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SEPTEMBER 5, 2023
PLANNING COMMISSION MEETING

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

I. Pre-Meeting Activities
Pledge of Allegiance
Invocation

II. Call to Order

III. Roll Call

IV. Approval of Minutes (August 1, 2023)

V. Other

A. Use Unit 54; Digital Asset Mining
Presented by Patsy Christie

VI. Tabled Items

A. R23-37 Imogene Mayse Revocable Trust
3645 N. Thompson Street
From C-2 to C-5
Presented by Cody Bohn & CEI Engineering, Chris Harty

B. C23-14 Taylor & Maranda Drake
8736 W. Gibbs Road
Use Unit 14 (Residential Manufactured Housing) in an A-1
Presented by Taylor & Maranda Drake

C. L23-43 Jennifer Plaza Mini-Storage
3936 S. 48th Street
B23-62 Variance for Commercial Design Standards
(A) Entrances
(B) Pedestrian Flow
(C) Facades & Exterior Walls
(D) Detail Features
(E) Entryways
(F) Landscaping
Presented by Halff & Associates

D. PP23-12 Chapel Grove
Marchant Road & Kelly Road
Presented by OWN, Inc.

E. B23-82 Julio & Josefina Reyes
706 N. Gutensohn Road
Variance for Reduction of Front Setback from 30' to 18'
B23-100 Variance for Increased Fence Height from 3' to 6'
Presented by Julio & Josefina Reyes

F. B23-90 Panera Bread
SW Corner of W. Sunset Avenue & Mathias Drive
Variance for Commercial Design Standards
(A) Entrances
(B) Pedestrian Flow
(C) Landscaping
Presented by Crafton Tull & Associates

G. B23-91 Panera Bread
SW Corner of W. Sunset Avenue & Mathias Drive
Variance for Curb Cut Distance from 150' to 108'
Presented by Crafton Tull & Associates

VII. Public Hearing – Rezoning

A. R23-43 Alfredo Reyes & Leticia Hernandez
1098 Hatcher Road
From A-1 to C-2
Presented by Alfredo Reyes & Leticia Hernandez

B. R23-44 Tan Properties, LLC
4507 Johnson Road
From C-2 to SF-2
Presented by Chong Tan

C. R23-45 Old Mo East, LLC
1609 Old Missouri Road
From I-2 to C-5
Presented by Blew and Associates

VIII. Public Hearing – Conditional Use

A. C23-11 Tacos El Buen Pastor
2204 S. Turner Street
Use Unit 44 in a C-2
Presented by Maria Jamileth Ramirez

B. C20-08 Review of Conditional Use for Arkansas JRD Church
3430 W. Sunset Avenue
Use Unit 42 (Church/Synagogue) in a C-2
Presented by Anien Carter

IX. Preliminary Plats, Replats, & Final Plats

A. RP23-04 Habberton Ridge, Ph. II & III
S. of Don Tyson Pkwy, E. of Habberton Rd
Presented by Engineering Services, Inc.

B. RP23-14 Railroad Addition
203 E. Emma Avenue
Block 1, Lots 1-17
L23-52 203 E. Emma Hotel
FB23-02 Deviation of Paving Requirement
B23-93 Variance for Landscaping
Variance for Minimum Distance between Curb & Intersection from 40' to 32'
Presented by Blue Crane and 4iE★Engineering, Inc.

X. Large Scale Developments

A. L23-52 203 E. Emma Hotel
203 E. Emma Avenue
Presented by Blue Crane and 4iE★Engineering, Inc.

B. L23-53 NWA Steel, REVISED (Prev. L15-05)
501 E. County Line Road
W23-24 Waiver of MSP Improvements on E. County Line Road
Presented by Engineering Services, Inc.

C. L23-54 Cadence Plaza (Expired as L21-36)
3559 W. Sunset Avenue
Presented by Engineering Services, Inc.

D. L23-55 CARDS Recycling, Ph. II
1513 N. Old Missouri Road
Presented by Engineering Services, Inc.

XI. Public Hearing – Form-Based Code

A. FB23-02 203 E. Emma Hotel
203 E. Emma Avenue
Deviation of Paving Requirement
Presented by Blue Crane and 4iE★Engineering, Inc.

XII. Board of Adjustment

A. B23-65 Alberto Gonzalez Tenorio & Laura Hernandez
3380 Old Wire Road
Variance for Paving Requirement
Presented by Laura Hernandez

B. B23-93 E. Emma Hotel
203 E. Emma Avenue
Variance for Landscaping
Variance for Minimum Distance between Curb & Intersection from 40' to 32'
Presented by Blue Crane and 4iE★Engineering, Inc.

C. B23-95 Howell Family Revocable Trust
489 Purtle Avenue
Variance for Reduction of Rear Setback from 20' to 14'
Variance for Reduction of Front Setback from 30' to 23'
Presented by Satterfield Land Surveyors

D. B23-98 LD Gibson Properties, LLC
1216 Crutcher Street
Variance for Reduction of Front Setback from 30' to 6'
Variance for Minimum Distance between Drives
Presented by Larry Gibson

E. B23-99 Kevin & Lucia Wang
1201 Henryetta Street
Variance for Increased Fence Height from 3' to 6'
Presented by Kevin & Lucia Wang

F. B23-100 Julio & Josefina Reyes
706 N. Gutensohn Road
Variance for Increased Fence Height from 3' to 6'
Presented by Julio & Josefina Reyes

G. B23-101 Williams Tractor
4190 S. 48th Street
Variance for Paving Requirement
Presented by Engineering Services, Inc.

H. B23-102 Ethan & Michelle Pennington
3460 Brian Street
Variance for Reduction of Side Setback from 8' to 7'
Presented by Ethan & Michelle Pennington

I. B23-103 Thomas & Peggy Maringer
TABLED 2692 Powell Street
PER STAFF Variance for Non-Conforming Structure to Remain,
Side Setback Reduction from 8' to 1.8'
Presented by Engineering Services, Inc.

J. B23-104 Vick Enterprises, LLC
229 N. West End Street
Variance for Reduction of Side Setback from 8' to 6'
Presented by Vick Enterprises, LLC

K. B23-105 Eden & Lizbeth Tanguma
109 Paradise Lane
Variance for Increased Fence Height on E. side from 6' to 8'
Presented by Eden & Lizbeth Tanguma

XIII. Waivers

A. W23-18 The Hideaway
402 W. Price Avenue
Waiver of Street Improvements on Price Avenue
Presented by Engineering Services, Inc.

B. W23-24 NWA Steel
501 E. County Line Road
Waiver of MSP Improvements on E. County Line Road
Presented by Engineering Services, Inc.

XIV. Planning Director's Report

XV. Adjourn

The Springdale Planning Commission met in regular session on Tuesday, August 1, 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, Chairwoman Shannon Mueller led the Pledge of Allegiance and Mr. Dale Tyler gave the invocation.

The meeting was called to order by Ms. Mueller at 5:00 p.m.

Roll call was answered by:

Ray Cardiel
Mark Cloud
Gary Compton – Vice-Chairman
Brent Couch
Chris Hussein
Shannon Mueller – Chairwoman
Dale Tyler

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

Planning Commissioners not in attendance were Payton Parker and Howard Austin.

Mr. Chris Hussein moved to approve the July 2023 minutes. Mr. Gary Compton seconded the motion. By a voice of all ayes and no nays the July 2023 minutes was approved by a unanimous vote.

Tabled Items

A. C23-10 El Torogoz Salvadorian & Mexican Cuisine
3389 N. Thompson Street
Use Unit 44 (Mobile Vending) in a C-5
B23-80 Variance of utility requirement
Presented by Julio Nehemias Lemus

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

Ms. Christie asked how they planned to dispose of the gray water.

Mr. Lemus said that they have permission from (couldn't understand the person's name) to dispose of it.

Ms. Christie said that has to be submitted in writing and it has to go to Springdale Water for approval because normally it can't be transported. She asked if it will be transported or if it is on site.

He said that it is on site.

Ms. Christie said that Staff needs that in writing.

Mr. Lemus said that they had submitted it.

Ms. Christie asked how they were getting fresh water.

He said that they will connect to the site.

Ms. Christie asked if they had been to Springdale Water about getting a separate meter.

Mr. Lemus said that they have gotten permission to get water on site.

Ms. Christie said that both items will need to be submitted to Springdale Water and they will have to approve it before Staff and the Commission can take any action on this application. She further stated that just because they worked it out with property owner it still has to be approved through Springdale Water.

She suggested that this get tabled to September and they need to set up an appointment with Staff to work out or they need to go to Springdale Water Utilities and get something in writing saying they approve of the way are handling the water situation. She also asked if they had a grease separator to which he said that they did. She asked if they had their health department approval. He said that they did not.

Ms. Christie said that they needed to get their water and waste water disposal worked out before they can get a health certificate.

She asked how they were getting power.

He said that they are trying to set up a pole and meter to get power from the power company.

Ms. Christie re-iterated that they must get the water situation fixed before the Planning Commission can move forward on their request.

The following will be a verbatim account.

B. C23-12 <u>Beverly Joan Gardner Irrevocable Trust</u>
13049 Kelly Road
Tandem lot split in the Springdale Planning Area
B23-79 Variance of paving requirement
Presented by Blew & Associates

Ms. Mueller: O.K. next item is C23-12, Beverly Joan Gardner Irrevocable Trust, presented by Blew & Associates.

Mr. Nathan Couch: Good evening, my name is Nathan Crouch with Blew & Associates and I have the Trustee of the family trust here to speak to this. This came before the Commission a couple of weeks ago and there was a question about the trust and we have gotten that trust down to the City Attorney's office and they reviewed and given us a go ahead to return to Planning Commission.

Ms. Christie: O.K., I think the question of where the location of the access easement is not something we are going to settle at this location. Did y'all get it worked out amongst yourselves where it is going to be.

Mr. Crouch: Yes.

Ms. Christie: O.K. so where you show it on the drawing, which is on the southern site of this lot is where it is going to be and everybody is good with that.

Mr. Crouch: Yes.

Ms. Christie: O.K. I'll just go back and say that that is not something that we are going to settle for you, you all will have to figure out where it needs to go. And then, that answers one question and then you are asking for variance to not pave at all or some time to pave it.

Mr. Crouch: Not pave it at all. It is basically rock and dirt out there and they have been using for years without asphalt.

Ms. Christie: Well, you are not using the existing easement. You are building a whole new one, so it's not going to have rock and dirt on it there with years of use. Right?

Mr. Crouch: The existing easement as you can see on the plat is to be vacated past the home on the northeast corner to be vacated past the turn where it goes into their garage to be vacated everywhere beyond that. It is paved up to that driveway where it goes up to the shed. We will be replacing that easement to be vacated all the way to the back with the one on the south for 25 feet.

Ms. Christie: So the first question is are there any other Staff comments that I have missed? O.K. the first question is the variance for a paving requirement and that is a call for the vote. You are no doing any pavement; it will be gravel all the way up to the existing Kelly Drive, right?

Mr. Crouch: Yes, ma'am.

Ms. Christie: There is no concrete apron there either.

Mr. Crouch: I will point out that the reason that location was chosen, down on the southeast corner, down there, is because there is an existing culvert where the driveway comes off Kelly Road and then it is just hugging the property line to go to the back, that

way this front property won't have to have all the traffic going back to the back lot coming in front of their home.

Commissioner Cloud: I have a question. Are you saying the easement at the top, is that going away from Kelly Drive and there will only be one access to Kelly Road? Is the current drive is all asphalt? I know it shows it being asphalt. Is that the entire way or just to a certain point.

Mr. Crouch: Up to the northeast access is paved up to the point where it comes in and makes that right hand turn to go up to the carport and the shed. You can see the end of the pavement up by the CL (centerline) that's the end of pavement.

Ms. Christie: That drive is going to stay.

Mr. Crouch: Yes.

Ms. Christie: O.K. and the connection between the two are going away and the other one will be up the southern side of this property will be gravel all the way, is what you are proposing.

Mr. Crouch: Yes ma'am.

Ms. Mueller: This will be a call for the vote for the variance for paving.

Mr. Couch: Call for the vote.

Ms. Christie: No paving for the drive that goes to the tandem lot on the west side.

Ms. Pounders: Cardiel – No, Cloud – No, Compton – No, Couch – No, Hussein – No, Mueller – No, Tyler – No.

Ms. Mueller: That does not pass.

Ms. Christie: O.K. you have the right to appeal that decision to the City Council. The appeal has to be filed within fifteen (15) days and you will need to re-notify the adjacent property owners again. Do you want us to go ahead and take action on the tandem lot split or do you want to wait until after that appeal.

Mr. Crouch: We would like to go ahead with the tandem lot.

Ms. Christie: O.K.

Ms. Mueller: This is a call for the vote for the tandem lot split.

Mr. Compton: Call for the vote.

Ms. Pounders: Cloud – Yes, Compton – Yes, Couch – Yes, Hussein – Yes, Mueller – Yes, Tyler – Yes, Cardiel – Yes.

Ms. Mueller: That passes.

C. B23-77 Bernice Suddath, Inc.
A4029A Nightingale Lane
A. Variance for expansion of driveway towards primary entrance
B. Variance of paving requirement
Presented by Ben Suddath

Mr. Suddath was present on his behalf to answer any questions or comments. He said that he did some changes that the Commission had requested at the July meeting.

Ms. Christie said that basically he is using one side of the garage for appliance repair.

Mr. Suddath said that he wasn't. He further stated that he has parts in his garage but he is not having people bring him anything. It is stuff that he is either scrapping or throwing away or have repaired and given to the property manager.

Ms. Christie pointed out that he had a home office business license and not appliance repair business at this location.

Mr. Suddath stated that he had a home office.

Ms. Christie pointed out that by definition you can only do things that are done by phone, or on the computer. She asked if he had any employees.

Mr. Suddath said that his wife is his secretary.

Ms. Christie said that he is originally asking for is to pave the entire area inside the black line on the screen.

Mr. Suddath said that that was correct and that he had changed it from existing patio area and go back down to the where the line is one the grass as shown on the picture for extra parking.

Ms. Christie asked if he would remove all the gravel by the fence.

He said that he will remove the gravel.

Ms. Christie said that he is withdrawing the variance of the paving requirement.

Mr. Suddath said that he is withdrawing it.

Ms. Christie said that his request is to extend the driveway toward the primary entrance of 19 feet.

Mr. Suddath that was correct.

Ms. Muller asked if the Commission had any comments or questions.

Mr. Cloud asked what the purpose is that Mr. Suddath needs extra parking.

Mr. Suddath said that he has numerous vehicles and have three or four people that live in the house.

Ms. Mueller said that this would be a call for the vote.

Mr. Couch called for the vote.

VOTE:

YES: Compton, Couch, Hussein, Mueller, Tyler, Austin, Cardiel, Cloud
NO: None

The variance was approved by a unanimous vote.

Ms. Christie stated for the record that Mr. Suddath had the authorization to extend, but he still doesn't have a business license. He has one for a home office which is conducting business either by phone or computer or by mail only. There should be nothing stored on site and no one is to come to the site. That is the definition of a home office.

D. B23-81 Trickling Creek Warehouse
659 E. Randall Wobbe Lane
Variance of paving requirement
Presented by Earthplan Design Alternatives, PA

Mr. James Guertz was present on behalf of his client to answer any questions or comments. He said they have come back with a revised drawing.

Ms. Christie asked him to explain the changes that he made.

Mr. Guertz said that they are only requesting the gravel in the rear portion. They are extending the paved portions down the sides of the building as shown on the submitted drawing.

Ms. Christie said that previously his client was asking for those drives along each side to be gravel as well.

Ms. Christie asked Ms. Hollingshead if Engineering any comments.

She had none.

Ms. Christie asked if the fire department had any comments.

Mr. Stith said that this will meet the fire code the way it has been modified.

Ms. Christie stated that this is a variance request for the gravel to remain as shown on the revised submission.

Ms. Mueller asked if the Commissioners had any questions or comments.

Mr. Cloud asked if there will be a future access to the south to the right side of the drive.

Mr. Guertz said there will not be and that they are trying to close it.

Mr. Cloud called for the vote.

VOTE:
YES: Couch, Hussein, Mueller, Tyler, Cardiel, Cloud, Compton
NO: None

The variance request was approved by a unanimous vote.

E. W23-20 Shaver Addition
3607 McRay Avenue
Waiver of street improvements on McRay Avenue
Presented by Jay Young, DCI

Mr. Young was present on behalf of his client to answer any questions or comments. He said the waiver request for the required street improvements. He said that it is an approved preliminary plat which is getting ready for construction. He said that the street will come in from Shaver and serve the ten lots. He further stated that there will be a lift station which will be served by the same street. None of the lots will be served by coming off of McRay.

Ms. Christie asked if his client was dedicating the right-of-way in accordance with the Master Street Plan.

Mr. Young said that they were.

Ms. Christie said that this would be a recommendation to Council. Engineering had no comments.

Engineering stated that they are recommending payment in lieu of.

Ms. Mueller asked if the Commission had any questions or comments.

They did not.

Ms. Mueller said that she needs a motion with recommendation to Council to approve or deny or make a payment in-lieu of.

Mr. Tyler moved to forward to Council with a recommendation for approval subject to a payment in-lieu being made. Mr. Cardiel seconded the motion.

VOTE:
YES: Hussein, Mueller, Tyler, Cardiel, Cloud, Compton, Couch
NO: None

The waiver was approved to forward to Council with a recommendation for approval subject to a payment in-lieu of being made.

Ms. Christie stated for the record that Staff would prepare the Resolution that will go to Council on Tuesday, August 8, 2023 at 6:00 p.m.

Public Hearing – Rezoning

A. R23-35 Steven & Sherrie Alarid
3324 AR Hwy 112
From A-1 to SF-1
Presented by Steven & Sherrie Alarid

Steven and Sherrie Alarid were both present to answer any questions or comments.

Ms. Mueller asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates Low Density Residential.

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

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

Ms. Mueller asked if there were those in the audience with questions or comments.

Ms. Kathy Retslef (?) said that she felt this zoning change would negatively affect the property values. She contacted a real estate broker that she knows and asked him what the implications were be regarding this rezoning. Per Ms. Retslef (?) that his opinion was that he

felt the rezoning would decrease their property value if an investor would come in and build rental property.

Ms. Christie said that an SF-1 zone is a single family residential zone only. They can only build single family homes. The existing lot was annexed into the City, actually the whole subdivision was annexed in and became A-1. All the lots are considered non-conforming because they don't have 200' of frontage or 2 acres minimum lot size. She further stated that by rezoning it to SF-1 on an 80' lot with 10,000 square feet. That area is on septic as well.

Mr. Cloud called for the vote.

VOTE:
YES: Mueller, Tyler, Cardiel, Cloud, Compton, Couch, Hussein
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, August 22, 2023 at 6:00 p.m.

B. R23-36 R & D Property Holdings, LLC
1015 Sherry Street
From SF-2 to MF-2
RP23-13 Harger Addition
Block 1, Lots 17-19
Presented by Dustin Davis

Mr. Davis was present to answer any questions or comments. He said that this rezoning is in conjunction with the replat.

Ms. Mueller asked for Staff comments.

Ms. Christie the Staff comments.

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

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

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

Ms. Mueller asked if there were those in the audience with questions or comments.

There were none.

Mr. Cloud asked if he was taking three lots and splitting it into two.

Mr. Davis said that was correct.

Mr. Cardiel called for the vote.

VOTE:
YES: Tyler, Cardiel, Cloud, Compton, Couch, Hussein, Mueller
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, August 22, 2023 at 6:00 p.m.

Ms. Mueller asked for Staff comments for the replat.

Mr. Barry read the Staff comments. Ms. Hollingshead read the Engineering comments.

Planning Comments

1. This Replat has been given the number RP23-13. 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. Please submit written responses for all comments. (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. Need to identify the ownership, address, parcel number and zoning of all the adjacent properties.
    a. Please display these items for all properties who received mail notifications.
6. Plat shows a gas line abruptly ending at the property line between the two newly created parcels.
    a. It appears that this gas line will require an easement.
7. Under “Certificate of Approval”, please move the “City Clerk” line to the right in order to align it with the other date/signature lines.
8. In accordance with this evening’s decision by the Planning Commission, please update the plat to reflect MF-2 zoning.
9. All comments from the utility companies and other city departments must be addressed prior to approval. (standard comment)

Engineering Comments

Provide required signatures. (Upon approval.)

Building & Fire Comments:

North eave of the existing dwelling appears to be in the 8-foot side building setback. Please show distance from edge of eave to proposed lot line.

Indicate gas line to be relocated.

Both lots shall have separate water and sewer service.

SWU Comments:

No comments submitted as of 07.27.2023.

Ms. Christie also stated that the issue with the gas line will either have to be relocated or have an easement across the property before the plat can be finalized.

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

VOTE:
YES: Cardiel, Cloud, Compton, Couch, Hussein, Mueller, Tyler
NO: None

Ms. Christie stated for the record that if Mr. Davis wants the replat to go to Council on Tuesday, August 8, 2023 the Ordinance will need to be in the Planning Office by noon on Wednesday. She said that Mr. Davis can have Council approve it but it will not be signed until the gas line issue is resolved.

C. R23-38 JSCT Holdings, LLC
2815 N. 56th Street
From SF-2 to O-1
Presented by Expedient Civil Engineering, PLLC

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

Ms. Mueller asked for Staff comments.

Ms. Christie read the Staff comments.

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

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

Small-scale, limited impact commercial development should be accommodated at selected locations within or at the edge of residential neighborhoods to address retail and personal service needs of nearby residents in a convenient and accessible manner.

Ms. Christie reminded them that there will be a cul-de sac/or roundabout going in on the North 56th Street improvements at County Line Road. She further stated that it puts this in a different scenario than what is out there today. She said that the O-1 zoning that they are proposing is for single family homes and offices not to exceed 5,000 square feet and there will be no outside storage.

Ms. Mueller asked if there were those in the audience with questions or comments.

Ms. Lacey Anglin said that their concern is that the remodeling of the house has already been done prior to the rezoning. She further stated that they don't won't a lot of loud construction or parking of equipment.

Mr. Couch said that the concerns he has, as he lives in this area, with the development going on for 300 houses, he does worry about the impact of an office going in at this location.

Mr. Cloud called for the vote.

VOTE:

YES: Cloud, Compton, Hussein, Mueller, Tyler, Cardiel
NO: Couch

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

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, August 22, 2023 at 6:00 p.m.

D. R23-39 Gary & Kay Oxford
3819 Powell Street
From A-1 to SF-1
Presented by Blew and Associates

Mr. Nathan Couch with Blew and Associates was present on behalf of his client to answer any questions or comments. He said that this another non-conforming use and his clients want to split it.

Ms. Mueller asked for Staff comments.

Ms. Christie read the Staff comments.

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

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

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

Ms. Mueller asked if there were those in the audience with questions or comments.

There were none.

Mr. Cardiel called for the vote.

VOTE:
YES: Compton, Couch, Hussein, Mueller, Tyler, Cardiel, Cloud
NO: None

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff will prepare the Ordinance that will go to Council on Tuesday, August 22, 2023 at 6:00 p.m.

E. R23-40 Carrillo Holdings, LLC
602 N. Old Missouri Road
From SF-2 to C-2
Presented by Carrillo Holdings, LLC

A representative for Carrillo Holdings, LLC was present to answer any questions or comments.

Ms. Mueller asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates regional commercial use.

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

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

Ms. Mueller asked if there were those in the audience with questions or comments.

There were none.

Mr. Cloud called for the vote.

VOTE:

YES: Couch, Hussein, Mueller, Tyler, Cardiel, Cloud, Compton
NO: None

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, August 22, 2023 at 6:00 p.m.

F. R23-41 Lloyd & Anne Godby
4890 Horn Lane
From A-1 to C-2
Presented by Lloyd & Anne Godby

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

Ms. Mueller asked for Staff comments.

Ms. Christie read the Staff comments.

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

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

Small-scale, limited-impact commercial development should be accommodated at selected locations within or at the edge of residential neighborhoods to address retail and personal service needs of nearby residents in a convenient and accessible manner.

Ms. Mueller asked if there were those in the audience with questions or comments.

There were none.

Mr. Hussein called for the vote.

VOTE:

YES: Hussein, Mueller, Tyler, Cardiel, Cloud, Compton, Couch
NO: None

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff will prepare the Ordinance that will go to Council on Tuesday, August 22, 2023 at 6:00 p.m.

G. R23-42 Carolyn S. Teague Trust
4258 S. 48th Street
From A-1 to MF-24
Presented by Engineering Services, Inc.

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

Ms. Mueller asked for Staff comments.

Ms. Christie read the Staff comments.

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

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

Multi-family housing should be developed at a density and scale that is compatible with the surrounding neighborhood and available utilities and roadway capacity.

Ms. Mueller asked if there were those in the audience with questions or comments.

There were none.

Mr. Couch called for the vote.

VOTE:
YES: Mueller, Tyler, Cardiel, Cloud, Compton, Couch, Hussein
NO: None

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff will prepare the Ordinance that will go to Council on Tuesday, August 22, 2023 at 6:00 p.m.

Public Hearing – Conditional Use

A. C23-13 Hope City Church
866 S. 48th Street
Use Unit 42 (Church/Synagogue) in a C-2
Present5d by Hope City Church

Mr. Adam Barry was present on behalf of the church to answer any questions or comments.

Ms. Mueller asked for Staff comments.

Ms. Christie said that their proposed time of operation will be on Sundays only from 8:00 a.m. to 1:00 p.m.

Mr. Barry said that that was correct. Gatherings will begin at 10:00 a.m.

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

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

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

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

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

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.

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

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

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

Mr. Tyler called for the vote.

VOTE:

YES: Tyler, Cardiel, Cloud, Compton, Couch, Hussein 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, August 22, 2023 at 6:00 p.m.

C. C20-08 Review of Conditional Use for Arkansas JRD Church
3430 W. Sunset Avenue
Use unit 42 (Church/Synagogue) in a C-2
Presented by Anien Carter

Ms. Christie said that this is a review of a Conditional Use that was granted to the church at this location. It has been brought to the Planning Office's attention that the conditions applied to this conditional use have not always been followed. Staff has received a complaint that the church is using more parking spaces than they were permitted. Staff has been unable to contact the church and would like to table this until the September PC meeting.

Preliminary Plats, Replats, & Final Plats

A. PP23-10 Jacob's Crossing (Expired PP22-05)
2801 E. Don Tyson Parkway
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.

Ms. Mueller asked if there were those in the audience with questions or comments.

Ms. Lorie Brown, she said they were not notified initially but found out about the meeting. She wanted to know how this would affect them as far as the septic system is concerned.

Mr. Appel said that the septic fields were identified and they were contained on the site.

Ms. Brown wanted to know if they could connect to the sewer system at this property.

Mr. Appel said that the sewer is within the subdivision but didn't know how direct it is to Ms. Brown's property.

Ms. Christie asked Ms. Brown is she was wanting to connect to the sewer if that were possible.

Ms. Brown said that the did.

Ms. Christie suggested that Ms. Brown get with Mr. Appel after the meeting to see if something could be worked out.

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

VOTE:

YES: Cardiel, Cloud, Compton, Couch, Hussein, Mueller, Tyler
NO: None

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

B. PP23-11 Elmdale Valley Estates
8632 W. Gibbs Road
Presented by Sandcreek Engineering

Mr. Anthony Ferrerya with Sandcreek Engineering was present on behalf of his client to answer any questions or comments.

Ms. Mueller asked for Staff comments.

Planning Comments

1. This Preliminary Plat has been given the number PP23-11. This number should be placed on the plat and all future correspondence and plats pertaining to this Preliminary Plat. (standard comment)
2. Submit PDF files at time of resubmission. (standard comment)
3. A written response to all comments is required with resubmission. (standard comment).
4. Please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (standard comment)
5. Street names will need to be provided and approved prior to final plat acceptance.
6. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)

Engineering Comments:

1. **Chapter 106 – Stormwater Drainage**
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)
   - *106.5.3*** - A concrete trickle channel with a minimum width of 4 feet and a minimum slope of 0.40% shall be required for all detention ponds other than permanent lakes.
     - **Add trickle channel to pond.**
     - **Waiver requested, please provide detail**

- **Provide access easements as necessary to provide maintenance access for backhoes and trucks to ravine ponds**

2. **Chapter 107 – Stormwater Pollution**

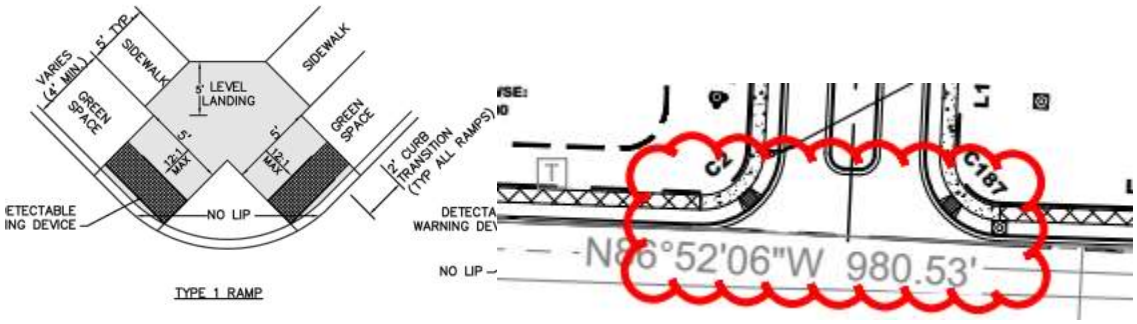
(Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)

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

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

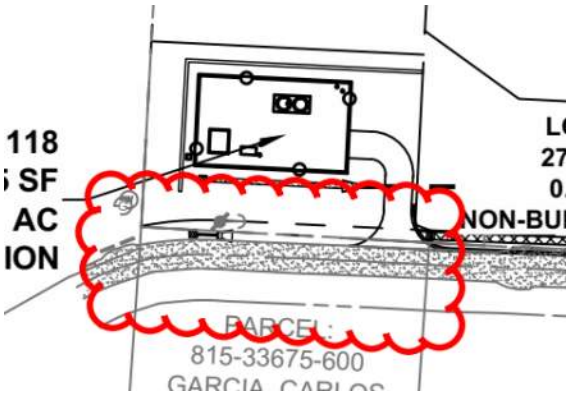
(Ord. No. 3258, § 1, 11-12-02)

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



-

- **Utilize Type1 ramps to allow pedestrians to cross street perpendicular to traffic. (Ramps should not direct pedestrians into the middle of an intersection.)**
- **The entire pedestrian crossing at the entrance should be constructed as part of the development.**
-

- 

    - **Street improvements including sidewalks should extend to the property corner.**

- *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.
    - **Is on-street parking permitted on interior streets? With 52' of ROW, that includes at least parking on one side, but if that is desired then need to provide landscape islands every 200-250 ft as described in the master street plan.**

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.
- **Show proposed or existing street lights on West Gibbs Road.**

- *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.**

6. **Chapter 50 – Floods**

(Ord. No. 4110, § 1, 9-11-07)

4110.6.2 - Need to submit a floodplain development application at the time of resubmittal.

- **Submit Non-Building Floodplain Development Permit application (email Katie for a copy)**

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.

Building & Fire Comments:

Provide flow test report from the hydrant on Gibb's road to the building department prior to further review.

Please schedule a meeting with Engineer, Springdale Water Utility and Building Department to discuss responsibilities and issues concerning low pressure sanitary sewer. System must be approved by SWU, State Health Department, and Building Department. An agreement of concept and responsibilities must be made by all entities prior to preliminary plat approval.

Ms. Mueller asked if there were those in the audience with questions or comments.

Ms. Virgie Burkes said that her concern is drainage and water flow. She said that they do not want to get flooded when it rains.

Ms. Christie pointed out that they have provided detention ponds to prevent flooding.

Ms. Julie Alexander said that their property runs on the back side of the proposed subdivision. She said that their concern is waterflow. She said that her property backs up to the dam.

Ms. Christie said that preliminary drainage report that has been looked at by the Engineering Department in great detail to make sure that the adjacent property owners will not be affected. She further stated that if there is an existing problem, the subdivision will not make it any worse.

Ms. Alexander said that another concern is that the creek runs through her property and basically they were looking to about possibly getting/buying a lot for the purpose of an easement from that subdivision to the top side of her property. She said the creek cuts the property in half and they can't cross the creek the way that it is making the top side of her property as unusable.

Dr. Phillip Hays lives just to the north of the proposed subdivision. He wants to make sure of what the property line is on the proposed development. He said it looks like based on the document that was shared with them. He just wants to make sure that the property lines are correct.

Ms. Christie said that he will need to get with the developer regarding that question. The City does not get involved with boundary lines.

Mr. Bart Ashworth said that he is just west of the development. His concern is there is a water pipe that will be installed going to the City of Fayetteville that runs on the west side of the property. He further stated that they want to come thirty feet into his property and cut down trees.

Ms. Christie said that this is a City of Fayetteville project not the City of Springdale and they selected where they wanted to put it. It isn't something that was brought to Springdale to identify.

Mr. Ashworth said that since he is in Springdale then the City of Fayetteville wouldn't have eminent domain.

Ms. Mueller said that because it is a City they would have eminent domain.

Ms. Christie said that they don't normally get involved in the City of Fayetteville's acquisitions for their supply line.

Mr. Ashworth said that they could run a pipe down the middle of 112 and not have to intrude on other people's property.

Ms. Christie suggested that since Mr. Ashworth hasn't talked with the City of Fayetteville, that he make an appointment with them to discuss his concerns.

Mr. Ashworth requested that the preliminary plat get tabled until his perceived problems get resolved.

Mr. Cloud said that if Springdale has nothing to do with the pipe and the easement and where it goes. He further stated that if he has an argument with somebody it is with the City of Fayetteville. He asked if Fayetteville had contacted him.

Mr. Ashworth said that they had contacted him.

Mr. Cloud asked what took place and Mr. Ashworth said that they want to give him money and he has told them no.

Ms. Brianne Curan(?) said that she wants to know if they are widening Summers Road.

Ms. Christie said that the access to Summers Road is an emergency access only.

Ms. Eva Moser lives to the west of this proposed subdivision. She said that her biggest concern is water. She said her property is downhill and would like to know where the water is going.

Mr. Ferrerya said that the goal isn't to exceed what is already going to that area. With their design and grading plans which will go under review. Most of the water in the will drain back toward the road that will ultimately hit one of the basins down lower.

Ms. Christie told Ms. Moser that what the engineer is telling her is that they are designing it so as not to increase anymore water that comes off of it today. The water will be taken away from her property and not added to it.

Ms. Moser wanted to know what would happen since they are not eligible for flood insurance and who would pay for water damage.

Ms. Katie Hollingshead with Springdale Engineering and she is also the Flood Plain administrator of said city. She informed Ms. Moser that Springdale is a member of NFIP and she is eligible for flood insurance regardless if her structure is in the flood plain or not. She further stated that there is a flooding issue along Brush Creek due to the amount of development that has happened on the west side of town and in Tontitown. Springdale does not allow new developments that go in to increase the rate of water. She said that there would be more water because of all the road and hardface but they are required to mitigate that to a detention pond and hold the water back for a period of time. It is not releasing off the site at any bigger rate than before.

Mr. Jason Thomas said that he will echo everything that has already been said. He pointed to the middle cul de-sac that goes three different ways. Going there veering up to what is the northwest, he said that is where the water goes. He said that his house is high and will probably be the last one to flood but his neighbor to the north it comes behind Mr. Thomas's property that goes around his shop and goes into his neighbor's yard. He wanted to know if there if there is a retaining device in that ravine and he has counted about 15 or 16 houses that will go around to the northwest. He wanted to know what will be there to collect the new runoff.

Mr. Ferrerya said that they will have three individual ponds in that ravine that will mitigate the water as it goes down through there to meet the flow that they are already going through. He said that should keep what they are adding to it to a slower rate.

Dennis Moser asked about the detention ponds. He said that when Tuscany was built the first big rain and their pond filled up and when the water was gone, they tore it out.

Ms. Hollingshead said that she would take a look at the area to see what is going on.

Mr. Tyler moved to approve the preliminary plat subject to Staff comments. Mr. Cloud seconded the motion.

VOTE:
YES: Cloud, Compton, Couch, Hussein, Mueller, Tyler, Cardiel
NO: None

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

D. RP23-05 <u>Zachary Addition</u>
140 Huntsville Ave.
Block 2, Lots 3 & 7
Presented by Blew & Associates

Ms. Christie said that this had already been approved this replat but SWU requested that a water and sewer easement be added after it had gone to Council. It had already approved by Council so when the Water Department made their request, it had to come back to Planning Commission and then it will be forwarded to Council again for approval.

Mr. Nathan Crouch with Blew and Associates was present on behalf of his client to answer any questions or comments.

Ms. Mueller asked if there were those in the audience with questions or comments.

There were none.

Mr. Cloud moved to approve the replat. Mr. Compton seconded the motion.

VOTE:

YES: Compton, Couch, Hussein, Mueller, Tyler, Cardiel, Cloud
NO: None

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

Ms. Christie stated for the record that if Mr. Crouch wanted the replat to go to Council on Tuesday, August 8 he will need to have the Ordinance in the Planning Office by noon on Wednesday, August 3, 2023.

E. RP23-12 Putman Addition
402 Putman Street
Blocks 2 & 3, Lots 1 & 4
Presented by Engineering Services, Inc.

Mr. Brandon Rush with Engineering Services, Inc. was present on behalf of his client to answer any questions or comments. He said that this is a combination of several old downtown lots.

Ms. Christie said that they were all being combined into one tract and easements are being retained as they are and the right of way is the same.

Mr. Rush said that that was correct.

Ms. Mueller asked if there were those in the audience with questions or comments.

There were none.

Mr. Hussein moved to approve the replat subject to Staff comments. Mr. Cardiel seconded the motion.

VOTE:

YES: Couch, Hussein, Mueller, Tyler, Cardiel, Cloud, Compton
NO: None

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

Ms. Christie stated for the record that if Mr. Rush wanted the replat to go to Council on Tuesday, August 8 he will need to have the Ordinance in the Planning Office by noon on Wednesday, August 3, 2023.

G. FP23-01 Spring Creek Farms
West of Miller Road & North of Hwy. 612
Presented by CEI Engineering Associates, Inc.

Mr. Nate Batchelor with CEI Engineering Associates, Inc. was present on behalf of his client to answer any questions or comments. He said that the streets are complete and water and sewer are in place.

Ms. Hollingshead said that Engineering had only standard comments. Mr. Barry said that Planning just had standard comments as well.

Ms. Mueller asked if there were those in the audience with questions or comments.

There were none.

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

VOTE:
YES: Hussein, Mueller, Tyler, Cardiel, Cloud, Compton, Couch
NO: None

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

Ms. Christie stated for the record that if Mr. Batchelor wanted the final plat to go to Council on Tuesday, August 8 he will need to have the Ordinance in the Planning Office by noon on Wednesday, August 3, 2023.

Large Scale Developments

A. L23-47 Club Carwash, Revised (Prev. L23-15)
3598 S. 48th Street
Presented by Cochran Engineering

Mr. Kirk Daniels with Cochran Engineering was present on behalf of his client to answer any questions or comments. He said that this had been previously approved with the building running east and west but they changed it to run north and south.

Ms. Christie pointed out that the access drive is a shared access easement.

Staff comments.

Planning Comments

1. This Large-Scale Development Plan has been given the number L23-47. 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).

Building & Fire Comments:

All building and fire comments have been addressed

Engineering Comments:

1. **Chapter 106 – Stormwater Drainage**

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

- **Will outlet pipe scour at 0.1%? Please show that at full pipe flow there will be at least velocity of 2.5 fps.**

Ms. Mueller asked if there were those in the audience with questions or comments.

There were none.

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

VOTE:

YES: Mueller, Tyler, Cardiel, Cloud, Compton, Couch, Hussein
NO: None

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

C. L23-50 Harris Street Healthcare
713 Harris
B23-87 Variance of Commercial Design Standards
A. Landscaping
Presented by Engineering Services, Inc.

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

Ms. Mueller asked for Staff comments.

Ms. Tromburg read the Planning comments and Ms. Katie Hollingshead read the Engineering comments.

Planning Comments

1. This Large-Scale Development Plan has been given the number L23-50. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission (standard comment).
3. Documentation corresponding to L23-50 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. 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. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).

Commercial Design Standards Comments

1. Perimeter landscaping is required in accordance with Chapter 56.
    a. B23-87 A variance has been requested for the west side

2. Continuous internal pedestrian walkways, no less than 5’ in width from the public sidewalk to the principal customer entrance of all principal buildings on the site are required.
    a. Response indicated sidewalk to be done in a future phase.

Building and Fire Comments:

All Building and Fire comments have been addressed.

Engineering Comments:

1. **Chapter 107 – Stormwater Pollution**

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

- *107.3*
    - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass

coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.

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

Ms. Christie asked if Mr. Rush's client would be willing to bond for the side walk.

Mr. Rush said that they would.

Ms. Mueller asked if there were those in the audience with questions or comments.

There were none.

Ms. Christie pointed out that the landscaping meets the requirement but some of it will be placed in a different place.

Mr. Cloud called for the vote.

VOTE:

YES: Tyler, Cardiel, Cloud, Compton, Couch, Hussein, Mueller
NO: None

The variance was approved by a unanimous vote.

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

VOTE:

YES: Cardiel, Cloud, Compton, Couch, Hussein, Mueller, Tyler
NO: None

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

D. L23-51 Frez-N-Stor
1321 S. Turner Street
B23-87 Variance of Commercial Design Standards
Presented by Engineering Services, Inc.

Mr. Brandon Rush with Engineering Services, Inc. was present on behalf of his client to answer any questions or comments. He said that this is a proposed 23,000 square foot storage building. It isn't cold storage for Frez-N-Stor but will be used for operations nearby and office space.

Ms. Mueller asked for Staff comments.

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

Planning Comments

1. This Large-Scale Development Plan has been given the number L23-51. 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 L23-51 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. 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. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).

Commercial Design Standards Comments

1. No more than 60% of the off-street parking area for the entire property can be located between the front façade of the principal building and the primary abutting street.
    a. Applicant indicated customer parking will be allowed in the 61' x 14' parking spaces, as to not exceed the 60% rule. With that, please update parking calculations on sheet two to reflect the additional spaces.
2. Façades over 100' in linear length shall incorporate wall projections and/or recesses per Springdale Commercial Design Standard.
    a. B23-85 Variance requested

3. Building façades shall include a repeating pattern with no less than three of the following: color change; texture change; material module change.
   a. B23-85 Variance requested

Building & Fire Comments:

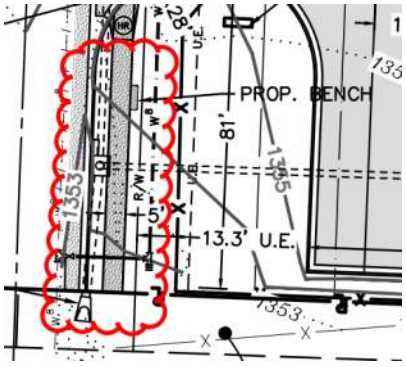
No building and fire comments

Engineering Comments:

Project Specific Comments

1. **Chapter 106 – Stormwater Drainage**
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)
   - *106.1.2*** - Submit a preliminary drainage report, as outlined in the City of Springdale Drainage Criteria Manual.
     - **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.**

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



- **Move benches out of the R.O.W.**
- **Sidewalk should be placed 1' off of the property line.**

- *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.
        - **Add streetlight clarifying notes.**
        - **Show the location of the existing power pole that will accommodate a proposed streetlight.**

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.

Ms. Christie asked if they were going to use the 61' x 14' space for customer/employee parking.

Mr. Brandon said that was correct.

Ms. Mueller asked if there were those in the audience with questions or comments.

There were none.

Ms. Christie said that basically there are no breaks in the wall on the north side that is adjacent to the street.

Mr. Rush said that that was correct.

Mr. Cloud called for the vote on the variance.

VOTE:

YES: Compton, Hussein, Mueller, Tyler, Cardiel
NO: Cloud, Couch

The variance was approved by a vote of five (5) yes and two (2) no.

Mr. Tyler moved to approve the large scale subject to Staff comments. Mr. Couch seconded the motion.

VOTE:

YES: Cardiel, Cloud, Compton, Couch, Hussein, Mueller, Tyler
NO: None

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

Board of Adjustment

B. B23-82 Julio & Josefina Reyes
706 N. Gutensohn Road
Variance for reduction of front setback from 30' to 18'
Presented by Jose & Josephina Reyes

Mr. & Mrs. Reyes were present to answer any questions or comments. He said that they would like to have a porch.

Ms. Christie asked how they got their measurement.

Mr. Reyes said that the measurement from the house to where the porch would be. He said he measured from the edge of the sidewalk.

Ms. Christie said that it should be measured from the right-of-way.

Mr. Reyes said that is where they measured. He said that the setback is 30' feet and they are requesting a reduction to 22'. He said that it is on the side that faces Chestnut.

Ms. Christie asked if he had a fence in the front yard.

Mr. Reyes said that the fence is on the south side.

Ms. Christie asked what the distance is between the porch and the fence and wanted to know if it is three feet tall.

Mr. Stith said they put a stop work order on this. It has a fence and it is six feet.

Ms. Christie said that it can only be a three foot fence in the front yard, she said that the measurements need to be verified. She suggested that they table this item and they need to ask for a variance for the fence as well.

C. B23-83 Springdale High School
1100 W. Emma Avenue
Variance to increase wall sign from 300 sq. ft. to 775 sq. ft.
Presented by Jeff Baxter, Flintco

Mr. Jeff Baxter with Flintco was present on behalf of Springdale High School to answer any questions or comments.

Ms. Christie asked if he were putting signage on the side of the building that faces the football field facing north.

Mr. Baxter said that that was correct. He said that the largest signs will be of the Super "S" and the Bulldog and then display the state championships.

Mr. Couch called for the vote.

VOTE:

YES: Cloud, Couch, Hussein, Mueller, Tyler, Cardiel
NO: None
ABSTAIN: Compton

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

E. B23-86 Shiloh Christian School
1709 Johnson Road
Variance to increase sign on west wall from 32 sq. ft. to 300 sq. ft.
Variance to increase wall sign on southern wall from 32. Sq. ft. to 113 sq. ft.
Presented by Mike Jones, Best Sign Group

Mr. Mike Jones with Best Sign Group was present on behalf of his client to answer any questions or comments.

Ms. Mueller asked if there were those in the audience with questions or comments.

There were none.

Mr. Cardiel called for the vote.

VOTE:
YES: Compton, Couch, Hussein, Mueller, Tyler, Cardiel, Cloud
NO: None

The variances were approved by a unanimous vote.

G. B23-88 Oscar Mota, Sr.
1507 W. Emma Avenue
Variance to expand driveway toward primary entrance
Presented by Oscar Mota, Sr.

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

Ms. Christie asked if he had had gravel and had he removed.

Mr. Mota said that he has removed the gravel and he wants to replace it with gravel.

Mr. Stith said that the meter boxes for City water utility cannot be driven over.

Mr. Couch called for the vote.

VOTE:

YES: Couch, Hussein, Mueller, Tyler, Cardiel, Cloud
NO: Compton

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

H. B23-89 Pedro Ordaz Tapia & Elizabeth Ruiz Cervantes
2211 Linden Circle
Variance for permanent structure in front 2/3rds of property
Presented by Pedro Ordaz Tapia

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

Ms. Christie asked if Mr. Stith could address this request. She said that it was a unique circumstance as there are three sides to their front.

Mr. Stith said that Tom came on this one. He further stated that they needed a permit as the structure was bigger than 120 square feet and they will need to get a building permit.

Ms. Mueller asked if there were those in the audience with questions or comments.

There were none.

Mr. Cloud called for the vote.

VOTE:

YES: Hussein, Mueller, Tyler, Cardiel, Cloud, Compton, Couch
NO: None

The variance was approved by a unanimous vote.

K. B23-92 A-Tech Appliances
2901 Chapman Avenue
Variance for reduction of minimum drive width from 24’ to 20’
Presented by Plymouth Engineering, PLLC

Mr. David Gilbert with Plymouth Engineering, PLLC was present on behalf of his client to answer any questions or comments. He said that the 24’ requirement would be hard to do because of the proximity to not only the eastern property line; it is wedged there between the property line and the building, but also up in the radius next to the street there is a power pole and two or three pedestals that his client would like to be farther away from.

Ms. Mueller asked if there were those in the audience with questions or comments.

There were none.

Mr. Couch called for the vote.

VOTE:

YES: Mueller, Tyler, Cardiel, Cloud, Compton, Couch, Hussein
NO: None

The variance was approved by a unanimous vote.

Waiver

A. W23-07 Hugo Rodriguez Castillo & Maria Eugenia Torres Martinez
3567 Julio Road
Waiver of sidewalk requirement
Presented by Hugo Castillo

Mr. Castillo was present to answer any questions or comments. He said they are request a waiver as there are no other sidewalks in the area.

Ms. Christie said that Staff does not support waivers of sidewalks. She asked if the would be willing to make payment in-lieu of. She explained that means Staff would calculate the distance of the sidewalk as required and he would pay the City the cost of installation of the sidewalk. The City would hold that money in escrow until such time that the City builds the sidewalk. Ms. Christie said that Staff will forward to Council with a recommendation for a payment in-lieu of.

Mr. Tyler moved to forward to Council with a recommendation for approved with a payment in-lieu of to be made. Mr. Couch seconded the motion.

VOTE:

YES: Tyler, Cardiel, Cloud, Compton, Couch, Hussein, Mueller
NO: None

The motion to forward to Council with a recommendation for approval with a payment in-lieu of being made.

Ms. Christie stated for the record that Staff will prepare the Resolution that will go Council on Tuesday, August 22, 2023 at 6:00 p.m.

B. W32-22 Tim Arsenault
3005 Valley View Drive
Waiver of sidewalk requirement
Presented by Tim Arsenault

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

Ms. Christie said that Staff doesn't recommend to council a waiver of sidewalk requirement. She asked if he would be willing to do a payment in-lieu of.

Mr. Arsenault said that he would not like to make a payment in-lieu of.

Mr. Couch moved to forward to Council with a recommendation to approve with a payment in-lieu of being made. Mr. Tyler seconded the motion.

VOTE:

YES: Cardiel, Cloud, Compton, Couch, Hussein, Mueller, Tyler
NO: None

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

Ms. Christie stated for the record that Staff will prepare the Resolution that will go Council on Tuesday, August 22, 2023 at 6:00 p.m.

C. W23-23 Newly Weds Foods
1111 Angell Drive
Waiver of MSP street improvements to AR Hwy 265
Presented by Earthplan Design Alternatives, P.A.

Mr. James Geurtz with Earthplan Design Alternatives, P.A. was present on behalf of his client to answer any questions or comments. He said that they are looking into doing a small parking lot expansion to come into compliance with the parking code.

Ms. Christie said that because this concerns a state highway it should be approved.

Mr. Compton moved to forward to Council with a recommendation for approval. Mr. Tyler seconded the motion.

VOTE:

YES: Cloud, Compton, Couch, Hussein, Mueller, Tyler, Cardiel
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 will prepare the Resolution that will go Council on Tuesday, August 22, 2023 at 6:00 p.m.

Planning Director's Report

Ms. Christie said that the Work Session will be on August 15, 2023. Will meet in the Community Room which is the vary last room on the other end of the building. Mr. Cate will do an update on the new legislation that went into effect today and some items on how that will affect cities; one is daycare, the crypto mining issue and two or three others. The City Council is considering airport design standards and those should be ready to go to Council next Tuesday, August 8, 2023. She further stated that they need to start getting into land use plan. She said that the Tatum Owenby use unit for transportation services on north 48th. Staff met with them last week and they have decided to withdraw the conditional use and not operate the transportation services at that location. She said that her recommendation is to accept the withdrawal of the conditional use with condition that they remove the extra gravel that is out there as they have enough parking to for their personnel without using the graveled area. She requested a motion to accept the withdrawal with the condition that the gravel will be removed.

Mr. Cloud moved to accept the withdrawal with the condition that the grave be removed. Mr. Tyler seconded the motion.

VOTE:

YES: Cardiel, cloud, Compton, Couch, Hussein, Mueller, Tyler

NO: None

The motion was approved by a unanimous vote.

There being no further business the meeting was approved at 7:30 p.m.

Shannon Mueller, Chairwoman

Payton Parker, Secretary

Patsy Christie, Director
Planning and Community Development Division

Debbie Pounders, Recording Secretary

That which is underlined is added.

ORDINANCE NO. _____

AN ORDINANCE AMENDING ARTICLE 5 AND ARTICLE 6 OF THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, Act 851 of 2023, known as the "Arkansas Data Centers Act of 2023" and codified at Ark. Code Ann. §14-1-501, *et seq.*, established parameters, regulations, and protections for digital asset mining businesses, as well as home digital asset mining activities;

WHEREAS, it is in the best interest of the City of Springdale, Arkansas, for the City Council of the City of Springdale, Arkansas, to amend various provisions of the Zoning Ordinance of the City of Springdale, Arkansas, to implement and recognize the various provisions of Act 851 of 2023;

WHEREAS, it is in the best interest of the City of Springdale, Arkansas, for the City Council of the City of Springdale, Arkansas, to amend Article 5 of the Zoning Ordinance of the City of Springdale, Arkansas, to add a use unit for Digital Asset Mining (Use Unit 54), and to include Home Digital Asset Mining within the Home Office use unit (Use Unit 29);

WHEREAS, it is in the best interest of the City of Springdale, Arkansas, for the City Council of the City of Springdale, Arkansas, and to amend Article 6, Section 4 of the Zoning Ordinance of the City of Springdale, Arkansas, to add supplemental district regulations for a Use Unit 54, Digital Asset Mining; and

WHEREAS, a public hearing was held before the Springdale Planning Commission on September 5, 2023, after notice was given of said hearing as required by law.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS:

Section 1: Article 5, Section 32 (Use Unit 29 – Home Office) of the Zoning Ordinance of the City of Springdale, Arkansas, is hereby amended to read as follows:

Sec. 32. - Unit 29: Home office.

A home office of convenience, as opposed to a home occupation, is allowable as an accessory use in a dwelling unit. A home office of convenience is defined as an office use where the resident occupant conducts no business other than by telephone or mail, where no person employed by the resident, and where an office is needed for the purpose of sending and receiving mail, telephone calls, maintaining records, and other similar functions. It is further the intent to regulate the operation of a home office of convenience so that the average neighbor will be unaware of its existence. <u>Home office includes home digital asset mining as provided in Ark. Code Ann. §14-1-501, *et seq.*</u>

Section 2: Article 5 of the Zoning Ordinance of the City of Springdale, Arkansas, is hereby amended to add a new Use Unit, Use Unit 54, Digital Asset Mining, to read as follows:

<u>Sec. 57. – Unit 54: Digital Asset Mining.</u>

<u>"Digital asset mining business" means a group of computers working at a single site that consumes more than one megawatt (1 MW) on an average annual basis for the purpose of generating digital assets by securing a blockchain network. "Blockchain network" means a group of computers operating and processing together to execute a consensus mechanism to agree upon and verify data in a digital record. "Digital asset" means cryptocurrency, virtual currency, and natively electronic assets, including without limitation stable coins, nonfungible</u>

tokens, and other digital-only assets, that confer economic, proprietary, or access rights or powers. "Digital asset miner" is an individual who mines for digital assets. "Digital asset mining" means use of electricity to power a computer for the purpose of securing or validating a blockchain network.

Use Unit 54, Digital Asset Mining, shall be a Conditional Use in an I-1 (light industrial district) and I-2 (general industrial district) zones, and shall be subject to the provisions of Article 6, Section 4.5 of the Zoning Ordinance of the City of Springdale, Arkansas.

Section 3: Article 6, Section 4 of the Zoning Ordinance of the City of Springdale, Arkansas, is hereby amended to add a new supplementary district regulation (Section 4.5) pertaining to Use Unit 54, Digital Asset Mining, to read as follows:

4.5 Digital Asset Mining.

In addition to the requirements of Article 2, Section 12 of this Chapter, pertaining to conditional uses on appeal to the planning commission, a digital asset mining facility shall:

1. Operate in a manner that causes no stress on an electric public utility's generation capabilities or transmission network;

2. Shall be subject to the Commercial Design Standard and Guidelines as provided in Section 112-15 of the Code of Ordinances of the City of Springdale, Arkansas; and,

3. Shall be subject to Chapter 42, Article III (Noise), of the Code of Ordinances of the City of Springdale, Arkansas.

Section 4: All other provisions of Article 5 and Article 6 of the Zoning Ordinance of the City of Springdale, Arkansas, not specifically amended herein shall remain in full force and effect.

Section 5: Emergency Clause. It is hereby declared that an emergency exists and this ordinance, being necessary for the preservation of the health, safety and welfare of the citizens of Springdale, Arkansas, shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED this ____ day of _____, 2023.

_____
Doug Sprouse, Mayor

ATTEST:

_____
Denise Pearce, City Clerk

APPROVED AS TO FORM:

_____
Ernest B. Cate, City Attorney

Use Unit 54
Data Asset Mining

State of Arkansas *As Engrossed: S4/6/23*
94th General Assembly **A Bill**
Regular Session, 2023 HOUSE BILL 1799

By: Representative McClure
By: Senator J. Bryant

For An Act To Be Entitled

AN ACT TO CREATE THE ARKANSAS DATA CENTERS ACT OF 2023; TO CLARIFY THE REGULATION OF THE DIGITAL ASSET MINING BUSINESS; AND FOR OTHER PURPOSES.

Subtitle

TO CREATE THE ARKANSAS DATA CENTERS ACT OF 2023; AND TO CLARIFY THE REGULATION OF THE DIGITAL ASSET MINING BUSINESS.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF ARKANSAS:

SECTION 1. Arkansas Code Title 14, Chapter 1, is amended to add an additional subchapter to read as follows:

Subchapter 5 — Arkansas Data Centers Act of 2023

14-1-501. Title.

This subchapter shall be known and may be cited as the "Arkansas Data Centers Act of 2023".

14-1-502. Legislative findings and intent.

(a) The General Assembly finds that:

(1) The data centers industry began its modern version in the 1980s, and the industry has seen accelerated growth since 2008;

(2) Data centers have seen global growth with the expansion of bandwidth, the need for analytical data research, and digital currency;

(3) Data centers, digital currency, and blockchain technology are legal in all fifty (50) states; and

(4) Guidance for future industry growth is needed in Arkansas to protect Arkansans from fraudulent business practices.

(b) Through the enactment of this subchapter, the General Assembly intends to:

(1) Recognize that data centers create jobs, pay taxes, and provide general economic value to local communities and this state; and

(2) Clarify the guidelines needed to protect data asset miners from discriminatory industry specific regulations and taxes.

14-1-503. Definitions.

As used in this subchapter:

(1) "Blockchain network" means a group of computers operating and processing together to execute a consensus mechanism to agree upon and verify data in a digital record;

(2) "Digital asset" means cryptocurrency, virtual currency, and natively electronic assets, including without limitation stable coins, nonfungible tokens, and other digital-only assets, that confer economic, proprietary, or access rights or powers;

(3) "Digital asset miner" is an individual who mines for digital assets;

(4) "Digital asset mining" means use of electricity to power a computer for the purpose of securing or validating a blockchain network;

(5) "Digital asset mining business" means a group of computers working at a single site that consumes more than one megawatt (1 MW) on an average annual basis for the purpose of generating digital assets by securing a blockchain network;

(6) "Home digital asset mining" means mining digital assets in areas zoned for residential use;

(7) "Legislative body" means the quorum court of a county or the city council, board of directors, board of commissioners, or similar elected governing body of local government;

(8) "Local government" means a county, a city of the first class, a city of the second class, or an incorporated town;

(9)(A) "Node" means a computational device that contains a copy

of blockchain-distributed ledger technology.

(B) "Node" includes a series;

(10) "Ordinance" means an ordinance, resolution, or other appropriate legislative enactment of a legislative body that:

(A) Prohibits an individual from operating a business from a residence; or

(B) Requires an individual to obtain approval before operating a business from a residence;

(11) "Person" means an individual or legal entity; and

(12) "Residence" means a permanent dwelling place, unit, or accessory structure.

14-1-504. Digital asset mining.

(a) A digital asset mining business may operate in this state if the digital asset mining business complies with:

(1) State law concerning business guidelines and tax policies;

(2) Any ordinance concerning operations and safety;

(3) Any rule or rate for utility service provided by or on behalf of a public entity; and

(4) State and federal employment laws.

(b) A digital asset miner shall:

(1) Pay applicable taxes and government fees in acceptable forms of currency; and

(2) Operate in a manner that causes no stress on an electric public utility's generation capabilities or transmission network.

(c) An individual may utilize a node in this state for the purpose of *operating home digital asset mining at the individual's residence according to applicable utility rules and rates.*

(d) A person may have a digital asset mining business in an area that is zoned for industrial *use that has not been designated by the local government for other uses.*

(e) A person that is engaged in home digital asset mining or that has a digital asset mining business shall not be considered a money transmitter under the Uniform Money Services Act, § 23-55-101 et seq.

14-1-505. Discrimination against digital asset mining business

prohibited.

(a) Except as provided by subsection (d) of this section, a local government shall not:

(1) Enact or adopt an ordinance, policy, or action that limits the sound decibels generated from home digital asset mining other than the limits set for sound pollution generally;

(2) Impose a different requirement for a digital asset mining business than is applicable to any requirement for a data center;

(3) Rezone an area in which a digital asset mining business is located without complying with applicable state law and local zoning ordinances; or

(4) Rezone an area with the intent or effect of discriminating against a digital asset mining business.

(b) A digital asset mining business may appeal a change in zoning of an area by a local government under any applicable state law or local zoning ordinance.

(c) If consistent with applicable state and federal statutes, orders, rules, and regulations, including without limitation § 23-3-114 and § 23-4-103, the Arkansas Public Service Commission shall not establish an *unreasonably discriminatory rate for a digital asset mining business customer.*

(d) The prohibitions under subsection (a) of this section do not apply to any rule or rate for utility service provided by or on behalf of a public entity.

/s/McClure

APPROVED: 4/13/23

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **August 1, 2023**

Re: **R23-37 Rezone**

A request by Imogene Mayse Revocable Trust for Planning Commission approval of a zone change from Agricultural District (A-1) to Thoroughfare Commercial District (C-5) for a tract of land containing 17.68 acres.

LOT LOCATION AND SIZE
The 17.68 acre tract is located immediately to the East of N. Thompson St. (AR Hwy 71B), less than 50 ft. North of the intersection of Bulldog Ave and N. Thompson ST. (AR Hwy 71).

A vicinity map is attached.

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

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

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

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

SITE PLAN REVIEW

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

AREA REGULATIONS

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

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

REQUESTED ZONING

The requested zoning of this tract is a C-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 zoning of the properties immediately to the North and East of the subject property is A-1. The zoning of the properties immediately to the south of the subject property is A-1 and C-2. The zoning of the property immediately to the West of the subject property is zoned C-2.

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

The Master Street Plan indicates N. Thompson (AR Hwy 71B) 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:

Promote the viability of older commercial properties as well as new commercial developments.

R23-37

Rezoning Application

Date: 07/06/2023 Permit No.: 230134

Applicant / Owner

Applicant Name:	Chris Harty	Owner Name:	Mayse Revocable Trust - Roddy Mayse
Address:	3108 SW Regency PKWY		
City, State, Zip:	[Applicant City, State, ZIP]	Address:	3719 N Thompson St
Phone:	[Applicant Phone Number]	City, State, Zip:	Springdale, AR 72764
Email:	rharty@ceieng.com	Phone:	479-200-7474
Application Contact:	Applicant	Email:	rdmayse@gmail.com

Property

Job Address:	3645 N Tompson ST	Desired Zoning:	C5
Parcel No(s).:	21-00252-000	Total Acreage:	5.62
Current Zoning:	C2		

Legal Description: A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (PT N/2 NW/4 SW/4), SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID N/2 NW/4 SW/4; THENCE S 87°42'10" E A DISTANCE OF 1320.00 FEET; THENCE S 02°24'46" W A DISTANCE OF 660.00 FEET; THENCE N 87°32'55" W A DISTANCE OF 1020.00 FEET; THENCE N 02°21'53" E A DISTANCE OF 330.00 FEET; THENCE N 88°13'38" W A DISTANCE OF 300.00 FEET; THENCE N 02°27'29" E A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 770474.42 SQUARE FEET, OR 17.688 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

Layman's Description: 24-18-30-SPRINGDALE

Review Contact / Intentions

Review Contact:	Address:
E-mail:	Phone:

The Petitioner's immediate intentions are to:

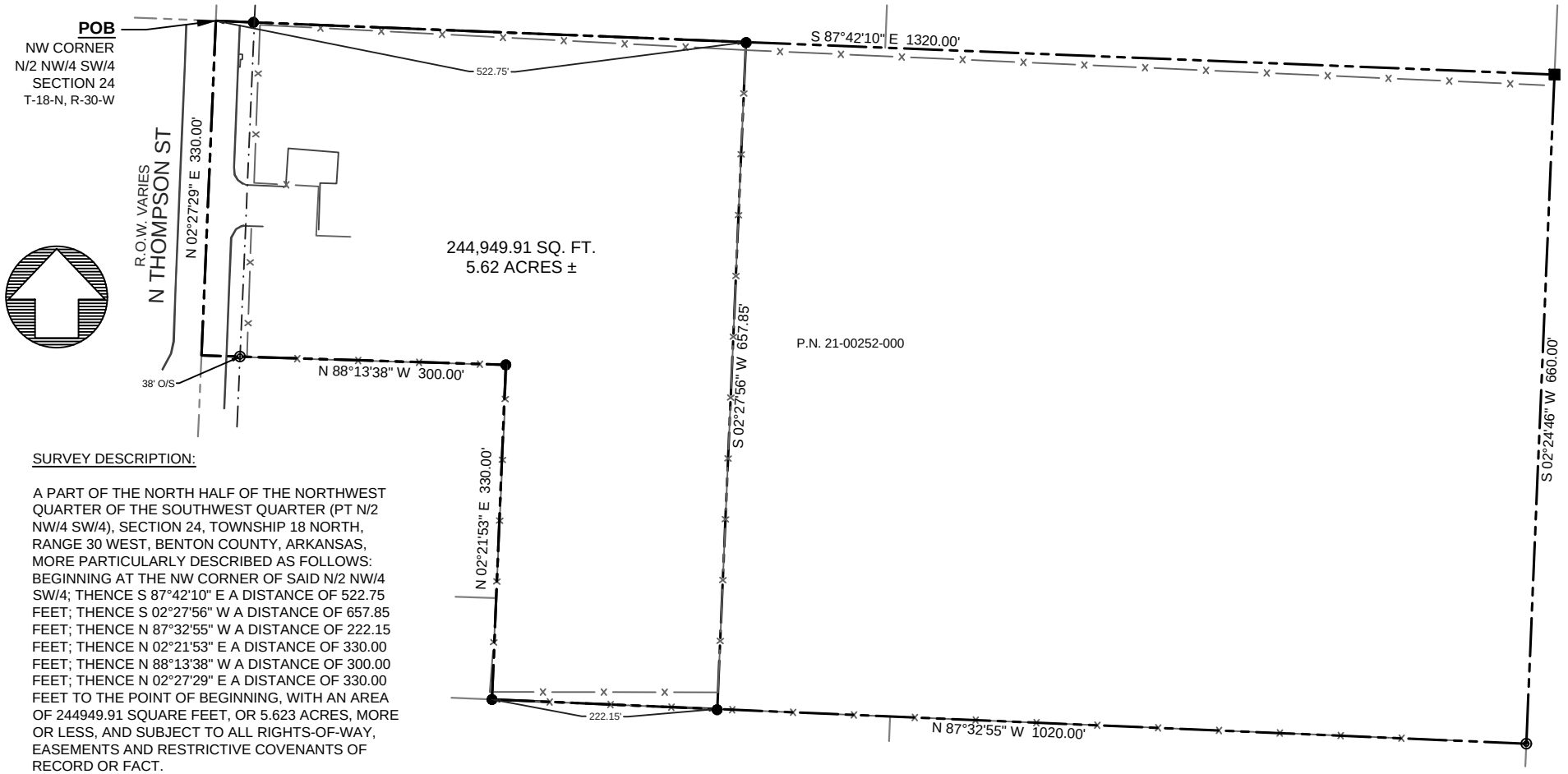
1. **Sell** the property **No**, and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title **No**
2. **Develop** the property **Yes**, and if so, the proposed use is Open display retail sales / portable shed sales
3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: None anticipated

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.

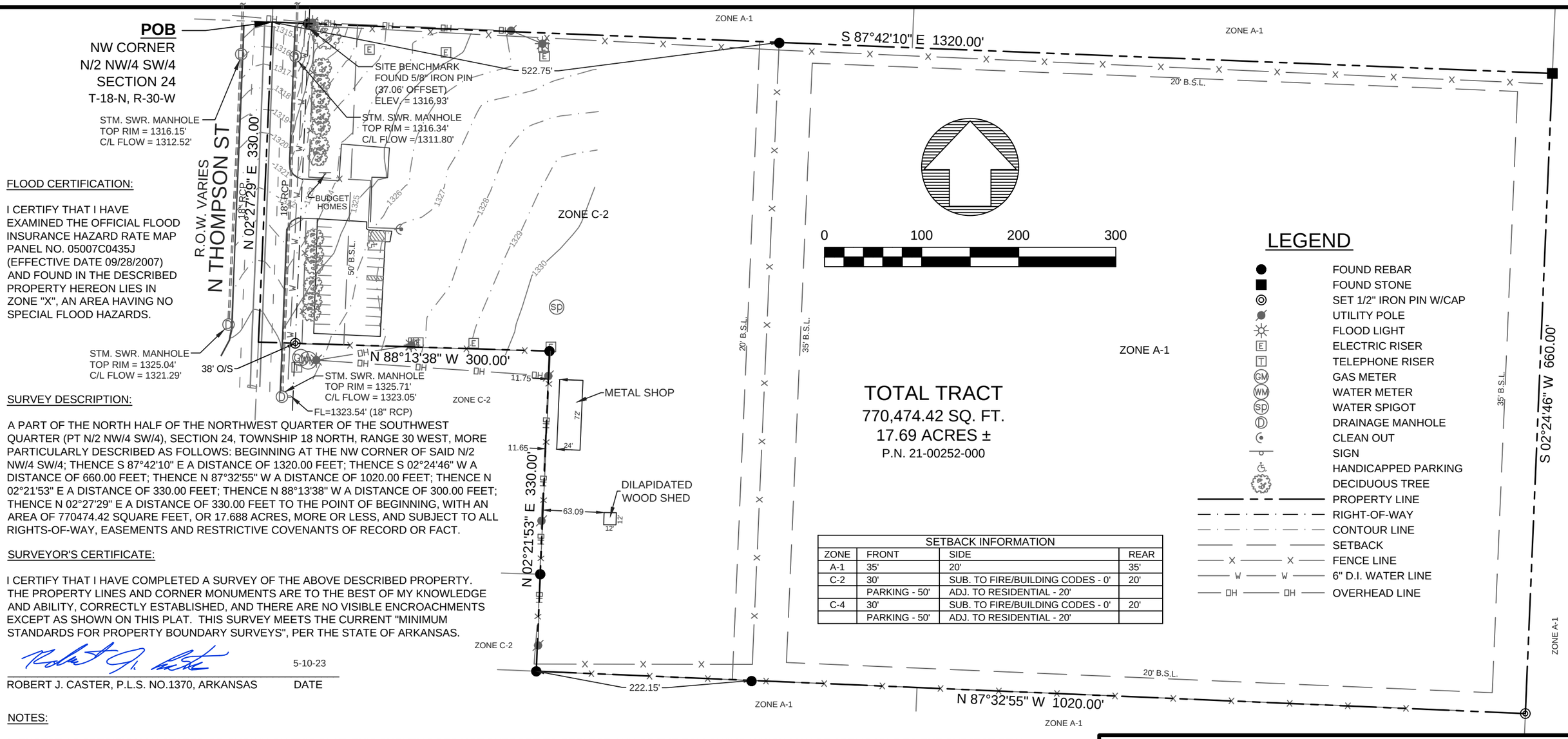
R23-37

EXHIBIT



SURVEY DESCRIPTION:

A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (PT N/2 NW/4 SW/4), SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID N/2 NW/4 SW/4; THENCE S 87°42'10" E A DISTANCE OF 522.75 FEET; THENCE S 02°27'56" W A DISTANCE OF 657.85 FEET; THENCE N 87°32'55" W A DISTANCE OF 222.15 FEET; THENCE N 02°21'53" E A DISTANCE OF 330.00 FEET; THENCE N 88°13'38" W A DISTANCE OF 300.00 FEET; THENCE N 02°27'29" E A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 244949.91 SQUARE FEET, OR 5.623 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.



SETBACK INFORMATION			
ZONE	FRONT	SIDE	REAR
A-1	35'	20'	35'
C-2	30'	SUB. TO FIRE/BUILDING CODES - 0'	20'
	PARKING - 50'	ADJ. TO RESIDENTIAL - 20'	
C-4	30'	SUB. TO FIRE/BUILDING CODES - 0'	20'
	PARKING - 50'	ADJ. TO RESIDENTIAL - 20'	

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0435J (EFFECTIVE DATE 09/28/2007) AND FOUND IN THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

SURVEY DESCRIPTION:

A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (PT N/2 NW/4 SW/4), SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID N/2 NW/4 SW/4; THENCE S 87°42'10" E A DISTANCE OF 1320.00 FEET; THENCE S 02°24'46" W A DISTANCE OF 660.00 FEET; THENCE N 87°32'55" W A DISTANCE OF 1020.00 FEET; THENCE N 02°21'53" E A DISTANCE OF 330.00 FEET; THENCE N 88°13'38" W A DISTANCE OF 300.00 FEET; THENCE N 02°27'29" E A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 770474.42 SQUARE FEET, OR 17.688 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

SURVEYOR'S CERTIFICATE:

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

5-10-23

ROBERT J. CASTER, P.L.S. NO.1370, ARKANSAS DATE

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.

2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

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

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

5. 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.

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. FLOOD ZONES SHOWN BY GRAPHIC PLOTTING ONLY.

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

CASTER & ASSOCIATES
LAND SURVEYING, INC.
2715 SE "I" Street, Suit 5
Bentonville, AR 72712
(479) 268-4464

R23-37

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO.1370
SIGNATURE
ROBERT J. CASTER

SCALE: 1" = 100'	DATE: 05/10/2023

TOPOGRAPHIC/BOUNDARY SURVEY
PART OF THE N/2 NW/4 SW/4
SECTION 24, T-18-N, R-30-W

3645 NORTH THOMPSON STREET
SPRINGDALE, BENTON COUNTY, AR

JOB #	DRAWN BY:	CHK'D BY:	PAGE
23-090	ASG	RJC	1 OF 1

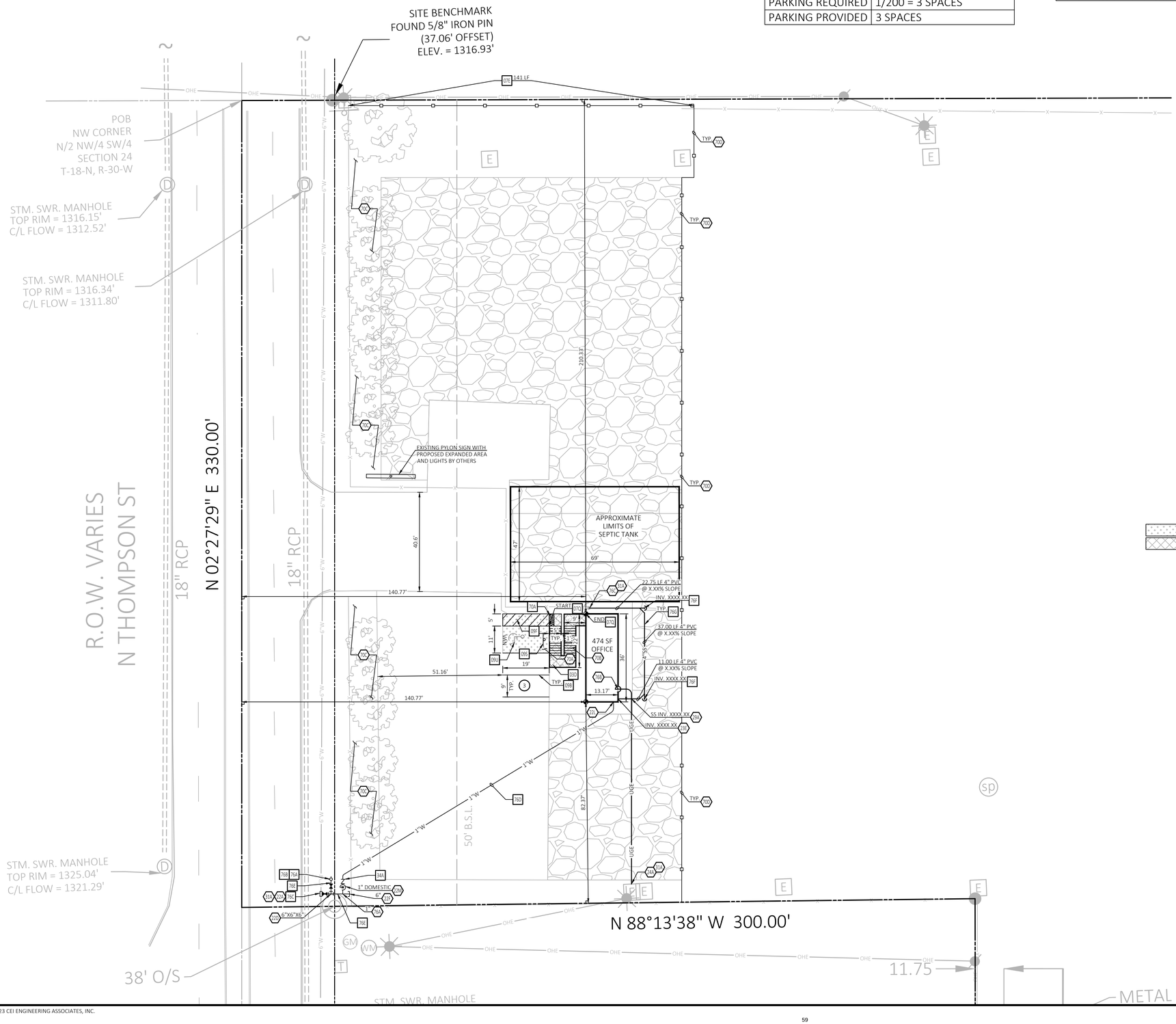
SITE DATA	
SITE AREA	17.69 ACRES (770,474± SF)
BUILDING AREA	504 SF
CURRENT ZONING	C-2
PROPOSED ZONING	C-5
PARKING REQUIRED	1/200 = 3 SPACES
PARKING PROVIDED	3 SPACES

SITE BENCHMARK
FOUND 5/8TH IRON PIN
(37.06' OFFSET)
ELEV. = 1316.93'

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

0 20' 30' 40'
SCALE IN FEET

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



EXISTING LEGEND

- FOUND REBAR
- FOUND STONE
- SET 1/2" IRON PIN W/CAP
- UTILITY POLE
- FLOOD LIGHT
- ELECTRIC RISER
- TELEPHONE RISER
- GAS METER
- WATER METER
- WATER SPIGOT
- DRAINAGE MANHOLE
- CLEAN OUT
- SIGN
- HANDICAPPED PARKING
- DECIDUOUS TREE
- PROPERTY LINE
- RIGHT-OF-WAY
- CONTOUR LINE
- SETBACK
- FENCE LINE
- 6" D.I. WATER LINE
- OVERHEAD LINE

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- X"SS — SANITARY SEWER SERVICE
- UGE — UNDERGROUND ELECTRIC SERVICE
- X"W — WATER SERVICE
- BUILDING CONTROL POINT
- # — PROPOSED PARKING SPACES
- LIMITS OF SIDEWALKS

GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

GENERAL UTILITY NOTES

A. ALL WATER LINES SHALL BE TYPE K COPPER WITH 30 INCHES MIN. COVER.

B. ALL SANITARY SEWER LINES SHALL BE SDR 26 PVC WITH 24 INCHES MIN. COVER.

C. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.

D. ALL WATER, ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.

E. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.

F. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM CEI ENGINEERING AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CEI ENGINEERING AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.

G. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN SPECIFICATIONS: ALL WATER LINE FITTINGS SHALL BE INSTALLED WITH THRUST BLOCKING PER DETAIL 31C.

SITE NOTES

- 70A ADA PARKING SPACE AND ACCESS AISLE NOT TO EXCEED 2% SLOPE IN ANY DIRECTION
- 70B ADA RAMP LANDING NOT TO EXCEED 2% SLOPE IN ANY DIRECTION. ADA RAMPS NOT TO EXCEED 8.33% RUNNING SLOPE AND 2% CROSS SLOPE.
- 70C REPLACE DEAD LANDSCAPE PLANTS AND TRIM EXISTING AS NEEDED.
- 70D SPLIT RAIL FENCE

SITE DETAILS

- 03D CONCRETE SIDEWALK
- 07E EIGHT FOOT BOARD FENCE
- 07Q HAND RAIL WITH TOUCH BAR
- 09B 90 DEGREE PARKING SPACE STRIPING
- 09F 90 DEGREE ACCESSIBLE PARKING SPACE STRIPING
- 09S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
- 09U ACCESSIBLE PARKING SYMBOL
- 70A DETECTABLE WARNING DEVICE

UTILITY NOTES

- 22A POINT OF CONNECTION - WATER SERVICE (PER LOCAL CODES).
- 22D M.J.TEE WITH THRUST BLOCKING (SEE SIZES THIS SHEET).
- 22F M.J.CAP/PLUG WITH THRUST BLOCKING (SEE SIZES THIS SHEET).
- 22L METERED DOMESTIC WATER SERVICE ENTRY PER ARCH. PLANS (SEE SIZES THIS SHEET).
- 22M PROPOSED WATER METER (PER LOCAL CODES AND SPECIFICATIONS).
- 23E SANITARY SEWER SERVICE ENTRY (PER ARCH. PLANS).
- 24A POINT OF CONNECTION FOR ELECTRICAL SERVICE (PER ELECTRIC COMPANY REQUIREMENTS).
- 29A MAINTAIN MIN. 18 INCHES VERTICAL SEPARATION.
- 31A LOCATION FOR THIS UTILITY AS SHOWN IS FOR DRAWING PURPOSES ONLY. CONTRACTOR SHALL VERIFY THE EXACT LOCATION IN FIELD PRIOR TO THE CONSTRUCTION OF THE PROPOSED UTILITY LINE TO BE CONNECTED. CONTRACTOR SHALL NOTIFY CEI ENGINEERING IF THE DESIGN AS SHOWN IS NOT ACHIEVABLE.
- 76A CORPORATION STOP PER CITY OF SPRINGDALE WATER UTILITIES SPECIFICATIONS
- 76B ELECTRIC METER
- 76C EXISTING SEPTIC TANK ENTRY

UTILITY DETAILS

- 34A BELOW GROUND BACKFLOW PREVENTER
- 76A FIRE HYDRANT PLACEMENT PER CITY OF SPRINGDALE WATER UTILITIES DETAIL S-42.
- 76B FIRE HYDRANT AND GATE VALVE PER CITY OF SPRINGDALE WATER UTILITIES DETAIL S-1. FIRE HYDRANT SHALL BE PER CITY OF SPRINGDALE WATER UTILITIES SPECIFICATIONS.
- 76C TAPPING SADDLE AND VALVE PER CITY OF SPRINGDALE WATER UTILITIES DETAIL S-5.
- 76D PVC PRESSURE WATER PIPE TRENCH PER CITY OF SPRINGDALE WATER UTILITIES DETAIL S-49.
- 76E DUCTILE IRON PRESSURE WATER PIPE TRENCH PER CITY OF SPRINGDALE WATER UTILITIES DETAIL S-18.
- 76F CLEANOUT ASSEMBLY DETAIL PER CITY OF SPRINGDALE WATER UTILITIES DETAIL S-47.
- 76G TYPICAL PIPE TRENCH PER CITY OF SPRINGDALE WATER UTILITIES DETAIL S-17.

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

R23-37

WH BUILDINGS, LLC
DBA HOLDEN BUILDINGS
3645 N THOMPSON ST
SPRINGDALE, AR

PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	ACA
PROJECT MANAGER	RCH
DESIGNER	CJL
CEI PROJECT NUMBER	33108
DATE	6/5/2023
REVISION	REV-0

SITE & UTILITY PLAN

SHEET TITLE

SHEET NUMBER

C2

DRAWING LOCATION - P:\33000\33108.0\DRAWINGS\DESIGN_WORKING\33108-SP.DWG – SAVED BY - CLIXINS
© 2023 CEI ENGINEERING ASSOCIATES, INC.

CASTER & ASSOCIATES LAND SURVEYING, INC.
2715 SE 'I' STREET, SUITE 5, BENTONVILLE, ARKANSAS 72712
PH.(479) 268-4464

R23-37

July 6th, 2023

RE: Imogene Mayse Revocable Trust
3645 N Thompson St., Springdale, AR
P.N. 21-00252-000 (17.69 Acres)

To Whom It May Concern,

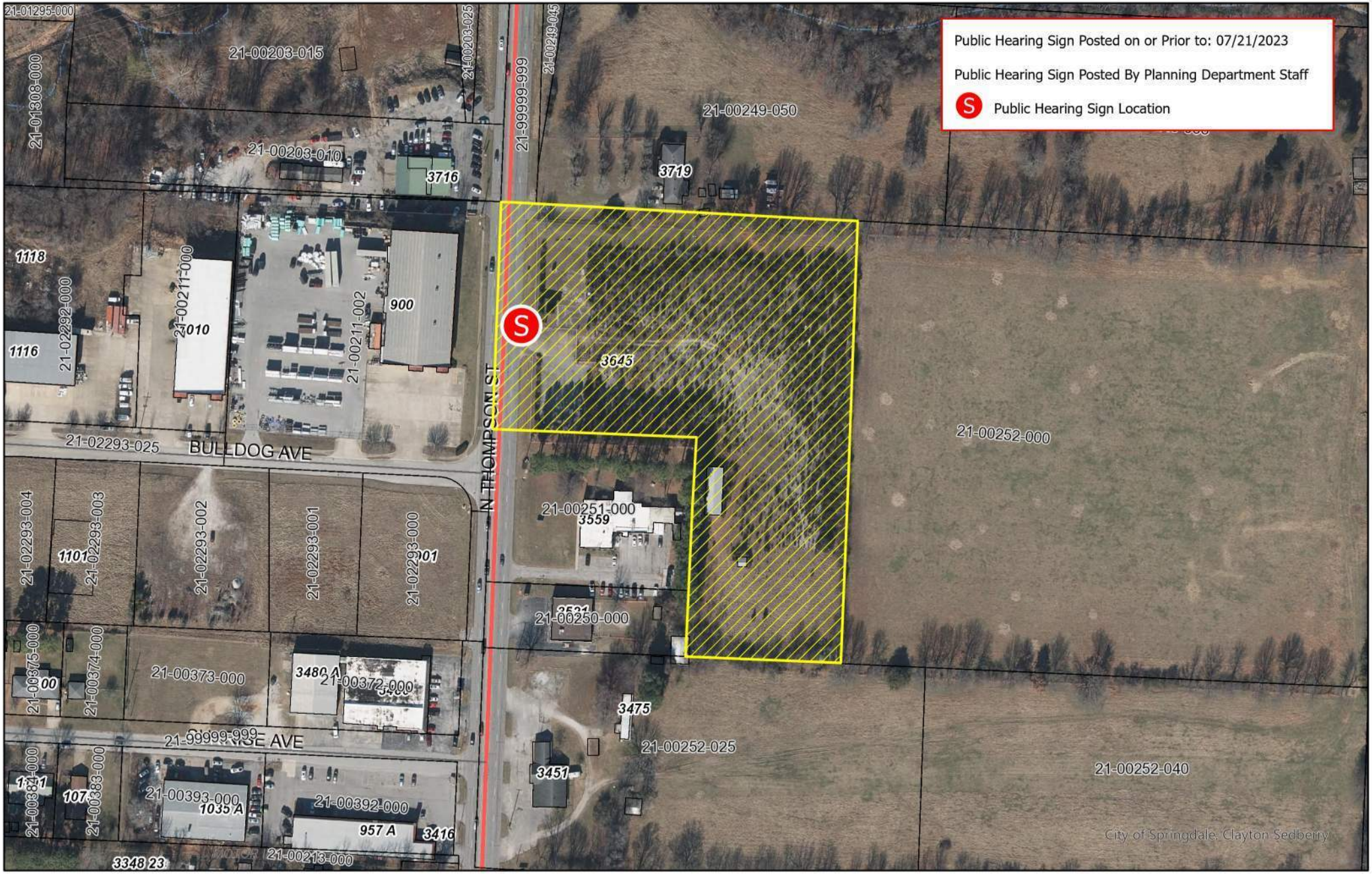
I certify that the following attachment is a true and correct list of adjoining property owners of the above referenced property.

Regards,

R J Caster, PLS 1320

REGISTERED
STATE OF ARKANSAS
NO. 1320
ROBERT J. CASTER
PROFESSIONAL LAND SURVEYOR

1	Parcel #	Owner Name	Site Address	Site City	Mailing Address			
2	21-00251-000	BELLINGER DEVELOPMENT LTD	3559 N THOMPSON ST	SPRINGDALE	199 W RHAPSODY DR	SAN ANTONIO	TX	78216-3105
3	21-00203-010	GARCIA, ANALIBERTO & ERIKA	3716 N THOMPSON ST	SPRINGDALE	5785 GARNET DR	SPRINGDALE	AR	72764-9120
4	21-00211-001	GARCIA, ANALIBERTO & ERIKA	1010 BULLDOG AVE	SPRINGDALE	5785 GARNET DR	SPRINGDALE	AR	72764-9120
5	21-00211-002	MARKS REVOCABLE TRUST, KAREN HAMMACK	900 BULLDOG AVE	SPRINGDALE	PO BOX 533	FAYETTEVILLE	AR	72702-0533
6	21-00249-050	MAYSE REVOCABLE TRUST, IMOGENE	3719 N THOMPSON ST	SPRINGDALE	3719 N THOMPSON ST	SPRINGDALE	AR	72764-8040
7	21-00249-055	MAYSE REVOCABLE TRUST, IMOGENE	HWY 71	SPRINGDALE	3719 N THOMPSON ST	SPRINGDALE	AR	72764-8040
8	21-00249-060	MAYSE REVOCABLE TRUST, IMOGENE	MORRIS AVE	SPRINGDALE	3719 N THOMPSON ST	SPRINGDALE	AR	72764-8040
9	21-00252-025	MAYSE REVOCABLE TRUST, IMOGENE	3451 N THOMPSON ST	SPRINGDALE	3719 N THOMPSON ST	SPRINGDALE	AR	72764-8040
10	21-00252-040	MAYSE REVOCABLE TRUST, IMOGENE	HWY 71	SPRINGDALE	3719 N THOMPSON ST	SPRINGDALE	AR	72764-8040
11	21-00250-000	MAYSE REVOCABLE TRUST, IMOGENE	3521 N THOMPSON ST	SPRINGDALE	3719 N THOMPSON ST	SPRINGDALE	AR	72764-8040



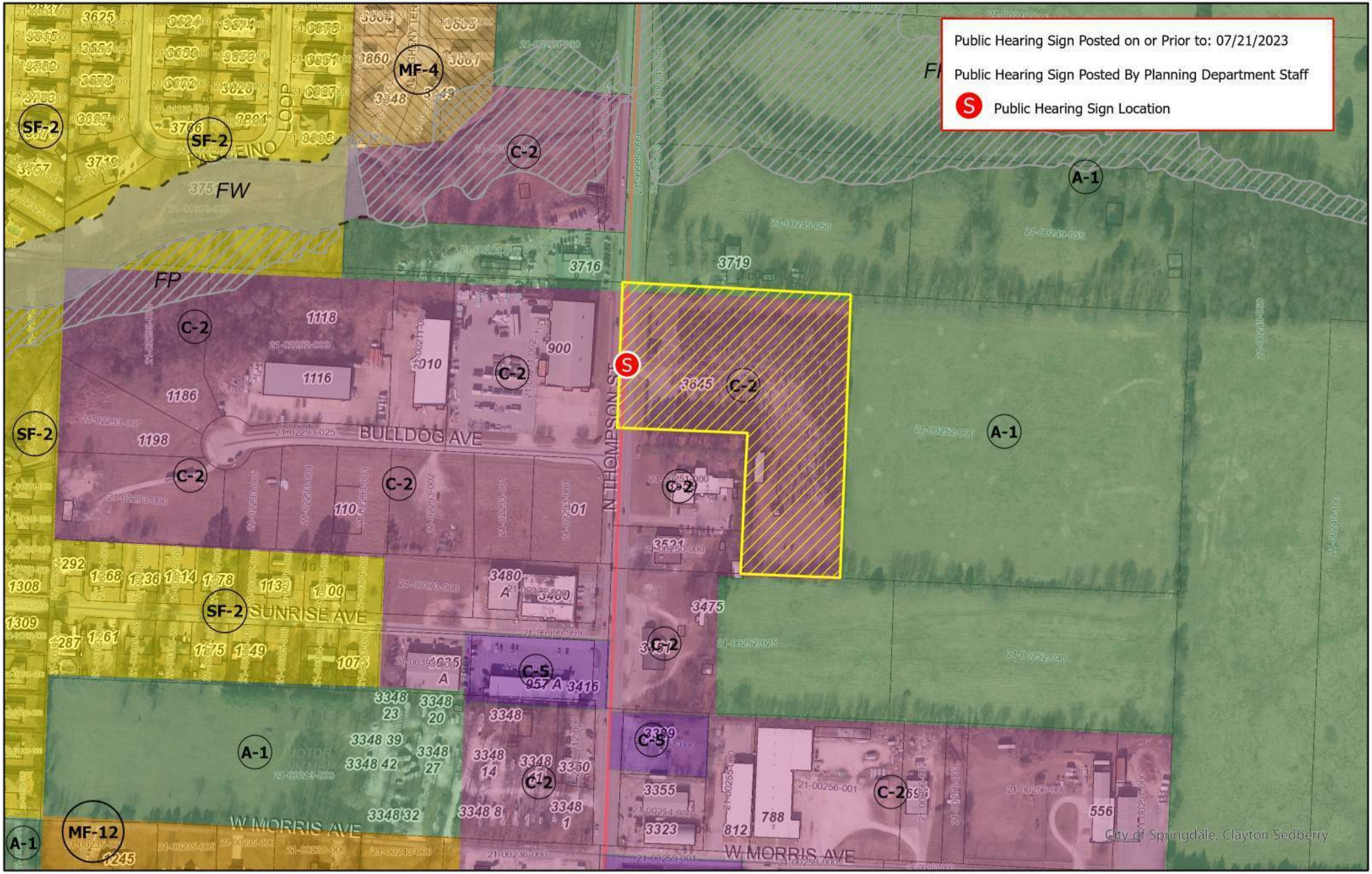
Planning Commission Meeting
September 5th, 2023
(Tabled from August 1st)

Miles
00.01 0.03 0.04 0.06

N

PROJECT: R23-37
APPLICANT: Imogene Mayse Revocable Trust
LOCATION: 3645 N. Thompson Street
REQUEST: Rezone From C-2 to C-5

SPRINGDALE
WE'RE MAKING IT HAPPEN



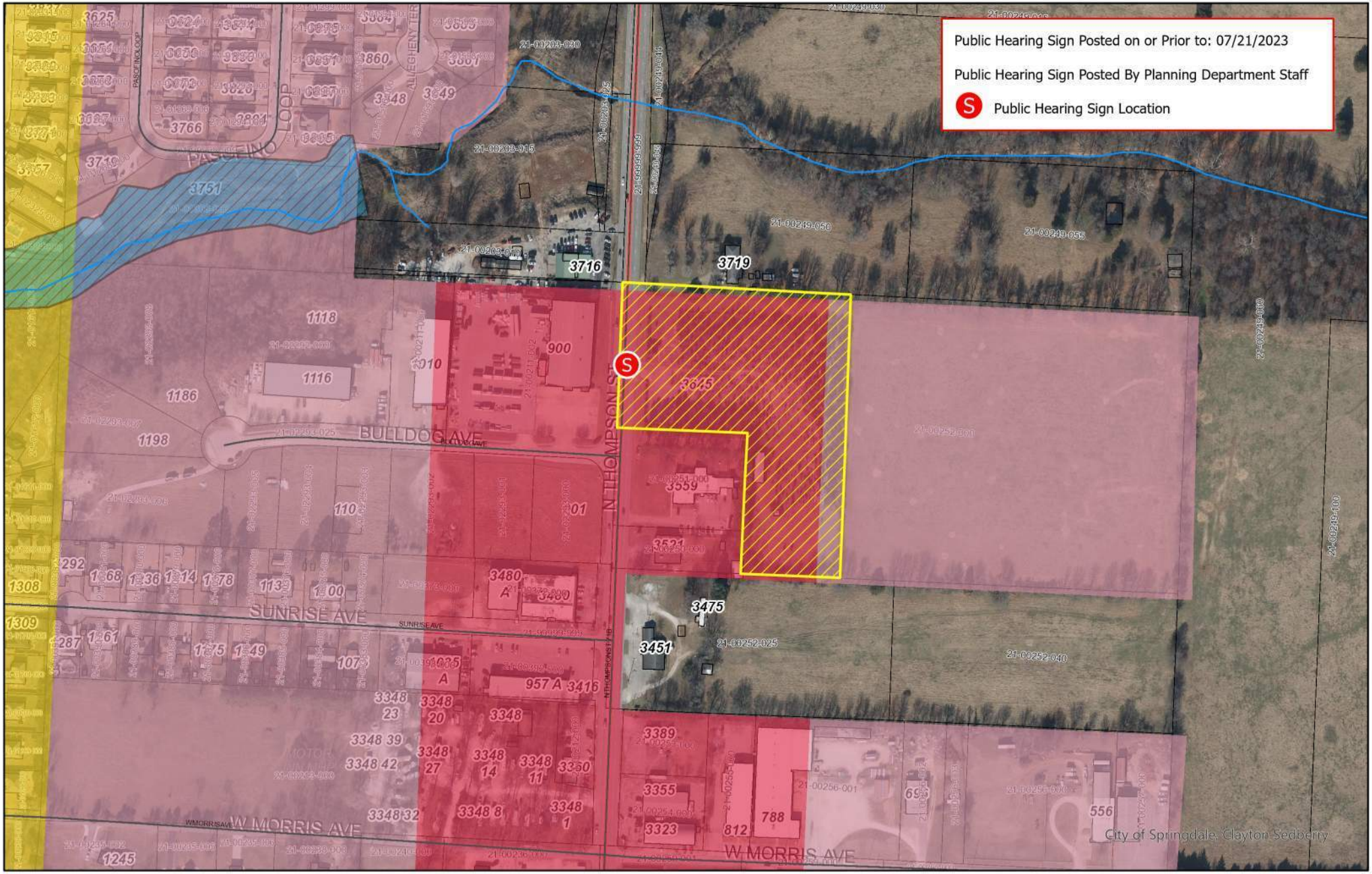
Planning Commission Meeting
September 5th, 2023
(Tabled from August 1st)

Miles
0 0.01 0.02 0.04 0.06 0.08

N

PROJECT: R23-37
APPLICANT: Imogene Mayse Revocable Trust
LOCATION: 3645 N. Thompson Street
REQUEST: Rezone From C-2 to C-5

SPRINGDALE™
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
September 5th, 2023
(Tabled from August 1st)

0 0.01 0.02 0.04 0.06 0.08 Miles

N

PROJECT: R23-37
APPLICANT: Imogene Mayse Revocable Trust
LOCATION: 3645 N. Thompson Street
REQUEST: Rezone From C-2 to C-5

SPRINGDALE
WE'RE MAKING IT HAPPEN

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **September 5, 2023**

Re: C23-14 Conditional Use

A request by Taylor and Maranda Drake for a Conditional Use Permitted on Appeal as a Use Unit 14 (Manufactured Home) in an Agricultural District (A-1).

LOCATION

8736 W. Gibbs Road

EXISTING CONDITIONS

Existing residential structure to be removed

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.

_____

_____

N/A **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
Septic System approval needed.

_____

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.

_____
_____

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.
Condition that existing structure must be removed.

File No. C23-14

APPLICATION FOR CONDITIONAL USE

CITY OF SPRINGDALE, ARKANSAS

1. APPLICANT: Taylor & Maranda Drake
   Address: 8736 W. Gibbs Rd. Springdale, AR 72762

   Phone: 479-841-5701 / 479-841-5677 Profit:_____ Non-Profit_____

2. Property Location (street address or layman's description):
   8736 W. Gibbs Rd. Springdale, AR 72762

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

4. Use Unit requested 14 in A-1 Zoning District.

5. Description of the conditional use sought and the reasons why it should be approved:
   We are zoned Agricultual. We are right beside Georges and our neighbors across from us are putting cattle on their land as well. We think it should be approved because this will be our primary home on the land i inherited by my grandparents. The house that Resides on the property right now will be removed once we get approved to put a manufactured home on our land. The manufactured home will be simi visible from the road.

6. What effects would the proposed conditional use have on the character of the neighborhood and residents?
   Our neighbors [illegible] on all Sides of us have Cattle, horses, goats and Sheeps. The houses are all older houses that have been on our Street for a long time.

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.

C23-14

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

Signature of Record Property Owner(s)	Signature of Applicant
[signature]	[signature]
	[signature]
Date: 6-26-23	Date: 6-26-23

VERIFICATION

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

_____

_____

State of Arkansas)
) ss.
County of _____)

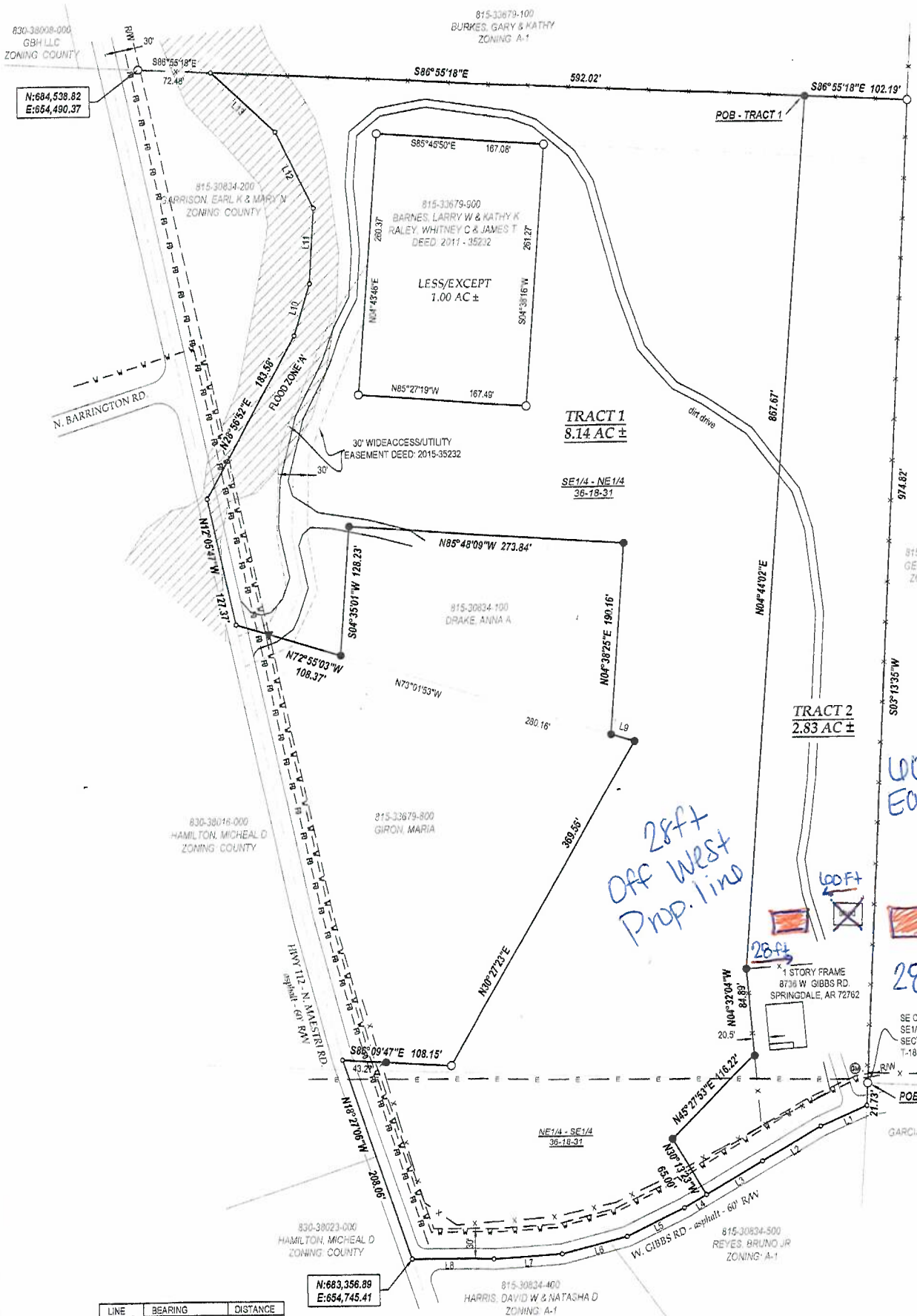
SUBSCRIBED AND SWORN TO before me, a Notary Public, this the _____ day of _____,20 _____.

_____
Notary Public

My commission expires:_____

C23-14

Site Plan



LINE	BEARING	DISTANCE
L1	S86°57'18"W	50.08'
L2	S59°46'06"W	67.91'
L3	S59°46'37"W	65.07'
L4	S59°46'37"W	25.73'
L5	S64°24'36"W	63.36'
L6	S76°11'19"W	86.65'
L7	S86°19'55"W	67.93'

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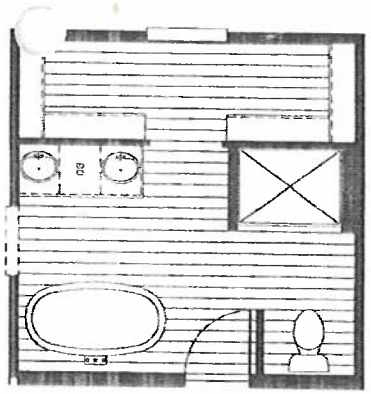
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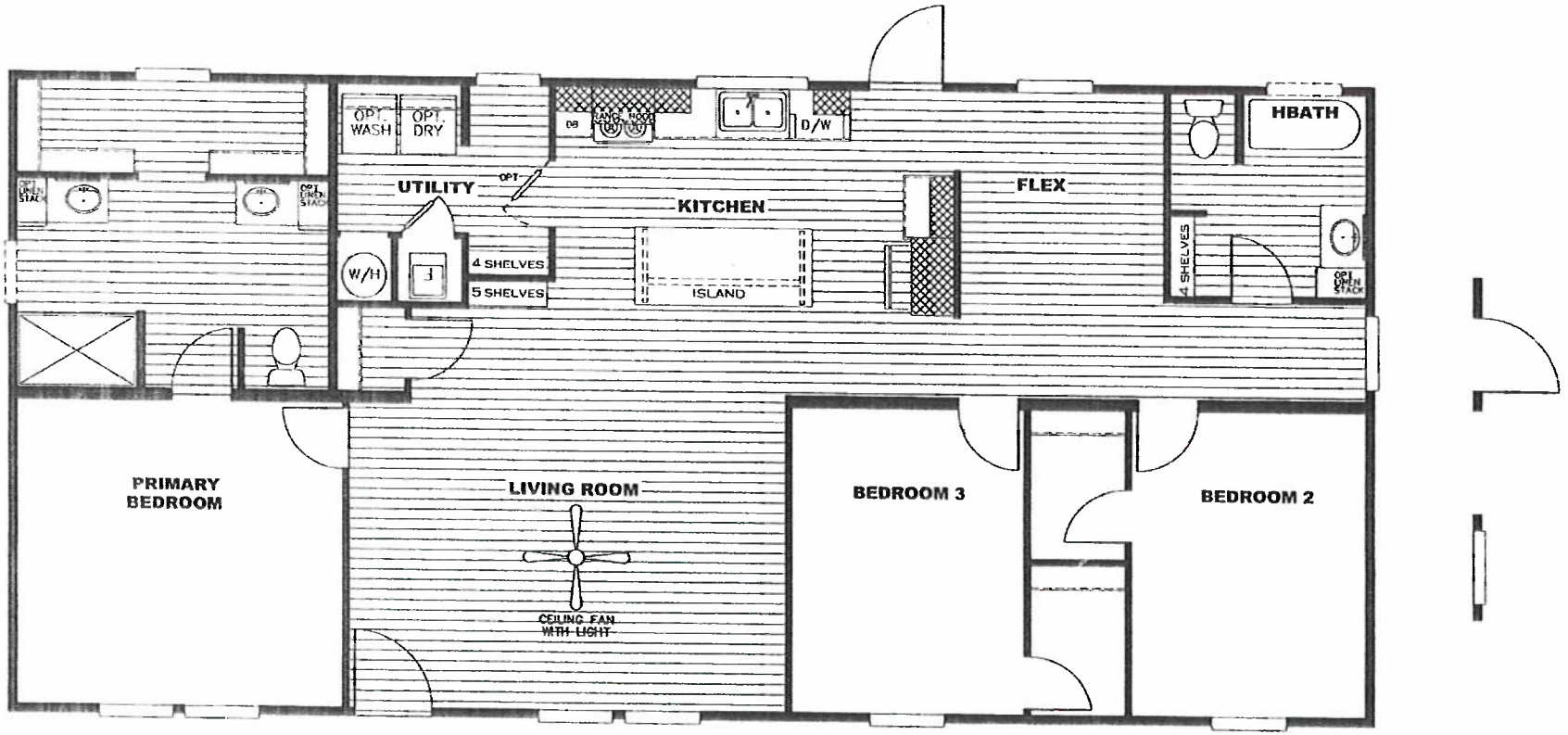
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RIGHT-OF-WAY & EASEMENT DESCRIPTION - 460 FEET +/-

A PART OF THE NE1/4 OF THE SE1/4 AND A PART OF THE SE1/4 OF THE NE1/4, OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 31 WEST, COMMENCING AT THE NORTHEAST CORNER OF SAID NE1/4 OF THE SE1/4; THENCE

New Home!





MODEL# 38CLB28563A
DRAWING# 38M162
28'x56' STERLING

Client Drake **DR:** Will Jones C23-14

ADD 5 FOOT OF SOLID LINE TO THE BEGINNING OF EACH LATERAL LINE

3-bedroom

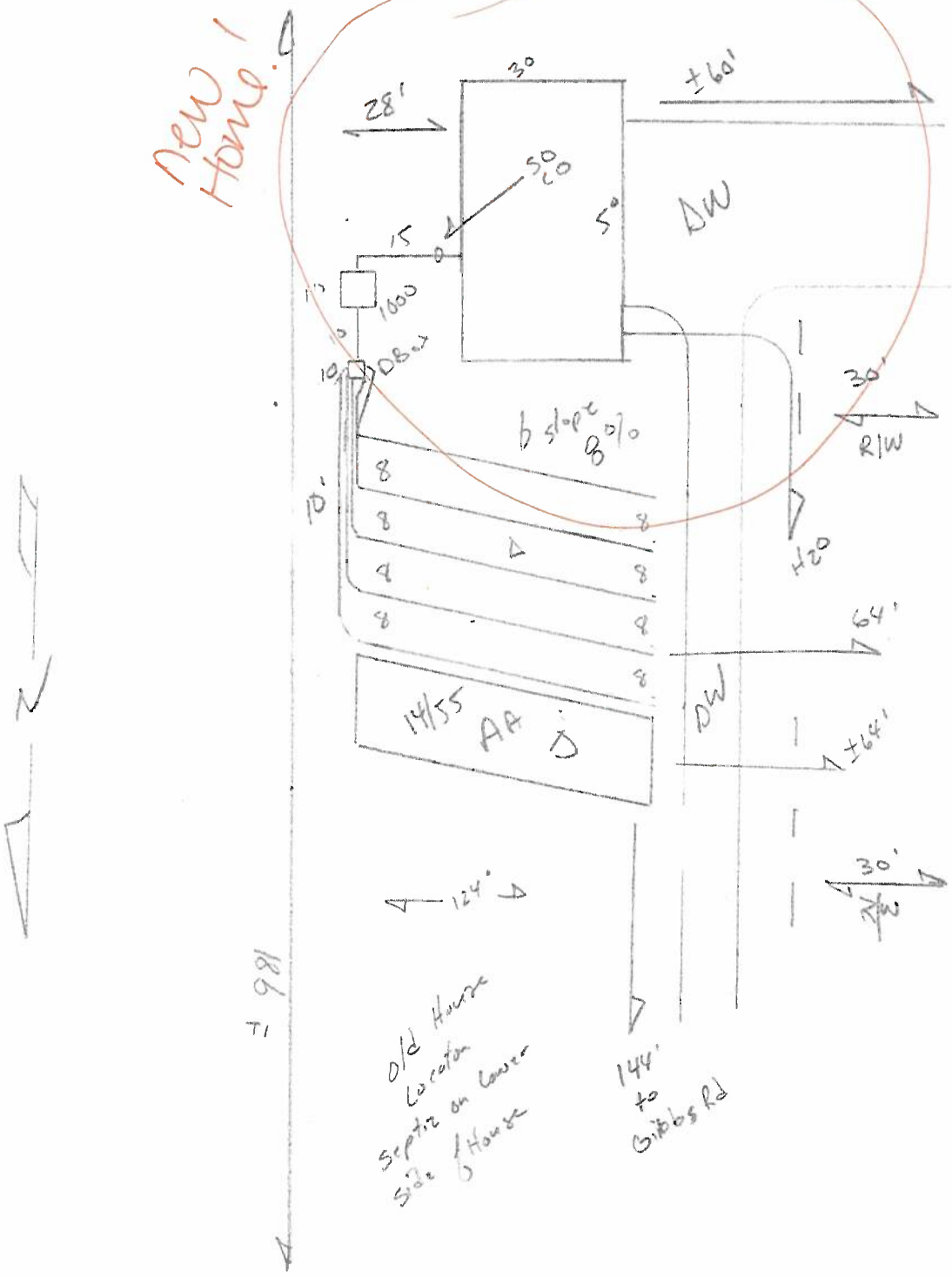
5- 60

Scale 1" = 30'

18" TB

8' spacing

2.83 Ac



Flow line elevation out of D-box must be higher than ground elevation on line one. Installer may adjust line locations slightly to avoid large trees. Maintain contour on all main lines. Maintain 10 foot setbacks from all parts of septic systems to property lines.

Arkansas Department of Health
Environmental Health Protection

Receipt Number C23-14

Individual Onsite Wastewater System Permit Application

Permit Type: ☒ New Installation ☐ Alteration / Repair

DR Environmental ID #: 4 4 0 1 1 0 6 4 4 5

Fee Schedule for Structures		√
Structures 1500 sq ft or less	$ 30.00	☒
Structures more than 1500 sq ft and up to 2000 sq ft	$ 45.00	☐
Structures more than 2000 sq ft and up to 3000 sq ft	$ 90.00	☐
Structures more than 3000 sq ft and up to 4000 sq ft	$120.00	☐
Structures more than 4000 sq ft	$150.00	☐
Alteration and Repair	$ 30.00	☐

Part 1 Application

Treatment Type (check one)
- ☒ STD = Standard Septic Tank
- ☐ ISF = Intermittent Sand Filter
- ☐ PMF = Proprietary Media Filter
- ☐ OTH = Other (Describe)
- ☐ ATU = Aerobic Treatment Plant
- ☐ RSF = Re-circulating Sand Filter
- ☐ RGF = Re-circulating Gravel Filter
- ☐ HLD = Holding Tank

Disposal Method (check one)
- ☒ STD = Standard Absorption Field
- ☐ SUR = Surface Discharge
- ☐ CPF = Capping Fill
- ☐ OTH = Other
- ☐ LPD = Low Pressure Distribution
- ☐ HLD = Holding Tank
- ☐ SRL = Serial Distribution
- ☐ DRP = Drip Irrigation

1. Owner's/Applicant's Name: Taylor Drake 815-33679-001
2. Phone Number: 479-841-5701
3. Mailing Address: 8736 W Gibbs Rd Springdale, AR 72762
4. County: Washington
5. Address of Proposed System (If a 911 address is not available, attach detailed directions or map): Same
6. Subdivision Name: —
7. Approval Date: —
8. Date Recorded: —
9. Lot Number: —
10. Lot Dimensions: 103 x 981 ±
11. Total Area (Acres): 2.83
12. # Bedrooms # People: 3
13. Daily Flow (GPD): 370
14. Brief Legal Description of Property (Attach a separate sheet of paper, if necessary): 36-18-31 S-T-R Pt NE Pt SE
15. Water Supply (Specify supplier, if Public Water): Springdale Water
16. GPS Coordinates: 36.191439, 94.227229

17. Loading Rates	(gpd/ft²)	18. System Specifications			f. Trench Depth		
Primary Area	.75	a. Size of Septic Tank	1000	gal		18	inches
Secondary Area	.574	b. Size of Dose Tank	—	gal	g. Trench Spacing	8	feet
Percolation Test	(min/in)	c. Absorption Area	493	ft²	h. Trench Media (List Below)		i.Trench Width
Primary Area Avg	--	d. Number of Field Lines	5		Pipe + Gravel	24	in
Secondary Area	--	e. Length of Field Lines	50	ft	EQ 24 Chambers	18	in

TO THE OWNER

The permit for construction may be deemed invalid by the local Environmental Health Specialist before the start of construction, if the site and/or soil conditions have changed after approval of this permit, or if the information within this permit is inaccurate or has been found to be misrepresented. Approval for operation does not constitute a guarantee that the system will function properly. The approval states that the system was designed and installed according to the Arkansas Department of Health, Rules and Regulations Pertaining to Onsite Wastewater Systems, unless there are exceptions or deviations noted in the comments. A Permit for Construction is valid for one (1) year from the date of approval. The authorized agent must revalidate a permit more than one (1) year old prior to the start of any construction.

19. Utilization Verification
I hereby attest that item 12, the number of bedrooms (number of persons for commercial) and square footage of the structure that will utilize the designed individual onsite wastewater system in this permit application, is accurate. I have reviewed the permit application and understand the layout, installation, maintenance, operation and expense(s) that may be associated with this system.

Owner/Applicant Signature: [signature] Date: 5/15/23

20. I certify that I have conducted the above tests and that the above listed information is in accordance with the latest requirements of the Arkansas Department of Health Rules and Regulations Pertaining to Onsite Wastewater Systems.

Will Jones — Designated Representative Signature | DR — Title | Soil Certified ☒ Yes ☐ No

WILL JONES — Print Name | 5/15/23 — Date | 479-790-2784 — Phone Number

21. Approval of Health Authority
The information and specifications in the application has been reviewed and found to meet the requirements of the Arkansas Department of Health Rules and Regulations Pertaining To Onsite Wastewater Systems. A PERMIT FOR CONSTRUCTION is hereby issued.

Environmental Specialist Signature | EHS Number | Date

C23-14

3866 W. Sunset
Springdale, AR 72762
479-582-9383
www.realtytitleinc.com

File No.: 22-71774W

Adjacent Property Owners Search

Subject Property:
Current Owner: Taylor Drake
Parcel Number: 815-33679-701
Property Address: 8736 W Gibbs Rd, Springdale, AR 72762

Adjacent Property Owners:

1. Parcel Number: 815-30834-100
Current Owner: Anna Hollingsworth, Trustee of the AAH Revocable Trust dated May 16, 2018
Mailing Address: 1216 N Maestri Rd, Springdale, AR 72762

2. Parcel Number: 815-30834-400
Current Owner: David W. Harris
Mailing Address: 22499 Derik Rd, Springdale, AR 72762

3. Parcel Number: 815-30834-500
Current Owner: Bruno Reyes, Jr.
Mailing Address: 3003 S Turner St, Springdale, AR 72764

4. Parcel Number: 815-33675-500
Current Owner: James Raley, Jr. and Whitney Raley
Mailing Address: 8577 W Gibbs Rd, Springdale, AR 72762

5. Parcel Number: 815-33675-600
Current Owner: Carlos Mondragon Garcia and Roberto Mondragon Garcia
Mailing Address: 405 Peach Orchard Rd, Bentonville, AR 72712

6. Parcel Number: 815-33679-100
Current Owner: Gary Burkes and Kathy Burkes
Mailing Address: 1320 N Maestri Rd, Springdale, AR 72762

7. Parcel Number: 815-33679-700
Current Owner: Anna Allene Hollingsworth, Trustee of the AAH Revocable Trust u/t/a dated May 16, 2008
Mailing Address: 1216 N Maestri Rd, Springdale, AR 72762

8. Parcel Number: 815-33679-800
Current Owner: Maria Giron
Mailing Address: 1214 N Maestri Rd, Springdale, AR 72762

9. Parcel Number: 815-33682-900
Current Owner: Elmdale Lake LLC
Mailing Address: 402 W Robinson Ave, Springdale, AR 72764

This list is compiled mainly from the Washington County Assessor's Office and is further certified through August 15, 2023.

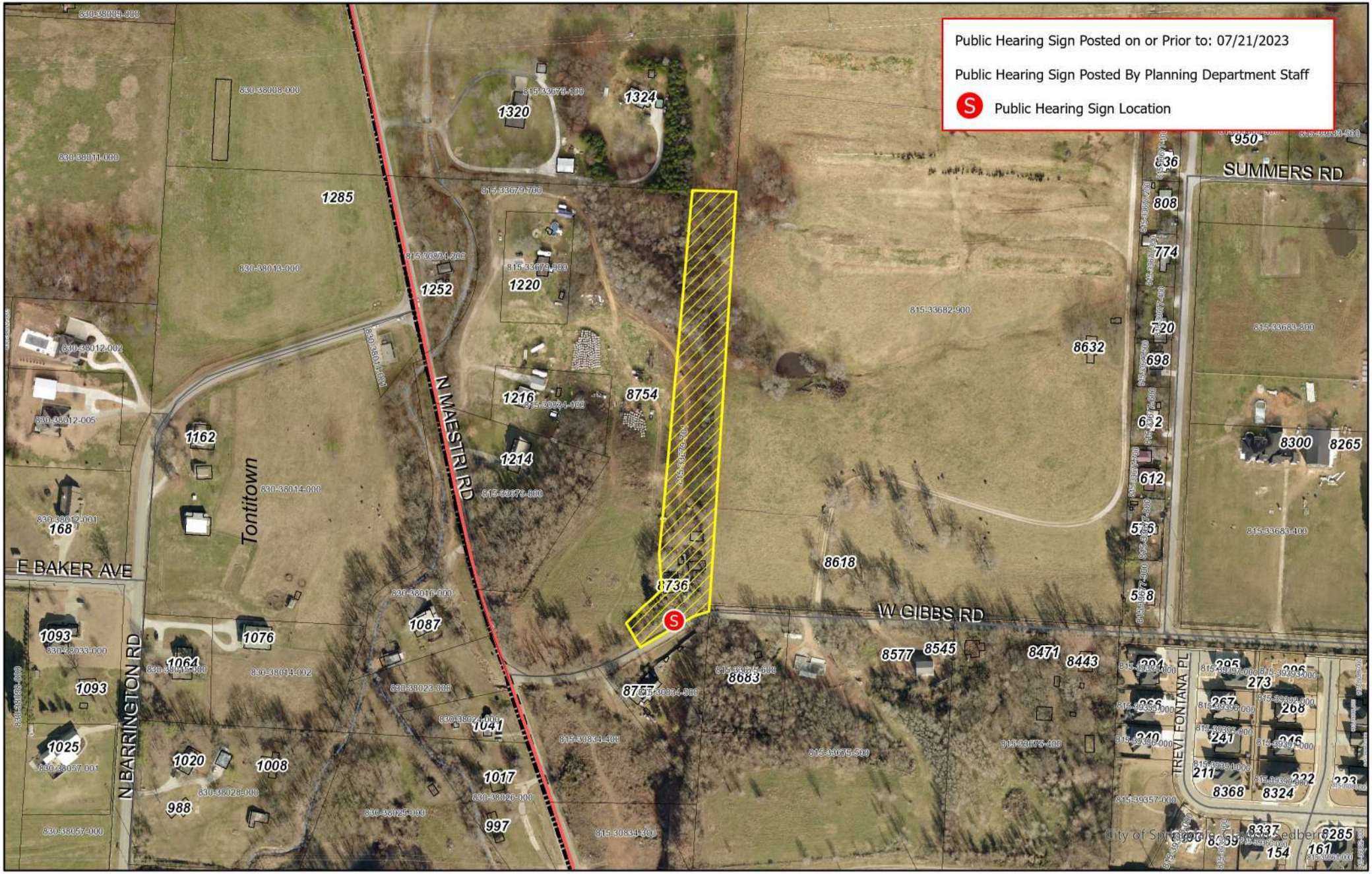
Issued Through the Office of
Realty Title & Closing Services, LLC
Arkansas Title Agency License No.: 100102353
3866 W. Sunset
Springdale, AR 72762
479-582-9383 fax 479-582-2925

By:



Authorized Signatory

Bradley B. Groe



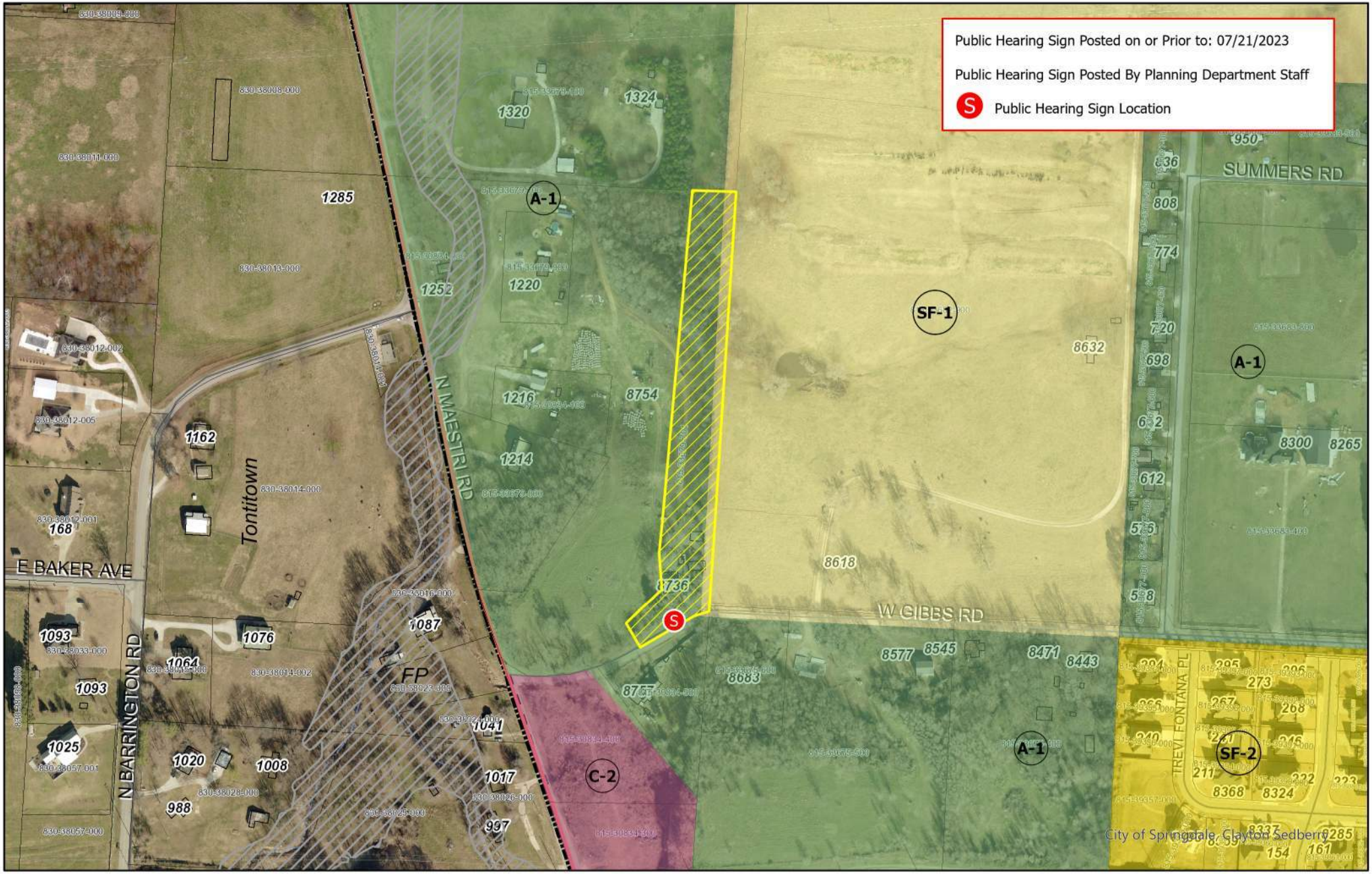
Planning Commission Meeting
September 5th, 2023
(Tabled from August 1st)

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N

PROJECT: C23-14
APPLICANT: Taylor & Maranda Drake
LOCATION: 8736 W. Gibbs Road
REQUEST: Conditional Use for Use Unit 14 (Residential Manufactured Housing) in an A-1

SPRINGDALE
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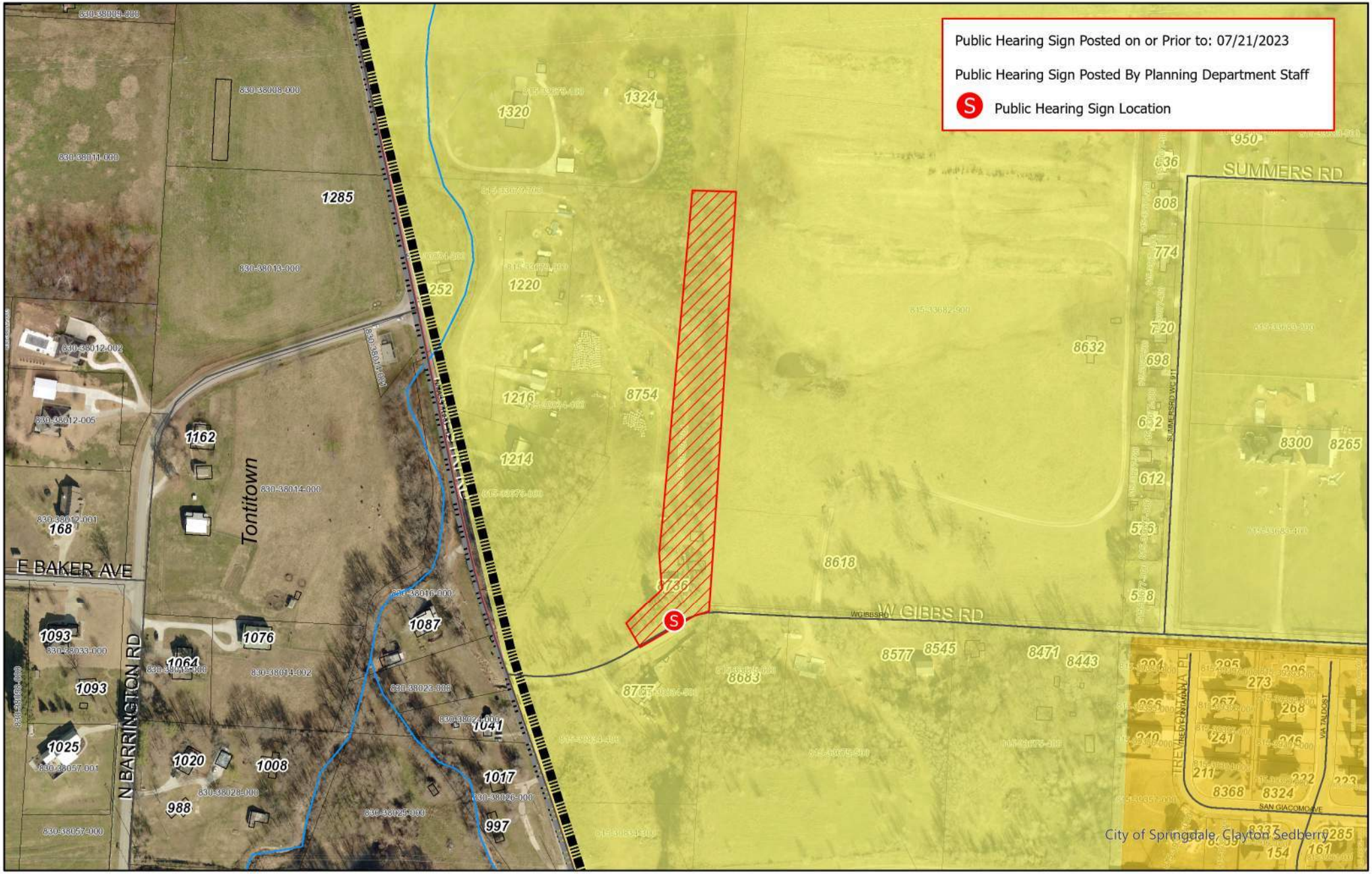
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September 5th, 2023
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SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
September 5th, 2023
(Tabled from August 1st)

0 0.01 0.02 0.04 0.06 0.08 Miles

N

PROJECT: C23-14
APPLICANT: Taylor & Maranda Drake
LOCATION: 8736 W. Gibbs Road
REQUEST: Conditional Use for Use Unit 14 (Residential Manufactured Housing) in an A-1

SPRINGDALE
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: **Planning Commission**

From: **Staff**

Date: **September 5, 2023**

RE: **L23-43** **Large Scale Development** **Jennifer Plaza Mini-Storage**

Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-43. 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. The CLAPO provided doesn't list all parcels adjacent to the 3 parcels listed on the document. It appears that there are several missing. This includes small parcels to the North of subject property ending in "-000", as well as to the West.
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. 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. It appears that there are several spots that don't meet these minimum requirements.
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. Elevations shall include type and color of materials used (including tables displaying percentage breakdowns of materials used for each side), foundation landscaping, and any architectural features used to comply with the Commercial Design Standards.
    a. Variance requested
2. All sides of a principal building that directly faces an abutting public right-of-way shall feature at least one customer entrance unless, the principal building directly faces more than 2 abutting rights-of-way then only 2 entrances are required, one along the primary street and one along a secondary street.
    a. Variance requested
3. Continuous internal pedestrian walkways, no less than 5' in width form the public sidewalk to the principal customer entrance of all principal buildings on the site are required.
    a. Variance requested
4. Internal pedestrian walkways shall connect focal points of pedestrian activity and shall feature landscaped areas along no less than 50% of their length.
    a. Variance requested
5. Internal pedestrian walkways must be distinguishable from driving surfaces through the use of low maintenance surface material such as pavers, bricks, or scored concrete.
    a. Variance requested
    b. If approved, please add a painted crosswalk from ADA spaces to building #1 across the lot. Include any ramps and truncated domes if needed.
6. 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. Variance requested
7. 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.
8. Each principal building on a site shall have clearly defined, highly visible customer entrances featuring any three (3) of the following: canopies or porticos, overhangs, recesses/projections, arcades, raised corniced parapets over the door, peaked roof forms, arches, outdoor patios, display windows, integrated tile work and/or moldings, integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
    a. Variance requested
9. Sign design, materials, and placement should complement the overall architectural design of the building. (standard comment)

Building and Fire:

All Building and Fire comments are being addressed.

Engineering Comments:

1. **Chapter 107 – Stormwater Pollution**

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

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

2. **Chapter 112 – Subdivisions**

   (Code 1973, § 30-1)

   - **Check subdivision plans, streetlights are usually included in the street design and may be duplicated here.**
   - **How will riprap area on slope be installed and maintained?**
   - **Is junction box at the bottom of the 25% slope designed to handle the hydraulic jump?**

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: April 27, 2023 Payment Method: _____

Date Accepted as Complete: _____ Project Number: L23-43

Must meet the below criteria for a Large Scale Submittal:

- ☑ Pre-application meeting held with Springdale Planning Department. Date: 2-14-23 *and* 3-27-23
- ☑ 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 electronic submission (okayed with Rick Barry on 4/26)
- ☑ 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 Jeff Nichols — **Representative**

Applicant (person making request)	Development Point of Contact for Question & Staff Reviews
Name: John Lykins	Name: Jeff Nichols, project manager
E-mail: hecklerkoch91@yahoo.com	E-mail: jnichols@halff.com
Address: PO Box 1095 Gravette, AR 72736	Address: 5704 Euper Lane, Ste 200 Fort Smith, AR 72903
Phone: (479) 366-4913	Phone: (479) 397-0314
Site/ Location: 3936 S.48th Street, Springdale, AR 72762	Current Zoning District: C-2
Assessor's Parcel Number(s): 815-30868-000 815-30857-100 815-30857-110	Rezone required: no
	Total Acreage: 6.44

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

Name (printed): Jeff Nichols, project manager Date: 4-27-2023

Signature: 

Staff Notes:

L23-43

April 27, 2023

Via email: planningapplications@springdalear.gov

Springdale Planning Department
201 Spring Street
Springdale, Arkansas 72764

RE: LSD Submission for Mini Storage Facility at 3936 S. 48th Street in Springdale

To whom it may concern,

Halff Associates, Inc. is working with Long-Lykins LLC to construct a new mini storage facility located at 3936 S. 48th Street. The proposed development involves the construction of 9 individual mini-storage buildings, and 2 covered RV storage structures. The project also involves the construction of a fire access road down to S. 48th Street. Enclosed within this submittal, you will find a completed large-scale development application and associated documents for it.

As part of the project, we are requesting variances from the following Commercial Design Standards. The Variance Application and supporting documentation is attached.

1. Entrances
2. Pedestrian Flow – 5' internal pedestrian walkways
3. Pedestrian Flow – 5' sidewalk along full length of building
4. Facades and Exterior Walls
5. Detail Features
6. Entryways
7. Landscaping

Should you have questions or comments, please call me at (479) 397-0314.

Sincerely,
Halff Associates, Inc

Jeff Nichols
Project Manager

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Pre-Application Meeting Notes

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

Names of all persons present at pre-application meeting: **Jeff Nichols, Allen Deaver, Patsy Christie, Rick Barry, Steve Goss, Ed Stith, and Ron Hritz**
Name of main point of contact for project: **Jeff Nichols, project manager**
Parcel Number(s): **815-30857-100, 815-30857-110 and 815-30868-000**
Acreage of the proposed development: **6.44 acres**
Type of project: **Mini Storage Facility**
When is the intended application date? **April 27, 2023**
Per the date above, the earliest Planning Commission meeting date would be: **June 6, 2023**

Is there a street address? If not, please complete the 911 Address Assignment form on the City of Springdale's GIS Department website. **3936 S. 48th Street (address may change)**

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

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

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

All projects must meet the requirements of the Drainage Criteria Manual. **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. **Access drive not to exceed Woodcliff Road**

SPRINGDALE™
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Pre-Application Meeting Notes

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

Names of all persons present at pre-application meeting: **Jeff Nichols, Isaiah Filley, Keith Wheeler (architect), Ron Hritz and Sharon Tromburg**
Name of main point of contact for project: **Jeff Nichols, project manager**
Parcel Number(s): **815-30857-100, 815-30857-110 and 815-30868-000**
Acreage of the proposed development: **6.44 acres**
Type of project: **Mini Storage Facility**
When is the intended application date? **April 27, 2023**
Per the date above, the earliest Planning Commission meeting date would be: **June 06, 2023**

Is there a street address? If not, please complete the 911 Address Assignment form on the City of Springdale's GIS Department website. **3936 S. 48th Street (address may change)**

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

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

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

All projects must meet the requirements of the Drainage Criteria Manual. **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?

1) **Facades and Exterior Walls — all requirements of wall projection or recess requirement for buildings over 100' in length.**
2) **Detail Features — only required if a repeating garage door is not considered a repeating element. The western façade of the western most building will need this variance regardless.**
3) **Entryways — 3 defined highly visible customer entrances. No occupation of these buildings is anticipated to be open to the public in anyway, only private access through garage door is proposed and that does not begin until beyond the gates so the westernmost building will have a solid façade of high-quality material but no entryways proposed.**

Please state all of the Fire Code issues mentioned.

Fire lane at least 20' wide, set east gate to be able to park fire truck off-street

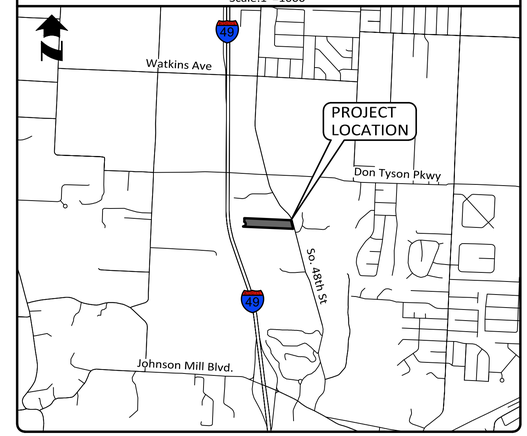
July 2023

Large Scale Development Plans for JENNIFER PLAZA MINI-STORAGE

Springdale, Arkansas Project L23-43

Issued for Review
07.20.2023

VICINITY MAP
Scale:1"=1000'



VARIANCES REQUESTED

1. Entrances
2. Pedestrian Flow
3. Facades and Exterior Walls
4. Detail Features
5. Entryways

INDEX OF SHEETS

1. Cover, Vicinity Map, And Index
2. Erosion Control And Demolition Plan
3. Site Plan West
4. Site Plan East
5. Utility Plan
6. Grading Plan West
7. Grading Plan East
8. Storm Drainage System Profile
9. Landscaping Plan
10. Details Site And Paving
11. Details Drainage
12. Details Drainage And Erosion Control
13. Details City Of Springdale 1
14. Details City Of Springdale 2
15. Details City Of Springdale 3

Parcel Number:
815-30857-100, 815-30857-110, 815-30858-000

Legal Description:
Lot 5 of Planned Commercial Subdivision, Jennifer Plaza, an addition to the City of Springdale, Arkansas.

FLOOD CERTIFICATION:

Based Upon Review Of FEMA Firm: Washington County, Arkansas And Incorporated Areas, And By Graphic Plotting Only, The Subject Property Is Determined To Be In Zone X, Or Areas Determined To Be Outside The 0.2% Annual Chance Floodplain.

Map Number: 05143C0070F

Map Revised: May 16, 2008

C-2 - GENERAL COMMERCIAL DISTRICT
MIN. SETBACK REQUIREMENTS (Ft.)

Front with Parking	Side Adj. to Residential	Rear
50'	20'	20'

C-2 ZONING REGULATIONS:
10' Wide Front yard Landscape Buffer
5' Wide Side yard Landscape Buffer adjacent to Residential

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

CALL BEFORE YOU DIG 1-800-482-8998 ARKANSAS ONE CALL SYSTEM

ARCHITECT
Fugitt and Associates
Keith Wheeler, AIA
1200 E. Joyce Blvd.
Fayetteville, AR 72703
479-466-8059 Office
keith.wheeler@fugittarc.com

OWNER/DEVELOPER
John Lykins Leasing
114 Harrison Ave.
Lowell, AR 72745
(479) 366-4913

PROJECT ENGINEER
Halff Associates
Allen Deaver
5704 Euper Lane, Suite 200
Fort Smith, AR 72903
(479) 273-2209
adeaver@halff.com

SITE UTILITY CONTACTS CITY OF SPRINGDALE, AR

NATURAL GAS
BLACK HILLS ENERGY
CONTACT: NATHAN PRINCE
1811 E. BORICK
FAYETTEVILLE, AR
PHONE: 479-601-8381

ELECTRIC
OZARK ELECTRIC COOPERATIVE
CONTACT: MIKE PHIPPS
406 West Emma Avenue
Springdale, AR 72764
PHONE: 479-521-2900

TELEPHONE
AT&T
CONTACT: LAYNE RHODES
P.O. BOX 7449
SPRINGDALE, ARKANSAS 72766
PHONE: 479-442-1977

GOVERNING AGENCIES

CITY OF SPRINGDALE

PLANNING
CONTACT: RICK BARRY
PHONE: 479-750-8550
jrbarry@springdalear.gov

ENGINEERING
CONTACT: KATIE HOLLINGSHEAD
PHONE: 479-756-7716
khollingshead@springdalear.gov

BUILDING DEPARTMENT
CONTACT: ED STITH
PHONE: PHONE: 479-750-8154
estith@springdalear.gov

SPRINGDALE WATER UTILITIES - ENGINEERING
CONTACT: LARRY PECKHAM
526 OAK AVENUE
SPRINGDALE, AR 72764
PHONE: 479-927-4173
lpeckham@springdalewater.com

SPRINGDALE WATER UTILITIES - PRETREATMENT
CONTACT: BRADLEY STEWART
P.O. BOX 769
SPRINGDALE, AR 72765
PHONE: 479-756-3657
bstewart@springdalewater.com

FIRE DEPARTMENT
CONTACT: STEVE GOSS
PHONE: 479-751-4510
sgoss@springdalear.gov

DEPARTMENT OF HEALTH

DIVISION OF ENGINEERING, SLOT 37
4815 W. MARKHAM LITTLE ROCK, AR
72205 PHONE: 501-661-2623

051960 - Jennifer Plaza Mini-Storage

Issued for Review 07.20.2023

Drawing Name: N:\SPDK\PROJ\L\1-02\Drafting\1-02 Planning Last Modified Jul 20 2023 - 1:45pm Plotted on Jul 20 2023 - 2:05pm by dfiss

Site Erosion Control General Notes:

1. Stabilization Measures Shall Be Initiated As Soon As Practicable In Portions Of The Site Where Construction Activities Have Temporarily Or Permanently Ceased. Following Initial Soil Disturbance Or Redisturbance, Permanent Or Temporary Stabilization Shall Be Completed Within Seven Calendar Days For The Surface Of All Perimeter Slopes

2. All Sediment And Erosion Control Devices Shall Be Inspected Every Seven (7) Days Or Every 14 Days And After Each Rainfall Occurrence That Exceeds One-Quarter Inch (0.25"). Damaged Or Ineffective Devices Shall Be Repaired Or Replaced, As Necessary.

3. Provide Temporary Construction Entrance, Silt Fence, Inlet Protection, And Other Erosion Control Devices, As May Be Required, To Control Soil Erosion During All Phases Of Construction. All Disturbed Areas Shall Be Cleaned Of Debris, Finish Graded, And Stabilized With Permanent Vegetation Immediately After Completion Of Construction.

4. All Erosion Control Devices Shall Be Properly Maintained Until The Completion Of All Phases Of Construction And All Disturbed Areas Have Been Stabilized. Additional Control Devices May Be Required During Construction In Order To Control Erosion And/Or Off-Site Sedimentation. All Temporary Control Devices Shall Be Removed Once Permanent Vegetation Is Established.

5. All Areas Not To Be Paved Or Landscape Beds Shall Be Seeded Or Sodded. Refer To The Landscape Plan.

6. The Contractor Shall Inspect, Repair, And Add Stone To The Stabilized Construction Entrance When It Becomes Saturated With Mud To Ensure It Works As Intended.

7. The Topsoil Stockpile Shall Be Graded To Drain And Seeded With A Temporary Seed Mix.

8. Dust Control On-site Shall Be Minimized By Spraying Water On Dry Areas Of The Site. The Use Of Oils And Other Petroleum Based Or Toxic Liquids For Dust Suppression Is Prohibited.

9. If The Majority Of Mud Or Dirt Is Not Removed From Traffic Exits, Contractor Shall Establish Additional Vehicle Wash Areas At Construction Traffic Exit Points. Rinse-Off Will Not Be Allowed Outside The Project Construction Limits.

10. All Erosion And Sedimentation Controls Shown On The Plans Shall Be Constructed In Accordance With Governing Authorities And Maintained As Part Of This Contract. Contractor To Install Erosion Control In Accordance With The Erosion Sedimentation Control Plan As A Minimum. Other Measures May Be Required To Assure That Silt Is Controlled On-site.

Note To Contractor:
All Erosion Control Shown Functions As A Guide. It Is The Contractor's Responsibility To Ensure That The Requirements Of The Arkansas Department Of Environmental Quality's General Permit Are Maintained. Actual Erosion Control Devices May Vary Due To The Contractor's Sequence Of Demolition And Construction. Additional Measures May Become Necessary During Construction.

Sequence Of Construction:

1. Install Temporary Construction Entrance For Construction Traffic At Location Shown In The Plans.

2. Install Wire Fabric Reinforced Silt Fence, Inlet Protection, And Other Erosion Control Measures.

3. Begin Demolition. Rough-grade The Driveways, Parking Lots, And Building Pad. Perform Mass Grading Of The Site.

4. Install Storm Sewer, Water, Sanitary Sewer, And Other Utility Lines. When Underground Utility Installation Is Complete, Fine-grade The Paved Areas To Subgrade And Install The Stone Base Course. Construct The Curb And Gutter And Backfill The Curbs. Install The Concrete Pavement For The Project.

5. As These Phases Progress, Intermittent Storm Water Controls Should Be Installed To Prevent Silt From Washing Off The Construction Site And Entering The Streets, Storm Sewer System, Or Adjacent Properties.

6. Finish Grade The Site And Perform Final Cleanup. Spread Topsoil And Sod All Areas Disturbed By Construction That Will Not Be Paved Or Landscape Beds. Refer To The Landscape Plan.

7. Remove Temporary Erosion Control Measures After Permanent Stand Of Vegetation Is Established.

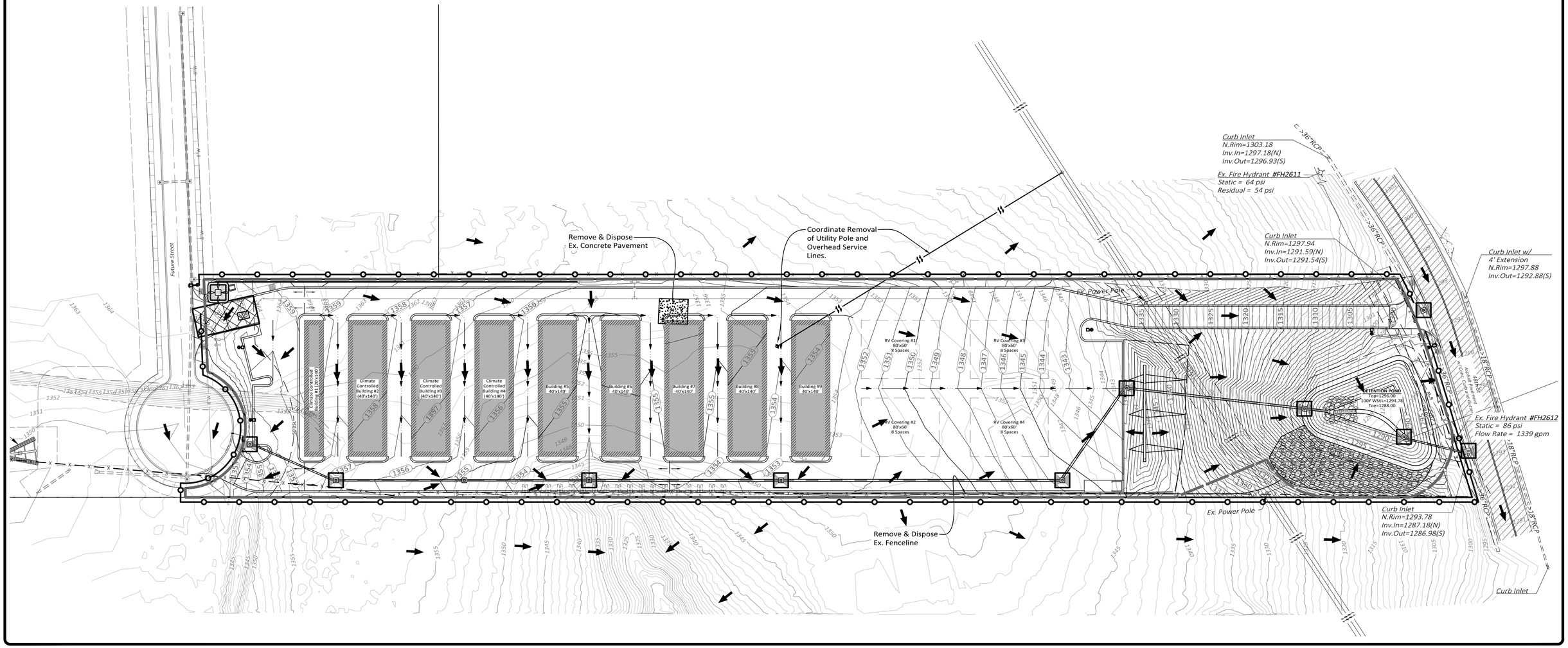
EARTHWORK ACTIVITIES:	ESTIMATED DATES: Start:	Duration:	ACTUAL DATES: Start:	Completion:
BMP INSTALLATION:				
CLEARING AND GRUBBING				
TOPSOIL/HAUL OFF STOCKPILES				
MASS GRADING START DATE:				
GRADING ACTIVITIES COMPLETE				
FINAL STABILIZATION:				

50 0 50
Scale in Feet

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LEGEND

- Temporary Rock Check Dam
- Temporary Silt Fence
- Temporary Curb Inlet Sediment Filter
- Temporary Silt Fence or Straw Bale Inlet Protection
- Temporary Concrete Washout
- Limits of Disturbance (±6.4 Acres)
- Direction of Flow
- Temporary 25'x50' Stablized Construction Entrance
- Temporary SWPPP Mailbox



Revision	By	Date

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Drawn By:	JMN
Approved By:	ATD
Date:	07.20.2023
Project No.:	LYL-02
Vertical Scale:	NA
Horizontal Scale:	AS NOTED
Plotting Scale:	1=1
Drawing Name:	Plan

48th Street Mini Storage

Springdale, Washington County, Arkansas

EROSION CONTROL AND DEMOLITION PLAN

Issued for Review - 07.20.2023

Sheet No.: 2 of 15

Drawing Name: M:\SOS\PROJ\LYL-02\Drafting\LYL-02 Plan.dwg Last Modified: Jul 20, 2023 - 1:43pm Plotted on: Jul 20, 2023 - 2:03pm by ahS153

Site General Notes:

1. The Contractor Shall Be Solely And Completely Responsible For Conditions Of The Job Site, Including Safety Of All Persons And Property During All Phases Of Construction Of This Site. This Requirement Shall Apply Continuously And Shall Not Be Limited To Construction Working Hours.
2. It Is The Contractor's Responsibility To Take All Precautions Necessary To Avoid Property Damage To Adjacent Properties During The Construction Phases Of This Project.
3. All Dimensions, Unless Otherwise Noted, Are To The Back Of Curb, Face Of Building, Edge Of Pavement, Or Centerline Of Stripe.
4. All Curve Radii shall be 5', Unless Otherwise Noted.
5. Contractor Shall Coordinate And Comply With All Utility Companies Involved In Project And Pay All Required Fees And Costs.
6. Unless Otherwise Noted, All Curb In City Of Springdale Or ArDOT Right-Of-Way Shall Be 6" Type "A" Concrete Curb And Gutter Or 2" Modified Concrete Curb And Gutter.
7. See Architectural Plans for Exact Building Dimensions and Layout.
8. Refer To M.E.P. Plans For Proposed Parking Lot Lighting Locations And For Pole, Pole Footing, And Pole Fixture Details.
9. Refer To Architectural Plans For Details Of The Proposed Dumpster Enclosure.
10. All Construction Of Public Improvements Shall Conform To The City Of Springdale Development Regulations.
11. All Signage, Pavement Markings, And Striping Shall Conform To The Manual Of Uniform Traffic Control Devices (MUTCD) Standards And Regulations.
12. All HVAC And Mechanical Equipment Must Be Screened From Public View.
13. Stockpiling of construction spoil material at particular locations shall only be allowed for a limited time period, not to exceed (6) months. Prior to a final inspection of the Grading Permit, the following standards shall be achieved for Completion of Construction:
    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 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.
13. Boundary Lines and Easement locations are approximate and shown for Exhibit purposes only. No Boundary Survey has been performed. Boundary based on Planned Jennifer Plaza Commercial Subdivision, 1st submittal set, dated March 02, 2023.

PARKING SUMMARY

Description	Parking Requirement	Parking Requirement
WAREHOUSE/STORAGE	1 Space per 1,200 SF Gross Floor Space (Approx. 47,600 SF)	39.6 (40)
Parking Spaces	Total Provided	60*
Accessible Spaces	Total Required	2
Accessible (AC) Spaces	Total Provided	2**
Bicycle Parking	1 Space per 20 Parking Spaces	3

*Includes Accessible Spaces
**Includes Van Accessible Spaces

C-2 - GENERAL COMMERCIAL DISTRICT
MIN. SETBACK REQUIREMENTS (Ft.)

Front with Parking	Side Adj. to Residential	Rear
50'	20'	20'

C-2 ZONING REGULATIONS:
10' Wide Front yard Landscape Buffer
5' Wide Side yard Landscape Buffer adjacent to Residential

SITE AREA

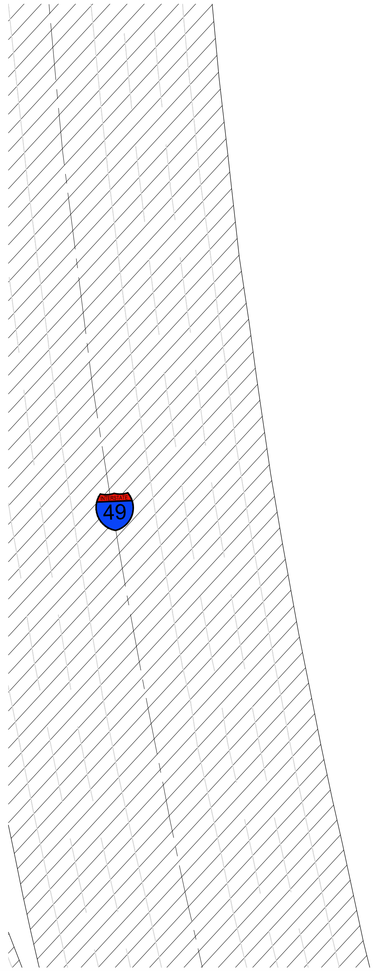
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NET SITE AREA: ±6.44

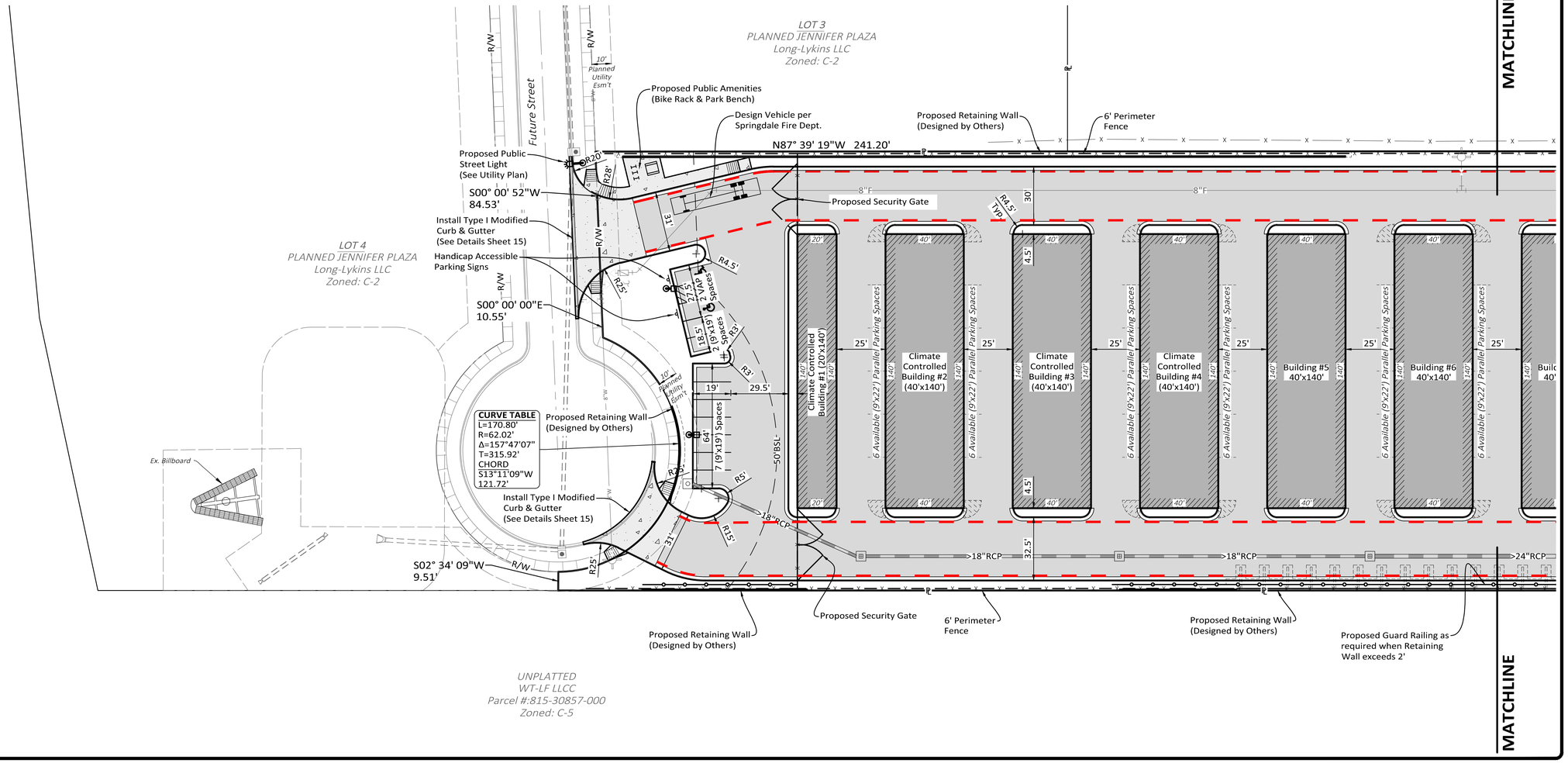
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Scale in Feet

CALL BEFORE YOU DIG 1-800-482-8998 ARKANSAS ONE CALL SYSTEM

LEGEND

- Property Line
- Easement Line
- Proposed Building
- Proposed 2'-0" Curb & Gutter
- Proposed Concrete Pavement (Per Geotech Recommendation)
- Proposed Gravel Pavement (Per Geotech Recommendation)
- Proposed Light Duty Concrete Paving/Sidewalk
- Proposed Accessible Ramp W/ Detectable Warning Devices
- Proposed Sign, See Plan For Type
- Accessible Parking Symbol
- VAP Van Accessible Parking
- Proposed Fire Lane Striping
- Proposed Light Pole
- BSL Existing Building Setback
- Existing Asphalt Pavement With Conc. Curb & Gutter
- Existing Concrete, As Noted
- Existing Sewer Manhole
- Existing Electric Transformer
- Existing Drainage Manhole
- Existing Fire Hydrant
- Existing Sign (As Noted)
- Existing Fence
- Street Center Line





Revision	By	Date

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Drawn By:	JMN
Approved By:	ATD
Date:	07.20.2023
Project No.:	LYL-02
Vertical Scale:	NA
Horizontal Scale:	AS NOTED
Plotting Scale:	1=1
Drawing Name:	Plan

48th Street Mini Storage

Springdale, Washington County, Arkansas

SITE PLAN WEST

Issued for Review - 07.20.2023

Sheet No.: 3 of 15

Drawing Name: M:\SDSKPROJ\LYL-02\Drafting\LYL-02 Plan.dwg Last Modified: Jul 20, 2023 - 1:43pm Plotted on: Jul 20, 2023 - 2:03pm by JMS153

LEGEND

- Property Line
- Easement Line
- Proposed Building
- Proposed 2'-0" Curb & Gutter
- Proposed Concrete Pavement (Per Geotech Recommendation)
- Proposed Gravel Pavement (Per Geotech Recommendation)
- Proposed Light Duty Concrete Paving/Sidewalk
- Proposed Accessible Ramp W/ Detectable Warning Devices
- Proposed Sign, See Plan For Type
- Accessible Parking Symbol
- VAP — Van Accessible Parking
- Proposed Fire Lane Striping
- Proposed Light Pole
- BSL — Existing Building Setback
- Existing Asphalt Pavement With Conc. Curb & Gutter
- Existing Concrete, As Noted
- Existing Sewer Manhole
- Existing Electric Transformer
- Existing Drainage Manhole
- Existing Fire Hydrant
- Existing Sign (As Noted)
- Existing Fence
- Street Center Line

30 0 30
Scale in Feet

CALL BEFORE YOU DIG 1-800-482-8998 ARKANSAS ONE CALL SYSTEM

MATCHLINE

UNPLATTED
Graham NWA Properties I LLLP
Parcel #:815-30857-090
Zoned: A-1

6' Perimeter Fence | 6' Perimeter Fence | 8' Opaque Perimeter Fence | 8' Opaque Perimeter Fence | 8' Opaque Perimeter Fence | 6' Perimeter Fence | 6' Perimeter Fence

N87° 39' 19"W 984.27'

8"F | 8"F

R45' TYP.

30'

40' | 40' | 40' | 40'

4.5'

25' | 25' | 25'

6 Available (9'x22') Parallel Parking Spaces | 6 Available (9'x22') Parallel Parking Spaces | 6 Available (9'x22') Parallel Parking Spaces

Building #6 40'x140' | Building #7 40'x140' | Building #8 40'x140' | Building #9 40'x140'

140'

RV Covering #1 80'x60' 8 Spaces
RV Covering #2 80'x60' 8 Spaces
RV Covering #3 80'x60' 8 Spaces
RV Covering #4 80'x60' 8 Spaces

80' | 60' | 20'

32' | 32' | 37' | 41'

R10' | R5' | R75'

R50'

Ex. Power Pole

24"RCP | 24"RCP | 24"RCP | 18"RCP

144.5'

6 (12'x40.5') Spaces

12.5'

UD | UD | UD

S87° 38' 13"E 1321.49'

Proposed Dumpster Enclosure w/ Screening

Proposed Earthen Berm

Ex. Power Pole

Design Vehicle per Springdale Fire Dept.

25'

Proposed Security Gate

Proposed Drainage Esm't
±16,133 SF/±0.370 Acres

R40.34'

S70° 34' 40"W 81.04'

N22° 11' 35"W 19.55'

R27.84' | R67.84' | R23.84'

DETENTION POND
Top=1296.00
100Y WSEL=1294.78
Toe=1288.00

30' Electric Esm't

N14° 34' 47"W 1341.08'

S0° 05' 31"E 95.71'

N73° 56' 39"W 9.50'

S73° 56' 39"E 15.96'

Curb Inlet
N.Rim=1297.94
Inv.In=1291.59(N)
Inv.Out=1291.54(S)

Install Type I Modified Curb & Gutter (See Details Sheet 15)

Curb Inlet w/ 4' Extension
N.Rim=1297.88
Inv.Out=1292.88(S)

R15' | R28'

Proposed Public Street Light (See Utility Plan)

48th St
Asphalt Pavement w/ Conc. Curb and Gutter

Ex. Fire Hydrant #FH2612
Static = 86 psi
Flow Rate = 1339 gpm

Curb Inlet
N.Rim=1293.78
Inv.In=1287.18(N)
Inv.Out=1286.98(S)

Curb Inlet

36"RCP | 18"RCP | 30"RCP

CURVE TABLE
L=94.57'
R=540.00'
Δ=010°02'04"
T=47.41'
CHORD
N19°35'58"W
94.45'

MATCHLINE

UNPLATTED
Battershell Family Trust
Ronnie D & Annette Battershell
Parcel #:815-30857-140
Zoned: A-1

UNPLATTED
Battershell Family Trust
Ronnie D & Annette Battershell
Parcel #:815-30857-130
Zoned: A-1

Revision	By	Date

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Drawn By:	JMN
Approved By:	ATD
Date:	07.20.2023
Project No.:	LYL-02
Vertical Scale:	NA
Horizontal Scale:	AS NOTED
Plotting Scale:	1=1
Drawing Name:	Plan

48th Street Mini Storage

Springdale, Washington County, Arkansas

SITE PLAN EAST

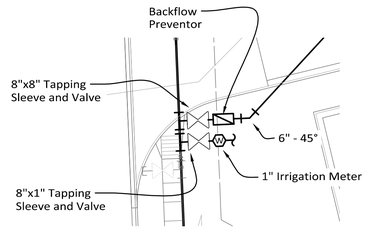
Issued for Review - 07.20.2023

Sheet No.: 4 of 15

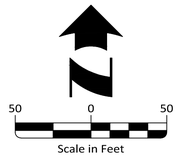
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Site Utility General Notes:

1. Existing Utilities Across Or Along The Line Of The Proposed Work Are Shown Only In An Approximate Location On These Plans. The Contractor Shall Call The State One-call System Prior To Construction @ 1-800-482-8998. The Contractor Shall, On His Own Initiative And At No Additional Cost, Locate All Underground Lines And Structures As Necessary. The Contractor Shall Verify And Calculate All Points Of Connection And All Utility Crossings And Inform Halff and Associates, Inc. And/or The Owner Of Any Conflicts Or Required Deviations From The Plans. Halff and Associates, Inc. Shall Be Held Harmless In The Event The Contractor Fails To Make Such Notification.
2. All Electric, Telephone, And Gas Extensions Including Service Lines Shall Be Installed To The Appropriate Utility Company Specifications And Requirements. All Utility Company Disconnections Shall Be Coordinated With The Designated Utility Company.
3. It Shall Be Distinctly Understood That Failure To Specifically Indicate Work Which Is Required To Complete This Project Shall Not Relieve The Contractor Of His Responsibility To Perform Such.
4. All Utilities Shall Terminate Five (5) Feet Outside The Building Unless Otherwise Noted. The End Of All Service Lines Shall Be Tightly Capped Or Plugged And Marked Until Such Time As Connections Are Made Inside The Building. Coordinate All Entrances To The Building With The Architectural Plans And M.E.P. Plans.
5. All Private Water And Sewer Materials And Construction Shall Be In Accordance With Local, State, And Federal Plumbing Code.
6. All Necessary Inspections And/or Certifications Required By Codes And/or Utility Service Companies Shall Be Performed Prior To Final Connection Of Utility Services.
7. It Is The Responsibility Of The Property Owner To Obtain All Utility Easements That Are Necessary For The Installation And Maintenance Of All Proposed Utilities. The Easements Must Be Obtained Prior To Beginning Any Public Utility Installation.
8. The Irrigation System Shall Be Protected By An RP Type Backflow Preventor. Irrigation System To Be Designed By Others.
9. Backflow Prevention Assemblies Installed Outdoor Shall Be Protected By An Enclosure Which Complies With The Standards And Specifications Set Forth By The American Society Of Sanitary Engineering (ASSE) Code 1060.
10. All Public Water and Sewer Improvements to be in accordance with the Specification Requirements for the Construction of Water and Sewer Facilities for Springdale Water & Utilities amended August 27, 2014 with revisions approved on January 20, 2021.
11. Public Street Light, Contractor to coordinate Installation with Ozark Electric.
12. All Utility Easements to be cleared of all Trees, Brush, Dirt Piles, Buildings and Debris so that Easement is accessible with Equipment. If Easement is not Cleared Developer may be Subject to Extra Charges.



