.
1705 E. ROBINSON
SPRINGDALE, ARKANSAS 72764

OFFSITE SEWER PLAN & PROFILE
MAYFLOWER
KENDRICK AVENUE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'
DATE: Jan 16, 2023
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 22982

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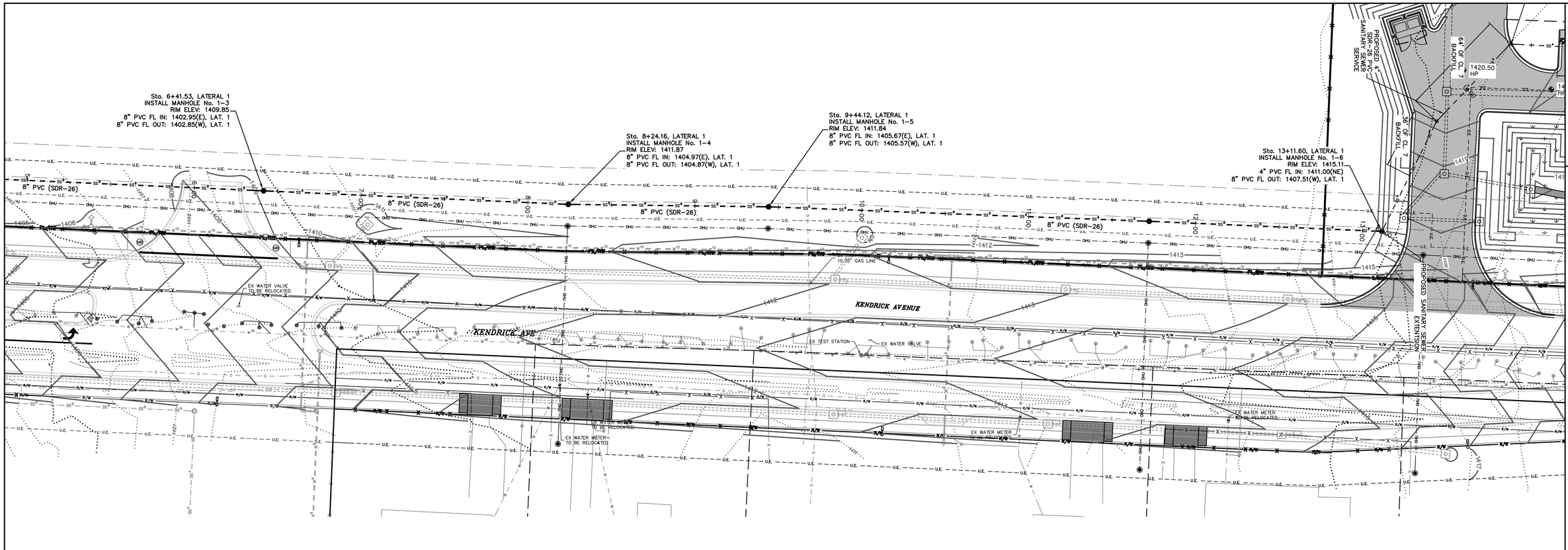
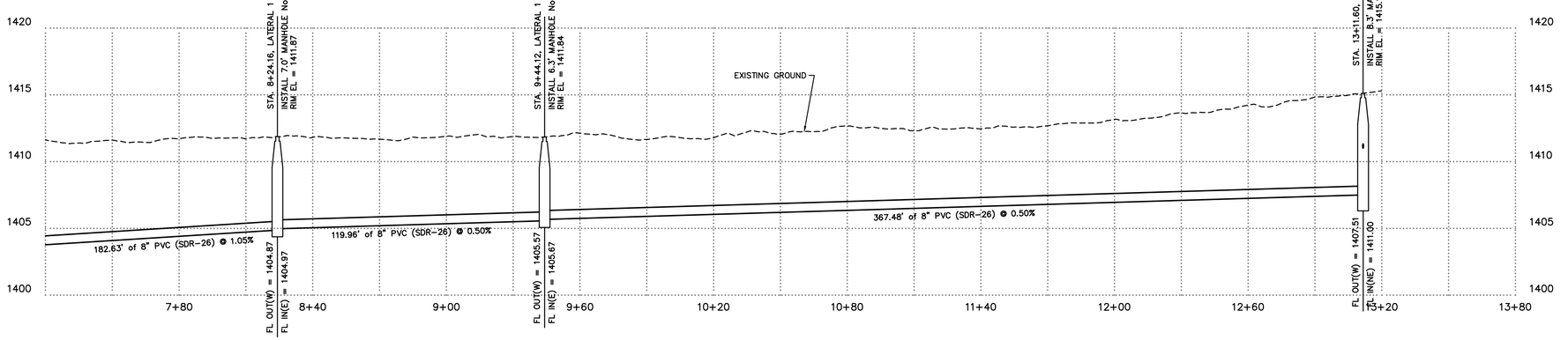
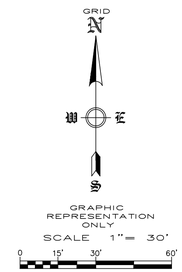


LATERAL 1

SCALES :
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 5'





ENGINEERING SERVICES INC.
1707 S. 48th STREET, SUITE 103
SPRINGDALE, ARKANSAS 72764

OFFSITE SEWER PLAN & PROFILE
MAYFLOWER
KENDRICK AVENUE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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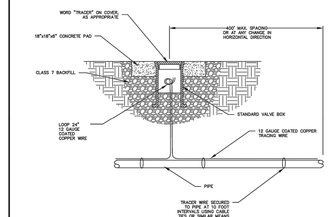
SCALE: 1"=30'
DATE: Jan 16, 2023
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 22982

L23-12



TRACING WIRE CONNECTION PORT

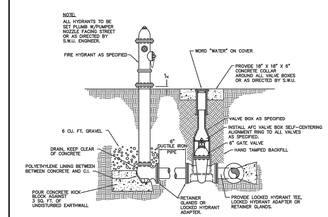
N.T.S.

M-1

SPRINGDALE WATER UTILITIES

MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION

528 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-570 | DRAWN BY: ZRA | DRAWING NO: M-1 | DATE: AUG 2020



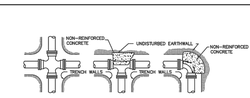
FIRE HYDRANT & GATE VALVE

N.T.S.

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

528 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-570 | 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 BY 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	1	1	1
6"	3	3	2	1
8"	6	5	3	2
10"	10	10	5	3
12"	13	13	7	4
14"	17	17	9	5
16"	21	21	12	6
18"	26	26	14	7
20"	32	32	20	10
24"	38	38	20	10
30"	65	65	48	23

REACTION BACKING

N.T.S.

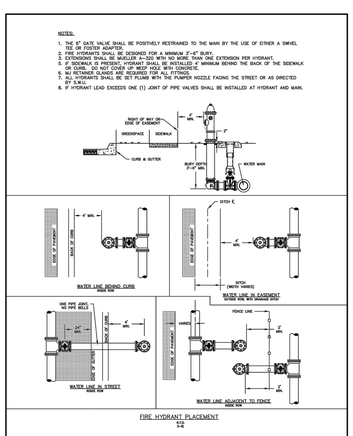
SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

528 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-570 | DRAWN BY: KM/JNK | DRAWING NO: S-3 | DATE: MARCH 2008

NOTES:

1. THE 6" GATE VALVE SHALL BE POSITIVELY RESTRAINED TO THE MAIN BY THE USE OF EITHER A SWIVEL TEE OR FOSTER ADAPTER.
2. FIRE HYDRANTS SHALL BE DESIGNED FOR A MINIMUM 2'-6" BURY.
3. EXTENSION OF BARREL OR BONNET >300 WITH NO MORE THAN ONE EXTENSION PER HYDRANT.
4. IF SIDEWALK IS PRESENT, HYDRANT SHALL BE INSTALLED 4' MINIMUM BEHIND THE BACK OF THE SIDEWALK OR CURB. DO NOT COVER UP WEEP HOLE WITH CONCRETE.
5. ALL VALVES SHALL BE INSTALLED PLUMB WITH THE HYDRANT.
6. ALL HYDRANTS SHALL BE SET PLUMB WITH THE PUMPER NOZZLE FACING THE STREET OR AS DIRECTED BY S.W.U.
7. IF HYDRANT LEAD EXCEEDS ONE (1) JOINT OF PIPE VALVES SHALL BE INSTALLED AT HYDRANT AND MAIN.



FIRE HYDRANT PLACEMENT

N.T.S.

S-2

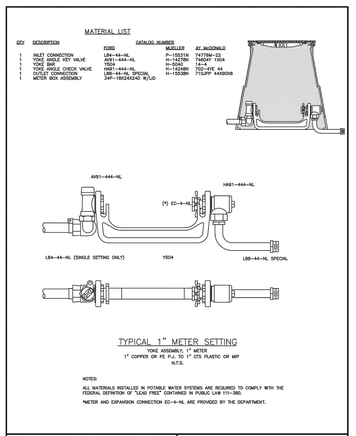
SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

528 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-570 | DRAWN BY: JSB | DRAWING NO: S-42 | DATE: DECEMBER 2016

MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER FORD	McELROY	AY McDONALD
1	INLET CONNECTION	LB4-44-NL	P-15551K	74779M-22
1	YOKE, DUAL KEY KEY VALVE	AVS1-444-NL	P-15551K	74779M-15G4
1	YOKE BAR	Y504	H-5245	14-4
1	YOKE ANGLE CHECK VALVE	HAS1-444-NL	H-1424BN	702-HYE 44
1	YOKE ANGLE VALVE	LBB-44-NL SPECIAL	H-1824BN	710-PF 44X40X8
1	METER BOX ASSEMBLY	34P-1852HZ4A2 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 PROVIDE 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

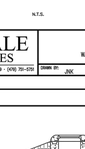
528 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-570 | DRAWN BY: TLS | DRAWING NO: S-24 | DATE: AUGUST 2014

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

TRENCH WIDTH SCHEDULE

NOTES:

TRENCH WIDTH SHALL BE AS SET FORTH IN ANSI/AWWA B05, INCLUDED AS THE TABLE ON THIS SHEET. ADDITIONAL WIDTH MAY BE NECESSARY FOR THE PLACEMENT OF A TRENCH SUPPORT SYSTEM OR AS OTHERWISE REQUIRED



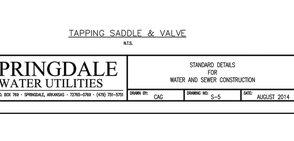
TYPICAL PIPE TRENCH

N.T.S.

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

528 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-570 | DRAWN BY: JNK | DRAWING NO: S-17 | DATE: MARCH 2008



PVC PRESSURE WATER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE B")

N.T.S.

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

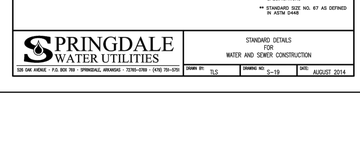
* CLASS I, II, AND III AS DEFINED IN ASTM D2487 AND THE PIPE BACKFILL MATERIAL AND AGGREGATE BASE COURSE FILL SECTION OF THE SPECIFICATIONS

** STANDARD SIZE NO. 67 AS DEFINED IN ASTM D448, MAXIMUM EMBEDMENT PARTICLE SIZE SHALL NOT EXCEED 3/4 IN. FOR ANGULAR ROCK OR 1-1/2 IN. FOR ROUNDED ROCK

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

528 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-570 | DRAWN BY: JSB | DRAWING NO: S-49 | DATE: SEPTEMBER, 2020



D.I./PVC GRAVITY SEWER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE B")

N.T.S.

PE/PVC PRESSURE SEWER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE B")

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

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

528 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-570 | DRAWN BY: TLS | DRAWING NO: S-19 | DATE: AUGUST 2014

CLEANOUT ASSEMBLY DETAIL

N.T.S.

S-47

SPRINGDALE WATER UTILITIES

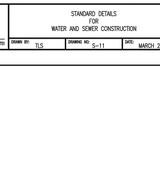
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

528 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-570 | DRAWN BY: CRM | DRAWING NO: S-47 | DATE: APRIL 2018

NOMINAL MANHOLE DIAMETER (I.D.)	MINIMUM WALL THICKNESS
4'-0"	4"-0"
5'-0"	5"-0"
6'-0"	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. PROVIDE 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

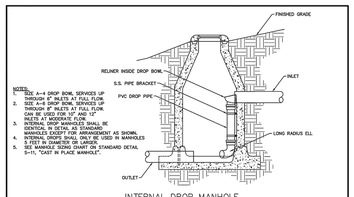
(MANHOLES FOR SEWER MAINS LARGER THAN 24" REQUIRE INDIVIDUAL DESIGN)

N.T.S.

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

528 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-570 | DRAWN BY: TLS | DRAWING NO: S-11 | DATE: MARCH 2008



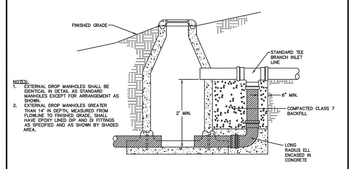
NOTES:

1. SIZE A-4 DROP BOW, SERVICES UP THROUGH 4" 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 REDUCED FLOW.
3. INTERNAL DROP MANHOLES SHALL BE IDENTICAL IN DETAIL AS STANDARD MANHOLES EXCEPT FOR ARRANGEMENT AS SHOWN.
4. INTERNAL DROPS SHALL ONLY BE USED IN MANHOLES 5 FEET IN DIAMETER OR LARGER.
5. FOR MANHOLE BASE DETAIL, SEE STANDARD DETAIL S-11, "CAST IN PLACE MANHOLE".

INTERNAL DROP MANHOLE

(USING RELINER-DURAN INC. DROP BOWL TYPE "A")

N.T.S.



NOTES:

1. EXTERNAL DROP MANHOLES SHALL BE IDENTICAL IN DETAIL AS STANDARD MANHOLES EXCEPT FOR ARRANGEMENT AS SHOWN.
2. EXTERNAL DROP MANHOLES GREATER THAN 4'-0" IN DIAMETER WITH INVERT FLOWLINE TO FINISHED GRADE, SHALL HAVE EPOXY LINED DIP AND DI FITTINGS AS SPECIFIED AND AS SHOWN BY SHADED AREA.

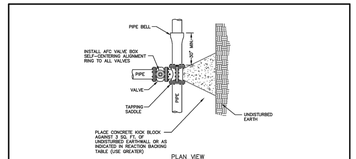
EXTERNAL DROP MANHOLE

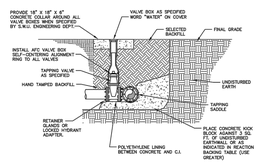
N.T.S.

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

528 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-570 | DRAWN BY: TLS | DRAWING NO: S-12 | DATE: AUGUST 2014





TAPPING SADDLE & VALVE

N.T.S.

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

528 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-570 | DRAWN BY: CAG | DRAWING NO: S-5 | DATE: AUGUST 2014

ENGINEERING SERVICES INC.
1302 E. JOYCE BLVD.
SPRINGDALE, ARKANSAS 72764

UTILITY DETAILS
MAYFLOWER
KENDRICK AVENUE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: N.T.S.

DATE: Jan 12, 2023

ENGINEER: TJA
DRAWN BY: JDP

W.O. #: 22982

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L23-12

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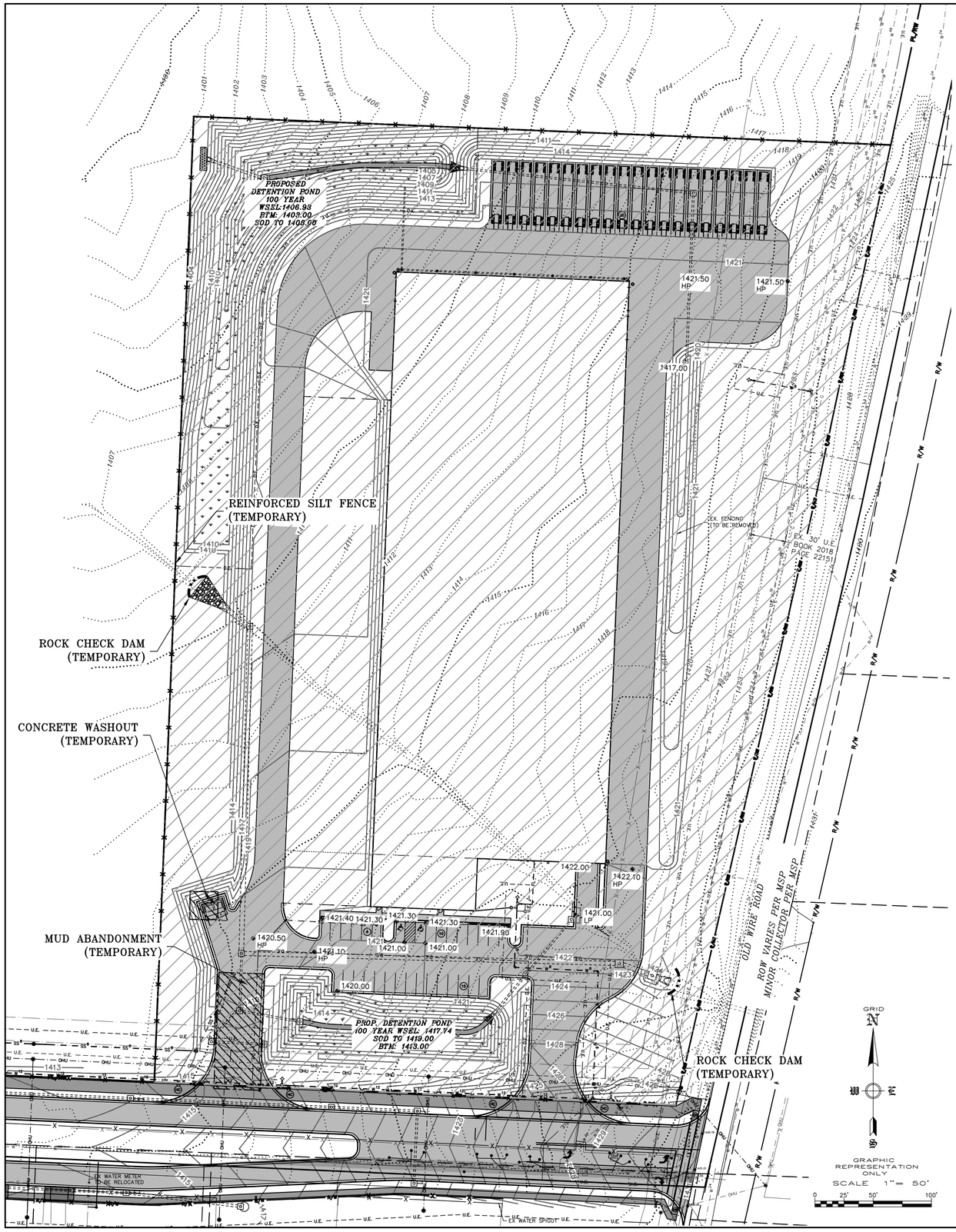


NOTES:

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.

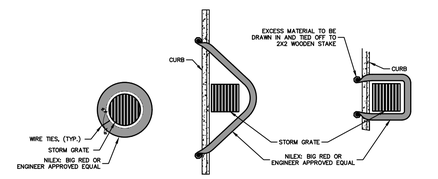
7.) PERMANENT EROSION CONTROL. THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR 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 ADDRESSESED.

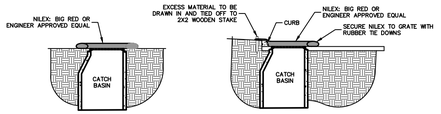
9.) CONSTRUCTION EXITS. A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 6□THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3□. IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP 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.



DRAIN INLET PLAN | CURBSIDE OPTION "A" PLAN | CURBSIDE OPTION "B" PLAN



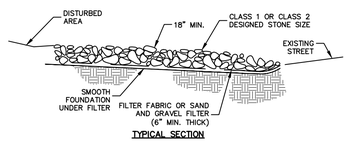
DRAIN INLET SECTION | CURBSIDE SECTION

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

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: 10.00 ACRES

TOTAL DISTURBED AREA: 10.0 ACRES

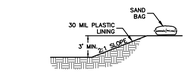
LEGEND

- 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
- ROCK CHECK DAM

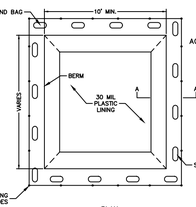
Maximum Slope Length for Silt Fence		
Slope – Percent	Maximum Slope Length (ft) Above Fence	
	Standard (18" High) Silt Fence	Reinforced (30" High) Silt Fence
2 (or less)	150	250
5	100	250
10	50	150
15	35	100
20	25	70
25	20	55
30	15	45
35	15	40
40	15	35
45	10	30
50	10	25

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.



SECTION A — A



PLAN

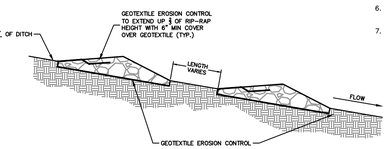
NOTES:

1) LATH AND FLAGGING SHOULD BE COMMERCIAL TYPE.

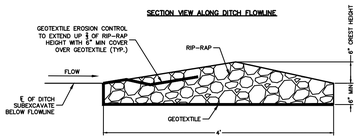
2) PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 30 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

CONCRETE WASH-OUT AREA

NOT TO SCALE



SECTION VIEW ALONG DITCH FLOWLINE

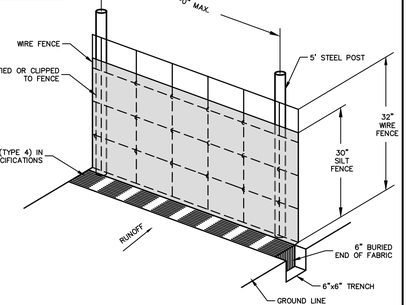


SECTION VIEW OF CHECK DAM

NOTES:

1. RIP-RAP SIZE D50 = 6" OR AS SHOWN ON THE PLANS.

ROCK CHECK DAM



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

L23-12

ESI
ENGINEERING SERVICES INC.
1125 E. EMMA AVE. STE. C
SPRINGDALE, ARKANSAS 72764

STORM WATER POLLUTION PREVENTION PLAN & DETAILS

PROJECT NAME
KENDRICK MAYFLOWER
KENDRICK AVENUE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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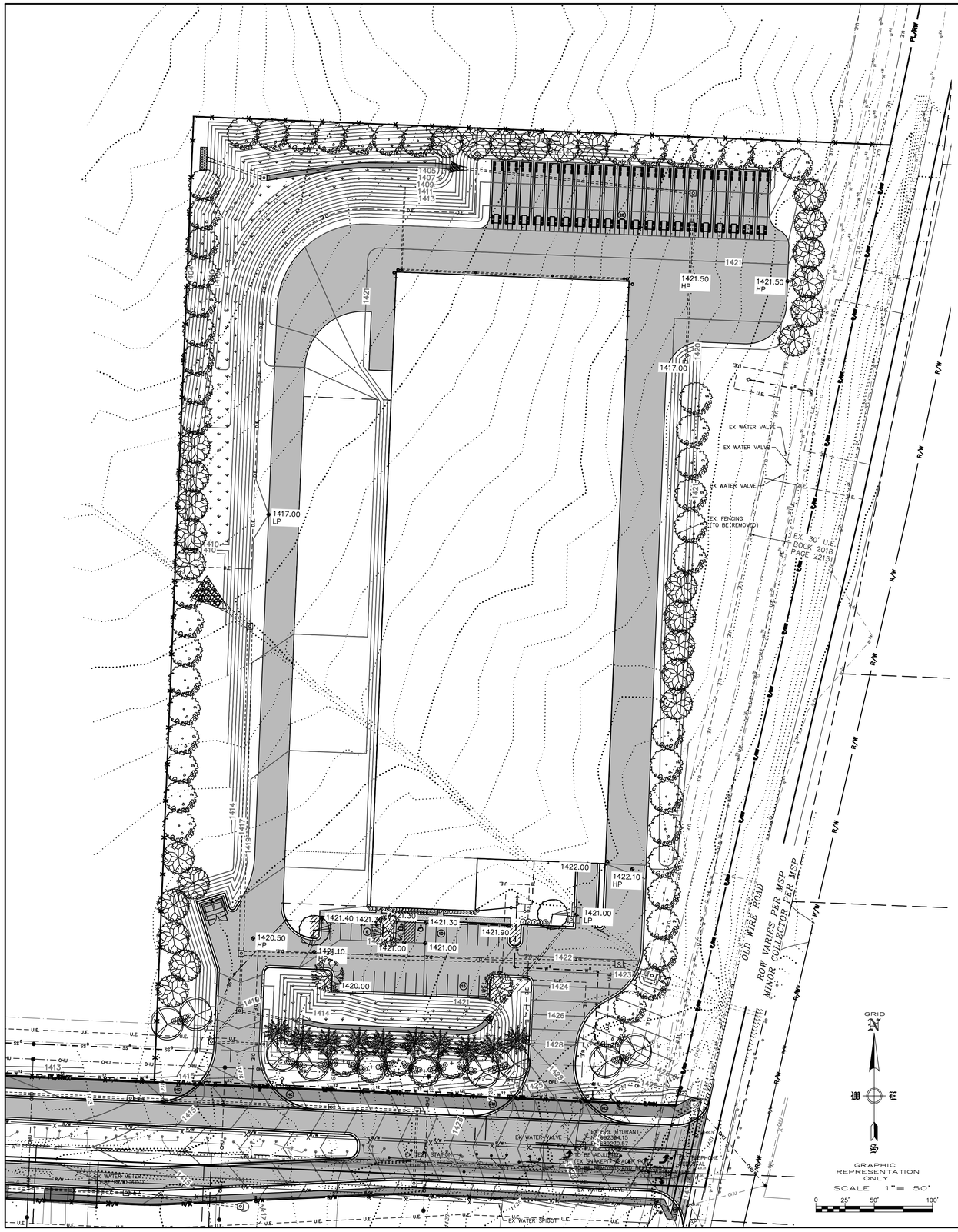
SCALE: 1"=50'
DATE: Jan 12, 2023
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 22982

16



INDEX OF TREES

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	PLANTING SIZE
	Legacy Sugar Maple	Acer saccharum	8	2" Cal B & B 6' H min
	Black Gum 'Wildfire'	Nyssa slyvatica 'Wildfire'	3	2" Cal B & B 6' H min
	Autumn Blaze Red Maple	Acer rubrum	5	2" Cal B & B 6' H min
	Eastern redbud	Cercis canadensis	2	2" Cal B & B 6' H min
	Northern Red Oak	Quercus rubra	50	2" Cal B & B 6' H min
	Shumard Oak	Quercus shumardii	28	2" Cal B & B 6' H min
	Willow Oak	Quercus phellos	9	2" Cal B & B 6' H min

INDEX OF SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
1	WINTERGEM BOXWOOD	Buxus microphylla 'Winter Gem'	16	3 GAL.
2	Rose Creek Abelia	Abelia x 'Rose Creek'	50	3 GAL.
3	Dwarf Burford Holly	Ilex cornuta 'Dwarf Burford'	15	3 GAL.
4	Little Princess Spirea	Spiraea japonica 'Little Princess'	56	3 GAL.
5	Little Bunny Fountain Grass	Pennisetum alopecuriodes 'Little Bunny'	12	1 GAL.

