

- **The next City Council Committee Meeting will be held on Monday, October 6th, 2025.**
- **Agenda Packet will be available on the Friday before the meeting.**

**SPRINGDALE CITY COUNCIL
REGULAR MEETING
CITY COUNCIL CHAMBERS
201 SPRING STREET (2ND FLOOR)
Tuesday, September 23rd, 2025**

5:55 p.m. Pre-Meeting Activities

Pledge of Allegiance

Invocation – Councilman Jeff Watson

1. Call to Order – Mayor Doug Sprouse
2. Roll Call –Sabra Jeffus, City Clerk
3. Recognition of a Quorum.
4. Comments from Citizens

The Council will hear brief comments from citizens present at the meeting during this period on issues not on the agenda. No action will be taken tonight. All comments will be taken under advisement.

5. Approval of Minutes – **Tuesday, September 9th, 2025.** Pgs. 188-198

6. Procedural Motions

A. Entertain Motion to read all Ordinances and Resolutions by title only.

B. Entertain Motion to dispense with the rule requiring that ordinances be fully and distinctly read on three (3) different days for ordinances listed on this agenda as *item number(s) **7 A-E and 10** (Motion must be approved by two-thirds (2/3) of the council members)*

7. Planning Commission Report and Recommendation by Sharon Tromburg, Director of Planning and Community Development

A. An Ordinance accepting the final plat of Clayton Street Business Park (FP25-09) in the City of Springdale, Arkansas, and declaring an emergency. Pgs. 1-7

- B. An Ordinance** amending Ordinance No. 3307, the same being the Zoning Ordinance of the City of Springdale, Arkansas, and the plat pertaining thereto by rezoning (R25-41) certain lands located at the southwest corner of Ford Avenue and Butterfield Coach Road from a Medium/High Density Multi-Family Residential District (MF-16) to a Planned Unit Development (PUD) within Springdale, Arkansas, and declaring an emergency. **Pgs. 8-64**
- C. An Ordinance** amending Ordinance No. 3307, the same being the Zoning Ordinance of the City of Springdale, Arkansas, and the plat pertaining thereto by rezoning (R25-42) certain lands located north of Ford Avenue and south of Barker Lane from an Agricultural District (A-1) to a Planned Unit Development (PUD) within Springdale, Arkansas, and declaring an emergency. **Pgs. 65-120**
- D. An Ordinance** amending Ordinance No. 3307, the same being the Zoning Ordinance of the City of Springdale, Arkansas, and the plat pertaining thereto by rezoning (R25-52) certain lands located at 2101 W. Huntsville Avenue from a Medium Density Multi-Family Residential District (MF-12) to a General Commercial District (C-2) within Springdale, Arkansas, and declaring an emergency. **Pgs. 121-126**
- E. An Ordinance** amending Ordinance No. 3307, the same being the Zoning Ordinance of the City of Springdale, Arkansas, and the plat pertaining thereto by rezoning (R25-53) certain lands located at 5829 N. Thompson Street from a General Commercial District (C-2) to a Thoroughfare Commercial District (C-5) within Springdale, Arkansas, and declaring an emergency. **Pgs. 127-130**
- F. A Resolution** approving a conditional use for Homes for Halos, LLC (C25-07) at 2350 N. 48th Street as set forth in Ordinance No. 4030. **Pgs. 131-139**
- G. A Resolution** approving a conditional use for Casa de la Tribu del Leon de Juda at S. of 2019 W. Huntsville Avenue as set forth in Ordinance No. 4030. **Pgs. 140-148**
- H. A Resolution** approving a waiver (W25-27) of street improvements, drainage, curbs, gutters, sidewalks, and street lights as set forth in Ordinance No. 3725 to Ford Avenue Flats, North, in connection with L25-20, a large-scale development. **Pgs. 149-151**