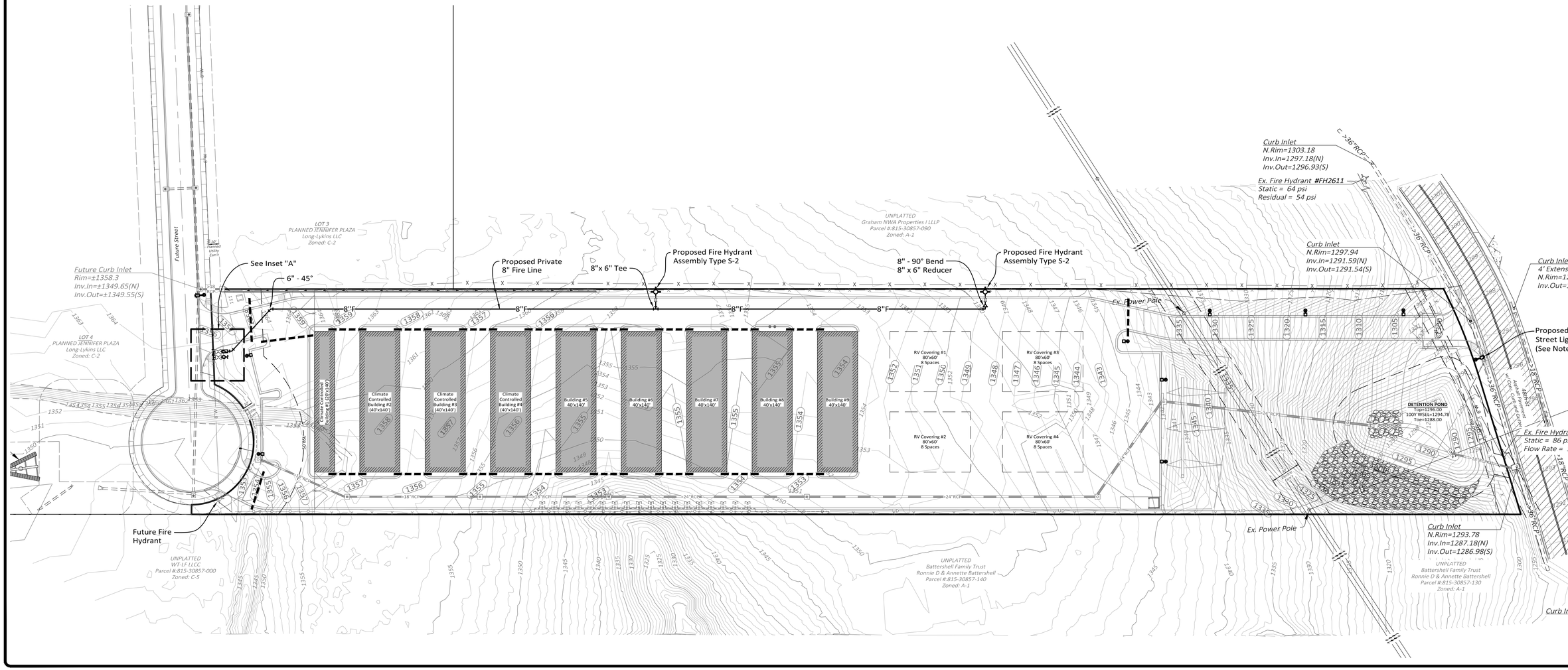
INSET "A"
Scale: 1"=20'





LEGEND

- Proposed Building
- Proposed Water Meter
- Proposed Backflow Preventer
- Proposed Light Pole
- UGE — Proposed Underground Electric
- 18"RCP — Proposed Drainage Pipe
- Proposed PVC Conduit
- 6"F — Proposed Fire Line
- 1"I — Proposed Irrigation Line (Municipex SDR-9)
- T — Proposed Underground Telephone
- FO — Proposed Fiber Optic Service
- Proposed Pipe Bollard
- Proposed Handicap Accessible Parking Sign



Revision	By	Date

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Drawn By:	JMN
Approved By:	ATD
Date:	08.17.2023
Project No.:	LYL-02

Vertical Scale:	NA
Horizontal Scale:	AS NOTED
Plotting Scale:	1=1
Drawing Name:	Plan

48th Street Mini Storage

Springdale, Washington County, Arkansas

UTILITY PLAN

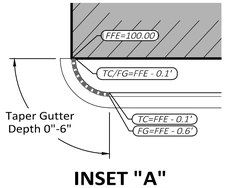
Issued for Review - 08.17.2023

Sheet No.: 5 of 15

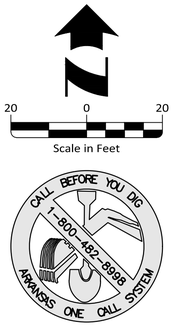
Drawing Name: M:\SOS\KPROA\LYL-02\Drafting\LYL-02 Plan.dwg Last Modified: Aug 17, 2023 - 3:13pm Plotted on: Aug 17, 2023 - 4:21pm by ab5153

Site Grading and Drainage General Notes:

1. No Land Clearing Shall Begin Until All Erosion Control Measures Have Been Installed. The Contractor Shall Take All Precautions To Prevent Soil Sediment From Leaving The Site. All Erosion Control Measures Shall Be Maintained Until All Contributing Areas Are Graded And Stabilized.
2. All Disturbed Areas And Slopes Shall Be Graded Smooth, Receive 4" Topsoil And Sod. Refer To The Landscape Plan.
3. All Storm Sewer Distances Are From Center Of Inlet To Center Of Inlet Or From Center Of Inlet To End Of Flared-End-Section.
4. All Existing Utility Vaults, Valves, Meters, And Boxes To Be Adjusted To Finished Grades In Accordance With City Of Springdale Regulations And To The Corresponding Utility Companies Requirements.
5. No Finished Grade Slopes Shall Exceed 3:1.
6. All Soils Under The Building And Pavement Shall Be Structural Fill Approved By The Geotechnical Engineer. Contractor Will Be Required To Provide Proctor Tests To Be Reviewed/Approved By The Geotechnical Engineer.
7. Contractor Must Obtain A Permit Prior To Performing A Street Cut Within City Right-Of-Way. All Construction In Said Right-of-Way Shall Be In Accordance With City of Springdale Details and Specifications.
8. Refer To The Architecture Plans For Exact Location of Roof Drain Downspouts.
9. A City Of Springdale Detention/Retention Certification Form Must Be Completed, Stamped, & Signed By A Certified Professional Engineer, Post-Developmental & Submitted To The City Of Springdale Engineering Department.
10. Earthen Berm To Be Constructed For Detention/Water Quality Pond Shall Be Brought Up In 8" Compacted Lifts.
11. It Shall Be The Responsibility Of Property Owner To Ensure Sediment Is Removed From Detention/Water Quality Pond As Necessary To Maintain Volume.

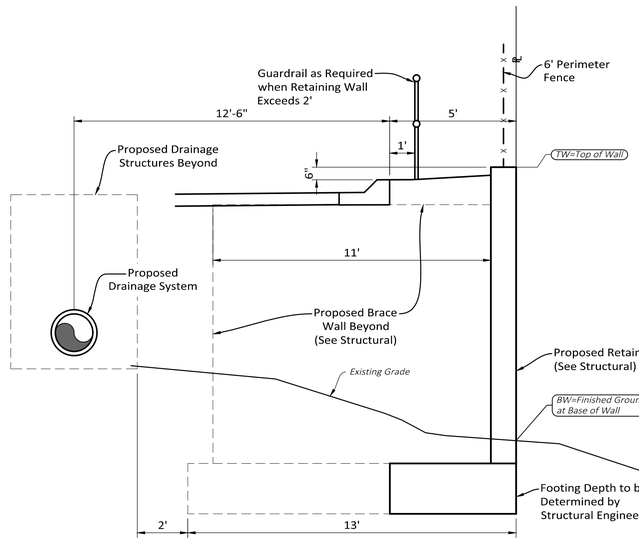


INSET "A"
Scale: 1"=10'

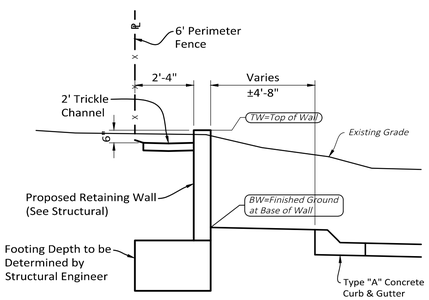


LEGEND

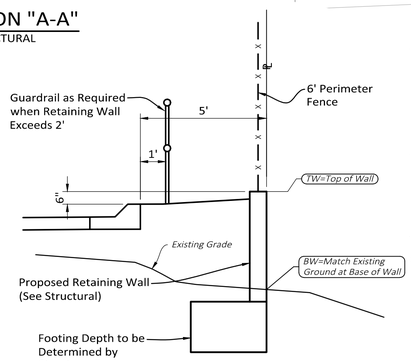
- Proposed Property Line
- Proposed Building
- >X"R — Proposed HDPE Roof Drain w/ Size & Flow Direction
- >X"HDPE — Proposed HDPE Storm Drain w/ Size and Flow Direction
- >X"RCP — Proposed Reinforced Concrete Pipe Storm Drain w/ Size and Flow Direction (Class III)
- Proposed Curb Inlet
- Existing Grade Contours (1245 / 1244)
- Proposed Finish Grade Contours (1245 / 1244)
- Proposed Swale
- Grade Break
- TC=1245.22 — Proposed Top of Curb Elevation
- SW=1245.22 — Proposed Top of Sidewalk Elevation
- FG=1245.22 — Proposed Finished Surface Elevation
- TW=1245.22 — Proposed Top of Wall Elevation
- TW=1245.22 — Proposed Bottom of Wall Elevation
- Tapered Curb Section



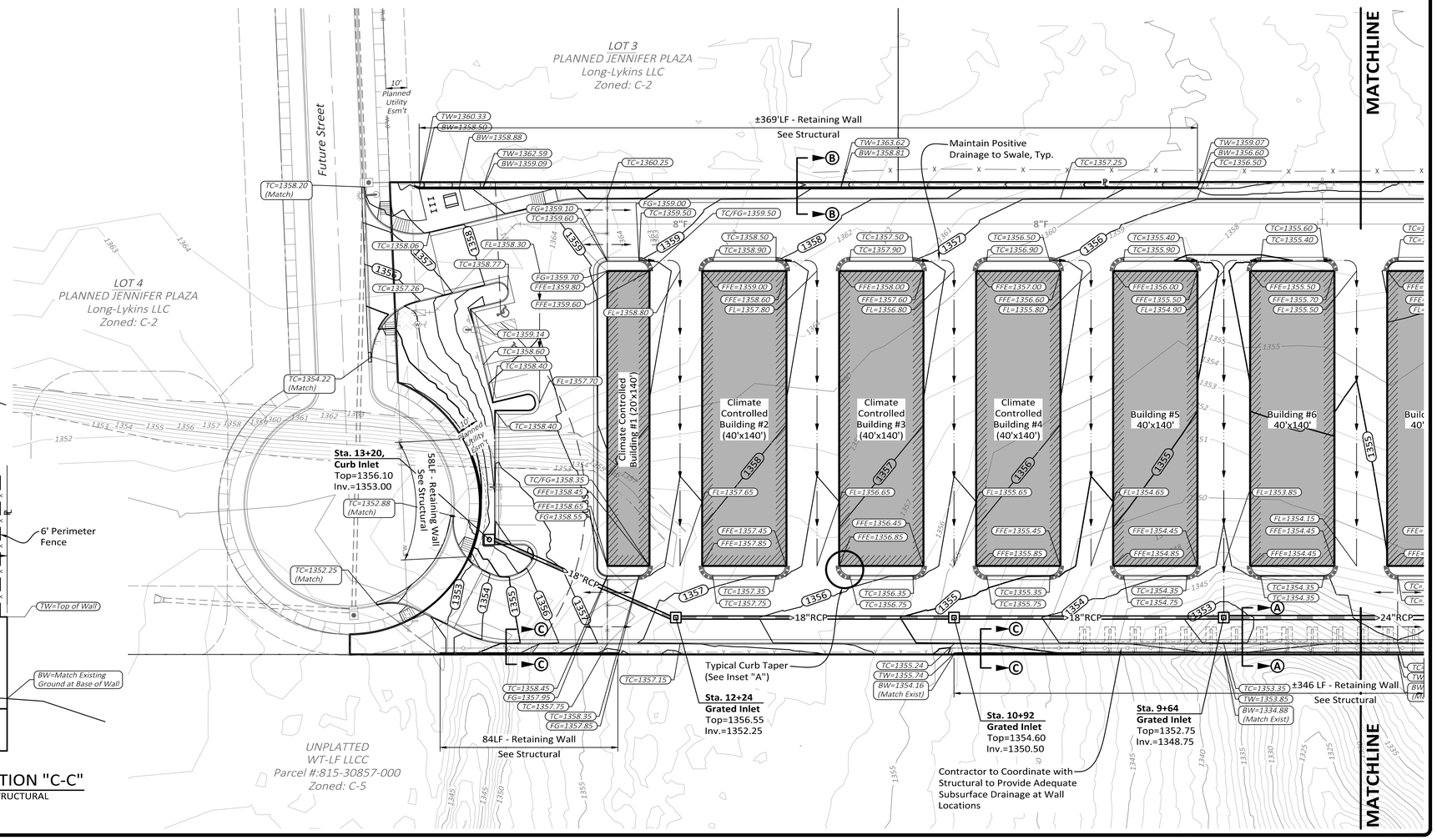
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FOR REFERENCE ONLY - SEE STRUCTURAL
Not to Scale



RETAINING WALL SECTION "B-B"
FOR REFERENCE ONLY - SEE STRUCTURAL
Not to Scale



RETAINING WALL SECTION "C-C"
FOR REFERENCE ONLY - SEE STRUCTURAL
Not to Scale



Revision	By	Date

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Drawn By:	JMN
Approved By:	ATD
Date:	07.20.2023
Project No.:	LYL-02
Vertical Scale:	NA
Horizontal Scale:	AS NOTED
Plotting Scale:	1=1
Drawing Name:	Plan

48th Street Mini Storage

Springdale, Washington County, Arkansas

GRADING PLAN WEST

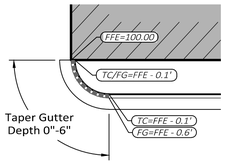
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Sheet No.: 6 of 15

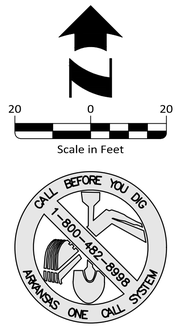
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Site Grading and Drainage General Notes:

1. No Land Clearing Shall Begin Until All Erosion Control Measures Have Been Installed. The Contractor Shall Take All Precautions To Prevent Soil Sediment From Leaving The Site. All Erosion Control Measures Shall Be Maintained Until All Contributing Areas Are Graded And Stabilized.
2. All Disturbed Areas And Slopes Shall Be Graded Smooth, Receive 4" Topsoil And Sod. Refer To The Landscape Plan.
3. All Storm Sewer Distances Are From Center Of Inlet To Center Of Inlet Or From Center Of Inlet To End Of Flared-End-Section.
4. All Existing Utility Vaults, Valves, Meters, And Boxes To Be Adjusted To Finished Grades In Accordance With City Of Springdale Regulations And To The Corresponding Utility Companies Requirements.
5. No Finished Grade Slopes Shall Exceed 3:1.
6. All Soils Under The Building And Pavement Shall Be Structural Fill Approved By The Soils Engineer. Contractor Will Be Required To Provide Proctor Tests To Be Reviewed/Approved By The Soils Engineer.
7. Contractor Must Obtain A Permit Prior To Performing A Street Cut Within City Right-Of-Way. All Construction In Said Right-of-Way Shall Be In Accordance With City of Springdale Details and Specifications.
8. Refer To The Architecture Plans For Exact Location of Roof Drain Downspouts.
9. A City Of Springdale Detention/Retention Certification Form Must Be Completed, Stamped, & Signed By A Certified Professional Engineer, Post-Developmental & Submitted To The City Of Springdale Engineering Department.
10. Earthen Berm To Be Constructed For Detention/Water Quality Pond Shall Be Brought Up In 8" Compacted Lifts.
11. It Shall Be The Responsibility Of Property Owner To Ensure Sediment Is Removed From Detention/Water Quality Pond As Necessary To Maintain Volume.

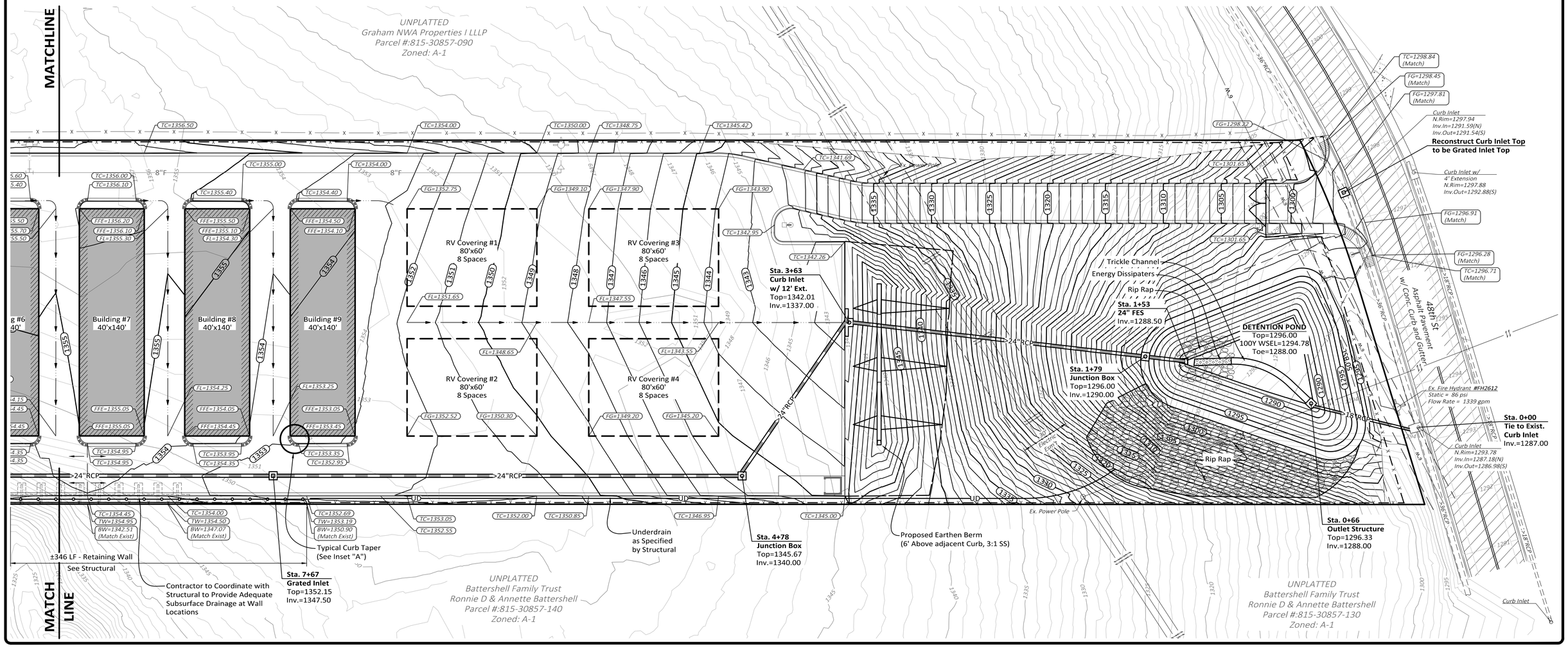


INSET "A"
Scale: 1"=10'



LEGEND

- Proposed Property Line
- Proposed Building
- >X"R — Proposed HDPE Roof Drain w/ Size & Flow Direction
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- TW=1245.22 — Proposed Top of Wall Elevation
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- Tapered Curb Section



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Approved By:	ATD
Date:	07.20.2023
Project No.:	LYL-02
Vertical Scale:	NA
Horizontal Scale:	AS NOTED
Plotting Scale:	1=1
Drawing Name:	Plan

48th Street Mini Storage

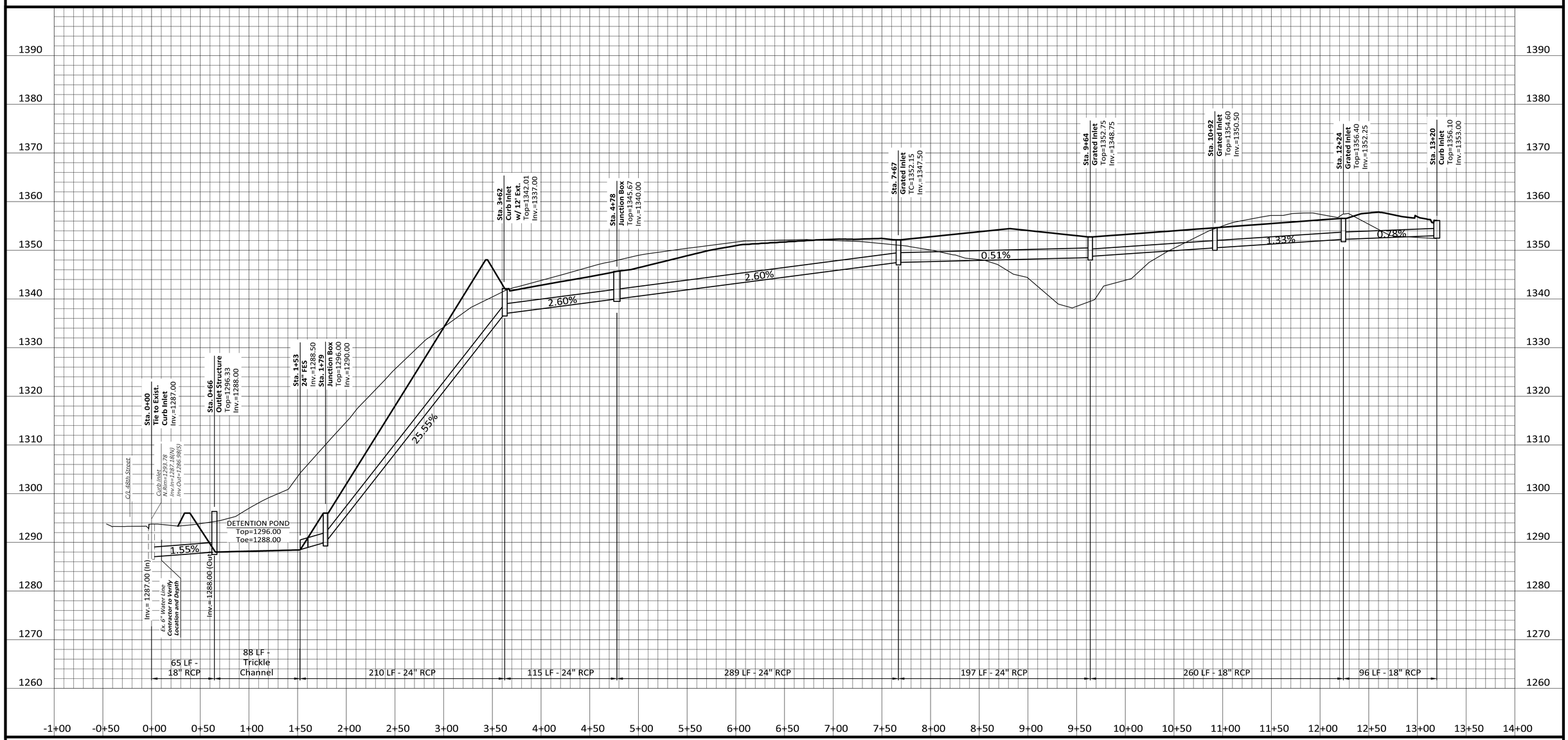
Springdale, Washington County, Arkansas

GRADING PLAN EAST

Issued for Review - 07.20.2023

Sheet No.: 7 of 15

Drawing Name: M:\SDSKPROJ\LYL-02\Drafting\LYL-02 Plan.dwg Last Modified: Jul 20, 2023 - 1:43pm Plotted on: Jul 20, 2023 - 2:49pm by ak5153



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Vertical Scale:	NA
Horizontal Scale:	AS NOTED
Plotting Scale:	1=1
Drawing Name:	Plan

48th Street Mini Storage

Springdale, Washington County, Arkansas

STORM DRAINAGE SYSTEM PROFILE

Issued for Review - 07.20.2023

Sheet No.: 8 of 15

Drawing Name: M:\SOSKI\ROJLYL-02\Drafting\LYL-02 Plan.dwg Last Modified: Jul 20, 2023 - 1:43pm Plotted on: Jul 20, 2023 - 2:04pm by ab5153

Landscape Plan General Notes:

1. The Contractor Shall Furnish All Labor, Materials, Tools, Equipment, And Related Items Required For The Complete Installation Of Landscape.

2. All Plant Material Shall Be Nursery Grown. Plant Material Sizes And Grading Shall Comply With The Latest Edition Of American Standards For Nursery Stock, Published By The American Nursery And Landscape Association.

3. All Plant Material Shall Be Healthy And Free From All Visible Signs Of Disease Or Pest Infestation.

4. Contractor Shall Ascertain Location Of All Utilities Prior To Excavation. Prior To Commencing With Any Work, Contact The State One-call.

5. No Changes To Approved Plant Schedule (If Any) Will Be Allowed Without The Approval Of The City Of Springdale And The Owner's Representative.

6. The Contractor Shall Provide A Two Year Minimum Warranty For All Proposed Plant Materials And Installation From The Date Of Acceptance, Or As Required By The City Of Springdale.

7. The Contractor Shall Spoil Any Excess Topsoil Located On The Site That Is Not Required To Perform Landscape Operations. If Sufficient Topsoil Is Not Present On Site, The Contractor Shall Import Topsoil To The Site In Order To Complete The Landscape Operations.

8. In All Planting Beds, Sod Shall Be Removed Entirely And Soil Shall Be Amended With 12 Inches Of Topsoil And A Minimum Of 6 Inches Of Compost Tilled Into The Beds.

9. Hardwood Mulch And Weed Barrier Fabric ,Shall Be Applied To All Planting Beds Shown On This Plan.

10. All Trees Shall Be Installed, Mulched, Guyed, And Staked Per The Details. All Shrubs Shall Be Mulched Per The Details.

11. Irrigation System Shall Be Designed By Others. Irrigation System Shall Be Underground Sprinkler System Or Drip Irrigation System. The System Shall Be Protected By An RP Type Backflow Preventor. Backflow Prevention Assemblies Installed Outdoor Shall Be Protected By An Enclosure Which Complies With The Standards And Specifications Set Forth By The American Society Of Sanitary Engineering (ASSE) Code 1060.

12. Proposed Trees Shall Be Placed A Minimum Distance Of 10' From Fire Hydrants, 20' From Overhead Utility Lines, And 5' From Any Public Underground Utility.

13. Contractor Shall Replace All Dead, Diseased, and Damaged Trees on Site. Coordinate with the Landscape Architect.

14. Once Installed, Landscaping Shall Be Maintained In Healthy Living Condition And All Plant Material That Dies Shall Be Replaced.

15. Where potential Utility Conflicts With Landscaping, Utility Locations Shall Be Field Verified.

16. An Automatic or other Irrigation System shall be required for all Landscaped Areas. Show Irrigation System or location of Hose Bibs.

Seeding And Sodding Note:

All Disturbed Areas Under A 15% Slope Shall Be Topsoiled To A Minimum Depth Of 4", Fertilized At A Rate Of 250 Pounds Per Acre And Seeded With Annual Rye Grass At A Rate Of 3-4 Pounds Per 1000 Square Feet And Turf-Type Fescue At A Rate Of 8 Pounds Per 1000 Square Feet, Or Sodded With Bermuda Grass If The Area Is Designated For Sod. The Area Must Also Be Mulched. The Contractor Shall Water And Maintain The Grass Until A Healthy Permanent Stand Is Established.

All Areas Over 15% Shall Be Planted As Above, But Shall Also Be Covered With Erosion Control Fabric. Edges Of Sod Located On Slopes Over 15% Shall Be Pinned.

PLANT SCHEDULE

Key	COMMON NAME	Botanical Name	Size	Spacing	Quantity
MS	MAIDEN GRASS	Miscanthus sinensis 'Gracillimus'	5 Gallon	As Shown	10
RM	CORAL DRIFT ROSE	Rosa 'Meidrifora'	5 Gallon	As Shown	58
JC	BLUE SARGENT JUNIPER	Juniperus chinensis sargentii 'Glauca'	5 Gallon	As Shown	211
PT	EMERALD GREEN ARBORVITAE	Thuja occidentalis 'Emera'	7 Gallon	As Shown	15
PT	LOBLOLLY PINE	Pinus taeda	6'-8' B&B	As Shown	99
CC	FOREST PANSY REDBUD	Cercis canadensis 'Forest Pansy'	2" Cal. B&B	As Shown	12
UP	LACEBARK ELM	Ulmus parvifolia	2-1/2" Cal. B&B	As Shown	4
QS	SHUMARD OAK	Quercus shumardii	2-1/2" Cal. B&B	As Shown	15

Landscape Requirements:

Street Frontage Landscaping: 1 Shade Tree and 7 Shrubs per5 25 LF Street Frontage
Future Street:
176 LF / 25 = 7 Shade Trees and 49 Shrubs Required
7 Shade Trees and 66 Shrubs Provided

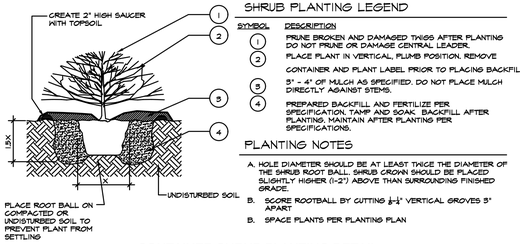
48Th Street:
199 LF / 25 = 8 Shade Trees and 56 Shrubs Required
8 Shade Trees and 57 Shrubs Provided

Perimeter Landscaping: 1 tree per 25 LF
1225 LF / 25 = 49 Required perimeter Trees North Border
Provided: 49

1321 LF / 25 = 53 Required perimeter Trees South Border
Provided: 53

Island trees:
Required: 4
Provided: 4

Foundation Landscaping:
Provided



SHRUB PLANTING LEGEND

SYMBOL	DESCRIPTION
1	PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING DO NOT PRUNE OR DAMAGE CENTRAL LEADER.
2	PLACE PLANT IN VERTICAL, PLUMB POSITION. REMOVE CONTAINER AND PLANT LABEL PRIOR TO PLACING BACKFILL.
3	3" - 4" OF MULCH AS SPECIFIED. DO NOT PLACE MULCH DIRECTLY AGAINST STEMS.
4	PREPARED BACKFILL AND FERTILIZE PER SPECIFICATION. TAMP AND SOAK BACKFILL AFTER PLANTING. MAINTAIN AFTER PLANTING PER SPECIFICATIONS.

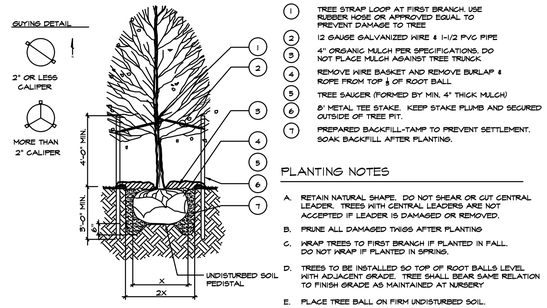
PLANTING NOTES

A. HOLE DIAMETER SHOULD BE AT LEAST TWICE THE DIAMETER OF THE SHRUB ROOT BALL. SHRUB CROWN SHOULD BE PLACED SLIGHTLY HIGHER (1-2") ABOVE THAN SURROUNDING FINISHED GRADE.

B. SCORE ROOTBALL BY CUTTING ¾"-1" VERTICAL GROVES 3" APART.

B. SPACE PLANTS PER PLANTING PLAN

CONTAINER SHRUB PLANTING DETAIL
N.T.S.



DECIDUOUS TREE PLANTING LEGEND

SYMBOL	DESCRIPTION
1	TREE STRAP LOOP AT FIRST BRANCH. USE RUBBER HOSE OR APPROVED EQUAL TO PREVENT DAMAGE TO TREE
2	12 GAUGE GALVANIZED WIRE & 1-1/2 PVC PIPE
3	4" ORGANIC MULCH PER SPECIFICATIONS. DO NOT PLACE MULCH AGAINST TREE TRUNCK
4	REMOVE WIRE BASKET AND REMOVE BURLAP & ROPE FROM TOP ⅓ OF ROOT BALL.
5	TREE SAUCER (FORMED BY MIN. 4" THICK MULCH)
6	8' METAL TEE STAKE. KEEP STAKE PLUMB AND SECURED OUTSIDE OF TREE PIT.
7	PREPARED BACKFILL-TAMP TO PREVENT SETTLEMENT. SOAK BACKFILL AFTER PLANTING.

PLANTING NOTES

A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.

B. PRUNE ALL DAMAGED TWIGS AFTER PLANTING

C. WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.

D. TREES TO BE INSTALLED SO TOP OF ROOT BALLS LEVEL WITH ADJACENT GRADE. TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS MAINTAINED AT NURSERY

E. PLACE TREE BALL ON FIRM UNDISTURBED SOIL.

F. IF POSSIBLE MARL TREE TRUNK ON THE NORTHERN SIDE AT THE NURSERY AND PLANT TREE WITH MARK FACING NORTH

F. TOPSOIL USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.

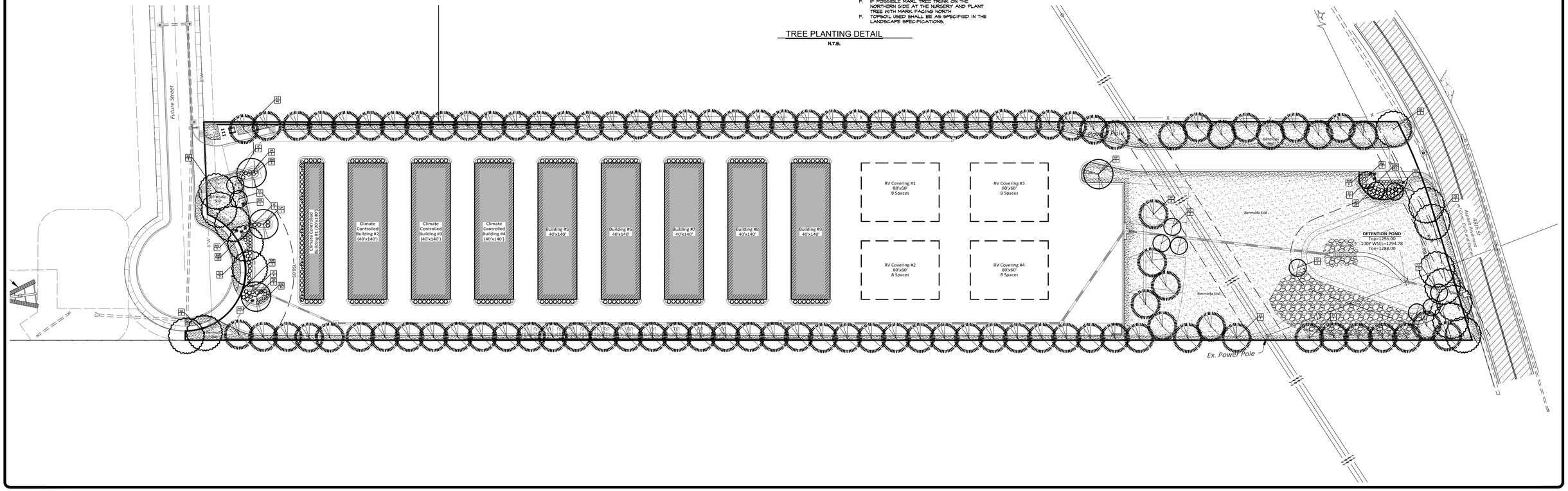
TREE PLANTING DETAIL
N.T.S.

50 0 50
Scale in Feet



LEGEND

- Property Line
- Easement Line
- Proposed Building
- Proposed 2'-0" Curb & Gutter
- Proposed Concrete Pavement (Per Geotech Recommendation)
- Proposed Gravel Pavement (Per Geotech Recommendation)
- Proposed Light Duty Concrete Paving/Sidewalk
- Proposed Accessible Ramp W/ Detectable Warning Devices
- Proposed Sign, See Plan For Type
- Accessible Parking Symbol
- VAP — Van Accessible Parking
- Proposed Fire Lane Striping
- Proposed Light Pole
- BSL — *Existing Building Setback*
- *Existing Asphalt Pavement With Conc. Curb & Gutter*
- *Existing Concrete, As Noted*
- *Existing Sewer Manhole*
- *Existing Electric Transformer*
- *Existing Drainage Manhole*
- *Existing Fire Hydrant*
- *Existing Sign (As Noted)*
- X — *Existing Fence*
- *Street Center Line*



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Approved By:	ATD
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Project No.:	LYL-02
Vertical Scale:	NA
Horizontal Scale:	AS NOTED
Plotting Scale:	1=1
Drawing Name:	Plan

48th Street Mini Storage

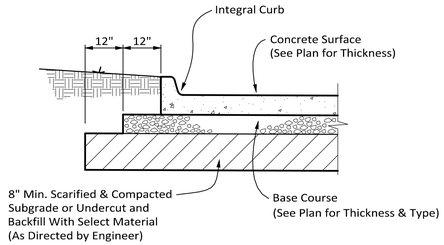
Springdale, Washington County, Arkansas

LANDSCAPING PLAN

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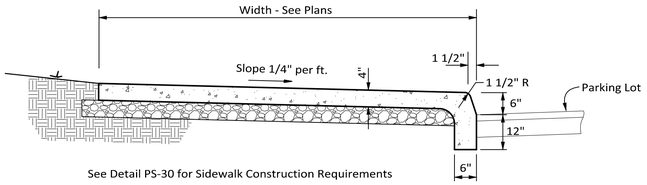
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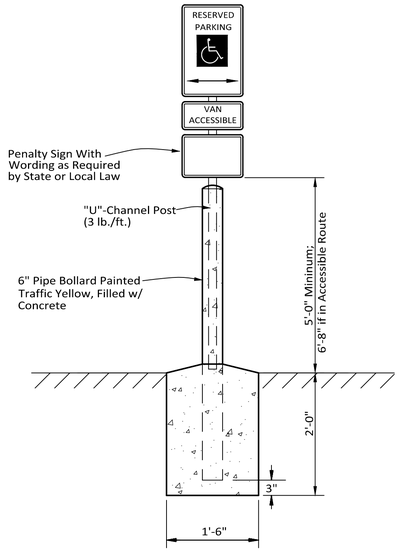
PS-20: SECTION - CONCRETE PARKING PAVEMENT

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02-01-18



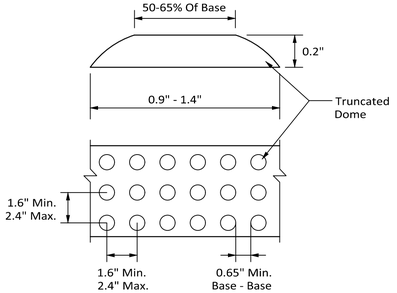
PS-70: CONCRETE SIDEWALK ADJACENT TO PARKING LOT

Not to Scale
02-01-18



PS-100: ACCESSIBLE PARKING SIGN

Not to Scale

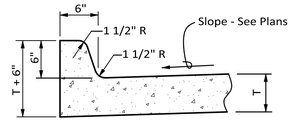


NOTES:

1. The Detectable Warning Device Shall Be Located So That The Nearest Edge Of The Device Is 6 To 8 Inches From The Face Of The Curb.
2. Truncated Domes In The Detectable Warning Surface Shall Meet The Requirements Of The Geometric Configuration Shown.
3. Domes Shall Be Aligned On A Square Grid In The Predominant Direction Of Travel To Permit Wheels To Roll Between Domes.
4. Detectable Warning Device Shall Be 24 Inches In The Direction Of Travel And Extend The Full Width Of The Curb Ramp Or Flush Surface.

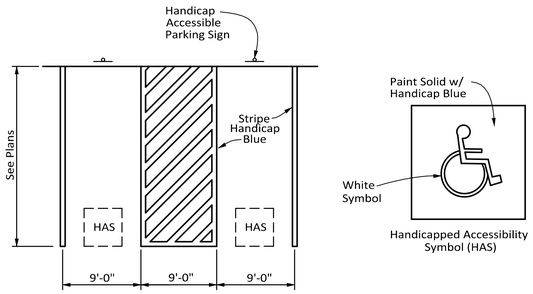
PS-60: DETECTABLE WARNING DEVICE .

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02-01-18



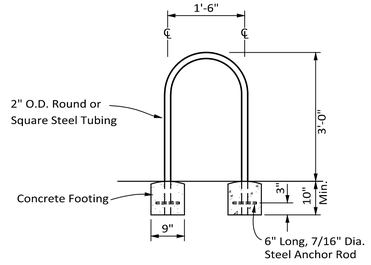
ST-40: INTEGRAL CURB FOR CONC. PAVING

Not to Scale
02-01-18



PS-90: VAN ACCESSIBLE PARKING SPACE LAYOUT

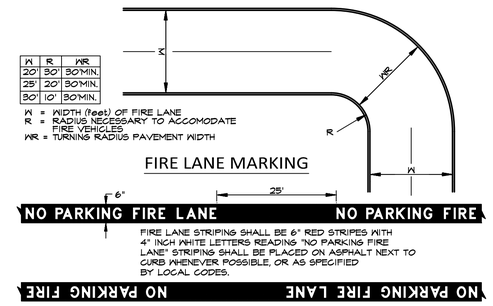
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NOTE: Space Racks @ 2'-6" O.C.

PS-140: BICYCLE RACK

Not to Scale
02-01-18



FIRE LANE MARKING

N.T.S.

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Plotting Scale:	1=1
Drawing Name:	Plan

48th Street Mini Storage

Springdale, Washington County, Arkansas

DETAILS SITE AND PAVING

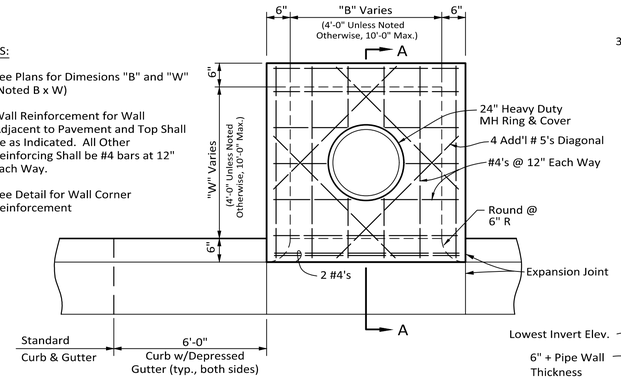
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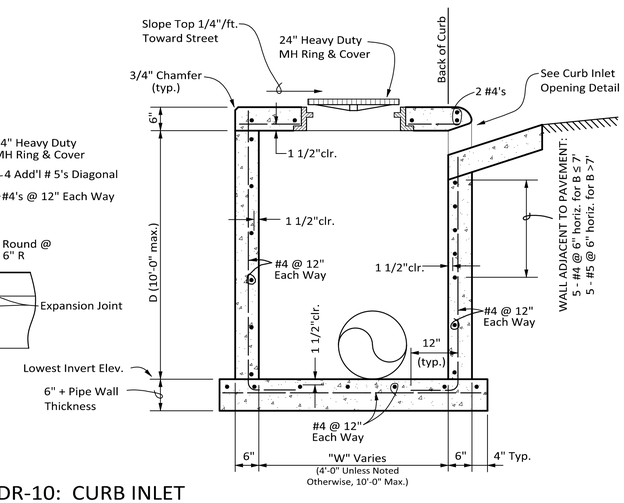
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NOTES:

1. See Plans for Dimesions "B" and "W" (Noted B x W)
2. Wall Reinforcement for Wall Adjacent to Pavement and Top Shall Be as Indicated. All Other Reinforcing Shall be #4 bars at 12" Each Way.
3. See Detail for Wall Corner Reinforcement



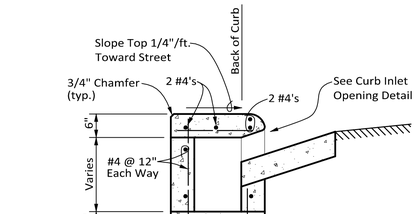
PLAN



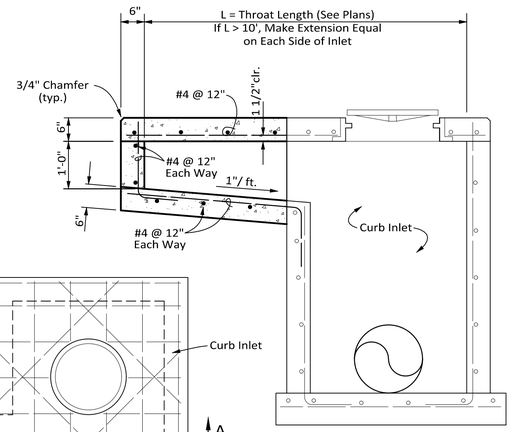
SECTION "A-A"

DR-10: CURB INLET

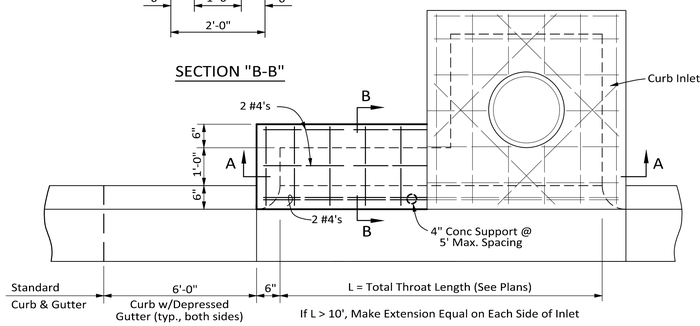
Not to Scale
02-01-18



SECTION "B-B"



SECTION "A-A"



PLAN

DR-30: CURB INLET EXTENSION

Not to Scale
02-01-18

TOP REINFORCING FOR INLETS & JUNCTION BOXES
For Locations Subject to Traffic Loading (HS-20)

B or W	Thickness	Short Span Reinforcing	Long Span Reinforcing
Up to 4'0"	10"	#6 @ 5"	#4 @ 12"
4'1" to 5'0"	10"	#7 @ 5"	#4 @ 12"
5'1" to 7'0"	12"	#7 @ 5"	#4 @ 12"
7'1" to 9'0"	12"	#8 @ 5"	#4 @ 12"
9'1" to 10'0"	13"	#8 @ 5"	#4 @ 12"

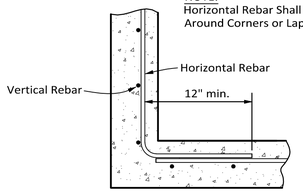
TOP REINFORCING FOR INLETS & JUNCTION BOXES
For Locations NOT Subject to Traffic Loading

Max. Span (B or W)	Thickness	Short Span Reinforcing	Long Span Reinforcing
Up to 7'0"	6"	#4 @ 12"	#4 @ 12"
7'1" to 8'0"	6"	#4 @ 10"	#4 @ 12"
8'1" to 9'0"	6"	#4 @ 8"	#4 @ 12"
9'1" to 10'0"	6"	#4 @ 6"	#4 @ 12"

DR-90: JUNCTION BOX or GRATED INLET TOP REINFORCING

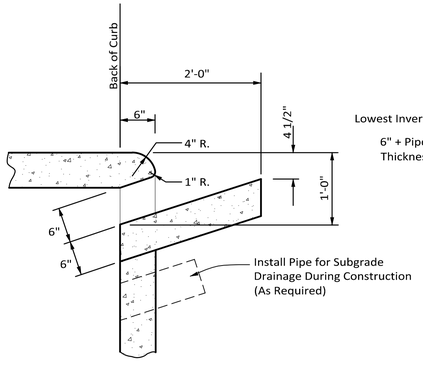
Not to Scale
02-01-18

NOTE:
Horizontal Rebar Shall be Continuous Around Corners or Lapped as Shown.



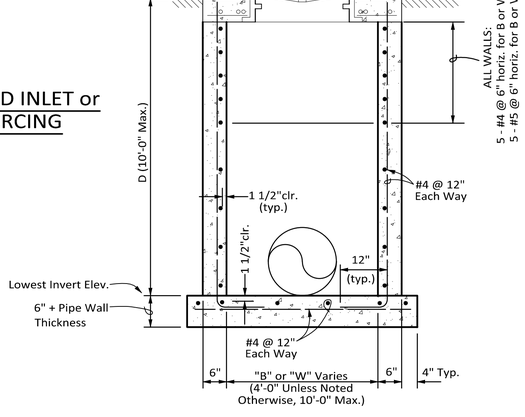
DR-100: PLAN - JUNCTION BOX, GRATED INLET or CURB INLET WALL CORNER REINFORCING

Not to Scale
02-01-18



DR-40: CURB INLET OPENING DETAIL

Not to Scale
02-01-18

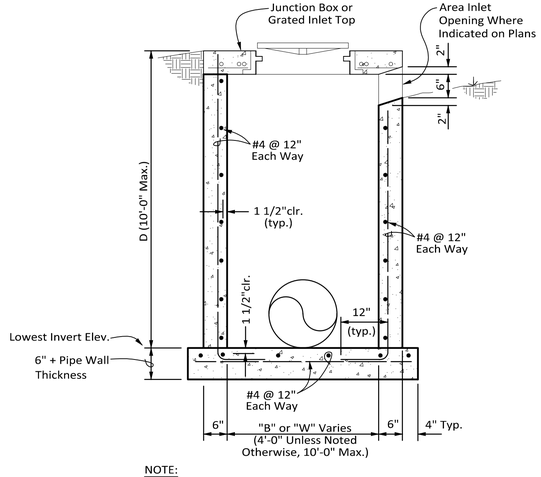


NOTES:

1. See Plans for Dimensions "B" and "W" (Noted B x W)
2. Wall Reinforcement for Wall Adjacent to Pavement and Top Shall Be as Indicated. All Other Reinforcing Shall be #4 bars at 12" Each Way.
3. See Deatail for Wall Corner Reinforcement

DR-50: JUNCTION BOX or GRATED INLET IN PAVEMENT

Not to Scale
02-01-18

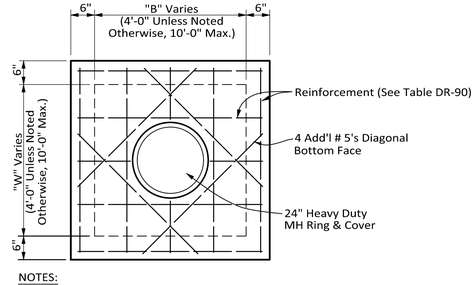


NOTE:

1. See Plans for Dimensions "B" and "W" (Noted B x W)
2. See Detail for Wall Corner Reinforcement

DR-60: JUNCTION BOX or GRATED INLET NOT IN PAVEMENT

Not to Scale
02-01-18

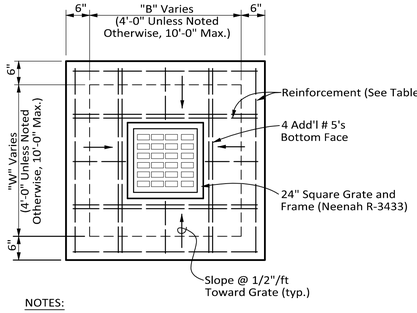


NOTES:

1. See Plans for Dimensions "B" and "W" (Noted B x W)
2. See Table for Top Thickness and Reinforcing
3. Exposed Edges Shall Have 3/4" Chamfer

DR-70: JUNCTION BOX TOP

Not to Scale
02-01-18



NOTES:

1. See Plans for Dimensions "B" and "W" (Noted B x W)
2. See Table for Top Thickness and Reinforcing
3. Exposed Edges Shall Have 3/4" Chamfer

DR-80: GRATED INLET TOP

Not to Scale
02-01-18

Revision	By	Date

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Drawn By:	Vertical Scale:
JMN	NA
Approved By:	**Horizontal Scale:**
ATD	AS NOTED
Date:	**Plotting Scale:**
07.20.2023	1=1
Project No.:	**Drawing Name:**
LYL-02	Plan

48th Street Mini Storage

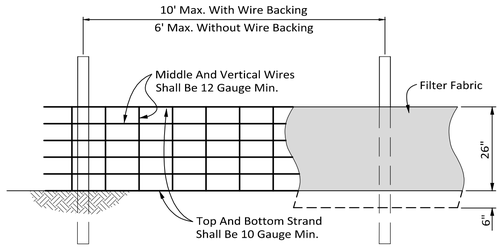
Springdale, Washington County, Arkansas

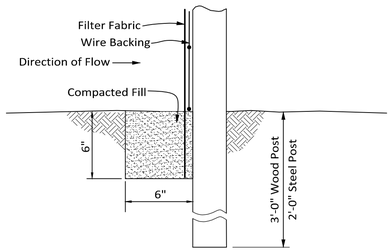
DETAILS DRAINAGE

Issued for Review - 07.20.2023

Sheet No.: 11 of 15

Drawing Name: M:\SOSSPROJ\LYL-02\Drafting\LYL-02 Plan.dwg Last Modified: Jul 20, 2023 - 1:43pm Plotted on: Jul 20, 2023 - 2:04pm by ak5153





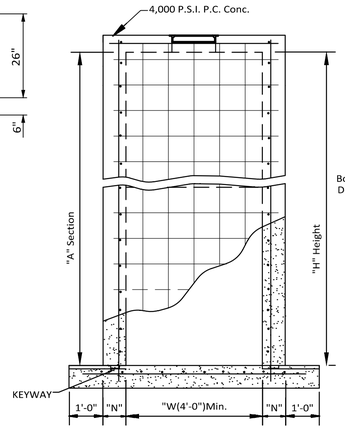
Extension of Fabric Into Trench

EC-12: SILT FENCE

Not to Scale
02-01-18

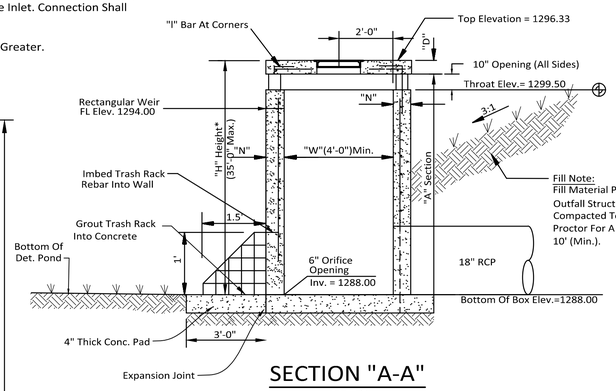
General Notes:

1. All Exposed Corners To Have 3/4" Chamfer.
2. All #4 & #5 Reinforcing Bars To Have 1-1/2" Cover, Larger Sizes To Have 2" Cover.
3. See Grading And Drainage Plan For Pipe Sizes, Locations, And Flow Lines.
4. Pipes Shall Connect To The Ends Or Sides Of The Inlet. Connection Shall Not Be Made At Corners Of Inlet.
5. All Reinforcing Bars To Be Grade 60.
6. Provide Steps In Structure When Depth Is 4' Or Greater.



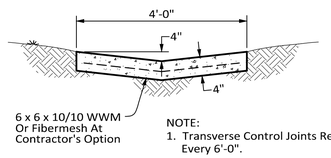
ELEVATION

N.T.S



SECTION "A-A"

N.T.S

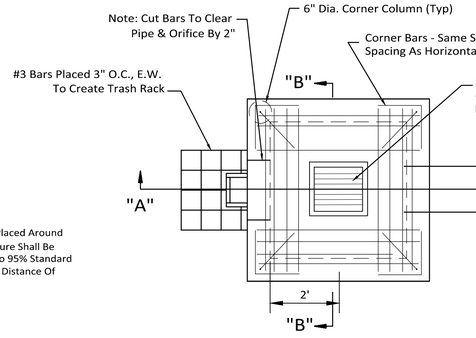


NOTE:

1. Transverse Control Joints Required Every 6'-0".
2. Trickle Channel Shall Be Paid Under The Bid Item "Conc. Ditch Paving (4" Thickness, Non-Reinforced)"

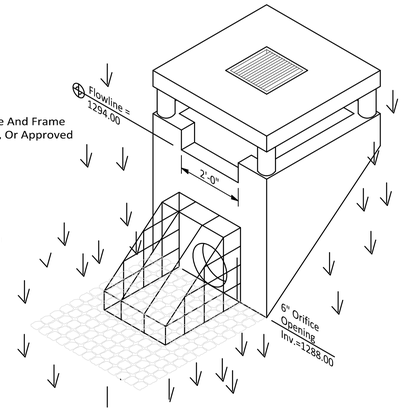
CONCRETE TRICKLE CHANNEL

Not to Scale



PLAN

N.T.S



ISOMETRIC VIEW

N.T.S

Reinforcement Schedule, Walls			
Section	Width ("w")	Hor.	Vert.
"A"	4'	#4's @ 9"	#4's @ 10"
	Between 4' & 7'	#6's @ 9"	#4's @ 10"
	Greater Than 7'	#5's @ 4 1/2"	#4's @ 10"

Reinforcement Schedule, Base	
Section	
"A"	#4's @ 6" E.W.

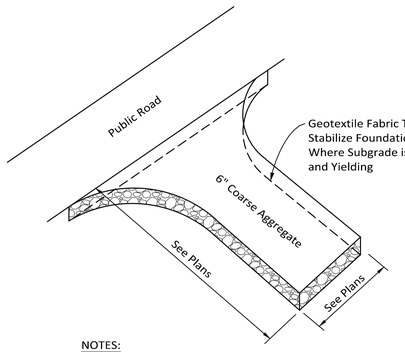
Table Of "T" & "N" Dimensions				
Section	Width ("W")	"T"	"N"	"D"
"A"	Between 4' & 7'	6" + Pipe Thickness	8"	6"
	Greater Than 7'	6" + Pipe Thickness	8"	8"

Reinforcement Schedule, Top		
Dimensions	Steel	Special Pattern
W1 = 7' Or Less	#4's @ 8" E.W.	Diagonal @ Cover
W2 = 7' Or Less	#4's @ 8" E.W.	Diagonal @ Cover
W1 = 7' Or Less	#4's @ 8" E.W.	Diagonal @ Cover
W2 = 7' Or Greater	#4'S @ 6" E.W.	Diagonal @ Cover
W1 = 7' Or Greater	#4's @ 6" E.W.	Diagonal @ Cover
W2 = 7' Or Greater	#4's @ 6" E.W.	Diagonal @ Cover

Table Of 'W' Dimensions			
Pipe Size	Skew Of Cross Drain		
Single	Straight	30°	45°
24"	4'-0"	4'-0"	4'-10"
30"	4'-0"	4'-7"	5'-8"
36"	4'-0"	5'-3"	6'-5"
42"	5'-3"	5'-11"	7'-3"
48"	5'-10"	6'-7"	8'-0"
60"	7'-0"	7'-10"	9'-8"
Double	For "A" Section Only		
24"	7'-0"	7'-10"	9'-5"
30"	8'-2"	9'-2"	11'-0"
36"	9'-4"	10'-6"	12'-6"
42"	10'-6"	11'-10"	14'-2"
48"	11'-8"	13'-2"	15'-10"

DETENTION POND OUTLET STRUCTURE

Not to Scale

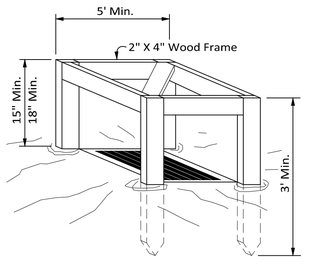


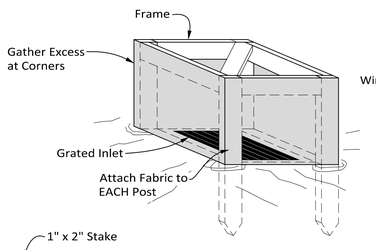
NOTES:

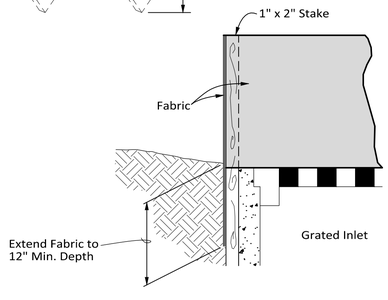
1. Coarse Aggregate Shall be 3" to 6" Crushed Stone.
2. Clear The Entrance Or Exit Area Of All Vegetation, Roots, And Other Objectionable Material And Excavate to Grade.
3. Place The Aggregate to the Grade and Dimensions Shown On The Plans.
4. Maintain The Gravel Pad In A Condition To Prevent Mud Or Sediment From Leaving The Site. Immediately Remove All Objectionable Materials Spilled, Washed, Or Tracked Onto Public Roadways.

EC-30: TEMPORARY CONSTRUCTION ENTRANCE

Not to Scale
02-01-18

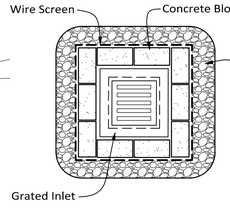




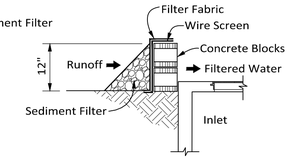


EC-41: SILT FENCE INLET PROTECTION

Not to Scale
02-01-18



PLAN



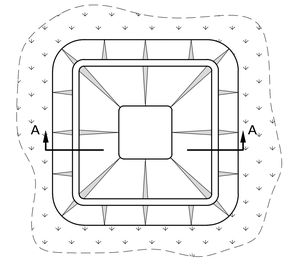
SECTION

NOTES:

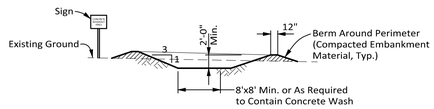
1. Place Concrete Blocks In A Single Row Around Perimeter Of Inlet On Their Sides, With Ends Of Adjacent Blocks Abutting.
2. Height Of Barrier Varies. Use Stacks Of 4-inch, 8-inch, Or 12" Blocks. Min. Height Of Barrier 12" And Max. Height Of 24".
3. Place Hardware Cloth/Wire Mesh W/ Max. 1/2" Openings Over Vertical Face Of Concrete Blocks.
4. The Sediment Filter Shall Be Any Non-erodible Material Such As Loose Rock, Broken Concrete That Will Slow The Flow Of The Water And Allow It To Filter Through And Over The Material Before Entering The Inlet.

EC-42: BLOCK AND AGGREGATE INLET SEDIMENT FILTER

Not to Scale
02-01-18



PLAN



SECTION "A-A"

NOTES:

1. Concrete Washout Area Shall be Installed Prior to Any Concrete Placement on Site.
2. Vehicle Tracking Control is Required at Concrete Washout Entrance if Access to Concrete Washout Area is Off Pavement.
3. The Concrete Washout Area Shall Be Repaired and/or Enlarged as Necessary to Maintain Capacity for Waste Concrete.
4. Waste Material From Concrete Washout Operations Must Be Removed and Legally Disposed of When it has Accumulated Two-Thirds of the Wet Storage Capacity of the Structure.
5. At the End of Construction, All Concrete Shall Be Removed From the Site and Legally Disposed of at an Approved Waste Site.
6. When the Concrete Washout Area is Removed, the Disturbed Area Shall Be Seeded and Mulched or Otherwise Stabilized.

EC-50: CONCRETE WASHOUT AREA

Not to Scale
02-01-18

Revision	By	Date

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Drawn By:	Vertical Scale:
JMN	NA
Approved By:	**Horizontal Scale:**
ATD	AS NOTED
Date:	**Plotting Scale:**
07.20.2023	1=1
Project No.:	**Drawing Name:**
LYL-02	Plan

48th Street Mini Storage

Springdale, Washington County, Arkansas

DETAILS DRAINAGE AND EROSION CONTROL

Issued for Review - 07.20.2023

Sheet No.: 12 of 15

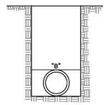
Drawing Name: M:\SDOXPROJ\LYL-01\Drafting\LYL-02 Plan.dwg Last Modified: Jul 20, 2023 - 1:43pm Plotted on: Jul 20, 2023 - 2:04pm by ahS153

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

TRENCH WIDTH SCHEDULE

NOTES:

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



TYPICAL PIPE TRENCH

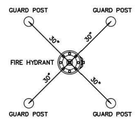
N.T.S.

SPRINGDALE WATER UTILITIES

526 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

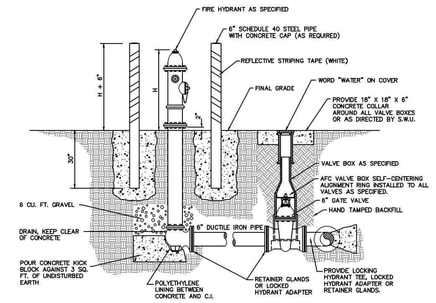
DRAWN BY: JNK | DRAWING NO: S-17 | DATE: MARCH 2008



PLAN VIEW

NOTES:

1. ALL HYDRANTS SHALL BE SET PLUMB WITH THE PUMPER NOZZLE FACING THE STREET OR AS DIRECTED BY S.W.U.
2. HYDRANTS SHALL BE LOCATED IN STREET RIGHT-OF-WAY OR DEDICATED UTILITY EASEMENT, AND A MINIMUM OF 4' BEHIND ANY CURB AND GUTTER OR SIDEWALK.
3. IF REQUIRED, GUARD POSTS SHALL BE SET PLUMB WITH SPACING AND ORIENTATION AS INDICATED IN THE PLAN VIEW OR AS OTHERWISE SHOWN ON THE PLANS.
4. ALL HYDRANTS AND GUARD POSTS SHALL BE PAINTED USING RUSTOLEUM V2100 SILVER ALUMINUM ENAMEL AEROSOL, OR APPROVED EQUAL. PRIOR TO FINAL ACCEPTANCE COORDINATE WITH SWU TO DETERMINE THE FLOW RATE AND PAINT BONNET AND CAP ACCORDING TO SECTION 718 OF THE STANDARD SPECIFICATIONS.



FIRE HYDRANT WITH GUARD POSTS

(GUARD POST ONLY AS REQUIRED)

N.T.S.

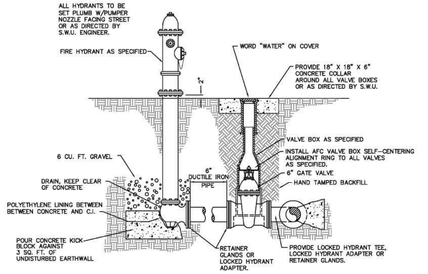
SPRINGDALE WATER UTILITIES

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: KMI/JNK | DRAWING NO: S-2 | DATE: AUGUST 2014

NOTE:
ALL HYDRANTS TO BE SET PLUMB W/PUMPER NOZZLE FACING STREET OR AS DIRECTED BY S.W.U. ENGINEER.



FIRE HYDRANT & GATE VALVE

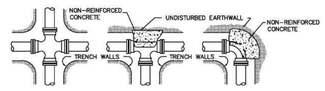
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SPRINGDALE WATER UTILITIES

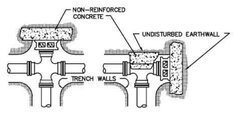
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



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



CROSS W/PLUG TEE W/PLUG

NOTES:

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

REACTION BACKING TABLE

SIZE	REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING			
	TYPE OF FITTINGS			
	TEE	90°	45°	22 1/2°
2"	1	1	1	1
3"	1	1	1	1
4"	1	2	1	1
6"	3	3	2	1
8"	4	4	3	2
10"	7	7	4	2
12"	10	10	5	3
14"	13	13	7	4
16"	17	17	9	5
18"	21	21	12	6
20"	26	26	14	7
24"	38	38	20	10
30"	59	59	32	16
36"	85	85	46	23

REACTION BACKING

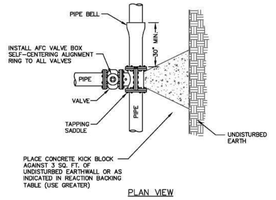
N.T.S.

SPRINGDALE WATER UTILITIES

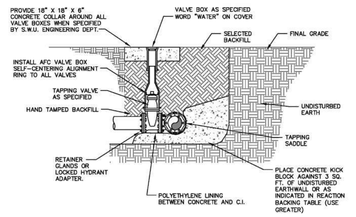
526 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



PLAN VIEW



PROFILE VIEW

TAPPING SADDLE & VALVE

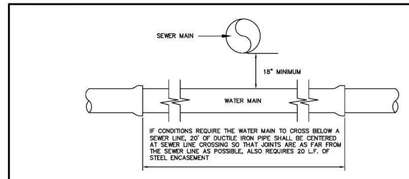
N.T.S.

SPRINGDALE WATER UTILITIES

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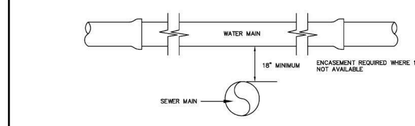
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



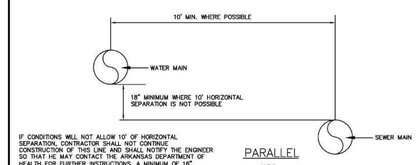
WATER LINE CROSSING UNDER SEWER LINE

N.T.S.



WATER LINE CROSSING ABOVE SEWER LINE

N.T.S.



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

PARALLEL

N.T.S.

SPRINGDALE WATER UTILITIES

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

Revision	By	Date

halff

5704 EUPER LANE, SUITE 200 • FORT SMITH, AR 72903 • 479.452.1933 • HALFF.COM

Drawn By:	JMN
Approved By:	ATD
Date:	07.20.2023
Project No.:	LYL-02

Vertical Scale:	NA
Horizontal Scale:	AS NOTED
Plotting Scale:	1=1
Drawing Name:	Plan

48th Street Mini Storage

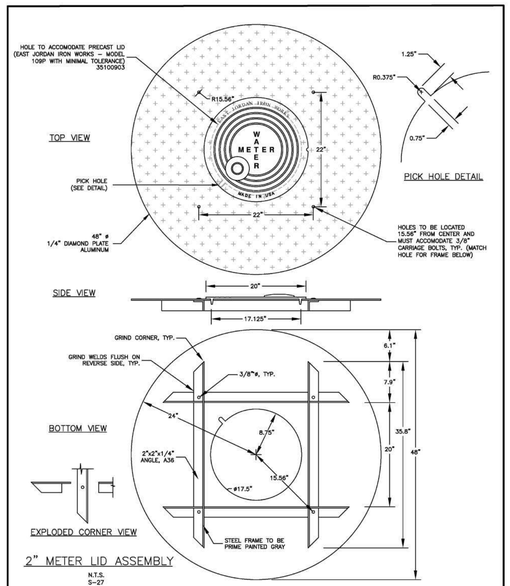
Springdale, Washington County, Arkansas

DETAILS CITY OF SPRINGDALE 1

Issued for Review - 07.20.2023

Sheet No.: 13 of 15

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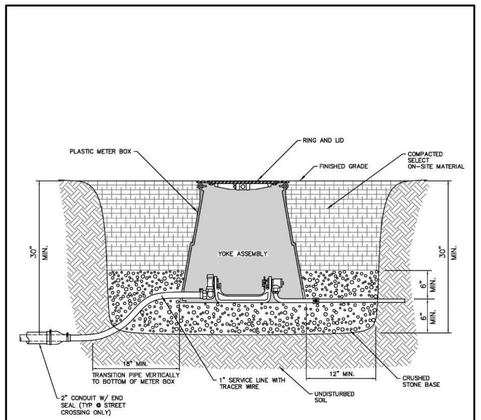
2" METER LID ASSEMBLY

N.T.S.
S-27

SPRINGDALE WATER UTILITIES
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
TLS	S-27	OCTOBER 2019



STANDARD METER BOX INSTALLATION

SPLIT 5/8" X 3/4" METER SETTER (SHOWN)
SINGLE 5/8" X 3/4" AND 1" METER SETTERS (SIMILAR)

N.T.S.

NOTES:

1.) 2" CONDUITS TO BE INSTALLED ON ALL STREET CROSSINGS AND SHALL EXTEND FROM BACK OF SIDEWALK TO BACK OF SIDEWALK

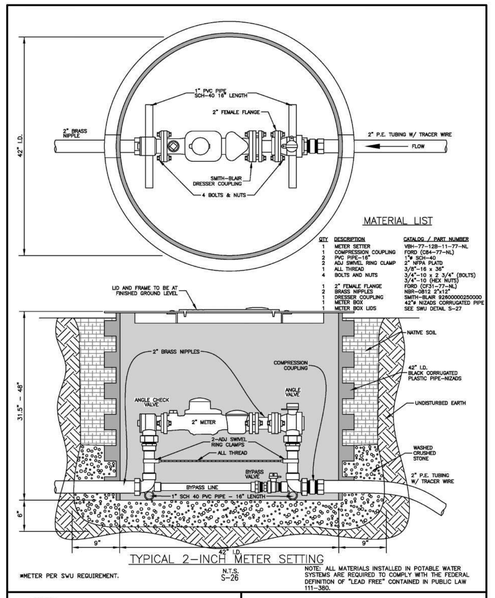
2.) ALL SERVICE TUBING SHALL HAVE 30" MIN. COVER EXCEPT FOR TRANSITION TO METER BOX AS SHOWN ABOVE

3.) SEE "TECHNICAL SPECIFICATIONS" FOR MATERIAL AND INSTALLATION SPECIFICATIONS

SPRINGDALE WATER UTILITIES
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
TLS	S-23	OCTOBER 2014



MATERIAL LIST

QTY	DESCRIPTION	CATALOG / PART NUMBER
1	METER SETTER	VBH-77-12B-11-77-NL
1	COMPRESSION COUPLING	FORD (C84-77-NL)
2	ANGLE VALVE	1" ΔW-400
2	ADJ SWIVEL RING CLAMP	3/4" ΔW-400-Q
1	ALL THREAD	3/8"-16 x 38"
4	BOLTS AND NUTS	3/4"-10 x 2 3/4" (BOLTS) 3/4"-10 (HEX NUTS)
1	2" FEMALE FLANGE	FORD (CF3-77-NL)
2	BRASS NIPPLES	2" ΔW-400-B-7-Q
1	DRESSER COUPLING	SMITH-BLAIR #38000002500000
1	METER BOX	42"# HDADS CORRUGATED PIPE
1	METER BOX LIDS	SEE SWU DETAIL S-27

TYPICAL 2-INCH METER SETTING

*METER PER SWU REQUIREMENT.

N.T.S.
S-26

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.

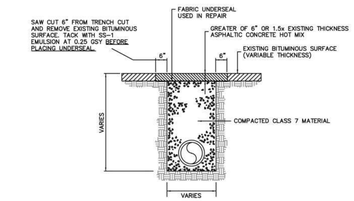
SPRINGDALE WATER UTILITIES
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
KMI	S-26	OCTOBER 2019

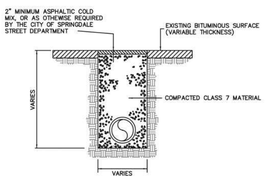
NOTES:

THE CLASS 7 BASE MATERIAL SHALL BE BROUGHT UP EVENLY IN LIFTS NOT TO EXCEED 4" (LOOSE MEASUREMENT) AND COMPACTED WITH MECHANICAL EQUIPMENT TO AT LEAST 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO 180.



BITUMINOUS PAVEMENT REMOVAL WITH PERMANENT REPLACEMENT DETAIL

N.T.S.



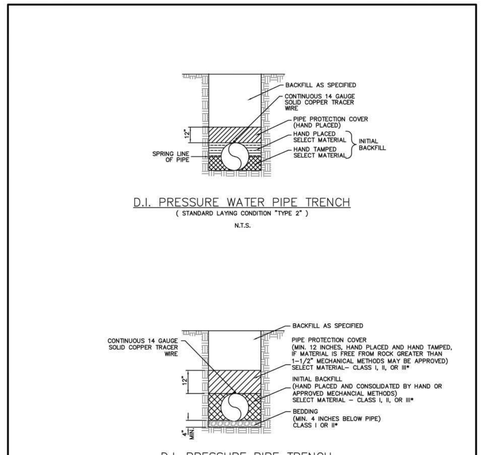
BITUMINOUS PAVEMENT REMOVAL WITH TEMPORARY REPLACEMENT

N.T.S.

SPRINGDALE WATER UTILITIES
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



D.I. PRESSURE WATER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 2")

N.T.S.

D.I. PRESSURE PIPE TRENCH FOR FORCE MAINS

(STANDARD LAYING CONDITION "TYPE 3")

N.T.S.

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

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

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

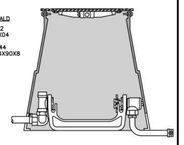
SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

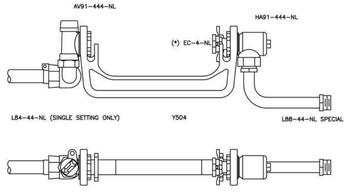
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER FORD	MUELLER	AY. McDONALD
1	INLET CONNECTION	LB4-44-NL	P-15531N	74779M-22
1	YOKE ANGLE KEY VALVE	AV91-444-NL	H-14278N	74604Y 1X04
1	YOKE BAR	Y504	H-5045	14-4
1	OUTLET ANGLE CHECK VALVE	HA91-444-NL	H-14348N	752-4YE 44
1	OUTLET CONNECTION	LB8-44-NL SPECIAL	H-15538N	710JPP 44X90X8
1	METER BOX ASSEMBLY	34P-18X24X24D W/LID		





TYPICAL 1" METER SETTING

YOKE ASSEMBLY, 1" METER
1" COPPER OR PE P.J. TO 1" CTS PLASTIC OR MIP

N.T.S.

NOTES:

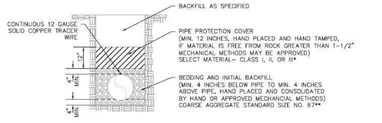
ALL MATERIALS INSTALLED IN POTABLE WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF "LEAD FREE" CONTAINED IN PUBLIC LAW 111-380.

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

SPRINGDALE WATER UTILITIES
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
TLS	S-24	AUGUST 2014



PVC PRESSURE WATER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 3")

N.T.S.

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

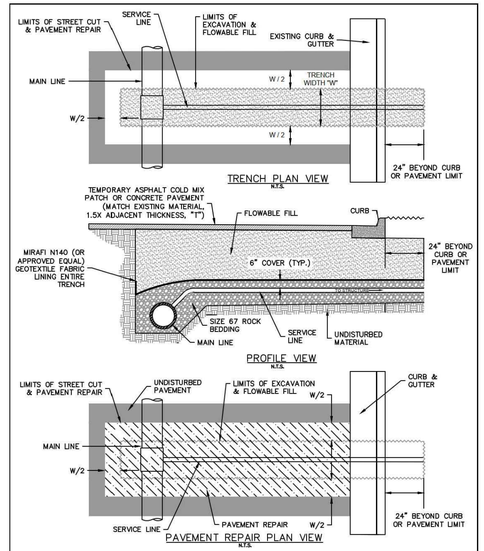
** STANDARD SIZE NO. 67 AS DEFINED IN ASTM D448, MAXIMUM EMBEDMENT PARTICLE SIZE SHALL NOT EXCEED 3/4 IN. FOR ANGULAR ROCK OR 1-1/2 IN. FOR ROUNDED ROCK

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

SPRINGDALE WATER UTILITIES
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STANDARD DETAILS FOR WATER CONSTRUCTION

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



TRENCH PLAN VIEW

N.T.S.

PROFILE VIEW

N.T.S.

PAVEMENT REPAIR PLAN VIEW

N.T.S.

WATER & SANITARY SEWER SERVICE TRENCH REPAIR DETAIL

SPRINGDALE WATER UTILITIES
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
JAB	S-37	JULY 2016

Revision	By	Date

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Drawn By:	JMN
Approved By:	ATD
Date:	07.20.2023
Project No.:	LYL-02

Vertical Scale:	NA
Horizontal Scale:	AS NOTED
Plotting Scale:	1=1
Drawing Name:	Plan

48th Street Mini Storage

Springdale, Washington County, Arkansas

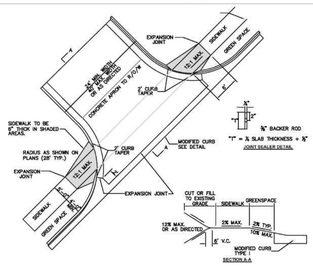
DETAILS CITY OF SPRINGDALE 2

Issued for Review - 07.20.2023

Sheet No.: 14 of 15

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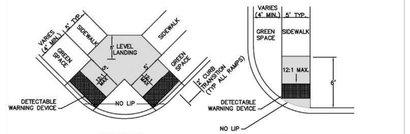
1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2. 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3. CONCRETE CURB TO BE SAWCUT AT 15' INTERVALS 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 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.

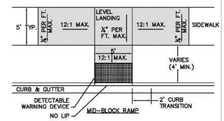
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-3	

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NOTES:

1. 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.

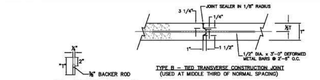


HANDICAP RAMP DETAILS
NOT TO SCALE

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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NOTES:

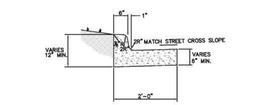
1. ALL CONCRETE JOINTING AND CONSTRUCTION METHODS SHALL MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE PORTLAND CEMENT ASSOCIATION FOR CONCRETE STREET PAVEMENTS.
2. CONCRETE FOR PAVEMENTS SHALL BE CLASS A, 3000 P.S.I. 5.5 BAG MIX WITH 4–7% AIR ENTRAINMENT.
3. ALL CONCRETE PAVEMENT SHALL 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 PLACED FLUSH WITH THE CONCRETE SURFACE.
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

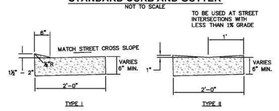
The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

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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STANDARD CURB AND GUTTER
NOT TO SCALE



MODIFIED CURB AND GUTTER
NOT TO SCALE

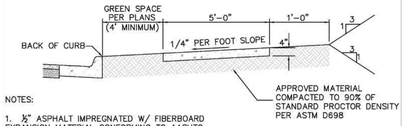
NOTES:

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

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-12	

N:\Engineering_WEBSITE MATERIALS\Standard Details\DWG\SD-B-1.dwg



NOTES:

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

SIDEWALK DETAIL
NOT TO SCALE

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

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	

Revision	By	Date

halff
5704 EUPER LANE, SUITE 200 • FORT SMITH, AR 72903 • 479.452.1933 • HALFF.COM

Drawn By:	JMN
Approved By:	ATD
Date:	07.20.2023
Project No.:	LYL–02

Vertical Scale:	NA
Horizontal Scale:	AS NOTED
Plotting Scale:	1=1
Drawing Name:	Plan

48th Street Mini Storage

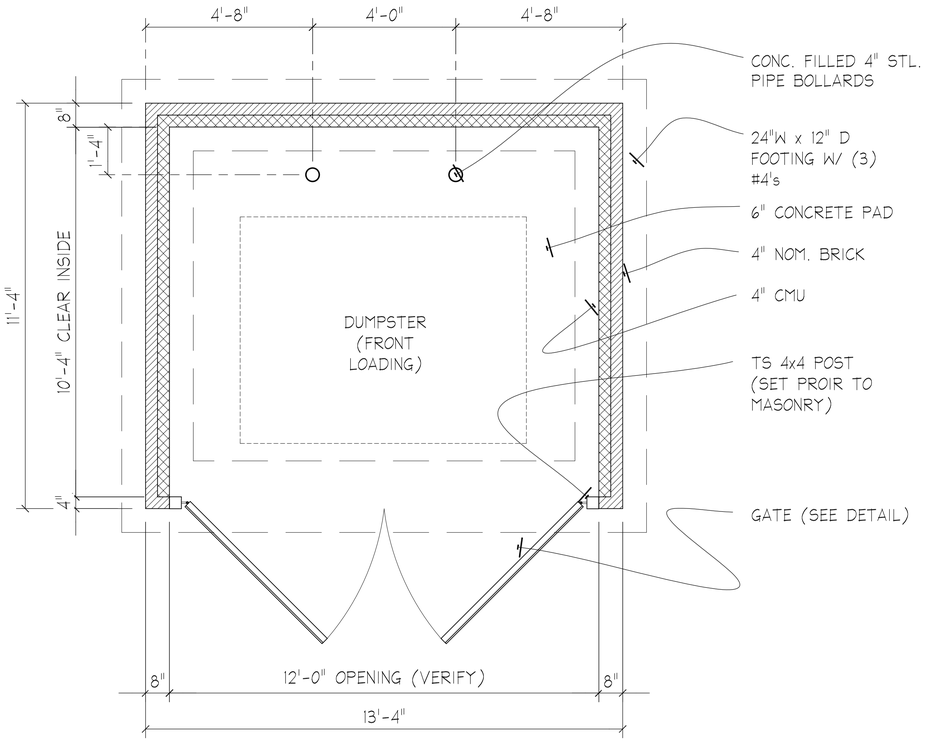
Springdale, Washington County, Arkansas

DETAILS CITY OF SPRINGDALE 3

Issued for Review – 07.20.2023

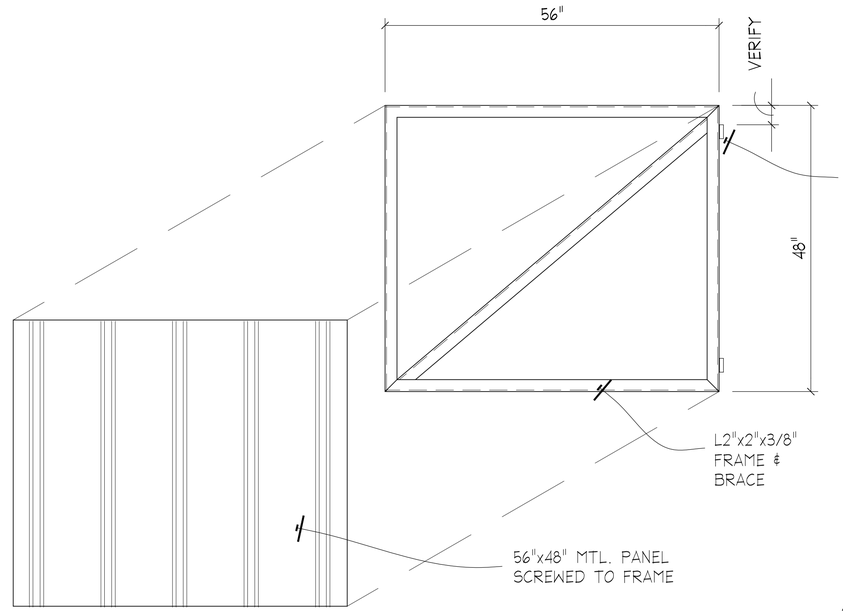
Sheet No.: 15 of 15

Drawing Name: M:\SDSKPROJ\LYL-02\Drafting\LYL-02 Plan.dwg Last Modified: Jul 20, 2023 - 1:43pm Plotted on: Jul 20, 2023 - 2:04pm by JdS153



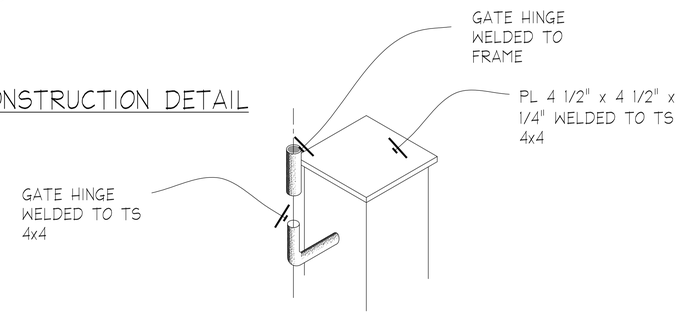
FLOOR PLAN at GROUND FLOOR

Scale : 1/4"=1'-0"



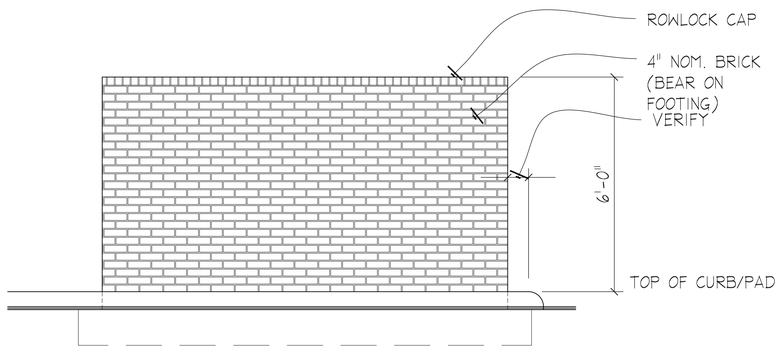
GATE CONSTRUCTION DETAIL

Scale : 1"=1'-0"



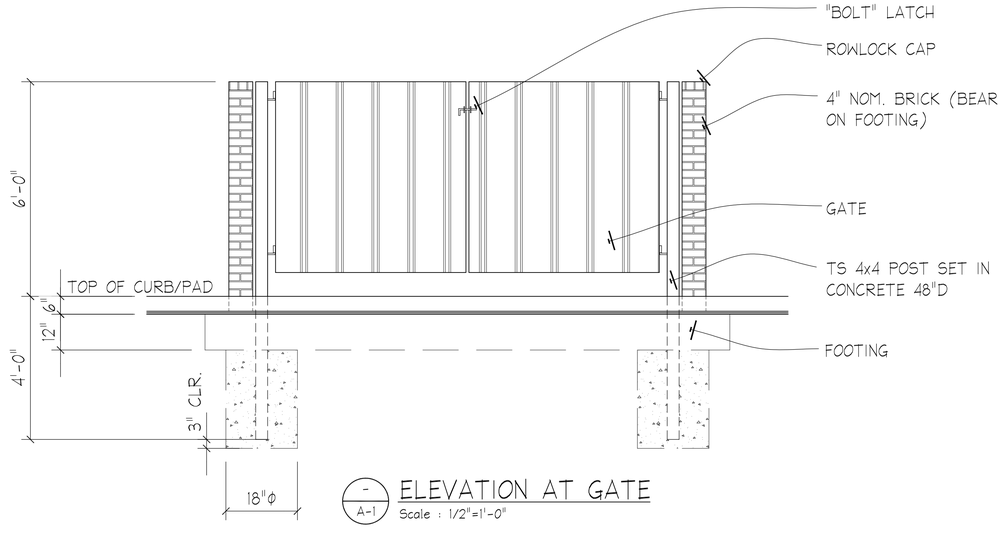
GATE HINGE DETAIL

Scale : 1"=1'-0"



ELEVATION TYPICAL

Scale : 1/2"=1'-0"



ELEVATION AT GATE

Scale : 1/2"=1'-0"

REV	DATE	DESCRIPTION
A		
A		
A		
A		
A		
A		
ISSUED		DRAWN

Arch D (landscape)

WILLIAM KIM FUGITT REGISTERED 8622 ARCHITECT ARKANSAS

FUGITT AND ASSOCIATES ARCHITECT
WILLIAM KIM FUGITT AIA
KEITH F. WHEELER AIA
1200 E. JOYCE BLVD
FAYETTEVILLE, AR 72703
479.521.6686
KIM.FUGITT@FUGITTARC.COM

TRASH ENCLOSURE
48TH ST. MINI STORAGE
SPRINGDALE, AR

SUBMITTAL Date --- / -- / -----

Description:
Trash Enclosure

Location:
Springdale, AR

Sheet Content:

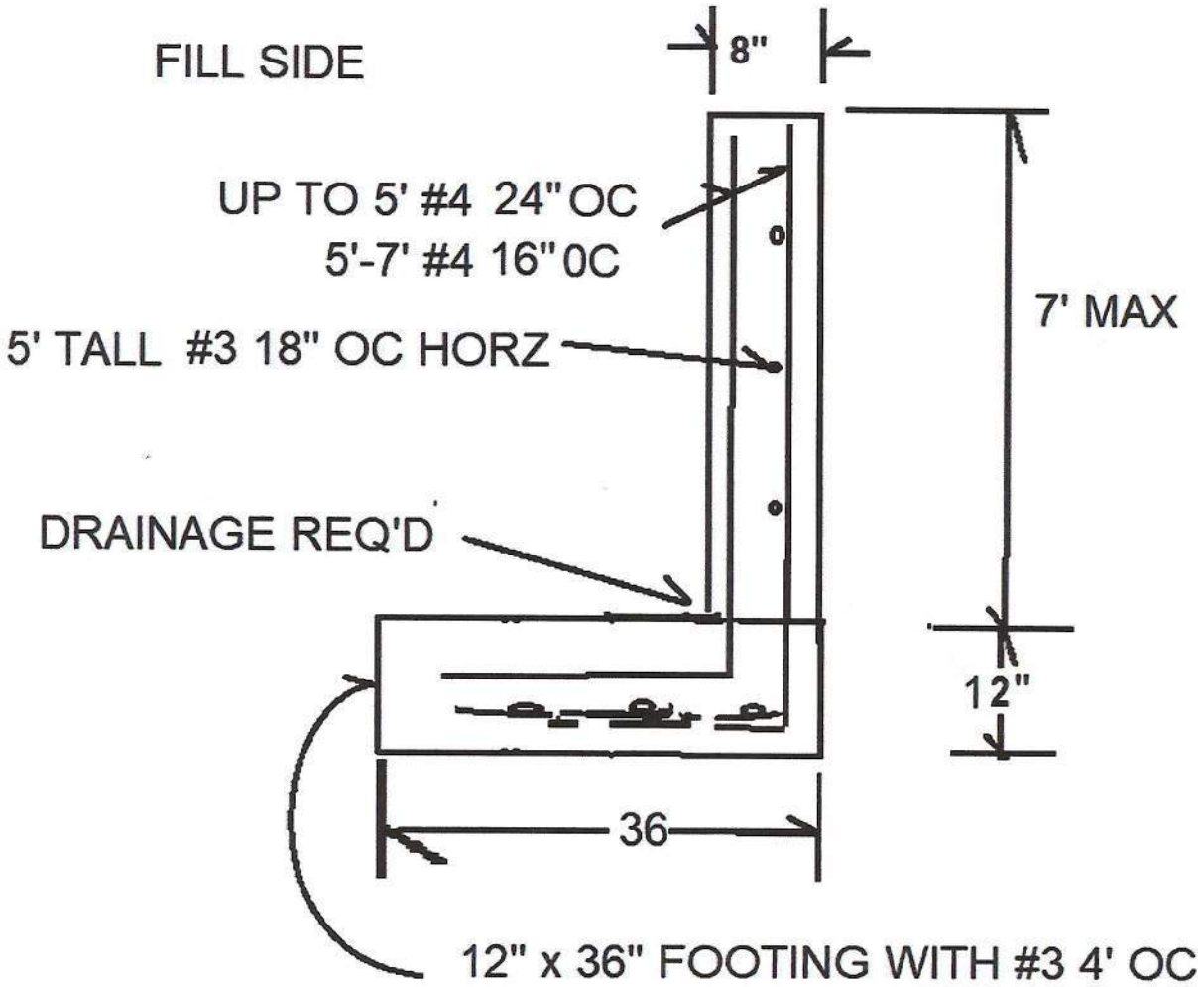
Sheet:
A-1

Document Date:
July 18, 2023

Last Edited By: KEITH
F:_PROJECTS_KEITH.WHEELER\AR_SPRINGDALE_LYKINS STORAGE\48TH_ST_TRASH ENCLOSURE.DWG

48st STREET MINI STORAGE
5'-7' WALL N & E SIDES

DON JOHNSTON, 479-964-9641, djohnstonpe@yahoo.com

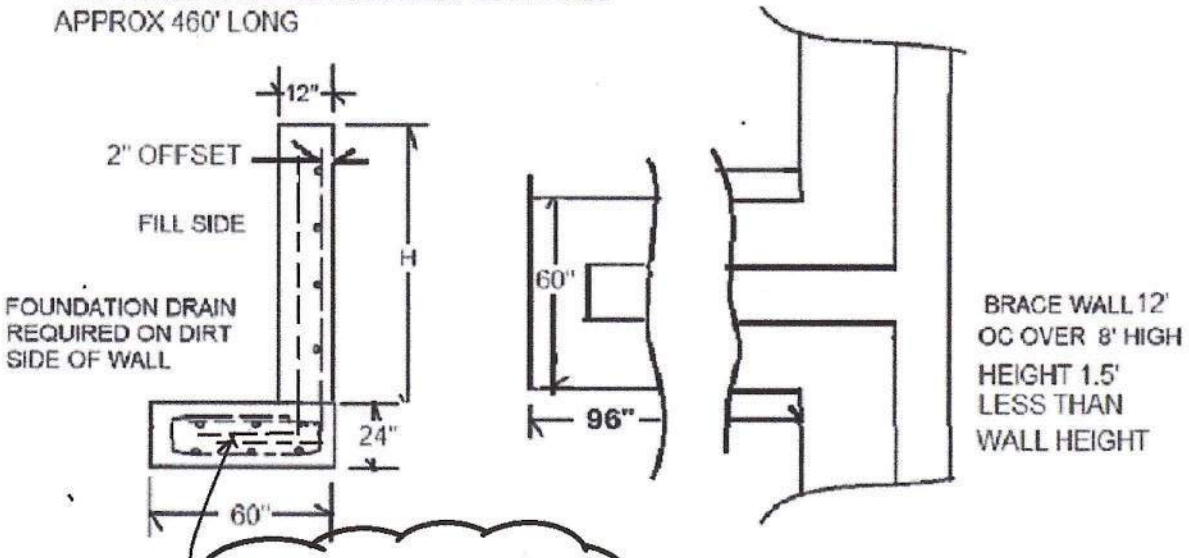


6/18/2023

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 3411
DON R. JOHNSTON

USE STEP DOWN BARS IF FOOTING BOTTOM CHANGES DUE TO GRADE

48th STREET MINI STORAGE WALLS SOUTH SIDE
APPROX 460' LONG



HORIZONTAL TURN BACK 4'
CAGE #3 3' OC 54" X 18"
REVISED 6-19

H	12" WALL
8'-0"	½" ø - 12" O.C.
10'-0"	½" ø - 7" O.C
11'-0"	½" ø - 9½" O.C.
12'-0"	⅝" ø - 11½" O.C.
13'-0"	⅝" ø - 9" O.C
14'-0"	¾" ø - 10" O.C
15'-0"	⅞" ø - 11½" O.C.
16'-0"	⅞" ø - 9½" O.C.
17'-0"	1" ø - 10½" O.C.
18'-0"	1" ø - 11" O.C.
19'-0"	1" ø - 9½" O.C.
20'-0"	1⅛" ø - 10" O.C.
21'-0"	1¼" ø - 11" O.C.
22'-0"	1¼" ø - 9½" O.C.

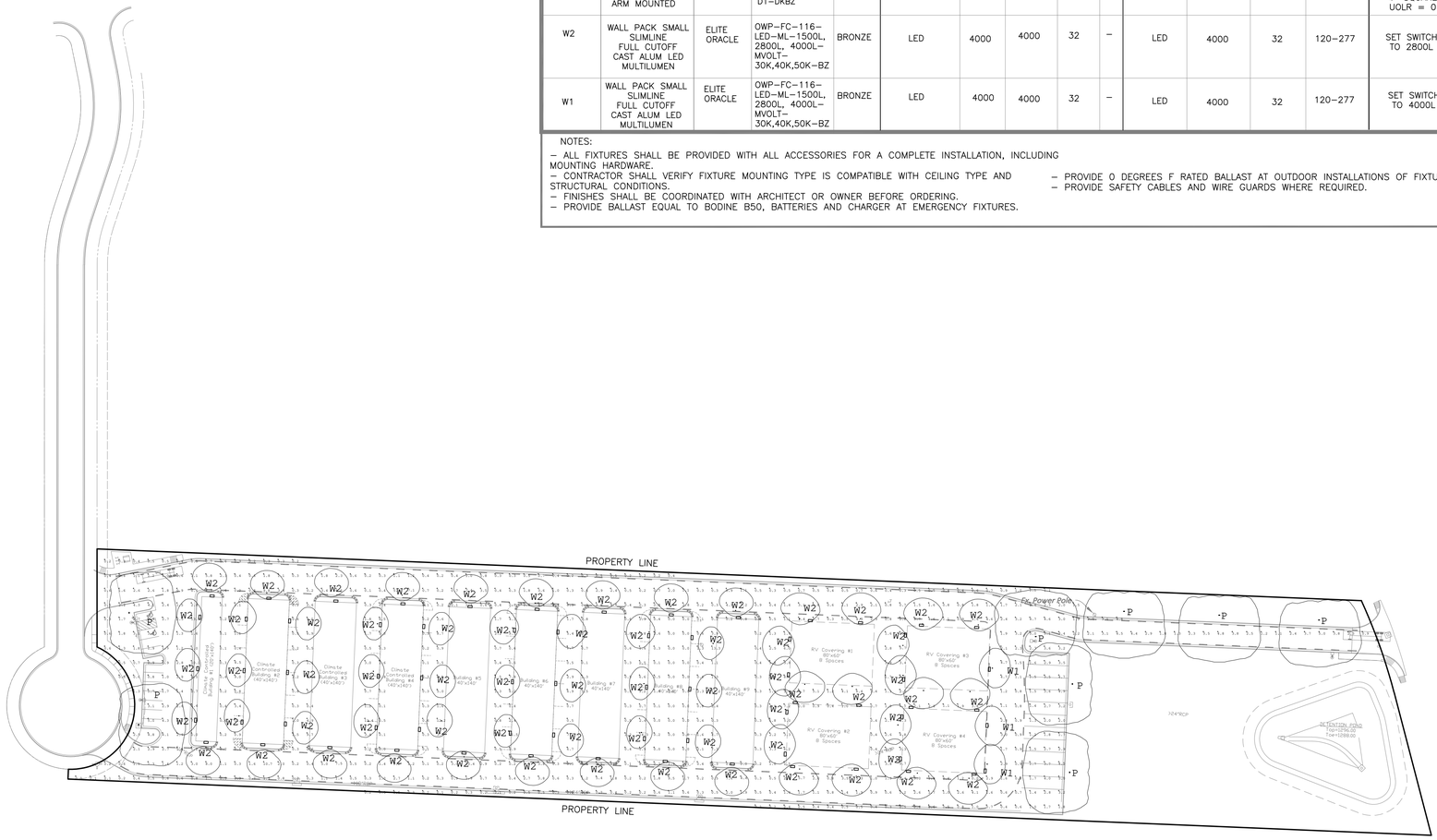
6/19/2023

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
DON R. JOHNSTON
No. 3411

LIGHTING FIXTURE SCHEDULE

MARK	DESCRIPTION	MFGR.	MODEL	FINISH	LAMPS					FIXTURE				REMARKS
					DESCRIPTION	COLOR TEMP,K	LUMENS	WATTS	QTY	BALLAST	LUMENS	WATTS	VOLTS	
P1	POLE LIGHT 1 HEAD ARM MOUNTED	GE	EALS-03-F3-AW-740-N-D-D1-DKBZ	BRONZE	LED	4000K	16100	137	1	LED	16100	137	120	25' H POLE 4" SQUARE UOLR = 0
W2	WALL PACK SMALL SLIMLINE FULL CUTOFF CAST ALUM LED MULTILUMEN	ELITE ORACLE	OWP-FC-116-LED-ML-1500L, 2800L, 4000L-MVOLT-30K,40K,50K-BZ	BRONZE	LED	4000	4000	32	–	LED	4000	32	120-277	SET SWITCH TO 2800L
W1	WALL PACK SMALL SLIMLINE FULL CUTOFF CAST ALUM LED MULTILUMEN	ELITE ORACLE	OWP-FC-116-LED-ML-1500L, 2800L, 4000L-MVOLT-30K,40K,50K-BZ	BRONZE	LED	4000	4000	32	–	LED	4000	32	120-277	SET SWITCH TO 4000L

NOTES:
- ALL FIXTURES SHALL BE PROVIDED WITH ALL ACCESSORIES FOR A COMPLETE INSTALLATION, INCLUDING MOUNTING HARDWARE.
- CONTRACTOR SHALL VERIFY FIXTURE MOUNTING TYPE IS COMPATIBLE WITH CEILING TYPE AND STRUCTURAL CONDITIONS.
- FINISHES SHALL BE COORDINATED WITH ARCHITECT OR OWNER BEFORE ORDERING.
- PROVIDE BALLAST EQUAL TO BODINE B50, BATTERIES AND CHARGER AT EMERGENCY FIXTURES.
- PROVIDE 0 DEGREES F RATED BALLAST AT OUTDOOR INSTALLATIONS OF FIXTURES.
- PROVIDE SAFETY CABLES AND WIRE GUARDS WHERE REQUIRED.



A SITE LIGHTING PLAN

1/64" = 1'-0"

GA ENGINEERS, INC.
CERTIFICATE OF AUTH.
#87
ARKANSAS-ENGINEER

STATE OF ARKANSAS
PRELIMINARY
REGISTERED PROFESSIONAL ENGINEER
No. 7098
GREGORY G. ANDERSON

REV	DATE	DESCRIPTION

ISSUED: DRAWN:

Letter

GA ENGINEERS, Inc.
506 E DOUBLE EAGLE PL
FAYETTEVILLE, AR 72701
PH: 479-601-3331
EMAIL: ga@gaengr.com

FUGITT AND ASSOCIATES ARCHITECT
WILLIAM KIM FUGITT AIA
1200 E. JOYCE BLVD.
FAYETTEVILLE AR 72703
479.521.6686
KIM.FUGITT@FUGITTARC.COM

48th STREET
MINI STORAGE
SPRINGDALE, AR

SITE LTG

Description:
48th STREET
MINI STORAGE

Location:
SPRINGDALE, AR

Sheet Content:
SITE LIGHTING
PHOTOMETRIC PLAN

Sheet:
E0

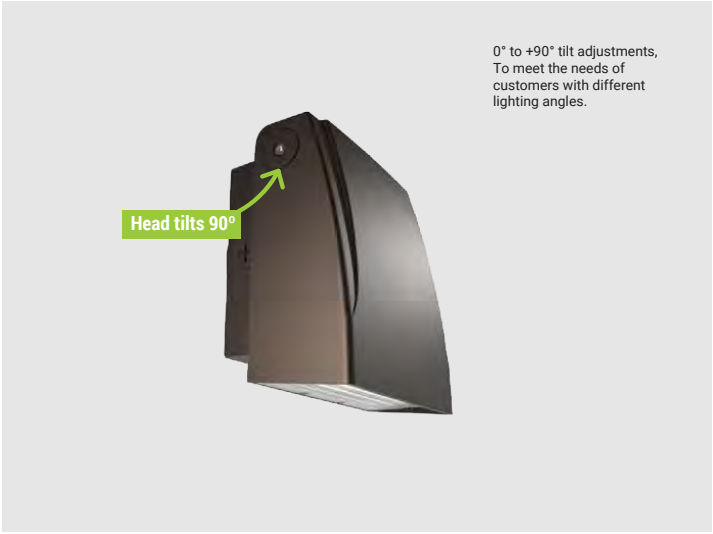
Document Date:
AUGUST 17, 2023

OWP-FC-116-LED

LED Slimline Full Cut-Off Wall Pack Series

up to 30 Wattage / up to 4000 Lumens

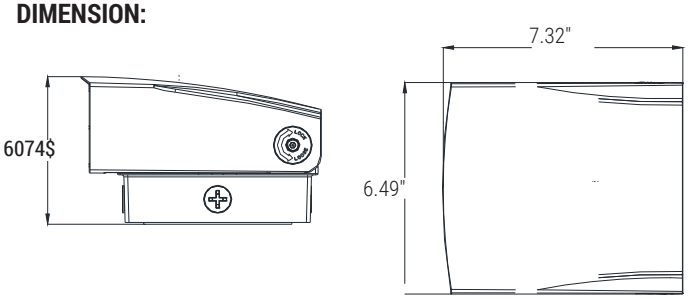
Catalog Number:	W1, W2
Project Name:	
Note:	**Type:**



MULTILUMEN SELECTOR

EASY 3 COLORS SELECCTOR
3000K •4000K • 5000K

DIMENSION:



DLC PREMIUM · cULus LISTED · FOR WET LOCATION · 5 YEARS LIMITED WARRANTY

APPLICATIONS:

Slim wall pack is available for a variety of applications including building perimeter, entrances, stairways and security lighting. OWP series of luminaries provides a low profile architectural style with power of bright, energy efficent LEDs, Its has a rugged aluminum construction with multi-mount capabilities. 0° to +90° tilt adjustments. For a building that has a modern or futuristic look.

FEATURES:

Construction

Sealed die-casting profile for outdoor applications.
Suitable for applications requiring 3G testing prescribed by ANSI C136.31.

Optics

CCT Selectable 3000K/4000K/5000K.
Lumen Packages from 1500/2800/4000 Selectable Lumen output.
No UV or IR in the beam
Instant start, NO flickering, NO humming.

Electrical

Voltage (120-347V 50/60Hz)
Greater than 0.9 powerfactor, less than 20%harmonic distortion, and is suitable for operation in -40°C to 50°C ambient environments.

Lifespan

Estimated 50,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Warranty

Five-year warranty.

Applications

Security, pathway and perimeterlighting, Building entryways and walkways.

SPECIFICATIONS:

LUMENS	1500/2800/4000 lumens
WATTAGE	10W / 20W /30W
CCT	30K/40K/50K
CRI	70
DIMMING	0-10V Dimming
LIGHT EFFICIENCY	up to 135 lm/W
VOLTAGE	120-347 VAC
POWER FREQUENCY	50/60 Hz
FINISH	Bronze, Black
APPLICABLE ENVIRONMENT	Dry/Damp/Wet location
WORKING TEMPERATURE	-40°C to 50°C(-40°F to 122°F)

Ordering Guide > Example: **OWP-FC-116-LED-1500L/2800L/4000L-DIM10-120-347V-30K/40K/50K-BZ**

OWP-FC-116-LED						
SERIES	**PERFORMANCE**	**DIMMING**	**VOLTAGE**	**CCT**	**FINISH**	**ACCESSORIES**
OWP-FC-116-LED	1500L/2800L/4000L	DIM10 - 0-10V dimming	120-347V	30K/40K/50K	BZ - Bronze BK - Black	PHC- Photocell MS-OWP-HB01DMS-C- Motion Sensor

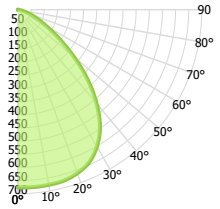
OWP-FC-116-LED

LED Slimline Full Cut-Off Wall Pack Series

OWP-FC-116-LED-1500L-2800L-4000L-DIM10-MVOLT-30K-40K-50K(1500L) TEST NO.: **EL02242364**

INPUT WATTS: **10.1** LUMENS: **1427** EFFICACY: **141** BEAM ANGLE: **76** SPACING CRITERIA: **1.29**

CANDELA DISTRIBUTION



CANDELA TABLE

	0°	90°
0°	676	696
10°	676	687
20°	662	660
30°	601	610
40°	466	536
50°	278	421
60°	126	260
70°	49	114
80°	4	32
90°	0	1

LUMINANCE (cd/sq.m)

	0.00°	90.00°
0.00°	29098	29969
45.00°	22803	29597
55.00°	14340	25821
65.00°	8194	18319
75.00°	3953	11004
85.00°	84	4708

LUMENS PER ZONE

ZONE	LUMENS
0° - 10°	68
10° - 20°	182
20° - 30°	266
30° - 40°	293
40° - 50°	261
50° - 60°	184
60° - 70°	103
70° - 80°	44
80° - 90°	9

ZONAL LUMEN SUMMARY

ZONE	UMENS	% LUMINAIRE
0° - 20°	250	18%
0° - 30°	516	36%
0° - 40°	809	57%
0° - 60°	1254	88%
0° - 80°	1400	98%
0° - 90°	1409	99%

CONE OF LIGHT

MOUNTING HEIGHT	FC AT BEAM CENTER	BEAM DIA. 0°-180°	BEAM DIA. 90°-270°
6.0 ft	18.8 fc	9.7 ft	16.4 ft
8.0 ft	10.6 fc	13.0 ft	21.8 ft
10.0 ft	6.8 fc	16.2 ft	27.3 ft
12.0 ft	4.7 fc	19.5 ft	32.8 ft
14.0 ft	3.4 fc	22.7 ft	38.2 ft
16.0 ft	2.6 fc	25.9 ft	43.7 ft
18.0 ft	2.1 fc	29.2 ft	49.1 ft
20.0 ft	1.7 fc	32.4 ft	54.6 ft

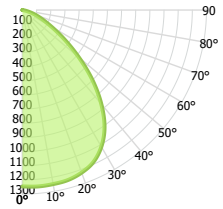
INDOOR COEFFICIENTS OF UTILIZATION

ρf				20%														0%
ρc		80%			70%				50%			30%			10%			0%
ρw	70%	50%	30%	10%	70%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	0%
0	119	119	119	119	116	116	116	116	110	110	110	106	106	106	101	101	101	99
1	110	106	103	100	108	104	101	98	100	97	95	96	94	92	92	90	89	87
2	102	95	89	84	99	93	88	83	89	85	81	86	82	79	83	80	77	75
3	94	85	78	72	92	83	77	71	80	75	70	77	73	69	75	71	67	65
4	87	76	68	63	85	75	68	62	72	66	61	70	65	60	68	63	59	57
5	80	69	61	55	78	68	60	55	66	59	54	64	58	53	62	57	53	51
6	75	63	55	49	73	62	54	48	60	53	48	58	52	47	57	51	47	45
7	70	57	49	44	68	56	49	43	55	48	43	53	47	43	52	47	42	40
8	65	53	45	39	64	52	44	39	51	44	39	49	43	39	48	43	38	37
9	61	49	41	36	60	48	41	36	47	40	35	46	40	35	45	39	35	33
10	57	45	38	33	56	45	37	33	43	37	32	43	36	32	42	36	32	30

OWP-FC-116-LED-1500L-2800L-4000L-DIM10-MVOLT-30K-40K-50K(2800L) TEST NO.: **EL02242364**

INPUT WATTS: **19.3** LUMENS: **2621** EFFICACY: **136** BEAM ANGLE: **77** SPACING CRITERIA: **1.29**

CANDELA DISTRIBUTION



CANDELA TABLE

	0°	90°
0°	1246	1248
10°	1249	1233
20°	1222	1183
30°	1115	1094
40°	866	958
50°	520	754
60°	239	451
70°	95	195
80°	9	56
90°	0	1

LUMINANCE (cd/sq.m)

	0.00°	90.00°
0.00°	53649	53733
45.00°	42557	53427
55.00°	27226	45553
65.00°	15643	31454
75.00°	7488	18815
85.00°	163	9011

LUMENS PER ZONE

ZONE	LUMENS
0° - 10°	125
10° - 20°	333
20° - 30°	486
30° - 40°	535
40° - 50°	479
50° - 60°	341
60° - 70°	191
70° - 80°	81
80° - 90°	17

ZONAL LUMEN SUMMARY

ZONE	UMENS	% LUMINAIRE
0° - 20°	458	17%
0° - 30°	944	36%
0° - 40°	1480	56%
0° - 60°	2300	88%
0° - 80°	2572	98%
0° - 90°	2589	99%

CONE OF LIGHT

MOUNTING HEIGHT	FC AT BEAM CENTER	BEAM DIA. 0°-180°	BEAM DIA. 90°-270°
6.0 ft	34.6 fc	10.0 ft	16.4 ft
8.0 ft	19.5 fc	13.3 ft	21.9 ft
10.0 ft	12.5 fc	16.6 ft	27.4 ft
12.0 ft	8.7 fc	19.9 ft	32.8 ft
14.0 ft	6.4 fc	23.2 ft	38.3 ft
16.0 ft	4.9 fc	26.5 ft	43.8 ft
18.0 ft	3.8 fc	29.9 ft	49.3 ft
20.0 ft	3.1 fc	33.2 ft	54.7 ft

INDOOR COEFFICIENTS OF UTILIZATION

ρf				20%														0%
ρc		80%			70%				50%			30%			10%			0%
ρw	70%	50%	30%	10%	70%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	0%
0	119	119	119	119	116	116	116	116	110	110	110	106	106	106	101	101	101	99
1	110	106	103	100	108	104	101	98	100	97	95	96	93	92	92	90	89	87
2	102	95	89	84	99	93	87	83	89	85	81	86	82	79	83	80	77	75
3	94	85	78	72	92	83	77	71	80	74	70	77	72	69	75	71	67	65
4	87	76	68	62	85	75	68	62	72	66	61	70	64	60	68	63	59	57
5	80	69	61	55	78	68	60	54	66	59	54	64	58	53	62	57	52	50
6	75	63	54	49	73	62	54	48	60	53	48	58	52	47	56	51	47	45
7	70	57	49	44	68	56	49	43	55	48	43	53	47	43	52	46	42	40
8	65	53	45	39	64	52	44	39	50	44	39	49	43	39	48	42	38	36
9	61	49	41	36	60	48	41	36	47	40	35	46	39	35	45	39	35	33
10	57	45	38	33	56	44	37	33	43	37	32	42	36	32	41	36	32	30

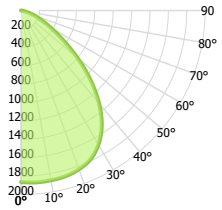
OWP-FC-116-LED

LED Slimline Full Cut-Off Wall Pack Series

OWP-FC-116-LED-1500L-2800L-4000L-DIM10-MVOLT-30K-40K-50K(4000L) TEST NO.: **EL02242364**

INPUT WATTS: **31.3** LUMENS: **3915** EFFICACY: **125** BEAM ANGLE: **77** SPACING CRITERIA: **1.30 x 1.30**

CANDELA DISTRIBUTION



CANDELA TABLE

	0°	90°
0°	1865	1872
10°	1873	1848
20°	1837	1774
30°	1681	1639
40°	1316	1428
50°	796	1089
60°	369	649
70°	148	278
80°	19	82
90°	1	2

LUMINANCE (cd/sq.m)

	0.00°	90.00°
0.00°	80300	80579
45.00°	64887	77856
55.00°	41429	65806
65.00°	24131	44921
75.00°	12185	26958
85.00°	257	13027

LUMENS PER ZONE

ZONE	LUMENS
0° - 10°	187
10° - 20°	498
20° - 30°	725
30° - 40°	799
40° - 50°	714
50° - 60°	509
60° - 70°	287
70° - 80°	122
80° - 90°	25

ZONAL LUMEN SUMMARY

ZONE	UMENS	% LUMINAIRE
0° - 20°	685	17%
0° - 30°	1410	36%
0° - 40°	2209	56%
0° - 60°	3432	88%
0° - 80°	3841	98%
0° - 90°	3866	99%

CONE OF LIGHT

MOUNTING HEIGHT	FC AT BEAM CENTER	BEAM DIA. 0°-180°	BEAM DIA. 90°-270°
6.0 ft	51.8 fc	9.9 ft	16.3 ft
8.0 ft	29.1 fc	13.2 ft	21.7 ft
10.0 ft	18.7 fc	16.5 ft	27.1 ft
12.0 ft	13.0 fc	19.8 ft	32.5 ft
14.0 ft	9.5 fc	23.2 ft	38.0 ft
16.0 ft	7.3 fc	26.5 ft	43.4 ft
18.0 ft	5.8 fc	29.8 ft	48.8 ft
20.0 ft	4.7 fc	33.1 ft	54.2 ft

INDOOR COEFFICIENTS OF UTILIZATION

ρf									20%										0%
ρc		80%				70%				50%				30%			10%		0%
ρw	70%	50%	30%	10%	70%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	0%	
0	119	119	119	119	116	116	116	116	110	110	110	106	106	106	101	101	101	99	
1	110	106	103	100	108	104	101	98	100	97	95	96	93	91	92	90	89	87	
2	102	95	89	84	99	93	87	83	89	85	81	86	82	79	83	80	77	75	
3	94	85	78	72	91	83	76	71	80	74	70	77	72	68	75	71	67	65	
4	87	76	68	62	85	75	67	62	72	66	61	70	64	60	68	63	59	57	
5	80	69	61	55	78	68	60	54	65	59	54	63	58	53	62	57	52	50	
6	75	63	54	49	73	62	54	48	60	53	48	58	52	47	56	51	47	45	
7	70	57	49	43	68	56	49	43	55	48	43	53	47	43	52	46	42	40	
8	65	53	45	39	64	52	44	39	50	44	39	49	43	39	48	42	38	36	
9	61	49	41	36	60	48	41	36	47	40	35	46	39	35	45	39	35	33	
10	57	45	38	33	56	44	37	33	43	37	32	42	36	32	41	36	32	30	

Evolve™ LED Area Lighting

EALS



current
powered by GE

Product Features

The EAL Area Light luminaires are the newest members of the GE Evolve™ LED Area Light family. They offer a wide range of optical patterns, color temperatures, lumen packages, and mounting configurations to best optimize area light applications, as well as provide versatility in lighting design within the same form-factor. They are available in a standard and premium and perfect for commercial property site-lighting applications such as retail locations or commercial offices. The "standard" EALS area light, has a lumen range from 10,000–34,000 lumens with an efficacy point up to 146 LPW. These luminaires feature innovative heat sinking that produces thermal stability over life in an extremely lightweight housing, while meeting a 3G vibration rating tested on 3-axis.

The GE Evolve™ LED EALS Area Light is intended to replace up to 1000W MH luminaires. It features 0-10V or DALI dimming, along with LightGrid™ wireless control compatibility and is available with optional programmable motion sensing for additional energy savings and Title 24 compliance. The Universal Mounting Area option enables luminaires to mount to round poles ranging in size from 2.38" to 6" in diameter or on square poles.

Applications

- Site, area, roadway and general lighting applications utilizing advanced LED optical system providing high uniformity, excellent vertical light distribution, reduced offsite visibility, reduced on-site glare and effective security light levels.
- Ideal for large retailers, commercial to medical properties, and big box retailers. Also suitable for roadways.

Housing

- Slim architectural design incorporates an integral heat sink and light engine, ensuring maximum heat transfer, and long LED life.
- Die cast aluminum housing
- 3G vibration per ANSI C136.31-2010

LED & Optical Assembly

- LM-79 tests and reports in accordance with IESNA standards
- 70CRI at 3000K, 4000K and 5000K
- Distributions: II, III, IV, V (short & medium)
- Upward Light Output Ratio (ULOR) = 0

Lumen Maintenance

- Projected Lxx per IES TM-21 at 25 °C for reference:

OPTICAL CODE	Lxx (10k) @ Hours 25,000 hr	50,000 hr	100,000 hr	PROJECTED L90
D4, D3, D2	L95	L91	L84	60,000
F4, F3, F2	L93	L86	L74	37,000
F5, Q5, N5, D5	L96	L94	L89	>61,000
H5, H4, H3, H2, S5	L95	L91	L84	60,000
J5, J4, J3, J2, T5	L89	L80	L64	25,000
K5, K4, K3, K2, KA, U5	L87	L76	L57	20,000

NOTES: 1) Projected Lxx based on LM80 (10,000 hour testing). 2) DOE Lighting Facts Verification Testing Tolerances apply to initial luminous flux and lumen maintenance measurements.

Lumen Ambient Temperature Factors:

Ambient Temp (°C)	Initial Flux Factor
10	1.02
20	1.01
25	1.00
30	0.99
35	0.98

Ratings

- cUL Listed
- UL 1598 Listed Suitable for Wet Locations
- IP65 optical enclosure per ANSI C136.25-2013
- Temperature Rated –40°C to +40°C
- Title 24 compliant (w/ "H" motion sensor option)
- Complies with the material restrictions of RoHS.

Mounting

Option C: C1 = Integral Slipfitter 2" Pipe (2.378 in. OD) supplied with leads.

Option D: D1 = Universal Mounting Arm, fitted for round or square pole mounting supplied with 16/3 3ft cable.

Option K: K1 = Knuckle Slipfitter for 1.9 in. -2.3 in. OD Tenon with leads. Restricted aiming angle 0° to +45°.

Option S: S1 = Knuckle Slipfitter for 2.3in. - 3.0in OD Tenon with leads. Restricted aiming angle 0° to +45°.

Option V: V1 = Knuckle Wall Mount with leads. Restricted aiming angle 0° to +45°.

Finish

- Corrosion resistant polyester powder paint, minimum thickness 2.0 mil.
- Standard colors: Black & Dark Bronze.
- RAL & custom colors available.

Electrical

- 120-277 VAC and 347-480 VAC available.
- System power factor is >90% and THD <20%.
- ANSI C136.41 7-pin dimming receptacle, standard.
- ANSI photo electric sensors (PE) available for all voltages. Light Grid compatible.
- Dimming/Occupancy:
  - Wired 0-10V continuous dimming
  - DALI digital dimming. Contact manufacturer for availability.
  - Standalone motion sensor based dimming using "H" option code.
- Surge Protection per ANSI C136.2-2015.
  - 6kV/3kA "Basic" surge protection, standard.
  - 10kV/5kA "Enhanced" surge protection optional.

Warranty

- 5 Year Standard

Accessories

- Photoelectric Controls (see page 7)
- Light Shields (see OLP 3120 Shielding for EAL Area Light Fixtures)

DLC Standard qualified models available. Please refer to http://www.designlights.org/QPL for complete information.

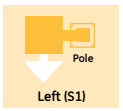
Ordering Number Logic

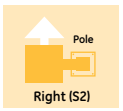
Evolve™ LED Area Light (EALS)



EALS 02 _ __ __ 7 __ _ _ __ ____ ___

PROD. ID	GENERATION	VOLTAGE	OPTICAL DISTRIBUTION CODE	CRI	CCT	DIMMING	CONTROLS	MOUNTING ARM	COLOR	OPTIONS
E = Evolve **AL** = Area Light **S** = Standard	**02** = 2nd Generation	**0** = 120-277* **1** = 120 **2** = 208 **3** = 240 **4** = 277 **5** = 480 **D** = 347 **H** = 347-480* * Not available with Fusing. Must choose a descreet voltage with F Option	**SM** = Symmetric Medium **SW** = Symmetric Wide **AF** = Asymmetric Forward **AW** = Asymmetric Wide **AN** = Asymmetric Narrow **AA** = Asymmetric Auto	**7** = 70 (min)	**30** = 3000K **40** = 4000K **50** = 5000K	**N** = Dimming thru PE receptacle **D** = External Dimming 3ft #18/2 Cable All constructions supplied with ANSI C136.41 7-pin Receptacle **Note:** Standard dimming 0-10V	**A** = ANSI 7-pin PE receptacle (no control) **D** = ANSI 7-pin PE receptacle with shorting cap provided **Note:** See accessories section on page 7 for PE Control ordering	**C1** = Integral Slip-fitter 2" Pipe (2.378 in. OD)* **D1** = Universal Mounting Arm, fitted for round or square pole mounting** **K1** = Knuckle Slipfitter for 1.9 in - 2.3in. OD Tenon* ++ **S1** = Knuckle Slipfitter for 2.3in. - 3.0in OD Tenon* ++ **V1** = Knuckle Wall Mount* ++ * Supplied with 3FT 14-7 leads ** Supplied with 3ft #14/3 power cable ++ Restricted Aiming Angle 0° to +45°	**GRAY** = Gray **BLCK** = Black **DKBZ** = Dark Bronze **WHTE** = White	**F** = Fusing **H** = Motion Sensor **J** = cUL/Canada **L** = Tool-Less Entry **R** = Enhanced Surge Protection (10kV/5kA) **S1** = Rotated Left† **S2** = Rotated Right† **M** = NOM031 (Mexico)* **U** = DALI dimming+^ **V** = 3-Position Terminal Block **XXX** = Special Options * Contact Manufacturer for availability + Compatible with LightGrid 2.0 nodes ^ Not compatible at 347-480V or with motion sensor control † For aimed left or right light distribution orientation, as assembled in manufacturing. Not applicable for Symmetric Distributions.



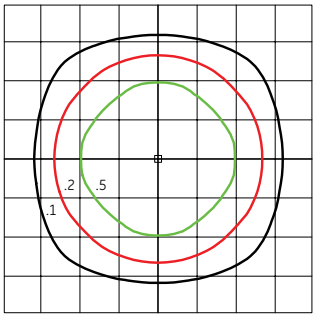


OPTICAL CODE		DISTRIBUTION	TYPICAL INITIAL LUMENS 3000K	TYPICAL INITIAL LUMENS 4000K & 5000K	TYPICAL SYSTEM WATTAGE 120-277V & 347-480V	BUG RATING 3000K, 4000K & 5000K B	BUG RATING 3000K, 4000K & 5000K U	BUG RATING 3000K, 4000K & 5000K G	IES FILE NUMBER 3000K	IES FILE NUMBER 4000K	IES FILE NUMBER 5000K
TYPE V	D5	Symmetric Medium	9700	10000	74	3	0	2	EALS02_D5SM730_____.IES	EALS02_D5SM740_____.IES	EALS02_D5SM750_____.IES
	F5	Symmetric Medium	14400	15000	119	4	0	2	EALS02_F5SM730_____.IES	EALS02_F5SM740_____.IES	EALS02_F5SM750_____.IES
	H5	Symmetric Medium	19500	20000	171	4	0	2	EALS02_H5SM730_____.IES	EALS02_H5SM740_____.IES	EALS02_H5SM750_____.IES
	J5	Symmetric Medium	24300	25000	230	5	0	3	EALS02_J5SM730_____.IES	EALS02_J5SM740_____.IES	EALS02_J5SM750_____.IES
	K5	Symmetric Medium	28100	28700	281	5	0	3	EALS02_K5SM730_____.IES	EALS02_K5SM740_____.IES	EALS02_K5SM750_____.IES
	N5	Symmetric Wide	10500	10800	74	3	0	1	EALS02_N5SW730_____.IES	EALS02_N5SW740_____.IES	EALS02_N5SW750_____.IES
	Q5	Symmetric Wide	15700	16200	119	4	0	2	EALS02_Q5SW730_____.IES	EALS02_Q5SW740_____.IES	EALS02_Q5SW750_____.IES
	S5	Symmetric Wide	21000	21600	171	4	0	2	EALS02_S5SW730_____.IES	EALS02_S5SW740_____.IES	EALS02_S5SW750_____.IES
	T5	Symmetric Wide	26400	27100	230	5	0	2	EALS02_T5SW730_____.IES	EALS02_T5SW740_____.IES	EALS02_T5SW750_____.IES
	U5	Symmetric Wide	30200	31000	281	5	0	2	EALS02_U5SW730_____.IES	EALS02_U5SW740_____.IES	EALS02_U5SW750_____.IES
TYPE IV	D4	Asymmetric Forward	9700	10000	87	2	0	2	EALS02_D4AF730_____.IES	EALS02_D4AF740_____.IES	EALS02_D4AF750_____.IES
	F4	Asymmetric Forward	14500	15000	137	2	0	3	EALS02_F4AF730_____.IES	EALS02_F4AF740_____.IES	EALS02_F4AF750_____.IES
	H4	Asymmetric Forward	19500	20000	171	3	0	4	EALS02_H4AF730_____.IES	EALS02_H4AF740_____.IES	EALS02_H4AF750_____.IES
	J4	Asymmetric Forward	24300	25000	230	3	0	4	EALS02_J4AF730_____.IES	EALS02_J4AF740_____.IES	EALS02_J4AF750_____.IES
	K4	Asymmetric Forward	28100	28700	281	3	0	4	EALS02_K4AF730_____.IES	EALS02_K4AF740_____.IES	EALS02_K4AF750_____.IES
TYPE III	D3	Asymmetric Wide	10500	10800	87	2	0	2	EALS02_D3AW730_____.IES	EALS02_D3AW740_____.IES	EALS02_D3AW750_____.IES
	F3	Asymmetric Wide	15600	16100	137	2	0	2	EALS02_F3AW730_____.IES	EALS02_F3AW740_____.IES	EALS02_F3AW750_____.IES
	H3	Asymmetric Wide	21000	21600	171	3	0	2	EALS02_H3AW730_____.IES	EALS02_H3AW740_____.IES	EALS02_H3AW750_____.IES
	J3	Asymmetric Wide	26400	27100	230	3	0	3	EALS02_J3AW730_____.IES	EALS02_J3AW740_____.IES	EALS02_J3AW750_____.IES
	K3	Asymmetric Wide	30200	31000	281	3	0	3	EALS02_K3AW730_____.IES	EALS02_K3AW740_____.IES	EALS02_K3AW750_____.IES
TYPE II	D2	Asymmetric Narrow	10300	10600	87	2	0	2	EALS02_D2AN730_____.IES	EALS02_D2AN740_____.IES	EALS02_D2AN750_____.IES
	F2	Asymmetric Narrow	15300	15900	137	3	0	3	EALS02_F2AN730_____.IES	EALS02_F2AN740_____.IES	EALS02_F2AN750_____.IES
	H2	Asymmetric Narrow	20700	21300	171	3	0	3	EALS02_H2AN730_____.IES	EALS02_H2AN740_____.IES	EALS02_H2AN750_____.IES
	J2	Asymmetric Narrow	25900	26600	230	3	0	3	EALS02_J2AN730_____.IES	EALS02_J2AN740_____.IES	EALS02_J2AN750_____.IES
	K2	Asymmetric Narrow	29700	30500	281	3	0	3	EALS02_K2AN730_____.IES	EALS02_K2AN740_____.IES	EALS02_K2AN750_____.IES
AUTO	KA	Asymmetric Auto	33400	34000	281	4	0	3	EALS02_KAAA730_____.IES	EALS02_KAAA740_____.IES	EALS02_KAAA750_____.IES

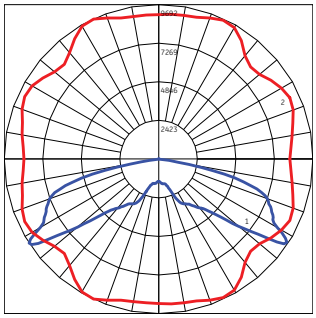
Photometrics

Evolve™ LED Area Light (EALS)

EALS Type V - Symmetric Medium (K5)
28,700 Lumens, 5000K (EALS02_K5SM750_____.IES)

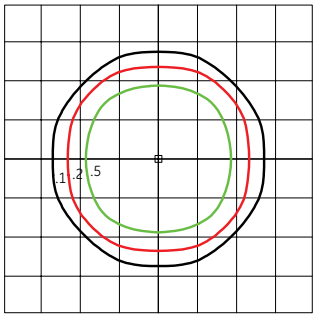


Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade

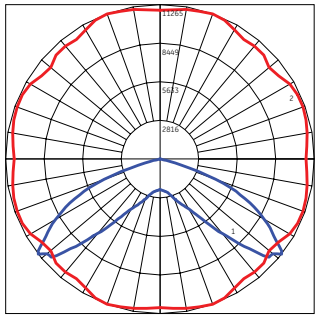


Vertical plane through horizontal angle
of maximum candlepower at 115°
Vertical plane through horizontal angle of 57°

EALS Type V - Symmetric WIde (U5)
31,000 Lumens, 5000K (EALS02_U5SW750_____.IES)

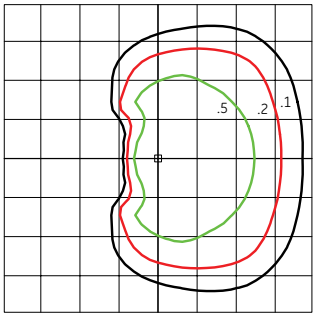


Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade

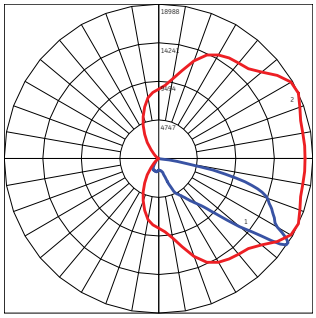


Vertical plane through horizontal angle
of maximum candlepower at 70°
Vertical plane through horizontal angle of 52°

EALS Type IV - Asymmetric Forward (K4)
28,700 Lumens, 5000K (EALS02_K4AF750_____.IES)

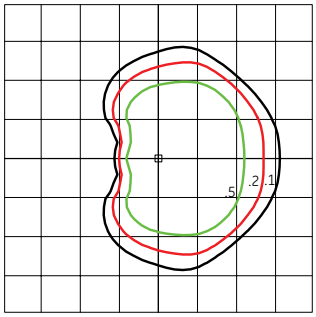


Grid Distance in Units of
Mounting Height at 40' Initial
Footcandle Values at Grade

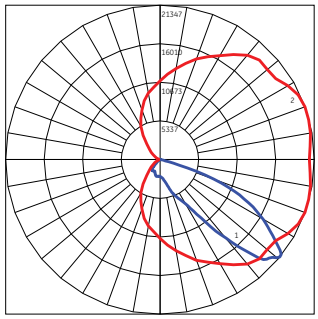


Vertical plane through horizontal angle
of maximum candlepower at 25°
Vertical plane through horizontal angle of 57°

EALS Type III - Asymmetric Wide (K3)
31,000 Lumens, 5000K (EALS02_K3AW750_____.IES)

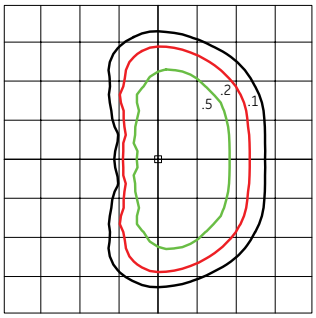


Grid Distance in Units of
Mounting Height at 40' Initial
Footcandle Values at Grade

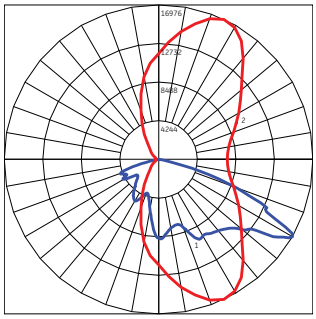


Vertical plane through horizontal angle
of maximum candlepower at 20°
Vertical plane through horizontal angle of 51°

EALS Type II - Asymmetric Narrow (K2)
30,500 Lumens, 5000K (EALS02_K2AN750_____.IES)

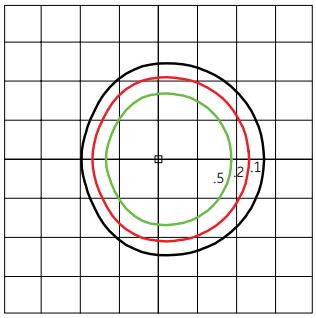


Grid Distance in Units of
Mounting Height at 40' Initial
Footcandle Values at Grade

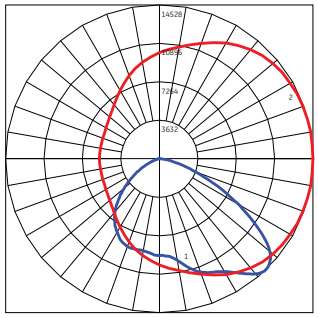


Vertical plane through horizontal angle
of maximum candlepower at 65°
Vertical plane through horizontal angle of 60°

EALS - Assymetric Auto (KA)
34,200 Lumens, 5000K (EALS02_KAAA750_____.IES)



Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade

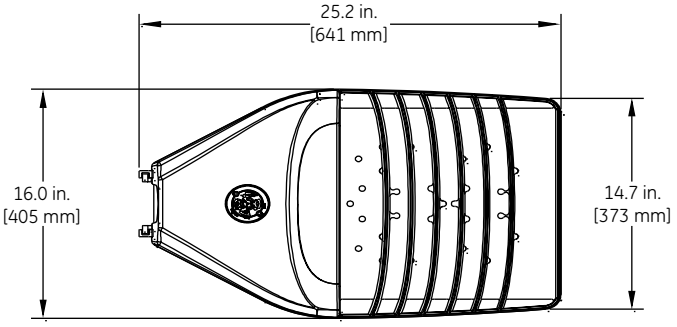


Vertical plane through horizontal angle
of maximum candlepower at 0°
Vertical plane through horizontal angle of 44°

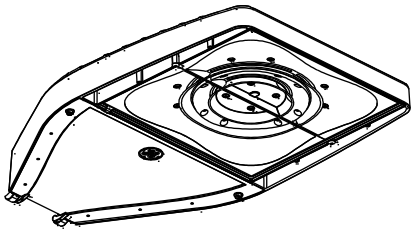
Product Dimensions

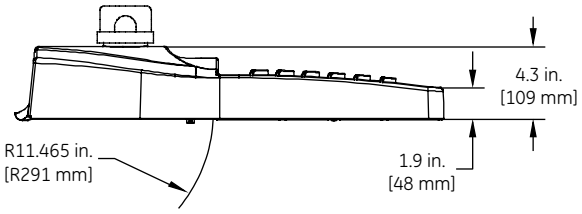
Evolve™ LED Area Light (EALS)

Slipfitter Mount

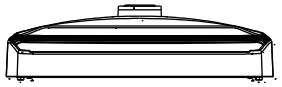


TOP VIEW



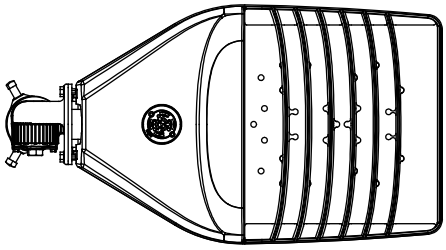


SIDE VIEW

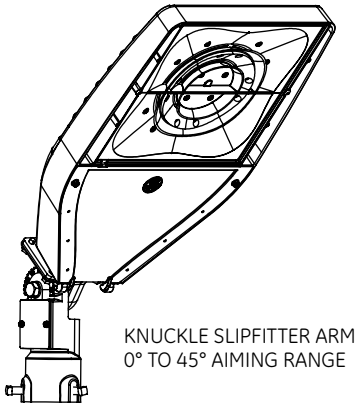


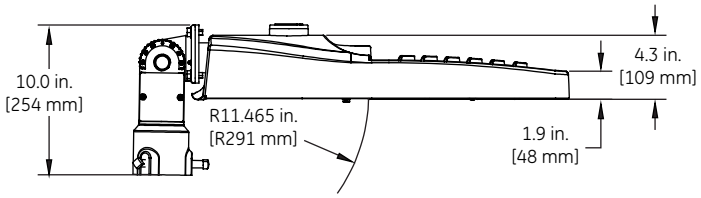
FRONT VIEW

Knuckle Mount

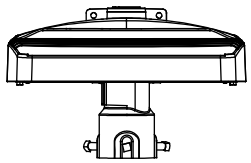


TOP VIEW





SIDE VIEW

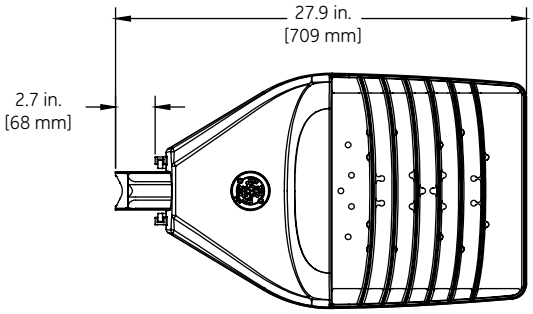


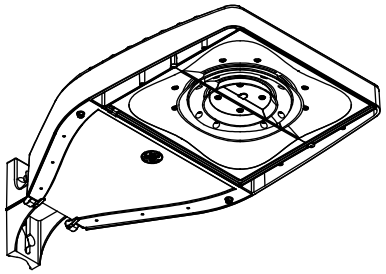
FRONT VIEW

Product Dimensions

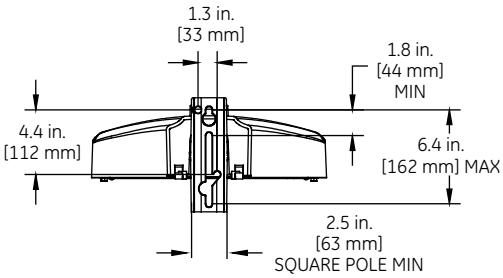
Evolve™ LED Area Light (EALS)

Universal Arm Mount

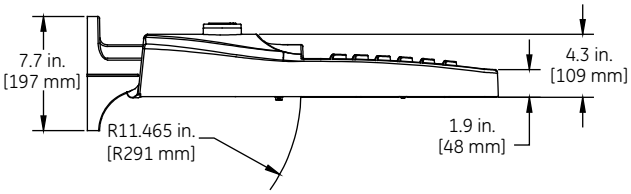




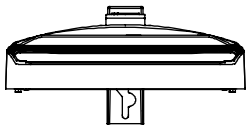
TOP VIEW



BACK VIEW

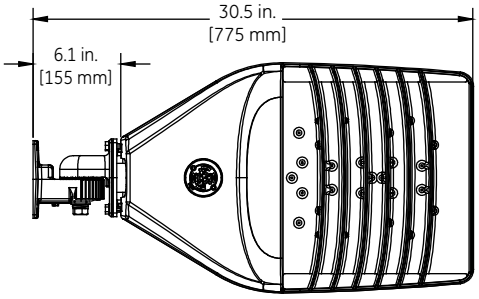


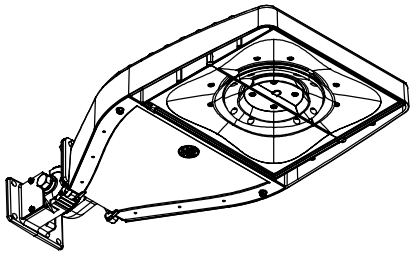
SIDE VIEW



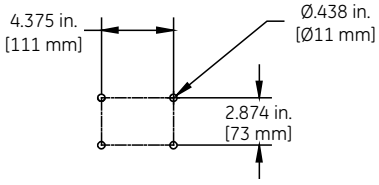
FRONT VIEW

Knuckle Wall Mount

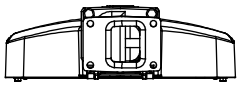




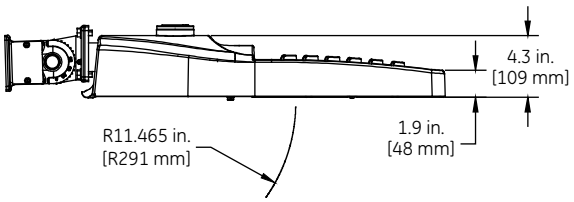
TOP VIEW



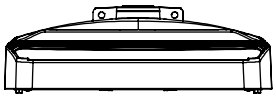
Wall Mount Hole Pattern



BACK VIEW



SIDE VIEW



FRONT VIEW

DATA

- Approximate Net Weight: 26-28 lbs (11.79 kgs-12.97 kgs)
- Effective Projected Area (EPA):
  - Knuckle Slipfitter S1, 45° aim, EPA = 2.45
  - Knuckle w/Slipfitter S1, downward aim, EPA = 0.73
  - Universal Arm Mount D1, EPA = 0.54
  - Knuckle Wall Mount V1, 45° aim, EPA = 0.77 sq ft min and 1.43 sq ft max
  - Integral Slipfitter C1, EPA = 0.63

Accessories

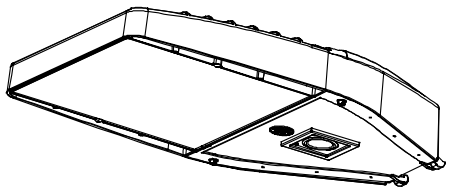
Evolve™ LED Area Light (EALS)

PE Accessories (to be ordered separately)

SAP Number	Part Number	Description
93029237	PED-MV-LED-7	ANSI C136.41 Dimming PE, 120-277V
93029238	PED-347-LED-7	ANSI C136.41 Dimming PE, 347V
93029239	PED-480-LED-7	ANSI C136.41 Dimming PE, 480V

SAP Number	Part Number	Description
28299	PEC0TL	STANDARD 120-277V
28294	PEC5TL	STANDARD 480V
80436	PECDTL	STANDARD 347V
73251	SCCL-PECTL	Shorting cap

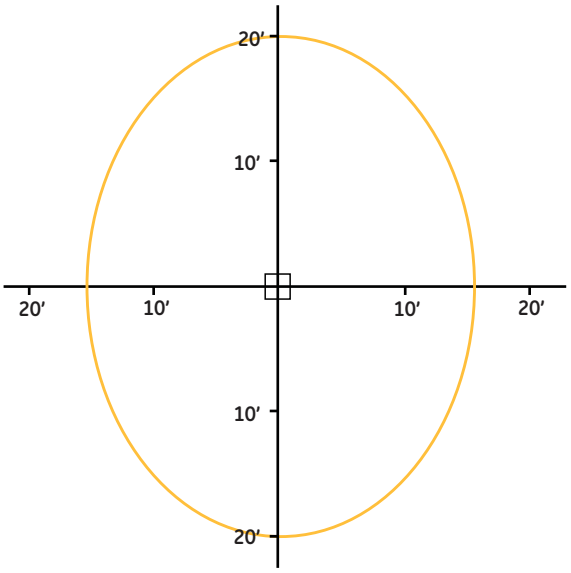
H-Motion Sensing Option



- Intended for applications, between 15-30 ft. mounting height. (4.57-9.14m). For mounting heights exceeding 30 ft., pole mounted sensors are recommended.
- Provides a coverage area radius for walking motion of 15-20 ft. (4.57-6.10m).
- Provides 270° of coverage (~90° is blocked by the pole).
- Standard factory settings:
  – 50% output when unoccupied, 100% output occupied.
  – Integral PE Sensor.
  – 5 minute post-occupancy time delay, 5 minute dimming ramp-down.
- Fixture power increase of 1W expected with sensor use.

Note: Standard options may be reprogrammed in the field. Reprogramming instructions included in product shipment.

Sensor Pattern



Sensing Pattern Area Fixture
Up to 30 ft. Mounting Height

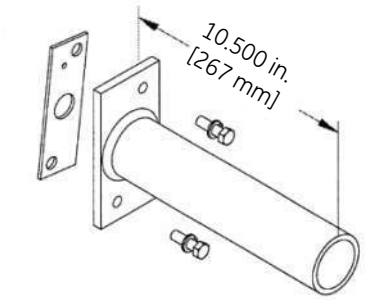
Mounting Information

Mounting Arms for Slipfitter

Order separately with Mounting Option C1 (Slipfitter)

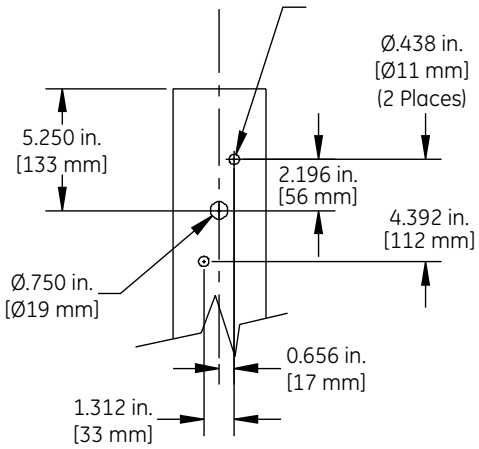
SQUARE POLE MOUNTING ARM

3.5 TO 4.5-inch (89 to 114mm) SQUARE
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



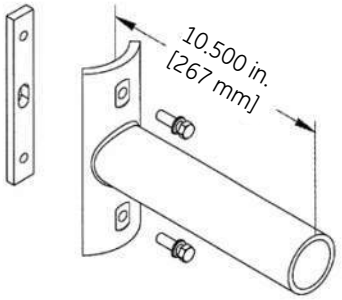
ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
SPA-EAMT10BLCK "Black"
SPA-EAMT10DKBZ "Dark Bronze"

SQUARE POLE MOUNTING DRILLING TEMPLATE



ROUND POLE MOUNTING ARM DRILLING TEMPLATE

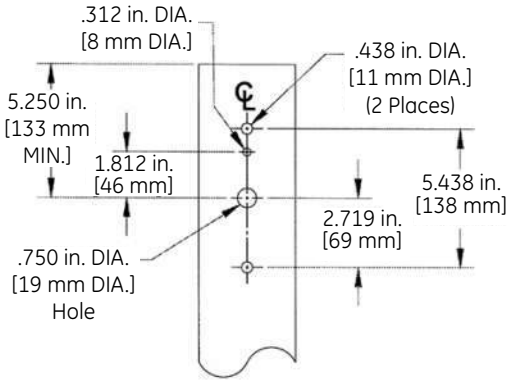
3.5 TO 4.5-inch (89 to 114mm) OD
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
RPA-EAMT10BLCK "Black"
RPA-EAMT10DKBZ "Dark Bronze"

ROUND POLE MOUNTING DRILLING TEMPLATE

3.5 TO 4.5-inch (89 to 114mm) OD
round pole mounting arm



Wall Mounting Bracket Adapter Plate

ORDER SEPERATELY FROM FIXTURE AS CATALOG NUMBER
WMB-EAMT06
NOTE: For Wall Mounting, order luminaire with mounting arm: C1 = Slipfitter 2" Pipe (2.378 in. OD) supplied with leads.

Other mounting patterns are available for retrofit installations.
Contact manufacturing for other available mounting patterns.

current powered by GE

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© 2017 GE.

Area Calculation	
Space	Sq. Ft.
east facade windows and doors	588
east wall area less windows and doors	618
east facade metal siding	168
east facade brick siding	450
east wall area total	1,206



CRIMSON

Velour Texture
Acme Brick - Tulsa Plant
TUP003
542491



Dove Grey

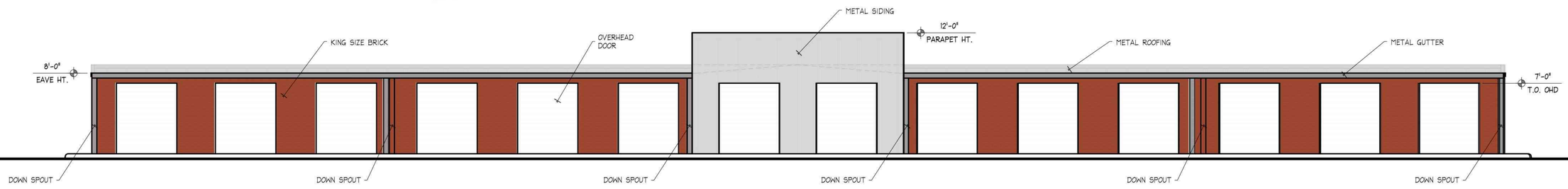
SR: .49 IE: .87 SRI: 56

PVDF - 70% polyvinylidene flouride resin paint system

Available in Midwest, Northeast / Mid-Atlantic, Western for Architectural/Commercial systems

GENERAL FLASHING NOTE:

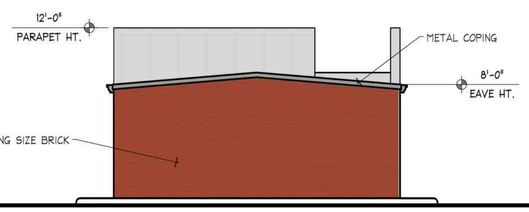
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A-4 EXTERIOR ELEVATION at EAST

Scale : 3/16"=1'-0"

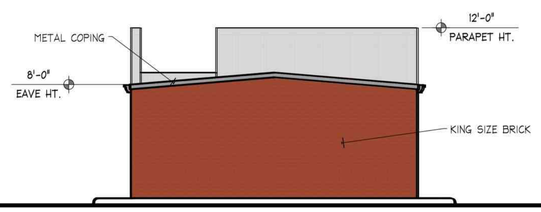
Area Calculation	
Space	Sq. Ft.
north facade brick siding	169
north facade metal siding	53
north wall area total	222



A-4 EXTERIOR ELEVATION at SOUTH

Scale : 3/16"=1'-0"

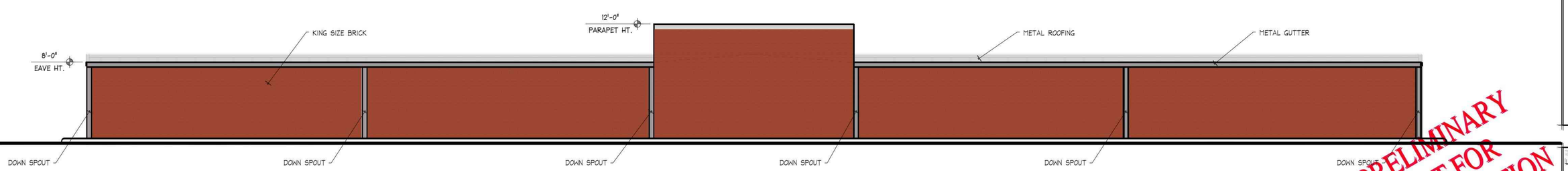
Area Calculation	
Space	Sq. Ft.
south facade brick siding	169
south facade metal siding	53
south wall area total	222



A-4 EXTERIOR ELEVATION at NORTH

Scale : 3/16"=1'-0"

Area Calculation	
Space	Sq. Ft.
west facade brick siding	1,206
west wall area total	1,206



A-4 EXTERIOR ELEVATION at WEST

Scale : 3/16"=1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

FUGITT AND ASSOCIATES ARCHITECT
WILLIAM KIM FUGITT AIA
KEITH F. WHEELER AIA
1200 E. JOYCE BLVD.
FAYETTEVILLE, AR 72703
479.521.6686
WWW.FUGITTARCHITECT@FUGITTARCH.COM

LYKINS STORAGE
BUILDING 1
SPRINGDALE, AR

Description: LYKINS STORAGE
Location: SPRINGDALE, AR
Sheet Content:
Sheet: A-4
Document Date: April 26, 2023

Area Calculation	
Space	Sq. Ft.
east facade windows and doors	588
east wall area less windows and doors	735
east facade metal siding	365
east facade brick siding	370
east wall area total	1,323



CRIMSON

Velour Texture
Acme Brick - Tulsa Plant
TUP003
542491



Dove Grey

SR: .49 IE: .87 SRI: 56

PVDF - 70% polyvinylidene flouride resin paint system

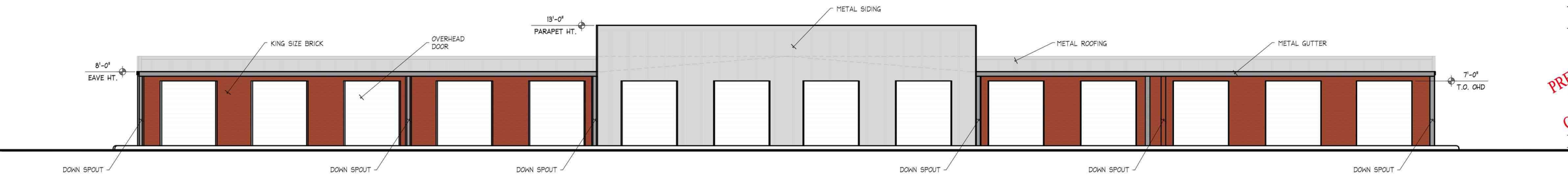
Available in Midwest, Northeast / Mid-Atlantic, Western for Architectural/Commercial systems

GENERAL FLASHING NOTE:

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REV	DATE	DESCRIPTION	DRAWN
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1		ISSUED	

Arch D (landscape)



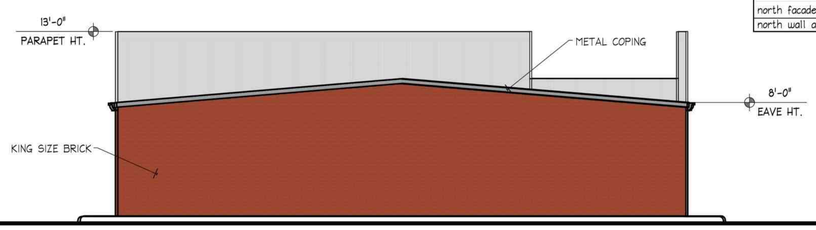
A-4 EXTERIOR ELEVATION at FRONT
Scale : 3/16"=1'-0"

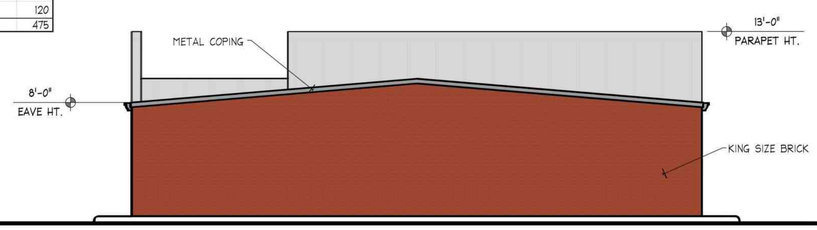
PRELIMINARY NOT FOR CONSTRUCTION

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KEITH F. WHEELER AIA
1200 E. JOYCE BLVD.
FAYETTEVILLE AR 72703
479.521.6686
KIM.FUGITT@FUGITTARC.COM

Area Calculation	
Space	Sq. Ft.
north facade brick siding	355
north facade metal siding	120
north wall area total	475

Area Calculation	
Space	Sq. Ft.
south facade brick siding	355
south facade metal siding	120
south wall area total	475

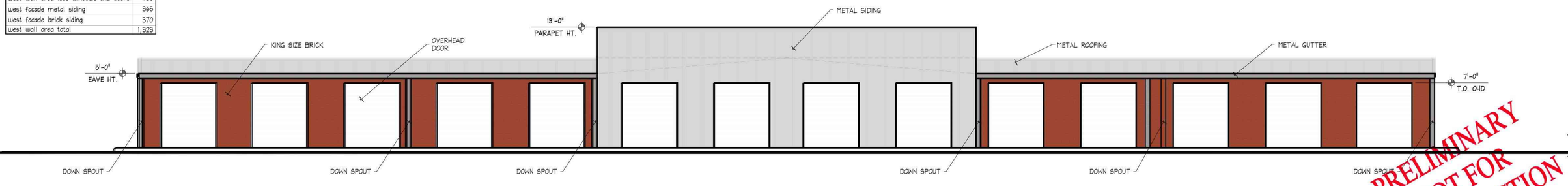




A-4 EXTERIOR ELEVATION at SIDE
Scale : 3/16"=1'-0"

A-4 EXTERIOR ELEVATION at SIDE
Scale : 3/16"=1'-0"

Area Calculation	
Space	Sq. Ft.
west facade windows and doors	588
west wall area less windows and doors	735
west facade metal siding	365
west facade brick siding	370
west wall area total	1,323



A-4 EXTERIOR ELEVATION at REVERSE
Scale : 3/16"=1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

LYKINS STORAGE
BUILDING B, 3, AND 4
SPRINGDALE, AR

SUBMITTAL Date: -- / -- / -----

Description:
LYKINS STORAGE

Location:
SPRINGDALE, AR

Sheet Content:

Sheet:
A-4

Document Date:
April 26, 2023

Last Edited By: MDCRA
P:_PROJECTS_KEITH_WHEELER\AR_SPRINGDALE_LYKINS STORAGE\LYKINS STORAGE BLDG

Area Calculation	
Space	Sq. Ft.
east facade windows and doors	588
east wall area less windows and doors	735
east facade metal siding	365
east facade brick siding	370
east wall area total	1,323



CRIMSON

Velour Texture
Acme Brick - Tulsa Plant
TUP003
542491

Dove Grey

SR: .49 IE: .87 SRI: 56

PVDF - 70% polyvinylidene flouride resin paint system

Available in Midwest, Northeast / Mid-Atlantic, Western for Architectural/Commercial systems

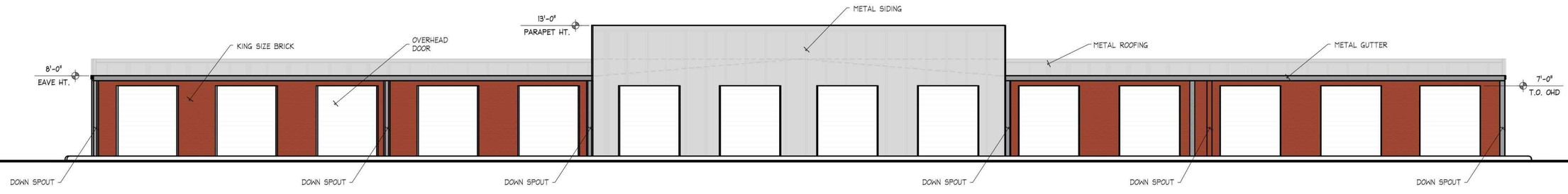
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REV	DATE	DESCRIPTION	DRAWN
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ISSUED

Arch D (landscape)



EXTERIOR ELEVATION at FRONT

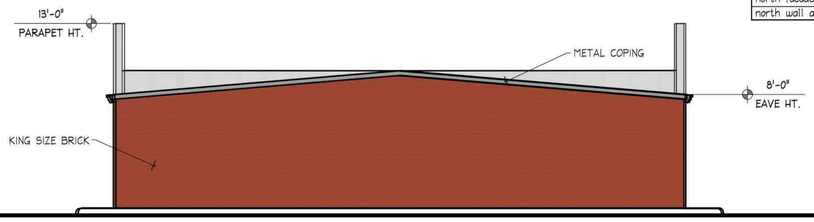
A-4 — Scale : 3/16"=1'-0"

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479.521.6686
KIM.FUGITT@FUGITTARC.COM

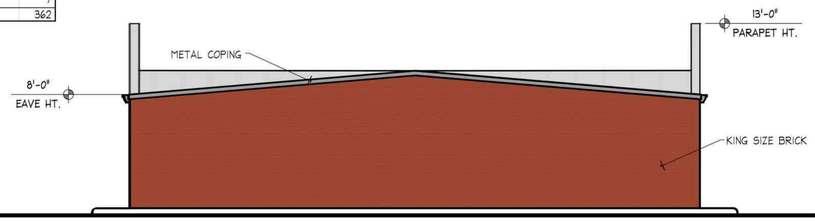
Area Calculation	
Space	Sq. Ft.
north facade brick siding	355
north facade metal siding	7
north wall area total	362

Area Calculation	
Space	Sq. Ft.
south facade brick siding	355
south facade metal siding	7
south wall area total	362



EXTERIOR ELEVATION at SIDE

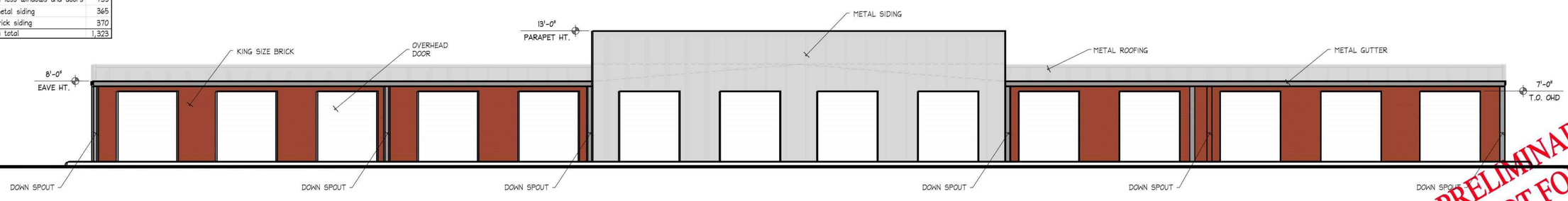
A-4 — Scale : 3/16"=1'-0"



EXTERIOR ELEVATION at SIDE

A-4 — Scale : 3/16"=1'-0"

Area Calculation	
Space	Sq. Ft.
west facade windows and doors	588
west wall area less windows and doors	735
west facade metal siding	365
west facade brick siding	370
west wall area total	1,323



EXTERIOR ELEVATION at REVERSE

A-4 — Scale : 3/16"=1'-0"

LYKINS STORAGE
BUILDING 5, 6, 7, 8, AND 9
SPRINDALE, AR

S:\PDF\Date - - / - - / - - - -

PRELIMINARY NOT FOR CONSTRUCTION

Description:
LYKINS STORAGE

Location:
SPRINDALE, AR

Sheet Content:

Sheet:
A-4

Document Date:
April 26, 2023

Last Edited By: MDCRA
F:_PROJECTS_KEITH_WHEELER\AR_SPRINDALE_LYKINS STORAGE\LYKINS STORAGE 6.DWG

Record Property Owners Adjacent to Parcel ID: 815-30858-000, 815-30868-000, 815-30857-091, 815-30857-100 and 815-30857-110, 815-30868-100 and 815-30868-002

1a) Parcel ID: 815-30857-090

2a) Property Owner Name: Graham NWA Properties I LLLP

3a) Physical Address: 3744 S 48th Street, Springdale, AR 72762

4a) Mailing Address: 3744 S 48th Street, Springdale, AR 72762

1b) Parcel ID: 815-30870-000

2b) Property Owner Name: WT Tractor Construction LLC

3b) Physical Address: 4184 S 48th Street, Springdale, AR 72762

4b) Mailing Address: 4190 S 48th Street, Springdale, AR 72762

1c) Parcel ID: 815-30857-130

2c) Property Owner Name: Battershell Family Trust

3c) Physical Address: None provided per Washington County records (actDataScout website)

4c) Mailing Address: 4116 S 48th Street, Springdale, AR 72762

1d) Parcel ID: 815-30857-140

2d) Property Owner Name: Battershell Family Trust

3d) Physical Address: 4116 S 48th Street, Springdale, AR 72762

4d) Mailing Address: 4116 S 48th Street, Springdale, AR 72762

1e) Parcel ID: 815-30857-073

2e) Property Owner Name: Capwell, Thurman Green; Owens, Brian D

3e) Physical Address: 3907 S 48th Street, Springdale, AR 72762

4e) Mailing Address: 1333 White River Rd Elkins, AR 72727

1f) Parcel ID: 815-30857-040

2f) Property Owner Name: Stone, Robert H Trust I

3f) Physical Address: S 48th Street, Springdale, AR 72762

4f) Mailing Address: 17709 Bluff View Drive, Springdale, AR 72764

1g) Parcel ID: 815-39276-000
2g) Property Owner Name: Wal-Mart Real Estate Business Trust
3g) Physical Address: 4899 W Oaklawn Dr - 4900 Jennifer Terrace
4g) Mailing Address: C/O Wal-Mart Prop Tax Dept 4516 PO Box 8050, Attn 0555, Bentonville AR 72712-8050

1h) Parcel ID: 815-30865-000 — Right-of-Way (R/W)
2h) Property Owner Name: Arkansas State Highway Comm
3h) Physical Address: None provided per Washington County records (actDataScout website)
4h) Mailing Address: PO Box 2261 Little Rock, AR

1i) Parcel ID: 815-30866-000 — (R/W)
2i) Property Owner Name: Arkansas State Highway Comm
3i) Physical Address: None provided per Washington County records (actDataScout website)
4i) Mailing Address: PO Box 2261 Little Rock, AR

1j) Parcel ID: 815-30872-000 — (R/W)
2j) Property Owner Name: Arkansas State Highway Comm
3j) Physical Address: None provided per Washington County records (actDataScout website)
4j) Mailing Address: PO Box 2261 Little Rock, AR

1k) Parcel ID: 815-30862-000 — (R/W)
2k) Property Owner Name: City of Springdale
3k) Physical Address: None provided per Washington County records (actDataScout website)
4k) Mailing Address: 201 N Spring Street, Springdale AR 72764

1l) Parcel ID: 815-30867-001 — (R/W)
2l) Property Owner Name: City of Springdale
3l) Physical Address: None provided per Washington County records (actDataScout website)
4l) Mailing Address: 201 N Spring Street, Springdale AR 72764

1m) Parcel ID: 815-30869-000 — (R/W)
2m) Property Owner Name: City of Springdale
3m) Physical Address: None provided per Washington County records (actDataScout website)
4m) Mailing Address: 201 N Spring Street, Springdale AR 72764

1n) Parcel ID: 815-30874-001 — (R/W)
2n) Property Owner Name: City of Springdale
3n) Physical Address: None provided per Washington County records (actDataScout website)
4n) Mailing Address: 201 N Spring Street, Springdale AR 72764

1o) Parcel ID: 815-30862-003 — (R/W)
2o) Property Owner Name: City of Springdale
3o) Physical Address: W Oaklawn Dr
4o) Mailing Address: 201 N Spring Street, Springdale AR 72764

1p) Parcel ID: 815-30857-081 — (R/W)
2p) Property Owner Name: City of Springdale
3p) Physical Address: S 48th Street
4p) Mailing Address: 201 N Spring Street, Springdale AR 72764

1q) Parcel ID: 815-30858-002 — (R/W)
2q) Property Owner Name: City of Springdale
3q) Physical Address: S 48th Street
4q) Mailing Address: 201 N Spring Street, Springdale AR 72764

1r) Parcel ID: 815-30862-004
2r) Property Owner Name: Metaphase I LC
3r) Physical Address: None provided per Washington County records (actDataScout website)
4r) Mailing Address: 3901 Parkway Cir Ste 100 Springdale, AR 72762

1s) Parcel ID: 815-39402-000

2s) Property Owner Name: Metaphase I LC

3s) Physical Address: 3901 Parkway Cir

4s) Mailing Address: 3901 Parkway Cir Ste 100 Springdale, AR 72762

1t) Parcel ID: 815-39401-000

2t) Property Owner Name: Metaphase I LC

3t) Physical Address: S 56TH ST

4t) Mailing Address: 3232 N North Hills Blvd Fayetteville, AR 72703

1u) Parcel ID: 815-30874-000

2u) Property Owner Name: Galloway I 40 South Development LLC

3u) Physical Address: S 56TH ST

4u) Mailing Address: 46 River Ridge Trl Little Rock, AR 72227

1v) Parcel ID: 815-30868-001 *(This is a billboard only, and is located within Parcel 815-30868-000, no land goes with it)*

Surveyor's Certification

I, David W. McElroy II, certify this list to be true and correct to the best of my abilities as researched from the Washington County GIS parcel database this August 8, 2023. Surveyor takes no liability, directly or indirectly for errors, scrivener's errors, boundary conflicts and title conflicts which may arise or currently exist as of this date.

David W. McElroy II

David W. McElroy II
Arkansas PS 1367



SPRINGDALE™
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Application for Variance – Commercial Design Standards

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

STAFF USE ONLY

Date Application Submitted: April 27, 2023

Date Accepted as Complete: _____ Project Number: B23-62

APPLICATION CONTACTS:

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: John Lykins	Name: Jeff Nichols, project manager
E-mail: hecklerkoch91@yahoo.com	E-mail: jnichols@halff.com
Address: PO Box 1095 Gravette, AR 72736	Address: 5704 Euper Lane, Ste 200 Fort Smith, AR 72903
Phone: (479) 366-4913	Phone: (479) 397-0314
Site/ Location: 3936 S.48th Street Springdale, AR 72762	Current Zoning District: C-2
Assessor's Parcel Number(s): 815-30868-000 815-30857-100 815-30857-110	Rezone required: no
	Total Acreage: 6.44

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)

Please see attached

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

Please see attached

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

Please see attached

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)

Please see attached

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: 4-27-2023

halff

April 27th, 2023

Via Email: stromburg@spingdalear.gov
ATTN: Springdale Planning Department
201 Spring Street
Springdale Arkansas, 72764

Re: Attachment for Variance Application
48th Street Mini-Storage

To Whom It May Concern:

The following are responses to the prompts on the variance application.

ENTRANCES – One customer entrance on all sides of principal building directly facing abutting public right of way.

- Variance Requested:
  See site plan and elevations.
- Difficulty or Hardship:
  This designated use is not intended to have any customer entrances from the public right-of-way. All entrances need to be beyond the controlled access points to provide security to the tenants.
- Effect of Variance:
  The variance would provide relief from the requirement which is essential for the use. There is no office on site. This use does not have employees or common areas that would be accessed by customers outside of their own leased spaces, except those provided between the right of way and the controlled access points.
- Harmony with intended purpose of the standards:
  For this request I am not proposing that we are in harmony with the intended purpose of the standard, rather that the standard is not in harmony with the use. In lieu of this requirement we would have a clearly defined controlled access point for tenants to access the site and entryways into each lease space contained within the site, not facing the public way.

PEDESTRIAN FLOW – 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site.

- Variance Requested:
  Due to the nature of the use of mini-storage facilities, and to the layout of the parking on site, no sidewalks are proposed along any of the buildings on site. See site plan.
- Difficulty or Hardship:
  All access for this facility must be controlled by the vehicle security gates. Because there is no "principal customer entrance" other than the security gates into and out of the facility, there are no sidewalks proposed to each individual building. All storage spaces will be accessible by way of garage doors. There are no "public" spaces like an office proposed, and therefore no "customer entrance" is

proposed. The nature and use of the facility is the difficulty in meeting this design standard. Internal sidewalks other than those we have currently shown do not make sense for the development.

- Effect of Variance:
  Granting the variance would avoid confusion from guests that might attempt to access the facility from the street. All admittance to the facility must pass through the vehicle security gates on site.
- Harmony with intended purpose of the standards:
  In our opinion, this variance would not hinder the intended purpose of the requirement. Adequate access to the public is provided for the facility. A sidewalk has been provided leading to one of the primary entrance/exit security gates. The development will remain in harmony with the intended purpose of the commercial design standards.

PEDESTRIAN FLOW – 5' sidewalk along the full length of building on façade featuring customer entrance and façade abutting public parking areas 6' from façade of building.