LANDSCAPE REQUIREMENTS:

TOTAL PARKING AREA PROVIDED: 9,678 SQ. FT.
TOTAL INTERIOR LANDSCAPE REQUIRED: 774 SQ. FT. (8%)
TOTAL INTERIOR LANDSCAPE PROVIDED: 777 SQ. FT. (8%)

LANDSCAPE REQUIREMENTS:

TOTAL FRONTAGE DISTANCE: 331 LINEAR FT.
TOTAL FRONTAGE LANDSCAPE REQUIRED: 1 TREE AND 7 SHRUBS PER 25' = 13 TREES AND 91 SHRUBS
TOTAL INTERIOR LANDSCAPE PROVIDED: 13 TREES AND 91 SHRUBS

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 RECEIVE 12" 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. 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
9. 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.
10. LANDSCAPING SHALL BE GUARANTEED FOR A PERIOD OF 2 YEARS FROM DATE OF INSTALLATION.

L23-12

ENGINEERING SERVICES INC.
1205 S. PLEASANT, SUITE 105
SPRINGDALE, ARKANSAS 72764

LANDSCAPING PLAN
MAYFLOWER
KENDRICK AVENUE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=50'
DATE: Jan 16, 2023
ENGINEER: TJA
DRAWN BY: JLS
W.O. #: 22982

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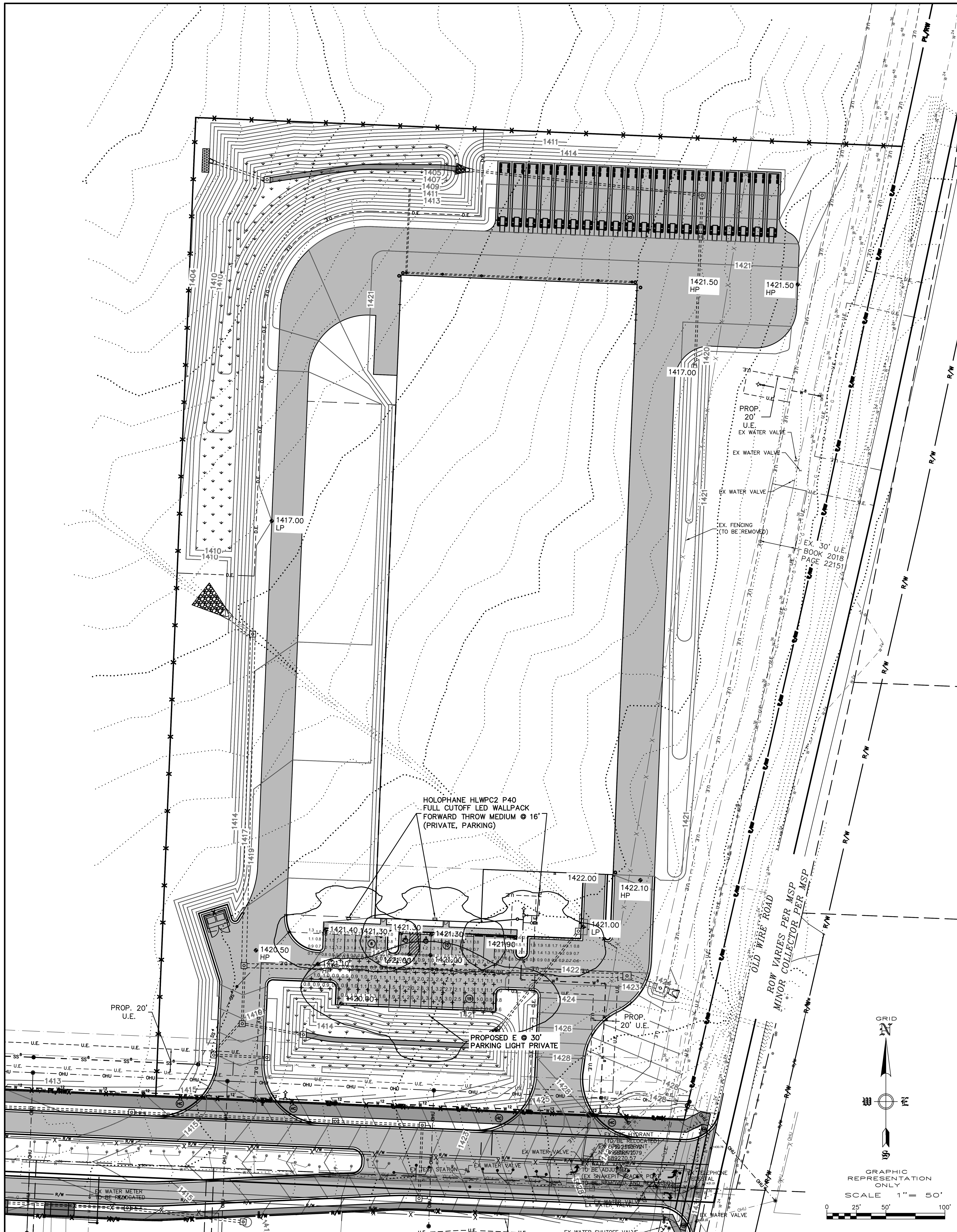
17



Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution	Polar Plot	Notes
	B		1	American Electric Lighting	ATB2 40BLEDE10 XXXXX R2 4K/5K HSS	ATB2 SERIES LED 1000MA TYPE 2 4000K/5000K CCT HSS	LED Array	1	ATB2_40BLEDE10_XXXXX_R2_4K_5K_HSS.ies	13866	1	0.85	133	100%	TYPE II, MEDIUM, BUG RATING: B3 - U0 - G2	Max: 10258cd	
	C		2	Holophane	HLWPC2 P50 40K XX TFTM	Wallpack Full Cutoff LED, LED Performance Package P20, 4000 series CCT, Voltage, Forward Throw Medium	LED	1	HLWPC2_P50_40K_XX_TFTM.ies	12125	1	0.85	115	100%	TYPE IV, SHORT, BUG RATING: B2 - U0 - G2	Max: 8650cd	
	D		2	American Electric Lighting	ATB0 20BLEDE15 XXXXX R4 4K/5K HSS	ATB0 SERIES LED 1500MA TYPE 4 4000K/5000K CCT HSS	LED Array	1	ATB0_20BLEDE15_XXXXX_R4_4K_5K_HSS.ies	8824	1	0.85	99	100%	TYPE III, SHORT, BUG RATING: B1 - U0 - G2	Max: 5674cd	
	E		5	American Electric Lighting	ATB2 40BLEDE15 XXXXX R2 4K/5K	ATB2 SERIES LED 1500MA TYPE 2 4000K/5000K CCT	LED Array	1	ATB2_40BLEDE15_XXXXX_R2_4K_5K.ies	21383	1	0.85	198	100%	TYPE II, MEDIUM, BUG RATING: B3 - U0 - G4	Max: 16361cd	

NOTES:

1. ALL LIGHTS TO BE PRIVATELY MAINTAINED PARKING LOT LIGHTS UNLESS NOTED.
2. SEE ELECTRICAL SITE PLAN FOR LIGHT POLE BASE DETAIL AND LIGHTING CONTROL WIRING DIAGRAM.
3. SITE CONTRACTOR TO COORDINATE LIGHTING WITH ELECTRICIAN.
4. PUBLIC STREETLIGHTS TO BE INSTALLED AND MAINTAINED BY CARROL ELECTRIC COOPERATIVE, PAID FOR BY OWNER/DEVELOPER, AND BILLING TO BE PAID BY CITY OF SPRINGDALE.

HOLOPHANE® LEADER IN LIGHTING SOLUTIONS

Catalog Number | Notes | Type

HLWPC2
Wallpack® Full Cutoff LED

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

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

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

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

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

Warranty
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions.

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

Note: Maximum weight 22 lbs.

AcuityBrands. | Holophane | 3825 Columbus Rd., Granville, OH 43023 | Phone: 866-HOLOPHANE | www.holophane.com
© 2014-2020 Acuity Brands Lighting, Inc. All rights reserved. Rev. 09/30/20 Specifications subject to change without notice.
HLWPC2 Page 1 of 8

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

LIGHTING PLAN
MAYFLOWER
KENDRICK AVENUE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=50'
DATE: Jan 12, 2023
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 22982

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Z:\LSD\22982 MAYFLOWER\22982 - LIGHTING PLAN.DWG

L22-XX

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Application for Variance – Board of Adjustment

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

STAFF USE ONLY

Date Application Submitted: December 29, 2022

Date Accepted as Complete: _____ Project Number: B23-16

APPLICATION CONTACTS:

Indicate one person of contact for this request: Property Owner X Representative

Applicant/Property Owner (person making request)	Site Information
Name: Springdale Public Facilities Board	Location/Address: Kendrick Ave & Old Wire Road
E-mail: jecrouch@sbcglobal.net	
Address: 202 W. Emma Ave Springdale, AR 72764	Assessor's Parcel Number(s): 21-00039-000
Phone: 479-872-2222	Current Zoning District: I-1
Representative Contact Information (if applicable)	Rezone required: No
Name: ESI - Brandon Rush, PE	Total Acreage: 68.04
E-mail: brush@engineeringservices.com	
Address: 1207 S. Old Missouri Rd Springdale, AR 72764	
Phone: (479) 751-8733	

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

To allow construction of screening trees only along the south side of the property (i.e., no fence)

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

Developer can provide same/better screening impact with a double row of trees

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

Developer can provide same/better screening impact with a double row of trees

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) Digitally signed by: Brandon J. Rush

DATE: 12/23/2022

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72764 • (479) 751-8733 • Established 1971

December 29, 2022

City of Springdale
Katie E. Hollingshead, P.E., CFM
Engineering Department
128 Spring Street
Springdale, Arkansas 72764

Via email: khollingshead@springdalear.gov

Re: Waiver Request of Master Street Plan Improvements for Kendrick Avenue
Mayflower
Kendrick Avenue
Springdale, AR

Katie:

On behalf of our client, we hereby request a waiver of the *City of Springdale Code of Ordinances*, Chapter 110, Art. V., Section 110-111(a) for the referenced project. The proposed project fronts Kendrick Avenue, listed as a Minor Collector on the current *City of Springdale Master Street Plan*. As you are aware, the City of Springdale is currently undertaking design of improvements to Kendrick Avenue under the 2018 Bond Program, in part to encourage economic development along this corridor, such as the proposed project. Therefore, the Owner/Developer requests a waiver of master street plan improvements in exchange for dedication of any necessary right-of-way or easements needed to construct the Kendrick Avenue Improvements project.

We appreciate your consideration and are happy to discuss this request at your convenience.

Very truly yours,

Brandon Rush, PE

cc Debbie Pounders and Sarah Curry (City of Springdale Planning, via email)
Jason Appel, PE (ESI, via email)

Z:\Engineers\00 - Engineer Projects\22982 Mayflower\03 Pre-Construction Plan Submittals\2022-12-29 Submittal #1\Kendrick Avenue Waiver Request.docx

Planning Commission Meeting
February 7, 2023

Miles
0 0.04 0.07 0.14 0.21 0.28
N

PROJECT: W23-06
APPLICANT: Springdale Public Facilities Board, Project Mayflower
REQUEST: Waiver of Street Improvements on Kendrick Avenue

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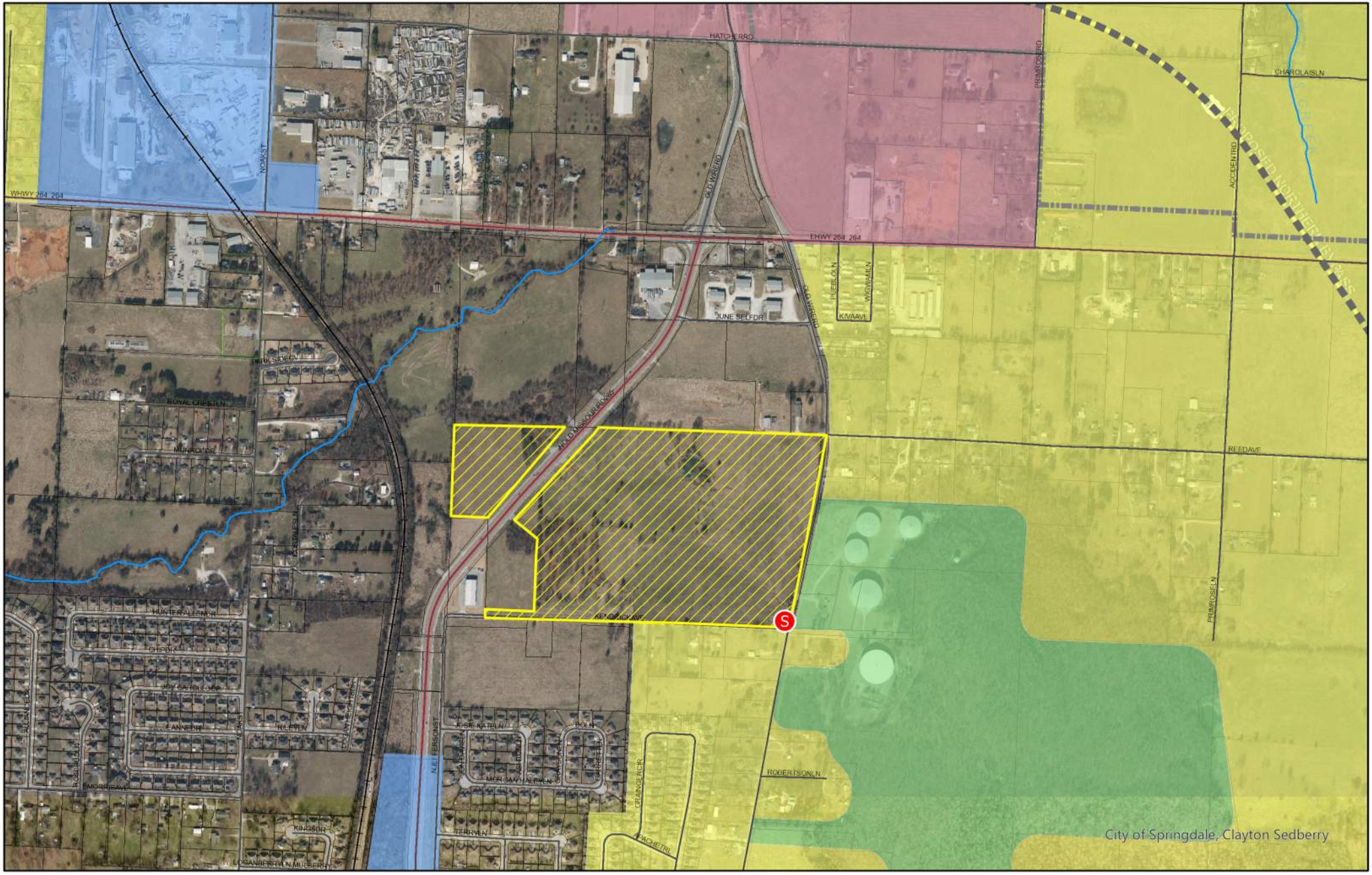

Planning Commission Meeting
February 7, 2023

Miles
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N

PROJECT: W23-06
APPLICANT: Springdale Public Facilities Board, Project Mayflower
REQUEST: Waiver of Street Improvements on Kendrick Avenue

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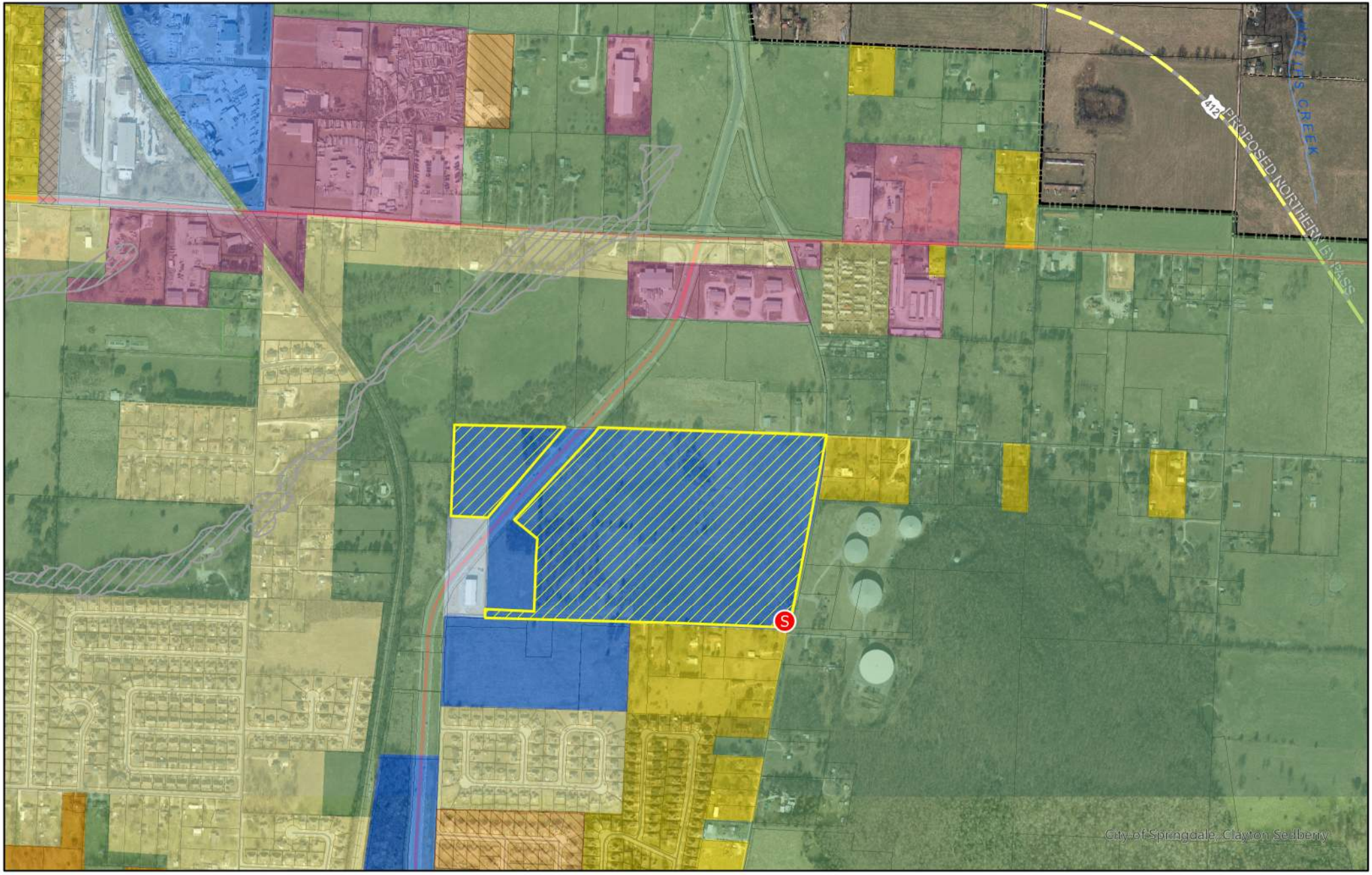

Planning Commission Meeting
February 7, 2023

Miles
0 0.04 0.07 0.14 0.21 0.28

N

PROJECT: W23-06
APPLICANT: Springdale Public Facilities Board, Project Mayflower
REQUEST: Waiver of Street Improvements on Kendrick Avenue

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Planning and Community Development Division
City of Springdale

Memo

To: **Planning Commission**

From: **Staff**

Date: **February 7, 2023**

RE: **L23-14** **Large-Scale Development** **Popping Pearls**

Planning Comments

1. This Large Scale Development Plan has been given the number L23-14. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (standard comment)
3. A written response to all comments is required with resubmission. (standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting or may be submitted at the meeting.
6. Need to identify the zoning of all the adjacent properties.
    a. It appears that the ownership, address and parcel number will need to be identified for all adjacent properties to the North as well.
7. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
8. A lighting plan is required, displaying at least 1 foot candle in all parking and pedestrian areas.
    a. The lighting plan provided only provides lighting for the interior of the proposed structure.
9. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
10. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Commercial Design Standards Comments

1. Front, side, and rear elevations are required. Elevations shall include type and color of materials used, foundation landscaping, and any architectural features used to comply with the Commercial Design Standards.
    a. The document displaying this information is not wanting to load properly. It appears that it will still need to display percentage breakdowns of the materials used on each side of the proposed structure.
2. Where a façade faces adjacent residential uses or an area on the Comprehensive Land Use Plan designated for residential use an earthen berm shall be installed, no less than 6' in height containing at a minimum a double row of evergreen or deciduous trees planted at a 15' interval plus all landscaping requirements set forth in Chapter 56 of the Springdale Code of Ordinance.
    a. Variance to be requested.
3. Sign design, materials, and placement should complement the overall architectural design of the building.
    a. Blew & Associates has stated that this is "Noted, signs will be provided by others."

Building & Fire

- No additional comments

Engineering Comments

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 2/1/2023

1. **Chapter 106 – Stormwater Drainage**
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)
   - *106.5.4.10*** - "An easement shall be provided in Plans for detention facilities. A minimum 20' wide drainage easement shall be provided around the 100-year flood pool, connecting the tributary pipes and the discharge system along the most passable routing of piping system." Ownership of the detention facility will remain with the land.
       - **Show 20 ft drainage easement around pond.**
       - **Couldn't find drainage easement on plans.**
       - **Storm sewer schedule on Grading plan shows (2) 18" RCPs as outlet, but plans and drainage report show 3, please clarify.**

   - *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 to Site Plan.**
       - **Recommend level spreader or other dissipation on the outlet of the pond to help encourage sheet flow on neighboring property or obtain flowage easement from downstream property owner.**

2. **Chapter 107 – Stormwater Pollution**
   (Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)
   - *107.3*

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

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.
  - **Move the bench out of the 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 ensure that access is maintained.**

5. **Other:**
   - **Call out sod and seed types, (and seeding rates) on the planting legend.**

- *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.

SPRINGDALE
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www.SpringdaleAR.gov

PRE APP MTG 12/7/22

Pre-Application Meeting Notes

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

Names of all persons present at pre-application meeting:	PATSY CHRISTIE, JORGE DUQUESNE, RICK BARRY, SHARON T, RON, HELENA NGUYEN, ED STITH, STEVE GOSS
Name of main point of contact for project:	JORGE DUQUESNE
Parcel Number(s):	815-30494-000
Acreage of the proposed development:	1.25 AC
Type of project:	RESTAURANT
When is the intended application date?	12/29/22
Per the date above, the earliest Planning Commission meeting date would be:	2/7/23

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

5119 ELM SPRINGS RD

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

YES

Is this project located in the Downtown Form-Based Code District or S.E.E.D. Districts? If yes, the Form-Based Code rules will apply.

N/A

Does this project involve a multifamily structure? If yes, Multifamily Design Standards will apply.

NO

All projects must meet the requirements of the Drainage Criteria Manual.

NOTED

Are you intending to bond for any aspects of this project? (landscaping, sidewalks, etc)

NO

Is there a prepared photometric plan?

YES

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

YES

Based upon this discussion, what variances/waivers will be required?

NONE

Please state all of the Fire Code issues mentioned.

NONE

ADJACENT PROPERTY OWNERS

I hereby certify that the following list are all the adjacent property owners to parcel 815-39264-300 in City of Springdale, Washington County, Arkansas as of January 19, 2023:

Parcel(s):	815-39264-200
Name:	NATIONAL RETAIL PROPERTIES LP
Street Address:	450 S ORANGE AVE STE 900
City, State, Zip:	ORLANDO FL 32801
Parcel(s):	815-39264-100
Name:	PV=NRT INC
Street Address:	8281 SAN MARCOS AVE
City, State, Zip:	SPRINGDALE AR 72762
Parcel(s):	815-39264-500
Name:	HOLMIK HOLDINGS LLC
Street Address:	1609 SW 2ND ST
City, State, Zip:	BENTONVILLE, AR 72712
Parcel(s):	815-39264-400
Name:	ESTEP, ZACHARY S
Street Address:	3073 GREENWICH ST
City, State, Zip:	SPRINGDALE, AR 72764
Parcel(s):	815-29801-095
Name:	CLARK JACK R & VANESSA R
Street Address:	5085 ELM SPRINGS RD
City, State, Zip:	SPRINGDALE AR 72762
Parcel(s):	815-39264-000
Name:	HALL FAMILY INVESTMENTS LLC
Street Address:	1327 ELM SPRINGS RD
City, State, Zip:	SPRINGDALE, AR 72762-9119

Heath Myers 1-19-23
Heath Myers, PS AR-1826

City File No./Name: _____

VICINITY MAP
N.T.S.

LARGE SCALE DEVELOPMENT For:

Popping Pearls

5119 Elm Springs Rd
Springdale, Arkansas

General Notes:

- A minimum of forty eight (48) hours prior to any excavation or grading, Contractor shall contact the State One-Call system at 811to locate all underground utilities. The Contractor shall notify the Engineer of Record immediately in the event that underground utilities are not shown on plan and / or conflict with proposed civil works.
- The Engineer of record shall not be held responsible for survey inaccuracies, survey omissions, or for design errors or omissions resulting from an inaccurate survey.
- Construction Contractor and his Subcontractors agree that in accordance with generally accepted construction practices and OSHA safety standards, Construction Contractor and his Subcontractors will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not limited to normal working hours, and construction Contractor and his Subcontractors further agree to defend, indemnify and hold Design Professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, except liability arising from the sole negligence of design professional.
- It is the responsibility of the Contractor to maintain all erosion and sediment control devices through all phases of construction. Erosion and sediment control devices may only be removed upon 70% stabilization of the site as defined by the State's Department of Environmental Quality's General Permit for Construction.
- The Contractor is to be solely responsible for any damage to neighboring properties during construction of this project.
- This project was designed in accordance with currently accepted industry design standards. The Engineer of Record does not warrant any work completed on site unless direct inspection by the Engineer of Record & proper testing by a state certified qualified inspection lab occurs during all phases of construction.
- The Contractor shall review the construction documents prior to any construction, and notify the Engineer of Record immediately upon discovery of any discrepancies that may occur on the drawings. All work shall discontinue until such time that the Engineer of Record has resolved said discrepancy.
- The Contractor shall be responsible for disposal of construction waste materials including but not limited to demolition materials, debris, contaminated soils / materials, etc. in a lawful manner, at state and federally accepted disposal sites.
- The Contractor is responsible for obtaining and constructing in accordance with the stricter of: these construction documents and any associated details & specifications; and all municipalities / governing agencies' standards and specifications for construction.
- This drawing set and associated site, grading, utility, etc. plans are representations of the construction design and shall not be scaled to determine dimensions.