- I. **A Resolution** approving a waiver (W25-32) of street improvements, drainage, curbs, gutters, sidewalks, and street lights as set forth in Ordinance No. 3725 to Leonel Rivas Resendiz in connection with 1405 Overo Circle, a single-family dwelling. Pgs. 152-154
- J. **A Resolution** approving a waiver (W25-33) of street improvements, drainage, curbs, gutters, sidewalks, and street lights as set forth in Ordinance No. 3725 to John Deweese in connection with 1509 West Huntsville Avenue, a duplex. Pgs. 155-157
- K. **A Resolution** approving a waiver (W25-34) of street improvements, drainage, curbs, gutters, sidewalks, and street lights as set forth in Ordinance No. 3725 to Bryant & Kim Dillard in connection with 1501 West Huntsville Avenue, a duplex. Pgs. 158-160
- L. **A Resolution** approving a waiver (W25-35) of street improvements, drainage, curbs, gutters, sidewalks, and street lights as set forth in Ordinance No. 3725 to Panda Express in connection with N25-26, a non-large-scale development. Pgs. 161-163
- M. **A Resolution** approving a waiver (W25-36) of street improvements, drainage, curbs, gutters, sidewalks, and street lights as set forth in Ordinance No. 3725 to Habberton Trails PUD in connection with PP25-12, a preliminary plat. Pgs. 164-166
8. Police & Fire Committee by Chairman Brian Powell – All Item(s) forwarded from Committee with recommendation for approval.
- A. **A Resolution** authorizing the Mayor and City Clerk to enter into an agreement for Mutual Aid between the Springdale Fire Department and the Johnson Fire Department. Presented by Blake Holte, Fire Chief. Pgs. 167-172
9. **A Resolution** setting a hearing date on a petition to abandon a portion of two utility easements in the City of Springdale, Washington County, Arkansas. Presented by Ernest Cate, City Attorney. Pgs. 173-175
10. **An Ordinance** authorizing the City Clerk to file a clean-up lien for the removal of overgrown brush and debris on a property located within the City of Springdale, Arkansas and declaring an emergency. Presented by Ernest Cate, City Attorney. Pgs. 176-184

11. **A Resolution** to levy Washington County Ad Valorem taxes of the City of Springdale, Arkansas. Presented by Ernest Cate, City Attorney.

Pgs. 185-186

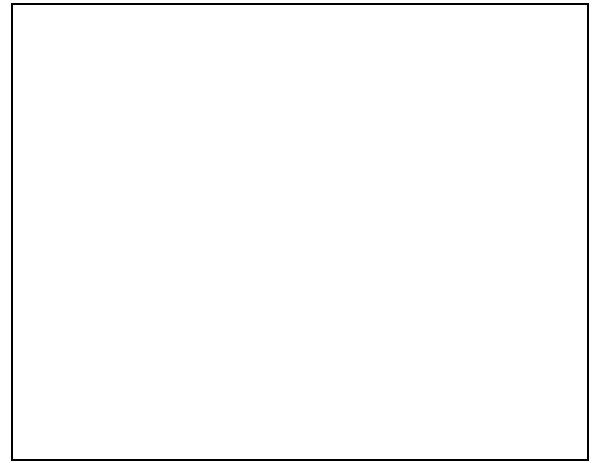
12. **A Resolution** to levy Benton County Ad Valorem taxes of the City of Springdale, Arkansas. Presented by Ernest Cate, City Attorney. Pg. 187

13. Comments from Council Members.

14. Comments from City Attorney.

15. Comments from Mayor

16. Adjournment.



ORDINANCE NO. _____

AN ORDINANCE ACCEPTING THE FINAL PLAT OF CLAYTON STREET BUSINESS PARK (FP25-09) IN THE CITY OF SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

BE IT KNOWN BY THE CITY OF SPRINGDALE, ARKANSAS:

WHEREAS, there has been duly presented to the City Planning Commission of Springdale, Arkansas, a plat of certain lands in the City of Springdale, Washington County, Arkansas, being more particularly described as follows, to-wit:

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE S02°28'50"W A DISTANCE OF 208.46 FEET TO A 5/8 INCH REBAR; THENCE S01°39'26"W A DISTANCE OF 169.01 FEET TO THE POINT OF BEGINNING; THENCE S01°39'26"W A DISTANCE OF 673.41 FEET TO A 1/2 INCH REBAR; THENCE S02°25'21"W A DISTANCE OF 185.18 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND AN IRON PIN WITH CAP "C. DAVIS"; THENCE S02°27'22"W A DISTANCE OF 217.74 FEET TO A 1/2 INCH REBAR; THENCE N76°32'17"W A DISTANCE 235.09 FEET TO AN IRON PIN WITH CAP "PLS 1156"; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 49.76 FEET AND A CHORD BEARING AND DISTANCE OF N16°30'40"E - 49.25 FEET TO AN IRON PIN WITH CAP "PLS 1156"; THENCE N02°22'15"E A DISTANCE OF 124.92 FEET TO AN IRON PIN WITH CAP "PLS 1156"; THENCE N87°35'44"W A DISTANCE OF 122.04 FEET TO A 1/2 INCH REBAR WITH CAP "PS 1374"; THENCE N88°22'16"W A DISTANCE OF 148.97 FEET TO A 1/2 INCH REBAR; THENCE N02°41'25"E A DISTANCE OF 1,121.86 FEET; THENCE S58°57'40"E A DISTANCE OF 476.55 FEET TO A POINT; THENCE S57°45'21"E A DISTANCE OF 66.18 FEET TO THE POINT OF BEGINNING. CONTAINING 11.98 ACRES (521,887 SQ.FT.), MORE OR LESS,

SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS AND RESTRICTIONS OF FACT OR RECORD.