- Variance Requested:
  Due to the nature of the use of mini-storage facilities, and to the layout of the parking on site, no sidewalks are proposed along any of the buildings on site.
- Difficulty or Hardship:
  As described in the previous narrative, there are no "principal customer entrances" for which sidewalks need to lead to, other than the vehicle security gates. And because there is no proposed public parking proposed that abuts any of the buildings, no sidewalk is proposed along the full length of the western most building.
- Effect of Variance:
  Granting the variance would avoid confusion from guests that might attempt to access the facility from the street. All admittance to the facility must pass through the vehicle security gates on site.
- Harmony with intended purpose of the standards:
  In our opinion, this variance would not hinder the intended purpose of the requirement. Adequate access to the public is provided for the facility. A sidewalk has been provided leading to one of the primary entrance/exit security gates. The development will remain in harmony with the intended purpose of the commercial design standards.

FACADES AND EXTERIOR WALLS – Face over 100' in linear length incorporate wall projections or recesses.

- Variance Requested:
  See attached color elevations and site plan.
- Difficulty or Hardship:
  There are two reasons that the 3' depth of projection or recess creates a hardship for this site. The first is the site dimensions. The narrow site forces us to collect all of our buildings into the inner part of the site with grading happening in the long dimension that does not allow us to have properly graded parking at the ends of each building and that grade gives us a limited area to develop as is. In addition, the distance between buildings increasing causes our grading and retaining walls that in some places are already expected to be over 10' to increase because there is a limit to how much we can vary two buildings elevations when both buildings are accessed from one aisle. Having to add 6 feet in width to each building by projection limits our ability to provide efficient parking areas for customers near their respective units because the building would encroach on the drive lane on one side and eliminate parking spaces on the other.
- Effect of Variance:
  Alleviating the requirement for relief in the façade would allow us to develop the site and provide adequate parking for effective use
- Harmony with intended purpose of the standards:

We believe that given the multiple buildings on the site will occupy an area that is not dissimilar from a single building to be developed and the aisles between buildings would act as a relief and continuing to vary the rooflines. In addition, the variation in slab elevation for each building would still create an appearance of variation that is consistent with the intent of the code.

DETAIL FETURES

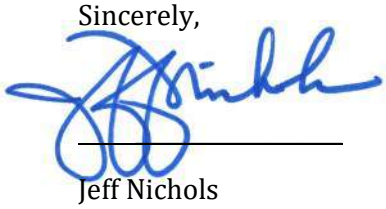
- Variance Requested:
  See elevations.
- Difficulty or Hardship:
  Our request here is only that the garage doors that extend 8' of a 9' eave with gutter above be considered to comply with these requirements. The doors would set back between 8 and 11 inches depending on the material adjacent to the door and the remaining wall section will be in excess of 12" wide.
- Effect of Variance:
  I am not sure that a variance here is even required, I do not believe any variation from compliance would be perceived if the garage doors are considered to comply.
- Harmony with intended purpose of the standards:
  I believe that we are meeting the code requirements with the garage doors being in a recessed plane from the adjacent walls so I think we meet the intended purpose of the standards

ENTRYWAYS – 3 defined, highly visible customer entrances

- Variance Requested:
  See site plan and elevations.
- Difficulty or Hardship:
  This designated use is not intended to have any customer entrances from the public right-of-way. All entrances need to be beyond the controlled access points to provide security to the tenants. It is possible that we meet this requirement if the vehicles security gates qualify as entryways.
- Effect of Variance:
  The variance would provide relief from the requirement which is essential for the use. There is no office on site. This use does not have employees or common areas that would be accessed by customers outside of their own leased spaces, except those provided between the right of way and the controlled access points.
- Harmony with intended purpose of the standards:
  For this request I am not proposing that we are in harmony with the intended purpose of the standard, rather that the standard is not in harmony with the use. In lieu of this requirement we would have a clearly defined controlled access point for tenants to access the site and entryways into each lease space contained within the site, not facing the public way.

If you have any questions or require additional information, please call me at 479-452-1933.

Sincerely,



Jeff Nichols
Civil Project Manager



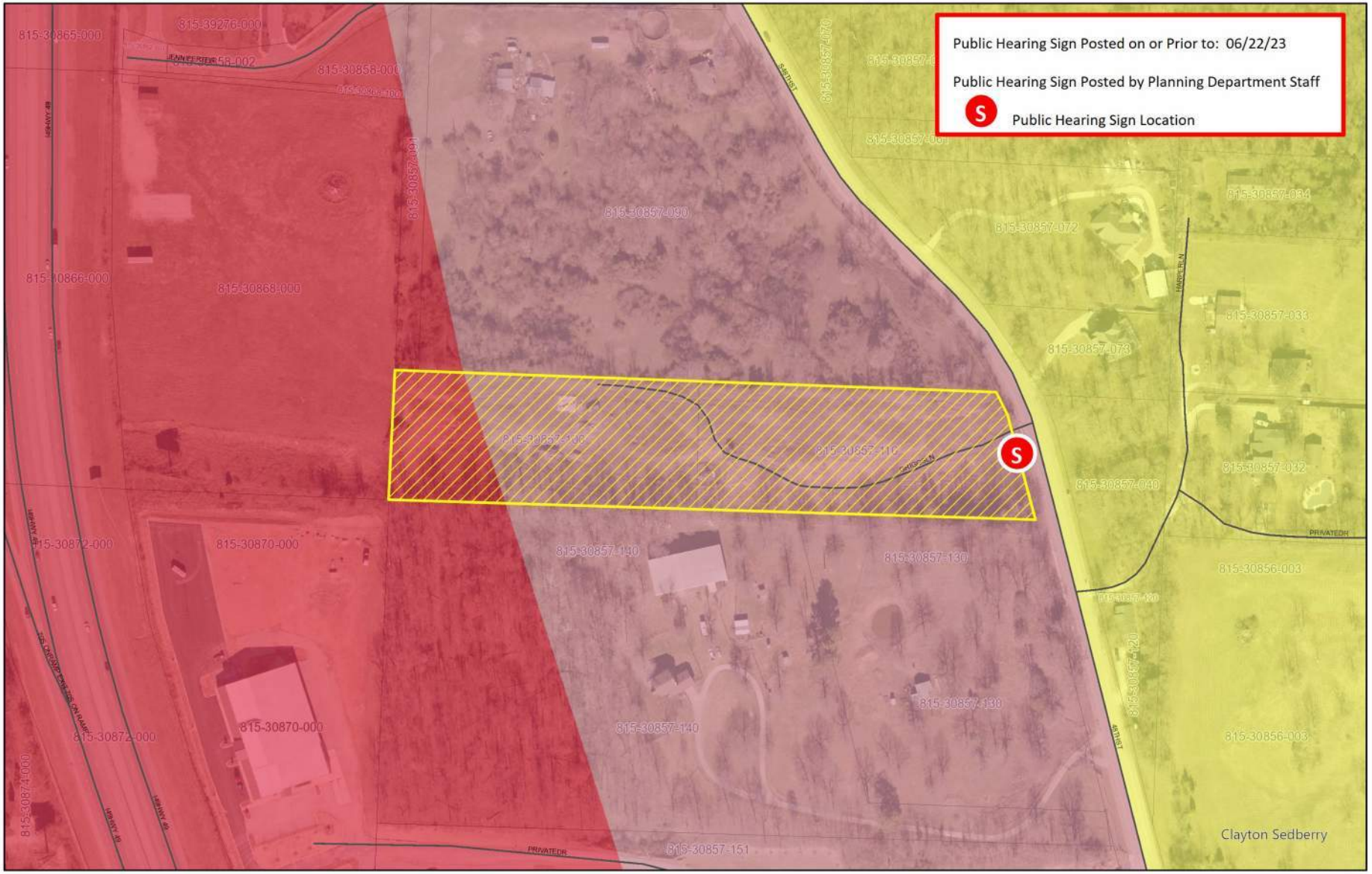
Planning Commission Meeting
September 5th, 2023
(Tabled from August 1st)

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N

PROJECT: L23-43 & B23-62
APPLICANT: Jennifer Plaza Storage
LOCATION: Lot 5 of planned Jennifer Plaza Subdivision
REQUEST: LSD & Variance for
Commercial Design Standards

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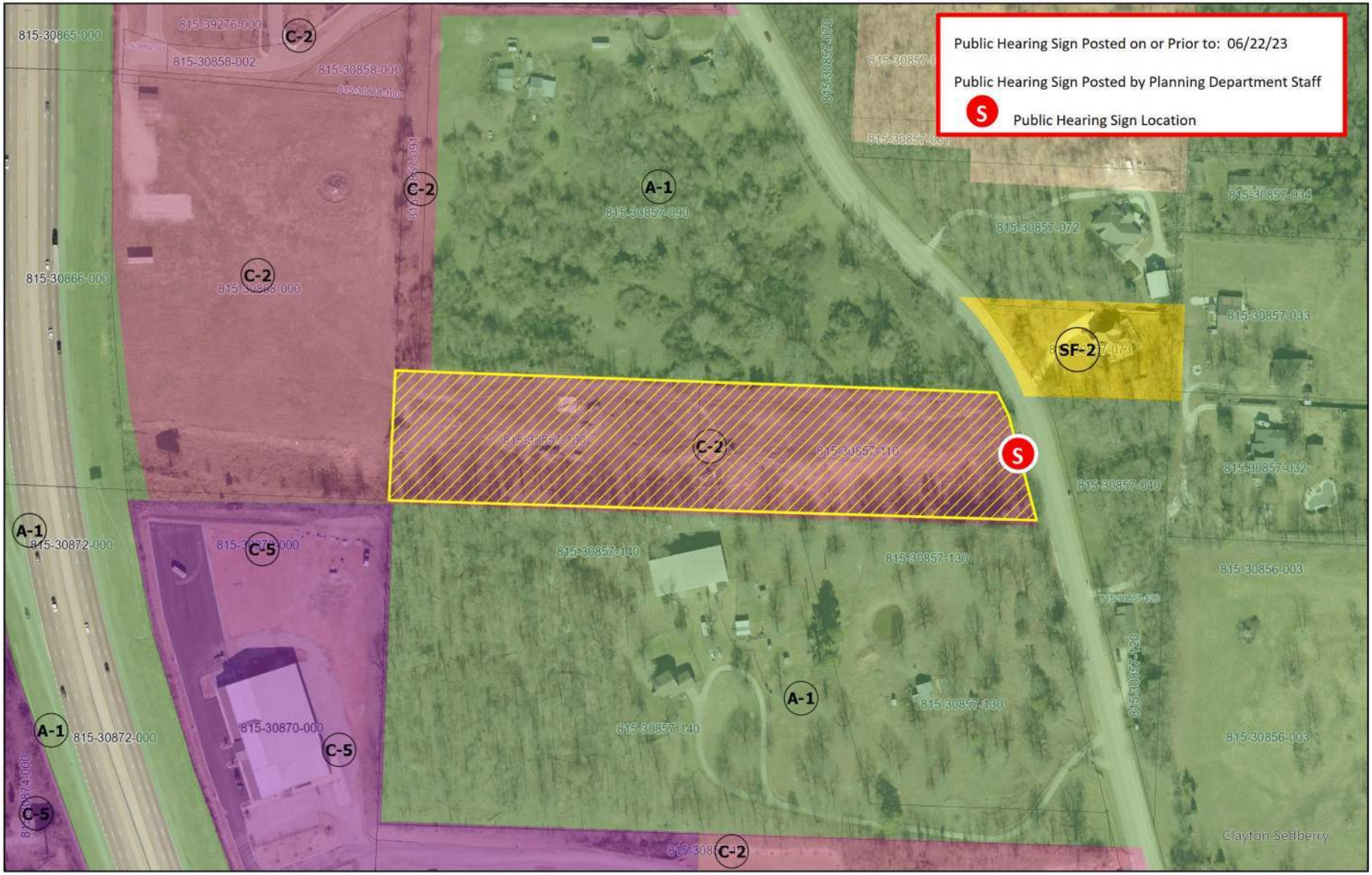
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Miles
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PROJECT: L23-43 & B23-62
APPLICANT: Jennifer Plaza Storage
LOCATION: Lot 5 of planned Jennifer Plaza Subdivision
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SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting

September 5th, 2023
(Tabled from August 1st)

Miles
0 0.01 0.02 0.03 0.04 0.06

N

PROJECT: L23-43 & B23-62
APPLICANT: Jennifer Plaza Storage
LOCATION: Lot 5 of planned Jennifer Plaza Subdivision
REQUEST: LSD & 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: **September 5, 2023**

RE: **PP23-12** **Preliminary Plat** **Chapel Grove**

Planning Comments

1. This Preliminary Plat has been given the number PP23-12. This number should be placed on the plat and all future correspondence and plats pertaining to this Preliminary Plat. (standard comment)
2. Submit PDF files at time of resubmission. (standard comment)
3. A written response to all comments is required with resubmission. (standard comment).
4. Please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (standard comment)
5. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.(standard comment)

6. Consider alternate street names: Shiloh Street and Shiloh Lane already exist, however, the proposed Shiloh Avenue does not. Additionally, Dove Loop exists but the proposed Dove Lane does not.

Building & Fire Comments:

All building and fire comments have been addressed

Engineering Comments:

Standard Comments

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

- *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.

Project Specific Comments

- Please include an updated plat with the street and storm construction documents

1. **Chapter 106 – Stormwater Drainage**

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

- *106.1.3.3* - Minimum floor elevations for other areas shall be a minimum of 1-foot above the calculated 100-year WSE of open channels, swales, or overland flow.
    - Show Minimum Finished Floor Elevation [FFE] for lots adjacent to detention ponds – Lots near the NW pond need FFEs

- *Storm pipe P-M2 and P-Y2 show slopes less than 0.4%. Will this section of pipe achieve scour velocity when flowing full?*

- *Provide pond outlet structure details*

- *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 ponds*

- *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*

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)

- Provide erosion control plan

- *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."

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

(Ord. No. 3258, § 1, 11-12-02)

- Geotech report should be submitted before construction
- Provide typical street sections
- Show streetlights
- Show street improvements on Marchant Rd and Kelly Rd in profiles

- ROW on Marchant needs to be dedicated according to the existing centerline of the road, not the property line.

4. **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

PP23-12

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: Schuber Mitchell Homes	Location/Address: Marchant Rd. & Kelly Rd.
E-mail: keaker@schubermitchell.com	
Address: 3331 N Rangeline Rd. Joplin, MO 64801	
Phone: 417-626-7000	Assessor's Parcel Number(s): 21-00273-320
	Current Zoning District: SF-3
Representative Contact Information (if applicable)	Rezone required: SF-3
Name: Lillian Bryant, OWN Inc.	Total Acreage: 36.06
E-mail: lbryant@weareown.com	
Address: 811 E 3rd St. Joplin, MO 64801	
Phone: 417-782-7399	

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): Kit Eaker Date: 06/29/2023

Signature: Kit Eaker

Name of Representative (if applicable): Lillian Bryant Date: 06/29/2023

Signature: Lillian Bryant

PP23-12

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Plat Application

Date: 06/29/2023 Permit No.: 230126

Applicant / Owner

Applicant Name:	Schuber Mitchell Homes	Owner Name:	Schuber Mitchell Homes
Address:	3331 N Rangeline Rd	Address:	3331 N Rangeline Rd
City, State, Zip:	[Applicant City, State, ZIP]	City, State, Zip:	Joplin, MOI, 64801
Phone:	[Applicant Phone Number]	Phone:	
Email:	keaker@schubermitchell.com	Email:	keaker@schubermitchell.com
Application Contact:	Representative		

Property

Job Address:	Marchant & Kelly Rd	Rezone Required:	SF-3
Parcel No(s).:	21-00273-320	Total Acreage:	36.06
Current Zoning:	SF-3		

Project

Representative:	Lillian Bryant, OWN Inc.	Project Type:	Preliminary Plat
E-mail:	lbryant@weareown.com		
Address:	811 E 3rd St. Joplin, MO 64801		
Phone:			

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.

Lillian Bryant	06/29/2023
Name	Date

PP23-12

Engineering beyond.™

June 29, 2023

Springdale Planning Department
ATTN: Patsy Christie
201 Spring Street
Springdale, AR 72764

RE: Submission of Preliminary Plat for Chapel Grove Subdivision

Planning Staff,

On the behalf of our client, we are providing supplementary information in regards to the formal submission of the Preliminary Plat for the Chapel Grove Subdivision at the corner of Kelly Road and Marchant Road.

A couple important details we'd like to draw your attention to regarding our submission:

1. Company Name Change: Please be aware that Anderson Engineering has recently undergone a name change and is now operating under the name OWN, Inc. We kindly request that all future correspondence and records reflect our new company name.

2. Preliminary Plat Information: The plat we are submitting is intended for development within the SF3 zoning district. It consists of a total of 111 lots, carefully designed to meet the specific needs of the Springdale community. We have ensured that the plat adheres to all relevant local regulations and guidelines.

3. Attached Construction Documents: In order to facilitate a comprehensive review of the preliminary plat, we are enclosing the 50% construction documents for your reference. These documents provide detailed information about the proposed infrastructure, grading plans, utilities, and other information related to the development. We trust that these materials will aid in the Planning Department's review of the project. Please note these drawings are preliminary design only and certain aspects will likely change in the final drawings.

4. Timeline and Meeting Schedule: Our current timeline anticipates a Planning Commission Meeting on August 1st, followed by City Council Approval on August 8th. We are working closely with the Planning Department throughout this process to address any concerns or queries that may arise.

5. Final Drawings: We plan to submit the final signed and sealed drawings at the beginning of September. These drawings will reflect any modifications or revisions as advised by the Planning Department during the review process.

We are excited to present this project to the Springdale Planning Department for your review and consideration. We greatly appreciate your time and attention. Please let us know if you have any questions or concerns.

Thank you,

Joshua Oathout

Joshua Oathout, P.E.
Land Development Department Manager

From: Katie Hollingshead <khollingshead@springdalear.gov>
Sent: Thursday, August 10, 2023 12:56 PM
To: Micah Souder; Patsy Christie; stromburg; Ron Hritz; Nate Cole; Jacqueline Perez
Cc: Lillian Bryant; Carly Short; Joshua Oathout; Michael Berry; Arturo Elivo
Subject: RE: Chapel Grove - Marchant Road Widening

Hi Micah,
Apologies for the delayed response. It's unfortunate that we didn't catch this prior to the Preliminary Plat being approved at Planning Commission, but I feel that the best solution would be to submit a revised Preliminary Plat for us to review that shows the correct ROW. All easements have to be on the plat anyway, so it would still need to be reapproved at Planning Commission to add the Pedestrian Access Easement. If you want to schedule an appointment to discuss further, I would recommend reaching out the Planning Department. I'm going to cc the Planning Team so they can help facilitate that if needed.

Thanks,

Katie Hollingshead, P.E., CFM *(she/her)*
Senior Project Manager
City of Springdale
Engineering Department
201 Spring St, Springdale AR
479-750-8105

From: Micah Souder <msouder@weareown.com>
Sent: Wednesday, August 9, 2023 2:22 PM
To: Patsy Christie <pchristie@springdalear.gov>; Katie Hollingshead <khollingshead@springdalear.gov>
Cc: Lillian Bryant <lbryant@weareown.com>; Carly Short <cshort@weareown.com>; Joshua Oathout <joathout@weareown.com>; Michael Berry <mberry@schubermitchell.com>; Arturo Elivo <aelivo@schubermitchell.com>
Subject: Re: Chapel Grove - Marchant Road Widening

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

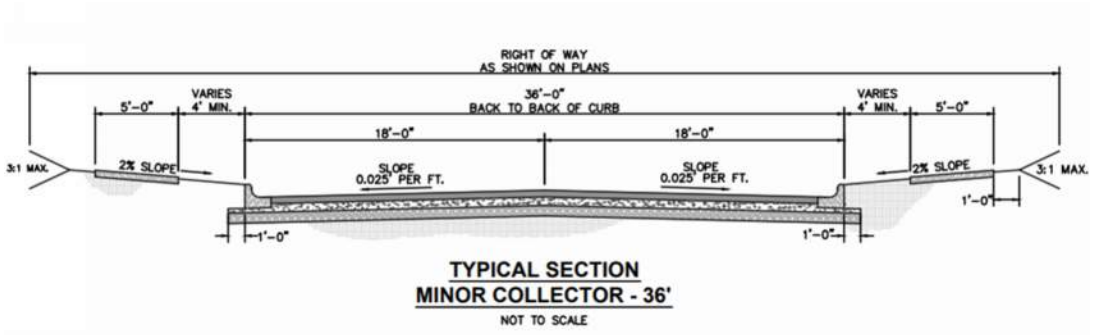
Good afternoon,

I just wanted to follow up on my previous email, let me know if you need any additional information from me.

Thank you,

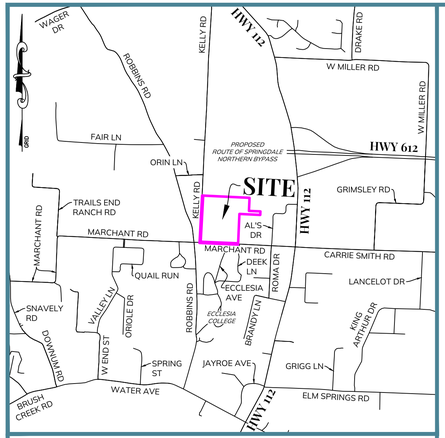
Micah Souder, PE
Civil Engineer
811 E. Third Street Joplin, MO 64801
O: 417.782.7399 | C: 417.726.9173
weareown.com

On Fri, Aug 4, 2023 at 12:11 PM Micah Souder <msouder@weareown.com> wrote:

> Good afternoon Patsy and Katie,
>
> The proposed Chapel Grove subdivision includes plans to widen the north half of Marchant Road to the typical cross-section of a Minor Collector with 60 ft right-of-way, but we have run into a minor snag as the existing roadway centerline does not match the centerline of the right-of-way, and in places it is offset by as much as 6.5 ft.
>
> This effectively reduces the distance from the roadway centerline to the edge of the right-of-way down from 30 ft to effectively 23.5 ft, which does not allow adequate room within the right-of-way for the half cross-section. The screenshot of the cross section below shows that 27 ft of width would be needed to encompass the pavement through to the sidewalk, which would mean that about 3.5 ft of the sidewalk width along the road would sit on the lots that border Marchant.
>
> Would this be acceptable if we were to include an access or sidewalk easement to be dedicated with the plat? If we need to schedule a quick Zoom call to discuss please let us know. I have attached a PDF below to further help explain.
>
> 
>
> TYPICAL SECTION
> MINOR COLLECTOR - 36'
> NOT TO SCALE
>
> Thank you for your time,

PRELIMINARY PLAT OF CHAPEL GROVE
CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS
CREATING LOTS 1-111, TRACT A, TRACT B, AND TRACT C

PARENT TRACT'S EXISTING PARCEL NO.: 21-00273-320



VICINITY MAP

SE1/4 NW1/4 AND SW1/4 NE1/4, SECTION 24, T18N, R31W
SCALE: 1 INCH = 2,000 U.S. SURVEY FEET

NOTES

1. BASIS OF BEARINGS: GRID NORTH OF THE ARKANSAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH ZONE ESTABLISHED BY OPUS REFERENCE FRAME: (2011)(EPOCH:2010.0000).
2. BASIS OF ELEVATIONS: NAVD88 (GEOID18) ESTABLISHED BY OPUS REFERENCE FRAME: (2011)(EPOCH:2010.0000). SITE BENCHMARK IS A 5/8-INCH REBAR WITH A CONTROL CAP LOCATED NEAR THE SOUTHEAST CORNER OF THE PARENT TRACT, AT: N:694169.54', E:652687.75', EL:1275.55'.
3. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
4. THE PARENT TRACT IS LOCATED WITHIN THE CITY LIMITS OF SPRINGDALE, BENTON COUNTY, ARKANSAS.
5. THIS PLAT REPRESENTS A PRELIMINARY PLAT OF CHAPEL GROVE TO THE CITY OF SPRINGDALE, THE PARENT TRACT OF WHICH IS BENTON COUNTY PARCEL NUMBER 21-00273-320 AND IS DESCRIBED IN THE DEED RECORDED AS INSTRUMENT NO. L202311255 IN THE LAND RECORDS OF BENTON COUNTY.
6. SUBDIVISION CONSISTS OF 111 BUILDABLE LOTS AND 3 NON-BUILDABLE TRACTS.
7. A TITLE COMMITMENT WAS PROVIDED TO THE SURVEYOR. THE TITLE COMMITMENT WAS FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY; THE ISSUING AGENT WAS GREAT AMERICAN TITLE OF ARKANSAS, LLC; THE ISSUING OFFICE FILE NO. WAS A23-136063; AND THE COMMITMENT DATE WAS FEBRUARY 3, 2023 AT 08:00 AM. EASEMENTS SHOWN HEREON ARE FROM THAT TITLE COMMITMENT.
8. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS PART OF THIS SURVEY.
9. PER THE CITY OF SPRINGDALE'S MASTER STREET PLAN, THE ADJACENT PORTIONS OF MARCHANT RD AND KELLY RD ARE DESIGNATED AS MINOR COLLECTORS. THE MINIMUM RIGHT OF WIDTH FOR MINOR COLLECTOR IS 60 FEET PER THE SPRINGDALE STREET FUNCTIONAL CLASSIFICATION DESIGN CRITERIA.
10. ACCESS FOR ALL LOTS SHALL BE RESTRICTED TO INTERIOR STREETS.
11. BY GRAPHIC PLOTTING ONLY, USING THE U.S. FISH & WILDLIFE SERVICE'S WETLANDS MAPPER, THERE ARE WETLANDS LOCATED UPON THE PARENT TRACT. SURVEYOR IS UNAWARE OF ANY PROGRESS TOWARDS OR COMPLETION OF A WETLANDS DETERMINATION OR DELINEATION. A WETLANDS ASSESSMENT MAY BE REQUIRED PRIOR TO CONSTRUCTION.
12. THERE ARE NO EXISTING KNOWN OR FOUND SEPTIC SYSTEMS OR WELLS LOCATED UPON THE PARENT TRACT.
13. PROPOSED RIGHTS OF WAY AND PROPOSED EASEMENTS ARE AS SHOWN HEREON AND SHALL BE DEDICATED BY OWNER'S STATEMENT ON THE FINAL PLATS.
14. ALL INTERIOR STREETS SHALL BE LOW VOLUME LOCAL STREETS WITH PARKING ON 1 SIDE AND WITH A RIGHT OF WIDTH OF 46 FEET , IN ACCORDANCE WITH THE SPRINGDALE STREET FUNCTIONAL CLASSIFICATION DESIGN CRITERIA.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THE PARENT TRACT IS IN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NO. 05007C0430J, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 28, 2007. THE PARENT TRACT IS NOT IN A FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

UTILITY NOTE

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION READILY AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANTY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION READILY AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ARKANSAS ONE CALL TICKET 230228-0288.

CERTIFICATE OF SURVEY ACCURACY

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

NIKOLAY NEDKOV
REGISTERED LAND SURVEYOR
NO. 1759
STATE OF ARKANSAS

DATE

CERTIFICATE OF AUTHORIZATION OWN Inc. No. 335 ARKANSAS

REGISTERED STATE OF ARKANSAS NO. 1759 SIGNATURE NIKOLAY NEDKOV PROFESSIONAL LAND SURVEYOR

STATE PLAT CODE: 500-18N-31W-0-24-104-04-1759

TABLE OF LOTS AND TRACTS

111	BUILDABLE LOTS
3	NON-BUILDABLE TRACTS
114	TOTAL

BUILDING SETBACK TABLE

ZONED SF-3 MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT.
THE FOLLOWING SHALL APPLY, UNLESS OTHERWISE SHOWN AND LABELED HEREON:

FRONT	30-FT
BACK/REAR	20-FT
SIDE (INTERIOR)	8-FT
SIDE (CORNER - INTERIOR)	8-FT
SIDE (CORNER - EXTERIOR)	30-FT

ZONING DATA

PARENT TRACT WAS REZONED FROM A-1 TO SF-3 PER REZONING R23-19 AT THE MAY 2, 2023 PLANNING COMMISSION MEETING. PROPOSED USE IS SINGLE-FAMILY DWELLINGS. PER SPRINGDALE ZONING ORDINANCE FOR SF-3 MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT:

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. IN ADDITION, THERE SHALL BE A MINIMUM LOT WIDTH OF NOT LESS THAN SIXTY (60) FEET ON A PUBLIC STREET AT THE FRONT SETBACK LINE.
(2) DENSITY. SIX (6) 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.

AREA REGULATIONS TABLE FOR SINGLE-FAMILY:
MINIMUM LOT WIDTH = 60 FEET
MINIMUM LOT AREA = 7,000 SQ. FT.
FRONT SETBACK = 30 FEET
BACK/REAR SETBACK = 20 FEET
SIDE (INTERIOR) SETBACK = 8 FEET
SIDE (CORNER - INTERIOR) SETBACK = 8 FEET
SIDE (CORNER - EXTERIOR) SETBACK = 30 FEET

BUILDING AREA:
ON ANY LOT, THE AREA OCCUPIED BY ALL BUILDINGS SHALL NOT EXCEED FORTY (40) PERCENT OF THE TOTAL AREA OF THE LOT.

*REFER TO ZONING ORDINANCE FOR ADDITIONAL INFORMATION.

RECORD DESCRIPTION OF PARENT TRACT (PARCEL NO.: 21-00273-320)

PER DEED RECORDED AS INSTRUMENT NO. L202311255:

COMMENCING AT A POINT N 87°29'02" W 262.68 FEET OF THE SOUTHEAST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 31 WEST TO THE POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24, N 87°29'02" W 1084.09 FEET; THENCE ALONG THE WEST LINE OF THE SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER N 03°21'26" E 1326.08 FEET; THENCE ALONG THE NORTH LINE OF THE SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER S 87°13'25" E 1327.06 FEET; THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER N 02°30'19" W 364.91 FEET; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24, S 87°33'26" E 320.29 FEET; THENCE S 02°26'34" W 98.91 FEET; THENCE N 87°16'11" W 320.41 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER: THENCE N 87°16'11" W 262.68 FEET; THENCE S 02°30'19" W 858.68 FEET; TO THE POINT OF BEGINNING, BENTON COUNTY, ARKANSAS, CONTAINING 35.31 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

SURVEY DESCRIPTION OF PARENT TRACT (PARCEL NO.: 21-00273-320)

PART OF THE SE1/4 OF THE NW1/4 AND PART OF THE SW1/4 OF THE NE1/4, SECTION 24, TOWNSHIP 18 NORTH, RANGE 31 WEST, FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND RAILROAD SPIKE FOR THE SOUTHEAST CORNER OF SAID NW1/4, THE SAME BEING THE CENTER OF SAID SECTION 24; THENCE ALONG THE SOUTH LINE OF SAID SE1/4 OF THE NW1/4, N87°31'11"W 262.68 FEET TO A SET MAG NAIL WITH WASHER STAMPED "PLS 1759" FOR THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID SOUTH LINE, N87°31'11"W 1077.20 FEET TO A FOUND MAG NAIL FOR THE SOUTHWEST CORNER OF SAID SE1/4 OF THE NW1/4; THENCE ALONG THE WEST LINE OF SAID SE1/4 OF THE NW1/4, N03°05'02"E 1326.57 FEET TO A FOUND BOLT FOR THE NORTHWEST CORNER OF SAID SE1/4 OF THE NW1/4; THENCE ALONG THE NORTH LINE OF SAID SE1/4 OF THE NW1/4, S87°15'54"E 1326.83 FEET TO A FOUND 5/8-INCH REBAR WITH CAP MARKED "PLS 1181 BUESCHER" FOR THE NORTHEAST CORNER OF SAID SE1/4 OF THE NW1/4, THE SAME BEING THE NORTHWEST CORNER OF SAID SW1/4 OF THE NE1/4; THENCE ALONG THE EAST LINE OF SAID SE1/4 OF THE NW1/4, S02°31'12"W 365.78 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1759"; THENCE DEPARTING SAID EAST LINE, S87°33'13"E 320.10 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1759"; THENCE S02°26'47"W 98.91 FEET TO SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1759"; THENCE N87°15'58"W, AT A DISTANCE OF 320.23 FEET PASSING THE EAST LINE OF SAID SE1/4 OF THE NW1/4, AND CONTINUING FOR A TOTAL DISTANCE OF 583.09 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1759"; THENCE S02°30'29"W 858.68 FEET TO THE POINT OF BEGINNING, CONTAINING 1,570,698 SQUARE FEET OR 36.06 ACRES, MORE OR LESS, SUBJECT TO THE NORTH RIGHT OF WAY OF MARCHANT ROAD, THE EAST RIGHT OF WAY OF KELLY ROAD, AND ANY EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD OR FACT.

PARENT TRACT'S AREA BY QUARTER-QUARTER

SE1/4 NW1/4, SECTION 24, T18N, R31W:	1,539,288 SQ. FT. ± OR 35.34 AC. ±
SW1/4 NE1/4, SECTION 24, T18N, R31W:	31,410 SQ. FT. ± OR 0.72 AC. ±
TOTAL:	1,570,698 SQ. FT. ± OR 36.06 AC. ±

SURVEY DESCRIPTION OF RIGHT OF WAY DEDICATED

PART OF THE SE1/4 OF THE NW1/4, SECTION 24, TOWNSHIP 18 NORTH, RANGE 31 WEST, FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND RAILROAD SPIKE FOR THE SOUTHEAST CORNER OF SAID NW1/4, THE SAME BEING THE CENTER OF SAID SECTION 24; THENCE ALONG THE SOUTH LINE OF SAID SE1/4 OF THE NW1/4, N87°31'11"W 262.68 FEET TO A SET MAG NAIL WITH WASHER STAMPED "PLS 1759" FOR THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID SOUTH LINE, N87°31'11"W 1077.20 FEET TO A FOUND MAG NAIL FOR THE SOUTHWEST CORNER OF SAID SE1/4 OF THE NW1/4: THENCE ALONG THE WEST LINE OF SAID SE1/4 OF THE NW1/4, N03°05'02"E 1326.57 FEET TO A FOUND BOLT FOR THE NORTHWEST CORNER OF SAID SE1/4 OF THE NW1/4; THENCE ALONG THE NORTH LINE OF SAID SE1/4 OF THE NW1/4, S87°15'54"E 30.00 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1759";:
THENCE DEPARTING SAID NORTH LINE, S03°05'02"W 1291.51 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1759"; THENCE S87°35'16"E 1046.84 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1759"; THENCE S02°30'29"W 36.17 FEET TO THE POINT OF BEGINNING, CONTAINING 77,010 SQUARE FEET OR 1.77 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD OR FACT.

SHEET INDEX

1 COVER
2 NO CONTOURS
3 CONTOURS

OWNER
SCHUBER MITCHELL HOMES, LLC
PO BOX 308
WEBB CITY, MO 64870

DEVELOPER
LAND DEVELOPMENT GROUP, LLC
6031 N MAIN STREET RD #183
WEBB CITY, MO 64870

SURVEYOR
OWN, INC.
5311 W VILLAGE PKWY
ROGERS, AR 72758
(479) 286-8181

ENGINEER
OWN, INC.
811 E 3RD ST
JOPLIN, MO 64801
(417) 782-7399

OWN *Engineering beyond.™*
5311 W. VILLAGE PKWY
ROGERS, AR 72758
479.286.8181
WEAREOWN.COM
FORMERLY ANDERSON ENGINEERING

DRAWING INFO.

FIELD BY:	NKN / KLM
DRAWN BY:	KLM
CHECKED BY:	NKN
DATE:	05/23/2023
FIELD BOOK:	
JOB NUMBER:	22J010094

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REVISIONS

NO.	DESCRIPTION	BY	DATE
1	REVISED LAYOUT AND FRONT UE WIDTH; ADDED REAR UE	KLM	06/23/2023
2	ADDRESSED FIRST ROUND OF CITY COMMENTS	KLM	07/20/2023
3	REVISED: DEPICTION OF EXISTING EASEMENT PER 2016-7394, R/W DEDICATION FOR MARCHANT RD, AND CORRESPONDING UE & BSL	KLM	08/31/2023

SCHUBER MITCHELL HOMES
PRELIMINARY PLAT
CHAPEL GROVE
PARCEL 21-00273-320
MARCHANT RD & KELLY RD
CITY OF SPRINGDALE
BENTON COUNTY, ARKANSAS

DRAWING NO.
NWA-100-0310

SHEET NUMBER
1
OF 3

BUILDING SETBACK TABLE

ZONED SF-3 MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT.
THE FOLLOWING SHALL APPLY, UNLESS OTHERWISE SHOWN AND LABELED HEREON:

FRONT	30-FT
BACK/REAR	20-FT
SIDE (INTERIOR)	8-FT
SIDE (CORNER - INTERIOR)	8-FT
SIDE (CORNER - EXTERIOR)	30-FT

PHASE TABLE

PHASE 1 LOTS 1 - 58, TRACT A, AND TRACT B
PHASE 2 LOTS 59 - 111 AND TRACT C

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- SECTION LINE
- RIGHT OF WAY (R/W) LINE
- PROPOSED LOT LINE
- PROPOSED BUILDING SETBACK LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING EDGE OF GRAVEL
- EXISTING EDGE OF ASPHALT
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING FENCE
- EXISTING DRAINAGE PIPE
- EXISTING WATER LINE
- EXISTING FIBER OPTIC LINE
- REFERENCE LINE
- EXISTING BUILDING
- LOT WIDTH AT FRONT SETBACK LINE [FOR REFERENCE ONLY]
- EXISTING SANITARY SEWER LINE

- FOUND MONUMENT, AS NOTED
- SET CORNER MONUMENT, AS NOTED
- COMPUTED POINT
- POWER POLE
- GUY WIRE
- SIGN
- MISC. POINT, AS NOTED
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- TELEPHONE RISER
- MAILBOX
- BENCHMARK
- SEWER MANHOLE (SMH)
- RR RAILROAD
- MAG MAG NAIL [MONUMENT]
- MNS MAG NAIL SET [MAG NAIL W/ WASHER STAMPED "PLS 1759"]
- IPS IRON PIN SET [5/8" RBR W/ CAP MARKED "PLS 1759"]
- RBR REBAR
- R/W RIGHT OF WAY
- MSP MASTER STREET PLAN
- CMP CORRUGATED METAL PIPE
- UE UTILITY EASEMENT
- VAR. VARIABLE [WIDTH]
- BS BUILDING SETBACK
- SF SQUARE FEET
- (XXXX) RECORD MEASUREMENT PER DEED BK. 2010, PG. 54559

PARENT TRACT
PARCEL NO.: 21-00273-320
OWNER: SCHUBER MITCHELL HOMES, LLC
PROPERTY ADDRESS: MARCHANT & KELLY RD, SPRINGDALE, AR
DEED INSTRUMENT NO. L202311255
ZONED SF-3
1,570,698 SQ. FT. ± OR 36.06 AC. ±

PHASE 1
PHASE 2

PARISH WAY
ELDER RD
SHILOH AVE
DOVE LN
SUNDAY DR
OLIVE LN
BISHOP DR
KELLY RD
MARCHANT RD

TRACT A
DETENTION
88,158 SF

TRACT B
DETENTION
48,191 SF

TRACT C
RESERVED
34,498 SF

RIGHT OF WAY DEDICATED PER THIS PLAT
77,010 SQ. FT. ± TOTAL

CONVERGENCE = -1°18'11"
COMBINED SCALE FACTOR = 0.999941979
COMPUTED AT THE FOUND MAG NAIL AT THE SOUTHWEST CORNER OF THE SUBJECT TRACT
LATITUDE = N36° 13' 11.83131905"
LONGITUDE = W94° 14' 22.07768375"
ELEVATION = 1250.61'

P.O.B.
SE CORNER NW1/4 SECTION 24 T18N, R31W
RR SPIKE

P.O.C.
SE CORNER NW1/4 SECTION 24 T18N, R31W
MAG

SITE BENCHMARK
5/8" RBR W/ CONTROL CAP
N:694169.54'
E:652687.75'
EL:1275.55'

DETAIL "A"
SCALE: 1"=10'

DETAIL "B"
SCALE: 1"=10'

GRAPHIC SCALE
80 0 40 80
(IN U.S. SURVEY FEET)
1 INCH = 80 U.S. SURVEY FEET

CURVE TABLE					
CURVE #	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	47.91'	90°00'05"	30.50'	N47°44'08"E	43.13'
C2	47.91'	90°00'00"	30.50'	N42°15'54"W	43.13'
C3	26.11'	49°03'21"	30.50'	S68°12'25"W	25.32'
C4	23.22'	40°56'39"	32.50'	S23°12'25"W	22.73'
C5	47.91'	90°00'00"	30.50'	S42°15'54"E	43.13'
C6	64.55'	68°29'23"	54.00'	N31°30'36"W	60.77'
C7	14.14'	90°00'00"	9.00'	N42°15'54"W	12.73'
C8	28.16'	89°39'04"	18.00'	S47°54'34"W	25.38'
C9	28.38'	90°20'56"	18.00'	N42°05'26"W	25.53'
C10	14.14'	90°00'00"	9.00'	S47°44'06"W	12.73'
C11	40.73'	40°56'39"	57.00'	S23°12'25"W	39.87'
C12	0.74'	0°46'08"	55.00'	S44°03'49"W	0.74'
C13	46.35'	48°17'13"	55.00'	S68°35'29"W	44.99'
C14	24.01'	25°00'45"	55.00'	N74°45'31"W	23.82'
C15	44.99'	46°52'09"	55.00'	N38°49'04"W	43.75'
C16	17.39'	18°07'05"	55.00'	N6°19'27"W	17.32'
C17	35.14'	37°59'24"	53.00'	N21°43'48"E	34.50'
C18	48.11'	52°00'32"	53.00'	N66°43'46"E	46.47'
C19	14.14'	90°00'00"	9.00'	S42°15'54"E	12.73'
C20	7.71'	49°03'21"	9.00'	N68°12'25"E	7.47'
C21	7.86'	40°56'39"	11.00'	N23°12'25"E	7.69'
C22	14.14'	90°00'00"	9.00'	N42°15'54"W	12.73'
C23	14.14'	90°00'00"	9.00'	S47°44'08"W	12.73'
C24	13.73'	87°23'54"	9.00'	N46°26'03"E	12.44'
C25	14.14'	90°00'00"	9.00'	N42°15'54"W	12.73'
C26	14.14'	90°00'00"	9.00'	N47°44'06"E	12.73'
C27	28.38'	90°19'22"	18.00'	S42°25'35"E	25.53'
C28	14.14'	90°00'00"	9.00'	S47°44'06"W	12.73'
C29	14.14'	90°00'00"	9.00'	S42°15'54"E	12.73'
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C32	14.14'	90°00'00"	9.00'	S42°15'54"E	12.73'
C33	28.17'	89°40'38"	18.00'	N47°34'25"E	25.38'
C34	20.27'	21°30'37"	54.00'	N76°30'36"W	20.15'
C35	14.14'	90°00'00"	9.00'	S47°44'06"W	12.73'
C36	14.14'	90°00'00"	9.00'	S42°15'54"E	12.73'
C37	14.14'	90°00'00"	9.00'	N47°44'06"E	12.73'
C38	14.14'	90°00'00"	9.00'	N42°15'54"W	12.73'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S87°15'54"E	30.00'
L2	S2°30'29"W	36.17'
L3	S87°10'27"E	10.49'
L4	S87°10'27"E	19.95'
L5	N87°15'54"W	1.63'
L6	S2°44'06"W	36.67'
L7	S43°40'44"W	6.60'
L8	N2°44'06"E	36.67'
L9	N2°44'06"E	11.50'
L10	N87°15'49"W	11.23'
L11	N87°10'27"W	28.89'
L12	N87°10'27"W	1.00'
L13	N87°15'54"W	11.83'

STATE PLAT CODE: 500-18N-31W-0-24-104-04-1759

OWN *engineering beyond.™*
5311 W. VILLAGE PKWY
ROGERS, AR 72758
479.286.8181
WEAREOWN.COM
FORMERLY ANDERSON ENGINEERING

DRAWING INFO.

FIELD BY:	NKN / KLM
DRAWN BY:	KLM
CHECKED BY:	NKN
DATE:	05/23/2023
FIELD BOOK:	
JOB NUMBER:	221010094

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REVISIONS

NO.	DESCRIPTION	BY	DATE
1	REVISED LAYOUT AND FRONT UE	KLM	06/23/2023
2	ADDRESSED FIRST ROUND OF CITY COMMENTS	KLM	07/20/2023
3	REVISED: DEPICTION OF EXISTING EASEMENT PER 2016-77394, R/W DEDICATION FOR MARCHANT RD, AND CORRESPONDING UE & BS	KLM	08/31/2023

SCHUBER MITCHELL HOMES

PRELIMINARY PLAT
CHAPEL GROVE

PARCEL 21-00273-320
MARCHANT RD & KELLY RD
CITY OF SPRINGDALE
BENTON COUNTY, ARKANSAS

DRAWING NO.
NWA-100-0310

SHEET NUMBER
2 OF 3

CERTIFICATE OF AUTHORIZATION
OWN Inc.
No. 335
ARKANSAS

REGISTERED
STATE OF ARKANSAS
NO.17759
PROFESSIONAL LAND SURVEYOR
NIKOLAY NEKRASOV
SIGNATURE

PP23-12

BUILDING SETBACK TABLE

ZONED SF-3 MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT.
THE FOLLOWING SHALL APPLY, UNLESS OTHERWISE SHOWN AND LABELED HEREON:

FRONT	30-FT
BACK/REAR	20-FT
SIDE (INTERIOR)	8-FT
SIDE (CORNER - INTERIOR)	8-FT
SIDE (CORNER - EXTERIOR)	30-FT

PHASE TABLE

PHASE 1	LOTS 1 - 58, TRACT A, AND TRACT B
PHASE 2	LOTS 59 - 111 AND TRACT C

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- SECTION LINE
- RIGHT OF WAY (R/W) LINE
- PROPOSED LOT LINE
- PROPOSED BUILDING SETBACK LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING EDGE OF GRAVEL
- EXISTING EDGE OF ASPHALT
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING FENCE
- EXISTING DRAINAGE PIPE
- EXISTING WATER LINE
- EXISTING FIBER OPTIC LINE
- REFERENCE LINE
- EXISTING BUILDING
- LOT WIDTH AT FRONT SETBACK LINE [FOR REFERENCE ONLY]
- EXISTING SANITARY SEWER LINE
- CONTOUR LINES FOR EXISTING TOPOGRAPHY
- EXISTING POND

- FOUND MONUMENT, AS NOTED
- SET CORNER MONUMENT, AS NOTED
- COMPUTED POINT
- POWER POLE
- GUY WIRE
- SIGN
- MISC. POINT, AS NOTED
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- TELEPHONE RISER
- MAILBOX
- BENCHMARK
- SEWER MANHOLE (SMH)
- RAILROAD
- MAG NAIL [MONUMENT]
- MAG NAIL SET [MAG NAIL W/ WASHER STAMPED "PLS 1759"]
- IRON PIN SET [5/8" RBR W/ CAP MARKED "PLS 1759"]
- RBR REBAR
- R/W RIGHT OF WAY
- MSP MASTER STREET PLAN
- CMP CORRUGATED METAL PIPE
- UE UTILITY EASEMENT
- VAR. VARIABLE [WIDTH]
- BS BUILDING SETBACK
- SF SQUARE FEET
- (XXXX) RECORD MEASUREMENT PER DEED BK. 2010, PG. 54559

PARENT TRACT
PARCEL NO.: 21-00273-320
OWNER: SCHUBER MITCHELL HOMES, LLC
PROPERTY ADDRESS: MARCHANT & KELLY RD, SPRINGDALE, AR
DEED INSTRUMENT NO. L202311255
ZONED SF-3
1,570,698 SQ. FT. ± OR 36.06 AC. ±

PARISH WAY
ELDER RD
SHILOH AVE
OLIVE LN
SUNDAY DR
DOVE LN
BISHOP DR
KELLY RD
MARCHANT RD
TRACT A DETENTION 88,158 SF
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TRACT C RESERVED 34,498 SF
PHASE 1
PHASE 2
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P.O.C.
DETAIL "A"
DETAIL "B"
CONVERGENCE = -1°18'11"
COMBINED SCALE FACTOR = 0.999941979
COMPUTED AT THE FOUND MAG NAIL AT THE SOUTHWEST CORNER OF THE SUBJECT TRACT
LATITUDE = N36° 13' 11.83131905"
LONGITUDE = W94° 14' 22.07768375"
ELEVATION = 1250.61'
GRAPHIC SCALE
(IN U.S. SURVEY FEET)
1 INCH = 80 U.S. SURVEY FEET

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LINE TABLE		
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L10	N87°15'49"W	11.23'
L11	N87°10'27"W	28.89'
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L13	N87°15'54"W	11.83'

STATE PLAT CODE: 500-18N-31W-0-24-104-04-1759

OWN *engineering beyond.™*
5311 W. VILLAGE PKWY
ROGERS, AR 72758
479.286.8181
WEAREOWN.COM
FORMERLY ANDERSON ENGINEERING

DRAWING INFO.	
FIELD BY:	NKN / KLM
DRAWN BY:	KLM
CHECKED BY:	NKN
DATE:	05/23/2023
FIELD BOOK:	
JOB NUMBER:	221010094

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NO.	DESCRIPTION	DATE	BY
1	REVISED LAYOUT AND FRONT UE	06/23/2023	KLM
2	ADDRESSED FIRST ROUND OF CITY COMMENTS	07/20/2023	KLM
3	REVISED: DEPICTION OF EXISTING EASEMENT PER 2016-77394, R/W DEDICATION FOR MARCHANT RD, AND CORRESPONDING UE & BS	08/31/2023	KLM

SCHUBER MITCHELL HOMES
PRELIMINARY PLAT
CHAPEL GROVE
PARCEL 21-00273-320
MARCHANT RD & KELLY RD
CITY OF SPRINGDALE
BENTON COUNTY, ARKANSAS

DRAWING NO.
NWA-100-0310

SHEET NUMBER
3 OF 3

CERTIFICATE OF AUTHORIZATION
OWN Inc.
No. 335
ARKANSAS

REGISTERED
STATE OF ARKANSAS
NO.17759
PROFESSIONAL LAND SURVEYOR
NIKOLAY NEDOKOV
SIGNATURE

PP23-12

PP23-12

July 13, 2023
Parcel Number: 21-00273-320
Owner: SCHUBER MITCHELL HOMES LLC
Property Address: MARCHANT & KELLY RD, SPRINGDALE, AR

OWN
Engineering beyond.®

Adjacent Property Owners per Benton County GIS:

Parcel ID	21-00273-352
Owner Name	MEYERS, MARY PATRICIA
Owner Address	4157 ROBBINS RD, SPRINGDALE, AR 72762-7827

Parcel ID	21-00273-321
Owner Name	ECCLESIA INC
Owner Address	9653 NATIONS DR, SPRINGDALE, AR 72762-8159

Parcel ID	21-00273-360
Owner Name	GIL-ARTEAGA, JORGE
Owner Address	4058 KELLY RD, SPRINGDALE, AR 72762-7847

Parcel ID	21-00273-325
Owner Name	HOLLINGSWORTH, A L JR & LORENE K
Owner Address	4022 ALS DR, SPRINGDALE, AR 72762-8062

Parcel ID	21-00273-369
Owner Name	GIL-ARTEAGA, JORGE
Owner Address	4058 KELLY RD, SPRINGDALE, AR 72762

Parcel ID	21-00273-350
Owner Name	CITY OF SPRINGDALE
Owner Address	201 SPRING ST, SPRINGDALE, AR 72764

Parcel ID	21-00273-362
Owner Name	MARCHANT, EDDIE LEE JR
Owner Address	1484 BRIDGEBORO AVE, SPRINGDALE, AR 72764

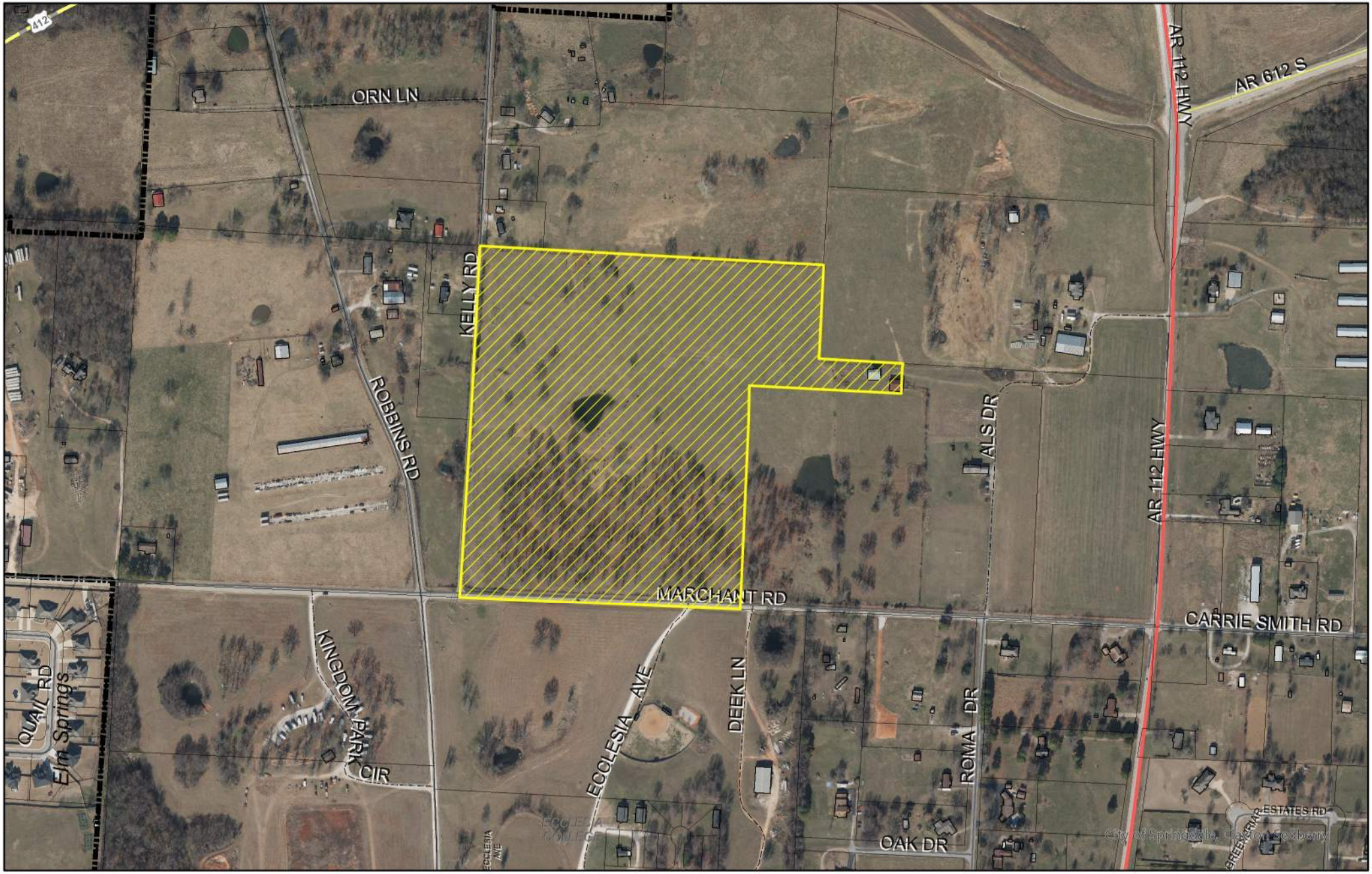
Parcel ID	21-00273-370
Owner Name	ECCLESIA INC
Owner Address	9653 NATIONS DR, SPRINGDALE, AR 72762-8159

Parcel ID	21-00273-349
Owner Name	CUMMINS, JOHN
Owner Address	4163 KELLY RD, SPRINGDALE, AR 72762

Parcel ID	21-00273-345
Owner Name	A & A KELLY ROAD PROPERTY LLC
Owner Address	13118 BARRYKNOLL LANE, HOUSTON, TX 77079-3605

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1922
SIGNATURE
KEVIN L. MICHAEL

07/13/2023



Planning Commission Meeting

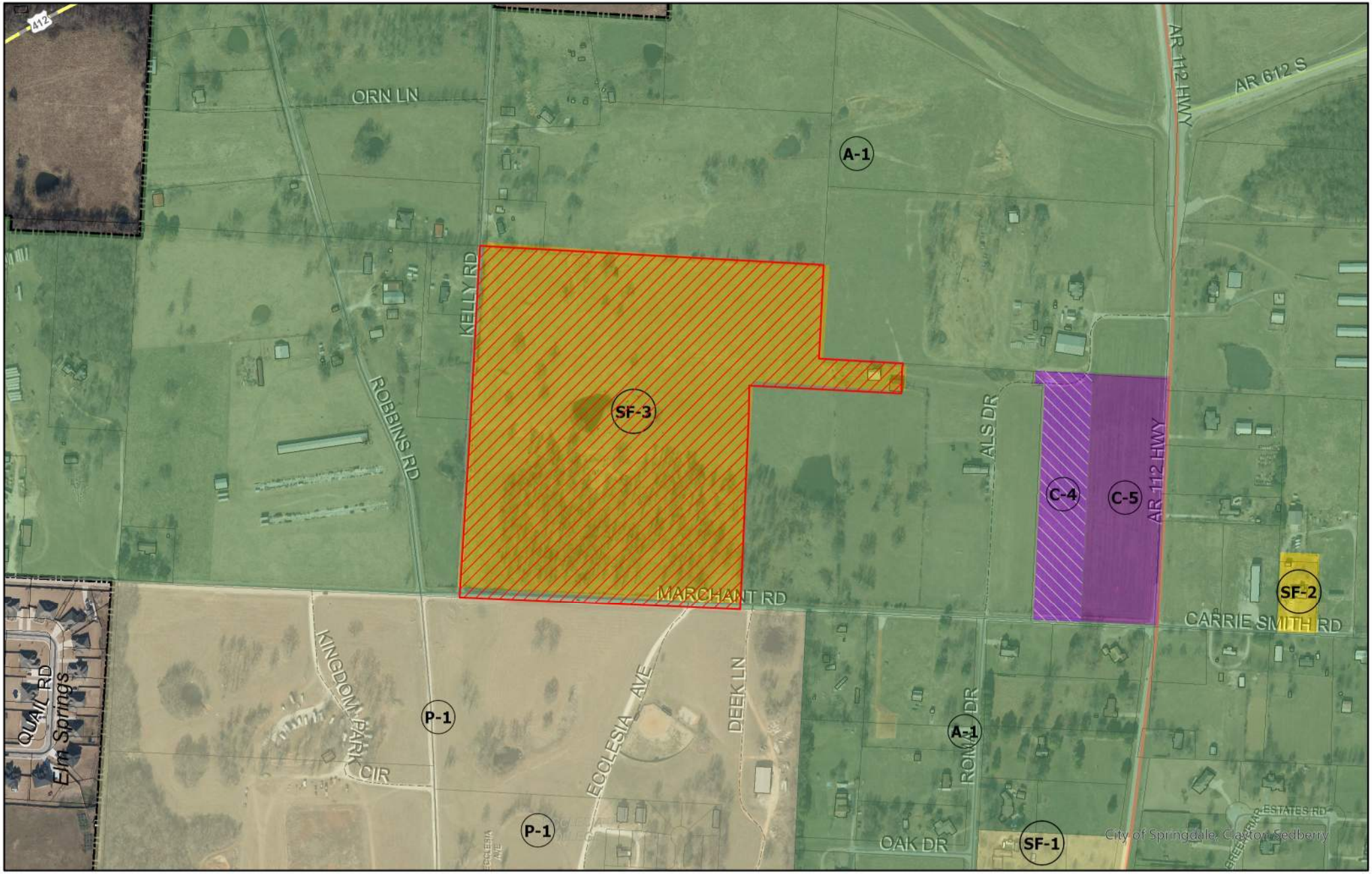
September 5th, 2023
(Tabled from August 1st)

Miles
0 0.02 0.04 0.07 0.11 0.14

N

PROJECT: PP23-12
APPLICANT/PROJECT NAME: Chapel Grove
LOCATION: Marchant Road & Kelly Road
REQUEST: Preliminary Plat

SPRINGDALE™
WE'RE MAKING IT HAPPEN



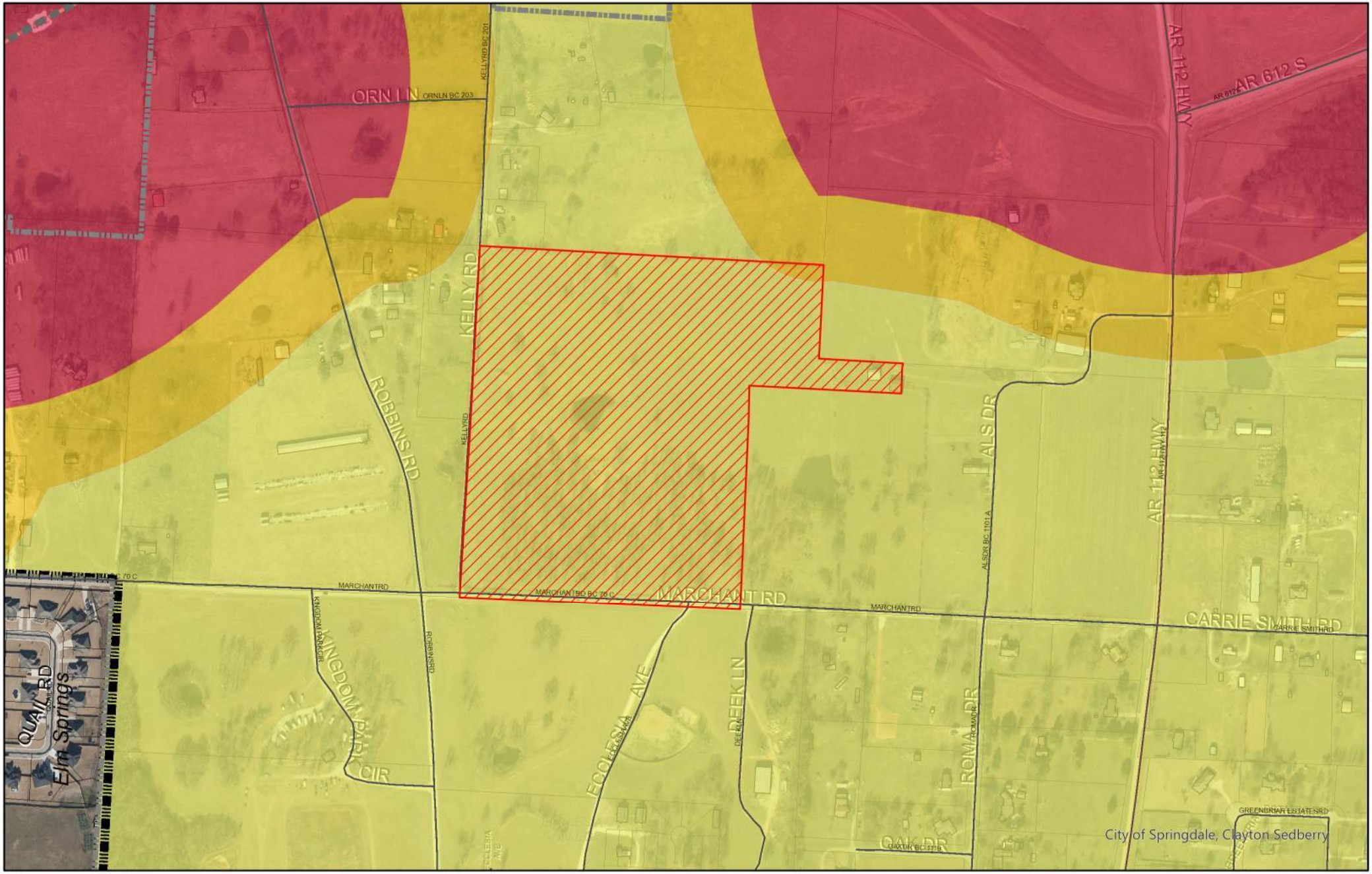
Planning Commission Meeting
September 5th, 2023
(Tabled from August 1st)

Miles
0 0.02 0.04 0.07 0.11 0.14

N

PROJECT: PP23-12
APPLICANT/PROJECT NAME: Chapel Grove
LOCATION: Marchant Road & Kelly Road
REQUEST: Preliminary Plat

SPRINGDALE™
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
September 5th, 2023
(Tabled from August 1st)

Miles
0 0.02 0.04 0.07 0.11 0.14

N

PROJECT: PP23-12
APPLICANT/PROJECT NAME: Chapel Grove
LOCATION: Marchant Road & Kelly Road
REQUEST: Preliminary Plat

SPRINGDALE™
WE'RE MAKING IT HAPPEN

B23-82

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Variance Application

Date: 07/12/2023 Permit No.: 230112

Applicant / Owner

Applicant Name:	Julio Reyes	Owner Name:	Julio Reyes
Address:	706 N Gutensohn Rd	Address:	706 N Gutensohn Rd
City, State, Zip:	Springdale, Arkansas, 72762	City, State, Zip:	Springdale, Arkansas, 72762
Phone:	4794223247	Phone:	4794198115
Email:	julreys@outlook.com	Email:	julreys@outlook.com
Contact:	Applicant		

Project

Project Location:	706 N Gutensohn Rd	Multiple Buildings:	☐
Parcel Numbers:	815-33974-000	Outdoor Storage:	☐
Current Zone:	Residential	Facades/Exterior:	☐
Rezone Required:	Residential	Detail Features:	☐
Total Acreage:	N/A	Roofs:	☐
Entrances:	☐	Materials/Colors:	☐
Parking Lot:	☐	Entryways:	☐
Structure Back:	☑	Landscaping:	☐
Pedestrian Flow:	☐	Screening:	☐
Central Features:	☐	Lighting:	☐

Variance Request: Front Setback Reduction from 30' to 14'

Difficulty/Hardship: I have two dogs that spend a fair amount of time out in the backyard, I want to make sure they have a large enough roof to keep them safe from the natural elements. This is why I'm building a patio/porch on the southside of my property

Variance Effect: The current project has the perfect measurements to allow enough space for my pets to be comfortable, and have enough room to roam in the back yard while protected from the elements. The current variance decreases the width of my project by around 10 feet. This is why I'm requesting a variance reduction of 10 feet..

Harmony:

I do hereby certify that the information contained herein is true and correct.

Julio Reyes	07/12/2023
Name	Date

B23-100

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Variance Application

Date: 08/16/2023 Permit No.: 230188

Applicant / Owner

Applicant Name:	Julio Reyes	Owner Name:	Julio Reyes
Address:	706 N. Gutensohn Rd.	Address:	706 N.Gutensohn Rd.
City, State, Zip:	Springdale AR. 72762	City, State, Zip:	Springdale AR. 72762
Phone:	(479) 422-3247	Phone:	(479) 422-3247
Email:	julreys@outlook.com	Email:	julreys@outlook.com
Contact:	Applicant		

Project

Project Location:	706 N. Gutensohn Rd.	Multiple Buildings:	☐
Parcel Numbers:		Outdoor Storage:	☐
Current Zone:	SF-2	Facades/Exterior:	☐
Rezone Required:	N-A	Detail Features:	☐
Total Acreage:	N-A	Roofs:	☐
Entrances:	☐	Materials/Colors:	☐
Parking Lot:	☐	Entryways:	☐
Structure Back:	☐	Landscaping:	☐
Pedestrian Flow:	☐	Screening:	☑
Central Features:	☐	Lighting:	☐

Variance Request: increase the front fence from 3 feet to 6 feet

Difficulty/Hardship: Fence was existing upon purchase in 2002. Fence was re-done but maintained the same height and location.

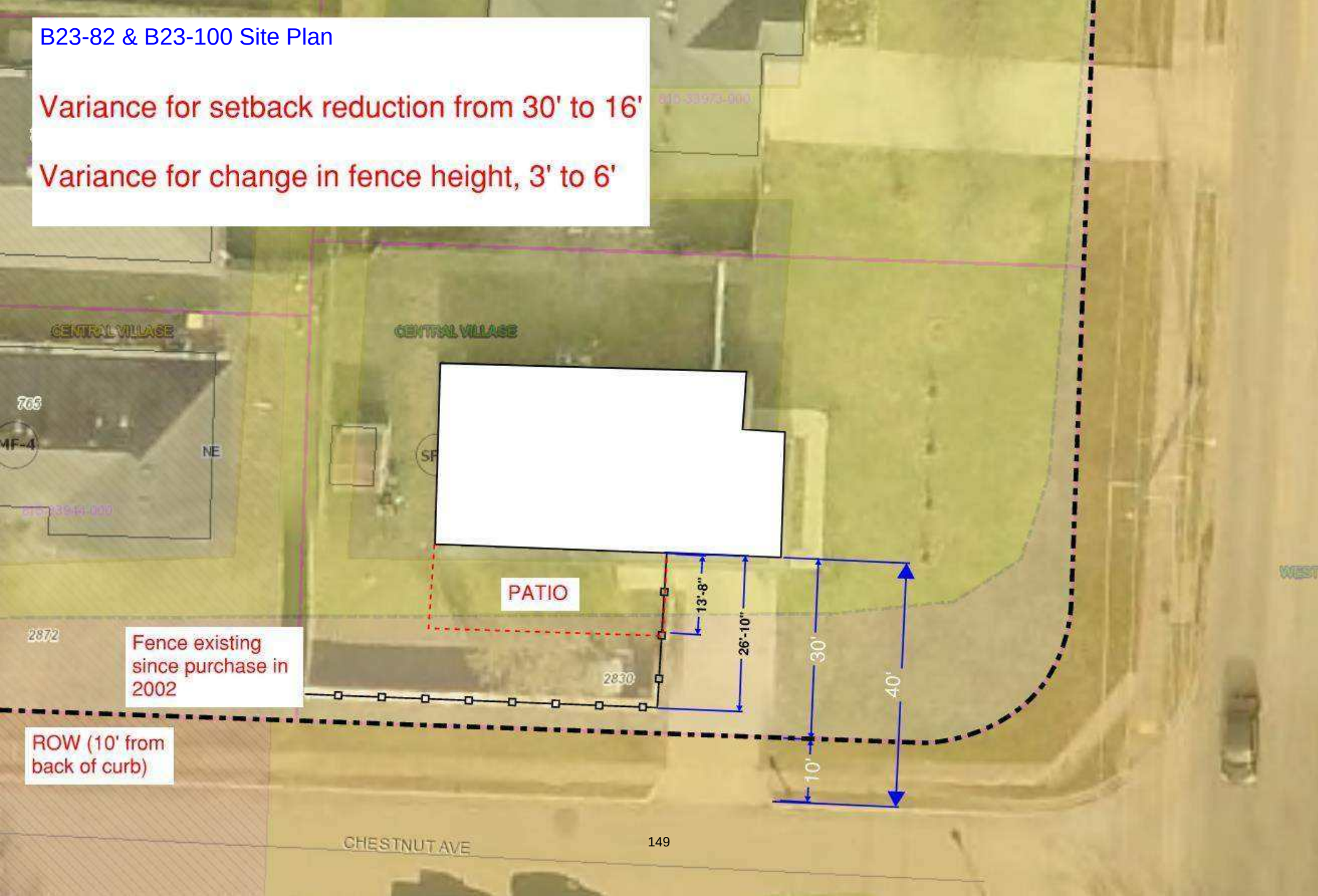
Variance Effect:

Harmony:

I do hereby certify that the information contained herein is true and correct.

Julio Reyes — Name

08/16/2023 — Date


B23-82 & B23-100 Site Plan
Variance for setback reduction from 30' to 16'
Variance for change in fence height, 3' to 6'
CENTRAL VILLAGE
CENTRAL VILLAGE
765
MF-4
NE
PATIO
13'-8"
26'-10"
30'
40'
10'
2872
2830
Fence existing since purchase in 2002
ROW (10' from back of curb)
CHESTNUT AVE

ADJACENT PROPERTY OWNERS FOR 706 N. GUTENSOHN



815-33975-000 **ISMAEL & MARIA CAMPUZANO**
14400 OLD HWY 68
SPRINGDALE, AR 7262

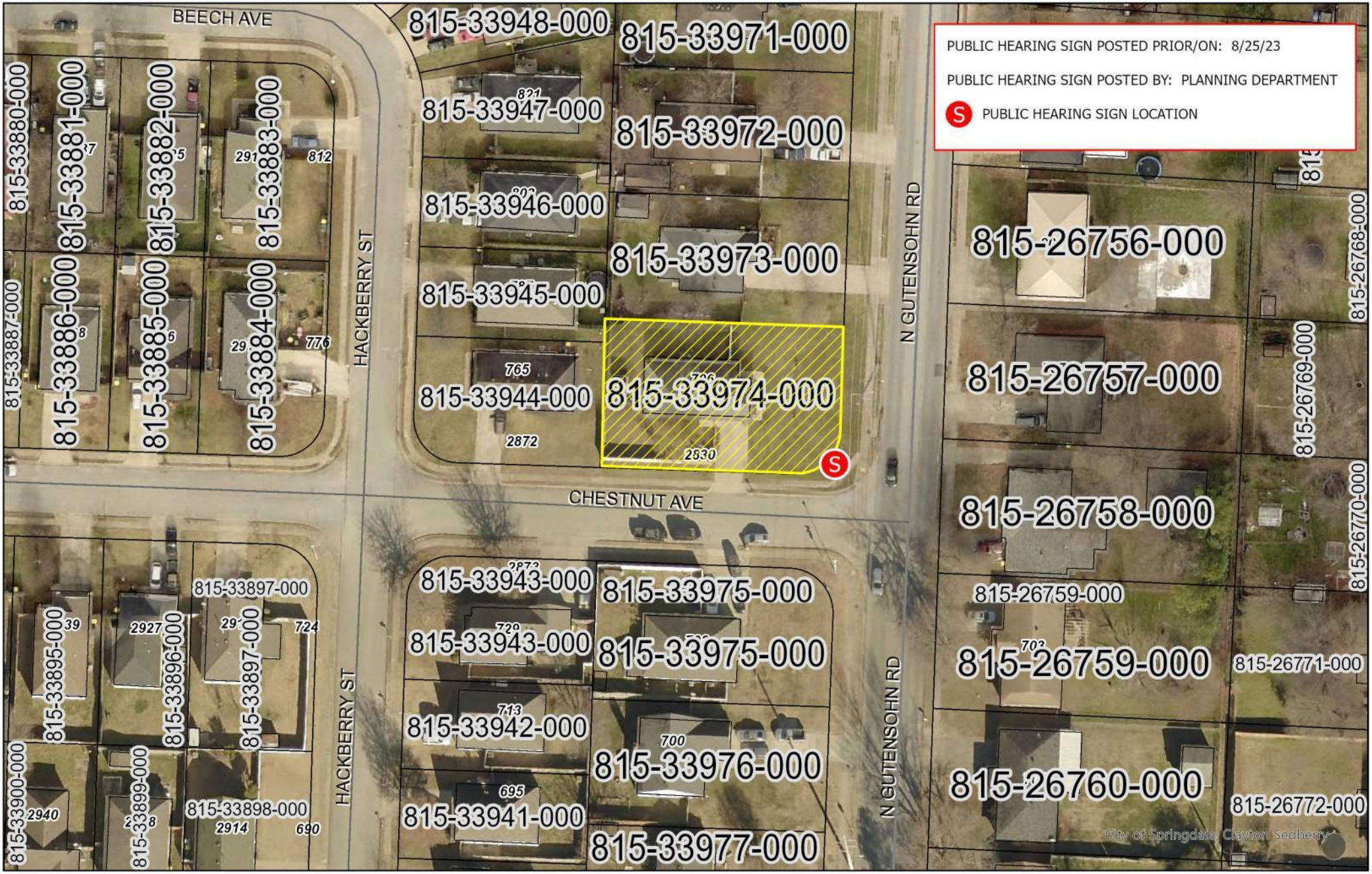
815-26758-000 **TERRY LYNN & SANDRA PONOMAR**
705 N. GUTENSOHN ROAD
SPRINGDALE, AR 72762

815-26757-000 **JAMES ROGERS & MARGIE HORTON**
707 N. GUTENSOHN ROAD
SPRINGDALE, AR 72762

815-33973-000 **FACUNDO & MARGARITA RODRIGUEZ**
708 N. GUTENSOHN ROAD
SPRINGDALE, AR 72762

815-33945-000 **CALUDE DEAN LANGHAM TRUST**
C/O LANGHAM REALTY
2140 N. COLLEGE, SUITE 2
FAYETTEVILLE, AR 72703

815-33944-000 **SECURITY INVESTMENTS, LLC**
1436 W. VAN ASCHE DRIVE
FAYETTEVILLE, AR 72704



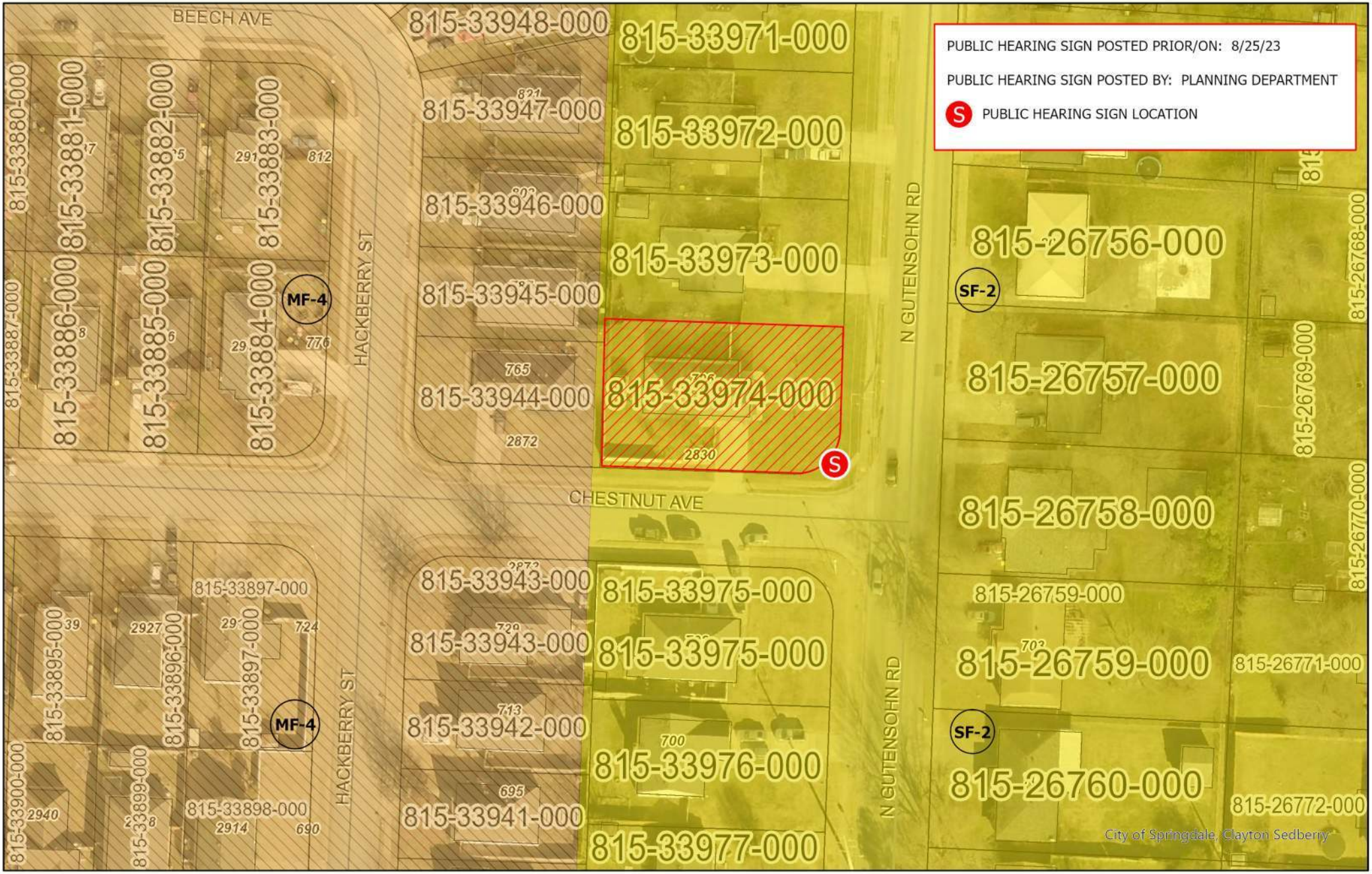
Planning Commission Meeting
September 5, 2023

Miles
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N

PROJECT: B23-82 & B23-100
APPLICANT: Julio & Josefina Reyes
LOCATION: 706 N Gutensohn Rd
REQUEST: Variance for Reduction of Front Setback & Increase in Fence Height

SPRINGDALE
WE'RE MAKING IT HAPPEN



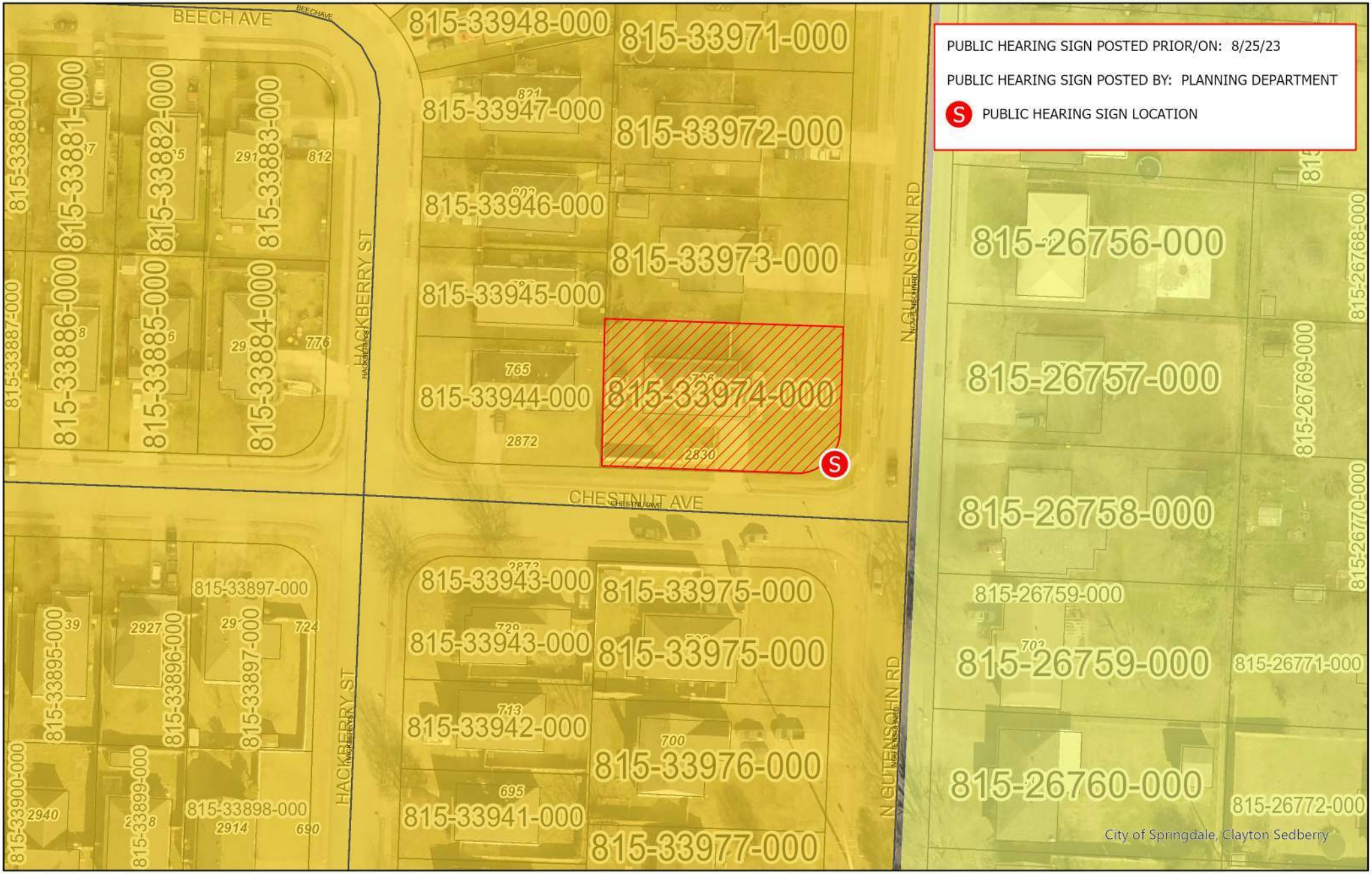
Planning Commission Meeting
September 5, 2023

Miles
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N

PROJECT: B23-82 & B23-100
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SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
September 5, 2023

Miles
0 00.01 0.01 0.02 0.02

N

PROJECT: B23-82 & B23-100
APPLICANT: Julio & Josefina Reyes
LOCATION: 706 N Gutensohn Rd
REQUEST: Variance for Reduction of Front Setback & Increase in Fence Height

SPRINGDALE™
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B23-90

Variance Application

Date: 07/12/2023 Permit No.: 230141

Applicant / Owner

Applicant Name:	Crafton Tull- Caroline Gardner	Owner Name:	Sam's Real Estate Business Trust
Address:	300 N College Ave, ste 317	Address:	P.O. Box 8050
City, State, Zip:	Fayetteville, AR, 72701	City, State, Zip:	Bentonville, AR 72712
Phone:	4798785801	Phone:	479-469-9975
Email:	caroline.gardner@craftontull.com	Email:	elizabeth.johnson@samsclub.com
Contact:	Applicant		

Project

Project Location:	Southwest croner of HWY 412 & Mathias Drive	Multiple Buildings:	☐
Parcel Numbers:	815-39748-000	Outdoor Storage:	☐
Current Zone:	c-2 & c-5	Facades/Exterior:	☐
Rezone Required:	n/a	Detail Features:	☐
Total Acreage:	1.47 acres	Roofs:	☐
Entrances:	☑	Materials/Colors:	☐
Parking Lot:	☐	Entryways:	☐
Structure Back:	☐	Landscaping:	☑
Pedestrian Flow:	☑	Screening:	☐
Central Features:	☐	Lighting:	☐

Variance Request: 1) Variance on providing pedestrian cross access to the private cross-access easement road located on the south side of the site. 2) Variance on providing less than 7' of perimeter landscaping buffer. 3) Variance on building foundation landscaping 4) curb cut distance is 108' feet

Difficulty/Hardship: 1) The grade of the site limits our ability to feasibly provide pedestrian access to the private cross-access easement road. 2) Providing a road within the existing cross-access easement controls us to push the road to the south 3) The drive through window provides a hardship on having foundation landscaping on the east side. Not enough width in the property to provide foundation landscaping and a 5' sidewalk along the western part of the building. 4)Due to the location and size of this corner lot and existing cross-access easement, only one curb cut can be made to a public right-of-way. This curb cut would be located at the southeast corner of the site (on Mathias Drive). And in order to maximize Panera's operations and circulation, both an ingress and egress are needed. The proposed layout's ingress and egress will connect to a private road located in the existing cross-access easement. The separation between the ingress and egress will be 108 feet instead of the required 150 feet.

Variance Effect: 1)The grade of the site provides hardship on providing a viable pedestrian access to the private road on the south. Pedestrian access to a public street is being provided to the north and east. There is cross access provided to the western parking spaces as well. 2) To accommodate road access to the eastern lot, this road must stay as south as possible. Landscaping will be provided on the northern side of this private road. 3)Landscaping will be provided in other locations around the building. This will better accommodate the drive through lanes and pedestrian access. There will be landscaping provided on the south side of building. As well as landscaping between the outdoor seating area and parking lot. See attached rendering as an example of landscaping to be provide in outdoor area. 4)The proposed layout maximizes traffic circulation and operations for the site. The private cross-access easement road isn't a through street (does not connect Mathias Drive to Gene George), thus, less traffic would likely be accessing it. Also, having the ingress and egress one-way and

connecting to the private road would likely limit traffic conflict.

B23-90

Harmony:

I do hereby certify that the information contained herein is true and correct.

Caroline Gardner	07/12/2023
Name	Date

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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: July 12, 2023

Date Accepted as Complete: _____ Project Number: B23-91

APPLICATION CONTACTS:

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Crafton Tull- Caroline Gardner	Name: Sam's Real Estate Business Trust
E-mail: caroline.gardner@craftontull.com	E-mail: elizabeth.johnson@samsclub.com
Address: 300 N College Ave, Suite 317 Fayetteville, AR 72701	Address: P.O. Box 8050, Bentonville, AR 72712
Phone: 479-878-2487	Phone: 479-469-9975
Site/ Location: Southwest corner for HWY 412 & Mathias Drive	Current Zoning District: C-2 & C-5
Assessor's Parcel Number(s): 815-39748-000	Rezone required: N/A
	Total Acreage: 1.47 acres

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

See site plan for curb cut distance

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

Due to the location and size of this corner lot and existing cross-access easement, only one curb cut can be made to a public right-of-way. This curb cut would be located at the southeast corner of the site (on Mathias Drive). And in order to maximize Panera's operations and circulation, both an ingress and egress are needed. The proposed layout's ingress and egress will connect to a private road located in the existing cross-access easement. The separation between the ingress and egress will be 108 feet instead of the required 150 feet.

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

The proposed layout maximizes traffic circulation and operations for the site. The private cross-access easement road isn't a through street (does not connect Mathias Drive to Gene George), thus, less traffic would likely be accessing it. Also, having the ingress and egress one-way and connecting to the private road would likely limit traffic conflict.

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) Caroline Gardner

DATE: 07/12/2023



300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
architecture | engineering | surveying
479.636.4838 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

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

GRAPHIC SCALE IN FEET
60' 0 60'

PANERA BREAD

SPRINGDALE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 23302000
ISSUE DATE: 08/18/23
CONTACT: C. GARDNER
QC by:
QC Date:

PRELIMINARY PLANS

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

NOT FOR CONSTRUCTION · REVIEW SET

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OVERALL SITE PLAN (C)

C-101

DRAWING: C:\2023\2302000_PANERA\WORK\ARCHITECTURE\DWG\OVERALL SITE PLAN.DWG
PLOTTED BY: TONY HUDGINS, 8/18/2023 7:03 AM, PLOTSTYLE: ONLY MEDOMAR.CTB

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.

OPENSPACE CALCULATIONS

GROSS SITE AREA:	1.46 ± ACRES (63,839 SQ. FT.)
NET SITE AREA:	1.17 ± ACRES (50,965 SQ. FT.)
OPENSPACE:	0.36 ± ACRES (15,601 SQ. FT.)
IMPERVIOUS AREA:	0.86 ± ACRES (37,664 SQ. FT)
GREENSPACE PERCENTAGE:	30.6%
BUILDING COVERAGE PERCENTAGE:	6.40%

PARKING REQUIREMENTS

REQUIRED PARKING: ONE (1) SPACE PER EACH FOUR (4) OCCUPANTS AT THE MAXIMUM PERMITTED OCCUPANCY ALLOWED UNDER BUILDING CODE AND ONE (1) SPACE PER EMPLOYEE BASED ON LARGEST SHIFT.
35 PARKING STALLS REQUIRED
2 ADA STALLS REQUIRED

PROVIDED PARKING: 43 STANDARD PARKING STALLS PROVIDED
2 ADA PARKING STALLS PROVIDED
45 TOTAL PARKING PROVIDED

LEGEND (EXISTING SYMBOLS)

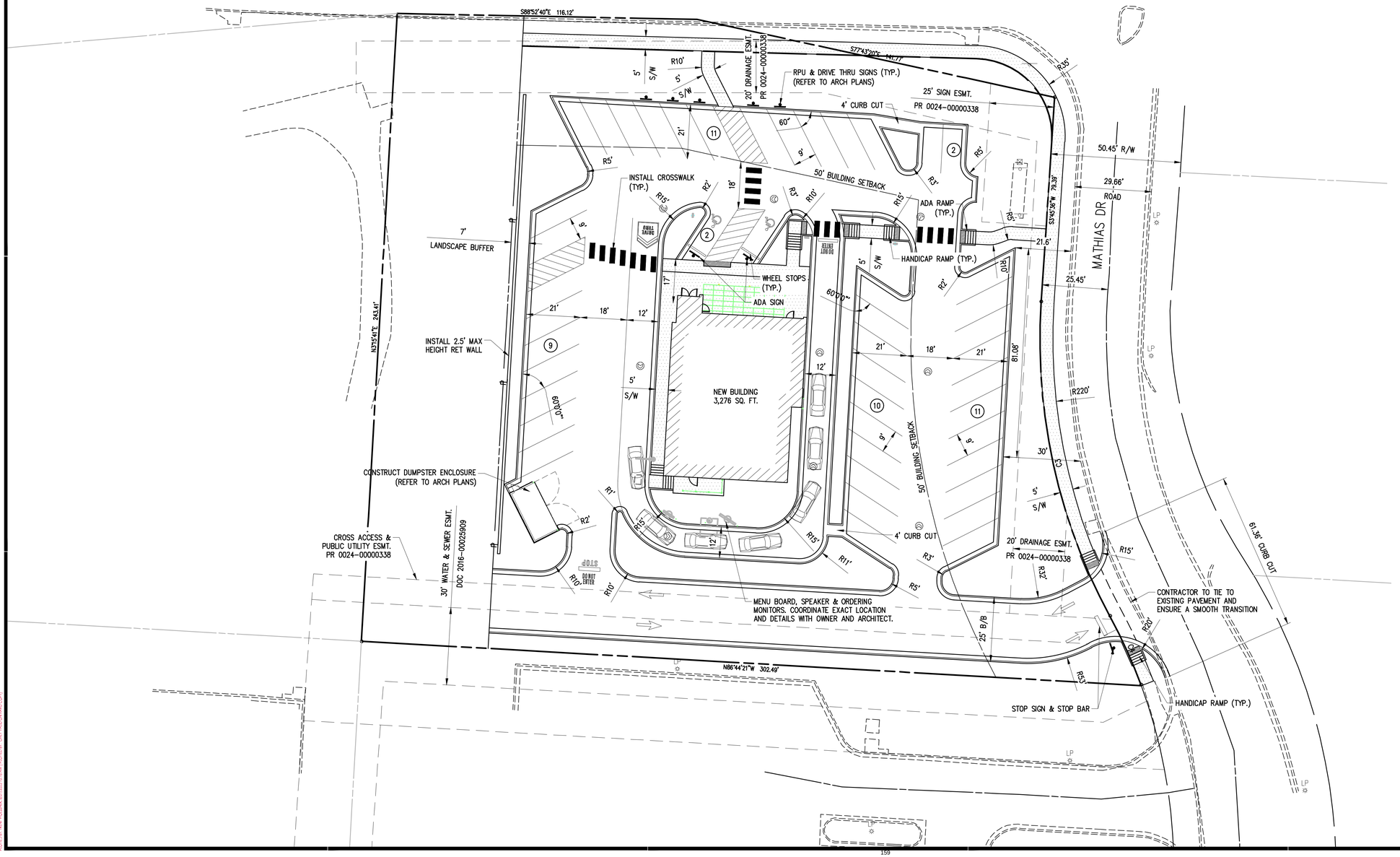
SYMBOLS	
	BENCHMARK
	FOUND IRON PIPE/REBAR
	PRIMARY CONTROL/SET MONUMENT
	FOUND MONUMENT/ROW
LP	LIGHT POLE
PP	POWER POLE
	SIGN

LINEWORK	
	EASEMENT
	CURB
	RIGHT OF WAY
	ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	
	SET IRON PIN
	LIGHT POLE

LINEWORK	
	EASEMENT
	CURB
	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE



300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
architecture | engineering | surveying
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www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
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GRAPHIC SCALE IN FEET
20' 0 20'

PANERA BREAD
SPRINGDALE, AR

Key Plan

No.	Description	Date

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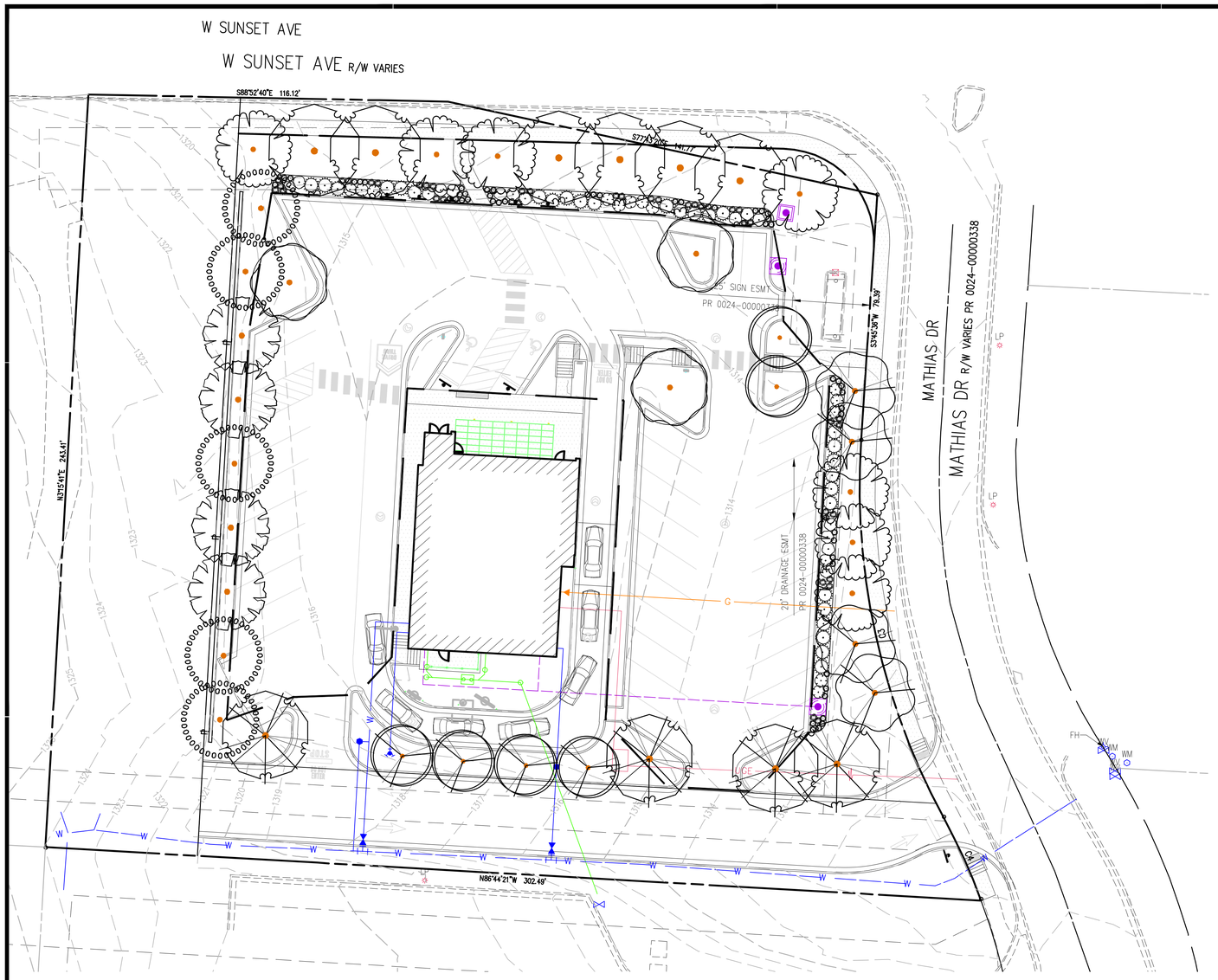
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SITE PLAN

C-102

DRAWING G:\23302000_PANERA\PLANS\ARCH\CIVIL\C-102 SITE PLAN.DWG
LAST PLOTTED: 8/18/2023 11:48 AM BY CHRISTOPHER GARDNER
PLOTTED BY: RENE HUDSON EDITED BY: ELIAS PROFFITT ON: 11 AUG 2023 AT 1:43 PM BY: ELIAS PROFFITT



LEGEND

LIMITS OF PARKING LOT AREAS USED FOR CALCULATIONS

LIMITS OF PARKING LOT GREENSPACE USED FOR CALCULATIONS

LANDSCAPE REQUIREMENTS

STREET FRONTAGE: 1 TREE & 7 SHRUBS PER 25LF
W SUNSET AVE 207 LF/ 25 = 8 TREES & 56 SHRUBS REQUIRED; 10 TREES & 95 SHRUBS PROVIDED
MATHIAS DR 225 LF/ 25 = 9 TREES & 63 SHRUBS REQUIRED; 7 TREES & 51 SHRUBS PROVIDED
(NOTE: TOTAL TREES AND SHRUBS REQUIRED ARE PROVIDED, BUT SOME TREES & SHRUBS REQUIRED ON MATHIAS WERE SHIFTED TO SUNSET DUE TO CONFLICT WITH UTILITIES AND SIGN EASEMENT)

PERIMETER: 5' LANDSCAPE STRIP & 1 TREE PER 25 LF (75% OF TREES REQUIRED TO BE SHADE TREES)
W PERIMETER = 234 LF*/ 25 = 9 TREES REQUIRED; 9 TREES PROVIDED
(*MEASURED FROM BACK OF SIDEWALK TO SOUTH PROPERTY LINE)
S PERIMETER = 253 LF/ 25 = 10 TREES REQUIRED; 8 TREES PROVIDED ON OPPOSITE SIDE OF SOUTH DRIVE
(VARIANCE REQUESTED DUE TO UTILITY CONFLICTS ALONG PERIMETER)

PARKING LOT: 8% GREENSPACE REQUIRED & 1 TREE PER 15 STALLS
PARKING AREAS = 23,571 SF * .08 = 1,886 SF REQUIRED; 2,472 SF (10.5%) GREENSPACE PROVIDED
45 PARKING STALLS/15 = 3 REQUIRED; 5 TREES PROVIDED

PLANTING SCHEDULE

PARKING LOT TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	TYPE
	2	NYSSA SYLVATICA / BLACK GUM	B & B	2" CAL	8' HT. MIN.	SHADE
	3	QUERCUS SHUMARDII / SHUMARD OAK	B & B	2" CAL	8' HT. MIN.	SHADE
PERIMETER TREES	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**HEIGHT**	**TYPE**
	5	GLEDITSIA TRIACANTHOS F. INERMIS / THORNLESS HONEY LOCUST	B & B	2" CAL	8' HT. MIN.	SHADE
	4	NYSSA SYLVATICA / BLACK GUM	B & B	2" CAL	8' HT. MIN.	SHADE
	4	QUERCUS PHELLOS / WILLOW OAK	B & B	2" CAL	8' HT. MIN.	SHADE
	4	QUERCUS RUBRA / RED OAK	B & B	2" CAL	8' HT. MIN.	SHADE
STREET TREES	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**HEIGHT**	**TYPE**
	4	GLEDITSIA TRIACANTHOS F. INERMIS / THORNLESS HONEY LOCUST	B & B	2" CAL	8' HT. MIN.	SHADE
	7	QUERCUS PHELLOS / WILLOW OAK	B & B	2" CAL	8' HT. MIN.	SHADE
	6	QUERCUS RUBRA / RED OAK	B & B	2" CAL	8' HT. MIN.	SHADE
SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**HEIGHT**	**SPREAD**	
	13	HYPERICUM FRONDOSUM 'SUNBURST' / SUNBURST ST. JOHN'S WORT	5 GAL	24" HT. MIN.	24" SPREAD MIN.	
	28	JUNIPERUS VIRGINIANA 'GREY OWL' / GREY OWL JUNIPER	5 GAL	24" HT. MIN.	30" SPREAD MIN.	
	51	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	5 GAL			
	38	PANICUM VIRGATUM 'NORTHWIND' / NORTHWIND SWITCH GRASS	5 GAL			
	16	ROSA X 'RADRAL' / CORAL KNOCKOUT® ROSE	5 GAL	24" HT. MIN.	24" SPREAD MIN.	

MAINTENANCE NOTES

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

UTILITIES AND PLANT MATERIALS

1. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF UTILITIES PRIOR TO LANDSCAPE INSTALLATION AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.
2. TREES AND LANDSCAPING SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE CHANNELS, LINES, OR STRUCTURES, NOR WHERE THEY IMPEDE DETENTION/RETENION FUNCTIONS.
3. TREES WITH A MATURE HEIGHT GREATER THAN 20' SHALL NOT BE PLANTED WITHIN 20' OF OVERHEAD UTILITIES.
4. TREES SHALL NOT BE PLACED WITHIN 10' OF UNDERGROUND UTILITIES.
5. TREES SHALL NOT BE PLACED WITHIN 3' OF ANY ABOVEGROUND ELECTRICAL EQUIPMENT, NOR WITHIN 10' FROM DOORS OF ABOVEGROUND ELECTRIC EQUIPMENT.
6. TREES AND LANDSCAPING THAT OBSCURE VISIBILITY SHALL NOT BE PLACED WITHIN 10' OF A FIRE HYDRANT. ALL OTHER LANDSCAPING MUST BE MAINTAINED TO ENSURE VISIBILITY OF FIRE HYDRANT.
7. CITY RESERVES THE RIGHT TO REMOVE LANDSCAPING THAT BLOCKS ACCESS TO UTILITIES OR FAILS TO MEET THE REQUIREMENTS SET FORTH HEREIN.

LANDSCAPE NOTES

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK BY CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
2. CONTRACTOR SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. ANY DAMAGES TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT NO COST TO OWNER.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN (CONTAINER OR BALLED & BURLAPPED) AND SHALL MEET OR EXCEED THE SIZE AND GRADING REQUIREMENTS ESTABLISHED BY THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
4. ALL PLANT MATERIALS MUST BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND/OR DISEASE.
5. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS PRIOR TO PRICING THE WORK.
7. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT OR QUANTITY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
8. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT, AND CITY. APPROVED ALTERNATE MATERIALS SHALL MEET THE SAME CRITERIA FOR TYPE, SIZE, AND FUNCTION AS THOSE SHOWN ON LANDSCAPE PLAN.
9. PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION.
10. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
11. ALL LAWN AREAS SHALL RECEIVE 4" OF TOPSOIL TO MEET FINAL GRADE IN ACCORDANCE WITH GRADING PLAN.
12. ALL PLANTING BED AREAS SHALL BE PREPARED BY REMOVING EXISTING SOD AND WEEDS. PLANTING BED AREAS SHALL RECEIVE 6" OF TOPSOIL AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. SOIL MIX SHALL BE TILLED INTO BED AREA TO A MINIMUM DEPTH OF 12".
13. PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" SHREDDED HARDWOOD MULCH. ALL TREES NOT LOCATED IN PLANTING BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
14. CONTRACTOR TO FIELD VERIFY THE LIMITS OF DISTURBANCE. ALL DISTURBED AREAS MUST BE STABILIZED PER CITY CODE PRIOR TO PROJECT CLOSE-OUT.
15. TURF AREAS SHALL BE SEEDED OR SODDED PER PLANTING PLAN. REFER TO PLANT SCHEDULE, LANDSCAPE NOTES, AND HYDROSEEDING NOTES FOR SPECIES AND INSTALLATION REQUIREMENTS.
16. ALL SLOPES 3:1 AND GREATER SHALL RECEIVE SOD. ON SLOPES OF 4:1 OR GREATER, SOD SHALL BE STAPLED IN PLACE.
17. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND ALL SITE ENTRANCES/EXITS PER CITY CODE.
18. IF A LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED, LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF PLANNED IRRIGATION LINE WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANTING BED CONSTRUCTION AND PLANT INSTALLATION.
19. CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL. (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS APPROVED AND ACCEPTED IN TOTAL BY OWNER.

Arkansas One Call 811
Know what's **below**.
Call before you dig.

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Fayetteville, Arkansas 72701
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CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

PANERA BREAD
SPRINGDALE, AR

Key Plan

No.	Description	Date

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PROJECT NO: 23302000
ISSUE DATE: 08/18/23
CONTRACT: C. GARDNER
QC by:
QC Date:

PRELIMINARY PLANS

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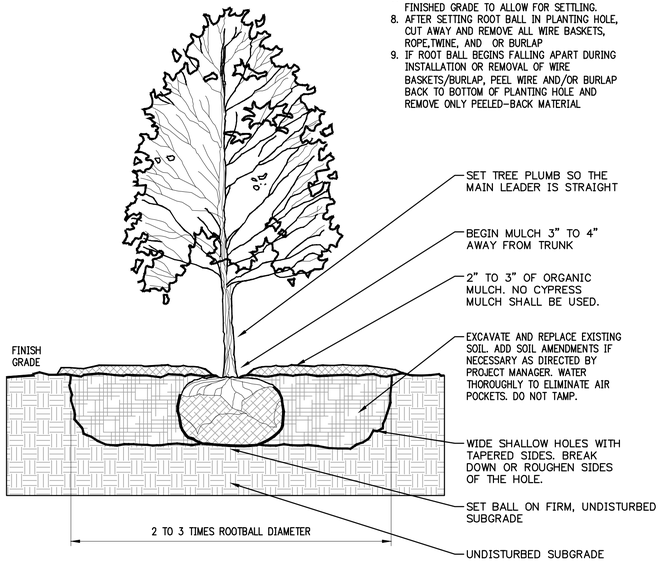
PLANTING PLAN

L-101

DRAWING: C:\23302000_PANERA\APPLICATION\CURRENT\PLANTING PLAN.DWG
PLOTTED: 8/18/2023 8:59 AM BY: CGARDNER
ACCESS: NEW ARKANSAS & ROGERS TEAM PROJECTS - DON'T MOVE OR COPY

NOTES TO CONTRACTOR:

1. TREES SHALL MATCH CALIPER & MIN. HEIGHT SPECIFIED IN PLANT SCHEDULE
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2–3 TIMES THE SIZE OF THE ROOT BALL.
3. STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.
4. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
5. PRUNE ONLY DEAD/BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
6. ROOTBALL COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED.
7. SET TOP OF ROOT BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.
8. AFTER SETTING ROOT BALL IN PLANTING HOLE, CUT AWAY AND REMOVE ALL WIRE BASKETS, ROPE,TWINE, AND OR BURLAP
9. IF ROOT BALL BEGINS FALLING APART DURING INSTALLATION OR REMOVAL OF WIRE BASKETS/BURLAP, PEEL WIRE AND/OR BURLAP BACK TO BOTTOM OF PLANTING HOLE AND REMOVE ONLY PEELED–BACK MATERIAL

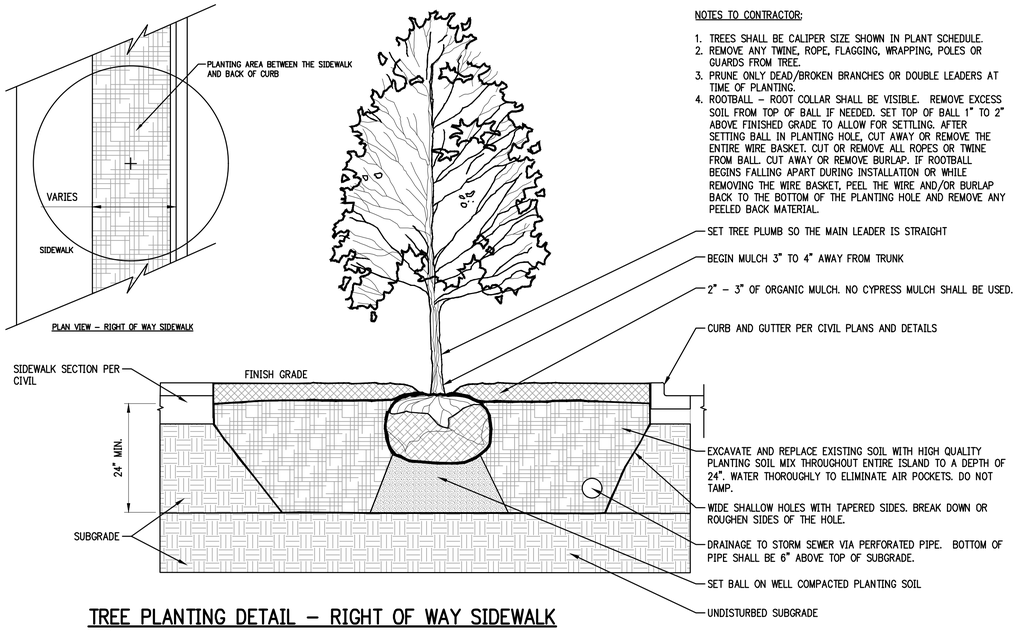


TREE PLANTING DETAIL
NTS

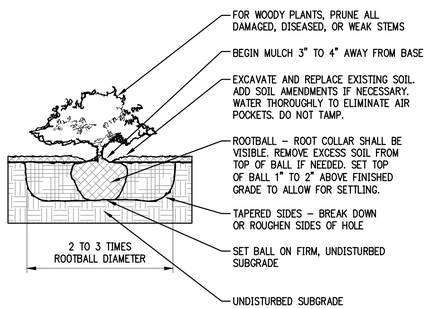
PLAN VIEW – RIGHT OF WAY SIDEWALK

NOTES TO CONTRACTOR:

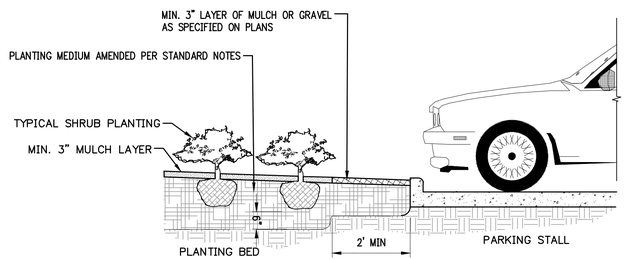
1. TREES SHALL BE CALIPER SIZE SHOWN IN PLANT SCHEDULE.
2. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, POLES OR GUARDS FROM TREE.
3. PRUNE ONLY DEAD/BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
4. ROOTBALL – ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING. AFTER SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, PEEL THE WIRE AND/OR BURLAP BACK TO THE BOTTOM OF THE PLANTING HOLE AND REMOVE ANY PEELED BACK MATERIAL.



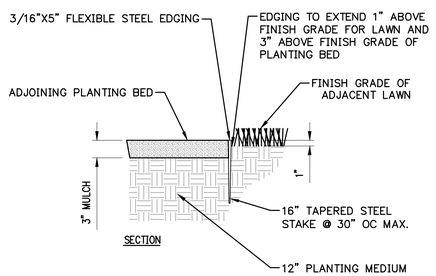
TREE PLANTING DETAIL – RIGHT OF WAY SIDEWALK
NTS



SHRUB PLANTING DETAIL
NTS



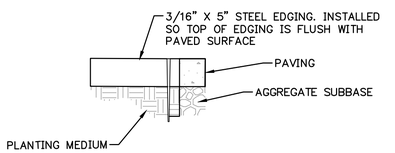
PARKING LOT PLANTING – SECTION
NTS



SECTION

NOTES TO CONTRACTOR:

1. AREAS WHERE GROUNDCOVER OR SHRUB MASS PLANTINGS BORDER CURB WILL NOT HAVE EDGING.
2. CHAMFER EDGING TO BE FLUSH WITH FINISHED GRADE OF ADJACENT PAVING OR CURBS.
3. STAKE AS PER MANUFACTURER'S RECOMMENDATIONS.
4. IF EDGING EXTENDS ABOVE PAVING DUE TO SITE CONDITIONS, CHAMFER EDGE ABUTTING PAVEMENT.



STEEL EDGING DETAIL
NTS

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CERTIFICATE OF AUTHORIZATION:

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

PANERA BREAD
SPRINGDALE, AR

Key Plan

No.	Description	Date

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PROJECT NO: 23302000
ISSUE DATE: 08/18/23
CONTACT: C. GARDNER
QC By:
QC Date:

PRELIMINARY PLANS

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PLANTING DETAILS

L-501

DRAWING: C:\23302000_PANERA\PLANS\ARCH\CMD\CRAFTON_TULL\DWG\PLAN\PROJECT\PLAN.DWG
PLOTTED: 8/18/2023 7:29:26 AM BY: CHRISTOPHER GARDNER
AUTOCAD TRACKING #: 8/18/2023 7:29:26 AM | PROTECTED BY: CRAFTON TULL | AUTOCAD MVP (CORP)


DRIVE THRU
Panera
BREAD


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Panera BREAD®

Springdale, Arkansas

Material Board

08-29-2023



Thin Brick
Manufacturer: Mcnear
Color: Santiago



EIFS
Manufacturer: Dryvit
Color: Suede 105
Finish: Lymestone



Coping & Roof Screen
Manufacturer: Pac Clad
Color: Charcoal



Stone Veneer Base
Manufacturer: Salado
Color: Latte
Pattern: Sonoma



Aluminum Cladding
Manufacturer: Knotwood
Color: White Oak



Custom Fiberglass Panel
Color: Pantone PMS 2307 C



Canopies & Storefront
Color: Pantone PMS 2411 C



Storefront
Manufacturer: Kawneer
Color: Clear Aluminum Anodized

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B23-90&91

July 12,2023

City of Springdale
Attn: Planning Department
201 Spring St
Springdale, AR 72764

Re: Adjacent Property Owners
Panera Variance Requests
CTA Project #: 23302000

To whom it may concern,

I hereby certify that on this date I have made a due and diligent search of the Records in the Assessor's Office for Washington County, and found the property owners and their addresses, which are adjacent to the property designated as the Panera Commercial Design Variance Applications and Board of Adjustment Variance Application site, to be as shown on the attached pages consisting of 8 individual parcel numbers and owners. This certification does not apply to the accuracy of said county Assessor's Records, only to their listing of the current owner's names and addresses.

Signed: _____ Date: 07/12/2023

Kevin Montgomery, P.S.
Professional Land Surveyor #1460
Crafton, Tull & Associates, Inc.

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ADJACENT PARCEL OWNERS

B23-90&91

1. PARCEL 815-39750-000
   AAMTG 2 LLC
   5997 S OVERLOOK TRL
   SPRINGFIELD, MO 65810

2. PARCEL 815-39751-000
   SAM'S REAL ESTATE BUSINESS TRUST
   P.O. BOX 8050
   BENTONVILLE, AR 72712

3. PARCEL 815-39749-000
   CANTALOUPE U LLC
   1509 WESLEY AVE
   SPRINGDALE, AR 72764

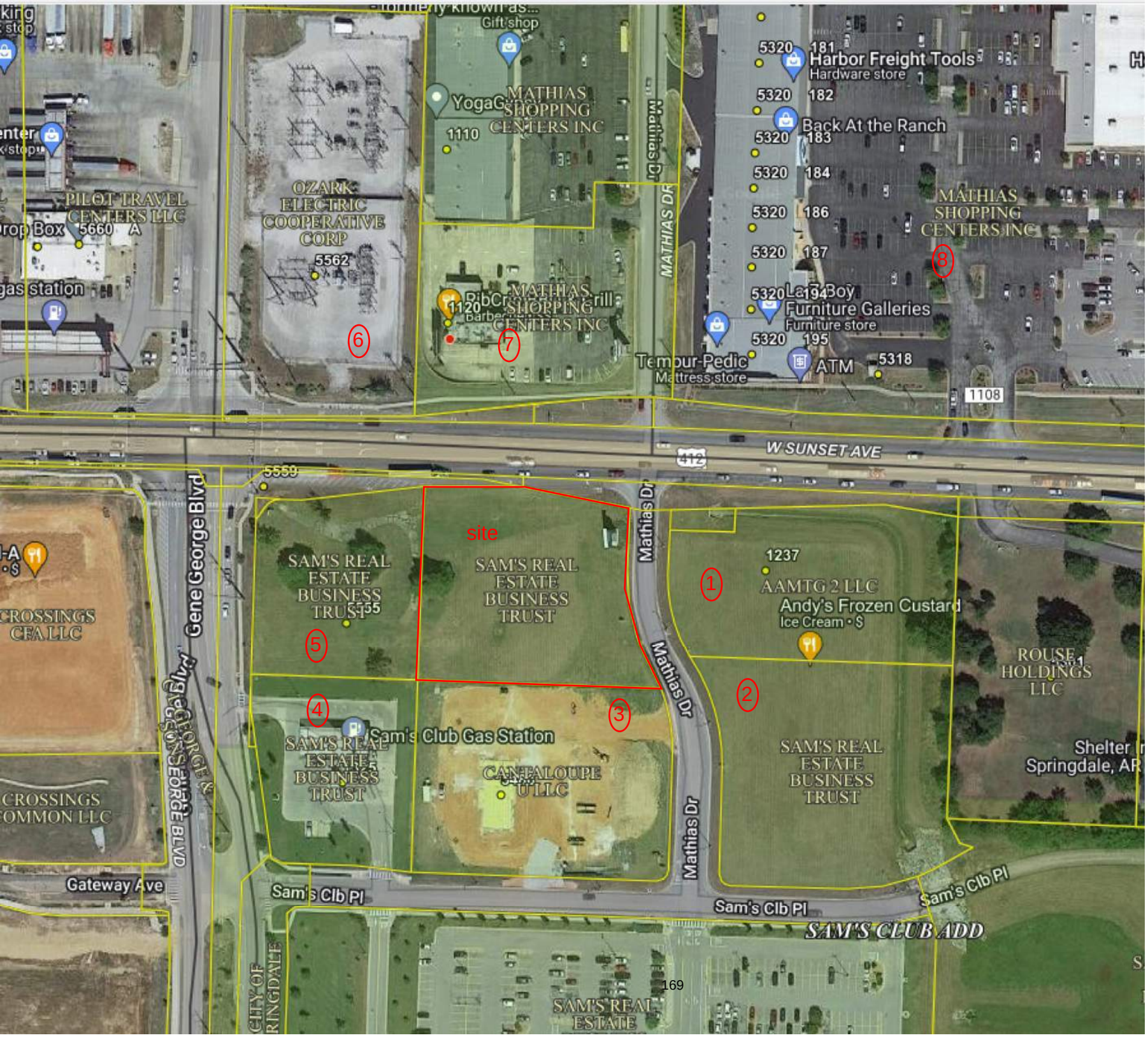
4. PARCEL 815-39746-000
   SAM'S REAL ESTATE BUSINESS TRUST
   P.O. BOX 8050
   BENTONVILLE, AR 72712

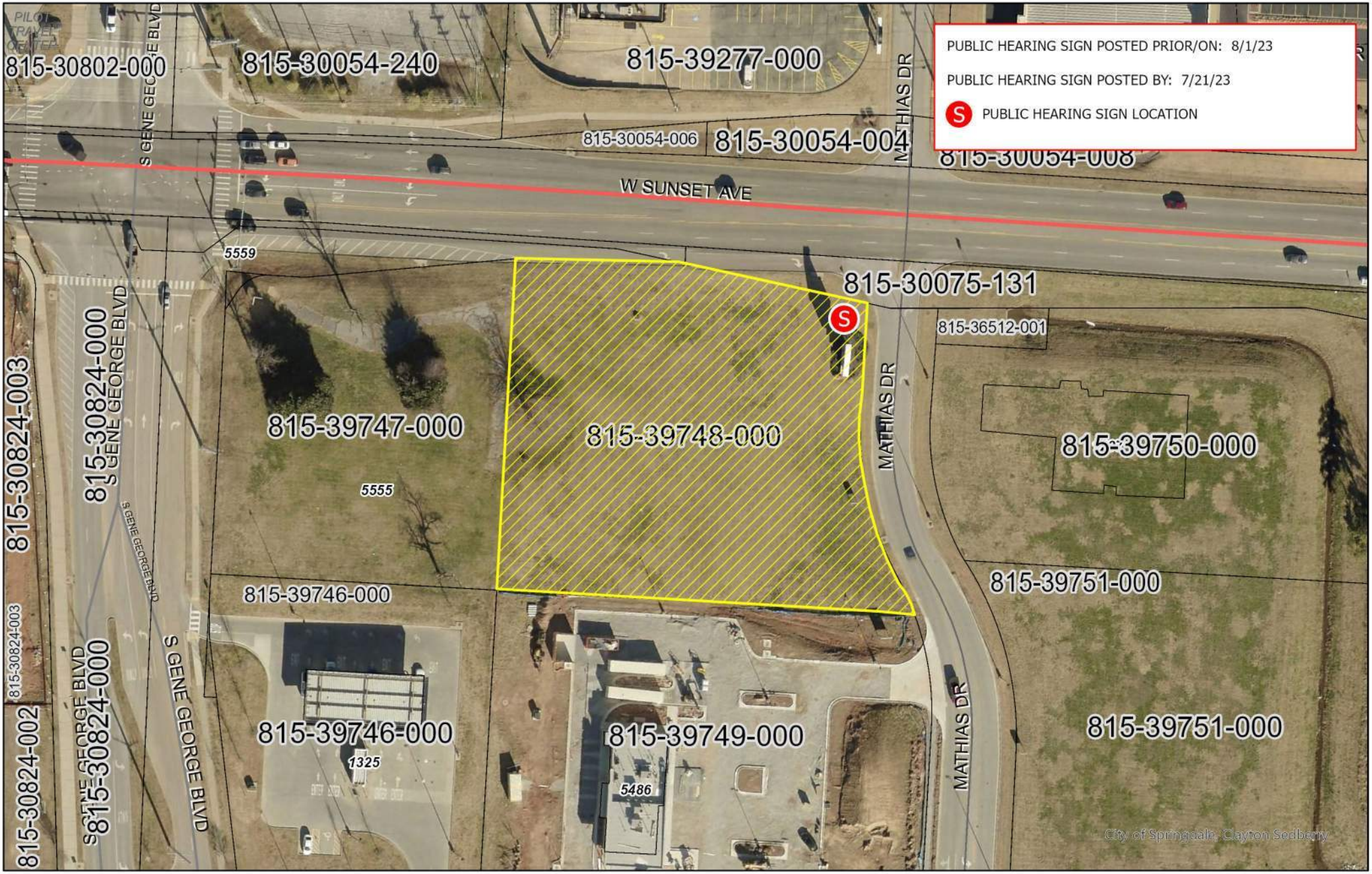
5. PARCEL 815-39747-000
   SAM'S REAL ESTATE BUSINESS TRUST
   P.O. BOX 8050
   BENTONVILLE, AR 72712

6. PARCEL 815-30054-240
   OZARK ELECTRIC COOPERATIVE CORP
   P.O. BOX 848
   FAYETTEVILLE, AR 72702-0848

7. PARCEL 815-39277-000
   MATHIAS SHOPPING CENTERS INC
   P.O. BOX 6485
   SPRINGDALE, AR 72766-6485

8. PARCEL 815-30054-250
   MATHIAS SHOPPING CENTERS INC
   P.O. BOX 6485
   SPRINGDALE, AR 72766-6485


B23-90&91
site
W SUNSET AVE
Mathias Dr
Gene George Blvd
Sam's Clb Pl
SAM'S CLUB ADD
Gateway Ave
Sam's Club Gas Station
Harbor Freight Tools
Hardware store
Back At the Ranch
MATHIAS SHOPPING CENTERS INC
OZARK ELECTRIC COOPERATIVE CORP
PILOT TRAVEL CENTERS LLC
La-Z-Boy Furniture Galleries
Furniture store
Tempur-Pedic
Mattress store
ATM
Andy's Frozen Custard
Ice Cream · $
AAMTG 2 LLC
SAM'S REAL ESTATE BUSINESS TRUST
CANTALOUPE U LLC
ROUSE HOLDINGS LLC
CROSSINGS CEA LLC
CROSSINGS COMMON LLC
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8



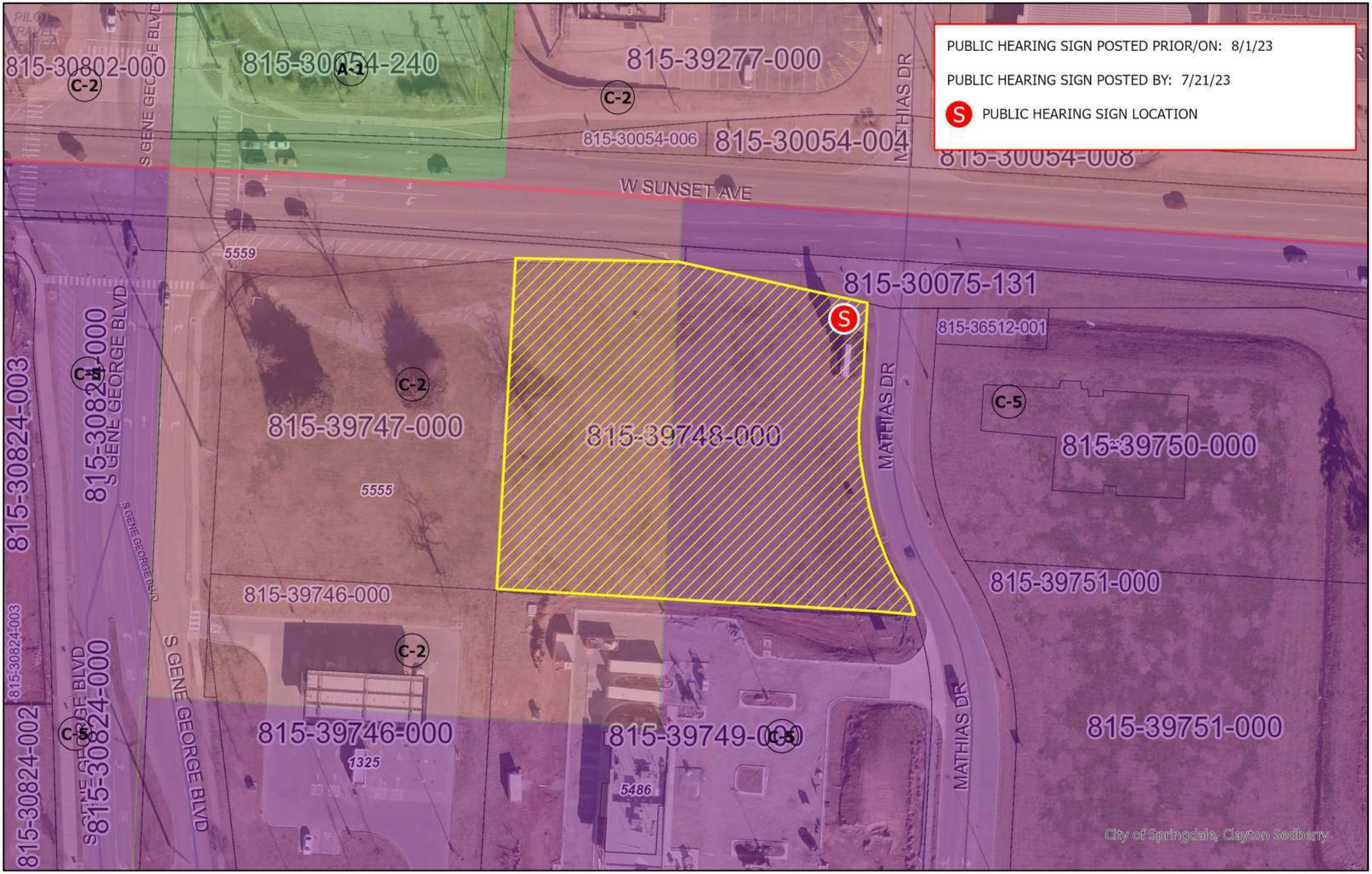
Planning Commission Meeting
September 5th, 2023
(Tabled from August 1st)

0 00.01 0.01 0.02 0.03 Miles

N

PROJECT: B23-90 & 91
APPLICANT: Panera Bread
LOCATION: SW Corner of W Sunset and Mathias Dr
REQUEST: Variance for Commercial Design Standards
Variance for Curb Cut Distance

SPRINGDALE
WE'RE MAKING IT HAPPEN

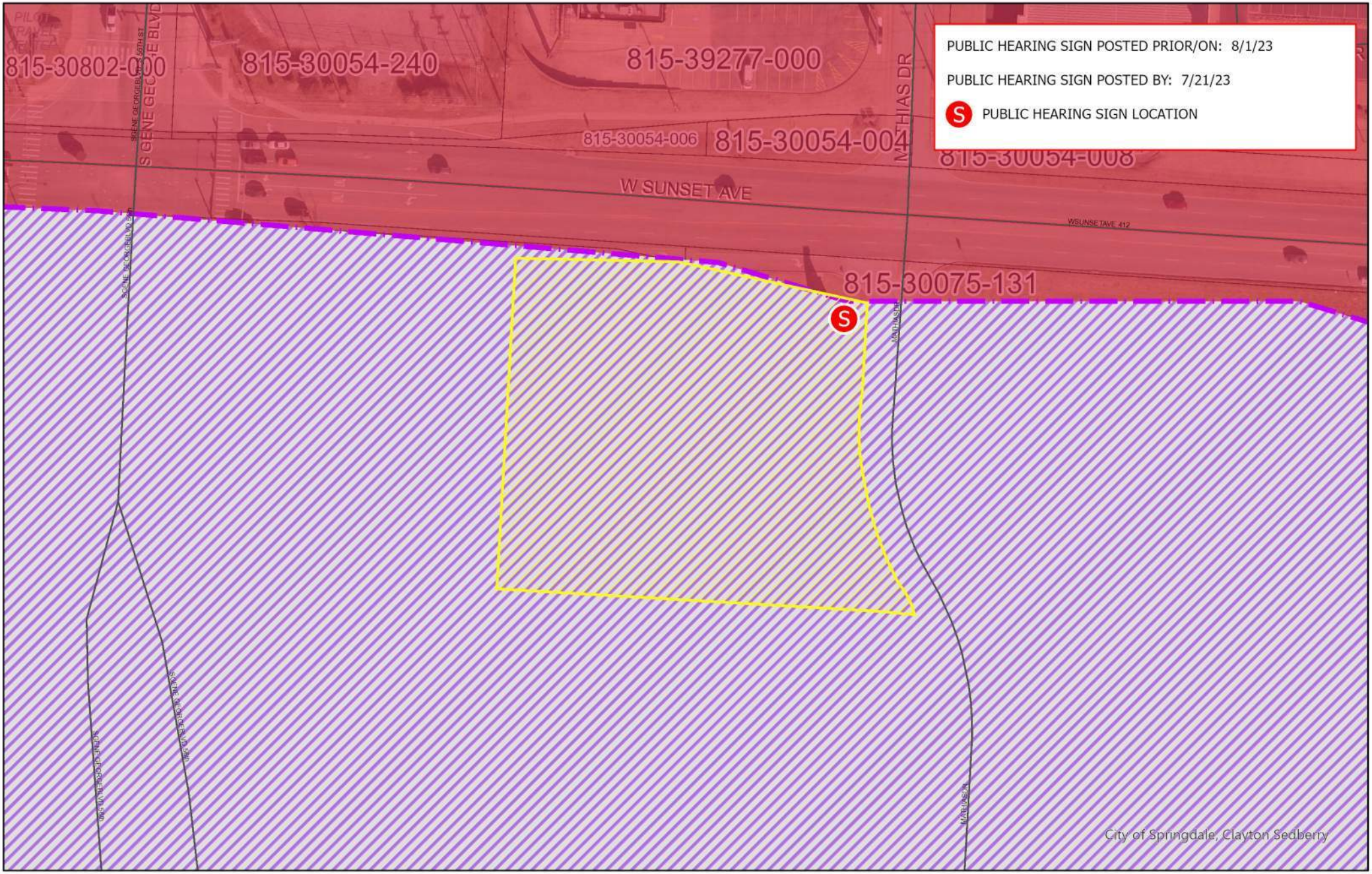


Planning Commission Meeting
September 5th, 2023
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Miles
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N

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SPRINGDALE™
WE'RE MAKING IT HAPPEN



Planning Commission Meeting

September 5th, 2023
(Tabled from August 1st)

Miles
0 00.01 0.01 0.02 0.03

N

PROJECT: B23-90 & 91
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REQUEST: Variance for Commercial Design Standards
Variance for Curb Cut Distance

SPRINGDALE
WE'RE MAKING IT HAPPEN

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **September 5, 2023**

Re: **R23-43 Rezone**

A request by Alfredo Reyes and Leticia Hernandez for Planning Commission approval of a zone change from Agricultural District (A-1) to General Commercial District (C-2) for a tract of land containing acres.

LOT LOCATION AND SIZE

The acre tract is located at 1098 Hatcher Road, north side of Hatcher Road west of Highway 265.

A vicinity map is attached.

EXISTING ZONING

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

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

ACCESSORY USES

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

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

SITE PLAN REVIEW

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

AREA REGULATIONS

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

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

REQUESTED ZONING

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

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

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

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

HEIGHT REGULATIONS

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

AREA REGULATIONS

SETBACKS:

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

GREENSPACE

Each developed lot shall provide and maintain:

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

OFF-STREET PARKING

See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE

The tract is undeveloped. The area to the north is undeveloped in A-1 zoning. The area to the east is undeveloped in A-1 zoning. The area to the south contains a single family dwelling in A-1 zoning with a commercial use to the east. The area to the west is undeveloped in A-1 zoning.

LAND USE PLAN AND MASTER STREE PLAN

The adopted Comprehensive Land Use Plan indicates commercial use.

The Master Street Plan indicates Hatcher Road as a local street.

STAFF COMMENTS AND RECOMMENDATIONS

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

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

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

File No. R23-43

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 ALFREDO REYES AND LETICIA HERNANDEZ
The record property owner(s), petitioning to rezone the following described area:

Legal Description:

PART OF THE E ½ of the NW ¼ of the SW ¼ OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, BEGINNING AT THE SE CORNER OF THE SAID E ½ OF THE NW ¼ OF THE SW ¼, thence WEST 505 FEET FOR THE POINT OF BEGINNING, thence NORTH 320 FEET, thence WEST to THE WEST LINE OF THE E ½ OF the NW ¼ OF THE SW ¼, thence SOUTH 320 FEET, thence EAST to the POINT OF BEGINNING

Layman's Description: 1098 HATCHER SPRINGDALE, AR 72764

The Petitioner hereby states by oath that:

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

The Petitioner requests the following zoning classification:

FROM (current zoning) AGRICULTURE A1

TO (proposed zoning) COMMERICAL C2

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

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

2. **Develop** the property _____(Yes 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: ENCHANCE AREA FOR PROPOSED BYPASS FOR 412 _____.

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: ALFREDO REYES MARTINES

MAILING ADDRESS: 1124 HATCHER ROAD

TELEPHONE: 479-601-5458 / 479-409-5580 DATE: 10/1/2022

LILMISSNUTS@AOL.COM
Email

R23-43

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~~ Benton AD)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 12th day of April, 2023.

YOHALMO DUARTE
Notary Public - Arkansas
Benton County
Commission # 12714441
My Commission Expires May 24, 2031

Notary Public

Bates & Associates, Inc.
Civil Engineering - Land Surveying - Landscape Architecture
7230 Pleasant Ridge Dr. / Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350

August 11, 2023

Planning Commissioners & Staff
City of Springdale
201 Spring Street
Springdale, AR 72764

SUBJECT: 21-00005-000 Rezoning

Dear Planning Staff,

Please see below for the Parcel Map and list of Adjacent Property Owners for the rezoning on Hatcher road (parcel number 21-00005-000)

ADJACENT PROPERTY OWNERS:

Parcel Number: 21-00005-020
Property Address: Hatcher Rd Springdale, AR 72764
Mailing Address: Gene George, Trustee
P O DRAWER G
Springdale, AR 72764

Parcel Number: 21-00115-130
Property Address: 850 Hatcher Rd Springdale, AR 72764
Mailing Address: Gene George, Trustee
P O DRAWER G
Springdale, AR 72764

Parcel Number: 21-00005-000
Property Address: 1098 Hatcher Rd Springdale, AR 72764
Mailing Address: Alfredo Reyes & Leticia Hernandez
1124 Hatcher Rd
Springdale, AR 72764

Parcel Number: 21-00004-000
Property Address: 1130 Hatcher Rd Springdale, AR 72764 (1130-A)
Mailing Address: Juan Lopez
4238 Essex Cove
Springdale, AR 72762

Parcel Number: 21-00005-035
Property Address: 1131 Hatcher Rd Springdale, AR 72764
Mailing Address: Roy D & Rebecca A Cofer
1131 Hatcher Rd
Springdale, AR 72764

Parcel Number: 21-00005-001
Property Address: 1116 Hatcher Rd Springdale, AR 72764
Mailing Address: Arkansas State Highway Commission
P O Box 2261
Little Rock AR 72203

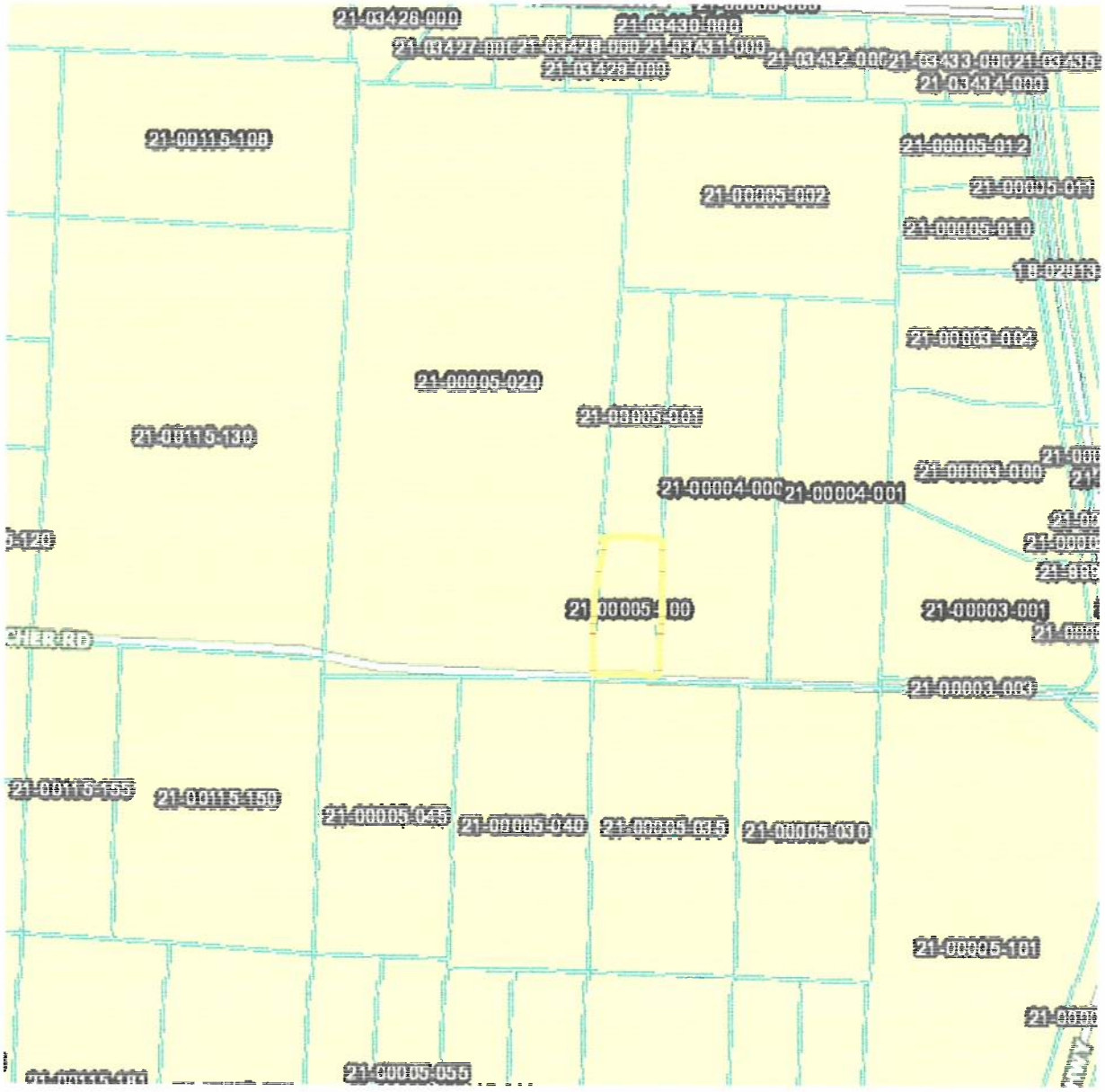
Parcel Number: 21-00005-040
Property Address: 1035 Hatcher Rd Springdale, AR 72764
Mailing Address: Paul J & Tamara S Giudice, Co-Trustees
1035 Hatcher Rd
Springdale AR 72764

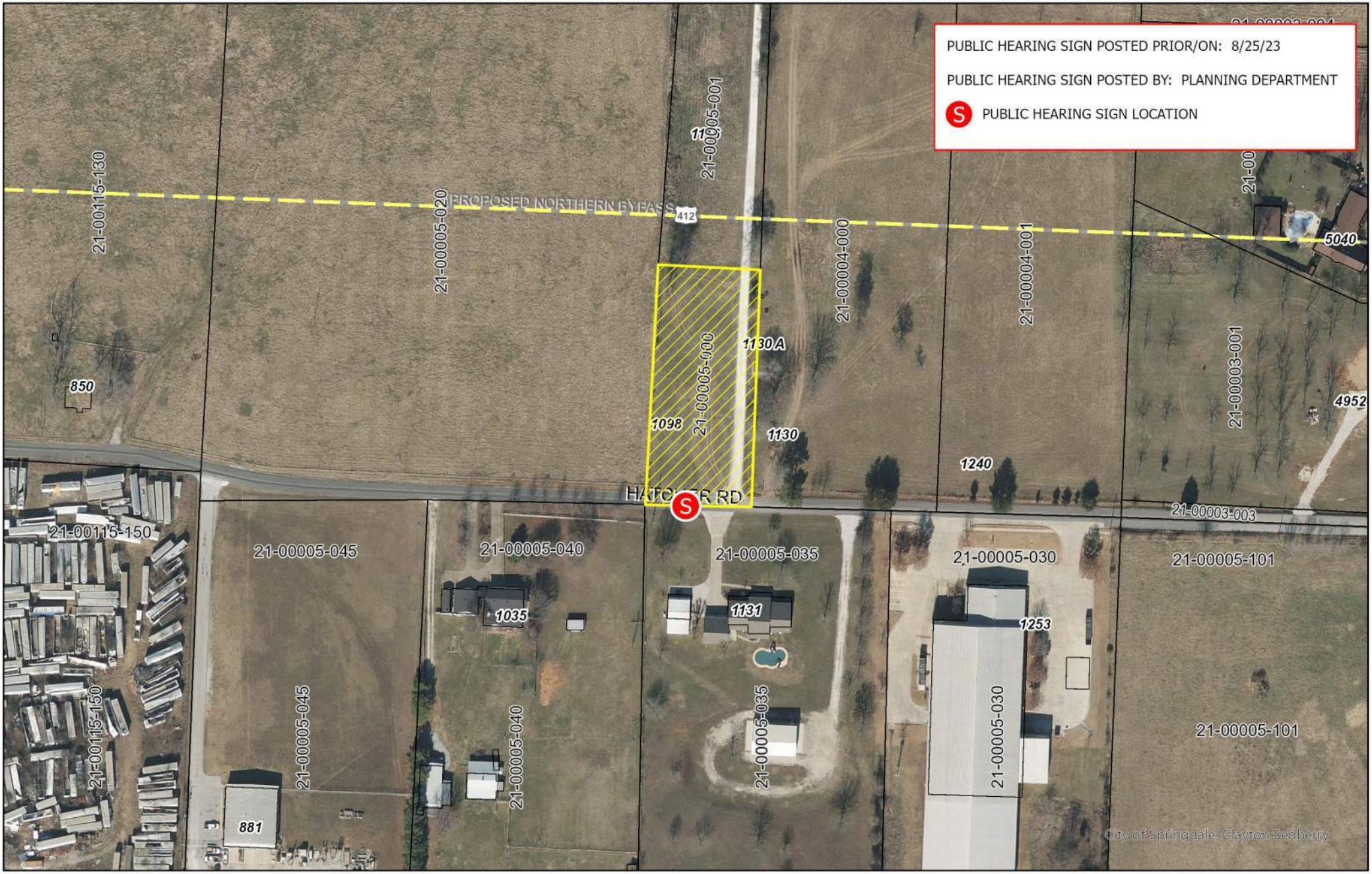
If you have any questions or require additional information, please feel free to contact me at your convenience.

Derrick Thomas, P.S.
Bates & Associates, Inc.

Parcel Map

R23-43





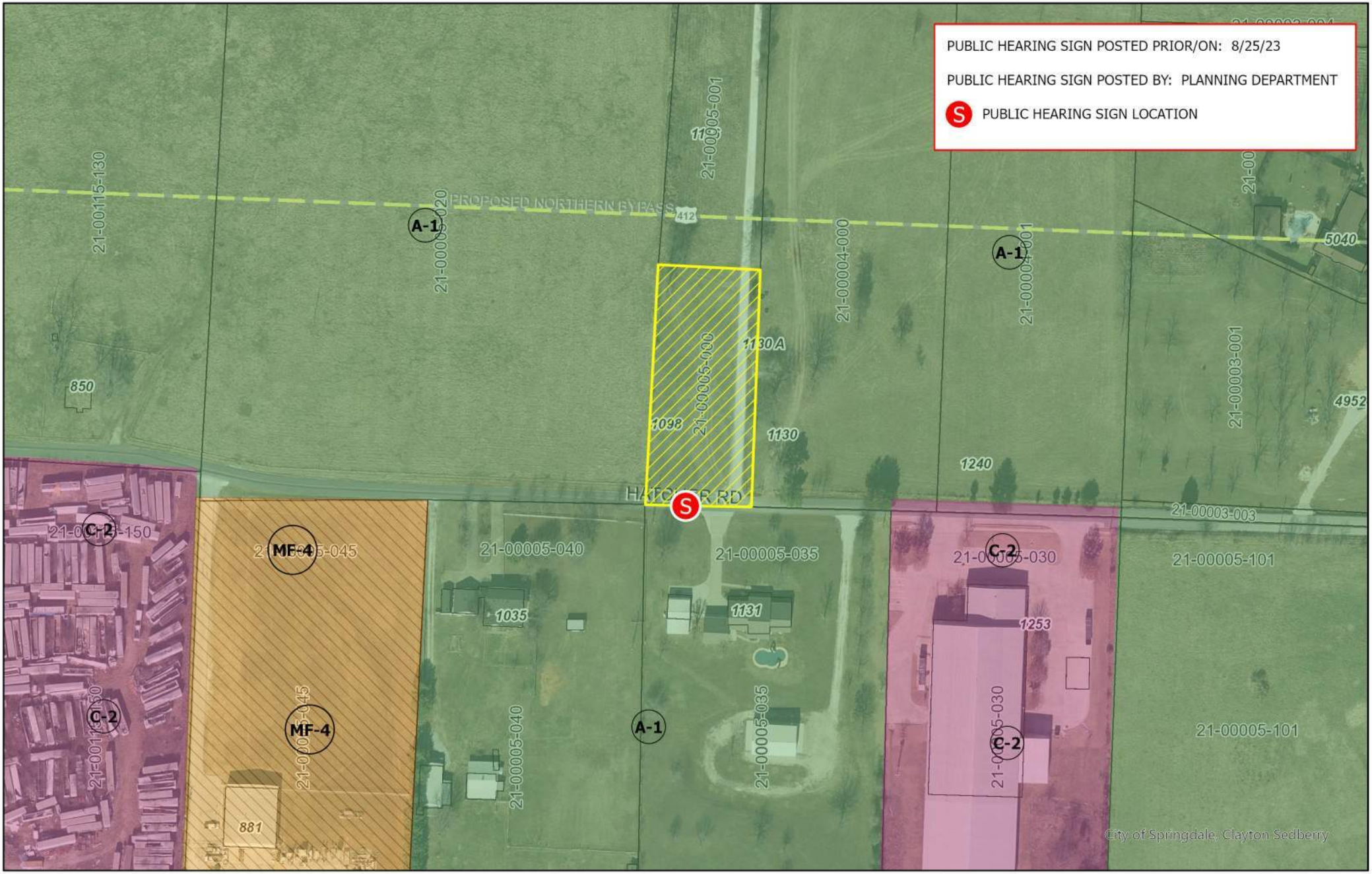
Planning Commission Meeting
September 5, 2023

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PROJECT: R23-43
APPLICANT: Alfredo Reyes & Leticia Hernandez
LOCATION: 1098 Hatcher Rd
REQUEST: Rezoning from A-1 to C-2

SPRINGDALE
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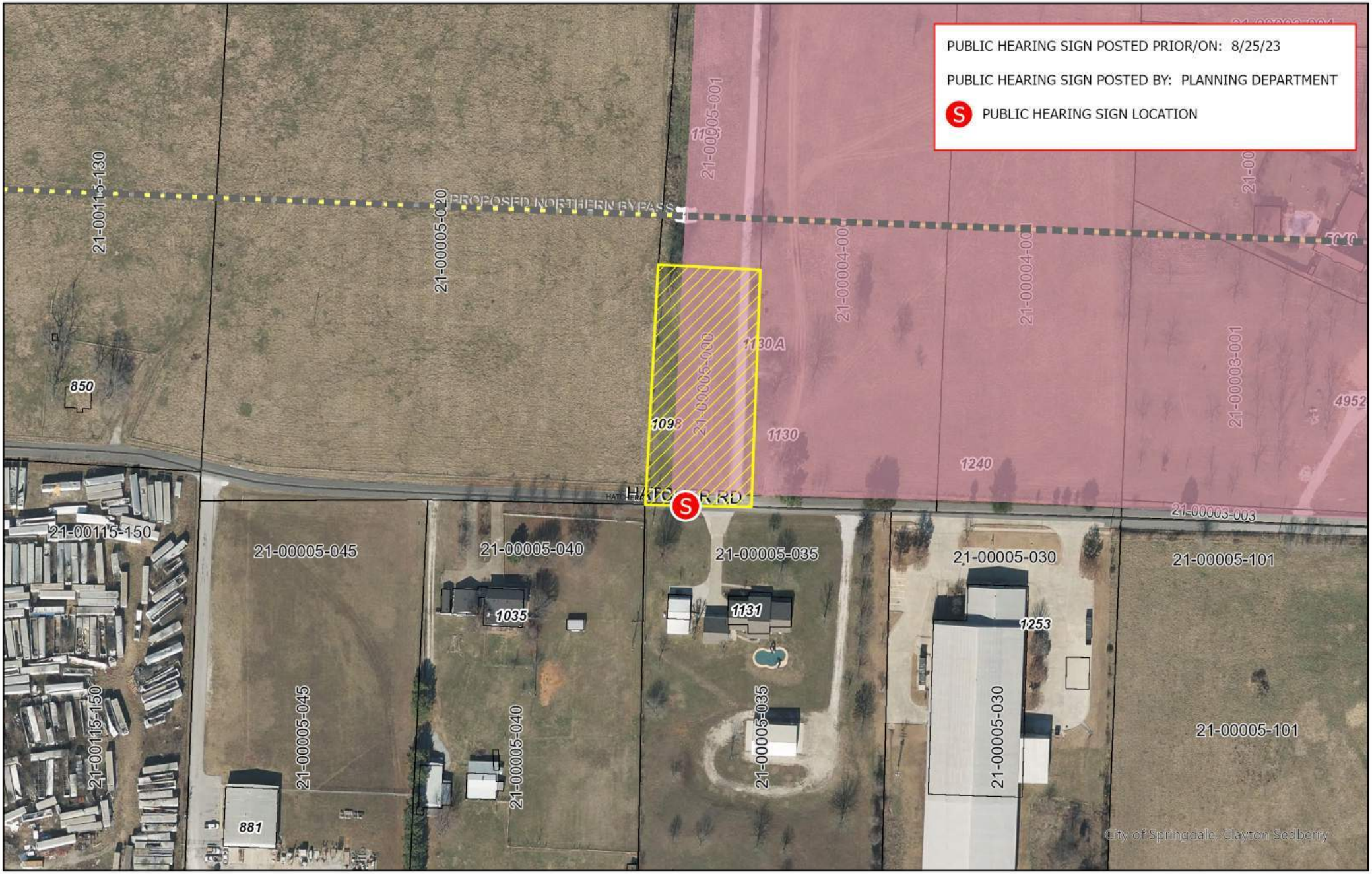
Planning Commission Meeting
September 5, 2023

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PROJECT: R23-43
APPLICANT: Alfredo Reyes & Leticia Hernandez
LOCATION: 1098 Hatcher Rd
REQUEST: Rezoning from A-1 to C-2

SPRINGDALE
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Planning Commission Meeting
September 5, 2023

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N

PROJECT: R23-43
APPLICANT: Alfredo Reyes & Leticia Hernandez
LOCATION: 1098 Hatcher Rd
REQUEST: Rezoning from A-1 to C-2

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PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **September 5, 2023**

Re: **R23-44 Rezone**

A request by Tan Properties, LLC, Chong Tan for Planning Commission approval of a zone change from General Commercial District (C-2) to Low Density Single Family Residential District (SF-2) for a tract of land containing .38 acres.

LOT LOCATION AND SIZE

The .38 acre tract is located at 4507 Johnson Road, east side of Johnson Road south of Cottonwood.

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

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

SURROUNDING ZONING AND LAND USE

The tract contains a commercial structure previously used as a daycare. The area to the north contains a multi-family dwelling in C-2 zoning. The area to the east contains storage units in C-2 zoning. The area to the south and west contain single family dwellings in MF-4 and SF-2 zoning.

LAND USE PLAN AND MASTER STREE PLAN

The adopted Comprehensive Land Use Plan indicates commercial use.

The Master Street Plan indicates Johnson Road as a minor collector

STAFF COMMENTS AND RECOMMENDATIONS

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

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

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Petition for Rezoning

STAFF USE ONLY

Date Application Submitted: August 15, 2023 Payment Method: _____

Date Accepted as Complete: _____ Project Number: R23-44

APPLICATION CONTACTS:
Indicate one person of contact for this request: Chong Tan (Applicant) _____ Representative

Applicant (person making request)	Review Point of Contact for Question & Staff Reviews
Name: Chong Tan	Name: Chong Tan
E-mail: iambentan@yahoo.com	E-mail: iambentan@yahoo.com
Address: 782 Belmont Way Springdale, AR 72762	Address: 782 Belmont Way Springdale, AR 72762
Phone: (479)445 3809	Phone: (479)445 3809
Site/ Location: 4507 Johnson Road Springdale, AR 72762	Current Zoning District: C2
Assessor's Parcel Number(s): _____	Desired New Zoning: SF 2
	Total Acreage: 0.38

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.

File No. R23-44

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 _____

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

Legal Description:

See Warranty Deed

Layman's Description:

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

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

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

FROM (current zoning) C2

TO (proposed zoning) SF2

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

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

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

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: Minimum Impact.

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: Chong Tan

Address: 782 Belmont Way, Springdale, AR 72762

PETITIONER/OWNER SIGNATURE

MAILING ADDRESS: 782 Belmont Way, Springdale, AR 72762

TELEPHONE: (479)4453809 DATE: 8/14/2023

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.

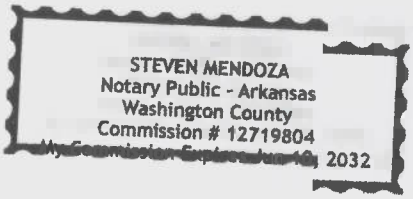
SIGNATURE
(Property Owner)



(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 8th day of August, 2023.



Notary Public

ALLEGIANCE
TITLE COMPANY

ADJOINING OWNER SEARCH

File No.: 23-1690

Effective Date: August 15, 2023

Recipient: Chong Tan (Title Vested in Tan Properties, LLC an Arkansas limited liability company)

NOTE: This adjoining owner search ("Search") is intended to be a written representation of information taken directly from the Tax Records for the county shown herein. By accepting this Search and remitting payment for it, the Recipient agrees that this is not intended to be a determination of the marketability/insurability of title, a commitment to provide title insurance, a legal opinion concerning the status of title to the property, or a similar product of that nature, and that the findings herein are presented for the sole use and benefit of the Recipient. Further, the Recipient agrees that Allegiance Title Company's liability for the Search shall be limited to the amount of $750 or the cost of the Search, whichever is greater.

Having searched the Tax Records of Washington County, Arkansas, as of the Effective Date for the Property described as follows:

A part of the NW 1/4 of the SW 1/4 of Section 14, T-17-N, R-30-W more particularly described as commencing at the Northwest corner of said 40 acre tract, and continuing thence S 00°36'00" E 195.29 feet and N 89°24'00" E 30.00 feet to a set iron pin on the East right of way of Johnson Road, thence along said right of way S 00°36'00" E 108.00 feet to the point of beginning of property described herein; thence N 86°21'28" E 181.82 feet; thence S 00°36'00" E 92.00 feet; thence S 86°21'28" W 181.62 feet to a monument on the East right of way of Johnson Road; thence along said right of way N 00°36'00" W 92.00 feet to the point of beginning, containing 0.38 acres, more or less, Washington County, Arkansas. Subject to all easements, covenants, conditions, restrictions, reservations and rights of way of record. Subject to all prior mineral reservations and oil and gas leases.

Allegiance Title Company finds the following last known addresses of the record owners of the parcels adjoining the Property:

1. **Parcel No. 815-29538-000**
   NWA STORAGE 7 LLC
   74 HALBACH CT
   FOND DU LAC, WI 54937

2. **Parcel No. 815-31067-000**
   RYBA INVESTMENT PROPERTIES LLC
   11867 RED OAK DR
   FAYETTEVILLE, AR 72704

3. **Parcel No. 815-31066-000**
   SANCHEZ, ANGEL
   2056 DOGWOOD PL
   SPRINGDALE, AR 72762

4. **Parcel No. 815-31065-000**
KELLER, JOHN L & PHYLLIS R; BIER, MARY ELIZABETH
2080 DOGWOOD PL
SPRINGDALE, AR 72762

5. **Parcel No. 815-29538-001**
REYNOLDS, TODD RICHARD & KAREN CHRISTINE
847 KENSINGTON CV
SPRINGDALE, AR 72762

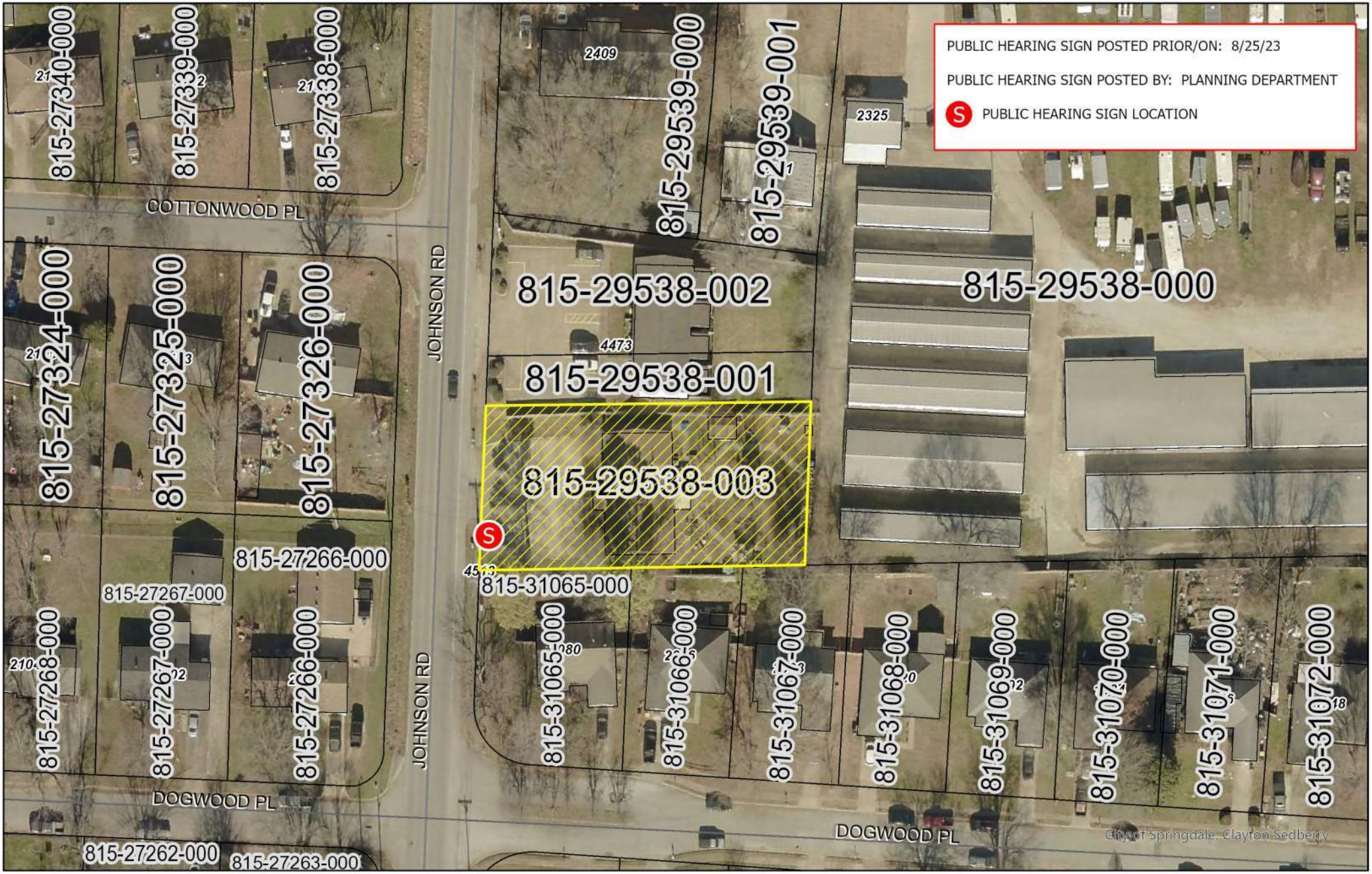
6. **Parcel No. 815-27326-000**
HOPPER, JESSICA
2101 COTTONWOOD PL
SPRINGDALE, AR 72762

7. **Parcel No. 815-27266-000**
HILLIAN, BILLY J & COLLEEN M
2100 DOGWOOD PL
SPRINGDALE, AR 72762-7316

ALLEGIANCE TITLE COMPANY



By:
Chad McCone, Authorized Signatory
Signing Agent No. 20623065
Title Agency No. 3001581459]



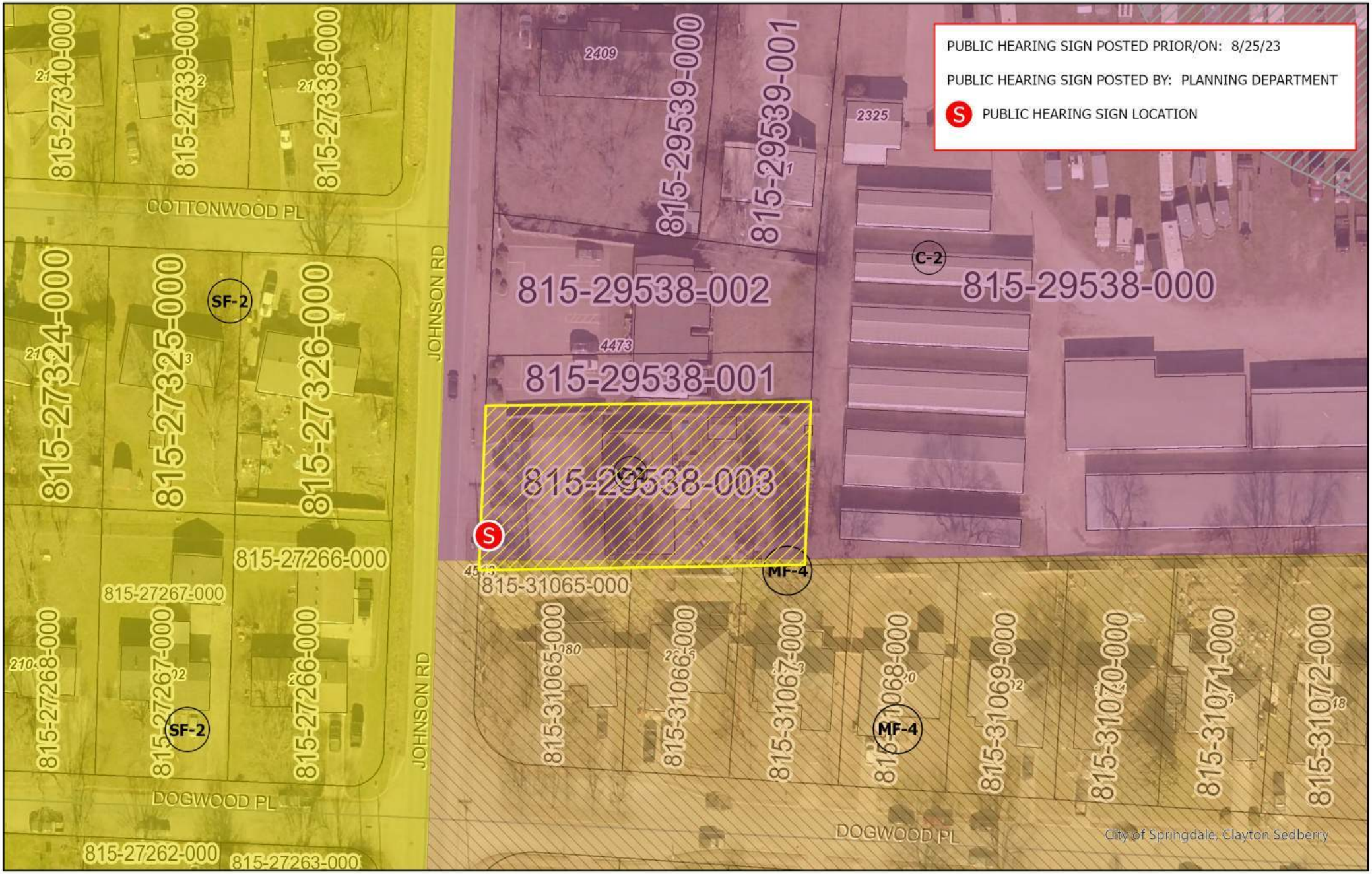
Planning Commission Meeting
September 5, 2023

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PROJECT: R23-44
APPLICANT: Tan Properties, LLC
LOCATION: 4507 Johnson Rd
REQUEST: Rezoning from C-2 to SF-2

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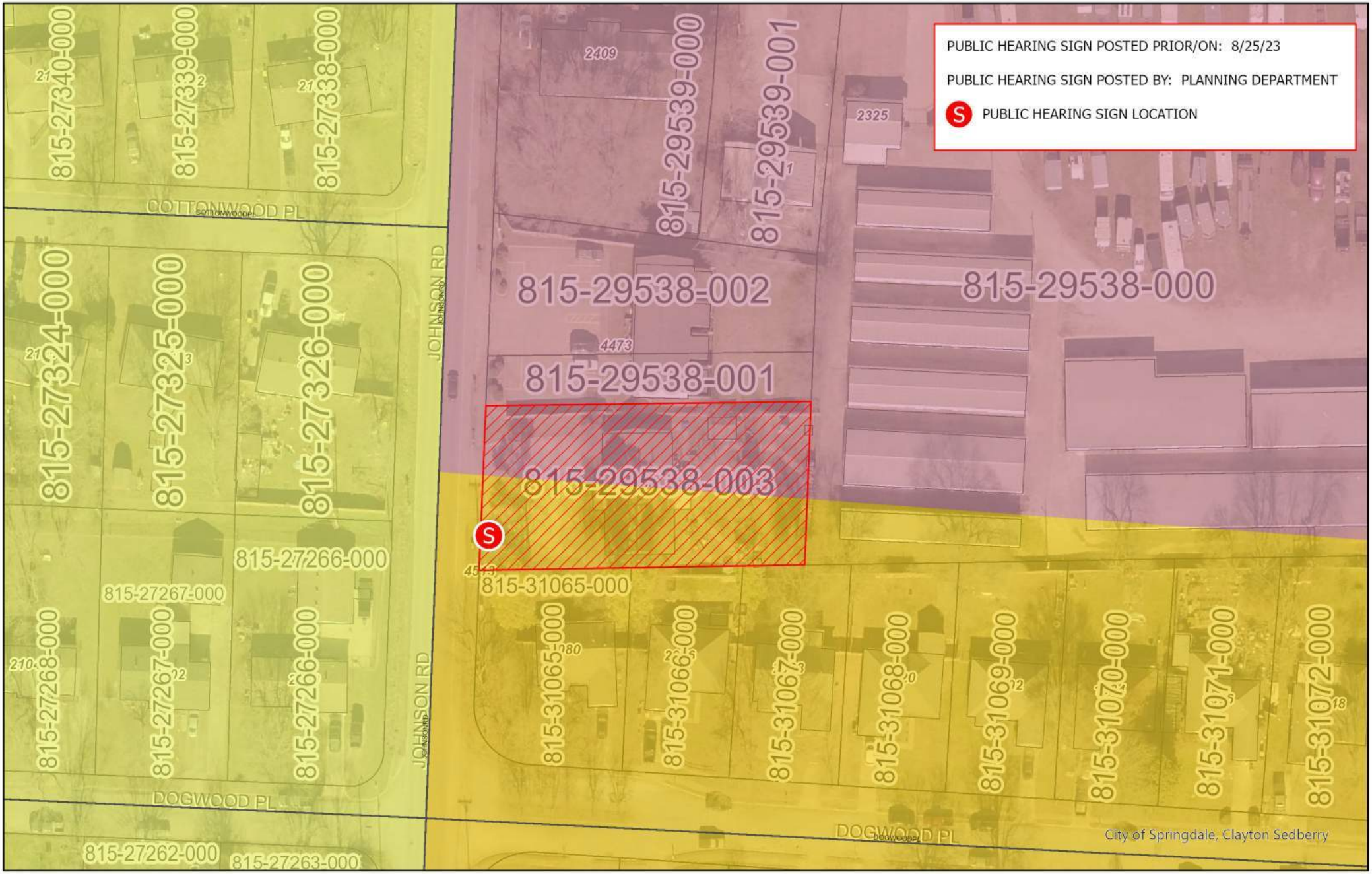
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Planning Commission Meeting
September 5, 2023

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APPLICANT: Tan Properties, LLC
LOCATION: 4507 Johnson Rd
REQUEST: Rezoning from C-2 to SF-2

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PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **September 5, 2023**

Re: **R23-45 Rezone**

A request by Old Mo East, LLC for Planning Commission approval of a zone change from General Industrial District (I-2) to Thoroughfare Commercial District (C-5) for a tract of land containing 16.361 acres.

LOT LOCATION AND SIZE

The 16.361 acre tract is located at 1609 N. Old Missouri Road, west side of N. Old Missouri Road, south of Randall Wobbe Lane.

A vicinity map is attached.