Contact Information:

DEVELOPER / PROPERTY OWNER:
ILK, Inc.
8017 Buona Sera St
Springdale, AR 72762

CIVIL ENGINEER:
Blew & Associates, PA
5102 S. Pinnacle Hills Pkwy
Rogers, AR 72758
Ph: (479) 443-4506
Fax: (479) 582-1883

LAND SURVEYOR:
Blew & Associates, PA
3825 N. Shiloh Drive
Fayetteville, AR 72703
Ph: (479) 443-4506
Fax: (479) 582-1883

ARCHITECTURE:
IMA Architecture
400 east new hope road
Rogers, AR 72758
Ph: (479) 445-4595

CITY OF SPRINGDALE:
201 Spring Street
Springdale, AR 72764

Engineering Department
128 Spring Street
Springdale, AR 72764
Ph: (479) 750-8105

Planning Department
201 Spring Street
Springdale, AR 72764
Ph: (479) 750-8550
Fax: (479) 750-8539

Building Department
316 Spring Street
Springdale, AR 72764
Ph: (479) 750-8154

Springdale Fire Department
417 Holcomb St,
Springdale, AR 72764
Ph: (479) 751-4510

Sheet Index

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	CIVIL PLANS	
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	ALTA SURVEY	
1	Survey (by -)	11/16/2022

Survey Description

PARCEL 815-39264-300

A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S87°08'09"E 180.12' FROM THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT, FROM WHICH POINT A FOUND NAIL BEARS S03°10'25"W 23.00', AND RUNNING THENCE S87°08'09"E 149.12' TO A POINT, FROM WHICH A FOUND IRON PIN BEARS S03°02'48"W 20.06', THENCE S03°02'48"W 395.77' TO A FOUND IRON PIN, THENCE N87°10'33"W 150.00' TO A SET IRON PIN, THENCE N03°10'25"E 395.88' TO THE POINT OF BEGINNING. CONTAINING 1.36 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

City Disclaimer:

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

Typical Abbreviation List:

Abbrev.	Description	Abbrev.	Description
RCP	Reinforced Concrete Pipe	TC	Top of Back of Curb (Spot Elevation)
CMP	Corrugated Metal Pipe	G	Gutter / Bottom of Sidewalk (Spot Elevation)
HDPE	High Density Polyethylene Pipe	TW	Top of Wall (Spot Elevation)
SLMP	Smooth Line Metal Pipe	BW	Bottom of Wall at Grade (Spot Elevation)
PVC	Polyvinyl Chloride Pipe	HP	High Point (Spot Elevation)
DI	Ductile Iron Pipe	LP	Low Point (Spot Elevation)
J-Box	Junction Box	TB	Top of Box (Spot Elevation)
FES	Flared End Section	BC	Back of Curb
RW	Retaining Wall	FC	Face of Curb
HW	Head Wall	FH	Fire Hydrant Assembly
WW	Wing Wall	GV	Gate Valve
AE	Access Easement	MJ	Mechanical Joint
DE	Drainage Easement	N	North
TCE	Temporary Construction Easement	E	East
UE	Utility Easement	W	West
BS	Building Setback	S	South

CERTIFICATE OF AUTHORIZATION:

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

*** Engineers Notice ***
The existence and location of any underground utility pipes or structures shown on these drawings are obtained by a search of the available records. To the best of our knowledge there are no existing utilities except as shown on these drawings and we assume no responsibility as to the accuracy of their depicted location(s) on these drawings. The Contractor is required to take due precautionary measures to protect the utility lines shown and all others not of record and to assume all responsibility for the protection of their location in the field prior to the initiation of the actual portion of the their work.

*** Document Ownership ***
This document, and the ideas and designs incorporated herein as and instrument of professional services, is the property of Blew & Associates, P.A. and is not to be used, in whole or part, for any other project without the written authorization of Blew & Associates, P.A.

Cover Sheet
City Project Number L23-14

Large Scale Development For:
Popping Pearls
5119 Elm Springs Rd Springdale, Arkansas
ILK, Inc.
8017 Buona Sera St
Sprigndale, AR 72762

SEAL:

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

FIRM:
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Rogers, Arkansas 72758
BLEW & ASSOCIATES, P.A.
Office: 479.443.4506
www.BLEWINC.com
Surveying
Engineering
Mapping
Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2023-01-19	22-8329
DRAWN BY:	REVIEWED BY:
J. Du Quesne	-

DRAWING NAME: 22-8329 Civil 002.dwg

SHEET NUMBER: C1

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Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Setback Line
	Easement Line
	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Firelane Striping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
X	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
00 SPACES	Parking Counter
DRAIN INLET / DRAIN INLET / MANHOLE / YARD INLET / CURB INLET	Storm Catch Basin(s)
	Storm Pipe (See Grading Plan For Type and Size)
	Retaining Wall
	See Utility Plan For Line Sizes
X"W	Water Line
	Tee, Cross, Bends, Gate Vale & Reducer
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
X"FM	Sanitary Sewer Force Main
X"SS	Sanitary Sewer Line
	Sanitary Sewer Service
	Sanitary Sewer Manhole
GAS	Gas Line
OHE	Overhead Electric Line
UGE	Underground Electric Line
C-TV	Cable Television Line
FO	Fiber Optic Line
OHT	Overhead Telephone Line
UGT	Underground Telephone Line
	Utility Pole
	Light Pole

Note:

- Only Symbols That Appear On This Sheet Are Shown In This Legend.
- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.

Site Information:

PROPERTY INFORMATION		
Gross Site Area:	59,205.89 sf	1.36 acres
Proposed Dedicated R.O.W:	4,933.01 sf	0.11 acres
Net Site Area:	54,272.88 sf	1.25 acres
Zoning:	C-5 - Thoroughfare Commercial District	
ZONING REGULATIONS		
Front Setback:		30 ft
Front Setback (w/ Parking):		50 ft
Side Setback:		0 ft
Side Setback (Cont. to Resid District):		20 ft
Rear Setback:		20 ft
Lot Area Minimum:		14,000 sf
Lot Width Minimum:		100 ft
Max Building Height:		None
SITE INFORMATION		
Total Paved Area:	21,942.00 sf	0.50 acres
Total Sidewalk Area:	82.00 sf	0.00 acres
Total Building Footprint Area:	2,774.00 sf	0.06 acres
Total Impervious Area:	24,798.00 sf	45.7%
Total Pervious Area:	29,474.88 sf	54.3%
PARKING REGULATIONS		
Required Spaces Ratio:		1 Space per 4 Occupants + 1 Space per Employee (Largest Shift)
Maximum Occupancy:		60 people
Num. of Employees (Largest Shift):		9 people
Required Spaces (Total):		24
Provided Standard Spaces:		25
Provided Accessible Spaces:		1
Total Provided Spaces:		26

Sign Legend

Symbol	Code	Description	Size	Post Type
RESERVED PARKING TOW AWAY ZONE	-	Handicap Sign	12 x 18	U-Channel

General Utility Notes:

- The contractor shall contact "Arkansas One-Call" a minimum of 48 hours prior to excavation. The contractor is responsible for any damage to any existing utility lines and shall coordinate with the appropriate utility company for repair of the utility.
- A pre-construction meeting shall be held prior to utility construction. The contractor shall schedule the pre-construction meeting with the appropriate utility as required and with the engineer of record for the project.
- Water and sewer lines shall be constructed in accordance with Springdale Water Utilities (SWU) standard specifications – latest edition.
- Water and storm lines shall have a minimum of eighteen (18) inches vertical separation and ten (10) foot horizontal separation from sanitary sewer lines. Encasements may be required as noted on plan and profiles.
- All plugs, caps, tees, and bends shall be provided with reaction backing / thrust blocking or shall be restrained joint pipe. The fitting must be braced against unexcavated earth at the end the trench with 3000 psi PC Concrete. Retainer glands may be required, as determined by SWU.
- Contractor shall refer to architectural or plumbing drawings for utility connection locations for the building.
- Dimensions are to the face / corner of the building, face of curb, and centerline of pipe and fitting.
- Contractor shall coordinate disruption of utility service(s) with all affected property owners.
- The existence and location of any underground utility pipes or structures shown on the drawings are obtained by a search of the available records. To the best or our knowledge there are no existing utilities except as shown on these drawings and we assume no responsibility as to the accuracy of their depicted location(s) on these drawings. The contractor is required to take due precautionary measures to protect the utility lines shown, and all other lines not of record or not shown on these drawings by verification of their location in the field prior to the initiation of the actual portion of their work.
- Contractor shall obtain authorization from (SWU) prior to connection to any existing water line, sewer line, or sewer manhole.
- Proposed utilities that are to buried within the same trench shall be coordinated with and approved by the appropriate utility companies.
- Proposed utilities shall be constructed in accordance with the standards / specifications of the governing agency.
- Contractor shall coordinate with the appropriate utility company for adjustment of utility lines affected by cut and fill.
- Contractor shall coordinate with the appropriate utility company for routing of gas, telephone, cable, and electricity as required.
- Contractor shall maintain a min. of 5 foot separation from water/sewer and storm sewer, gas, electric, street lights and telephone is required.

Site Plan Notes:

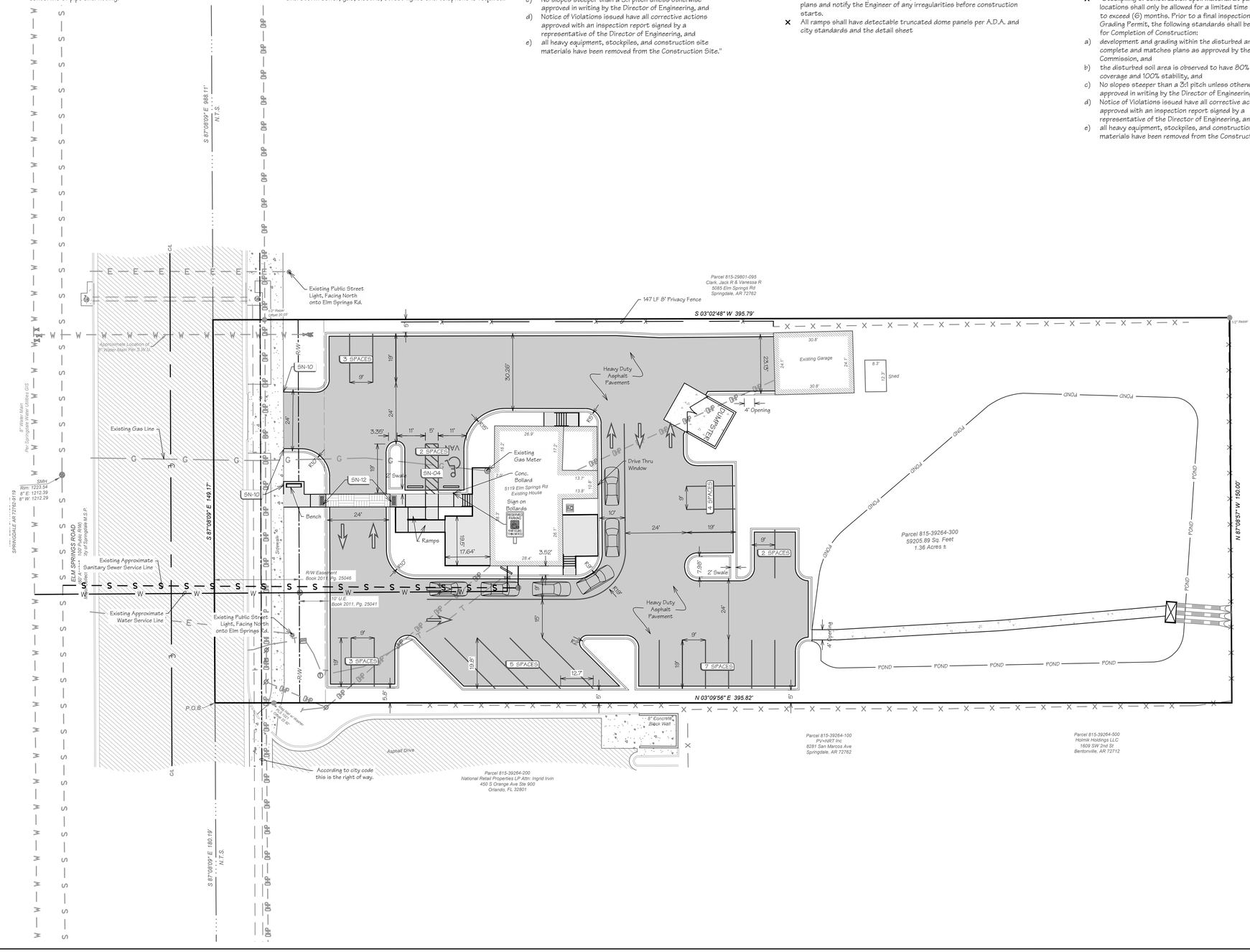
SN-04	4" Painted Yellow Striping
SN-07	4" Wide Painted Stripes, 4'-0" o.c. @ 45°
SN-10	Match Existing Sidewalk
SN-12	Accessible Ramp in Sidewalk

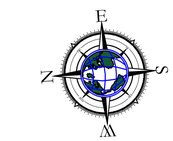
Springdale General Notes:

- "Stockpiling of construction spoil material at particular locations shall only be allowed for a limited time period, not to exceed (6) months. Prior to a final inspection of the Grading Permit, the following standards shall be achieved for Completion of Construction:
  a) development and grading within the disturbed area is complete and matches plans as approved by the Planning Commission, and
  b) the disturbed soil area is observed to have 80% grass coverage and 100% stability, and
  c) No slopes steeper than a 3:1 pitch unless otherwise approved in writing by the Director of Engineering, and
  d) Notice of Violations issued have all corrective actions approved with an inspection report signed by a representative of the Director of Engineering, and
  e) all heavy equipment, stockpiles, and construction site materials have been removed from the Construction Site."

Site General Notes:

- Dimensions are measured from the Face of Curb, the Edge of Pavement, the Edge of Sidewalk the Face/Corner of the Building(s) or the Center/End of Stripe.
- All radii shall be 4 foot at Face of Curb unless otherwise specified.
- Layout of Site Plan is based on and limited to survey information.
- All Curb & Gutter shall be 24" wide per detail sheet.
- All Pavement Marking shall be applied in accordance with the requirements outlined in the most current edition of the "Manual on Uniform Traffic Control Devices" (MUTCD).
- All Signs, Traffic Control Devices, etc. shall follow the guidelines of the MUTCD.
- The Contractor shall refer to the Architectural drawings for Building Floor plans and Dimensions, Wall Sections, Door Openings, Building Utility Entrance Points, etc. The Contractor shall immediately notify the Architect and Engineer in the event that the Civil Site Plans Building Layout does not match the Architectural drawings.
- All handicap spaces shall be striped / marked in accordance with the handicap striping detail.
- All pavement indicated shall be standard duty bituminous pavement unless otherwise noted on plan. The pavement shall be constructed in accordance with the pavement section detail.
- It is the Contractor's responsibility to calculate construction staking coordinates according to the dimensions shown on these plans. The Contractor shall verify the accuracy of the coordinates shown on the plans and notify the Engineer of any irregularities before construction starts.
- All ramps shall have detectable truncated dome panels per A.D.A. and city standards and the detail sheet



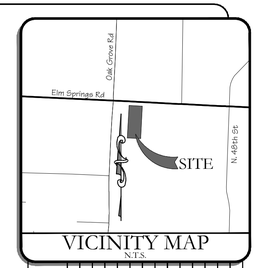


811
Know what's below.
Call before you dig.

GRAPHIC SCALE

30' 0 15' 30' 45' 90'

(IN FEET)
1 inch = 20 ft



VICINITY MAP
N.T.S.

REVISIONS:

No:	DESCRIPTION	DATE
1	PER REV	
2	PER REV	

Site & Utility Plan
City Project Number L23-14

Large Scale Development For:
Popping Pearls
5119 Elm Springs Rd Springdale, Arkansas

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8017 Buona Sera St
Springdale, AR 72762

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2023-01-19	22-8329
DRAWN BY: J. Du Quesne	REVIEWED BY: -

DRAWING NAME: 22-8329 Civil 002.dwg

SHEET NUMBER: C2

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Proposed Features:

Feature	Description
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	Offsite Property Line
	Right-Of-Way Line
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	Easement Line
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UGT	Underground Telephone Line
	Utility Pole
	Light Pole

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- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.

Landscape Information:

PROPERTY INFORMATION		
Gross Site Area:	59,205.89 sf	1.36 acres
Proposed Dedicated R.O.W:	4,933.01 sf	0.11 acres
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SITE INFORMATION		
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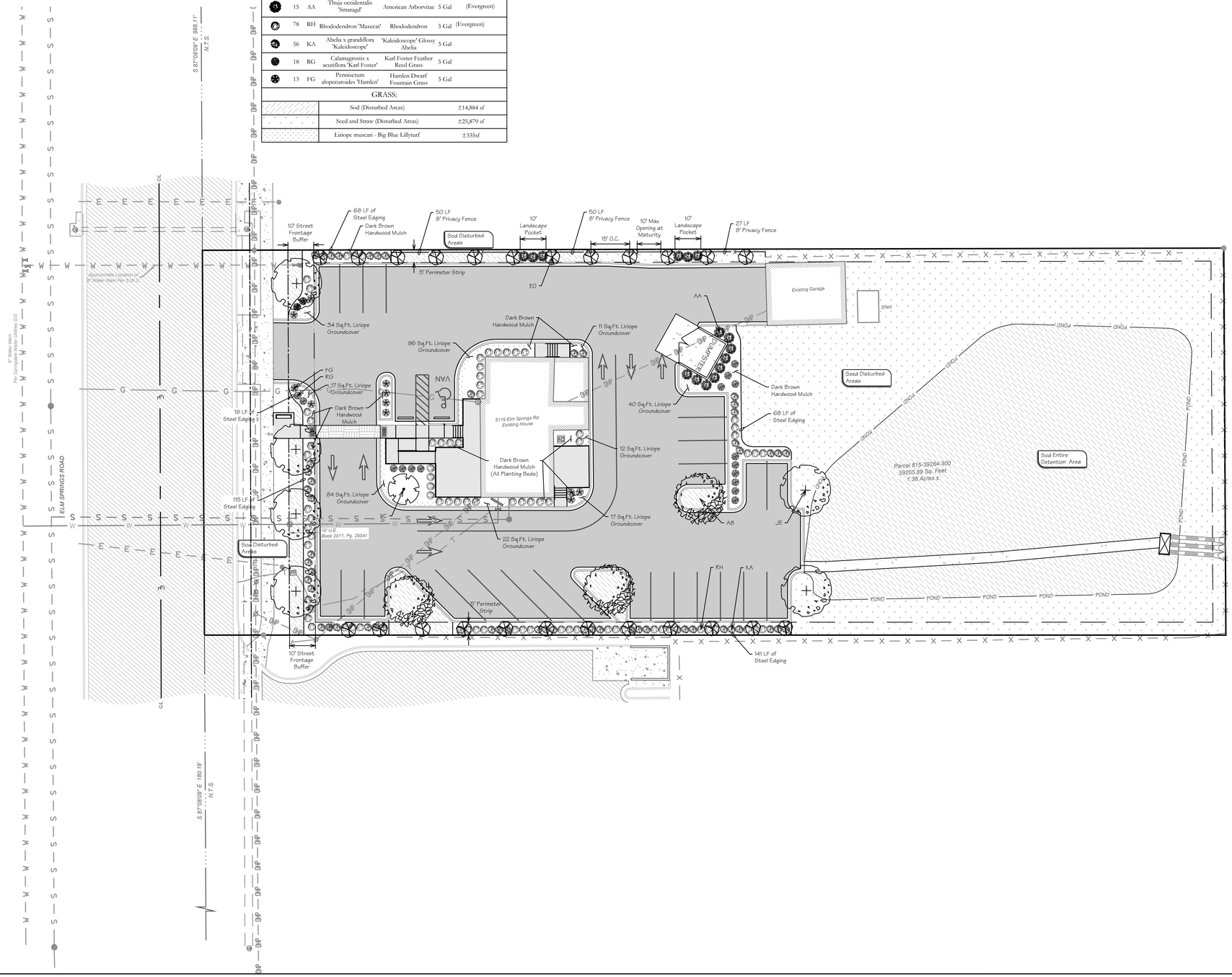
Total Sidewalk Area:	82.00 sf	0.00 acres
Total Building Area:	2,774.00 sf	0.06 acres
Total Impervious Area:	24,798.00 sf	45.7%
Total Pervious Area:	29,474.88 sf	54.3%
LANDSCAPING REQUIREMENTS		
Required Street Frontage:		1 Trees & 7 Shrubs / 25 ft
Length of Frontage:		124 ft
Required:	4 Trees	34 Shrubs
Provided:	4 Trees	34 Shrubs
Perimeter Landscaping:		1 Trees / 25 ft
Length of Perimeter:		369 ft
Required:		15 Trees
Provided:		24 Trees
Interior Planting Area Required:		8.00%
Area of Interior Parking Lot:		10571 ft
Requried:		846 ft
Provided:		944 ft

Landscape Notes:

- DIMENSIONS ARE MEASURED FROM THE FACE OF CURB, THE FACE/CORNER OF THE BUILDING(S) OR THE CENTER OF STRIPE.
- LANDSCAPE CONTRACTOR SHALL CONTACT ARKANSAS ONE CALL FOR UTILITY LOCATIONS PRIOR TO BEGINNING LANDSCAPE WORK.
- GRASS AREAS SHALL BE SODDED WITH BERMUDA GRASS SOD.
- ALL LANDSCAPE BEDS ARE TO BE MULCHED WITH EITHER TANNED HARDWOOD BARK OR REDWOOD MULCH, WITH A THICKNESS OF 3" OVER ENTIRE BED.
- SOIL WITHIN LANDSCAPE BEDS IS TO BE AMENDED WITH EQUAL PARTS OF PERLITE (OR EQUITABLE SUBSTITUTE), PEAT MOSS AND CLEAN TOP SOIL. ALL LANDSCAPE BEDS ARE TO HAVE SOD REMOVED BEFORE INSTALLATION OF PLANT MATERIAL.
- IRRIGATION WATER METERS HAVE BEEN PROVIDED. DEVELOPER TO CONTACT IRRIGATION CONTRACTOR TO DESIGN AND INSTALL AUTOMATIC IRRIGATION SYSTEM.
- ALL PLANT MATERIALS SHALL MEET REQUIREMENTS ESTABLISHED BY THE AMERICAN STANDARD OF NURSERY STOCK.
- ALL PLANT AND LANDSCAPE MATERIALS SHALL BE INSTALLED PER CITY'S LANDSCAPE MANUAL, AND SHALL BE GUARANTEED FOR A TWO YEAR PERIOD FROM TIME OF INSTALLATION.

Landscape Legend:

Symbol	Key Qty.	Botanical/Common	Caliper	Comments
TREES:				
24	EO	Quercus robur f. fastigiata	English Oak	2" Cal	Balled & Burlapped (Screen)
6	JE	Ulmus americana 'Jefferson'	Jefferson Elm	2" Cal	Balled & Burlapped Limbed 6 ft. from the ground (Shade)
1	YC	Prunus x yodensis	Yoshino Cherry	1.5" Cal	Balled & Burlapped Limbed 4 ft. from the ground (Ornamental)
3	AB	Fagus grandifolia	American Beech	2" Cal	Balled & Burlapped Limbed 6 ft. from the ground (Shade)
SHRUBS & GRASSES:				
15	AA	'Thuja occidentalis 'Smaragd'	American Arborvitae	5 Gal	(Evergreen)
78	RH	Rhododendron 'Maxecat'	Rhododendron	5 Gal	(Evergreen)
56	KA	Abelia x grandiflora 'Kaleidoscope'	'Kaleidoscope' Glossy Abelia	5 Gal	
18	RG	Calamagrostis x acutiflora 'Karl Foster'	Karl Foster Feather Reed Grass	5 Gal	
13	FG	Pennisetum alopecuroides 'Hamlen'	Hamlen Dwarf Fountain Grass	5 Gal	
GRASS:				
		Sod (Disturbed Areas)		±14,884 sf
		Seed and Straw (Disturbed Areas)		±25,879 sf
		Liriope muscari - Big Blue Lillyturf		±335sf



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GRAPHIC SCALE

20' 0 10' 20' 40' 80'

(IN FEET)
1 inch = 20 ft

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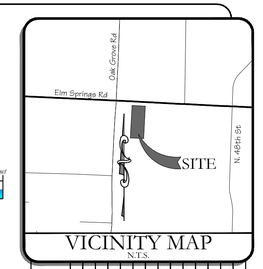

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Landscape Plan
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Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line

Note:
* See Survey For Existing Features Legend.
* See Cover Sheet For Abbreviation List.

Demolition Notes:

- × Contractor shall be responsible for removal of the Existing Structures, Related Utilities, Paving, Underground Storage Tanks and any other existing improvements as noted. Contractor is to remove and dispose of all debris, rubbish, and other materials resulting from previous and current demolition operations. Disposal shall be in accordance with all Local, State and/or Federal Regulations Governing such operations.
- × The General Contractor shall take all precautions necessary to avoid property damage to adjacent properties during the construction phases of this project. The contractor will be held solely responsible for any damages to the adjacent properties occurring during the construction phases of this project.
- × The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. The contractor must call the appropriate utility company at least 48 hours prior to any excavation to request exact field location of utilities. It shall be the contractor's responsibility locate all existing utilities which conflict with the proposed improvements shown on the plans, whether shown or not shown at no additional cost to the owner.
- × Contractor shall remove all buildings, pavement, curbs, trees, light poles, utility poles and lines from the site up to the limits of construction or the property line unless otherwise noted. Contractor shall cap/plug any water, gas, sanitary sewer or storm sewer line at the property line. Electric and Telephone lines whether overhead or underground shall be terminated at the closest utility pole or pedestal to the property line or per the Designated Utility Company's Requirements.
- × It is the Contractor's responsibility to remove any and all asbestos or any other hazardous materials from the site per government guidelines and shall dispose of the hazardous materials in strict accordance to the guidelines.
- × Contractor shall ensure that adequate measures are taken prior to the removal of any existing storm water / sanitary sewer systems so that the discharge of water remains uninterrupted both on and off the site.
- × Contractor shall ensure that any utility service to the site that shall be removed will not interrupt service to the neighboring property owners. It is the contractors responsibility to coordinate with the neighboring property owners if service will be interrupted.

Erosion General Notes:

- × The Storm Water Pollution Prevention Plan (SWPPP) is comprised of the Erosion Phase I & II construction drawings, the standard details and any related documents including City ordinance.
- × Contractor shall implement best management practices as required by the SWPPP. Additional best management practices shall be implemented as dictated by conditions at no additional cost of owner throughout all phases of construction.
- × Best Management Practices (BMP's) and controls shall conform to federal, state, or local requirements or manual of practice, as applicable, Contractor shall implement additional controls as directed by permitting agency or owner.
- × Site map must clearly delineate all state waters. Permits for any construction activity impacting state waters or regulated wetlands must be maintained on site at all times.
- × Contractor shall minimize clearing to the maximum extent practical or as required by the general permit.
- × General Contractor shall denote on plan the temporary parking and storage area which shall also be used as the equipment maintenance and cleaning area, employee parking area, and area for locating portable facilities, office trailers, and toilet facilities.
- × All wash water (concrete trucks, vehicle cleaning, equipment cleaning, etc.) shall be detained and properly treated or disposed.
- × Sufficient oil and grease absorbing materials and flotation booms shall be maintained on site or readily available to contain and clean-up fuel or chemical spills and leaks.
- × Dust on the site shall be controlled. The use of motor oils and other petroleum based or toxic liquids for dust suppression operations is prohibited.
- × Rubbish, trash, garbage, litter, or other such materials shall be deposited into sealed containers. Materials shall be prevented from leaving the premises through the action of wind or storm water discharge into drainage ditches or Waters of the State or U.S.
- × All storm water pollution prevention measures presented on this plan, and in the Storm Water Pollution Prevention Plan, shall be initiated as soon as practicable.
- × Disturbed portions of the site where construction activity has stopped shall be temporarily seeded no later than 14 days after the last construction activity occurring in these areas.
- × Disturbed portions of the site where construction activity has permanently stopped shall be permanently seeded. These areas shall be seeded no later than 14 days after the last construction activity occurring in these areas. Refer to the grading plan and/or landscape plan.
- × If the action of vehicles traveling over the gravel construction entrances is not sufficient to remove the majority of dirt or mud, then the tires must be washed before the vehicles enter a public road. If washing is used, provisions must be made to intercept the wash water and trap the sediment before it is carried off the site.
- × All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately.
- × Contractors or Subcontractors will be responsible for removing sediment in the detention pond and any sediment that may have collected in the storm sewer drainage systems in conjunction with the stabilization of the site.
- × On-site & offsite soil stockpile and borrow areas shall be protected from erosion and sedimentation through implementation of best management practices. Stockpile and borrow area locations shall be noted on the site map and permitted in accordance with general permit requirements.
- × Slopes shall be left in a roughened condition during the grading phase to reduce runoff velocities and erosion.
- × Due to the grade changes during the development of the project, the Contractor shall be responsible for adjusting the erosion control measures (silt fences, straw bales, etc.) to prevent erosion.
- × All construction shall be stabilized at the end of each working day, this includes backfilling of trenches for utility construction and placement of gravel or bituminous paving for road construction.