AND

BEGINNING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE S02°27'22"W A DISTANCE OF 217.74 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N76°32'17"W A DISTANCE OF 235.09 FEET TO A POINT ON A CURVE, SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1156"; THENCE 49.76 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 100.00 FEET SUBTENDED BY A CHORD BEARING OF N16°30'36"E AND A CHORD DISTANCE OF 49.25 FEET TO A POINT OF TANGENCY, SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1156"; THENCE N02°15'18"E A DISTANCE OF 124.89 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S87°35'44"E A DISTANCE OF 219.25 FEET TO THE POINT OF BEGINNING. CONTAINING 0.99 ACRES (43,199 SQ.FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD OR FACT.

AND WHEREAS, said Planning Commission, after conducting a public hearing, has approved the plat as presented by petitioner, and has approved the dedication of streets, rights-of-way and utility easements as shown upon said plat and join with the said petitioner in petitioning the City Council to accept the said plat of Clayton Street Business Park (FP25-09) to the City of Springdale, Arkansas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS, that the plat of Clayton Street Business Park (FP25-09, as shown on the plat approved by the City Planning Commission, a copy of which is attached to this Ordinance and made a part hereof as though set out herein word for word, be and the same is hereby accepted by the City of Springdale, Washington County, Arkansas, and the City hereby accepts for use and benefit to the public the dedications contained therein.

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 _____, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk/Treasurer

APPROVED AS TO FORM:

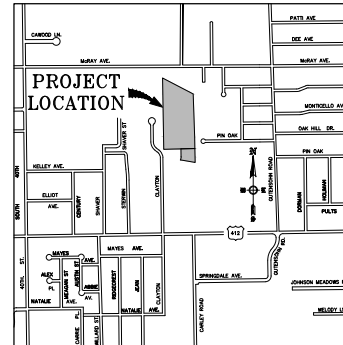
Ernest B. Cate, CITY ATTORNEY

FINAL PLAT of CLAYTON STREET BUSINESS PARK,

IN THE CITY OF
SPRINGDALE, ARKANSAS

WORK ORDER #

15937



VICINITY MAP
NTS

FP25-09
September 8, 2025

SURVEYOR'S NOTES:

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

EDMA FLOOD CLAIM ZONE:

A PORTION OF THIS PROPERTY IS WITHIN THE SPECIAL FLOOD HAZARD AREA "AE" AND REGULATORY FLOODWAY, DESIGNATED AS AN AREA WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. THE BASE FLOOD ELEVATION IS THE 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. A PORTION OF THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE "X", (SHADED) DESIGNATED AS AN AREA OF 0.2% ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE. A PORTION OF THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE "X", (NO SHADING) DESIGNATED AS AN AREA OF MINIMAL FLOOD HAZARD. ALL ARE SHOWN ON THE F.B.M. MAP # 0543020700, PANEL 70 OF 375, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: JANUARY 25, 2024.

(NOTE: FLOOD STATEMENT DOES NOT GUARANTEE AGAINST LOCALIZED FLOODING.)

UTILITIES:

THE UTILITY INFORMATION, IF ANY SHOWN HEREON, IS PROVIDED BY THE SURVEYOR AND IS BASED ON ABOVE GROUND UTILITY FEATURES AND CITY OF SPRINGDALE G.I.S. ONLY. NO ONE CALL PROVIDED. 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. NO TITLE COMMITMENT OR B.I. EXCEPTIONS HAVE BEEN PROVIDED TO SURVEYOR.

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, DECREE, 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.

- WARRANTY DEED: CLAYTON STREET, LLC, RECORDED FEBRUARY 12, 2016, FILE NO. 2016-4361.
- WARRANTY DEED: CLAYTON STREET, LLC, RECORDED FEBRUARY 22, 2016, FILE NO. 2016-4323.
- BOUNDARY SURVEY: BY ENGINEERING SERVICES, INC. S. CRAIG DAVIS, PLS NO. 1156, RECORDED FEBRUARY 17, 2016 IN FILE NO. 2016-3905.
- BOUNDARY SURVEY: REPLAT BY ENGINEERING SERVICES, INC., S. CRAIG DAVIS, PLS NO. 1156, RECORDED FEBRUARY 17, 2016 IN FILE NO. 2016-3905.
- REPLAT: BY ENGINEERING SERVICES, INC., DON A. SMITH, PLS NO. 786, RECORDED JANUARY 12, 1996 IN FILE NO. 14-69.
- REPLAT: BY ENGINEERING SERVICES, INC., DON A. SMITH, PLS NO. 786, RECORDED AUGUST 2, 1996 IN FILE NO. 14-103.