EXISTING ZONING

The existing zoning of this tract is an I-2 General Industrial district. The District is designed to accommodate a industrial uses which involve potentially objectionable uses and hazards, and which, therefore, cannot be reasonably expected to conform to a high level of performance standards, but which are essential to the economic viability of the city.

Uses permitted: - 1, 21, 24, 25, 26, 27, 32, 33, 35
Conditional Uses Permitted on Appeal: - 2, 3

HEIGHT REGULATIONS

There shall be no maximum height limits in I-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
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.

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

The tract contains a parking lot for an industrial/warehouse to the south. The area to the north contains industrial uses in I-1 zoning and residential uses in MF- 4 zoning. The area to the south contains residential uses in MF-4 zoning. The area to the east contains industrial uses in I-1 zoning.

LAND USE PLAN AND MASTER STREE PLAN

The adopted Comprehensive Lane Use Plan indicates Heavy Industrial.

The Master Street Plan indicates Old Missouri Road as a principal arterial.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is not in keeping with the comprehensive Land Use Plan and is not recommended for approval.

SPRINGDALE™
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Petition for Rezoning

STAFF USE ONLY

Date Application Submitted: August 16, 2023 Payment Method: _____

Date Accepted as Complete: _____ Project Number: R23-45

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

Applicant (person making request)	Review Point of Contact for Question & Staff Reviews
Name: Scott Senyard	Name: Nikki Gittell
E-mail: Scott@cashbradley.com	E-mail: nikki@dlwnc.com
Address: P.O Box 8054 Fayetteville, AR 72703	Address: 3825 N. Shiloh Dr. Fayetteville, AR 72703
Phone: 479-790-5514	Phone: 479-443-4506
Site/ Location: 11609 Old Missouri Rd. Springdale, AR 72764	Current Zoning District: I-2
Assessor's Parcel Number(s): 815-28697-002 815-28698-000	Desired New Zoning: C-5
	Total Acreage: 16.321

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.

File No. R23-45

PETITION FOR REZONING

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by Old Mo East, LLC

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

Legal Description:

(Attached separately)

Layman's Description:

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

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

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

FROM (current zoning) I-2

TO (proposed zoning) C-5

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

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

2. **Develop** the property _____(Yes 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: There may be a slight increase in traffic, but we do not expect it to be significant.

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: [signature]

Address: 3825 N. Shiloh Dr. Fayetteville, AR 72703

PETITIONER/OWNER **SIGNATURE** [signature]

MAILING ADDRESS: P.O Box 8054 Fayetteville, AR 72703

TELEPHONE: 479-790-5514 DATE: 5/15/23

R23-45

VERIFICATION

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

SIGNATURE
(Property Owner)

(Property Owner)

State of Arkansas)
) ss.
County of ~~Washington~~ Madison)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 15 day of August, 2023.

NIKKI LITTRELL
COMM. #12715364
Notary Public - Arkansas
Madison County
My Comm. Expires July 23, 2031

Notary Public

Parcel	Owner Name	Owner Address
815-28686-000	265 Business Park LLC	4100 Corporate Center Dr. Ste. 310 Springdale, AR 72762
815-28684-000	Beaver Lake Concrete Inc.	P.O Box 1000 Humboldt, KS 66748-0900
815-36708-000	Armando & Sergio Gonzalez	1378 Tolleson Loop Springdale, AR 72764-8928
815-36709-000	Fernando Calderon	1352 Tolleson Loop Apt. B Springdale, AR 72764
815-36710-000	Marco A. Villegas-Rosas & Rosalva Padilla-Boizo	2790 Fruit Tree Ave. Springdale, AR 72764-7359
815-36711-000	Oscar Ruiz & Maria Galarza	1290 A Tolleson Loop Springdale, AR 72764
815-36712-000	Gonzalez Family Revocable Trust	299 Fredonia St. Springdale, AR 72762
815-36713-000	Ronald H. & Cheryl P. Mead	323 Center Dr. Lowell, AR 72745
815-28697-006	City of Springdale	201 N. Spring St. Springdale, AR 72764
815-28697-004	Cards RP Holdings LLC	4208 Johnson Rd. Springdale, AR 72762-7363
815-28703-000	City of Springdale	201 N. Spring St. Springdale, AR 72764
815-28701-000	Saul B. & Deris E. Calderon	3961 N. Bridlewood Dr. Springdale, AR 72764
815-28702-000	City of Springdale	201 N. Spring St. Springdale, AR 72764
815-28691-000	City of Springdale	201 N. Spring St. Springdale, AR 72764
815-27518-000	C L George & Sons	P.O Box G Springdale, AR 72765
815-27521-000	Brunner & Lay Inc	P.O Box 1190 Springdale, AR 72765
815-27520-000	City of Springdale	201 N. Spring St. Springdale, AR 72764



INFORMAL PLAT

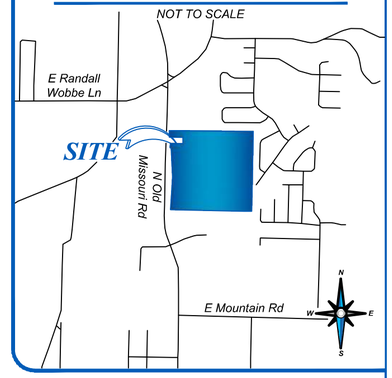
1609 NORTH OLD MISSOURI ROAD

LOCATED IN: SECTION 30, TOWNSHIP 18 NORTH, RANGE 29 WEST

WASHINGTON COUNTY, SPRINGDALE, ARKANSAS 72764

VICINITY MAP

NOT TO SCALE



RECORD DESCRIPTION

WARRANTY DEED 2019-00003055:
A PART OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 29 WEST, OF THE 5TH P.M., COUNTY OF WASHINGTON, STATE OF ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE CENTER OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 30, AND RUNNING THENCE NORTH 88 DEGREES 24 MINUTES 30 SECONDS WEST, 284.80 FEET, TO THE EAST RIGHT-OF-WAY OF THE OLD MISSOURI ROAD; THENCE WITH SAID R.O.W. NORTH 1 DEGREES 32 MINUTES 20 SECONDS EAST 604.11 FEET; THENCE SOUTH 88 DEGREES 24 MINUTES 30 SECONDS EAST 254.63 FEET; THENCE NORTH 1 DEGREE 31 MINUTES 20 SECONDS EAST 121.00 FEET; THENCE SOUTH 88 DEGREES 24 MINUTES 30 SECONDS EAST 379.14 FEET; THENCE NORTH 1 DEGREE 31 MINUTES 20 SECONDS EAST 132.90 FEET; THENCE SOUTH 88 DEGREES 24 MINUTES 30 SECONDS EAST 970.86 FEET, TO THE EAST LINE OF THE NE 1/4 OF THE SW 1/4; THENCE SOUTH 1 DEGREE 31 MINUTES 20 SECONDS WEST 858.00 FEET TO THE SE CORNER OF SAID NE 1/4 OF THE SW 1/4; THENCE NORTH 88 DEGREES 24 MINUTES 30 SECONDS WEST 1320.00 FEET TO THE POINT OF BEGINNING.

SURVEY DESCRIPTION

TRACT 1:
A PART OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 29 WEST, OF THE 5TH P.M., COUNTY OF WASHINGTON, STATE OF ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT; THENCE, ALONG THE EAST LINE OF SAID FORTY ACRE TRACT, NORTH 02°48'41" EAST 2,196.32 FEET; THENCE, LEAVING SAID EAST LINE, NORTH 87°38'50" WEST 307.11 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE ARKANSAS-MISSOURI RAILROAD, BEING THE TRUE POINT OF BEGINNING; THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 260.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 41°33'09" EAST 367.69 FEET; THENCE, SOUTH 02°48'39" WEST 193.35 FEET; THENCE, LEAVING SAID EAST RIGHT-OF-WAY LINE, NORTH 88°00'05" WEST 933.33 FEET; THENCE, SOUTH 01°59'55" WEST 61.39 FEET; THENCE, NORTH 88°00'05" WEST 592.60 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH OLD MISSOURI ROAD; THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°40'03" WEST 191.14 FEET; THENCE, NORTH 87°34'09" WEST 22.00 FEET; THENCE, NORTH 02°48'51" EAST 88.22 FEET TO A FOUND 1" PIPE; THENCE, LEAVING SAID EAST RIGHT-OF-WAY LINE, SOUTH 87°07'11" EAST 247.00 FEET; THENCE, NORTH 02°48'39" EAST 124.03 FEET TO A FOUND 1/2" REBAR CAPPED "1005"; THENCE, NORTH 87°38'58" WEST 269.95 FEET; THENCE, NORTH 02°29'46" EAST 128.22 FEET; THENCE, SOUTH 87°38'50" EAST 649.10 FEET TO A FOUND 1/2" REBAR; THENCE, SOUTH 87°38'50" EAST 675.99 FEET TO THE POINT OF BEGINNING. CONTAINING 16.361 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

TRACT 2:
A PART OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 29 WEST, OF THE 5TH P.M., COUNTY OF WASHINGTON, STATE OF ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT; THENCE, ALONG THE EAST LINE OF SAID FORTY ACRE TRACT, NORTH 02°48'41" EAST 2,196.32 FEET; THENCE, LEAVING SAID EAST LINE, NORTH 87°38'50" WEST 307.11 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE ARKANSAS-MISSOURI RAILROAD; THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 260.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 41°33'09" EAST 367.69 FEET; THENCE, SOUTH 02°48'39" WEST 193.35 FEET; THENCE, LEAVING SAID EAST RIGHT-OF-WAY LINE, NORTH 88°00'05" WEST 391.38 FEET TO THE TRUE POINT OF BEGINNING; THENCE, SOUTH 02°32'58" WEST 779.77 FEET; THENCE, NORTH 87°42'22" WEST 482.50 FEET TO A FOUND 1/2" REBAR CAPPED "1370"; THENCE, SOUTH 39°59'59" WEST 20.24 FEET TO A FOUND 1/2" REBAR CAPPED "1370"; THENCE, NORTH 47°21'13" WEST 25.14 FEET TO A FOUND 1/2" REBAR CAPPED "1370"; THENCE, NORTH 87°29'47" WEST 334.99 FEET TO A FOUND 1/2" REBAR CAPPED "1370"; THENCE, NORTH 02°35'22" EAST 234.53 FEET TO A FOUND PK-NAIL; THENCE, NORTH 86°25'39" WEST 266.71 FEET TO A FOUND 1/2" REBAR MARKING THE EAST RIGHT-OF-WAY LINE OF NORTH OLD MISSOURI ROAD; THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 05°11'51" EAST 104.62 FEET; THENCE, NORTH 01°16'09" WEST 251.50 FEET; THENCE, NORTH 00°40'03" WEST 115.21 FEET; THENCE, LEAVING SAID EAST RIGHT-OF-WAY LINE, SOUTH 88°00'05" EAST 592.60 FEET; THENCE, NORTH 01°59'55" EAST 61.39 FEET; THENCE, SOUTH 88°00'05" EAST 541.95 FEET TO THE POINT OF BEGINNING. CONTAINING 17.678 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

TRACT 3:
A PART OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 29 WEST, OF THE 5TH P.M., COUNTY OF WASHINGTON, STATE OF ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT; THENCE, ALONG SAID EAST LINE, NORTH 02°48'41" EAST 645.75 FEET; THENCE, LEAVING SAID EAST LINE, NORTH 87°07'09" WEST 124.92 FEET TO THE EAST RIGHT-OF-WAY OF ARKANSAS-MISSOURI RAILROAD, BEING THE TRUE POINT OF BEGINNING; THENCE, LEAVING SAID EAST RIGHT-OF-WAY LINE, NORTH 87°07'09" WEST 20.08 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID ARKANSAS-MISSOURI RAILROAD; THENCE, ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 260.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 15°12'11" EAST 110.84 FEET; THENCE, NORTH 27°30'35" EAST 70.03 FEET; THENCE, ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 240.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 15°09'41" EAST 102.65 FEET; THENCE, NORTH 87°11'20" WEST 15.00 FEET; THENCE, NORTH 02°48'41" EAST 37.44 FEET TO A FOUND 1/2" REBAR CAPPED "1370"; THENCE, NORTH 87°42'22" WEST 352.79 FEET; THENCE, NORTH 02°32'58" EAST 779.77 FEET; THENCE, SOUTH 88°00'05" EAST 391.38 FEET; THENCE, SOUTH 02°48'39" WEST 813.44 FEET; THENCE, ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 260.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 15°09'36" WEST 111.21 FEET; THENCE, SOUTH 27°30'33" WEST 70.03 FEET; THENCE, ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 240.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 14°28'20" WEST 108.28 FEET TO THE POINT OF BEGINNING. CONTAINING 7.134 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

PRELIMINARY

ZONING INFORMATION

CURRENT ZONING: I-2, GENERAL INDUSTRIAL DISTRICT

SETBACK REQUIREMENTS:
FRONT - 30'; FRONT IF PARKING IS ALLOWED BETWEEN R/W & THE BUILDING - 50'
SIDE - 0'
REAR - 25'

MISCELLANEOUS NOTES

STATE RECORDING NUMBER:
500-18N-29W-0-30-320-72-1659

COMPLETED FIELD WORK:
AUGUST 9, 2023

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED 2019-00003055.
2. SURVEY PLAT FILED IN PLAT BOOK 24 AT PAGE 310.
3. SURVEY PLAT FILED IN PLAT 202306022943.

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.

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. 05143C0080F, 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.

LAND AREA

TRACT 1
712,702 ± SQUARE FEET
16.361 ± ACRES

TRACT 2
770,037 ± SQUARE FEET
17.678 ± ACRES

TRACT 3
310,738 ± SQUARE FEET
7.134 ± ACRES

CERTIFICATE OF SURVEYING ACCURACY
I, WILLIAM G. 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.

ACCEPTANCE OF DEDICATIONS:

_____ _____
DATE MAYOR

_____ _____
DATE CITY CLERK

_____ _____
DATE ENGINEER, SPRINGDALE WATER UTILITIES

APPROVAL FOR RECORDING _____

_____
DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION

TRANSMITTAL, OWNERSHIP & ORDINANCE:
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 COMPOANY 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 EXISITING 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 OF EXECUTION SIGNED OWNER

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 8TH DAY OF AUGUST, 2023.

BLEW & ASSOCIATES, P.A. — CERTIFICATE OF AUTHORIZATION — ARKANSAS — No. 1534

REGISTERED — STATE OF ARKANSAS — NO. 1659 — PROFESSIONAL LAND SURVEYOR — WILLIAM G. GAGNER

PRELIMINARY

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.

SHEET 1 OF 2

DATE	REVISION HISTORY	BY

BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
OFFICE: 479.443.4506 · FAX: 479.582.1883
SURVEY@BLEWINC.COM
WWW.BLEWINC.COM

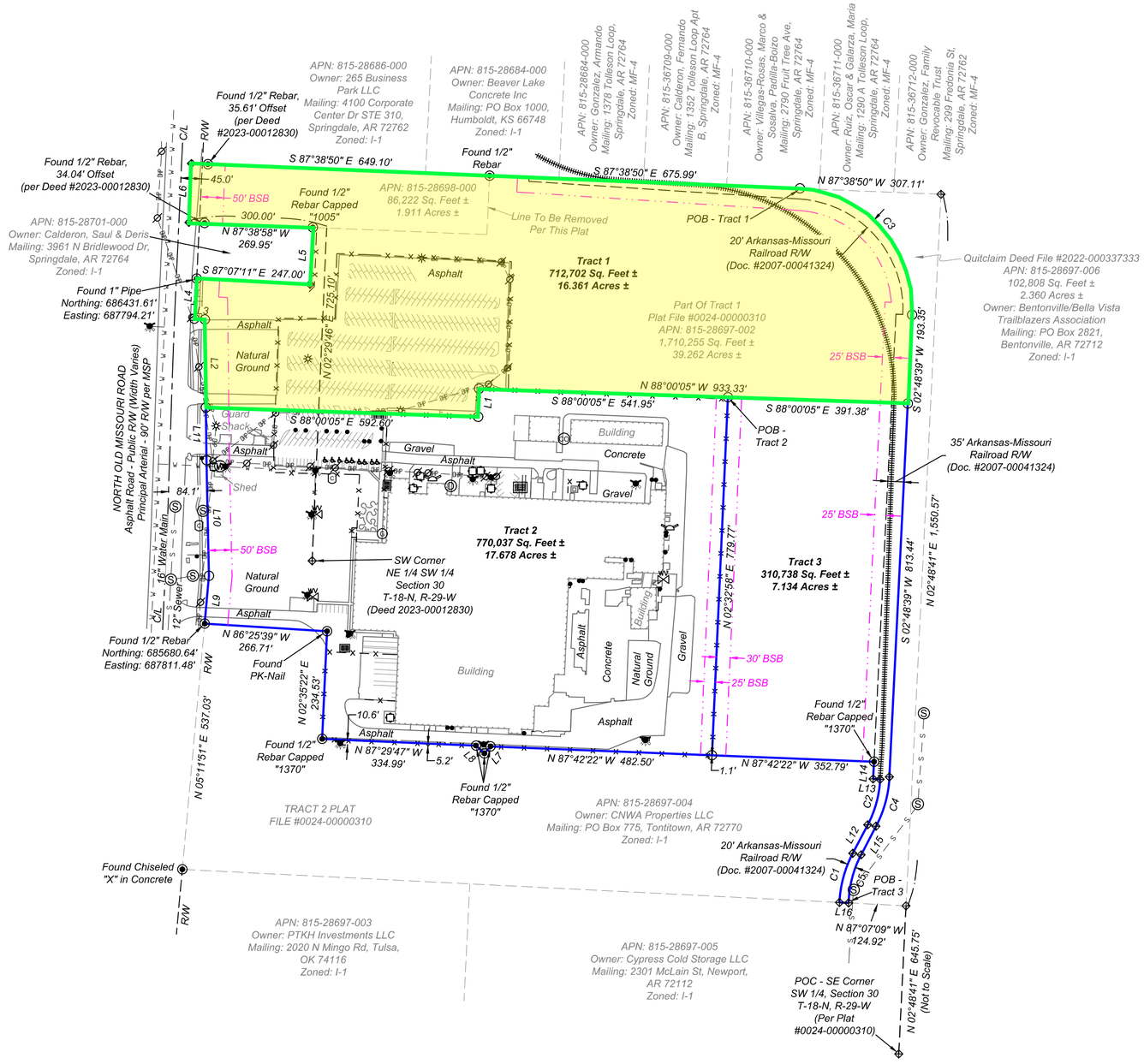
SURVEYOR JOB NUMBER: 23-5040 R23-45	**SURVEY DRAWN BY:** ANC - 08/11/2023
SURVEY REVIEWED BY: TPN	**SCALE:** 1" = 200'
FOR THE USE AND BENEFIT OF: SCOTT SENYARD	

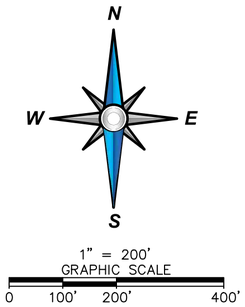
INFORMAL PLAT

1609 NORTH OLD MISSOURI ROAD

LOCATED IN: SECTION 30, TOWNSHIP 18 NORTH, RANGE 29 WEST

WASHINGTON COUNTY, SPRINGDALE, ARKANSAS 72764





LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- HANDICAP PARKING
- FIRE HYDRANT
- LIGHT
- SANITARY MANHOLE
- BOLLARD
- POWER POLE
- ELECTRIC METER
- ELECTRIC BOX
- WATER METER
- WATER VALVE
- DRAIN GRATE
- STORM MANHOLE
- CLEANOUT
- SIGN
- FIRE DEPT. CONNECTION
- GAS METER
- CABLE PEDESTAL
- POC — POINT OF COMMENCEMENT
- POB — POINT OF BEGINNING
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE (R/W)
- CENTERLINE (C/L)
- FENCE LINE
- OVERHEAD POWER LINE
- SETBACK LINE (BSB)
- UNDERGROUND WATER LINE
- SANITARY SEWER LINE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 01°59'55" E	61.39'
L2	N 00°40'03" W	191.14'
L3	N 87°34'09" W	22.00'
L4	N 02°48'51" E	88.22'
L5	N 02°48'39" E	124.03'
L6	N 02°29'46" E	128.22'
L7	S 39°59'59" W	20.24'
L8	N 47°21'13" W	25.14'
L9	N 05°11'51" E	104.62'
L10	N 01°16'09" W	251.50'
L11	N 00°40'03" W	115.21'
L12	N 27°30'35" E	70.03'
L13	N 87°11'20" W	15.00'
L14	N 02°48'41" E	37.44'
L15	S 27°30'33" W	70.03'
L16	N 87°07'09" W	20.08'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	260.00'	111.69'	110.84'	N 15°12'11" E	24°36'48"
C2	240.00'	103.45'	102.65'	N 15°09'41" E	24°41'49"
C3	260.00'	408.40'	367.69'	S 41°33'09" E	89°59'55"
C4	260.00'	112.07'	111.21'	S 15°09'36" W	24°41'50"
C5	240.00'	109.22'	108.28'	S 14°28'20" W	26°04'25"

SHEET 2 OF 2

DATE	REVISION HISTORY	BY

BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
OFFICE: 479.443.4506 · FAX: 479.582.1883
SURVEY@BLEWINC.COM
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 23-5040 R23-45	**SURVEY DRAWN BY:** ANC - 08/11/2023
SURVEY REVIEWED BY: TPN	**SCALE:** 1" = 200'
FOR THE USE AND BENEFIT OF: SCOTT SENYARD	



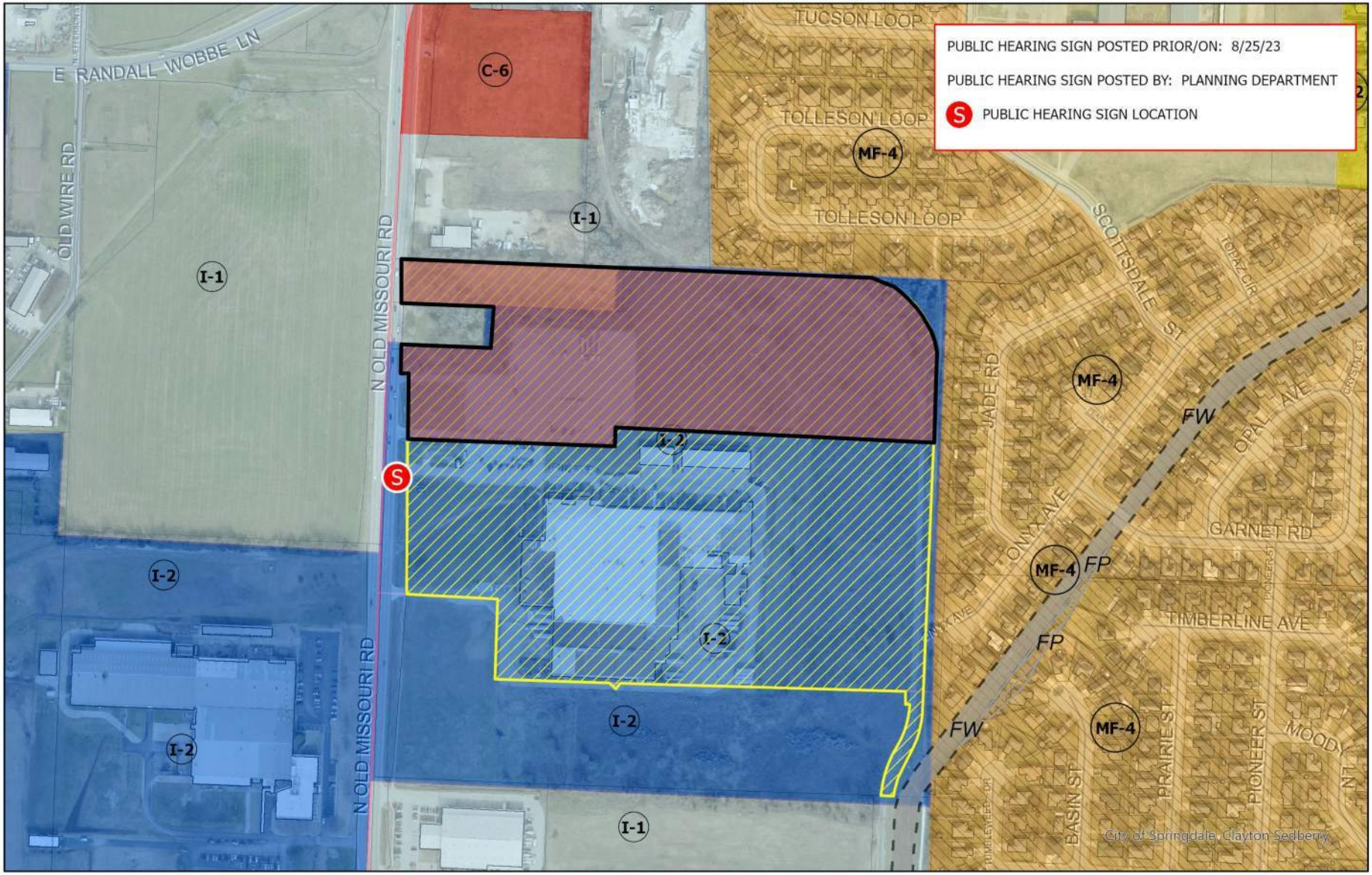
Planning Commission Meeting
September 5, 2023

Miles
0 0.01.03 0.06 0.09 0.12

N

PROJECT: R23-45
APPLICANT: Old Mo East, LLC
LOCATION: 1609 Old Missouri Rd
REQUEST: Rezoning from I-2 to C-5

SPRINGDALE
WE'RE MAKING IT HAPPEN



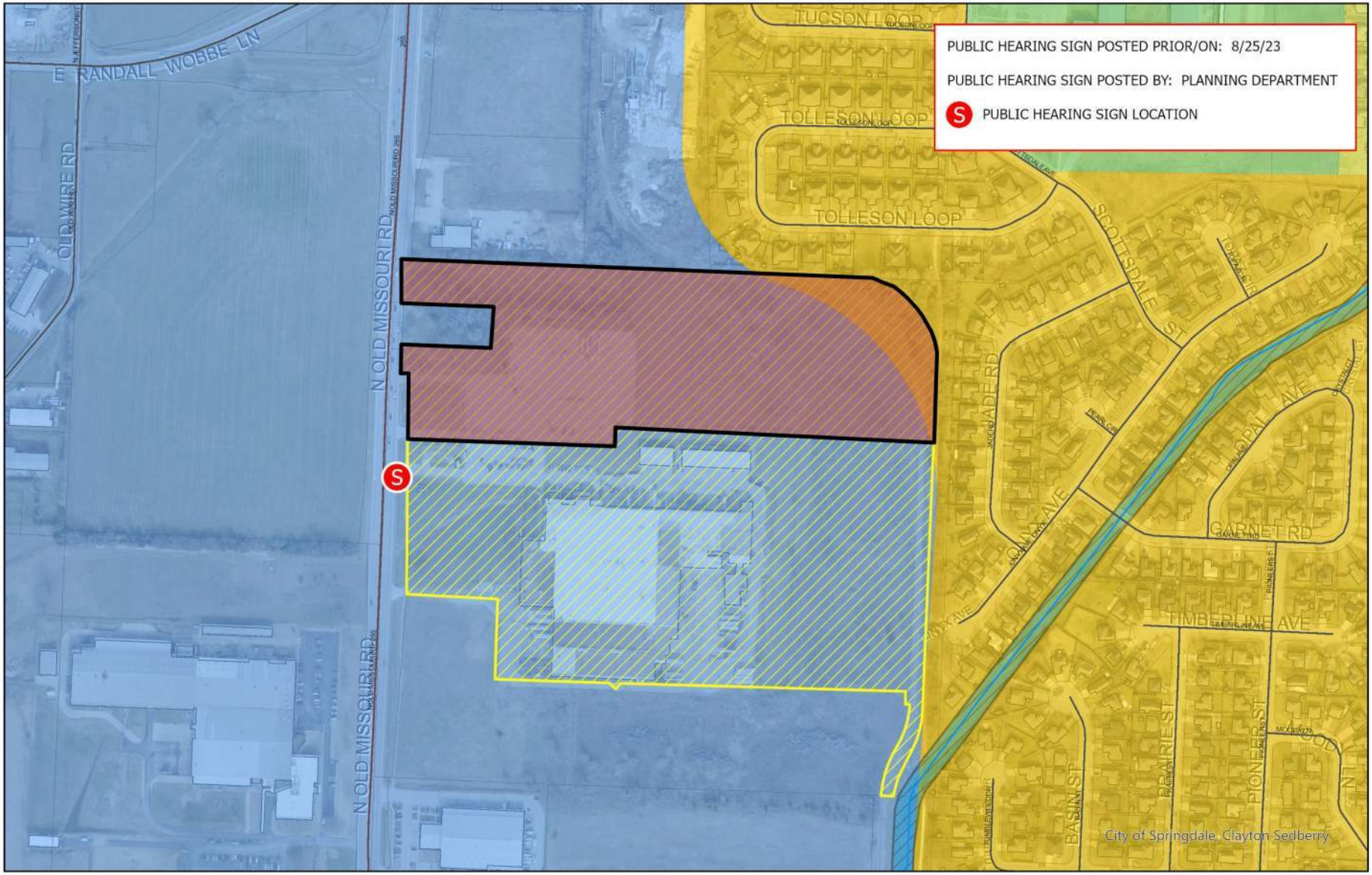
Planning Commission Meeting
September 5, 2023

Miles
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N

PROJECT: R23-45
APPLICANT: Old Mo East, LLC
LOCATION: 1609 Old Missouri Rd
REQUEST: Rezoning from I-2 to C-5

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
September 5, 2023

Miles
0 0.01.03 0.06 0.09 0.12

N

PROJECT: R23-45
APPLICANT: Old Mo East, LLC
LOCATION: 1609 Old Missouri Rd
REQUEST: Rezoning from I-2 to C-5

SPRINGDALE
WE'RE MAKING IT HAPPEN

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **September 5, 2023**

Re: **C23-11 Conditional Use**

A request by Maria Jamileth Ramirez for a Conditional Use Permitted on Appeal as a Use Unit 44 (Mobile Vending) in a General Commercial District (C-2).

LOCATION

2204 S. Turner Street

EXISTING CONDITIONS

A residential structure converted to commercial use.

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

_____
_____

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

_____
_____

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

_____
_____

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

_____
_____

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

`

_____
_____

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

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

With the following conditions

- Parking and loading areas identified
- May not operate between the hours of 10:00 p.m. and 7:00 a.m.
- Maintain on the site a minimum of three parking spaces designated for their use
- If a health certificate is require3d, display the health certificate in a manner visible to customers
- No obstruction of pedestrian or motor vehicle traffic flow
- No vending upon a public way

- No sound device that produces a loud and raucous noise in violation of city ordinance, or violate any other city ordinances in connection with the vending operation
- Keep vending sites clean and free of paper or refuse of any kind generated from the operation of their business. All trash or debris accumulating within twenty (20) feet of any vending stand collect and deposit into a trash container
- Submission of approved gray water disposal by Rogers Water Utilities
- Submission of approved grease disposal method approved by Arkansas Department of Health

C23-11

Conditional Use Application

Date: 06/14/2023 Permit No.: 230105

Applicant / Owner

Applicant Name:	Maria Jamileth Ramirez	Owner Name:	Maria Guadalupe Rios Yanez
Address:	2004 Keith Cr	Address:	225o Victoria St
City, State, Zip:	Springdale Ar 72764	City, State, Zip:	Springdale Ar
Phone:	479 379 1276	Phone:	479 7579213
Email:	mariajamilethgutierrezramirez@gmail.com	Email:	lupitarios101@yahoo.com

Property

Job Address:	2204 S Turner Springdale Ar 72764	Description:	Hair Salon

Project

Use Unit requested 44 in C2 Zoning District

Description of the conditional use sought and the reasons why it should be approved:
mobile food truck, authentic mexican and nacuragian food

What effects would the proposed conditional use have on the character of the neighborhood and residents?:
no effects

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

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

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

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

Maria Jamileth Ramirez	06/14/2023
Name	Date

PRELIMINARY PLAT LEGEND

FEATURE LINES AND SURVEY SYMBOLS

- PROPERTY LINE
- OFFSITE PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- ACCESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT
- CURB AND GUTTER
- ASPHALT PAVEMENT
- SET/FOUND REBAR
- SET/FOUND NAIL
- FENCE CORNER POST
- FOUND STONE
- STATE MONUMENT
- SET/FOUND ALUM. MONUMENT
- SET/FOUND COTTON SPINDLE
- SET / FOUND P/K NAIL
- RAILROAD SPIKE
- BENCH MARK (ELEV.)

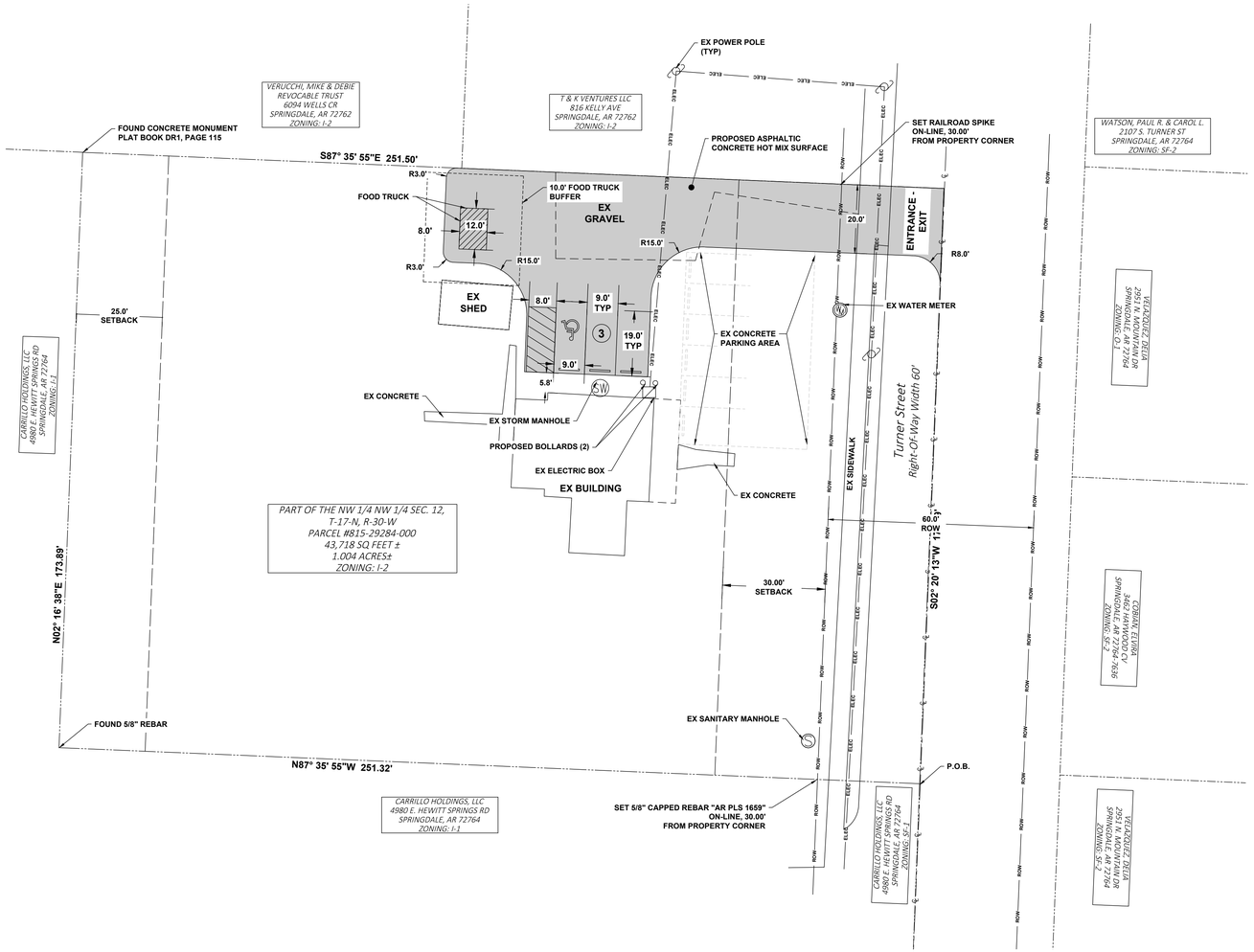
UTILITY SYMBOLS

- FLARED END SECTION
- CURB INLET
- AREA INLET
- JUNCTION BOX
- GRATE INLET
- SANITARY SEWER
- SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- WATER SERVICE
- WATER METER
- POWER POLE
- LIGHT
- ELECTRICAL BOX
- TELEPHONE PEDESTAL
- GAS METER

HATCHES

- ASPHALT
- CONCRETE
- FLOOD ZONE
- GRAVEL
- POND

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW



GRAPHIC SCALE

0 30' 60'

1 inch = 30 feet

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

PROJECT ENGINEER

PHIL SWOPE, P.E.
SWOPE ENGINEERING
7 HALSTED CIRCLE, SUITE 210
ROGERS, ARKANSAS 72756
479.685.8399 OFFICE

SURVEY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.
COMMENCING AT THE SOUTHEAST CORNER OF SAID 40 ACRE TRACT PER PLAT BOOK DR1, PAGE 115; THENCE N02°20'13"E 353.19 FEET TO THE CENTERLINE OF TURNER STREET, BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID CENTERLINE N87°35'55"W 251.32 FEET TO A FOUND 5/8" REBAR; THENCE N02°16'38"E 173.89 FEET TO A FOUND 5/8" REBAR; THENCE S87°35'55"E 251.50 FEET TO THE CENTERLINE OF TURNER STREET; THENCE ALONG SAID CENTERLINE S02°20'13"W 173.89 FEET TO THE POINT OF BEGINNING, CONTAINING 1.004 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

C23-11

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11426 PHILLIP R. SWOPE 2023

CONCEPT PLAN

TURNER FOOD TRUCK

2804 SOUTH TURNER ST
SPRINGDALE, AR 72764

CONDITIONAL USE MOBILE VENDING SITE

NO.	DATE	REVISION
1	08/16/2023	FIRST SUBMITTAL
--	--------	----------
--	--------	----------

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY: CARRIE	JOB NUMBER: 23-147
SUBMITTAL DATE: 08/18/2023	CITY NUMBER: ####
DRAWING NAME: 23-147PR.DWG	
SHEET NUMBER: C1.0	

R:_SWOPE\23-147 TURNER FOOD TRUCK\CIVIL DRAWINGS\23-147PR.DWG - PLOTTED ON 8/16/2023 8:14:46 AM @ A SCALE OF 1:1 TO DWG TO PDF.PC3 BY CARRIE ISBELLE

C23-11
Exterior Pictures









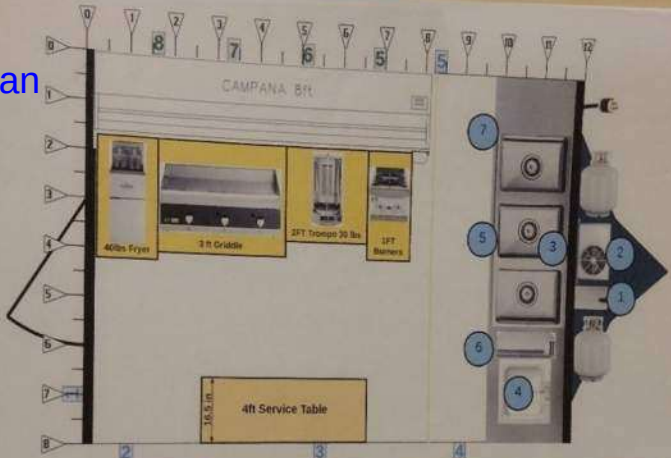
C23-11
Interior Pictures







C23-11
Interior Site Plan



OUTLETS	5 8	
1	110V	REGULAR
2	110V	REGULAR
3	110V	REGULAR
4	110V	REGULAR
5	110V	REGULAR

Sales Number
6348
Customer Name
FEDERICO Y MARTA

THE FUD TRAILER COMPANY

Kitchen & Stain Steel

1.freidora
2.plancha 3ft
3.trompo
4. 2 quemadores

Specifications	
Water Heater	ELECTRIC
AC UNIT	1 TON
3 Compartment Sink	REGULAR
Hand washer Stain Steel & Splash Guard	Regular
Water Pump	plastic
Clean Water Tank	plastic
Waste Water Tank	plastic
Plumbing System	yes
Gas Lines	regular
Shelving Rack for Sinks	
Flooring	line x
Venthood	con
Breaks	n
Reinforced Wall	n

EMM

C23-11

Applicant instructed to receive approval from Rogers Water Utilities

Wednesday August 16, 2023

To whom it corresponds:

I hereby write to you, to inform you that we have prepared this agreement to throw the black waters and grease of the food truck Tacos al Pastor, to the establishment of the Taqueria el Cuñado No.2 located in 2850 US 71B Rogers, AR. This agreement is signed by its owner.
Cuñado
We thank you in advance for your attention to this, and for the purposes that are deemed appropriate.

Sincerely.

Taqueria El Cuñado No.2.

Tacos El Buen Pastor

TAX PARCEL NUMBER: 815-29284-000

LEGAL DESCRIPTION: 12-17-30, Washington County PT NW NW 1.00 AC

1. **Tax Parcel Number: 815-29284-002**

   Owner:1st Choice Auto Repair LLC

   Mailing Adress:2300 Turner Street Springdale, AR 72764

2. **Tax Parcel Number: 815-29256-000**

   Owner: Paul R. & Carol L. Watson

   Mailing Address: 2107 S. Turner Street Springdale, AR 72764

3. **Tax Parcel Number: 815-29254-000**

   Owner: Delia Velazquez

   Mailing Address: 2951 N. Mountain Dr Springdale, AR 72764

   2951 N. Mountain Drive Springdale, AR 72764

4. **Tax Parcel Number: 815-29251-000**

   Owner: Delia Velazquez

   Mailing Address: 2951 N. Mountain Dr Springdale, AR 72764

   2951 N. Mountain Drive Springdale, AR 72764

5. **Tax Parcel Number : 815-29278-000**

   Owner: Mike & Debie Verucchi Revocable Trust, Rita Parks, Greg Welton

   Mailing Address: 6094 Wells Circle Springdale, AR 72762

6. **Tax Parcel Number:815-29279-000**

   Owner: T & K Ventures LLC

   Mailing Adress: 3260 Eden Dr Springdale AR 72762

7. **Tax Parcel Number:815-29255-000**

   Owner: Alfonso Hernandez, Maria L. Cobain/O Elvira Cobian

   Mailing Address: 3462 Haywood CV Springdale, AR 72764-7636





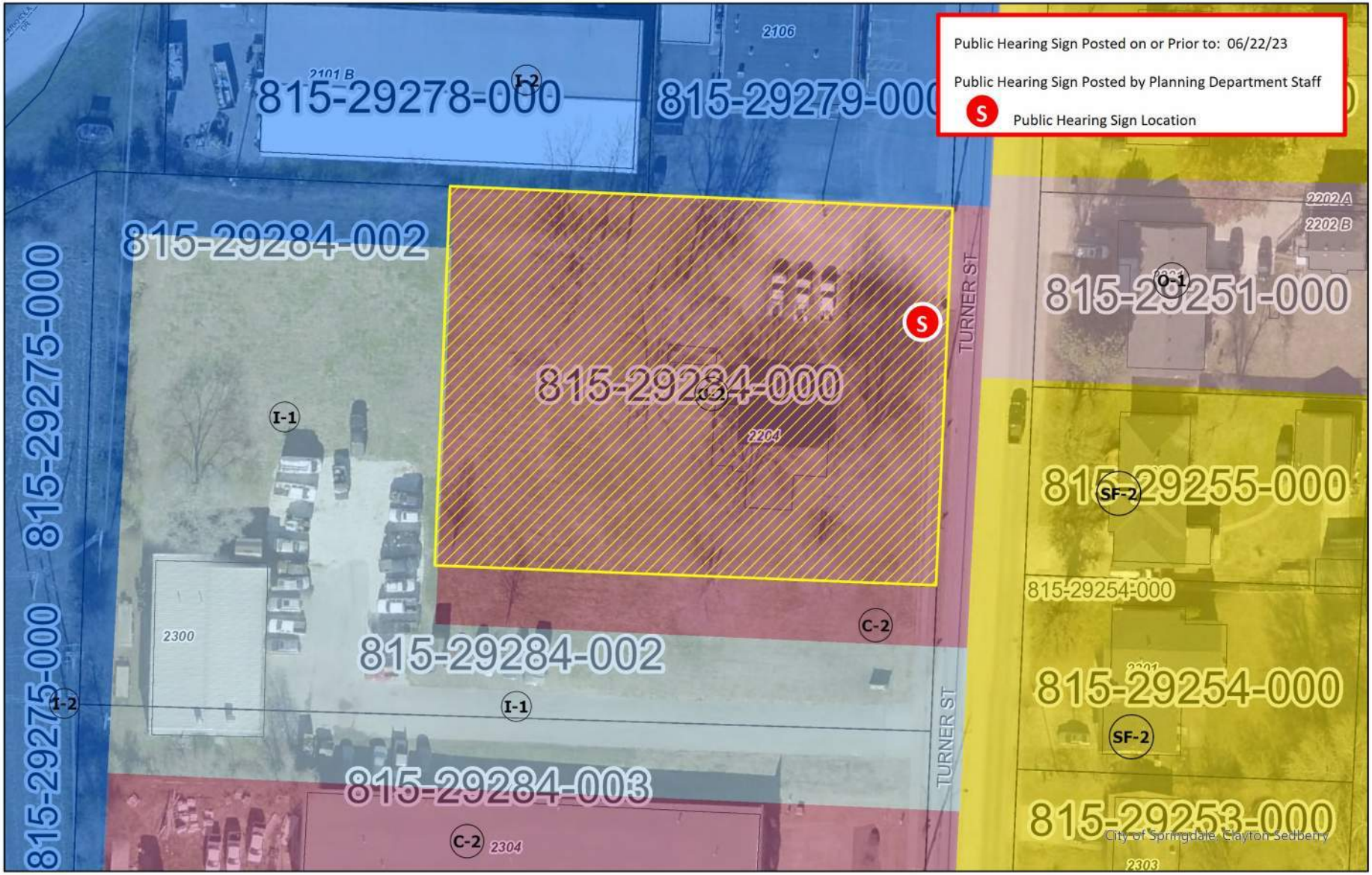
Planning Commission Meeting
July 10, 2023

Miles
0 0 0 0.01 0.01 0.02

N

PROJECT: C23-11
APPLICANT: Tacos El Buen Pastor
LOCATION: 2204 S Turner St
REQUEST: Use Unit 44 in a C-2

SPRINGDALE
WE'RE MAKING IT HAPPEN



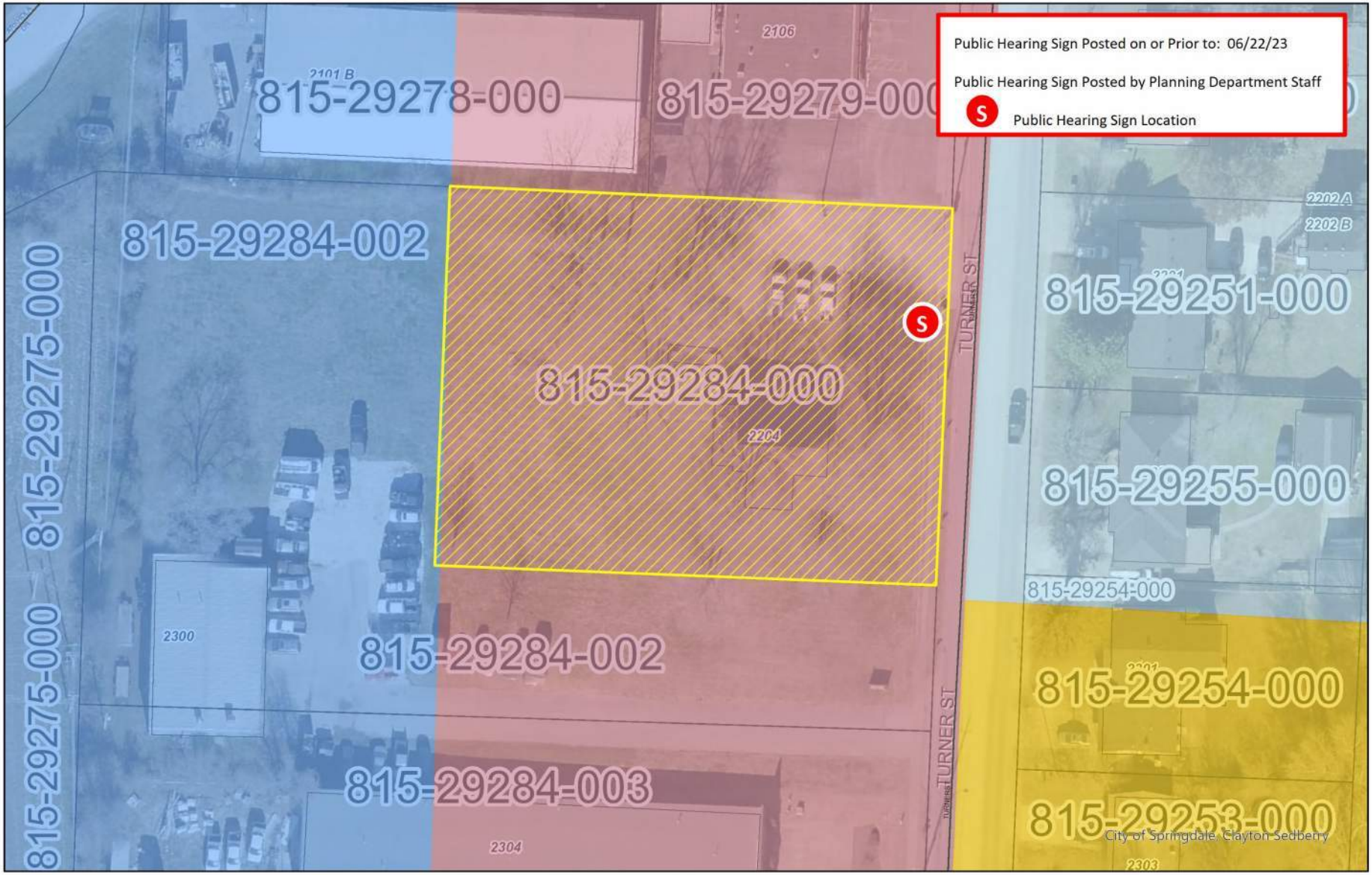
Planning Commission Meeting
July 10, 2023

Miles
0 0 0 0.01 0.01 0.02

N

PROJECT: C23-11
APPLICANT: Tacos El Buen Pastor
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SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
July 10, 2023

Miles
0 0 0 0.01 0.01 0.02

N

PROJECT: C23-11
APPLICANT: Tacos El Buen Pastor
LOCATION: 2204 S Turner St
REQUEST: Use Unit 44 in a C-2

SPRINGDALE
WE'RE MAKING IT HAPPEN

C20-08 Review of Conditional Use for Arkansas JRD Church

NOTICE OF EVICTION

TO: **Carter Anien**
3430 W Sunset Ave
Springdale AR 72764

YOU ARE HEREBY NOTIFIED to Surrender and Deliver to SOSA PROPERTIES, LLC or their authorized agent, on or before fifteen (15) days from service of this Notice, the following property and premises now occupied by you and the possession of which SOSA PROPERTIES LLC, Lessor, is entitled, in Springdale, Washington County, Arkansas:

3430 W. Sunset Ave
Springdale, AR 72764

You are receiving this Notice because you have repeatedly failed to keep the premises in good order and condition. Per your Lease Agreement that you signed, you were required to keep the premises in good repair and condition. The premises is currently in disarray with no sign of upkeep.

If you fail to vacate the premises within fifteen (15) days of this Notice, a lawsuit will be filed against you. If a judgment is rendered against you, you will be liable for all outstanding rent and late fees, and for court costs and fees associated with pursuing the lawsuit. Additionally, any property left on the premises will be considered abandoned and may be disposed of without recourse by tenants.

SEE EMAIL CHAIN BELOW BETWEEN SOSA PROPERTIES & RON HRITZ DETAILING EVICTION NOTICE HAS BEEN SERVED

_____
Sosa Properties LLC, Lessor

CERTIFICATE OF SERVICE

On this ___ day of _____, 2023, I have duly served the within notice by delivering the same to the within **Carter Anien** at 3430 W. Sunset Ave, Springdale, AR 72764.

By: _____

Witness: _____

(print)_____

From: Estrella Cervantes <Estrella@sosaproperties.net>
Sent: Wednesday, August 30, 2023 10:47 AM
To: Ron Hritz
Cc: Sarah Curry
Subject: Re: JRD Church...3430 W. Sunset

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Yes, it was.

On Wed, Aug 30, 2023 at 10:47 AM Ron Hritz <rhritz@springdalear.gov> wrote:

> Thank you, I am guessing it has been served on them

From: Estrella Cervantes <Estrella@sosaproperties.net>
Sent: Wednesday, August 30, 2023 9:49 AM
To: Ron Hritz <rhritz@springdalear.gov>
Subject: Re: JRD Church...3430 W. Sunset

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Yes, I do. see attachment

Estrella Cervantes

Sosa Properties LLC, General Manager

E: estrella.sosaproperties@gmail.com

A: 1301 E Robinson Ave, Suite B6

Springdale, AR 72764

P: (479)361-8100

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: September 5, 2023

Re: RP23-04 Replat Habberton Ridge, Ph II & III

Planning Comments:

1. This Replat has been given the number RP23-04. This number should be placed on the plat and all future correspondence and plats pertaining to this replat. (standard comment)
   RP23-04 now shown on the plat
2. Submit PDF files at time of resubmission. (standard comment)
   This is typical.
3. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
   This is typical.
4. Please provide a comprehensive list of the updates/alterations to this Final Plat.
   Easement between lots 166/167 removed, no longer apart of trail. Access easements previously located on lots 196, 197, 198, and 199 have been shift south onto lots 200, 201, 202, and 203. Access easement on lots 181 and 182 removed. Access easement now provided on the rear of lot 176.
   Trail hatching now shown on the replat.
5. Before this project is able to move forward, applicant will need to provide an updated PUD document to display this update/alteration. Next submittal deadline is 08/16/2023.
   No changes to the PUD document are proposed with the replat. The only change included with the replat is removal and addition of access easements per client's request.
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.
   Green stamps are provided with resubmittal.
7. Is there proposed access for lot 234?
   Yes. Proposed access is between lots 175 and 176.
   I do not see paved access to lot 234. There is a proposed trail between lots 175 and 176 but it stops near lot 233.
8. Any proposed connection from trails to parking area?
   No proposed connection from trails to parking.
   Pedestrian access needed to the parking at the northeast corner of the subdivision.

9. Are picnic tables ADA accessible?
   The picnic tables and common area green spaces are amenities to the subdivision.
   The amenities need to be ADA accessible. Area where picnic tables are stated to be placed is steep, how with this be accomplished and how will this area be used as open/common space.
10. Need to label the common area.
    a. What will lot 234 be used for?
   Lot 234 and 233 are green space common areas and will be used per the recorded PUD documents.
   How will the green space/common areas be accessed?
11. The plat should meet minimum standards as set for by the State Land Surveyor's Office.
   This is standard.
38. Need finished floor elevations and calculations.
   Finished floors established with the final plat.
39. Please provide ownership date and signature blanks, as well as notary date and signature blanks.
   Notary signature block added beneath owner signature.
40. Show instrument numbers for offsite easements.
   Offsite easements are referenced on the plat.
41. All comments from the utility companies and other city departments must be addressed prior to approval. (standard comment)
   This is typical.

Building and Fire Comments:

1. No Building or Fire Comments

Engineering Comments:

- **Add required signatures.**
- **Add Surveyor's Signature.**

RP23-04

SPRINGDALE
WE'RE MAKING IT HAPPEN

Plat Application

Date: 07/27/2023 Permit No.: 230164

Applicant / Owner

Applicant Name:	Josh Haley	Owner Name:	DR HORTON NW ARKANSAS LLC
Address:	1207 S Old Missouri	Address:	1341 HORTON CIR
City, State, Zip:	[Applicant City, State, ZIP]	City, State, Zip:	ARLINGTON TX 76011
Phone:	[Applicant Phone Number]	Phone:	C/O 479-751-8733
Email:	jhaley@engineeringservices.com	Email:	C/O JHALEY@ENGINEERINGSERVICES.COM
Application Contact:	Representative		

Property

Job Address:	South side of Don Tyson Pkwy, east of Habberton Road	Rezone Required:	PUD
		Total Acreage:	26.67
Parcel No(s).:			
Current Zoning:	PUD		

Project

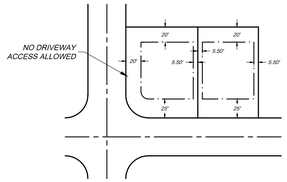
Representative:		Project Type:	Replat
E-mail:			
Address:			
Phone:			

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.

Joshua Haley	07/27/2023
Name	Date

BUILDING SETBACK LINE DIAGRAM

NOTE:
DISTANCE SHOWN WILL YIELD TO EASEMENTS



STREET TABLE	
CLASSIFICATION	PUBLIC STREET
MAJOR COLLECTOR	595 L.F.
LOCAL STREET	3,784 L.F.

RECORDING INFORMATION

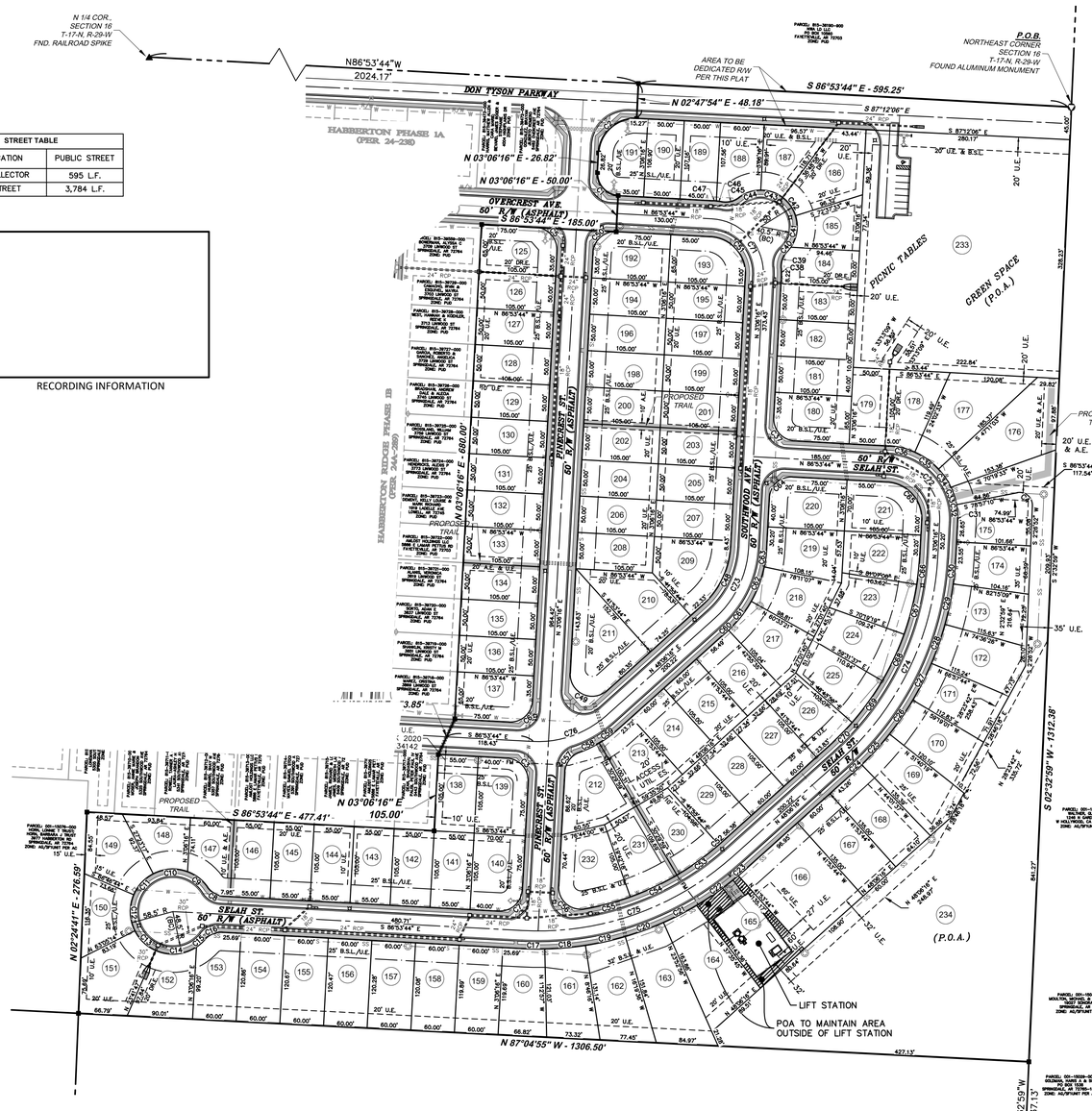
LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
125	6631.86	0.15
126	5250.00	0.12
127	5250.00	0.12
128	5250.00	0.12
129	5250.00	0.12
130	5250.00	0.12
131	5250.00	0.12
132	5250.00	0.12
133	5250.00	0.12
134	5250.00	0.12
135	5250.00	0.12
136	5250.00	0.12
137	6631.86	0.15
138	5775.00	0.13
139	7156.86	0.16
140	7156.86	0.16
141	5775.00	0.13
142	5775.00	0.13
143	5775.00	0.13
144	5775.00	0.13
145	5775.00	0.13
146	5775.00	0.13
147	5555.63	0.13
148	5316.22	0.12
149	7203.10	0.17
150	5689.31	0.13
151	8380.12	0.19
152	6602.10	0.15
153	6992.31	0.16
154	7245.98	0.17
155	7234.28	0.17
156	7222.58	0.17
157	7210.89	0.17
158	7199.19	0.17
159	7187.50	0.17
160	7465.00	0.17
161	8054.84	0.18

LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
162	9181.48	0.21
163	11229.59	0.26
164	10560.59	0.24
165	10419.41	0.24
166	14702.75	0.34
167	8100.00	0.19
168	8316.52	0.19
169	8882.99	0.20
170	7450.60	0.17
171	7276.68	0.17
172	7653.52	0.18
173	6978.87	0.16
174	6364.36	0.15
175	6454.78	0.15
176	12042.40	0.28
177	10288.75	0.24
178	6737.69	0.15
179	5250.00	0.12
180	6631.86	0.15
181	5250.00	0.12
182	5250.00	0.12
183	5250.00	0.12
184	5181.07	0.12
185	5401.00	0.12
186	8381.43	0.19
187	6074.58	0.14
188	6032.21	0.14
189	5365.08	0.12
190	5351.52	0.12
191	6214.02	0.14
192	6631.86	0.15
193	6288.50	0.14
194	5250.00	0.12
195	5250.00	0.12
196	5250.00	0.12
197	5250.00	0.12
198	5250.00	0.12

LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
199	5250.00	0.12
200	5250.00	0.12
201	5250.00	0.12
202	5250.00	0.12
203	5250.00	0.12
204	5250.00	0.12
205	5250.00	0.12
206	5250.00	0.12
207	5250.00	0.12
208	5250.00	0.12
209	8030.74	0.18
210	8586.95	0.20
211	10558.08	0.24
212	8158.73	0.19
213	6878.33	0.16
214	6300.00	0.14
215	6300.00	0.14
216	6342.57	0.15
217	6875.44	0.16
218	6723.67	0.15
219	6686.26	0.15
220	7156.86	0.16
221	6813.50	0.16
222	6574.20	0.15
223	6386.02	0.15
224	6675.56	0.15
225	6522.95	0.15
226	6522.35	0.15
227	6300.00	0.14
228	6300.00	0.14
229	6299.98	0.14
230	6510.05	0.15
231	6539.09	0.15
232	8344.38	0.19
233	92266.81	2.12
234	124185.47	2.85

LEGEND

- PROPERTY LINE
- SECTION LINE
- EASEMENT (AS NOTED)
- CENTERLINE OF ROAD
- WATER LINE
- SEWER LINE
- FORCE MAIN
- 5' SIDEWALK
- STORM BOX W/ STORM PIPE
- P.O.B. POINT OF BEGINNING
- IPF - IRON PIN FOUND (AS NOTED)
- IPS - IRON PIN SET w/ CAP "PLS 1559"
- FOUND MONUMENT (AS NOTED)
- FOUND RAILROAD SPIKE
- SET CONCRETE MONUMENT
- SEWER MANHOLE
- FIRE HYDRANT
- STREETLIGHT
- UTILITY DUCTS



CURVE TABLE				
	RAD	LENGTH	CH LEN	CH BRG
C1	30.0'	47.12	42.43'	N41°53'44"W
C2	50.0'	78.27	70.52'	N47°57'05"E
C3	30.0'	47.12	42.43'	S41°53'44"E
C4	17.5'	31.61	27.49'	N49°17'59"W
C5	30.0'	47.12	42.43'	S41°53'44"E
C6	30.0'	47.12	42.43'	S48°06'16"W
C7	30.0'	47.12	42.43'	S48°06'16"W
C8	30.0'	27.01	26.10'	N61°06'27"W
C9	58.5'	35.11	34.59'	N52°30'48"W
C10	58.5'	48.68	47.29'	S86°27'08"W
C11	58.5'	40.22	39.43'	S42°55'00"W
C12	58.5'	51.19	49.57'	S01°50'45"E
C13	58.5'	40.22	39.43'	S46°36'29"E
C14	58.5'	58.57	56.15'	N85°00'51"E
C15	58.5'	15.12	15.07'	N48°55'47"E
C16	30.0'	27.01	26.10'	N67°18'58"E
C17	425.0'	32.04	32.04'	S89°03'21"E
C18	425.0'	56.04	56.00'	N85°00'23"E
C19	425.0'	56.04	56.00'	N77°27'04"E

CURVE TABLE				
	RAD	LENGTH	CH LEN	CH BRG
C20	425.0'	56.04	56.00'	N69°53'44"E
C21	425.0'	51.26	51.23'	N62°39'46"E
C22	425.0'	70.41	70.33'	N54°27'43"E
C23	425.0'	11.96	11.95'	N48°54'37"E
C24	425.0'	15.81	15.81'	N47°02'19"E
C25	425.0'	56.71	56.67'	N42°09'02"E
C26	425.0'	56.71	56.67'	N34°30'20"E
C27	425.0'	56.71	56.67'	N26°51'37"E
C28	425.0'	56.71	56.67'	N19°12'55"E
C29	425.0'	56.71	56.67'	N11°34'13"E
C30	425.0'	34.44	34.43'	N05°25'33"E
C31	100.0'	10.70	10.69'	N00°02'25"E
C32	100.0'	14.00	13.99'	N07°02'08"W
C33	100.0'	25.07	25.01'	N18°13'49"W
C34	100.0'	30.37	30.26'	N34°06'53"W
C35	100.0'	40.39	40.12'	N54°23'12"W
C36	100.0'	36.54	36.34'	N76°25'36"W
C37	30.0'	47.12	42.43'	N41°53'44"W
C38	100.0'	12.52	12.51'	N00°28'56"W

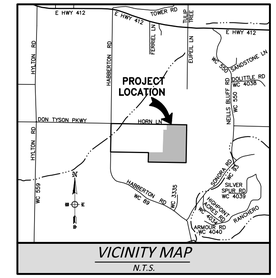
CURVE TABLE				
	RAD	LENGTH	CH LEN	CH BRG
C39	30.0'	24.83	24.13'	N19°38'44"E
C40	50.0'	7.61	7.60'	N39°00'02"E
C41	50.0'	45.39	43.85'	N08°38'00"E
C42	50.0'	31.25	30.74'	N35°16'45"W
C43	50.0'	32.35	31.79'	N71°43'08"W
C44	50.0'	32.20	31.65'	S71°17'51"W
C45	30.0'	24.83	24.13'	S76°33'47"W
C46	100.0'	7.52	7.52'	N81°52'34"W
C47	100.0'	5.00	5.00'	N85°27'46"W
C48	115.0'	90.32	88.02'	S25°36'16"W
C49	30.0'	70.69	55.43'	N64°23'44"W
C50	30.0'	47.12	42.43'	N48°06'16"E
C51	50.0'	78.54	70.71'	S41°53'44"E
C52	375.0'	3.62	3.62'	S48°22'51"W
C53	375.0'	70.97	70.86'	S54°04'44"W
C54	375.0'	70.65	70.55'	S64°53'52"W
C55	375.0'	65.35	65.27'	S75°17'16"W
C56	30.0'	53.84	46.90'	N48°18'27"W
C57	30.0'	35.02	33.06'	N36°32'37"E

CURVE TABLE				
	RAD	LENGTH	CH LEN	CH BRG
C58	165.0'	30.19	30.15'	N64°44'29"E
C59	165.0'	32.82	32.76'	N53°48'08"E
C60	165.0'	2.97	2.97'	N47°35'20"E
C61	165.0'	50.77	50.57'	N38°15'32"E
C62	165.0'	50.77	50.57'	N20°37'46"E
C63	165.0'	25.08	25.06'	N07°27'34"E
C64	30.0'	47.12	42.43'	N48°06'16"E
C65	50.0'	78.54	70.71'	S41°53'44"E
C66	375.0'	37.82	37.81'	S05°59'38"W
C67	375.0'	70.65	70.55'	S14°16'50"W
C68	375.0'	70.65	70.55'	S25°04'32"W
C69	375.0'	70.65	70.55'	S35°52'13"W
C70	375.0'	44.75	44.72'	S44°41'10"W
C71	75.0'	117.81	106.07'	N41°53'44"W
C72	75.0'	117.81	106.07'	N41°53'44"W
C73	140.0'	109.96	107.15'	N25°36'16"E
C74	400.0'	314.16	306.15'	N25°36'16"E
C75	400.0'	314.16	306.15'	N70°36'16"E
C76	140.0'	109.96	107.15'	N70°36'16"E

CERTIFICATE OF ACCEPTANCE:

THE UNDERSIGNED HEREBY CERTIFY THAT THIS PLAT MEETS CURRENT REGULATIONS OF THE CITY OF SPRINGDALE AND REGULATIONS OF THE ARKANSAS STATE BOARD OF HEALTH AS EACH PERTAINS TO THIS PLAT AND TO THE OFFICES OF RESPONSIBILITY SHOWN BELOW.

	DATE	SIGNATURE
ACCEPTANCE OF DEDICATIONS		CITY CLERK
		MAYOR
COMMISSION		SECRETARY, PLANNING
		CHAIRMAN, PLANNING COMMISSION
APPROVAL FOR RECORDING		DIRECTOR, COMMUNITY DEVELOPMENT DIVISION
WATER AND SEWER		ENGINEER SPRINGDALE WATER UTILITIES
STREETS AND DRAINAGE		DIRECTOR, ENGINEERING



LEGAL DESCRIPTION - HABBERTON RIDGE PHASE 2 AND 3 (PARCEL NO. 815-36188-600):

PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION SIXTEEN (16), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

***BEGINNING** AT THE NORTHEAST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 16; THENCE ALONG THE EAST LINE OF SAID NE 1/4 OF THE NE 1/4, S02°32'59"W A DISTANCE OF 1312.38 FEET; THENCE LEAVING SAID EAST LINE, N87°04'55"W A DISTANCE OF 1306.50 FEET; THENCE N02°24'41"E A DISTANCE OF 276.59 FEET; THENCE S86°53'44"E A DISTANCE OF 477.41 FEET; THENCE N03°06'16"E A DISTANCE OF 105.00 FEET; THENCE N24°54'21"E A DISTANCE OF 53.85 FEET; THENCE N03°06'16"E A DISTANCE OF 680.00 FEET; THENCE S86°53'44"E A DISTANCE OF 185.00 FEET; THENCE N03°06'16"E A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 47.12 FEET AND A CHORD BEARING AND DISTANCE OF N41°53'44"W - 42.43 FEET; THENCE N03°06'16"E A DISTANCE OF 26.82 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 78.27 FEET AND A CHORD BEARING AND DISTANCE OF N47°57'05"E - 70.52 FEET TO A POINT ON THE NORTH LINE OF SAID NE 1/4 OF THE NE 1/4; THENCE ALONG SAID NORTH LINE, S86°53'44"E A DISTANCE OF 595.25 FEET TO THE **POINT OF BEGINNING**, CONTAINING 26.67 ACRES (1,161,818 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.*

SURVEYOR'S NOTES:

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

FEMA FLOOD PLAIN ZONE:

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD PLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP # 05143C0090F, PANEL 90 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED DATE: MAY 16, 2008.

UTILITIES:

THE UTILITY INFORMATION, IF ANY SHOWN HEREON, IS BASED ON ABOVE GROUND FEATURES, FIELD DESIGNATIONS/MARKINGS BY ARKANSAS ONE CALL AND SPRINGDALE G.I.S. ONLY.

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

REFERENCES:

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

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

- *A.* **CORRECTION WARRANTY DEED:** *BCR DEVELOPMENT, LLC, RECORDED SEPTEMBER 3, 2009, FILE NO. 2009-28793.*
- *B.* **REDEMPTION DEED:** *BCR, LLC, RECORDED JULY 8, 2014, FILE NO. 2014-16936.*
- *C.* **FINAL PLAT:** *HABBERTON RIDGE PHASE 1A, S. CRAIG DAVIS, AR PLS NO. 1156, RECORDED JUNE 27, 2019; FILE NO. 24-238.*
- *D.* **FINAL PLAT:** *HABBERTON RIDGE PHASE 1B, S. CRAIG DAVIS, AR PLS NO. 1156, RECORDED AUGUST 31, 2020, FILE NO. 24A-289.*
- *E.* *FINAL PLAT: HABBERTON RIDGE PHASE 2 AND 3, RODNEY WOODS, AR PS NO. 1559, RECORDED JUNE 12, 2023, FILE NO. 24A-489.*

D R HORTON - NW ARKANSAS LLC

CERTIFICATION OF TRANSMITTAL, OWNERSHIP, AND ORDINANCE:

THE UNDERSIGNED HEREBY TRANSMIT THIS PLAT TO THE CITY OF SPRINGDALE, FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNER OF THE PROPERTY DESCRIBED AND HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. THE UNDERSIGNED CERTIFY THAT THE PLATTING AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO APPLICABLE LOCAL OR OTHER LAW. THE UNDERSIGNED FURTHER CERTIFY THAT THE REQUIRED ORDINANCE OF ACCEPTANCE IS IN ORDER HAVING BEEN APPROVED BY THE CITY ATTORNEY ON _____.

_____
AUTHORIZED REPRESENTATIVE *DATE*

RESOLUTION: RESOLVED THAT _____ IS HEREBY AUTHORIZED TO EXECUTE THE CERTIFICATE OF TRANSMITTAL, OWNERSHIP, AND ORDINANCE AS SHOWN ON THIS PLAT.

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2023.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

CERTIFICATE OF ACCURACY OF SURVEY:

I CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON AS REQUIRED BY "REGULATIONS, STANDARDS AND SPECIFICATIONS FOR THE DIVISION, DEVELOPMENT AND IMPROVEMENT OF UNINCORPORATED LAND IN WASHINGTON COUNTY".

DATE: _____ *SURVEYOR:* _____
RODNEY WOODS, PS 1559

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1559
SIGNATURE
RODNEY WOODS

BENCHMARKS:

1) CITY DISK IN DROP INLET - TBD (NAVD 88)
2) CITY DISK IN DROP INLET - TBD (NAVD 88)

NOTES:

1) ALL STREET RIGHTS-OF-WAY WITHIN PHASE 2 AND 3 ARE DEDICATED PER THIS PLAT AND ARE 50' IN WIDTH.

2) 1/2" REBAR WITH CAP "PS 1559" SET AT ALL PROPERTY CORNERS.

3) NO FENCES SHALL BE ALLOWED WITHIN THE P.O.A. PEDESTRIAN ACCESS EASEMENT.

4) SIDEWALKS SHALL BE PLACED BY THE INDIVIDUAL LOT OWNER AS REQUIRED BY SPRINGDALE CITY ORDINANCE. THE SIDEWALKS SHALL BE 5' WIDE AND 1' FROM THE RIGHT-OF-WAY. DEVELOPER SHALL PLACE SIDEWALK ON ALL PORTIONS OF THE STREETS THAT DO NOT HAVE LOT FRONTAGE.

5) ALL LOTS TO RECEIVE A SEWER BACKWATER VALVE WHICH SHALL BE INSTALLED ON THE PRIVATE SERVICE LINE BY A LICENSED PLUMBER. (4" PVC EXTENDABLE BACKWATER VALVE BY CLEAN CHECK, MODEL NO. 97304.)

6) LOTS 186-191 CANNOT ACCESS DON TYSON PARKWAY.

7) LOT 165 SHALL BE DEEDED TO SPRINGDALE WATER UTILITIES FOR THE LIFT STATION.

8) LOTS 233 AND 234 SHALL BE OWNED AND MAINTAINED BY THE POA.

9) FENCES SHALL NOT BE BUILT ACROSS DRAINAGE EASEMENTS.

10) AT THE TIME OF FINAL PLAT, THE SANITARY SEWER PUMP STATION IS INCOMPLETE. NO DWELLINGS SHALL RECEIVE A CERTIFICATE OF OCCUPANCY UNTIL ALL ITEMS OF CONSTRUCTION RELATED TO WATER AND SEWER IMPROVEMENTS ARE 100% COMPLETE AT THE SOLE DISCRETION AND DETERMINATION OF SPRINGDALE WATER UTILITIES.

OWNER/DEVELOPER:	*D R HORTON - NW ARKANSAS LLC* *1341 HORTON CIR* *ARLINGTON TX 76011*
SURVEYOR:	*ENGINEERING SERVICES, INC.* *1207 S. OLD MISSOURI ROAD* *P.O. BOX 282* *SPRINGDALE, AR 72765*
WORK ORDER #:	*14941*
CITY ZONING:	*P.U.D.*
SETBACKS:	*FRONT: 25'* *REAR: 20'* *INT. SIDE: 5.50'* *EXT. SIDE: 20'*
TOTAL LOTS:	*107 RESIDENTIAL LOTS* *2 P.O.A LOTS* *1 LIFT STATION*

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

PLAT CODE: 500-17N-29W-0-16-110-72-1559

REVISION	DATE	DESCRIPTION

RE-PLAT OF
HABBERTON RIDGE PHASE 2 AND 3
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

SCALE: 1"=100'	DATE: August 16, 2023	DRAWN BY: KND

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

© COPYRIGHT 2023, ENGINEERING SERVICES, INC. 8/15/2023 9:04 PM

W.O.# 14941 | SHEET 1

RP23-04

HABBERTON RIDGE PHASE 2-3 REPLAT

RP23-04

CERTIFIED LIST OF ADJACENT PROPERTY OWNERS

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

Signature: Rodney Woods

Date: 8-15-2023

PARCEL: 001-15076-000
HORN, LONNIE T TRUST;
HORN, BARBARA J TRUST
3977 HABBERTON RD
SPRINGDALE, AR 72764
ZONE: AG/SF1UNIT PER AC

PARCEL: 815-39709-000
LONEMAN, CHRISTY
5305 SOUTHWOOD AVE
SPRINGDALE, AR 72764
ZONE: PUD

PARCEL: 815-39710-000
MOSER, ANNIE MARIE &
JOSEPH BRANDON
5325 SOUTHWOOD AVE
SPRINGDALE, AR 72764
ZONE: PUD

PARCEL: 815-39723-000
DEMENT, KELLY LOUISE &
MARK RICHARD
1919 LADELLE AVE
LOWELL, AR 72745
ZONE: PUD

PARCEL: 815-39711-000
ROWELL, TANNER A &
LAURA-ASHLEY H
5341 SOUTHWOOD AVE
SPRINGDALE, AR 72764
ZONE: PUD

PARCEL: 815-39722-000
AMLOST HOLDINGS LLC
5886 E LAMAR PETTUS RD
FAYETTEVILLE, AR 72703
ZONE: PUD

PARCEL: 815-39721-000
ALANIS, VERONICA
3819 LINWOOD ST
SPRINGDALE, AR 72764
ZONE: PUD

PARCEL: 815-39720-000
SORTO, ADAN E
3837 LINWOOD ST
SPRINGDALE, AR 72764
ZONE: PUD

PARCEL: 815-39728-000
WEST, HANNAH & KOEHLER,
REEVE K
3713 LINWOOD ST
SPRINGDALE, AR 72764
ZONE: PUD

PARCEL: 815-39729-000
CAMACHO, IRVIN &
ESQUIVEL, MAYRA
3703 LINWOOD ST
SPRINGDALE, AR 72764
ZONE: PUD

PARCEL: 815-39559-000
BOWERMAN, ALYSSA C
3709 LINWOOD ST
SPRINGDALE, AR 72764
ZONE: PUD

PARCEL: 815-39712-000
HUBBARD, SHAY M
5357 SOUTHWOOD AVE
SPRINGDALE, AR 72764
ZONE: PUD

PARCEL: 815-39713-000
AMLOST HOLDINGS LLC
5886 E LAMAR PETTUS RD
FAYETTEVILLE, AR 72703
ZONE: PUD

PARCEL: 815-39473-000
HARRIS, MATTHEW ALLEN &
CARA MARIE;
BEVARD, JAMES ROGER &
STEPHANIE
4004 HIGHPLAINS DR
ZONE: PUD

PARCEL: 815-39719-000
SHANKLIN, KRISTY M
3851 LINWOOD ST
SPRINGDALE, AR 72764
ZONE: PUD

PARCEL: 815-39718-000
MAREZ, CRISTINA
3869 LINWOOD ST
SPRINGDALE, AR 72764
ZONE: PUD

PARCEL: 001-15029-000
GOLDMAN, HARIS A & SUE
PO BOX 1538
SPRINGDALE, AR
72765-1538
ZONE: AG/SF1UNIT PER AC

PARCEL: 815-39724-000
HENDRICKS, ALEXIS P
3773 LINWOOD ST
SPRINGDALE, AR 72764
ZONE: PUD

PARCEL: 815-39725-000
CROSSLAND, WILLIAM
3759 LINWOOD ST
SPRINGDALE, AR 72764
ZONE: PUD

PARCEL: 001-15030-002
MOULTON, MICHAEL &
KIMBERLY A
19027 SONORA RD
SPRINGDALE, AR 72764
ZONE: AG/SF1UNIT PER AC

PARCEL: 815-39726-000
BRADSHAW, ANDREW
DALE & ALECIA
3745 LINWOOD ST
SPRINGDALE, AR 72764
ZONE: PUD

PARCEL: 001-15028-000
DESPAIN, BRENAN
PO BOX 391
FAYETTEVILLE AR 72702
ZONE: AG/SF1UNIT PER AC

PARCEL: 815-39727-000
GARCIA, ROBERTO &
SANCHEZ, ANGELICA
3729 LINWOOD ST
SPRINGDALE, AR 72764
ZONE: PUD

PARCEL: 815-39472-000
GONZALEZ, BRAYAN
JILBERTO ROMERO
5482 OVERCREST AVE
SPRINGDALE, AR 72764
ZONE: PUD

PARCEL: 001-14875-000
NOVOTNY, DARREN T TRUST
PO BOX 1052
SPRINGDALE, AR 72765
ZONE: AG/SF1UNIT PER AC

PARCEL: 001-15028-001
WALTHER, GLORIA J
1246 N GARDNER ST
W HOLLYWOOD, CA
90046-5616
ZONE: AG/SF1UNIT PER AC

PARCEL: 815-39714-000
MAYES, SAMUEL STOCKTON
5391 SOUTHWOOD AVE
SPRINGDALE, AR 72764
ZONE: PUD

PARCEL: 815-39715-000
JAMES, RICHARD & LORI C;
JAMES, MEREDITH LANLEE
5409 SOUTHWOOD AVE
SPRINGDALE, AR 72764
ZONE: PUD

PARCEL: 815-36190-900
NWA LD LLC
PO BOX 10560
FAYETTEVILLE, AR 72703
ZONE: PUD

PARCEL: 815-39717-000
DEAN, SHADASHA;
PALISI, PETER PAUL IV
5443 SOUTHWOOD AVE
SPRINGDALE, AR 72764
ZONE: PUD

PARCEL: 815-39716-000
AMLOST HOLDINGS LLC
5886 E LAMAR PETTUS RD
FAYETTEVILLE, AR 72703
ZONE: PUD



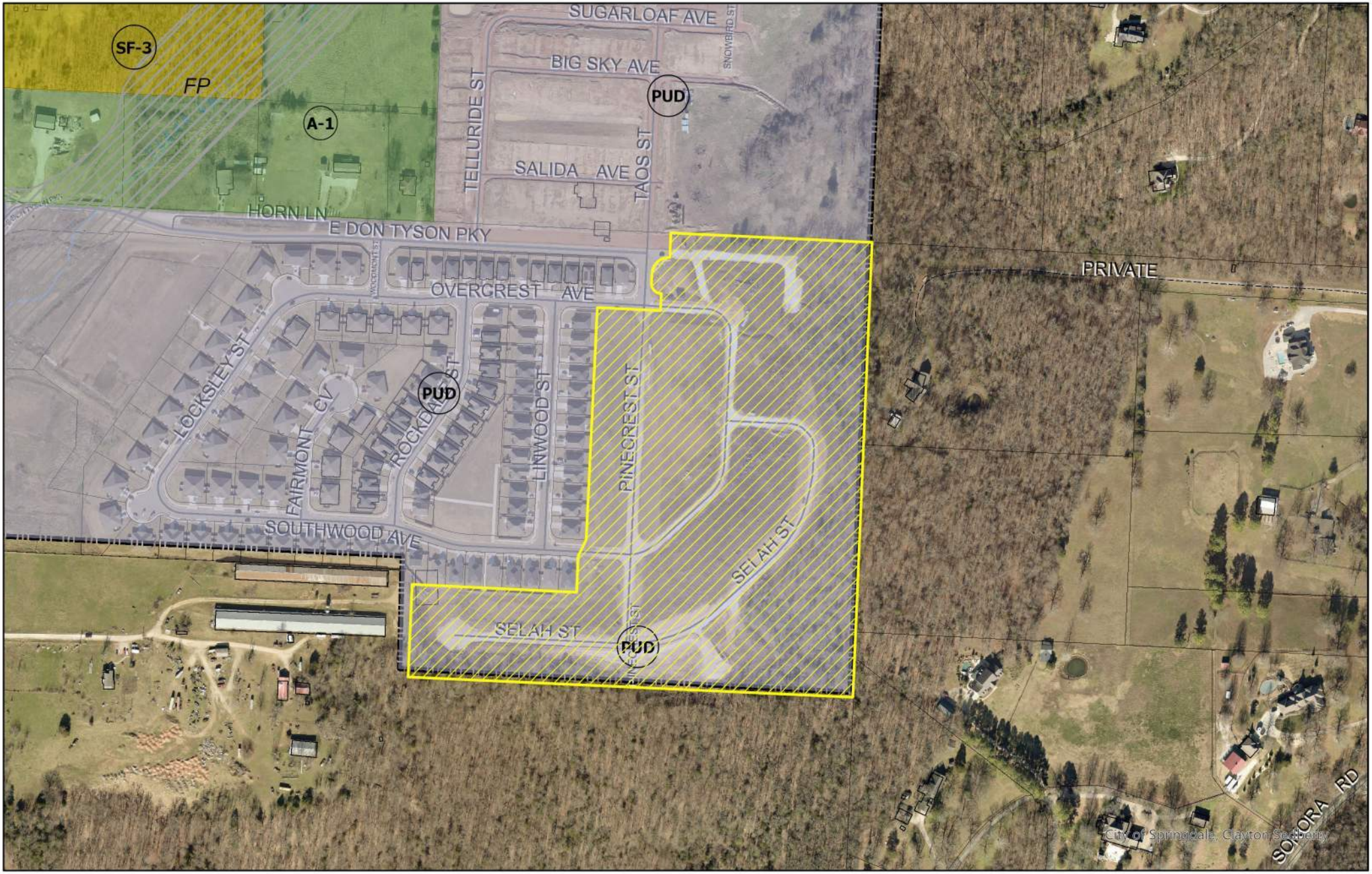
Planning Commission Meeting
September 5, 2023

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N

PROJECT: RP23-04
APPLICANT: Engineering Services, INC
LOCATION: S of Don Tyson PKWY, E of Habberton Rd
REQUEST: Replat for Habberton Ridge Ph. II and III

SPRINGDALE
WE'RE MAKING IT HAPPEN



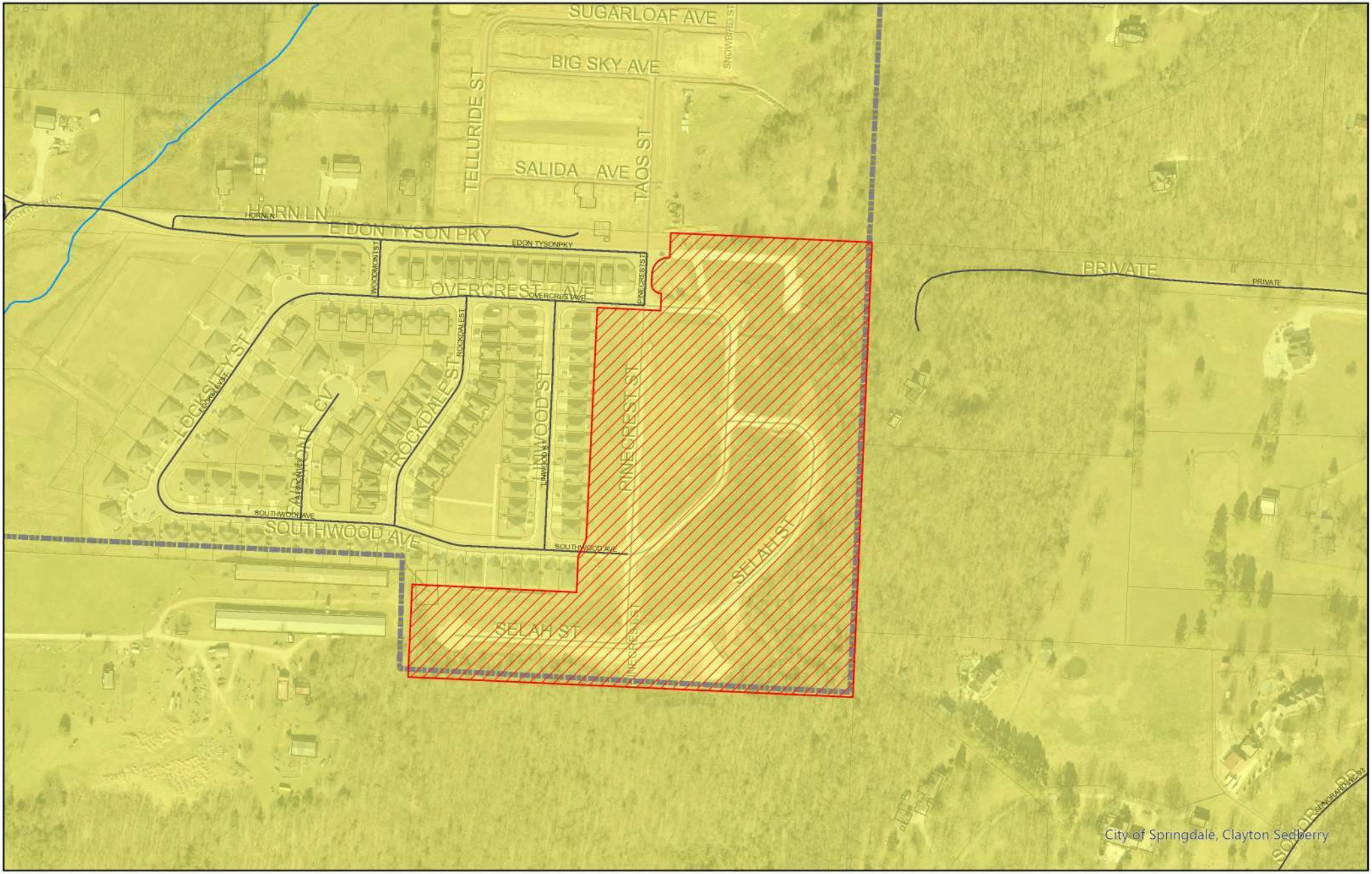
Planning Commission Meeting
September 5, 2023

Miles
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SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
September 5, 2023

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N

PROJECT: RP23-04
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SPRINGDALE
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: **August 1, 2023**

RE: **RP23-14** **Replat** **Railroad Addition**

Planning Comments:

1. This Replat has been given the number RP23-14. This number should be placed on the plat and all future correspondence and plats pertaining to this replat. (standard comment)
2. Submit PDF files at time of resubmission. (standard comment)
3. 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)

Engineering Comments:

1) **Provide required signatures. (Upon approval)**
2) **Include a North arrow for the vicinity map.**

Building & Fire Comments:

No comments.

SWU Comments:

No comments submitted as of 07.27.2023.

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Plat Application

Date: 06/29/2023 Permit No.: 230127

Applicant / Owner

Applicant Name:	Blue Crane	Owner Name:	203 Emma Avenue OZ, LLC
Address:	125 W. Central Ave.	Address:	125 W. Central Ave.
City, State, Zip:	[Applicant City, State, ZIP]	City, State, Zip:	Bentonville, AR 72712
Phone:	[Applicant Phone Number]	Phone:	(479) 616-7524
Email:	yrudzinski@bluecrane.us	Email:	yrudzinski@bluecrane.us
Application Contact:	Representative		

Property

Job Address:	203 E. Emma Avenue	Rezone Required:	NC1
Parcel No(s).:	815-25175-000, 815-25173-000, 815-25172-000, 815-25171-000, 815-25170-000, 815-25176-000, 815-25178-000, 815-25179-000, 815-25169-000	Total Acreage:	1.67
Current Zoning:	NC1		

Project

Representative:	4iE Engineering	Project Type:	Replat
E-mail:	ffourie@civilde.com		
Address:	P.O. Box 56		
Phone:	4793811066		

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.

Ferdinand Fourie	06/29/2023
Name	Date

LENDERS TITLE COMPANY

3761 N Mall Avenue, Suite 1
Fayetteville, Arkansas 72703
Phone: 479-444-3333
FAX: 479-443-4256

SURROUNDING OWNER SEARCH

Date: July 12, 2023
Prepared For: Ferdinand Fourie / 4iE Engineering, Inc.

Lenders Title Company hereby certifies that the records of the Circuit Clerk of Benton County, Arkansas have been examined as to the following parcels:

815-25175-000
815-25173-000
815-25172-000
815-25171-000
815-25170-000
815-25169-000
815-25179-000
815-25178-000
815-25176-000

The following parcels were found as surrounding property owners for the above listed tract(s):

815-25174-000
City of Springdale
201 N. Spring St.
Springdale, AR 72764

815-22949-000
Dianna L. Fiser Trust
PO Box 6813
Springdale, AR 72766

815-22949-001
City of Springdale
201 N. Spring St.
Springdale, AR 72764

815-22933-000
Commercial Emma, LLC
702 SE 5th St, Suite 34
Bentonville, AR 72712

815-22952-000
Commercial Emma, LLC
702 SE 5th St, Suite 34
Bentonville, AR 72712

815-27718-004
Arkansas and Missouri Railroad
306 E. Emma Avenue
Springdale, AR 72764

815-25246-000
City of Springdale
201 N. Spring St.
Springdale, AR 72764

815-25253-000
City of Springdale
201 N. Spring St.
Springdale, AR 72764

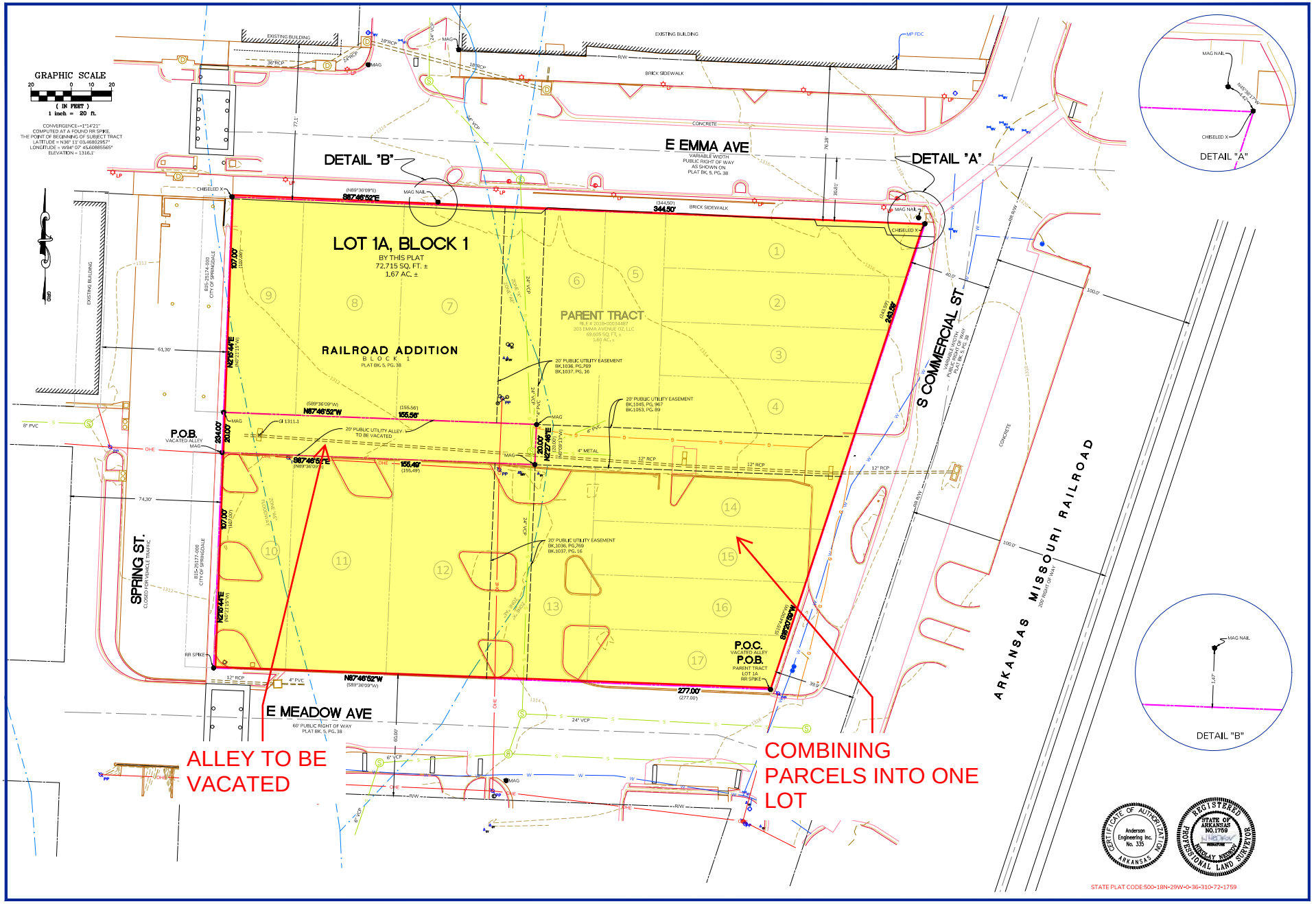
815-25247-000
City of Springdale
201 N. Spring St.
Springdale, AR 72764

815-25177-000
City of Springdale
201 N. Spring St.
Springdale, AR 72764

Sincerely,

Stephanie R. Eden

By: Stephanie R. Eden (9895399 / 231-A)
Lenders Title Company



OWN
Engineering beyond.™
5311 W. VILLAGE PKWY
ROGERS, AR 72758
479.286.8181
WEAREOWN.COM
FORMERLY ANDERSON ENGINEERING

DRAWING INFO.

FIELD BY:	NKN
DRAWN BY:	NKN / KLM
CHECKED BY:	NKN
DATE:	06/21/2023
FIELD BOOK:	
JOB NUMBER:	23NO20031

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REVISIONS

NO.	DESCRIPTION	BY	DATE

CIVIL DESIGN ENGINEERS

REPLAT

OF BLOCK 1, RAILROAD ADDITION
CREATING LOT 1A
XXXXXX
E EMMA AVE, SPRINGDALE
WASHINGTON COUNTY, ARKANSAS

DRAWING NO.
NWA-100-0335

SHEET NUMBER
2
OF 2

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: September 5, 2023

Re: L23-52 Large-Scale Development Emma Hotel

Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-52. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (Standard comment)
3. A written response to all comments is required with resubmission. (Standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
    a. RP23-14, FB23-02, and B23-93
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. More landscaped street buffer needed (Chapter 56).
    a. Variance requested (B23-93)
8. Minimum distance of a drive from the projected curb line at the street intersection is forty feet (40') for a local street.
    a. Variance requested (B23-93)

Form-Based Code Comments:

1. The required parking setback on side streets in a NC1 is 30’. The south and east sides do not meet this requirement.
    a. Deviation requested (FB23-02)

Building and Fire Comments:

The designer comments that the FFE of the slab closest to the building drain and manholes (Rim 1315.44 private, 1315.85 public) is above the rim elevation. However, the FFE of the of the west end of the building is 1315. The issue is not overflow from the manhole entering the building but public sewer backing up into the building. It is evident that a blockage or overcapacity state of the city

sewer main would seek out the low point. In this case the floor sinks within the kitchen of the planned restaurant as opposed to the manhole outside the building. Modifications of the state plumbing code may only be granted by the state health department and must show the strict letter of the code impractical and the modification is in compliance with the intent and purpose of the code. Also, the water utility will not approve without the backwater valve.

Engineering Comments:

1. **Chapter 107 – Stormwater Pollution**

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

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

2. **Chapter 50 – Floods**

   (Ord. No. 4110, § 1, 9-11-07)

   - *4110.6.2* - Need to submit a floodplain development application at the time of resubmittal. See Applications & Forms / Floodplain at http://www.springdalear.gov/298/Forms-Documents.

3. **Other:**
   - **Trees should be added to landscape islands on Emma to be consistent with existing streetscape. An additional landscape island may be needed.**
   - **Streetlights need to be in the sidewalk like existing lights along Emma**

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Large Scale/Non-Large Scale Application

Date: 06/29/2023 Permit No.: 230128

Applicant / Owner

Applicant Name:	Blue Crane	Owner Name:	203 Emma Avenue OZ, LLC
Address:	125 W Central Ave	Address:	125 W Central Ave
City, State, Zip:	Bentonville, AR 72712	City, State, Zip:	Bentonville, AR 72712
Phone:	479-616-7524	Phone:	479-616-7524
Email:	yrudzinski@bluecrane.us	Email:	yrudzinski@bluecrane.us
Application Contact:	Representative		

Property

Job Address:	203 E. Emma Avenue	Rezone Required:	NC1
Parcel No(s).:	815-25175-000, 815-25173-000, 815-25172-000, 815-25171-000, 815-25170-000, 815-25176-000, 815-25178-000, 815-25179-000, 815-25169-000,	Total Acreage:	1.67
Current Zoning:	NC1		

Development Point of Contact

Name:	Ferdi Fourie	Address:	P.O. Box 56, Cave Springs, AR 72718
E-mail:	ffourie@civilde.com	Phone:	479-381-1066

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.

Ferdinand Fourie	06/29/2023
Name	Date

©2023 Civil Design Engineers, Inc.

LARGE-SCALE DEVELOPMENT DRAWINGS

203 E. EMMA HOTEL

203 EAST EMMA STREET

CITY OF SPRINGDALE, ARKANSAS

REVISION 2
AUGUST, 2023
LARGE-SCALE DEVELOPMENT
L23-52

CONTACT LIST:

CITY OF SPRINGDALE PLANNING
CONTACT: PATSY CHRISTIE, DIRECTOR
201 SPRING STREET
SPRINGDALE, AR 72764
PHONE: (479) 750-8550
EMAIL: pchristie@springdaleAR.gov

SPRINGDALE WATER UTILITIES
CONTACT: RICK PULVIRENTI
CHIEF OPERATING OFFICER/DIRECTOR OF ENGINEERING
526 OAK AVENUE
SPRINGDALE, AR 72764
PHONE: (479) 751-5751
FAX: (479) 750-4039
EMAIL: rpulvirenti@springdalewater.com

ENGINEERING
CONTACT : BEN PETERS, P.E.
DIRECTOR
201 SPRING STREET
SPRINGDALE, AR 72764
PHONE: (479) 756-7716
EMAIL: bpeters@springdaleAR.gov

CONTACT : KATIE HOLLINGSHEAD, P.E.
SENIOR PROJECT MANAGER
201 SPRING STREET
SPRINGDALE, AR 72764
PHONE: (479) 750-8105
khollingshead@springdaleAR.gov

PUBLIC WORKS (STREET)
CONTACT : JAMES SMITH
DIRECTOR
269 EAST RANDALL WOBBE LANE
SPRINGDALE, AR 72764
PHONE: (479) 750-8135
EMAIL: jsmith@springdaleAR.gov

SPRINGDALE FIRE DEPARTMENT
CONTACT: STEVE GOSS, FIRE MARSHAL
417 HOLCOMB STREET
SPRINGDALE, AR 72765
PHONE: (479) 751-8191
FAX: (479) 750-8104

ELECTRIC : SOUTHWESTERN ELECTRIC POWER COMPANY
GEORGE RUTH
101 W. TOWNSHIP STREET
FAYETTEVILLE, AR 72703
PHONE: 479.973.2333
EMAIL: wssotterfield@aep.com

STATE OF ARKANSAS
ARKANSAS DEPARTMENT OF HEALTH
CONTACT: MR. CRAIG CORDER, P.E.
DIVISION OF ENGINEERING
4815 W. MARKHAM
LITTLE ROCK, AR 72205-3867
PHONE: (501) 661-2000

GAS UTILITY: BLACK HILLS ENERGY
655 E. MILLSAP DRIVE
FAYETTEVILLE, AR 72703

CABLE: COX COMMUNICATION
CONTACT: RANDY BUTLER
4901 S. 48TH ST
SPRINGDALE, AR 72762
PHONE: (479) 717-3738
FAX: (479) 872-0174

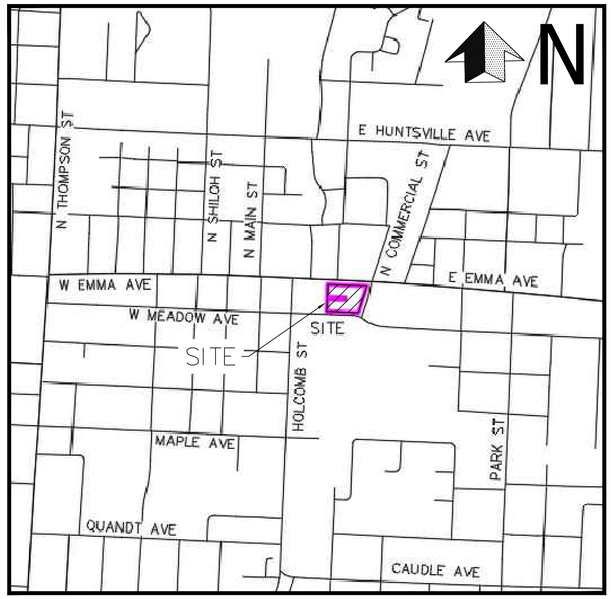
ARCHITECT:
RENAISSANCE GROUP
CONTACT: MICHAEL TUSHEK, AIA
9700 VILLAGE CIRCLE, SUITE 100
LAKELAND, TN 38002
PHONE: 901.332.5533
EMAIL: mtushek@rgroup.biz

CIVIL ENGINEER:
4iE ENGINEERING
CONTACT: FERDINAND FOURIE, P.E.
PO BOX 56
CAVE SPRINGS, AR 72718
PHONE: (479) 381-1066
EMAIL: ffourie@civilde.com

LAND SURVEYOR:
OWN, INC.
NIKOLAY K. NEDKOV, P.L.S.
5311 W. VILLAGE PARKWAY
ROGERS, AR 727258
PHONE: 479.286.8181
EMAIL: nnedkov@weareown.com

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COORDINATING WITH ARKANSAS ONE-CALL AT 1-800-482-8998 A MIN. OF FORTY EIGHT (48) HOURS BEFORE ANY DIGGING BEGINS.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONDITIONS ON THE SITE DURING CONSTRUCTION AND MUST BE WITHIN INDUSTRY AND OSHA ACCEPTED STANDARDS FOR SAFETY AT ALL TIMES, INCLUDED BUT NOT LIMITED TO WORKING HOURS. THE ENGINEER SHALL NOT RESPONSIBLE TO MONITOR SAFETY STANDARDS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEMOLITION AND CONSTRUCTION MATERIALS, IN A LAWFUL MANNER, AT STATE AND FEDERALLY ACCEPTED SITES.
4. ALL DESIGNS SHOWN HEREIN ARE IN ACCORDANCE WITH THE INDUSTRY ACCEPTED STANDARDS AT THIS TIME.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING PROPERTIES.
6. IN THE EVENT THAT THERE IS A QUESTION WITH REGARD TO THE DESIGN INTENT, THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING IN ACCORDANCE WITH ALL MUNICIPALITY CONSTRUCTION STANDARDS, WHERE APPLICABLE.



VICINITY MAP
N.T.S.

PROPERTY SURVEY DESCRIPTION:

PARCELS: 815-25175-000; 915-25173-000; 815-25172-000; 815-25171-000; 815-25170; 815-25169; 815-25179; 815-25178-000; 815-25176-000

PART OF LOTS 9 AND 10, AND ALL OF LOTS 1 THROUGH 8, INCLUSIVE, AND ALL OF LOTS 11 THROUGH 17, INCLUSIVE, ALL IN BLOCK 1, RAILROAD ADDITION TO THE CITY OF SPRINGDALE, INCLUDING PART OF ALLEYS VACATED BY THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING RAILROAD SPIKE MARKING THE SOUTHEAST CORNER OF LOT 17, BLOCK 1, RAILROAD ADDITION, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF EAST MEADOW AVENUE; THENCE ALONG SAID RIGHT OF WAY, N87°46'52"W 277.00 FEET TO A FOUND RAILROAD SPIKE; THENCE DEPARTING SAID RIGHT OF WAY, N02°15'44"E 107.00 FEET TO A FOUND MAG NAIL ON THE SOUTH LINE OF THE PLATTED ALLEY OF SAID BLOCK 1; THENCE ALONG SAID SOUTH LINE, S87°46'52"E 155.49 FEET TO A FOUND MAG NAIL AT THE NORTHWEST CORNER OF LOT 13; THENCE N02°27'46"E 20.00 FEET TO A FOUND MAG NAIL AT THE SOUTHWEST CORNER OH LOT 6; THENCE ALONG THE NORTH LINE OF SAID ALLEY N87°46'52"W 155.56 FEET TO A FOUND MAG NAIL; THENCE DEPARTING SAID NORTH LINE, N02°15'44"E 107.00 FEET TO A FOUND CHISELED "X" ON THE SOUTH RIGHT OF WAY OF EAST EMMA AVE; THENCE ALONG SAID SOUTH RIGHT OF WAY, S87°46'52"E 344.50 FEET TO A FOUND CHISELED "X" AT THE WEST RIGHT OF WAY OF SOUTH COMMERCIAL ST.; THENCE ALONG SAID WEST RIGHT OF WAY, S18°20'59"W 243.59 FEET TO THE POINT OF BEGINNING, CONTAINING 69,605 SQUARE FEET OR 1.60 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

GROSS SITE AREA) : 1.60 ACRES
NET SITE AREA : 1.60 ACRES

ZONING : NEIGHBORHOOD CENTER TYPE 1 (NC1)

OWNER:
203 EMMA AVENUE OZ, LLC
125 W. CENTRAL AVE.
SUITE 200
BENTONVILLE, AR 72712
479.616.7524

SUMMARY OF WAIVERS, VARIANCES AND DEVIATIONS REQUESTED:

A. VARIANCES:

1. CHAPTER 56 ARTICLE 2 SECTION 31 (1) LANDSCAPED STREET FRONTAGE BUFFER (PERMIT #230140)
2. CHAPTER 130 ARTICLE 7 SECTION 11.2 (h) – MINIMUM DISTANCE OF DRIVE FROM THE PROJECT CURB LINE TO THE STREET INTERSECTION (PERMIT #230140)

FORM-BASED CODE DEVIATION

1. NEIGHBORHOOD CENTER TYPE 1: VI-PARKING REQUIREMENTS : PARKING SETBACK 30' (PERMIT #230140)



ARKANSAS COUNTY MAP
N.T.S.

SHEET INDEX

1. C1.0	–	COVER SHEET
2. 1	–	TOPOGRAPHIC AND BOUNDARY SURVEY 1
3. 2	–	TOPOGRAPHIC AND BOUNDARY SURVEY 2
4. C2.0	–	SITE PLAN
5. C3.0	–	GRADING PLAN
6. C3.1	–	EROSION CONTROL PLAN
7. C3.2	–	STORM SEWER PLAN AND PROFILE 1
8. C3.3	–	STORM SEWER PLAN AND PROFILE 2
9. C4.0	–	UTILITY PLAN
10. L1.0	–	LANDSCAPE PLAN
11. L1.2	–	LANDSCAPE DETAILS AND SPECIFICATIONS
12. C6.0	–	DETAIL SHEET 1
13. C6.1	–	DETAIL SHEET 2
14. C6.2	–	DETAIL SHEET 3
15. C6.3	–	DETAIL SHEET 4
17. C6.4	–	DETAIL SHEET 5
17. C6.5	–	DETAIL SHEET 6
17. C6.6	–	DETAIL SHEET 7
17. C6.7	–	DETAIL SHEET 8

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.

4iE ENGINEERING OR ITS DESIGNATED REPRESENTATIVE SHALL PROVIDE INSPECTION SERVICES DURING CONSTRUCTION OF PUBLIC UTILITIES.

PUBLIC WATER AND SEWER UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES AMENDED AUGUST 27, 2014 WITH APPROVED REVISIONS DATED JANUARY 20, 2021 AND SEALED MAY 6, 2021

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."

FLOODWAY AND FLOODWAY WILL BE REMOVED UNDER AN APPROVED LETTER OF MAP REVISION, AS SHOWN ON THE APPROVED CLOMR 20-06-1362R

PLANS PREPARED BY:

4iE★Engineering, Inc.
PO BOX 56
CAVE SPRINGS, AR 72718
479.381.1066

DEVELOPER:

WINDSOR AUGHTRY

WINDSOR-AUGHTRY HOTEL DEVELOPMENT
40 WEST BROAD STREET, SUITE 500
GREENVILLE, SC 29601

Blue Crane

BLUE CRANE
125 W. CENTRAL AVENUE
SUITE 200
BENTONVILLE, AR 72712

ARKANSAS ★★★ REGISTERED PROFESSIONAL ENGINEER ★★★ No. 12538 FERDINAND FOURIE

FERDINAND FOURIE
ARKANSAS REGISTERED PROFESSIONAL ENGINEER NO. 12538 08-23-2023

NO.	DATE	BY	CKD	DESCRIPTION
REV2	08-10-23	FF	FF	REVISED PER LARGE-SCALE DEVELOPMENT (TECHNICAL PLAT REVIEW
REV1	12-29-22	FF	FF	REVISED PER LARGE-SCALE DEVELOPMENT (ENGINEERING) REVIEW

4iE Engineering

203 E. EMMA HOTEL
SPRINGDALE, ARKANSAS

COVER SHEET

CERTIFICATE OF AUTHORIZATION – 4iE ENGINEERING, INC. #1642 – ARKANSAS - ENGINEER

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Arkansas One-Call
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DATE	DRAWN
08-10-2023	FF
DESIGNED	CHECKED
FF	FF

FOR REVIEW

PROJECT NO.
1145

SHEET
C1.0

PLOT DATE/TIME: Tuesday, August 22, 2023 10:24:57 PM FILE #P:\1145 - Springdale Marriott\Drawings\1145proj.dwg

PARCELS: 815-25175-000, 815-25173-000, 815-25172-000, 815-25171-000, 815-25170-000, 815-25169-000, 815-25179-000, 815-25178-000 AND 815-25176-000

RECORD LEGAL DESCRIPTION

PART OF LOTS 9 AND 10, AND ALL OF LOTS 1 THROUGH 8, INCLUSIVE, AND ALL OF LOTS 11 THROUGH 17, INCLUSIVE, ALL IN BLOCK 1, RAILROAD ADDITION TO THE CITY OF SPRINGDALE, INCLUDING PART OF ALLEYS VACATED BY THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING RAILROAD SPIKE MARKING THE SOUTHEAST CORNER OF LOT 17, BLOCK 1, RAILROAD ADDITION, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF MEADOW A VENUE, THENCE ALONG THE SOUTH LINE OF SAID BLOCK 1 AND ALONG SAID RIGHT OF WAY LINE, SOUTH 89 DEGREES 36 MINUTES 09 SECONDS WEST 277.00 FEET TO AN EXISTING RAILROAD SPIKE;

THENCE LEAVING SAID SOUTH LINE AND SAID RIGHT OF WAY LINE, NORTH 00 DEGREES 21 MINUTES 15 SECONDS WEST, 107.00 FEET TO THE NORTH LINE OF LOT 10, BLOCK 1 AND THE SOUTH RIGHT OF WAY LINE OF AN ALLEY; THENCE ALONG THE NORTH LINE OF LOTS 10, 11, 12 AND 13 AND ALONG SAID ALLEY RIGHT OF WAY LINE, NORTH 89 DEGREES 36 MINUTES 09 SECONDS EAST, 155.49 FEET TO AN EXISTING P/K NAIL; THENCE LEAVING THE NORTH LINE OF SAID LOT 13 AND SAID ALLEY RIGHT OF WAY LINE, NORTH 00 DEGREES 09 MINUTES 13 SECONDS WEST, 20.00 FEET TO AN EXISTING P/K NAIL ON THE SOUTH LINE OF LOT 6 AND THE NORTH RIGHT OF WAY LINE OF AN ALLEY; THENCE ALONG THE SOUTH LINE OF LOTS 6, 7, 8 AND 9 AND ALONG SAID ALLEY RIGHT OF WAY LINE, SOUTH 89 DEGREES 36 MINUTES 09 SECONDS WEST, 155.56 FEET. THENCE LEAVING SAID ALLEY RIGHT OF WAY LINE AND THE SOUTH LINE OF LOT 9, BLOCK 1, NORTH 00 DEGREES 21 MINUTES 15 SECONDS WEST, 107.00 FEET TO AN EXISTING P/K NAIL ON THE NORTH LINE OF LOT 9, BLOCK 1, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF EAST EMMA AVENUE. THENCE ALONG THE NORTH LINE OF BLOCK 1 AND ALONG SAID RIGHT OF WAY LINE, NORTH 89 DEGREES 36 MINUTES 09 SECONDS EAST 344.50 FEET TO AN EXISTING P/K NAIL MARKING THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF RAILROAD ADDITION SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF COMMERCIAL STREET. THENCE ALONG THE EAST LINE OF SAID BLOCK 1 AND ALONG SAID RIGHT OF WAY LINE, SOUTH 15 DEGREES 44 MINUTES 00 SECONDS WEST, 243.59 FEET TO THE POINT OF BEGINNING, CONTAINING 1.60 ACRES AND SUBJECT TO ANY EASEMENTS OF RECORD. SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES.

AS-SURVEYED DESCRIPTION

PART OF LOTS 9 AND 10, AND ALL OF LOTS 1 THROUGH 8, INCLUSIVE, AND ALL OF LOTS 11 THROUGH 17, INCLUSIVE, ALL IN BLOCK 1, RAILROAD ADDITION TO THE CITY OF SPRINGDALE, INCLUDING PART OF ALLEYS VACATED BY THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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NOTES

1. THIS SURVEY REPRESENTS A BOUNDARY / TOPOGRAPHIC SURVEY OF WASHINGTON COUNTY ARKANSAS PARCELS: 815-25175-000, 815-25173-000, 815-25172-000, 815-25171-000, 815-25170-000, 815-25169-000, 815-25179-000, 815-25178-000 AND 815-25176-000.
2. BEARINGS BASED ON GRID NORTH OF THE ARKANSAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH ZONE ESTABLISHED BY OPUS REFERENCE FRAME: (2011)(EPOCH: 2010.0000).
3. BASIS OF ELEVATIONS: NAVD88 (GEOID18) ESTABLISHED BY OPUS REFERENCE FRAME: (2011)(EPOCH: 2010.0000).
4. ALL DISTANCES SHOWN HEREON ARE IN US SURVEY FOOT.
5. SUBJECT PROPERTY IS WITHIN CITY LIMITS OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.
6. THIS SURVEY MEETS THE 2020 "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS", WHICH IS ALSO KNOWN AS "STANDARDS OF PRACTICE NO. 1".
7. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS PART OF THIS SURVEY.
8. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT.
9. THIS SURVEY IS BASED ON A TITLE COMMITMENT FILE NO: 1806747-106 PROVIDED BY WACO TITLE COMPANY, EFFECTIVE DATED NOVEMBER 20, 2018.



VICINITY MAP
SCALE: 1"=1000'

LEGEND

	PROPERTY LINE
	CENTERLINE
-R/W-	RIGHT-OF-WAY LINE
	EASEMENT LINE
X	FENCE
S	SANITARY SEWER
W	WATER LINE
OHE	ELECTRIC LINE
G	GAS LINE
UE	UNDERGROUND ELECTRIC LINE
FO	FIBER-OPTIC LINE
	DRAINAGE PIPE
	FOUND PROPERTY CORNER AS NOTED
	COMPUTED POINT
	BENCHMARK
PP	POWER POLE
GY	GUY WIRE
S	SANITARY SEWER MANHOLE
SCO	SEWER CLEAN OUT
D	DRAINAGE / STORM SEWER MANHOLE
	SIGN
	GUARD POST
WV	WATER VALVE
W	WATER METER
E	ELECTRIC METER
	FIRE HYDRANT
GM	GAS METER
RBR	REBAR (CORNER MONUMENT)
EOC	EDGE OF CONCRETE
SMH	SEWER MANHOLE (SANITARY SEWER)
DMH	DRAINAGE MANHOLE (STORM SEWER)
FL	FLOWLINE
XX"	EXISTING TREE / TRUNK DIAMETER

UTILITY NOTE

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANTY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. LOCATE TICKET NUMBER: 220607-0879.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, PART OF THIS PROPERTY IS IN ZONE AE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05143C0070F, WHICH BEARS AN EFFECTIVE DATE OF MAY 16, 2008 AND IS IN AN AREA OF FLOODING. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

I, NIKOLAY K. NEDKOV, HEREBY DECLARE THAT I HAVE COMPLETED A SURVEY ON THE HEREON DESCRIBED PROPERTY AND CORNER MONUMENTS WERE FOUND OR SET AS SHOWN TO THE BEST OF MY KNOWLEDGE AND ABILITY.

NIKOLAY K. NEDKOV
AR PLS 1759

07/11/2022
DATE

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

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS NO.1759 — NIKOLAY K. NEDKOV — SIGNATURE

STATE PLAT CODE: 500-18N-29W-0-36-310-72-1759

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

DRAWING INFO.

FIELD BY:	KP/SM
DRAWN BY:	KLM
CHECK BY:	NKN
DATE:	07/11/2022
FIELD BOOK:	
JOB NUMBER:	22R020031

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	REVISE SANITARY SEWER FLOW LINES	NKN	08/24/22
2	ADDRESS COMMENTS	NKN	7/12/23

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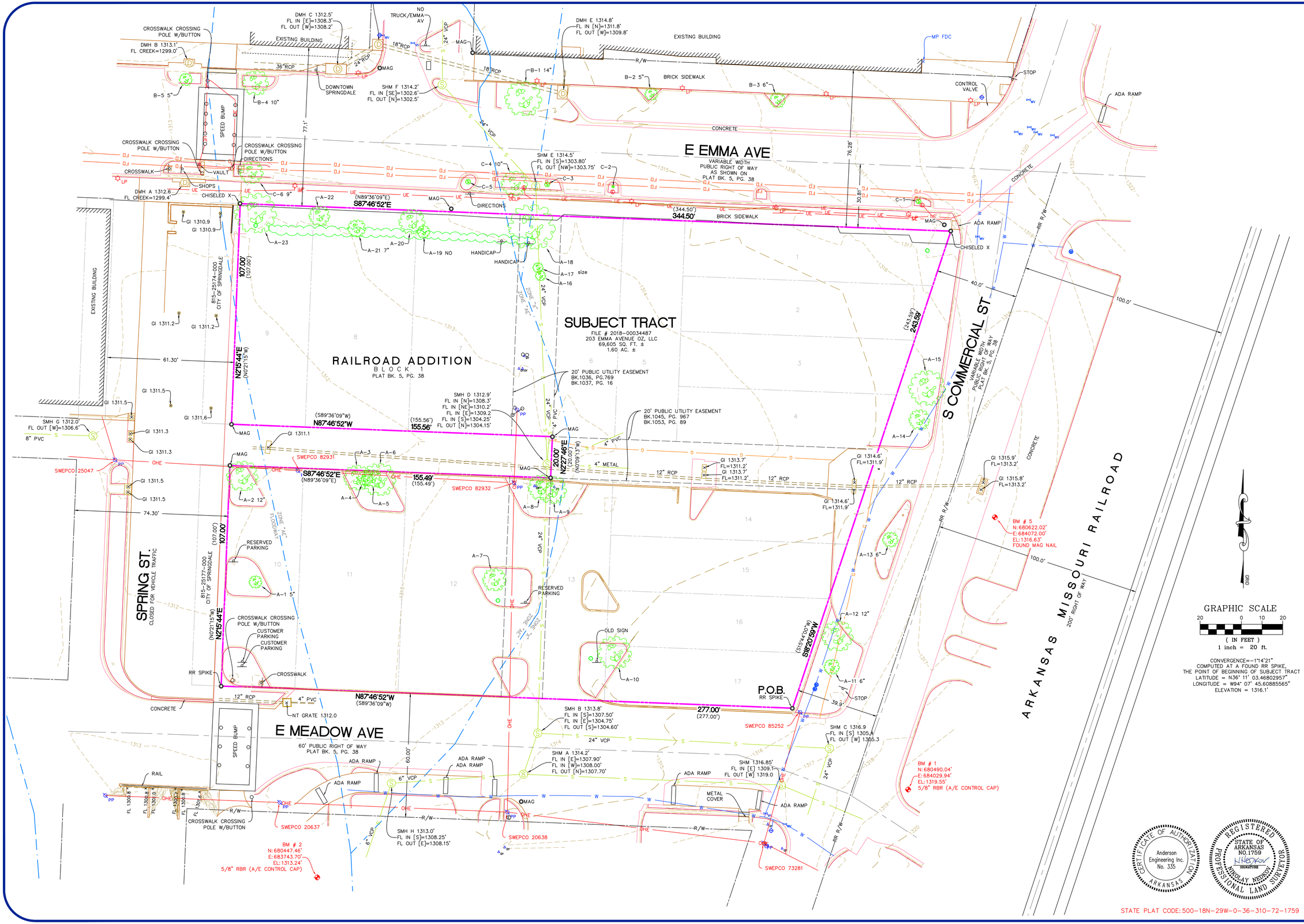
CIVIL DESIGN ENGINEERS, INC.

BOUNDARY / TOPOGRAPHIC SURVEY

E EMMA AVE
CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

DRAWING NO. NWA-100-0252

SHEET NUMBER 1 OF 2



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

DRAWING INFO.

FIELD BY:	KP/SM
DRAWN BY:	KLM
CHECK BY:	NKN
DATE:	07/01/2022
FIELD BOOK:	
JOB NUMBER:	22R020031

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BOUNDARY / TOPOGRAPHIC SURVEY

E EMMA AVE
CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

CERTIFICATE OF AUTHORIZATION
Anderson Engineering Inc.
No. 335
ARKANSAS

REGISTERED
STATE OF ARKANSAS
NO.1759
NIKOLAY NEBOGOV
PROFESSIONAL LAND SURVEYOR
SIGNATURE

DRAWING NO. NWA-100-0252
SHEET NUMBER 2 OF 2

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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:

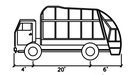
a) DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
b) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
c) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR 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.

N

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 INCH = 20 FEET



LEGEND

EXISTING	PROPOSED
	IRON PIN/PIPE FOUND
	IRON PIN SET
	BENCHMARK
	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	CURB AND GUTTER
	SIGN
	FIRE LANE STRIPING
	LIGHT POLE (SINGLE)
	FIREHYDRANT ASSEMBLY
	STOP BAR
	STANDARD DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CITY OF SPRINGDALE STREET ASPHALT PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVING
	CONCRETE SIDEWALK
	PATTERNED BRICK STREET PAVEMENT
	PATTERNED BRICK SIDEWALK
	2" ASPHALT SURFACE OVERLAY
	PARKING COUNT
	COMPACT PARK SPACE PAVEMENT MARKING (8'X16')

BUILDING	PARKING SPACES PROVIDED	PARKING REQ.
HOTEL PROPERTY	78	97
COMPACT	3	
PERIMETER	26	
TOTAL	107	
ADA SPACES	6	4
PERCENTAGE PARKING MET ONSITE	75%	

** PARKING REQUIRED IS 75% OF TOTAL NUMBER OF ROOMS (129*.75 = 97)

BUILDING AND UNIT SUMMARY	
NO. HOTEL ROOMS	129
RESTAURANT	4,158 SF
MEETING ROOMS	1,808 SF
RETAIL	1,674 SF

ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AND BUILDING APPROACHES SHALL BE AS REQUIRED BY CURRENT ADA AND AS MAY BE FROM TIME TO TIME AMENDED

GENERAL SITE NOTES:

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COORDINATING WITH ARKANSAS ONE-CALL AT 1-800-482-8998 A MIN. OF TWENTY-FOUR (24) HOURS BEFORE ANY DIGGING BEGINS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONDITIONS ON THE SITE DURING CONSTRUCTION AND MUST BE WITHIN INDUSTRY AND OSHA ACCEPTED STANDARDS FOR SAFETY AT ALL TIMES, INCLUDED BUT NOT LIMITED TO WORKING HOURS. THE ENGINEER SHALL NOT BE RESPONSIBLE TO MONITOR SAFETY STANDARDS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEMOLITION AND CONSTRUCTION MATERIALS, IN A LAWFUL MANNER, AT STATE AND FEDERALLY ACCEPTED SITES.
4. ALL DESIGNS SHOWN HEREIN ARE IN ACCORDANCE WITH THE INDUSTRY ACCEPTED STANDARDS AT THIS TIME.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING PROPERTIES.
6. IN THE EVENT THAT THERE IS A QUESTION WITH REGARD TO THE DESIGN INTENT, THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING IN ACCORDANCE WITH ALL MUNICIPALITY CONSTRUCTION STANDARDS.
8. MAINTENANCE OF TRAFFIC DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR 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:

NO.	DATE	BY	CKD	DESCRIPTION
REV2	12-20-23	FF	FF	REVISED PER LARGE-SCALE DEVELOPMENT TECHNICAL PLAT REVIEW
REV1	08-10-23	FF	FF	REVISED PER LARGE-SCALE DEVELOPMENT REVIEW (ENGINEERING, FIRE, BUILDING, SWU)

4IE Engineering

203 E. EMMA HOTEL
SPRINGDALE, ARKANSAS

SITE PLAN

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12538
FERDINAND FOURIE

DATE: 08-23-23

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08-10-2023	FF
DESIGNED	CHECKED
FF	FF

FOR REVIEW

PROJECT NO.
1145

SHEET
C2.0

PLOT DATE/TIME: Tuesday, August 22, 2023 10:25:48 PM FILE: #P\1145 - Springdale Marriott\Drawings\1145proj.dwg

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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
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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.

N

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 INCH = 20 FEET

LEGEND

EXISTING	PROPOSED
	IRON PIN/PIPE FOUND
	IRON PIN SET
	BENCHMARK
	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	CURB AND GUTTER
	SIGN
	SPOT ELEVATION
	TOP OF CURB
	GUTTER
	TOP OF WALL
	FINISHED GRADE
	FLARED END SECTION
	UNDERGROUND STORM DRAINAGE SYSTEM
	DOMED INLET WITH RISER
	CURB INLET
	FULL DEPTH AHTD CLASS 7 BACKFILL
	GRADED SWALE
	4' CURB INLET EXTENSION

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 HAS THE OPTION TO BID EITHER RCP OR ULTRA-FLO (HDPE) PIPE WHERE THE WORD "PIPE" IS INDICATED, UNLESS OTHERWISE CALLED OUT.
- DESIGN OF UNDERGROUND STORM WATER SYSTEM IS BASED ON THE USE OF EITHER RCP, DUAL WALL POLYETHYLENE "ULTRA FLOW" PIPE OR PVC AND A MANNING ROUGHNESS COEFFICIENT OF 0.013 HAS BEEN ASSUMED FOR DESIGN PURPOSES.
- PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND ENGINEER OF ANY CONFLICTS PRIOR CONSTRUCTION.

GENERAL FINISH GRADING NOTES

1. FINISHED GRADE AS INDICATED ON THESE DRAWINGS ARE THE TOP OF FINSHED SURFACE, IE. TOP OF PAVEMENT OR TOP OF SOD/SEEDED FINISHED ELEVATION.
2. BUILDING FINISHED FLOOR ELEVATIONS (FFE) IS THE TOP OF THE BUILDING FLOOR SLABS
3. THE GRADING CONTOURS AS PROVIDED ON THESE DRAWINGS IS TO CONVEY FINAL GRADING INTENT, AND ARE NOT EXACT

FLOODWAY AND PLOODWAY WILL BE REMOVED UNDER AN APPROVED LETTER OF MAP REVISION, AS SHOWN ON THE APPROVED CLOMR 20-06-1362R

BM # 1
N:680490.04'
E:684029.94'
EL:1319.55'
5/8" RBR (A/E CONTROL CAP)

BM # 2
N:680447.46'
E:683743.70'
EL:1313.24'
5/8" RBR (A/E CONTROL CAP)

BM # 5
N:680622.02'
E:684072.00'
EL:1316.63'
FOUND MAG NAIL

INSET A
SCALE : 1' = 20'

NO.	DATE	BY	CKD	DESCRIPTION
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41E Engineering

203 E. EMMA HOTEL
SPRINGDALE, ARKANSAS

GRADING PLAN

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12538
FERDINAND FOURIE

DATE: 08-23-23

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DATE	DRAWN
08-10-2023	FF
DESIGNED	CHECKED
FF	FF

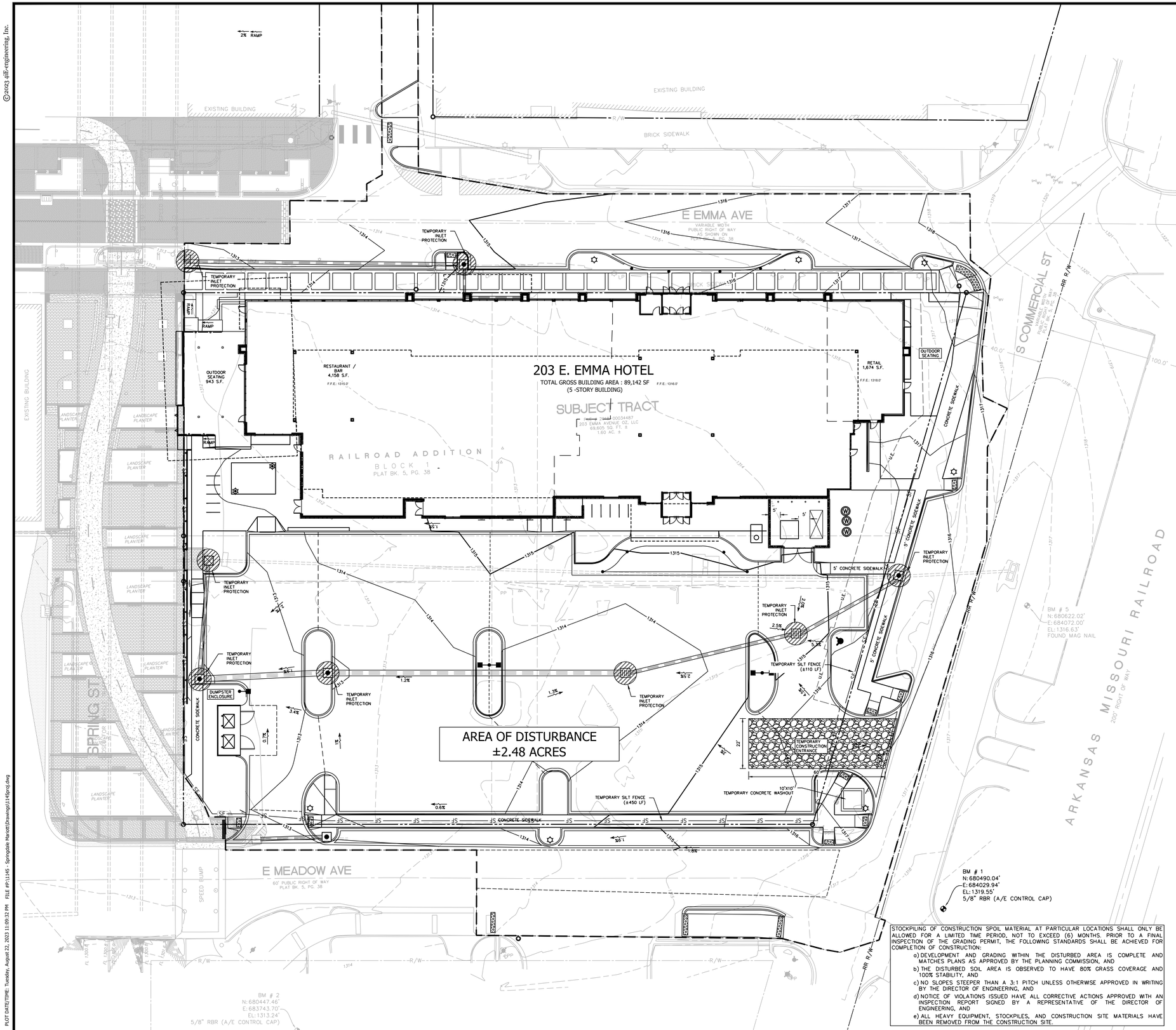
FOR REVIEW

PROJECT NO.
1145

SHEET
C3.0

PLOT DATE/TIME: Wednesday, August 23, 2023 11:40:09 AM FILE #P:\1145 - Springdale Marriott\Drawings\1145proj.dwg

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N

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 INCH = 20 FEET

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- LIMITS OF DISTURBANCE
- TEMPORARY SILT FENCE — SF —
- CONSTRUCTION ENTRANCE
- INLET PROTECTION

SWPPP GENERAL NOTES:

- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN CALENDAR DAYS FOR THE SURFACE OF ALL PERIMETER SLOPES AND FOURTEEN DAYS FOR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- THE CONTRACTOR SHALL INSPECT, REPAIR AND ADD STONE TO THE STONE CONSTRUCTION ENTRANCE WHEN IT BECOMES SATURATED WITH MUD TO INSURE IT FUNCTIONS AS IT WAS INTENDED.
- THE TOPSOIL STOCKPILE SHALL BE GRADED TO DRAIN AND SEEDED WITH A TEMPORARY SEED MIX.
- ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSPECTED, CLEANED REPAIRED IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN.
- TEMPORARY SEDIMENT CONTROL MEASURES (SILT FENCE, CONSTRUCTION ENTRANCE, ETC.,) SHALL BE MAINTAINED UNTIL ALL CONTRIBUTING AREAS ARE GRADED AND STABILIZED.
- A COMPLETE PLAN FOR MAINTENANCE OF CONTROL DEVICES IS CONTAINED WITHIN THE STORM WATER POLLUTION PREVENTION PLAN WHICH IS PART OF THE SITE WORK SPECIFICATIONS.
- DUST CONTROL ON SITE SHALL BE MINIMIZED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS STRICTLY PROHIBITED.
- IF THE MAJORITY OF MUD OR DIRT IS NOT REMOVED FROM EXISTING TRAFFIC, CONTRACTOR SHALL ESTABLISH VEHICLE WASH AREAS AT CONSTRUCTION TRAFFIC EXIT POINTS AND VEHICLE OPERATION SHALL BE INTERCEPTED AND TRAPPED BEFORE WASH WATER IS ALLOWED TO BE DISCHARGED OFFSITE. RINSE-OFF WILL NOT BE ALLOWED OUTSIDE THE PROJECT CONSTRUCTION LIMITS.

PRE & POST CONSTRUCTION GRADING NOTES:

PRE-CONSTRUCTION:

- PRIOR TO START OF SITE GRADING, EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE TO THE EROSION CONTROL PLAN. THESE EROSION CONTROL MEASURES, AS A MINIMUM, SHALL INCLUDE ALL SILT FENCING, TEMPORARY SEDIMENT PONDS, TEMPORARY CONSTRUCTION ENTRANCE, AND ANY OTHER MEASURES NECESSARY TO ENSURE THAT SEDIMENT DOES NOT LEAVE THE SITE.
- PRIOR TO START OF SITE GRADING, CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANIES AND THE STATE ONE-CALL SYSTEM A MINIMUM OF 48 HOURS PRIOR TO DIGGING FOR THE LOCATION OF ALL UNDERGROUND UTILITY LINES THAT WILL BE AFFECTED BY THIS DEVELOPMENT. PLEASE NOTE THAT EXISTING UTILITIES NOTED ON PLAN HAVE BEEN LOCATED WITH ALL AVAILABLE INFORMATION AND THAT EXACT LOCATION OF UTILITY LINES MAY NOT BE ACCURATE.
- A PRE-CONSTRUCTION MEETING SHALL BE HELD ON SITE ONCE ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AND PRIOR TO ANY SITE GRADING / CONSTRUCTION / DEMOLITION.
- SPECIFICATIONS AND DETAILS OF THE APPROPRIATE GOVERNING AGENCY.

POST-CONSTRUCTION:

- CONTRACTOR SHALL SCARIFY ANY AREA TO RECEIVE TOP SOIL TO A MINIMUM DEPTH OF 3".
- ALL DISTURBED AREAS SHALL BE GRADED SMOOTH AND RECEIVE A MINIMUM OF 4" OF TOPSOIL. THE AREA SHALL BE SEEDED AND / OR SODDED IN ACCORDANCE WITH THE LANDSCAPE PLAN. THE AREA SHALL BE WATERED UNTIL A HARDY COVER OF GRASS HAS BEEN ESTABLISHED AND 80% OF THE SITE HAS BEEN STABILIZED IN ACCORDANCE WITH ADEQ'S CONSTRUCTION GENERAL PERMIT (ARR150000).
- ONCE THE SITE HAS REACHED FINAL STABILIZATION IN ACCORDANCE TO THE REQUIREMENTS SET FORTH IN ADEQ'S CONSTRUCTION GENERAL PERMIT, THE CONTRACTOR SHALL FILE A NOTICE OF TERMINATION.

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REV1	08-10-23	FF	FF	REVISED PER LARGE-SCALE DEVELOPMENT REVIEW (ENGINEERING, FIRE, BUILDING, SWU)

4IE Engineering

203 E. EMMA HOTEL
SPRINGDALE, ARKANSAS

EROSION CONTROL PLAN



DATE: 08-23-23

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08-10-2023	FF
DESIGNED	CHECKED
FF	FF

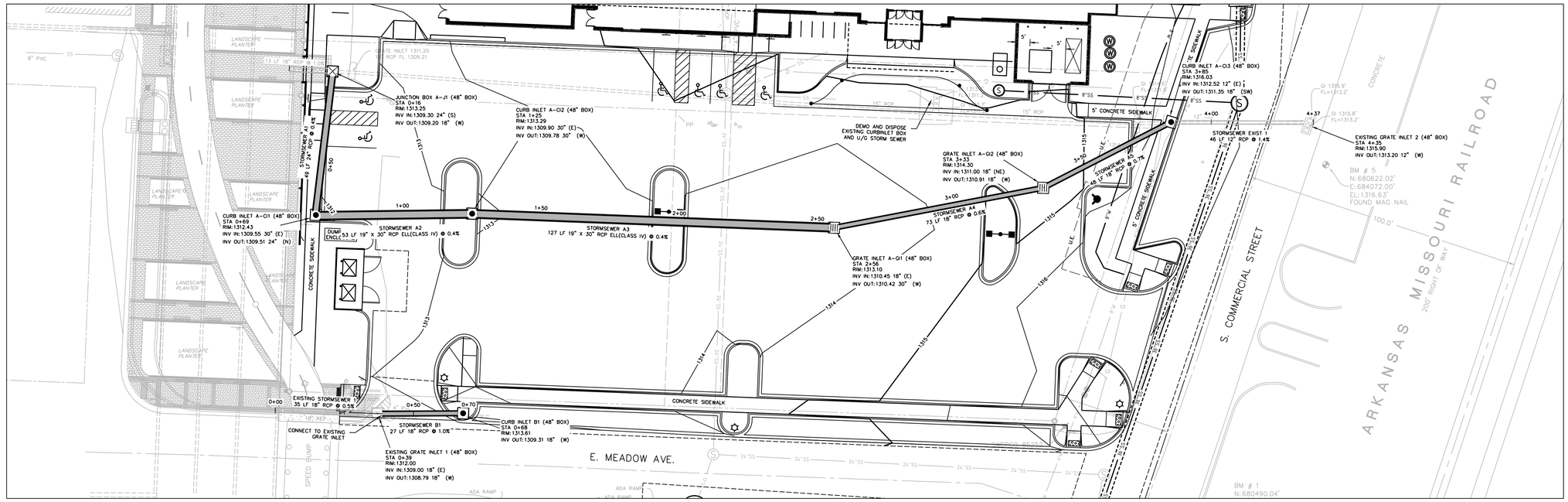
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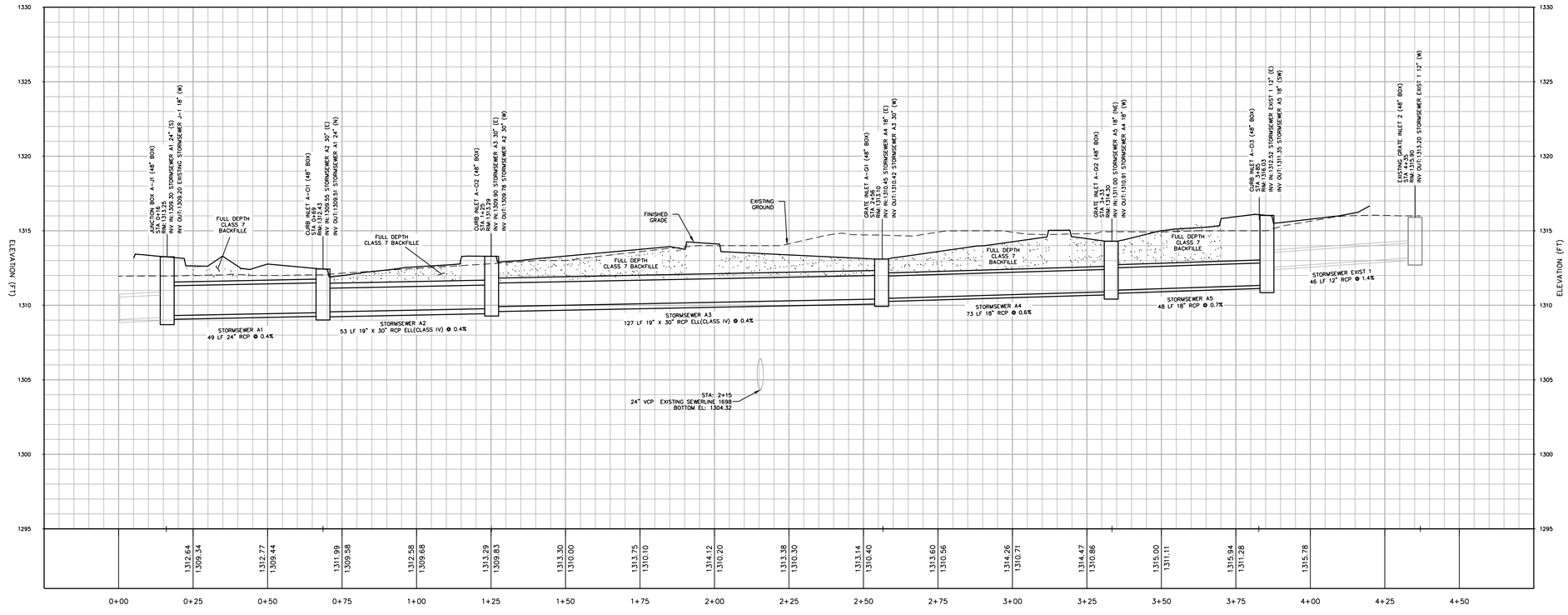
PROJECT NO.
1145

SHEET
C3.1

PLOT DATE/TIME: Tuesday, August 22, 2023 11:09:32 PM FILE #P:\1145 - Springdale Marriott\Drawings\1145prcp.dwg

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STORM SEWER LINE A
STA 0+00 TO STA 4+35
HORIZONTAL SCALE : 1" = 20'
VERTICAL SCALE : 1" = 4'

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 INCH = 20 FEET

NO.	DATE	BY	CKD	DESCRIPTION
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4IE Engineering

203 E. EMMA HOTEL
SPRINGDALE, ARKANSAS

STORM SEWER PLAN AND PROFILE 1

ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12538
FERDINAND FOURIE

DATE: 08-23-23

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08-10-2023	FF
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FF	FF

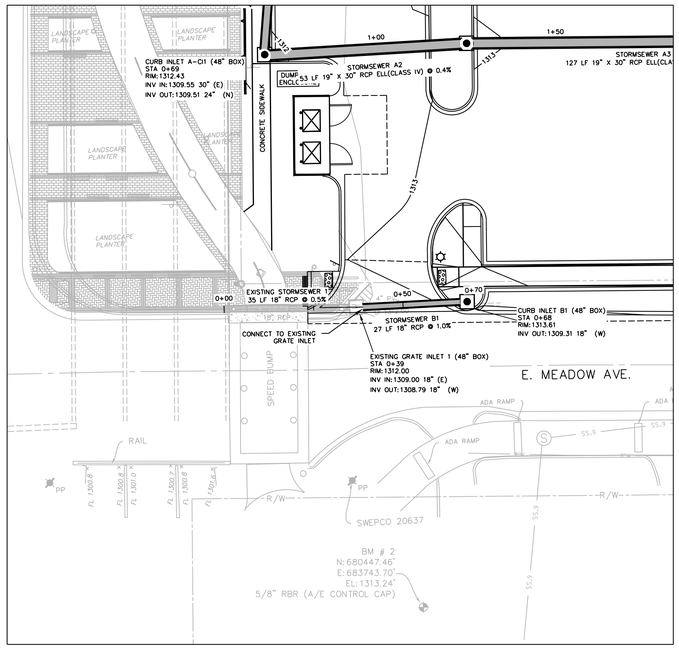
FOR REVIEW

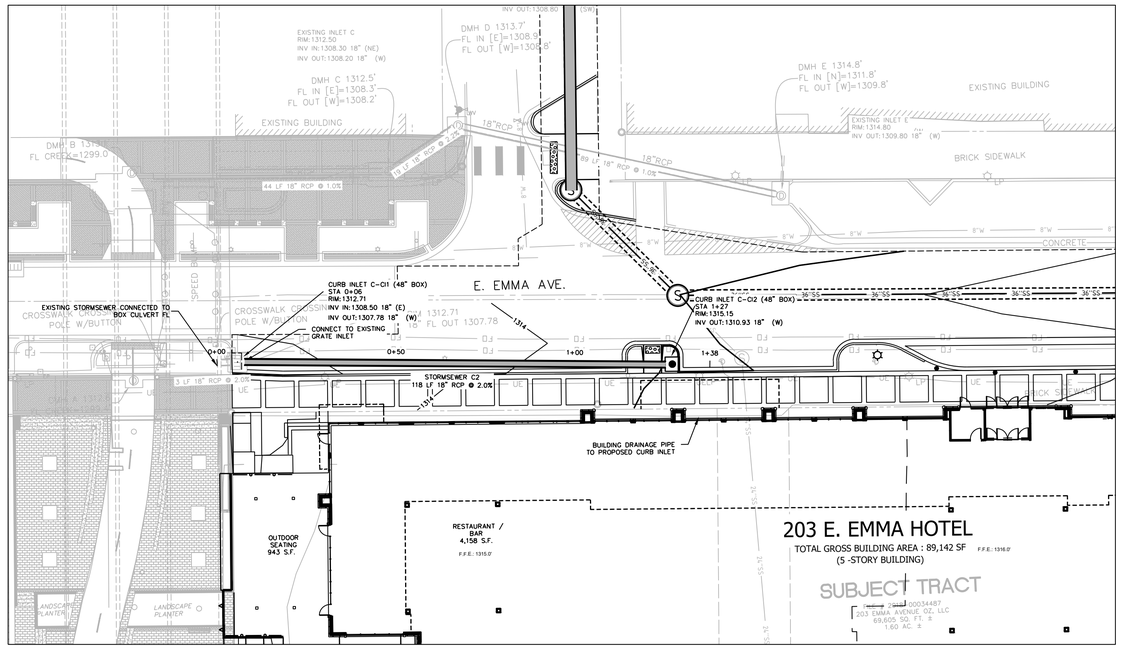
PROJECT NO.
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PLOT DATE/TIME: Tuesday, August 22, 2023 11:13:20 PM FILE #P:\1145 - Springdale Marriott\Drawings\1145storm.dwg

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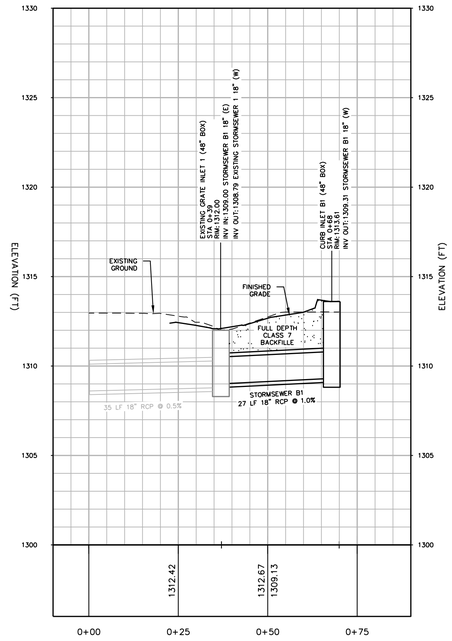




GRAPHIC SCALE

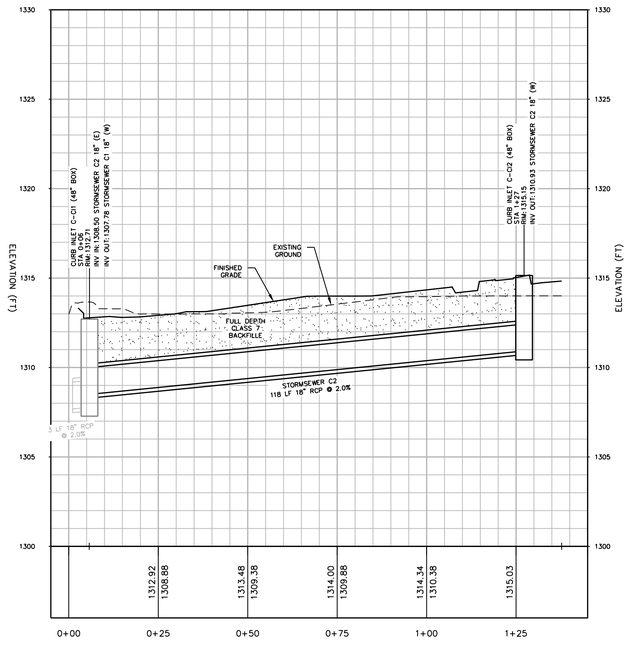
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(IN FEET)
1 INCH = 20 FEET



STORM SEWER LINE B
STA 0+00 TO STA 0+68

HORIZONTAL SCALE : 1" = 20'
VERTICAL SCALE : 1" = 4'



STORM SEWER LINE C
STA 0+00 TO STA 1+91

HORIZONTAL SCALE : 1" = 20'
VERTICAL SCALE : 1" = 4'

NO.	DATE	BY	CKD	DESCRIPTION
REV1	12-20-22	FF	FF	REVISED PER LARGE-SCALE DEVELOPMENT TECHNICAL PLAT REVIEW
REV2	08-10-23	FF	FF	REVISED PER LARGE-SCALE DEVELOPMENT REVIEW (ENGINEERING, FIRE, BUILDING, SWU)

4IE Engineering

203 E. EMMA HOTEL
SPRINGDALE, ARKANSAS

STORM SEWER PLAN AND PROFILE 2

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12538
FERDINAND FOURIE

08-23-23
DATE:_____

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SEE SEWER MAIN RELOCATIOON DRAWINGS FOR AREA TO THE NORTH ALONG SPRING STREET

INSPECTIONS AND TESTING PROCEDURES:

1. ALL FIELD TESTS REQUIRED FOR THE PROJECT SHALL BE WITNESSED BY AN S.W.U REPRESENTATIVE IN THE PRESENCE OF THE ENGINEER AND CONTRACTOR OR THEIR REPRESENTATIVE.
2. SPRINGDALE WATER UTILITIES WILL REQUIRE A MINIMUM OF 48 HOURS NOTICE ON ALL TESTS. CALLS TO THE CITY FOR THE PURPOSE OF SETTING TEST TIMES SHOULD BE MADE BY 10:00 AM. TESTS DELAYED BY WEATHER OR OTHER FACTORS WILL BE RESCHEDULED ON THE SAME BASIS.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE SCHEDULING OF SUCH TESTS WITH THE ENGINEER, WHO WILL COORDINATE WITH SPRINGDALE WATER UTILITIES.
4. ALL EQUIPMENT, MATERIALS AND LABOR REQUIRED FOR TESTING SHALL BE FURNISHED BY THE CONTRACTOR AT HIS EXPENSE.
5. PRIOR TO FINAL ACCEPTANCE, THE PROJECT SHALL BE SUBJECT TO A JOINT FINAL INSPECTION BY A DESIGNATED REPRESENTATIVE OF SPRINGDALE WATER UTILITIES, THE ENGINEER OF RECORD FOR THE PROJECT AND THE CONTRACTOR.

N

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 INCH = 20 FEET

LEGEND

EXISTING	PROPOSED
	IRON PIN/PIPE FOUND
	IRON PIN SET
	BENCHMARK
	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	CURB AND GUTTER
	TAPPING SLEEVE AND VALVE
	FIRE HYDRANT ASSEMBLY
	SINGLE WATER METER (SIZE AS INDICATED)
	DOUBLE WATER METER (SIZE AS INDICATED)
	SANITARY SEWER MANHOLE
	2-4" SCHEDULE 40 CONDUITS
	M.J GATEVALVE WITH ADJUSTABLE VALVE BOX
	M.J TEE WITH THRUST BLOCKING
	M.J REDUCER WITH THRUST BLOCKING
	90° M.J FITTING WITH THRUST BLOCKING
	SANITARY SEWER CLEANOUT
	45° M.J. FITTING WITH THRUST BLOCKING
	11.25° M.J. FITTING WITH THRUST BLOCKING
	22.5° M.J. FITTING WITH THRUST BLOCKING
	1.25" WATER SERVICE LINE
	FULL DEPTH AHTD CLASS 7 BACKFILL

GENERAL UTILITY NOTES:

1. NO WORK SHALL OCCUR ON THE SITE PRIOR TO THE PRE-CONSTRUCTION MEETING.
2. ALL WATER AND SEWER FORCE MAIN FITTING SHALL BE RESTRAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPRINGDALE WATER UTILITIES.
3. ALL WATERLINE AND SEWER FORCEMAIN FITTINGS SHALL HAVE THRUST BLOCKING INSTALLED IN ACCORDANCE WITH THE SPRINGDALE WATER UTILITIES REQUIREMENTS.
4. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL AND/OR PLUMBING PLANS FOR EXACT LOCATION WHERE THE PROPOSED UTILITIES ENTER THE BUILDING.
5. CONTRACTOR SHALL COORDINATE THE DISRUPTION OF ANY UTILITY SERVICE WITH ALL SURROUNDING / ADJACENT PROPERTY OWNERS PRIOR TO START OF CONSTRUCTION.
6. EXISTING UTILITIES SHOWN ON PLANS HAVE BEEN SHOWN IN THEIR APPROXIMATE LOCATIONS PER AVAILABLE INFORMATION.
7. THE CONTRACTOR SHALL CONTACT "ONE-CALL" AND / OR THE APPROPRIATE UTILITY COMPANY PRIOR TO EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE AND REPAIR TO UNDERGROUND UTILITY LINES.
8. CONTRACTOR SHALL AVOID SPILLAGE OF ANY RAW MATERIALS FROM THE SEWER SYSTEM. IN THE EVENT THAT A SPILL OCCURS, THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT NECESSARY TO REPAIR THE SEWER LINE, AND REMOVE ALL SPILT SEWAGE INCLUDING CONTAMINATED SOILS PER THE REQUIREMENTS OF SPRINGDALE WATER UTILITIES, ARKANSAS HEALTH DEPARTMENT AND THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY.
9. PROPOSED UTILITIES THAT ARE TO BE BURIED WITHIN THE SAME TRENCH SHALL BE COORDINATED WITH AND APPROVED BY THE APPROPRIATE UTILITY COMPANY(S).
10. PRIOR TO CONSTRUCTION OF OR CONNECTION TO ANY STORM SEWER, SANITARY SEWER, WATER LINE OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND OWNER/DEVELOPER OF ANY CONFLICT OR PROPOSED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE AT LEAST 48-HOURS PRIOR TO CONSTRUCTION.
11. ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES, SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANY.
12. CONSTRUCTION SHALL NOT PROCEED ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE AGENCY AND THE CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER TO PROCEED.
13. ALL UTILITIES UNDER PAVEMENT SHALL BE CONSTRUCTED WITH FULL DEPTH AHTD CLASS 7 BACKFILL MATERIAL.
14. ALL CONDUITS SHALL BE SCHEDULE 40 UL APPROVED PVC. ALL SWEEPS SHALL BE MIN. 36" RADIUS LONG ELBOWS.
15. ALL CONDUITS SHALL BE PLACED WITH AT LEAST 24" COVER.
16. ALL UTILITY CONDUITS SHALL EXTEND AT LEAST 1-FOOT BEHIND CURB, BE CAPPED AND CLEARLY MARKED AT EACH END.
17. ALL COMMERCIAL AND IRRIGATION SERVICES SHALL BE PROTECTED BY APPROVED RP TYPE BACKFLOW PREVENTER.

GENERAL WATER UTILITY NOTES:

1. UNLESS OTHERWISE SHOWN, ALL PUBLIC WATER LINES SHALL BE DUCTILE IRON PIPE SPECIAL CLASS 50.
2. PRIVATE WATER SERVICE LINES SHALL BE AWWA C901-96 DR-9 POLYETHYLENE PIPE WITH 36" MINIMUM COVER.
3. COPPER TUBING BETWEEN MAINLINE AND WATER METER SHALL BE 1-INCH HEAVY WALL POLYETHYLENE COATED – TYPE K, SOFT TEMPERED AND SEAMLESS FOR UNDERGROUND INSTALLATION. TUBING SHALL BE INACCORDANCE WITH ASTM B88 (SEAMLESS COPPER WATER TUBE), ANSI/NSF 61 STANDARDS AND FEERAL SPECIFICATION WW-T-799 (SEAMLESS COPPER TUBING FOR USE WITH SOLDER-TYPE OR FLARED-TUBE FITTINGS). ALL COPPER TUBING SHALL BE MUELLER INDUSTRIES STREAMLINE PLASTIC COPPER TUBE OR APPROVED EQUAL.
4. WATERLINES SHALL BE CONSTRUCTED WITH 36" MINIMUM COVER ABOVE THE TOP OF PIPE.
5. ALL WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES STANDARDS AND SPECIFICATIONS.
6. ALL WATER LINES SHALL BE HYDROSTATICALLY TESTED AND DISINFECTED IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES STANDARDS AND WITH A SWU REPRESENTATIVE AND ENGINEER PRESENT.
7. ALL FIRE HYDRANTS SHALL HAVE A SPRINGDALE WATER UTILITIES APPROVED GATE VALVE INSTALLED.
8. ANY CLEANOUTS AND VALVE BOXES IN THE PAVEMENT AREA SHALL BE INSTALLED WITH A CONCRETE APRON IN ACCORDANCE WITH THE DETAIL SHEET.
9. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
10. ABOVE GROUND EXTERIOR FERROUS PARTS OF FIRE HYDRANTS SHALL BE PAINTED WITH A COAT OF RUSTOLEUM V2100 SYSTEM SILVER ALUMINUM ENAMEL AEROSOL, OR APPROVED EQUAL PRIOR TO FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL COORDINATE WITH SPRINGDALE WATER UTILITIES TO DETERMINE THE FLOW RATE AND SHALL PAINT THE BONNET AND CAP OF THE HYDRANT ACCORDING TO THE CHART LISTED IN THE STANDARD SPECIFICATIONS. PAINT CAP AND BONNET SHALL BE RUSTOLEUM V2100 SYSTEM SPRAY ENAMEL IN THE COLORS LISTED IN THE SAME CHART. INTERIOR FERROUS SURFACES MAY BE APINTED ONLY WITH COATINGS IN CONFORMANCE WITH ANSI/AWWA C550 (PROTECTIVE EPOXY INTERIOR COATINGS FOR VALVES AND HYDRANTS) EXTERIOR FERROUS SURFACES SHALL BE PAINTED IN CONFORMANCE WITH ANSI/AWWA C502-05 (DRY BARREL FIRE HYDRANTS).
11. SPECIAL ATTENTION SHALL BE GIVEN TO BACKFILL WATER SERVICE TAPS. THE CONTRACTOR SHALL BACKFILL THESE LOCATIONS WITH #67 CLEAN ROCK IN A WAY THAT SUPPORTS THE SERVICE TUBING FOR A MINIMUM LENGTH OF 12" FROM THE TAPPING SADDLE PREVENTING SHEARING AT THE CORPORATION STOP DURING SETTLEMENT OF OVERBURNDEN MATERIAL. BACKFILL SHALL EXTEND FROM THE TRENCH BOTTOM TO A MINIMUM OF 6" ABOVE THE SERVICE TUBING. PLEASE SEE SWU DETAIL S-29

ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AND BUILDING APPROACHES SHALL BE AS REQUIRED BY CURRENT ADA AND AS MAY BE FROM TIME TO TIME AMENDED.

DETAILS

W6	4" WATER METER W/ 4" BYPASS
S1	SWU – FIRE HYDRANT AND GATE VALVE
S3	SWU – REACTION BACKING
S4	SWU – VERTICAL TIE-DOWN BLOCKING
S5	SWU – TAPPING SADDLE AND VALVE
S6	SWU – WATER LINE AND SEWER CROSSING
S7	SWU – MANHOLE FRAME & COVER (OUTSIDE STREETS)
S8	SWU – MANHOLE FRAME & COVER (UNDER STREETS)
S11	SWU – MANHOLE BOTTOM (6"-24" SEWER MAIN)
S12	SWU – EXTERNAL DROP MANHOLE
S13	SWU – MANHOLE & MAIN ABANDONMENT
S17	SWU – TYPICAL PIPE TRENCH
S22	SWU – STANDARD METER BOX
S24	SWU – TYPICAL 1" METER SETTING
S36	SWU – FIRE SYSTEM CONNECTION

ALL WATER SERVICE LINES, SEWER SERVICE LINES, ENCASEMENTS AND ALL FITTINGS ASSOCIATED WITH THE PROPOSED WATER AND SEWER SYSTEM SHALL REMAIN OPEN UNTIL INSPECTED BY THE ENGINEER AND APPROVED BY SPRINGDALE WATER UTILITIES

PUBLIC WATER AND SEWER UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES AMENDED AUGUST 27, 2014 WITH APPROVED REVISIONS DATED JANUARY 20, 2021 AND SEALED MAY 6, 2021

NO	DATE	BY	CKD	DESCRIPTION
REV 2	07-25-23 08-10-23	FF FF	FF FF	REVISED PER LARGE-SCALE DEVELOPMENT TECHNICAL PLAN REVIEW REVISED PER LARGE SCALE DEVELOPMENT REVIEW (ENGINEERING, FIRE, BUILDING, SWU)

4IE Engineering

203 E. EMMA HOTEL
SPRINGDALE, ARKANSAS

UTILITY PLAN

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12538
FERRINAND FOURIE

08-23-23
DATE:_____

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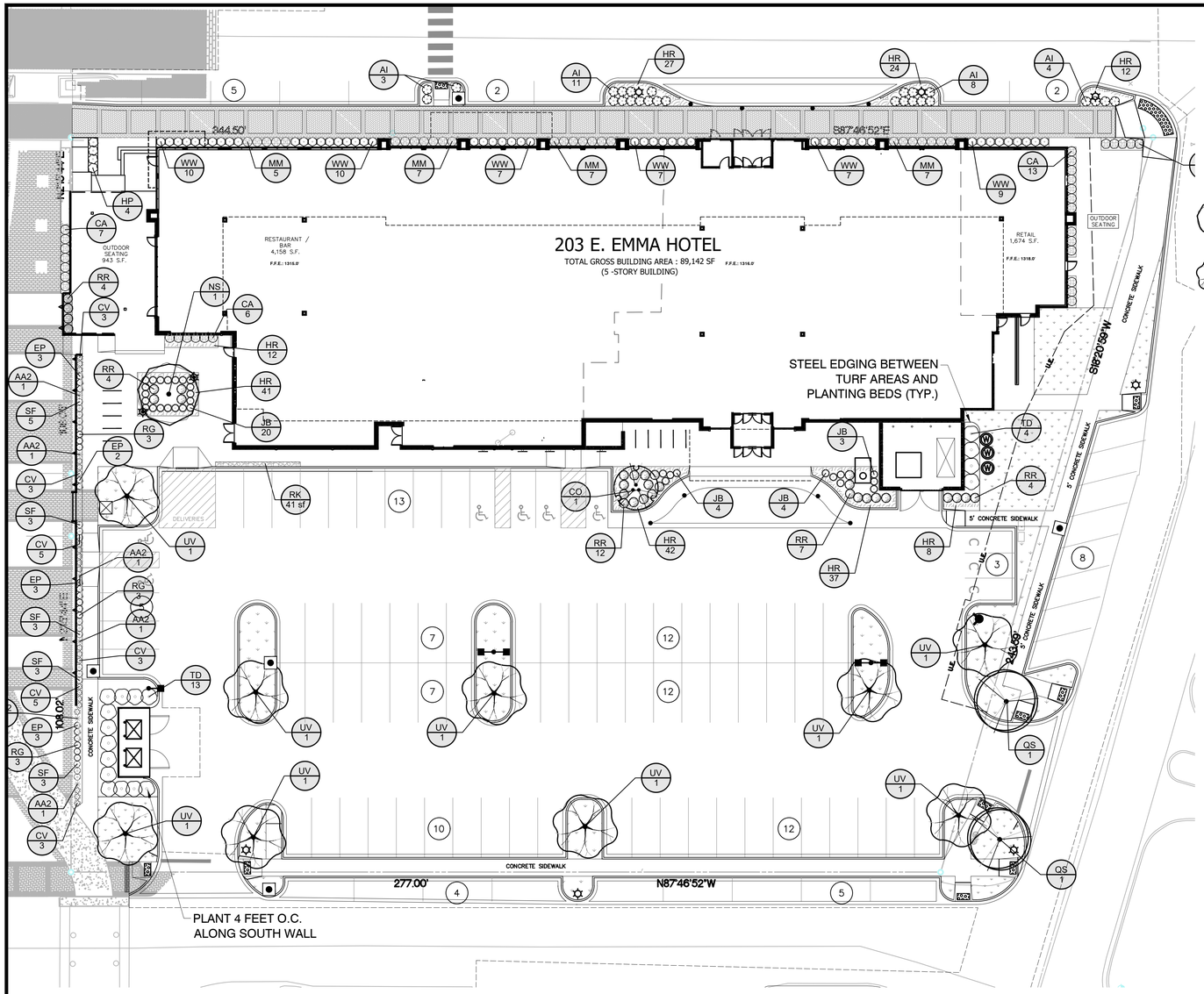
DATE	DRAWN
08-10-2023	FF
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PLOT DATE/TIME: Wednesday, August 23, 2023 11:36:00 AM FILE #P:\1145 - Springdale Marriott\Drawings\1145proUtl.dwg



LANDSCAPE GENRAL NOTES

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ARKANSAS ONE-CALL TO CONFIRM ALL UTILITIES.
2. ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
3. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK ansi z60.1" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
4. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST.
5. ALL REQUIRED TREES SHALL BE 2" MINIMUM CALIPER, WITH A SINGLE DOMINATE CENTRAL LEADER. MULTI LEADERED TREES WILL NOT BE ACCEPTABLE WITHOUT PRIOR APPROVAL FROM URBAN FORESTRY.
6. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED, UNLESS SPECIFIED OTHERWISE, AND MUST MEET ALL REQUIREMENTS SPECIFIED ON PLANS.
7. ALL TREES AND SHRUBS SHALL BE INSTALLED PER STANDARD CITY REQUIREMENTS OF THE CITY OF SPRINGDALE CODE OF ORDINANCE.
8. ALL TREE WITHIN 5' OF A PAVED SURFACE SHALL RECEIVE ROOT BARRIERS INSTALLED PER MANUFACTURERS SPECIFICATIONS.
9. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
10. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED WITH A 4" LAYER OF ORGANIC HARDWOOD MULCH. MULCH SHALL BE NOT BE PLACED IMMEDIATELY ADJACENT TO TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE.
11. ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.
12. ALL PLANTING BEDS SHALL BE CONTAINED BY STEEL EDGING MATERIAL OTHER THAN VEGETATION.
13. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION AT NO COST TO THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
15. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
16. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
17. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
18. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE CONSTRUCTION BEGINS.
19. ALL 4:1 SLOPES OR GREATER ARE TO BE PLANTED WITH 100% BERMUDA GRASS SOD.
20. ALL DISTURBED AREAS NOT DESIGNATED TO BE SODDED SHALL BE SEEDED WITH A GRASS SEED MIX CONSISTING OF 70% TURF TYPE FESCUE, 20% PERENNIAL RYE, AND 10% BERMUDA GRASS AT 5 POUNDS PER 1,000 SQUARE FEET, EXCEPT WHERE NOTED ON PLAN. DETENTION AREAS SHALL HAVE THEIR OWN SPECIFIC SEED MIX AS CALLED OUT IN THE PLANT SCHEDULE. SEEDING AMOUNTS FOR THE DETENTION AREAS SHALL FOLLOW THE SEED COMPANIES RECOMMENDED SEEDING RATE AND WATERING SCHEDULE.
21. ALL AREAS TO BE SEEDED SHALL RECEIVE 4" OF TOPSOIL AND BE GRADED PER THE GRADING PLAN.
22. IRRIGATION SHALL BE EITHER AN UNDERGROUND AUTOMATIC SYSTEM OR SHALL UTILIZE HOSE BIBS EVERY 100'.
23. MAINTENANCE: THE CURRENT OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE ONGOING MAINTENANCE OF REQUIRED LANDSCAPING.
24. REPLACEMENT LANDSCAPING: REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED SHALL BE REMOVED AND REPLACED BY THE CURRENT OWNER OF THE PROPERTY. THE OWNER SHALL HAVE 60 DAYS FROM THE RECEIPT OF WRITTEN NOTICE ISSUED BY THE CITY TO REMOVE AND REPLACE ANY REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED.