Temp & Perm Controls:

Feature	Key	Description
	EXIT	Temporary Gravel Construction Entrance / Exit
SF	SILT F	Silt Fence
	GRASS	Existing Grass (See Plan For Width)
TPF	TREE	Tree Preservation And Protection
TDD	DIVDIKE	Temporary Diversion Dike
WTL	WATTLE	Wattle
	RCD	Rock Check Dams
	RIPRAP	Rip-rap (see Plan For Size)
	TYPE INLET	Inlet Protection
	AVD	Anti-vortex Device

Note:
* Only symbols that appear on this sheet are shown in this legend.

Sequence of Construction:

SWPPP Phase I:

1. Pre-construction meeting.
2. Install stabilized construction exit(s) and concrete wash area(s).
3. Prepare temporary parking and storage area. Upon implementation and installation of the following areas:
   a. Trailer
   b. Parking & storage areas
   c. Lay down
   d. Porta potty
   e. Wheel wash &/or concrete washout
   f. Masons area
   g. Fuel and material storage containers
   h. Solid waste containers, etc., denote them on the site maps immediately and note any changes in the locations as they occur throughout the construction process.
4. The following shall be shown on the erosion control site map upon implementation and installation:
   a. Construction trailer(s)
   b. Parking & storage areas
   c. Lay down
   d. Porta-potty
   e. Wheel wash &/or concrete washout
   f. Fuel and material storage containers
   g. Solid waste containers, etc.
5. Construct the silt fences on the site.
6. Contractor shall halt all ground disturbance activities and contact the civil engineer of record to perform inspection and certification of bmps. General contractor shall schedule and conduct storm water pre-construction meeting with engineer and all ground-disturbing contractors before proceeding with construction.
7. Construct the sediment basin(s) with outfall structure as shown on plan.
8. Clear and grub the site.
9. Start construction of building pad and structures, if any.
10. Begin grading the site.

SWPPP Phase II

1. Temporarily seed denuded areas.
2. Install utilities, underdrains, storm sewers, curbs and gutters.
3. Install rip rap around outlet structures where noted on plans.
4. Install inlet protection around all storm sewer structures.
5. Prepare site for paving.
6. Pave site.
7. Install inlet protection devices.
8. Complete grading and install permanent seeding and planting.
9. Remove all temporary erosion and sediment control devices (only if site is stabilized).

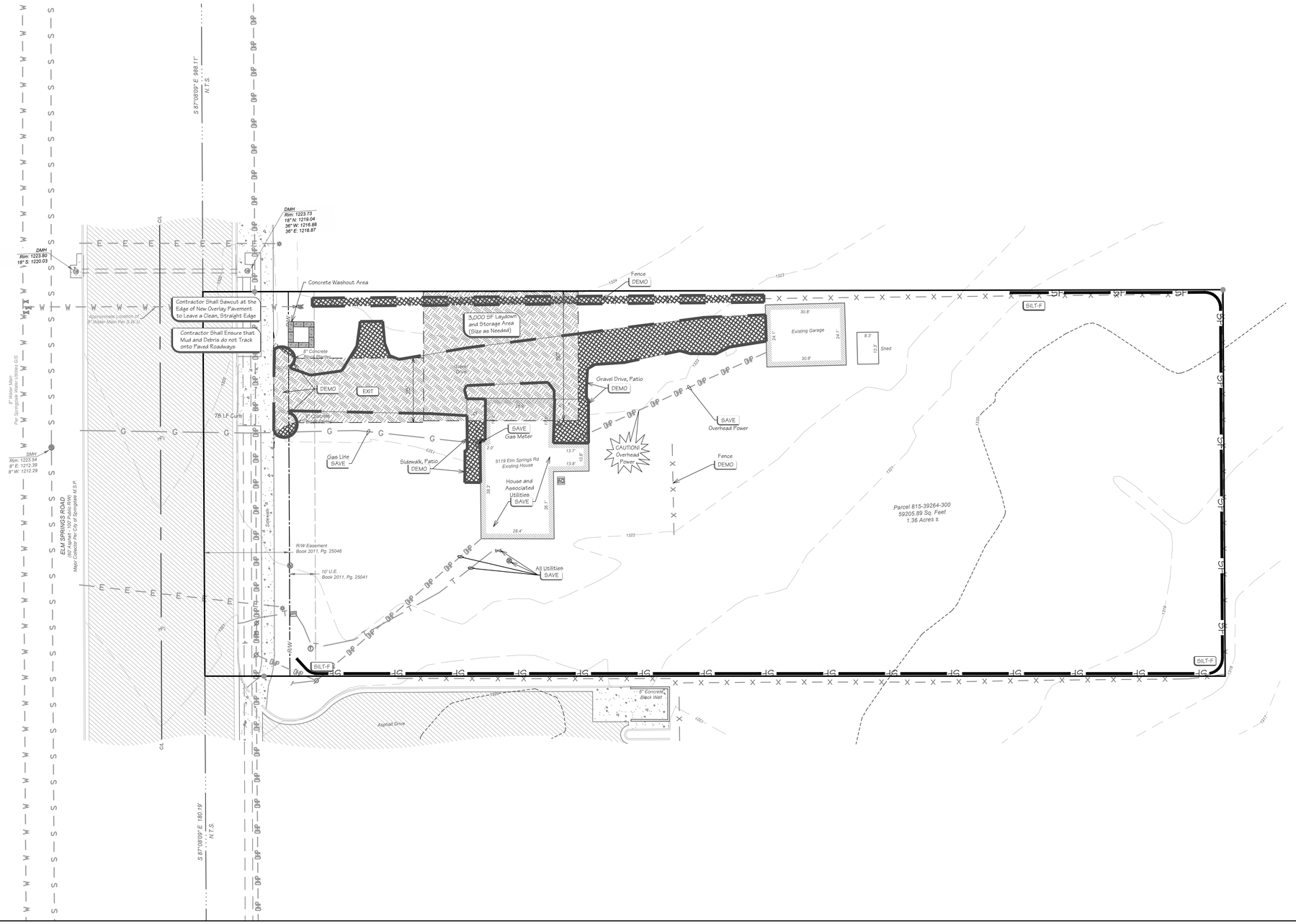
Maintenance:

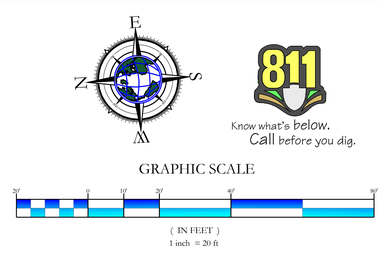
All measures stated on this erosion and sediment control plan, and in the storm water pollution prevention plan, shall be maintained in fully functional condition until no longer required for a completed phase of work or final stabilization of the site. All erosion and sedimentation control measures shall be checked by a qualified person in accordance with the contract documents or the applicable permit, whichever is more stringent, and repaired in accordance with the following:

1. Inlet protection devices and barriers shall be repaired or replaced if they show signs of undermining, or deterioration.
2. All seeded areas shall be checked regularly to see that a good stand is maintained. Areas should be fertilized, watered, and reseeded as needed.
3. Silt fences shall be repaired to their original conditions if damaged. Sediment shall be removed from the silt fences when it reaches one-half the height of the silt fence.
4. The construction entrances shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing of the construction entrances as conditions demand.
5. The temporary parking and storage area shall be kept in good condition (suitable for parking and storage). This may require periodic top dressing of the temporary parking as conditions demand.
6. Outlet structures in the sedimentation basins shall be maintained in operational conditions at all times. Sediment shall be removed from sediment basins or traps when the design capacity has been reduced by 50%.

Demolition Notes:

Key	Description
DEMO	Existing to be Removed / Demolished
ABNDN	Existing to Be Abandoned in Place. Refer to Governing Agency for requirements to abandon in place.
SAVE	Existing to Remain. In the case of vegetation, Contractor shall ensure survival of plants
RELOC	Existing to be Relocated.





REVISIONS:

NO	DESCRIPTION	DATE
1	PER REV	
2	PER REV	

No:

Demolition and Erosion Control Plan Ph 1
City Project Number L23-14

Large Scale Development For:
Popping Pearls
5119 Elm Springs Rd Springdale, Arkansas

ILK, Inc.
8017 Buona Sera St
Sprigndale, AR 72762

SEAL:

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

FIRM:
5102 S. Pinnacle Hills Pkwy
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BLEW & ASSOCIATES, P.A.
Office: 479.443.4506
www.BLEWINC.com
Surveying
Engineering
Mapping
Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2023-01-19	22-8329
DRAWN BY:	REVIEWED BY:
J. Du Quesne	-

DRAWING NAME:
22-8329 Civil 002.dwg

SHEET NUMBER:
C3

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Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Easement Line
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
X	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Storm Catch Basin(s)
	Ditch Line
	Fault Line / Grade Change
	Storm Pipe (See Grading Plan For Type and Size)
	Retaining Wall
	See Utility Plan For Line Sizes
X"W	Water Line
	Tee, Cross, Bends, Gate Vale & Reducer
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
X"FM	Sanitary Sewer Force Main
X"SS	Sanitary Sewer Line
	Sanitary Sewer Service
	Sanitary Sewer Manhole
GAS	Gas Line
OHE	Overhead Electric Line
UGE	Underground Electric Line
C-TV	Cable Television Line
FO	Fiber Optic Line
OHT	Overhead Telephone Line
UGT	Underground Telephone Line
	Utility Pole
	Light Pole

Note:
- Only Symbols That Appear On This Sheet Are Shown In This Legend.
- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.

Erosion General Notes:

- The Storm Water Pollution Prevention Plan (SWPPP) is comprised of the Erosion Phase I & II construction drawings, the standard details and any related documents including City ordinance.
- Contractor shall implement best management practices as required by the SWPPP. Additional best management practices shall be implemented as dictated by conditions at no additional cost of owner throughout all phases of construction.
- Best Management Practices (BMP's) and controls shall conform to federal, state, or local requirements or manual of practice, as applicable, Contractor shall implement additional controls as directed by permitting agency or owner.
- Site map must clearly delineate all state waters. Permits for any construction activity impacting state waters or regulated wetlands must be maintained on site at all times.
- Contractor shall minimize clearing to the maximum extent practical or as required by the general permit.
- General Contractor shall denote on plan the temporary parking and storage area which shall also be used as the equipment maintenance and cleaning area, employee parking area, and area for locating portable facilities, office trailers, and toilet facilities.
- All wash water (concrete trucks, vehicle cleaning, equipment cleaning, etc.) shall be detained and properly treated or disposed.
- Sufficient oil and grease absorbing materials and flotation booms shall be maintained on site or readily available to contain and clean-up fuel or chemical spills and leaks.
- Dust on the site shall be controlled. The use of motor oils and other petroleum based or toxic liquids for dust suppression operations is prohibited.
- Rubbish, trash, garbage, litter, or other such materials shall be deposited into sealed containers. Materials shall be prevented from leaving the premises through the action of wind or storm water discharge into drainage ditches or Waters of the State or U.S.
- All storm water pollution prevention measures presented on this plan, and in the Storm Water Pollution Prevention Plan, shall be initiated as soon as practicable.
- Disturbed portions of the site where construction activity has stopped shall be temporarily seeded no later than 14 days after the last construction activity occurring in these areas. Disturbed portions of the site where construction activity has permanently stopped shall be permanently seeded. These areas shall be seeded no later than 14 days after the last construction activity occurring in these areas. Refer to the grading plan and/or landscape plan.
- If the action of vehicles traveling over the gravel construction entrances is not sufficient to remove the majority of dirt or mud, then the tires must be washed before the vehicles enter a public road. If washing is used, provisions must be made to intercept the wash water and trap the sediment before it is carried off the site.
- All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately.
- Contractors or Subcontractors will be responsible for removing sediment in the detention pond and any sediment that may have collected in the storm sewer drainage systems in conjunction with the stabilization of the site.
- On-site & offsite soil stockpile and borrow areas shall be protected from erosion and sedimentation through implementation of best management practices. Stockpile and borrow area locations shall be noted on the site map and permitted in accordance with general permit requirements.
- Slopes shall be left in a roughened condition during the grading phase to reduce runoff velocities and erosion.
- Due to the grade changes during the development of the project, the Contractor shall be responsible for adjusting the erosion control measures (silt fences, straw bales, etc.) to prevent erosion.
- All construction shall be stabilized at the end of each working day, this includes backfilling of trenches for utility construction and placement of gravel or bituminous paving for road construction.

Temp & Perm Controls:

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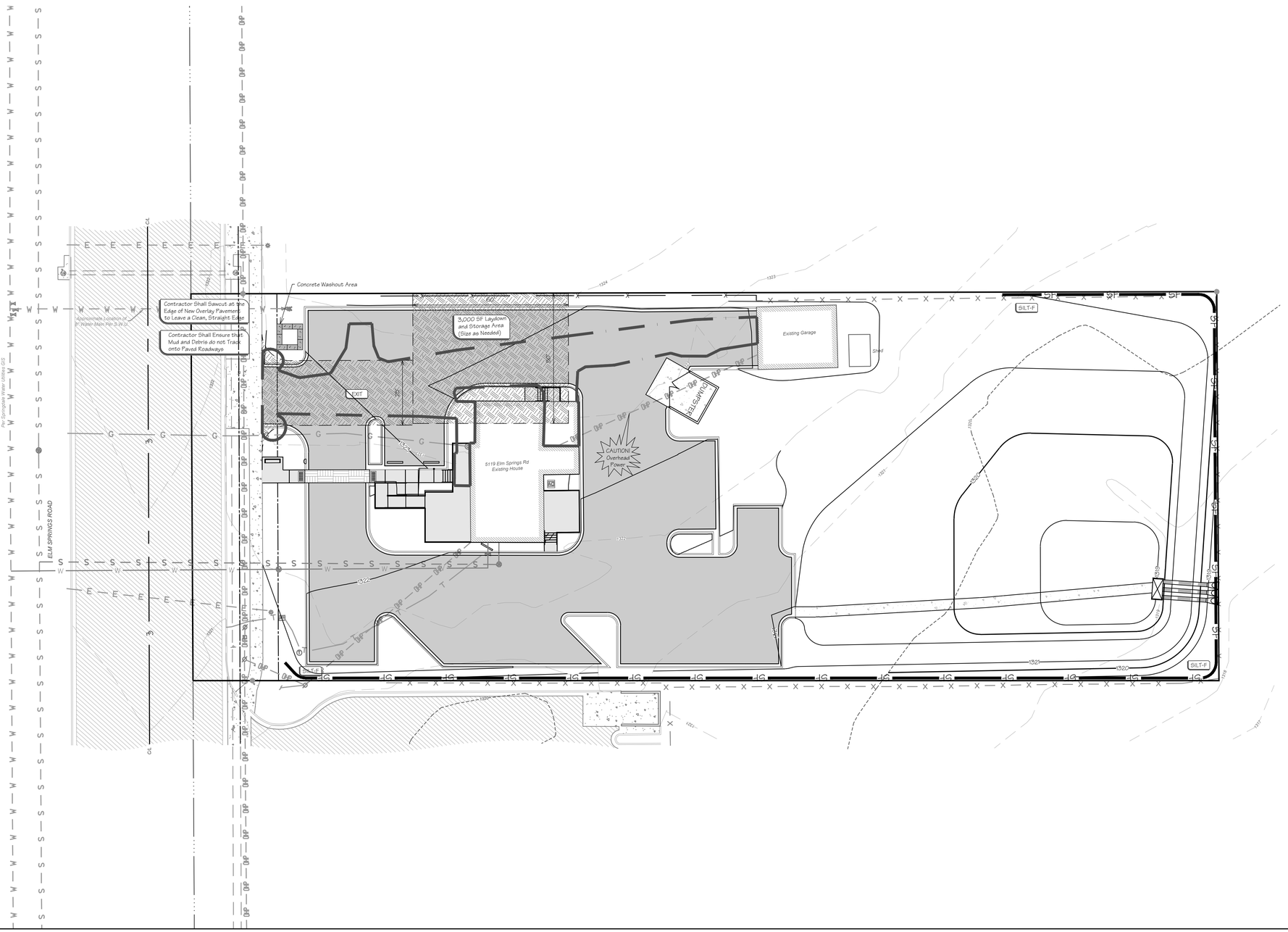

811 Know what's below. Call before you dig.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft

VICINITY MAP
N.T.S.

REVISIONS:

NO	DESCRIPTION	DATE
1	PER REV	
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Erosion Control Plan Ph 2
City Project Number L23-14

Large Scale Development For:
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ILK, Inc.
8017 Buona Sera St
Springdale, AR 72762

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DRAWN BY: J. Du Quesne	REVIEWED BY: -
DRAWING NAME: 22-8329 Civil 002.dwg	
SHEET NUMBER: C3-1	

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Feature	Description
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Grading Notes:

PRE-CONSTRUCTION:

- Prior to start of site grading, erosion control measures shall be installed in accordance to the erosion control plan. These erosion control measures, as a minimum, shall include all silt fencing, temporary sediment ponds, temporary construction entrance, and any other measures necessary to ensure that sediment does not leave the site.
- Contractor shall notify the appropriate Utility Companies and the State One-Call System a minimum of 48 hours prior to any excavation for the location of all underground utility lines that will be affected by this development. Please note that existing utilities noted on plan have been located with all available information and that exact location of utility lines may not be accurate.
- A pre-construction meeting shall be held on site once ALL Erosion Control Measures have been installed and prior to any site grading / construction / demolition.

GENERAL:

- Contractor shall install/use all required equipment so as to comply with all safety standards dictated by OSHA, Federal, State, and Local Regulations.
- Contractor shall coordinate with appropriate Utility Company as listed on the cover sheet for adjustment of utility lines affected by cut and fill.
- Areas to be graded shall be cleared and grubbed so as to remove all organic material including but not limited to vegetation, trees, roots, debris or other materials that would affect the stability of the fill. If uncertainty exists as to the suitability of any material, the contractor shall have a Registered Geotechnical Engineer make the final determination.
- Contractor shall ensure that the fill material be free of organic materials, frozen materials, muck, highly compressible materials, rocks, rubbish, timber, brush, stumps, building debris, and other materials that would negatively affect the fill material.
- Contractor shall stock pile and maintain all good top soil removed from areas to be graded and filled for use in final grading all critical / unpaved areas.
- Contractor shall proof roll subgrade of all areas to be paved prior to installation of paving materials. Any soft areas shall be removed and replaced with select fill and compacted as noted in the pavement section shown on the detail sheet.
- Contractor shall employ a Geotechnical Engineering / Inspection Firm registered with the State of Arkansas for inspection and testing of subgrade for proper compaction (95% standard proctor).

STORM SYSTEM:

- All drainage structures under paved areas and / or areas expecting heavy duty traffic loading shall be designed to meet AASHTO Heavy Duty (H20) traffic loading.
- Storm pipe / box shall be bedded in accordance with the bedding detail and in accordance with the specifications of ASTM D2321 (latest edition available at http://www.ASTM.org).
- Storm system is measured from the center of the box and from the end of the flared end sections.
- Drainage structures shall be constructed so that the appropriate section of the box, such as the gutter for curb inlets, the grate for drop inlets, is at an elevation that will allow for the maximum drainage into the box in accordance with proposed grades and spot elevation shown on the plan. The contractor shall notify the engineer of record in the event of a discrepancy.
- All drainage structures located within the State or Local Right of Way shall be constructed in accordance with the specifications and details of the Appropriate Governing Agency.

POST-CONSTRUCTION:

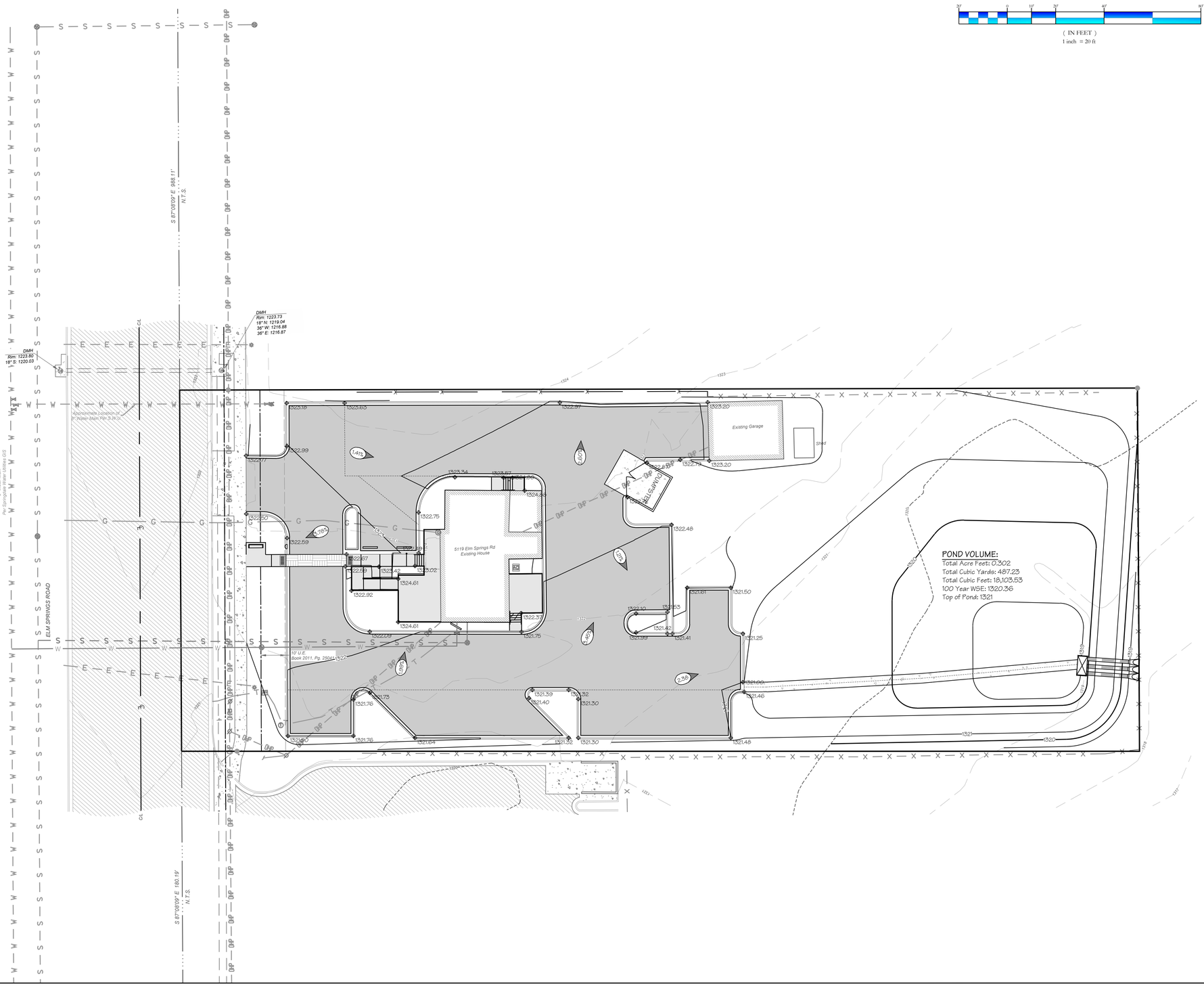
- Contractor shall scarify any area to receive top soil to a min. depth of 3".
- All unpaved disturbed areas shall be graded smooth and receive a minimum of 4" of topsoil. The area shall be seeded and / or sodded in accordance with the landscape plan. The area shall be watered until a hardy cover of grass has been established and 80% of the site has been stabilized in accordance with ADEQ's Construction General Permit (ARR150000).
- Once the site has reached final stabilization in accordance to the requirements set forth in ADEQ's Construction General Permit, the contractor shall file a notice of termination.

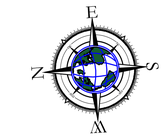
Storm Sewer Schedule [1,2]

Inlet Up	Top Elev.	Inv. Up	Length	Size	Type	Slope	Inv. Dn	Inlet Dn
STORM LINE "A"								
A-2	1321.50	1319.75	17.00	(2) 18"	RCP	0.50%	1318.50	A-1

[1] - Reinforced Concrete Pipe shall be Class III per ASTM C-76, with flexible plastic bitumen gaskets at joints.

[2] - Pipes not located under pavement areas are permitted to be High Density Poly Ethylene Pipe (HDPE) or Smooth Lined Metal Pipe (SLMP). Both types of pipes shall have a minimum Manning's "n" value of 0.013 to be verified by the Engineer of Record.





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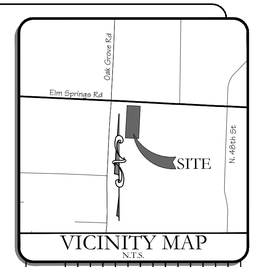

VICINITY MAP
N.T.S.

REVISIONS:

No:	DESCRIPTION	DATE:
1	PC#2 RED	
2	PC#3 RED	

Grading and Drainage Plan
City Project Number L23-14

Large Scale Development For:

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DRAWING NAME: 22-8329 Civil 002.dwg

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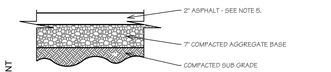
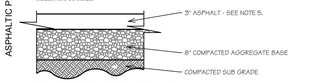
PAVEMENT DETAILS

1. DETAILS ARE DOLLAR GENERAL STANDARD REQUIREMENTS AND MAY INCREASE OR DECREASE WITH VARIOUS SOIL CONDITIONS. A GEOTECHNICAL INVESTIGATION WITH PAVEMENT DESIGN RECOMMENDATIONS SHALL BE COMPLETED FOR EACH DEVELOPMENT. THE FOLLOWING DETAILS ARE MINIMUM DOLLAR GENERAL PAVEMENT REQUIREMENTS. INCREASED RECOMMENDATIONS ARE TO BE USED.
2. THE SUBGRADE MATERIALS SHALL BE PROOF ROLLED AND/OR SCARIFIED AND COMPACTED PRIOR TO PLACEMENT OF BASE MATERIAL. WHERE EXISTING SUBGRADE MATERIALS ARE UNSUITABLE, THEY SHALL BE REMOVED AND REPLACED WITH COMPACTED SELECT MATERIAL IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS.
3. HEAVY DUTY CONCRETE PAVEMENT AND STANDARD DUTY CONCRETE PAVEMENT (AS RECOMMENDED BY THE GEOTECHNICAL REPORT OR DOLLAR GENERAL MINIMUMS) SHALL BE STEEL REINFORCED. REINFORCEMENT TYPE SHALL BE PRIOR APPROVED BY DOLLAR GENERAL.
4. CONCRETE PAVEMENT PLAN SHALL BE PROVIDED TO DOLLAR GENERAL FOR PRIOR APPROVAL. ALL JOINTS MUST BE SEALED WITH AN APPROVED SEALANT. STEEL REINFORCING SHALL BE USED AT JOINTS. REFER TO ACI 330R (GUIDE FOR DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS) FOR JOINT DESIGN AND LAYOUT.
5. THE DENSITY OF ALL ASPHALT PAVING SHALL BE BETWEEN 90% AND 96% (ASTM D2041). TESTING BY: GC.