PARCEL No.: 815-29028-021

SURVEY DESCRIPTION (PARCEL NO. 815-29028-021):

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE S027°05'00" W A DISTANCE OF 208.44 FEET TO A 5/8" INCH REBAR; THENCE S013°09'26" W A DISTANCE OF 169.01 FEET TO THE POINT OF BEGINNING; THENCE S013°09'26" W A DISTANCE OF 675.41 FEET TO A 1/2" INCH REBAR; THENCE S02°25'21" W A DISTANCE OF 183.18 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND AN IRON PIN WITH CAP "C. DAVIS"; THENCE S02°27'22" W A DISTANCE OF 217.74 FEET TO A 1/2" INCH REBAR; THENCE N75°32'17" W A DISTANCE 235.09 FEET TO AN IRON PIN WITH CAP PLS 1156; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 48.76 FEET AND A CHORD BEARING AND DISTANCE OF N46°30'40" W - 49.25 FEET TO AN IRON PIN WITH CAP PLS 1156; THENCE N02°22'25" E A DISTANCE OF 124.82 FEET TO AN IRON PIN WITH CAP PLS 1156; THENCE N87°35'44" W A DISTANCE OF 122.04 FEET TO A 1/2" INCH REBAR WITH CAP PLS 1374; THENCE N89°22'26" W A DISTANCE OF 145.97 FEET TO A 1/2" INCH REBAR; THENCE N02°41'25" E A DISTANCE OF 1,070.86 FEET; THENCE S85°57'40" E A DISTANCE OF 476.55 FEET TO A POINT; THENCE S57°45'21" E A DISTANCE OF 66.18 FEET TO THE POINT OF BEGINNING. CONTAINING 11.96 ACRES (501.887 SQ.FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS AND RESTRICTIONS OF FACT OR RECORD.

CERTIFICATE OF ACCURACY OF SURVEY:

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED ON THIS PLAT IS A TRUE AND CORRECT SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS STATED AND AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CITY OF SPRINGDALE.

DATE: _____ SURVEYOR: _____
JAMES S. AUNSPAUGH, AR P.S. 1374

STREET TABLE	
CLASSIFICATION	PUBLIC STREET
ANGELA STREET	1,203 L.F.



BY
ENGINEERING SERVICES INC.

ESI

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

INDEX OF SHEETS

SHEET No.	DESCRIPTION
1 OF 2	COVER
2 OF 2	FINAL PLAT

NOTES:

- 1/2" REBAR WITH CAP "PS 1374" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- NO FENCES SHALL BE CONSTRUCTED WITHIN ANY DRAINAGE EASEMENTS.
- ALL SIDEWALKS ARE 5' UNLESS OTHERWISE NOTED AND SHALL BE PLACED BY THE INDIVIDUAL LOT OWNER AS REQUIRED BY SPRINGDALE CITY ORDINANCE. DEVELOPER SHALL PLACE SIDEWALK ON ALL PORTIONS OF THE STREETS THAT DO NOT HAVE LOT FRONTAGE.
- ANY ABOVE GROUND OR VISIBLE UTILITY PLACED IN THE FRONT UTILITY EASEMENT MAY NOT BE MORE THAN 6' FROM THE SIDE PROPERTY LINE.
- STREET LIGHTS IN SUBDIVISION TO BE A MINIMUM OF 6,800 LUMENS. ALL STREET LIGHTS SHALL BE PUBLIC AND MAINTAINED/BILLED BY THE CITY.

TRANSMITTAL OWNERSHIP AND ORDINANCE:

THE UNDERSIGNED HEREBY TRANSMIT THIS PLAT TO THE CITY OF SPRINGDALE FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNER OF THE PROPERTY DESCRIBED AND HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN ON THE PLAT. THE UNDERSIGNED CERTIFY THAT THE PLATTING AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO APPLICABLE LOCAL OR OTHER LAW.

OWNER / DEVELOPER: CLAYTON STREET LLC
1207 W OLD MISSOURI RD
SPRINGDALE, AR 72764

SIGNATURE _____ DATE _____

RESOLUTION: RESOLVED THAT CLAYTON STREET LLC, HEREBY AUTHORIZES _____ TO EXECUTE THE CERTIFICATE OF OWNERSHIP AND DEDICATION AS SHOWN ON THIS FINAL PLAT.