N

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 INCH = 20 FEET

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT	QTY
	CO	Cercis canadensis `Flame Thrower` / Oklahoma Redbud	2" Cal.	B&B or Cont.	6` minimum	1
	NS	Nyssa sylvatica / Black Gum	2" Cal.	B&B or Cont.	8` minimum	1
	QS	Quercus shumardii / Shumard Red Oak	2" Cal.	B&B or Cont.	8` minimum	2
	UV	Ulmus americana `Valley Forge` / American Elm	2" Cal.	B&B or Cont.	8` minimum	9

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	
	AI	Azalea x 'Girard's Pleasant White' / Girard's Pleasant White Azalea	3 gal	Cont.	36" o.c.	26
	JB	Berberis thunbergii `Atropurpurea Nana` / Dwarf Redleaf Japanses Barberry	3 gal	Cont.	30" o.c.	31
	WW	Hydrangea arborescens 'Invincibelle Wee White' / Invincibelle Wee White Hydrangea	3 gal	Cont.	36" o.c.	50
	MM	Hydrangea arborescens 'Mini Mauvette' / Mini Mauvette Hydrangea	3 gal	Cont.	36" o.c.	26
	HP	Hypericum prolificum / Shrubby St. John's Wort	5 gal	Cont.	36" o.c.	4
	PA	Potentilla fruticosa / Bush Cinquefoil	5 gal	Cont.	36" o.c.	5
	RR	Rosa x 'Radwhite' / White Knock Out® Rose	5 gal	Cont.	36" o.c.	31
	TD	Thuja occidentalis 'Degroot's Spire' / Degroot's Spire Arborvitae	10 gal.	Cont.	60" o.c.	17

GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	
	AA2	Andropogon gerardii 'Albany Pine Bush' / Albany Pine Bush Big Bluestem	1 gal.	Cont.	24" o.c.	6

PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	
	CV	Coreopsis verticillata 'Moonbeam' / Moonbeam Tickseed	1 gal.	Cont.	24" o.c.	22
	EP	Echinacea purpurea / Coneflower	1 gal.	Cont.	24" o.c.	11
	RG	Rudbeckia fulgida sullivantii 'Goldsturm' / Goldsturm Coneflower	1 gal	Cont.	24" o.c.	9
	SF	Salvia greggii 'Flame' / Flame Autumn Sage	1 gal.	Cont.	24" o.c.	17

DETENTION SHRUBS/GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	
	CA	Ceanothus americanus / New Jersey Tea	5 gal		36" o.c.	26

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	
	CT	Cynodon dactylon `Tif 419` / Bermuda Grass	sod			5,192 sf
	RK	Decorative River Rock / Bermuda Grass Multi Colored River Rock	Rock Mulch			41 sf
	HR	Hemerocallis x `Red` / Red Daylily	1 gal		15" o.c.	203

LANDSCAPE REQUIREMENTS

STREET FRONTAGE

1 TREE / 7 SHRUBS PER 25 LF
EMMA AVE. 345 LF

TREES REQUIRED:	14
TREES PROVIDED:	0**
SHRUBS REQUIRED:	96
SHRUBS PROVIDED:	47***

S. COMMERCIAL ST. 243 LF

TREES REQUIRED:	10
TREES PROVIDED:	2**
SHRUBS REQUIRED:	68
SHRUBS PROVIDED:	29

E. MEADOW AVE. 277 LF

TREES REQUIRED:	11
TREES PROVIDED:	0**
SHRUBS REQUIRED:	78
SHRUBS PROVIDED:	0***

SPRING ST. 234 LF

TREES REQUIRED:	9
TREES PROVIDED:	2**
SHRUBS REQUIRED:	66
SHRUBS PROVIDED:	72

INTERIOR PARKING LOT LANDSCPING

PARKING LOT AREA = 29,296 SF

LANDSCAPE AREA REQUIRED:	2,343 SF (8%)
LANDSCAPE AREA PROVIDED:	2,489 SF (8.4%)
1 TREE PER LANDSCAPED ISLAND	
9 TREES REQUIRED	9 TREE PROVIDED

PERIMETER LANDSCAPING

N/A*

*ALL PROPERTY BOUNDARIES FACE STREET FRONTAGES
** NOT ALL TREES COULD BE PLACED BECAUSE OF LACK OF GREENSPACE
***LIMITED GREENSPACE PREVENTS PLANTING ALL REQUIRED SHRUBS

NO.	DATE	BY	CKD	DESCRIPTION
REV1	07-20-23	FF	FF	REVISED PER LARGE-SCALE DEVELOPMENT TECHNICAL PLAT REVIEW

4IE 4IEngineering, Inc.

203 E. EMMA HOTEL
SPRINGDALE, ARKANSAS

LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
JAMES M. GIBSON 5034
STATE OF ARKANSAS
LANDTEK STUDIOS
2503 SWEETBRIAR DR.
FAYETTEVILLE, AR 72703
PH# 479.283.9721

DATE: 8/23/2023

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FF	FF

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PLOT DATE/TIME: Wednesday, August 23, 2023 11:18:48 AM by FF C:\Users\FredFerrell\OneDrive\Revit Work\2023\Emma Hotel_R23_fferrell.rvt

LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

DESCRIPTION
PROVIDE TREES, SHRUBS, GROUND COVERS, SOD, AND ANNUALS/PERENNIALS AS SHOWN AND SPECIFIED ON THE LANDSCAPE PLAN. THE WORK INCLUDES:

1. SOIL PREPARATION.
2. TREES, SHRUBS, GROUND COVERS, AND ANNUALS/PERENNIALS.
3. PLANTING MIXES.
4. TOP SOIL, MULCH AND PLANTING ACCESSORIES.
5. MAINTENANCE.

RELATED WORK:

1. IRRIGATION SYSTEM; SEE IRRIGATION SPECIFICATIONS (SHEET L-2.2)

QUALITY ASSURANCE
PLANT NAMES INDICATED; COMPLY WITH "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE LATEST EDITION OF THE AMERICAN JOINT COMMITTEE OF HORTICULTURAL NOMENCLATURE. NAMES OF VARIETIES NOT LISTED CONFORM GENERALLY WITH NAMES ACCEPTED BY THE NURSERY TRADE. PROVIDE STOCK TRUE TO BOTANICAL NAME AND LEGIBLY TAGGED.

COMPLY WITH SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK". A PLANT SHALL BE DIMENSIONED AS IT STANDS IN ITS NATURAL POSITION.

ALL PLANTS SHALL BE NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS.

NURSERY STOCK FURNISHED SHALL BE AT LEAST THE MINIMUM SIZE INDICATED. LARGER STOCK IS ACCEPTABLE, AT NO ADDITIONAL COST, AND PROVIDING THAT THE LARGER PLANTS WILL NOT BE CUT BACK TO SIZE INDICATED. PROVIDE PLANTS INDICATED BY TWO MEASUREMENTS SO THAT ONLY A MAXIMUM OF 25% ARE OF THE MINIMUM SIZE INDICATED AND 75% ARE OF THE MAXIMUM SIZE INDICATED.

BEFORE SUBMITTING A BID, THE CONTRACTOR SHALL HAVE INVESTIGATED THE SOURCES OF SUPPLY AND BE SATISFIED THAT THEY CAN SUPPLY THE LISTED PLANTS IN THE SIZE, VARIETY AND QUALITY AS SPECIFIED. FAILURE TO TAKE THIS PRECAUTION WILL NOT RELIEVE THE CONTRACTOR FROM THEIR RESPONSIBILITY FOR FURNISHING AND INSTALLING ALL PLANT MATERIALS IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS WITHOUT ADDITIONAL COST TO THE OWNER. THE LANDSCAPE ARCHITECT SHALL APPROVE ANY SUBSTITUTES OF PLANT MATERIAL, OR CHANGES IN PLANT MATERIAL SIZE, PRIOR TO THE LANDSCAPE CONTRACTOR SUBMITTING A BID.

DELIVER, STORAGE AND HANDLING
TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE IN PREPARING PLANTS FOR MOVING. WORKMANSHIP THAT FAILS TO MEET THE HIGHEST STANDARDS WILL BE REJECTED. SPRAY DECIDUOUS PLANTS IN FOLIAGE WITH APPROVED "ANTI-DESICCANT" IMMEDIATELY AFTER DIGGING TO PREVENT DEHYDRATION. DIG, PACK, TRANSPORT, AND HANDLE PLANTS WITH CARE TO ENSURE PROTECTION AGAINST INJURY. INSPECTION CERTIFICATES REQUIRED BY LAW SHALL ACCOMPANY EACH SHIPMENT INVOICE OR ORDER TO STOCK. PROTECT ALL PLANTS FROM DRYING OUT. IF PLANTS CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY, PROPERLY PROTECT THEM WITH SOIL, WET PEAT MOSS, OR IN A MANNER ACCEPTABLE TO THE LANDSCAPE ARCHITECT. WATER HEELED-IN PLANTINGS DAILY. NO PLANT SHALL BE BOUND WITH ROPE OR WIRE IN A MANNER THAT COULD DAMAGE OR BREAK THE BRANCHES. COVER PLANTS TRANSPORTED ON OPEN VEHICLES WITH A PROTECTIVE COVERING TO PREVENT WIND BURN.

PROJECT CONDITIONS
PROTECT EXISTING UTILITIES, PAVING, AND OTHER FACILITIES FROM DAMAGE CAUSED BY LANDSCAPE OPERATIONS.

A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF SIZES, QUANTITIES, AND OTHER REQUIREMENTS ARE SHOWN ON THE DRAWINGS. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN.

THE IRRIGATION SYSTEM WILL BE INSTALLED PRIOR TO PLANTING. LOCATE, PROTECT AND MAINTAIN THE IRRIGATION SYSTEM DURING PLANTING OPERATIONS. REPAIR IRRIGATION SYSTEM COMPONENTS DAMAGED DURING PLANTING OPERATIONS; AT THE CONTRACTOR'S EXPENSE. REFER TO THE IRRIGATION SPECIFICATIONS, IRRIGATION PLAN AND IRRIGATION DETAILS.

DO NOT BEGIN LANDSCAPE ACCESSORY WORK BEFORE COMPLETION OF FINAL GRADING OR SURFACING.

WARRANTY
WARRANT PLANT MATERIAL TO REMAIN ALIVE, BE HEALTHY AND IN A VIGOROUS CONDITION FOR A PERIOD OF 1 YEAR AFTER COMPLETION AND FINAL ACCEPTANCE OF ENTIRE PROJECT.

REPLACE, IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ALL PLANTS THAT ARE DEAD OR, ARE IN AN UNHEALTHY, OR UNSIGHTLY CONDITION, AND HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, OR OTHER CAUSES DUE TO THE CONTRACTOR'S NEGLIGENCE. THE COST OF SUCH REPLACEMENT(S) IS AT THE CONTRACTOR'S EXPENSE. WARRANT ALL REPLACEMENT PLANTS FOR 1 YEAR AFTER INSTALLATION.

WARRANTY SHALL NOT INCLUDE DAMAGE, LOSS OF TREES, PLANTS, OR GROUND COVERS CAUSED BY FIRES, FLOODS, FREEZING RAINS, LIGHTNING STORMS, WINDS OVER 75 MILES PER HOUR, WINTER KILL CAUSED BY EXTREME COLD, SEVERE WINTER CONDITIONS NOT TYPICAL OF PLANTING AREA, AND/OR ACTS OF VANDALISM OR NEGLIGENCE ON A PART OF THE OWNER.

REMOVE AND IMMEDIATELY REPLACE ALL PLANTS, FOUND TO BE UNSATISFACTORY DURING THE INITIAL PLANTING INSTALLATION.

MAINTAIN AND PROTECT PLANT MATERIAL, LAWNS, AND IRRIGATION UNTIL FINAL ACCEPTANCE IS MADE.

ACCEPTANCE
INSPECTION OF PLANTED AREAS WILL BE MADE BY THE OWNER'S REPRESENTATIVE.

1. PLANTED AREAS WILL BE ACCEPTED PROVIDED ALL REQUIREMENTS, INCLUDING MAINTENANCE, HAVE BEEN COMPLIED WITH AND PLANT MATERIALS ARE ALIVE AND IN A HEALTHY, VIGOROUS CONDITION.

UPON ACCEPTANCE, THE CONTRACTOR SHALL COMMENCE THE SPECIFIED PLANT MAINTENANCE.

CODES, PERMITS AND FEES
OBTAIN ANY NECESSARY PERMITS FOR THIS SECTION OF WORK AND PAY ANY FEES REQUIRED FOR PERMITS.

THE ENTIRE INSTALLATION SHALL FULLY COMPLY WITH ALL LOCAL AND STATE LAWS AND ORDINANCES, AND WITH ALL ESTABLISHED CODES APPLICABLE THERETO; ALSO AS DEPICTED ON THE LANDSCAPE AND IRRIGATION CONSTRUCTION SET.

PART 2 - PRODUCTS

MATERIALS
PLANTS: PROVIDE TYPICAL OF THEIR SPECIES OR VARIETY; WITH NORMAL, DENSELY DEVELOPED BRANCHES AND VIGOROUS, FIBROUS ROOT SYSTEMS. PROVIDE ONLY SOUND, HEALTHY, VIGOROUS PLANTS FREE FROM DEFECTS, DISFIGURING KNOTS, SUN SCALD INJURIES, FROST CRACKS, ABRASIONS OF THE BARK, PLANT DISEASES, INSECT EGGS, BORERS, AND ALL FORMS OF INFESTATION. ALL PLANTS SHALL HAVE A FULLY DEVELOPED FORM WITHOUT VOIDS AND OPEN SPACES. PLANTS HELD ON STORAGE WILL BE REJECTED IF THEY SHOW SIGNS OF GROWTH DURING THE STORAGE PERIOD.

1. BALLED AND PLANTS WRAPPED WITH BURLAP, TO HAVE FIRM, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF THE PLANT. PROVIDE BALL SIZES COMPLYING WITH THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK". CRACKED OR MUSHROOMED BALLS, OR SIGNS OF CIRCLING ROOTS ARE NOT ACCEPTABLE.
2. CONTAINER- GROWN STOCK: GROWN IN A CONTAINER FOR SUFFICIENT LENGTH OF TIME FOR THE ROOT SYSTEM TO HAVE DEVELOPED TO HOLD ITS SOIL TOGETHER, FIRM AND WHOLE.
   a. NO PLANTS SHALL BE LOOSE IN THE CONTAINER.
   b. CONTAINER STOCK SHALL NOT BE POT BOUND.
3. PLANTS PLANTED IN ROWS SHALL BE MATCHED IN FORM.
4. PLANTS LARGER THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED WHEN ACCEPTABLE TO THE LANDSCAPE ARCHITECT.
   a. IF THE USE OF LARGER PLANTS IS ACCEPTABLE, INCREASE THE SPREAD OF ROOTS OR ROOT BALL IN PROPORTION TO THE SIZE OF THE PLANT.
5. THE HEIGHT OF THE TREES, MEASURED FROM THE CROWN OF THE ROOTS TO THE TOP OF THE TOP BRANCH, SHALL NOT BE LESS THAN THE MINIMUM SIZE DESIGNATED IN THE PLANT LIST.
6. NO PRUNING WOUNDS SHALL BE PRESENT WITH A DIAMETER OF MORE THAN 1" AND SUCH WOUNDS MUST SHOW VIGOROUS BARK ON ALL EDGES.
7. EVERGREEN TREES SHALL BE BRANCHED TO THE GROUND OR AS SPECIFIED IN PLANT LIST.
8. SHRUBS AND SMALL PLANTS SHALL MEET THE REQUIREMENTS FOR SPREAD AND HEIGHT INDICATED IN THE PLANT LIST.
   a. THE MEASUREMENTS FOR HEIGHT SHALL BE TAKEN FROM THE GROUND LEVEL TO THE HEIGHT OF THE TOP OF THE PLANT AND NOT THE LONGEST BRANCH.
   b. SINGLE STEMMED OR THIN PLANTS WILL NOT BE ACCEPTED.
   c. SIDE BRANCHES SHALL BE GENEROUS, WELL-TWIGGED, AND THE PLANT AS A WHOLE WELL-BUSHED TO THE GROUND.
   d. PLANTS SHALL BE IN A MOIST, VIGOROUS CONDITION, FREE FROM DEAD WOOD, BRUISES, OR OTHER ROOT OR BRANCH INJURIES.

ACCESSORIES
TOPSOIL: SHALL BE FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMY CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-DRAINED ARABLE SITE, REASONABLY FREE FROM CLAY, LUMPS, COARSE SANDS, STONES, ROOTS, STICKS, AND OTHER FOREIGN MATERIALS, WITH ACIDITY RANGE OF BETWEEN PH 6.0 AND 6.8.

NOTE: ALL PLANTING AREAS SHALL BE CLEANED OF CONSTRUCTION DEBRIS (IE. CONCRETE, RUBBLE, STONES, BUILDING MATERIAL, ETC.) PRIOR TO ADDING AND SPREADING OF THE TOP SOIL.

1. SOD AREAS: SPREAD A MINIMUM 4" LAYER OF TOP SOIL AND RAKE SMOOTH.
2. PLANTING BED AREAS: SPREAD A MINIMUM 4" LAYER OF TOP SOIL AND RAKE SMOOTH.
3. LANDSCAPE ISLANDS/MEDIANS: FRACTURE/LOOSEN EXISTING SUBGRADE TO A MINIMUM 24" DEPTH. REMOVE AND REPLACE ANY SUBGRADE UNSUITABLE FOR PLANTING. ONCE SUBGRADE IS CLEAN OF DEBRIS AND LOOSENED, ADD TOPSOIL TO A MINIMUM BERM 6"-8" HEIGHT ABOVE ISLAND CURBING.
4. ANNUAL/PERENNIAL BED AREAS: ADD A MINIMUM OF 4" ORGANIC MATTER AND TILL TO A MINIMUM 12" DEPTH.

MULCH: TYPE SELECTED DEPENDENT ON REGION AND AVAILABILITY; SEE LANDSCAPE PLANS FOR TYPE OF MUCH TO BE USED. HOLD MULCH 4" FROM TREE TRUNKS AND SHRUB STEMS.

1. HARDWOOD: 6 MONTH OLD WELL ROTTED DOUBLE SHREDDED NATIVE HARDWOOD BARK MULCH NOT LARGER THAN 4" IN LENGTH AND ½" IN WIDTH, FREE OF WOOD CHIPS AND SAWDUST. INSTALL MINIMUM DEPTH OF 3".
2. PINE STRAW: PINE STRAW TO BE FRESH HARVEST, FREE OF DEBRIS, BRIGHT IN COLOR. BALES TO BE WIRED AND TIGHTLY BOUND. NEEDLES TO BE DRY. INSTALL MINIMUM DEPTH OF 3".
3. RIVER ROCK: (COLOR) LIGHT GRAY TO BUFF TO DARK BROWN, WASHED RIVER ROCK, 1" - 3" IN SIZE. INSTALL IN SHRUB BEDS TO AN EVEN DEPTH OF 3". WEED CONTROL BARRIER TO BE INSTALLED UNDER ALL ROCK MULCH AREAS. USE CAUTION DURING INSTALLATION NOT TO DAMAGE PLANT MATERIAL.
4. MINI NUGGETS: INSTALL TO A MINIMUM DEPTH OF 2"-3" AT ALL LOCATIONS OF ANNUAL AND PERENNIAL BEDS. LIFT THE STEMS AND LEAVES OF THE ANNUALS AND CAREFULLY SPREAD THE MULCH TO AVOID INJURING THE PLANTS. GENTLY BRUSH THE MULCH OFF THE PLANTS.

GUYING/STAKING:

1. ARBORTIE: GREEN (OR WHITE) STAKING AND GUYING MATERIAL TO BE FLAT, WOVEN, POLYPROPYLENE MATERIAL, ½" WIDE 900 LB. BREAK STRENGTH. ARBORTIE SHALL BE FASTENED TO STAKES IN A MANNER WHICH PERMITS TREE MOVEMENT AND SUPPORTS THE TREE.
2. REMOVE GUYING/STAKING AFTER ONE YEAR FROM PLANTING.

TREE WRAP: TREE WRAPS SHOULD BE USED ON YOUNG, NEWLY PLANTED THIN-BARKED TREES (CHERRY, CRABAPPLE, HONEY LOCUST, LINDEN, MAPLE, MOUNTAIN ASH, PLUM) THAT ARE MOST SUSCEPTIBLE TO SUN SCALD/SUNBURN. STANDARD WATERPROOFED TREE WRAPPING PAPER, 2-1/2" WIDE, MADE OF 2 LAYERS OF CREPE DRAFT PAPER WEIGHING NOT LESS THAN 30 LBS. PER REAM, CEMENTED TOGETHER WITH ASPHALT. WRAP THE TREE IN THE FALL, AND LEAVE THE WRAP IN PLACE THROUGHOUT THE WINTER AND EARLY SPRING. TREE WRAPS ARE TEMPORARY AND NO LONGER NEEDED ONCE TREES DEVELOP CORKY BARK.

PART 3 - EXECUTION

INSPECTION
PRIOR TO BEGINNING WORK, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUBGRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOP SOIL PROVIDED BY THE GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY THE GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS, AND WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR.

PREPARATION
PLANTING SHALL BE PERFORMED ONLY BY EXPERIENCED WORKMEN FAMILIAR WITH PLANTING PROCEDURES UNDER THE SUPERVISION OF A QUALIFIED SUPERVISOR.

LOCATE PLANTS AS INDICATED ON THE PLANS OR AS APPROVED IN THE FIELD AFTER STAKING BY THE LANDSCAPE CONTRACTOR. IF OBSTRUCTIONS ARE ENCOUNTERED THAT ARE NOT SHOWN ON THE DRAWINGS, DO NOT PROCEED WITH PLANTING OPERATIONS UNTIL ALTERNATE PLANT LOCATIONS HAVE BEEN SELECTED AND APPROVED BY THE LANDSCAPE ARCHITECT; SPACING OF PLANT MATERIAL SHALL BE AS SHOWN ON THE LANDSCAPE PLAN.

EXCAVATE CIRCULAR PLANT PITS WITH VERTICAL SIDES, EXCEPT FOR PLANTS SPECIFICALLY INDICATED TO BE PLANTED IN BEDS. PROVIDE SHRUB PITS AT LEAST 12" GREATER THAN THE DIAMETER OF THE ROOT SYSTEM AND 24" GREATER FOR TREES. DEPTH OF PIT SHALL ACCOMMODATE THE ROOT SYSTEM. PROVIDE UNDISTURBED SUB GRADE TO HOLD ROOT BALL AT NURSERY GRADE AS SHOWN ON THE DRAWINGS.

INSTALLATION
SET PLANT MATERIAL IN THE PLANTING PIT TO PROPER GRADE AND ALIGNMENT. SET PLANTS UPRIGHT, PLUMB, AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO EACH OTHER OR ADJACENT STRUCTURE. SET PLANT MATERIAL 2" - 3" ABOVE THE FINISH GRADE. NO FILLING WILL BE PERMITTED AROUND TRUNKS OR STEMS. BACKFILL THE PIT WITH TOPSOIL MIX AND EXCAVATED MATERIAL. DO NOT USE FROZEN OR MUDDY MIXTURES FOR BACKFILLING. FORM A RING OF SOIL AROUND THE EDGE OF EACH PLANTING PIT TO RETAIN WATER.

AFTER BALLED AND WRAPPED IN BURLAP PLANTS ARE SET, MUDDLE PLANTING SOIL MIXTURE AROUND BASES OF BALLS AND FILL ALL VOIDS.

1. REMOVE ALL BURLAP, ROPES, AND WIRES FROM THE TOP 1/3 OF THE ROOT BALL

SPACE GROUND COVER PLANTS IN ACCORDANCE WITH INDICATED DIMENSIONS. ADJUST SPACING AS NECESSARY TO EVENLY FILL PLANTING BED WITH INDICATED QUANTITY OF PLANTS. PLANT TO WITHIN 24" OF THE TRUNKS OF TREES AND SHRUBS WITHIN PLANTING BED AND TO WITHIN 18" OF EDGE OF BED.

MULCHING:

1. MULCH TREE AND SHRUB PLANTING PITS AND SHRUB BEDS WITH REQUIRED MULCHING MATERIAL (SEE LANDSCAPE PLAN FOR MULCH TYPE); DEPTH OF MULCH AS NOTED ABOVE. HOLD MULCH BACK 4" AWAY FROM TREE TRUNKS AND SHRUB STEMS. THOROUGHLY WATER MULCHED AREAS. AFTER WATERING, RAKE MULCH TO PROVIDE A UNIFORM FINISHED SURFACE.

DECORATIVE STONE: (WHERE INDICATED ON LANDSCAPE PLAN)

1. INSTALL WEED CONTROL BARRIER OVER SUB-GRADE PRIOR TO INSTALLING STONE. LAP 6" ON ALL SIDES.
2. PLACE STONE WITHOUT DAMAGING WEED BARRIER.
3. ARRANGE STONES FOR BEST APPEARANCE AND TO COVER ALL WEED BARRIER FABRIC.

WRAPPING, GUYING, STAKING:

1. INSPECT TREES FOR INJURY TO TRUNKS, EVIDENCE OF INSECT INFESTATION, AND IMPROPER PRUNING BEFORE WRAPPING.
2. WRAPPING:
   a. WRAP TRUNKS OF ALL YOUNG NEWLY PLANTED TREES KNOWN TO HAVE THIN BARK. WRAP SPIRALLY FROM BOTTOM TO TOP WITH SPECIFIED TREE WRAP AND SECURE IN PLACE.
   b. OVERLAP ½ THE WIDTH OF THE TREE WRAP STRIP AND COVER THE TRUNK FROM THE GROUND TO THE HEIGHT OF THE SECOND BRANCH.
   c. SECURE TREE WRAP IN PLACE WITH TWINE WOUND SPIRALLY DOWNWARD IN THE OPPOSITE DIRECTION, TIED AROUND THE TREE IN AT LEAST 3 PLACES IN ADDITION TO THE TOP AND BOTTOM.
   d. WRAP THE TREES IN THE FALL AND LEAVE THE WRAP IN PLACE THROUGHOUT THE WINTER AND EARLY SPRING.
   e. TREE WRAPS ARE TEMPORARY AND NO LONGER NEEDED ONCE THE TREES DEVELOP CORKY BARK.
3. STAKING/GUYING:
   a. STAKE/GUY ALL TREES IMMEDIATELY AFTER LAWN SODDING OPERATIONS AND PRIOR TO ACCEPTANCE.
   b. STAKE DECIDUOUS TREES 2" CALIPER AND LESS. STAKE EVERGREEN TREES UNDER 7'-0" TALL.
4. STAKES ARE PLACED IN LINE WITH PREVAILING WIND DIRECTION AND DRIVEN INTO UNDISTURBED SOIL.
5. TIES ARE ATTACHED TO THE TREE, USUALLY AT THE LOWEST BRANCH.
   a. GUY DECIDUOUS TREES OVER 2" CALIPER. GUY EVERGREEN TREES 7'-0" TALL AND OVER.
   i. GUY WIRES TO BE ATTACHED TO THREE STAKES DRIVEN INTO UNDISTURBED SOIL, WITH ONE STAKE PLACED IN THE DIRECTION OF THE PREVAILING WIND.
   ii. TIES ARE ATTACHED TO THE TREE AS HIGH AS PRACTICAL.
6. THE AXIS OF THE STAKE SHOULD BE AT 90-DEGREE ANGLE TO THE AXIS ON THE PULL OF THE GUY WIRE.
7. REMOVE ALL GUYING AND STAKING AFTER ONE YEAR FROM PLANTING.

PRUNING:

1. PRUNE DECIDUOUS TREES AND EVERGREENS ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES.

WORKMANSHIP
DURING LANDSCAPE/IRRIGATION INSTALLATION OPERATIONS, ALL AREAS SHALL BE KEPT NEAT AND CLEAN. PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING STRUCTURES. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER TO THE OPERATORS, THE OCCUPANTS AND ANY PEDESTRIANS.

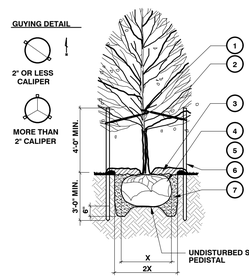
UPON COMPLETION OF INSTALLATION OPERATIONS, ALL EXCESS MATERIALS, EQUIPMENT, DEBRIS AND WASTE MATERIAL SHALL BE CLEANED UP AND REMOVED FROM THE SITE; UNLESS PROVISIONS HAVE BEEN GRANTED BY THE OWNER TO USE ON-SITE TRASH RECEPTACLES. SWEEP PARKING AND WALKS CLEAN OF DIRT AND DEBRIS. REMOVE ALL PLANT TAGS AND OTHER DEBRIS FROM LAWNS AND PLANTING AREAS.

ANY DAMAGE TO THE LANDSCAPE, THE STRUCTURE, OR THE IRRIGATION SYSTEM CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR WITHOUT CHARGE TO THE OWNER.

MAINTENANCE
CONTRACTOR SHALL PROVIDE MAINTENANCE UNTIL WORK HAS BEEN ACCEPTED BY THE OWNER'S REPRESENTATIVE.

MAINTENANCE SHALL INCLUDE MOWING, FERTILIZING, MULCHING, PRUNING, CULTIVATION, WEEDING, WATERING, AND APPLICATION OF APPROPRIATE INSECTICIDES AND FUNGICIDES NECESSARY TO MAINTAIN PLANTS AND LAWNS FREE OF INSECTS AND DISEASE.

1. RE-SET SETTLED PLANTS TO PROPER GRADE AND POSITION. RESTORE PLANTING SAUCER AND ADJACENT MATERIAL AND REMOVE DEAD MATERIAL.
2. REPAIR GUY WIRES AND STAKES AS REQUIRED. REMOVE ALL STAKES AND GUY WIRES AFTER 1 YEAR.
3. CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOME APPARENT AND WEATHER AND SEASON PERMIT.
4. WATER TREES, PLANTS AND GROUND COVER BEDS WITHIN THE FIRST 24 HOURS OF INITIAL PLANTING, AND NOT LESS THAN TWICE PER WEEK UNTIL FINAL ACCEPTANCE.



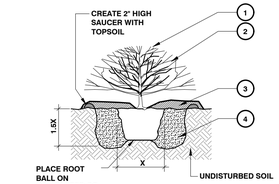
DECIDUOUS TREE PLANTING LEGEND

SYMBOL	DESCRIPTION
1	TREE STRAP LOOP AT FIRST BRANCH. USE RUBBER HOSE OR APPROVED EQUAL TO PREVENT DAMAGE TO TREE
2	12 GAUGE GALVANIZED WIRE & 1-1/2 PVC PIPE
3	4" ORGANIC MULCH PER SPECIFICATIONS. DO NOT PLACE MULCH AGAINST TREE TRUNCK
4	REMOVE WIRE BASKET AND REMOVE BURLAP &
5	ROPE FROM TOP ⅓ OF ROOT BALL. TREE SAUCER (FORMED BY MIN. 4" THICK MULCH)
6	8' METAL TEE STAKE. KEEP STAKE PLUMB AND SECURED OUTSIDE OF TREE PIT.
7	PREPARED BACKFILL-TAMP TO PREVENT SETTLEMENT. SOAK BACKFILL AFTER PLANTING.

PLANTING NOTES

A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
B. PRUNE ALL DAMAGED TWIGS AFTER PLANTING
C. WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
D. TREES TO BE INSTALLED SO TOP OF ROOT BALLS LEVEL WITH ADJACENT GRADE. TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS MAINTAINED AT NURSERY
E. PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
F. IF POSSIBLE MARL TREE TRUNK ON THE NORTHERN SIDE AT THE NURSERY AND PLANT TREE WITH MARK FACING NORTH
G. TOPSOIL USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.

1 TREE PLANTING DETAIL
N.T.S.



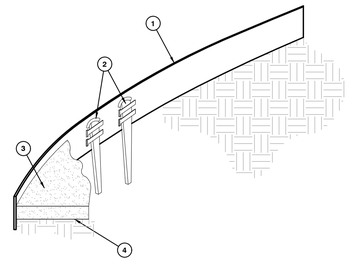
SHRUB PLANTING LEGEND

SYMBOL	DESCRIPTION
1	PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING DO NOT PRUNE OR DAMAGE CENTRAL LEADER.
2	PLACE PLANT IN VERTICAL, PLUMB POSITION. REMOVE CONTAINER AND PLANT LABEL PRIOR TO PLACING
3	3" OF MULCH AS SPECIFIED. DO NOT PLACE MULCH DIRECTLY AGAINST STEMS.
4	PREPARED BACKFILL AND FERTILIZE PER SPECIFICATION. TAMP AND SOAK BACKFILL AFTER PLANTING. MAINTAIN AFTER PLANTING PER SPECIFICATIONS.

PLANTING NOTES

A. HOLE DIAMETER SHOULD BE AT LEAST TWICE THE DIAMETER OF THE SHRUB ROOT BALL. SHRUB CROWN SHOULD BE PLACED SLIGHTLY HIGHER (1-2") ABOVE THAN SURROUNDING FINISHED GRADE.
B. SCORE ROOTBALL BY CUTTING ¼" VERTICAL GROVES 3" APART
B. SPACE PLANTS PER PLANTING PLAN

2 CONTAINER SHRUB PLANTING DETAIL
N.T.S.



1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

NOTES:
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

3 STEEL EDGING DETAIL
N.T.S.

NO.	DATE	BY	CKD	DESCRIPTION
REV1	07-20-23	FF	FF	REVISED PER LARGE-SCALE DEVELOPMENT TECHNICAL PLAT REVIEW

4IEengineering, Inc.

203 E. EMMA HOTEL
SPRINGDALE, ARKANSAS

LANDSCAPE DETAILS AND SPECIFICATIONS

REGISTERED LANDSCAPE ARCHITECT
JAMES M. GIBSON 5034
STATE OF ARKANSAS

LANDTEK STUDIOS
2503 SWEETBRIAR DR.
FAYETTEVILLE, AR 72703
PH# 479.283.9721

DATE: 7/19/2023

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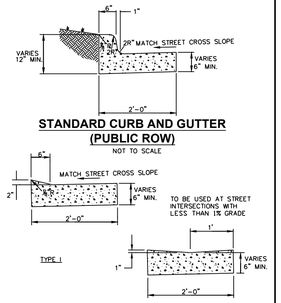
FOR REVIEW

PROJECT NO.
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STANDARD CURB AND GUTTER (PUBLIC ROW)

NOT TO SCALE

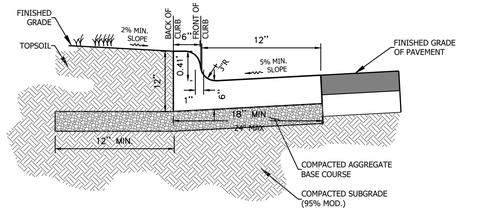
MODIFIED CURB AND GUTTER (PUBLIC ROW)

NOT TO SCALE

NOTES:

1. CONCRETE FOR CURB AND GUTTER SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI
2. ALL CURB AND GUTTER SHALL HAVE A BROOMED FINISH UNLESS OTHERWISE SPECIFIED.
3. MODIFIED CURB (TYPE I) SHALL BE PLACE ACROSS ALL DRIVEWAY ENTRANCES.
4. MODIFIED CURB (TYPE II) SHALL BE PLACED ACROSS ALL SIDE STREETS WHERE THE LONGITUDINAL GRADE IS LESS THAN 1
5. SAW CUT JOINTS AT 15' O.C. SEAL WITH ONE PART COLD APPLIED SILICONE JOINT SEALER OR OTHER APPROVED SEALANT. ALL JOINTS TO BE SEALED PRIOR TO FINAL ASPHALT PLACEMENT.
6. PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL (ASPHALT IMPREGNATED FIBERBOARD OR OTHER APPROVED MATERIAL) AT STATIONARY STRUCTURES, (DROP INLETS, END OF CURBS, DRIVEWAYS - SEE DETAL) OR AS DIRECTED BY ENGINEER.

03-13-08	CITY	A12



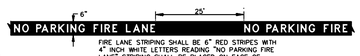
NOTES:
4000 PSI CONCRETE SHALL BE USED IN CONSTRUCTION OF THE CURB AND GUTTER. 1/2" PERFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY IN THE CURB AS FOLLOWS:

1. AT EACH JUNCTION OF RADIUS RETURN CURB AND THE CURB WHICH IS PARALLEL TO THE PROJECT CENTER LINE.
2. AT EACH JUNCTION WITH EXISTING CONCRETE CURB AND GUTTER.
3. AT EACH JUNCTION WITH EXISTING CONCRETE SIDEWALK, TO THE DEPTH OF THE SIDEWALK.
4. CONTRACTION JOINTS FOR CONCRETE CURB SHALL BE 1/8" TO 3/8" X 1-1/2" AND SHALL BE CONSTRUCTED AT 25' INTERVALS.
5. WHEN COMPLETED, THE CONCRETE SHALL BE CURED USING A WHITE PIGMENTED MEMBRANE CURING SOLUTION.

SEE PAVING DETAILS FOR PAVEMENT SECTIONS, SUBBASE, SUBGRADE AND COMPACTION REQUIREMENTS.

CONCRETE CURB AND GUTTER

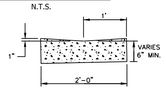
N.T.S.



FIRE LANE STRIPING SHALL BE 6" RED STRIPES WITH 4" INCH WHITE LETTERS READING "NO PARKING FIRE LANE" STRIPING SHALL BE PLACED ON FACE OF CURB WHENEVER POSSIBLE, OR AS SPECIFIED BY LOCAL CODES.

FIRE LANE STRIPING

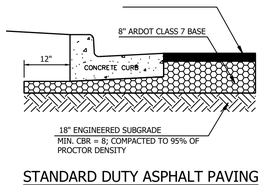
N.T.S.



MODIFIED CURB AND GUTTER

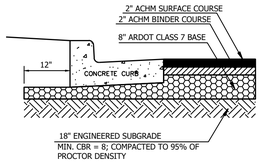
N.T.S.

05-10-09	FF	S1C



STANDARD DUTY ASPHALT PAVING

N.T.S.



HEAVY DUTY ASPHALT PAVING

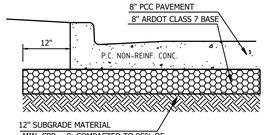
N.T.S.

GENERAL PAVING NOTES:

A. THE MOISTURE CONTENT AND DENSITY OF THE TOP 12-INCHES OF THE SUBGRADE SHALL BE EVALUATED AND THE PAVEMENT SUBGRADES BE PROOFROLLED WITHIN TWO DAYS PRIOR TO COMMENCEMENT OF ACTUAL PAVING OPERATIONS. AREAS WHICH DO NOT HAVE A MOISTURE CONTENT SUBSTANTIALLY THAT OF THE OPTIMUM MOISTURE CONTENT, OR INADEQUATE DENSITY, SHALL BE MOISTURE CONDITIONED AND RECOMPACTED. IF A PRECIPITATION EVENT OCCURS AFTER THE EVALUATION OR IF THE SURFACE BECOMES DISTURBED, THE SUBGRADE SHALL BE REVIEWED BY QUALIFIED PERSONNEL IMMEDIATELY PRIOR PAVING.

B. ASPHALTIC CONCRETE SURFACE COURSE MIXTURES SHALL CONFORM TO THE REQUIREMENTS OF SECTION 404, 407 AND 409 OF THE ARKANSAS STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. THE MIXTURE SHALL HAVE A MINIMUM MARSHALL STABILITY OF 1,800 POUNDS AND THE SURFACE COURSE SHALL BE COMPACTED TO 97 PERCENT OF THE MIXTURE'S MARSHALL DENSITY (ASTM D 1559).

C. THE PORTLAND CEMENT CONCRETE PAVEMENT MIXTURE SHALL CONFORM TO THE REQUIREMENTS IN SECTION 501 OF THE ARKANSAS STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. THE MIXTURE SHALL BE DESIGNED TO DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS WITH A MAXIMUM SLUMP OF 4 INCHES AND AN ENTRAINED AIR CONTENT OF 5 TO 7 PERCENT.

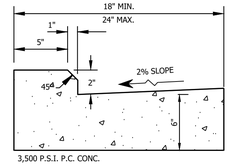


HEAVY DUTY CONCRETE PAVING

N.T.S.

PAVING DETAILS

N.T.S.



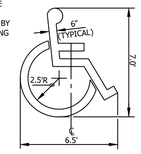
NOTE:
SEE PAVING DETAILS AND SPECIFICATIONS FOR PAVEMENT SECTIONS, SUBGRADE AND COMPACTION REQUIREMENTS.

MOUNTABLE CURB AND GUTTER

N.T.S.

04-24-10	FF	S1D

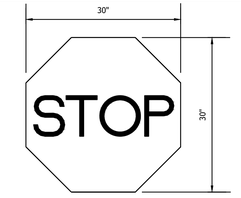
NOTES:
LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING



ACCESSIBLE PAVEMENT MARKING

N.T.S.

05-10-09	FF	S2C

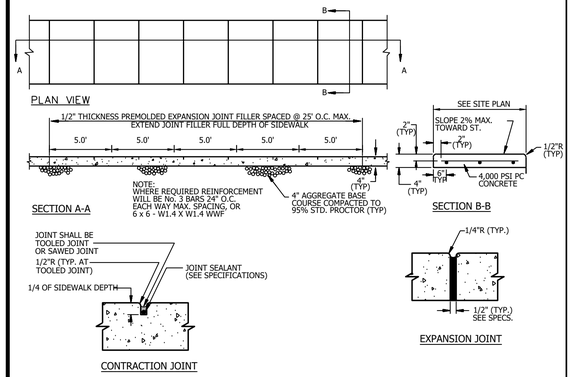


WHITE LEGEND RED BACKGROUND
R1-1

"STOP" SIGN

N.T.S.

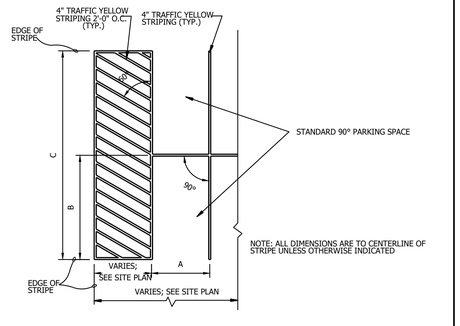
05-10-09	FF	S3B



CONCRETE SIDEWALK

N.T.S.

05-10-09	FF	S1B



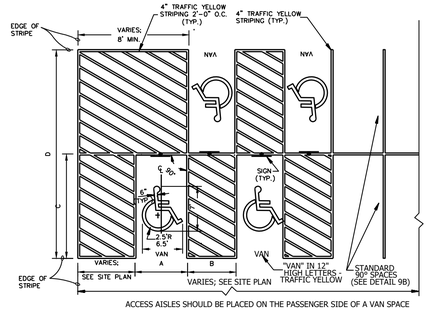
DIMENSION CHART									
A	9'	9.5'	10'	9'	9.5'	10'	9'	9.5'	10'
B	18'	18'	18'	19'	19'	19'	20'	20'	20'
C	36'	36'	36'	38'	38'	38'	40'	40'	40'

NOTE: SEE SITE PLAN FOR TOTAL LAYOUT

90° PARKING STRIPING

N.T.S.

05-10-09	FF	S2



DIMENSION CHART			
A	8'	8'	
B	8'	8'	
C	18'	19'	20'
D	36'	38'	40'

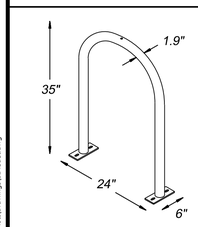
NOTE: SEE SITE PLAN FOR TOTAL LAYOUT

NOTE: ALL DIMENSIONS ARE TO CENTERLINE OF STRIPE UNLESS OTHERWISE INDICATED

90° VAN ACCESSIBLE STRIPING

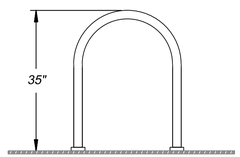
N.T.S.

03-13-08	CITY	B2



STANDARD BIKE RACK

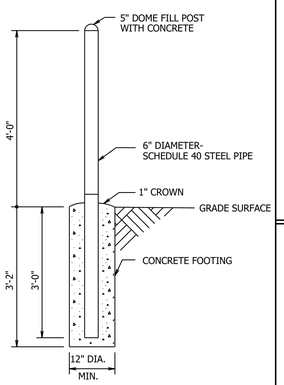
SURFACE MOUNT



BIKE RACK INSTALLATION:
SURFACE MOUNT - WHEN INSTALLED ON CONCRETE SURFACE, USE 3/8" ANCHORS TO PLATE MOUNT. SHIM AS NECESSARY TO ENSURE VERTICAL PLACEMENT.

BICYCLE RACK

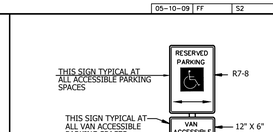
N.T.S.



CONCRETE BOLLARD

N.T.S.

05-10-09	FF	S4B



ACCESSIBLE SIGN

N.T.S.

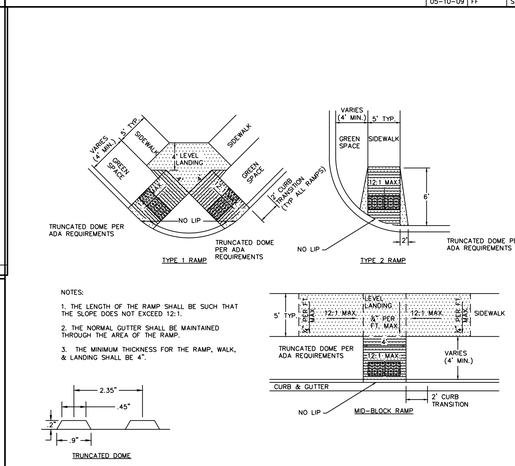
09-13-02	SLK	S9U



PEDESTRIAN CROSSWALK SIGN

N.T.S.

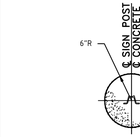
06-14-09	FF	S3E



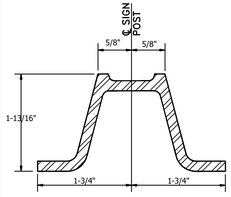
WHEELCHAIR RAMP DETAILS

NOT TO SCALE

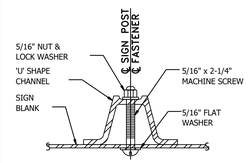
03-13-08	CITY	B2



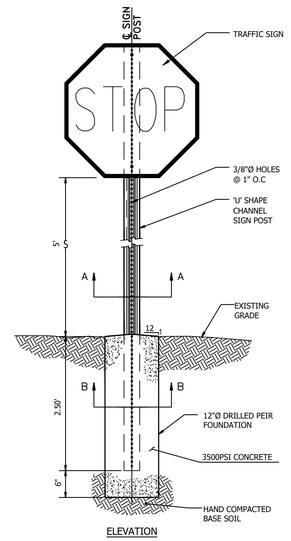
SECTION B-B



SECTION A-A
SCALE: 1"=1"



MOUNTING DETAIL
SCALE: 1/2"=1"



ELEVATION

NOTE:
ALL SIGNS SHOULD COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS

TRAFFIC SIGN POST

N.T.S.

05-10-09	FF	S4

NO	DATE	BY	CKD	DESCRIPTION
REV2	12-20-23	FF	FF	REVISED PER LARGE-SCALE DEVELOPMENT TECHNICAL PLAT REVIEW
REV1	08-10-23	FF	FF	REVISED PER LARGE-SCALE DEVELOPMENT REVIEW (ENGINEERING, FIRE, BUILDING, SWU)

4IE Engineering

203 E. EMMA HOTEL
SPRINGDALE, ARKANSAS

DETAIL SHEET 1

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12538
FERDINAND FOURIE

DATE: 08-23-23

damage prevention is no accident

811 Know what's below. Call before you dig.
800-482-8998
Arkansas One-Call
www.arkonecall.com

DATE	DRAWN
08-10-2023	FF
DESIGNED	CHECKED
FF	FF

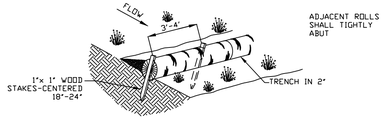
FOR REVIEW

PROJECT NO.
1145

SHEET
C6.0

PLOT DATE/TIME: Wednesday, August 23, 2023 11:51:17 AM FILE: #P\1145 - Springdale Marriott\Drawings\1145det.dwg

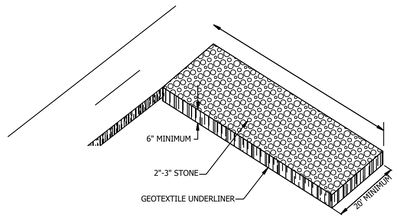
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INSTALLATION NOTES

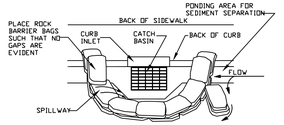
1. WATTLES SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
2. NOT FOR USE IN CONCENTRATED FLOW AREAS.
3. THE WATTLES SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF TWO (2) INCHES.
4. WATTLES SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
5. ON SLOPES, WATTLES SHOULD BE INSTALLED ON CONTOUR WITH A SLIGHT UPWARD CURVE AT THE END OF THE ROW IN ORDER TO CREATE PONDING.
6. RUNNING LENGTHS OF WATTLES SHOULD BE ABUTTED FIRMLY TO ENSURE NO LEAKAGE AT THE ABUTMENTS.
7. WHEN INSTALLING RUNNING LENGTHS OF WATTLES, BUTT THE SECOND WATTLE TIGHTLY AGAINST THE FIRST, DO NOT OVERLAP THE ENDS. STAKE THE WATTLES AT EACH END AND FOUR FOOT ON CENTER.
8. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE. LEAVING 2 – 3 INCHES OF THE STAKE PROTRUDING ABOVE THE WATTLE. WHEN INSTALLING WATTLES ON SLOPES, DRIVE THE STAKES PERPENDICULAR TO THE SLOPE.
9. DRIVE THE FIRST END STAKE OF THE SECOND WATTLE AT AN ANGLE TOWARD THE FIRST WATTLE IN ORDER TO HELP ABUT THEM TIGHTLY TOGETHER.
10. STAKING: THE CITY RECOMMENDS USING WOOD STAKES TO SECURE THE WATTLES, 1/2" TO 5/8" REBAR IS ALSO ACCEPTABLE WITH A SAFETY CAP. BE SURE TO USE A STAKE THAT IS LONG ENOUGH TO PROTRUDE SEVERAL INCHES ABOVE THE WATTLE.
11. THE CONTRACTOR SHALL INSPECT WATTLES EVERY TWO WEEKS AND AFTER ANY SIGNIFICANT STORM EVENT AND MAKE REPAIRS OR REMOVE SEDIMENT ACCUMULATED BEHIND WATTLE AS NECESSARY.
12. SEDIMENT ACCUMULATED BEHIND WATTLE SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DIAMETER OF THE WATTLE.
13. WATTLES SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND IS ACCEPTED BY THE CITY.

WATTLE BARRIER
N.T.S.



TEMPORARY CONSTRUCTION ENTRANCE
N.T.S.

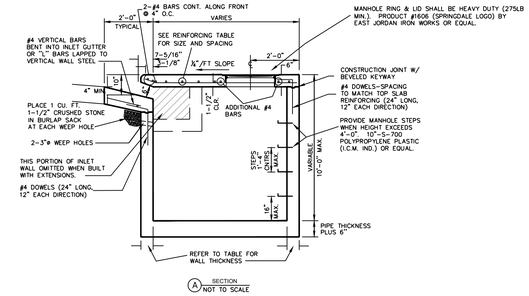
05-10-09	FF	E1B



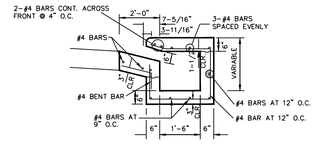
NOTES:
1. BAGS OF WOVEN GEOTEXTILE FABRIC, FILLED WITH GRAVEL MUST BE LAYERED SUCH THAT NO GAPS ARE EVIDENT.
2. LEAVE ONE SANDBAG GAP IN THE TOP ROW ON THE SIDE AWAY FROM FLOW, TO PROVIDE A SPILLWAY; OR IN THE CENTER IF PONDING IS NEEDED ON BOTH SIDES.
3. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY

CURB INLET PROTECTION SETUP
N.T.S.

05-10-09	FF	E1C



A SECTION
NOT TO SCALE



B EXTENSION SECTION
NOT TO SCALE

DETAILED SECTIONS - CIRCULAR (A.H.T.D. TYPE MO) DROP INLET
NOT TO SCALE

04-11-10	FF

NO.	DATE	BY	CKD	DESCRIPTION
REV1	07-25-23	FF	FF	REVISED PER LARGE-SCALE DEVELOPMENT TECHNICAL PLAN REVIEW
REV2	08-10-23	FF	FF	REVISED PER LARGE-SCALE DEVELOPMENT REVIEW (ENGINEERING, FIRE, BUILDING, SWU)

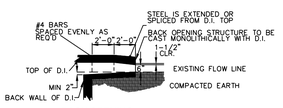
4IE Engineering

203 E. EMMA HOTEL
SPRINGDALE, ARKANSAS

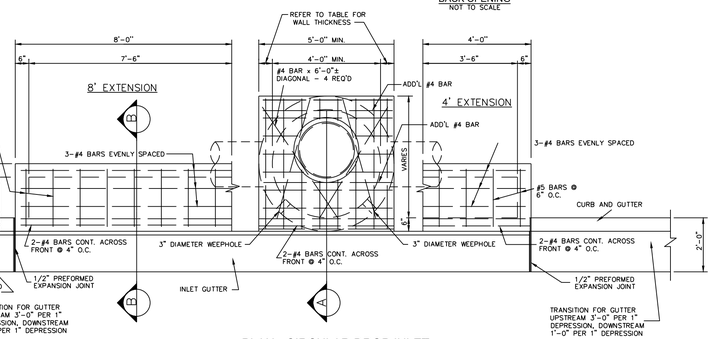
DETAIL SHEET

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.

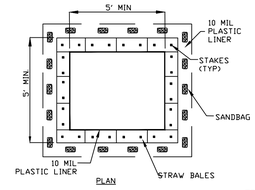


BACK OPENING
NOT TO SCALE

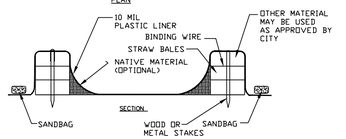


PLAN - CIRCULAR DROP INLET
NOT TO SCALE

03-13-08	CITY	D1



PLAN

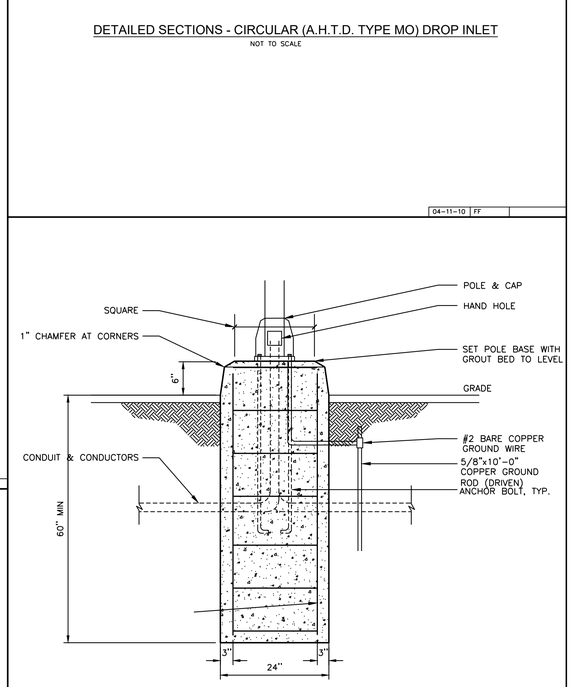


WASHOUT NOTES

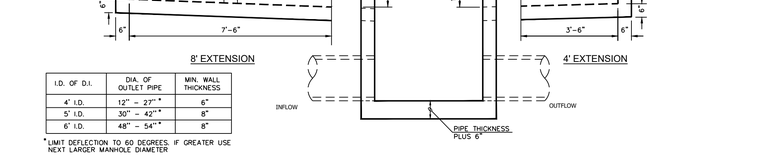
1. NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.
2. EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
3. ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.
4. TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
5. WASHOUT FACILITIES WILL BE CLEANED OUT OR REPLACED ONCE THE WASHOUT IS 75% FULL.
6. PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
7. WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF OFFSITE. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF.

CONCRETE WASHOUT
N.T.S.

04-11-10	FF



LIGHT POLE BASES
N.T.S.



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.

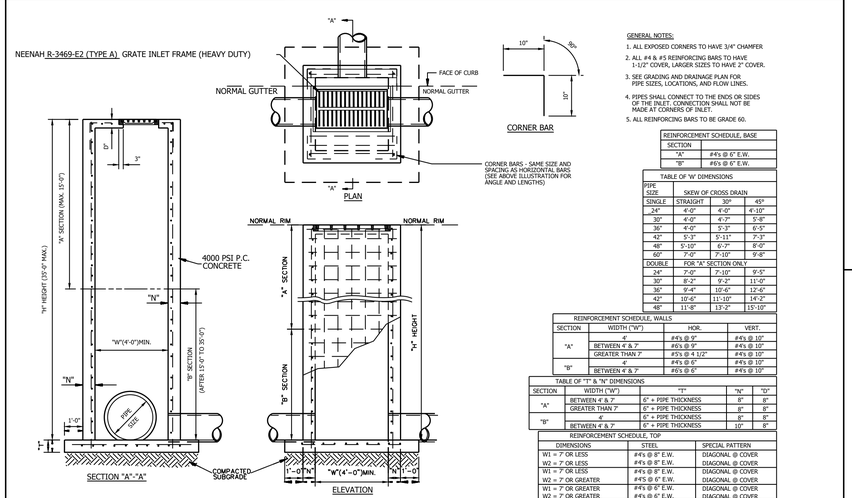
9.) REFER TO CURB AND GUTTER DETAILS FOR APPROPRIATE CURB CONFIGURATION AND GUTTER DIMENSIONS AT EACH INLET LOCATION.

10.) REFER TO PLAN AND PROFILE SHEETS TO DETERMINE EXTENSIONS AND SIZE (IF ANY) ACCOMPANYING CIRCULAR DROP INLET.

11.) CONCRETE FOR CIRCULAR DROP INLET SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI.

SECTION - CIRCULAR DROP INLET
NOT TO SCALE

04-11-10	FF



GRATE INLET
N.T.S.

05-10-09	FF	G2A

GENERAL NOTES:

1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER
2. ALL #4 & #5 REINFORCING BARS TO HAVE 1-1/2" COVER, LARGER SIZES TO HAVE 2" COVER.
3. SEE GRADING AND DRAINAGE PLAN FOR PIPE SIZES, LOCATIONS, AND FLOW LINES.
4. PIPES SHALL CONNECT TO THE ENDS OR SIDES OF THE PIPE. CONNECTIONS SHALL NOT BE MADE AT CORNERS OF INLET.
5. ALL REINFORCING BARS TO BE GRADE 60.

REINFORCEMENT SCHEDULE, BASE	
SECTION	
"A"	#4's @ 6" E.W.
"B"	#5's @ 6" E.W.

TABLE OF "W" DIMENSIONS			
PIPE SIZE	SKEW OF CROSS DRAIN		
SINGLE	STRAIGHT	30°	45°
24"	4'-0"	4'-0"	4'-10"
30"	4'-0"	4'-7"	5'-8"
36"	4'-0"	5'-3"	6'-5"
42"	5'-3"	5'-11"	7'-3"
48"	5'-10"	6'-7"	8'-0"
60"	7'-0"	7'-10"	9'-8"
DOUBLE	FOR "A" SECTION ONLY		
24"	7'-0"	7'-10"	9'-5"
30"	8'-2"	9'-2"	11'-0"
36"	9'-4"	10'-6"	12'-6"
42"	10'-6"	11'-10"	14'-2"
48"	11'-8"	13'-2"	15'-10"

REINFORCEMENT SCHEDULE, WALLS			
SECTION	WIDTH ("W")	HOR.	VERT.
"A"	4'	#4's @ 9"	#4's @ 10"
	BETWEEN 4' & 7'	#5's @ 9"	#4's @ 10"
	GREATER THAN 7'	#5's @ 4 1/2"	#4's @ 10"
"B"	4'	#4's @ 6"	#4's @ 10"
	BETWEEN 4' & 7'	#5's @ 6"	#4's @ 10"

TABLE OF "T" & "N" DIMENSIONS				
SECTION	WIDTH ("W")	"T"	"N"	"O"
"A"	BETWEEN 4' & 7'	6" + PIPE THICKNESS	8"	8"
	GREATER THAN 7'	6" + PIPE THICKNESS	8"	8"
"B"	4'	6" + PIPE THICKNESS	8"	8"
	BETWEEN 4' & 7'	6" + PIPE THICKNESS	10"	8"

REINFORCEMENT SCHEDULE, TOP		
DIMENSIONS	STEEL	SPECIAL PATTERN
W1 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W2 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W1 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W2 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER
W1 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER
W2 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12538
FERDINAND FOURIE

DATE: 08-23-23

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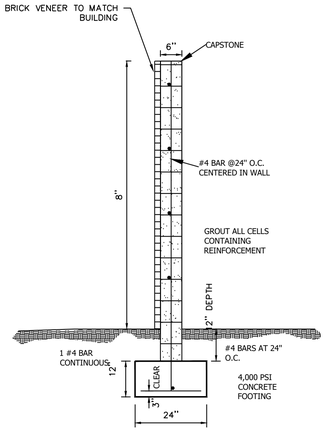
FOR REVIEW

PROJECT NO.
1145

SHEET
C6.1

PLOT DATE/TIME: Wednesday, August 23, 2023 11:56:09 AM FILE: #P:\1145 - Springdale Marriott\Drawings\1145det.dwg

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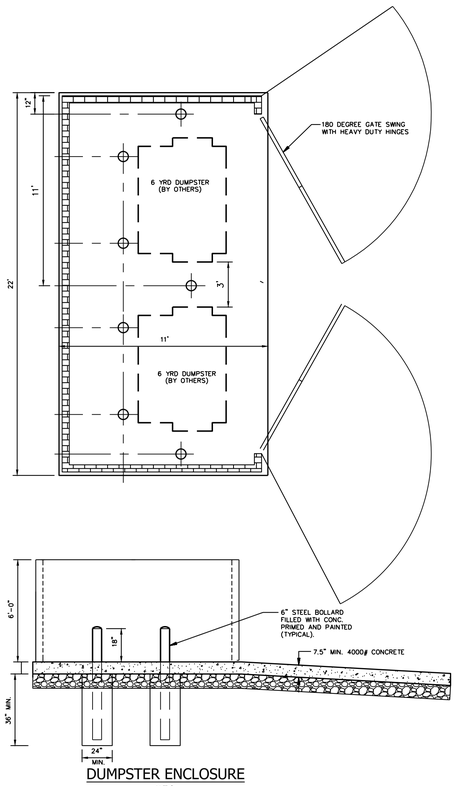


MASONRY BLOCK FENCE

N.T.S.

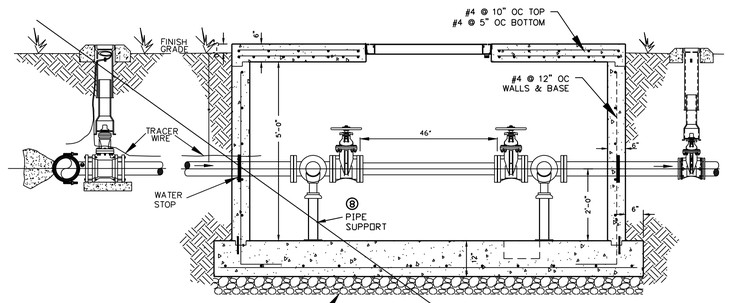
NOTES:

- MASONRY UNITS SHALL BE GRADE A CONFORMING TO ASTM C90 AND MANUFACTURED IN ACCORDANCE WITH CONCRETE MASONRY ASSOCIATION STANDARDS.
- MORTOR SHALL BE FRESHLY PREPARED AND UNIFORMLY MIXED.
- GROUT SHALL BE FLUID CONSISTENCY WITH A RATIO OF 1 PART CEMENT TO 3 PARTS SAND.
- REINFORCEMENT SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 40. WIRE REINFORCEMENT SHALL CONFORM TO ASTM A 185.

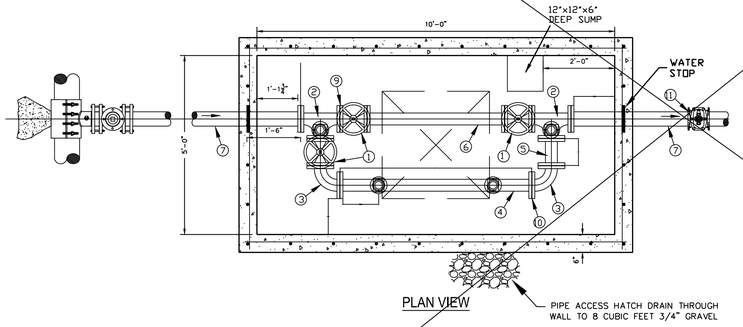


DUMPSTER ENCLOSURE

N.T.S.



SIDE VIEW



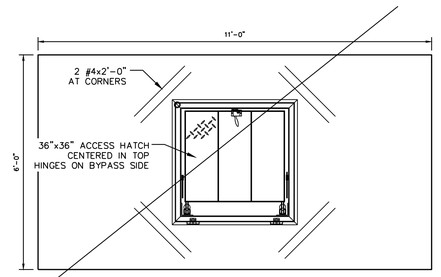
PLAN VIEW

4" WATER METER W/4" BYPASS

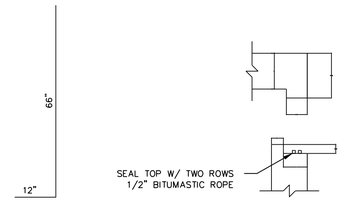
METER BOX LIST OF MATERIALS

ITEM NO.	QUANTITY	DESCRIPTION
1	3	4" MUELLER A-2361-6 FLxFL GATE VALVE W/ HANDWHEEL
2	2	4"x4" FL DUCTILE IRON TEE
3	2	4"x4" FL 90 DEGREE BEND
4	1	4"x64" FLxFL DUCTILE IRON SPOOL
5	1	4"x9" FLxFL DUCTILE IRON SPOOL
6	1	4"x46" FLxFL DUCTILE IRON SPOOL
7	2	4"x36" FLxPLAIN END DUCTILE IRON PIPE
8	4	PIPE SUPPORT ANVIL FIGURE 264, PIPE SIZE 5" ANVIL FIGURE 63, TYPE T STANCHION ANCHORED TO FLOOR
9	12	4" FL SS BOLT AND GASKET SETS
10	2	DOUBLE GASKETS REQUIRED
11	1	4" MJ GATE VALVE W/ BOX (CUSTOMER DEMARCATION)

NOTE: ORDER A MINIMUM OF TWO (2) EXTRA FLANGE GASKETS

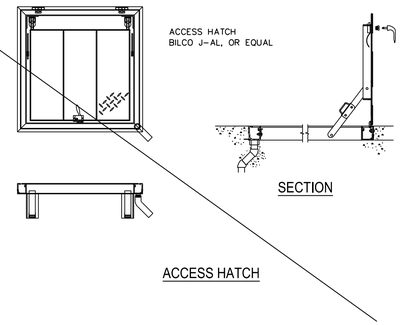


TOP PLAN VIEW



VERTICAL WALL STEEL

TOP/WALL DETAIL



SECTION

ACCESS HATCH

NO.	DATE	BY	CKD	DESCRIPTION
REV 2	12-20-23 (08-10-23)	FF	FF	REVISED PER LARGE-SCALE DEVELOPMENT TECHNICAL PLAN REVIEW REVISED PER LARGE-SCALE DEVELOPMENT REVIEW (ENGINEERING, FIRE, BUILDING, SWU)

41E Engineering

203 E. EMMA HOTEL
SPRINGDALE, ARKANSAS

DETAIL SHEET 3

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REGISTERED PROFESSIONAL ENGINEER
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FERDINAND FOURIE

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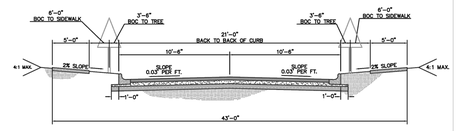
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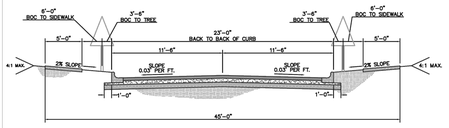
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1) SEE SHEET 2 OF THE MASTER STREET PLAN FOR MORE INFORMATION.
2) MAX TREE SPACING 200-250'

TYPICAL SECTION
LOCAL STREET - LOW VOLUME
NOT TO SCALE



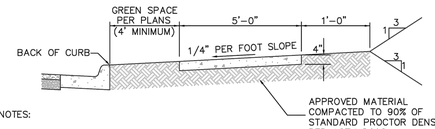
1) SEE SHEET 2 OF THE MASTER STREET PLAN FOR MORE INFORMATION.
2) MAX TREE SPACING 200-250'

TYPICAL SECTION
LOCAL STREET - HIGH VOLUME
NOT TO SCALE

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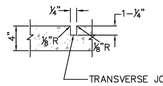
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-1	

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NOTES:

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

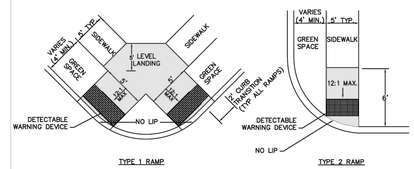


SIDEWALK DETAIL
NOT TO SCALE

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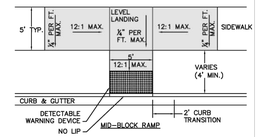
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-1	

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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.

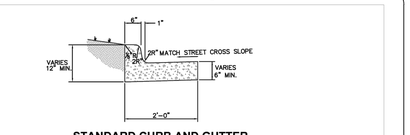


HANDICAP RAMP DETAILS
NOT TO SCALE

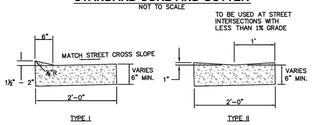
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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-2	

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STANDARD CURB AND GUTTER
NOT TO SCALE



MODIFIED CURB AND GUTTER
NOT TO SCALE

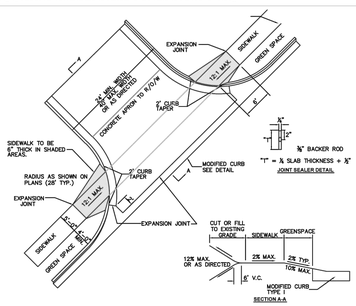
NOTES:

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

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

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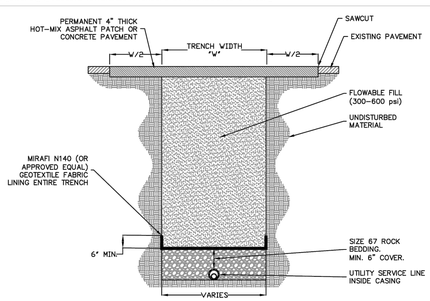
1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2. 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3. CONCRETE CURB TO BE SAWCUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
4. HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
5. CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
6. DRIVEWAY SECTION TO BE 6" PORTLAND CEMENT CONCRETE (3,500 P.S.I.) WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.
7. CONCRETE APRONS SHALL HAVE 10' SAWCUTS IN EACH DIRECTION (BOTH HORIZONTAL AND VERTICAL).
8. INDUSTRIAL DRIVES SHOULD INCREASE RADIUS AT DRIVEWAY ENTRANCES TO 50-FT.

COMMERCIAL DRIVEWAY DETAIL
NOT TO SCALE

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SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-3	

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PROFILE VIEW
SECTION A-A

ASPHALT STREET CUT (TRENCH) REPAIR

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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-5A	

NO.	DATE	BY	CKD	DESCRIPTION
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203 E. EMMA HOTEL
SPRINGDALE, ARKANSAS

DETAIL SHEET 4

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No. 12538
FERDINAND FOURIE

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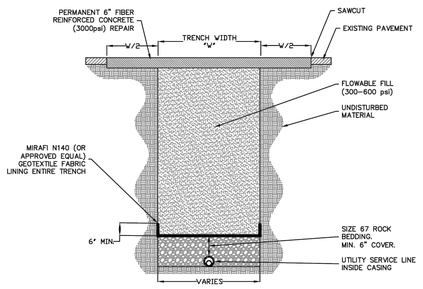
PROJECT NO.
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PROFILE VIEW
SECTION A–A

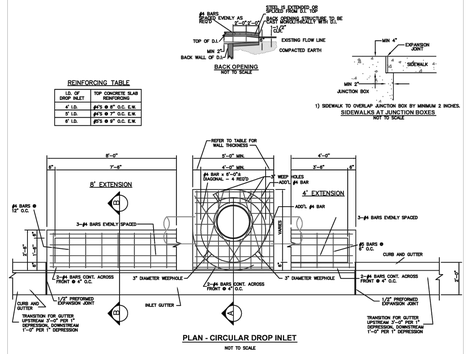
CONCRETE STREET CUT (TRENCH) REPAIR

N.T.S.

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-5B	

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REINFORCING TABLE

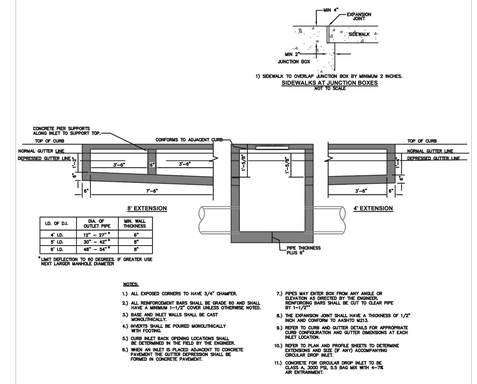
I.D. OF DROP INLET	TOP CONCRETE SLAB REINFORCING
4' I.D.	#4"S @ 8" O.C. E.W.
5' I.D.	#4"S @ 7" O.C. E.W.
6' I.D.	#4"S @ 6" O.C. E.W.

PLAN - CIRCULAR DROP INLET
NOT TO SCALE

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

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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 50 DEGREES IF GREATER USE NEXT LARGER MANHOLE DIAMETER

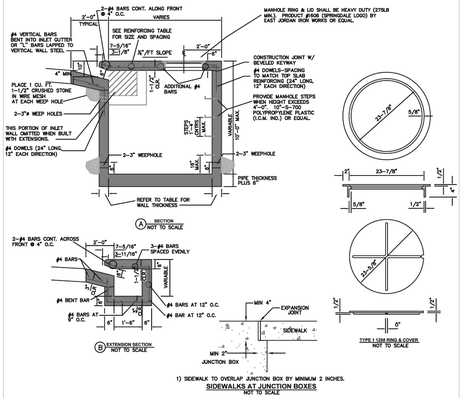
NOTES:
1.) ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2.) ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1-1/2" COVER UNLESS OTHERWISE NOTED.
3.) BASE AND INLET WALLS SHALL BE CAST MONOLITHICALLY.
4.) WINGETS SHALL BE POURED MONOLITHICALLY WITH FOOTING.
5.) CURB INLET BACK OPENING LOCATIONS 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 EXTENSIONS AT TRANSITION AND GUTTER SWEEPING AT EACH INLET LOCATION.
10.) REFER TO PLAN AND PROFILE SHEETS TO DETERMINE EXTENSIONS AND SIZE OF WING ACCOMPANYING THROUGH CURB INLETS.
11.) CONCRETE FOR CIRCULAR DROP INLET TO BE CLASS A, 3000 PSI, 5.5 SAC MIX WITH 4-7% AIR ENTRAINMENT.

SECTION - CIRCULAR DROP INLET
NOT TO SCALE

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

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

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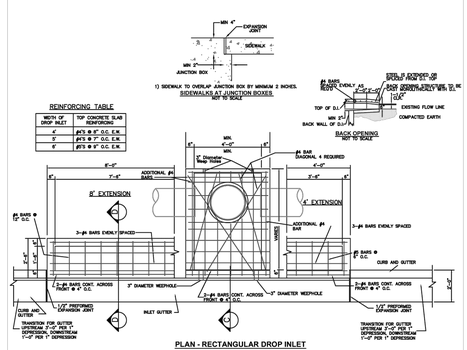


DETAILED SECTIONS - CIRCULAR (A.H.T.D. TYPE MO) DROP INLET
NOT TO SCALE

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-3	

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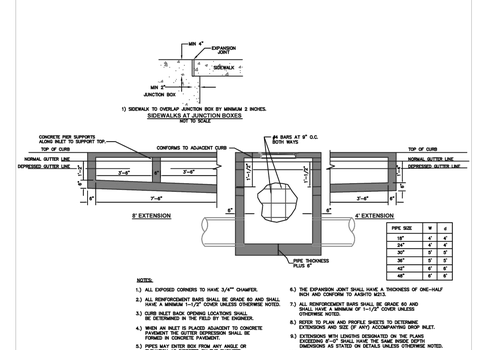
WIDTH OF DROP INLET	TOP CONCRETE SLAB REINFORCING
4'	#4"S @ 8" O.C. E.W.
5'	#4"S @ 7" O.C. E.W.
6'	#4"S @ 6" O.C. E.W.

PLAN - RECTANGULAR DROP INLET
NOT TO SCALE

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-4	

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PIPE SIZE	W	d
12"	4'	4'
24"	4'	4'
30"	5'	5'
36"	5'	5'
42"	6'	6'
48"	6'	6'

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 OR 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 ONE-HALF INCH AND CONFORM TO AASHTO M213.
7.) ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM OF 1-1/2" COVER UNLESS OTHERWISE NOTED.
8.) REFER TO PLAN AND PROFILE SHEETS TO DETERMINE EXTENSIONS AND SIZE OF ANY ACCOMPANYING DROP INLET.
9.) EXTENSIONS WITH LENGTHS DESIGNATED ON THE PLANS EXCEEDING 8'-0" SHALL HAVE THE SAME INSIDE DEPTH DIMENSIONS AS STATED ON DETAILS UNLESS OTHERWISE NOTED.
10.) CONCRETE FOR RECTANGULAR DROP INLETS SHALL BE CLASS A, 3000 PSI, 5.5 SAC MIX WITH 4-7% AIR ENTRAINMENT.

SECTION - RECTANGULAR DROP INLET
NOT TO SCALE

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

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

NO.	DATE	BY	CKD	DESCRIPTION
REV 2 REV1	12-20-23 08-10-23	FF FF	FF FF	REVISED PER LARGE-SCALE DEVELOPMENT TECHNICAL PLAN REVIEW REVISED PER LARGE SCALE DEVELOPMENT REVIEW (ENGINEERING, FIRE, BUILDING, SWA)

4IE Engineering

203 E. EMMA HOTEL
SPRINGDALE, ARKANSAS

DETAIL SHEET 5

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12538
FERDINAND FOURIE

DATE: 08-23-23

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DATE	DRAWN
08-10-2023	FF
DESIGNED	CHECKED
FF	FF

FOR REVIEW

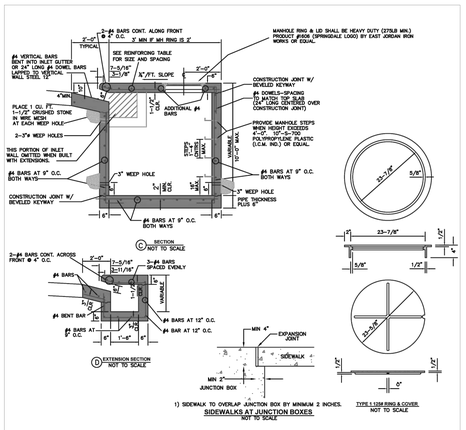
PROJECT NO.
1145

SHEET
C6.4

PLOT DATE/TIME: Wednesday, August 23, 2023 11:57:23 AM FILE #P:\1145 - Springdale Marriott\Drawings\1145det.dwg

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DETAILED SECTIONS - RECTANGULAR DROP INLET

NOT TO SCALE

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

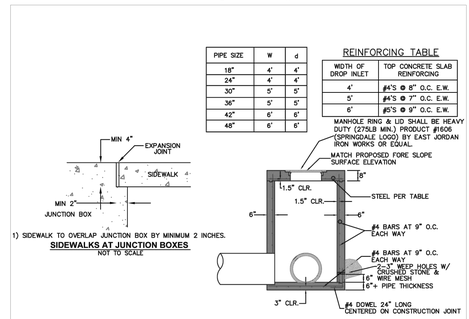
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-6	

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PIPE SIZE	W	d
18"	4'	4'
24"	4'	4'
30"	5'	5'
36"	5'	5'
42"	6'	6'
48"	6'	6'

REINFORCING TABLE

WIDTH OF DROP INLET	TOP CONCRETE SLAB REINFORCING
4'	#4'S @ 8" O.C. E.W.
5'	#4'S @ 7" O.C. E.W.
6'	#5'S @ 9" O.C. E.W.



NOTES:

1. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION AS APPROVED BY ENGINEER.
2. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1-1/2".
3. PROVIDE 3/4" CHAMFER ON ALL EXPOSED CORNERS.
4. ALL REINFORCING BARS SHALL HAVE 1-1/2" MINIMUM COVER.
5. PLASTIC COATED STEPS SHALL BE INSTALLED IN ALL JUNCTION BOXES 4'-- 0" IN DEPTH OR GREATER.
6. EXTENSION LENGTHS SHOWN ON THE PLANS SHALL BE TAKEN TO MEAN CLEAR OPENING LENGTH, NOT INCLUDING WIDTHS OF SUPPORTS.
7. CONCRETE FOR JUNCTION BOXES TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4--7% AIR ENTRAINMENT.

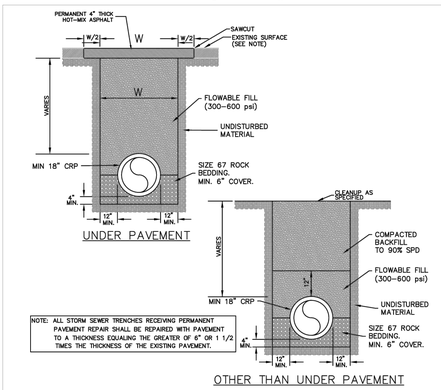
TYPICAL JUNCTION BOX

NOT TO SCALE

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-7	

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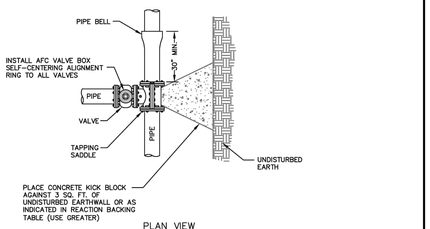
NOTE: ALL STORM SEWER TRENCHES RECEIVING PERMANENT PAVEMENT REPAIR SHALL BE REPAIRED WITH PAVEMENT TO A THICKNESS EQUALING THE GREATER OF 6" OR 1 1/2 TIMES THE THICKNESS OF THE EXISTING PAVEMENT.

STORM SEWER BEDDING AND BACKFILL

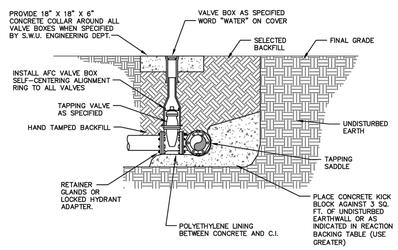
NOT TO SCALE

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-8	



PLAN VIEW

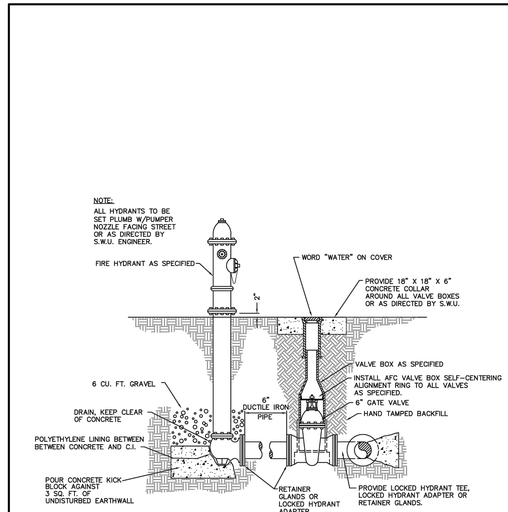


PROFILE VIEW

TAPPING SADDLE & VALVE

N.T.S.
S-5

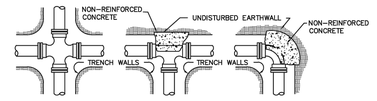
SPRINGDALE WATER UTILITIES 526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION		
	DRAWN BY: CAG	DRAWING NO: S-5	DATE: AUGUST 2014



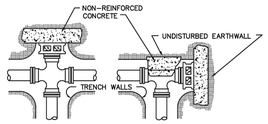
FIRE HYDRANT & GATE VALVE

N.T.S.

SPRINGDALE WATER UTILITIES 526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION		
	DRAWN BY: KMI	DRAWING NO: S-1	DATE: MARCH 2008



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



CROSS W/PLUG TEE W/PLUG

NOTES:

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

REACTION BACKING TABLE

SIZE	REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING			
	TYPE OF FITTINGS			
	TEE	90°	45°	22 1/2°
2"	1	1	1	1
3"	1	1	1	1
4"	1	2	1	1
6"	3	3	2	1
8"	4	4	3	2
10"	7	7	4	2
12"	10	10	5	3
14"	13	13	7	4
16"	17	17	9	5
18"	21	21	12	6
20"	26	26	14	7
24"	38	38	20	10
30"	59	59	32	16
36"	85	85	46	23

REACTION BACKING

N.T.S.

SPRINGDALE WATER UTILITIES 526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION		
	DRAWN BY: KMI/JNK	DRAWING NO: S-3	DATE: MARCH 2008

NO.	DATE	BY	CKD	DESCRIPTION
REV 2 REV 1	12-20-23 08-10-23	FF FF	FF FF	REVISED PER LARGE-SCALE DEVELOPMENT TECHNICAL PLAN REVIEW REVISED PER LARGE SCALE DEVELOPMENT REVIEW (ENGINEERING, FIRE, BUILDING, SWU)

4IE Engineering

203 E. EMMA HOTEL
SPRINGDALE, ARKANSAS

DETAIL SHEET 6

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REGISTERED PROFESSIONAL ENGINEER
No. 12538
FERDINAND FOURIE

DATE: 08-23-23

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DESIGNED	CHECKED
FF	FF

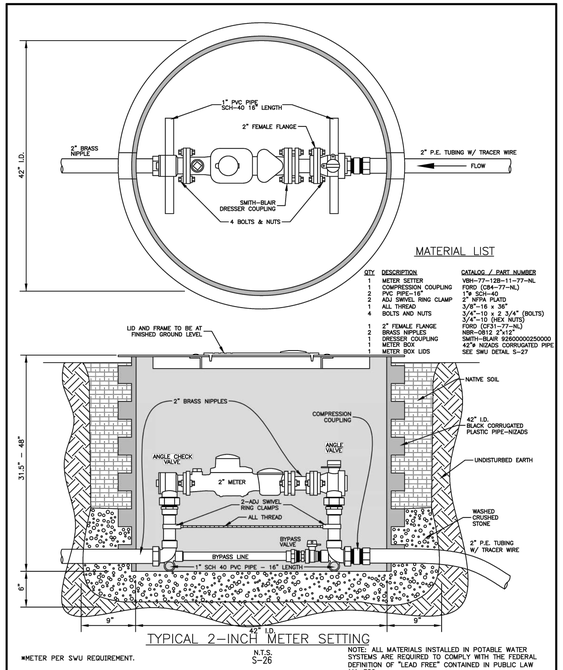
FOR REVIEW

PROJECT NO. 1145

SHEET C6.5

PLOT DATE/TIME: Wednesday, August 23, 2023 11:57:46 AM/LE #P:\1145 - Springdale Market\Drawings\1145det.dwg

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MATERIAL LIST

QTY	DESCRIPTION	CATALOG / PART NUMBER
1	METER SETTER	VBH-77-12B-11-77-NL
1	COMPRESSION COUPLING	FORD CC84-77-NL)
2	ANG VALVE 16"	2" SCH-40
2	ADJ SWIVEL RING CLAMP	2" FORD CC-KATD
1	ALL THREAD	3/8"-16 x 36"
4	BOLTS AND NUTS	3/4"-10 x 2 3/4" (BOLTS) 3/4"-10 (HEX NUTS)
1	2" FEMALE FLANGE	FORD (CF31-77-NL)
2	BRASS NIPPLES	NBR-0812 2"x12"
1	DRESSER COUPLING	SMITH-BLAIR 926000002500000
1	METER BOX	42"# NIZADS CORRUGATED PIPE
1	METER BOX LIDS	SEE SWU DETAIL S-27

TYPICAL 2-INCH METER SETTING

N.T.S.
S-26

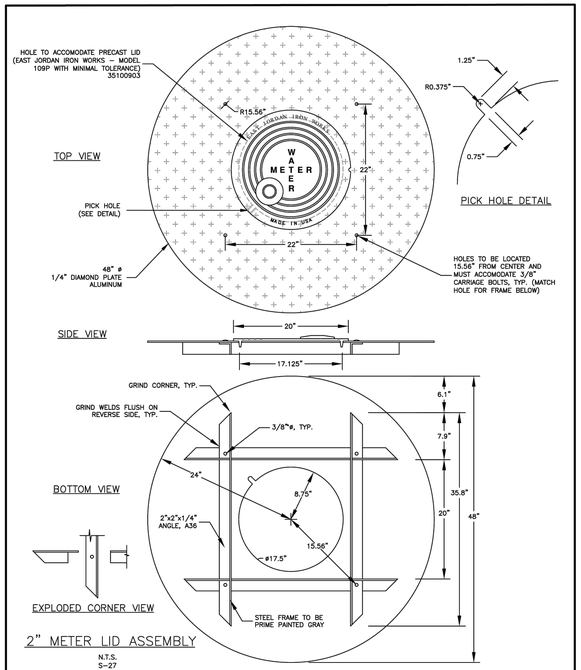
*METER PER SWU REQUIREMENT.

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

SPRINGDALE WATER UTILITIES
526 OAK AVENUE - P.O. BOX 769 - SPRINGDALE, ARKANSAS - 72765-0769 - (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
KMI	S-26	OCTOBER 2019



2" METER LID ASSEMBLY

N.T.S.
S-27

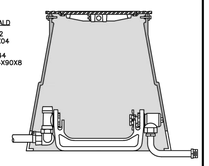
SPRINGDALE WATER UTILITIES
526 OAK AVENUE - P.O. BOX 769 - SPRINGDALE, ARKANSAS - 72765-0769 - (479) 751-5751

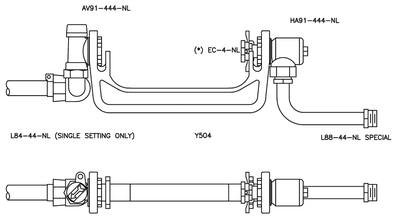
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
TLS	S-27	OCTOBER 2019

MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER FORD	MUELLER	AY. McDONALD
1	INLET CONNECTION	L84-44-NL	P-15531N	74779M-22
1	YOKE ANGLE KEY VALVE	AV91-444-NL	H-14278N	74604Y 1X04
1	YOKE BAR	Y504	H-5040	14-4
1	YOKE ANGLE CHECK VALVE	HA91-444-NL	H-14248N	702-4YE 44
1	OUTLET CONNECTION	L88-44-NL SPECIAL	H-15538N	710JPP 44X90X8
1	METER BOX ASSEMBLY	34P-18X24X24D W/LID		





TYPICAL 1" METER SETTING

YOKE ASSEMBLY, 1" METER
1" COPPER OR PE P.J. TO 1" CTS PLASTIC OR MIP
N.T.S.

NOTES:

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

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

SPRINGDALE WATER UTILITIES
526 OAK AVENUE - P.O. BOX 769 - SPRINGDALE, ARKANSAS - 72765-0769 - (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
TLS	S-24	AUGUST 2014

NO.	DATE	BY	CKD	DESCRIPTION
REV 2	12-29-23	FF	FF	REVISED PER LARGE-SCALE DEVELOPMENT TECHNICAL PLAN REVIEW
REV1	08-10-23	FF	FF	REVISED PER LARGE SCALE DEVELOPMENT REVIEW (ENGINEERING, FIRE, BUILDING, SWU)

4IE Engineering

203 E. EMMA HOTEL
SPRINGDALE, ARKANSAS

DETAIL SHEET 7

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12538
FERDINAND FOURIE

DATE: 08-23-23

damage prevention is no accident

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DATE	DRAWN
08-10-2023	FF
DESIGNED	CHECKED
FF	FF

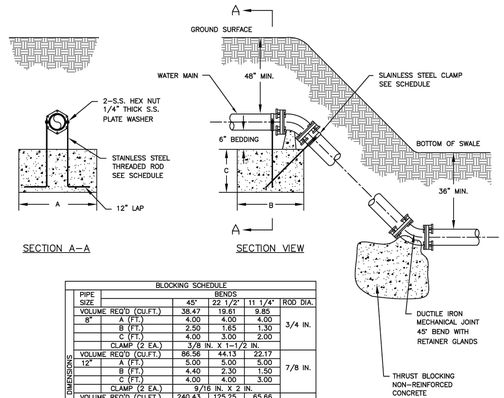
FOR REVIEW

PROJECT NO.
1145

SHEET
C6.6

PLOT DATE/TIME: Wednesday, August 23, 2023 11:59:11 AM FILE #P:\1145 - Springdale Market\Drawings\1145det.dwg

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SECTION A–A

SECTION VIEW

BLOCKING SCHEDULE					
PIPE SIZE		BENDS			ROD DIA.
		45°	22 1/2°	11 1/4°	
DIMENSIONS	VOLUME REQ'D (CU.FT.)	38.47	19.61	9.85	
	8" A (FT.)	4.00	4.00	4.00	3/4 IN.
	B (FT.)	2.50	1.65	1.30	
	C (FT.)	4.00	3.00	2.00	
	CLAMP (2 EA.)	3/8 IN. X 1–1/2 IN.			
	VOLUME REQ'D (CU.FT.)	86.56	44.13	22.17	
	12" A (FT.)	5.00	5.00	5.00	7/8 IN.
	B (FT.)	4.40	2.30	1.50	
	C (FT.)	4.00	4.00	3.00	
	CLAMP (2 EA.)	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	1 IN.
	B (FT.)	5.10	4.20	2.75	
	C (FT.)	8.00	5.00	4.00	
	CLAMP (2 EA.)	5/8 IN. X 2–9/16 IN.			
	VOLUME REQ'D (CU.FT.)	346.25	180.39	94.58	
	24" A (FT.)	6.00	6.00	6.00	1 IN.
	B (FT.)	7.25	4.50	3.20	
	C (FT.)	8.00	7.00	5.00	
	CLAMP (2 EA.)	5/8 IN. X 3 IN.			

VOLUME CALCULATED ON TEH BASIS OF CONCRETE REACTING THRUST ON THE RESPECTIVE BENDS UNDER AN INTERNAL PRESSURE OF 150 PSI AND THE WEIGHT OF CONCRETE IS 150 LBS PER CU. FT.

NOTES:

1. DIMENSIONS AND CONCRETE VOLUMES SHOWN ARE GENERAL IN NATURE. EXACT SIZING SHALL BE BASED ON ENGINEER'S DESIGNS.
2. ALL FITTINGS SHALL BE MECHANICAL JOINTS.
3. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
4. WRAP ALL FITTINGS WITH POLYETHYLENE.
5. RETAINERS TO BE MEGA-LUG WITH 3/4" STAINLESS STEEL ALL THREAD RESTRAINING RODS OR APPROVED EQUAL.

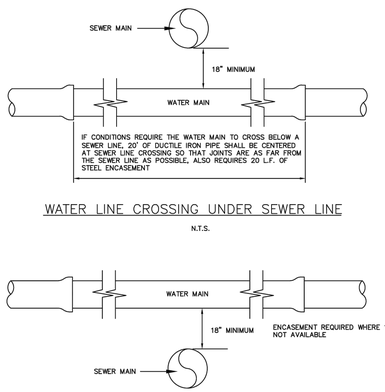
VERTICAL TIE–DOWN BLOCKING

N.T.S.

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765–0769 · (479) 751–5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
TLS	S–4	MARCH 2008

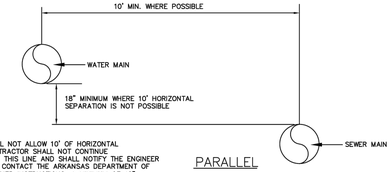


WATER LINE CROSSING UNDER SEWER LINE

N.T.S.

WATER LINE CROSSING ABOVE SEWER LINE

N.T.S.



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

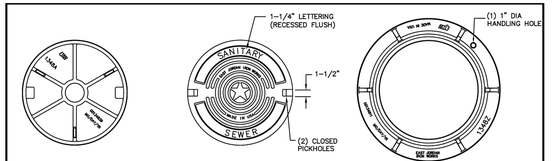
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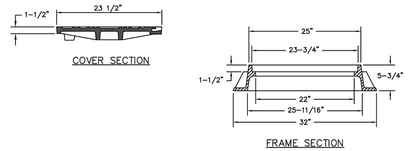
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CAG	S–6	MARCH 2008





MANHOLE FRAME & COVER

(WITHIN AND OUTSIDE OF STREETS AND OTHER DRIVING SURFACES)
N.T.S.

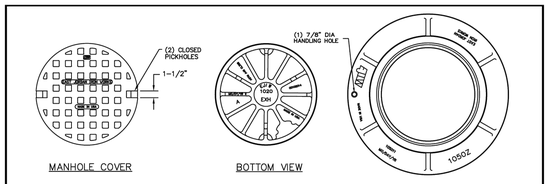
VULCAN FOUNDRY V–1348–1

NOTE
MINIMUM WEIGHTS:
COVER: 120 LBS
FRAME: 140 LBS
MINIMUM COMBINED WEIGHT: 260 LBS
(SEE SPECS FOR ADDITIONAL REQUIREMENTS)

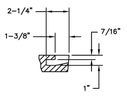
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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JNK	S–7	MARCH 2008







PICKHOLE DETAIL

MANHOLE FRAME & COVER

(WITHIN STREETS AND OTHER DRIVING SURFACES)
N.T.S.

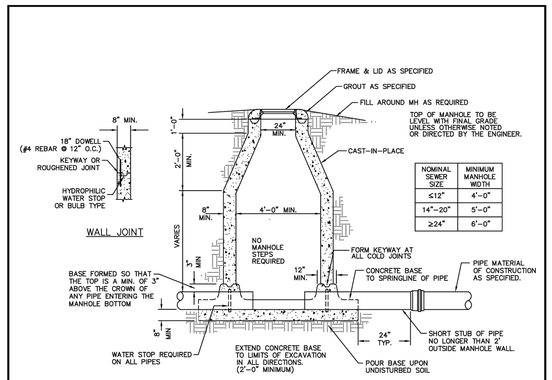
VULCAN FOUNDRY 1050Z FRAME WITH 1020 COVER

NOTE
MINIMUM WEIGHTS:
COVER: 150 LBS
FRAME: 390 LBS
MINIMUM COMBINED WEIGHT: 540 LBS
(SEE SPECS FOR ADDITIONAL REQUIREMENTS)

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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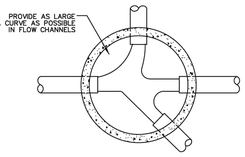


NOMINAL SEWER SIZE	MINIMUM MANHOLE WIDTH
≤12"	4'–0"
14"–20"	5'–0"
≥24"	6'–0"

WALL JOINT

CAST IN PLACE MANHOLE

N.T.S.



NOTES:
1. THE CENTERLINE OF ALL PIPES ENTERING AND LEAVING A MANHOLE SHALL PASS THROUGH THE CENTER OF THE MANHOLE.
2. BRUSH FINISHED SURFACES OF CONCRETE AND REMOVE ALL SHARP EDGES.
3. CONSTRUCT FLOW CHANNEL FOR ALL PIPES ENTERING THE MANHOLE, INCLUDING SERVICE LINES, TO MAINTAIN A CONSTANT GRADE THROUGHOUT EACH INVERT.

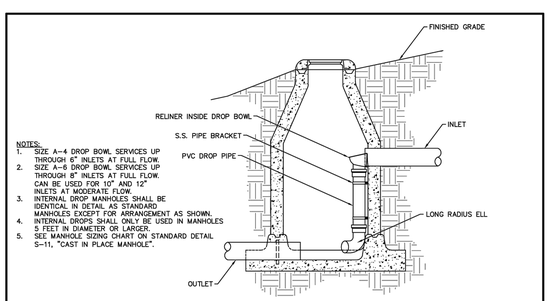
MANHOLE BOTTOM FOR 6" THROUGH 24" SEWER MAINS

(MANHOLES FOR SEWER MAINS LARGER THAN 24" REQUIRE INDIVIDUAL DESIGN)
N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

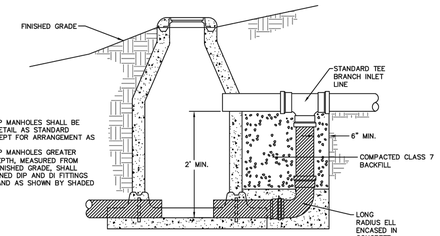
DRAWN BY:	DRAWING NO:	DATE:
TLS	S–11	MARCH 2008



NOTES:
1. SIZE A–4 DROP BOWL SERVICES UP THROUGH 6" INLETS AT FULL FLOW.
2. SIZE A–6 DROP BOWL SERVICES UP THROUGH 8" INLETS AT FULL FLOW. CAN BE USED FOR 10" AND 12" INLETS AT MODERATE 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. SEE MANHOLE SIZING CHART ON STANDARD DETAIL S–11, "CAST IN PLACE MANHOLE".

INTERNAL DROP MANHOLE

(USING RELINGER–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 14" IN DEPTH, MEASURED FROM FLOWLINE TO FINISHED GRADE, SHALL HAVE EPOXY LINED DIP AND DI FITTINGS AS SPECIFIED AND AS SHOWN BY SHADED AREA.

EXTERNAL DROP MANHOLE

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
TLS	S–12	AUGUST 2014

NO.	DATE	BY	CKD	DESCRIPTION
REV 1	12–29–22	FF	FF	REVISED PER LARGE–SCALE DEVELOPMENT TECHNICAL PLAN REVIEW
REV2	08–10–23	FF	FF	REVISED PER LARGE–SCALE DEVELOPMENT REVIEW (ENGINEERING, FIRE, BUILDING, SWU)

4IE Engineering

203 E. EMMA HOTEL
SPRINGDALE, ARKANSAS

DETAIL SHEET 8

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12538
FERDINAND FOURIE

DATE: 08-23-23

damage prevention is no accident

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DATE	DRAWN
08-10-2023	FF
DESIGNED	CHECKED
FF	FF

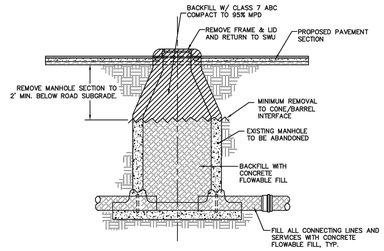
FOR REVIEW

PROJECT NO.
1145

SHEET
C6.7

PLOT DATE/TIME: Wednesday, August 23, 2023 11:59:37 AM FILE #P:\1145 - Springdale Market\Drawings\1145det.dwg

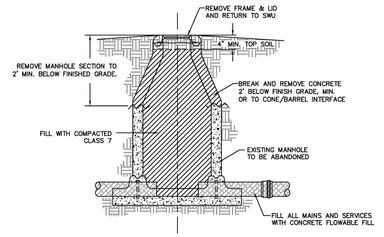
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MANHOLE & MAIN ABANDONMENT

(WITHIN STREETS & OTHER DRIVING SURFACES)

N.T.S.



MANHOLE & MAIN ABANDONMENT

(WITHIN NON-DRIVING SURFACES)

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

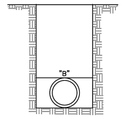
DRAWN BY:	DRAWING NO:	DATE:
TLS	S-13	MARCH 2008

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

TRENCH WIDTH SCHEDULE

NOTES:

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



TYPICAL PIPE TRENCH

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SPRINGDALE WATER UTILITIES

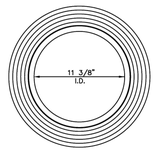
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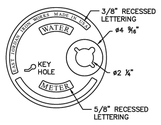
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

METER BOX RING

MATERIAL: CAST IRON



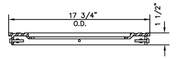


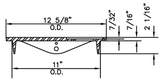


OFFSET PLUG W/PIN

MATERIAL: ASTM A48 CL35B

NO. 32196998



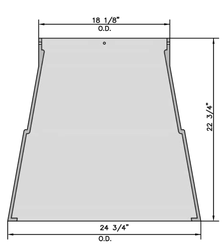




MXU ANTENNAE

MATERIAL: BLACK PLASTIC

NO. M520R-C1-TC-X-T



METER BOX

MATERIAL: WHITE PLASTIC

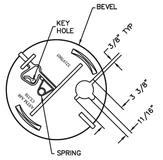
BOX WITH RING

EAST JORDAN IRON WORKS

34P24 A-TYPE

18X24X24D

OR APPROVED EQUAL



AUTOMATED LOCKING COVER

MATERIAL: CAST IRON

NO. 32197105

STANDARD METER BOX

N.T.S.

SPRINGDALE WATER UTILITIES

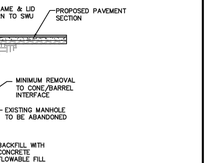
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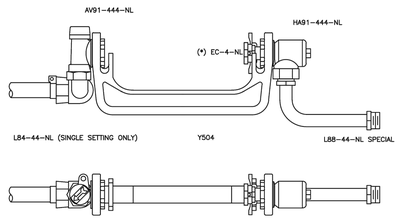
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
TLS	S-22	AUGUST 2014

MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER FORD	MUELLER	AY McDONALD
1	INLET CONNECTION	L84-44-NL	P-15531N	74779M-22
1	YOKE ANGLE KEY VALVE	AV91-444-NL	H-14278N	74604Y 1X04
1	YOKE BAR	Y504	H-5040	14-4
1	YOKE ANGLE CHECK VALVE	HA91-444-NL	H-14248N	702-4YE 44
1	OUTLET CONNECTION	L88-44-NL SPECIAL	H-15538N	710JPP 44X90X8
1	METER BOX ASSEMBLY	34P-18X24X24D W/LID		





TYPICAL 1" METER SETTING

YOKE ASSEMBLY, 1" METER

1" COPPER OR PE P.J. TO 1" CTS PLASTIC OR MIP

N.T.S.

NOTES:

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

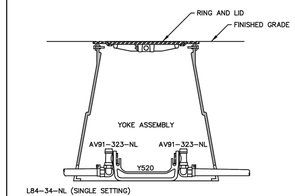
*METER AND EXPANSION CONNECTION EC-4-NL ARE PROVIDED BY THE DEPARTMENT.

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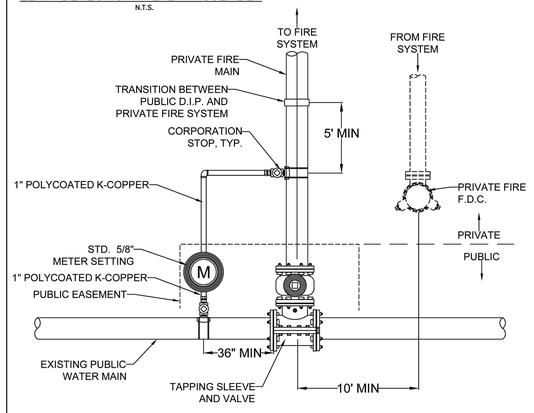
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TLS	S-24	AUGUST 2014



LEAK DETECTION METER ASSEMBLY

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FIRE SYSTEM CONNECTION

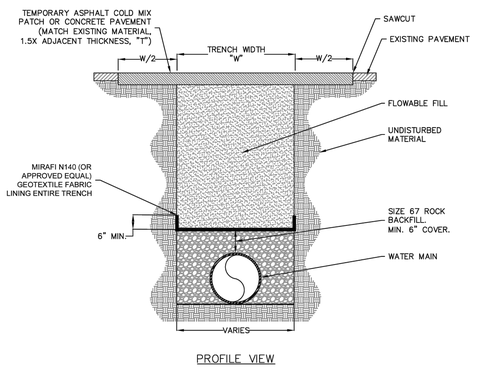
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



PROFILE VIEW

WATER MAIN TRENCH REPAIR DETAIL

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SPRINGDALE WATER UTILITIES

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
JAB	S-39	JULY 2016

NO.	DATE	BY	CKD	DESCRIPTION
REV2	12-29-23	FF	FF	REVISED PER LARGE-SCALE DEVELOPMENT TECHNICAL PLAN REVIEW
REV1	08-10-23	FF	FF	REVISED PER LARGE-SCALE DEVELOPMENT REVIEW (ENGINEERING, FIRE, BUILDING, SWU)

4IE Engineering

203 E. EMMA HOTEL
SPRINGDALE, ARKANSAS

DETAIL SHEET 5

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12538
FERDINAND FOURIE

08-23-23

DATE:_____

damage prevention is no accident

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DATE	DRAWN
08-10-2023	FF
DESIGNED	CHECKED
FF	FF

FOR REVIEW

PROJECT NO.

1145

SHEET

C6.8

PLOT DATE/TIME: Wednesday, August 23, 2023 11:59:04 AM FILE #P:\1145 - Springdale Market\Drawings\1145det.dwg



EXTERIOR MATERIAL COLOR SCHEDULE

1. METAL EDGE PARAPET FLASHING:
   COLOR TO MATCH WINDOW COLOR | "PAC-CLAD - BLACK ALUMINUM"
2. STONE PARAPET CAP:
   ROCKCAST, 4" SINGLE SLOPE CAP | "BUFFSTONE"
3. BRICK VENEER 1:
   "ENDICOTT CLAY PRODUCTS | MANGANESE IRONSPOT" - MODULAR BRICK with CONCAVE TOOLED JOINTS
   "ASH GROVE - CHARCOAL" MORTAR
4. "THIN BRICK" VENEER 1:
   "ENDICOTT CLAY PRODUCTS | MANGANESE IRONSPOT" - MODULAR BRICK with CONCAVE TOOLED JOINTS
   "ASH GROVE - CHARCOAL" MORTAR
5. WINDOWS AND STOREFRONT:
   KAWNEER or EQUAL - THERMALLY BROKEN, CENTER GLAZING
   "PAC-CLAD | BLACK ALUMINUM" - CLEAR, INSULATED, LOW-E GLAZING
6. METAL PANELING 1:
   PAC-CLAD or EQUAL, HWP CORRUGATED METAL PANEL INSTALLED IN THE HORIZONTAL DIRECTION
   "PAC-CLAD | SILVER"
7. METAL PANELING 2:
   PAC-CLAD or EQUAL; BOX-RIB 1 VERTICAL METAL PANEL SYSTEM
   "PAC-CLAD | SILVER"
8. LINEAR SUNSHADES at CANOPIES:
   "CONSTRUCTION SPECIALTIES - LINEAR SUNSHADE ALUMINUM BLADES"; 8" RECTANGULAR with BLACK CHERRY 009 WOOD GRAIN FINISH APPEARANCE

GENERAL NOTES

1. EXTERIOR MATERIALS AND COLORS SHALL BE SELECTED BY THE ARCHITECT AND APPROVED BY THE CITY OF SPRINGDALE.

2. EXTERIOR LOUVERS LOCATED IN BRICK VENEER WALLS WILL BE PREFINISHED TO MATCH ADJACENT WALL COLOR. LOUVERS LOCATED IN METAL PANEL WALLS WILL BE PREFINISHED TO MATCH THE METAL PANELS.

3. ALL MECHANICAL AND UTILITY EQUIPMENT LOCATED ON THE WALLS AND/OR GROUND SHALL BE SCREENED IF VISIBLE FROM THE PUBLIC RIGHT-OF-WAY. SCREENING MAY CONSIST OF LANDSCAPING OR SCREENS OF SIMILAR WALL MATERIALS OF THE HOTEL.

4. MASONRY CONTROL JOINT SEALANT COLOR TO MATCH BRICK MORTAR COLOR.

5. MECHANICAL UNITS LOCATED ON ROOFS SHALL BE SCREENED IN ACCORDANCE WITH THE CITY OF SPRINGDALE ZONING ORDINANCE.

6. BUILDING SIGNAGE TO BE REVIEWED AND APPROVED BY THE CITY OF SPRINGDALE PRIOR TO INSTALLATION.

7. MOCK-UP WALL SAMPLE TO BE PROVIDED SO THAT ALL EXTERIOR COLORS CAN BE REVIEWED AND APPROVED PRIOR TO INSTALLATION. MOCK-UP WALL TO INCLUDE ALL EXTERIOR MATERIALS, WINDOW & GLASS SAMPLE AND SEALANT JOINTS BETWEEN EACH MATERIAL.



2 EAST ELEVATION
3/32" = 1'-0"



1 SOUTH ELEVATION
3/32" = 1'-0"

Renaissance Group
9700 Village Circle, ste.100
Lakeland, TN 38002
901.332.5533
fax: 901.332.5534
www.rgroup.biz

REGISTERED ARCHITECT
BARRY ALLMON
License Number 9886
STATE OF ARKANSAS
06/29/2023

REV	DESCRIPTION	DATE

LARGE SCALE DEVELOPMENT SUBMITTAL

203 E. EMMA HOTEL

203 E. EMMA AVENUE
SPRINGDALE, AR

Sheet Title
EXTERIOR ELEVATIONS

Project No.
22101

Drawn by
MAT

Date
06-29-2023

A3.2
Sheet No.

renaissance group
Autodesk Docs://22101 - Hilton Tapestry Collection Hotel Springdale AR/22101 - Hilton Tapestry - SpringdaleAR.rvt
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EXTERIOR MATERIAL COLOR SCHEDULE

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2 WEST ELEVATION
3/32" = 1'-0"



1 NORTH ELEVATION
3/32" = 1'-0"

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REGISTERED ARCHITECT
BARRY ALLMON
License Number 9886
STATE OF ARKANSAS
06/29/2023

REV	DESCRIPTION	DATE

LARGE SCALE DEVELOPMENT SUBMITTAL

203 E. EMMA HOTEL

203 E. EMMA AVENUE
SPRINGDALE, AR

Sheet Title
EXTERIOR ELEVATIONS

Project No.
22101

Drawn by
MAT

Date
06-29-2023

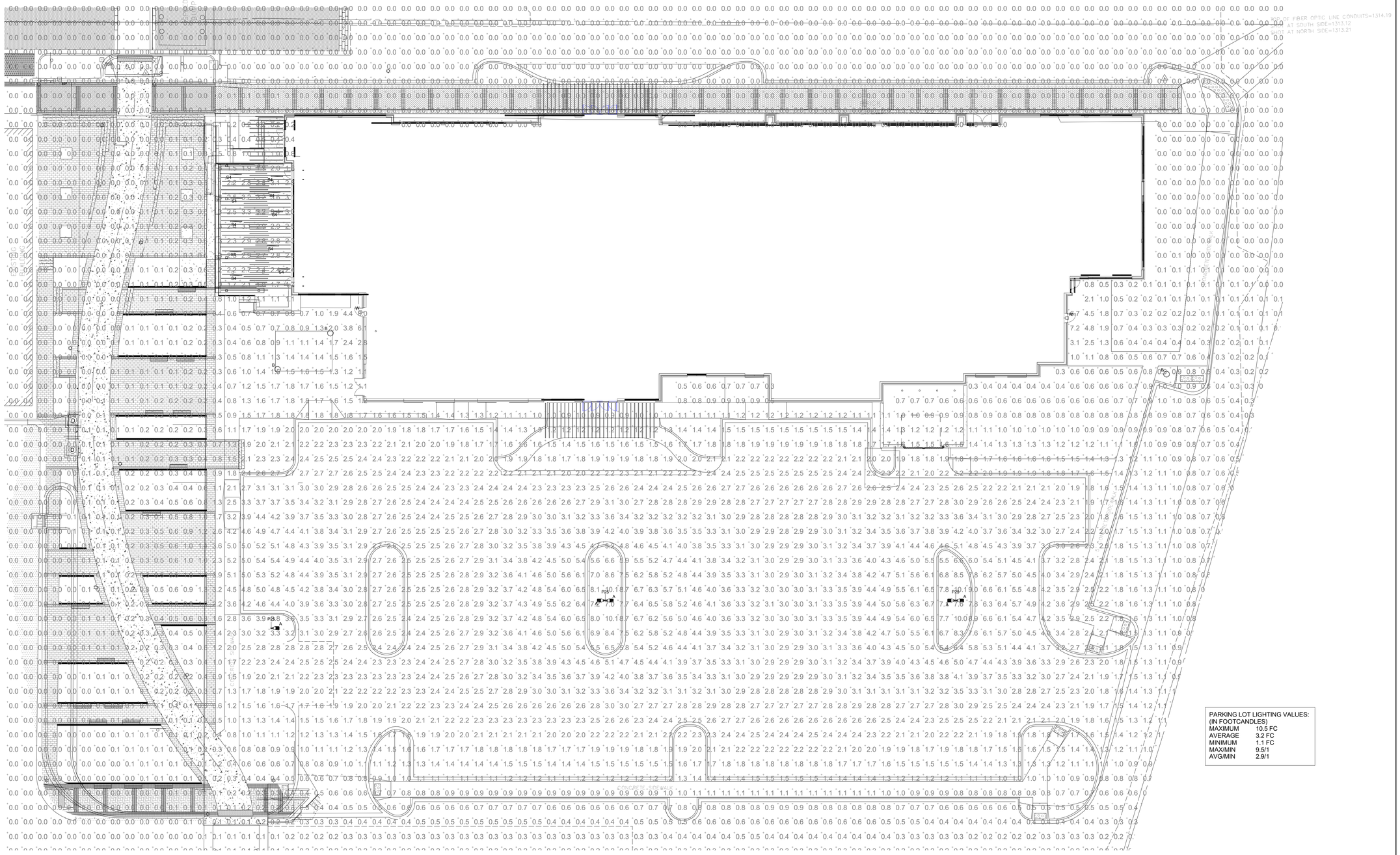
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LIGHTING FIXTURE SCHEDULE

Mark	Description	Manufacturer	Model	Lamp	Initial Color Temperature	Electrical Data	Comments
A	Pole Light	Lithonia	DSX1 LED P9 40K 80CRI TFTM HS DBLXD	LED	4000 K	120 V/1-277 VA	Mount 25' AFG
B	Decorative Post Top	Lithonia	RADPT P1 30K SYM MVOLT PT4 DBLXD/ RSS 10 4B DBLXD	LED	3000 K	120 V/1-26 VA	Mount on Flush Concrete Pole Base
P25	23ft Light Pole	Lithonia	RSS 23' 5B DM28AS DBLXD			0 V/1-0 VA	Mount on 2' Concrete Pole Base
S4	4' Low Profile Strip	LED Linear	XOOLIGHT HYDRA HD10 W930 IP67 1000	LED	3000 K	120 V/1-10 VA	
W	LED Wallpack	BEGA	24 373 K3	LED	3000 K	120 V/1-21 VA	Mount 10' AFG



PARKING LOT LIGHTING VALUES:
(IN FOOTCANDLES)

MAXIMUM	10.5 FC
AVERAGE	3.2 FC
MINIMUM	1.1 FC
MAX/MIN	9.5/1
AVG/MIN	2.9/1

1 SITE PLAN - ELECTRICAL
1/16" = 1'-0"

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www.rgroup.biz

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19444
JONATHAN JAMES WRIGHT
06/29/2023

REV	DESCRIPTION	DATE

LARGE SCALE DEVELOPMENT SUBMITTAL
203 E. EMMA HOTEL
203 E. EMMA AVENUE
SPRINGDALE, AR

Sheet Title
SITE PLAN - PHOTOMETRICS

Project No.
22101

Drawn by
EJW

Date
06/29/2023

Sheet No.
X1.0

CSA ENGINEERING PROJECT NO: 22363
Chad Stewart & Associates, Inc.
9720 Village Circle Lakeland, TN 38002
Phone 901-260-7850 CSAengineeringinc.com
Memphis Nashville

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XOOLIGHT IP67 Static White



24 V, linear LED design luminaire in IP67 with opal encapsulation and homogeneous light emission surface. Available as surface mounted, recessed or pendant luminaire. 2.5 m black cable with open end on one side. Installation friendly and durable profile made from extruded aluminum (finish: anodized Al-Silver or white powder coated) with screwed aluminum end caps. Free scalable luminaire lengths. Japanese LED of the highest quality. "One Bin Only" within 3 MacAdam guarantees constant color temperature and highest light quality at a lifetime of > 50,000 hrs (L80/B10). Up to CRI 95. Engineered in Germany.

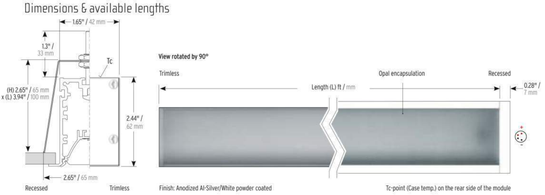
Project name

S4

Fixture type | Phase

Specifier | Date

Dimensions & available lengths



Fixture build to length (not field cutable):

L_{min}: 3.31" ; L_{max}: 13.19" (HD25: 9.91"); in 2.46" increments
L_{min}: 84 mm; L_{max}: 4.00 mm (HD25: 3.001 mm); in 62.5 mm increments

Electrical & output data

Voltage	24 Volt (23 V_{min}, 25 V_{max})
Temperature[2]	T_{Cmin} = -13°F / -25°C, T_{Cmax} (Table below)
Storage temperature	T_{Smin} = -22°F / -30°C, T_{Smax} = 158°F / 70°C
Ambient temperature	T_{Amin} = -13°F / -25°C, T_{Amax} = 104°F / 40°C
CRI	up to 95
R9	up to 65

XOOLIGHT™ HYDRA	HD6	HD10	HD15	HD25
Power (W/ft / W/m)	1.8 / 6	3.1 / 10	4.6 / 15	7.6 / 25
Efficacy (lm / W) @ WB50	83	83	89	86
max. length (ft / m)	13.1 / 4	13.1 / 4	13.1 / 4	9.8 / 3
Temperature Tc-point (T_{Cmax})[3]	131°F / 55°C	131°F / 55°C	131°F / 55°C	140°F / 60°C

Color temperature LED tape used[4]		Color temperature delivered finished fixture	HD6 low output	HD10	HD15	HD25 high output
			lumen/feet (lm/ft)/ lumen/meter (lm/m)/ @ opal encapsulation			
WB20		2000 K	87 / 290	145 / 480	234 / 770	380 / 1250
WB22		2200 K	100 / 330	167 / 550	267 / 880	435 / 1430
WB25		2500 K	115 / 380	191 / 630	307 / 1010	496 / 1630
WB27	W927	2700 K	103 / 340	170 / 560	325 / 1070	526 / 1730
WB30	W930	3000 K	103 / 340	173 / 570	343 / 1130	560 / 1840
WB35	W935	3500 K	106 / 350	179 / 590	362 / 1190	587 / 1930
WB40	W940	4000 K	109 / 360	182 / 600	371 / 1220	599 / 1970
WB50		5000 K	151 / 500	252 / 830	404 / 1330	657 / 2160

ONE BIN ONLY — Lifetime L80/B10 > 50,000 h — LM 79 compliant — LM 80 compliant

UV protected — Resistant to solvents — Saltwater resistant — Temporary immersion protection

[1] The given data are typical values. Due to tolerances of the production process and the electrical components, values for light output and electrical power can vary up to 10%.

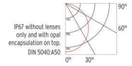
[2] The Tc-point should be measured in thermal equilibrium according to IEC EN 60598-1.

[3] In case of IP67 products, tolerances in the color temperature can occur.
For further explanation, please see specification catalogue 2016/2017.

Order code

Your order code	XOOLIGHT HYD	HD___	W_	___	___ ___ ___	_	___	___	_	IP67
Order code example	XOOLIGHT HYD	HD6	W9	35	1271	A	B5	T		IP67

IP67 without lenses only and with opal encapsulation on top. DIN 5040:A50



LED tape
- HYDRA HD6 ..... HD6
- HYDRA HD10 ..... HD10
- HYDRA HD15 ..... HD15
- HYDRA HD25 ..... HD25

Color rendering
- > 80 8
- > 90 (only HD6, HD10) 9

Color temperature delivered finished fixture	Color temperature LED tape used	
2400 K	2000 K	20
2700 K	2200 K	22
3000 K	2500 K	25
3500 K 3400 K	2700 K	27
3900 K 3800 K	3000 K	30
4600 K 4400 K	3500 K	35
5500 K 5600 K	4000 K	40
7200 K	5000 K	50

Length
L_{min}: 3.31" (84 mm);
L_{max}: 13.19" (4.021 mm); HD25: 9.91" (3,021 mm);
in 2.46" (62.5 mm) increments

Housing material
- Anodized Al-Silver ..... A
- White powder coated ..... W

Cable feed
- Back side, 6.56' / 2 m B5
- Front side, 6.56' / 2 m F5

Trim
- Trimless ..... T
- Recessed ..... R

Ingress Protection
- IP67 ..... IP67

Please choose your accessories

required

Recommended driver

☐	MEAN WELL HLG-100H-24A	

optional

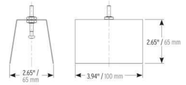
Recommended control

☐	EldoLED LINEARdrive DC 180D	

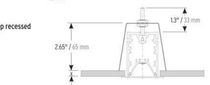
Pendant	Art.-#	
☐ VarioPendant 4262	13000106	

Mounting clip recessed	Art.-#	
☐ VarioClamp Contour 4262R	13000080	

VarioClamp



Mounting clip recessed



Length of profiles (ft / mm)	Number of mounting accessories
0.25 - 4 / 0 - 1,000	2
4 - 7 / 1,001 - 2,000	3
7 - 10 / 2,001 - 3,000	4
10 - 13 / 3,001 - 4,000	5

For further driver options including LUTRON click here.

LED wall luminaires - directed

BEGA

TYPE: W

Type:
BEGA Product:
Project:
Modified:

Application
LED wall mounted luminaires with directed light designed to be mounted at various heights for general purpose illumination or glare free illumination when below eye level.

Materials
Luminaire housing constructed of die-cast marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Matte safety glass
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65
Weight: 5.3 lbs

Electrical

Operating voltage	120-277 V AC
Minimum start temperature	-40° C
LED module wattage	18.4 W
System wattage	21.2 W
Controllability	0-10 V, TRIAC, and ELV dimmable
Color rendering index	Ra > 80
Luminaire lumens	1,808 lumens (3000K)
Lifetime at Ta = 15° C	> 500,000 h (L70)
Lifetime at Ta = 40° C	138,000 h (L70)

LED color temperature
- 4000K - Product number + **K4**
- 3500K - Product number + **K35**
- 3000K - Product number + **K3**
- 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors			
	Black (BLK)	White (WHT)	RAL:
	Bronze (BRZ)	Silver (SLV)	CUS:





LED wall luminaires - directed

		LED	A	B	C
24373		18.4 W	1 6⅛	4¾	3⅛

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us .com
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Updated 11/02/20

Renaissance Group
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901.332.5533
fax: 901.332.5534
www.rgroup.biz

STATE OF ARKANSAS — LICENSED PROFESSIONAL ENGINEER — No. 19444 — NATHAN JAMES WRIGHT — 06/29/2023

REV	DESCRIPTION	DATE

LARGE SCALE DEVELOPMENT SUBMITTAL

203 E. EMMA HOTEL

203 E. EMMA AVENUE
SPRINGDALE, AR

Sheet Title
LIGHTING CUTSHEETS

Project No.
22101

Drawn by
EJW

Date
06/29/2023

Sheet No.
X1.2

CSA ENGINEERING PROJECT NO: 22363
Chad Stewart & Associates, Inc.
9720 Village Circle Lakeland, TN 38002
Phone 901-260-7850 CSAengineeringinc.com
Memphis Nashville

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D-Series Size 1
LED Area Luminaire

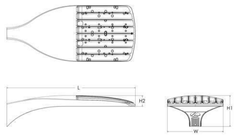
d-series

Catalog Number	
Notes	
Type	A

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 0.69 ft² (0.06 m²)
Length: 32.71" (83.1 cm)
Width: 14.26" (36.2 cm)
Height H1: 7.88" (20.0 cm)
Height H2: 2.73" (6.9 cm)
Weight: 34 lbs (15.4 kg)



Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature [1]	Color Rendering Index [1]	Distribution		Voltage	Mounting
DSX1 LED	**Forward optics**	(this section 70CRI only)	70CRI	AFR Automotive front row	T5M Type V medium	MVOLT (120V-277V) [2]	**Shipped included**
	P1 P6	30K 3000K	70CRI	T1S Type I short	T5LG Type V low glare	HVOLT (347V-480V) [2,3]	SPA Square pole mounting (#8 drilling)
	P2 P7	40K 4000K	70CRI	T2M Type II medium	T5W Type V wide	XVOLT (277V - 480V) [2,3]	RPA Round pole mounting (#8 drilling)
	P3 P8	50K 5000K	70CRI	T3M Type III medium	BLC3 Type III backlight control [4]		SPA5 Square pole mounting #5 drilling [5]
	P4 P9	(this section 80CRI only, extended lead times apply)		T3LG Type III low glare [4]	BLC4 Type IV backlight control [4]		RPA5 Round pole mounting #5 drilling [5]
	P5	27K 2700K	80CRI	T4M Type IV medium	LCCO Left corner cutoff [6]		SPA8N Square narrow pole mounting #8 drilling
	Rotated optics	30K 3000K	80CRI	T4LG Type IV low glare [4]	RCCO Right corner cutoff [6]		WBA Wall bracket [6]
	P10 [7] P12 [7]	35K 3500K	80CRI	TFTM Forward throw medium			MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
	P11 [7] P13 [7]	40K 4000K	80CRI				
		50K 5000K	80CRI				

Control options	Other options	Finish (required)
Shipped installed	**Shipped installed**	DDBXD Dark Bronze
NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc [8,9,10,11]	SPD20KV 20KV surge protection	DBLXD Black
	HS Houseside shield (black finish standard) [12]	DNAXD Natural Aluminum
PIR High/low, motion/ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc [8,10,11]	L90 Left rotated optics [7]	DWHXD White
	R90 Right rotated optics [7]	DDBTXD Textured dark bronze
PER NEMA twist-lock receptacle only (controls ordered separately) [13]	CCE Coastal Construction [11]	DBLBXD Textured black
	HA 50°C ambient operation [14]	DNATXD Textured natural aluminum
PER5 Five-pin receptacle only (controls ordered separately) [10,11]	**Shipped separately**	DWHGXD Textured white
PER7 Seven-pin receptacle only (controls ordered separately) [10,11]	EGSR External Glare Shield (reversible, field install required, matches housing finish)	
FAO Field adjustable output [9,11]	BSDB Bird Spikes (field install required)	
BL30 Bi-level switched dimming, 30% [8,9,11]		
BL50 Bi-level switched dimming, 50% [8,9,11]		
DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [11]		
DS Dual switching [8,10,11]		

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	P25

FEATURES & SPECIFICATIONS

INTENDED USE — These specifications are for USA standards only. Round Straight Steel is a general purpose light pole for up to 30-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION —

Pole Shaft: The pole shaft is of 0.120" uniform wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 42,000 psi. Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly round in cross-section down length of shaft with no taper. Standard shaft diameters are 3", 4", 4.5" and 5". 6" diameter shaft available by quote. Shaft wall thickness of .180" is available with certain tube diameters.

Pole Top: Options include tenon top, drilled for side mount fixture, 4" tenon with drilling (includes extra handhole) and open top. Side drilled and open top poles include a removable press-fit, black, low density polyethylene top cap.

Handhole: A reinforced handhole with grounding provision is provided at 12" or 18" from the base end of the pole assembly on side A. Every handhole includes a cover and cover attachment hardware. 2.5" x 5" rectangular handhole is provided on pole.

Base Cover: A two-piece ABS round plastic full base cover is provided with each pole assembly. Additional base cover options are available upon factory request. Options include fabricated two-piece sheet steel. All base covers are finished to match pole.

Anchor Base/Bolts: Anchor base is fabricated from hot-rolled carbon steel plate that conforms with ASTM A36. Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end. All anchor bolts are hot-dipped galvanized a minimum of 12" nominal on the threaded end. Anchor bolts are made of steel rod having a minimum yield strength of 55,000 psi and a yield strength of 75,000 psi to 95,000 psi.

HARDWARE – All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH – Extra durable standard powder-coat finishes include Dark Bronze, White, Black, Medium Bronze and Natural Aluminum colors. Classic finishes include Sandstone, Charcoal Gray, Tennis Green, Bright Red and Steel Blue colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Hot-dipped Galvanized, Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes. Factory-applied primer paint finish is available for customer field-paint applications.

BUY AMERICAN ACT – Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY — 1-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application.
Specifications subject to change without notice.

Anchor Base Poles

RSS

ROUND STRAIGHT STEEL

BAA



Radean Post Top
LED Area Luminaire

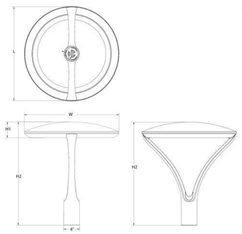
Buy American

Catalog Number	
Notes	
Type	B

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 1.02 ft² (0.105 m²)
Length: 24" (61cm)
Width: 24" (61cm)
H1 Luminaire Height: 4" (10.16cm)
H2 Luminaire Height: 26" (66.04cm)
Weight: 38lbs (17.24Kg)



Introduction

The architecturally-inspired shape of the RADEAN™ post top area luminaire embodies the grace and strength of the RADEAN family. The twin copper-core cast aluminum arms support the slender superstructure, creating a beautiful sculpture by day transforming into a beacon of comfort by night. Triangular arms redirect reflection maintaining its visually quiet appearance. With sleek lines and simple silhouettes, these LED luminaires use specialized lighting and visual comfort to transform common areas like courtyards, outdoor retail locations, universities and corporate campuses into pedestrian-friendly nighttime environments.

Ordering Information

EXAMPLE: RADPT LED P3 30K SYM MVOLT PT4 PIR DNAXD

RADPT LED

Series	Performance package	Color temperature	Distribution	Voltage	Mounting (required)
RADPT LED	P1 3,000 Lumens	27K 2700K	SYM Symmetric type V	MVOLT [1] 277 [1]	PT4 [2] Slips inside a 4" OD round metal pole.
	P2 5,000 Lumens	30K 3000K	ASY Asymmetric type IV	120 [1] 347	RADPT20 Slips over a 2 3/8" diameter tenon
	P3 7,000 Lumens	35K 3500K	PATH Pathway Type III	208 [1] 480	RADPT25 Slips over a 2 7/8" diameter tenon
	P4 10,000 Lumens	40K 4000K		240 [1]	
	P5 15,000 Lumens	50K 5000K			

Control options	Other options		Finish (required)	
Shipped installed	SF Single Fuse [1]	**Shipped installed**	DDBXD Dark bronze	DDBTXD Textured dark bronze
NLTAIR2 nLight AIR 2.0 enabled [3]	DF Double Fuse [1]	HS Houseside shield [11]	DBLXD Black	DBLBXD Textured black
PIR Bi-level motion/sensor (100% to 30%) [4,5,6]	R90 Rotated optics [9]		DNAXD Natural aluminum	DNATXD Textured natural aluminum
PE Button photocell [7]			DWHXD White	DWHGXD Textured white
FAO Field adjustable output [3,8]				

RSS Round Straight Steel Pole

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. **Example:** RSS 20 4-5B DM19 DDBXD

Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness [1]	Mounting [2]
RSS	8'-30' (for 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.)	3B 3" (.120")	Tenon mounting
		4B 4" (.120")	PT Open top
		4-5B 4 1/2" (.120")	T20 2-3/8" O.D. (2" NPS)
	(See technical information table for complete ordering information.)	5B 5" (.120")	T25 2-7/8" O.D. (2-1/2" NPS)
		(See technical information table for complete ordering information.)	T30 3-1/2" O.D. (3" NPS) [1]
			T35 4" O.D. (3-1/2" NPS) [1]
			KAC/KAD/KSC/KSD/KVB/KVF Drill mounting [3]
			DM19 1 at 90°
			DM2B 2 at 180°
			DM28PL 2 at 180° with one side plugged
			DM29 2 at 90°
			DM32 3 at 120°
			DM49 4 at 90°
			CSX/DSX/RSX/AERIS™/OMERO™/HLA/XKA Drill mounting [3]
			DM19AS 1 at 90°
			DM28AS 2 at 180°
			DM29AS 2 at 90°
			DM32AS 3 at 120°
			DM39AS 3 at 90°
			DM49AS 4 at 90°
			RAD drill mounting [3,4]
			DM19RAD 1 at 90°
			DM28RAD 2 at 180°
			DM29RAD 2 at 90°
			DM32RAD 3 at 120°
			DM39RAD 3 at 90°
			DM49RAD 4 at 90°
			ESX Drill mounting [3]
			DM19ESX 1 at 90°
			DM28ESX 2 at 180°
			DM29ESX 2 at 90°
			DM39ESX 3 at 90°
			DM49ESX 4 at 90°
			AERIS™ Suspend drill mounting [12]
			DM19AST_ 1 at 90°
			DM28AST_ 2 at 180°
			DM29AST_ 2 at 90°
			DM39AST_ 3 at 90°
			DM49AST_ 4 at 90°
			OMERO™ Suspend drill mounting [12]
			DM19ST_ 1 at 90°
			DM28ST_ 2 at 180°
			DM29ST_ 2 at 90°
			DM39ST_ 3 at 90°
			DM49ST_ 4 at 90°

Options			Finish [13]	
Shipped installed	STLHHC Steel handhole cover (standard is plastic, finish is smooth)		Super durable paint colors	DDBTXD Textured dark bronze
VD Vibration damper [4]	FBCSTL2PC 2 Piece steel base cover (standard is plastic)		DDBXD Dark bronze	DBLBXD Textured black
HAxy Horizontal arm bracket (1 fixture) [7,9]	IC Interior coating [11]		DBLXD Black	DNATXD Textured natural aluminum
FDLxy Festoon outlet less electrical [7,9]	LJAB Less anchor bolts (Include when anchor bolts are not needed)		DNAXD Natural aluminum	DWHGXD Textured white
CPL12/xy 1/2" coupling [1]	TP Tamper resistant handhole cover fasteners		DWHXD White	Other finishes
CPL34/xy 3/4" coupling [1]	NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled)		DSSXD Sandstone	GALV Galvanized finish
CPL1/xy 1" coupling [1]	UL UL listed with label (Includes NEC compliant cover)		DGCXD Charcoal gray	Architectural colors and special finishes
NPL12/xy 1/2" threaded nipple [1]	BAA Buy America(n) Act Compliant [12]		DTGXD Tennis green	Paint over Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes available via RFA.
NPL34/xy 3/4" threaded nipple [1]			DBRXD Bright red	
NPL1/xy 1" threaded nipple [1]			DSBXD Steel blue	
EHHxy Extra handhole [10]				

NOTES:
1. Wall thickness will be signified with a "B" (11 Gauge) or a "5" (7-Gauge) in nomenclature. "B" - .120" | "5" - .180"
2. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM2B/T20. The combination includes a required extra handhole.
3. Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
4. DM19RAD, DM28RAD and DM32RAD require a minimum top O.D. of 4". DM29RAD, DM39RAD and DM49RAD require a minimum top O.D of 4.25".
5. Insert "T" or "2" to designate fixture size; e.g. DM19AST2.
6. *VD not available with 3" pole. On 4" and 5" poles, VD cannot be installed if provisions (EHH, FDL, NPL, CPL) are located higher than 2/3 of the pole's total height. Example: Pole height is 25ft, A provision cannot be placed above 16ft.*
7. Specify location and orientation when ordering option.
   For "x": *Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-". Example: 5ft = 5 and 20ft 3in = 20-3*
   For "y": *Specify orientation from handhole (A,B,C,D) Refer to the Handhole Orientation diagram below. Example: 1/2" coupling at 5 ft", orientation C = CPL12/5-8C*
8. Horizontal arm is 18" x 2-3/8" O.D. tenon standard with radius curve providing 12' rise. If ordering two horizontal arm at the same height, specify with HArxy. *Example: HA2ABD.*
9. FDL does not come with GFCI outlet or handhole cover. These must be supplied by contractor or electrician.
10. Combination of tenon-top and drill mount includes extra handhole.
11. Provides enhanced corrosion resistance. Not available with GALV.
12. Use when mill certifications are required.
13. Finish must be specified. Additional colors available; see Architectural Colors brochure linked here (Form No. 794.3).

Accessories: *Order as separate catalog number.*	
PL DT20	Plugs for ESX drillings
PL DT8	Plugs for DMxxAS drillings

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Ordering Information

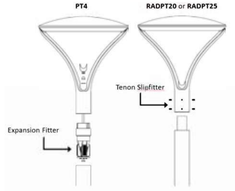
Accessories
Ordered and shipped separately.

RADHS Houseside shield (shield is white)
RADCS DDBXD U Decorative clamshell base for 4"-RSS pole (specify finish)
RADFBC DDBXD U Full base cover for 4"-RSS pole (specify finish)

For more covered options, visit DSX1 and POLE/RSS online.

NOTES
1. 2700K and 3500K may require extended lead-times.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
3. Required nominal 4" round straight metal pole.
4. NLTAIR2 not available with PIR, PE or FAO. Must link to external nLight Air network.
5. PIR will work with FAO, if adjustable low-end trim is required.
6. PIR must specify 120V, 277V, 347V or 480V. Not available in MVOLT, 208V or 240V.
7. PE and PIR are available together.
8. PIR for use only on luminaires mounted under 15'.
9. Field adjustable high-end trim.
10. For left rotation, select R90 and rotate luminaire 180° on pole.
11. Also available as a separate accessory; see Accessories information at left. HS not available with R90. Shield is field rotatable shield in 180° increments.

Mounting



Recommended Poles for use with RADEAN RADPT LED Luminaires

Acuity Part Number	Description	For luminaires	Used with Mounting
RSS 10 4B PT DBLXD	10' Round Straight Steel - 4" O.D. - Open Top	RADPT LED	PT4
RSS 12 4B PT DDBXD	12' Round Straight Steel - 4" O.D. - Open Top	RADPT LED	PT4
RSS 14 4B PT DDBXD	14' Round Straight Steel - 4" O.D. - Open Top	RADPT LED	PT4
RSS 16 4B PT DDBXD	16' Round Straight Steel - 4" O.D. - Open Top	RADPT LED	PT4
RSS 18 4B PT DDBXD	18' Round Straight Steel - 4" O.D. - Open Top	RADPT LED	PT4
RSS 20 4B PT DDBXD	20' Round Straight Steel - 4" O.D. - Open Top	RADPT LED	PT4
RSS 25 4B PT DDBXD	25' Round Straight Steel - 4" O.D. - Open Top	RADPT LED	PT4
RSS 10 4B T20 DDBXD	10' Round Straight Steel - 4" O.D. - Tenon Top	RADPT LED	RADPT20
RSS 12 4B T20 DDBXD	12' Round Straight Steel - 4" O.D. - Tenon Top	RADPT LED	RADPT20
RSS 14 4B T20 DDBXD	14' Round Straight Steel - 4" O.D. - Tenon Top	RADPT LED	RADPT20
RSS 16 4B T20 DDBXD	16' Round Straight Steel - 4" O.D. - Tenon Top	RADPT LED	RADPT20
RSS 18 4B T20 DDBXD	18' Round Straight Steel - 4" O.D. - Tenon Top	RADPT LED	RADPT20
RSS 20 4B T20 DDBXD	20' Round Straight Steel - 4" O.D. - Tenon Top	RADPT LED	RADPT20
RSS 25 4B T20 DDBXD	25' Round Straight Steel - 4" O.D. - Tenon Top	RADPT LED	RADPT20

* Customer must verify pole loading per required design criteria and specified wind speed. Consult pole specification sheet for additional details.

Control Options



Renaissance Group
9700 Village Circle, ste.100
Lakeland, TN 38002
901.332.5533
fax: 901.332.5534
www.rgroup.biz

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
JONATHAN JAMES WRIGHT
No. 19444
08/29/2023

REV	DESCRIPTION	DATE

LARGE SCALE DEVELOPMENT SUBMITTAL

203 E. EMMA HOTEL

203 E. EMMA AVENUE
SPRINGDALE, AR

Sheet Title
LIGHTING CUTSHEETS

Project No.
22101

Drawn by
EJW

Date
06/29/2023

Sheet No.
X1.1

CSA ENGINEERING PROJECT NO: 22363
Chad Stewart & Associates, Inc.
9720 Village Circle Lakeland, TN 38002
Phone 901-260-7850 CSAengineeringinc.com
Memphis Nashville

Autodesk Docs://22101 - Hilton Tapestry Collection Hotel Springdale AR/MEP 22374 CSA V23.rvt
6/29/2023 10:39:05 AM

4iE Engineering

P.O. Box 56, Cave Springs, AR 72718 Phone: (479)381-1066 Email: ffourie@civilde.com

July 11, 2023

Rick Barry, MPA
Assistant Director/Planning Coordinator
City of Springdale
Planning and Community Development
201 Spring Street
Springdale, AR 72764
Office: 479.750.8550

Re: Request for Variances and Form-Based Deviation
203 E. Emma Hotel (L23-52)
Springdale, AR 72764

Mr. Barry:

Please accept this letter as a request for relief from certain City design requirements to allow for the proposed 203 E. Emma Hotel along E. Emma Avenue to be feasible and developed as proposed under the submitted Large Scale Development(L23-52). The following is a summary of the specific items:

1. Variance: Chapter 56 Article 2 Section 31 (1) Landscaped Street Frontage Buffer:

   A minimum buffer of ten feet in width is required. This development is being proposed within a Neighborhood Center Type 1 under the Form-Based Code, which requires the building along the property line without a landscape buffer. However, landscaping will be provided along the building in the recessed areas shown on the Landscape Plan.

   The purpose of the landscape buffer, as mentioned in the city code, is to help shield projecting headlights that may impair the vision of passing motorists and provide an aesthetically pleasing transition from the public right-of-way to private property. However, we are proposing perimeter street parking within the right-of-way which would block headlight spillage into the right-of-way.

   Also, the street parking is intended to supplement the onsite parking for this development, and a buffer would impede access from the street parking to the hotel entrance.

   A landscape buffer will substantially reduce the number of onsite parking spaces that can be provided.

2. Variance: Chapter 130 Article 7 Section 11.2 (h) – Minimum Distance from the project curb line to the street intersection:

   A minimum distance of 40-feet from the project curb line to the intersection is required. A distance of 32-feet is provided, as shown on the Site Plan.

   However, the location of this project in the downtown district is in an area of slow traffic, and is not classified as a Primary Street but shown as a Side Street under the Form-Based Code Street Frontage Classification Plan(See attached). Therefore, a substantial separation of the driveway entry to the intersection would not be as necessary as may be the case in other locations. The driveway at this location will provide easy straight truck access to the dumpster location and exit to E. Meadow Avenue.

3. Deviation: Form Based Code – Neighborhood Center Type 1, (VI) Parking Requirements:

   According to the Code, a 30-foot minimum parking setback would be required from E. Meadow Avenue, and a 10-foot minimum parking setback from S. Commercial.

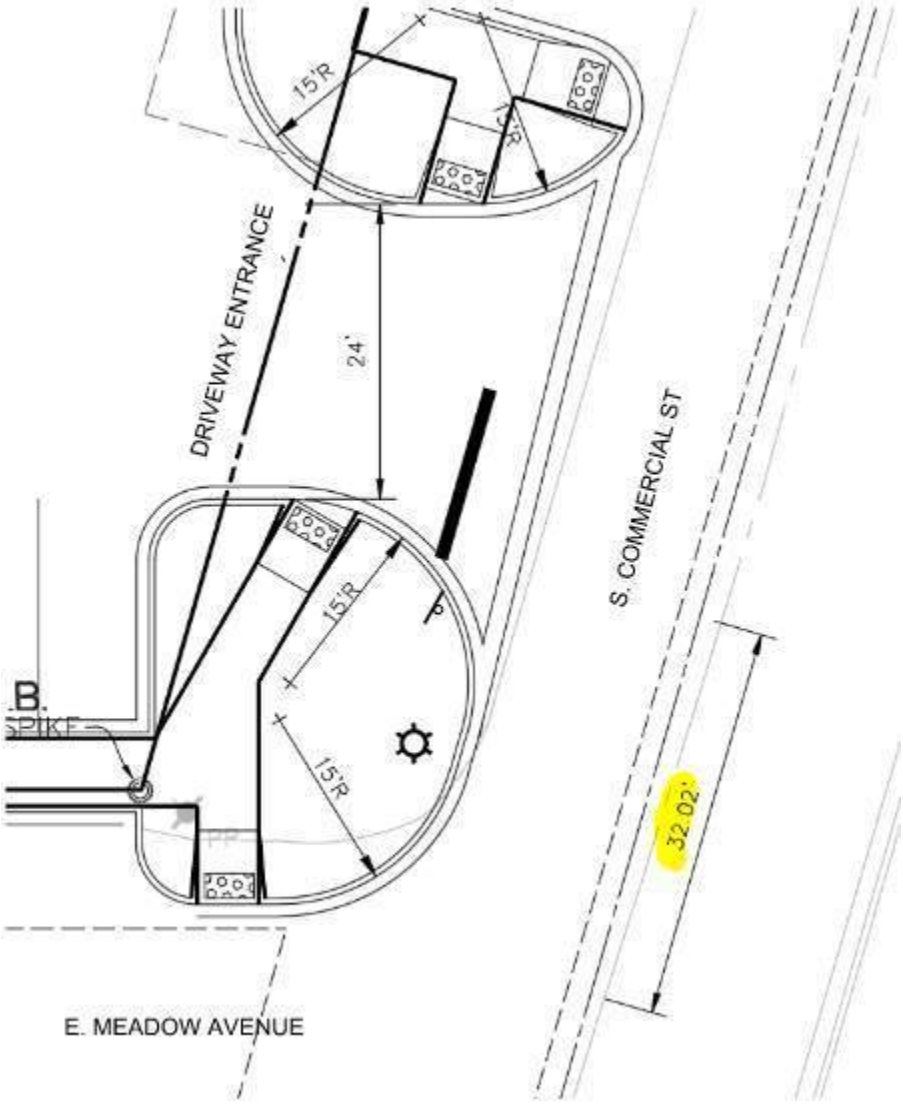
   This requirement will cause the loss of twenty-four onsite parking spaces along the perimeter of the hotel parking lot (as shown on the attached drawing), which amounts to 33% of the total onsite parking spaces. Allowing this encroachment within the setback would maintain a parking ratio of at least 75% of the number of hotel rooms. The on-street perimeter parking spaces will have easier access to the hotel entrance.

Sincerely,



Ferdi Fourie, P.E.
FF/FF

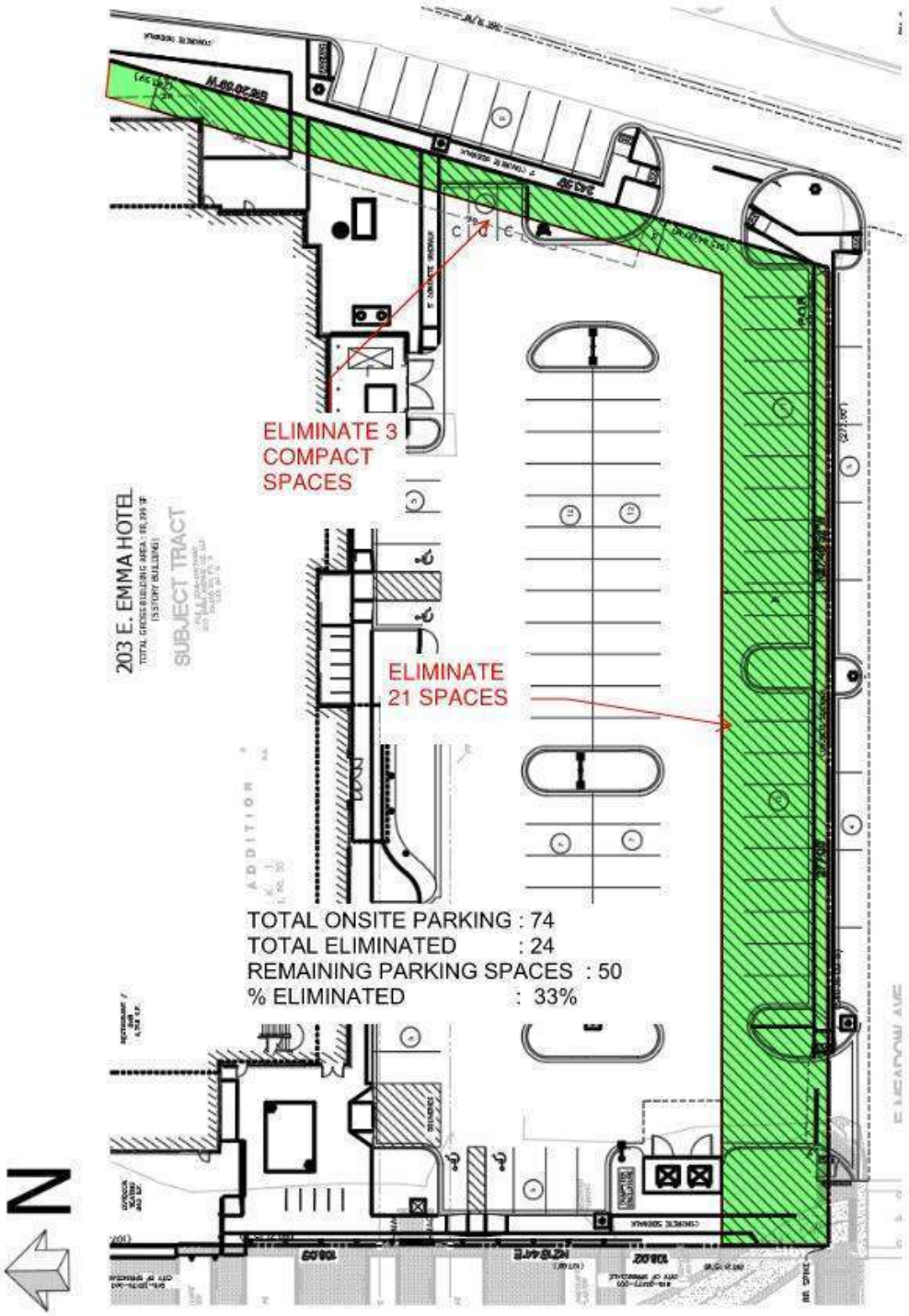
VARIANCE EXHIBIT : DRIVEWAY DISTANCE FROM INTERSECTION

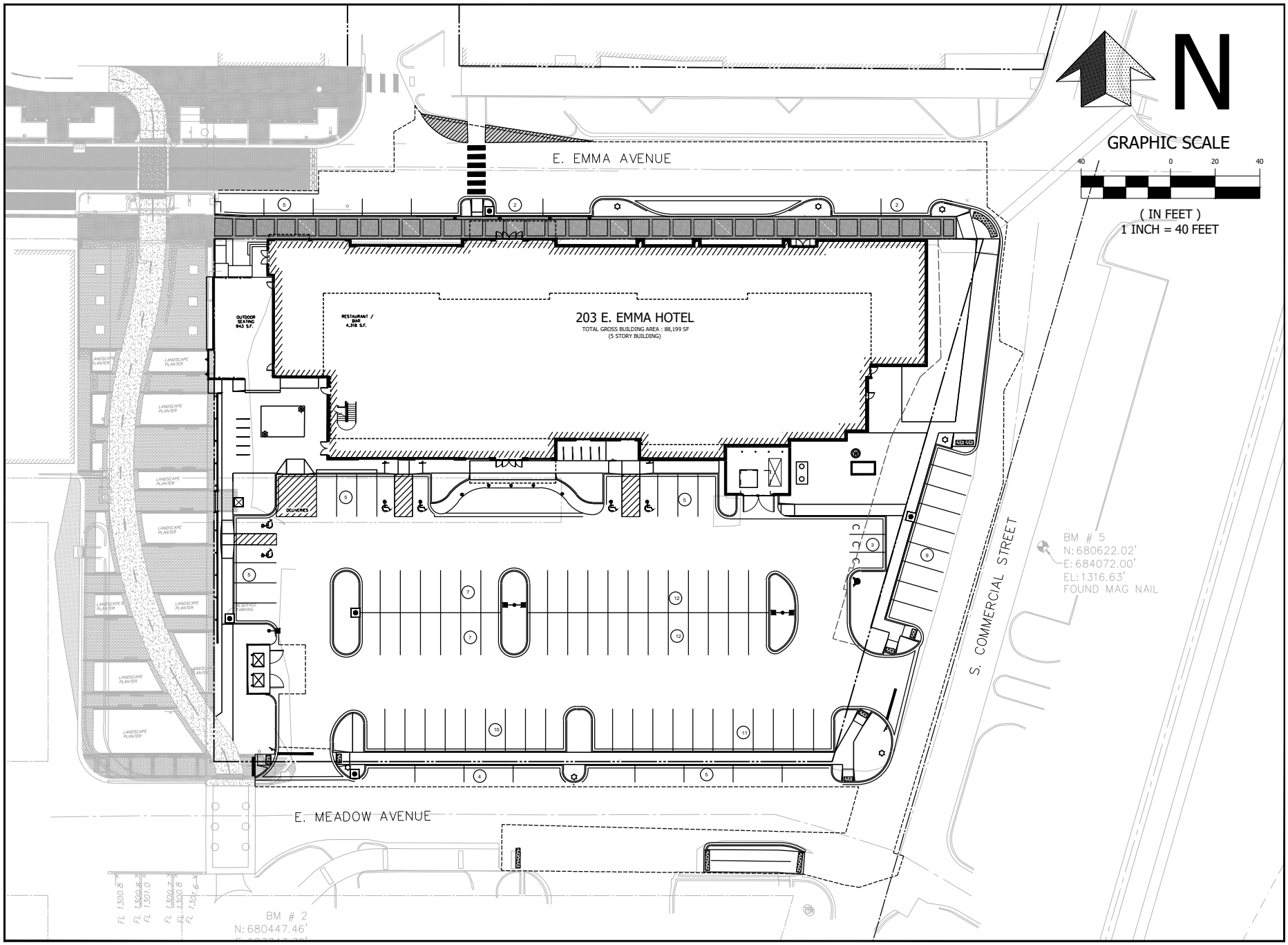


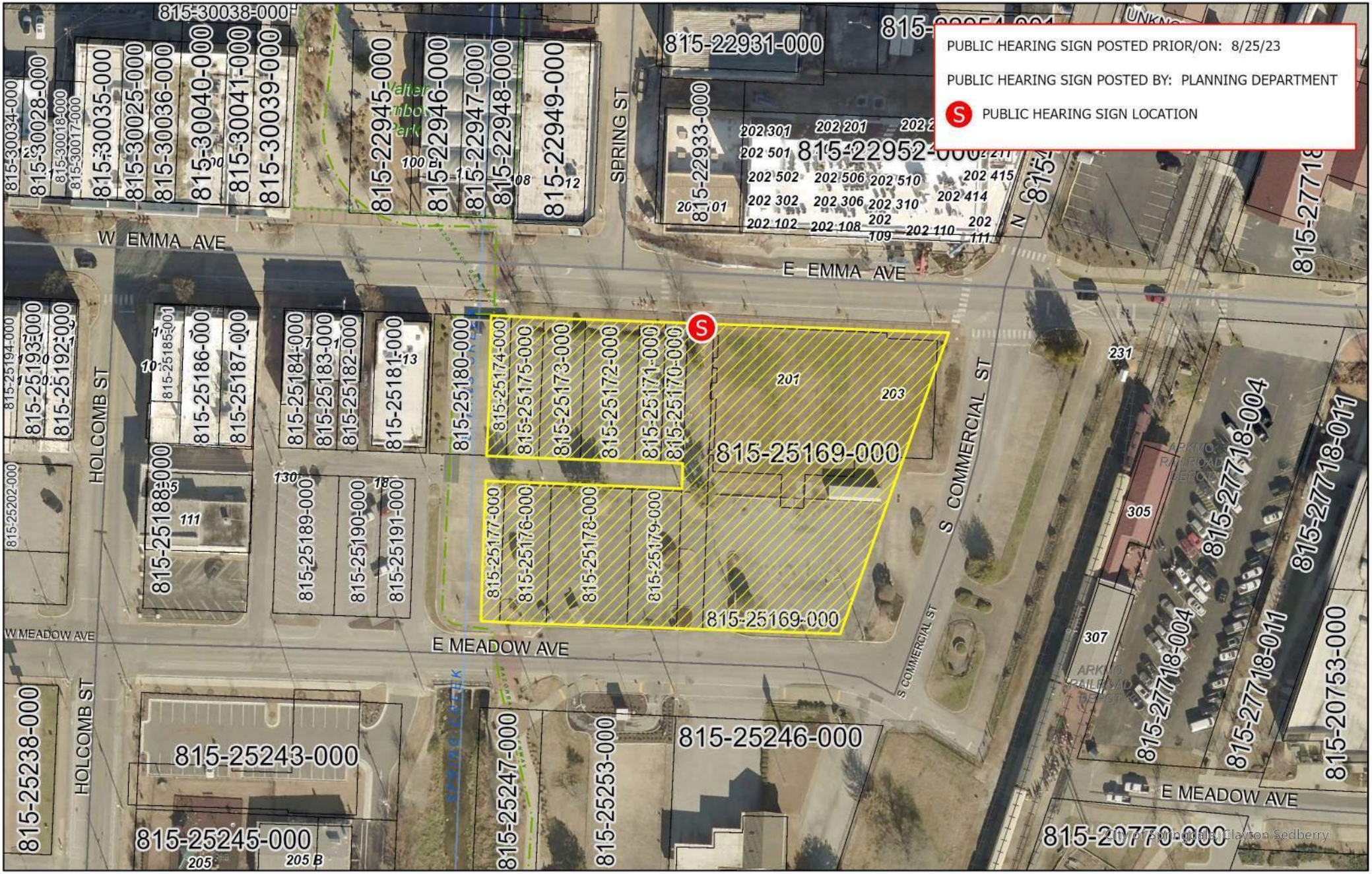
VARIANCE EXHIBIT : DRIVEWAY DISTANCE FROM INTERSECTION



DEVIATION EXHIBIT : PARKING LOT SETBACK REQUIREMENT




N
GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 INCH = 40 FEET
E. EMMA AVENUE
203 E. EMMA HOTEL
TOTAL GROSS BUILDING AREA : 88,199 SF
(5 STORY BUILDING)
RESTAURANT / BAR 4,318 S.F.
OUTDOOR SEATING BAR 943 S.F.
DELIVERIES
LANDSCAPE PLANTER
S. COMMERCIAL STREET
E. MEADOW AVENUE
BM # 5
N: 680622.02'
E: 684072.00'
EL: 1316.63'
FOUND MAG NAIL
BM # 2
N: 680447.46'
FL 1300.8
FL 1300.6
FL 1301.0
FL 1300.7
FL 1300.8
FL 1301.6



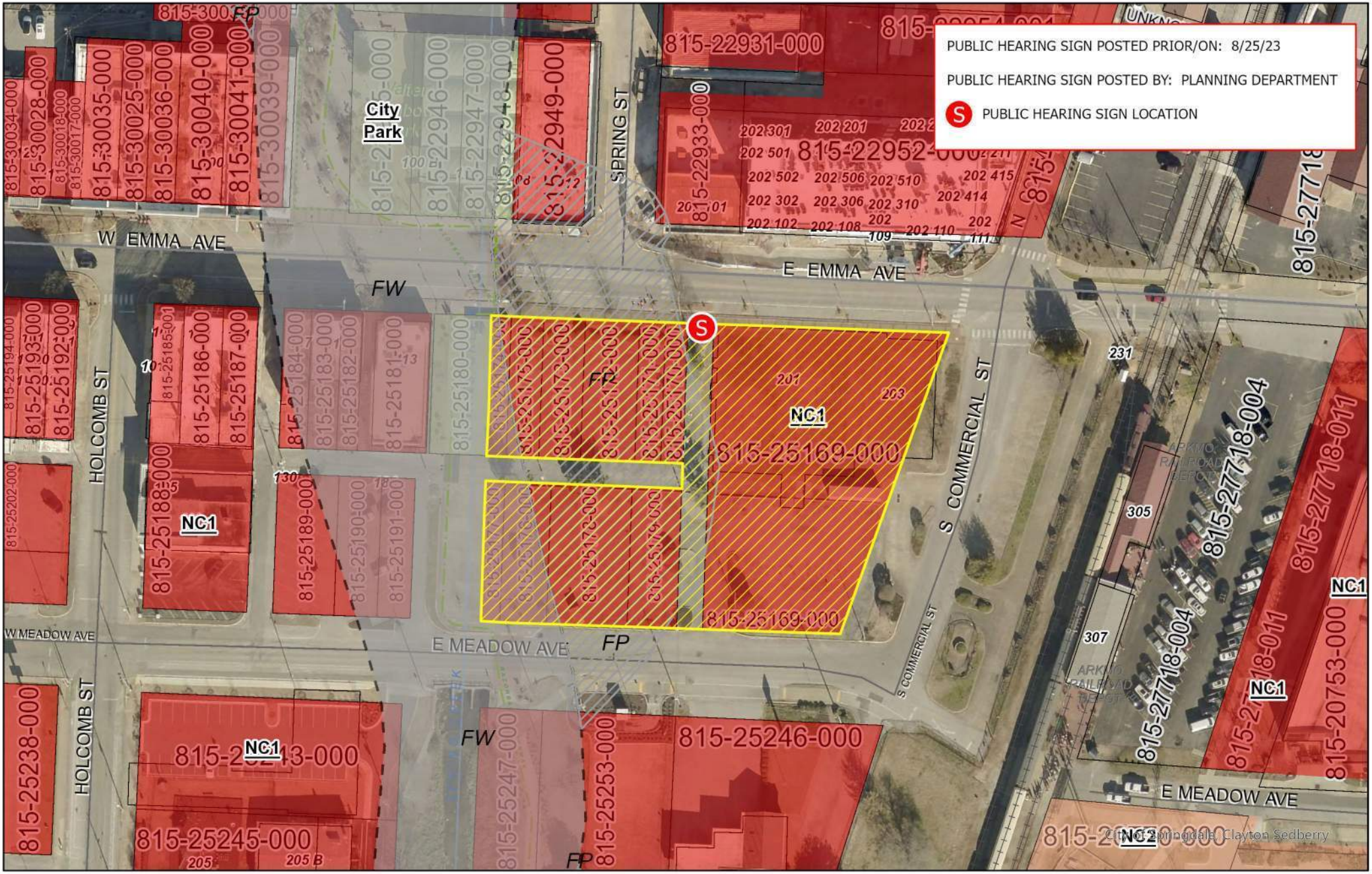
Planning Commission Meeting
September 5, 2023

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PROJECT: RP23-14, L23-52, FB23-02, and B23-93
APPLICANT: 203 E Emma Hotel
LOCATION: 201/203 E Emma Ave
REQUEST: Replat of lots 1-17 Railroad Addition,
Deviation from FBC standards, Variance for CDS, LSD

SPRINGDALE
WE'RE MAKING IT HAPPEN



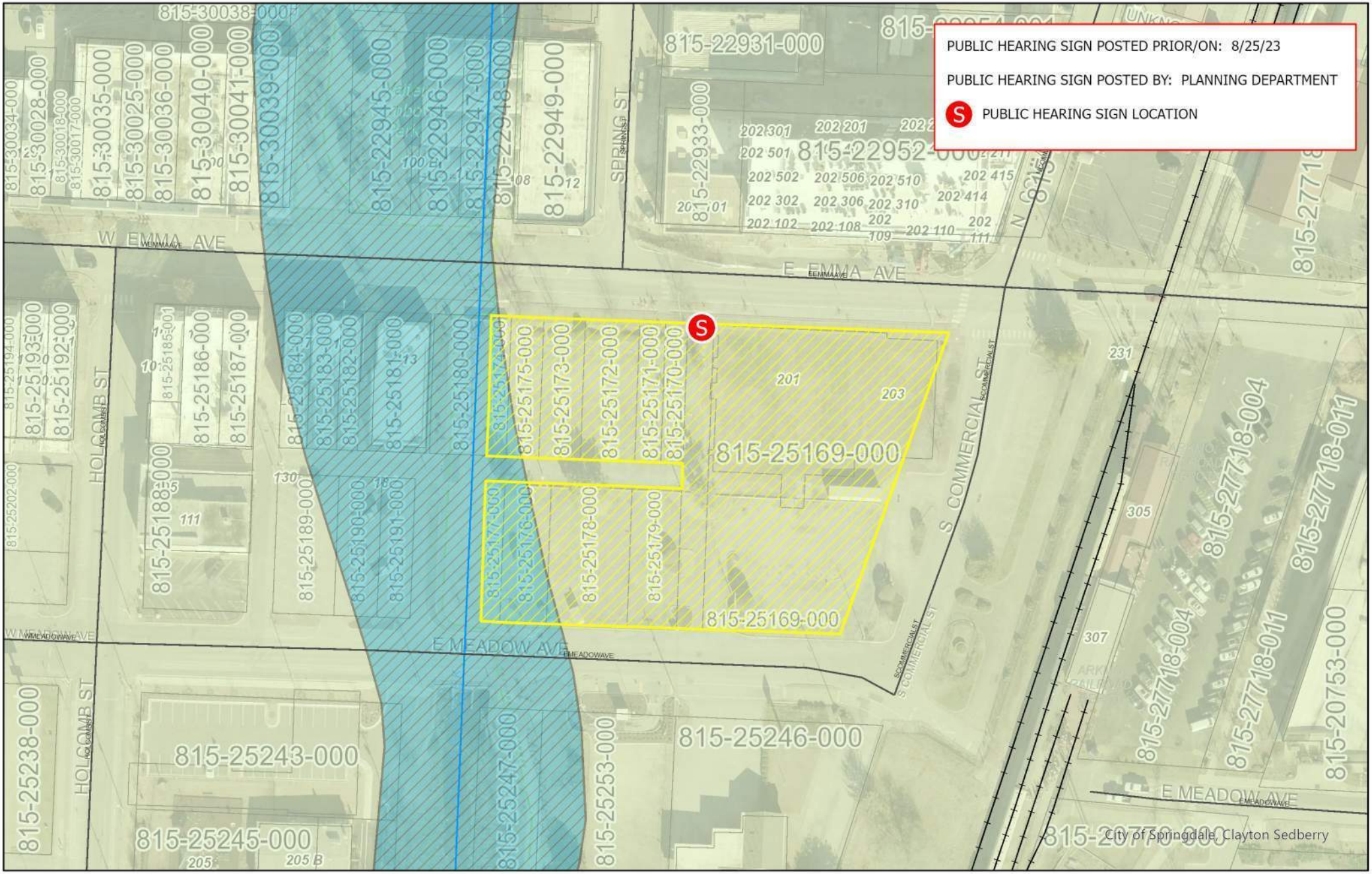
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SPRINGDALE
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: September 5, 2023

Re: L23-53 Large-Scale Development NWA Steel, REVISED

Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-53. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission (standard comment).
3. Documentation corresponding to L23-53. should be submitted to planningapplications@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. 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. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
8. Sidewalks shall be provided along all sides of the lot that abut a public ROW, excluding interstates.
   - Waiver requested W23-24

Building and Fire Comments:

Building and Fire review no comment

Engineering Comments:

1. **Chapter 110 – Streets, Sidewalks and Other Public Places**
   (Ord. No. 3258, § 1, 11-12-02)
   - **Street improvements:**
     - **Street improvements for County Line Road extension are required.**
     - **Make sidewalk connection at entrance drive and add ramps as needed.**
     - **Waiver 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 ensure that access is maintained.**

L23-53

Large Scale/Non-Large Scale Application

Date: 07/27/2023 Permit No.: 230150

Applicant / Owner

Applicant Name:	Jonathan Schmitz	Owner Name:	Wes Taylor
Address:	1207 S Old Missouri Rd.	Address:	501 E County Line Rd.
City, State, Zip:	Springdale, AR 72764	City, State, Zip:	Springdale, AR 72764
Phone:	479-751-8733	Phone:	479-530-3577
Email:	jschmitz@engineeringservices.com	Email:	wtaylor@gsgnwa.com
Application Contact:	Representative		

Property

Job Address:	501 E County Line Rd.	Rezone Required:	N/A
Parcel No(s).:	815-29573-000	Total Acreage:	9.73
Current Zoning:	I-1		

Development Point of Contact

Name:	Jonathan Schmitz	Address:	1207 S Old Missouri Rd. Springdale, AR
E-mail:	Jschmitz@engineeringservices.com	Phone:	479-751-8733

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

Jonathan Schmitz — Name

07/27/2023 — Date

Previously approved variances from 2015

March 6, 2015

Engineering Services, Inc.
Attn: Jason Appel
P. O. Box 282
Springdale, AR 72765

RE: B15-10 Variance 501 E. County Line Road

At the March 3, 2015 meeting of the Springdale Planning Commission, your variance requests for a) reduction of required parking spaces from 93 to 50 with three (3) parking islands b) for overhead utilities to remain as is c) for deletion of requirement that all storage areas be paved or ship sealed but will have four (4) inches of gravel and d) for deletion of the requirement for screening on the railroad (east) side were approved.