ASPHALTIC PAVEMENT



STANDARD DUTY ASPHALT DETAIL
SCALE: NOT TO SCALE



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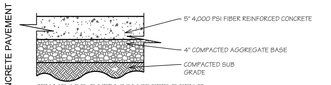

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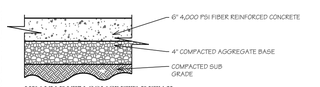
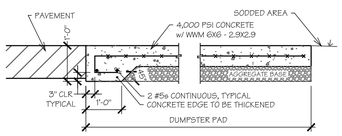
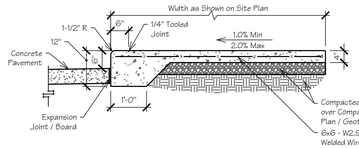


HEAVY DUTY CONCRETE DETAIL
SCALE: NOT TO SCALE

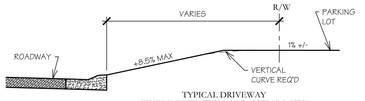
TE: SEE SOILS REPORT FOR PREPARATION AND COMPACTION UNDER BUILDING AND PAVING



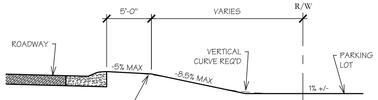
Dumpster Pad Cross Section Detail
Scale: 1/2" = 1'-0"



Widened Sidewalk Edge Detail
Scale: 1/2" = 1'-0"



TYPICAL DRIVEWAY
(WHERE ELEVATION OF PARKING LOT IS HIGHER THAN ADJACENT ROADWAY)

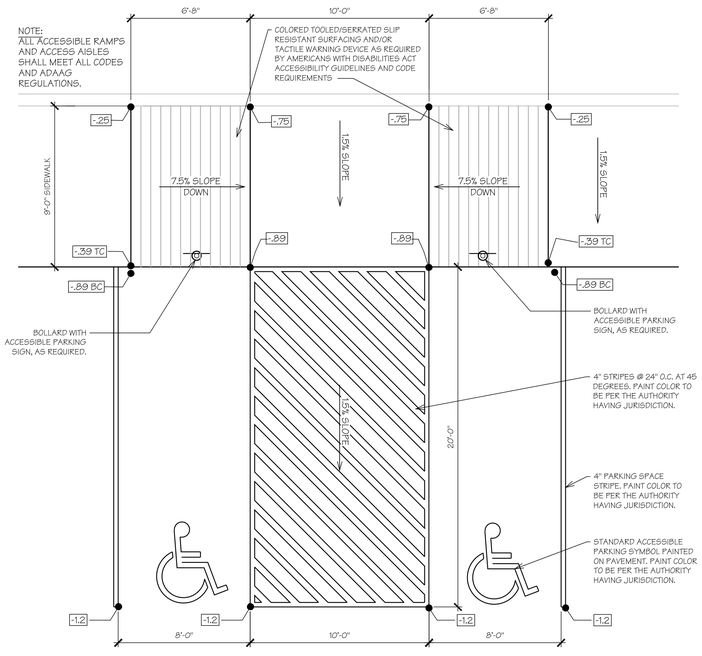


TYPICAL DRIVEWAY
(WHERE ELEVATION OF PARKING LOT IS LOWER THAN ADJACENT ROADWAY)

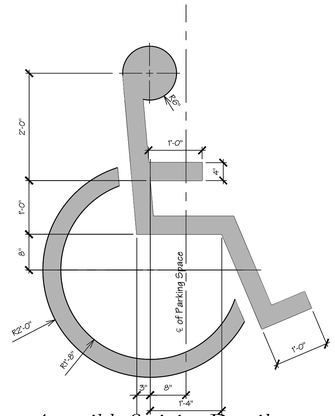
DRIVEWAY DETAIL NOTES:

1. DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH JURISDICTIONAL REQUIREMENTS AND DOLLAR GENERAL REQUIREMENTS SHOWN HEREIN. DRIVEWAY GRADES SHOWN HEREIN ARE DOLLAR GENERAL'S PREFERRED MAXIMUM AND MINIMUM GRADES. IT IS UNDERSTOOD THAT EXCEPTIONS TO THESE REQUIREMENTS MAY BE REQUIRED AT SOME SITES BASED ON ACCEPTABLE GRADING REQUIREMENTS AT DIFFERENT GEOGRAPHIC REGIONS THROUGHOUT THE USA. HOWEVER, ANY EXCEPTIONS SHALL BE SUBMITTED TO DOLLAR GENERAL ARCHITECTURAL AND ENGINEERING DEPARTMENT FOR PRIOR APPROVAL. SUBMITTAL SHALL INCLUDE DATA INDICATING THAT PROPOSED DESIGN IS IN ACCORDANCE WITH JURISDICTIONAL (CITY, COUNTY, STATE, ETC.) ACCEPTABLE STANDARDS. DATA SHALL INCLUDE DRAWING DETAILS, LOCAL JURISDICTIONAL APPROVALS (LETTERS, PERMITS, COPIES OF LOCAL DESIGN GUIDELINES, ETC.), AND ENGINEERING DATA THAT ILLUSTRATES THAT A TYPICAL DOLLAR GENERAL TRACTOR TRAILER DELIVERY TRUCK CAN ACCESS THE SITE WITHIN NORMAL OR REASONABLE MANEUVERING TOLERANCES. SUBMITTAL SHALL INCLUDE A SIGNED AND PROFESSIONALY SEALED LETTER FROM A LICENSED CIVIL ENGINEER. CERTIFYING THAT THE DESIGN IS IN ACCORDANCE WITH APPLICABLE GOVERNING AGENCY(IES) REQUIREMENTS. DOLLAR GENERAL DELIVERY TRUCK INGRESS AND EGRESS REQUIREMENTS SHOULD BE VERIFIED THROUGH DOLLAR GENERAL ARCHITECTURAL AND ENGINEERING DEPARTMENT. DEVELOPER SHALL CONTACT DOLLAR GENERAL ARCHITECTURAL AND ENGINEERING DEPARTMENT TO DETERMINE WHICH TYPE OF DELIVERY TRUCK THE DESIGN SHALL BE BASED UPON.
2. VERIFY JURISDICTIONAL REQUIREMENTS WILL ALLOW THE PAVEMENT TO SLOPE DIRECTLY TO THE ROAD AS SHOWN ON THE DETAIL WHERE THE PARKING LOT IS HIGHER THAN THE ROAD ELEVATION. MAINTAIN POSITIVE SLOPE AWAY FROM THE BUILDING TO PREVENT FLOODING.

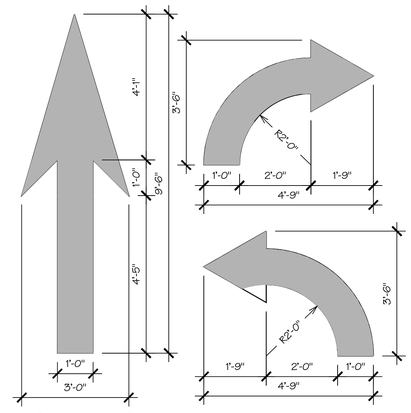
Driveway Detail
Scale: 1/8" = 1'-0"



Handicap Parking Space Detail
Scale: 1/4" = 1'-0"

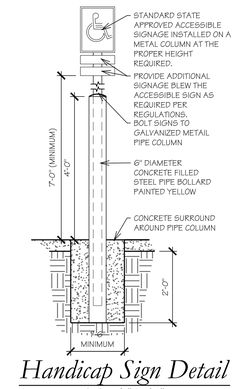


Accessible Striping Detail
Scale: 3/4" = 1'-0"

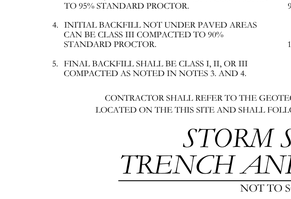


Traffic Arrows to be Solid White Reflective Traffic Paint

Traffic Flow Arrows Detail
Scale: 1/2" = 1'-0"



Handicap Sign Detail
Scale: 1/2" = 1'-0"



RIGID PIPE FLEXIBLE PIPE

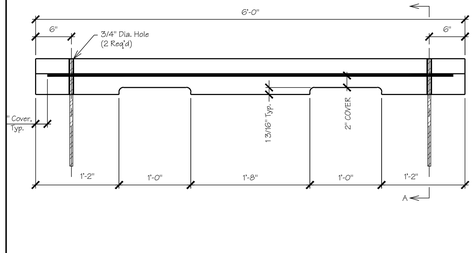
GENERAL NOTES

1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 95% STANDARD PROCTOR. (SEE SPECIFICATIONS FOR GRADATION)
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 95% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 95% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3. AND 4.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-00.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

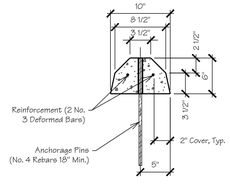
CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR THE SOIL TYPES LOCATED ON THE THIS SITE AND SHALL FOLLOW THE GEOTECH RECOMMENDATIONS.

STORM SEWER TRENCH AND BEDDING
NOT TO SCALE

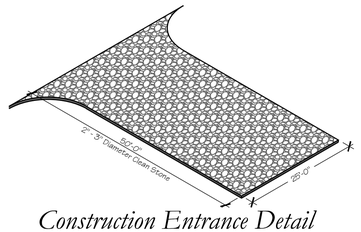
90° Parking Stall Detail
Scale: 3/16" = 1'-0"



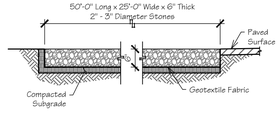
Concrete Wheel Stop Detail
Scale: 1" = 1'-0"

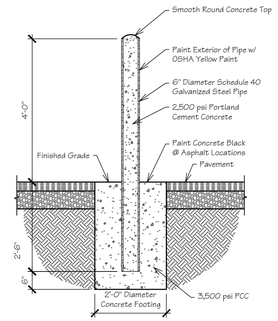


Section A-A

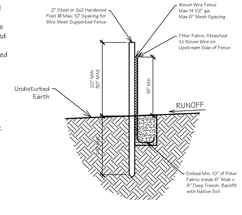


Construction Entrance Detail
Scale: 1/16" = 1'-0"

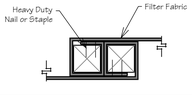




Bollard Detail
Scale: 1/2" = 1'-0"



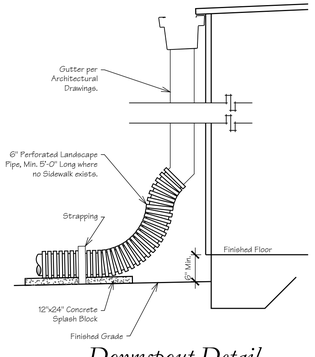
Silt Fence Detail
Scale: 79/128" = 1'-0"

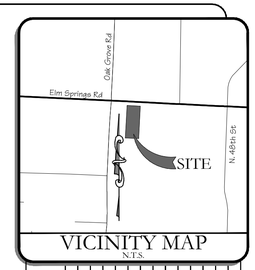


Notes and Specifications:

1. Posts shall be a minimum length of thirty-six (36) inches constructed of either of the following materials: Steel "T" or "U" type, or 2" x 2" hardwood.
2. Woven Wire used as additional fence support shall be Minimum 14.5 gauge with six (6) inch Maximum Mesh Spacing.
3. Woven Wire shall be placed along the uphill side of the fence and fastened with Wire Ties or one (1) inch staples along the uphill side of the posts.
4. Filter Fabric shall be fastened to Woven Wire according to Manufacturer's recommendation, or with ties every twenty four (24) inches at the top and mid-sections.
5. Where two pieces of Filter Fabric adjoin each other they shall be overlapped by six (6) inches and folded together.
6. Where two posts meet to join fence sections, the tops of the posts shall be secured together with wire.
7. The fence shall be constructed along the contour as much as possible.
8. Ends of fences shall be extended up the slope to prevent runoff from migrating around the end of the fence.
9. Inspection of the fence shall be performed weekly, or immediately after a rain event, or when bulges appear in the fence. accumulated silt shall not be allowed to exceed half the height of the fabric. repair and or replacement of damaged fence shall be completed promptly.
10. Accumulated silt shall be removed and disposed of in an approved site in such a manner that it will not contribute to off-site siltation.
11. All fencing shall be removed when the construction site is fully stabilized so as to not impede storm flow or drainage.
12. Pre-fabricated units do not require the use of woven wire fence.

Downspout Detail
Scale: 3/4" = 1'-0"





VICINITY MAP
N.T.S.

REVISIONS:

NO:	DESCRIPTION	DATE:
1	per ASD	. . . . .

Details
City Project Number L23-14

Development Plans For:
Popping Pearls
5119 Elm Springs Rd Springdale, Arkansas
ILK, Inc
8017 Buona Sera St
Springdale, AR 72762

SEAL:

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FIRM:
5102 S. Pinnacle Hills Pkwy
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BLEW & ASSOCIATES, P.A.
Office: 479.443.4506
www.BLEWINC.com
Surveying
Engineering
Mapping
Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2023-01-19	22-8329
DRAWN BY:	REVIEWED BY:
J.Du Quesne	-

DRAWING NAME: 22-8329 Civil 001 - Details.dwg

SHEET NUMBER: C6

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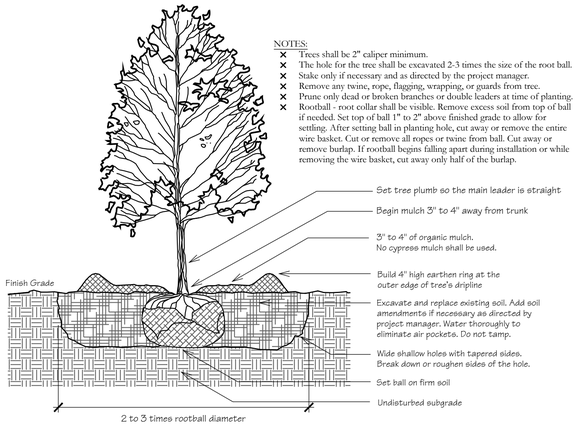
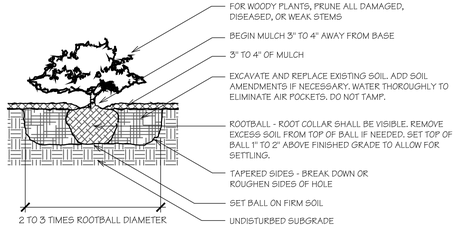


TREE PLANTING DETAIL

Scale: N.T.S.



SHRUB PLANTING DETAIL

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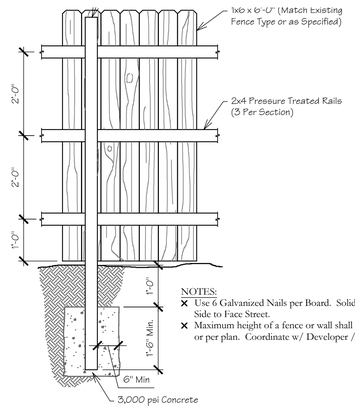
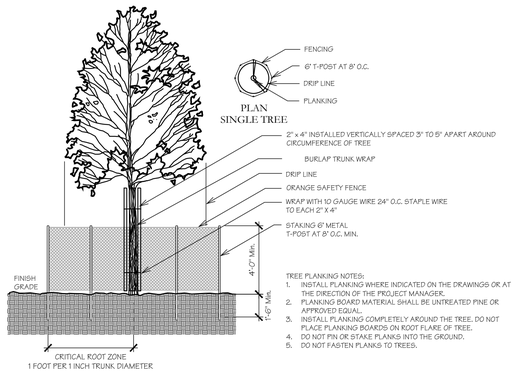


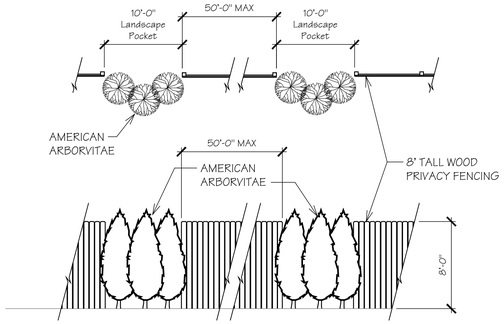
PRIVACY FENCE DETAIL

Scale: 1/2" = 1'-0"



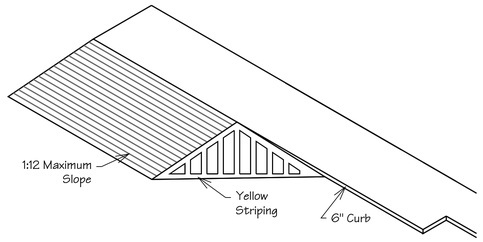
Tree Preservation Fencing and Planking Detail

Scale: N.T.S.



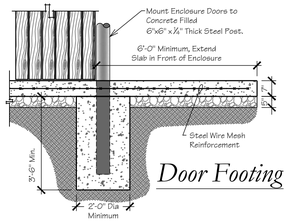
Landscape Pocket

Not to Scale

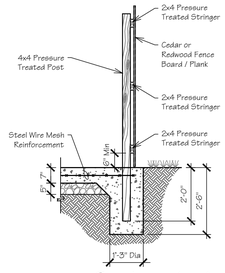


Delivery Truck Parking Area Ramp Detail

Scale: N.T.S.



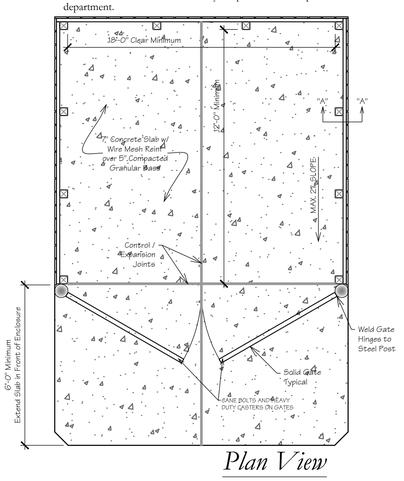
Door Footing



Section A-A

NOTES:

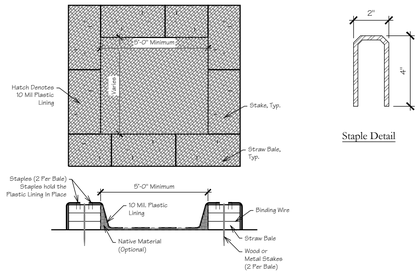
1) Gates are to be of solid construction.
2) Double swing gates shall have the swivel spots outside of the opening area of the enclosure. Swivel points shall be attached to concrete filled steel posts/ columns at ends of walls.
3) Minimum wall and gate height to be 6'-0"
4) Enclosure shall be on a level pad at ground level. The area between the pad and the pick up area shall be a paved area 6'-0" deep for the width of the enclosure and shall not exceed a grade of 2 percent.
5) Each bay shall have a separate pair of gates / doors that comply with #1 above.
6) Cardboard boxes will be stored within the Wooden Trash Enclosure until time of collection by the pertinent municipal department.



Plan View

WOODEN TRASH ENCLOSURE

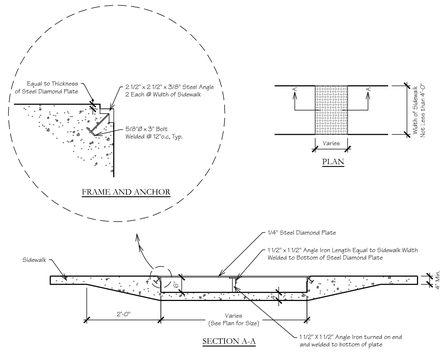
Scale: 3/8" = 1'-0"



Concrete Washout Detail

Scale: 1"=40'

Staple Detail



Sidewalk Diamond Plate Cover

Scale: N.T.S.

VICINITY MAP
N.T.S.

REVISIONS:

No.	DESCRIPTION	DATE
1	PER REV	
2	PER REV	

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Surveying
Engineering
Mapping
Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2023-01-19	22-8329
DRAWN BY:	REVIEWED BY:
J.Du Quesne	-

DRAWING NAME: 22-8329 Civil 001 - Details.dwg

SHEET NUMBER: C6-1

Details
City Project Number L23-14

Development Plans For:
Popping Pearls
5119 Elm Springs Rd Springdale, Arkansas
ILK, Inc
8017 Buona Sera St
Springdale, AR 72762

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FRONT ELEVATION
DIAGRAM
SCALE: 1/4" = 1'-0"

RIGHT ELEVATION
DIAGRAM
SCALE: 1/4" = 1'-0"

LEFT ELEVATION
DIAGRAM
SCALE: 1/4" = 1'-0"

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IMA
architecture planning design
Izegbu, principal
Moran, principal
Architecture
400 east new hope road
rogers.arkansas 72758
479.445.4595
IMORAN.OZARCH@GMAIL.COM
architecture
engineering
civil

PROJECT

PRELIMINARY
NOT FOR CONSTRUCTION

PROPOSED INTERIOR REMODEL / IMPROVEMENTS &
FACE LIFT
POPPING PEARLS TEA HOUSE
5119 ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS

CONSTRUCTION DOCUMENTS

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SHEET CONTENTS
EXTERIOR ELEVATIONS

SHEET
A2.1

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Setback Line
	Easement Line
	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Firelane Striping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
X	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Storm Catch Basin(s)
	Storm Pipe (See Grading Plan For Type and Size)
	Retaining Wall
	See Utility Plan For Line Sizes
X"W	Water Line
	Tee, Cross, Bends, Gate Vale & Reducer
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
X"FM	Sanitary Sewer Force Main
X"SS	Sanitary Sewer Line
	Sanitary Sewer Service
	Sanitary Sewer Manhole
GAS	Gas Line
OHE	Overhead Electric Line
UGE	Underground Electric Line
C-TV	Cable Television Line
FO	Fiber Optic Line
OHT	Overhead Telephone Line
UGT	Underground Telephone Line
	Utility Pole
	Light Pole

Note:

- Only Symbols That Appear On This Sheet Are Shown In This Legend.
- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.

Landscape Information:

PROPERTY INFORMATION		
Gross Site Area:	59,205.89 sf	1.36 acres
Proposed Dedicated R.O.W:	4,933.01 sf	0.11 acres
Net Site Area:	54,272.88 sf	1.25 acres
Zoning:	C-5 - Thoroughfare Commercial District	
SITE INFORMATION		
Total Paved / Gravel Area:	21,942.00 sf	0.50 acres
Total Sidewalk Area:	82.00 sf	0.00 acres
Total Building Area:	2,774.00 sf	0.06 acres
Total Impervious Area:	24,798.00 sf	45.7%
Total Pervious Area:	29,474.88 sf	54.3%
LANDSCAPING REQUIREMENTS		
Required Street Frontage:		1 Trees & 7 Shrubs / 25 ft
Length of Frontage:		124 ft
Required:	4 Trees	34 Shrubs
Provided:	4 Trees	34 Shrubs
Perimeter Landscaping:		1 Trees / 25 ft
Length of Perimeter:		369 ft
Required:		15 Trees
Provided:		24 Trees
Interior Planting Area Required:		8.00%
Area of Interior Parking Lot:		10571 ft
Requried:		846 ft
Provided:		944 ft

Landscape Notes:

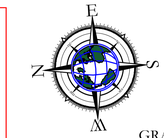
- DIMENSIONS ARE MEASURED FROM THE FACE OF CURB, THE FACE/CORNER OF THE BUILDING(S) OR THE CENTER OF STRIPE.
- LANDSCAPE CONTRACTOR SHALL CONTACT ARKANSAS ONE CALL FOR UTILITY LOCATIONS PRIOR TO BEGINNING LANDSCAPE WORK.
- GRASS AREAS SHALL BE SODDED WITH BERMUDA GRASS SOD.
- ALL LANDSCAPE BEDS ARE TO BE MULCHED WITH EITHER TANNED HARDWOOD BARK OR REDWOOD MULCH, WITH A THICKNESS OF 3" OVER ENTIRE BED.
- SOIL WITHIN LANDSCAPE BEDS IS TO BE AMENDED WITH EQUAL PARTS OF PERLITE (OR EQUITABLE SUBSTITUTE), PEAT MOSS AND CLEAN TOP SOIL. ALL LANDSCAPE BEDS ARE TO HAVE SOD REMOVED BEFORE INSTALLATION OF PLANT MATERIAL.
- IRRIGATION WATER METERS HAVE BEEN PROVIDED. DEVELOPER TO CONTACT IRRIGATION CONTRACTOR TO DESIGN AND INSTALL AUTOMATIC IRRIGATION SYSTEM.
- ALL PLANT MATERIALS SHALL MEET REQUIREMENTS ESTABLISHED BY THE AMERICAN STANDARD OF NURSERY STOCK.
- ALL PLANT AND LANDSCAPE MATERIALS SHALL BE INSTALLED PER CITY'S LANDSCAPE MANUAL, AND SHALL BE GUARANTEED FOR A TWO YEAR PERIOD FROM TIME OF INSTALLATION.