CERTIFICATE: WE, CTP DEVELOPMENT, LLC, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE RESOLUTION.

DATE: _____ SIGNATURE: _____

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

SHEET 1 of 2
PLAT CODE: 600-17N-30W-0-3-104-72-1374

SURVEY DESCRIPTION (PARCEL NO. 815-20028-01 AND 815-20034-001)

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMONING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE S02°28'50"W A DISTANCE OF 206.40 FEET TO A 5/8 INCH REBAR; THENCE S01°39'26"W A DISTANCE OF 672.41 FEET TO THE POINT OF BEGINNING; THENCE S01°39'26"W A DISTANCE OF 672.41 FEET TO A 1/2 INCH REBAR; THENCE S02°22'51"W A DISTANCE OF 185.18 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND AN IRON PIN WITH CAP "C" DATED; THENCE S02°22'51"W A DISTANCE OF 217.74 FEET TO A 1/2 INCH REBAR; THENCE N7°55'17"W A DISTANCE 235.09 FEET TO AN IRON PIN WITH CAP "P.L.S. 1156"; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 49.76 FEET AND A CHORD BEARING AND DISTANCE OF N10°32'40"E - 49.25 FEET TO AN IRON PIN WITH CAP "P.L.S. 1156"; THENCE N02°22'15"E A DISTANCE OF 124.92 FEET TO AN IRON PIN WITH CAP "P.L.S. 1156"; THENCE N87°35'44"W A DISTANCE OF 122.04 FEET TO A 1/2 INCH REBAR WITH CAP "P.S. 1374"; THENCE N88°22'16"W A DISTANCE OF 148.97 FEET TO A 1/2 INCH REBAR; THENCE N04°12'58"E A DISTANCE OF 1.12 INCH REBAR; THENCE S05°57'40"E A DISTANCE OF 476.55 FEET TO A POINT; THENCE S07°45'21"E A DISTANCE OF 66.18 FEET TO THE POINT OF BEGINNING, CONTAINING 11.98 ACRES (521,887 SQ.FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS AND RESTRICTIONS OF FACT OR RECORD.

NOTES:

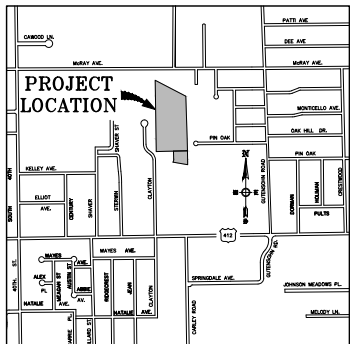
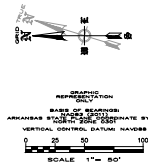
1. WAIVER OF MASTER STREET PLAN IMPROVEMENTS (W04-14, STUBBOITS TO EAST AND WEST) APPROVED AT AUGUST 27, 2024 CITY COUNCIL MEETING.
2. SPECIAL APPROVAL FOR NEW DEAD END STREET WAS GRANTED BY FIRE CHIEF FOR ARKANSAS FIRE PREVENTION CODE SECTION D03.5.4 IF ALL BUILDINGS ARE SPRINKLERED UNTIL ANGELA STREET CONNECTION IS MADE AND DEAD END CONDITION IS REMOVED.
3. OWNER/TENANT MAY USE ANGELA STREET RIGHT-OF-WAY TO BACK UP TO MAKE BONA FIDE PICKUP OR DELIVERY.
4. FOLLOWING CONNECTION OF ANGELA STREET EXTENSION, OWNER/TENANT MAY USE MURRAY AVENUE TO MAKE BONA FIDE PICKUP OR DELIVERY PER CITY OF SPRINGDALE CODE OF ORDINANCES CHAPTER 114, ART. II §114-105.