Your request to allow existing screening along the residential properties was withdrawn.

Respectfully,

Clayton Sedberry, GIS and Planning Coordinator
Planning and Community Development Division

/dp

Cc: file
Building Inspection

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

L23-53

July 20th, 2023

City of Springdale
Katie E. Hollingshead, P.E., CFM
Engineering Department
201 Spring Street
Springdale, Arkansas 72764

Via email: khollingshead@springdalear.gov / iWorQ Portal

Re: Drainage Letter
NWA Steel Non-Large scale development
501 E County line rd.
NWA Steel Properties, LLC
Non-Large Scale Development

Katie:

We have studied the pre- and post- development drainage patterns for the referenced project. This letter summarizes the results of our analysis.

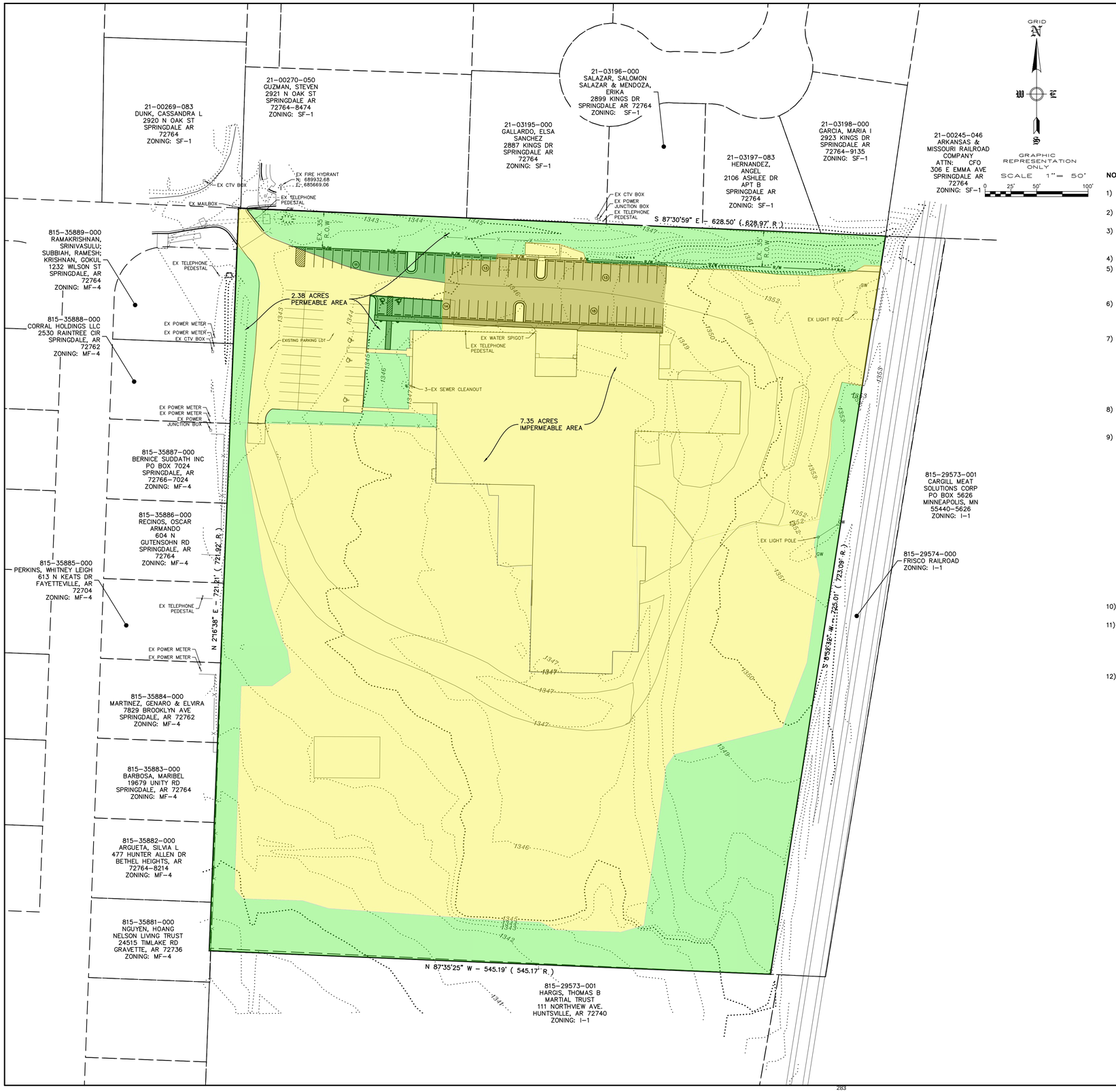
The existing Industrial lot has a total impermeable area of 7.35 acres with 2.38 acres of permeable area. The existing impermeable area is either an existing asphalt parking lot, the manufacturing complex or hard packed gravel for storage and parking of employee vehicles and work trucks. Proposed improvements take place within areas of the site where there are already hard surfaces present. After analyzing the pre- and post- development conditions, we believe this will have no negative impact on existing storm infrastructure. Attached maps illustrate the areas in the pre- and post-development conditions. Given the above analysis, stormwater detention is not proposed with the project.

Very truly yours,

Jason, Appel, P.E.

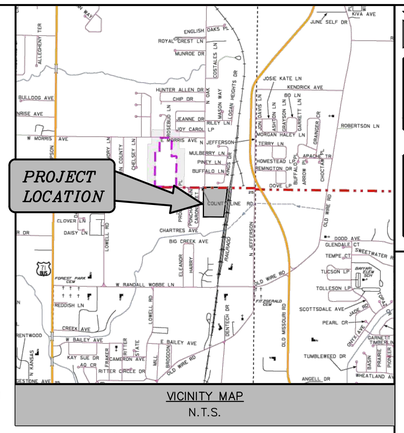
cc Jonathan Schmitz, (ESI)

"Z:\Engineers\00 - Engineer Projects\23921 - NWA Steel\03 Pre-Construction Plan Submittals\XXXX-XX-XX Submittal #1\Drainage Letter.docx"



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.
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12) CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR ALL STREET CUTS, BORES, AND RESPECTIVE RIGHT-OF-WAY PERMITS FOR THE PROPOSED PROJECT.



LEGEND

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

OWNER/DEVELOPER: NWA STEEL PROPERTIES, LLC
501 E COUNTY LINE RD.
SPRINGDALE, ARKANSAS 72764

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

EXISTING CITY ZONING: I-1 (LIGHT INDUSTRIAL)

BUILDING SETBACKS: FRONT – 30'
FRONT IF PARKING IS ALLOWED BETWEEN ROW & THE BUILDING – 50'
SIDE – 0'
REAR SETBACK – 25'
SETBACK IF ADJACENT TO RESIDENTIAL USES – 50'

GROSS/NET SITE AREA: 9.73 ACRES

PARCEL: 815-29573-000

PARKING REQUIREMENTS: OFFICE – 1 SPACE PER 300 SQUARE FEET (SF)
WAREHOUSE & MANUFACTURING – 1 SPACE PER 1,200 (SF)

EXISTING PARKING: 36 PARKING SPACES INCL. 3 ADA

PARKING REQUIRED: 6,669 SF (OFFICE) * 1 SPACE/300 SF = 22 SPACES
54,676 SF (MANUFACTURING & WAREHOUSE) * 1 SPACE/1,200 SF = 68 SPACES

90 SPACES REQUIRED INCL. 4 ADA SPACES

PARKING PROVIDED: 102 SPACES INCL. 5 ADA (66 SPACES PROPOSED & 36 SPACES EXISTING)

FEMA FLOODPLAIN ZONE:

THIS PROPERTY IS NOT WITHIN A 100 YEAR FLOODPLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP #05143C0080F, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: APRIL 2, 2008.

PREV. L15-05
N23-XX

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

L23-53

NON-LARGE SCALE DEVELOPMENT
NWA STEEL
501 EAST COUNTY LINE ROAD
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© Copyright 2023 ENGINEERING SERVICES, INC. 7/20/2023 1:27 PM

SCALE: 1"=50'
DATE: Jul 20, 2023
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 23921

1

CONTACT LIST
BLACK HILLS ENERGY SCOTT STOKES – 479-575-1424
OZARKS ELECTRIC MIKE PHIPPS – 479-684-4696
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!

REVISION PLANS FOR A

LARGE SCALE DEVELOPMENT

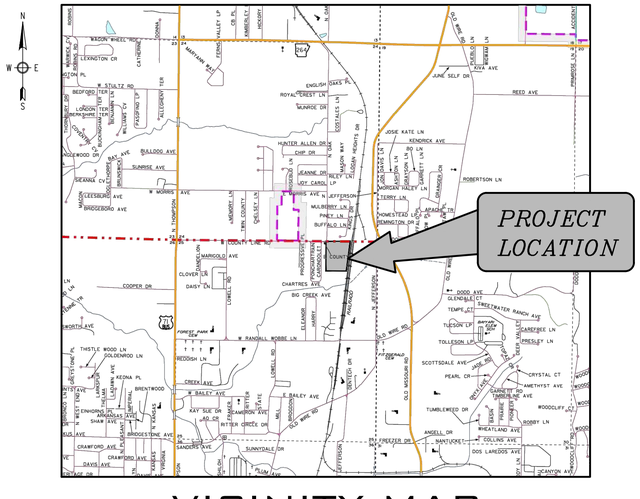
SERVING

NWA STEEL

501 EAST COUNTY LINE ROAD
SPRINGDALE, ARKANSAS

L23-53
&
W23-XX

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
–	COVER
1	REVISED LARGE SCALE DEVELOPMENT
2	PAVING PLAN
3	LANDSCAPING PLAN
4	STORM WATER POLLUTION PREVENTION PLAN & DETAILS
5	LIGHTING PLAN



VICINITY MAP

August 17, 2023

PREV. L15-05 & B15-10

BY

ENGINEERING SERVICES INC.

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

PRELIMINARY
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 NOT EXCEED $25,000.

21-00269-083
DUNK, CASSANDRA L
2920 N OAK ST
SPRINGDALE AR
72764
ZONING: SF-1

21-00270-050
GUZMAN, STEVEN
2921 N OAK ST
SPRINGDALE AR
72764-8474
ZONING: SF-1

21-03196-000
SALAZAR, SALOMON
SALAZAR & MENDOZA,
ERIKA
2899 KINGS DR
SPRINGDALE AR 72764
ZONING: SF-1

21-03195-000
GALLARDO, ELSA
SANCHEZ
2887 KINGS DR
SPRINGDALE AR
72764
ZONING: SF-1

21-03197-083
HERNANDEZ,
ANGEL
2106 ASHLEE DR
APT B
SPRINGDALE AR
72764
ZONING: SF-1

21-03198-000
GARCIA, MARIA I
2923 KINGS DR
SPRINGDALE AR
72764-9135
ZONING: SF-1

21-00245-046
ARKANSAS &
MISSOURI RAILROAD
COMPANY
ATTN: CFO
306 E EMMA AVE
SPRINGDALE AR
72764
ZONING: SF-1

815-35889-000
RAMAKRISHNAN,
SRINIVASULU;
SUBBIAH, RAMESH;
KRISHNAN, GOKUL
1232 WILSON ST
SPRINGDALE, AR
72764
ZONING: MF-4

815-35888-000
CORRAL HOLDINGS LLC
2530 RAINTREE CIR
SPRINGDALE, AR
72762
ZONING: MF-4

815-35887-000
BERNICE SUDDATH INC
PO BOX 7024
SPRINGDALE, AR
72766-7024
ZONING: MF-4

815-35886-000
RECINOS, OSCAR
ARMANDO
604 N
GUTENSOHN RD
SPRINGDALE, AR
72764
ZONING: MF-4

815-35885-000
PERKINS, WHITNEY LEIGH
613 N KEATS DR
FAYETTEVILLE, AR
72704
ZONING: MF-4

815-35884-000
MARTINEZ, GENARO & ELVIRA
7829 BROOKLYN AVE
SPRINGDALE, AR 72762
ZONING: MF-4

815-35883-000
BARBOSA, MARIBEL
19679 UNITY RD
SPRINGDALE, AR 72764
ZONING: MF-4

815-35882-000
ARGUETA, SILVIA L
477 HUNTER ALLEN DR
BETHEL HEIGHTS, AR
72764-8214
ZONING: MF-4

815-35881-000
NGUYEN, HOANG
NELSON LIVING TRUST
24515 TIMLAKE RD
GRAVETTE, AR 72736
ZONING: MF-4

815-29573-001
CARGILL MEAT
SOLUTIONS CORP
PO BOX 5626
MINNEAPOLIS, MN
55440-5626
ZONING: I-1

815-29574-000
FRISCO RAILROAD
ZONING: I-1

815-29573-001
HARGIS, THOMAS B
MARTIAL TRUST
111 NORTHVIEW AVE.
HUNTSVILLE, AR 72740
ZONING: I-1

EX. OVERHEAD UTILITY LINES TO BE REMOVED & REPLACED WITH UNDERGROUND LINES. CONTRACTOR TO COORD. WITH UTILITY COMPANY

EXISTING FENCE TO BE REMOVED

S 87°30'59" E - 628.50' (.628.97' R.)

N 2°16'38" E - 721.01' (721.92' R.)

S 8°50'36" W - 725.01' (723.09' R.)

N 87°35'25" W
545.19' (545.17' R)

50' INGRESS/EGRESS & UTILITY EASEMENT (LAND DOC. 2004-00003996)

25' WATER & SEWER EASEMENT (LAND DOC. 2000-070728)

EX. 30' R.O.W.

50' U.E.

EX. 50' R.O.W.

EX. 50' U.E.

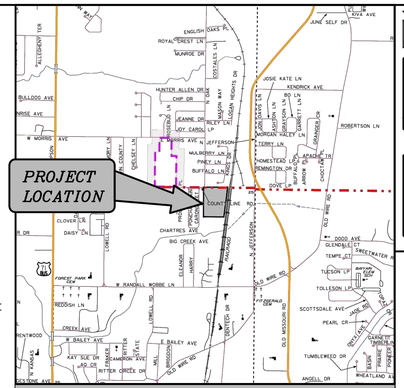
EX FIRE HYDRANT
N: 689932.68
E: 685669.06

EX CTV BOX
EX MAILBOX
EX TELEPHONE PEDESTAL
EX SIGN
2-EX GAS METER
EX WATER METER
EX GAS METER
EX POWER METER
EX CTV BOX
EXISTING PARKING LOT
EX WATER SPIGOT
3-EX SEWER CLEANOUT
EX POWER METER
EX POWER METER
EX POWER JUNCTION BOX
EX GAS METER
EX GAS METER
EX TELEPHONE PEDESTAL
EX POWER METER
EX POWER METER
EX GAS METER
EX SEWER VALVE
EX CTV BOX
EX POWER JUNCTION BOX
EX TELEPHONE PEDESTAL
EX SEWER MANHOLE
BOLTED SHUT
RIM ELEV: 1354.24
EX LIGHT POLE
EX LIGHT POLE
EX SEWER MANHOLE
RIM ELEV: 1351.96
N INV ELEV: 1338.68
S INV ELEV: 1337.55

GRID N
GRAPHIC REPRESENTATION ONLY
SCALE 1" = 50'
0 25' 50' 100'

NOTES:

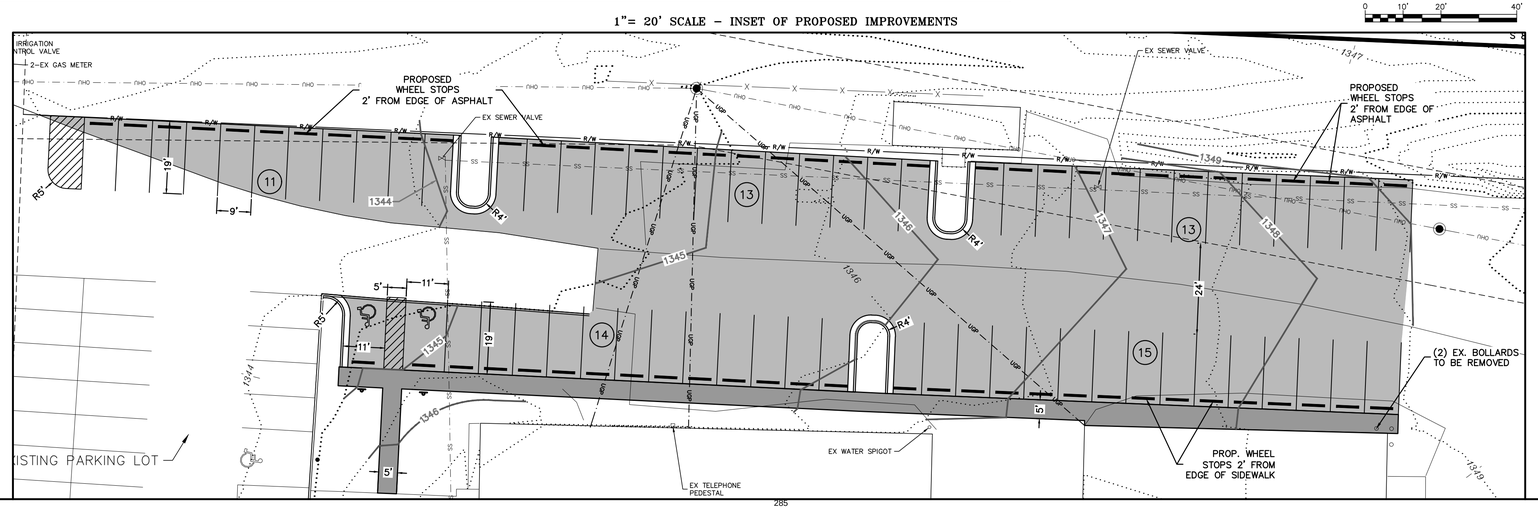
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- IRON PIN SET
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- PROPOSED HANDICAP RAMP
- PROPOSED STORM BOX & PIPE

1"= 20' SCALE - INSET OF PROPOSED IMPROVEMENTS



GRID N
GRAPHIC REPRESENTATION ONLY
SCALE 1" = 20'
0 10' 20' 40'

OWNER/DEVELOPER:	NWA STEEL PROPERTIES, LLC 501 E COUNTY LINE RD. SPRINGDALE, ARKANSAS 72764
ENGINEER:	ENGINEERING SERVICES, INC. 1207 S. OLD MISSOURI ROAD P.O. BOX 282 SPRINGDALE, AR 72762
EXISTING CITY ZONING:	I-1 (LIGHT INDUSTRIAL)
BUILDING SETBACKS:	FRONT - 30' FRONT IF PARKING IS ALLOWED BETWEEN ROW & THE BUILDING - 50' SIDE - 0' REAR SETBACK - 25' SETBACK IF ADJACENT TO RESIDENTIAL USES - 50'
GROSS/NET SITE AREA:	9.73 ACRES
PARCEL:	815-29573-000
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PREV. L15-05
L23-53

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

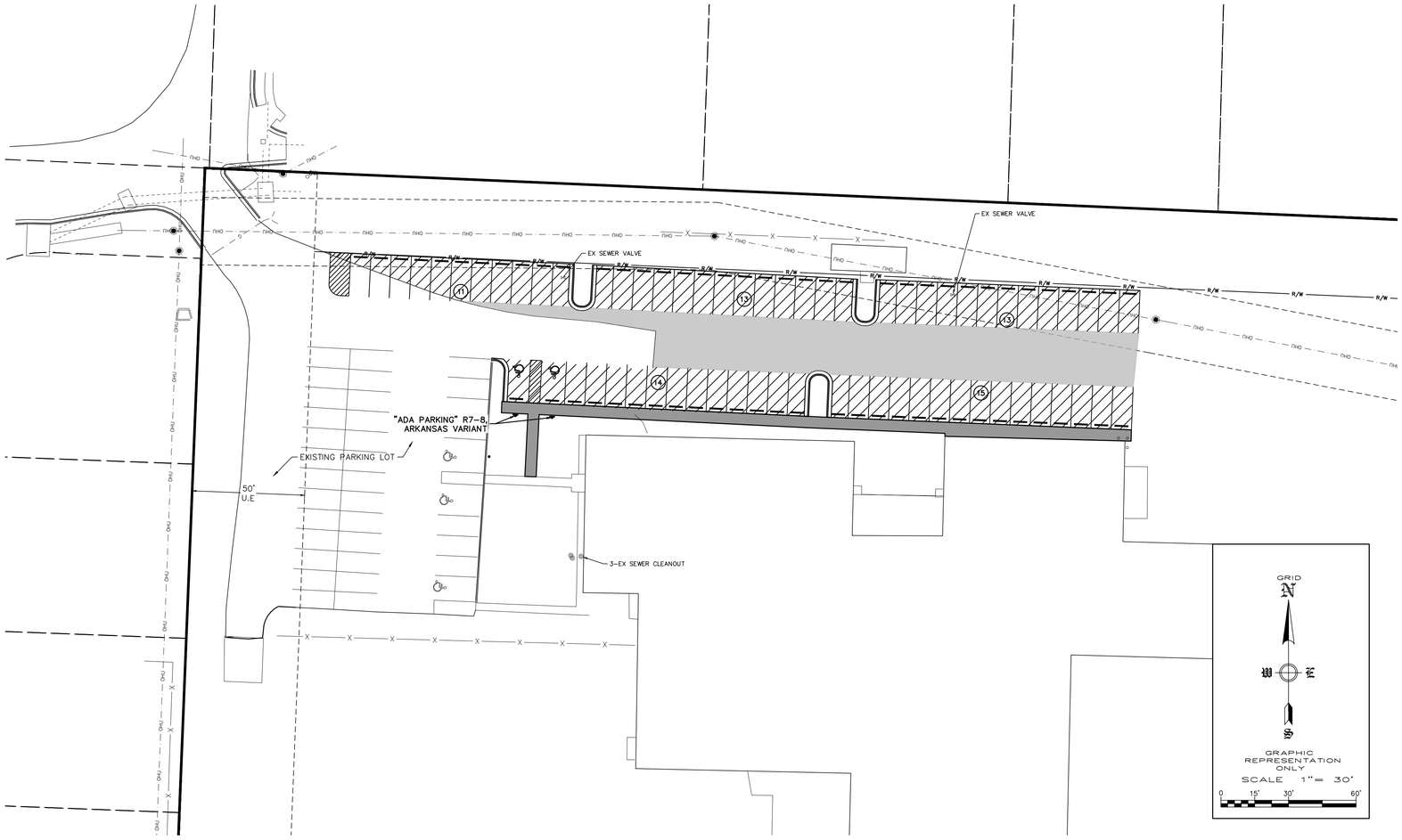
NON-LARGE SCALE DEVELOPMENT
NWA STEEL
501 EAST COUNTY LINE ROAD
SPRINGDALE, ARKANSAS

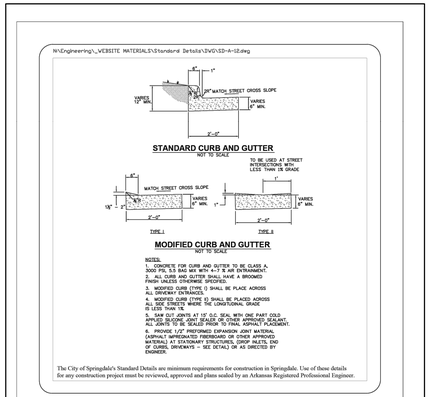
REVISION	DATE	DESCRIPTION

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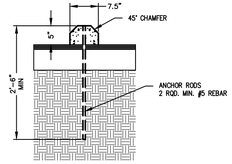
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DATE: Aug 17, 2023
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 23921

1









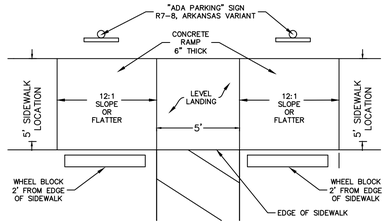
WHEEL STOP DETAIL
NOT TO SCALE

*NOTE:

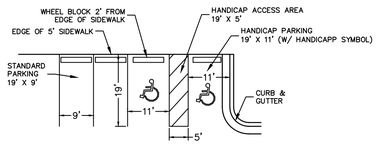
1. *PAVING SECTIONS ARE TO BE DETERMINED BY A GEOTECHNICAL ENGINEER. SECTIONS SHOWN SHALL BE MODIFIED TO THE GEOTECHNICAL ENGINEER RECOMMENDATION.*
2. *ALL STRIPING AND SYMBOLS SHALL BE COORDINATED WITH OWNER PRIOR TO INSTALLATION.*
3. *CONTRACTOR IS TO SUBMIT A PLAN SHOWING JOINTS FOR OWNER APPROVAL AS PART OF THE PAVING SUBMITTAL.*
4. *WITHIN 40 DAYS OF PLACEMENT OF CURBS, THEY SHALL BE BACKFILLED, FINE GRADED WITH A MINIMUM OF 4-INCHES OF TOPSOIL, AND HYDROMULCHED OR SODDED WITH PERMANENT GRASSES.*

LIGHT DUTY PAVING: CLASS 7 BASE 7" THICK
SURFACE COURSE, 2" THICK

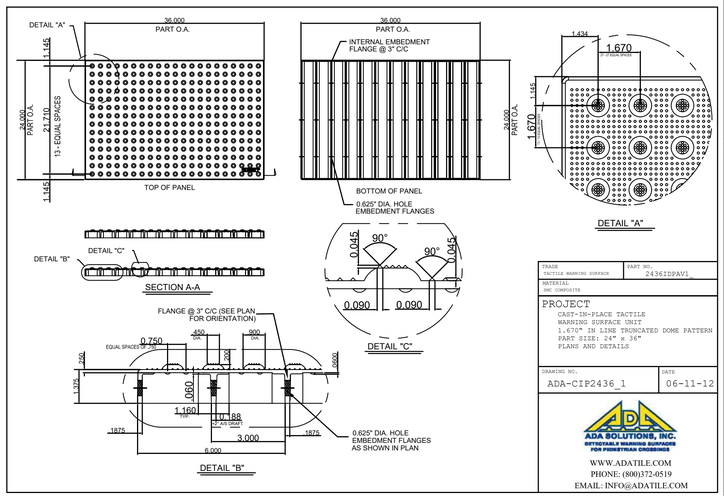
HEAVY DUTY PAVING: CLASS 7 BASE 8" THICK
SURFACE COURSE, 3" THICK



HANDICAPPED RAMP DETAIL
NOT TO SCALE



TYPICAL PARKING STRIPING DETAIL
N.T.S.



PREV. L15-05
L23-53

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SPRINGDALE, ARKANSAS 72764

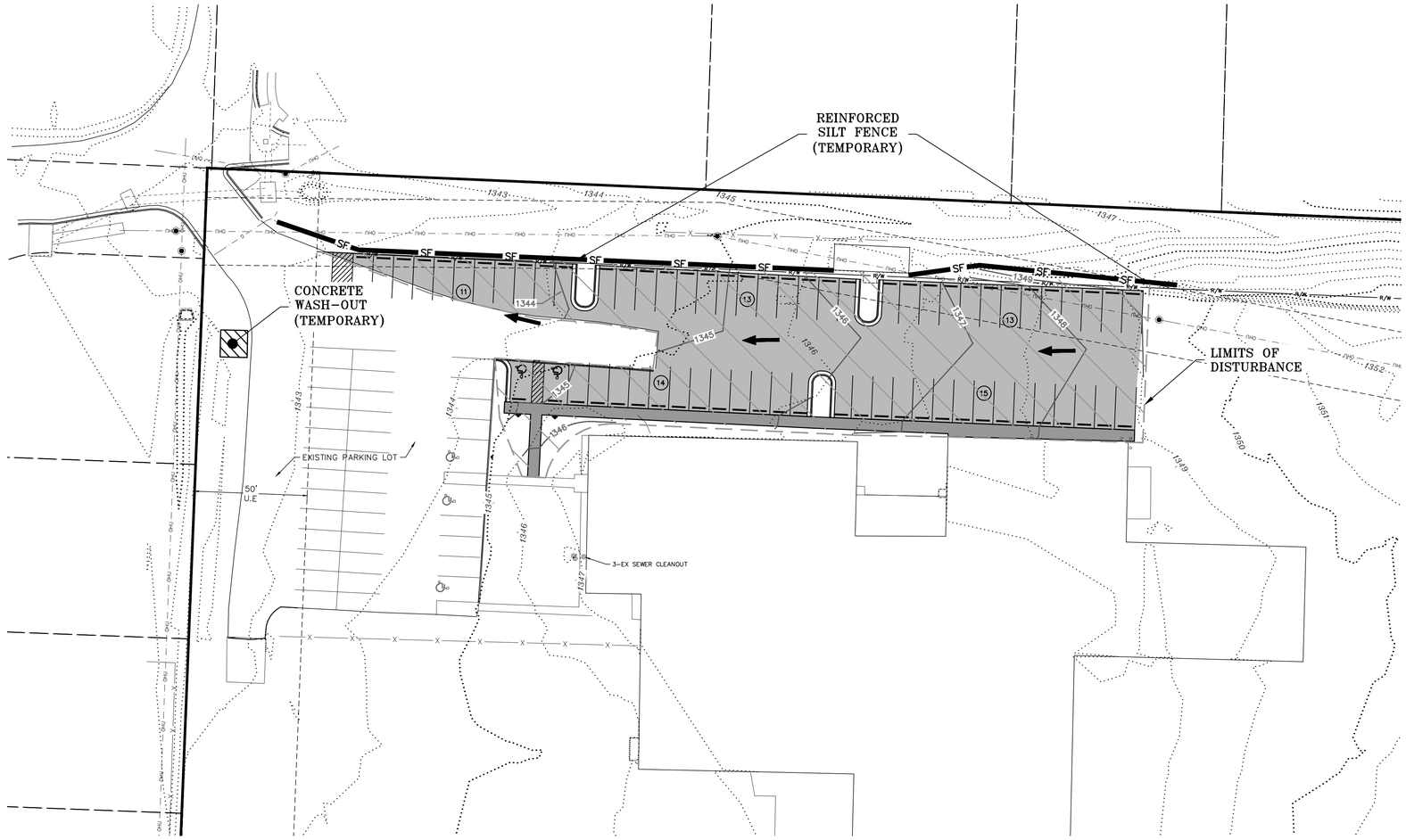
PAVING & SIGNAGE PLAN
NWA STEEL
501 EAST COUNTY LINE ROAD
SPRINGDALE, ARKANSAS

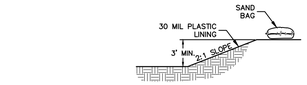
REVISION	DATE	DESCRIPTION

SCALE: 1"=30'
DATE: Aug 17, 2023
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 23921

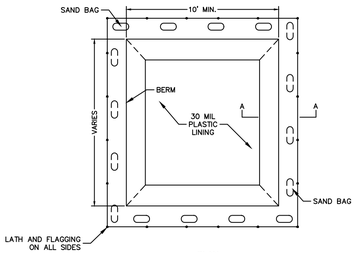
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C:\USERS\JDP\DESKTOP\NWA STEEL\NWA STEEL.DWG





SECTION A – A



PLAN

NOTES:

1) LATH AND FLAGGING SHOULD BE COMMERCIAL TYPE.

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

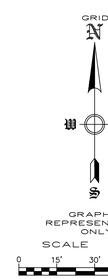
CONCRETE WASH-OUT AREA

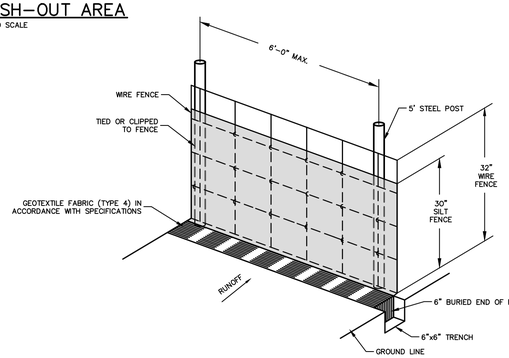
NOT TO SCALE

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

NOTES:

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





SILT FENCE NOTES

1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. HERE FENCE CANNOT BE TRENCHED IN (e.g.PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

WIRED REINFORCED BURIED EDGE SILT FENCE

NOT TO SCALE

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

NOTE:

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

NOTES:

1.) ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOP SOIL AND RE-VEGETATED PER SECTION 169.06 OF THE UDC. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

2.) WHEN SILT FENCE IS NOT PLACED AT A CONSTANT ELEVATION FOLLOWING CONTOURS ON STEEP SLOPES, THE "J" HOOP METHOD SHOULD BE USED (AT 50 FT INTERVALS) TO CREATE PONDING AND PREVENT EROSION OF THE TRENCH BACKFILL OF SILT FENCE INSTALLATION.

3.) ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.

4.) PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED CONCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.

5.) TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.

6.) RE-VEGETATION. RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER:
- TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE REVEGETATED AS SET FORTH IN§169.06(F)(6) BELOW. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE TREES ROOT SYSTEM.
- ZERO TO 10% GRADE: RE-VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
- 10:1 UP TO 4:1 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
- 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF
- MORE THAN 3:1 GRADE: ANY FINISH GRADE OVER 3:1 SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING:
  - RETAINING WALLS; CRIBBING WITH LANDSCAPE FABRIC; TERRACING WITH GROUNDCOVER; RIPRAP; STAKED SOD (UP TO 2:1 SLOPE)
  - IF CRIBBING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.

7.) PERMANENT EROSION CONTROL. THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.

8.) DUST. WHERE EXCESSIVE DUST MAY BECOME A PROBLEM, A PLAN FOR SPRAYING WATER ON HEAVILY TRAVELED DIRT AREAS SHALL BE ADDRESSED.

9.) CONSTRUCTION EXITS. A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 6" THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3". IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.

10.) DEBRIS, MUD, AND SOIL IN PUBLIC STREETS. DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.

11.) FRANCHISE AND PRIVATE UTILITIES. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

TOTAL DISTURBED AREA: 0.47 ACRES

ESI
ENGINEERING SERVICES INC.
1705 S. 48TH ST. SUITE 714
SPRINGDALE, ARKANSAS 72764

STORM WATER POLLUTION PREVENTION PLAN & DETAILS

501 EAST COUNTY LINE ROAD
NWA STEEL
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: 1"=30'

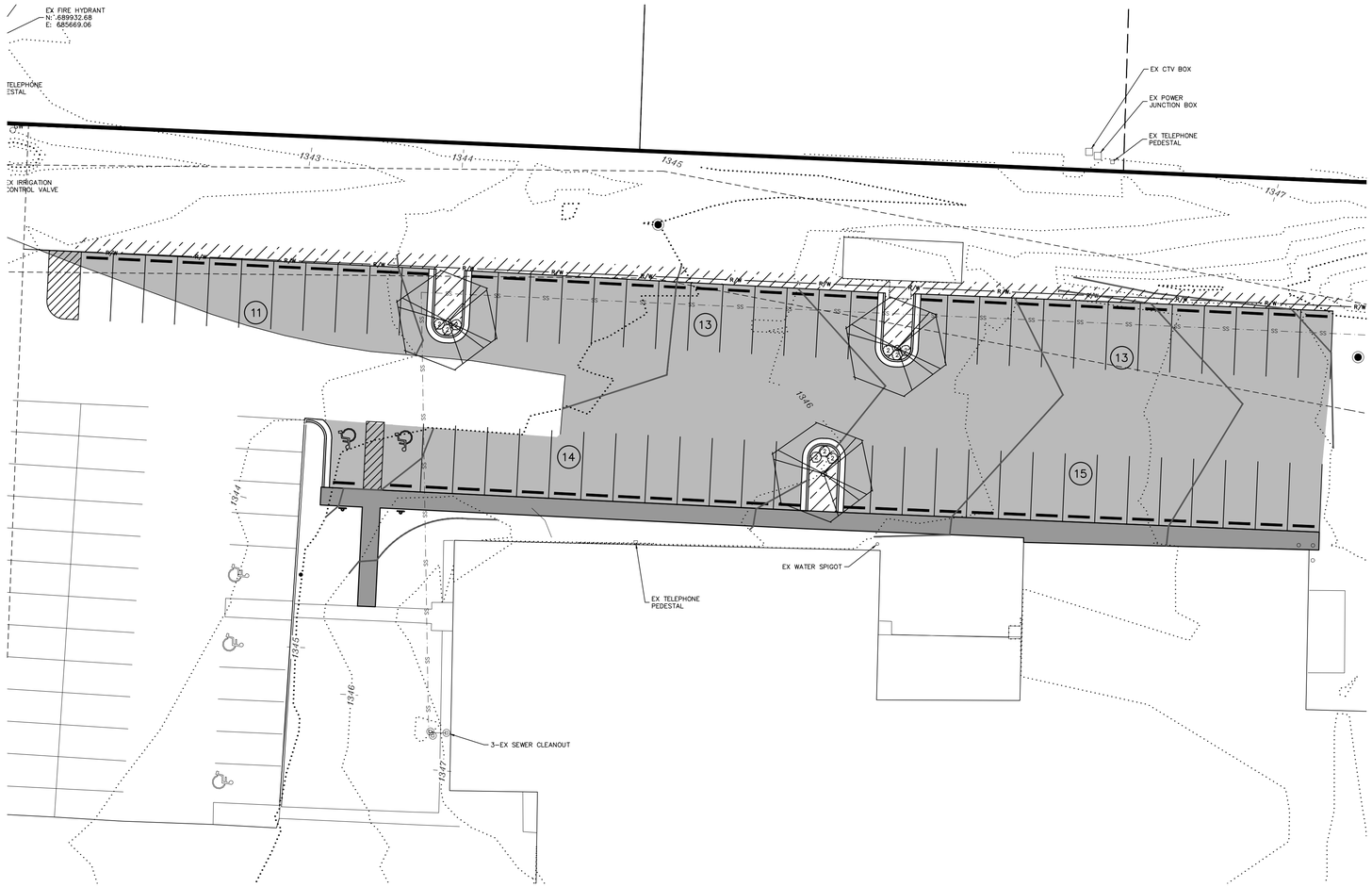
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L23-53

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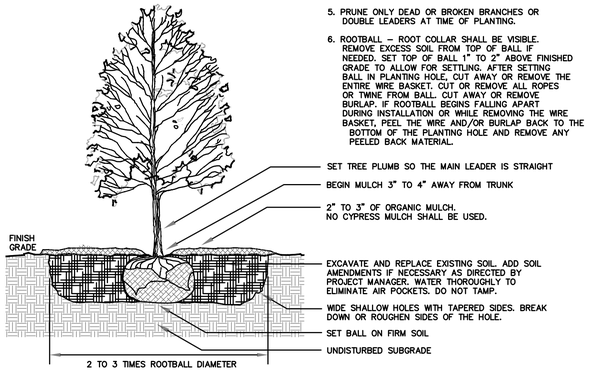
INDEX OF TREES

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL TREES	# PLANTING SIZE	TYPE	MATURE HEIGHT
	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'	3	2" Cal B & B 6' H min	S	55–70'

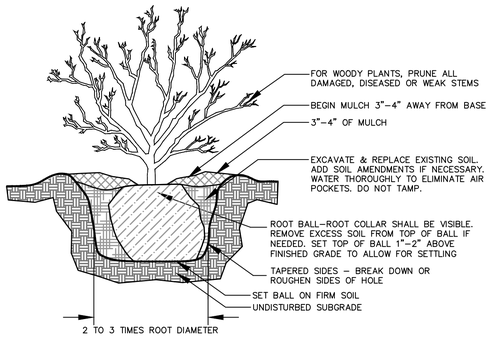
INDEX OF SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
(1)	Compact Inkberry Holly	Ilex glabra 'Compacta'	x	3 GAL.
(2)	Drift Groundcover Rose	Rosa x drift	9	3 GAL.
(3)	Snowmound Spirea	Spiraea bumulda x 'Snowmound'	x	3 GAL.

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



TREE PLANTING DETAIL
NOT TO SCALE



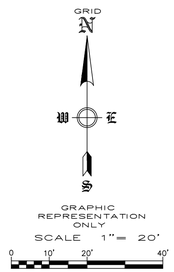
SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE REQUIREMENTS:

TOTAL PARKING AREA PROVIDED: 18,700 SQ. FT.
TOTAL INTERIOR LANDSCAPE REQUIRED: 1,496 SQ. FT. (8%)
TOTAL INTERIOR LANDSCAPE PROVIDED: 1,827 SQ. FT. (9.7%)

LANDSCAPE NOTES:

1. 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.



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L23-53

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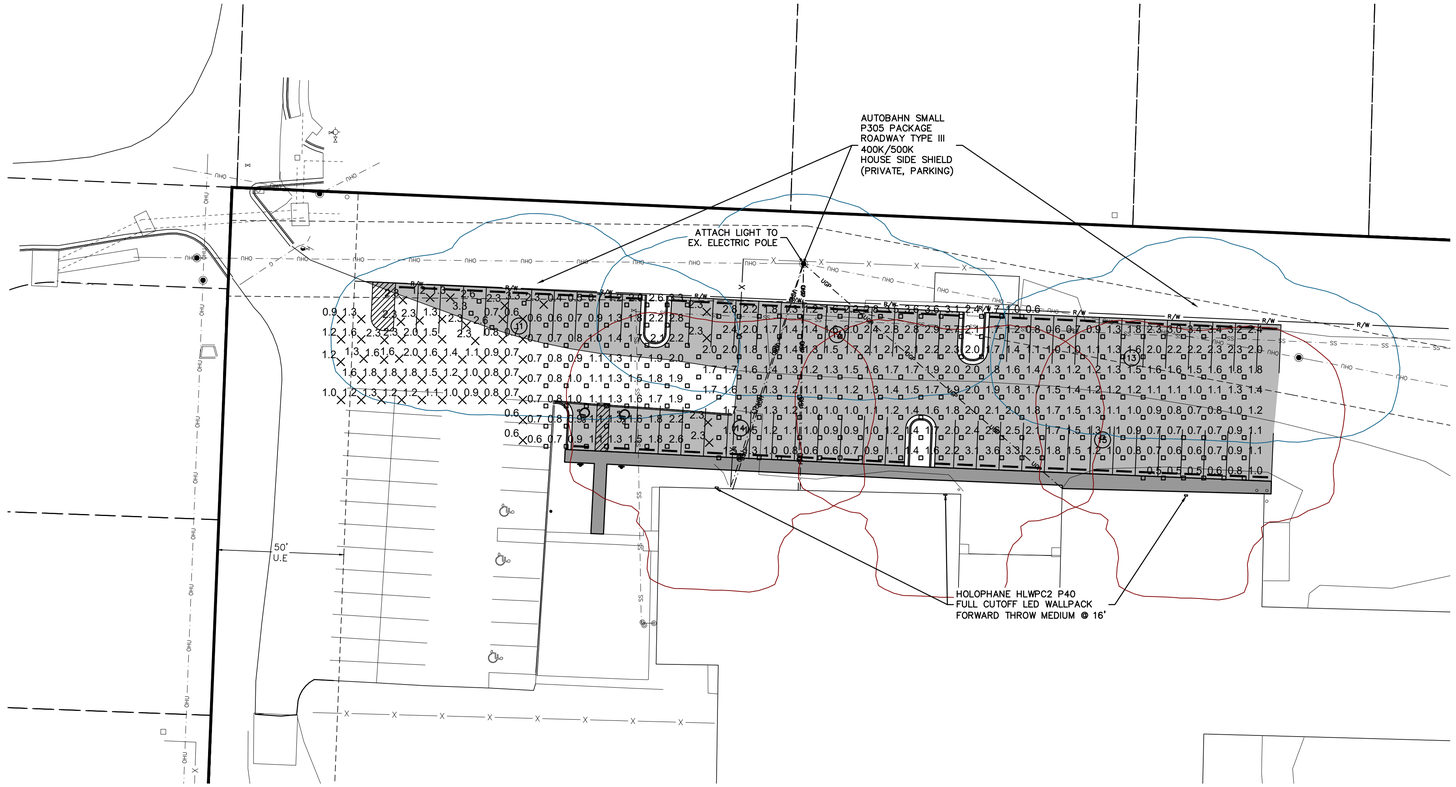
LANDSCAPING PLAN
NWA STEEL
501 EAST COUNTY LINE ROAD
SPRINGDALE, ARKANSAS

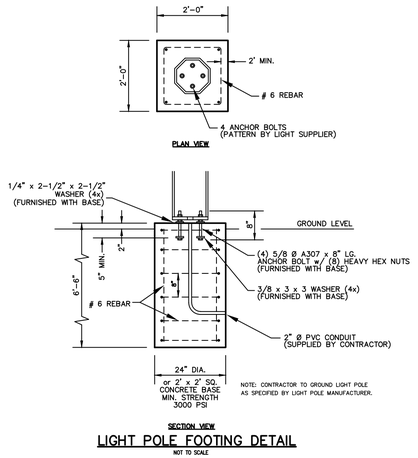
REVISION	DATE	DESCRIPTION

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DATE: Aug 17, 2023
ENGINEER: TJA
DRAWN BY: JDP
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LIGHT POLE FOOTING DETAIL

NOT TO SCALE

NOTES:

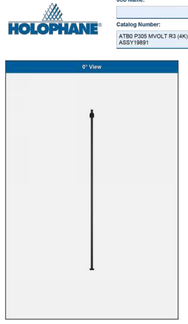
1. ALL LIGHTS TO BE PRIVATELY MAINTAINED PARKING LOT LIGHTS UNLESS NOTED.
2. SEE ELECTRICAL SITE PLAN FOR LIGHT POLE BASE DETAIL AND LIGHTING CONTROL WIRING DIAGRAM.
3. SITE CONTRACTOR TO COORDINATE LIGHTING WITH ELECTRICIAN.
4. PUBLIC STREETLIGHTS TO BE INSTALLED AND MAINTAINED BY OZARK ELECTRIC COOPERATIVE, PAID FOR BY OWNER/DEVELOPER, AND BILLING TO BE PAID BY CITY OF SPRINGDALE.

HOLOPHANE

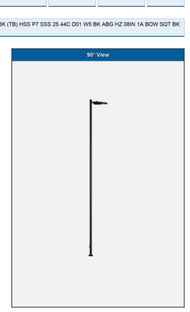
Job Name: | Job Location: | Quote No: | Type:

Catalog Number: ATB0 P305 MVOLT R3 (4K) BK (TB) HSS PT SSS 25 44C D01 W5 BK ABG HZ 08IN 1A BOW SQT BK ASSY19891

0° View



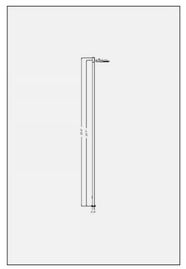
90° View



Ordering Information

Luminaire		Arm/Mounting Bracket	Pole
Catalog Number: ATB0 P305 MVOLT R3 (4K) BK (TB) HSS PT **Series: (ATB0)** Autobahn Cobra Head **Performance Package: (P305)** Performance package **Voltage: (MVOLT)** 120-277V **Distribution: (R3)** Roadway Type III **Color Temperature: ((4K))** 4000K (standard) **Finish: (BK)** Black **Terminal Block: ((TB))** Terminal block **Shield: (HSS)** House side shield **Photocontrol Receptacle: (PT)** 7-pin photocontrol receptacle		**Catalog Number:** HZ 08IN 1A BOW SQT BK ASG **Series: (HZ)** Horizontal arm **Height / Length: (08IN)** 8IN **Number of Arms: (1A)** Single arm **Arm Connection: (BOW)** 2 Hole Drill Pattern "W" for SSA and SSS Poles **Shaft Style: (SQT)** SSS, square straight steel shaft **Finish: (BK)** Black	**Catalog Number:** SSS 25 44C D01 W5 BK ASG **Series: (SSS)** Square straight steel pole **Pole Height: (25)** 25FT **Shaft Style: (44C)** 4.0 Square x .125 Wall **Pole Top Mounting: (D01)** D1, drilling for 1 pcs **Pole Top Drill Pattern: (W5)** Drill pattern **Finish: (BK)** Black **Base Mounting: (ABG)** Anchor bolt (galvanized steel)
Square straight steel pole		**Anchor Bolt**	**Anchor bolt template**
Catalog Number: SSS 25 44C D01 W5 BK **Series: (SSS)** Square straight steel pole **Pole Height: (25)** 25FT **Shaft Style: (44C)** 4.0 Square x .125 Wall	**Pole Top Mounting: (D01)** D1, drilling for 1 pcs **Pole Top Drill Pattern: (W5)** Drill pattern **Finish: (BK)** Black	**Catalog Number:** AB-26-4 **Anchor Bolt: (AB-26-4)** AB-26-4	**Catalog Number:** TMP-40 **Anchor Bolt Template Number: (TMP-40)** 40

Assembly Drawing



Description	Height/Width
Assembly Overall Height	25'-0"
Luminaire Mounting Height	24'-7"
Pole Height	25'-0"
Pole Base Width	0'-4"

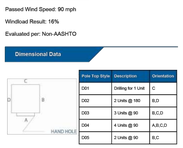
Windload

Passed Wind Speed: 90 mph

Windload Result: 16%

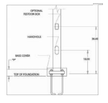
Evaluated per: Non-AASHTO

Dimensional Data



Pole Top Style	Description	Orientation
D01	Drilling for 1 Unit	C
D02	2 Units @ 180	B,D
D03	3 Units @ 90	B,C,D
D04	4 Units @ 90	A,B,C,D
D05	2 Units @ 90	B,C

Bolt Circle Dia.	Min Base Size "D"	Base Thk "F"	Bolt Projection
8.5	8	0.75	3.25 - 3.75



Ordering Information

Qty	Catalog Number
1	ATB0 P305 MVOLT R3 BK HSS P7
1	SSS 25 44C D01 W5 BK
1	AB-26-4
1	TMP-40
1	HZ 08IN 1A BOW SQT BK

Customer Approval Signature: Date:

HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

Catalog Number	HLWPC2 P50 40K TFTM MVOLT BKSDP PR7 PCLL
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" tapered threaded hubs (¾" NPT) on each side and bottom for ½" and ¾" conduit
- ¼" 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 (+/-%1.90)
- 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.
- Surge protection meets ANSI/IEEE C62.41.2 100kV/3kA
- Standard surge protection is 20kV/10kA per ANSI C136.2
- Optional surge protection is 10kV/5kA per ANSI C136.2

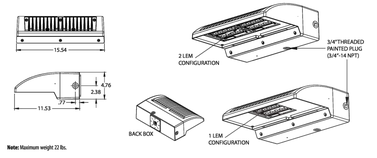
Optical
- Light engine housing is IP66 rated
- Acrylic optical system
- Type V E (entry), M (medium), R (rectangle) & W (wide)
- Asymmetric

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

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

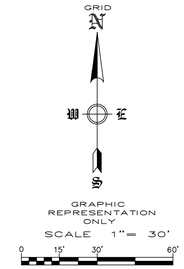


Note: Maximum weight 22 lbs.

AcuityBrands. | Holophane | One Lithonia Way, Conyers, GA 30012 | Phone: 866-HOLOPHANE | www.holophane.com | techsupportnet@acuitybrands.com
© 2014-2022 Acuity Brands Lighting, Inc. All rights reserved. Rev. 12/29/22 Specifications subject to change without notice.
HLWPC2
Page 1 of 5

ENGINEERING SERVICES INC.
1705 S. 48th STREET, SUITE 914
SPRINGDALE, ARKANSAS 72764

LIGHTING PLAN
NWA STEEL
501 EAST COUNTY LINE ROAD
SPRINGDALE, ARKANSAS



REVISION	DATE	DESCRIPTION

SCALE: 1"=30'
DATE: Aug 17, 2023
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 23921

© COPYRIGHT 2023 ENGINEERING SERVICES, INC. 8-17-2023 10:43 AM

PREV. L15-05
L23-53

5

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72765-0282 Ph: 479-751-8733 • Fax: 479-751-8746

W23-24

August 17, 2023

City of Springdale
Katie E. Hollingshead, P.E., CFM
Engineering Department
201 Spring Street
Springdale, Arkansas 72764

RE: Waiver request for Master Street Plan & Sidewalk Improvements for County Line Rd.
L23-53: NWA Steel, formerly L15-05 Fig Tree Holdings.

Katie:

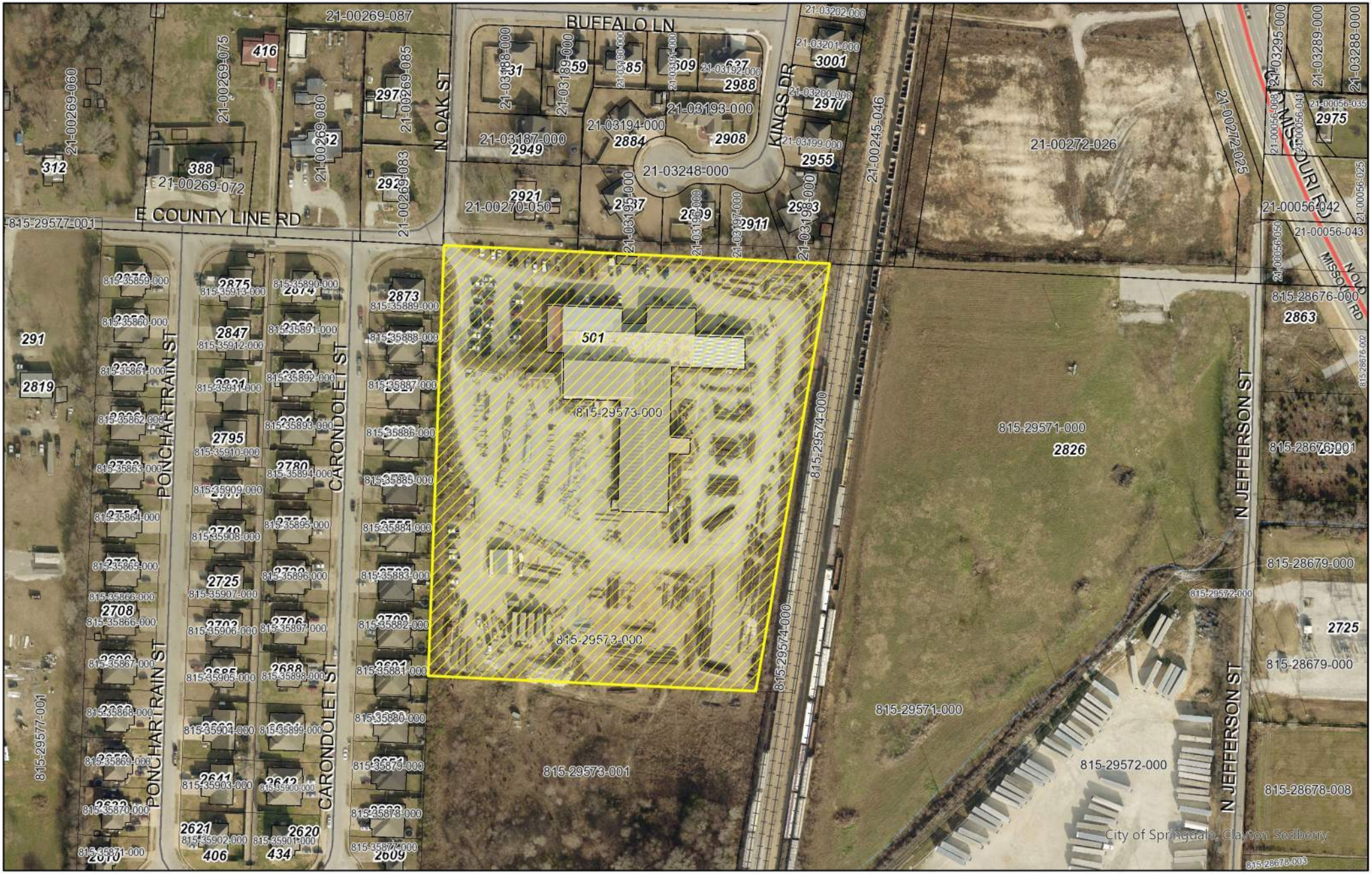
On behalf of our client, we hereby request a waiver of the City of Springdale Code of Ordinances, Chapter 110, Art. V., Section 110-111(a) for the referenced project. Right-of-way for future improvements of County Line were previously dedicated on this property with the original Large-Scale Proposal in 2015 (L15-05). Additional property acquisition from the subdivision to the North, and railroad crossing permits would be required to complete these street improvements, therefore our client would like to propose a 2-year Bill of Assurance for the half street improvements located at 501 E county line. The Bill of Assurance shall be revisited after the 2-year time frame in the event the city does not construct the street improvements due to other hardships.

If you have any questions regarding the development or this request, please feel free to contact me.

Very truly yours,

Jonathan Schmitz, P.L.A.

"Z:\Engineers\00 - Engineer Projects\23921 - NWA Steel\03 Pre-Construction Plan Submittals\XXXX-XX-XX Submittal #2\23921 NWA Steel - Waiver of Street and Sidewalk Improvements.docx"



Planning Commission Meeting
September 5, 2023

Miles
0 0.01 0.02 0.03 0.04 0.06

N

PROJECT: L23-53
APPLICANT: NWA Steel
LOCATION: 501 E County Line Rd
REQUEST: LSD

SPRINGDALE
WE'RE MAKING IT HAPPEN



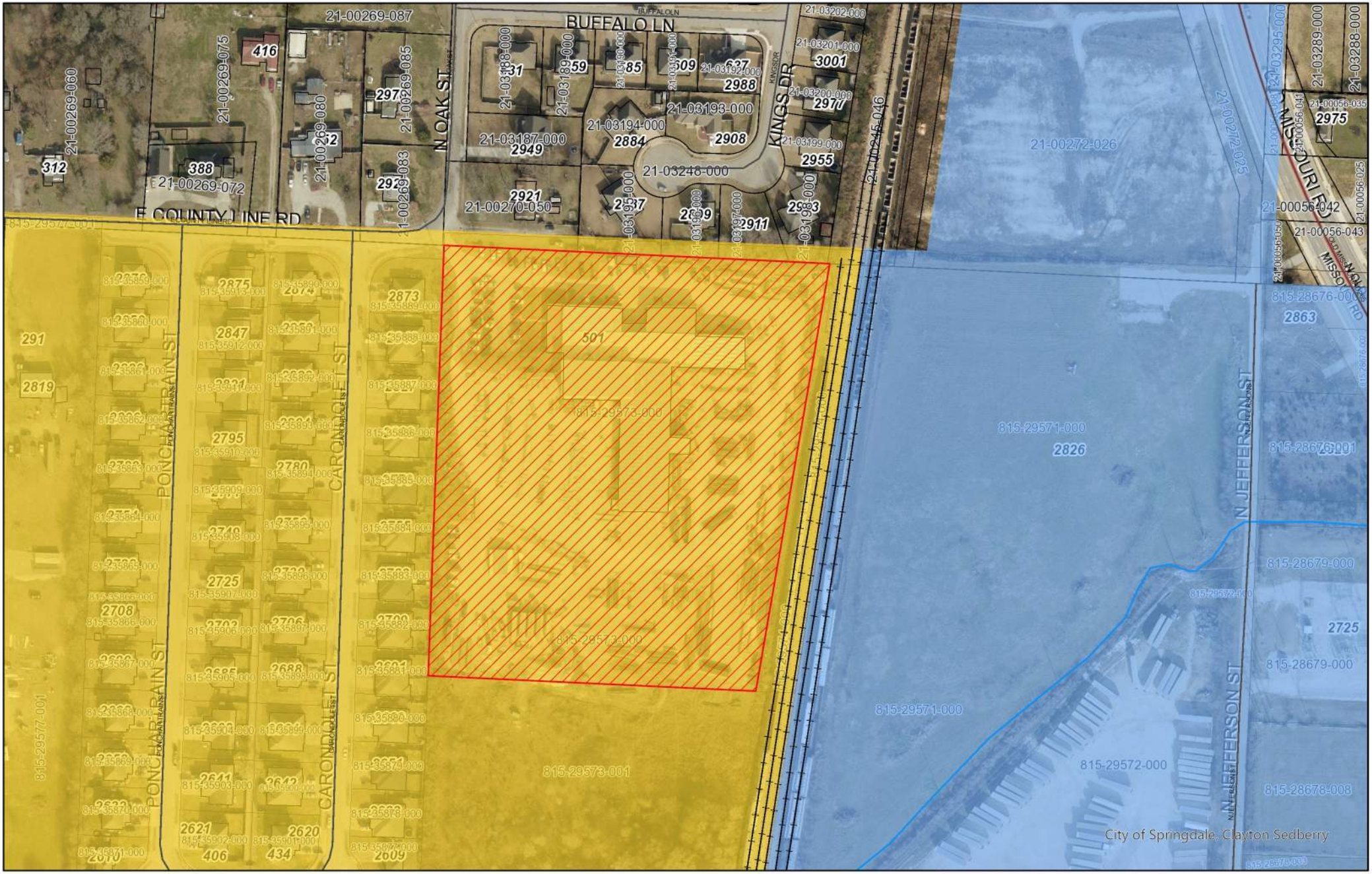
Planning Commission Meeting
September 5, 2023

Miles
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N

PROJECT: L23-53
APPLICANT: NWA Steel
LOCATION: 501 E County Line Rd
REQUEST: LSD

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
September 5, 2023

Miles
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N

PROJECT: L23-53
APPLICANT: NWA Steel
LOCATION: 501 E County Line Rd
REQUEST: LSD

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: September 5, 2023

Re: L23-54 Large-Scale Development Cadence Plaza (Expired L21-36)

Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-54. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (Standard comment)
3. A written response to all comments is required with resubmission. (Standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting or may be submitted at the meeting.
6. A screening fence is required in accordance with Chapter 56. Show trees associated with screen.
    a. Does the south side of 3559 and 3505 W Sunset have customer entrances? Previously a variance was approved to only have a customer entrance on the north side, is that still the intent?
        i. Response: No customer entrance on the south side.
    b. A screening fence will be required on the south side due to no customer entrance.
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. No lighting coverage between buildings or on the west side of the 3559 W Sunset
        i. Response: These are drive-thru only areas no parking or pedestrian.
    b. There are 3 parking spaces between the dumpster and the west entrance from Mayes and at least 3 spaces at the south end of 3445 W Sunset that do not have light coverage.

c. The area between the buildings is being proposed as a drive thru, it will need light for safety reasons. Also without sidewalks around the buildings, any customers parked on the south side of the complex will have to walk around or between the buildings with no light coverage, as it is shown on the plans today.

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. Are the elevations the same as the original submittal?
        i. Response: Elevations are the same.
    b. Please re-submit the elevations so that we can verify there were no changes.
2. All sides of a principal building that directly faces an abutting public right-of-way shall feature at least one customer entrance unless, the principal building directly faces more than 2 abutting rights-of-way then only 2 entrances are required, one along the primary street and one along a secondary street.
    a. Variance granted with original large scale, B21-101
3. 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. South side of 3559 and 3505 W Sunset does not have the green space.
    b. East side of 3445 W. Sunset does not have the green space.
        i. Response: No customer entrances on these sides with variance.
    c. How will customers that park on the south side of the complex access the customer entrances on the north side if there is not a sidewalk around the building provided.
4. Foundation landscaping is required.
    a. Response: Foundation landscape provided.
    b. 3559 W. Sunset does not have foundation landscaping on the West, South or East side of the building. No variance granted or requested.
    c. 3505 W. Sunset does not have foundation landscaping on the West, South, or East side of the building. No variance granted or requested.
    d. 3445 W. Sunset does not have foundation landscaping on the North, East, or South side of the building. No variance granted or requested.
5. Provide an area to accommodate a possible future public transit stop.
    a. Response: Provided along Sunset.
    b. I did not find where it was shown on page 2 of 16
6. Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities and banks of meter shall be screen from public view with landscaping or with an architectural treatment compatible with the building architecture.
    a. Response: Equipment screen by arch or landscaping
    b. There is landscaping on one side of the building only. How will landscaping screen equipment unless it is on the front of the building with customer entrance?
    c. Need elevations re-submitted
7. All rooftop equipment shall be screened from public view with an architectural treatment that is compatible with the building architecture.

8. Screening will be required on the south side of the site between your property and the residences to the south,
    a. Response: All sides of the building have quality materials in lieu of screening. Owner believes this is preferable to a fence and metal panel rear building.
    b. Screening is required unless there is a customer entrance on the side of the building facing Mayes St.

Building and Fire Comments:

No Actionable Building or Fire Comments

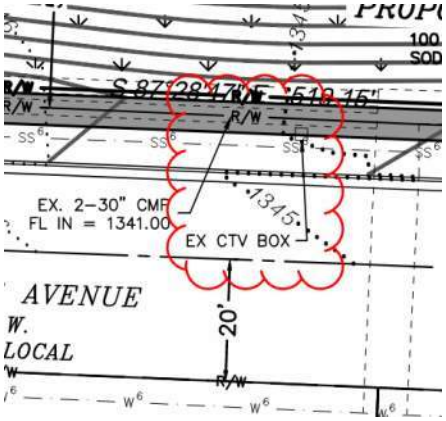
Engineering Comments:

Standard Comments

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

Project Specific Comments

1. **Chapter 106 – Stormwater Drainage**
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)
    - **Send updated drainage report.**
    -
2. **Chapter 110 – Streets, Sidewalks and Other Public Places**
   (Ord. No. 3258, § 1, 11-12-02)
    - **Streetlight: Is there an existing utility pole in the ROW that a light could be added to instead of setting a new pole?**
    - **Will this CTV box be relocated? Conflicts with sidewalk.**



    - **Paving Plan: show concrete in drive aprons.**

3. **Chapter 50 – Floods**
   (Ord. No. 4110, § 1, 9-11-07)

4110.6.2 - Need to submit a floodplain development application at the time of re

L23-53

Large Scale/Non-Large Scale Application

Date: 07/27/2023 Permit No.: 230161

Applicant / Owner

Applicant Name:	Engineering Services Inc	Owner Name:	Cadence Plaza LLC
Address:	1207 S. Old Missouri Road	Address:	PO Box 773
City, State, Zip:	Springdale, AR 72765-0282	City, State, Zip:	Springdale, AR 72765
Phone:	4797518733	Phone:	4797518733
Email:	brush@engineeringservices.com	Email:	bmoore@engineeringservices.com
Application Contact:	Applicant		

Property

Job Address:	3559 W. Sunset Avenue	Rezone Required:	C-5
Parcel No(s).:	815-29091-000	Total Acreage:	3.54
Current Zoning:	C-5		

Development Point of Contact

Name:	Brandon Rush	Address:	1207 S. Old Missouri Rd
E-mail:	brush@engineeringservices.com	Phone:	4797518733

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

Brandon Rush	07/27/2023
Name	Date

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

L23-53

July 27, 2023

City of Springdale
Planning & Community Development Division
201 Spring Street
Springdale, Arkansas 72764

Via iWorQ portal

Re: Large Scale Development Transmittal Letter
Cadence Plaza (Prev. L21-36)
3559, 3505, & 3445 W. Sunset Avenue
Springdale, AR

Debbie and Sarah:

On behalf of our client, we hereby re-submit large-scale development plans and supporting documentation for a proposed commercial development in Springdale. This project was previously approved by Planning Commission on November 2, 2021 (L21-36), with variances approved December 7, 2021 (B21-101). A grading permit was issued for this project on July 21, 2022, but expired before construction started.

The proposed development is the same as previously approved with the addition of an emergency overflow drainageway behind 3445 W. Sunset Avenue. With this letter, please find enclosed:

- Large-scale development plans (includes lighting plan)
- Architectural Elevations
- Authorization of Representation and operating agreement,
- Certified List of Adjacent Property Owners, and the
- Warranty Deed.

The $500 fee will be paid through the City Clerk's office. We look forward to working with you to make this project a success.

Very truly yours,

Digitally signed by:
Brandon J. Rush

Enclosures

Brandon J. Rush, P.E.

Z:\Engineers\00 - Engineer Projects\21981 Walker Property\Resubmittal after Expiration\2023-07-27 Submittal #1\Transmittal Letter.docx

ISSUED FOR CONSTRUCTION PLANS

CADENCE PLAZA

A

LARGE SCALE DEVELOPMENT

IN THE CITY OF

SPRINGDALE, ARKANSAS

L23-54

FORMERLY

L21-36

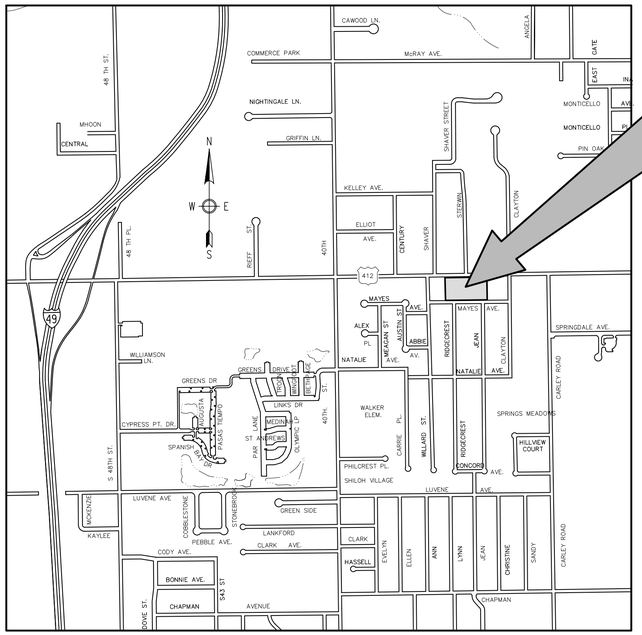
&

B21-101

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
–	COVER
1	LSD
2	GRADING & STORM PLAN
3	STORM DRAINAGE PROFILES
4	PAVING & SIGNAGE PLAN
5–7	TYPICAL DETAILS
8	UTILITY PLAN
9	WATER & SEWER DETAILS
10	LIGHTING PLAN
11	LANDSCAPING PLAN
12	STORMWATER POLLUTION PREVENTION PLAN
13	STORMWATER POLLUTION PREVENTION DETAILS
14–15	ARDOT DRIVEWAY PERMIT PLANS

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

TICKET 210915-1822



VICINITY MAP

August 16, 2023

BY

ENGINEERING SERVICES INC.

CONSULTING ENGINEERS

SPRINGDALE, ARKANSAS

PHONE: 479-751-8733

FAX: 479-751-8746

WWW.ENGINEERINGSERVICES.COM

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 13828 THOMAS JASON APPEL

CERTIFICATE OF AUTHORIZATION ENGINEERING SERVICES, INC. 131 ARKANSAS • ENG-NEERING

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. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES AMENDED AUGUST 27, 2014 WITH THE ADDITION OF SECTION T38 AND ASSOCIATED DETAILS ON SEPTEMBER 3, 2020.

4. CAPITAL COST OF PROPOSED PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE IS ESTIMATED TO NOT EXCEED $25,000.

NOTES:

1) ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED (EXAMPLE: 15'BC) AS TO BACK OF CURB.
2) A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
3) ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
4) MODIFIED CURB REQUIRED AT ALL DRIVES.
5) OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS MUST BE LANDSCAPED, SO THAT THEIR FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW OF THE ADJACENT PROPERTY AND THE PUBLIC RIGHT-OF-WAY.
6) THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
7) THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAT ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
8) ALL DEVELOPMENTS AFTER AUGUST 20, 2007 MUST HAVE UTILITY WIRES, LINES, AND/OR CABLES IN SAID DEVELOPMENTS MUST BE PLACED UNDERGROUND. EXCLUDING 12Kv AND ABOVE.
9) STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6)MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE 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.
   F) A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.
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) THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #05143C0090F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS, EFFECTIVE MAY 16, 2008.
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.

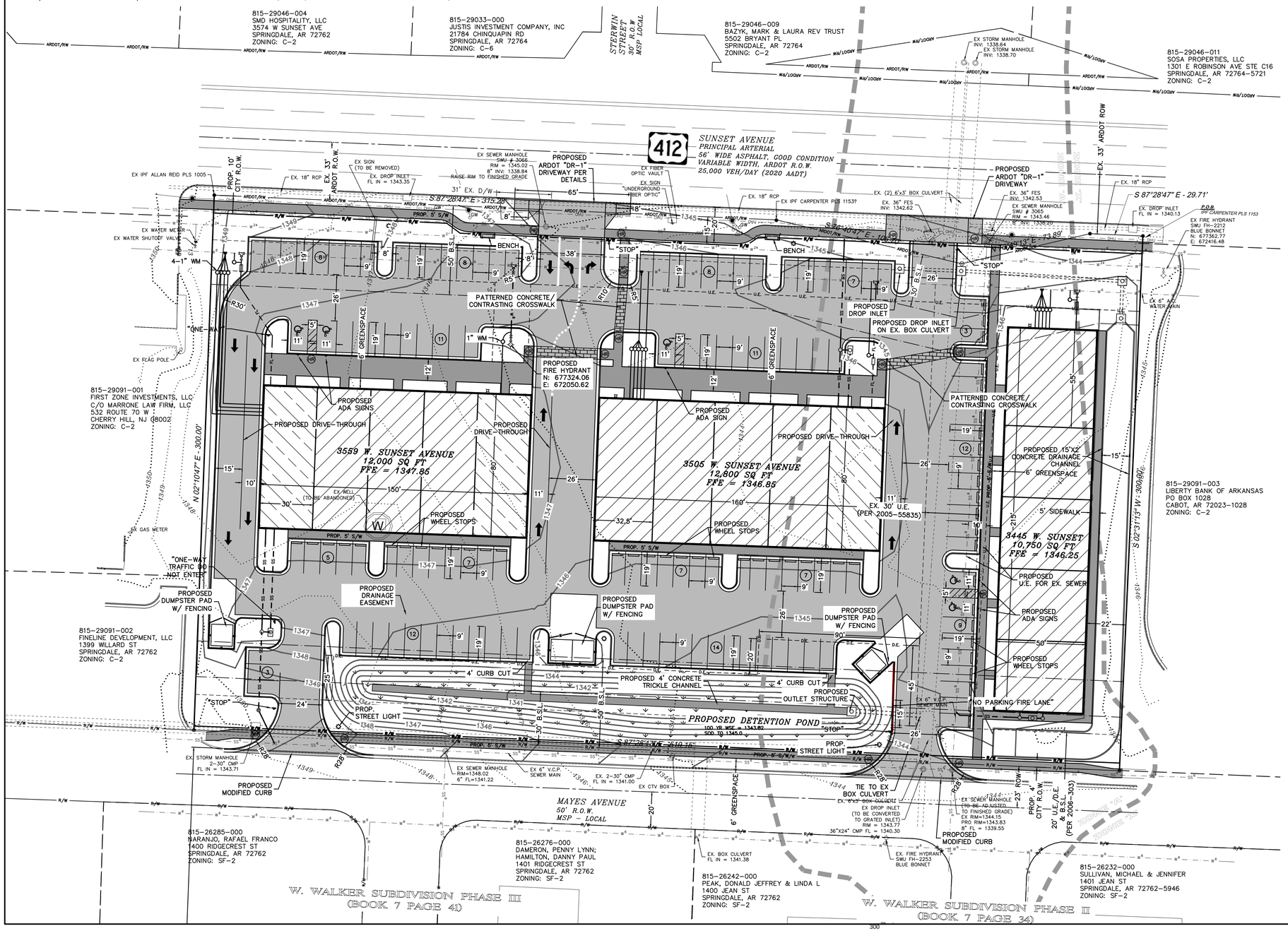
PARCEL NO. 815-29091-000

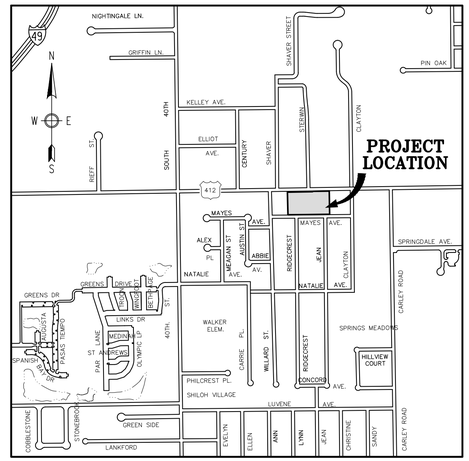
SURVEY DESCRIPTION:

A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THREE (3), 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 NORTHEAST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 3; THENCE N87°28'47"W A DISTANCE OF 785.01 FEET; THENCE S02°31'13"W A DISTANCE OF 35.00 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING A FOUND IRON PIN WITH CAP "CARPENTER PLS 1153"; THENCE CONTINUING S02°31'13"W A DISTANCE OF 299.99 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N87°28'47"W A DISTANCE OF 519.15 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N02°10'47"E A DISTANCE OF 300.00 FEET TO A FOUND IRON PIN WITH CAP "ALAN REID PLS 1005"; THENCE S87°28'47"E A DISTANCE OF 315.28 FEET; THENCE S76°40'47"E A DISTANCE OF 106.70 FEET TO A FOUND COTTON PICKER SPINDLE; THENCE N76°49'13"E A DISTANCE OF 73.89 FEET TO A FOUND IRON PIN WITH CAP "CARPENTER PLS 1153"; THENCE S87°28'47"E A DISTANCE OF 29.71 FEET TO THE **POINT OF BEGINNING**, CONTAINING 3.54 ACRES (154,253 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

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





VICINITY MAP

OWNER/DEVELOPER : CADENCE PLAZA LLC
PO BOX 773
SPRINGDALE, AR 72765

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

ZONING : C-2
SETBACKS : FRONT SETBACK = 30'
FRONT SETBACK IF PARKING IS ALLOWED BETWEEN RIGHT OF WAY AND BUILDING = 50'
SIDE SETBACK = 0'
SIDE SETBACK WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT = 20' (SUBJECT TO APPLICABLE FIRE AND BUILDING CODES)
REAR SETBACK = 20'

GROSS AREA: 3.54 ACRES
NET AREA: 3.54 ACRES
PARKING SPACES REQUIRED: 3 BUILDINGS A) 3559 W Sunset – 12,000 SQ FT TOTAL
RETAIL –4,800 SQ FT/200 = 24 PARKING
OFFICE –7,200 SQ FT/300 = 24 PARKING
B) 3505 W Sunset– 12,800 SQ FT TOTAL
RETAIL –2,400 SQ FT/200 = 12 PARKING
OFFICE –10,400 SQ FT/300 =3590.95 =33 PARKING
C) 3445 W Sunset– 10,750 SQ FT TOTAL
OFFICE –10,750 SQ FT/300 = 36*0.95 = 34 PARKING
TOTAL REQUIRED SPACES = 127 (5 ACCESSIBLE)

PARKING SPACES PROVIDED: 129 SPACES (5 ACCESSIBLE)

PROPOSED RETAIL
PROPOSED OFFICE

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
W PROPOSED WATERLINE
HR PROPOSED HANDICAP RAMP
PROPOSED STORM BOX & PIPE
PROPOSED SEWER MANHOLE & PIPE
PROPOSED BERMUDA SOD

FLOOD PLAIN ZONING:
THIS PROPERTY IS WITHIN THE 100 YEAR FLOOD ZONE A AS SHOWN ON THE F.I.R.M. MAP #05143C0070F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: MAY 16, 2008.

L23-54

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

LARGE SCALE DEVELOPMENT
CADENCE PLAZA
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'
DATE: Aug 16, 2023
ENGINEER: TJA
DRAWN BY: BJR
W.O. #: 21981

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1

412

CONSTRUCT DROP INLET ON EXISTING 6'X3' RCBC. EX. FL = 1339.31

REMOVE EX. 36" FES & HEADWALL. CONSTRUCT BOX CULVERT WALL PATCH (SEE DETAIL, 2X)

Sta. 0+87.46, STORM LINE 2
INSTALL JB 2-2
RIM EL: 1344.50
INV OUT: 1340.62, SEG. 2B
INV IN: 1342.15, SEG. 2A

31' EX. D/W

18" RCP

18" RCP

Sta. 1+08.42, STORM LINE 2
INSTALL AI 2-1
RIM EL: 1345.21
INV OUT: 1342.25, SEG. 2A

FL: 1343.00

BW: 1343.02
TW: 1346.02

CONNECT TO EX. 6'X3' REINFORCED CONCRETE BOX CULVERT

Sta. 0+37.55, STORM LINE 3
INSTALL DI 3-1
RIM EL: 1344.98
INV OUT: 1340.63, SEG. 3A

PROPOSED 5' SIDEWALK

PROPOSED 15'X2' CONCRETE DRAINAGE CHANNEL

FFE: 1346.25

INSTALL 4' CURB CUT W/ CONCRETE FLUME

INSTALL 4' CURB CUT W/ CONCRETE FLUME

INSTALL 4' CONCRETE TRICKLE CHANNEL @ 0.50% MIN SLOPE

Sta. 0+38.68, STORM LINE 1
INSTALL OS 1-1
RIM EL: 1345.00
INV OUT: 1340.50, SEG. 1A

24" RCP

CONNECT TO EX. 6'X3' REINFORCED CONCRETE BOX CULVERT
FL = 1340.35

BW: 1343.81
TW: 1346.02

BW: 1343.88
TW: 1346.02

BW: 1344.04
TW: 1346.04

BW: 1344.04
TW: 1344.41

BW: 1343.88
TW: 1344.63

BW: 1343.81
TW: 1346.02

GRID N

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

GRADING & STORM DRAINAGE PLAN
CADENCE PLAZA
SPRINGDALE, ARKANSAS

ENGINEERING SERVICES INC.
1703 S. 48th STREET, SUITE 201
SPRINGDALE, ARKANSAS 72764

REVISION	DATE	DESCRIPTION

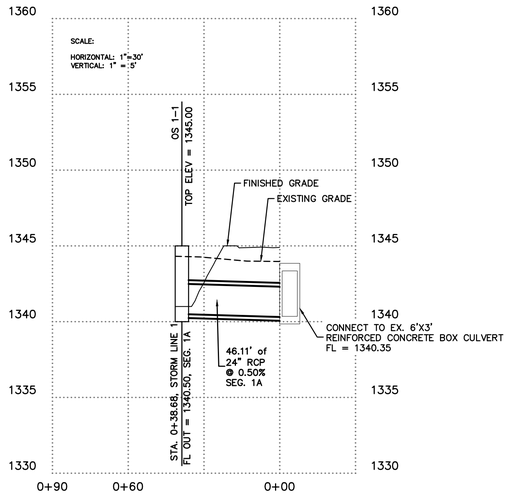
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SCALE: 1"=20'
DATE: Aug 15, 2023
ENGINEER: TJA
DRAWN BY: BJR
W.O. #: 21981

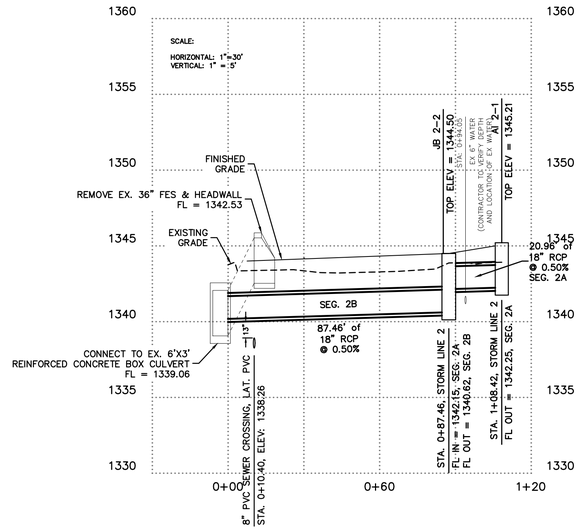
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L23-54

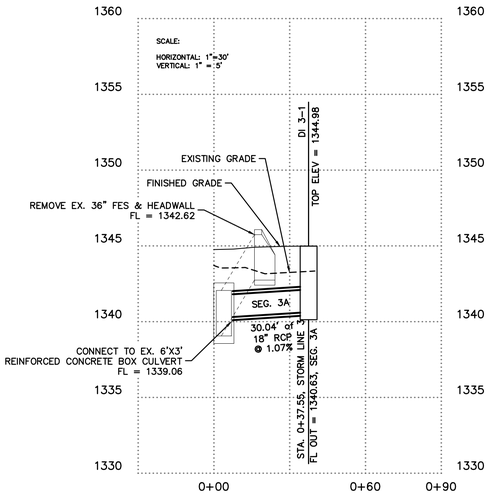
STORM LINE 1



STORM LINE 2



STORM LINE 3



ENGINEERING SERVICES INC.
1707 S. 48th Street, Suite 105
Springdale, Arkansas 72764

STORM DRAINAGE PROFILES
CADENCE PLAZA
SPRINGDALE, ARKANSAS

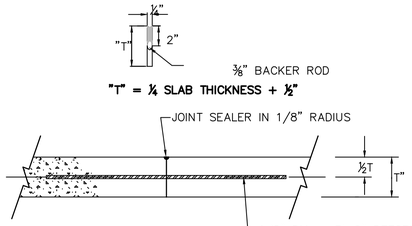
REVISION	DATE	DESCRIPTION

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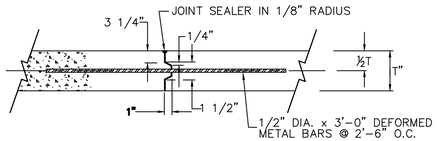
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DATE: Aug 15, 2023
ENGINEER: TJA
DRAWN BY: BJR
W.O. #: 21981

L23-54

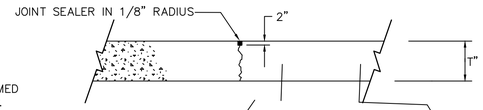
3



TYPE C – TIED BUTT LONGITUDINAL JOINT



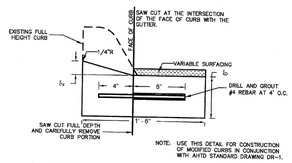
TYPE B – TIED TRANSVERSE CONSTRUCTION JOINT
(USED AT MIDDLE THIRD OF NORMAL SPACING)



TYPE D – SAWED OR PREMOLDED STRIP CONTRACTION JOINT
LONGITUDINAL OR TRANSVERSE

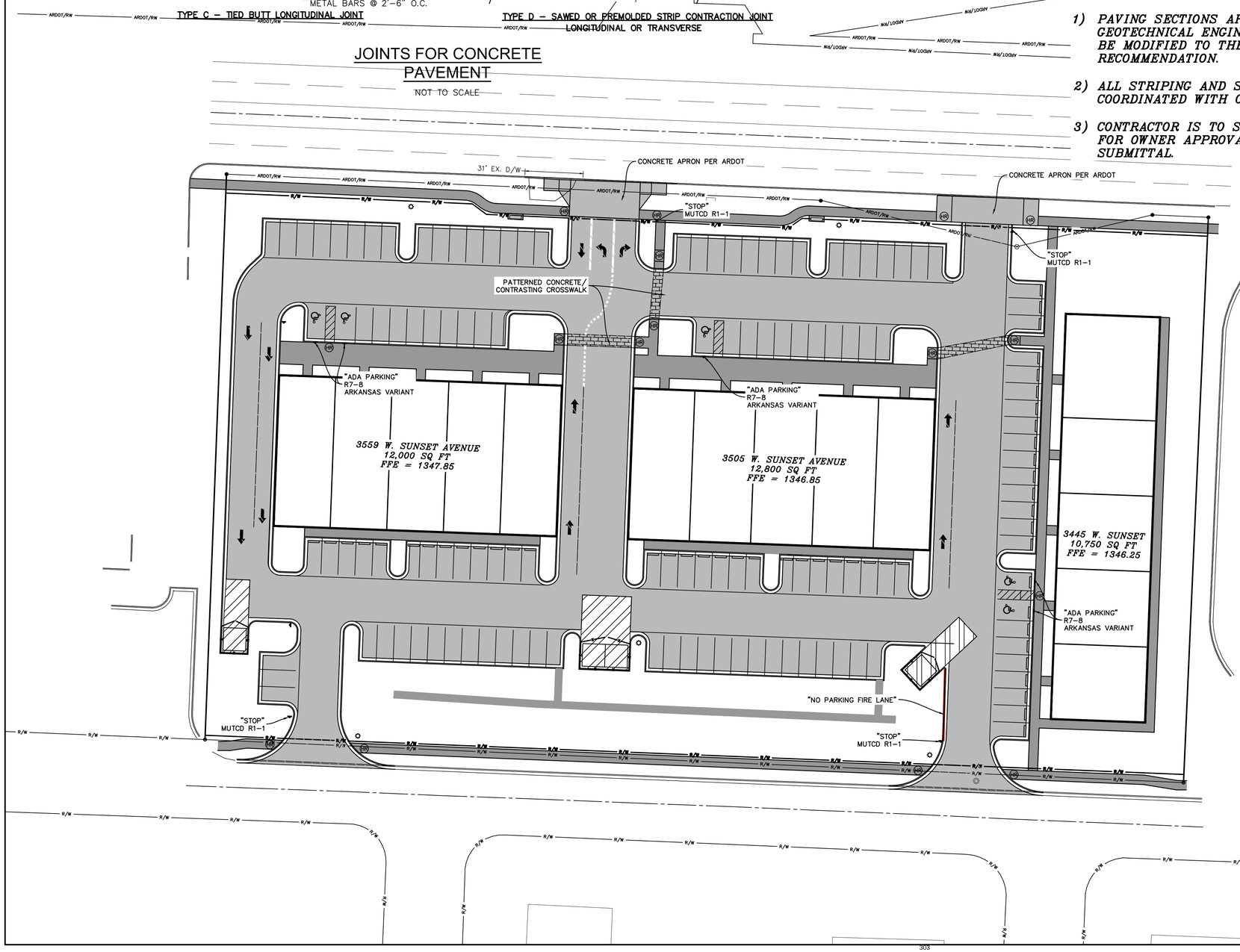
JOINTS FOR CONCRETE PAVEMENT

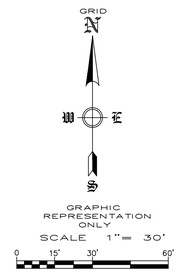
NOT TO SCALE



AHTD DETAIL OF CURB REPLACEMENT FOR NEW DRIVEWAY CONSTRUCTION

NOT TO SCALE





ASPHALT PAVING: CLASS 7 BASE 7" THICK
SURFACE COURSE, 2" THICK

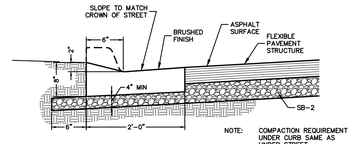
DUMPSTER PAD: CLASS 7 BASE 4" THICK
REINFORCED CONCRETE (4,000 PSI), 6" THICK

***NOTE:**

1) *PAVING SECTIONS ARE TO BE DETERMINED BY A GEOTECHNICAL ENGINEER. SECTIONS SHOWN SHALL BE MODIFIED TO THE GEOTECHNICAL ENGINEER RECOMMENDATION.*

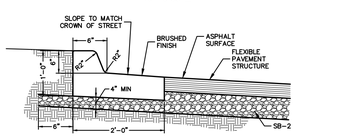
2) *ALL STRIPING AND SYMBOLS SHALL BE COORDINATED WITH OWNER PRIOR TO INSTALLATION.*

3) *CONTRACTOR IS TO SUBMIT A PLAN SHOWING JOINTS FOR OWNER APPROVAL AS PART OF THE PAVING SUBMITTAL.*



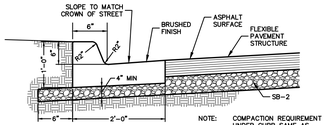
MODIFIED CONCRETE CURB & GUTTER

NOT TO SCALE



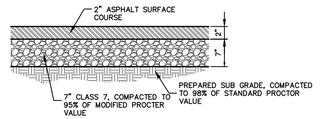
STANDARD 6" CONCRETE SPILL CURB & GUTTER

NOT TO SCALE



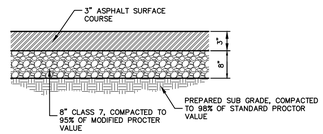
STANDARD 6" CONCRETE CURB & GUTTER

NOT TO SCALE



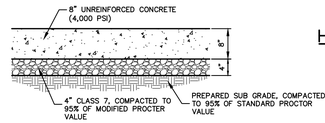
LIGHT DUTY PAVING

NOT TO SCALE



HEAVY DUTY PAVING

NOT TO SCALE



CONCRETE PAD FOR DUMPSTER

NOT TO SCALE

ENGINEERING SERVICES INC.
1770 E. TYRONZA ROAD
SPRINGDALE, ARKANSAS 72764

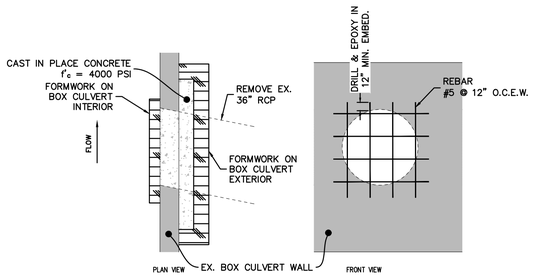
PAVING & SIGNAGE PLAN
CADENCE PLAZA
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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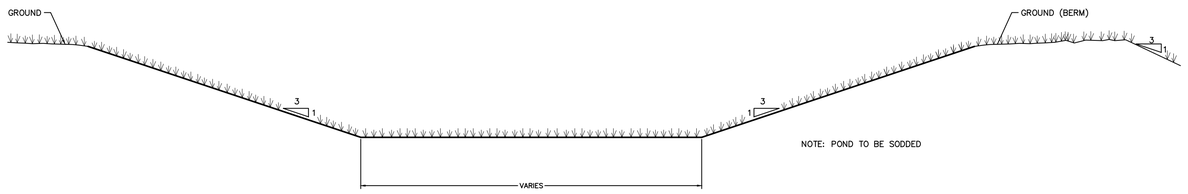
SCALE: 1"=30'
DATE: Aug 15, 2023
ENGINEER: TJA
DRAWN BY: BJR
W.O. #: 21981

L23-54



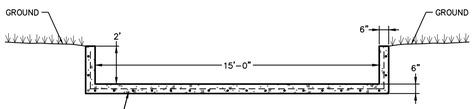
BOX CULVERT WALL PATCH

NOT TO SCALE



TYPICAL SECTION DETENTION POND

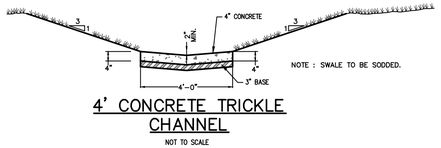
NOT TO SCALE



TYPICAL 15'X2' CONCRETE CHANNEL (SECTION "B")

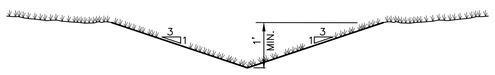
NOT TO SCALE

*ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER



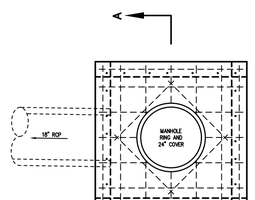
4' CONCRETE TRICKLE CHANNEL

NOT TO SCALE

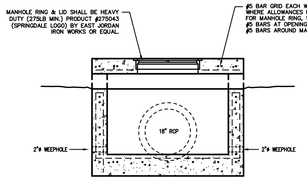


TYPICAL SWALE SECTION

NOTE : SWALE TO BE SODDED.



PLAN

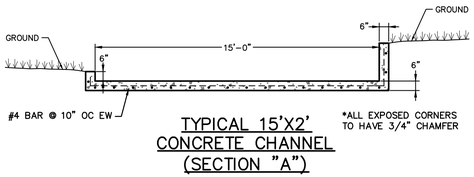


SECTION A–A

AREA INLET 2–1 LINE 2

NOTES:

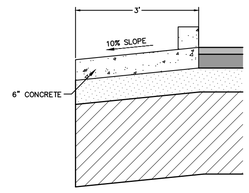
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1-1/2" COVER UNLESS OTHERWISE NOTED.
3. CURB INLET MACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
4. WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, THE GUTTER 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 OF 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 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 15'X2' CONCRETE CHANNEL (SECTION "A")

NOT TO SCALE

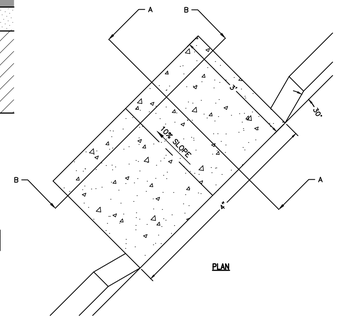
*ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER



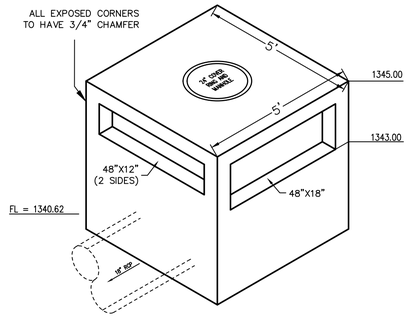
SECTION A – A



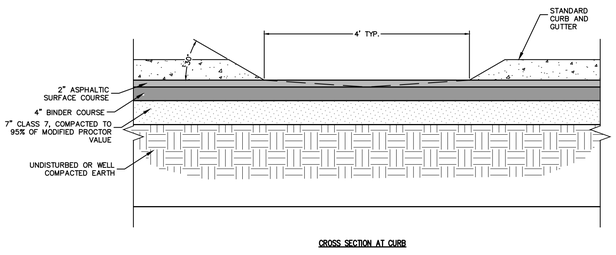
SECTION B – B



PLAN



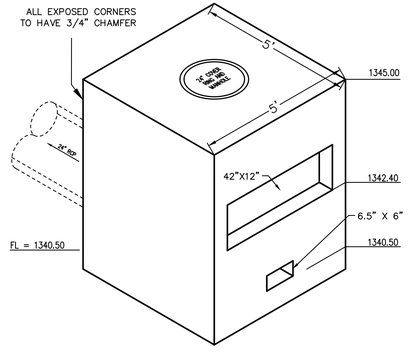
AREA INLET 2–1



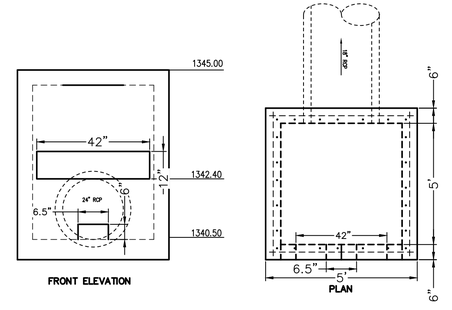
CROSS SECTION AT CURB

TYPICAL 4' CURB CUT WITH CONCRETE FLUME

NOT TO SCALE



LEFT ISOMETRIC VIEW



OUTLET STRUCTURE

ENGINEERING SERVICES INC.
1235 E. MORGAN ST.
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS
CADENCE PLAZA
SPRINGDALE, ARKANSAS

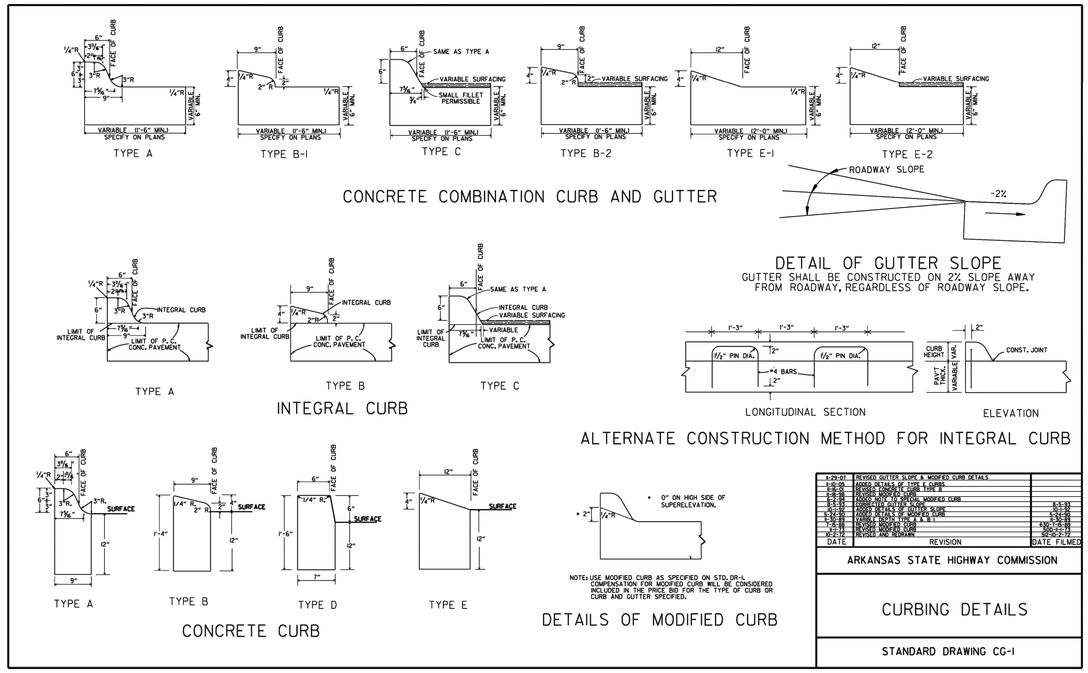
REVISION	DATE	DESCRIPTION

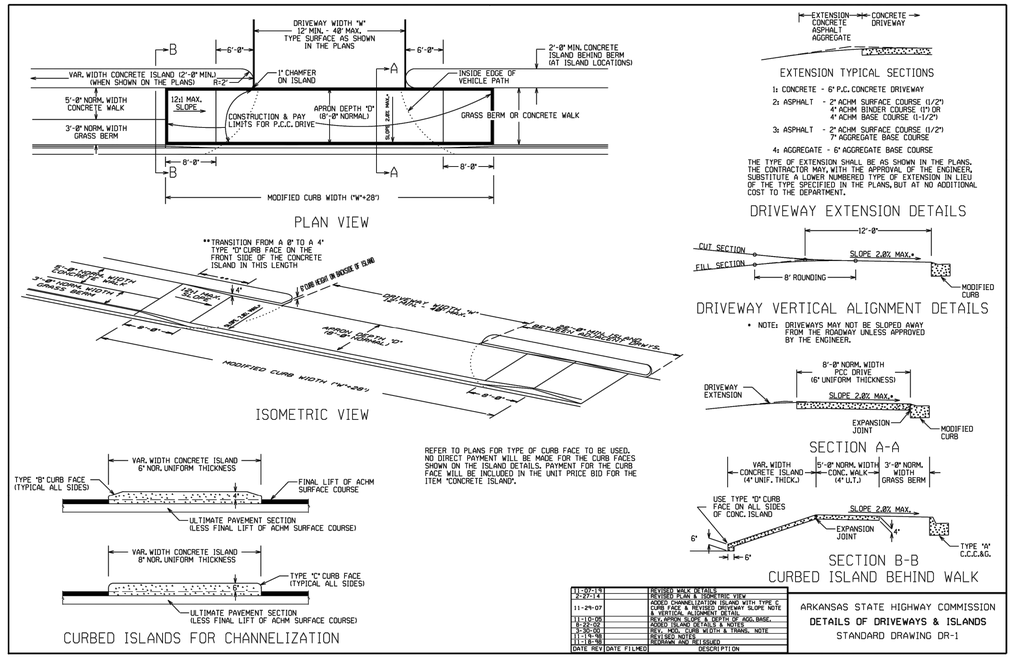
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C:\2021\21981 CADENCE PLAZA\CIVIL\21981 DETAILS.DWG

SCALE: NTS
DATE: Aug 16, 2023
ENGINEER: TJA
DRAWN BY: BJR
W.O. #: 21981

L23-54

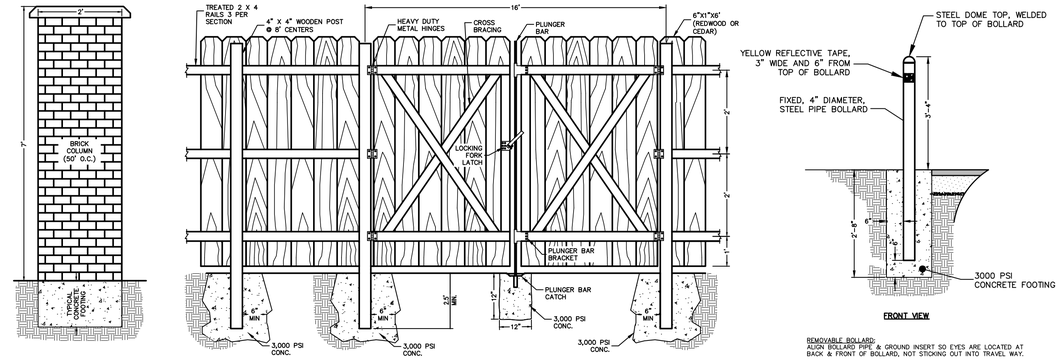
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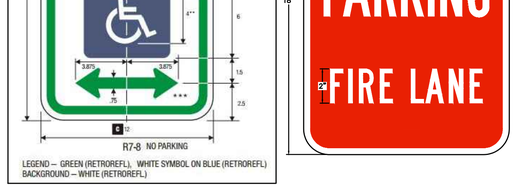


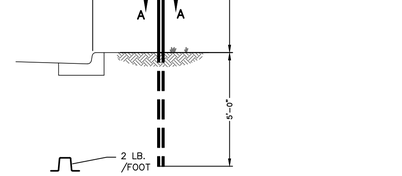


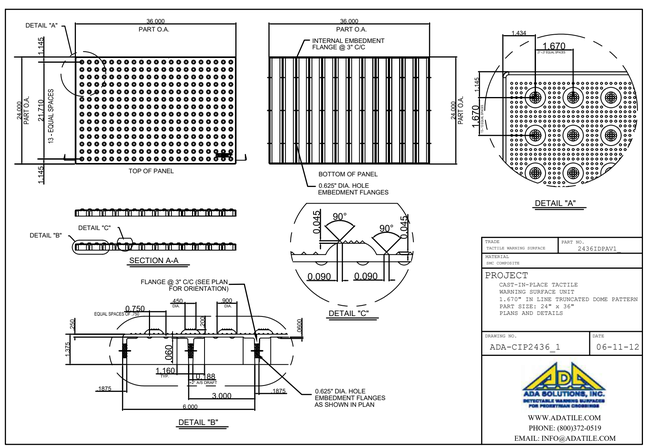
11-27-17	REVISED WALK DETAILS	
4-27-14	REVISED PLAN & ISOMETRIC VIEW	
11-29-07	ADDED CHANNELIZATION ISLAND WITH TYPE C CURB FACE & REVISED DRIVEWAY SLOPE NOTE	
7-11-06	REVISED TYPE "A" CURB FACE & DEPTH OF AGG. BASE	
4-22-02	ADDED ISLAND DETAILS & NOTES	
8-30-00	REV. MIN. CURB WIDTH & TRANS. NOTE	
1-5-98	REVISED NOTES	
11-8-96	DRAWING INCORPORATED	
DATE REV	DATE FILMED	DESCRIPTION

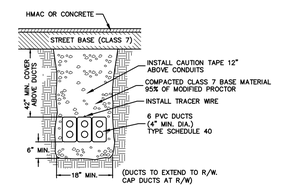
ARKANSAS STATE HIGHWAY COMMISSION
DETAILS OF DRIVEWAYS & ISLANDS
STANDARD DRAWING DR-1











TYPICAL DETAILS
CADENCE PLAZA
SPRINGDALE, ARKANSAS

ENGINEERING SERVICES INC.
1125 S. 71st, Suite 1
SPRINGDALE, ARKANSAS 72764

REVISION	DATE	DESCRIPTION

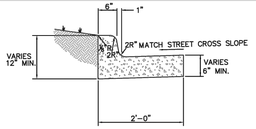
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SCALE: NTS
DATE: Aug 16, 2023
ENGINEER: TJA
DRAWN BY: BJR
W.O. #: 21981

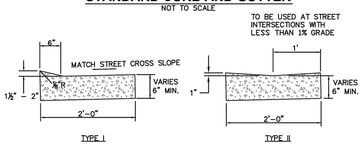
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STANDARD CURB AND GUTTER
NOT TO SCALE



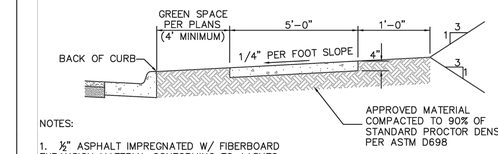
MODIFIED CURB AND GUTTER
NOT TO SCALE

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.

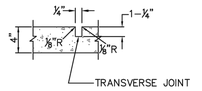
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016 DESIGNED BY: WWP DRAWN BY: WWP CHECKED BY: KPP APPROVED BY: BNB	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-12	

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NOTES:

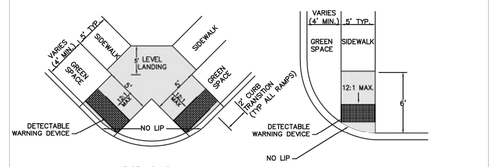
1. ½" ASPHALT IMPREGNATED W/ FIBERBOARD EXPANSION MATERIAL CONFORMING TO AASHTO M213 IS TO BE PLACED AT ALL DRIVEWAYS, AT MAXIMUM 200' INTERVALS, OR AS DIRECTED BY ENGINEER.
2. TRANSVERSE JOINTS TO BE PLACED AT 5' INTERVALS PERPENDICULAR TO SIDEWALK.
3. SAWED JOINTS MAY BE USED INSTEAD OF TOOLED JOINTS. 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

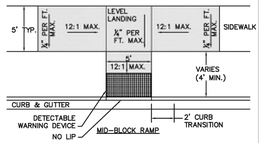
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016 DESIGNED BY: WWP DRAWN BY: WWP CHECKED BY: KPP APPROVED BY: BNB	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-1	

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NOTES:

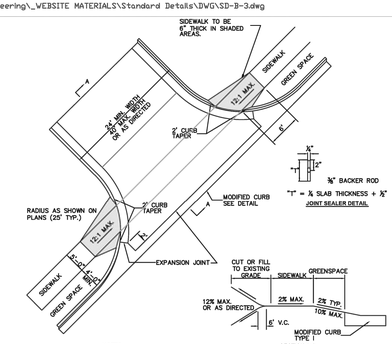
1. THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.
2. THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
3. THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".
4. DETECTABLE WARNING DEVICES SHALL BE PLACED AT ALL LOCATIONS WHERE RAMPS CROSS A CURB.



HANDICAP RAMP DETAILS
NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: NOVEMBER 2016 DESIGNED BY: KPP DRAWN BY: KPP CHECKED BY: KPP APPROVED BY: BNB	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-2	

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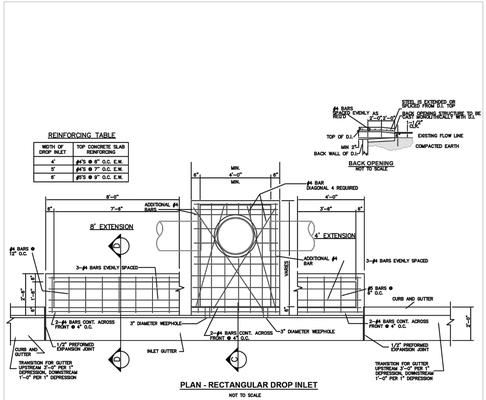
NOTES:

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016 DESIGNED BY: WWP DRAWN BY: WWP CHECKED BY: KPP APPROVED BY: BNB	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-3	

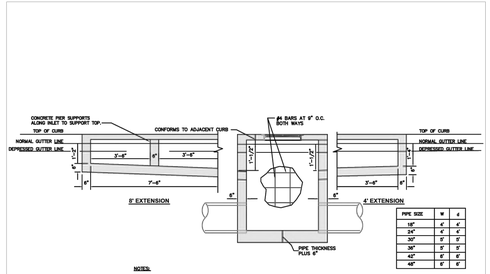
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PLAN - RECTANGULAR DROP INLET
NOT TO SCALE

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 D DROP INLET DETAILS	FILE NO. SD-D-4	

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PIPE SIZE	W	L
18"	4'	4'
24"	4'	4'
30"	5'	5'
36"	5'	5'
42"	6'	6'
48"	6'	6'

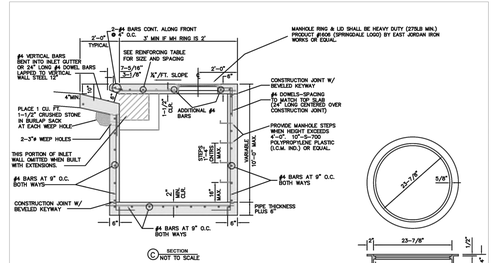
NOTES:

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 OR 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 ONE–HALF INCH AND CONFORM TO AASHTO M213.
7.) ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM OF 1–1/2" COVER UNLESS OTHERWISE NOTED.
8.) REFER TO PLAN AND PROFILE SHEETS TO DETERMINE EXTENSIONS AND SIZE OF (ANY) ACCOMPANYING DROP INLET.
9.) EXTENSIONS WITH LENGTHS DESIGNATED ON THE PLANS EXCEEDING 8' SHALL HAVE THE SAME WALL DEPTH AND REINFORCING AS EXHIBITED BY THE 8' UNLESS OTHERWISE NOTED.
10.) CONCRETE FOR RECTANGULAR DROP INLETS SHALL BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4–7% AIR ENTRAINMENT.

SECTION - RECTANGULAR DROP INLET
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 D DROP INLET DETAILS	FILE NO. SD-D-5	

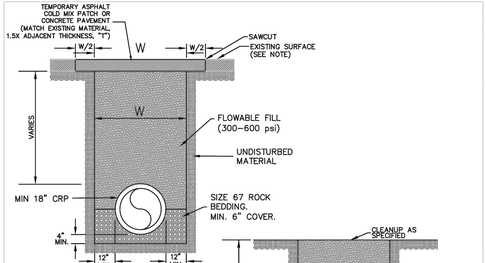
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DETAILED SECTIONS - RECTANGULAR DROP INLET
NOT TO SCALE

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 D DROP INLET DETAILS	FILE NO. SD-D-6	

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NOTE: ALL STORM SEWER TRENCHES RECEIVING PERMANENT PAVEMENT REPAIR SHALL BE REPAIRED WITH PAVEMENT TO A THICKNESS EQUALING THE GREATER OF 6" OR 1 1/2 TIMES THE THICKNESS OF THE EXISTING PAVEMENT. TEMPORARY STREET REPAIRS MAY BE MADE WITH COLD MIX ASPHALT.

STORM SEWER BEDDING AND BACKFILL
NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016 DESIGNED BY: KPP DRAWN BY: KPP CHECKED BY: BNB APPROVED BY: BNB	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-8	

ENGINEERING SERVICES INC.
1703 E. JOYCE BLVD., SUITE 1
FAYETTEVILLE, ARKANSAS 72703
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS
CADENCE PLAZA
SPRINGDALE, ARKANSAS

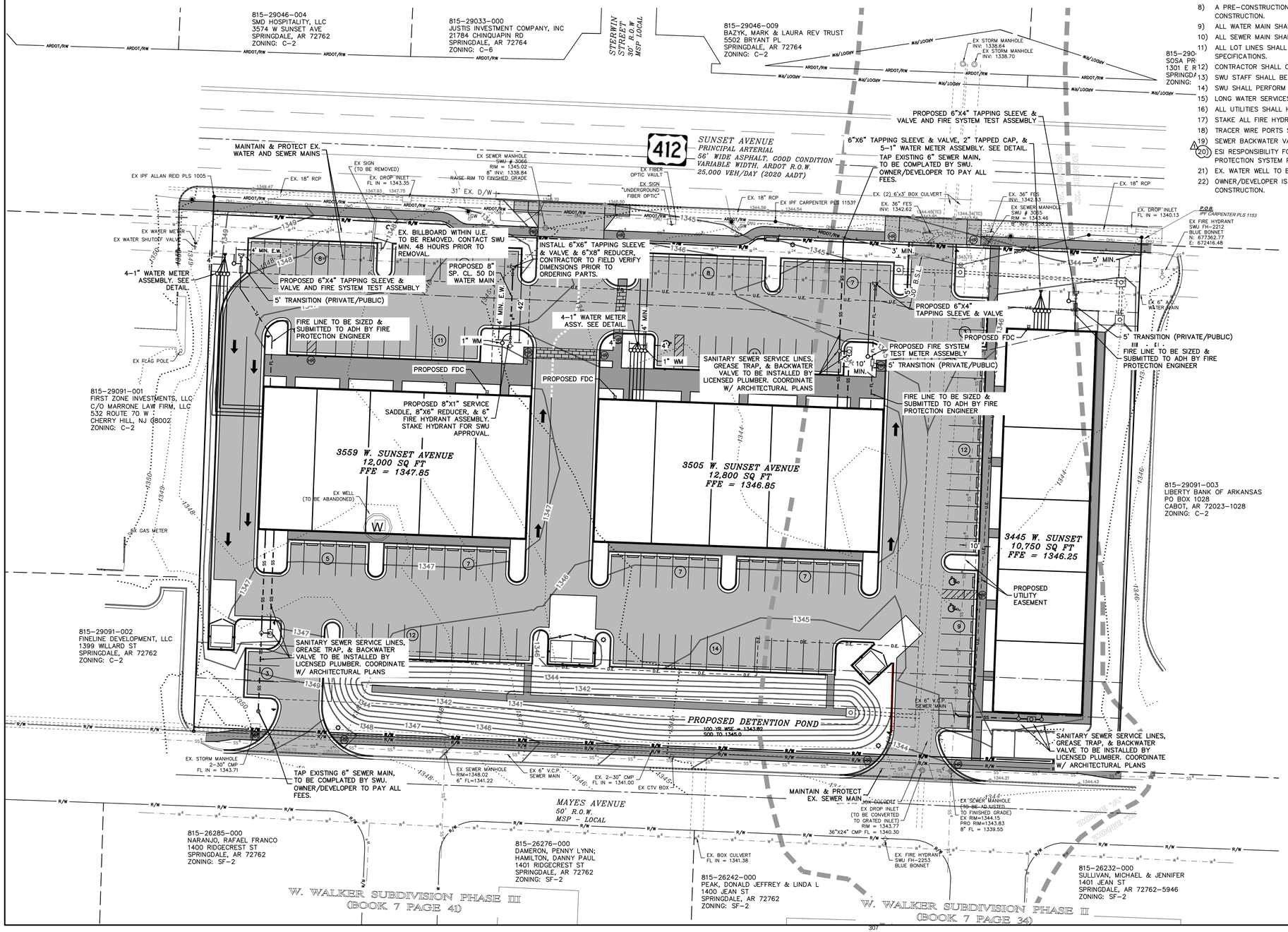
REVISION	DATE	DESCRIPTION

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SCALE: X"=XX'
DATE: Aug 16, 2023
ENGINEER: TJA
DRAWN BY: BJR
W.O. #: 21981

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NOTES:

1) CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR ALL STREET CUTS, BORES, AND RESPECTIVE RIGHT-OF-WAY PERMITS FOR THE PROPOSED PROJECT.
2) FIELD LOCATE AND VERIFY THE LOCATION OF EXISTING WATER AND SANITARY SEWER FACILITIES. INDICATE THE LOCATION OF THESE FACILITIES ON THE DRAWING AND PROVIDE ADEQUATE EASEMENTS, ON-SITE AND OFF-SITE, ACCEPTABLE TO THE SPRINGDALE WATER UTILITIES. EASEMENTS SHALL BE ESTABLISHED SUCH THAT A 10-FOOT SPACE SHALL BE PROVIDED BETWEEN THE UTILITY AND ANY PERMANENT STRUCTURE AND EASEMENTS SHALL BE PROVIDED SUCH THAT 10' IS BETWEEN THE UTILITY AND EASEMENT LINE.
3) THE FINAL APPROVAL AND ACCEPTANCE OF FACILITIES PROPOSED HEREIN IS SUBJECT TO THE ACCEPTANCE BY THE UTILITY OF A UTILITY SPACING PLAN. PRIOR TO ANY CONSTRUCTION ON THIS PROJECT, PLEASE SUBMIT A UTILITY SPACING PLANS. THE OWNER AND ENGINEER MUST SUBMIT CERTAIN ASSURANCE IN WRITTEN FORM GUARANTEEING ADHERENCE TO SAID PLAN.
4) FULL DEPTH COMPACTED CLASS 7 BASE MATERIAL IS REQUIRED FOR THE WATER AND SEWER TRENCHES UNDER PRIVATE EXISTING OR PROPOSED DRIVING SURFACES.
5) THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS.
6) ALL WATER AND SEWER MAIN LINE EXTENSIONS AND SERVICES SHALL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE SPRINGDALE WATER UTILITIES SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES.
7) CONSTRUCTION PLANS AND SPECIFICATIONS WILL NEED TO BE SUBMITTED AND APPROVED BY SWU AND THE ARKANSAS DEPARTMENT OF HEALTH PRIOR TO BEGINNING ANY WATER AND SEWER CONSTRUCTION.
8) A PRE-CONSTRUCTION MEETING IS TO BE HELD WITH THE WATER AND SEWER CONTRACTOR AND SWU PRIOR TO BEGINNING ANY CONSTRUCTION.
9) ALL WATER MAIN SHALL BE SPECIAL CLASS 50 DUCTILE IRON.
10) ALL SEWER MAIN SHALL BE PVC SDR 26 HEAVY WALL SEWER PIPE.
11) ALL LOT LINES SHALL BE STAKED IN ADVANCE OF WATER AND SANITARY SEWER CONSTRUCTION PER SWU STANDARD SPECIFICATIONS.
12) CONTRACTOR SHALL CONTACT SWU PRIOR TO PERFORMING WORK.
13) SWU STAFF SHALL BE PRESENT DAY OF TAPPING, DISINFECTION AND FLUSHING.
14) SWU SHALL PERFORM AND BE PRESENT FOR ALL TAPS TO EXISTING SYSTEM.
15) LONG WATER SERVICES SHALL BE ENCASED WITH 2" SLEEVE.
16) ALL UTILITIES SHALL HAVE FULL DEPTH BACKFILL (FLOWABLE FILL) UNDER PUBLIC ROADWAYS.
17) 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) SEWER BACKWATER VALVES TO BE INSTALLED ON PRIVATE SERVICE LINE BY LICENSED PLUMBER WHERE APPLICABLE.
20) ESI RESPONSIBILITY FOR DESIGN ENDS AT THE 5' PUBLIC/PRIVATE TRANSITION PER SWU DETAIL DWG S-39. PRIVATE FIRE PROTECTION SYSTEM PLANS FOR INFRASTRUCTURE BEYOND THIS TRANSITION WILL BE SUBMITTED TO ADH BY OTHERS.
21) EX. WATER WELL TO BE ABANDONED PER ARKANSAS WATER WELL COMMISSION REQUIREMENTS.
22) OWNER/DEVELOPER IS RESPONSIBLE FOR REPLACING EXISTING WATER OR SANITARY SEWER PIPE IF DAMAGED DURING CONSTRUCTION.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13828
THOMAS JASON APPEL

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

- 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
- SD 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

ENGINEERING SERVICES INC.
1707 E. JOYCE BLVD.
SUITE 100
SPRINGDALE, ARKANSAS 72764

UTILITY PLAN
CADENCE PLAZA
SPRINGDALE, ARKANSAS

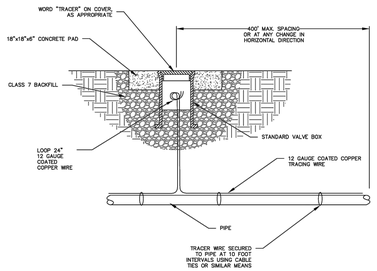
REVISION	DATE	DESCRIPTION
1	2/15/22	REV. NOTE PER ADH

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SCALE: 1"=30'
DATE: Aug 15, 2023
ENGINEER: TJA
DRAWN BY: BJR
W.O. #: 21981

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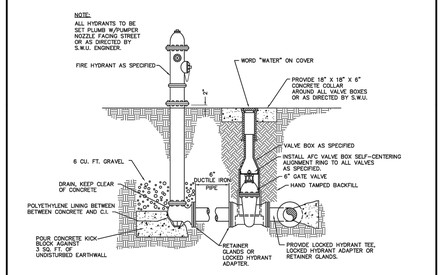
TRACING WIRE CONNECTION PORT

N.T.S.
M-1

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5731

MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION

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



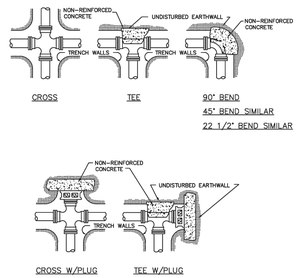
FIRE HYDRANT & GATE VALVE

N.T.S.

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5731

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



NOTES:

1. ALL FITTINGS SHALL BE MECHANICAL JOINTS, UNLESS OTHERWISE SPECIFIED.
2. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
3. WRAP ALL FITTINGS WITH POLYETHYLENE AS SPECIFIED.
4. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
5. BACKING FOR FUTURE LINE EXTENSIONS SHALL BE SUCH THAT REMOVAL OF BACKING IS POSSIBLE IN THE FUTURE.
6. ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL AND VERTICAL, SHALL BE BACKED.
7. THE REACTION BACKING TABLE IS BASED ON 150 PSI AND A SOIL BEARING PRESSURE OF 2,500 LB/SQ FT. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS 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	3	2	1
8"	7	5	3	2
10"	10	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	28	14	7
24"	38	38	20	10
30"	59	60	32	16
36"	85	85	46	23

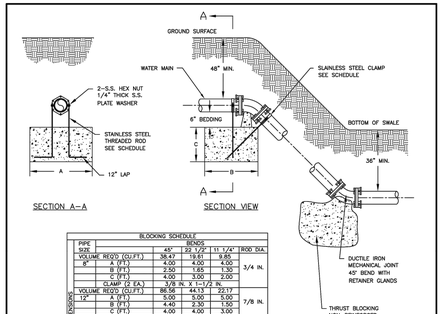
REACTION BACKING

N.T.S.

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5731

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



BLOCKING SCHEDULE

PIPE		BENDS			
SIZE		45°	22 1/2°	11 1/4°	ROD DIA.
6"	VOLUME REQ'D (CU.FT.)	38.47	19.61	8.85	
	A (FT.)	4.00	4.00	4.00	
	B (FT.)	2.50	1.85	1.30	3/4 IN.
	C (FT.)	4.00	3.00	2.00	
	CLAMP (2 EA.)	3/8 IN. X 1-1/2 IN.			
12"	VOLUME REQ'D (CU.FT.)	86.56	44.13	22.17	
	A (FT.)	5.00	5.00	5.00	
	B (FT.)	4.40	2.30	1.50	7/8 IN.
	C (FT.)	4.00	4.00	3.00	
	CLAMP (2 EA.)	3/16 IN. X 2 IN.			
20"	VOLUME REQ'D (CU.FT.)	240.43	125.25	60.68	
	A (FT.)	8.00	8.00	8.00	
	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.			
24"	VOLUME REQ'D (CU.FT.)	346.25	180.36	84.58	
	A (FT.)	6.00	6.00	6.00	
	B (FT.)	7.25	4.50	3.35	1 IN.
	C (FT.)	8.00	7.00	5.00	
	CLAMP (2 EA.)	5/8 IN. X 3 IN.			

VOLUME CALCULATED ON TEH BASIS OF CONCRETE REACTING THRUST ON THE RESPECTIVE BENDS UNDER AN INTERNAL PRESSURE OF 150 PSI AND THE WEIGHT OF CONCRETE IS 150 LBS PER CU. FT.

NOTES:

1. DIMENSIONS AND CONCRETE VOLUMES SHOWN ARE GENERAL IN NATURE. EXACT SIZING SHALL BE BASED ON ENGINEER'S DESIGNS.
2. ALL FITTINGS SHALL BE MECHANICAL JOINTS.
3. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
4. WRAP ALL FITTINGS WITH POLYETHYLENE.
5. RETAINERS TO BE MEGA-LUG WITH 3/4" STAINLESS STEEL ALL THREAD RESTRAINING RODS OR APPROVED EQUAL.

VERTICAL TIE-DOWN BLOCKING

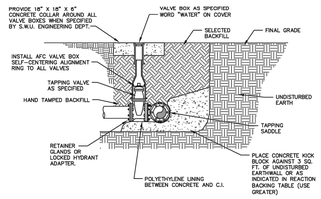
N.T.S.

SPRINGDALE WATER UTILITIES
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-4 | DATE: MARCH 2008

PLAN VIEW



PROFILE VIEW

TAPPING SADDLE & VALVE

N.T.S.
S-5

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

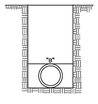
DRAWN BY: CAC | DRAWING NO: S-5 | DATE: AUGUST 2014

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



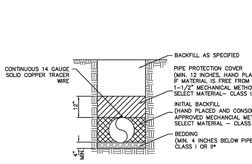
TYPICAL PIPE TRENCH

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



D.I. PRESSURE WATER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 2")

N.T.S.

D.I. PRESSURE PIPE TRENCH FOR FORCE MAINS

(STANDARD LAYING CONDITION "TYPE 3")

N.T.S.

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

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

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

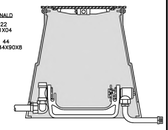
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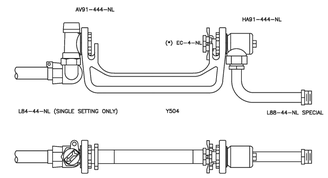
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER FORD	MUELLER	KY. McDONALD
1	INLET CONNECTION	LB4-44-NL	P-15531N	747794-22
1	YOKE ANGLE KEY VALVE	A951-444-NL	H-14278N	74064Y 1X24
1	YOKE ASSEMBLY	Y504	H-14286N	702
1	YOKE ANGLE CHECK VALVE	HA91-444-NL	H-14248N	702-41E 44
1	OUTLET CONNECTION	LB6-44-NL SPECIAL	H-15538N	710JPP 44X90X8
1	METER BOX ASSEMBLY	34F-1B624X624D W/LID		





TYPICAL 1" METER SETTING

YOKE ASSEMBLY, 1" METER
1" COPPER OR PE P.J. TO 1" CTS PLASTIC OR MIP

N.T.S.

NOTES:

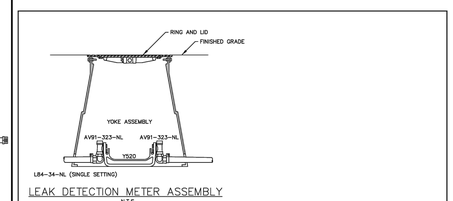
ALL MATERIALS INSTALLED IN POTABLE WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF "LEAD FREE" CONTAINED IN PUBLIC LAW 111-380.

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

SPRINGDALE WATER UTILITIES
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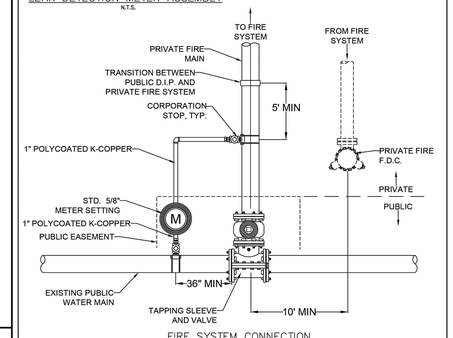
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-24 | DATE: AUGUST 2014



LEAK DETECTION METER ASSEMBLY

N.T.S.



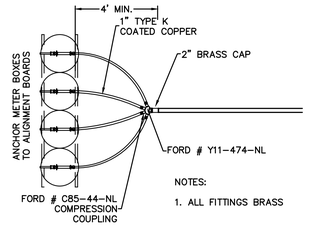
FIRE SYSTEM CONNECTION

N.T.S.

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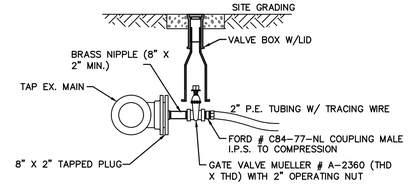
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



NOTES:

1. ALL FITTINGS BRASS



METER ARRAY ASSEMBLY
NOT TO SCALE

ENGINEERING SERVICES INC.
1707 S. 48TH STREET, SUITE 103
SPRINGDALE, ARKANSAS 72764

WATER & SEWER STANDARD DETAILS
CADENCE PLAZA
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: NTS
DATE: Aug 15, 2023
ENGINEER: TJA
DRAWN BY: BJR
W.O. #: 21981

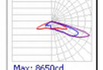
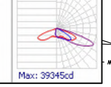
L23-54

9

Statistics

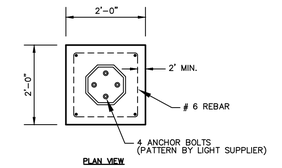
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
East Alley		1.5 fc	4.7 fc	0.3 fc	15.7:1	5.0:1
East Entry		2.3 fc	3.0 fc	1.6 fc	1.9:1	1.4:1
East Parking Lot	+	3.0 fc	5.1 fc	0.8 fc	6.4:1	3.8:1
Middle Alley	X	2.2 fc	4.1 fc	0.9 fc	4.6:1	2.4:1
North Parking Lot	■	2.9 fc	7.8 fc	0.6 fc	13.0:1	4.8:1
South Parking Lot	+	3.3 fc	6.1 fc	0.9 fc	6.8:1	3.7:1
West Entry	X	4.4 fc	6.6 fc	2.5 fc	2.6:1	1.8:1

Schedule

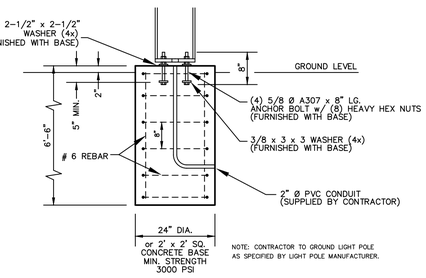
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	C		1	Holophane	HLWPC2 P30 40K XX T3M	Wallpack Full Cutoff LED, LED Performance Package P10, 4000 series CCT, Voltage, Type III Medium	1	7604	0.9	71	 Max: 5725cd
	I		10	Holophane	HLWPC2 P50 40K XX TFTM	Wallpack Full Cutoff LED, LED Performance Package P20, 4000 series CCT, Voltage, Forward Throw Medium	1	12125	0.9	115	 Max: 8650cd
	J		2	American Electric Lighting	ATB0 P457 R3 4K	Autobahn Small P457 Package Roadway Type III 4000K/5000K	1	29678	0.85	211	 Max: 21434cd
	K		1	American Electric Lighting	ATB2 P905 R3 4K HSS	Autobahn Large P905 Package Roadway Type III 4000K/5000K CCT House Side Shield	1	49556	0.85	295	 Max: 39345cd

NOTES:

1. ALL LIGHTS TO BE PRIVATELY MAINTAINED PARKING LOT LIGHTS UNLESS NOTED.
2. SITE CONTRACTOR TO COORDINATE LIGHTING WITH ELECTRICIAN.
3. NO STREET LIGHTS ARE EXISTING ALONG MAYES AVENUE.
4. PUBLIC STREETLIGHTS TO BE INSTALLED AND MAINTAINED BY AEP/SWEPCO, PAID FOR BY OWNER/DEVELOPER, AND BILLING TO BE PAID BY CITY OF SPRINGDALE.



PLAN VIEW

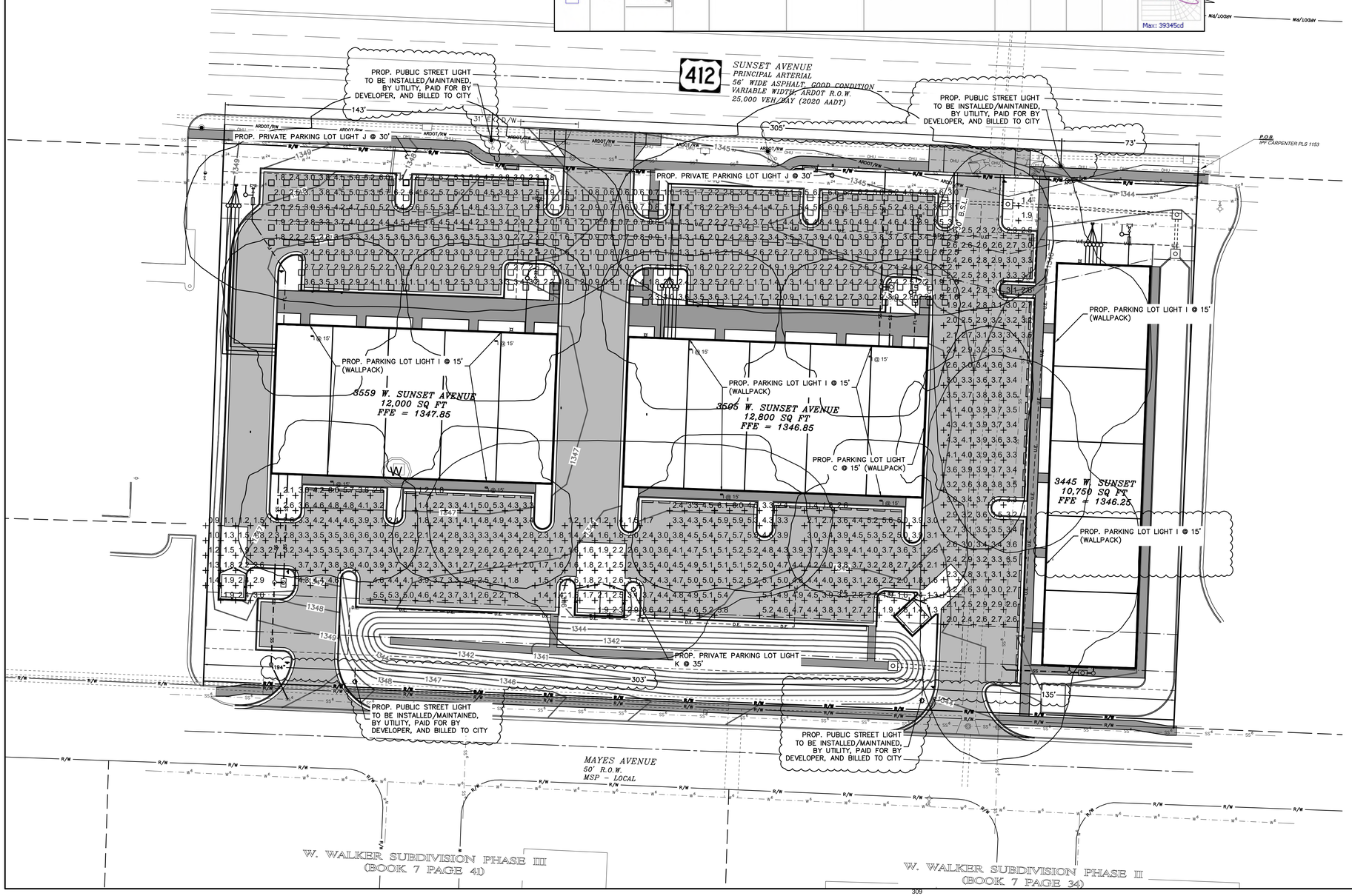


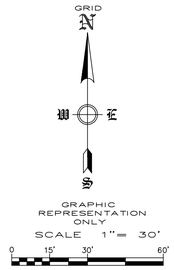
SECTION VIEW

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

LIGHT POLE FOOTING DETAIL

NOT TO SCALE





ENGINEERING SERVICES INC.
1707 S. 48TH STREET, SUITE 1
SPRINGDALE, ARKANSAS 72764

LIGHTING PLAN
CADENCE PLAZA
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION
1	9/14/22	REV. STREET LIGHTS

SCALE: 1"=30'

DATE: Aug 15, 2023

ENGINEER: TJA
DRAWN BY: BJR

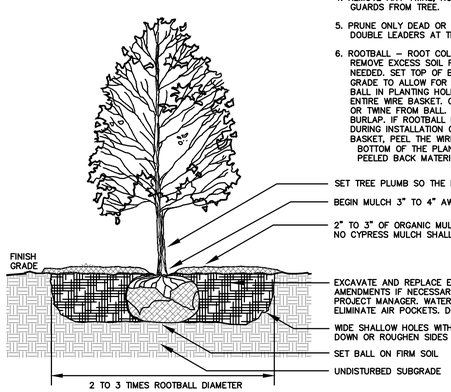
W.O. #: 21981

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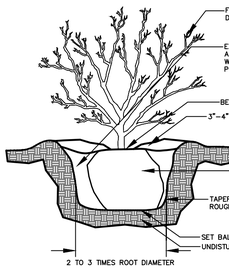
L23-54

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



TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE NOTES:

1. AUTOMATIC IRRIGATION SYSTEM OR HOSE BIBS WILL BE PROVIDED FOR ALL LANDSCAPED AREAS
2. SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION
3. NOTE THE SIZE OF LANDSCAPE TREES AND MATERIALS AT TIME OF PLANTING
4. WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
5. ALL PLANTING BEDS SHALL RECIEVE 6" OF TOPSOIL FREE OF ROCKS/WEEDS/DEBRIS PRIOR TO INSTALLATION OF PLANT MATERIAL
6. ALL PLANTING BEDS SHALL RECEIVE RIVER ROCK OR ORGANIC MULCH AT TIME OF INSTALLATION
7. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING OR MATERIAL OTHER THAN VEGETATION/SOD.
8. SHADE TREES SHALL HAVE A MIN. CALIPER OF 3" AND A HEIGHT OF 8'
9. ORNAMENTAL TREES SHALL HAVE A MIN. CALIPER OF 1.5" AND A HEIGHT OF 4'
10. ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED WITHIN THE NEXT APPROPRIATE GROWING SEASON
11. IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED FEATURES.
12. TREES SHALL BE STAKED AS NECESSARY TO PREVENT LEANING OR FALLING OVER.
13. TREES SHALL BE AT LEAST 5 FEET FROM ANY UTILITY MAIN LINES.
14. PLANT MATERIAL TO BE GUARANTEED FOR A MINIMUM PERIOD OF THREE (3) YEARS FROM DATE OF INSTALLATION.
15. TREES FRONTING LOCAL STREETS WILL REQUIRE LOWER BRANCHES TO BE TRIMMED.

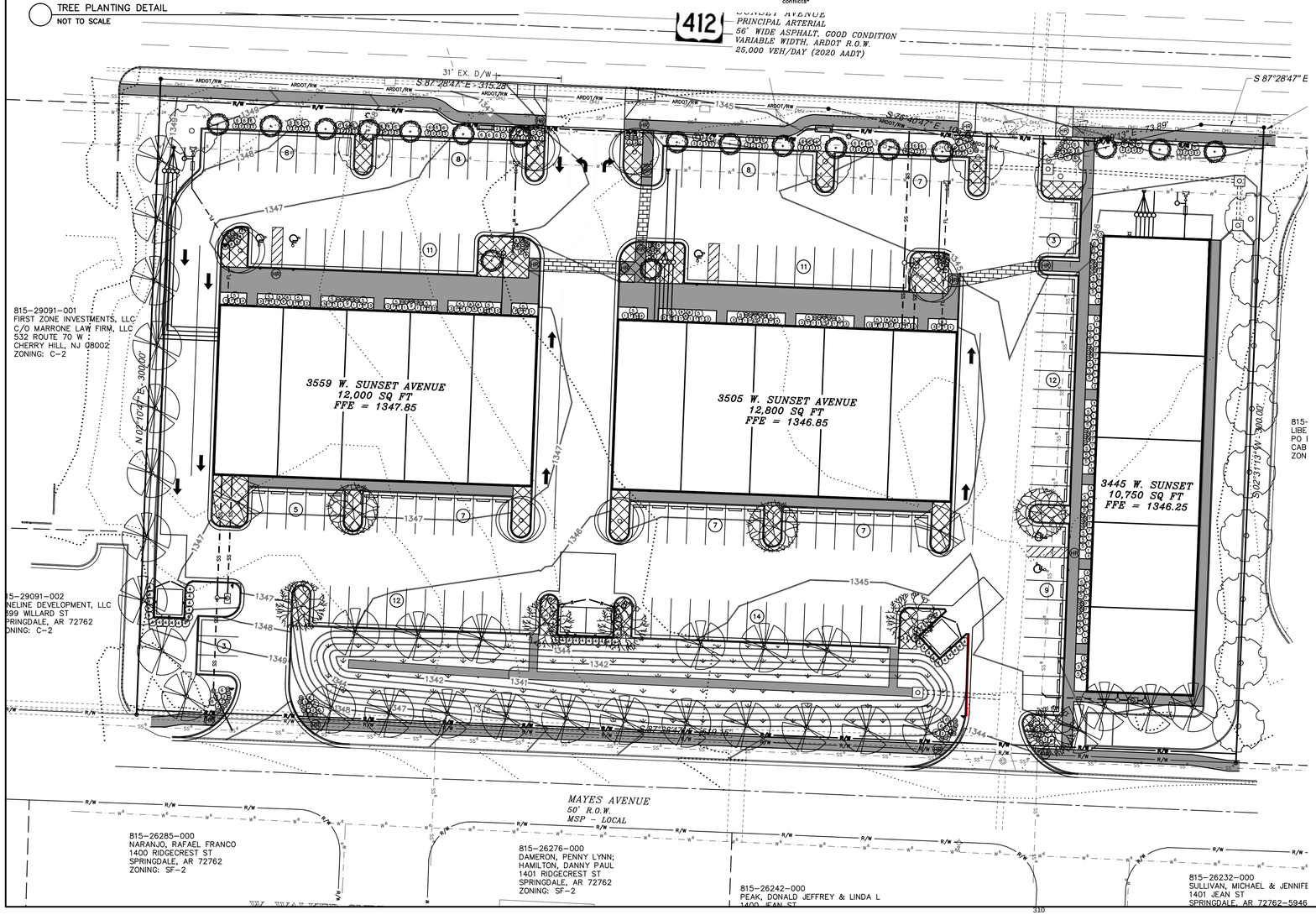
LANDSCAPE PARKING REQUIREMENTS:

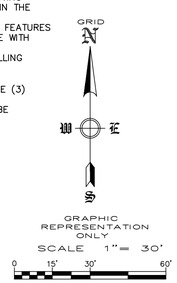
TOTAL PARKING AREA PROVIDED: 21,864 SQ. FT.
TOTAL INTERIOR LANDSCAPE REQUIRED: 1,749 SQ. FT. (8%)
TOTAL INTERIOR LANDSCAPE PROVIDED: 4,550 SQ. FT. (21%)

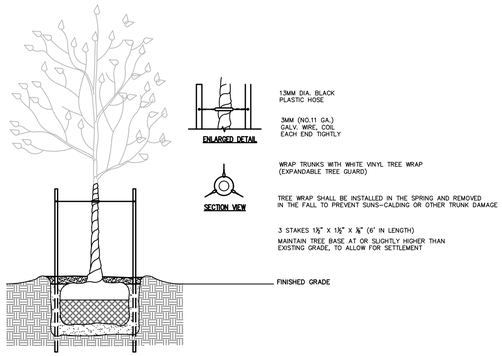
LANDSCAPE FRONTAGE REQUIREMENTS:

TOTAL FRONTAGE LF: 402 LINEAR. FT.
TOTAL FRONTAGE LANDSCAPE REQUIRED:
1 TREE AND 7 SHRUBS PER 25' =
16 TREES AND 112 SHRUBS
TOTAL INTERIOR LANDSCAPE PROVIDED:
16 TREES AND 112 SHRUBS

Due to utility conflicts with 8" sewer main, 24" water main, and 6" water main required shade trees have been change to a large shrub/small ornamental tree. Shade trees would not be suitable with existing utilities and could not be separated a min of 5' from all conflicts







SPECIFICATIONS:
1) REFER TO SPECIFICATIONS FOR SOIL MIXTURE (MODIFIED COMPOST BLEND)
2) DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
3) REMOVE TREE RINGS AND STAKES WITHIN ONE YEAR AFTER INSTALLATION.
4) MEDIAN AND ROUNDABOUT TREE SHALL USE RIVER ROCK. RIGHT-OF-WAY TREES SHALL USE MULCH.
5) TREE STAKING IS DETERMINED AFTER INSTALLATION AS NEEDED BY AN APPROVED PROJECT REPRESENTATIVE OR QUALIFIED PROFESSIONAL.
6) TREE STAKING OR RELATED ALIGNMENT SHALL NOT BE ALLOWED AT LOCATIONS WHERE PEDESTRIAN SAFETY BY PROXIMITY IS A CONSIDERATION.
7) REFER TO THE TREE PLANTING DETAIL FOR ADDITIONAL INSTALLATION REQUIREMENTS

TREE STAKING AND WRAPPING DETAIL
NOT TO SCALE

INDEX OF TREES

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	SIZE
	NORTHERN RED OAK	Quercus rubra	8	2" Cal B & B
	CHINESE PISTACHE	Pistachia chinensis	14	2" Cal B & B
	RED MAPLE	Acer rubrum	31	2" Cal B & B
	LACEBARK ELM	Ulmus parvifolia	2	2" Cal B & B
	WILLOW OAK	Quercus phellos	5	2" Cal B & B
	CRAPE MYRTLE	Lagerstroemia indica	16	2" Cal B & B
	BLACK GUM	Nyssa sylvatica	3	2" Cal B & B

INDEX OF SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
1	WINTERGEM BOXWOOD	Buxus microphylla 'Winter Gem'	93	3 GAL.
2	COMPACT INKBERRY HOLLY	Ilex glabra 'Compacta'	86	3 GAL.
3	JAPANESE SPIREA	Spiraea japonica	31	3 GAL.
4	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	50	3 GAL.
5	VIRGINIA SWEETSPIRE	Itea virginica	51	3 GAL.
6	ROSE CREEK ABELIA	Abelia x 'Rose Creek'	64	3 GAL.
7	DWARF MUGO PINE	Pinus mugo var. pumilio	20	3 GAL.
8	DRIFT GROUNDCOVER ROSE	Rosa radrazz 'Drift'	29	3 GAL.
9	OAK-LEAF HYDRANGEA	Hydrangea quercifolia	4	3 GAL.
10	DAYLILLY VARIETIES	Hemerocallis varieties	113	1 GAL.
	Bermudagrass sod	cynodon dactylon 'Tifway'		

L21-36

ESI
ENGINEERING SERVICES INC.
1203 E. EMMA AVE.
SPRINGDALE, ARKANSAS 72764

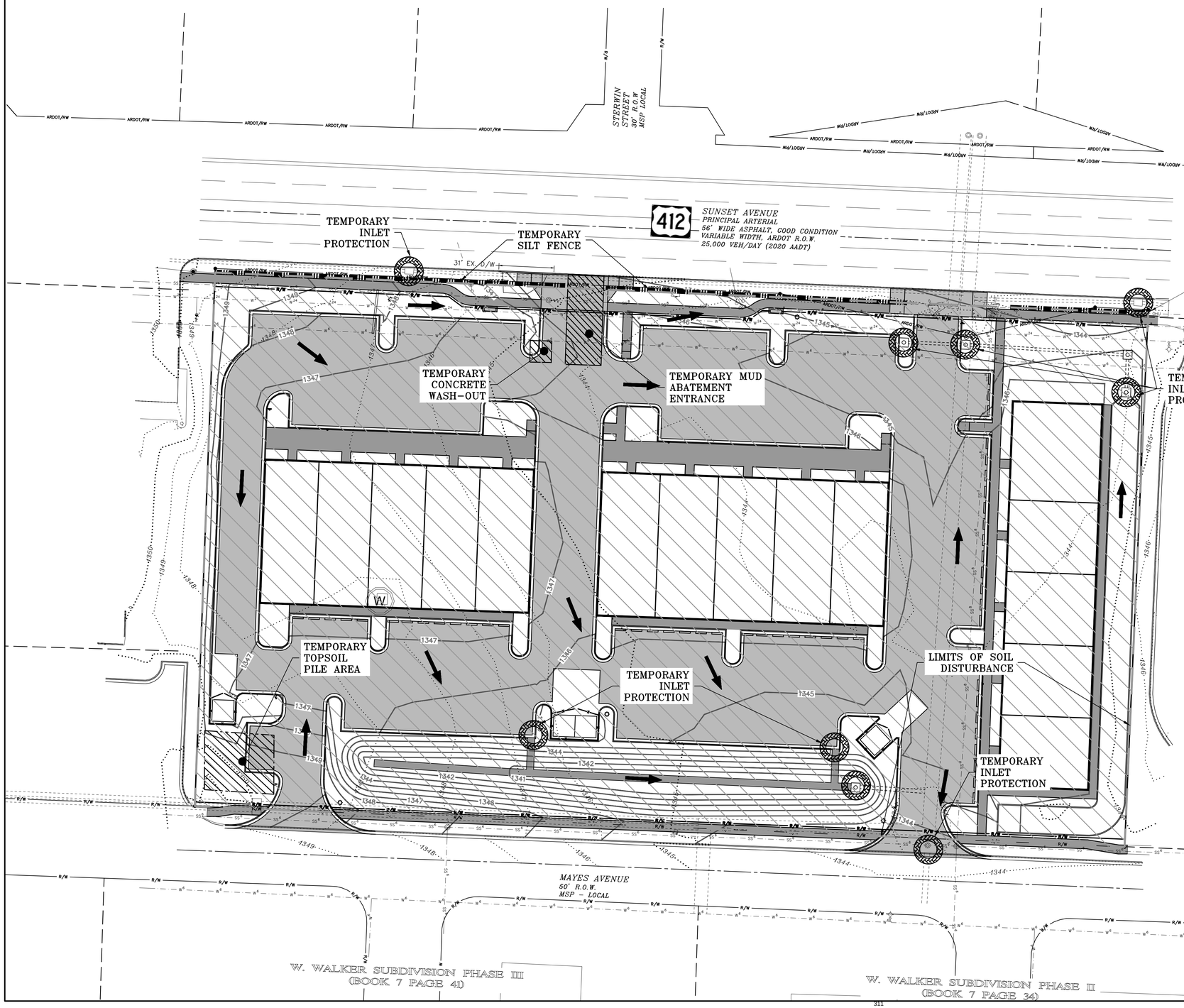
LANDSCAPE PLAN
CADENCE PLAZA
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: 1"=30'
DATE: Aug 16, 2023
ENGINEER: TJA
DRAWN BY: JLS
W.O. #: 21981

11



GRID N

GRAPHIC REPRESENTATION ONLY

SCALE 1" = 30'

0 15' 30' 60'

NOTES:

1.) ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOP SOIL AND RE-VEGETATED PER SECTION 169.06 OF THE UDC. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

2.) WHEN SILT FENCE OR WATTLES ARE NOT PLACED AT A CONSTANT ELEVATION FOLLOWING CONTOURS ON STEEP SLOPES, THE "J" HOOP METHOD SHOULD BE USED (AT 50 FT INTERVALS) TO CREATE PONDING AND PREVENT EROSION OF THE TRENCH BACKFILL OF SILT FENCE INSTALLATION.

3.) ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.

4.) PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.

5.) TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.

6.) RE-VEGETATION. RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER:
- TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE REVEGETATED AS SET FORTH IN§169.06(F)(6) BELOW. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE TREES ROOT SYSTEM.
- ZERO TO 10% GRADE: RE-VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
- 10:1 UP TO 4:1 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
- 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF
- MORE THAN 3:1 GRADE: ANY FINISH GRADE OVER 3:1 SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING:
  - RETAINING WALLS; CRIBBING WITH LANDSCAPE FABRIC; TERRACING WITH GROUNDCOVER; RIPRAP; STAKED SOD (UP TO 2:1 SLOPE)
  - IF CRIBBING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.

7.) PERMANENT EROSION CONTROL. THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.

8.) DUST. WHERE EXCESSIVE DUST MAY BECOME A PROBLEM, A PLAN FOR SPRAYING WATER ON HEAVILY TRAVELED DIRT AREAS SHALL BE ADDRESSED.

9.) CONSTRUCTION EXITS. A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 6" THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3". IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.

10.) DEBRIS, MUD, AND SOIL IN PUBLIC STREETS. DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.

11.) FRANCHISE AND PRIVATE UTILITIES. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

NOTES:

1) NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE.

2) SEED AND MULCH SHALL BE PLACED (BY OWNER) IN ALL AREAS WHERE VEGETATION IS DISTURBED.

3) STRAW AND WOOD CHIPS SHALL BE PLACED TO PROVIDE TEMPORARY PROTECTION WHILE FINAL GRADING IS BEING COMPLETED.

4) PLACE FILTER FABRIC ON ALL CURB INLETS.

*WATTLES ARE USED AS ENERGY DISSIPATION DEVICES

*WATTLES ARE USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE

*WATTLES MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED

DISTURBED AREA: 3.56 ACRES

NOTE:

NO CHANGE MAY BE MADE TO THESE APPROVED PLANS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF SPRINGDALE.

WITHIN 40 DAYS OF PLACEMENT OF CURBS, THEY SHALL BE BACKFILLED, FINE GRADED WITH A MINIMUM OF 4-INCHES OF TOPSOIL, AND HYDROMULCHED OR SODDED WITH PERMANENT GRASSES.

ALL DISTURBED AREAS, THAT ARE NOT PAVED, SHALL BE TOPSOILED, SEEDED AND STRAWED UNTIL GRASS IS ESTABLISHED.

CONSTRUCTION SEQUENCE:

1.) INSTALL EROSION CONTROL.
2.) STRIP EXISTING TOP SOIL.
3.) PREPARE SUB-GRADE AND BASE MATERIAL.
4.) POUR CONCRETE AND ASPHALT.
5.) FINAL GRADING AND ESTABLISH VEGETATION.

LEGEND

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

L23-54

ENGINEERING SERVICES INC.
1255 E. ROBINSON DRIVE
SUITE 100
SPRINGDALE, ARKANSAS 72764

SWPPP
CADENCE PLAZA
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: 1"=30'

DATE: Aug 15, 2023

ENGINEER: TJA
DRAWN BY: BJR

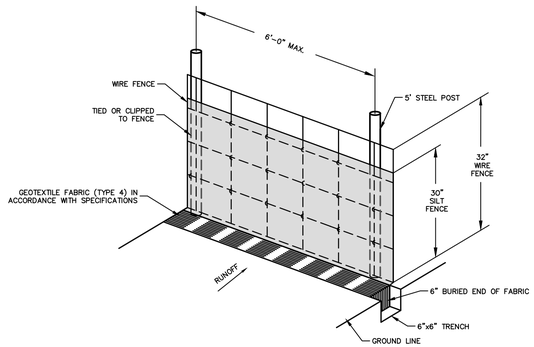
W.O. #: 21981

12

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

NOTES:

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

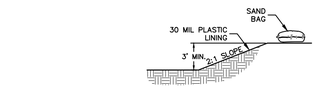


SILT FENCE NOTES

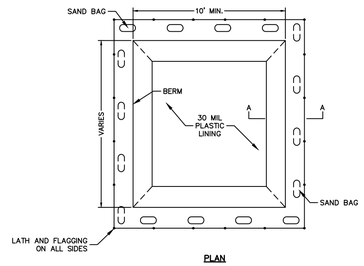
1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. HERE FENCE CANNOT BE TRENCHED IN (e.g.PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

WIRED REINFORCED BURIED EDGE SILT FENCE

NOT TO SCALE



SECTION A – A



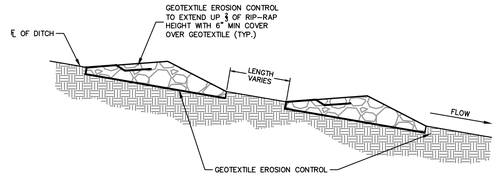
PLAN

NOTES:

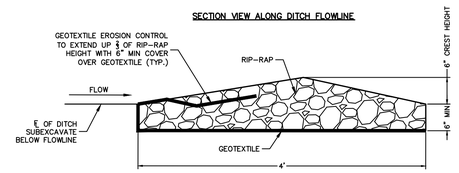
1) LATH AND FLAGGING SHOULD BE COMMERCIAL TYPE.
2) PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 30 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

CONCRETE WASH–OUT AREA

NOT TO SCALE



SECTION VIEW ALONG DITCH FLOWLINE

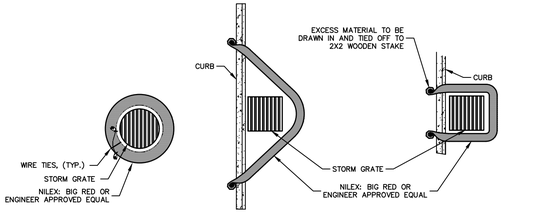


SECTION VIEW OF CHECK DAM

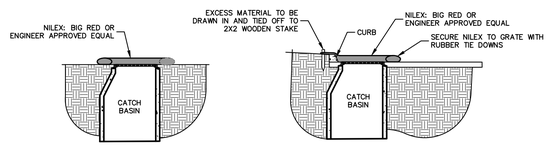
NOTES:

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

ROCK CHECK DAM



DRAIN INLET PLAN | CURBSIDE OPTION "A" PLAN | CURBSIDE OPTION "B" PLAN



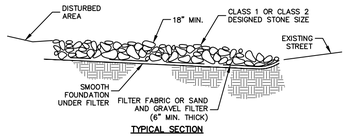
DRAIN INLET SECTION | CURBSIDE SECTION

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

ESI
ENGINEERING SERVICES INC.
1235 E. DAVIS DRIVE, SUITE 100
SPRINGDALE, ARKANSAS 72764

SWPPP DETAILS
CADENCE PLAZA
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: NTS

DATE: Aug 15, 2023

ENGINEER: TJA
DRAWN BY: BJR

W.O. #: 21981

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L23–54

13

PLANS FOR

DRIVEWAY IMPROVEMENTS

TO SERVE

CADENCE PLAZA

A COMMERCIAL DEVELOPMENT

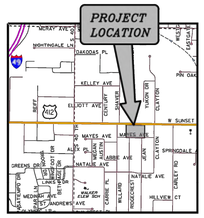
IN

SPRINGDALE, ARKANSAS

L21-36

ARKANSAS ONE CALL SYSTEM, INC.
DIAL 811 OR 1-800-482-8998
TOLL FREE BEFORE YOU DIG

TICKET 210915-1822



VICINITY MAP

March 3, 2022

BY

ENGINEERING SERVICES INC.

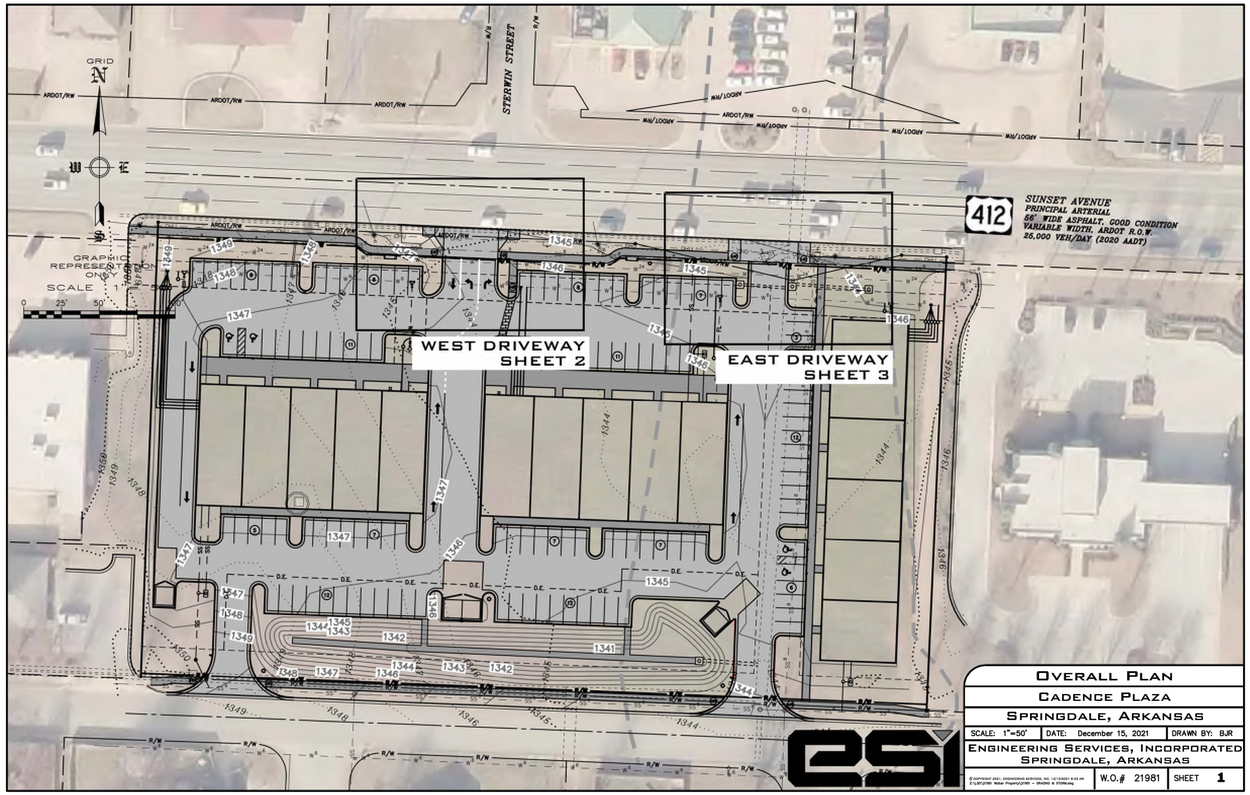
CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
–	COVER
1	OVERALL PLAN
2-3	DRIVEWAY IMPROVEMENTS
4	SPECIAL DETAILS
CG-1	ARDOT CURBING DETAILS
DR-1	ARDOT DRIVEWAYS & ISLANDS

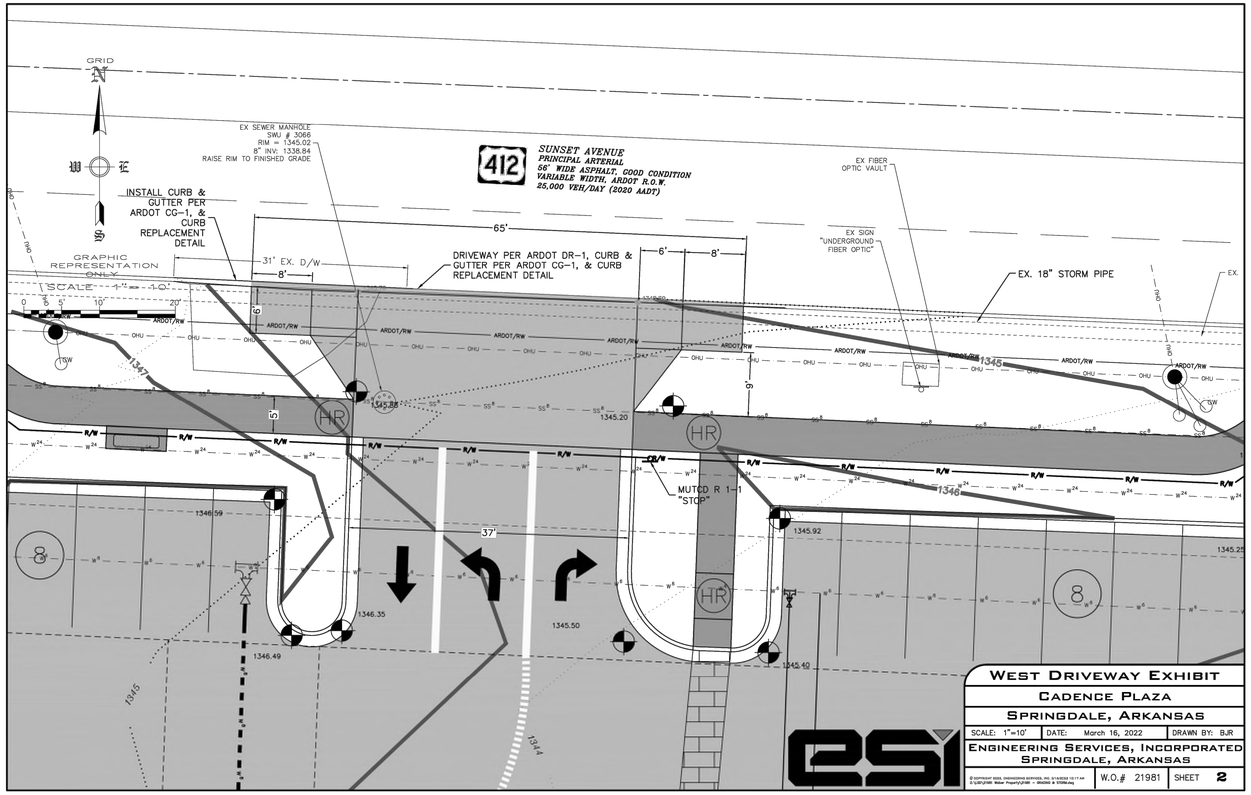
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13828
THOMAS JASON APPEL
4.3.22

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

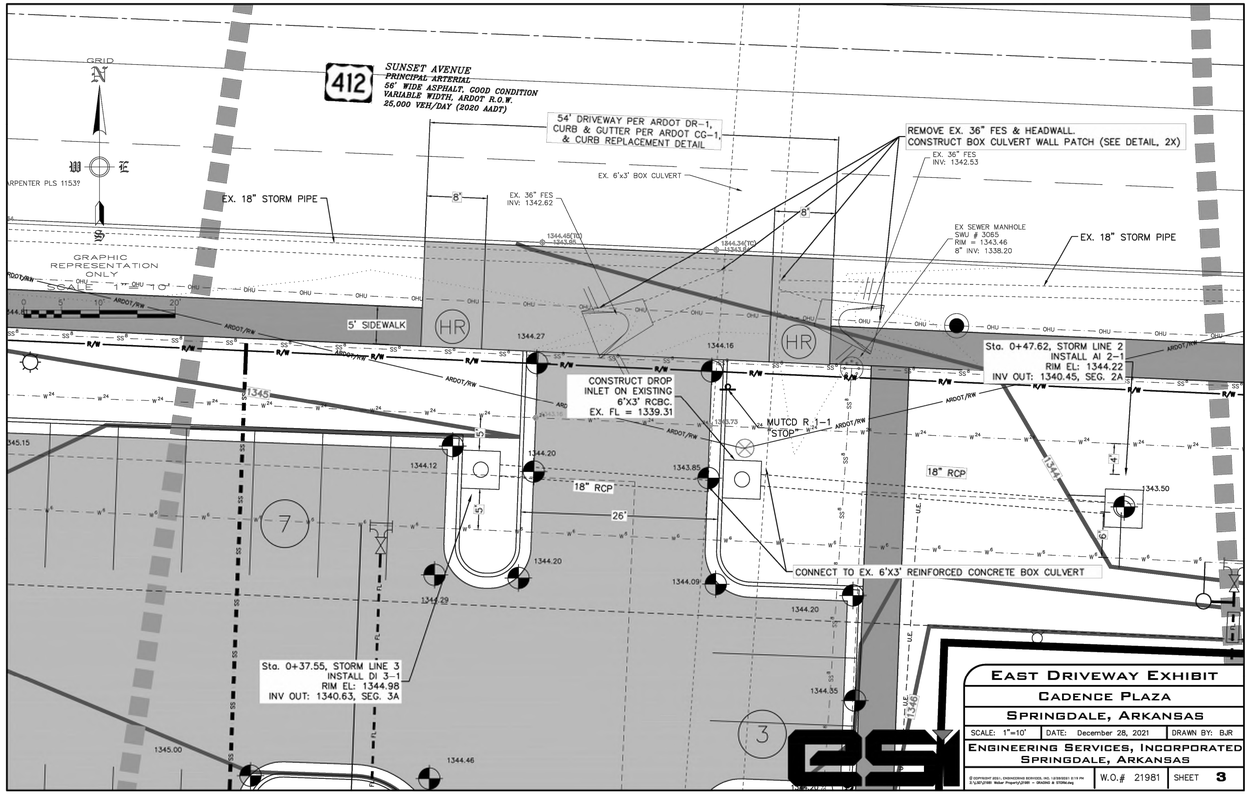
CERTIFICATE OF AUTHORIZATION
ENGINEERING SERVICES, INC.
131
ARKANSAS • ENGINEER



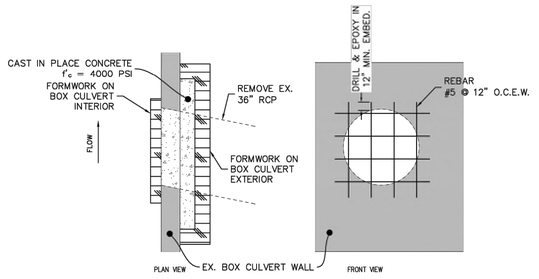
OVERALL PLAN			
CADENCE PLAZA			
SPRINGDALE, ARKANSAS			
SCALE: 1"=50'	DATE: December 15, 2021	DRAWN BY: BJR	
ENGINEERING SERVICES, INCORPORATED SPRINGDALE, ARKANSAS			
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WEST DRIVEWAY EXHIBIT			
CADENCE PLAZA			
SPRINGDALE, ARKANSAS			
SCALE: 1"=10'	DATE: March 16, 2022	DRAWN BY: BJR	
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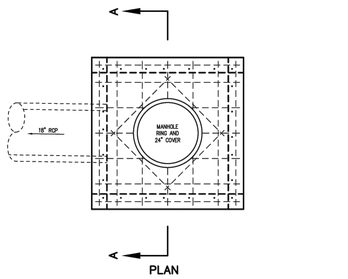


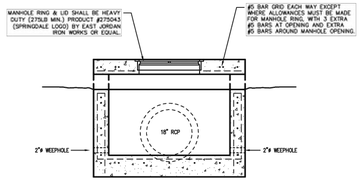
EAST DRIVEWAY EXHIBIT			
CADENCE PLAZA			
SPRINGDALE, ARKANSAS			
SCALE: 1"=10'	DATE: December 28, 2021	DRAWN BY: BJR	
ENGINEERING SERVICES, INCORPORATED SPRINGDALE, ARKANSAS			
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BOX CULVERT WALL PATCH

NOT TO SCALE

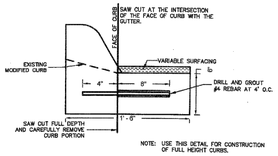




AREA INLET 2-1
LINE 2

NOTES:

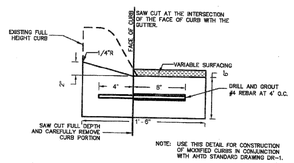
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1-1/2" COVER UNLESS OTHERWISE NOTED.
3. CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
4. WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, THE GUTTER SHALL BE CONSTRUCTED INTEGRAL WITH THE 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.