Landscape Legend:

Symbol	Key	Qty.	Botanical/Common	Caliper	Comments
TREES:					
	EO	24	Quercus robur f. fastigiata / English Oak	2" Cal	Balled & Burlapped (Screen)
	JE	6	Ulmus americana 'Jefferson' / Jefferson Elm	2" Cal	Balled & Burlapped Limbed 6 ft. from the ground (Shade)
	YC	1	Prunus x yodensis / Yoshino Cherry	1.5" Cal	Balled & Burlapped Limbed 4 ft. from the ground (Ornamental)
	AB	3	Fagus grandifolia / American Beech	2" Cal	Balled & Burlapped Limbed 6 ft. from the ground (Shade)
SHRUBS & GRASSES:					
	AA	15	Thuja occidentalis 'Smaragd' / American Arborvitae	5 Gal	(Evergreen)
	RH	78	Rhododendron 'Maxecat' / Rhododendron	5 Gal	(Evergreen)
	KA	56	Abelia x grandiflora 'Kaleidoscope' / 'Kaleidoscope' Glossy Abelia	5 Gal	
	RG	18	Calamagrostis x acutiflora 'Karl Foster' / Karl Foster Feather Reed Grass	5 Gal	
	FG	13	Pennisetum alopecuroides 'Hamlen' / Hamlen Dwarf Fountain Grass	5 Gal	
GRASS:					
			Sod (Disturbed Areas)		±14,884 sf
			Seed and Straw (Disturbed Areas)		±25,879 sf
			Liriope muscari - Big Blue Lillyturf		±335sf

Rather than filing for a variance, we would like to propose the following screen shown bellow based on Ch 56-38 Screening Code where it reads:

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



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft

811
Know what's below.
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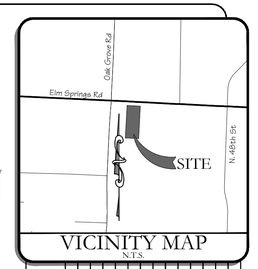
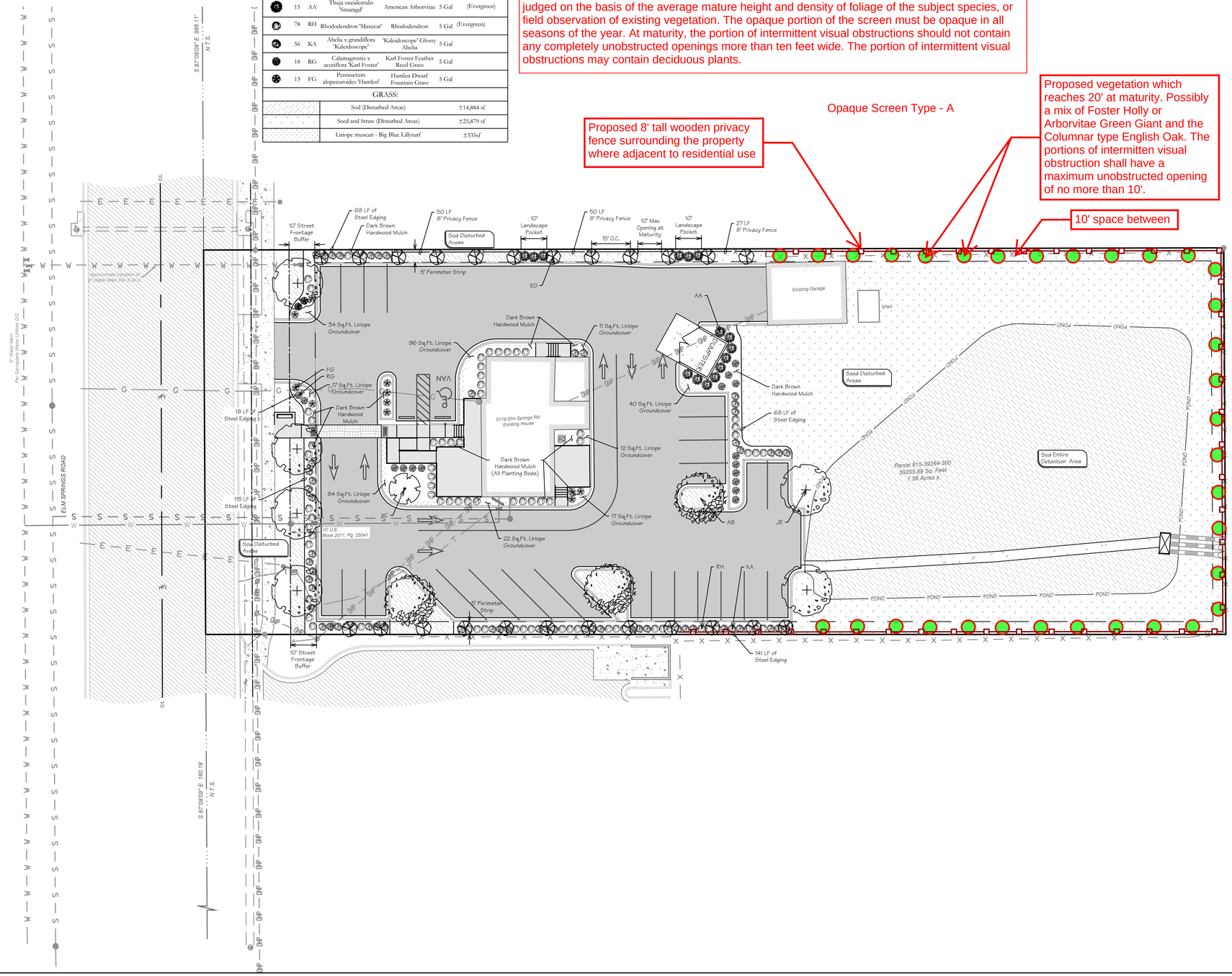


VICINITY MAP
N.T.S.



S 87°08'09" E 180.19'
N.T.S.

REVISIONS:	DATE:
NO. DESCRIPTION	

Landscape Plan
City Project Number L23-14

Large Scale Development For:
Popping Pearls
5119 Elm Springs Rd Springdale, Arkansas

Prepared By:
ILK, Inc.
8017 Buona Sera St
Sprigndale, AR 72762
-

SEAL:

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

FIRM:
5102 S. Pinnacle Hills Pkwy.
Rogers, Arkansas 72758
BLEW & ASSOCIATES, P.A.
Office: 479.443.4506
www.BLEWINC.com
Surveying
Engineering
Mapping
Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2023-01-19	22-8329
DRAWN BY: J. Du Quesne	REVIEWED BY: -

DRAWING NAME: 22-8329 Civil 002.dwg

SHEET NUMBER: C2-1

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Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Setback Line
	Easement Line
	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Firelane Striping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
X	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Storm Catch Basin(s)
	Storm Pipe (See Grading Plan For Type and Size)
	Retaining Wall
	See Utility Plan For Line Sizes
X"W	Water Line
	Tee, Cross, Bends, Gate Vale & Reducer
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
X"FM	Sanitary Sewer Force Main
X"SS	Sanitary Sewer Line
	Sanitary Sewer Service
	Sanitary Sewer Manhole
GAS	Gas Line
OHE	Overhead Electric Line
UGE	Underground Electric Line
C-TV	Cable Television Line
FO	Fiber Optic Line
OHT	Overhead Telephone Line
UGT	Underground Telephone Line
	Utility Pole
	Light Pole

Note:
- Only Symbols That Appear On This Sheet Are Shown In This Legend.
- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.

Landscape Information:

PROPERTY INFORMATION		
Gross Site Area:	59,205.89 sf	1.36 acres
Proposed Dedicated R.O.W:	4,933.01 sf	0.11 acres
Net Site Area:	54,272.88 sf	1.25 acres
Zoning:	C-5 - Thoroughfare Commercial District	
SITE INFORMATION		
Total Paved / Gravel Area:	21,942.00 sf	0.50 acres
Total Sidewalk Area:	82.00 sf	0.00 acres
Total Building Area:	2,774.00 sf	0.06 acres
Total Impervious Area:	24,798.00 sf	45.7%
Total Pervious Area:	29,474.88 sf	54.3%
LANDSCAPING REQUIREMENTS		
Required Street Frontage:		1 Trees & 7 Shrubs / 25 ft
Length of Frontage:		124 ft
Required:	4 Trees	34 Shrubs
Provided:	4 Trees	34 Shrubs
Perimeter Landscaping:		1 Trees / 25 ft
Length of Perimeter:		369 ft
Required:		15 Trees
Provided:		24 Trees
Interior Planting Area Required:		8.00%
Area of Interior Parking Lot:		10571 ft
Requried:		846 ft
Provided:		944 ft

Landscape Notes:

- DIMENSIONS ARE MEASURED FROM THE FACE OF CURB, THE FACE/CORNER OF THE BUILDING(S) OR THE CENTER OF STRIPE.
- LANDSCAPE CONTRACTOR SHALL CONTACT ARKANSAS ONE CALL FOR UTILITY LOCATIONS PRIOR TO BEGINNING LANDSCAPE WORK.
- GRASS AREAS SHALL BE SODDED WITH BERMUDA GRASS SOD.
- ALL LANDSCAPE BEDS ARE TO BE MULCHED WITH EITHER TANNED HARDWOOD BARK OR REDWOOD MULCH, WITH A THICKNESS OF 3" OVER ENTIRE BED.
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	6 JE	Ulmus americana 'Jefferson'	Jefferson Elm	2" Cal Balled & Burlapped Limbed 6 ft. from the ground (Shade)
	1 YC	Prunus x yodensis	Yoshino Cherry	1.5" Cal Balled & Burlapped Limbed 4 ft. from the ground (Ornamental)
	3 AB	Fagus grandifolia	American Beech	2" Cal Balled & Burlapped Limbed 6 ft. from the ground (Shade)
SHRUBS & GRASSES:				
	23 FH	Ilex x attenuata 'Fosteri'	Foster Holly	5 Gal (Evergreen)
	15 AA	Thuja occidentalis 'Smaragd'	American Arborvitae	5 Gal (Evergreen)
	78 RH	Rhododendron 'Maxecat'	Rhododendron	5 Gal (Evergreen)
	56 KA	Abelia x grandiflora 'Kaleidoscope'	'Kaleidoscope' Glossy Abelia	5 Gal
	18 RG	Calamagrostis x acutiflora 'Karl Foster'	Karl Foster Feather Reed Grass	5 Gal
	11 FG	Pennisetum alopecuroides 'Hamlen'	Hamlen Dwarf Fountain Grass	5 Gal
GRASS:				
		Sod (Disturbed Areas)		±14,884 sf
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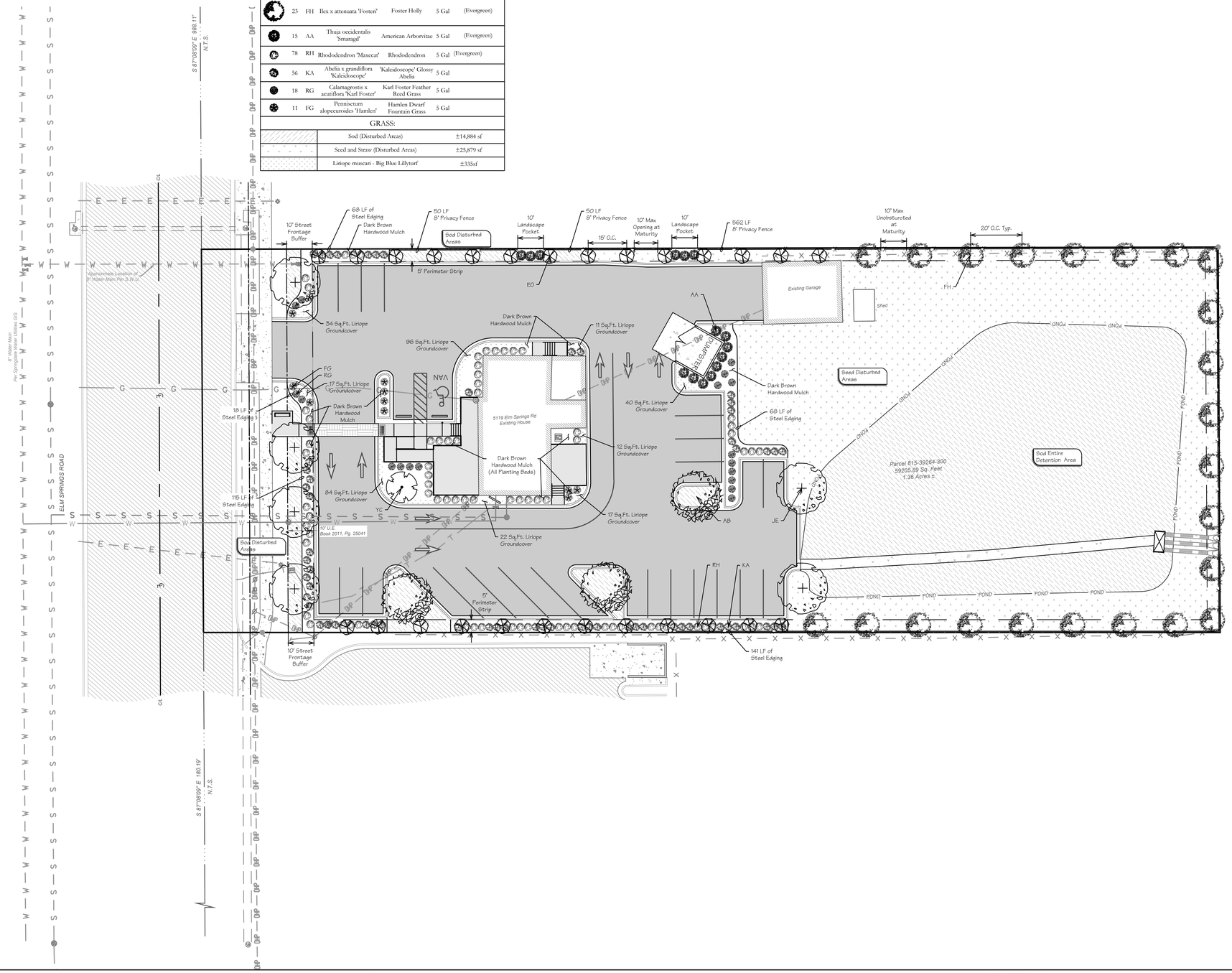

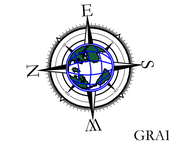

811
Know what's below.
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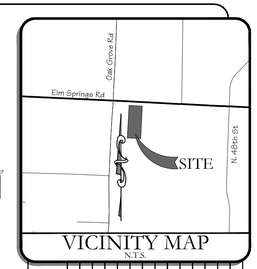
GRAPHIC SCALE

20' 0 10' 20' 40' 80'

(IN FEET)
1 inch = 20 ft



VICINITY MAP
N.T.S.

REVISIONS:

No:	DESCRIPTION	DATE:
1	PER REQ	

Landscape Plan
City Project Number L23-14

Large Scale Development For:
Popping Pearls
5119 Elm Springs Rd Springdale, Arkansas

ILK, Inc.
8017 Buona Sera St
Sprigndale, AR 72762
-

SEAL:

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Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2023-01-27	22-8329
DRAWN BY: J. Du Quesne	REVIEWED BY: -

DRAWING NAME: 22-8329 Civil 002.dwg

SHEET NUMBER: C2-1

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LIGHT FIXTURE SCHEDULE

SYMBOL	MANUFACTURER	MODEL #	FIXTURE TYPE	DESCRIPTION	MOUNTING	VOLT	LAMPS	NOTES
A	COOPER	LT6 -08-GFS23-IE-WH-DM-R-HLGRSMF	LED	DOWNLIGHT	SURFACE	120	(1)	
B	COOPER	FMS-LD4-UNV-D-12-4-2-HI-35-120-BJ	LED	LINEAR	SURFACE	120	(1)	(2)
$\$^{EM}$	COOPER	APGTR	LED	EMERGENCY/EXIT	WALL	120	(1)	
$\$^{EM}$	COOPER	CU2-LED	LED	EMERGENCY	WALL	120	(1)	
C	COOPER	ATO-ARGS3A-735-120V	LED	WALLPACK	WALL	120	(1)	
○-○	HOLOPHANE	MGLED P1 30K MVOLT FT LT MA GRSD	LED	AREA	POLE	240	(1)	(3)

NOTES
(1) LAMPS FURNISHED BY MFR.
(2) RATED FOR DAMP ENVIRONMENT.
(3) HOLOPHANE #FRTSU COMBO 22' POLE & ARM.

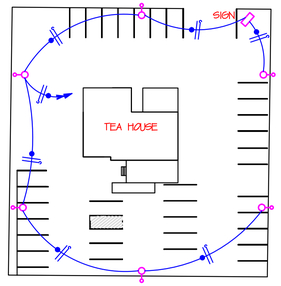
PANEL 'A' SCHEDULE

120/240 VOLT, SINGLE PHASE, 3 WIRE — 200 AMP BUSS — 150 AMP MAIN BREAKER

CCT #	LOAD DESCRIPTION	AMPS/POLE	WIRE SIZE	LOAD VA	LOAD VA	WIRE SIZE	AMPS/POLE	LOAD DESCRIPTION	CCT #
1	NORTH LIGHTS	20/1	12	780	830	12	20/1	ICE CREAM FREEZER	2
3	SOUTH LIGHTS	20/1	12	830	740	12	20/1	ICE CREAM FREEZER	4
5	EXTERIOR LIGHTS	20/1	12	200	1,080	12	20/1	DINING ROOM RECEPTS	6
7	SALAD BAR	20/1	12	910	830	12	20/1	SERVICE AREA RECEPTS	8
9	SALES COUNTER RECEPTS	20/1	12	710	1,340	12	20/1	HOT WATER DISPENSER	10
11	SALAD BAR	20/1	12	710	830	12	20/1	KITCHEN ISLAND RECEPTS	12
13	ICE MAKER	20/1	12	830	2,250	10	30/2	WATER HEATER	14
15	DRIVE-THRU RECEPTS	20/1	12	2,250	710				16
17	COOLER	20/1	12	830	2,300	10	30/2	AIR CONDITIONING UNIT	18
19	FREEZER	20/1	12	2,300	830				20
21	FREEZER	20/1	12	830	200	12	20/1	SIGN @ FRONT OF BUILDING	22
23	PARKING LOT LTS	20/1	12	625				SPACE	24
25					625			SPACE	26
27	SPACE							SPACE	28
29	SPACE							SPACE	30
	TOTAL VA PER PHASE			11,895	12,575			POWER FACTOR .09	
	TOTAL VA 24,470							TOTAL PANEL AMPS 115	

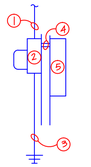
ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
-○-A	PENDANT LIGHT FIXTURE (LETTER INDICATES TYPE)
$\$^{EM}$	COMBINATION EXIT/EMERGENCY LIGHT FIXTURE
J	JUNCTION BOX
⊕ ⊕ ⊕	DUPLEX RECEPTACLE, 20A RECEPTACLE, FLOOR MOUNTED RECEPTACLE
$ $3 $D	SINGLE POLE SWITCH / THREE-WAY SWITCH / DIMMER
	PANELBOARD
	ELECTRICAL CIRCUITING SYMBOLS INDICATED ARE: CIRCUITING HOMERUNS ARROWS TO PANEL (ONE FOR EACH CIRCUIT), THREE HOT CONDUCTORS, ONE NEUTRAL, SWITCHED, GROUND
Δ	TELEPHONE/DATA OUTLET
SUBSCRIPT	MEANING
AFF GFI +42	ABOVE FINISH FLOOR GROUND FAULT INTERRUPTER MOUNTING HEIGHT OF DEVICE AFF.



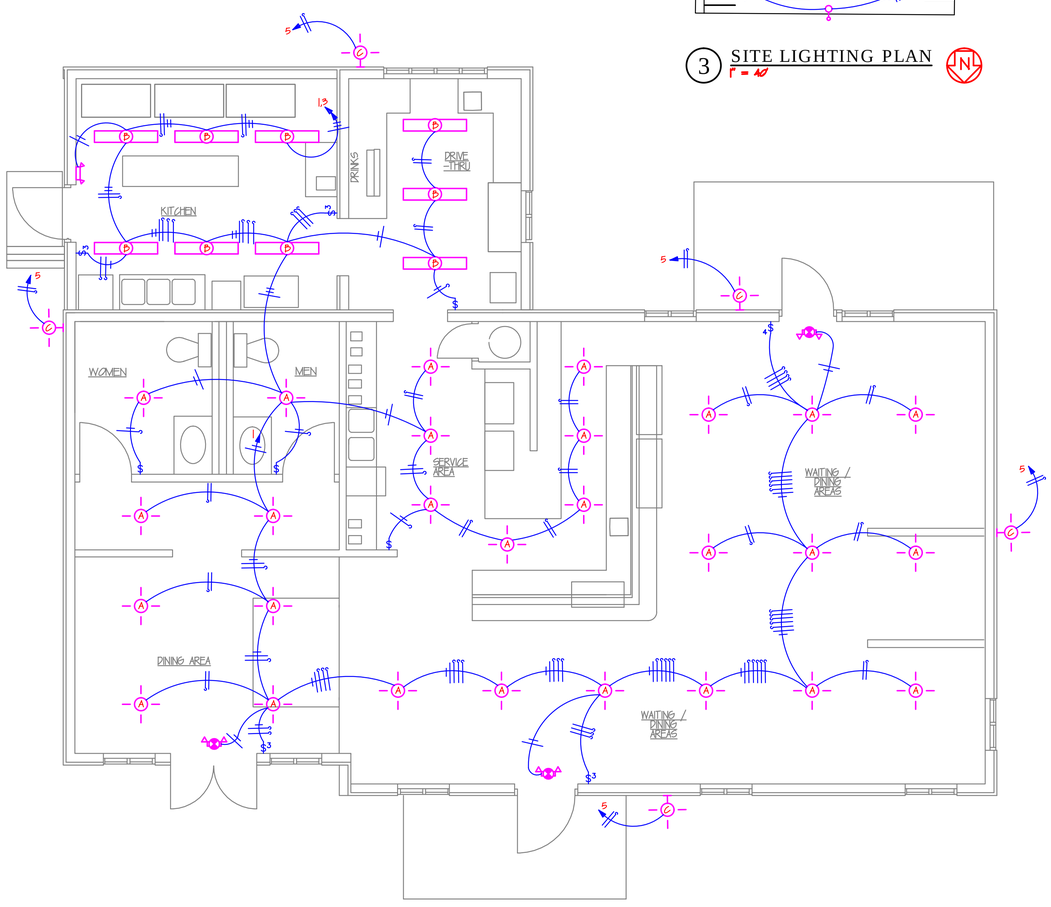
3 SITE LIGHTING PLAN
1" = 40'

GENERAL NOTES
1. EXTERIOR LIGHTS SHALL BE SWITCHED BY TIMECLOCK & PHOTOCELL WIRED IN SERIES.

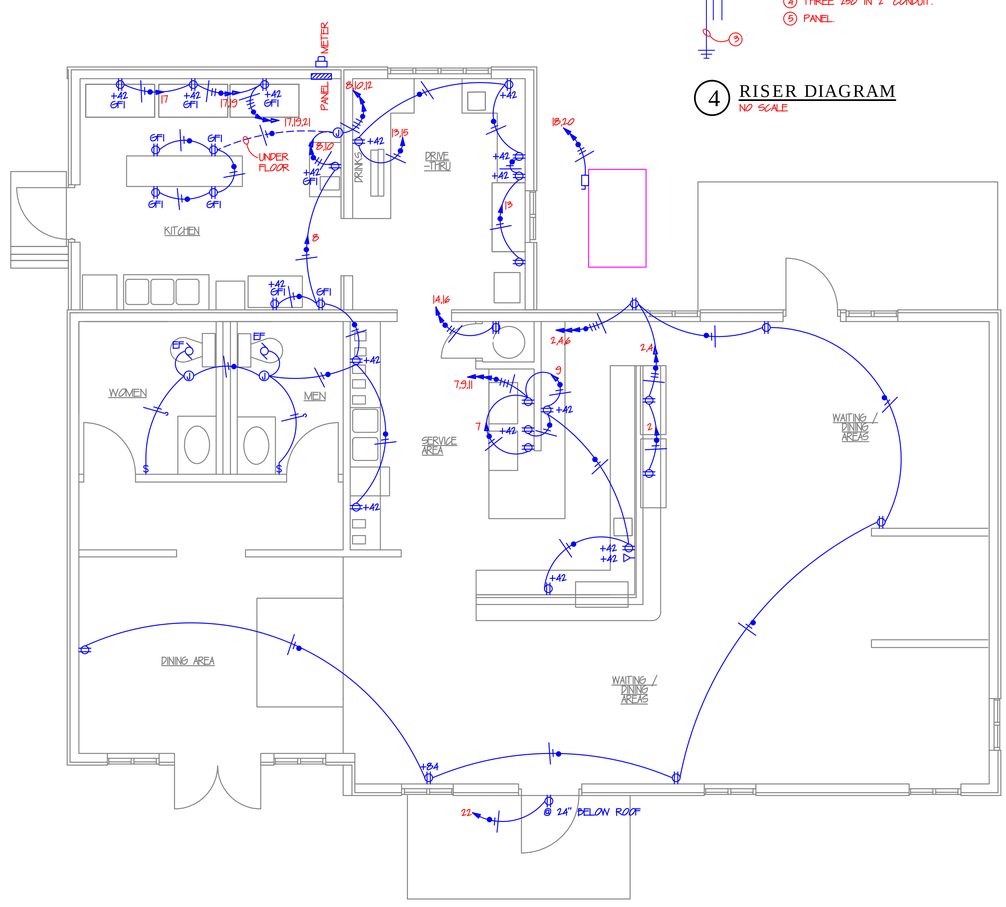


KEYED NOTES
(1) THREE 3/0 IN 2" CONDUIT.
(2) METER ON WALL.
(3) #4 CU GROUND TO THREE 5/8" x 10' RODS.
(4) THREE 250 IN 2" CONDUIT.
(5) PANEL.

4 RISER DIAGRAM
NO SCALE



1 LIGHTING PLAN
1/4" = 1'-0"



2 POWER PLAN
1/4" = 1'-0"

IMA ARCHITECTURE
HENARD ENGINEERING LLC

RENOVATED FACILITIES FOR:
POPPING PEARLS
406 N. BLOOMINGTON

01127

#	REVISION DATE

SHEET CONTENTS

LIGHTING PLAN, POWER PLAN, SCHEDULES & DETAILS

SHEET
E-1

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www.SpringdaleAR.gov

Application for Variance – Board of Adjustment

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

STAFF USE ONLY

Date Application Submitted: January 10 2023

Date Accepted as Complete: January 10, 2023 Project Number: B23- 17

APPLICATION CONTACTS:

Indicate one person of contact for this request: _____ Property Owner _____ Representative

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Rafael Sandoval	Name: Olga Sandoval
E-mail: rsvsjs2009@gmail.com	E-mail:
Address: 901 Daline St Springdale, AR 72762	Address: 5909 S Wilkerson St Lot 126 Fayetteville, AR 72704
Phone: 479-251-0082	Phone: 479-790-6154
Site/ Location: 901 Daline St Springdale, AR 72762	Current Zoning District:
Assessor's Parcel Number(s):	Rezone required:
	Total Acreage:

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

Reduction of Front Setback from 30' to 15' to build back porch (in backyard)

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

Corner Lot

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

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) x Olga Alicia Sandoval

x

DATE: January 10 2023

901 Daline St Variance for Reduction of Front Setback from 30' to 15' B23-17
Intends to build a 16'x44' wooden back porch.