Line Table			Line Table			Line Table		
Line #	Length	Bearing	Line #	Length	Bearing	Line #	Length	Bearing
L10	20.00'	N02°22'15"E	L27	145.75'	S87°37'45"E	L47	154.00'	N02°24'01"E
L11	14.49'	S87°39'47"E	L32	128.70'	S01°39'28"W	L48	10.20'	S88°20'34"E
L12	20.00'	S02°18'13"W	L33	17.26'	N47°32'28"E	L49	18.87'	N02°24'01"E
L13	44.42'	S02°22'15"W	L34	43.82'	N04°26'05"E	L50	274.20'	N01°39'28"E
L14	14.54'	S87°40'47"E	L35	133.79'	N87°59'27"W	L62	13.45'	N01°39'28"E
L15	15.60'	N02°19'12"E	L36	79.82'	N02°49'38"W	L64	26.15'	S48°13'50"E
L16	160.80'	S87°55'45"E	L37	30.31'	N44°49'52"E			
L17	29.90'	S02°22'15"W	L38	120.77'	N02°47'23"E			
L18	14.45'	S87°39'13"E	L39	22.73'	S88°57'40"E			
L19	19.95'	N02°48'50"E	L40	36.83'	S02°41'23"W			
L20	170.01'	S87°37'45"E	L41	26.30'	S54°48'52"E			
L21	8.99'	S02°22'15"W	L42	71.28'	S52°48'38"E			
L22	8.87'	S87°37'11"E	L43	146.89'	S87°59'27"E			
L23	9.17'	N02°22'15"W	L44	32.87'	S04°26'05"W			
L24	28.00'	S87°37'45"E	L45	40.80'	S07°38'19"W			
L25	201.16'	S02°22'15"W	L46	32.88'	S87°37'45"E			

ROAD CENTERLINE CURVE DATA				
LENGTH	R	CHORD LENGTH	CHORD BEARING	
(C) 118.17'	75.00'	108.32'	S47°23'39"W	

CURVE TABLE				
LENGTH	R	CHORD LENGTH	CHORD BEARING	
C2	46.23	30.07	41.79	N43°19'00"W
C3	78.78	50.07	70.88	S47°23'40"W
C4	19.04	19.57	18.30	S25°36'30"E
C5	152.84	60.07	114.74	S19°23'20"W
C6	15.78	60.07	15.74	N80°05'50"W
C7	83.65	60.07	51.88	S46°56'50"E
C8	83.43	60.07	76.87	N18°30'00"E
C9	19.05	19.57	18.30	N30°21'10"E
C10	49.76	100.07	49.25	N16°30'40"E
C11	107.81	100.07	102.66	N61°39'00"E
C12	47.23	30.07	42.50	N47°28'10"E
C13	22.42	50.07	22.23	N14°44'50"E
C14	44.84	100.07	44.47	S14°44'30"W

TEMPORARY BENCHMARK TABLE		
TBM #1	CHISELED - IN DROP INLET	
	ELEVATION: 1308.63 N. 876.521 S. 876.521 773	
TBM #2	CHISELED - IN DROP INLET	
	ELEVATION: 1337.86 N. 876.520 S. 876.520 841	



VICINITY MAP
NTS



OWNER/DEVELOPER: CLAYTON STREET LLC
1207 W OLD MISSOURI RD
SPRINGDALE, ARKANSAS 72764

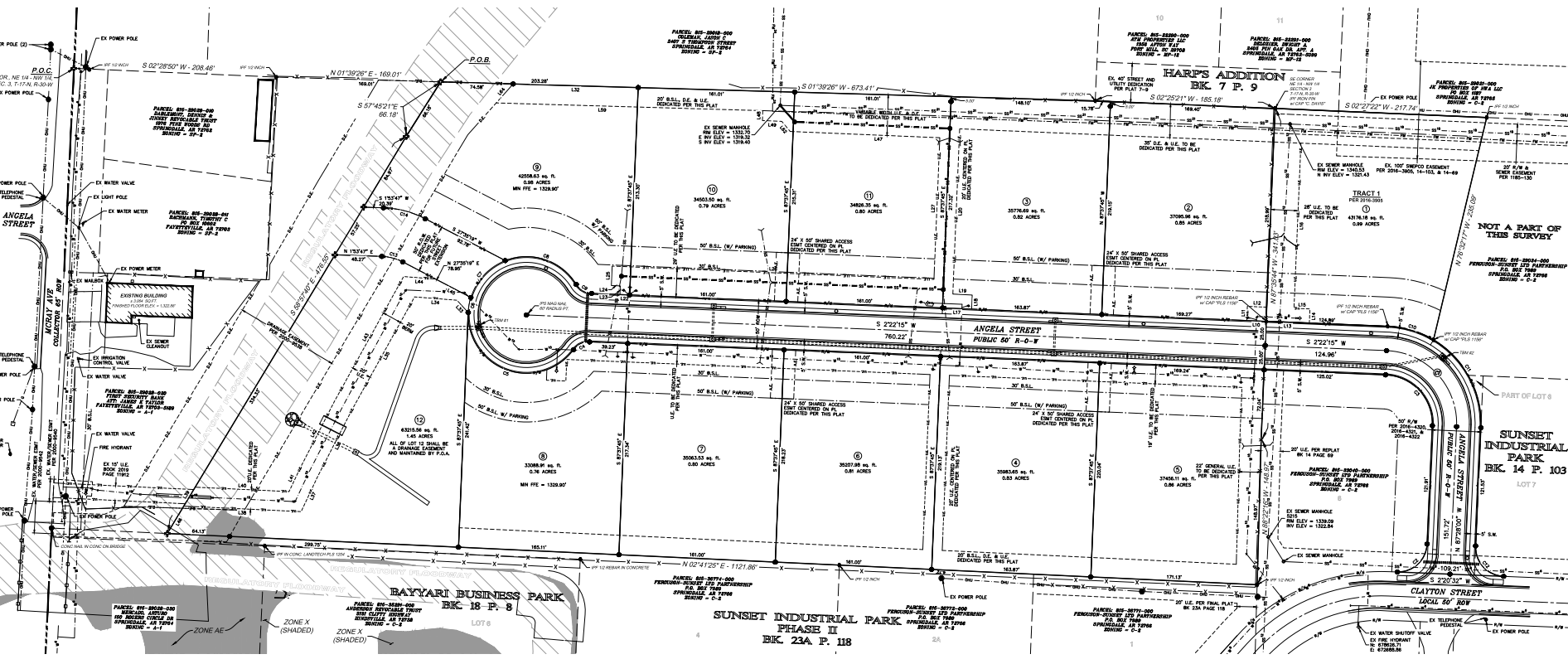
ENGINEER/SURVEYOR: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72762