NOTE: USE THIS DETAIL FOR CONSTRUCTION OF FULL HEIGHT CURBS.

AHTD DETAIL FOR REPLACEMENT OF EXISTING DRIVEWAY

NOT TO SCALE



NOTE: USE THIS DETAIL FOR CONSTRUCTION OF MODIFIED CURBS IN CONJUNCTION WITH AHTD STANDARD DRAWING DR-1.

AHTD DETAIL OF CURB REPLACEMENT FOR NEW DRIVEWAY CONSTRUCTION

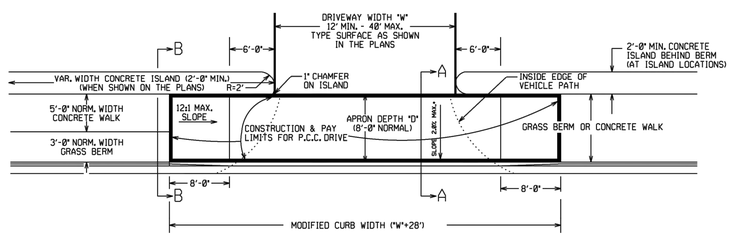
NOT TO SCALE

8-29-07	REVISED GUTTER SLOPE & MODIFIED CURB DETAILS	
1-15-09	ADDED DETAILS OF TYPE E CURBS	
6-18-09	REVISED MODIFIED CURB	
8-5-13	ADDED NOTE TO SPECIAL MODIFIED CURB	
6-4-13	CORRECTED GUTTER SLOPE	8-5-13
4-25-22	ADDED TYPE A & B GUTTER SLOPE	8-5-22
5-20-22	ADDED TYPE E GUTTER SLOPE	8-5-22
6-30-22	VARIED DEPTH TYPE A & B-1	8-5-22
7-25-22	REVISED MODIFIED CURB	8/30/22-8-22
8-2-22	REVISED MODIFIED CURB	8/30/22-8-22
10-2-22	REVISED AND REDRAWN	10/2/22-8-22
DATE	REVISION	DATE FILMED

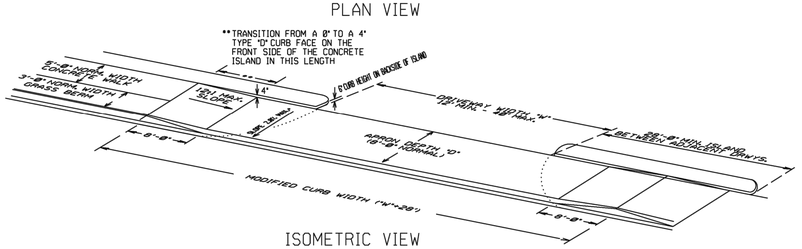
ARKANSAS STATE HIGHWAY COMMISSION

CURBING DETAILS

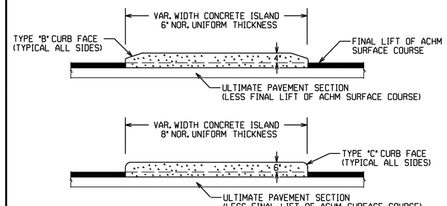
STANDARD DRAWING CG-1



PLAN VIEW

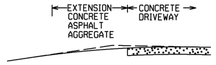


ISOMETRIC VIEW



CURBED ISLANDS FOR CHANNELIZATION

REFER TO PLANS FOR TYPE OF CURB FACE TO BE USED. NO DIRECT PAYMENT WILL BE MADE FOR THE CURB FACES SHOWN ON THE ISLAND DETAILS. PAYMENT FOR THE CURB FACE WILL BE INCLUDED IN THE UNIT PRICE BID FOR THE ITEM "CONCRETE ISLAND".



EXTENSION TYPICAL SECTIONS

1: CONCRETE - 6" P.C. CONCRETE DRIVEWAY

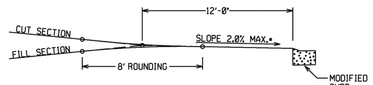
2: ASPHALT - 2" ACHM SURFACE COURSE (1/2")
4" ACHM BINDER COURSE (1") OR
4" ACHM BASE COURSE (1-1/2")

3: ASPHALT - 2" ACHM SURFACE COURSE (1/2")
7" AGGREGATE BASE COURSE

4: AGGREGATE - 6" AGGREGATE BASE COURSE

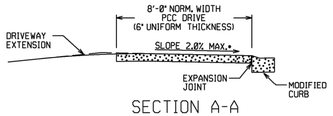
THE TYPE OF EXTENSION SHALL BE AS SHOWN IN THE PLANS. THE CONTRACTOR MAY, WITH THE APPROVAL OF THE ENGINEER, SUBSTITUTE A LOWER NUMBERED TYPE OF EXTENSION IN LIEU OF THE TYPE SPECIFIED IN THE PLANS, BUT AT NO ADDITIONAL COST TO THE DEPARTMENT.

DRIVEWAY EXTENSION DETAILS

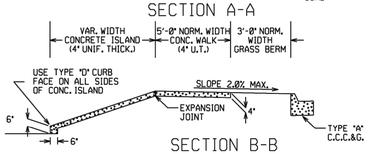


DRIVEWAY VERTICAL ALIGNMENT DETAILS

* NOTE: DRIVEWAYS MAY NOT BE SLOPED AWAY FROM THE ROADWAY UNLESS APPROVED BY THE ENGINEER.



SECTION A-A



SECTION B-B

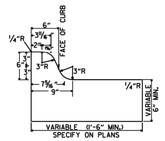
CURBED ISLAND BEHIND WALK

11-07-19		REVISED WALK DETAILS
2-27-14		REVISED PLAN & ISOMETRIC VIEW
11-29-07		ADDED CHANNELIZATION ISLAND WITH TYPE C CURB FACE & REVISED DRIVEWAY SLOPE NOTE & VERTICAL ALIGNMENT DETAIL
11-10-05		REV. APRON SLOPE & DEPTH OF AGG. BASE.
8-22-02		ADDED ISLAND DETAILS & NOTES
3-30-00		REV. MOD. CURB WIDTH & TRANS. NOTE
11-15-98		REVISED NOTES
11-18-96		REDRAWN AND REISSUED
DATE REV	DATE FILMED	DESCRIPTION

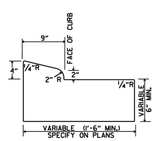
ARKANSAS STATE HIGHWAY COMMISSION

DETAILS OF DRIVEWAYS & ISLANDS

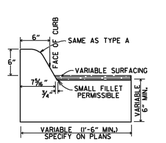
STANDARD DRAWING DR-1



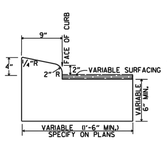
TYPE A



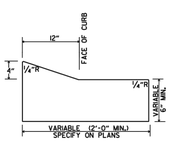
TYPE B-1



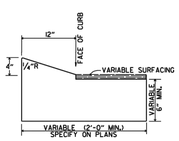
TYPE C



TYPE B-2

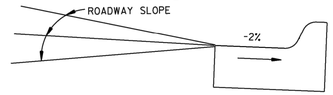


TYPE E-1



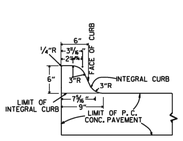
TYPE E-2

CONCRETE COMBINATION CURB AND GUTTER

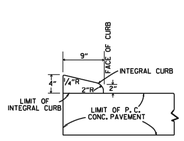


DETAIL OF GUTTER SLOPE

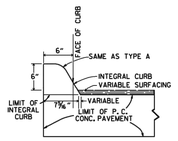
GUTTER SHALL BE CONSTRUCTED ON 2% SLOPE AWAY FROM ROADWAY, REGARDLESS OF ROADWAY SLOPE.



TYPE A

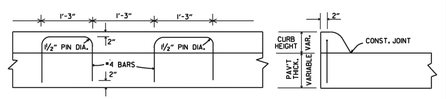


TYPE B



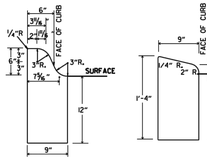
TYPE C

INTEGRAL CURB

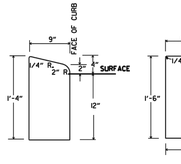


LONGITUDINAL SECTION ELEVATION

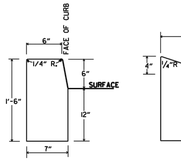
ALTERNATE CONSTRUCTION METHOD FOR INTEGRAL CURB



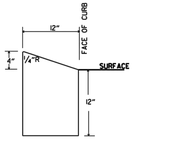
TYPE A



TYPE B

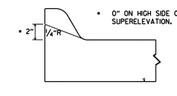


TYPE D



TYPE E

CONCRETE CURB



NOTE: USE MODIFIED CURB AS SPECIFIED ON STD. DR-1. COMPENSATION FOR MODIFIED CURB WILL BE CONSIDERED INCLUDED IN THE PRICE BID FOR THE TYPE OF CURB OR CURB AND GUTTER SPECIFIED.

DETAILS OF MODIFIED CURB

SPECIAL DETAILS-DRIVEWAYS

CADENCE PLAZA

SPRINGDALE, ARKANSAS

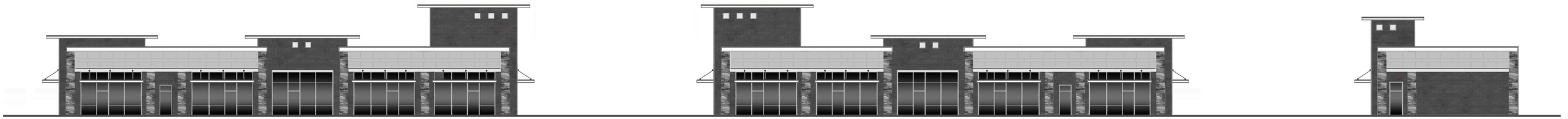
SCALE: NTS | DATE: December 28, 2021 | DRAWN BY: BJR

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

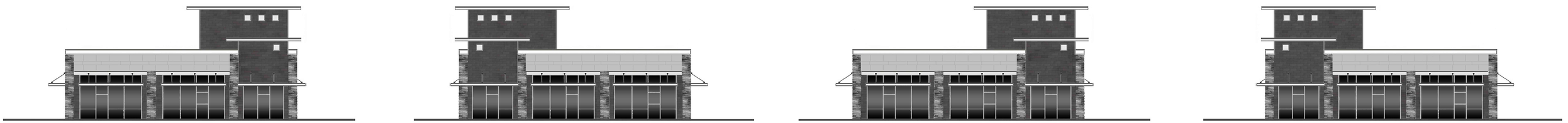
© COPYRIGHT 2021, ENGINEERING SERVICES, INC. 12/29/2021 2:13 PM
S:\SBF\21981 Walker Property\LP\DR-1 TYPICAL DETAILS.dwg

W.O.# 21981 | SHEET 4









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

L23-53

September 16, 2021

City of Springdale
c/o Debbie Pounders
Planning & Community Development Division
201 Spring Street
Springdale, Arkansas 72764

Re: Certified List of Adjacent Property Owners
Cadence Plaza (Prev. L21-36)
Sunset Avenue
Springdale, AR

Debbie:

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

815-29048-000, 815-29092-000, 815-29030-000
ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK, AR 72203

815-29046-009
BAZYK, MARK A & LAURA A REVOCABLE TRUST
5502 BRYANT PL
SPRINGDALE, AR 72764

815-29046-011
SOSA PROPERTIES LLC
1301 E ROBINSON AVE SUITE C16
SPRINGDALE, AR 72764-5721

815-29091-003
LIBERTY BANK OF ARKANSAS
PO BOX 1028
CABOT, AR 72023-1028

815-26232-000
SULLIVAN, MICHAEL & JENNIFER
1401 Jean St
Springdale, AR 72762-5946

815-26242-000
PEAK, DONALD JEFFREY & LINDA L
1400 JEAN ST
SPRINGDALE, AR 72762

815-26276-000
AYALA, BORIS ANIBAL DORE
1401 RIDGECREST ST
SPRINGDALE, AR 72762

815-26285-000
NARANJO, RAFAEL FRANCO
1400 RIDGECREST ST
SPRINGDALE, AR 72762

815-29091-002
FINELINE DEVELOPMENT LLC
1399 WILLARD ST
SPRINGDALE, AR 72762

815-29091-001
FIRST ZONE INVESTMENTS LLC
C/O MARRONE LAW FIRM LLC
532 ROUTE 70 W
CHERRY HILL, NJ 08002

815-29046-010
PHILLIPS, DONALD & JANET FAMILY TRUST
9776 SOARING HAWK DR
BENTONVILLE, AR 72712

815-29046-004
SMD HOSPITALITY LLC
3574 W SUNSET AVE
SPRINGDALE, AR 72762

L23-53

815-29033-000
JUSTIS INVESTMENT COMPANY INC
21784 CHINQUAPIN RD
SPRINGDALE, AR 72764

Truly yours,

Rodney Woods, P.S.
07/27/2023

Z:\Engineers\00 - Engineer Projects\21981 Walker Property\Resubmittal after Expiration\2023-07-27 Submittal #1\CLAPO.docx



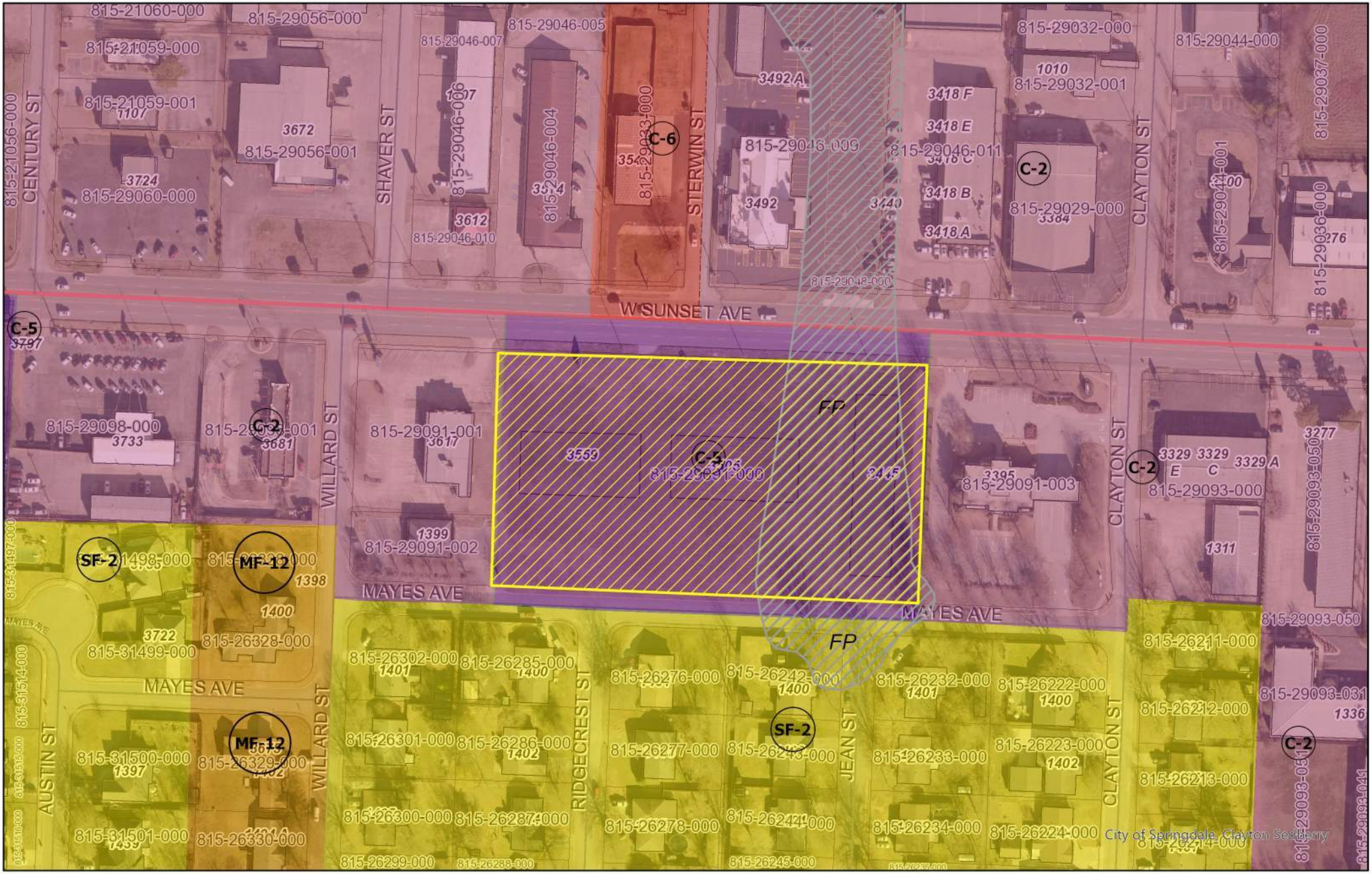
Planning Commission Meeting
September 5, 2023

Miles
0 0.01 0.02 0.03 0.04

N

PROJECT: L23-54
APPLICANT: Cadence Plaza LLC
LOCATION: 3559 W Sunset Ave
REQUEST: LSD

SPRINGDALE
WE'RE MAKING IT HAPPEN



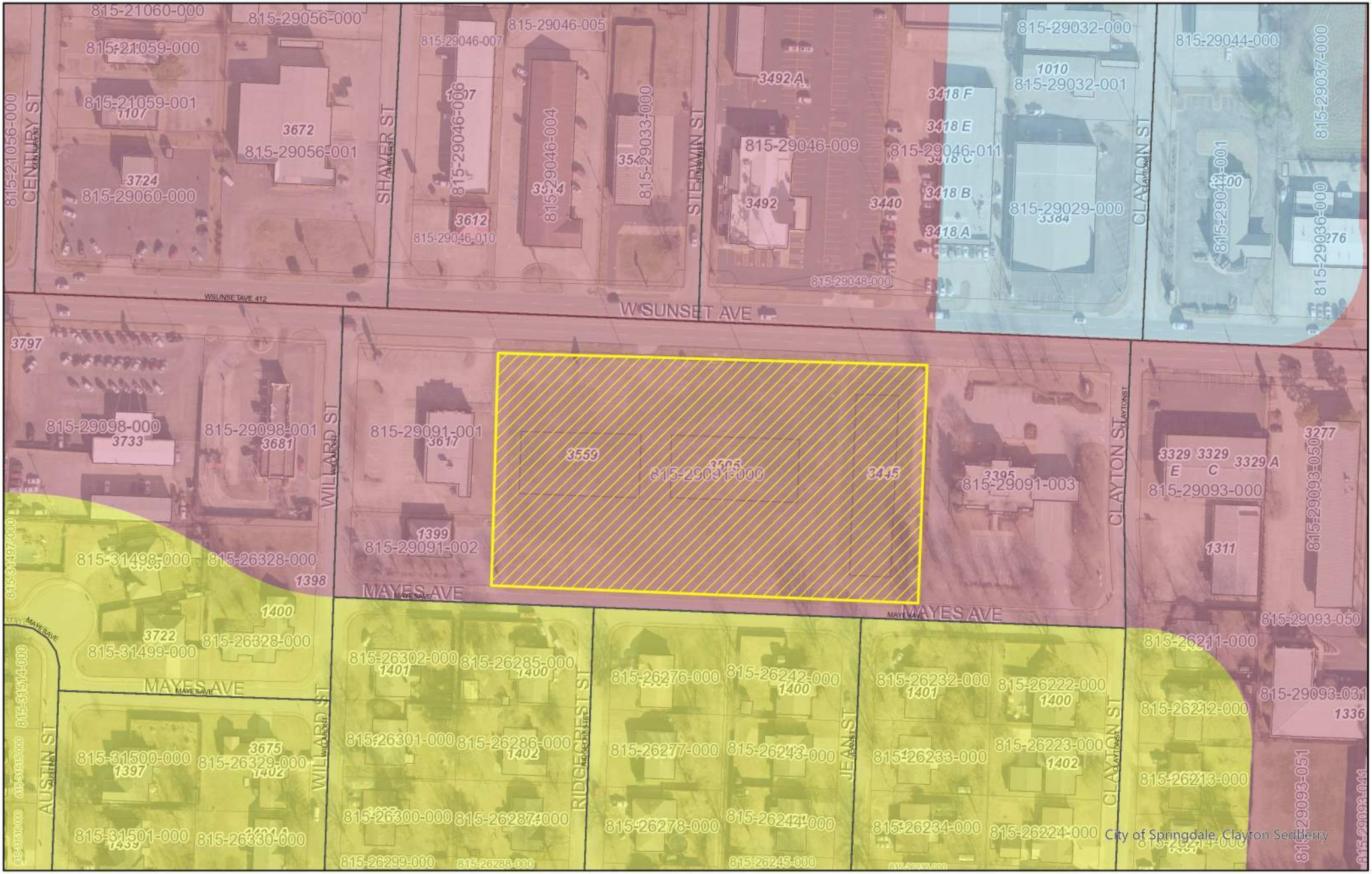
Planning Commission Meeting
September 5, 2023

Miles
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N

PROJECT: L23-54
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SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
September 5, 2023

Miles
0 0.01 0.02 0.03 0.04

N

PROJECT: L23-54
APPLICANT: Cadence Plaza LLC
LOCATION: 3559 W Sunset Ave
REQUEST: LSD

SPRINGDALE
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: September 5, 2023

Re: L23-55 Large-Scale Development Cards Recycling, Ph II

Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-55. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (Standard comment)
3. A written response to all comments is required with resubmission. (Standard comment)
4. 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.
   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).

Building and Fire Comments:

All Building and Fire Comments Addressed

Engineering Comments:

Standard Comments

1. Chapter 107 – Stormwater Pollution

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

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

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

(Ord. No. 3258, § 1, 11-12-02)

Project Specific Comments

- **Show sidewalk along 265 that was not completed with Phase 1, contractor indicated that it would be completed with Phase 2.**
-

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.**

L23-55

Large Scale/Non-Large Scale Application

Date: 07/27/2023 Permit No.: 230165

Applicant / Owner

Applicant Name:	Engineering Services, Inc.	Owner Name:	Cards RP Holdings LLC
Address:	1207 S. Old Missouri Road	Address:	4208 JOHNSON RD
City, State, Zip:	Springdale, AR 72765-0282	City, State, Zip:	SPRINGDALE AR 72762-7363
Phone:	4797518733	Phone:	(877) 592-2737
Email:	brush@engineeringservices.com	Email:	Dan@cardsrecycling.com
Application Contact:	Applicant		

Property

Job Address:	1513 N. Old Missouri Road	Rezone Required:	I-1
Parcel No(s).:	815-28697-004	Total Acreage:	11.65
Current Zoning:	I-1		

Development Point of Contact

Name:	Brandon Rush	Address:	1207 S. Old Missouri Road
E-mail:	brush@engineeringservices.com	Phone:	4797518733

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

Brandon Rush	07/27/2023
Name	Date

L23-55

7/17 & 7/26

CARDS Ph. II

SPRINGDALE™
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Rescheduled due to Owner not present at first meeting, ok to be closer to submittal date per Director Christie

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: Pat, Christie, Rick Berry, ~~Rick Berry~~ Ron Smith, Brandon Wysoglad, CPC, Jason Appel, Ed Smith, Matt Trlove, Jackie, Kurt Bodenhafer, CCC, Katie Hollinshead, Brandon Rush
Name of main point of contact for project: Brandon Rush
Parcel Number(s): 815-28697-004
Acreage of the proposed development: 11.7
Type of project: Industrial w/ small commercial component
When is the intended application date? 7/27
Per the date above, the earliest Planning Commission meeting date would be: 9/5

Is there a street address? If not, please complete the 911 Address Assignment form on the City of Springdale's GIS Department website. 1513 N. Old Missouri Road

Is this proposal in a commercial zone? If yes, Commercial Design Standards will need to be met. No, But office part of building will

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

Truck wash w/ SWO

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. Yes - drainage letter. Pond in Ph. I by others

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

Label as retention pond

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?

Show prev. approved grassed area in east side to trucks

Add Chp. 56 LS along east side of parking area

Please state all of the Fire Code issues mentioned.

FDC on north wall in rear, Add signage to front of bldg to direct to FDC

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

L23-55

July 27, 2023

City of Springdale
Planning & Community Development Division
201 Spring Street
Springdale, Arkansas 72764

Via iWorQ portal

Re: Large Scale Development Transmittal Letter
CARDS Recycling Facility, Phase II
1513 N. Old Missouri Road
Springdale, AR

Debbie and Sarah:

On behalf of our client, we hereby submit large-scale development plans and supporting documentation for a proposed building and parking lot improvements for Cards Recycling in Springdale. With this letter, please find enclosed:

- Large-scale development plans (includes lighting plan)
- Architectural Elevations
- Authorization of Representation,
- Drainage letter with calculations,
- Pre-application meeting notes,
- Certified List of Adjacent Property Owners, and the
- Warranty Deed.

The $500 fee will be paid through the City Clerk's office. We look forward to working with you to make this project a success.

Very truly yours,

Digitally signed by:
Brandon J. Rush

Enclosures

Brandon J. Rush, P.E.

Z:\Engineers\00 - Engineer Projects\23929 Cards Recycling Ph II\03 Pre-Construction Plan Submittals\2023-07-27 Submittal #1\Transmittal Letter.docx

CONTACT LIST
BLACK HILLS ENERGY SCOTT STOKES – 479-575-1424
OZARKS ELECTRIC MIKE PHIPPS – 479-684-4696
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

DESIGN PLANS FOR A

LARGE SCALE DEVELOPMENT

SERVING

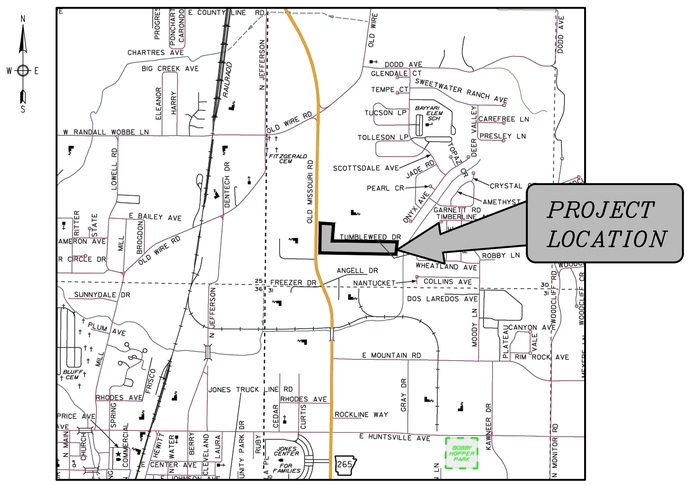
CARDS

PHASE II - FACILITY AND PARKING IMPROVEMENTS

1513 N. OLD MISSOURI ROAD
SPRINGDALE, ARKANSAS

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

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



VICINITY MAP

August 16, 2023

L23-55

BY

ENGINEERING SERVICES INC.

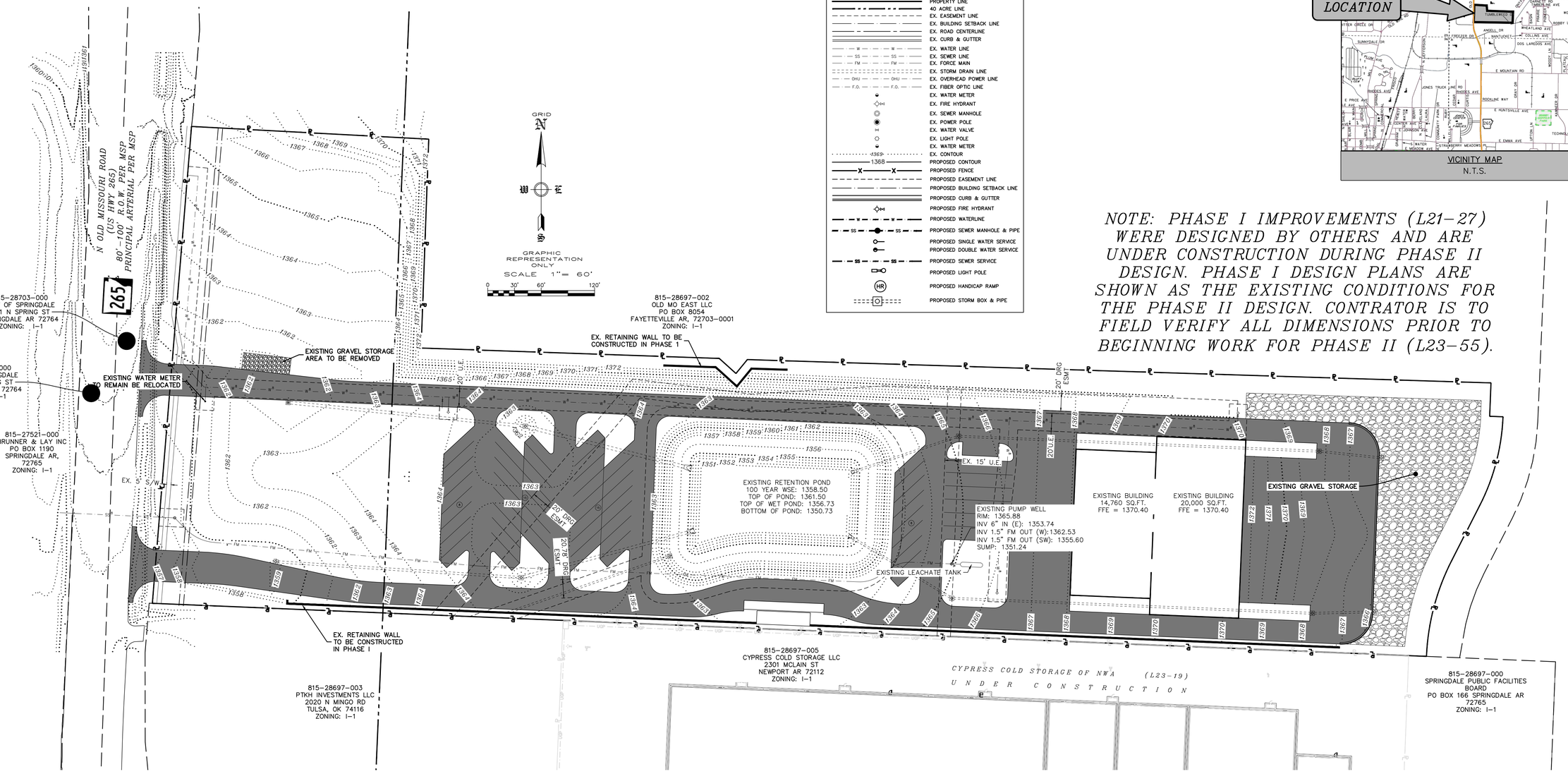
CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM

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 NOT EXCEED $25,000.

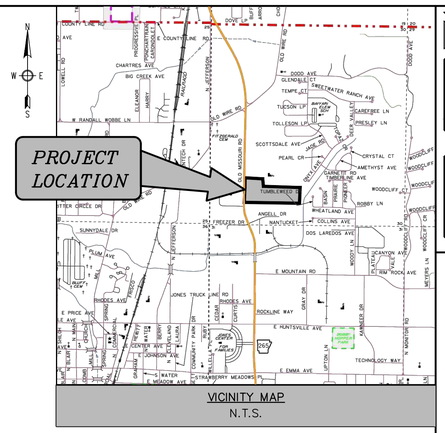


GRID N W E S

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 60'
0 30' 60' 120'

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- PROPERTY LINE
- 40 ACRE LINE
- EX. EASEMENT LINE
- EX. BUILDING SETBACK LINE
- EX. ROAD CENTERLINE
- EX. CURB & GUTTER
- EX. WATER LINE
- EX. SEWER LINE
- EX. FORCE MAIN
- EX. STORM DRAIN LINE
- EX. OVERHEAD POWER LINE
- EX. FIBER OPTIC LINE
- EX. WATER METER
- EX. FIRE HYDRANT
- EX. SEWER MANHOLE
- EX. POWER POLE
- EX. WATER VALVE
- EX. LIGHT POLE
- EX. WATER METER
- 1369 EX. CONTOUR
- 1368 PROPOSED CONTOUR
- PROPOSED FENCE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING SETBACK LINE
- PROPOSED CURB & GUTTER
- PROPOSED FIRE HYDRANT
- PROPOSED WATERLINE
- PROPOSED SEWER MANHOLE & PIPE
- PROPOSED SINGLE WATER SERVICE
- PROPOSED DOUBLE WATER SERVICE
- PROPOSED SEWER SERVICE
- PROPOSED LIGHT POLE
- HR PROPOSED HANDICAP RAMP
- PROPOSED STORM BOX & PIPE



NOTE: PHASE I IMPROVEMENTS (L21-27) WERE DESIGNED BY OTHERS AND ARE UNDER CONSTRUCTION DURING PHASE II DESIGN. PHASE I DESIGN PLANS ARE SHOWN AS THE EXISTING CONDITIONS FOR THE PHASE II DESIGN. CONTRATOR IS TO FIELD VERIFY ALL DIMENSIONS PRIOR TO BEGINNING WORK FOR PHASE II (L23-55).

PARCEL 815-28697-004

LEGAL DESCRIPTION PER WARRANTY DEED 2023-3048:

PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4), AND PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AS THE SE CORNER OF THE SW1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF SAID SW1/4 N02°48'39"E 644.19 FEET; THENCE LEAVING SAID EAST LINE N87°07'11"W 145.00 FEET TO THE POINT OF BEGINNING; THENCE N87°07'11"W 1431.74 FEET TO THE EAST RIGHT-OF-WAY LINE OF N. OLD MISSOURI ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N05°11'49"E 537.03 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE S86°25'41"E 266.71 FEET; THENCE S02°35'20"W 234.53 FEET; THENCE S87°29'49"E 334.99 FEET; THENCE S47°21'15"E 25.14 FEET; THENCE N39°59'57"E 20.24 FEET; THENCE S87°42'24"E 835.29 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE ARKANSAS-MISSOURI RAIL ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES: S02°48'39"W 37.44 FEET; THENCE S87°11'22"E 15.00 FEET; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS 240.00 FEET, AN ARC LENGTH 103.45 FEET, A CENTRAL ANGLE OF 24°41'50", AND A CHORD BEARING AND DISTANCE OF S15°09'36"W 102.65 FEET; THENCE S27°30'33" 70.03 FEET; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 260.00 FEET, AN ARC LENGTH OF 111.69 FEET, A CENTERAL ANGLE 24°36'43", AND A CHORD BEARING AND DISTANCE OF S15°12'11"W 110.83 FEET TO THE POINT OF BEGINNING CONTAINING 507,605.89 SQUARE FEET OR 11.65 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

OWNER/DEVELOPER: CARDS RP HOLDINGS LLC
4208 JOHNSON ROAD
SPRINGDALE, AR 72762

ENGINEER/SURVEYOR: 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 BUILDING & R.O.W. - 50'
SIDE - 0' (SUBJECT TO APPLICABLE FIRE & BUILDING CODE)
SIDE IF ADJACENT TO RESIDENTIAL ZONING - 50'
REAR - 25'
REAR IF ADJACENT TO RESIDENTIAL USES - 50'

GROSS SITE AREA: 11.26 ACRES

NET SITE AREA: 3.43 ACRES

ENGINEERING SERVICES INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, ARKANSAS 72764

EXISTING CONDITIONS
CARDS RECYCLING FACILITY - PHASE II
1513 N. OLD MISSOURI ROAD
SPRINGDALE, ARKANSAS

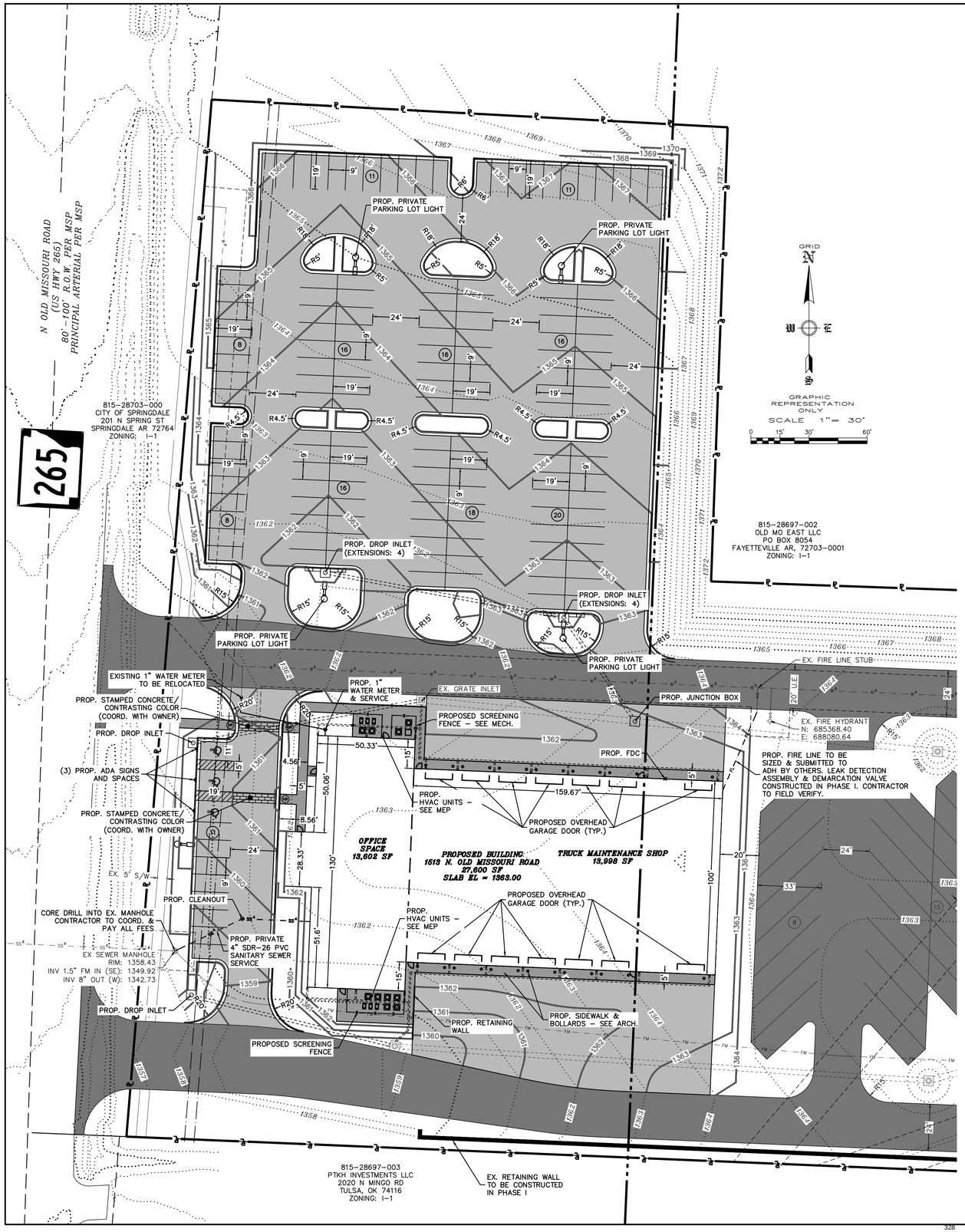
REVISION	DATE	DESCRIPTION

SCALE: 1"=60'
DATE: Aug 16, 2023
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 23929

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L23-55

1



328

OWNER/DEVELOPER: CARDS RP HOLDINGS LLC
4208 JOHNSON ROAD
SPRINGDALE, AR 72762

ENGINEER/SURVEYOR: 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 BUILDING & R.O.W. – 50'
SIDE – 0' (SUBJECT TO APPLICABLE FIRE & BUILDING CODE)
SIDE IF ADJACENT TO RESIDENTIAL ZONING – 50'
REAR – 25'
REAR IF ADJACENT TO RESIDENTIAL ZONING – 50'

GROSS SITE AREA: 11.65 ACRES

NET SITE AREA: 3.43 ACRES

PARKING REQUIRED: OFFICE:
1 PER 300 SF (SQUARE FEET) UP TO 10,000 SF OF NET FLOOR SPACE
95% OF PARKING REQUIREMENT FOR 10,001-20,00 SF OF NET FLOOR SPACE

AUTOMOTIVE SERVICES (HEAVY TRUCKS & EQUIPMENT):
1 SPACE FOR EACH 1,000 SF OF GROSS BUILDING

OFFICE:
10,000 SF / 300 SF = 33 SPACES
3,602 SF / 315 SF = 11 SPACES

AUTOMOTIVE SERVICES (HEAVY TRUCKS & EQUIPMENT):
27,600 SF / 1,000 SF = 28 SPACES

TOTAL PARKING REQUIRED: 72 SPACES INCL. 3 ADA

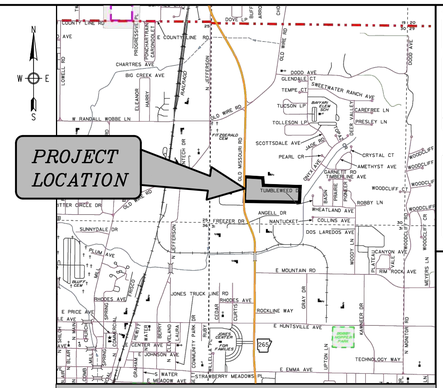
PARKING PROVIDED: 151 SPACES INCL. 3 ADA

PARCEL: 815-28697-004

PROPOSED USE: TRADES & SERVICES (UNIT 21)

COMMON OPEN SPACE REQUIREMENTS:

COMMON OPEN SPACE = 10% OF NET SITE ACREAGE
11.65 ACRES * 0.10 = 1.17 ACRES (50,747 S.F.)
COMMON OPEN SPACE REQUIRED = 1.17 ACRES (50,747 S.F.)
COMMON OPEN SPACE PROVIDED = 5.77 ACRES (251,496 S.F.)



VICINITY MAP
N.T.S.

FEMA FLOODPLAIN ZONE:

THIS PROPERTY IS NOT WITHIN A 100 YEAR FLOODPLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP #05143C0080F, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: APRIL 2ND, 2008.

LEGEND

●	IRON PIN FOUND
○	IRON PIN SET
	PROPERTY LINE
	40 ACRE LINE
	EX. EASEMENT LINE
	EX. BUILDING SETBACK LINE
	EX. ROAD CENTERLINE
	EX. CURB & GUTTER
W	EX. WATER LINE
SS	EX. SEWER LINE
FM	EX. FORCE MAIN
	EX. STORM DRAIN LINE
OHU	EX. OVERHEAD POWER LINE
F.O.	EX. FIBER OPTIC LINE
	EX. WATER METER
	EX. FIRE HYDRANT
	EX. SEWER MANHOLE
	EX. POWER POLE
	EX. WATER VALVE
	EX. LIGHT POLE
	EX. WATER METER
1369	EX. CONTOUR
1368	PROPOSED CONTOUR
X	PROPOSED FENCE
	PROPOSED EASEMENT LINE
	PROPOSED BUILDING SETBACK LINE
	PROPOSED CURB & GUTTER
	PROPOSED FIRE HYDRANT
W	PROPOSED WATERLINE
SS	PROPOSED SEWER MANHOLE & PIPE
	PROPOSED SINGLE WATER SERVICE
	PROPOSED DOUBLE WATER SERVICE
SS	PROPOSED SEWER SERVICE
	PROPOSED LIGHT POLE
HR	PROPOSED HANDICAP RAMP
	PROPOSED STORM BOX & PIPE

GENERAL AND UTILITY NOTES:

1. ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED (EXAMPLE: 15'BC) AS TO BACK OF CURB.
2. A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
3. ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
4. MODIFIED CURB REQUIRED AT ALL DRIVES.
5. OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS MUST BE LANDSCAPED, SO THAT THEIR FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW OF THE ADJACENT PROPERTY AND THE PUBLIC RIGHT-OF-WAY.
6. THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
7. THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAT ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
8. ALL DEVELOPMENTS AFTER AUGUST 20, 2007 MUST HAVE UTILITY WIRES, LINES, AND/OR CABLES IN SAID DEVELOPMENTS MUST BE PLACED UNDERGROUND. EXCLUDING 12Kv AND ABOVE.
9. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE 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.
11. ALL CROSSINGS UNDER ROADWAYS BY OPEN CUT MUST BE BACKFILLED WITH FLOWABLE FILL
12. 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.
13. CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR ALL STREET CUTS, BORES, AND RESPECTIVE RIGHT-OF-WAY PERMITS FOR THE PROPOSED PROJECT.
14. 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.
15. 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.
16. CONSTRUCTION PLANS AND SPECIFICATIONS WILL NEED TO BE SUBMITTED AND APPROVED BY SWU AND THE ARKANSAS DEPARTMENT OF HEALTH PRIOR TO BEGINNING ANY WATER AND SEWER CONSTRUCTION.
17. A PRE-CONSTRUCTION MEETING IS TO BE HELD WITH THE WATER AND SEWER CONTRACTOR AND SWU PRIOR TO BEGINNING ANY CONSTRUCTION.
18. CONTRACTOR SHALL CONTACT SWU PRIOR TO PERFORMING WORK.
19. SWU STAFF SHALL BE PRESENT DAY OF TAPPING, DISINFECTION AND FLUSHING.
20. SWU SHALL PERFORM AND BE PRESENT FOR ALL TAPS TO EXISTING SYSTEM
21. ALL UTILITIES SHALL HAVE FULL DEPTH BACKFILL (FLOWABLE FILL) UNDER PUBLIC ROADWAYS.
22. 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.
23. 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.
24. FULL DEPTH COMPACTED CLASS 7 BASE MATERIAL IS REQUIRED FOR THE WATER AND SEWER TRENCHES UNDER PRIVATE EXISTING OR PROPOSED DRIVING SURFACES.
25. 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.

L23-55

ENGINEERING SERVICES INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, ARKANSAS 72764

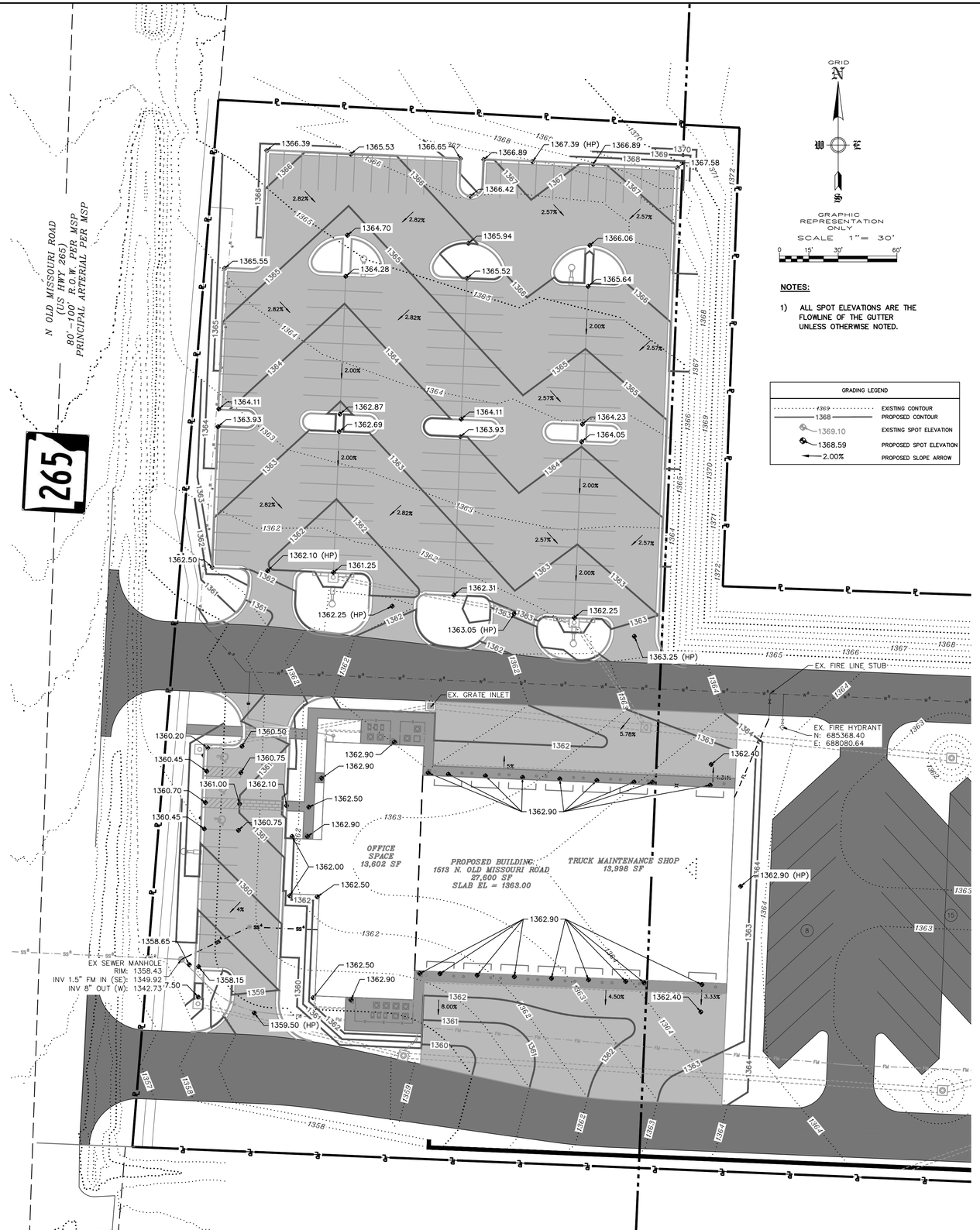
LARGE SCALE DEVELOPMENT
CARDS RECYCLING FACILITY - PHASE II
1513 N. OLD MISSOURI ROAD
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: 1"=30'
DATE: Aug 16, 2023
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 23929

2



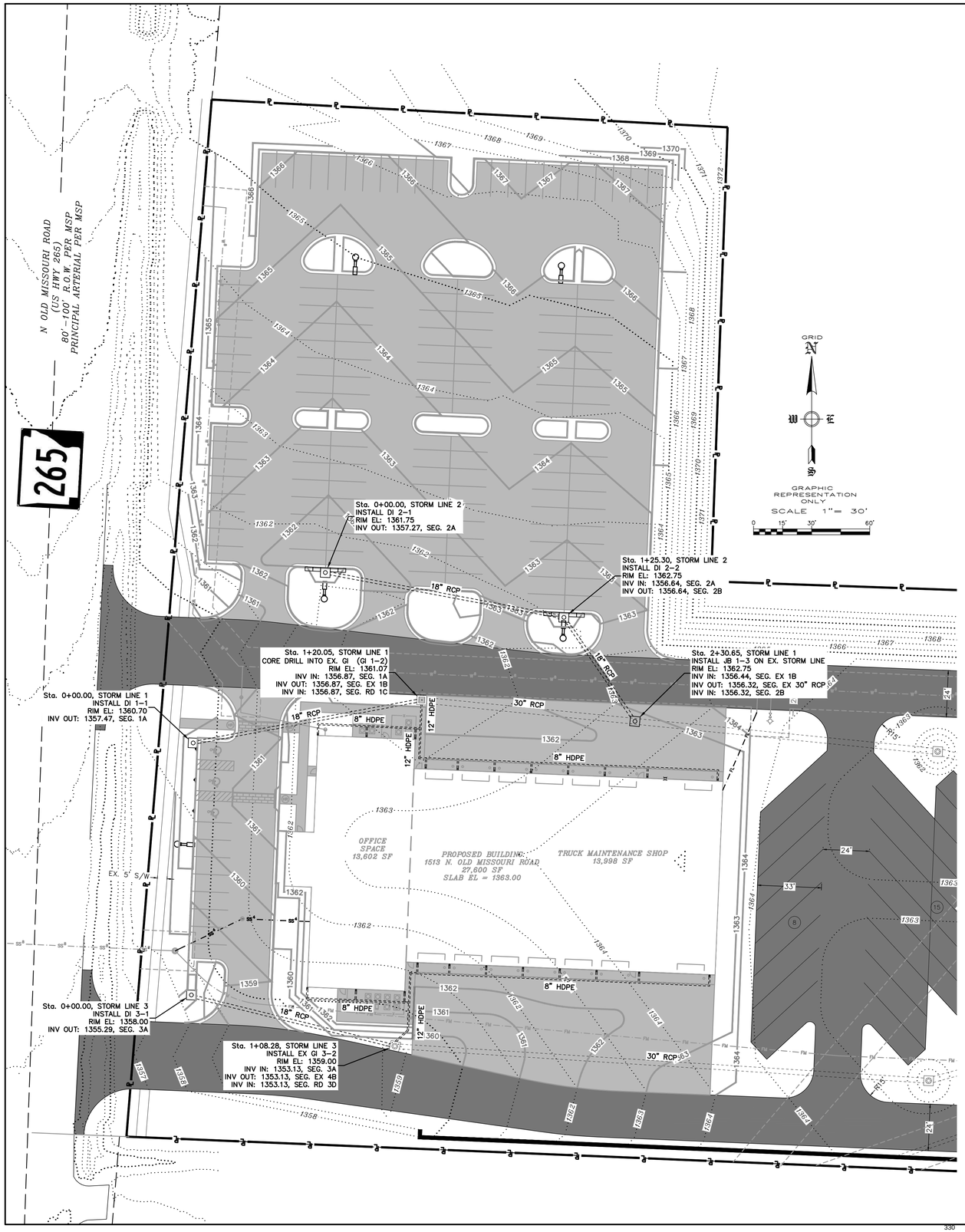
ENGINEERING SERVICES INC.
1313 S. DOLLISON AVENUE
SUITE D
SPRINGDALE, ARKANSAS 72764

GRADING PLAN
CARDS RECYCLING FACILITY - PHASE II
1513 N. OLD MISSOURI ROAD
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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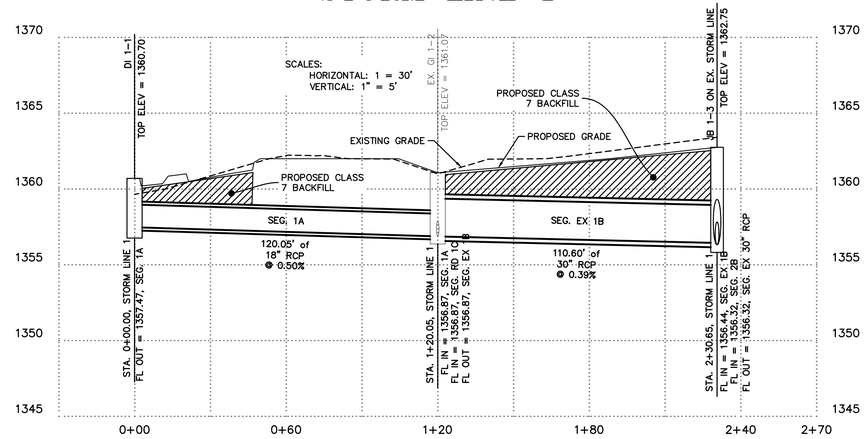
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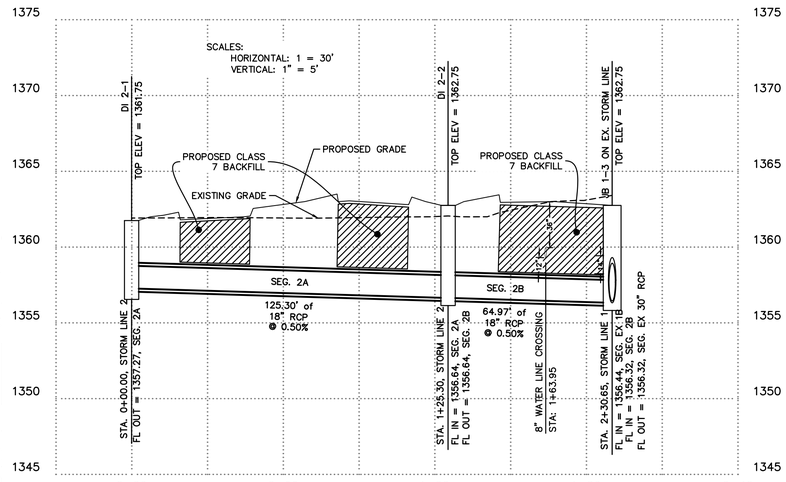
GRID N

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

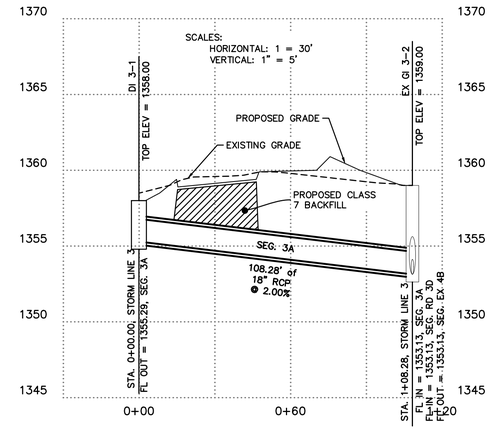
STORM LINE 1



STORM LINE 2



STORM LINE 3



LEGEND

JB	=	JUNCTION BOX
DI	=	DROP INLET
GI	=	GRATED INLET
AI	=	AREA INLET
OS	=	OUTLET STRUCTURE
FES	=	FLARED END SECTION
HW	=	HEADWALL
AS	=	AQUA SWRL
RCP	=	REINFORCED CONCRETE PIPE
HERCP	=	HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE
HDPE	=	HIGH DENSITY POLYETHYLENE

*ALL RCP SHALL BE CLASS 3 UNLESS OTHERWISE SPECIFIED

ESI
ENGINEERING SERVICES INC.
1770 E. DAVIS, SUITE 105
SPRINGDALE, ARKANSAS 72764

STORM DRAINAGE PLAN & PROFILE
CARDS RECYCLING FACILITY - PHASE II
1513 N. OLD MISSOURI ROAD
SPRINGDALE, ARKANSAS

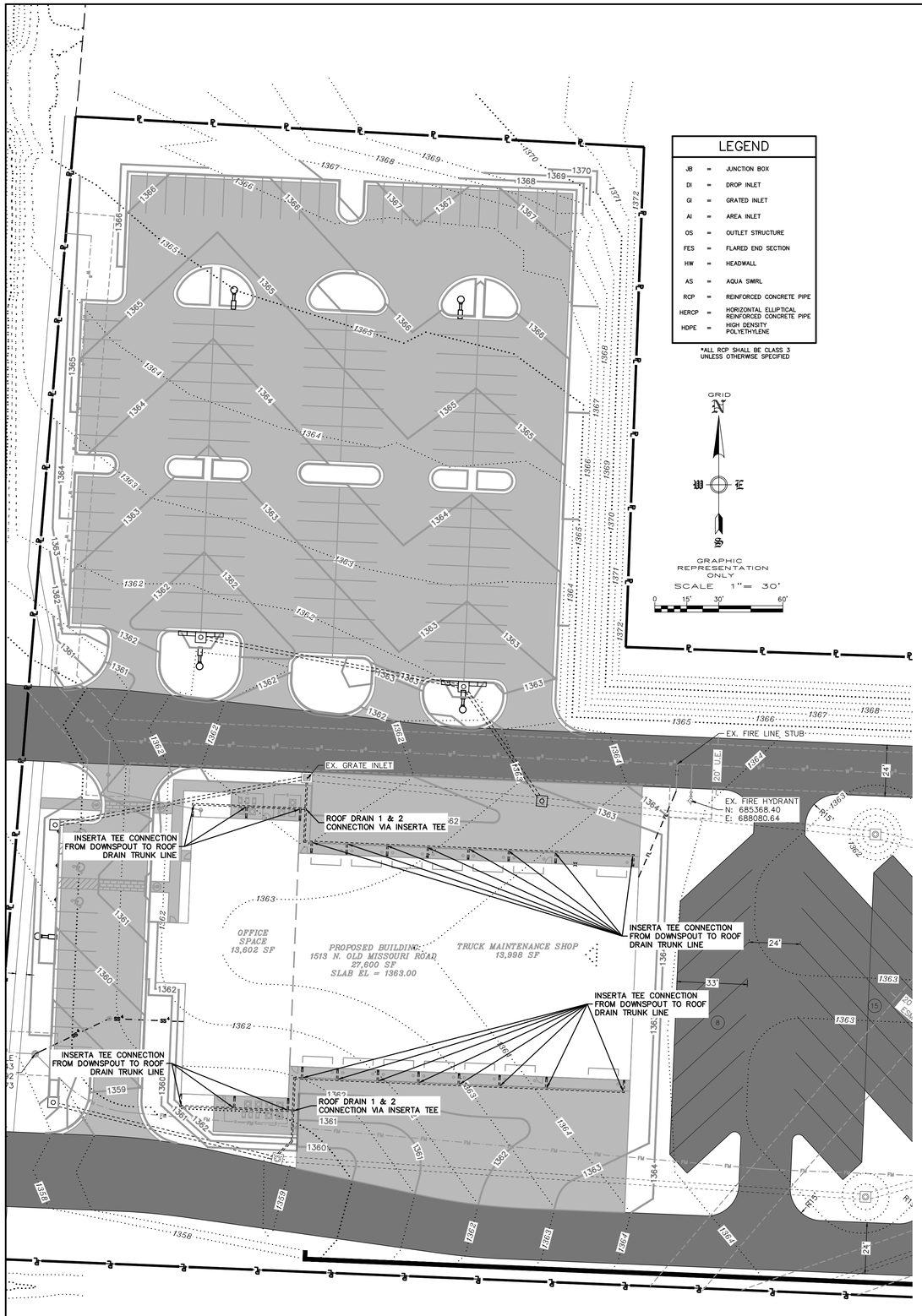
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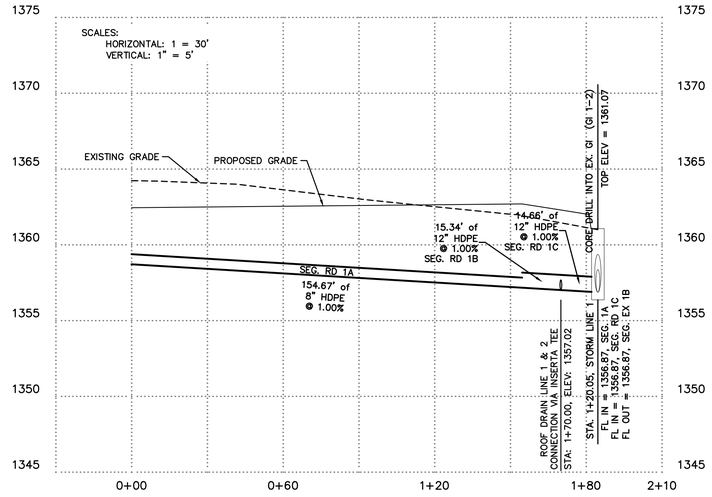
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DATE: Aug 16, 2023
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 23929

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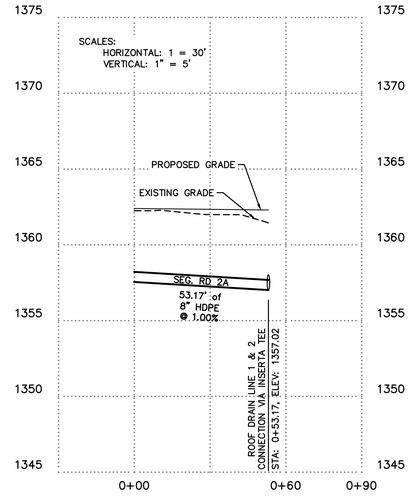
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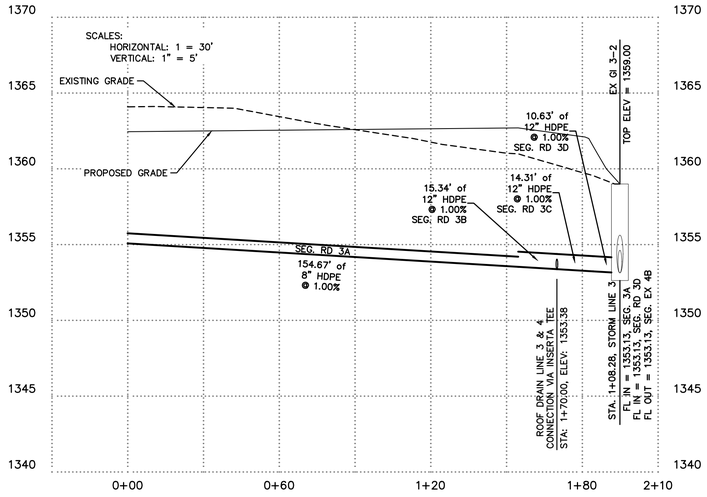
ROOF DRAIN LINE 1



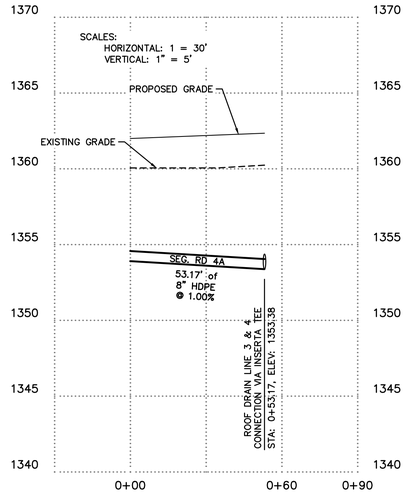
ROOF DRAIN LINE 2



ROOF DRAIN LINE 3



ROOF DRAIN LINE 4



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ENGINEERING SERVICES INC.
1703 E. EMMA AVENUE, SUITE 'B'
SPRINGDALE, ARKANSAS 72764

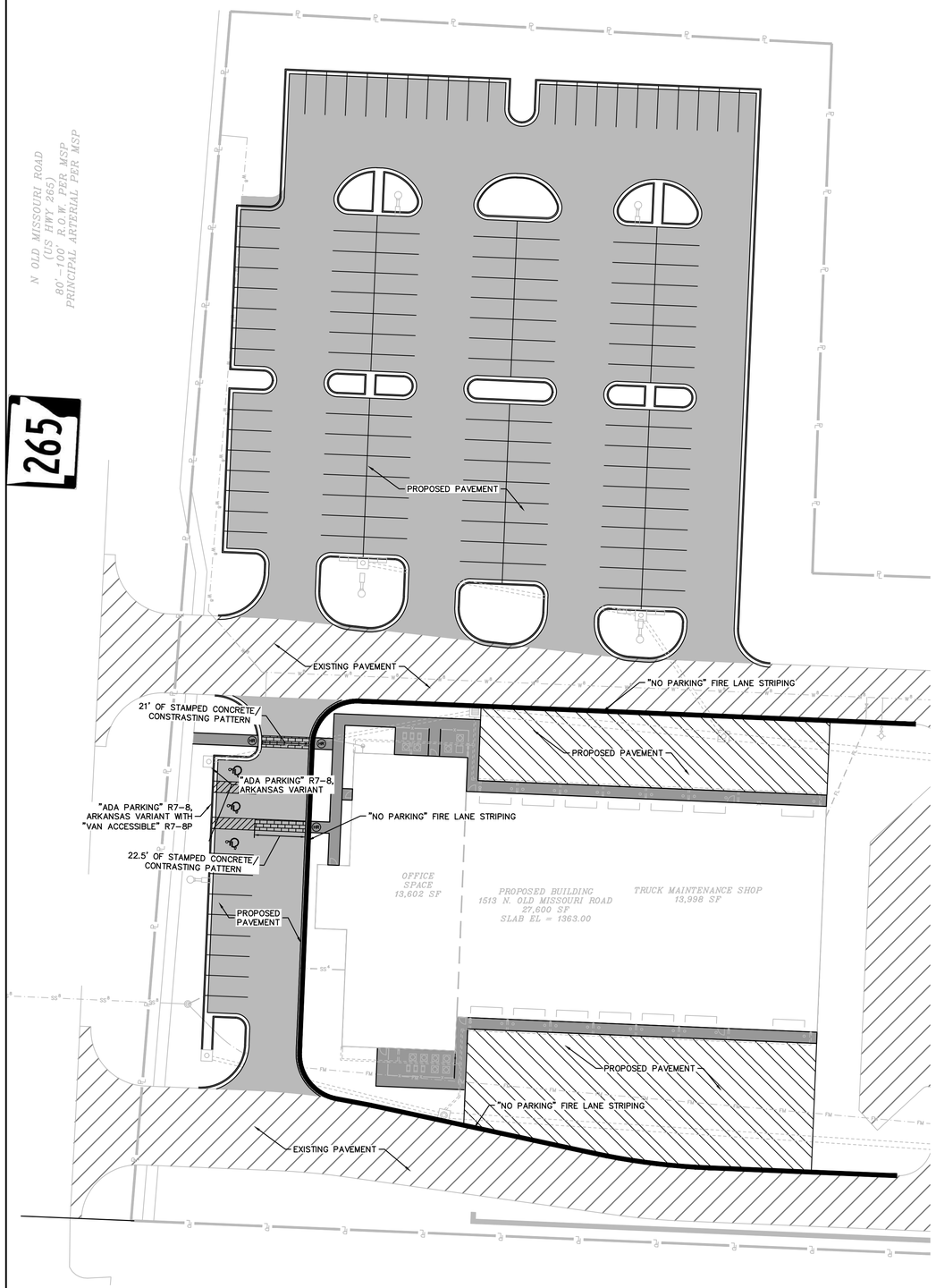
ROOF DRAINAGE PLAN & PROFILES
CARDS RECYCLING FACILITY – PHASE II
1513 N. OLD MISSOURI ROAD
SPRINGDALE, ARKANSAS

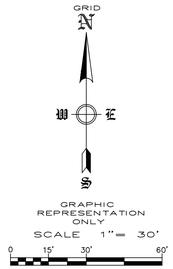
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ENGINEER: TJA
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W.O. #: 23929

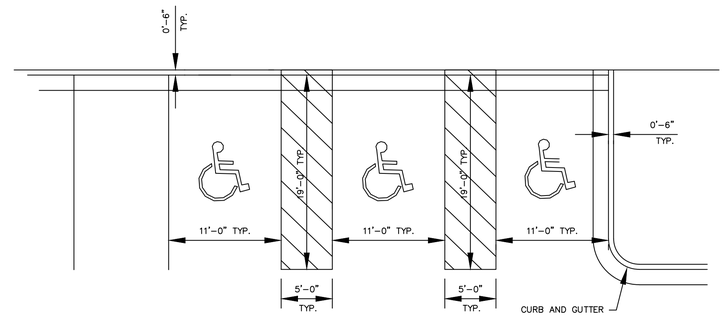
5





**NOTE:*

1. *PAVING SECTIONS ARE TO BE DETERMINED BY A GEOTECHNICAL ENGINEER. SECTIONS SHOWN SHALL BE MODIFIED TO THE GEOTECHNICAL ENGINEER RECOMMENDATION.*
2. *ALL STRIPING AND SYMBOLS SHALL BE COORDINATED WITH OWNER PRIOR TO INSTALLATION.*
3. *CONTRACTOR IS TO SUBMIT A PLAN SHOWING JOINTS FOR OWNER APPROVAL AS PART OF THE PAVING SUBMITTAL.*
4. *WITHIN 40 DAYS OF PLACEMENT OF CURBS, THEY SHALL BE BACKFILLED, FINE GRADED WITH A MINIMUM OF 4-INCHES OF TOPSOIL, AND HYDROMULCHED OR SODDED WITH PERMANENT GRASSES.*



HANDICAPPED STRIPING AND PARKING DETAILS

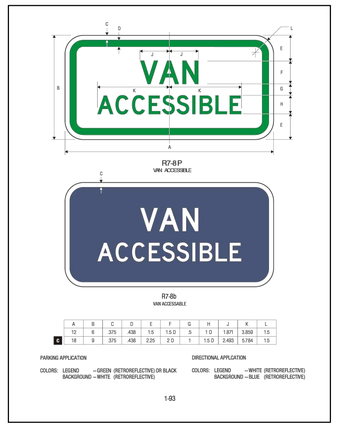
LIGHT DUTY ASPHALT PAVING: CLASS 7 BASE 7" THICK
SURFACE COURSE, 2" THICK

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

EXISTING PAVEMENT TO REMAIN







1-63

ENGINEERING SERVICES INC.
1205 E. DIANNE ROAD
SPRINGDALE, ARKANSAS 72764

PAVING & SIGNAGE PLAN
CARDS RECYCLING FACILITY – PHASE II
1513 N. OLD MISSOURI ROAD
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

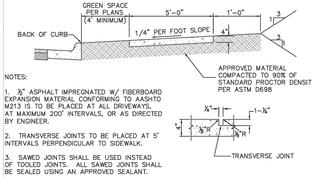
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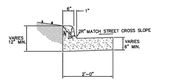


SIDEWALK DETAIL
NOT TO SCALE

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.

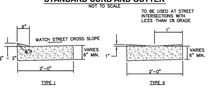
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-1	

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TYPE I

TO BE USED AT STREET INTERSECTIONS WITH LESS THAN 1% GRADE



TYPE II

STANDARD CURB AND GUTTER
NOT TO SCALE

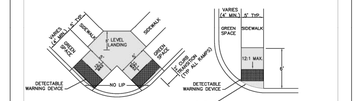
MODIFIED CURB AND GUTTER
NOT TO SCALE

NOTES:
1. CONCRETE FOR CURB AND GUTTER TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4+/- % AIR ENTRAINMENT.
2. ALL CURB AND GUTTER SHALL HAVE A BROOMED FINISH UNLESS OTHERWISE SPECIFIED.
3. MODIFIED CURB (TYPE I) SHALL BE PLACED ACROSS ALL SIDE STREETS.
4. MODIFIED CURB (TYPE II) SHALL BE PLACED ACROSS ALL SIDE STREETS WHERE THE LONGITUDINAL GRADE EXCEEDS 1%.
5. SAW CUT JOINTS AT 10' O.C. REF. WITH ONE PART COLD APPLIED SILICONE JOINT SEALER OR OTHER APPROVED SEALANT. ALL JOINTS TO BE SEALED PRIOR TO FINAL ASPHALT PLACEMENT.
6. PROVIDE ½" PREFORMED EXPANSION JOINT MATERIAL CONFORMING TO AASHTO M213 AT ALL FIXED OBJECTS. JOINT MATERIAL AT STATIONARY STRUCTURES, CROP 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.

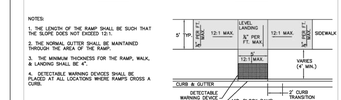
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-12	

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TYPE 1 RAMP

TYPE 2 RAMP



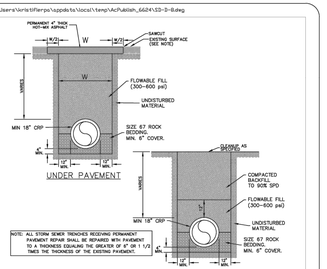
NOTES:
1. THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.
2. THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
3. THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".
4. DETECTABLE WARNING DEVICES SHALL BE PLACED AT ALL LOCATIONS WHERE RAMPS CROSS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

NOTE: ALL STORM SEWER TRENCHES REQUIRING PERMANENT PAVEMENT REPAIR SHALL BE REPAIRED WITH PAVEMENT TO A THICKNESS EQUALING THE GREATER OF 6" OR 1 ½ TIMES THE THICKNESS OF THE EXISTING PAVEMENT.

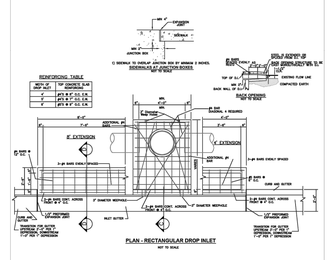
OTHER THAN UNDER PAVEMENT

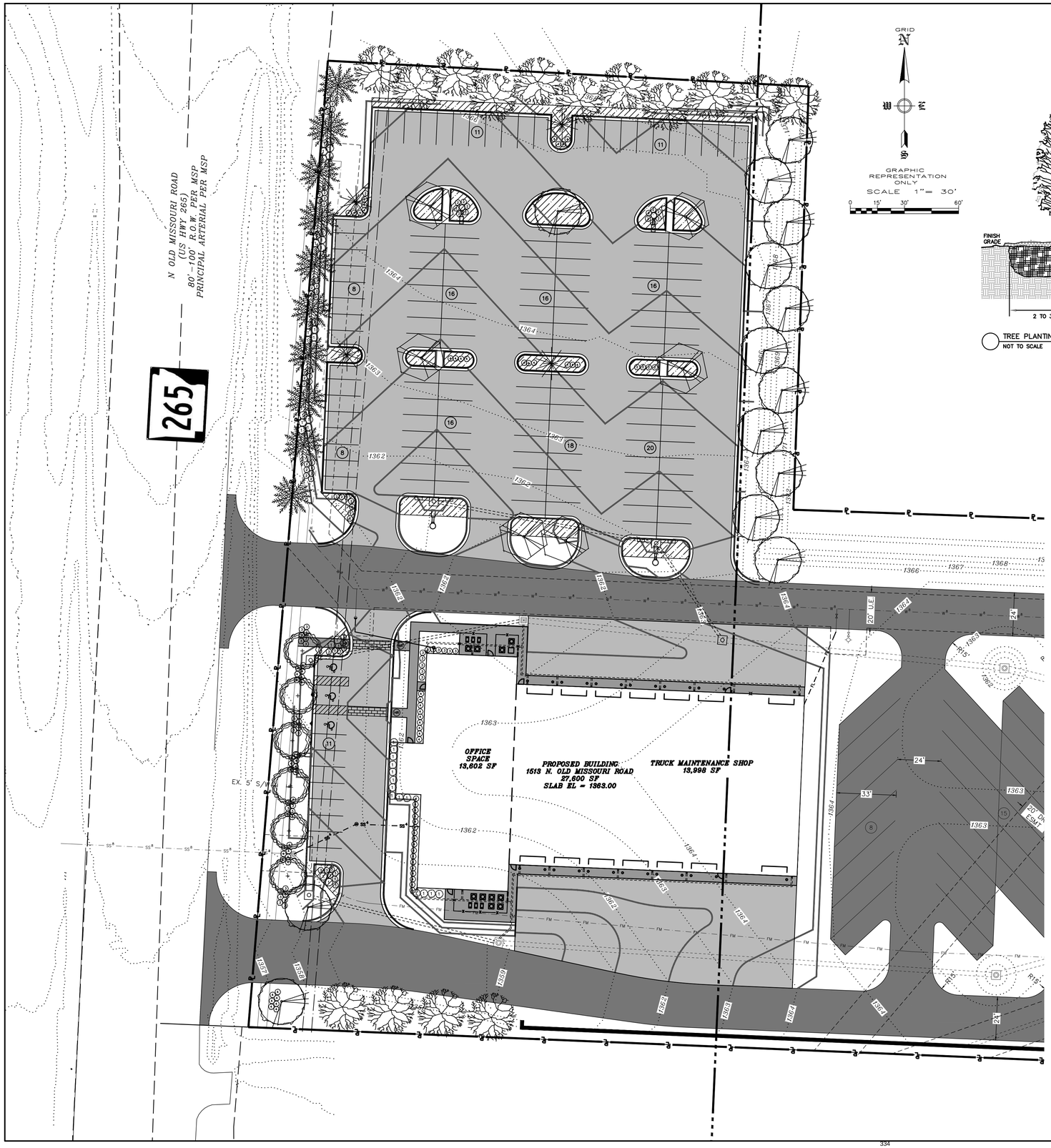
STORM SEWER BEDDING AND BACKFILL
NOT TO SCALE

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

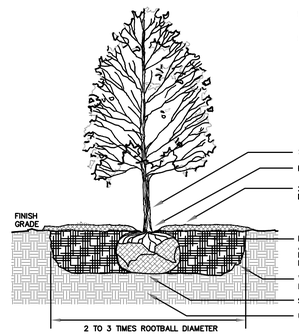
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-8	

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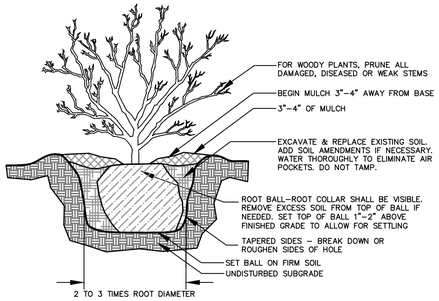

MIN 4" EXPANSION JOINT
MIN 4"
JUNCTION BOX
1) SIDEWALK TO OVERLAP JUNCTION BOX BY MINIMUM 2 INCHES.
SIDEWALKS AT JUNCTION BOXES
NOT TO SCALE
REINFORCING TABLE
WIDTH OF DROP INLET
TOP CONCRETE SLAB REINFORCING
4'
#4's @ 6" O.C. E.W.
5'
#4's @ 6" O.C. E.W.
6'
#5's @ 6" O.C. E.W.
#4 BARS AT 6" O.C. EACH WAY
#4 BARS AT 12" O.C. EACH WAY
#4 BENT BAR @ 45°
#4 BARS AT 6" O.C. EACH WAY
#4 BENT BAR @ 45°
#4 BARS AT 12" O.C.
#4 BARS CONT. ACROSS TOP OF 6" CURB
#4 BARS CONT. ACROSS TOP OF 6" CURB
#4 BARS CONT. ACROSS TOP OF 6" CURB
#4 BARS CONT. ACROSS TOP OF 6" CURB
#4 BARS CONT. ALONG FRONT FACE OF CURB
#4 BARS CONT. ALONG BACK WALL
#4 BENT BAR @ 45°
#4 BENT BAR @ 45°
#4 BARS AT 12" O.C.
#4 BARS AT 12" O.C.
#4 BARS AT 12" O.C.



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



TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

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.

INDEX OF TREES

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	PLANTING SIZE	TYPE	MATURE HEIGHT
	Northern Red Oak	Quercus rubra	14	2" Cal B & B 6' H min	S	60'-65'
+	Princeton Elm	Ulmus Americana 'Princeton'	6	2" Cal B & B 6' H min	S	50'-60'
	Sugar Maple	Acer saccharum	17	2" Cal B & B 6' H min	S	50'-60'
	OKLAHOMA REDBUD	Cercis reniformis 'Oklahoma'	10	1.5" Cal B & B	O	20'-25'
	PRAIRIFIRE CRABAPPLE	Malus x prairifire	4	1.5" Cal B & B	O	15-25'
	Hightower Willow Oak	Quercus phellos	6	2" Cal B & B 6' H min	S	55-70'

INDEX OF SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
1	Compact Inkberry Holly	Ilex glabra 'Compacta'	53	3 GAL.
2	Kaleidoscope Abelia	Abelia x 'Rose Creek'	54	3 GAL.
3	Double Play Spirea	Spiraea japonica 'Tracy'	37	3 GAL.
4	Acoma Crape Myrtle	Lagerstroemia indica 'Acoma'	46	5 GAL.

LANDSCAPE REQUIREMENTS:

TOTAL PARKING AREA PROVIDED: 49,922 SQ. FT.
TOTAL INTERIOR LANDSCAPE REQUIRED: 3,994 SQ. FT. (8%)
TOTAL INTERIOR LANDSCAPE PROVIDED: 5,169 SQ. FT. (10.4%)

LANDSCAPE REQUIREMENTS:

TOTAL FRONTAGE DISTANCE: 465 LINEAR FT. (HWY 265/ N. OLD MISSOURI RD.)

TOTAL FRONTAGE LANDSCAPE REQUIRED: 1 TREE AND 7 SHRUBS PER 25' = 19 TREES AND 133 SHRUBS (HWY 265/ N. OLD MISSOURI RD.)
TOTAL FRONTAGE LANDSCAPE PROVIDED:
19 TREES AND 133 SHRUBS (HWY 265/ N. OLD MISSOURI RD.)

PERIMETER LANDSCAPING REQUIREMENTS:
N. PROP LINE: 266 LF = 11 REQUIRED TREES
PROVIDED – 12 TREES
E PROP LINE: 234 LF = 9 REQUIRED TREES
PROVIDED – 12 TREES
S. PROP LINE: 325 LF = 13 REQUIRED TREES
PROVIDED – 5 TREES

ESI
ENGINEERING SERVICES INC.
P.O. BOX 1765
SPRINGDALE, ARKANSAS 72764

LANDSCAPING PLAN
CARDS RECYCLING FACILITY – PHASE II
1513 N. OLD MISSOURI ROAD
SPRINGDALE, ARKANSAS

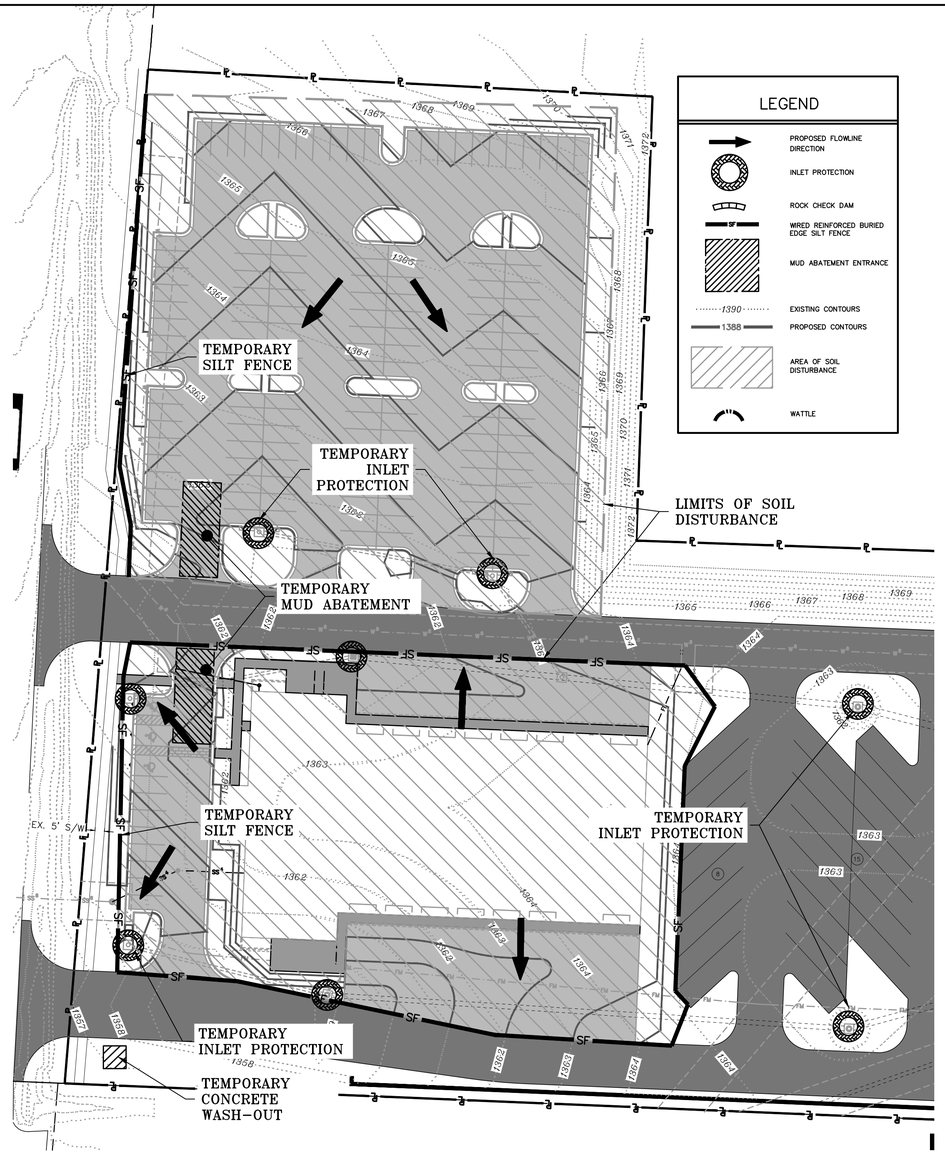
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ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 23929

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8



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

NOTES:

1.) ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOP SOIL AND RE-VEGETATED PER SECTION 169.06 OF THE UDC. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

2.) WHEN SILT FENCE OR WATTLES ARE NOT PLACED AT A CONSTANT ELEVATION FOLLOWING CONTOURS ON STEEP SLOPES, THE "J" HOOP METHOD SHOULD BE USED (AT 50 FT INTERVALS) TO CREATE PONDING AND PREVENT EROSION OF THE TRENCH BACKFILL OF SILT FENCE INSTALLATION.

3.) ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.

4.) PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.

5.) TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.

6.) RE-VEGETATION. RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER:
- TOPSOIL: A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE REVEGETATED AS SET FORTH IN§169.06(F)(6) BELOW. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE TREES ROOT SYSTEM.
- ZERO TO 10% GRADE: RE-VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
- 10:1 UP TO 4:1 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
- 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF
- MORE THAN 3:1 GRADE: ANY FINISH GRADE OVER 3:1 SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING:
  - RETAINING WALLS; CRIBBING WITH LANDSCAPE FABRIC; TERRACING WITH GROUNDCOVER; RIPRAP; STAKED SOD (UP TO 2:1 SLOPE)
  - IF CRIBBING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.

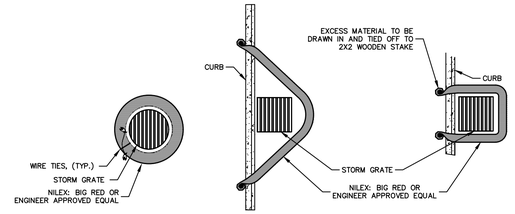
7.) PERMANENT EROSION CONTROL. THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.

8.) DUST. WHERE EXCESSIVE DUST MAY BECOME A PROBLEM, A PLAN FOR SPRAYING WATER ON HEAVILY TRAVELED DIRT AREAS SHALL BE ADDRESSED.

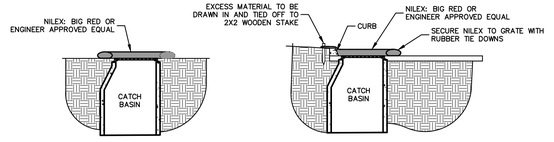
9.) CONSTRUCTION EXITS. A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 6□ THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3□. IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.

10.) DEBRIS, MUD, AND SOIL IN PUBLIC STREETS. DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.

11.) FRANCHISE AND PRIVATE UTILITIES. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.



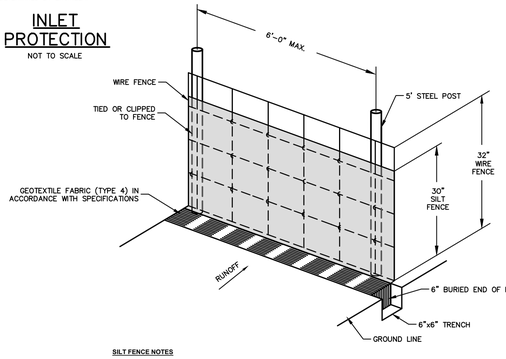
DRAIN INLET PLAN | CURBSIDDE OPTION "A" PLAN | CURBSIDDE OPTION "B" PLAN



DRAIN INLET SECTION | CURBSIDE SECTION

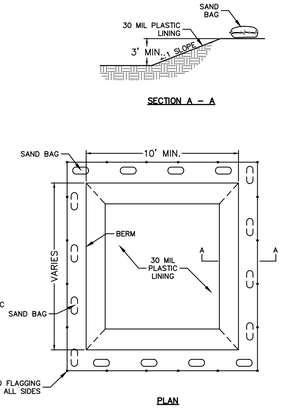
NOTES:
1) ALL MATERIAL TO MEET SPECIFICATIONS.
2) NILEX-BIG RED TO MEET APPLICATION REQUIREMENTS.
3) COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

INLET PROTECTION
NOT TO SCALE



SILT FENCE NOTES

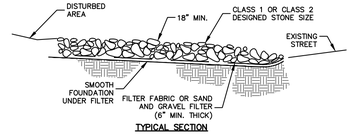
1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR 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.



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



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

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.

WIRED REINFORCED BURIED EDGE SILT FENCE
NOT TO SCALE

NOTE:

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

TOTAL DISTURBED AREA: 2.8 ACRES

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STORM WATER POLLUTION PREVENTION PLAN
CARDS RECYCLING FACILITY - PHASE II
1513 N. OLD MISSOURI ROAD
SPRINGDALE, ARKANSAS

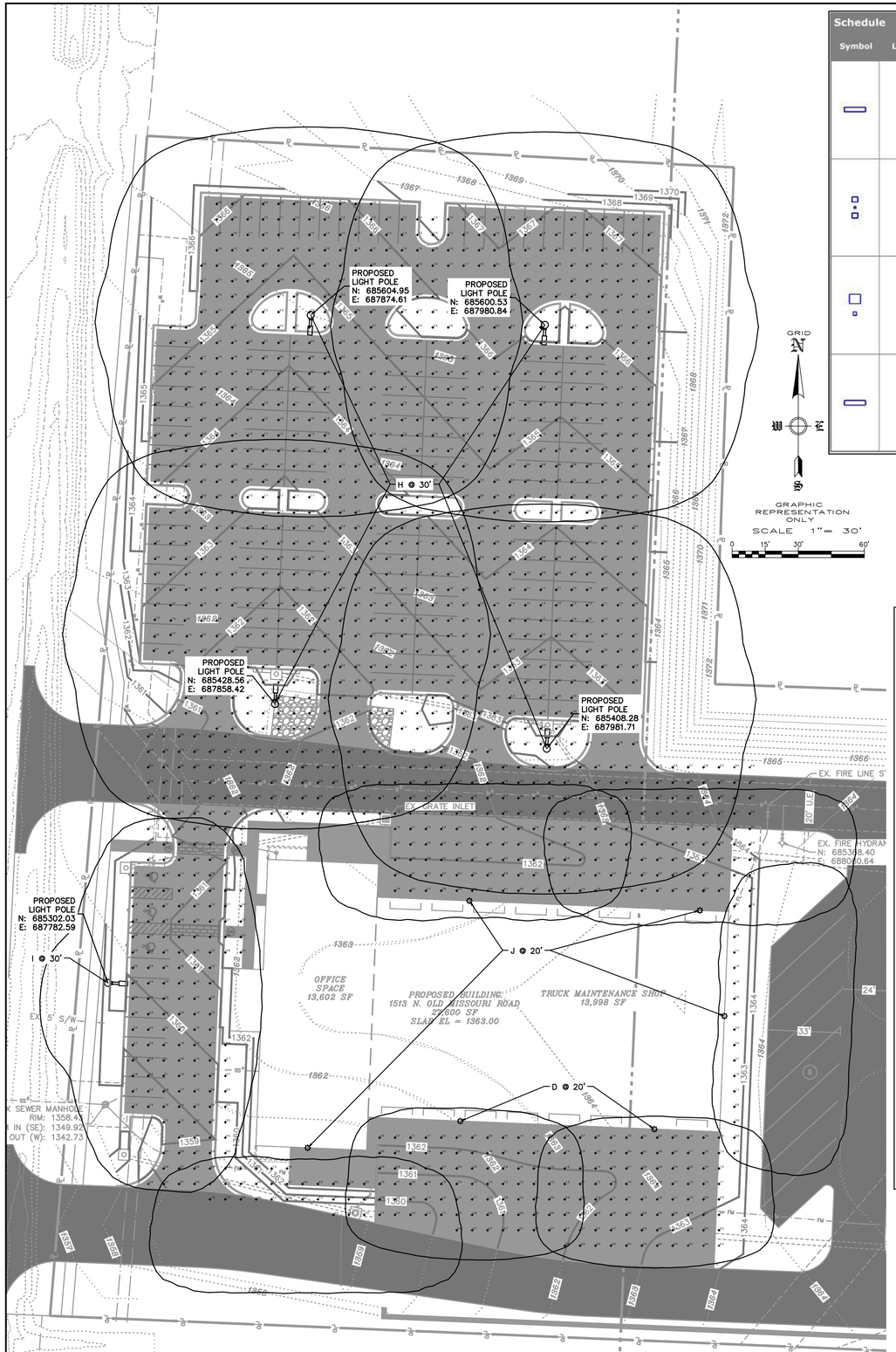
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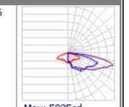
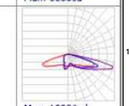
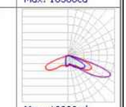
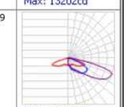
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ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 23929

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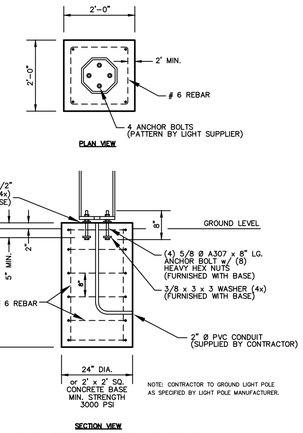


Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	D		2	Holophane	WCNG P4 40K T4M	WCNG P4 Performance Package 4000K CCT Type IV	1	8634	0.9	71.96	 Max: 5835cd
	H		4	American Electric Lighting	ACM P609 R4 4K/5K	ACM P609 Performance package Roadway Type IV distribution 4000K/5000K CCT	1	18162	0.9	254	 Max: 10386cd
	I		1	American Electric Lighting	ACM P609 R3 4K/5K	ACM P609 Performance package Roadway Type III distribution 4000K/5000K CCT	1	18190	0.9	127	 Max: 13202cd
	J		4	Holophane	WCNG P7 40K T3M	WCNG P7 Performance Package 4000K CCT Type III	1	15182	0.9	128.19	 Max: 11266cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Lower Lots	+	1.7 fc	5.7 fc	0.4 fc	14.3:1	4.3:1
Upper Parking Lots	+	1.8 fc	5.8 fc	0.5 fc	11.6:1	3.6:1



LIGHT POLE FOOTING DETAIL

NOT TO SCALE

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 THE OZARK ELECTRIC COOPERATIVE, PAID FOR BY OWNER/DEVELOPER, AND BILLING TO BE PAID BY CITY OF SPRINGDALE.
5. PUBLIC STREETLIGHTS ARE TO BE CONSTRUCTED IN PHASE 1. SEE PHASE 1 PLANS FOR LOCATIONS AND DETAILS.

HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

Catalog Number

Notes

Type

WallConnect LED



Description

Perimeter and security lighting requires excellent control and uniformity while minimizing light trespass and glare. The WCNG/WCNP WallConnect LED luminaires excel at this, requiring fewer luminaires to achieve required light levels in infrastructure, industrial and municipal applications. With energy cost reductions up to 77% and expected service life of over 20 years, WallConnect LED provides the latest lighting technology from the company that introduced the very first Wallpack to the market.

Optics

- The WCNG uses a borosilicate glass refractor lens and the WCNP uses a protective polycarbonate lens that covers the light engine's precision-molded proprietary silicone lenses.
- Type 3 medium
- Type 4 medium and optional underpass optic

Mechanical

- The housing is constructed of die-cast aluminum and is fully gasketed for ease of maintenance
- Housing is completely sealed against moisture and environmental contaminants, IP66
- Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering.
- A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

Electrical

- Light engine(s) consist of 10-30 high-efficacy LEDs mounted to a metal-core circuit board and integral aluminum heat sink to maximize heat dissipation and promote long life
- The standard 0-10V dimmable electronic driver and optional XVOLT and DALI drivers have a power factor of >90%, THD <20%
- 2nxsixfold driver (XVOLT option) is available for particularly challenging dirty power environments
- DALI dimmable driver supporting D4i is available as an option. Consult factory for custom programming.
- Adjustable output module (AO option) provides selectable lumens output control.
- Traditional button and twist lock photo controls are available as well as embedded Bluetooth (ECP) and motion sensing controls (RSBDR).
- SPD: 20kV/10kA standard
- CCT: 2700K, 3000K, 4000K, 5000K
- CRI: 70CRI
- Integrated UL924 emergency backup option is available.

Installation

- Top, bottom, left and right side 1/2" threaded wiring access
- Back access through removable 1/2" knockout
- Feed-thru wiring can be achieved by using a conduitet tee

Certification and Standards

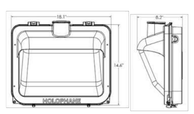
- UL listed for wet locations. Rated for -40° C to 50 ° C ambient, refer to page 4 for details
- LM-79 compliant
- The projected LED Lumen Maintenance shall be based only on IES LM-80-08 and TM-21

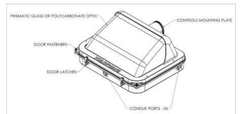
Warranty

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

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.

DIMENSIONAL DATA





AutoConnect Series ACM
Roadway Lighting

Consistent with LEED® goals & Green Globes™ criteria for light pollution reduction

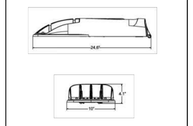
PRODUCT OVERVIEW



Applications:

Roadways
Off ramps
Residential streets
Parking lots

DIMENSIONS



Effective Projected Area (EPA)
The EPA for the ACM is 0.35 sq. ft.,
Approx. Wt. = 12 lbs. (5.4 kg)

STANDARDS

Rated for -40°C to 40°C ambient
CSA Certified to U.S. and Canadian standards
Complies with ANSI: C136.2, C136.10, C136.31, C136.15, C136.37

Features:

OPTICAL

AutoConnect utilizes the most advanced optical technology. Durable, precision optical control is obtained with new silicone materials that permit superior mold detail and denser LED population for a more visually comfortable appearance.

Silicone optics are superior to other polymeric materials in the areas of; optical efficiency, thermal performance, and reduction in dirt accumulation, all of which can lead to long term lumen degradation and a shift in optical distribution. Also, because silicone allows for the molding of fine details as well as thick sections, it produces the most crisp, clean and well-defined lighting distributions available.

Silicone optics paired with modern LED's allow the AutoConnect to take full advantage of both technologies.

Lighting Performance is comparable to 150-250W HPS roadway luminaires.

Correlated color temperature – 4000K, or optional 2700K, 3000K or 5000K, all 70 CRI minimum.

Unique IP66 rated LED light engines provided 0% uplight and restrict backlight to within sidewalk depth, providing optimal application coverage and optimal pole spacing.

Available in Type II, III, IV & V roadway distributions.

ELECTRICAL

Expected Life: LED light engines are rated > 100,000 hours at 25°C, L70. Electronic driver has an expected life of 100,000 hours at a 25°C ambient.

Lower Energy: Saves an expected of 40-60% over comparable HID luminaires.

Robust Surge Protection: Two different surge protection options provide a minimum of ANSI C136.2 10kV/5kA or 20kV/10kA protection.

Luminaire ships with a 0-10v dimmable driver or DALI D4i driver. Luminaire is continuous and step dimming capable via AO option or other installed controls.

MECHANICAL

Includes standard AEL lineman-friendly features such as tool-less entry, 3 station terminal block and quick disconnects. Bubble level located inside the electrical compartment for easily leveling at installation.

Rigorous pre-treatment and paint process yields a finish that achieves a scribe creepage rating of 10 (per ASTM D1654) after 5000 hours exposure to salt fog chamber (operated per ASTM B117). The optional CR finish uses an anodized basecoat with a polyester topcoat to achieve a scribe creepage rating of 10 after 10,000 hours.

Mast arm mount is adjustable for arms from 1-1/4" to 2" (1-5/8" to 2-3/8" O.D.) diameter.

Provides a 3G vibration rating per ANSI C136.31

CONTROLS

The Acuity designed ANSI 7-pin receptacle is available, which supports traditional locking style photocontrols such as the Extreme long-life solid-state locking style photocontrol - PCLL (20 year rated life).

Optional onboard Adjustable Output module allows the light output and input wattage to be modified to meet site specific requirements, and also can allow a single fixture to be flexibly applied in many different applications.

The DC Connect option is a factory embedded low voltage dusk to dawn photocontrol that increases longevity vs. line voltage controls and also eliminates the need to separately inventory controls.

Integral nLight nSOCR control is also available to provide local or network on/off/ dim control plus robust outdoor motion detection and response at up to 40' mounting heights.

The LocalConnect option provides a simple means to collect luminaire attribute data, asset location information and execute point-to-point on/off/dim commands via secure Bluetooth link using smartphone platforms.

The GlobalConnect option enabled thru selection of receptacles and controls provides a smart city enabled solution utilizing IIIon long range network nodes to enable remote monitoring and control. Additionally, it can be equipped with sensor-ready technology to support Zhaga standard sensors in the future.

Note: Specifications subject to change without notice. Actual performance may differ as a result of end-user environment and application.

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AEL American Electric Lighting

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1513 S. PLEASANT, SUITE 101
SPRINGDALE, ARKANSAS 72764

LIGHTING PLAN

CARDS RECYCLING FACILITY – PHASE II
1513 N. OLD MISSOURI ROAD
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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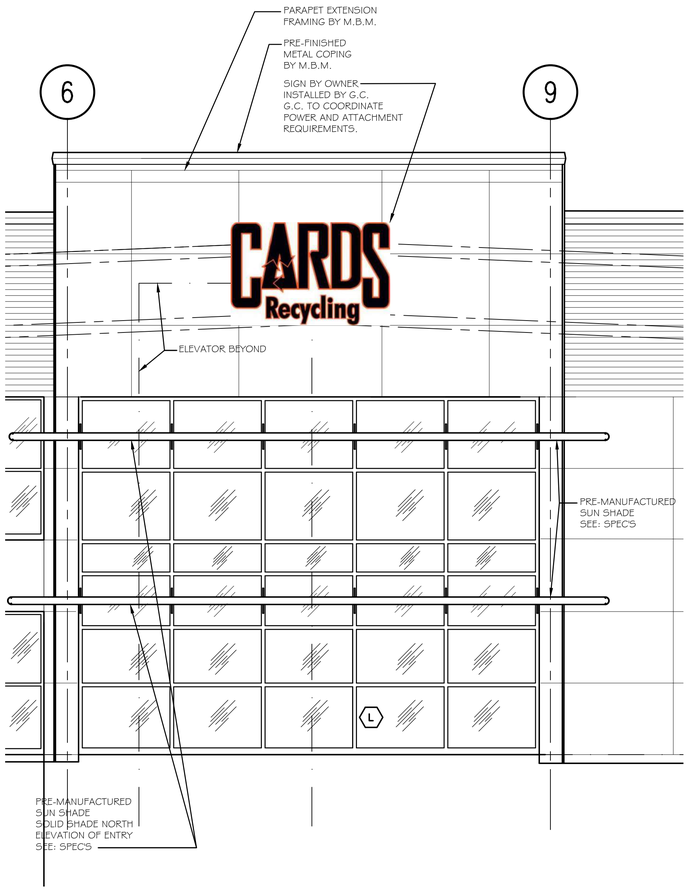
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ENGINEER: TJA
DRAWN BY: JDP

W.O. #: 23929

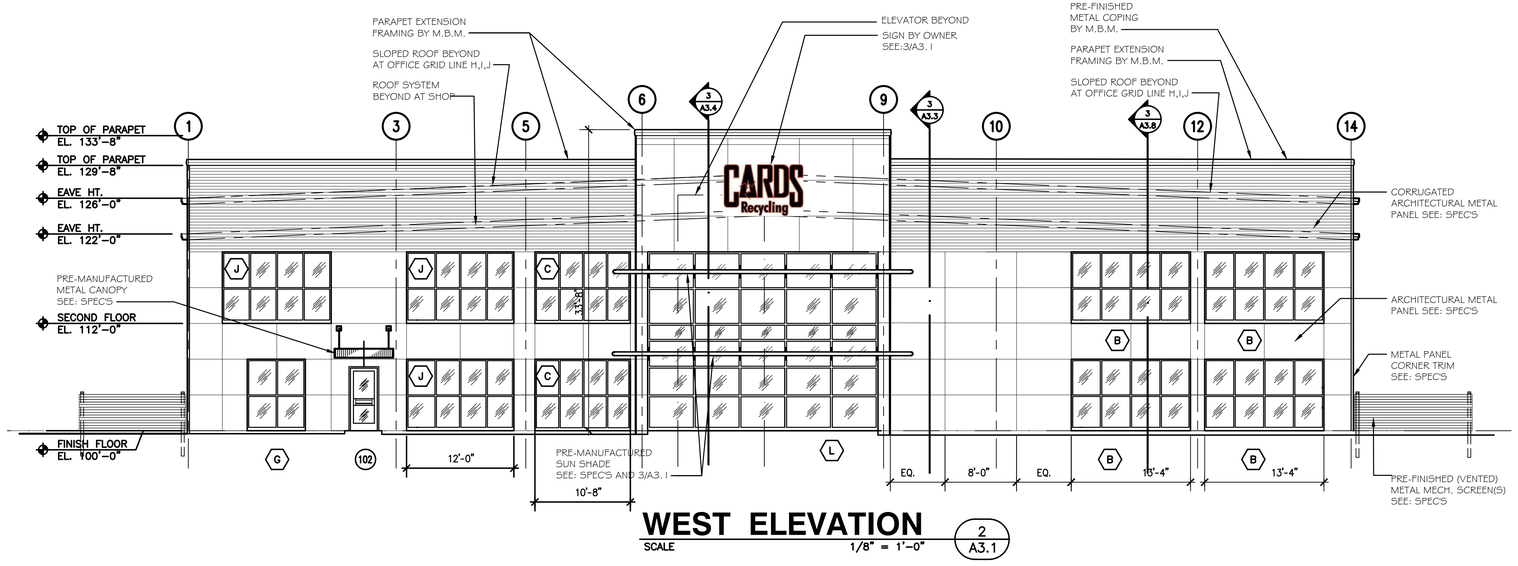
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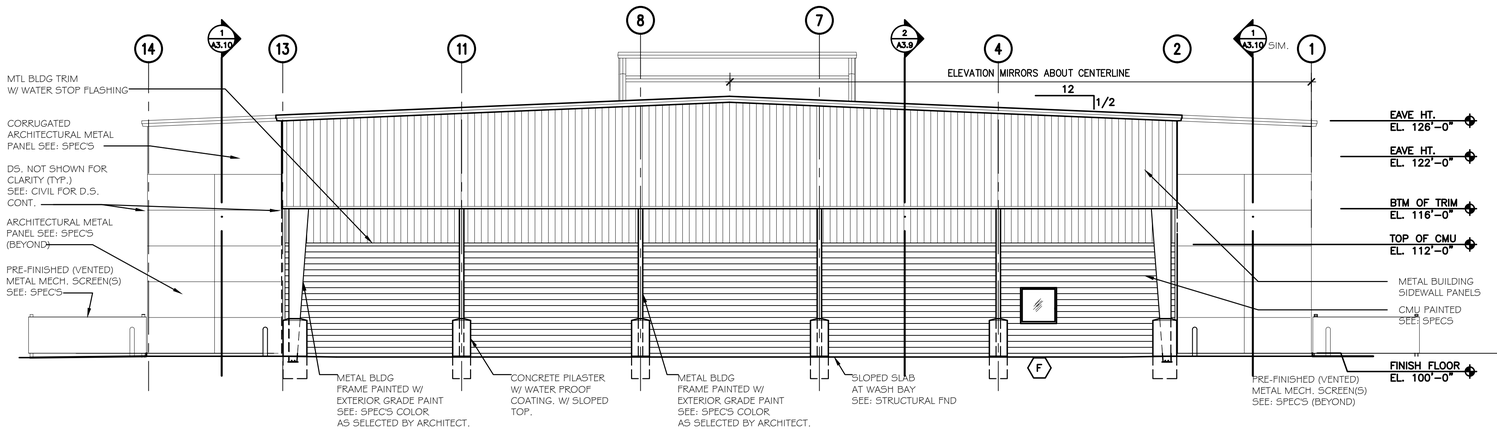
ENTRY ELEVATION

SCALE 1/4" = 1'-0" — 3 / A3.1



WEST ELEVATION

SCALE 1/8" = 1'-0" — 2 / A3.1



EAST ELEVATION

SCALE 1/8" = 1'-0" — 1 / A3.1

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E-mail: wsa@wsa1.us

NEW FACILITY FOR CARDS Recycling

Springdale, Washington County, Arkansas

CARDS Recycling
1513 N. OLD MISSOURI ROAD
Washington County
Springdale, Arkansas

EDWIN KYLE DENHAM REGISTERED ARCHITECT NO. 3735 ARKANSAS

E. Kyle Denham

Digitally signed by E. Kyle Denham
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Date: 2023.03.29 10:19:00-05'00'

E. Kyle Denham
ARCHITECT A-3735

DATE
MARCH, 2023

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JKM	KD

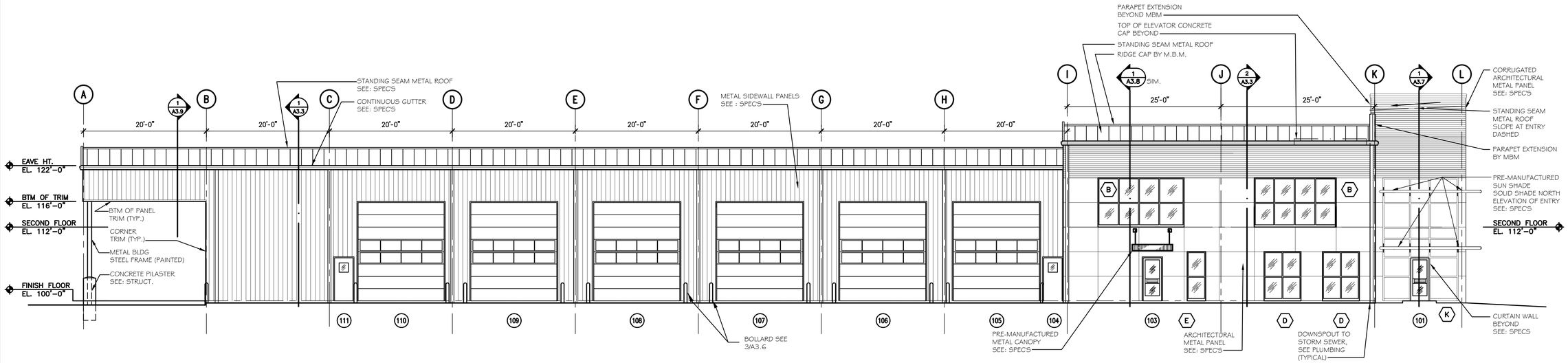
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PROJECT NUMBER
2022 01 02

Exterior Elevations

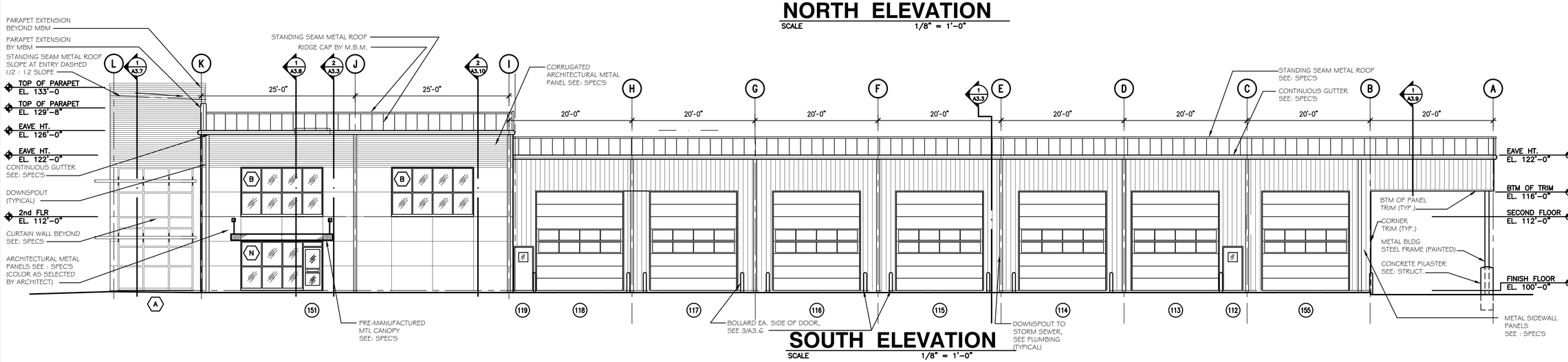
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A3.1



NORTH ELEVATION

SCALE 1/8" = 1'-0"



SOUTH ELEVATION

SCALE 1/8" = 1'-0"

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NEW FACILITY FOR CARDS Recycling

Springdale, Washington County, Arkansas

CARDS Recycling
1513 N. OLD MISSOURI ROAD
Washington County
Springdale, Arkansas

EDWIN KYLE DENHAM REGISTERED ARCHITECT No. 3735 ARKANSAS

E. Kyle Denham

Digitally signed by E. Kyle Denham
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Date: 2023.03.28 10:28:22-05'00'

E. Kyle Denham
ARCHITECT A-3735

DATE
MARCH, 2023

DRAWN BY:	CHECKED BY:
JKM	KD

REVISIONS

PROJECT NUMBER
2022 01 02

Exterior Elevations

SHEET NUMBER

A3.2

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

L23-55

June 13, 2023

City of Springdale
Planning & Community Development Division
208 S. Blair Street
Springdale, Arkansas 72764

Via iWorQ portal

Re: Certified List of Adjacent Property Owners
CARDS Recycling, Phase II
1513 N. Old Missouri Road
Springdale, AR

Debbie and Sarah:

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.

815-28697-002
OLD MO EAST LLC
PO BOX 8054
FAYETTEVILLE AR 72703-0001

815-28697-003
PTKH INVESTMENTS LLC
2020 N MINGO RD
TULSA OK 74116

815-28697-000
SPRINGDALE PUBLIC FACILITIES BOARD
PO BOX 166
SPRINGDALE AR 72765

815-27521-000
BRUNNER & LAY INC
PO BOX 1190
SPRINGDALE AR 72765

815-28697-005
CYPRESS COLD STORAGE LLC
2301 MCLAIN ST
NEWPORT AR 72112

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

Very truly yours,

S. Craig Davis, P.L.S.

Z:\Engineers\00 - Engineer Projects\23929 Cards Recycling Ph II\03 Pre-Construction Plan Submittals\2023-06-29 Submittal #1\CLAPO.docx



Planning Commission Meeting
September 5, 2023

Miles
0 0.01 0.02 0.03 0.04

N

PROJECT: L23-55
APPLICANT: CARDS Recycling, Ph. II
LOCATION: 1513 N Old Missouri Rd
REQUEST: LSD

SPRINGDALE
WE'RE MAKING IT HAPPEN



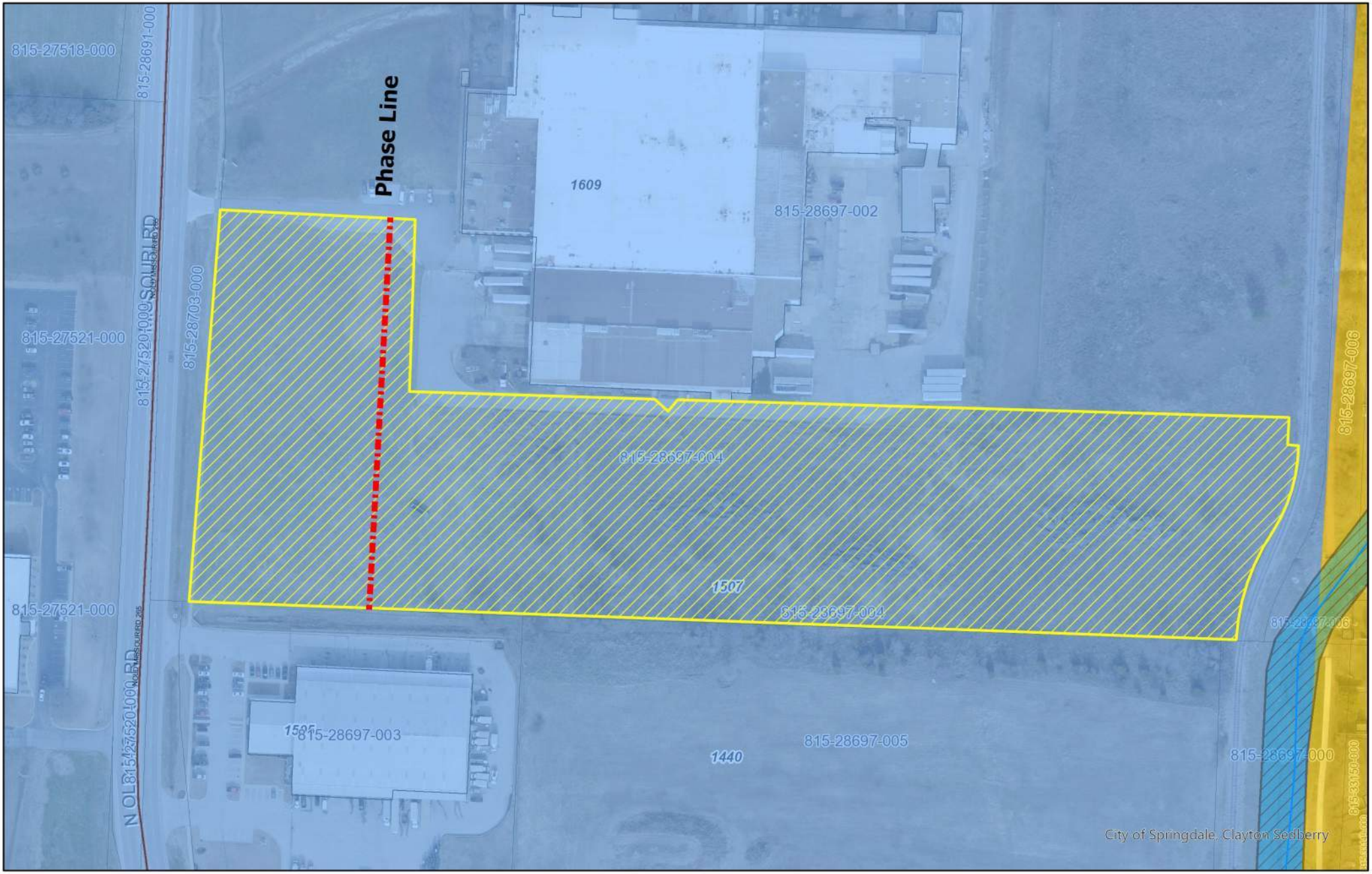
Planning Commission Meeting
September 5, 2023

Miles
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N

PROJECT: L23-55
APPLICANT: CARDS Recycling, Ph. II
LOCATION: 1513 N Old Missouri Rd
REQUEST: LSD

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
September 5, 2023

Miles
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N

PROJECT: L23-55
APPLICANT: CARDS Recycling, Ph. II
LOCATION: 1513 N Old Missouri Rd
REQUEST: LSD

SPRINGDALE
WE'RE MAKING IT HAPPEN

B23-65

www.SpringdaleAR.gov

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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: May 9, 2023

Date Accepted as Complete: August 25, 2023 Project Number: B23-65

APPLICATION CONTACTS:

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Laura hernandez	Name: Albero González
E-mail: nwacleaning2017@gmail.com	E-mail: Alberto@stimetalfab.com
Address: 3380 old wire Rd Springda AR 72764	Address: 3380 old wire Rd Springda AR 72764
Phone: 479 7579314	Phone: 479 231 97 82
Site/ Location: Benton	Current Zoning District: Benton
	Rezone required:
Assessor's Parcel Number(s):	Total Acreage:

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

Deletion of paving requirement

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

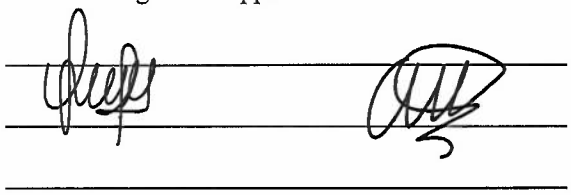
There should be less runoff with grass

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: May 9, 2023

B23-65

Laura Hernandez
3380 Old Wire
Springdale AR, 72764
(479) 757-9314
Nwacleaning2017@gmail.com

8th May 2023

Dear Ms. Reader,

In October of 2022, my family decided to start our life in Springdale by purchasing property at 3380 Old Wire Rd.

We noticed that when it rains and snows the water runs and stands at the foundation of the property and around the front yard. This creates a muddy front yard and many times I have been stuck in my own front yard; missing appointments and being late dropping off my child to school.

We decided to add new gravel to the existent gravel on the property to help our situation. The old gravel was old and was not helping with water retention. After maintaining the old gravel area and adding more gravel on the front yard we noticed it has help. Now, water does not stand on the property and we do not have to drive on a muddy driveway. The gravel has allowed us to be worry free and protect our house and the wellbeing of our children.

We received a notice from the City regarding the new gravel added around the side. Honestly, we did not know it was not allowed within City Limits. Now I would appreciate your cooperation and help us keep the gravel. We can even secure it with either metal edging or wood to keep it visually appealing.

Sincerely,

Laura Hernandez

B23-65

Nate Cole

From: Katie Hollingshead <khollingshead@springdalear.gov>
Sent: Wednesday, August 23, 2023 1:47 PM
To: 'Sarah Curry'
Subject: 3380 Old Wire Driveway

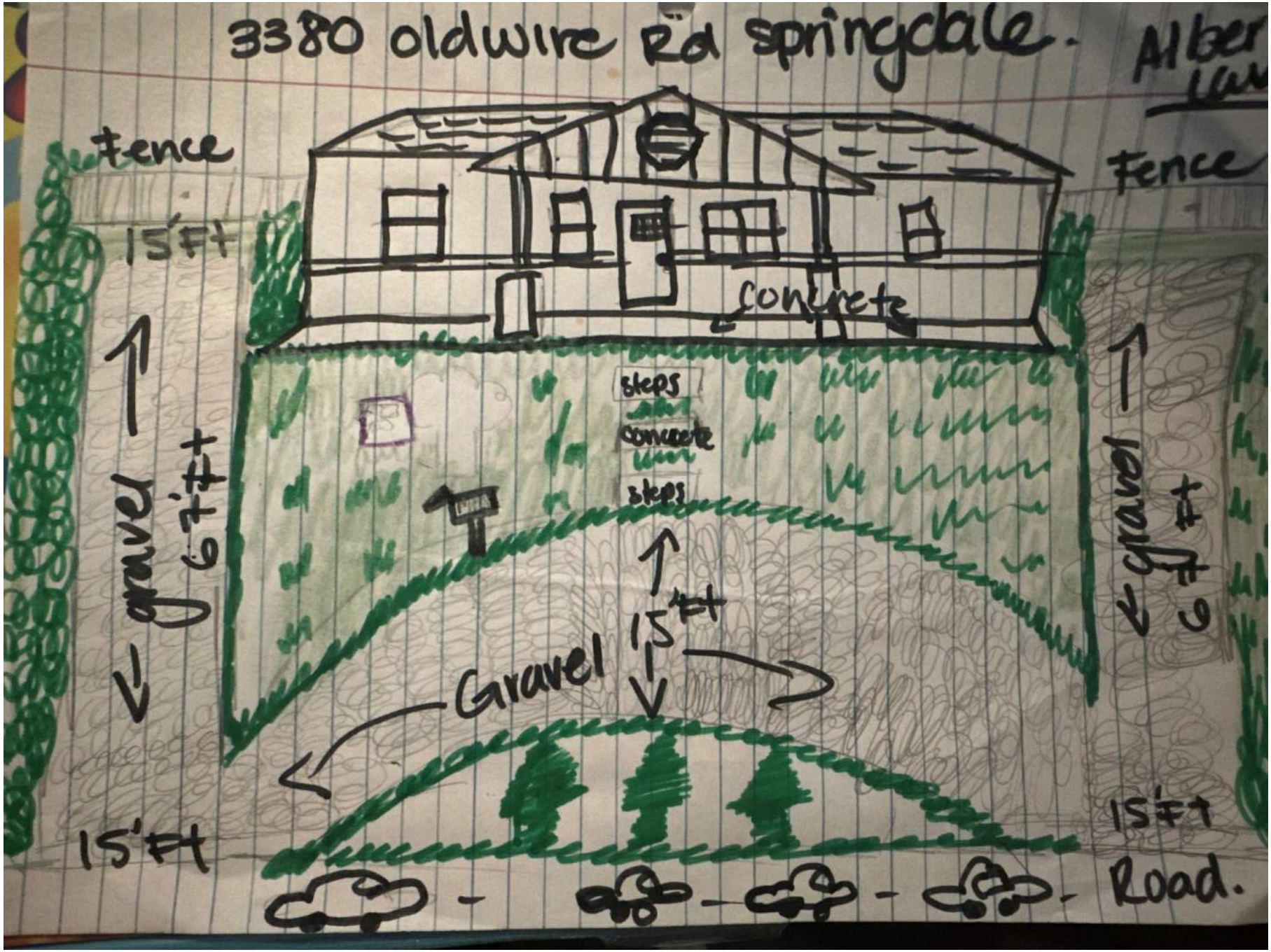
Follow Up Flag: Follow up
Flag Status: Flagged

Hey Sarah,
Just FYI, I did the calculations for Laura Hernandez's driveway and if she were to pave what she shows in gravel on her drawing, she will still be under 40% of the front yard. She's close, but it works. I'll include the calcs below in case you want to add that to the presentation. I typically round up all my measurements so there is room for some error.

Front Yard Area = 10,040 sq ft
Existing horseshoe drive = 1450 sq ft
Proposed drive (south) = 1,115 sq ft
Proposed drive (north) = 1,115 sq ft

Total proposed = 3680 sq ft
40% of front yard = 4016 sq ft

Thanks,
Katie


3380 oldwire Rd springdale. Alber
fence
15'Ft
Fence
concrete
steps
concrete
steps
gravel
6'Ft
gravel
6'Ft
15'Ft
Gravel
15'Ft
15'Ft
Road.

ADJACENT PROPERTY OWNERS 3380 OLD WIRE ROAD

21-00274-000 **GARRY & KATHY MCKINNEY**

P.O. BOX 1124

SPRINGDALE, AR 72765

21-01208-000 **ALEJANDRO & MARIA CAMPOS**

2516 SEBRIGHT AVE

SPRINGDALE, AR 72764

21-01209-000 **PATRICIA MEIER**

3636 GRAINGER CIRCLE

SPRINGDALE, AR 72764

21-01210-000 **ANA DERAS**

3652 GRAINGER CIRCLE

SPRINGDALE, AR 72764

21-00276-000 **JERRY & JEANETTE RAY**

3340 OLD WIRE ROAD

SPRINGDALE, AR 72764

21-00053-000 **DENNIS WATSON**

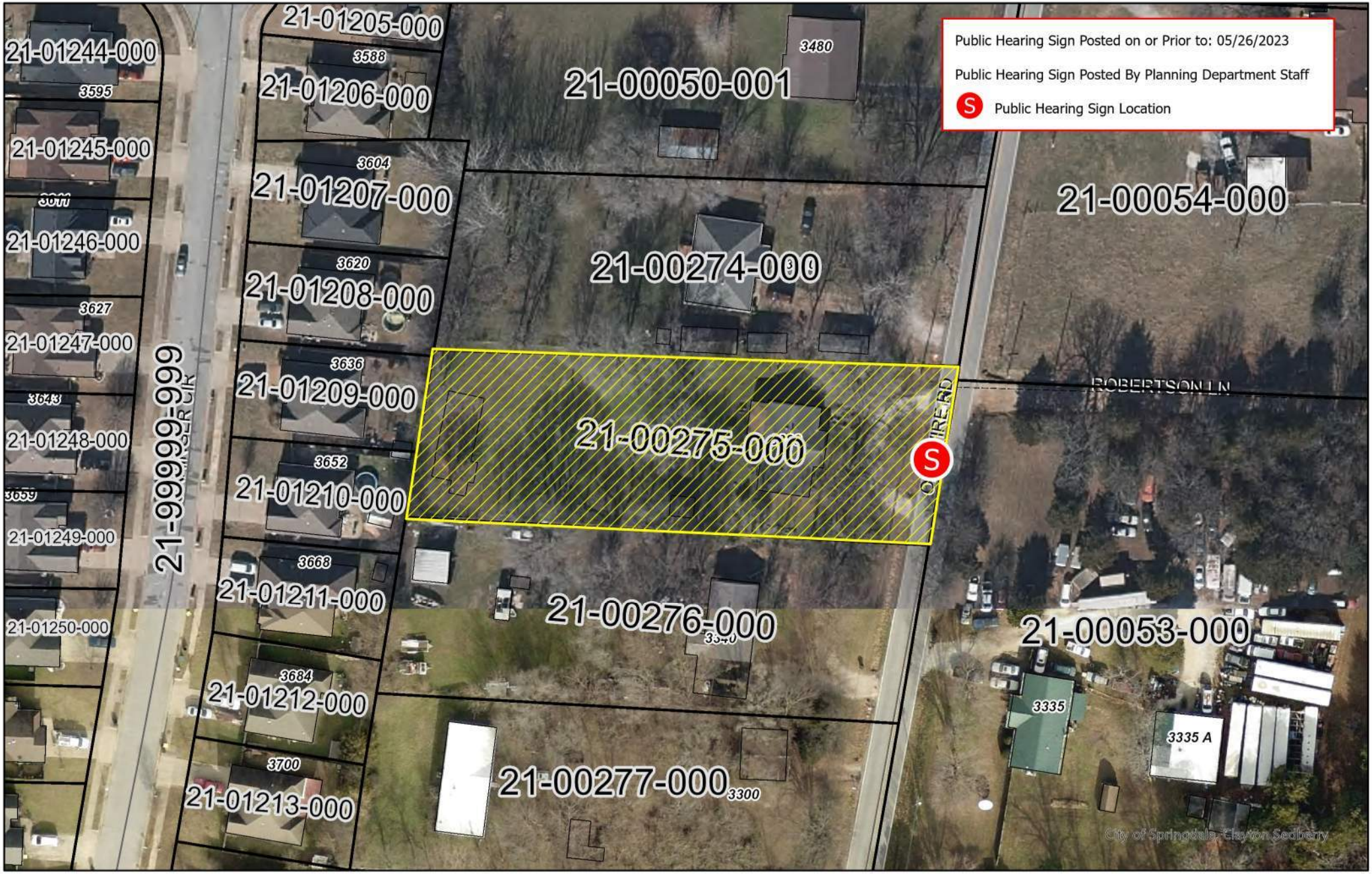
3335 OLD WIRE ROAD

SPRINGDALE, AR 72764

21-00054-000 **CESAR LIMA**

3485 OLD WIRE ROAD

SPRINGDALE, AR 72764



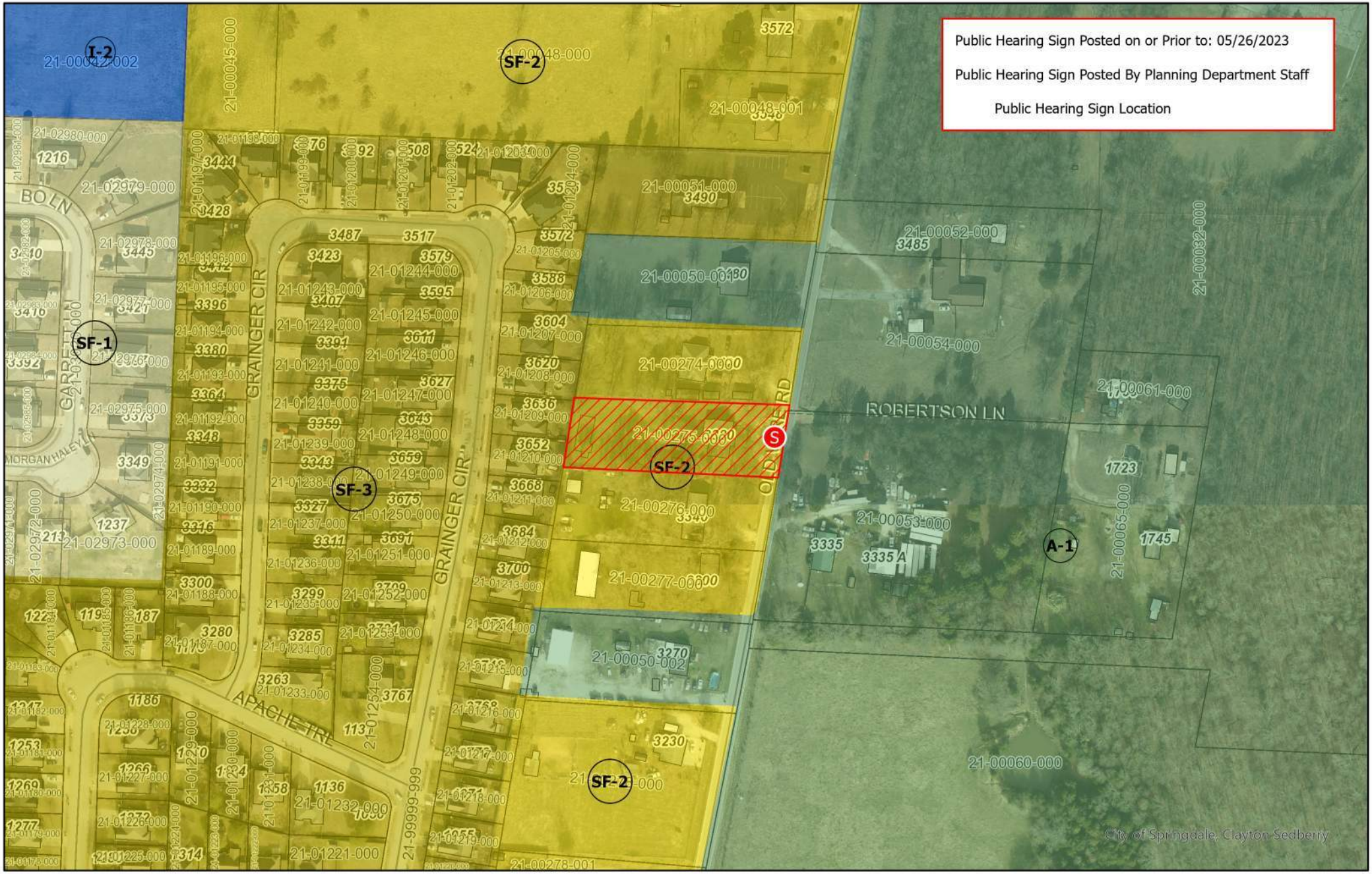
Planning Commission Meeting
September 5, 2023

Miles
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N

PROJECT: B23-65
APPLICANT: Albero Gonzalez Tenorio & Laura Hernandez
LOCATION: 3380 Old Wire Road
REQUEST: Variance for Paving Requirement

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting

September 5, 2023

Miles

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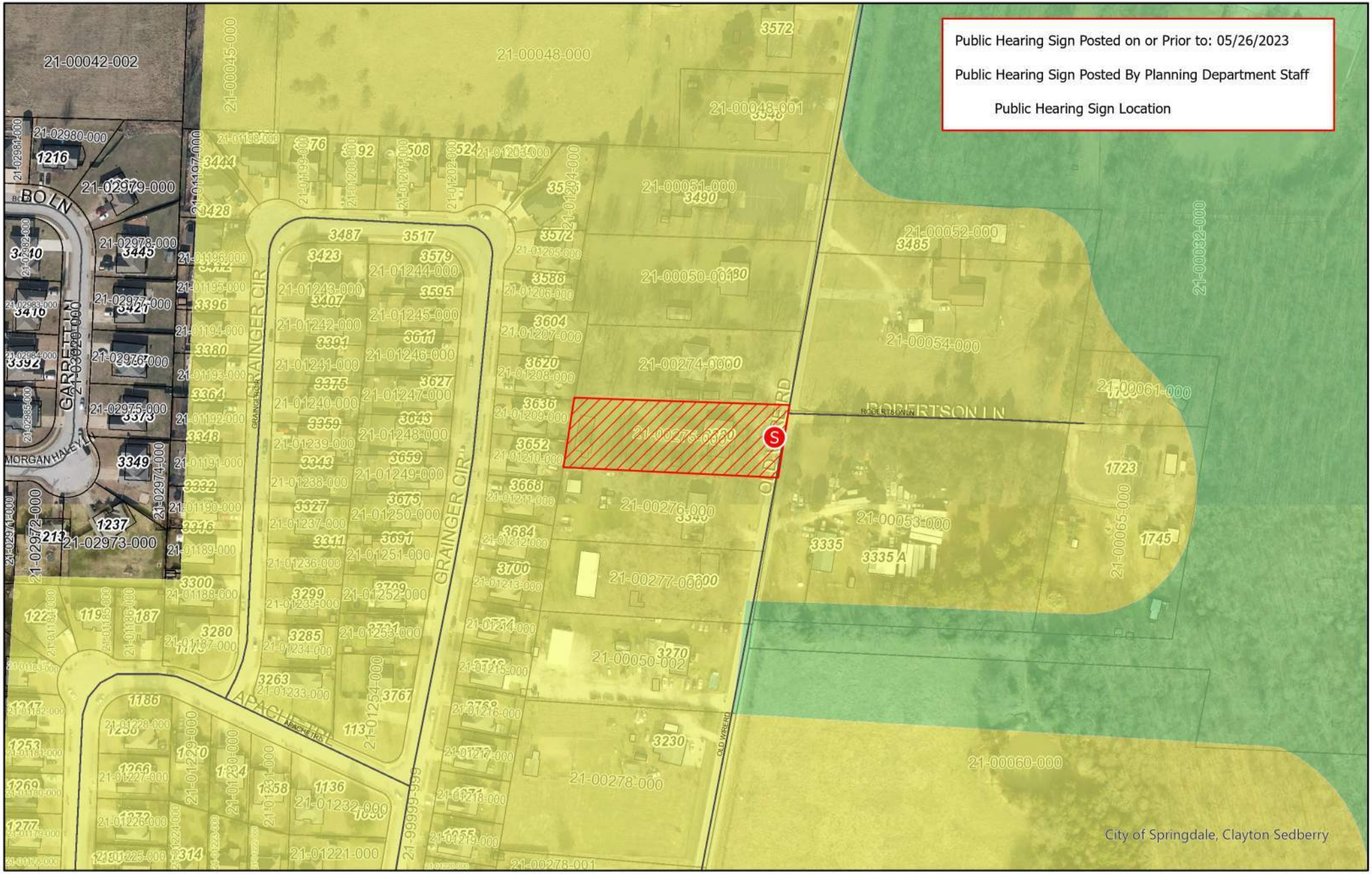
PROJECT: B23-65

APPLICANT: Albero Gonzalez Tenorio & Laura Hernandez

LOCATION: 3380 Old Wire Road

REQUEST: Variance for Paving Requirement

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
September 5, 2023

Miles
00.01 0.03 0.04 0.06

N

PROJECT: B23-65
APPLICANT: Albero Gonzalez Tenorio & Laura Hernandez
LOCATION: 3380 Old Wire Road
REQUEST: Variance for Paving Requirement

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SPRINGDALE™
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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: _____

Date Accepted as Complete: _____ Project Number: B23-95

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: Satterfield Land Surveyors	Name: Howell Family Trust
E-mail: jazzmen@slsurveying.com	E-mail: sdhowell@etestg.com
Address: 1928 Hwy 71 N PO Box 1640 Alma AR 72921	Address: 489 Purtle Ave Springdale
Phone: 479-632-3565	Phone:
Site/ Location: 489 Purtle Ave Springdale	Current Zoning District: MF-12
Assessor's Parcel Number(s): 815-29363-000	Rezone required: NO
	Total Acreage: T1-1.21 T2-0.91

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

For existing concrete building and single family home over setbacks on Tract 1

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

Strict enforcement would not allow property to be split ~~after~~ when proper ROW is dedicated.

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

Variance would allow the existing buildings to remain in their current locations.

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

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

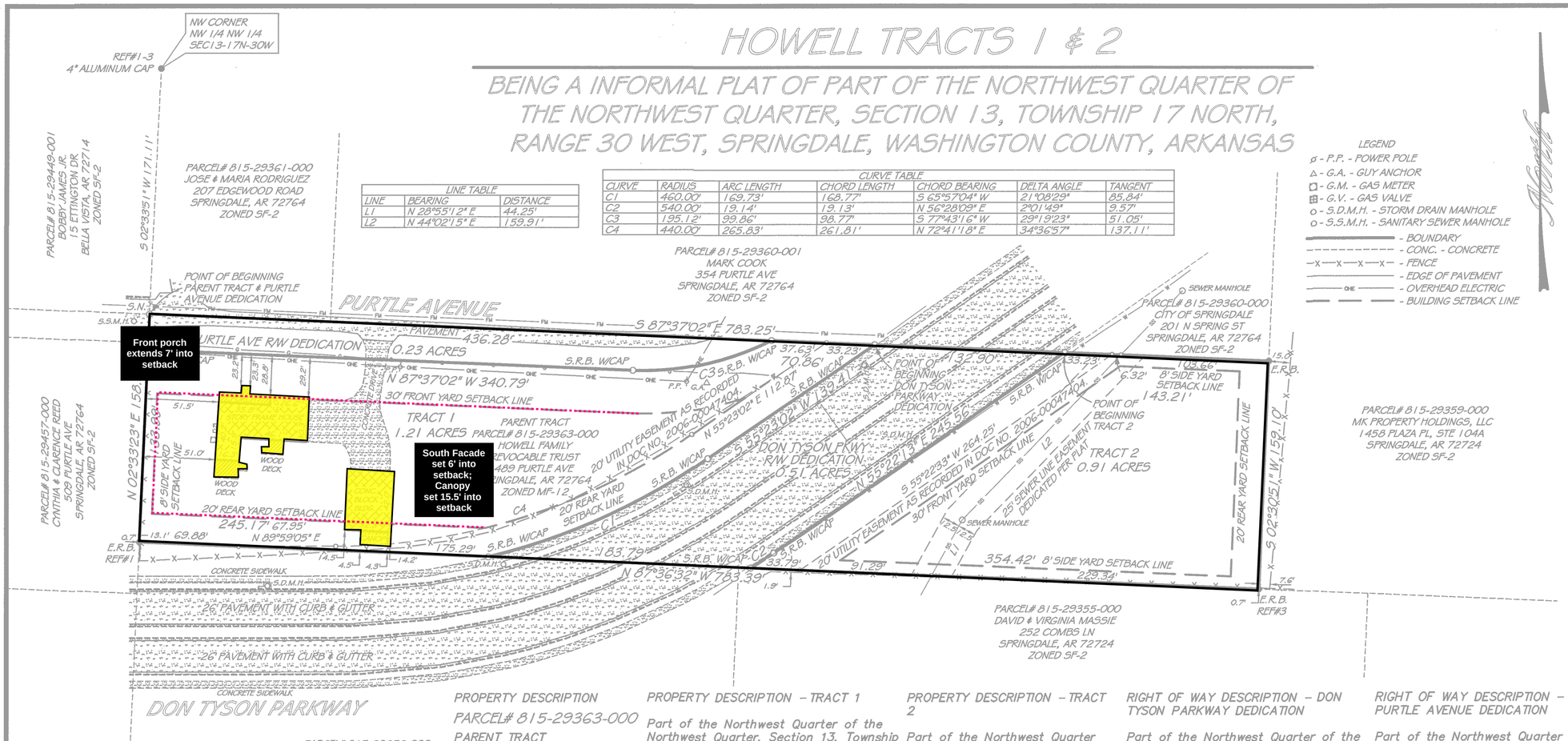
APPLICANT SIGNATURE(S) JDwight

Jazzmen Dwight, Assistant
Satterfield Land Surveyors

DATE: 7/27/23

HOWELL TRACTS 1 & 2

BEING A INFORMAL PLAT OF PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 13, TOWNSHIP 17 NORTH, RANGE 30 WEST, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 28°55'12" E	44.25'
L2	N 44°02'15" E	159.91'

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	460.00'	169.73'	168.77'	S 65°57'04" W	21°08'29"	85.84'
C2	540.00'	19.14'	19.13'	N 56°28'09" E	2°01'49"	9.57'
C3	195.12'	99.86'	98.77'	S 77°43'16" W	29°19'23"	51.05'
C4	440.00'	265.83'	261.81'	N 72°41'18" E	34°36'57"	137.11'

LEGEND
- P.P. - POWER POLE
- G.A. - GUY ANCHOR
- G.M. - GAS METER
- G.V. - GAS VALVE
- S.D.M.H. - STORM DRAIN MANHOLE
- S.S.M.H. - SANITARY SEWER MANHOLE
- BOUNDARY
- CONC. - CONCRETE
- FENCE
- EDGE OF PAVEMENT
- OHE - OVERHEAD ELECTRIC
- BUILDING SETBACK LINE

PROPERTY DESCRIPTION
PARCEL# 815-29363-000
PARENT TRACT

Part of the Northwest Quarter of the Northwest Quarter, Section 13, Township 17 North, Range 30 West, Washington County, Arkansas being more particularly described as follows:

Commencing at an existing 4 inch aluminum cap marking the Northwest Corner of the Northwest Quarter of the Northwest Quarter. Thence along the West line of said Forty, South 02 degrees 33 minutes 51 seconds West, 171.11 feet to a set nail and the Point of Beginning. Thence leaving said West line, South 87 degrees 37 minutes 02 seconds East, 783.25 feet to an existing rebar. Thence South 02 degrees 30 minutes 51 seconds West, 159.10 feet to an existing rebar. Thence North 87 degrees 36 minutes 32 seconds West, 783.39 feet to an existing rebar on the West line of the Northwest Quarter of the Northwest Quarter. Thence along the West line of said Forty, North 02 degrees 33 minutes 23 seconds East, 158.99 feet to the Point of Beginning, containing 2.86 acres and subject to Road Rights of Way and any Easements of Record.

PROPERTY DESCRIPTION – TRACT 1
Part of the Northwest Quarter of the Northwest Quarter, Section 13, Township 17 North, Range 30 West, Washington County, Arkansas being more particularly described as follows:

Commencing at an existing 4 inch aluminum cap marking the Northwest Corner of the Northwest Quarter of the Northwest Quarter. Thence along the West line of said Forty, South 02 degrees 33 minutes 51 seconds West, 196.11 feet to a set rebar with cap and the Point of Beginning. Thence leaving said West line, South 87 degrees 37 minutes 02 seconds East, 340.79 feet to a set rebar with cap. Thence around a curve to the left, having a radius of 195.12 feet, and subtended by a chord bearing and distance of North 77 degrees 43 minutes 16 seconds East, 98.77 feet to a se rebar with cap. Thence South 87 degrees 37 minutes 02 seconds East, 70.86 feet to a set rebar with cap. Thence South 55 degrees 23 minutes 02 seconds West, 139.41 feet to a set rebar with cap. Thence around a curve to the right, having a radius of 460.00 feet, and subtended by a chord bearing and distance of South 65 degrees 57 minutes 04 seconds West, 168.77 feet to a set rebar with cap. Thence North 87 degrees 36 minutes 32 seconds West, 245.17 feet to an existing rebar on the West line of the Northwest Quarter of the Northwest Quarter. Thence along the West line of said Forty, North 02 degrees 33 minutes 23 seconds East, 133.99 feet to the Point of Beginning, containing 1.21 acres and subject to any Easements of Record.

PROPERTY DESCRIPTION – TRACT 2
Part of the Northwest Quarter of the Northwest Quarter, Section 13, Township 17 North, Range 30 West, Washington County, Arkansas being more particularly described as follows:

Commencing at an existing 4 inch aluminum cap marking the Northwest Corner of the Northwest Quarter of the Northwest Quarter. Thence along the West line of said Forty, South 02 degrees 33 minutes 51 seconds West, 171.11 feet to a set nail. Thence leaving said West line, South 87 degrees 37 minutes 02 seconds East, 640.06 feet to a set rebar with cap and the Point of Beginning. Thence continue South 87 degrees 37 minutes 02 seconds East, 143.21 feet to an existing rebar. Thence South 02 degrees 30 minutes 51 seconds West, 159.10 feet to an existing rebar. Thence North 87 degrees 36 minutes 32 seconds West, 354.42 feet to a set rebar with cap. Thence around a curve to the left, having a radius of 540.00 feet, and subtended by a chord bearing and distance of North 56 degrees 28 minutes 09 seconds East, 19.13 feet. Thence North 55 degrees 22 minutes 13 seconds East, 245.56 feet to the Point of Beginning, containing 0.91 acres and subject to Road Rights of Way and any Easements of Record.

RIGHT OF WAY DESCRIPTION – DON TYSON PARKWAY DEDICATION
Part of the Northwest Quarter of the Northwest Quarter, Section 13, Township 17 North, Range 30 West, Washington County, Arkansas being more particularly described as follows:

Commencing at an existing 4 inch aluminum cap marking the Northwest Corner of the Northwest Quarter of the Northwest Quarter. Thence along the West line of said Forty, South 02 degrees 33 minutes 51 seconds West, 171.11 feet to a set nail. Thence leaving said West line, South 87 degrees 37 minutes 02 seconds East, 507.16 feet to a set rebar with cap and the Point of Beginning. Thence continue South 87 degrees 37 minutes 02 seconds East, 132.90 feet to a set rebar with cap. Thence South 55 degrees 22 minutes 13 seconds West, 245.56 feet to a set rebar with cap. Thence around a curve to the right, having a radius of 540.00 feet, and subtended by a chord bearing and distance of South 56 degrees 28 minutes 09 seconds West, 19.13 feet to a set rebar with cap. Thence North 87 degrees 36 minutes 32 seconds West, 183.79 feet to a set rebar with cap. Thence around a curve to the left, having a radius of 460.00 feet, and subtended by a chord bearing and distance of North 65 degrees 57 minutes 04 seconds East, 168.77 feet to a set rebar with cap. Thence North 55 degrees 23 minutes 02 seconds East, 139.41 feet to the Point of Beginning, containing 0.51 acres and subject to Road Rights of Way and any Easements of Record.

RIGHT OF WAY DESCRIPTION – PURTLE AVENUE DEDICATION
Part of the Northwest Quarter of the Northwest Quarter, Section 13, Township 17 North, Range 30 West, Washington County, Arkansas being more particularly described as follows:

Commencing at an existing 4 inch aluminum cap marking the Northwest Corner of the Northwest Quarter of the Northwest Quarter. Thence along the West line of said Forty, South 02 degrees 33 minutes 51 seconds West, 171.11 feet to a set nail and the Point of Beginning. Thence leaving said West line, South 87 degrees 37 minutes 02 seconds East, 436.28 feet to a set rebar with cap. Thence around a curve to the right, having a radius of 195.12 feet, and subtended by a chord bearing and distance of South 77 degrees 43 minutes 16 seconds West, 98.77 feet to a set rebar with cap. Thence North 87 degrees 37 minutes 02 seconds West, 340.79 feet to a set rebar with cap on the West line of the Northwest Quarter of the Northwest Quarter. Thence along the West line of said Forty, North 02 degrees 33 minutes 23 seconds East, 25.00 feet to the Point of Beginning, containing 0.23 acres and subject to any Easements of Record.

PROJECT NO. LS23-17

SURVEYOR'S NOTE: This property does not lie within the 100-Year Flood Zone, according to the Flood Map for Springdale, Arkansas, Community Panel No. 05143C0070F, Dated: May 16, 2008.

SURVEYOR'S NOTE: This survey was conducted under the supervision of Clovis W. Satterfield, No. 0147, or Ricky Hill, No. 1443, Satterfield Land Surveyors, P.A., Certificate of Authorization No. 718. Satterfield Land Surveyors, P.A., 1-(479)-632-3565 Hwy. 71 North, P.O. Box 640, Alma, AR 72921

SURVEYOR'S NOTE: This survey was done to mark the corners on the ground and to show observed structures. Utilities located if Requested according to utility company records, and or above ground inspection. This survey was done from description furnished to us or instruction from the person(s) named on this plat. No title search was done and record ownership, Rights of Way of road and Easements to and across this property must be confirmed by others. The Buyer or Owner of this property should satisfy themselves as to the correct owner through a title search or review by an attorney.

Satterfield Land Surveyors P.A., Copyright 2023

This plat is copyright material and is provided solely for the use of the person(s) named on this plat and may not be used or distributed to any other person(s) or company for their benefit. No license has been created, expressed or implied to copy the survey without the written consent of Satterfield Land Surveyors, P.A.. No one including the person(s) named, may reproduce this plat. Only authentic copies that appear with the surveyor's seal in red may be used. Any copies used without this red seal are considered unauthorized copies and are considered a copyright infringement. After filing with State Surveyor's office, survey becomes public record.

60' 30' 0 GRAPHIC SCALE 60' 120'

REFERENCE DEED

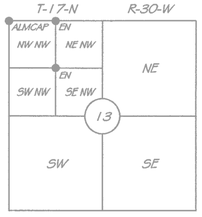
SURVEY REFERENCES

1. SURVEY 1, INC. - #17239 - 4/15/13.
2. ESI - #20073 - 3/6/20.
3. ESI - #20073 - 7/20/20.

BASIS OF BEARING
ARKANSAS STATE PLANE COORDINATES GRID NORTH 1983.

REVISIONS

VICINITY MAP



LEGEND
- S.R.B. = SET 1/2" REBAR W/ CAP
- S.P./K.N. = SET P/K NAIL
- S.R.R.S. = SET RAILROAD SPIKE
- S.N. = SET NAIL
- E.R.B. = EXISTING REBAR
- E.I.P. = EXISTING IRON PIN
- E.P./K.N. = EXISTING P/K NAIL
- E.N. = EXISTING NAIL
- E.R.R.S. = EXISTING RAILROAD SPIKE
- = EXISTING GOVERNMENT MONUMENT
- = EXISTING STONE
- = EXISTING STATE MONUMENT
- = EXISTING R/W MARKER
- = EXISTING FENCE
- = COMPUTED POINT
- F.C. = FENCE CORNER

SURVEYORS DISCLAIMER AND STATEMENT OF USE
This survey was conducted by the written or verbal authorization of the person named as the buyer and/or Use by as shown on this plat. No one has the authority to use the data or legal description from this survey except those named or their agents and the survey is only certified to the date shown on this plat. This plat is protected by copyright and any person other than those named using or relying upon this plat will be held responsible. Satterfield Land Surveyors, P.A. will not be responsible or have any liability to any other person or company who uses this plat without written authorization. After filing with State Surveyor's office, survey becomes public record.

CONTACT: JIMMY ALLEN
ELITE REALTY
1800 WAGON WHEEL DRIVE, STE A
SPRINGDALE, AR 72762
PHONE: (479) 387-7554

OWNER: HOWELL FAMILY REVOCABLE TRUST
489 PURTLE AVE
SPRINGDALE, AR 72764

DRAWN BY: D.E.R.
SCALE: 1" = 60'
DATE: 5/1/23
JOB NO. 48,051

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

CERTIFICATE OF TRANSMITTAL, OWNERSHIP & ORDINANCE
The undersigned hereby transmit this plat to the City of Springdale for approval and acceptance and certify to be the owner of the property described and hereby dedicate all streets, alleys, easements, parks, and other open spaces to public or private use as noted. The undersigned certify that the platting as filed on record cannot be changed unless vacated pursuant to applicable local or other law.

The undersigned has authority to execute the Certificate of Transmittal, Ownership, and Ordinance.

Date of Execution: _____

Signed: _____

Source of Title: Warranty Deed - Document 2013-00001307

CITY OF SPRINGDALE APPROVAL FOR RECORDING
_____
DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION

_____
DATE

NOTARY
State of Arkansas
County of Washington

Subscribed and sworn to before me this _____ day of _____, 2023.

_____
Notary Public

CERTIFICATE OF ACCEPTANCE
The undersigned hereby certify that this plat meets current regulations of the City of Springdale and regulations of the Arkansas State Board of Health as each pertains to this plat and to the offices of responsibility shown below.

	Date	Signature
Acceptance of Dedications	_____	_____ City Clerk
	_____	_____ Mayor

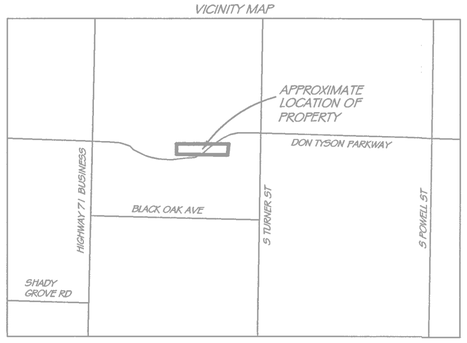
SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY, THAT THIS PLAT REPRESENTS A SURVEY MADE BY SATTERFIELD LAND SURVEYORS AND THAT SAID SURVEY MEETS OR EXCEEDS THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS.

_____
RICKY HILL
PROFESSIONAL LAND SURVEYOR
ARKANSAS REGISTRATION 1443

_____
DATE

PROPERTY IS ZONED MF-12
FRONT YARD SETBACK = 30'
SIDE YARD SETBACK = 8'
REAR YARD SETBACK = 20'

VICINITY MAP



500-17N-30W-0-13-440-72-0147-1443

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

B23-95

List of Adjacent Parcels to Parcel # 815-29363-000
Information in list gathered from datascoutpro.com on 7/27/23 by Satterfield Land Surveyors

815-29360-001
Mark Cook
354 Purtle Ave
Springdale AR 72764

815-29361-000
Jose & Maria Rodriguez
207 Edgewood Ave
Springdale AR 72764

815-29449-001
Bobby Neal James
15 Ettington Dr
Bella Vista AR 72714

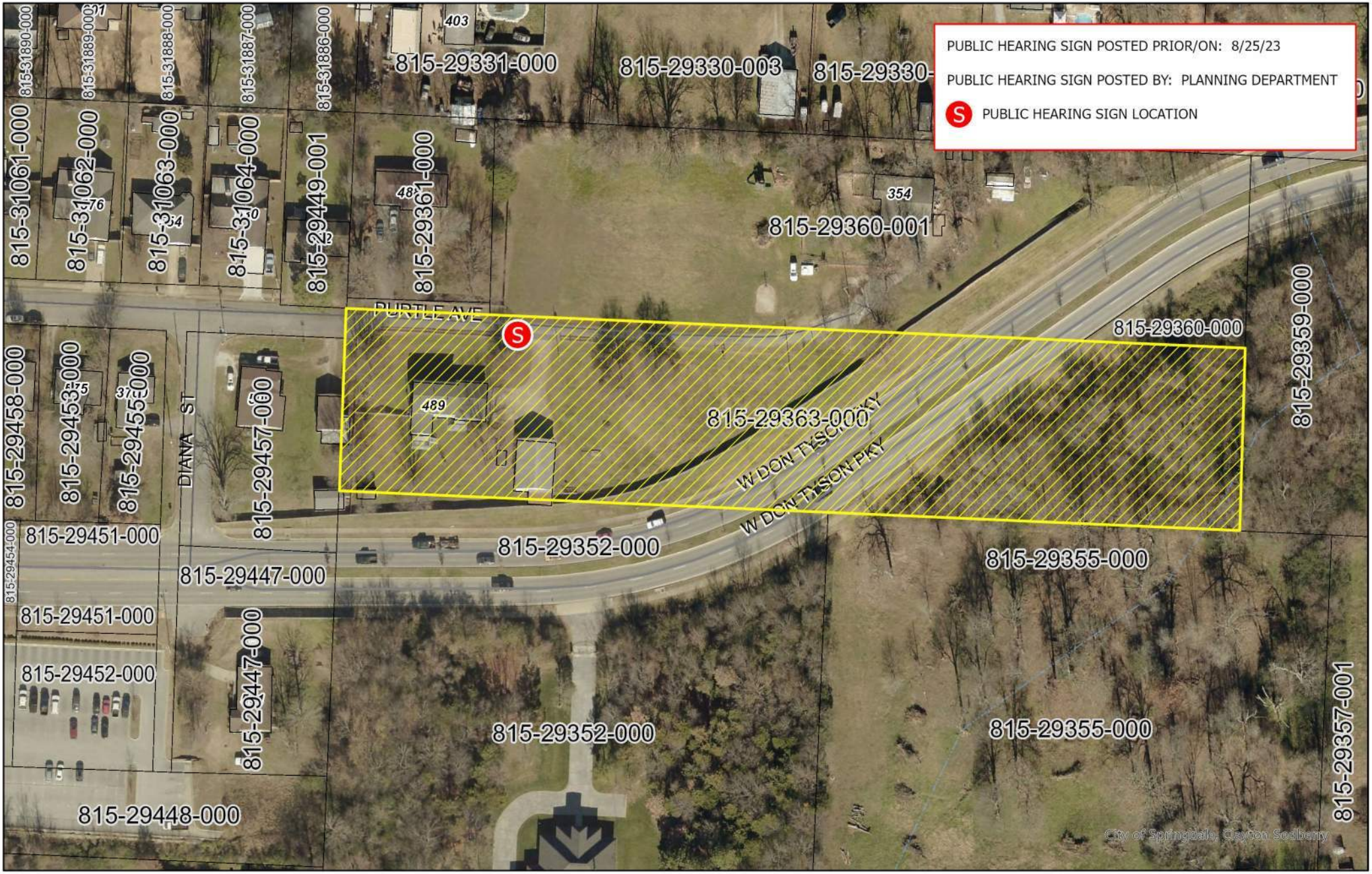
815-29457-000
Cynthia & Clarence Reed
509 Purtle Ave
Springdale AR 72764-7018

815-29352-000
David & Beate Cowan Trust
423 W Don Tyson Pkwy
Springdale AR 72764

815-29355-000
David & Virginia Massie
252 Combs Ln
Springdale AR 72764-7249

815-29359-000
MK Property Holdings LLC
1458 Plaza PL Ste 104A
Springdale AR 72764

J Daigle
Assistant
SLS
7/27/23

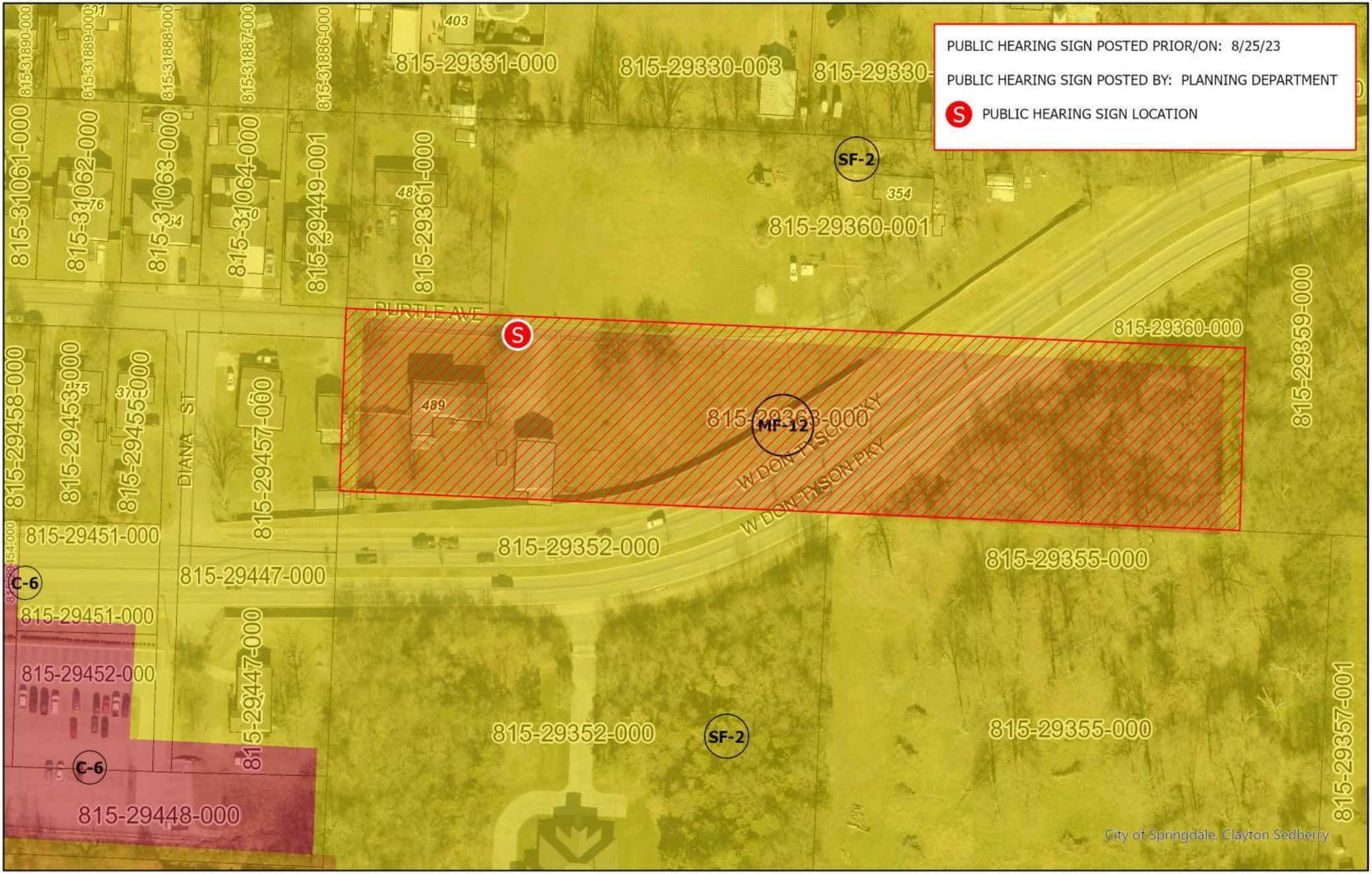


Planning Commission Meeting
September 5, 2023

Miles
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N

PROJECT: B23-95
APPLICANT: Howell Family Revocable Trust
LOCATION: 489 Purtle Ave
REQUEST: Variance for Reduction of Rear Setback from 20' to 14'

SPRINGDALE
WE'RE MAKING IT HAPPEN

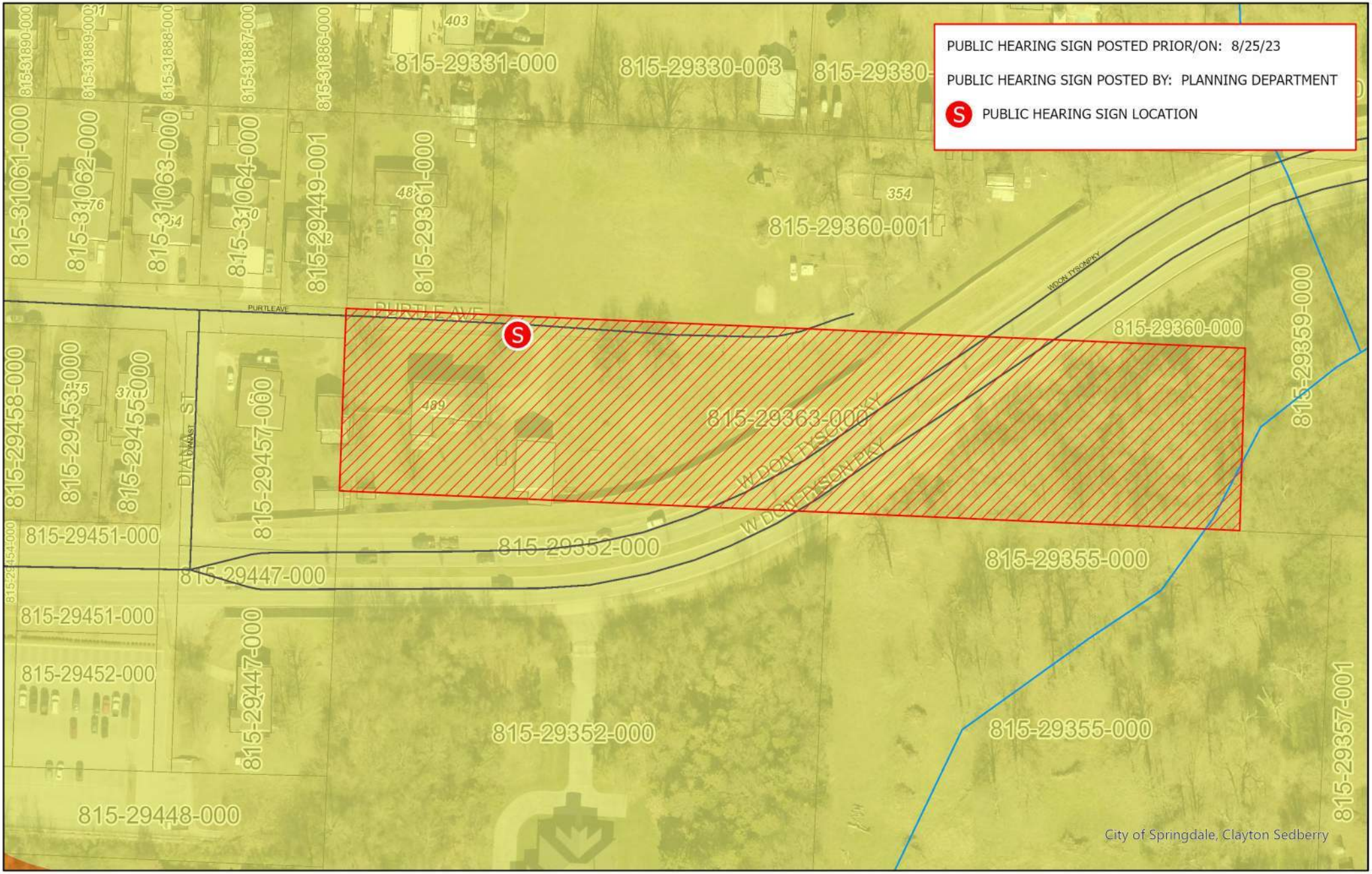


Planning Commission Meeting
September 5, 2023

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SPRINGDALE™
WE'RE MAKING IT HAPPEN

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Board of Adjustment

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

STAFF USE ONLY

Date Application Submitted: 08/10/23

Date Accepted as Complete: _____ Project Number: B23-98

APPLICATION CONTACTS:

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: ~~LD Gib~~ ~~son Properties, LLC~~	Name:
E-mail: ljgibson1712@gmail.com	E-mail:
Address: 2600 Truitt Lane Springdale AR 72762	Address:
Phone: 479-409-3991	Phone:
~~Site/ Location:~~ 1216 Crutcher St. Springdale, AR 72764	Current Zoning District:
Assessor's Parcel Number(s): 815-27759-000	Rezone required:
	~~Total Acreage:~~

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

Front setback from 30' to 10'
Driveways not being 150' apart, need variance to 75'

Property was constructed before either were required by City.

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

None, as property is not changing from the way it has been for many years.

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

No effect as property is same as it has been for years.