B23-17

ADJACENT PROPERTY OWNERS FOR 901 DALINE STREET

815-27128-000 — **TING & YING TANG FAMILY TRUST**

2177 N. 40TH Street

Springdale, AR 72762

815-27127-000 — **MARIA G. CARMONA**

902 Joye Street

Springdale, AR 72762

815-27104-000 — **GEORGE R. ENGLISH**

903 Daline Street

Springdale, AR 72762

815-27090-000, 815-27091-000 — **MICHAEL & INGRID RAMM**

4292 Stonecrest Circle

Springdale, AR 72762

815-36041-001 — **GONZALEZ FAMILY REVOCABLE TRUST**

299 Fredonia Street

Springdale, AR 72762

815-36041-003 — **CHANCAD, LLC**

P.O. Box 773 Springdale, AR 72765

Planning Commission Meeting
February 7, 2023

Miles
0 0 0 0.01 0.01 0.02

N

PROJECT: B23-17
APPLICANT: Rafael and Olga Sandoval
REQUEST: Variance for Reduction of Front Setback from 30' to 15'

SPRINGDALE
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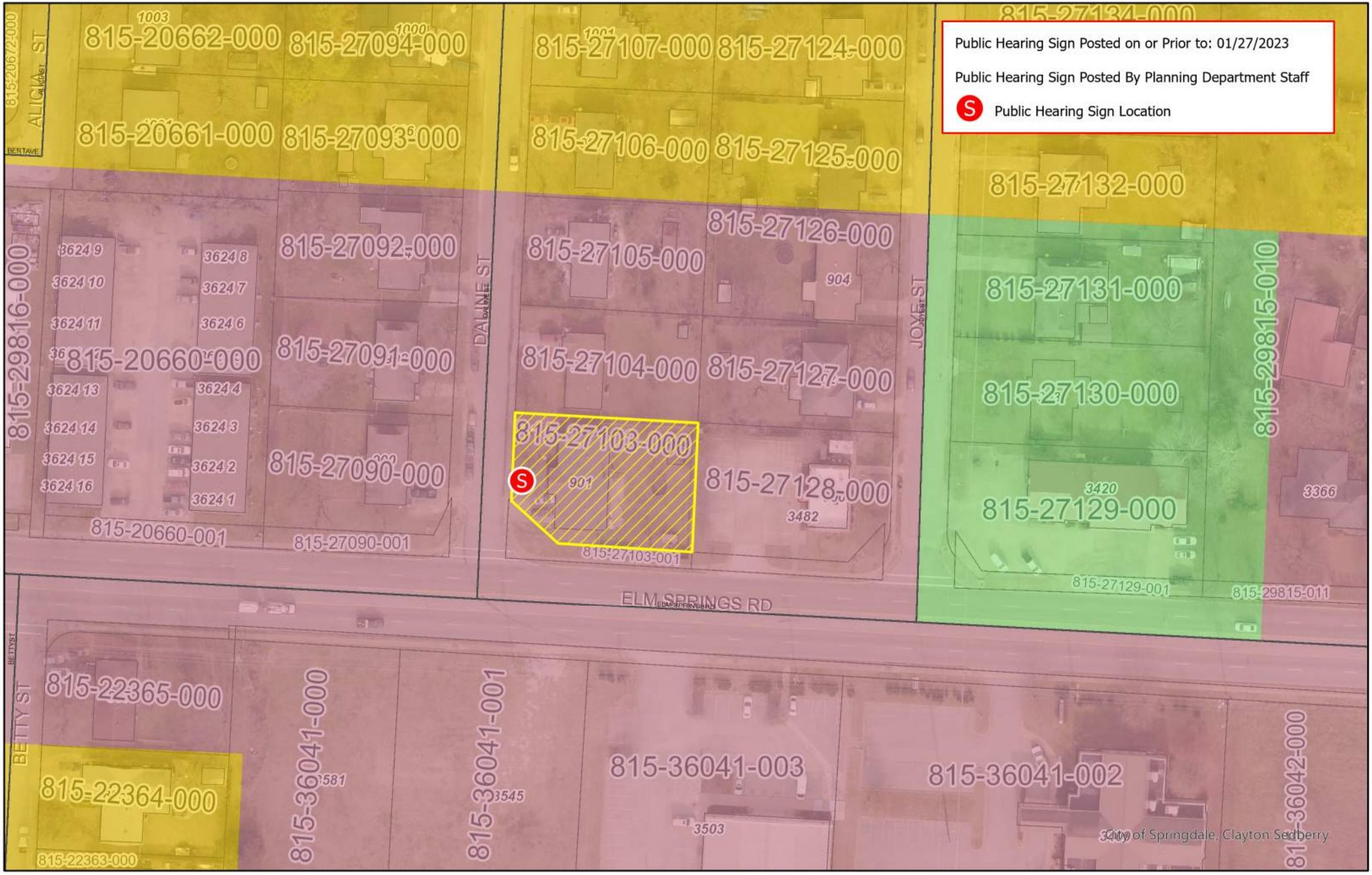

Planning Commission Meeting
February 7, 2023

Miles
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N

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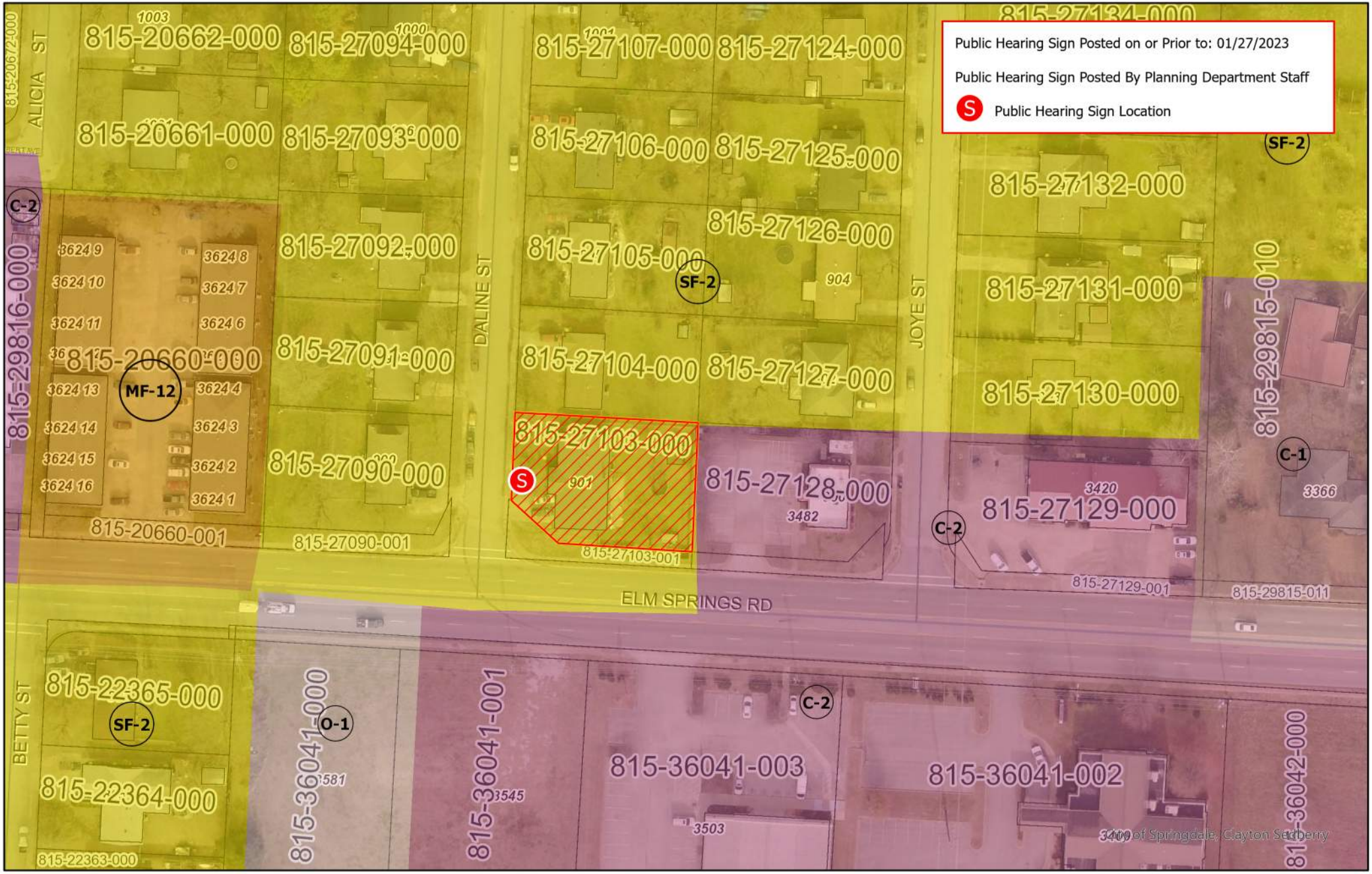

Planning Commission Meeting
February 7, 2023

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0 00.01 0.01 0.02 0.03
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SPRINGDALE
WE'RE MAKING IT HAPPEN

SPRINGDALE™
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Application for Variance – Board of Adjustment

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

STAFF USE ONLY

Date Application Submitted: January 18, 2023

Date Accepted as Complete: January 18, 2023 Project Number: B23-18

APPLICATION CONTACTS:

Indicate one person of contact for this request: ✓ Property Owner _____ Representative

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Ricardo Cardenas	Name: Adam Duke
E-mail: elgallo810@hotmail.com	E-mail: adamduke1990@gmail.com
Address: 815 Costales Lane Springdale AR 72764	Address: 815 Costales Lane Springdale AR 72764
Phone: 479 276 0072	Phone: 479 250 8596
Site/ Location:	Current Zoning District:
Assessor's Parcel Number(s):	Rezone required:
	Total Acreage:

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

for Increased Fence Height from 3' to 6'

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

Unique property shape that limits yard space

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

None anticipated. The property is the last house on the street.

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

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

APPLICANT SIGNATURE(S)

DATE: 01/18/2023

ADJACENT PROPERTY OWNERS FOR 815 COSTALES LANE

21-00247-025 **CLARKS FARMS FAMILY LIMITED PARTNERSHIP**

Onetta F. Clark

1015 E. Hwy 264

Springdale, AR 72764

21-00245-065 **Jorge Meza**

2302 Linden Circle

Springdale, AR 72764

21-00247-037 **Curtright Revocable Trust, Richard D. Mickey R.**

780 Costales Lane

Springdale, AR 72764

21-00247-090 **Richard Ramirez**

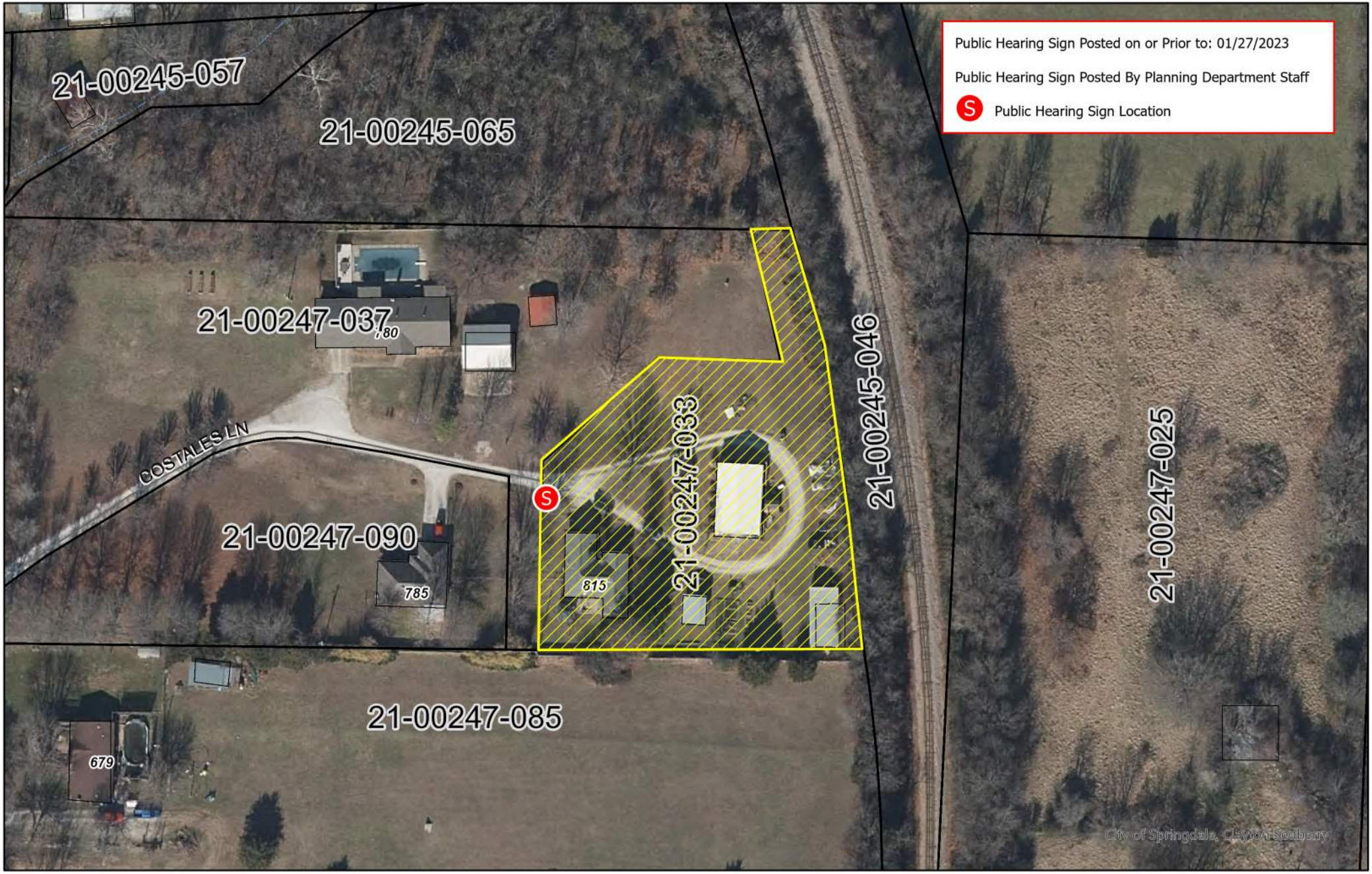
785 Costales Lane

Springdale, AR 72764

21-00247-085 **Shane Matthew Stewart**

657 Costales Lane

Springdale, AR 72764



Planning Commission Meeting
February 7, 2023

Miles
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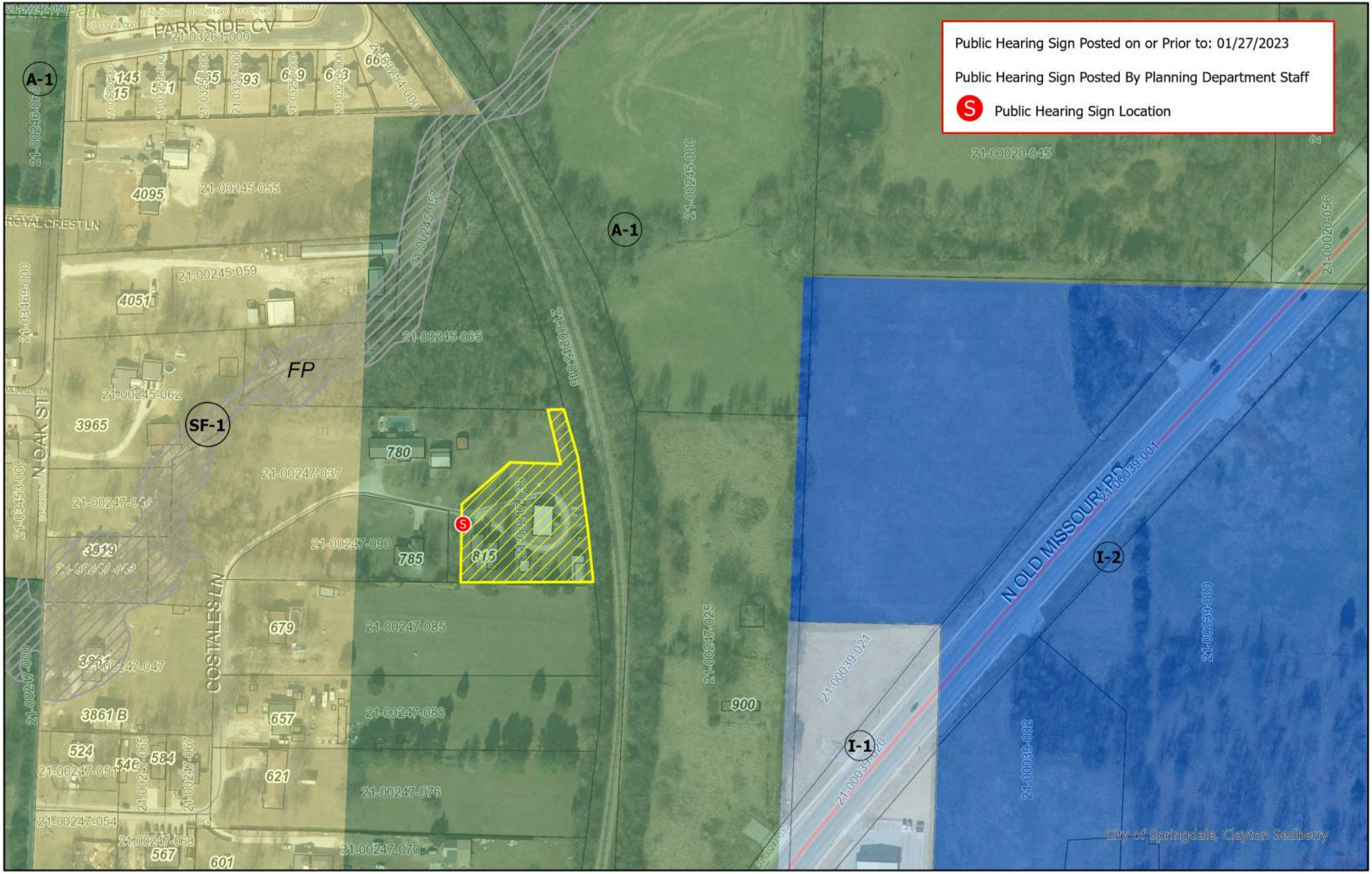
N

PROJECT: B23-18
APPLICANT: Ricardo Cardenas and Adam Duke
REQUEST: Variance for Increased Front Fence Height from 3' to 6'

SPRINGDALE™
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
February 7, 2023

Miles
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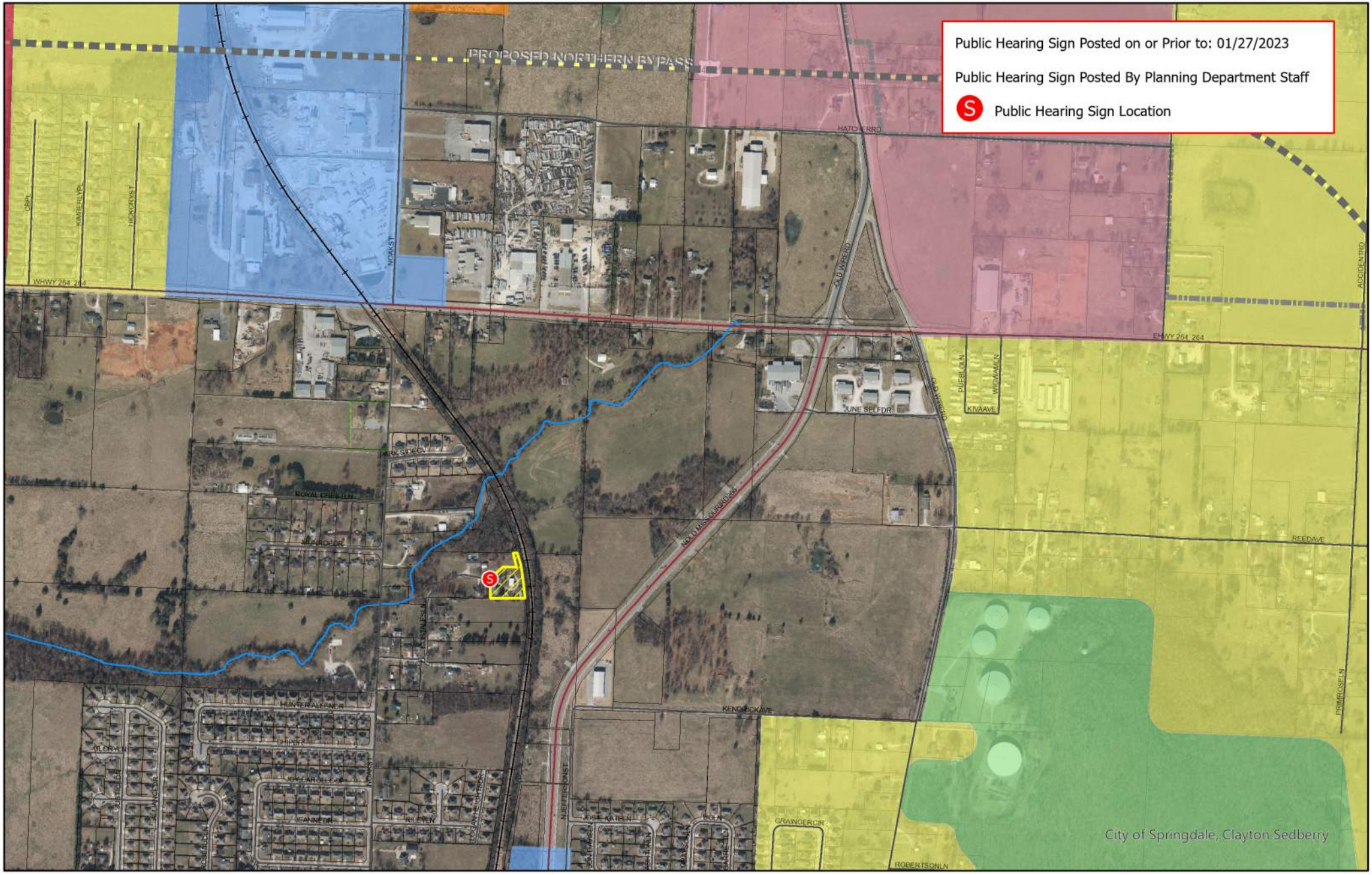
N

PROJECT: B23-18
APPLICANT: Ricardo Cardenas and Adam Duke
REQUEST: Variance for Increased Front Fence Height from 3' to 6'

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
February 7, 2023

Miles
0 0.04 0.07 0.14 0.21 0.28
N

PROJECT: B23-18
APPLICANT: Ricardo Cardenas and Adam Duke
REQUEST: Variance for Increased Front Fence Height from 3' to 6'

SPRINGDALE
WE'RE MAKING IT HAPPEN

SPRINGDALE™
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Application for Variance – Board of Adjustment

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

STAFF USE ONLY

Date Application Submitted: January 18 2023

Date Accepted as Complete: _____ Project Number: B23-19

APPLICATION CONTACTS:

Indicate one person of contact for this request: ___K___ Property Owner _____ Representative

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Landon Kelley	Name:
E-mail: LandonKelley@gmail.com	E-mail:
Address: 6556 HARBER AVE	Address:
Phone: 479.619.6214	Phone:
Site/ Location: 6556 Harber Ave	Current Zoning District:
Assessor's Parcel Number(s):	Rezone required:
	Total Acreage:

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

PHOTOS ATTACHED 3' fence to 6' fence

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

3' Fence limitation is not applicable to this property.

No Neighborhood, No Visual Impairment, Matches elementary school

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

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

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

APPLICANT SIGNATURE(S) _____

DATE: 1/18/2023

County of Washington
State of Arkansas
Acknowledged by me this 18th day
of January 2023
Notary Public _____
My commission Expires Nov 6 2032

JIMMY HERNANDEZ
Notary Public - Arkansas
Benton County
Commission # 12390563
My Commission Expires Nov 6, 2032

ADJACENT PROPERTY OWNERS FOR 6556 HAR-BER AVE

815-33512-000 **TODD & ELIZABETH BOWDEN**

124 Ahlstrand Terrace

Springdale, AR 72762

815-36214-200 **CHARLES GARY ASHCRAFT II**

P.O. Box 6891

Springdale, AR 72766

815-36219-000 **BRUSH CREEK GOLF COURSE, INC.**

6220 Har Ber Ave

Springdale, AR 72762

815-33678-800 **ARKANSAS GAME & FISH COMMISSION**

2 Natural Resources Dr

Little Rock, AR 72205

815-36213-000 **SHANE LEDDON**

6616 Har-Ber Ave

Springdale, AR 72762

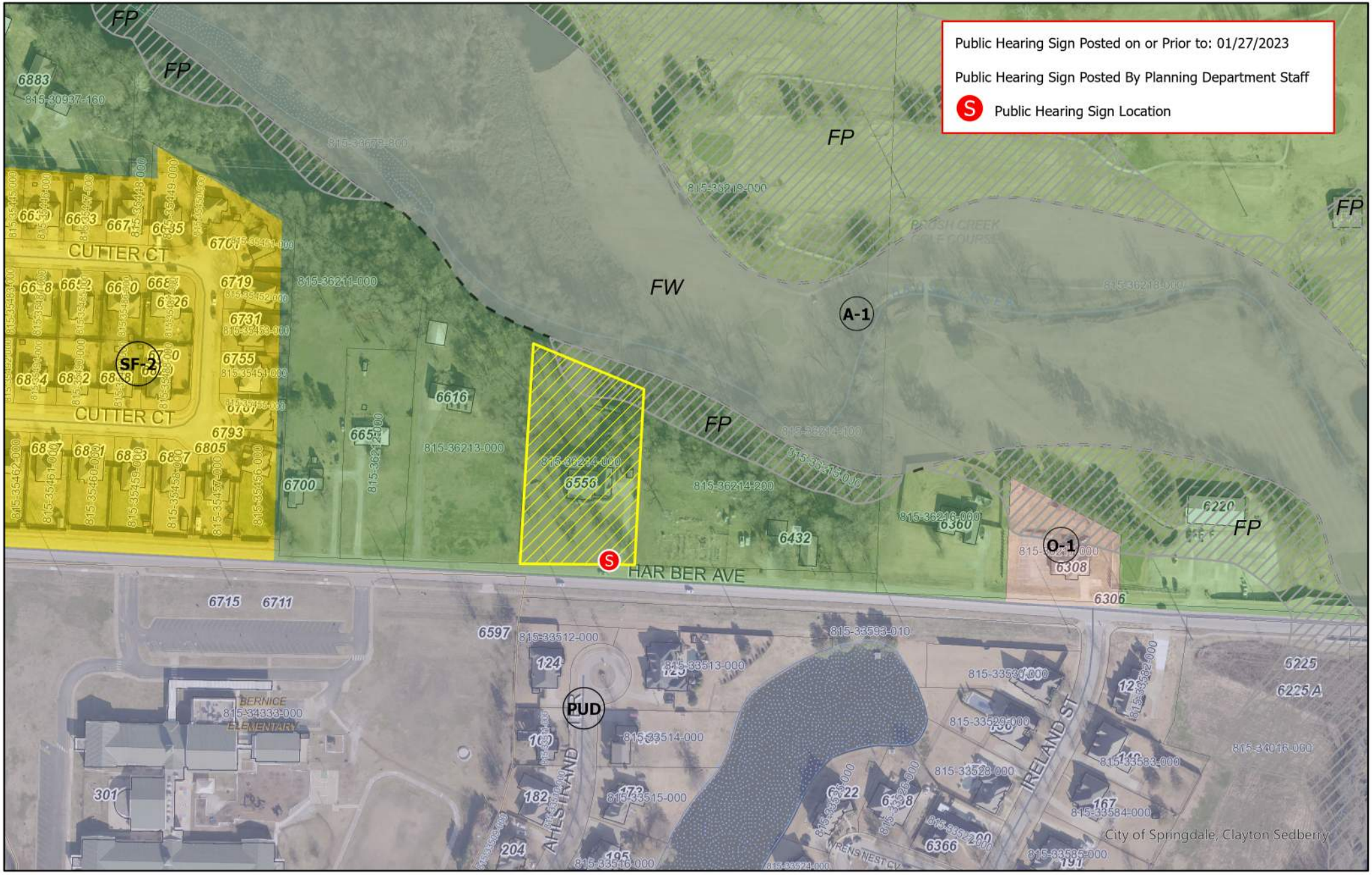
TAHOE
LTZ

Planning Commission Meeting
February 7, 2023

Miles
0 00.01 0.01 0.02 0.03
N

PROJECT: B23-19
APPLICANT: Landon and Kayla Kelley
REQUEST: Variance for Increased Front Fence Height from 3' to 6'

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
February 7, 2023

Miles
0 0.01 0.02 0.03 0.04 0.06

N

PROJECT: B23-19
APPLICANT: Landon and Kayla Kelley
REQUEST: Variance for Increased Front Fence Height from 3' to 6'

SPRINGDALE
WE'RE MAKING IT HAPPEN

Tabled per staff until March 2023

SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Application for Variance – Board of Adjustment

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

STAFF USE ONLY

Date Application Submitted: January 18, 2023

Date Accepted as Complete: _____ Project Number: B23-21

APPLICATION CONTACTS:

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Cody Harbour - Bates & Associates	Name: Connie Bowerman
E-mail: cody@batesnwa.com	E-mail: gregory.crow@arkansas.gov
Address: 7230 S Pleasant Ridge Dr Fayetteville, AR	Address: 3219 N 56th St Springdale, AR 72762
Phone: 479-442-9350	Phone: 501-697-3538
Site/ Location: 3219 N 56th St Springdale, AR 72762	Current Zoning District: A-1
Assessor's Parcel Number(s): 21-00167-790	Rezone required: no
	Total Acreage: 9.60 acres

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

Reduce the side setback from 20' to 0' so that an existing shed can stay and not have to be moved.