ZONING: C-3 - GENERAL COMMERCIAL DISTRICT

SETBACKS: FRONT - 30'
FRONT IF PARKING BETWEEN R/W & BUILDING - 50'
SIDE - 10'
SIDE IF CONTIGUOUS TO A RESIDENTIAL DISTRICT - 20'
REAR - 20'
* SETBACKS YIELD TO UTILITY EASEMENTS

NO. OF LOTS: 12 (1 UNBUILDABLE)

LEGEND	
PROPERTY LINE	P.O.C. POINT OF COMMENCEMENT
SECTION LINE	POINT OF BEGINNING
ADJACENT OWNER	IRON PIN FOUND (AS NOTED)
RIGHT-OF-WAY	SET 1/2" REBAR W/ CAP "P.S. 1374"
BUILDING SETBACK LINE (S.L.S.)	SET TRAC W/AL
CENTERLINE OF ROAD	FOUND COTTON PICKER SPRING
COMPUTED POINT	
EASEMENT (AS NOTED)	
POWER POLE	
CLANOUT (C/L)	
WATER METER (W/M)	
WATER VALVE (W/V)	
OVERHEAD UTILITIES	
UNDERGROUND UTILITY	
WATER	
SEWER	
FORCE MAIN	
SEWER SPACE	
SEWER GUTTER	
SEWER PUMP	



FINAL PLAT
CLAYTON STREET BUSINESS PARK
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION
1	SEP 2025	DATE: Sep. 2025
2		OWNER: FP25-09
3		DRAWN BY: W.C. # 15937