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) LD Gibson Properties, LLC

by: Larry J. Gibson, Member

DATE: 8/10/23

State of Arkansas
County of Washington

Subscribed and sworn befor me, a Notary Public, this 10 day of August, 2023.

DONNA STEWART NOTARY PUBLIC REG # 12388408 MY COMMISSION EXPIRES 10-07-2025 WASHINGTON COUNTY ARKANSAS

Notary Public

My Commission Expires:

0 30 60 90

1 INCH = 30 FEET

BASIS OF BEARINGS: ARKANSAS–NORTH STATE PLANE GRID

PARENT TRACT DESCRIPTION – PARCEL 815–28813–000 – W.D. 2015–13919

PART OF THE NE/4 OF THE SW/4 OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 30 WEST, DESCRIBED AS BEGINNING AT THE SE CORNER OF SAID 40 ACRE TRACT, AND RUNNING THENCE NORTH 100 FEET, THENCE WEST 200 FEET, THENCE SOUTH 100 FEET, THENCE EAST 200 FEET TO THE PLACE OF BEGINNING.

SURVEY DESCRIPTION – TRACT 1

PART OF THE NE/4 OF THE SW/4 OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, SPRINGDALE, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SE CORNER OF SAID NE/4 OF THE SW/4, THENCE N 87°39'08" W 149.42 FEET TO A SET IRON PIN AT THE POINT OF BEGINNING, THENCE N 1°44'16" E 99.96 FEET TO A SET IRON PIN, THENCE N 87°31'43" W 68.74 FEET TO A FOUND RAILROAD SPIKE, THENCE S 2°48'37" W 100.10 FEET TO A FOUND IRON PIN, THENCE S 87°39'08" E 70.61 FEET TO THE POINT OF BEGINNING, CONTAINING 6969 SQUARE FEET, AND SUBJECT TO THE RIGHT–OF–WAY OF GATES AVE. AND SUBJECT TO ANY OTHER EASEMENTS OF RECORD OR FACT.

SURVEY DESCRIPTION – TRACT 2

PART OF THE NE/4 OF THE SW/4 OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, SPRINGDALE, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SE CORNER OF SAID NE/4 OF THE SW/4, THENCE N 87°39'08" W 149.42 FEET TO A SET IRON PIN, THENCE N 1°44'16" E 99.96 FEET TO A SET IRON PIN, THENCE S 87°31'43" E 150.36 FEET TO A POINT IN CRUTCHER STREET, THENCE S 2°16'40" W 99.63 FEET TO THE POINT OF BEGINNING, CONTAINING 14958 SQUARE FEET, AND SUBJECT TO THE RIGHT–OF–WAY OF GATES AVE. AND SUBJECT TO ANY OTHER EASEMENTS OF RECORD OR FACT.

Legend:

- ● *Found Iron Pin*
- ○ *Set Iron Pin*
- ▲ *Found Railroad Spike*
- × *Fence*
- -O- *Power Pole*
- E *Overhead Electric*
- G *Gas Line*
- *Gas Meter*
- SS *Sanitary Sewer*
- *Water Meter*
- B.S. *Building Setback*
- R/W *Right of Way*
- *Building Setback*
- *Right-of-Way*
- *Boundary*

I–2 SETBACKS:
FRONT – 30 FEET
FRONT – 50 FEET (IF PARKING BETWEEN R/W AND SETBACK)
REAR – 25 FEET
SIDES – 0 FEET

815–27783–000
BS CRUTCHER WAREHOUSE LLC
PO BOX 664
VAN BUREN, AR 72957
I–2 ZONING

815–28759–000
WILFRIDO HERNANDEZ
1211 CRUTCHER ST
SPRINGDALE, AR 72764
MF–12 ZONING

815–28759–002
ELVIN CRUZ
887 PALISADES AVE
SPRINGDALE, AR 72764
MF–12 ZONING

CRUTCHER STREET
22' ASPHALT – 40' R/W

TRACT 1
6969 SQ. FT.

TRACT 2
14958 SQ. FT.

N 87°31'43" W 68.74'
S 87°31'43" E 150.36'
N 01°44'16" E 99.96'
S 02°48'37" W 100.10'
S 87°39'08" E 70.61'
N 87°39'08" W 149.42'
S 02°16'40" W 99.63'
25' REAR B.S.
50' FRONT B.S.
1 STORY HOUSE
1 STORY BLOCK HOUSE
PARKING
DRIVEWAY & PARKING
P.O.B. TRACT 1
P.O.B. TRACT 2
SE CORNER NE/4 SW/4 SECTION 1 T17N R30W
NO DOCUMENTED EASEMENTS FOR UTILITIES
40'
52'
50'
13'
6'
10'
87'
37'
57'
43'

815–27759–000
LD GIBSON PROPERTIES LLC
2600 TRUITT LANE
SPRINGDALE, AR 72762
I–2 ZONING

815–28760–000
C&W CRUTCHER APARTMENTS LLC
1309 LAWSON
MIDLAND, TX 79701
MF–12 ZONING

815–28813–000
C&W CRUTCHER APARTMENTS LLC
1309 LAWSON
MIDLAND, TX 79701
MF–12 ZONING

GATES AVENUE
22' ASPHALT – 40' R/W

815–22068–000
JOHN WILSON
223 GATES AVE
SPRINGDALE, AR 72764
MF–12 ZONING
GATES ADDITION
BLK 1 LOT 15

815–22069–000
CAROL ANN GILLEAN
402 CRUTCHER ST
SPRINGDALE, AR 72764
MF–12 ZONING
GATES ADDITION
BLK 1 LOT 16

815–22070–000
HAROLD MAYES
3756 S. CARLEY RD
SPRINGDALE, AR 72764
MF–12 ZONING
GATES ADDITION
BLK 1 LOT 17

815–22021–000
IGNACIO MARTINEZ
3903 SOUTHLAND DR
SPRINGDALE, AR 72764
MF–12 ZONING
GATES ADDITION
BLK 1 LOT 8

THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE ACCORDING TO F.E.M.A. MAP 05143C0070F, DATED APRIL 2, 2008.

THIS SURVEY WAS COMPLETED JUNE 6, 2020 AND IS FOR THE SOLE USE OF THE PARTY STATED HEREON.

REGISTERED
STATE OF ARKANSAS
NO. 1181
Signature
G.E. BUESCHER
PROFESSIONAL LAND SURVEYOR

OWNER'S CERTIFICATION & DEDICATION

I AM THE OWNER OF THE HEREON DESCRIBED PROPERTY AND HEREBY AGREE TO THIS LAND DIVISION AS SHOWN AND ALSO DEDICATE ALL RIGHTS OF WAY AND EASEMENTS AND SETBACKS SHOWN TO AFFECT THIS PROPERTY, AND ALSO HEREBY AGREE THAT APPROVAL OF THIS PLAT DOES NOT GUARANTEE SEPTIC SYSTEM APPROVAL FROM THE STATE HEALTH DEPARTMENT.

SIGNATURE _____
LARRY J GIBSON

SIG NATURE_____
DEBBIE L GIBSON

STATE OF ARKANSAS
COUNTY OF WASHINGTON

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2023.

_____
NOTARY PUBLIC

CITY APPROVAL

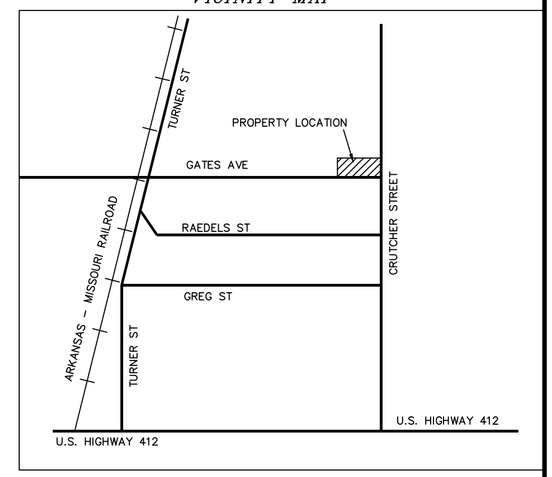
SIGNATURE _____ DATE _____
DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT DIVISION

ACCEPTANCE OF DEDICATIONS _____ _____
CITY CLERK

_____ _____
MAYOR

NORTH

VICINITY MAP



500–17N–30W–0–01–310–72–1181

TRACT SPLIT SURVEY LS23–30

LD GIBSON PROPERTIES LLC

SURVEY 1, INC.
2620 Melody Lane, Springdale, Arkansas 72762
TEL 479–750–1608 EMAIL gene.survey1@att.net
Gene E. Buescher R.L.S. #1181

W.O. 23123	DRAWN BY: GEB	DATE: AUG. 22, 2023

0 30 60 90

1 INCH = 30 FEET

BASIS OF BEARINGS: ARKANSAS–NORTH STATE PLANE GRID

PARENT TRACT DESCRIPTION – PARCEL 815–28813–000 – W.D. 2015–13919

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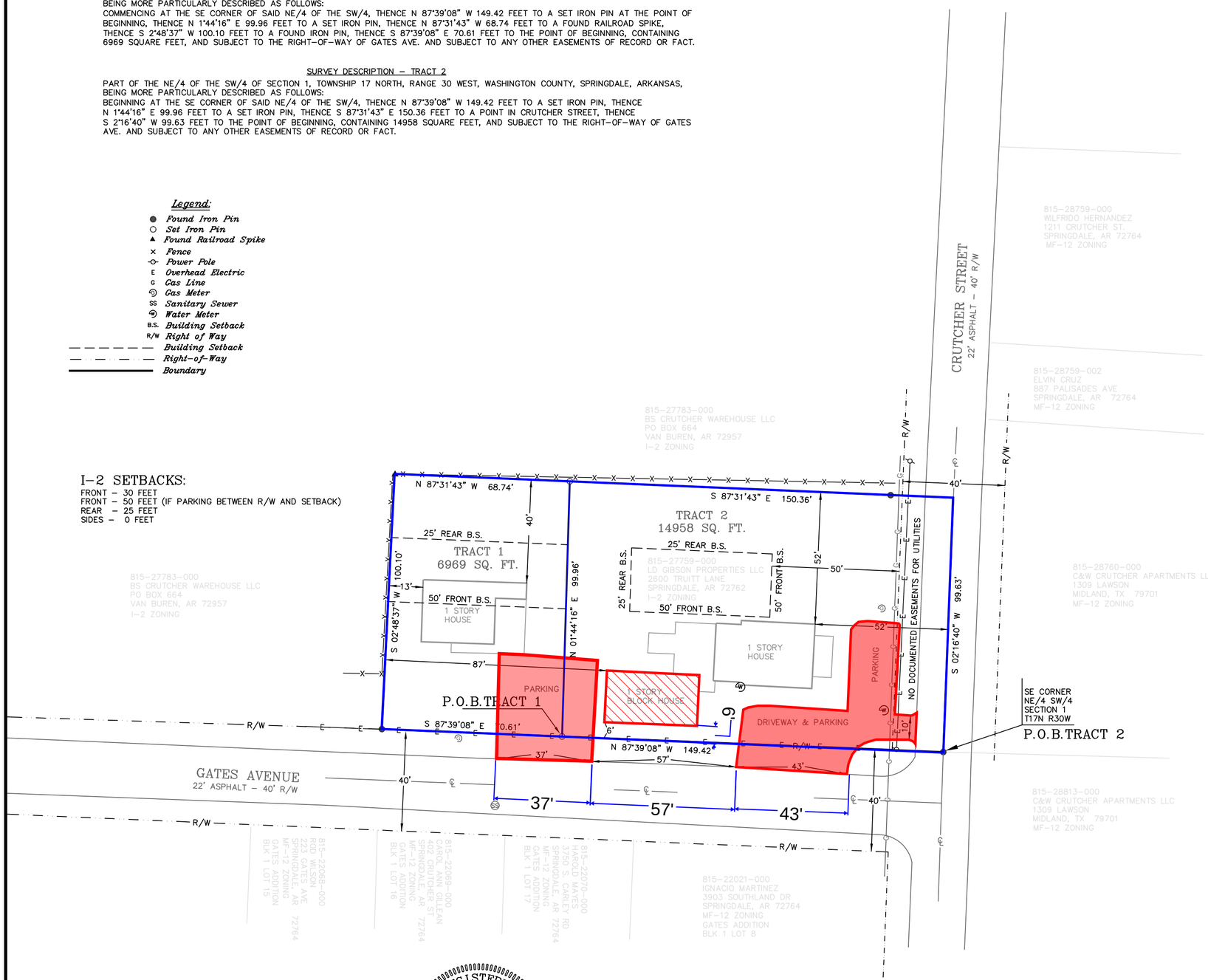
SURVEY DESCRIPTION – TRACT 2

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- ▲ *Found Railroad Spike*
- × *Fence*
- -O- *Power Pole*
- E *Overhead Electric*
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- SS *Sanitary Sewer*
- W *Water Meter*
- B.S. *Building Setback*
- R/W *Right of Way*
- *Building Setback*
- *Right–of–Way*
- *Boundary*

I–2 SETBACKS:
FRONT – 30 FEET
FRONT – 50 FEET (IF PARKING BETWEEN R/W AND SETBACK)
REAR – 25 FEET
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THIS SURVEY WAS COMPLETED JUNE 6, 2020 AND IS FOR THE SOLE USE OF THE PARTY STATED HEREON.

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NOTARY PUBLIC

CITY APPROVAL

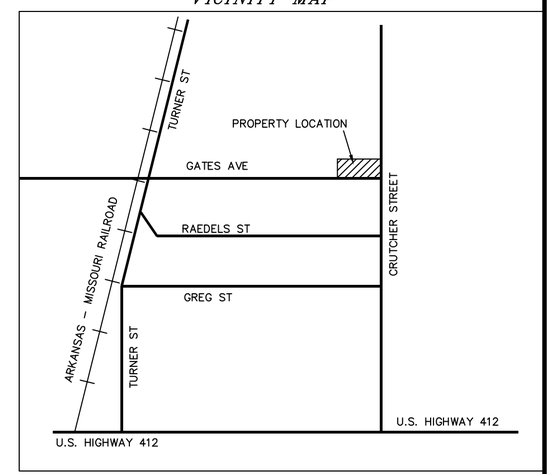
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DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT DIVISION

ACCEPTANCE OF DEDICATIONS _____ _____
CITY CLERK

_____ _____
MAYOR

NORTH

VICINITY MAP



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W.O. 23123	DRAWN BY: GEB	DATE: AUG. 22, 2023

B23-98

1216 A & B Crutcher Street





B23-98

Realty Title & Closing Services LLC

1204 E. Joyce, Suite 101
Fayetteville, AR 72703
479-527-8888
www.realtytitleinc.com

File No.: 14-26286T

Adjacent Property Owners

Subject Property:

Current Owner: LD Gibson Properties LLC
Parcel Number: 815-27759-000
Property Address: 1216 Crutcher St, Springdale, AR 72764

Adjoining Property Owners:

Parcel Number: 815-22021-000
Current Owner: Ignacio Martinez and Maria Cristina Martinez
Mailing Address: 3903 Southland Dr, Springdale, AR 72764

Parcel Number: 815-22070-000
Current Owner: Harold K. Mayes, Trustee of the Harold K. Mayes Living Trust dated March 7, 2001 and Deborah L. Mayes, Trustee of the Deborah L. Mayes Living Trust dated March 7, 2001
Mailing Address: 3730 S Carley Rd, Springdale, AR 72764

Parcel Number: 815-27753-000
Current Owner: BS Crutcher Warehouse, LLC
Mailing Address: PO Box 664, Van Buren, AR 72957

Parcel Number: 815-28759-002
Current Owner: Elvin Enrique Cortes Cruz
Mailing Address: 1213 Crutcher St, Springdale, AR 72764

Parcel Number: 815-28760-000
Current Owner: C&W Crutcher Apartments, LLC
Mailing Address: 1309 Lawson Ave, Midland, TX 79701

Parcel Number: 815-28813-000
Current Owner: C&W Crutcher Apartments, LLC
Mailing Address: 1309 Lawson Ave, Midland, TX 79701

B23-98

This list is compiled mainly from the Washington County Assessor's Office and is further certified through August 4, 2023.

Issued Through the Office of
Realty Title & Closing Services, LLC
Arkansas Title Agency License No.: 100102353
1204 E. Joyce, Suite 101
Fayetteville, AR 72703
479-527-8888 fax 479-527-8889

By: Brittney Pullen
Authorized Signatory
Brittney Pullen



Planning Commission Meeting
September 5, 2023

Miles
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N

PROJECT: B23-98
APPLICANT: Larry Gibson
LOCATION: 1216 Crutcher St. and 314 Gates Ave
REQUEST: Variance for Reduction of Front Setback from 30' to 10'
Variance for Reduction of Distance between Drives from 150' to 75'

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
September 5, 2023

Miles
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September 5, 2023

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SPRINGDALE
WE'RE MAKING IT HAPPEN

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Board of Adjustment

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

STAFF USE ONLY

Date Application Submitted: August 15, 2023

Date Accepted as Complete: August 23, 2023 Project Number: B23-99

APPLICATION CONTACTS:
Indicate one person of contact for this request: X Property Owner _____ Representative

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Kevin Wang	Name:
E-mail: wfgroup22@gmail.com	E-mail:
Address: 1201 Henryetta St, Springdale, AR 72762	Address:
Phone: 515-556-2433	Phone:
Site/ Location:	Current Zoning District:
Assessor's Parcel Number(s): 815-26833-000	Rezone required:
	Total Acreage:

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)
Requesting increased fence height from 3' to 6' (red line on exhibit A) to be installed in the front of the property. White vinyl fence to be installed from the front of the property to the start of the parking lot. From the street edge to this fence would be approximately 24'. The green line (on exhibit A) is the additional 6' black vinyl coated chain link fence to be installed in the rear of the property.

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)
The adjacent apartment complex to the south has a large metal dumpster next to our property line. In order to block the view of this dumpster (visually unappealing to customers, wind causes trash to collect on our property), a 3' tall fence would be insufficient to block the view, therefore we are requesting a 6' tall white vinyl fence to be approved.

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

Being able to install a 6' fence instead of a 3' fence would help block the view of the apartment complex dumpster and improve the visual aesthetics of the property for when customers arrive. In addition, the dumpster lid is often left open and trash can collect on our property from the wind or from the dropped trash on the ground. This would help keep the trash from entering our property.

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) _____

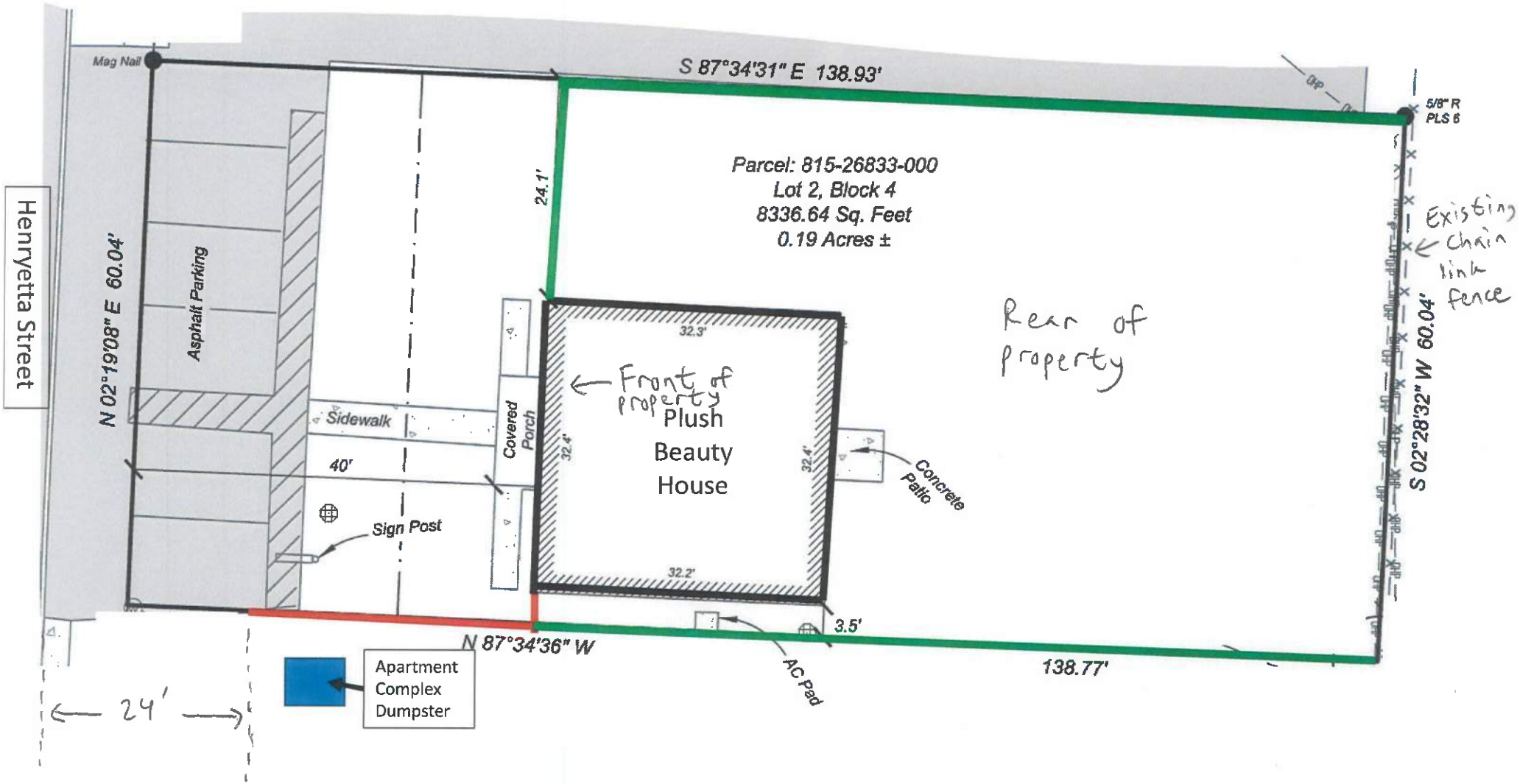
_____

_____

DATE: 8/16/23

Exhibit A - Site Plan

B23-99



Pg 2/2

Exhibit A - Site Plan

B23-99

6' white vinyl fence



6' black vinyl coated chain link fence



Example of fence type to be used

Pg 1/2

Parcel #	Name	Address
815-29007-000	Legal Aid of Arkasnas	714 S Main, Jonesboro 72401
815-26834-000	Taldo Rentals LLC	5100 S Thompson St, Springdale, AR 72764
815-29004-000	Dalinda LLC	905 NE Arlela Gardens, Bentonville, AR 72712
815-29005-000	Jack & Karen Dick Trust	P.O. Box 734 Rogers, AR 72757
815-26832-000	James R. & Michelle A. Duggar Revoacable Living Trust	548 Arbor Acres Ave, Springdale, AR 72762-6219



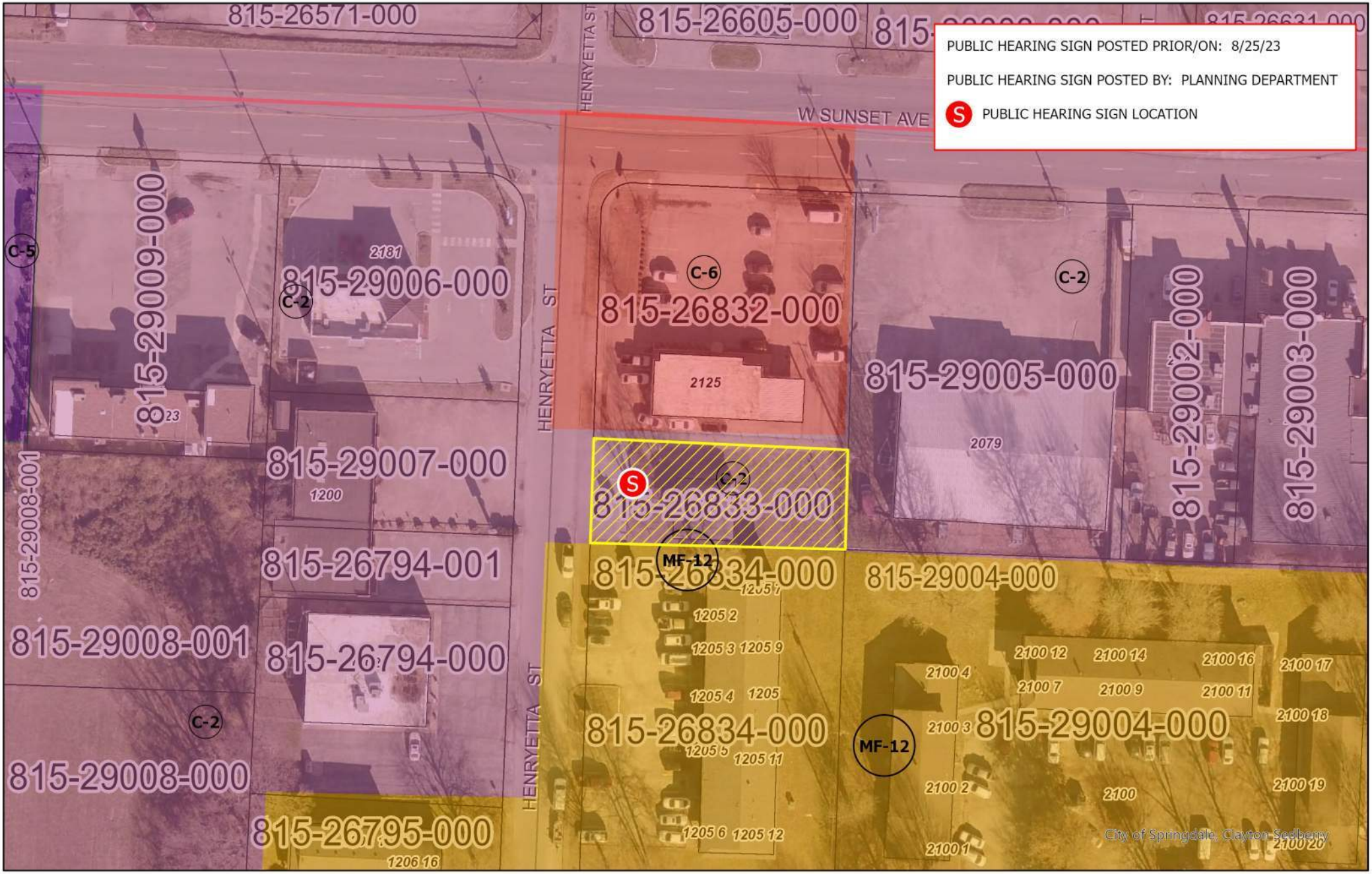
Planning Commission Meeting
September 5, 2023

Miles
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N

PROJECT: B23-99
APPLICANT: Kevin and Lucia Wang
LOCATION: 1201 Henryetta St
REQUEST: Variance for Increased Fence Height from 3' to 6'

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
September 5, 2023

Miles
0 00.01 0.01 0.02 0.02

N

PROJECT: B23-99
APPLICANT: Kevin and Lucia Wang
LOCATION: 1201 Henryetta St
REQUEST: Variance for Increased Fence Height from 3' to 6'

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
September 5, 2023

Miles
0 00.01 0.01 0.02 0.02

N

PROJECT: B23-99
APPLICANT: Kevin and Lucia Wang
LOCATION: 1201 Henryetta St
REQUEST: Variance for Increased Fence Height from 3' to 6'

SPRINGDALE
WE'RE MAKING IT HAPPEN

B23-101

Variance Application

Date: 08/16/2023 Permit No.: 230189

Applicant / Owner

Applicant Name:	Engineering Services Inc	Owner Name:	WT TRACTOR CONSTRUCTION LLC
Address:	1207 S. Old Missouri Rd	Address:	4190 S 48TH ST
City, State, Zip:	Springdale AR 72764	City, State, Zip:	SPRINGDALE AR 72762
Phone:	4797518733	Phone:	4794428284
Email:	jappel@engineeringservices.com	Email:	gtollett@wtequip.com
Contact:	Applicant		

Project

Project Location:	4190 S 48TH ST	Multiple Buildings:	☐
Parcel Numbers:	815-30857-151	Outdoor Storage:	☑
Current Zone:	C5/C2	Facades/Exterior:	☐
Rezone Required:	No change	Detail Features:	☐
Total Acreage:	20.89	Roofs:	☐
Entrances:	☐	Materials/Colors:	☐
Parking Lot:	☐	Entryways:	☐
Structure Back:	☐	Landscaping:	☐
Pedestrian Flow:	☐	Screening:	☐
Central Features:	☐	Lighting:	☐

Variance Request: Request expansion of gravel storage area

Difficulty/Hardship: Company sells heavy-duty, tracked equipment that would destroy asphalt pavement

Variance Effect: Allow company to expand operations on their existing site

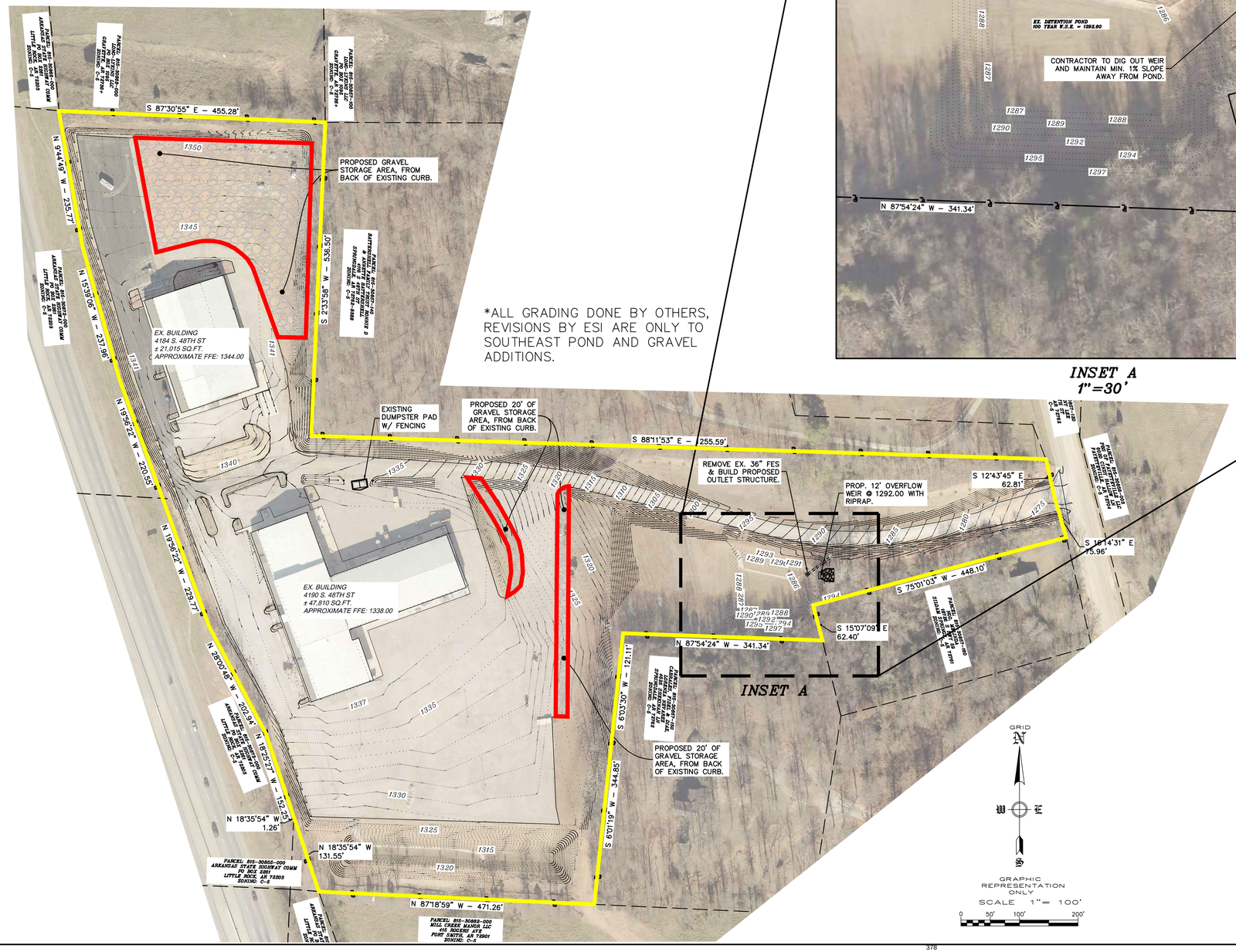
Harmony:

I do hereby certify that the information contained herein is true and correct.

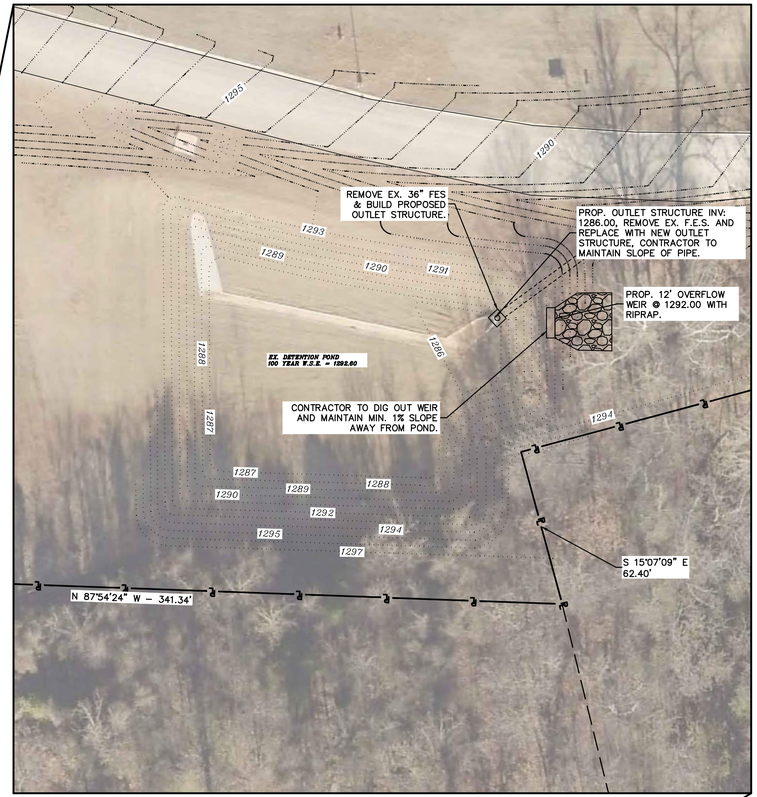
Brandon Rush	08/16/2023
Name	Date

NOTES:

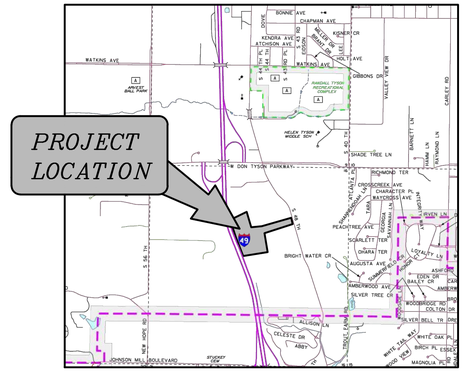
1) ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED (EXAMPLE: 15'BC) AS TO BACK OF CURB.
2) A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
3) ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
4) MODIFIED CURB REQUIRED AT ALL DRIVES.
5) OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS MUST BE LANDSCAPED, SO THAT THEIR FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW OF THE ADJACENT PROPERTY AND THE PUBLIC RIGHT-OF-WAY.
6) THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
7) THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAT ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
8) ALL DEVELOPMENTS AFTER AUGUST 20, 2007 MUST HAVE UTILITY WIRES, LINES, AND/OR CABLES IN SAID DEVELOPMENTS MUST BE PLACED UNDERGROUND. EXCLUDING 12Kv AND ABOVE.
9) STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6)MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE 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.



*ALL GRADING DONE BY OTHERS, REVISIONS BY ESI ARE ONLY TO SOUTHEAST POND AND GRAVEL ADDITIONS.



INSET A
1"=30'



815-30857-140
Battershell Family Trust, Ronnie D & Annette Battershell
4116 S 48th St
Springdale AR, 72762

815-30857-100
Long-Lykins LLC
PO Box 1095
Gravette, AR 72736

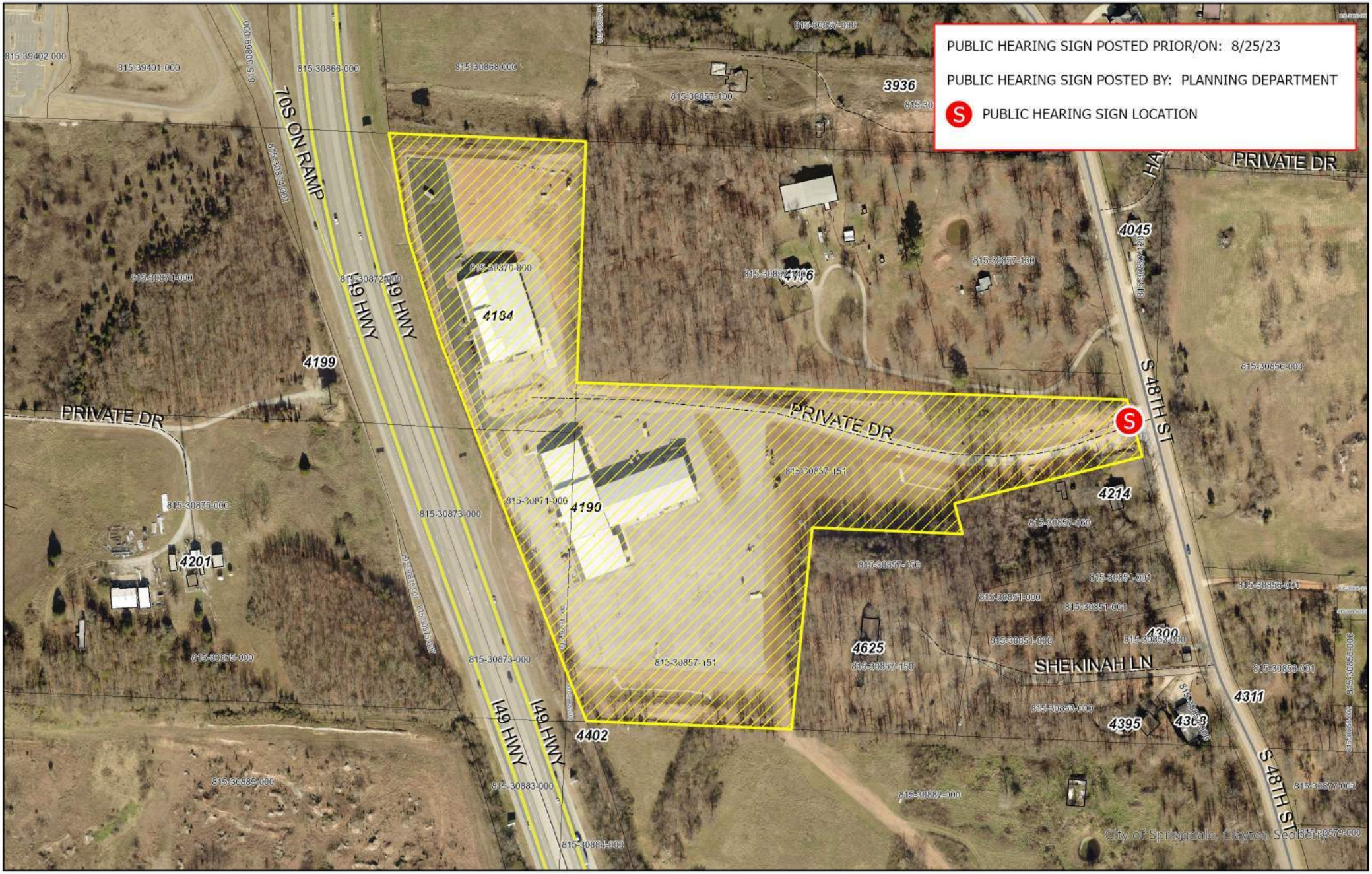
815-30866-000, 815-30872-000, 815-30873-000, 815-30855-000
Arkansas State Highway Commission
PO Box 2261
Little Rock, AR 72203

815-30882-000
Mill Creek Manor LLC
415 Rogers Ave
Fort Smith, AR 72901

851-30857-150
Cabrales, Findel & Diaz, Lorenza Nevarez
4625 Shekinah Ln
Springdale AR, 72762

815-30857-160
Ngo, Melinda
18726 S Hwy 59
Siloam Springs, AR 72761

815-30856-003
PBS of Fayetteville LLC
6020 Cindy Hallow Ln
Fayetteville AR, 72704



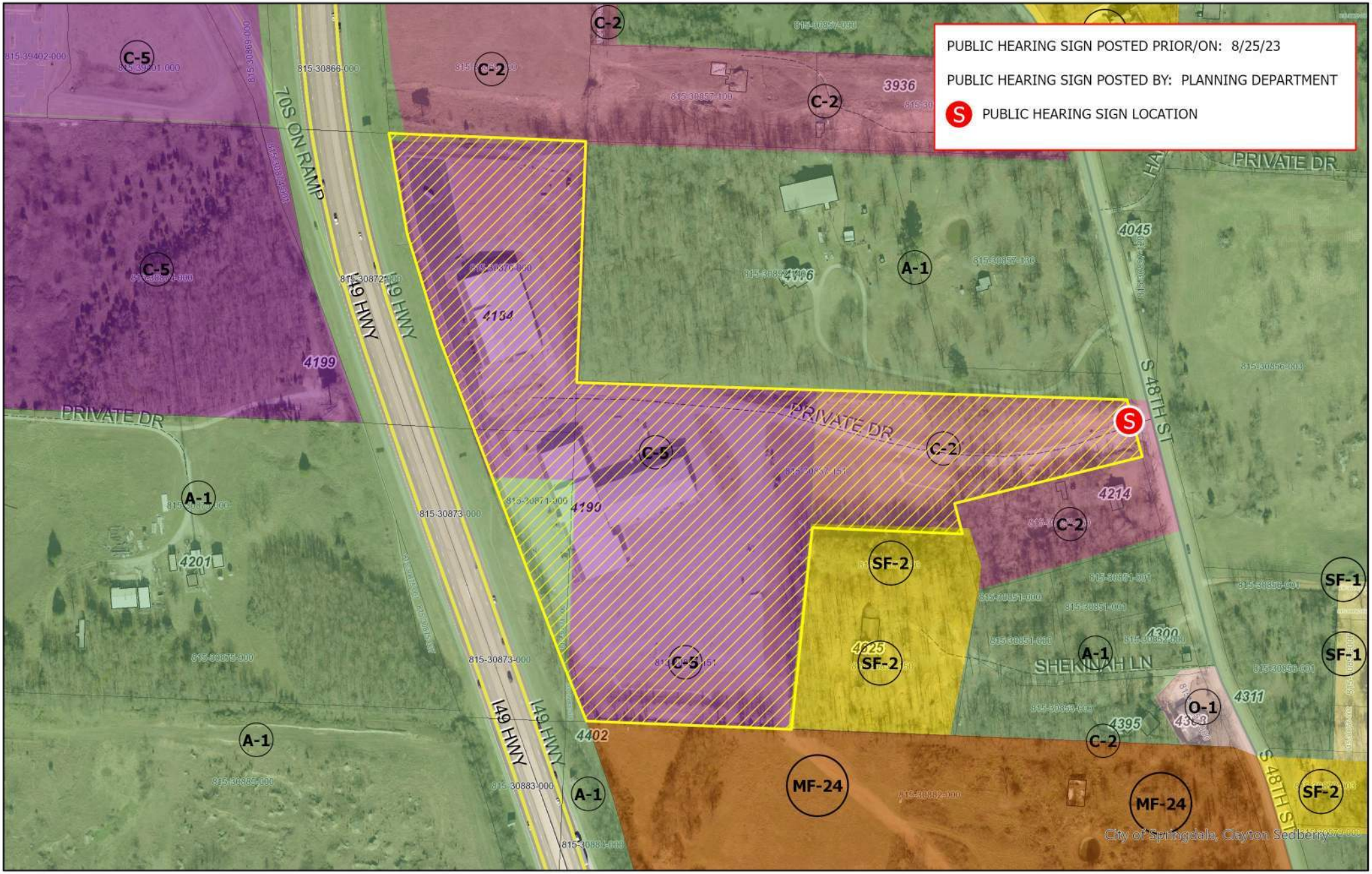
Planning Commission Meeting
September 5, 2023

Miles
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PROJECT: B23-101
APPLICANT: Williams Tractor
LOCATION: 4190 S 48th St
REQUEST: Variance for Paving Requirement

SPRINGDALE
WE'RE MAKING IT HAPPEN



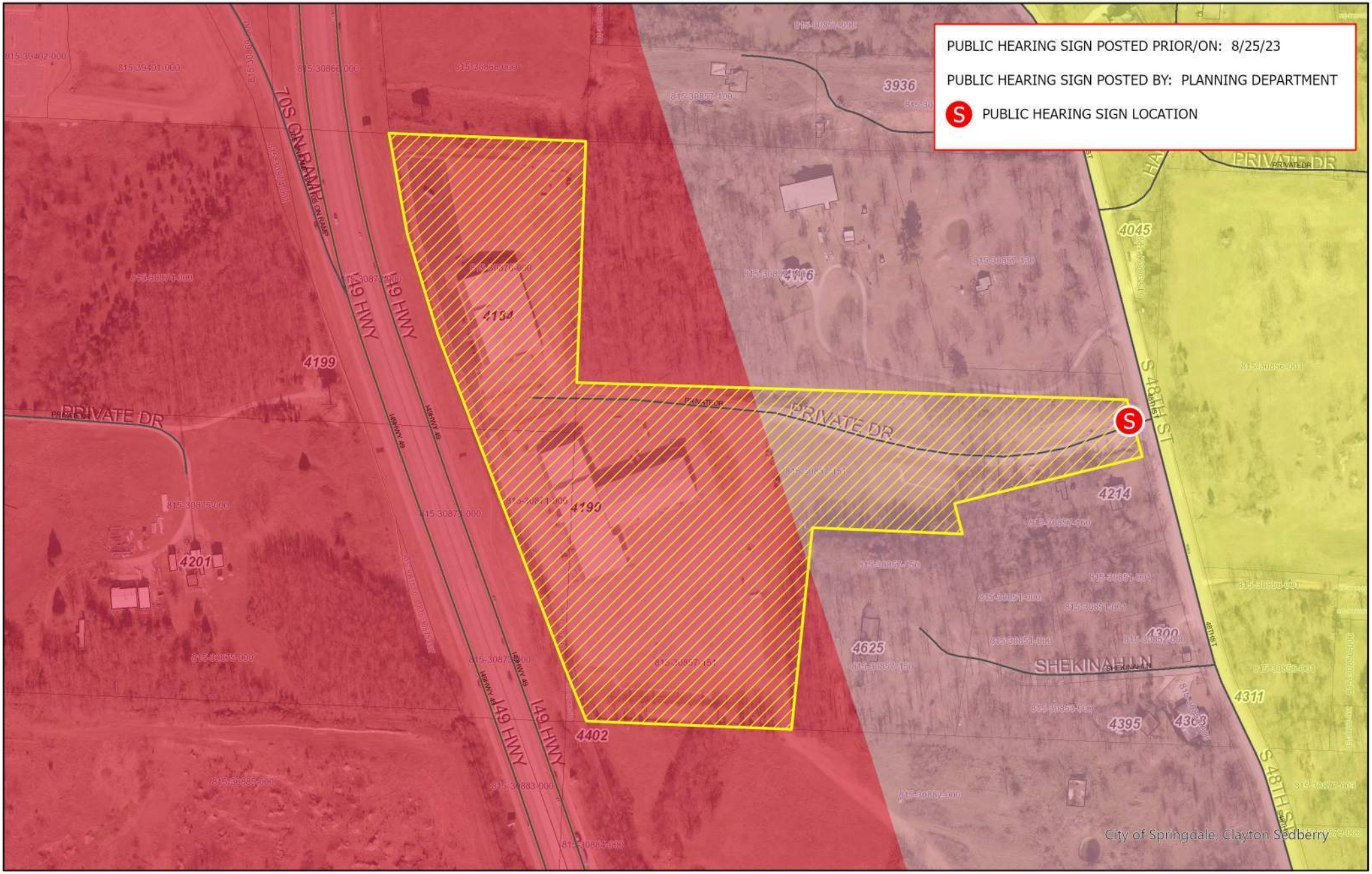
Planning Commission Meeting
September 5, 2023

Miles
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PROJECT: B23-101
APPLICANT: Williams Tractor
LOCATION: 4190 S 48th St
REQUEST: Variance for Paving Requirement

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
September 5, 2023

Miles
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N

PROJECT: B23-101
APPLICANT: Williams Tractor
LOCATION: 4190 S 48th St
REQUEST: Variance for Paving Requirement

SPRINGDALE
WE'RE MAKING IT HAPPEN

B23-102

Variance Application

Date: 08/16/2023 Permit No.: 230185

Applicant / Owner

Applicant Name:	Michelle Pennington	Owner Name:	Ethan and Michelle Pennington
Address:	3460 Brian ST		
City, State, Zip:	Springdale, AR 72764	Address:	3460 Brian ST
Phone:	479-871-8752	City, State, Zip:	Springdale, AR 72764
Email:	epandchelle@att.net	Phone:	479-871-3145
Contact:	Applicant	Email:	epandchelle@att.net

Project

Project Location:	3460 Brian ST	Multiple Buildings:	☐
Parcel Numbers:	815-31648-000	Outdoor Storage:	☐
Current Zone:	SF-2	Facades/Exterior:	☐
Rezone Required:	NA	Detail Features:	☐
Total Acreage:	NA	Roofs:	☐
Entrances:	☐	Materials/Colors:	☐
Parking Lot:	☐	Entryways:	☐
Structure Back:	☐	Landscaping:	☐
Pedestrian Flow:	☐	Screening:	☐
Central Features:	☐	Lighting:	☐

Variance Request: Reduce Side Setback from 8 feet to 7 feet.

Difficulty/Hardship: When building our shed, we set it on the edge of the setback to make the best use of our yard and preserve as much green space as possible, but failed to take the 12 inch roof overhang into account when planning.

Variance Effect: The variance would allow us to avoid dismantling our newly constructed shed and to preserve the green space of our backyard.

Harmony:

I do hereby certify that the information contained herein is true and correct.

Michelle Pennington	08/16/2023
Name	Date

B23-102



ADJACENT PROPERTY OWNERS FOR 3460 BRIAN STREET



815-31649-000 **NOEL & NANCY BARTLETT**

3474 BRIAN ST

SPRINGDALE, AR 72764

815-31651-000 **SAMUEL PARKS & SARAH ELIZABETH HENLEY**

3459 BRIAN ST

SPRINGDALE, AR 72764

815-31647-000 **JOHN & SHERI HARRIS REV. TRUST**

75-5773 MELELINA ST

KAILUA KONA, HI 96740-1954

815-31884-000 **BRIAN & RITA HAFLEY JOINT REV. TRUST**

3445 REMINGTON ST

SPRINGDALE, AR 72764

815-31883-000 **TOMAS RAMOS-MORENO**

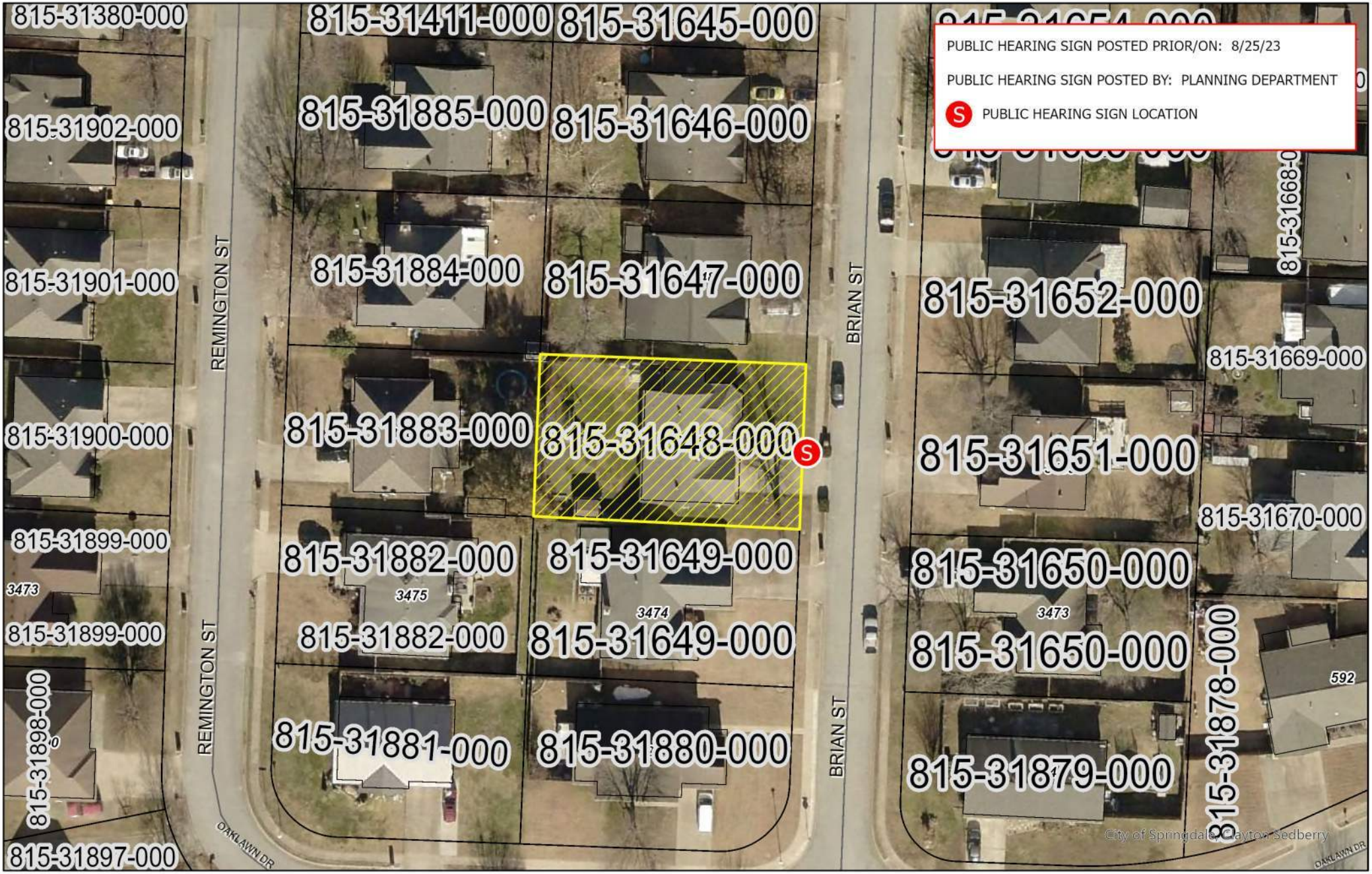
3461 REMINGTON ST

SPRINGDALE, AR 72764

815-31882-000 **DONNA J. SMITH**

3475 REMINGTON ST

SPRINGDALE, AR 72764



Planning Commission Meeting
September 5, 2023

Miles
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N

PROJECT: B23-102
APPLICANT: Ethan and Michelle Pennington
LOCATION: 3460 Brian St
REQUEST: Variance for Reduction of Side Setback from 8' to 7'

SPRINGDALE™
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
September 5, 2023

Miles
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N

PROJECT: B23-102
APPLICANT: Ethan and Michelle Pennington
LOCATION: 3460 Brian St
REQUEST: Variance for Reduction of Side Setback from 8' to 7'

SPRINGDALE™
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
September 5, 2023

Miles
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N

PROJECT: B23-102
APPLICANT: Ethan and Michelle Pennington
LOCATION: 3460 Brian St
REQUEST: Variance for Reduction of Side Setback from 8' to 7'

SPRINGDALE™
WE'RE MAKING IT HAPPEN

B23-103

TABLED PER STAFF UNTIL OCTOBER
MAILIING DEADLINE NOT MET

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Variance Application

Date: 08/16/2023 Permit No.: 230187

Applicant / Owner

Applicant Name:	Rodney Woods	Owner Name:	THOMAS MARINGER
Address:	1207 S. OLD MISSOURI ROAD	Address:	1066 STOCKBURGER ST
City, State, Zip:	SPRINGDAL, AR, 72765	City, State, Zip:	Wesley, AR, 72774
Phone:	479-751-8733	Phone:	479-790-9523
Email:	RWOODS@ENGINEERINGSERVICES.COM	Email:	tom@shirepost.com
Contact:	Representative		

Project

Project Location:	2692 POWELL ST. SPRINGDALE, AR	Multiple Buildings:	☐
Parcel Numbers:	815-29248-280	Outdoor Storage:	☐
Current Zone:	SF-1	Facades/Exterior:	☐
Rezone Required:	SF-1	Detail Features:	☐
Total Acreage:	0.40	Roofs:	☐
Entrances:	☐	Materials/Colors:	☐
Parking Lot:	☐	Entryways:	☐
Structure Back:	☑	Landscaping:	☐
Pedestrian Flow:	☐	Screening:	☐
Central Features:	☐	Lighting:	☐

Variance Request: non-conforming structure- encroaching on setback line (8' to 2.62')

Difficulty/Hardship: Existing building is encroaching the side set backline of this property, severely affecting the marketability of the property..

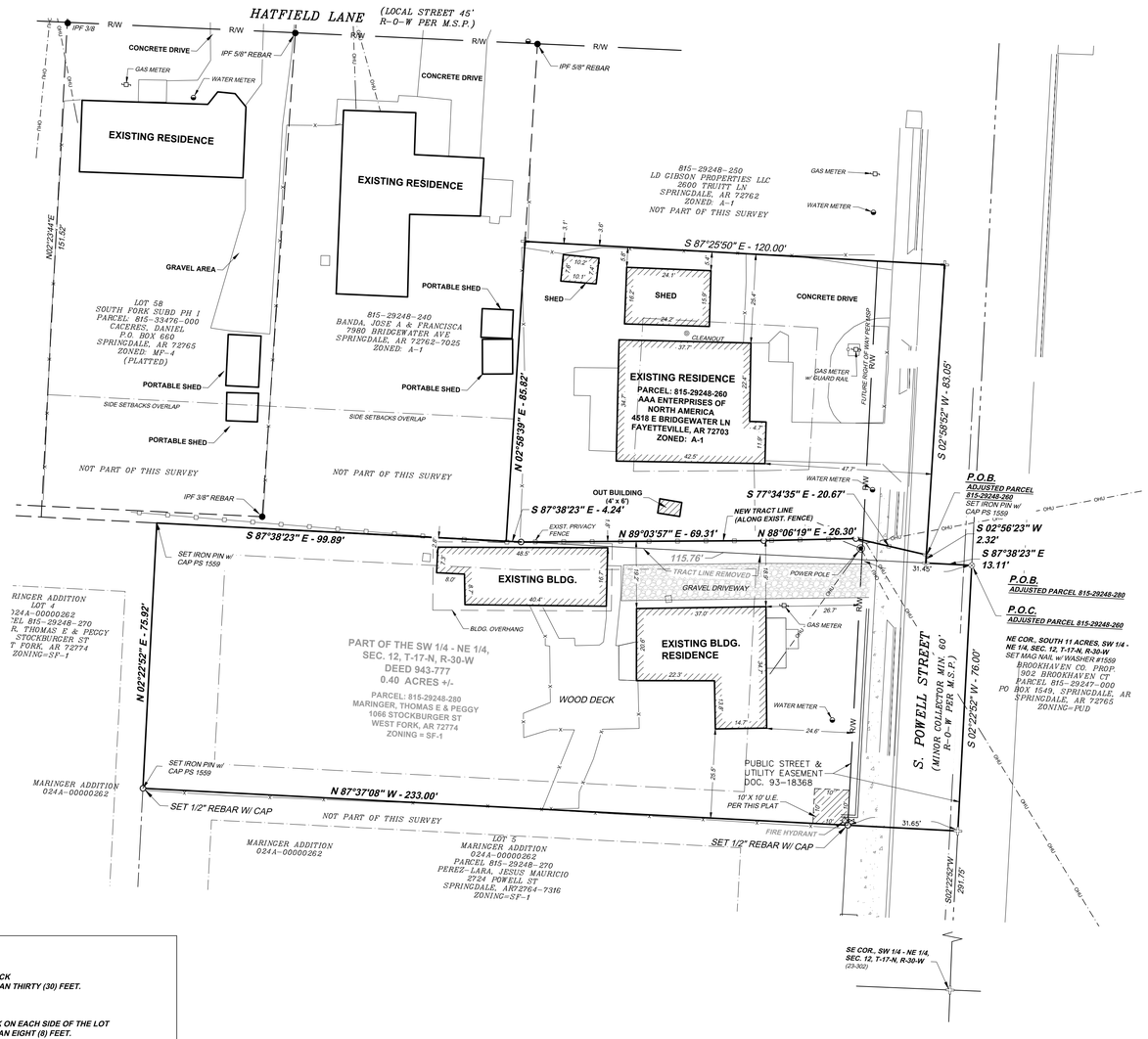
Variance Effect: Variance would have no affect other than to allow Mr. Maringer to sell his property. The building has existed for several years.

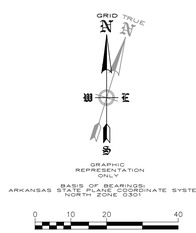
Harmony:

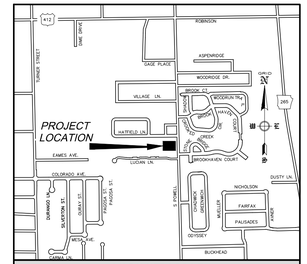
I do hereby certify that the information contained herein is true and correct.

Rodney Woods PS	08/16/2023
Name	Date

TABLED PER STAFF UNTIL OCTOBER MAILIING DEADLINE NOT MET







VICINITY MAP
N.T.S.

DEED DESCRIPTION PARCEL NO. 815-29248-280 (WD 943-777):

PART OF THE SOUTH ELEVEN (11) ACRES OF EQUAL AND UNIFORM WIDTH OFF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 30 WEST, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID 11 ACRE TRACT, THENCE SOUTH 76 FEET; THENCE WEST 233 FEET; THENCE NORTH 76 FEET; THENCE EAST 233 FEET TO THE POINT OF BEGINNING.

SURVEY DESCRIPTION ADJUSTED PARCEL NO. 815-29248-280:

PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWELVE (12), 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:

***BEGINNING** AT THE NORTHEAST CORNER OF THE SOUTH ELEVEN (11) ACRES OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 12, SAID POINT BEING A SET "MAG" NAIL WITH WASHER "PS 1559" IN SOUTH POWELL STREET; THENCE ALONG THE EAST LINE OF SAID SW 1/4 OF THE NE 1/4 AND ALONG SAID SOUTH POWELL STREET, S02°22'52"W A DISTANCE OF 76.00 FEET; THENCE LEAVING SAID EAST LINE AND SAID SOUTH POWELL STREET, N87°37'08"W A DISTANCE OF 233.00 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE N02°22'52"E A DISTANCE OF 75.92 A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE S87°38'23"E A DISTANCE OF 104.13 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559", THENCE ALONG A FENCE LINE AS FOLLOWS: N89°03'57"E A DISTANCE OF 69.31 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE N88°06'19"E A DISTANCE OF 26.30 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE S77°34'35"E A DISTANCE OF 20.67 FEET TO A POINT IN SAID SOUTH POWELL STREET; THENCE S02°56'23"W A DISTANCE OF 2.32 FEET; THENCE S87°38'23"E A DISTANCE OF 13.11 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.41 ACRES (18,050 SQUARE FEET), MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF SOUTH POWELL STREET ON THE EAST SIDE THEREOF AND ALL RIGHTS-OF-WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD OR FACT.*

OWNER'S CERTIFICATION:

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

_____ _____
THOMAS MARINGER *DATE*

_____ _____
PEGGY MARINGER *DATE*

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 2023.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

OWNER'S CERTIFICATION:

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

_____ _____
AAA ENTERPRISES OF NORTH AMERICA INC / TITLE *DATE*

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 2023.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

DATE *SIGNATURE*

CITY OF SPRINGDALE

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

SF-1 ZONING

FRONT SETBACK:
THERE SHALL BE A FRONT SETBACK HAVING A DEPTH OF NOT LESS THAN THIRTY (30) FEET.

SIDE SETBACK:

THERE SHALL BE A SIDE SETBACK ON EACH SIDE OF THE LOT HAVING A WIDTH OF NOT LESS THAN EIGHT (8) FEET.

REAR SETBACK:

THERE SHALL BE A REAR SETBACK OF NOT LESS THAN TWENTY (20) FEET.

LEGEND

PROPERTY LINE		P.O.C.	POINT OF COMMENCEMENT
ADJACENT OWNER		P.O.B.	POINT OF BEGINNING
EASEMENT (AS NOTED)		●	IPF - IRON PIN FOUND (AS NOTED)
R/W		○	IPS - IRON PIN SET w/ CAP "PLS 1156"
BLDG. SETBACK LINE (B.S.L.)		⊗	FOUND NAIL (TYPE AS NOTED)
CENTERLINE OF ROAD		⌖	COMPUTED POINT
CURB & GUTTER		◎	MANHOLE (TYPE AS NOTED)
FENCE LINE		◒	WATER METER
OVERHEAD UTILITIES		◉	POWER POLE
WATER LINE		◇⋈	FIRE HYDRANT
SANITARY SEWER LINE			
STORM PIPE (SIZE AS NOTED)			

SURVEYOR'S NOTES:

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

FEMA FLOOD PLAIN ZONE:

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

UTILITIES:

THE UTILITY INFORMATION, IF ANY SHOWN HEREON, IS BASED ON ABOVE GROUND FEATURES ONLY.

REFERENCES:

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

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

- ***A. QUITCLAIM DEED:** THOMAS & PEGGY MARINGER & ROBERT & LOUISE MARINGER, RECORDED OCTOBER 19, 2007, DOCUMENT FILE NO. 2007-39409.*
- ***B. WARRANTY DEED:** THOMAS & PEGGY MARINGER & ROBERT & LOUISE MARINGER, RECORDED JUNE 27, 1991, BOOK 1421, PAGE 279.*
- ***C. FINAL PLAT:** OF SUGG SUBDIVISION, RECORDED AUGUST 8, 2007, RECORD BOOK 23, PAGE 302.*
- ***D. SPECIAL WARRANTY DEED:** TO AAA ENTERPRISES OF NORTH AMERICA, INC., RECORDED APRIL 4, 2017, FILE# 2017-9882.*
- ***E. WARRANTY DEED:** TO JOSE BANDA AND FRANCISCA BANDA, RECORDED NOVEMBER 4, 1998, FILE# 98095798.*
- ***F. INFORMAL PLAT:** BY ENGINEERING SERVICES, INC., S. CRAIG DAVIS, AR PLS 1156, RECORDED FEBRUARY 18, 2020, PLAT FILE 024A-262.*

DEED DESCRIPTION PARCEL NO. 815-29248-260 (SWD 2017-9882):

PART OF THE SW 1/4 OF THE NE I /4 OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT 366.0 FEET NORTH AND 1309.6 FEET EAST OF THE SW CORNER OF SAID FORTY ACRE TRACT, THENCE NORTH 80.0 FEET; THENCE WEST 120.0 FEET; THENCE SOUTH 80.0 FEET; THENCE EAST 120.0 FEET TO THE PLACE OF BEGINNING.

THIS BEING THE SAME PROPERTY CONVEYED TO U.S. BANK NATIONAL ASSOCIATION FROM MACKIE WOLF SIENTZ & MANN, P.C., SUBSTITUTE TRUSTEE IN A DEED DATED OCTOBER 27, 2016 AND RECORDED ON OCTOBER 27, 201 6 AS INSTRUMENT #2016-00031902.

SURVEY DESCRIPTION ADJUSTED PARCEL NO. 815-29248-260:

PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWELVE (12), 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 NORTHEAST CORNER OF THE SOUTH ELEVEN (11) ACRES OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 12, SAID POINT BEING A SET "MAG" NAIL WITH WASHER "PS 1559" IN SOUTH POWELL STREET; THENCE N87°38'23"W A DISTANCE OF 13.11 FEET; THENCE N02°56'23"E A DISTANCE OF 2.32 FEET TO THE **POINT OF BEGINNING**, THENCE N77°34'35"W A DISTANCE OF 20.67 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE S88°06'19"W A DISTANCE OF 26.30 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE S89°03'57"W A DISTANCE OF 69.31 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE N87°38'23"W A DISTANCE OF 4.24 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559";THENCE N02°56'39"E A DISTANCE OF 85.82 FEET; THENCE S87°25'50"E A DISTANCE OF 120.00 FEET TO A POINT IN SOUTH POWELL STREET; THENCE ALONG SAID SOUTH POWELL STREET, S02°56'52"W A DISTANCE OF 83.05 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.23 ACRES (9,920 SQUARE FEET), MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF SOUTH POWELL STREET ON THE EAST SIDE THEREOF AND ALL RIGHTS-OF-WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD OR FACT.*

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 STATE OF ARKANSAS NO. 1559 SIGNATURE RODNEY WOODS PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF AUTHORIZATION ENGINEERING SERVICES, INC. 131 ARKANSAS • ENG 1450

B23-103

RECORDING INFORMATION

OWNER: *TOM MARINGER, 1066 STOCKBURGER ST, WEST FORK, AR 72774*

SURVEYOR: *ENGINEERING SERVICES, INC., 1207 S. OLD MISSOURI ROAD, P.O. BOX 262, SPRINGDALE, AR 72762*

WORK ORDER #: *23118*

ZONING: *SF-1*

REVISED PER COMMENTS: 08-16-2023

LS23-28 INFORMAL PLAT

FOR TOM MARINGER

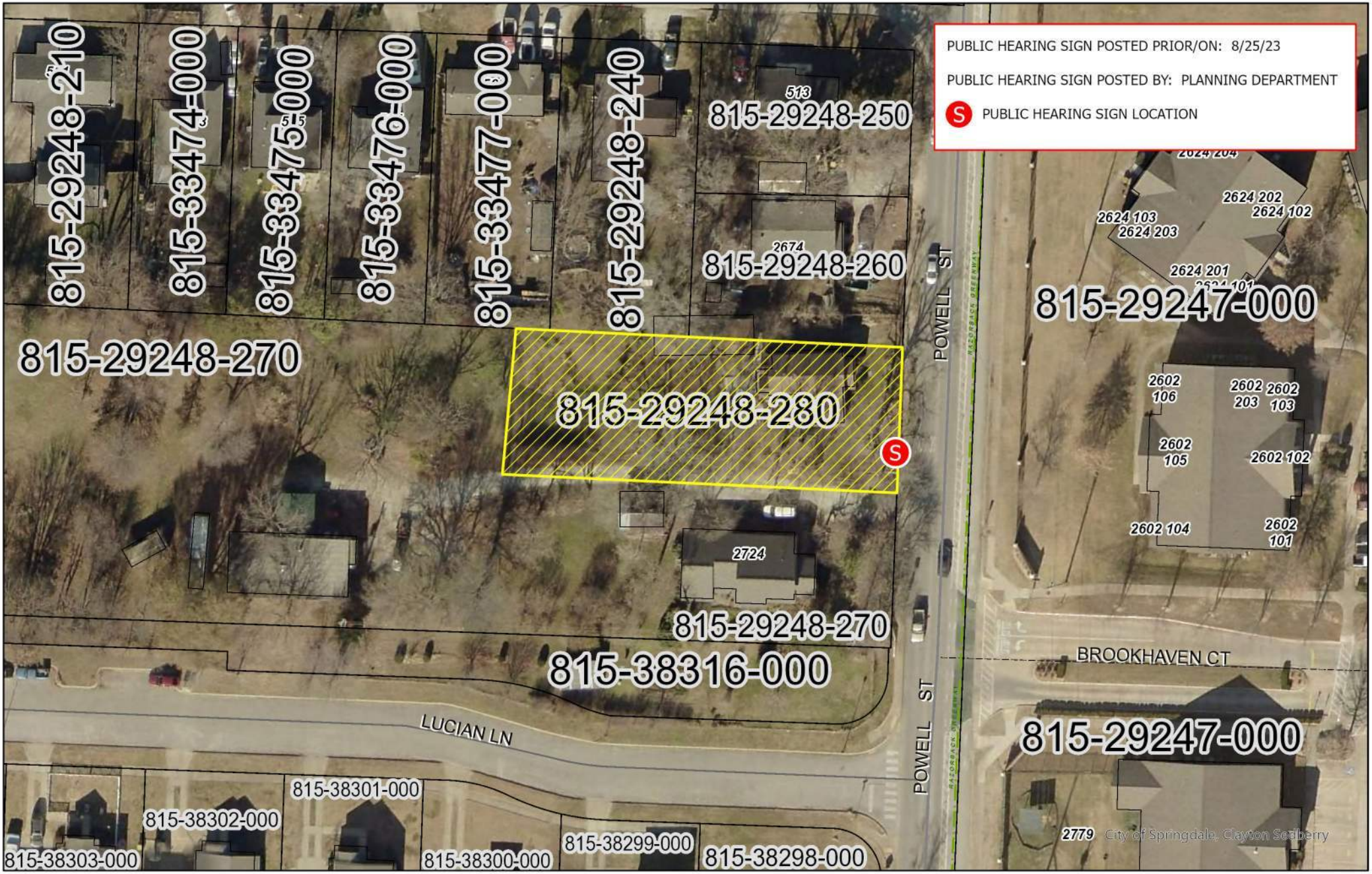
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

SCALE: 1"=20' | DATE: August 18, 2023 | DRAWN BY: RER

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

© COPYRIGHT 2023, ENGINEERING SERVICES, INC. 8-16-2023 8:58:49 AM
P:\DOC SURVEY MASTER FOLDER\1-E CIVIL SU SURVEY PROJECTS\23\1-118 THOMAS MARINGER\23-1-28 MARINGER.dwg

W.O.# 23118 | SHEET 1 / 1



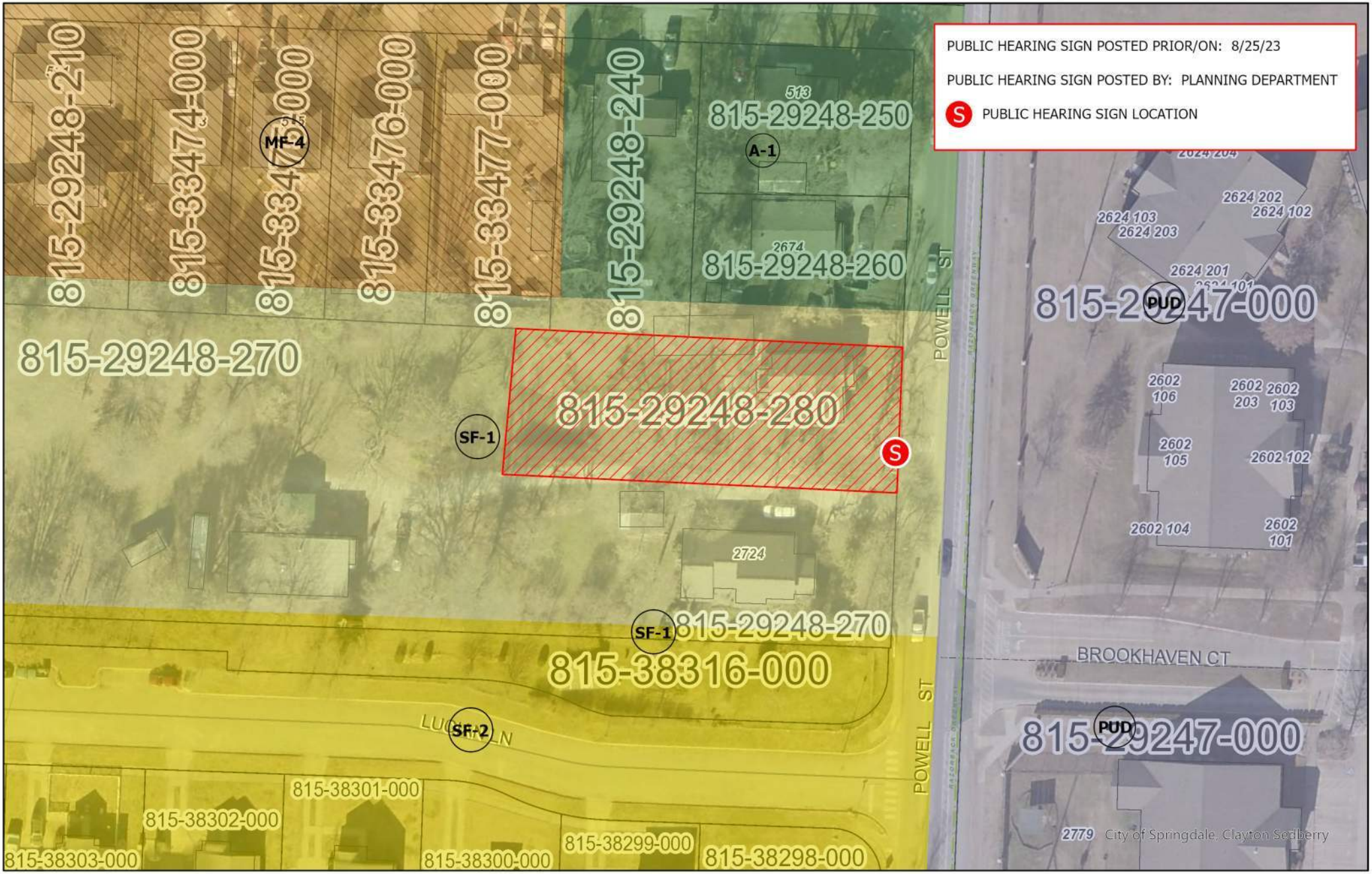
Planning Commission Meeting
September 5, 2023

Miles
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N

PROJECT: B23-103
APPLICANT: Thomas & Peggy Maringer
LOCATION: 2692 Powell St
REQUEST: Variance for Reduction of Side Setback from 8' to 1.8'

SPRINGDALE™
WE'RE MAKING IT HAPPEN



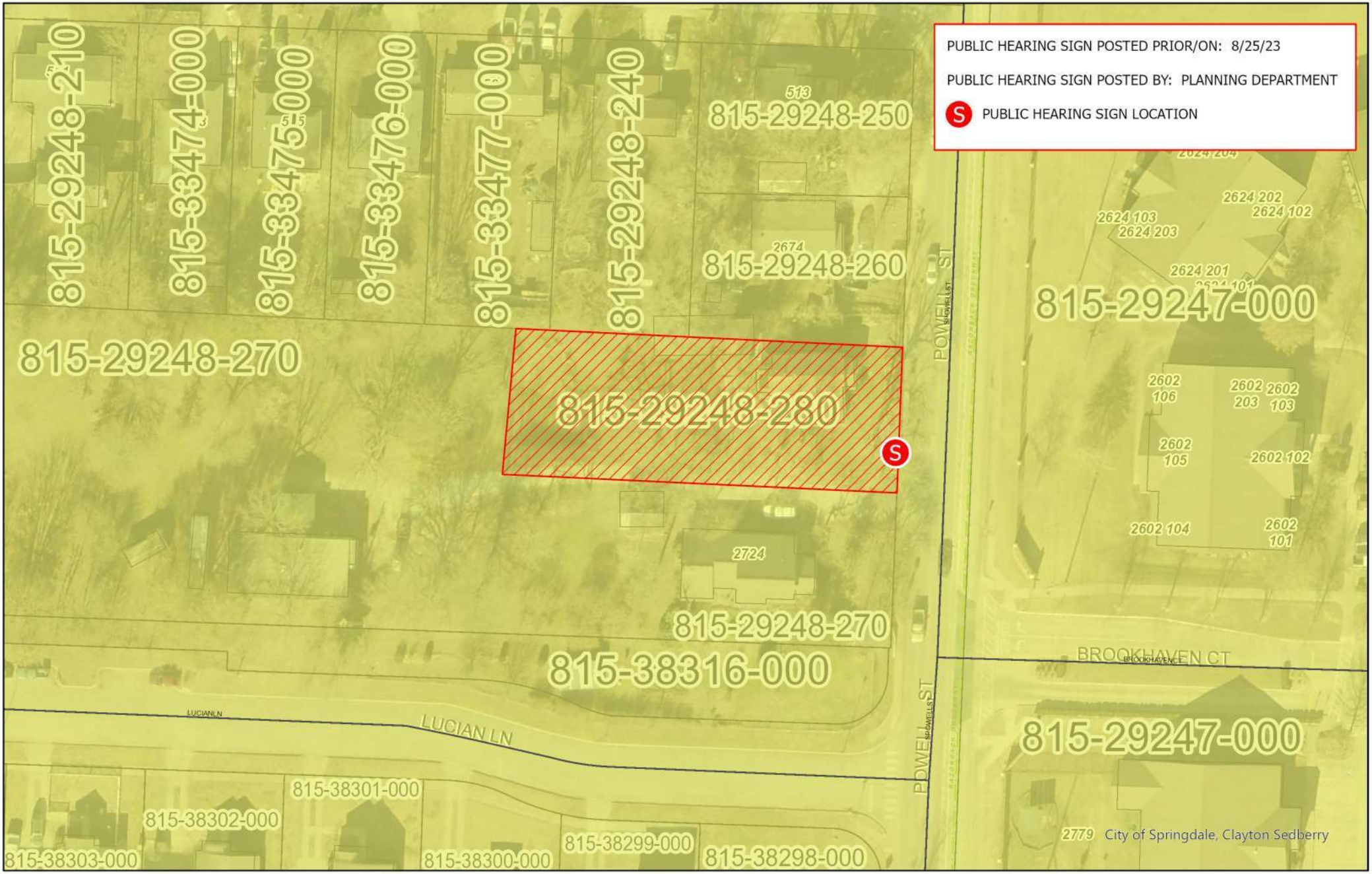
Planning Commission Meeting
September 5, 2023

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Planning Commission Meeting
September 5, 2023

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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.

iWorq#230191

STAFF USE ONLY

Date Application Submitted: August 15 2023

Date Accepted as Complete: August 22, 2023 Project Number: B23-104

APPLICATION CONTACTS:

Indicate one person of contact for this request: Victor Barrios Property Owner Vick Enterprises, LLC. Representative

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Victor Barrios	Name: Vick Enterprises, LLC. / Victor Barrios
E-mail: vickenterprisesllc@gmail.com	E-mail: vickenterprisesllc@gmail.com
Address: 618 S Thompson St Springdale, AR 72764	Address: 618 S Thompson St Springdale, AR 72764
Phone: 479-725-2566	Phone: 479-725-2566
Site/ Location: 229 N West End St Springdale, AR 72764	Current Zoning District: SF-2
Assessor's Parcel Number(s): 815-28098-000	Rezone required:
	Total Acreage: .28

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

South side of property to be from 8 ft to 6 ft from property line.
Addition to be from 8 ft to 6 ft from the property line on the south side.

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

Wont be able to do an addition withour the variance.

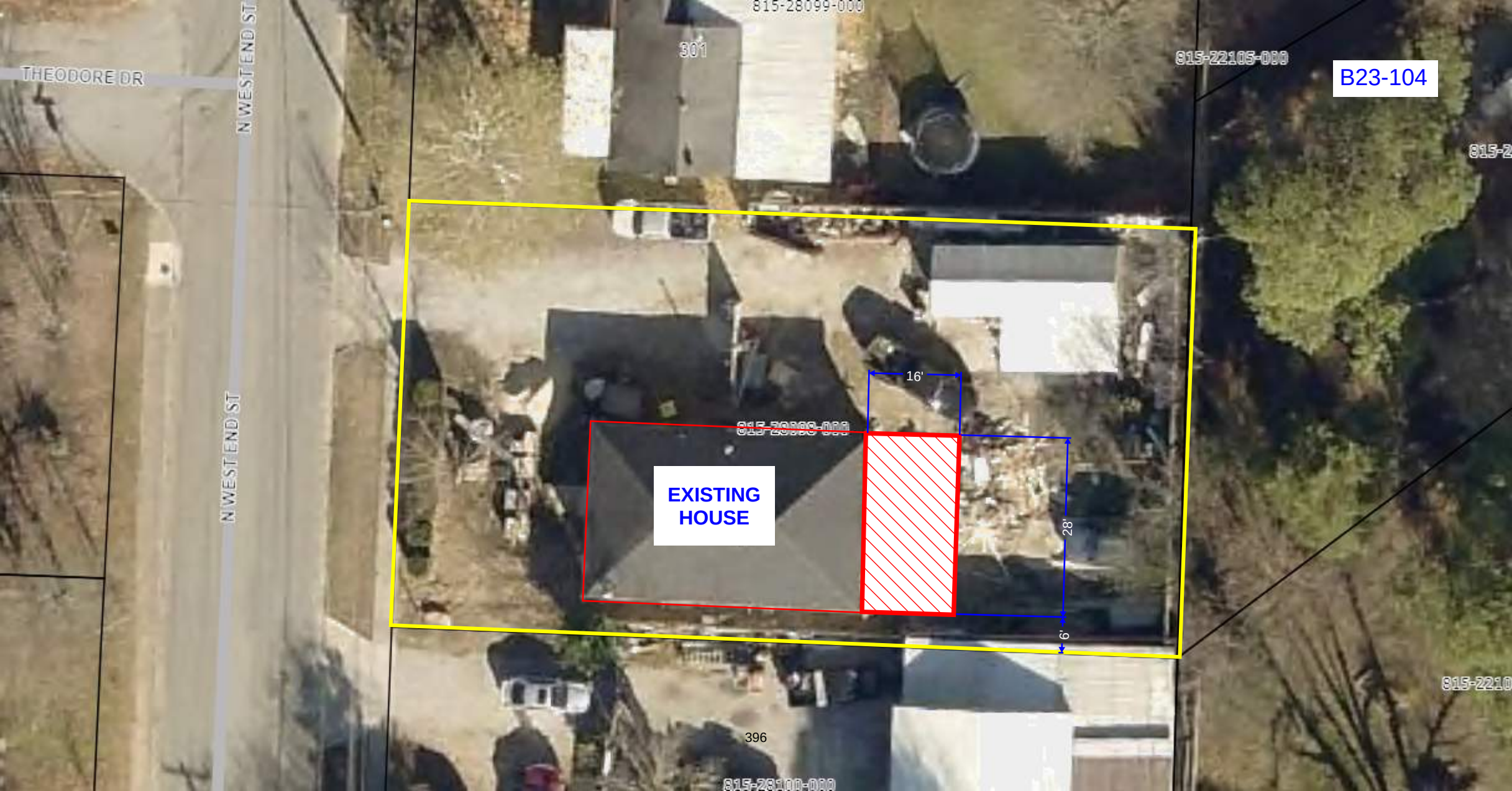
Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)
I will be able to improve the property and make the addition of 448 sqft.

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: 08/15/2023


B23-104
THEODORE DR
N WEST END ST
N WEST END ST
301
396
EXISTING HOUSE
16'
28'
6'

ADD OF 448 TOTAL Sq. Ft.

B23-104

PROPERTY LINE. 6'

6'

6'

ROOM #1

EXISTING PROPERTY

28'

ROOM #2

16'

229 WEST END ST.

actDataScout

Pro Search | Account | Log off

Real Property | Personal Property | Business Personal | Tax Records | Land Records | Marriage Records



-94.1463, 36.1879

B23-104

Canco Energy & Land Management, LLC
Attn: Josh Cantwell, President
235 Robinhood Court,
Springdale, Ar, 72764
cancollc@yahoo.com
479-790-7080

Radius Search for: Vick Enterprises, LLC & Bella Homes Realty

Located at: # 229 North West End Street, Springdale

Legal Description: Part of Lot 8 of County Court Plat (pt NW¼NW¼SE¼ of 35-18-30

Performed on: 08/09/2023 by: Joelle Brown of: Canco Energy & Land Management, LLC

Subject Parcel: 815-28098-000 Vick Enterprises

#1. 815-20380-000 Sweeden, Dallas Scott @2079 Tall Tree Lane, Springdale, AR,72762

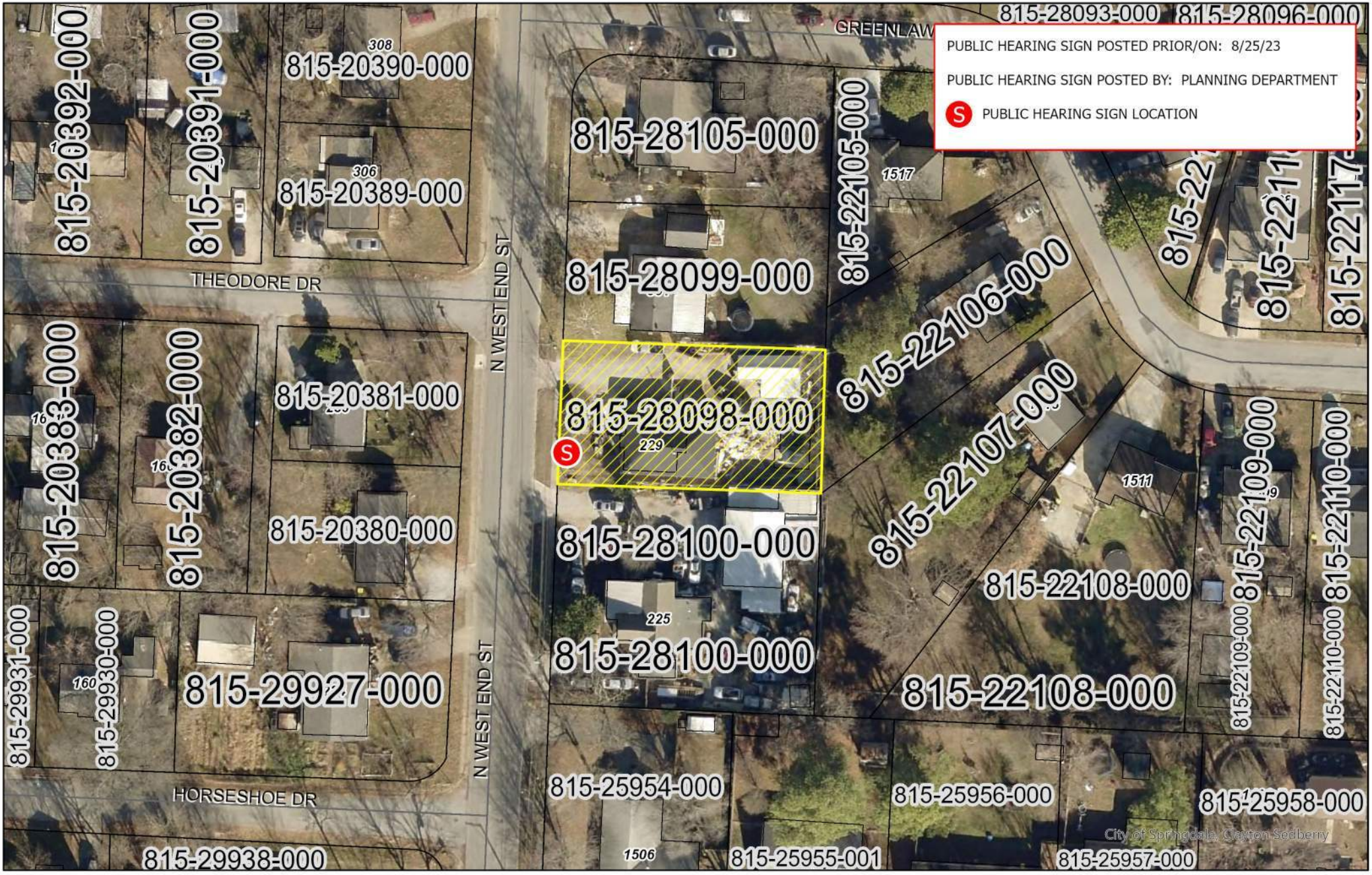
#2. 815-20381-000 Sanchez, Isabel G @230 N West End Street, Springdale, AR,72764

#3. 815-22106-000 Morby Real Estate, LLC @P. O. Box 28, Bentonville, AR, 72712

#4. 815-22107-000 Buckles, Janice @1513 Greenlawn Drive, Springdale, AR, 72764

#5. 815-28099-000 Quintero-Mariscal, Mishell @301 N West End Street, Springdale, AR, 72764

#6. 815-28100-000 Garcia Gomez, Luis Alberto & Garcia Gomez, Jessica A
@225 N West End Street, Springdale, AR, 72764



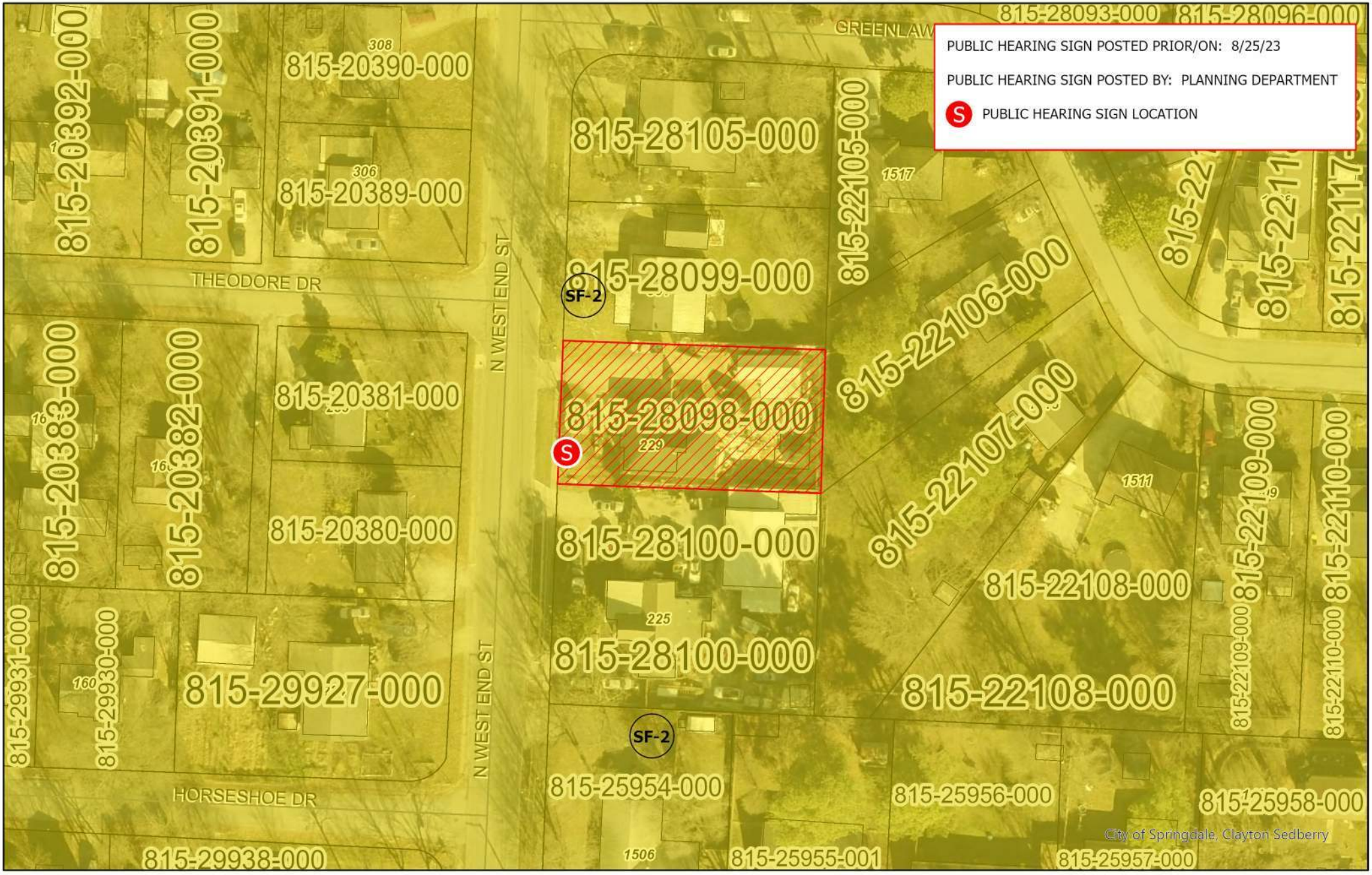
Planning Commission Meeting
September 5, 2023

Miles
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N

PROJECT: B23-104
APPLICANT: Vick Enterprises, LLC
LOCATION: 229 N West End St
REQUEST: Variance for Reduction of Side Setback from 8' to 6'

SPRINGDALE™
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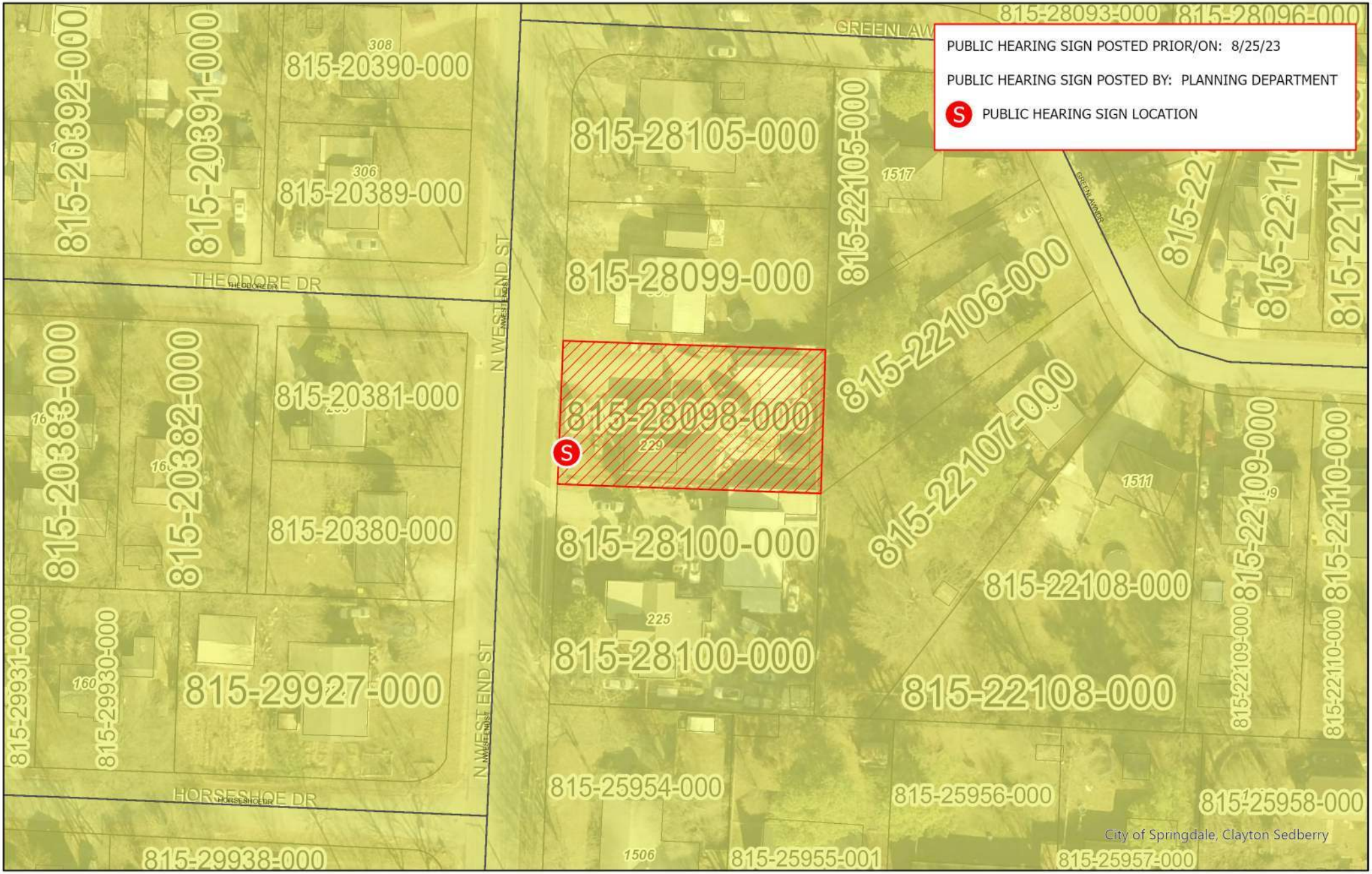
Planning Commission Meeting
September 5, 2023

Miles
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N

PROJECT: B23-104
APPLICANT: Vick Enterprises, LLC
LOCATION: 229 N West End St
REQUEST: Variance for Reduction of Side Setback from 8' to 6'

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
September 5, 2023

Miles
0 00.01 0.01 0.01 0.02

N

PROJECT: B23-104
APPLICANT: Vick Enterprises, LLC
LOCATION: 229 N West End St
REQUEST: Variance for Reduction of Side Setback from 8' to 6'

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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 iWorq # 230192

Date Application Submitted: August 15 2023

Date Accepted as Complete: _____ Project Number: B23-105

APPLICATION CONTACTS:
Indicate one person of contact for this request: ✓ Property Owner _____ Representative

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Eden Tanguma	Name:
E-mail: edentanguma@gmail.com	E-mail:
Address: 109 Paradise Ln. Springdale, Ar. 72762	Address:
Phone: (479) 957-8836	Phone:
Site/ Location: Same	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)

Increase fence height from 6 feet to 8 feet, between 109 Paradise Ln and 111 Paradise property line.

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

Unique lot shape.

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

Due to unique lot shape, this will provide best privacy for both lots.

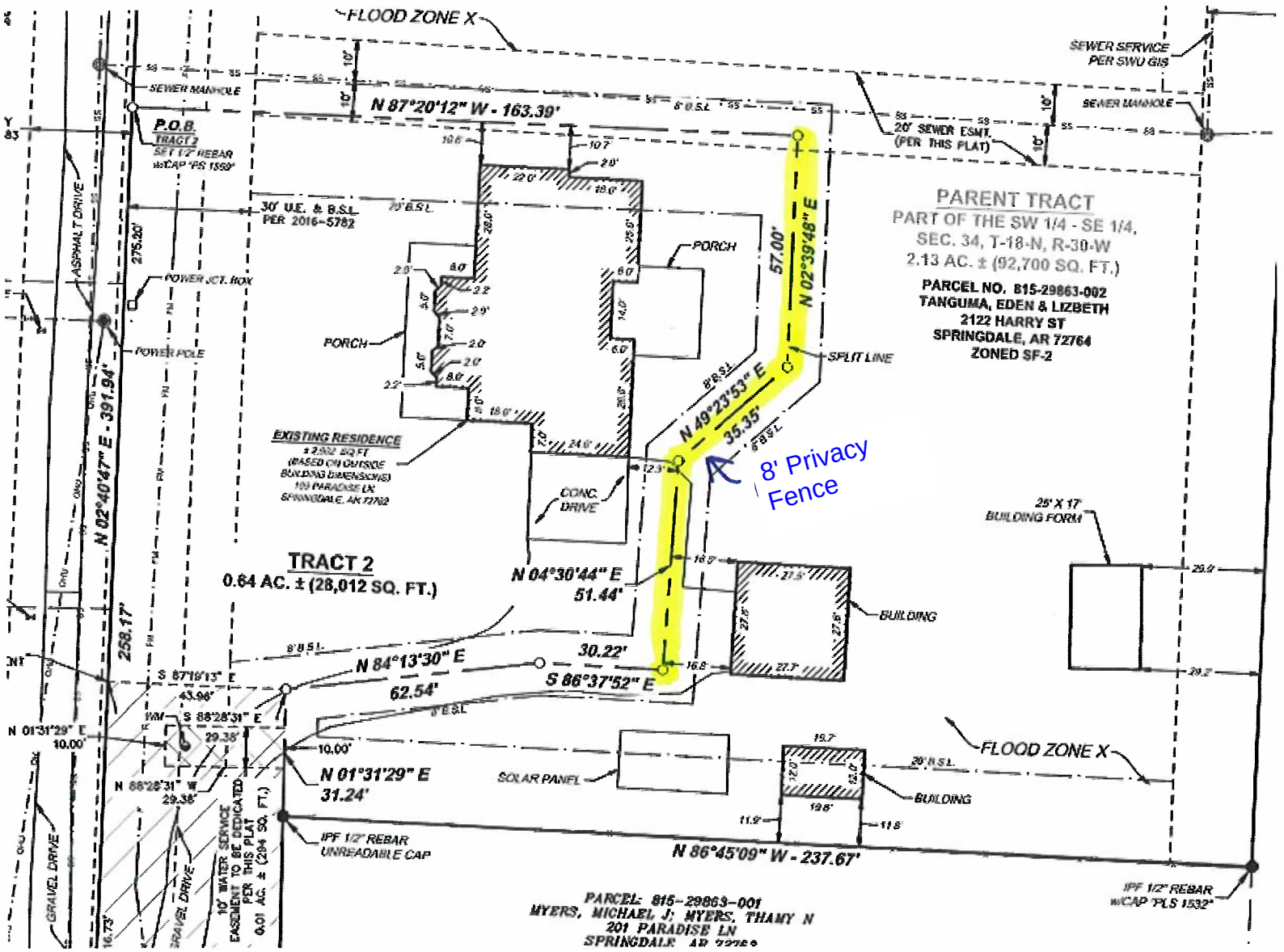
The **Applicant** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than 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.

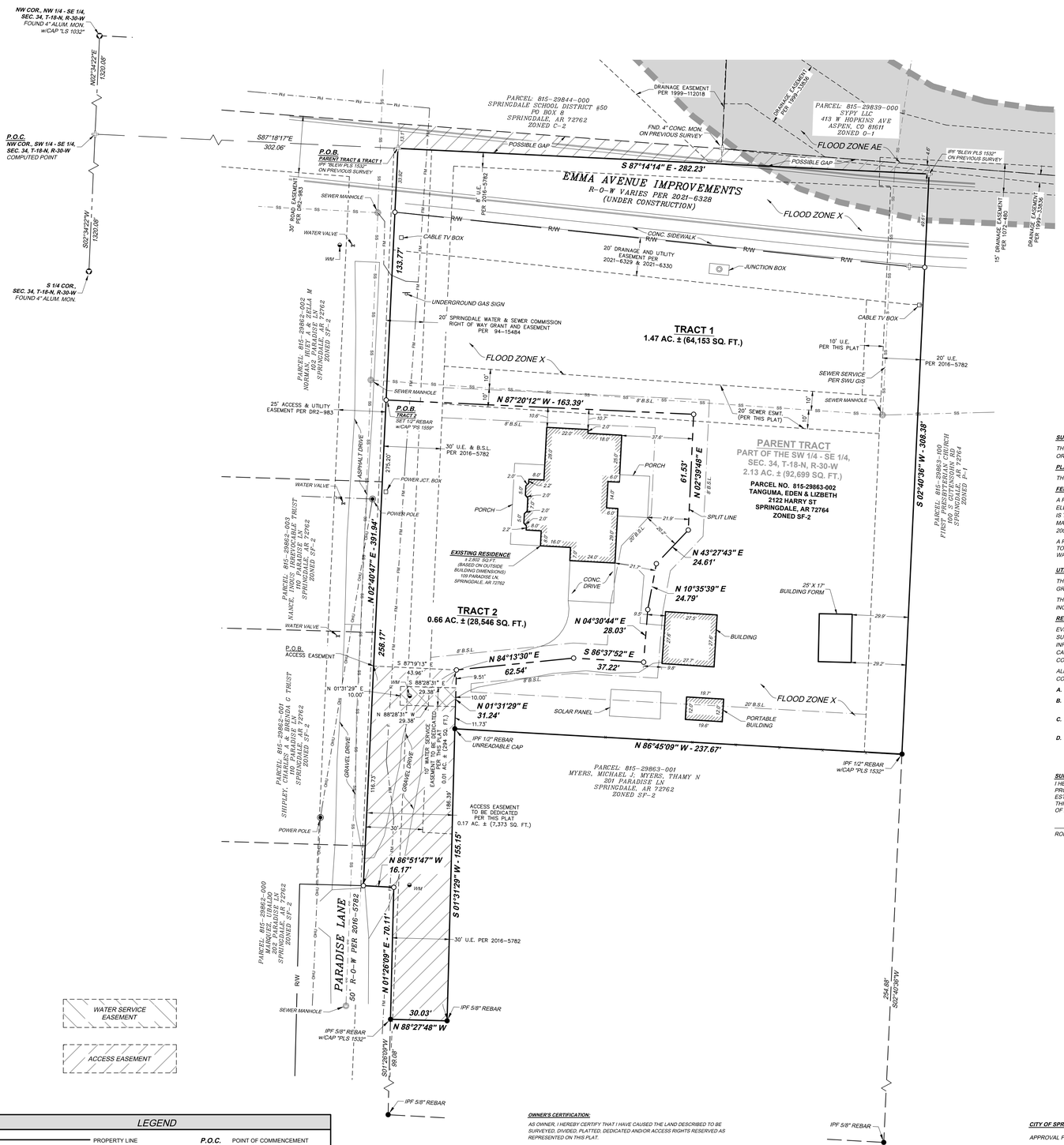
APPLICANT SIGNATURE(S) Lizbeth Tanguma

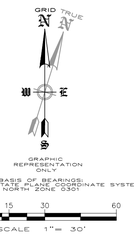
DATE: 8/15/23

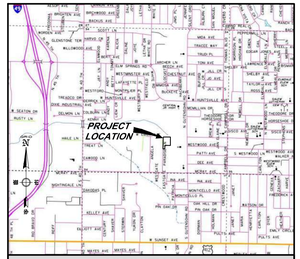
B23-105


N
FLOOD ZONE X
SEWER MANHOLE
P.O.B.
TRACT 2
SET 1/2" REBAR
w/CAP "PS 1559"
N 87°20'12" W - 163.39'
SEWER SERVICE
PER SWU GIS
SEWER MANHOLE
20' SEWER ESMT.
(PER THIS PLAT)
30' U.E. & B.S.L.
PER 2016-5782
70' B.S.L.
PARENT TRACT
PART OF THE SW 1/4 - SE 1/4,
SEC. 34, T-18-N, R-30-W
2.13 AC. ± (92,700 SQ. FT.)
PARCEL NO. 815-29863-002
TANGUMA, EDEN & LIZBETH
2122 HARRY ST
SPRINGDALE, AR 72764
ZONED SF-2
ASPHALT DRIVE
POWER JCT. BOX
POWER POLE
N 02°40'47" E - 391.94'
275.80'
PORCH
PORCH
57.00'
N 02°39'48" E
SPLIT LINE
8' B.S.L.
N 49°23'53" E
35.35'
8' Privacy
Fence
EXISTING RESIDENCE
± 2,932 SQ FT
(BASED ON OUTSIDE
BUILDING DIMENSIONS)
100 PARADISE LN
SPRINGDALE, AR 72762
CONC.
DRIVE
TRACT 2
0.64 AC. ± (28,012 SQ. FT.)
N 04°30'44" E
51.44'
25' X 17'
BUILDING FORM
BUILDING
258.17'
8' B.S.L.
N 84°13'30" E
62.54'
30.22'
S 86°37'52" E
S 87°19'13" E
43.98'
S 88°28'31" E
29.38'
N 01°31'29" E
10.00'
N 88°28'31" W
29.38'
N 01°31'29" E
31.24'
SOLAR PANEL
FLOOD ZONE X
20' B.S.L.
BUILDING
IPF 1/2" REBAR
UNREADABLE CAP
N 86°45'09" W - 237.67'
IPF 1/2" REBAR
w/CAP "PLS 1532"
GRAVEL DRIVE
10' WATER SERVICE
EASEMENT TO BE DEDICATED
PER THIS PLAT
0.01 AC. ± (294 SQ. FT.)
PARCEL: 815-29863-001
MYERS, MICHAEL J; MYERS, THAMY N
201 PARADISE LN
SPRINGDALE AR 72764

S







LEGEND

	PROPERTY LINE	P.O.C.	POINT OF COMMENCEMENT
	SPLIT LINE	P.O.B.	POINT OF BEGINNING
	SECTION "40" LINE	●	IPF - IRON PIN FOUND (AS NOTED)
	ADJACENT OWNER	▼	FOUND MONUMENT (AS NOTED)
	EASEMENT (AS NOTED)	○	IRON PIN SET w/ CAP "PS 1559"
R/W	RIGHT-OF-WAY	⊕	COMPUTED POINT
	BUILDING SETBACK LINE (B.S.L.)	⊗	MANHOLE (AS NOTED)
	CENTERLINE OF ROAD	WM	WATER METER (WM)
x x	WIRE FENCE LINE	⋈	WATER VALVE
FM FM	FORCE MAIN	◉	POWER POLE
OHU OHU	OVERHEAD UTILITIES		
SS SS	SANITARY SEWER LINE		

OWNER'S CERTIFICATION:

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

EDEN TANGUMA — DATE

LIZBETH TANGUMA — DATE

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 2023.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SURVEY DESCRIPTION PARENT TRACT (PARCEL NO. 815-29863-002) :

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS AND ALSO BEING DESCRIBED AS TRACT B AS SHOWN ON A TRACT SPLIT RECORDED AS FILE 2016-5782 OF THE WASHINGTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

***COMMENCING** AT THE NORTHWEST CORNER OF SAID SW 1/4 OF THE SE 1/4; THENCE S87°18'17"E A DISTANCE OF 302.06 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING A PREVIOUSLY FOUND IRON PIN WITH CAP "BLEW PLS 1532" PER SAID FILE 2016-5782; THENCE S87°14'14"E A DISTANCE OF 282.23 FEET TO A PREVIOUSLY FOUND IRON PIN WITH CAP "BLEW PLS 1532" PER SAID FILE 2016-5782; THENCE S02°40'36"W A DISTANCE OF 308.38 FEET TO A FOUND 1/2 INCH REBAR WITH CAP "PLS 1532"; THENCE N86°45'09"W A DISTANCE OF 237.67 FEET TO A FOUND 1/2 INCH REBAR WITH UNREADABLE CAP; THENCE S01°31'29"W A DISTANCE OF 155.15 FEET TO A FOUND 5/8 INCH REBAR; THENCE N88°27'48"W A DISTANCE OF 30.03 FEET TO A FOUND 5/8 INCH REBAR WITH CAP "PLS 1532"; THENCE N01°26'09"E A DISTANCE OF 70.11 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE N86°51'47"W A DISTANCE OF 16.17 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE N02°40'47"E A DISTANCE OF 391.94 FEET TO THE **POINT OF BEGINNING**, CONTAINING 2.13 ACRES (92,699 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.*

SURVEY DESCRIPTION TRACT 1:

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS AND ALSO BEING DESCRIBED AS PART OF TRACT B AS SHOWN ON A TRACT SPLIT RECORDED AS FILE 2016-5782 OF THE WASHINGTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SURVEY DESCRIPTION TRACT 2:

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS AND ALSO BEING DESCRIBED AS PART OF TRACT B AS SHOWN ON A TRACT SPLIT RECORDED AS FILE 2016-5782 OF THE WASHINGTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

***COMMENCING** AT THE NORTHWEST CORNER OF SAID SW 1/4 OF THE SE 1/4; THENCE S87°18'17"E A DISTANCE OF 302.06 FEET TO A PREVIOUSLY FOUND IRON PIN WITH CAP "BLEW PLS 1532" PER SAID FILE 2016-5782; THENCE S87°14'14"E A DISTANCE OF 282.23 FEET TO A PREVIOUSLY FOUND IRON PIN WITH CAP "BLEW PLS 1532" PER SAID FILE 2016-5782; THENCE S02°40'36"W A DISTANCE OF 133.77 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE S87°20'12"E A DISTANCE OF 163.39 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE S02°39'46"W A DISTANCE OF 61.53 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE S43°27'43"W A DISTANCE OF 24.61 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE S10°35'39"W A DISTANCE OF 24.79 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE S04°30'44"W A DISTANCE OF 28.03 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE N86°37'52"W A DISTANCE OF 37.22 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE S84°13'30"W A DISTANCE OF 62.54 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE S01°31'29"W A DISTANCE OF 31.24 FEET TO A FOUND 1/2 INCH REBAR WITH UNREADABLE CAP; THENCE S01°31'29"W A DISTANCE OF 155.15 FEET TO A FOUND 5/8 INCH REBAR; THENCE N88°27'48"W A DISTANCE OF 30.03 FEET TO A FOUND 5/8 INCH REBAR WITH CAP "PLS 1532"; THENCE N01°26'09"E A DISTANCE OF 70.11 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE N86°51'47"W A DISTANCE OF 16.17 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE N02°40'47"E A DISTANCE OF 258.17 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.66 ACRES (28,546 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.*

ACCESS EASEMENT DESCRIPTION :

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) 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 NORTHWEST CORNER OF SAID SW 1/4 OF THE SE 1/4; THENCE S87°18'17"E A DISTANCE OF 302.06 FEET; THENCE S02°40'47"W A DISTANCE OF 275.20 FEET TO THE **POINT OF BEGINNING**; THENCE S87°19'13"E A DISTANCE OF 43.96 FEET; THENCE S01°31'29"W A DISTANCE OF 186.39 FEET; THENCE N88°27'48"W A DISTANCE OF 30.03 FEET; THENCE N01°26'09"E A DISTANCE OF 70.71 FEET; THENCE N86°51'47"W A DISTANCE OF 16.17 FEET; THENCE N02°40'47"E A DISTANCE OF 116.73 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.17 ACRES (7,373 SQUARE FEET), MORE OR LESS.*

SURVEYOR'S NOTES:

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

PLAT CLOSURE DECLARATION:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 135,175 FEET.

FEMA FLOOD PLAIN ZONE:

A PORTION OF THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'AE'; DESIGNATED AS AN AREA WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. THE ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. AS SHOWN ON THE F.I.R.M. MAP # 05143C0070F, PANEL 70 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: MAY 16, 2008.

A PORTION OF THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X', (NO SHADING) DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE F.I.R.M. MAP # 05143C0070F, PANEL 70 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: MAY 16, 2008.

UTILITIES:

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

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

REFERENCES:

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

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

A. **WARRANTY DEED:** *EDEN TANGUMA AND LIZBETH TANGUMA, RECORDED MARCH 31, 2017, FILE NO. 2017-9472.*

B. **TRACT SPLIT:** *BY BLEW & ASSOCIATES, PA, BUCKLEY D. BLEW, AR PLS NO. 1532, RECORDED MARCH 4, 2016, FILE NO. 2016-5782.*

C. **BOUNDARY SURVEY:** *BY CRAFTON TULL SPARKS, ALVIN G. HARRIS, AR PLS NO. 931, RECORDED OCTOBER 14, 2009, FILE NO. 2009-32979.*

D. **BOUNDARY SURVEY:** *BY ENGINEERING SERVICES, INC., OSCAR M. HALL, AR PLS NO. 263, RECORDED NOVEMBER 8, 1988, FILE NO. DRD-883.*

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

CITY OF SPRINGDALE

	DATE	SIGNATURE
APPROVAL FOR RECORDING	_____	_____ DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION
ACCEPTANCE OF DEDICATIONS	_____	_____ CITY CLERK
	_____	_____ MAYOR

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

OWNER:	TANGUMA, EDEN & LIZBETH 2122 HARRY ST. SPRINGDALE, AR 72764
SURVEYOR:	ENGINEERING SERVICES, INC. 1207 S. OLD MISSOURI ROAD P.O. BOX 282 SPRINGDALE, AR 72765
WORK ORDER #:	23081
CITY ZONING:	SF-2
SETBACKS:	FRONT - 30' SIDE - 8' REAR - 20'

LS23-19

B23-105

RECORDING INFORMATION

PLAT CODE: 500-18N-30W-0-34-230-72-1559

REVISION	DATE	DESCRIPTION
2	6/27/23	REVISED PER CITY COMMENTS
1	6/14/23	REVISED PER CITY COMMENTS

INFORMAL PLAT

FOR EDEN TANGUMA

SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

SCALE: 1"=30' | DATE: June 27, 2023 | DRAWN BY: KND

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

© COPYRIGHT 2023, ENGINEERING SERVICES, INC. 6/27/2023 1:51 PM
C:\ESI SURVEY MASTER FOLDER\1-8 CIVIL 3D SURVEY FIELDWORK\23081 EDEN TANGUMA\INFORMAL PLAT\23081 EDEN TANGUMA INFORMAL PLAT.DWG

W.O.# 23081 | SHEET 1 / 1

Norman, Huey A. & Zella M.
102 Paradise Ln
Springdale AR, 72762

First Presbyterian Church
100 S. Gutensohn Rd.
Springdale AR, 72762

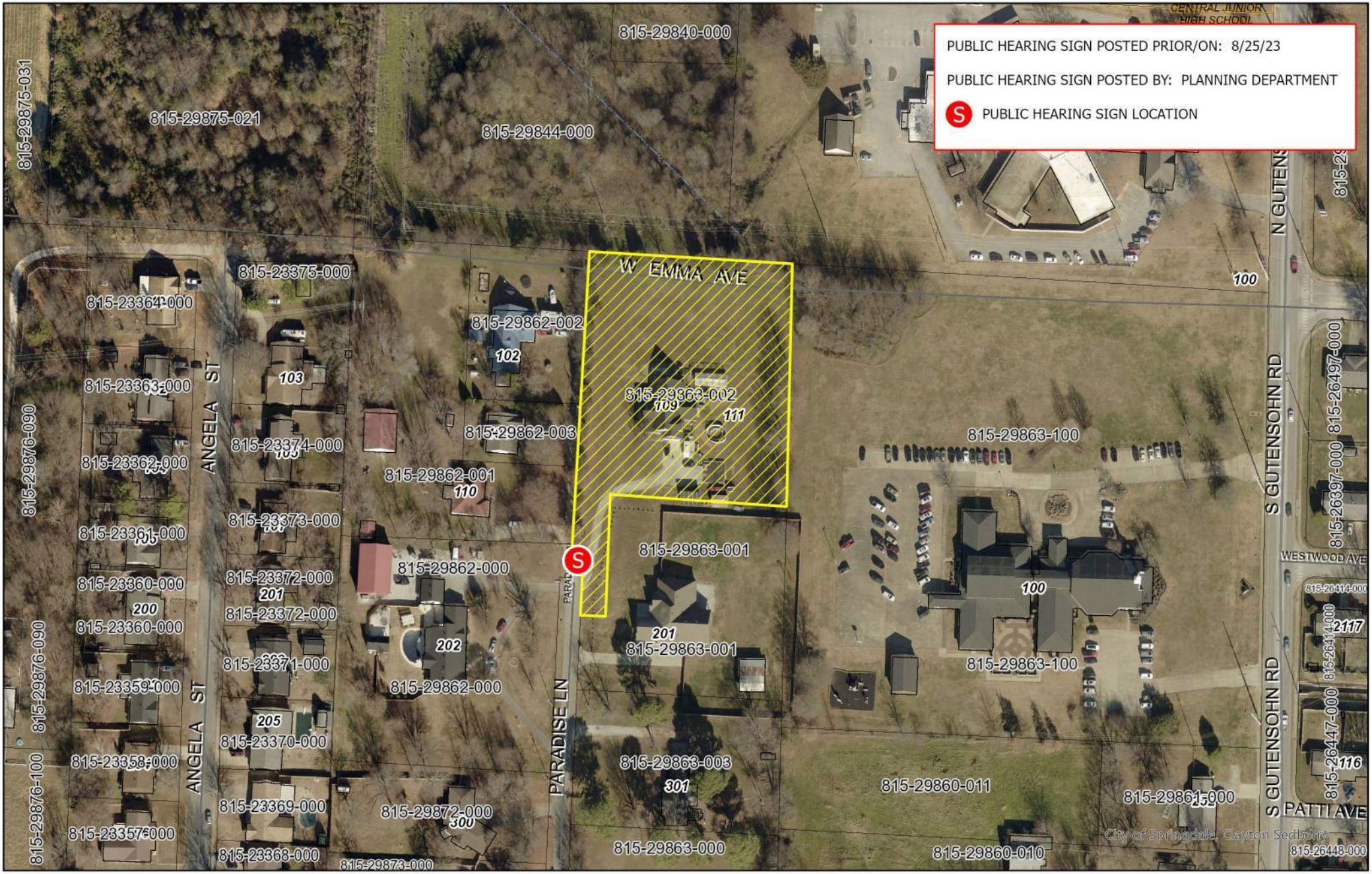
Springdale School District #50
PO Box 8
Springdale AR, 72762

Myers, Micheal J. & Thamy N.
201 Paradise Ln
Springdale AR, 72762

Nance, Inous Irrevocable Trust
110 Paradise Ln
Springdale AR, 72762

Marquez, Ubaldo
202 Paradise Ln.
Springdale AR, 72762

Shipley, Charles A. & Brenda G. Trust
110 Paradise Ln
Springdale AR, 72762



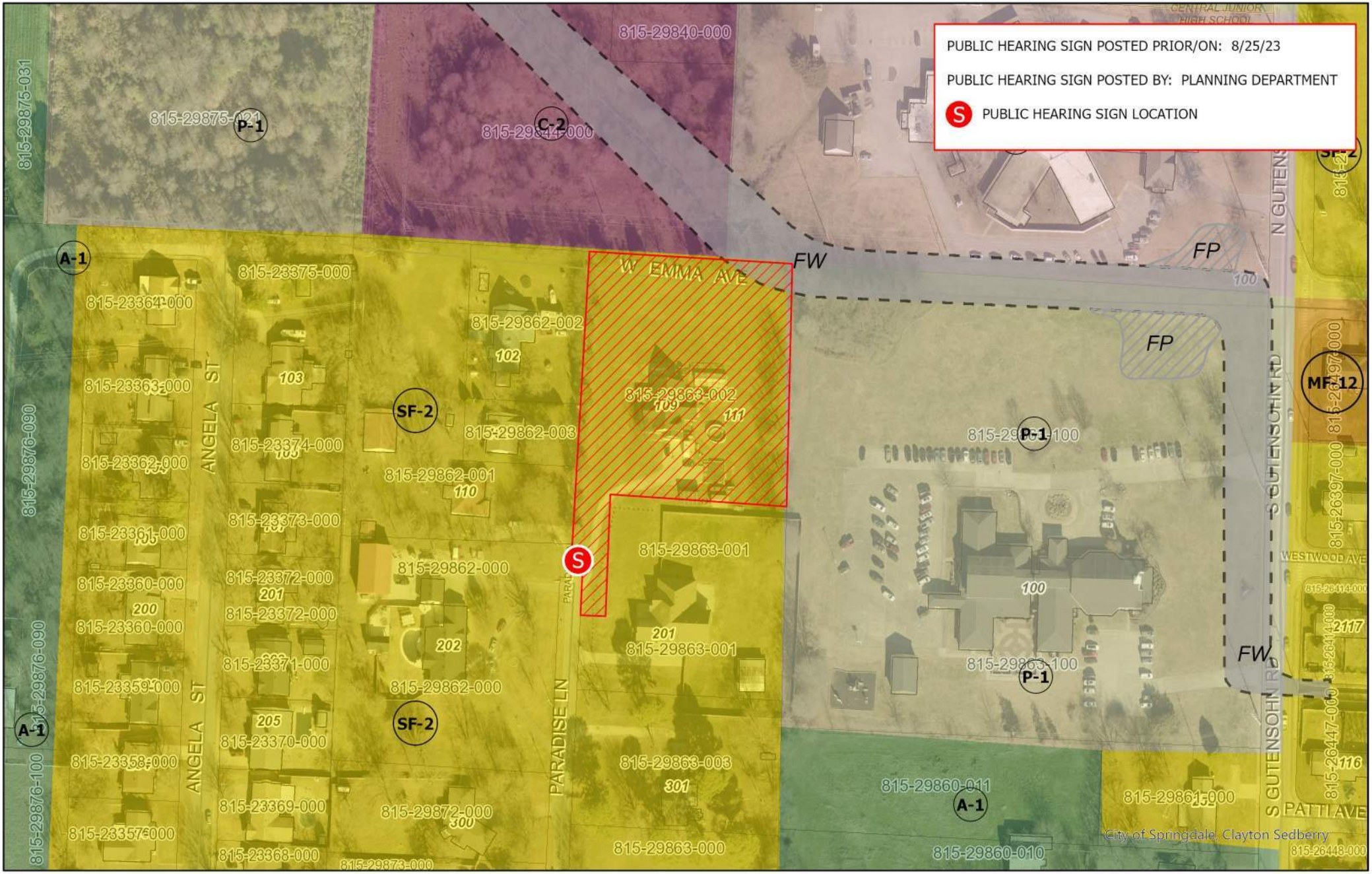
Planning Commission Meeting
September 5, 2023

Miles
0 0.01 0.02 0.03 0.04

N

PROJECT: B23-105
APPLICANT: Eden & Lizbeth Tanguma
LOCATION: 109 Paradise Ln
REQUEST: Variance for Increase in Fence Height on E Side from 6' to 8'

SPRINGDALE
WE'RE MAKING IT HAPPEN



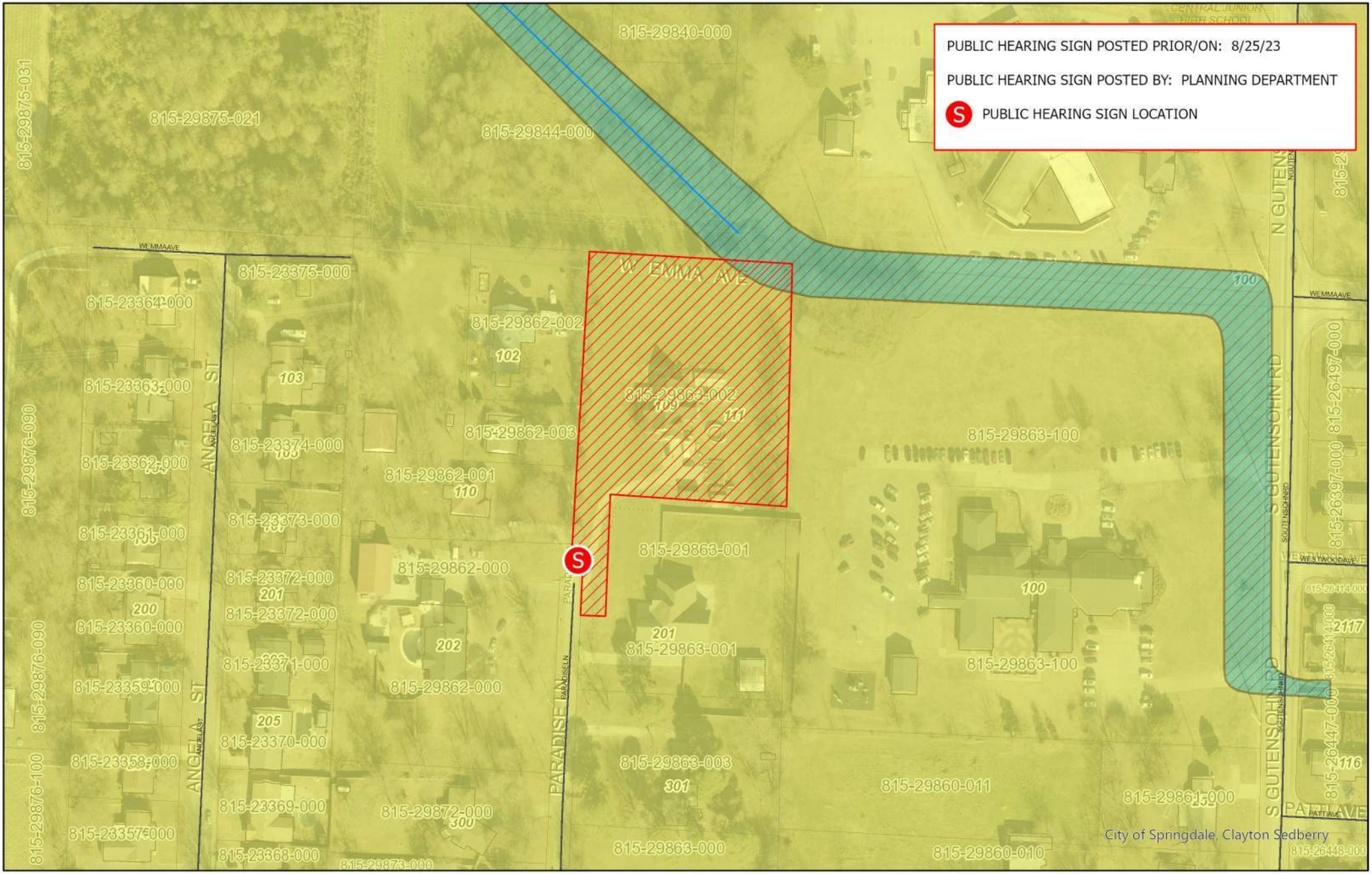
Planning Commission Meeting
September 5, 2023

Miles
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N

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WE'RE MAKING IT HAPPEN



Planning Commission Meeting
September 5, 2023

Miles
0 0.01 0.02 0.03 0.04

N

PROJECT: B23-105
APPLICANT: Eden & Lizbeth Tanguma
LOCATION: 109 Paradise Ln
REQUEST: Variance for Increase in Fence Height on E Side from 6' to 8'

SPRINGDALE
WE'RE MAKING IT HAPPEN

W23-18

From: Brandon Rush <brush@engineeringservices.com>
Sent: Monday, August 14, 2023 8:54 AM
To: planningapplications@springdalear.gov
Cc: Katie Hollingshead
Subject: W23-18 - September PC Agenda

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning, following feedback at the July PC meeting, the Applicant tabled the waiver W23-18 (associated with The Hideaway NLSD, N23-04) to address Commission and Staff concerns.

The Applicant would like to have this item added to the September PC agenda for further discussion. The proposal will be providing concrete sidewalk along Price Avenue, and a request of waiver for the remainder of street improvements.

Thanks,
Brandon

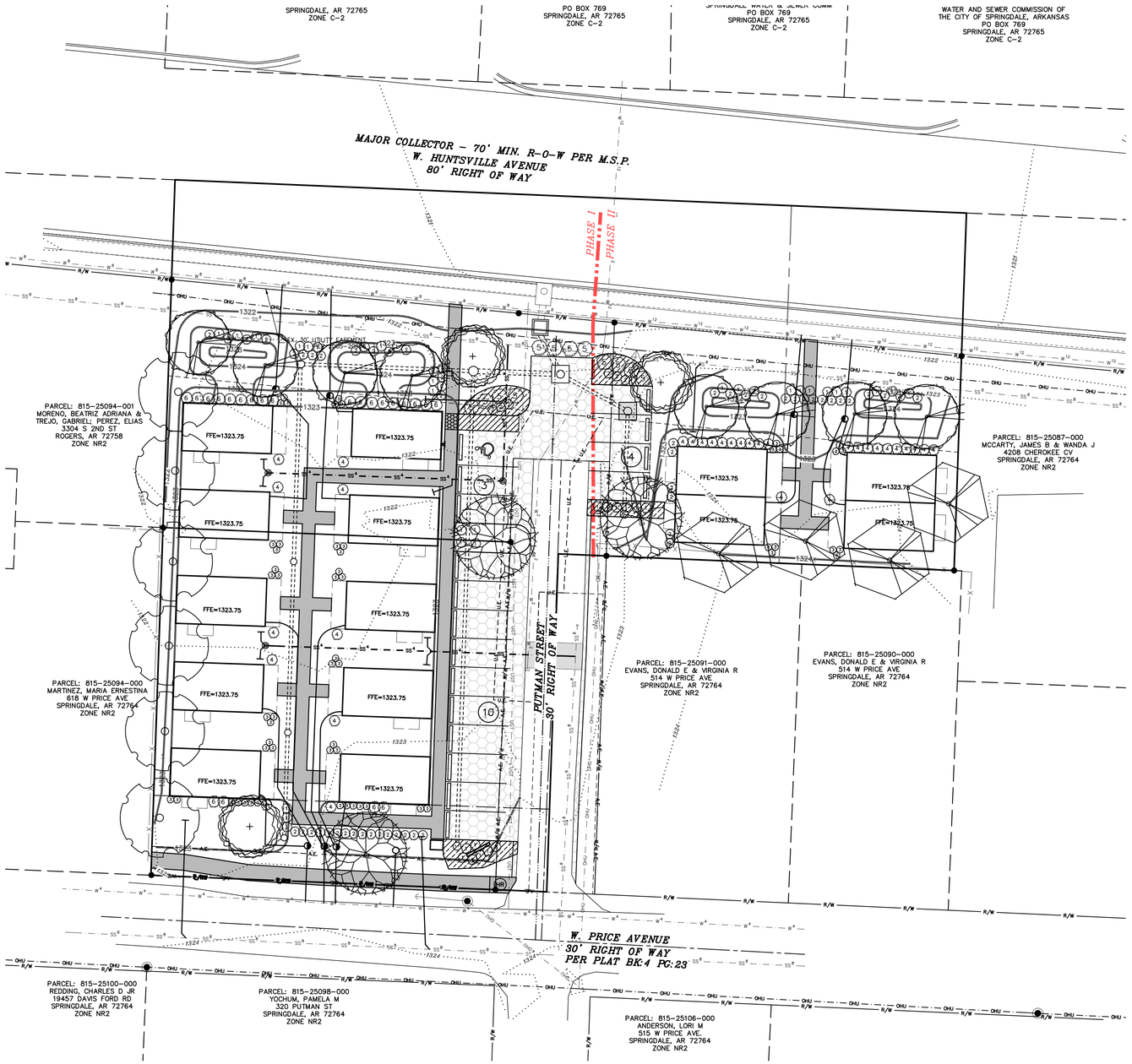
—

Brandon J. Rush, P.E.

Engineering Services, Inc.
479-751-8733
P.O. Box 282
1207 S. Old Missouri Rd.
Springdale, AR 72764

www.engineeringservices.com





GRID

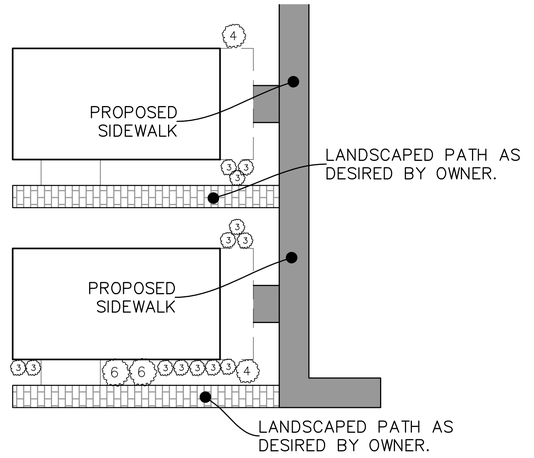
GRAPHIC REPRESENTATION ONLY

SCALE 1" = 20'

0 10' 20' 40'

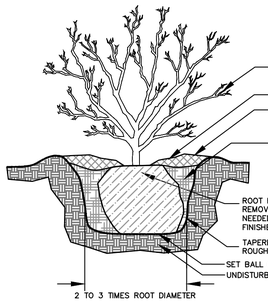
INDEX OF TREES						
TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL TREES	# PLANTING SIZE	TYPE	MATURE HEIGHT
	Sangria Nuttall Oak	Quercus nutallii 'Sangria'	8	2" Cal B & B 6' H min	S	55-70'
	Legacy Sugar Maple	Acer saccharum	6	2" Cal B & B 6' H min	S	50'-60'
	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'	3	2" Cal B & B 6' H min	S	45'-55'
	Shumard Oaks	Quercus Shumardii	4	2" Cal B & B 6' H min	S	45'-55'
	Oklahoma Redbud	Cercis candensis 'Oklahoma'	3	2" Cal B & B 6' H min	O	15'-25'

INDEX OF SHRUBS				
SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
1	Soft touch Holly	Ilex crenata 'Soft Touch'	44	3 GAL.
2	Drift Groundcover Rose	Rosa x drift	60	3 GAL.
3	Dwarf Fountain Grass	Pennisetum alopecuriodes 'Hameln'	54	1 GAL.
4	Little Henry's Sweetspire	Itea virginica 'Little Henry'	32	3 GAL.
5	Dwarf Burford Holly	Ilex cornuta 'Dwarf Burford'	12	5 GAL.
6	Karl Forester Reed Grass	Calamgrostis acutiflora	22	3 GAL.



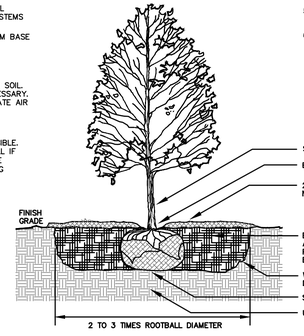
TYPICAL LANDSCAPING PLAN

NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

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



TREE PLANTING DETAIL
NOT TO SCALE

LANDSCAPE REQUIREMENTS:

TOTAL FRONTAGE DISTANCE: 250 LINEAR FT. (HUNTSVILLE AVE.)
96 LINEAR FT. (W PRICE AVE.)

TOTAL FRONTAGE LANDSCAPE REQUIRED: 1 TREE AND 7 SHRUBS PER 25' = 10 TREES AND 70 SHRUBS (HUNTSVILLE AVE)
4 TREES (2 EXISTING) AND 14 SHRUBS (PRICE AVE)

TOTAL FRONTAGE LANDSCAPE PROVIDED:
10 TREES AND 70 SHRUBS (HUNSTVILLE AVE)
4 TREES (2 EXISTING) AND 14 SHRUBS (PRICE AVE)

OPEN SPACE REQUIREMENTS:

NET LOT AREA: 31,370 SQ. FT. (0.72 ACRES)
OPEN SPACE REQUIRED: 4,706 SQ. FT. (15%)
OPEN SPACE PROVIDED: 6,462 SQ. FT. (20.6%)

LANDSCAPE REQUIREMENTS:

TOTAL PARKING AREA PROVIDED: 5,500 SQ. FT.
TOTAL INTERIOR LANDSCAPE REQUIRED: 440 SQ. FT. (8%)
TOTAL INTERIOR LANDSCAPE PROVIDED: 655 SQ. FT. (11.9%)

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.

ENGINEERING SERVICES INC.
1770 E. JOYCE BLVD. SUITE 5
FAYETTEVILLE, ARKANSAS 72703
SPRINGDALE, ARKANSAS 72764

W23-18

LANDSCAPING PLAN
THE HIDEAWAY
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

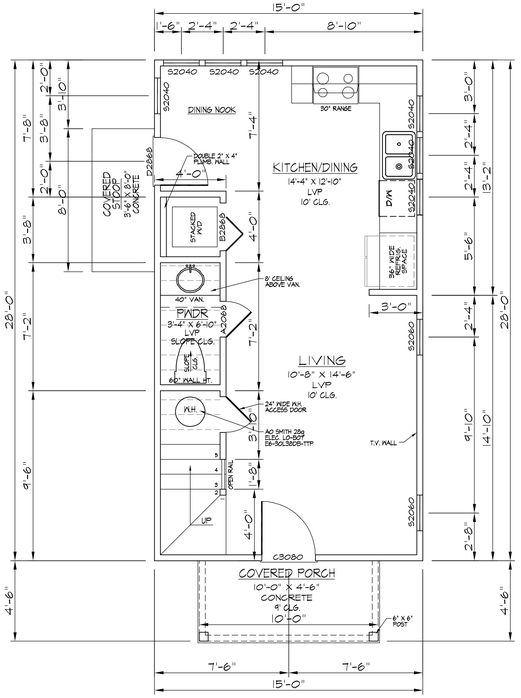
©COPYRIGHT 2023 ENGINEERING SERVICES, INC. 8/17/2023 3:37:31 PM
ALL DRAWINGS AND DESIGNS ARE THE PROPERTY OF ENGINEERING SERVICES, INC. AND ARE NOT TO BE USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF ENGINEERING SERVICES, INC.

SCALE: 1"=20'
DATE: Aug 10, 2023
ENGINEER: TJA
DRAWN BY: XXX
W.O. #: 22977

N23-04

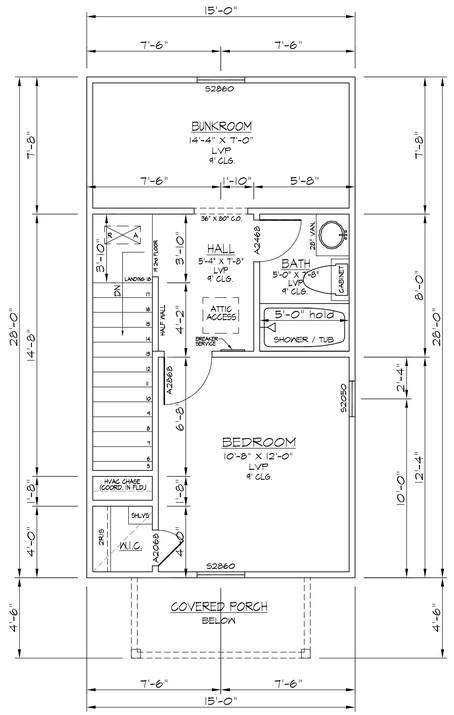
7

W23-18



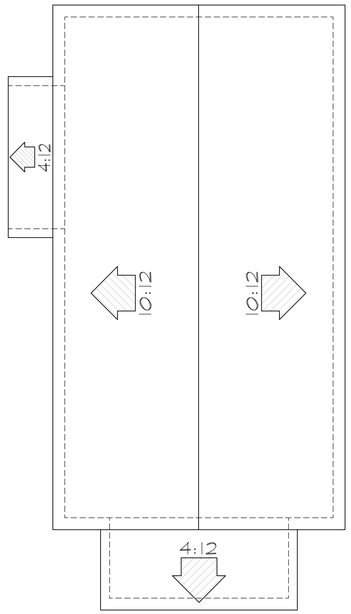
1st FLOOR PLAN

scale - 1/4" = 1'-0"
ON CONCRETE SLAB



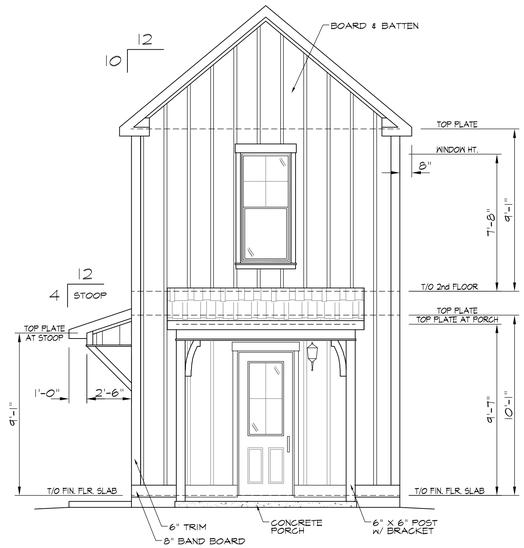
2nd FLOOR PLAN

scale - 1/4" = 1'-0"



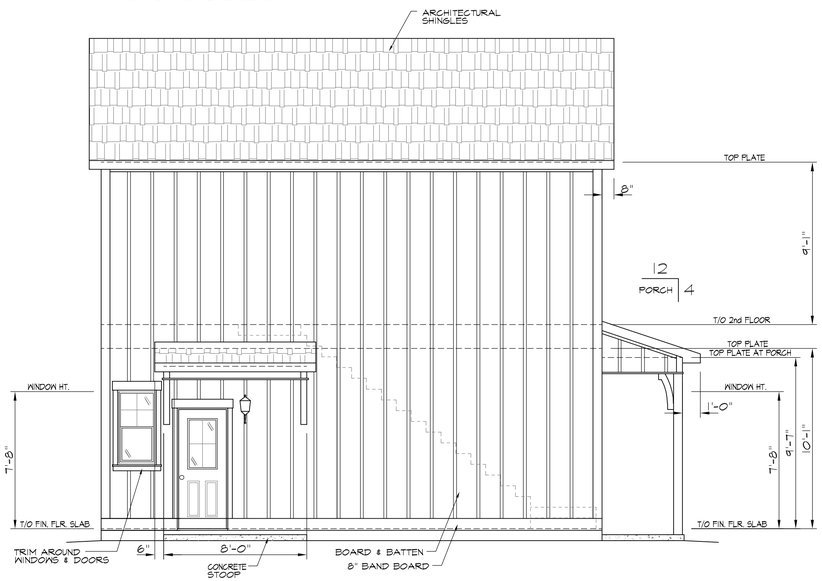
ROOF PLAN

scale - 1/4" = 1'-0"



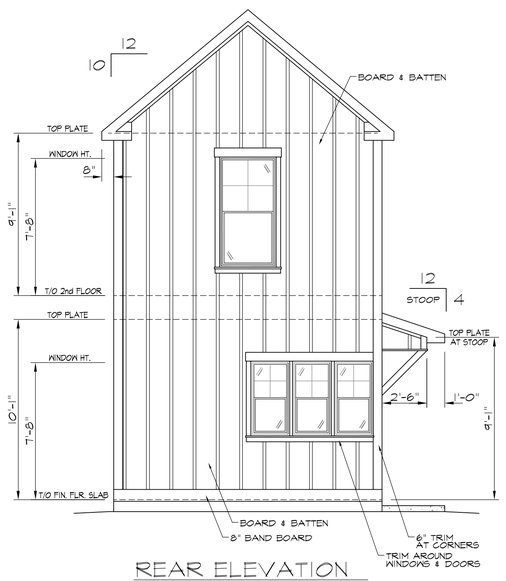
FRONT ELEVATION

scale - 1/4" = 1'-0"



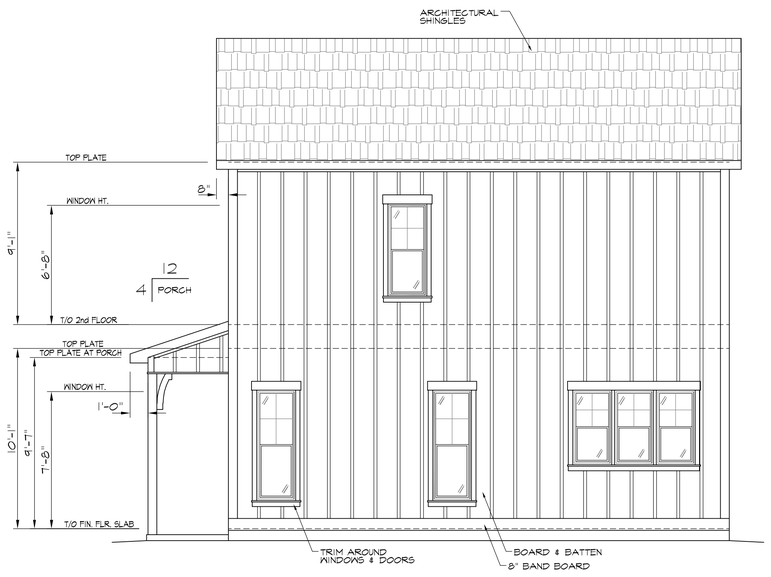
LEFT SIDE ELEVATION

scale - 1/4" = 1'-0"



REAR ELEVATION

scale - 1/4" = 1'-0"



RIGHT SIDE ELEVATION

scale - 1/4" = 1'-0"

GENERAL NOTES:

1. ALL INTERIOR WALLS DRAWN AT 4" (2" X 4" STUDS W/ 1/2" SHEET ROCK BOTH SIDES) UNLESS NOTED OTHERWISE.
2. ALL EXTERIOR WALLS DRAWN AT 4" (2" X 4" STUDS W/ 1/2" SHEET ROCK ON INTERIOR SIDES) UNLESS NOTED OTHERWISE.
3. ALL 1st FLOOR CEILINGS ARE 10'-0" UNLESS NOTED OTHERWISE.
4. ALL 2nd FLOOR CEILINGS ARE 9'-0" UNLESS NOTED OTHERWISE.
5. ROOM SIZES ARE ROUNDED TO NEAREST WHOLE INCH.
6. 5" ALLOWED FOR EXTERIOR BRICK OR STONE (WHERE APPLICABLE).
7. HVAC IN ATTIC AND RETURN AIR AS PER HVAC CONTRACTOR.
8. ALL ANGLES ARE 45 deg. UNLES NOTED OTHERWISE.
9. FOOTING DEPTHS AND SLAB THICKNESSES TO BE DETERMINED BY OTHERS.
10. FLOOR JOIST/TRUSS SIZE AND SPACING TO BE DETERMINED BY OTHERS.

AREA DATA

1st FLOOR FINISHED SQ. FT. - (frame)	420
2nd FLOOR FINISHED SQ. FT. - (frame)	387
TOTAL FINISHED SQ. FT. - (frame)	807

SCALE IN FEET (1/4" = 1')

0 1 2 3 4 5 10 15 20

DOOR SCHEDULE				WINDOW SCHEDULE			
A2868 = A 28 68 (SIZES IN FT. / IN.)				S3050 = S 30 50 (SIZES IN FT. / IN.)			
NO.	DESCRIPTION / TYPE			NO.	DESCRIPTION		
A	INTERIOR DOOR			S	SINGLE HUNG w/ SCREEN		
B	INTERIOR BI-FOLD DOOR						
C	MAIN ENTRY DOOR						

REV.#	DATE
2	1/13/23
1	1/05/23
	12/02/22

REVISED PRELIMINARY
REVISED PRELIMINARY
PRELIMINARY
PRINTS ISSUED FOR

CUSTOMER / CONTRACTOR NOTE

These drawings depict dimensional references and/or building elevations for design intent only. The CUSTOMER is responsible for coordinating these drawings with the building contractor and related trades for compliance with all applicable building codes and structural design.

Project Information

Floor Plans / Elevations

Project Name:

Boomerang Cottage 2

PARTNERS CONSTRUCTION LLC
479-927-4405

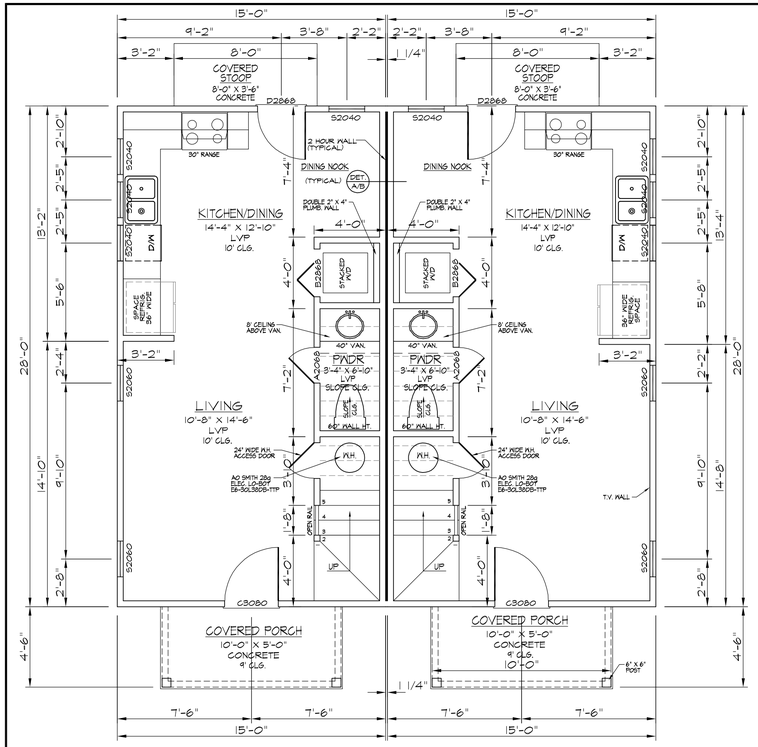
Drawing Number

PC-1090B

Sheet Number

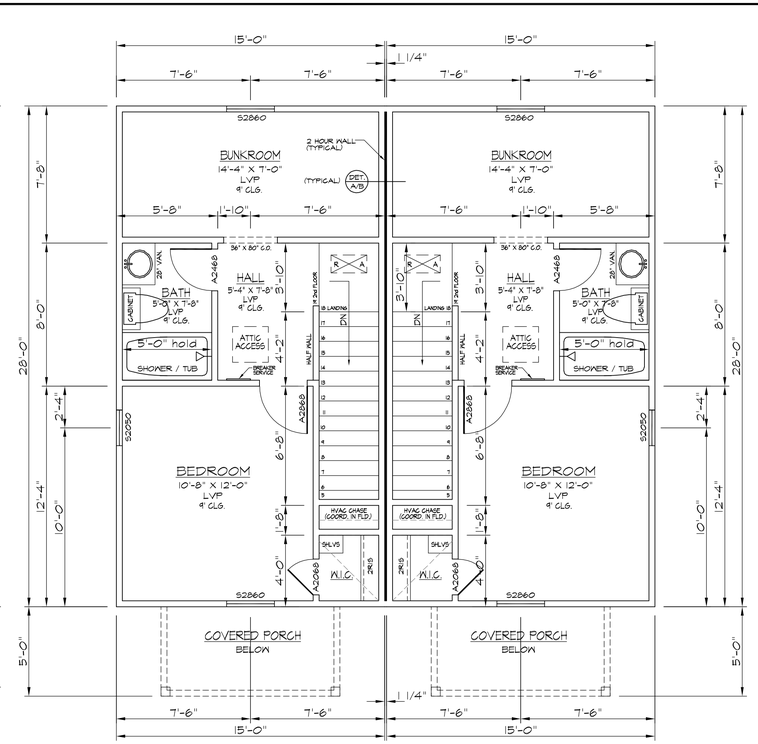
1 of 1

W23-18



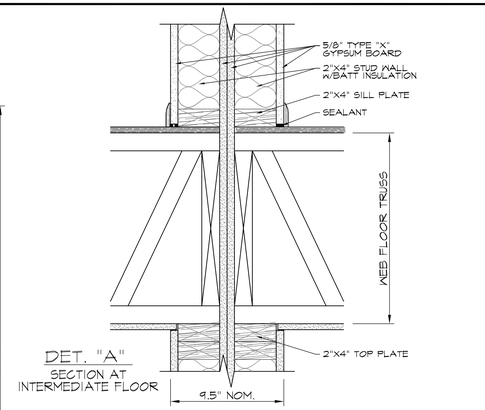
1st FLOOR PLAN

scale - 1/4" = 1'-0"
ON CONCRETE SLAB

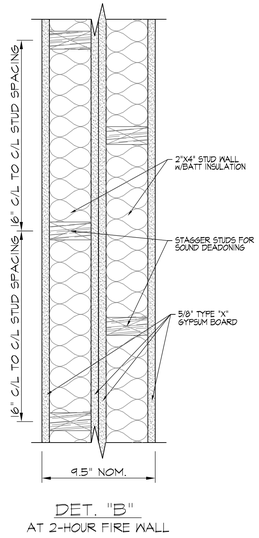


2nd FLOOR PLAN

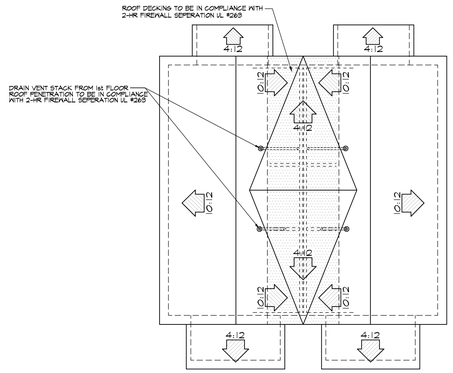
scale - 1/4" = 1'-0"



DET. "A"
SECTION AT INTERMEDIATE FLOOR

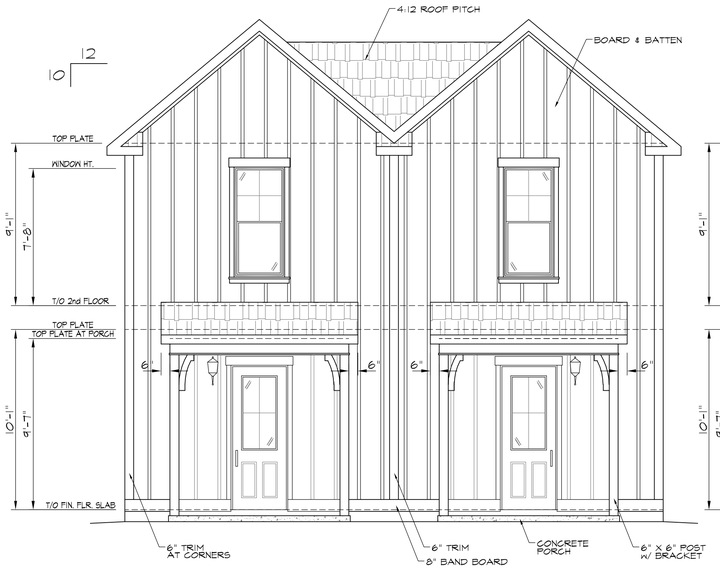


DET. "B"
AT 2-HOUR FIRE WALL



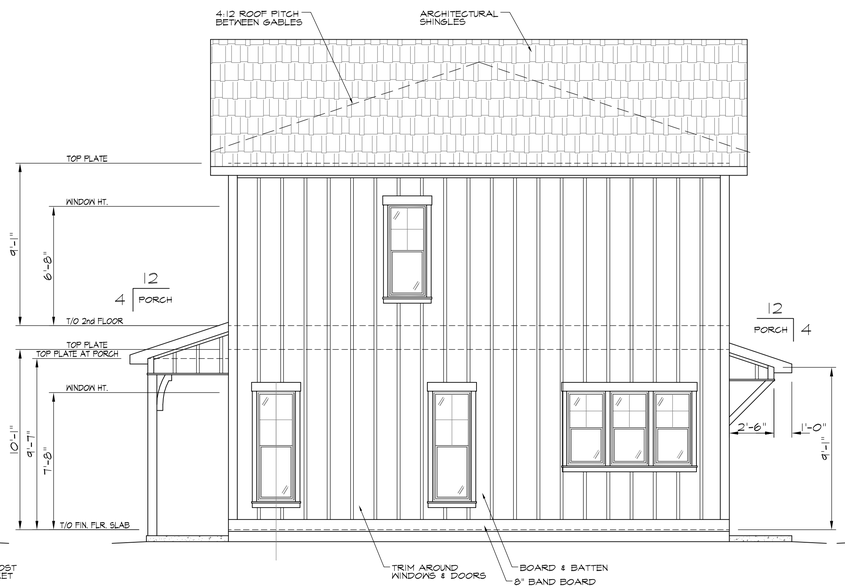
ROOF PLAN

scale - 1/8" = 1'-0"



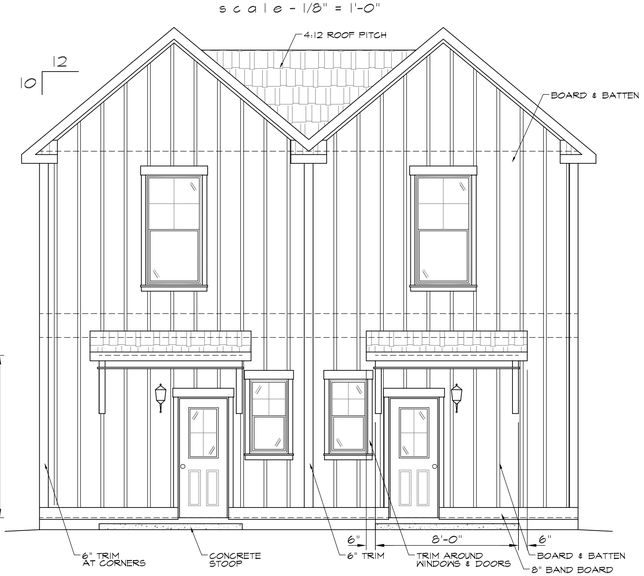
FRONT ELEVATION

scale - 1/4" = 1'-0"



RIGHT SIDE ELEVATION

scale - 1/4" = 1'-0"
(LEFT SIDE ELEVATION OPPOSITE)



REAR ELEVATION

scale - 1/4" = 1'-0"

GENERAL NOTES:

1. ALL INTERIOR WALLS DRAWN AT 4" (2" X 4" STUDS W/ 1/2" SHEET ROCK BOTH SIDES) UNLESS NOTED OTHERWISE.
2. ALL EXTERIOR WALLS DRAWN AT 4" (2" X 4" STUDS W/ 1/2" SHEET ROCK ON INTERIOR SIDES) UNLESS NOTED OTHERWISE.
3. ALL 1st FLOOR CEILINGS ARE 10'-0" UNLESS NOTED OTHERWISE.
4. ALL 2nd FLOOR CEILINGS ARE 9'-0" UNLESS NOTED OTHERWISE.
5. ROOM SIZES ARE ROUNDED TO NEAREST WHOLE INCH.
6. 5" ALLOWED FOR EXTERIOR BRICK OR STONE (WHERE APPLICABLE).
7. HVAC IN ATTIC AND RETURN AIR AS PER HVAC CONTRACTOR.
8. ALL ANGLES ARE 45 deg. UNLES NOTED OTHERWISE.
9. FOOTING DEPTHS AND SLAB THICKNESSES TO BE DETERMINED BY OTHERS.
10. FLOOR JOIST/TRUSS SIZE AND SPACING TO BE DETERMINED BY OTHERS.

AREA DATA (per side)

1st FLOOR FINISHED SQ. FT. - (frame)	420
2nd FLOOR FINISHED SQ. FT. - (frame)	387
TOTAL FINISHED SQ. FT. - (frame)	807

SCALE IN FEET (1/4" = 1')

0 1 2 3 4 5 10 15 20

DOOR SCHEDULE		WINDOW SCHEDULE	
A2868 = A 28 68 (SIZES IN FT. / IN.)		S3050 = S 30 50 (SIZES IN FT. / IN.)	
NO.	DESCRIPTION / TYPE	NO.	DESCRIPTION
A	INTERIOR DOOR	S	SINGLE HUNG w/ SCREEN
B	INTERIOR BI-FOLD DOOR		
C	MAIN ENTRY DOOR		

REV.#	DATE
3	1/13/23
2	12/02/22
1	11/28/22
PRELIMINARY	11/01/22
PRINTS ISSUED FOR	

CUSTOMER / CONTRACTOR NOTE

These drawings depict dimensional references and/or building elevations for design intent only. The CUSTOMER is responsible for coordinating these drawings with the building contractor and related trades for compliance with all applicable building codes and structural design.

Project Information

Floor Plans / Elevations

Project Name:

Huntsville Duplex

PARTNERS CONSTRUCTION LLC
479-927-4405

Drawing Number
PC-1087

Sheet Number
1 of 1



Planning Commission Meeting

September 5, 2023

Miles

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PROJECT: W23-18

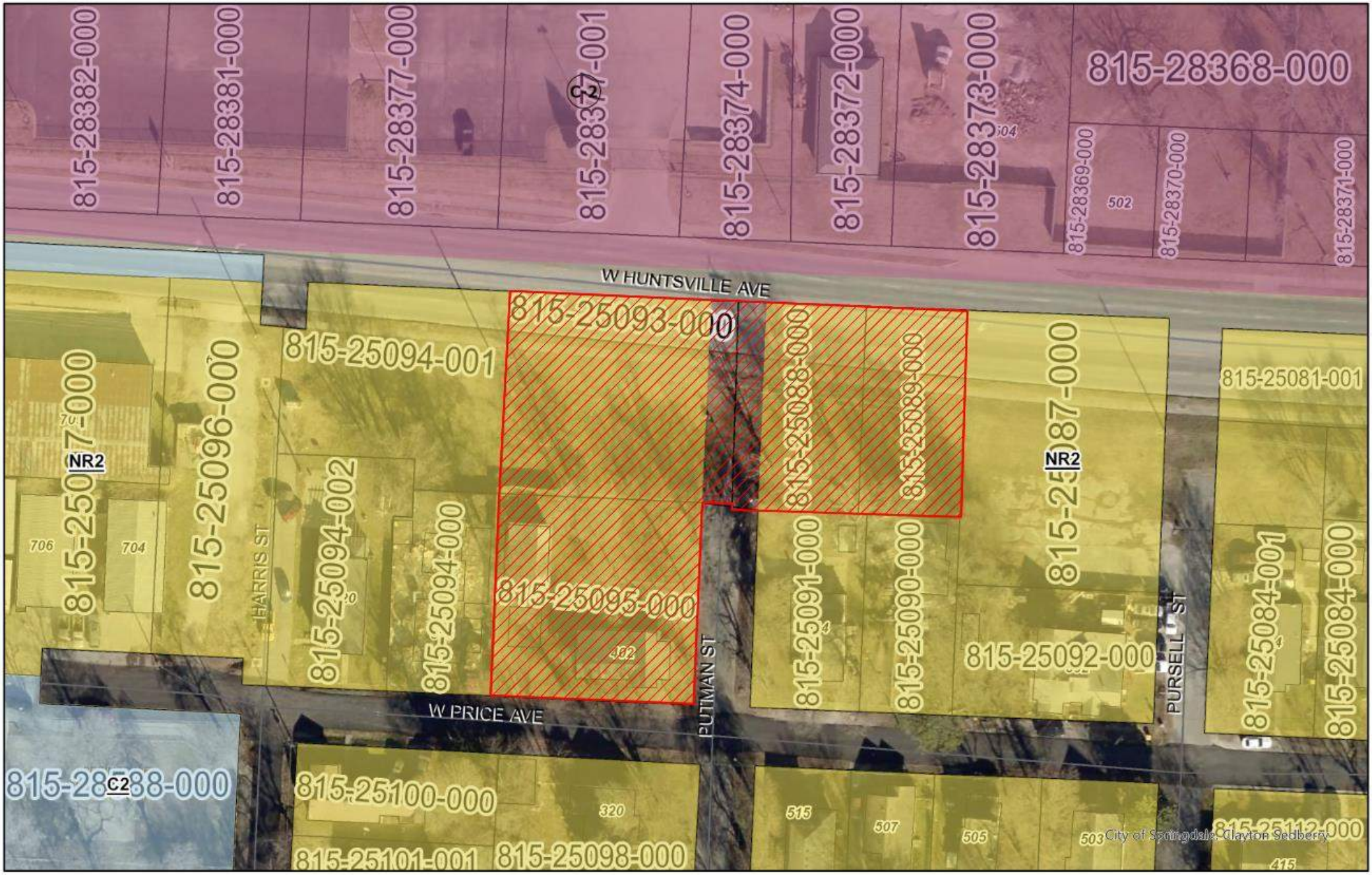
APPLICANT: The Hideaway

LOCATION: 402 W. Price Avenue

REQUEST: Waiver of Street Improvements on Price Avenue

SPRINGDALE

WE'RE MAKING IT HAPPEN



Planning Commission Meeting

September 5, 2023

Miles

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PROJECT: W23-18

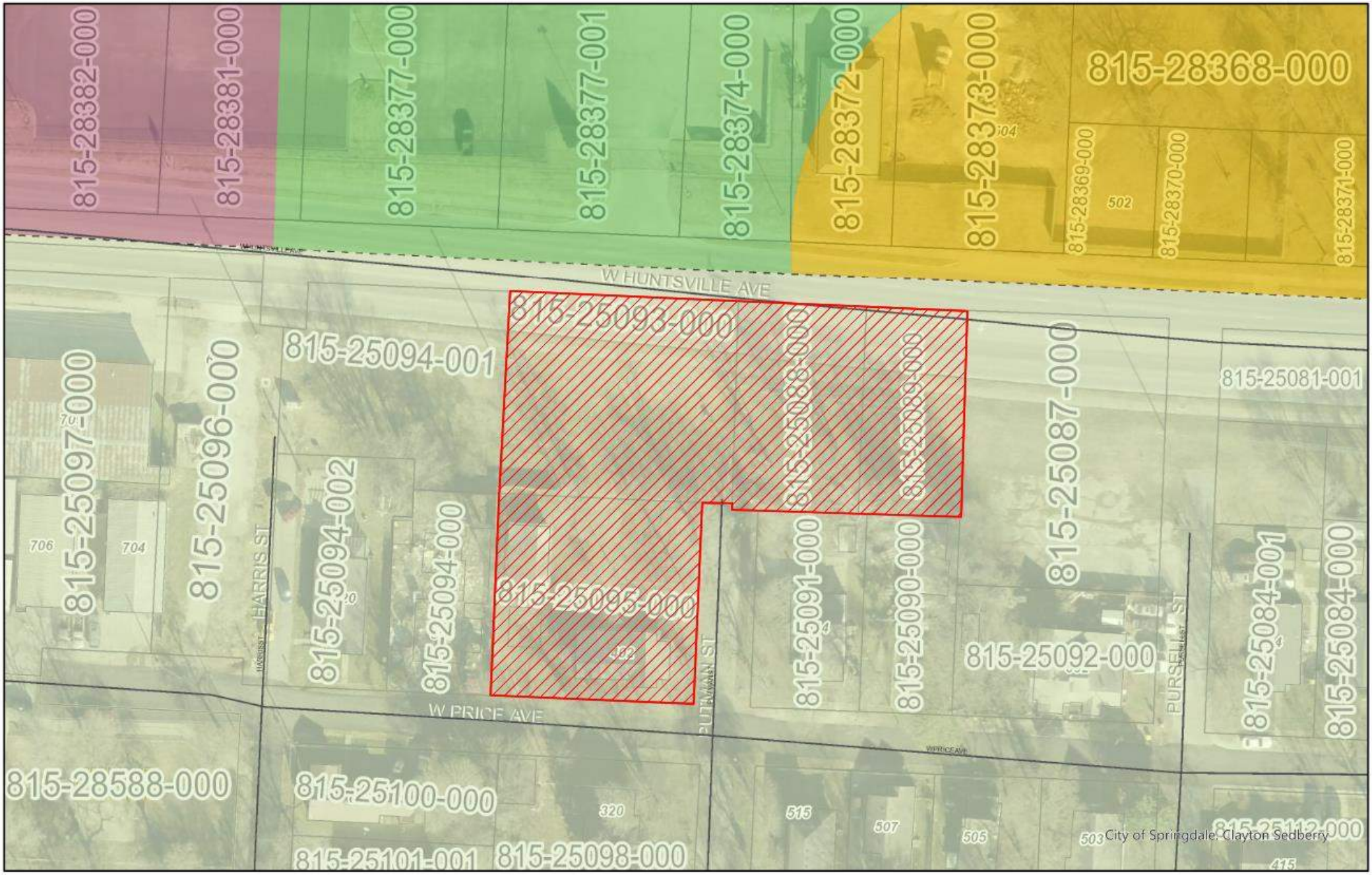
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Planning Commission Meeting
September 5, 2023

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PROJECT: W23-18
APPLICANT: The Hideaway
LOCATION: 402 W. Price Avenue
REQUEST: Waiver of Street Improvements on Price Avenue

SPRINGDALE
WE'RE MAKING IT HAPPEN

SPRINGDALE™

WE'RE MAKING IT HAPPEN

SEPTEMBER 5, 2023
PLANNING COMMISSION MEETING