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

The shed has existed in its current position for over 40 years, before the property was annexed to the city.

B23-21

Tabled per staff until March 2023

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

The shed is across the property from the tract to be split off--it will not affect the new tract.

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) Cody Harbour

DATE: January 18, 2023

JEFFERY CHAVIS NOTARY PUBLIC WASHINGTON COUNTY, ARKANSAS Comm. Exp. 11-09-32 Comm. No. 12721339

18 Jan 2023

INFORMAL PLAT FOR GREG & KIM CROW

CITY OF SPRINGDALE
PROJECT #LS22-61

TOTAL ACREAGE
PARCEL #21-00167-790
9.60 ACRES +/-

ADJACENT LAND OWNERS

1) ROBERTS, KENNETH & ROSALIE
3194 N 56TH ST
SPRINGDALE AR 72762-0154
PARCEL #21-00167-591
ZONED: A-1

2) HERNANDEZ MATA, MIGUELANGEL
3248 N 56TH ST # A
SPRINGDALE AR 72762-0152
PARCEL #21-00167-576
ZONED: A-1

3) WILSON, MICHAEL S & KESHA L
3248 N 56TH ST
SPRINGDALE AR 72762-0152
PARCEL #21-00167-579
ZONED: A-1

4) BREEDLOVE, FRANKLIN L JR
HC 31 BOX 410
DEER AR 72628
PARCEL #21-00167-580
ZONED: A-1

5) CASTILLO, CARLOS
3315 N 56TH ST
SPRINGDALE AR 72762
PARCEL #21-00167-782
ZONED: A-1

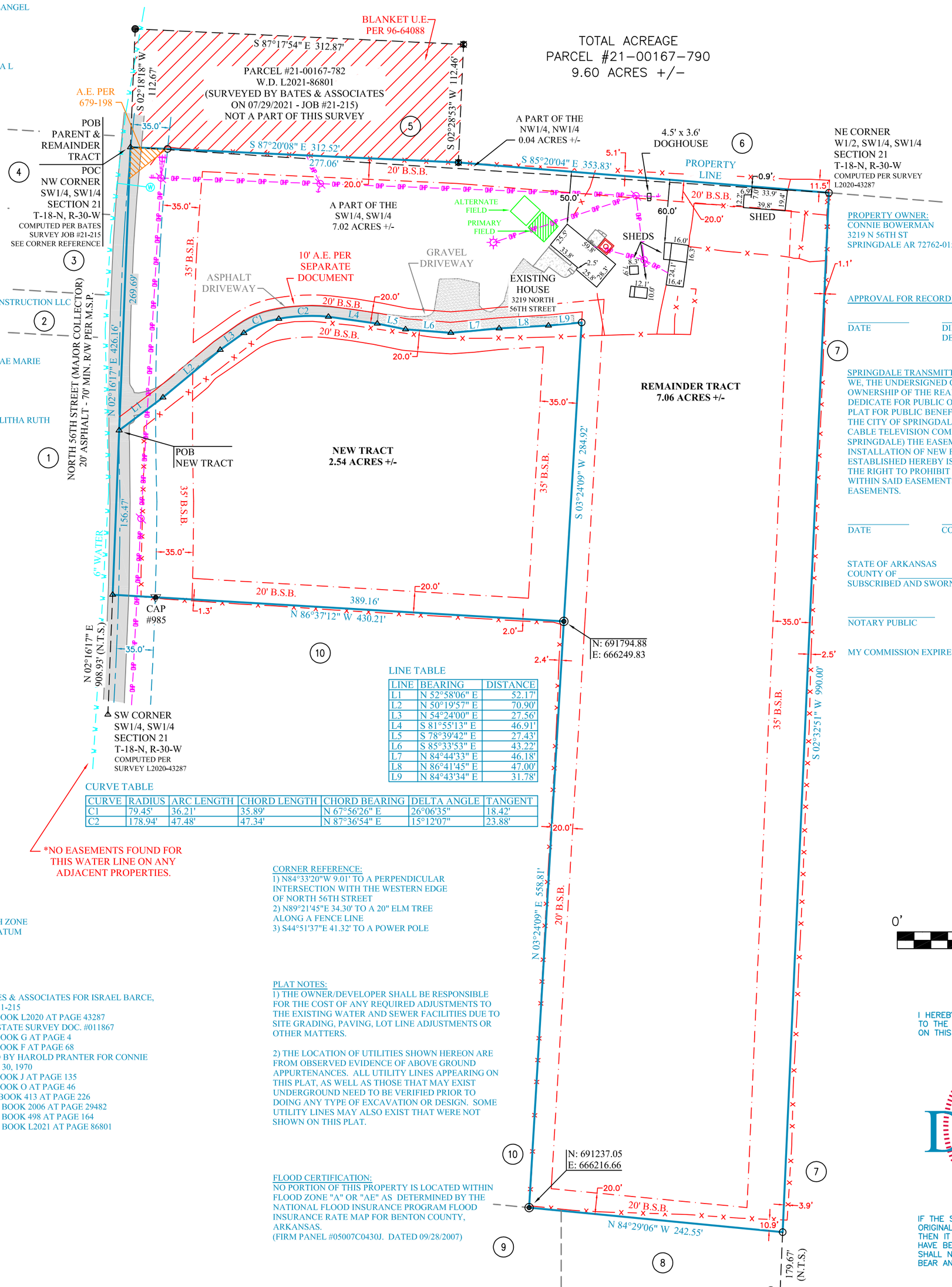
6) WILLIAMS, JIMMY R
3433 N 56TH ST
SPRINGDALE AR 72762-0151
PARCEL #21-00167-765
ZONED: A-1

7) HILLBILLY CONCRETE & CONSTRUCTION LLC
1507 W EMMA AVE
SPRINGDALE AR 72764
PARCEL #21-00167-787
ZONED: A-1

8) WULFF, LAWRENCE L & RENAE MARIE
5460 W COUNTY LINE RD
SPRINGDALE AR 72762-0100
PARCEL #21-00167-804
ZONED: A-1

9) LOURIE, DONALD W JR & TALITHA RUTH
2919 N 56TH ST
SPRINGDALE AR 72762-0117
PARCEL #21-00167-800
ZONED: SF-2

10) ALVAREZ, FRANCISCO
502 BARKER AVE
LOWELL AR 72745-8723
PARCEL #21-00167-795
ZONED: A-1



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 52°58'06" E	52.17'
L2	N 50°19'57" E	70.90'
L3	N 54°24'00" E	27.56'
L4	S 81°55'13" E	46.91'
L5	S 78°39'42" E	27.43'
L6	S 85°33'53" E	43.22'
L7	N 84°44'33" E	46.18'
L8	N 86°41'45" E	47.00'
L9	N 84°43'34" E	31.78'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	79.45'	36.21'	35.89'	N 67°56'26" E	26°06'35"	18.42'
C2	178.94'	47.48'	47.34'	N 87°36'54" E	15°12'07"	23.88'

*NO EASEMENTS FOUND FOR THIS WATER LINE ON ANY ADJACENT PROPERTIES.

FIELD WORK:
JULY 26, 27, & 28, 2022
AUGUST 1 & 6, 2022
SEPTEMBER 6, 2022

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
NAD83(HARN) HORIZONTAL DATUM

REFERENCE DOCUMENTS:
1) SURVEY PREPARED BY BATES & ASSOCIATES FOR ISRAEL BARCE, DATED JULY 29, 2021; JOB NO. 21-215
2) PLAT OF SURVEY FILED IN BOOK L2020 AT PAGE 43287
3) PLAT OF SURVEY FILED AS STATE SURVEY DOC. #011867
4) PLAT OF SURVEY FILED IN BOOK G AT PAGE 4
5) PLAT OF SURVEY FILED IN BOOK F AT PAGE 68
6) PLAT OF SURVEY PREPARED BY HAROLD PRANTER FOR CONNIE BOWERMAN, DATED JANUARY 30, 1970
7) PLAT OF SURVEY FILED IN BOOK J AT PAGE 135
8) PLAT OF SURVEY FILED IN BOOK O AT PAGE 46
9) WARRANTY DEED FILED IN BOOK 413 AT PAGE 226
10) WARRANTY DEED FILED IN BOOK 2006 AT PAGE 29482
11) WARRANTY DEED FILED IN BOOK 498 AT PAGE 164
12) WARRANTY DEED FILED IN BOOK L2021 AT PAGE 86801

PROPERTY ZONED:
A-1

BUILDING SETBACKS:

FRONT	35ft
SIDE (INTERIOR)	20ft
SIDE (EXTERIOR)	35ft
REAR	35ft

SURVEY DESCRIPTION:

PARENT TRACT **(PARCEL #21-00167-790)**:
A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF SAID TWENTY ACRE TRACT AND RUNNING THENCE S87°20'08"E 312.52' TO AN EXISTING REBAR, THENCE S85°20'04"E 353.83' TO THE NORTHEAST CORNER OF SAID TWENTY ACRE TRACT, THENCE ALONG THE EAST LINE THEREOF S02°32'51"W 990.00', THENCE LEAVING SAID EAST LINE N84°29'06"W 242.55' TO AN EXISTING PIPE, THENCE N03°24'09"E 558.81' TO AN EXISTING PIPE, THENCE N86°37'12"W 430.21' TO THE WEST LINE OF SAID TWENTY ACRE TRACT, THENCE LEAVING SAID WEST LINE N02°16'17"E 426.16' TO THE POINT OF BEGINNING, CONTAINING 9.60 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN NORTH 56TH STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE WEST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

REMAINDER TRACT:
A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF SAID TWENTY ACRE TRACT AND RUNNING THENCE S87°20'08"E 312.52' TO AN EXISTING REBAR, THENCE S85°20'04"E 353.83' TO THE NORTHEAST CORNER OF SAID TWENTY ACRE TRACT, THENCE ALONG THE EAST LINE THEREOF S02°32'51"W 990.00', THENCE LEAVING SAID EAST LINE N84°29'06"W 242.55' TO AN EXISTING PIPE, THENCE N03°24'09"E 558.81' TO AN EXISTING PIPE, THENCE N03°24'09"E 284.92', THENCE S84°43'34"W 31.78' ALONG THE SOUTHERN EDGE OF A DRIVEWAY, MEETING SAID SOUTHERN EDGE AT A DISTANCE OF 7.67', THENCE ALONG SAID SOUTHERN EDGE THE FOLLOWING: S86°41'45"W 47.00', S84°44'33"W 46.18', N85°33'53"W 43.22', N78°39'42"W 27.43', N81°55'13"W 46.91', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 178.94' FOR A CHORD BEARING AND DISTANCE OF S87°36'54"W 47.34', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 79.45' FOR A CHORD BEARING AND DISTANCE OF S67°56'26"W 35.89', S54°24'00"W 27.56', S50°19'57"W 70.90', S52°58'06"W 52.17' TO THE WEST LINE OF SAID TWENTY ACRE TRACT, LEAVING SAID SOUTHERN EDGE AT A DISTANCE OF 26.64', THENCE ALONG SAID WEST LINE N02°16'17"E 269.69' TO THE POINT OF BEGINNING, CONTAINING 7.06 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN NORTH 56TH STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE WEST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW TRACT:
A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE WEST LINE OF SAID TWENTY ACRE TRACT WHICH IS S02°16'17"W 269.69' FROM THE NORTHWEST CORNER THEREOF AND RUNNING THENCE N52°58'06"E 52.17' ALONG THE SOUTHERN EDGE OF A DRIVEWAY, MEETING SAID SOUTHERN EDGE AT A DISTANCE OF 26.64', THENCE ALONG SAID SOUTHERN EDGE THE FOLLOWING: N50°19'57"E 70.90', N54°24'00"E 27.56', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 79.45' FOR A CHORD BEARING AND DISTANCE OF N67°56'26"E 35.89', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 178.94' FOR A CHORD BEARING AND DISTANCE OF N87°36'54"E 47.34', S81°55'13"E 46.91', S78°39'42"E 27.43', S85°33'53"E 43.22', N84°44'33"E 46.18', N86°41'45"E 47.00', N84°43'34"E 31.78', LEAVING SAID SOUTHERN EDGE AT A DISTANCE OF 24.11', THENCE S03°24'09"W 284.92' TO AN EXISTING PIPE, THENCE N86°37'12"W 430.21' TO SAID WEST LINE, THENCE ALONG SAID WEST LINE N02°16'17"E 156.47' TO THE POINT OF BEGINNING, CONTAINING 2.54 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN NORTH 56TH STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE WEST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

CORNER REFERENCE:
1) N84°33'20"W 9.01' TO A PERPENDICULAR INTERSECTION WITH THE WESTERN EDGE OF NORTH 56TH STREET
2) N89°21'45"E 34.30' TO A 20" ELM TREE ALONG A FENCE LINE
3) S44°51'37"E 41.32' TO A POWER POLE

PLAT NOTES:
1) THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS.

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

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
(FIRM PANEL #05007C0430J. DATED 09/28/2007)

PROPERTY OWNER:
CONNIE BOWERMAN
3219 N 56TH ST
SPRINGDALE AR 72762-0153

APPROVAL FOR RECORDING CITY OF SPRINGDALE:

DATE _____ DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION

SPRINGDALE TRANSMITTAL AND OWNERSHIP:
WE, THE UNDERSIGNED OWNERS, REPRESENTING ONE HUNDRED PERCENT (100%) OWNERSHIP OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE FOR PUBLIC OWNERSHIP, ALL STREETS AND ALLEYS AS SHOWN ON THIS PLAT FOR PUBLIC BENEFIT AS PRESCRIBED BY LAW. THE OWNERS ALSO DEDICATE TO THE CITY OF SPRINGDALE AND TO THE PUBLIC UTILITY COMPANIES (INCLUDING ANY CABLE TELEVISION COMPANY HOLDING A FRANCHISE GRANTED BY THE CITY OF SPRINGDALE) THE EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSE OF INSTALLATION OF NEW FACILITIES AND THE REPAIR OF EXISTING FACILITIES. ALSO ESTABLISHED HEREBY IS THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS, THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS, AND THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS.

_____ _____
DATE CONNIE BOWERMAN

STATE OF ARKANSAS
COUNTY OF _____
SUBSCRIBED AND SWORN BEFORE ME THIS ____DAY OF _____ 2022.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

0' 80' 160' 240'

GRAPHIC SCALE (IN FEET)
1 Inch = 80ft.

STATE RECORDING NUMBER:
500-18N-30W-0-21-330-04-1642

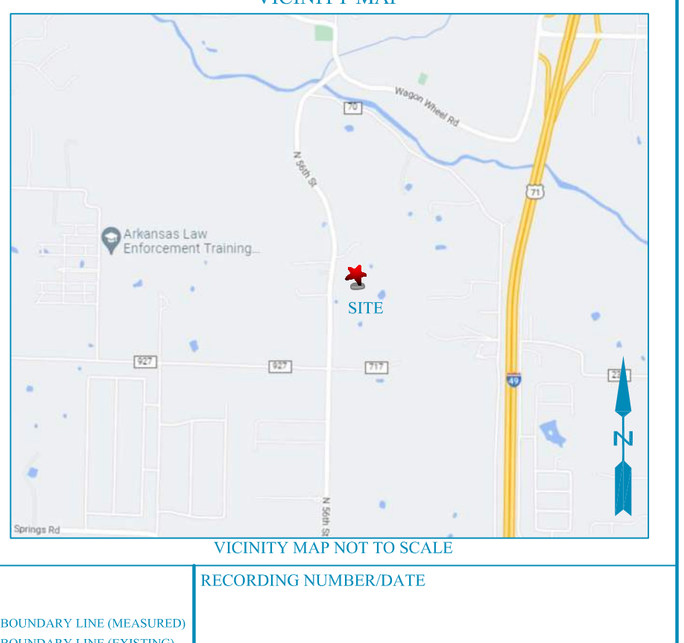
I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 6TH DAY OF SEPTEMBER, 2022.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1642
SIGNATURE
DERRICK L. THOMAS

DRAFT

IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

VICINITY MAP



VICINITY MAP NOT TO SCALE

DRAWING #22-226

FOR USE AND BENEFIT OF:
GREG & KIM CROW
CONNIE BOWERMAN

ADDRESS:
3219 NORTH 56TH STREET
SPRINGDALE, ARKANSAS

DATE: *01/18/23* SCALE: *1"=80'*
LOCATION: SURVEYED: DRAFTED:
SECTION: 21 CLAY MR & CH
TOWNSHIP: 18 NORTH
RANGE: 30 WEST
REVIEWED: DT
COA #1335

Bates & Associates, Inc.
Engineers · Surveyors
7230 S. Pleasant Ridge Dr. · Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.521.9350

BATES & ASSOCIATES, INC. Copyright 2023
This survey was conducted for the person or persons whose name(s) appear on this plat. This plat is protected by copyright. No one including the person(s) named may reproduce this plat without the express written consent of Bates & Associates, Inc. Surveyor has made no independent investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other fact which a complete and accurate title search may disclose. Any flood statement provided on this plat is for information only and Bates & Associates, Inc. assumes no liability for the correctness of the hereon cited maps, furthermore the above statement does not represent the opinion of Bates & Associates, Inc. of the probability of flooding.

Location Map:
R-30-W
21
T-18-N

LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

- FOUND 5/8" REBAR
- SET 5/8" REBAR/CAP
- FOUND PIPE
- FOUND 1/2" REBAR
- FOUND 3/8" REBAR
- SET / FOUND P/K NAIL
- COMPUTED POINT
- AC CONDENSER UNIT
- ADJ. LAND OWNER
- POWER POLE
- GUY ANCHOR
- LIGHT
- BOUNDARY LINE (MEASURED)
- BOUNDARY LINE (EXISTING)
- FORTY LINE/ TIE LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- WATER LINE
- OVERHEAD POWER LINE
- GUY WIRE
- FENCE
- BUILDING SETBACK

RECORDING NUMBER/DATE

W23-07

From: Hugo Rodríguez <huguito953@gmail.com>
Sent: Tuesday, December 20, 2022 12:05 PM
To: scurry@springdalear.gov
Subject: 3567 julio rd Springdale

Sidewalk Waiver

I, Hugo Rodriguez Castillo and Maria Eugenia Torres Martinez, owners of the property located at 3567 Julio Rd Springdale, Arkansas 72764 want to waive out building a sidewalk on our property due to Julio Rd being an unimproved road. The property at Julio Rd is not the only property without sidewalks. So therefore we would like to waive out building a sidewalk on our property.

3567 Julio Road, Requesting Waiver of Sidewalk W23-07

Planning Commission Meeting
February 7, 2023

Miles
0 00.01 0.01 0.02 0.03
N

PROJECT: W23-07
APPLICANT: Hugo Rodriguez Castillo &
Maria Torres Martinez
REQUEST: Waiver of Sidewalk Requirement

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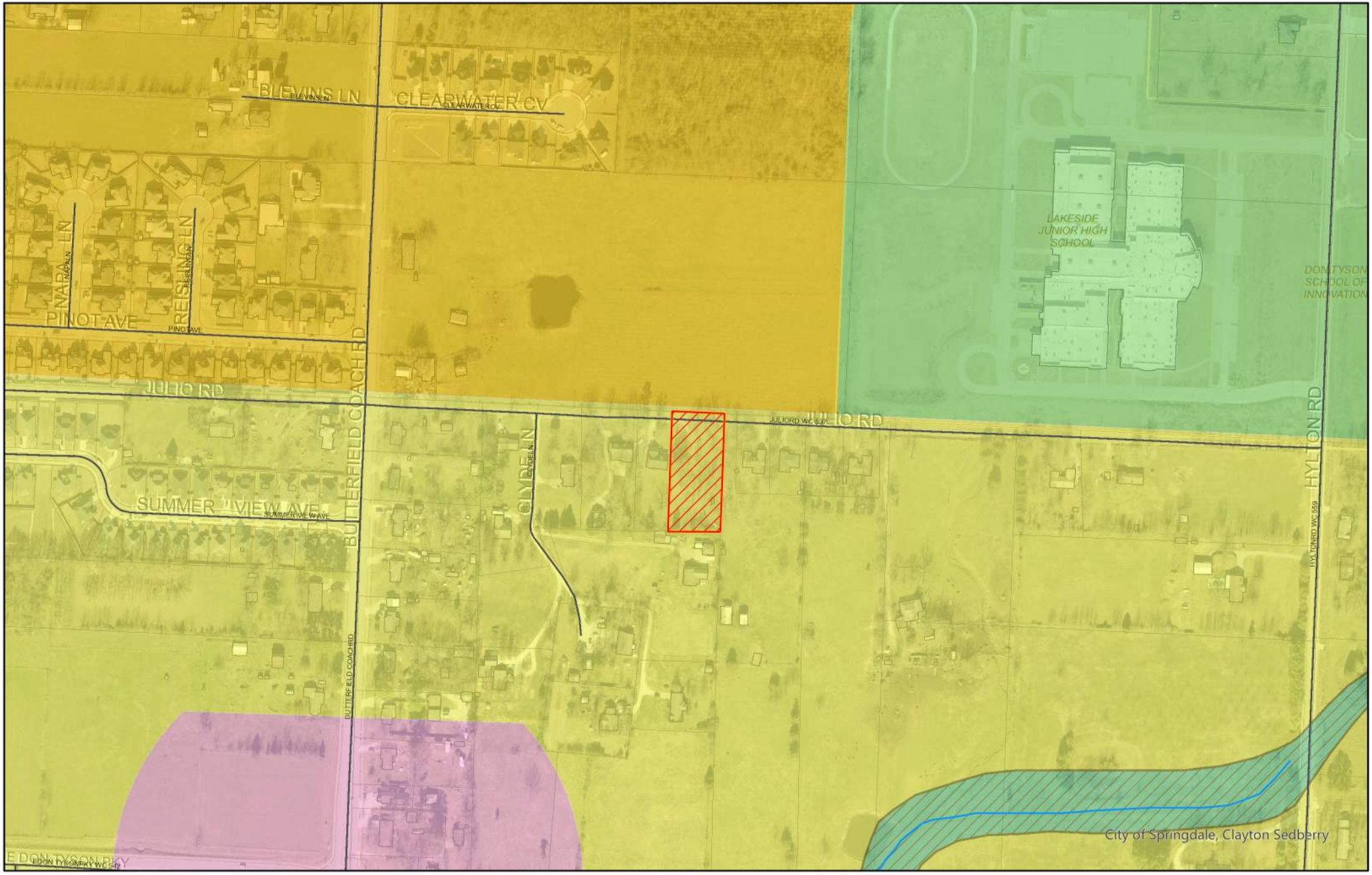

Planning Commission Meeting
February 7, 2023

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PROJECT: W23-07
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ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72764 • (479) 751-8733 • Established 1971

W23-08

December 23, 2022

City of Springdale
Katie E. Hollingshead, P.E., CFM
Engineering Department
128 Spring Street
Springdale, Arkansas 72764

Via email: khollingshead@springdalear.gov

Re: Waiver Request of Master Street Plan Improvements for Old Wire Road
Springdale Public Facilities Board
Old Wire Road between Kendrick Avenue and Reed Avenue
Springdale, AR

Katie:

On behalf of our client, the Springdale Public Facilities Board, we hereby request a waiver of the *City of Springdale Code of Ordinances*, Chapter 110, Art. V., Section 110-111(a) for the referenced section of Old Wire Road. Each of the six main reasons for which this improvement should be waived are summarized below.

1. As you are aware, the City of Springdale is currently undertaking design of improvements to Kendrick Avenue under the 2018 Bond Program to encourage economic development along this corridor. The Kendrick Avenue project received grant funding as an important economic development investment to bring jobs to Springdale. **In cooperation with the City, the Public Facilities Board donated several acres of right-of-way and easements to help bring jobs to Springdale via industrial development.**

2. The improved Kendrick Avenue is designed to take advantage of the new Highway 265, rather than Old Wire Road, by providing connectivity through a new intersection. Industrial development is not anticipated to have significant traffic impacts on Old Wire Road; the **major expenses needed to improve it are not proportional to a Development's impacts.**

3. Old Wire Road, a narrow, two-lane road, is part of a historic corridor dating to the Butterfield Overland Mail stagecoach route. When the City of Springdale and Arkansas Department of Transportation partnered to improve capacity through this corridor, it was decided to construct a new terrain route and shift the Highway 265 designation to the new road. **In choosing to construct a new terrain route rather than improve Old Wire Road, the City of Springdale and Arkansas Department of Transportation decided the benefits of improving this road were not worth the costs. The Owner is requesting the same logic apply to the Owner's property.**

4. Construction of the new Highway 265 resulted in a drop in average annual daily traffic from 15,000 vehicles per day in 2018 to 2,900 vehicles per day the following year after new Highway 265 was opened to traffic.[1] This data reveals two important points: first that the current roadway adequately served five times the current traffic volume for many years without improvement. Second, the *City of Springdale Master Street Plan* does not reflect the updates in roadway configuration and traffic count in this area, and thus the **Owner is being required to improve a local road to minor collector status.**

1 System Information & Research Division. (2022). "Interactive ADT Web App." https://gis.ardot.gov/portal/apps/webappviewer/index.html?id=7c81a313f4174b99b2a01713c328bb7a. Arkansas Department of Transportation: Little Rock, Ark. Accessed December 23, 2022.

Adequate right-of-way (80') exists for a high-volume local street section without additional dedication.[2]

5. As with many historic corridors, the backbones of utility systems are laid along Old Wire Road, including 48", 36", and 24" diameter water mains and fiber optic ducts. Widening Old Wire Road means these will need to be relocated outside of the traffic limits, **estimated to cost over $1 million in utility relocation.**

6. The east side of Old Wire Road is mostly owned by the City of Springdale Water and Sewer Commission; it serves as the Utility's Fitzgerald Mountain Tank Farm. Though tank improvement projects are likely to take place in the future, it is unlikely the Water and Sewer Commission will be asked to improve the east side of Old Wire Road as part of a large-scale development process. Any improvements constructed by the Owner will likely never be mirrored and a complete, improved street section will never be accomplished. Therefore, **due to adjacent ownership, Old Wire Road will likely never be fully constructed to *Springdale Master Street Plan* standards.**

Therefore, the Owner requests a waiver of master street plan improvements. We appreciate your consideration and are happy to discuss this request at your convenience.

Very truly yours,

Digitally signed by:
Brandon J. Rush

Brandon Rush, PE

cc Debbie Pounders and Sarah Curry (City of Springdale Planning, via email)
Bill Rogers, IOM and Jay Sego (Springdale Chamber of Commerce)
Jason Appel, PE (ESI, via email)

2 City of Springdale, Arkansas. (March 10, 2017). "Springdale Master Street Plan". https://www.springdalear.gov/documentcenter/view/2063. p. 2. Accessed December 23, 2022.

FP21-06 Spyglass Estates Waiver of Sidewalk on Spyglass Drive W23-09

From: norm@capstonebuildersinc.com
Sent: Monday, January 23, 2023 11:29 AM
To: Sarah Curry
Subject: waiver

Follow Up Flag: Follow up
Flag Status: Completed

Sarah

We would like to request a waiver for sidewalk on Spyglass Dr. in the Spyglass subdivision to remain as-is to match the existing sidewalks on the street.

Thanks
Norm Ditch
479-419-0566

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PLANNING COMMISSION MEETING
FEBRUARY 7, 2023