FP25-09

PLAT CODE: 500-171N-S0W-0-3-104-78-1974



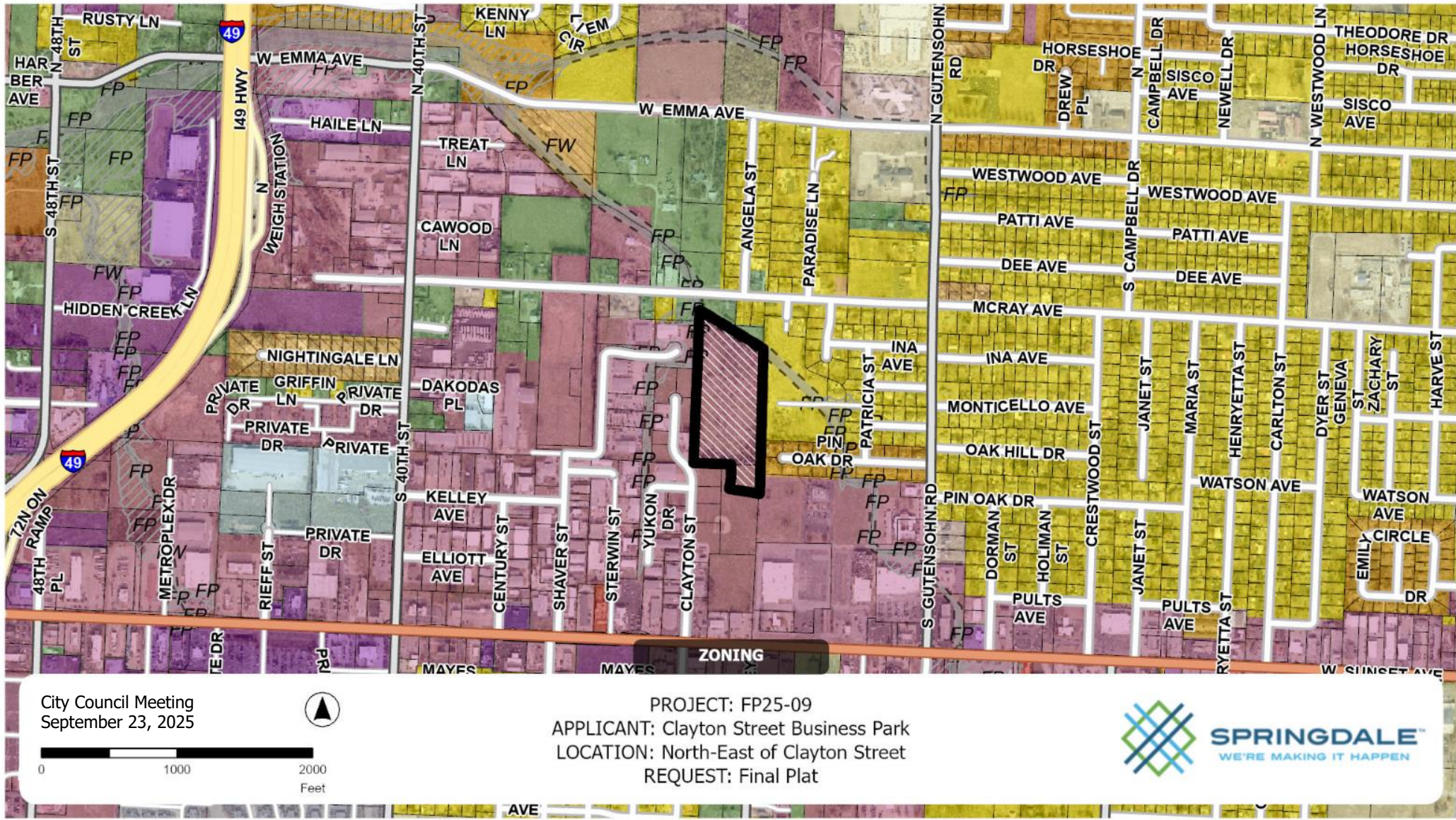
City Council Meeting
September 23, 2025

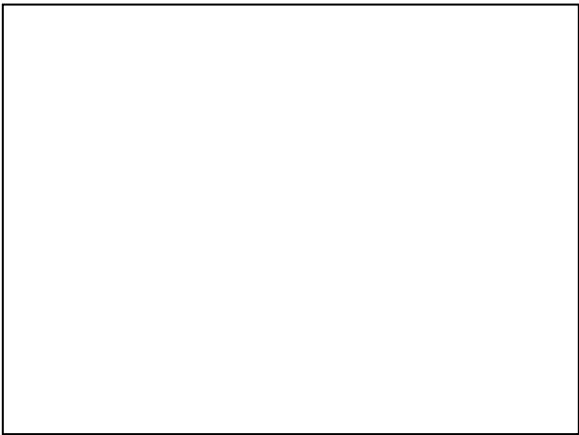


0 1000 2000
Feet

PROJECT: FP25-09
APPLICANT: Clayton Street Business Park
LOCATION: North-East of Clayton Street
REQUEST: Final Plat







ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R25-41) CERTAIN LANDS LOCATED AT THE SW CORNER OF FORD AVENUE & BUTTERFIELD COACH ROAD FROM MEDIUM/HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MF-16) TO A PLANNED UNIT DEVELOPMENT (PUD) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Washington County gave notice required by law and set a hearing date of September 2, 2025, for hearing the matter of a petition of Robinson Properties Limited Partnership, LLLP requesting that the following described tract of real estate be rezoned from Medium/High Density Multi-Family Residential District (MF-16) to a Planned Unit Development (PUD).

Layman’s Description: SW corner of Ford Avenue & Butterfield Coach Road.

Legal Description:

THAT PART OF LOT 1, HEARTLAND ADDITION - LOTS 1 & 2, FILED FOR RECORD MARCH 15, 2017, SAID LOT 1 BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 29 WEST AND PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 29 WEST, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 5; THENCE NORTH 87 DEGREES 22 MINUTES 47 SECONDS WEST (ASSUMED BEARING) ON THE NORTH

LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 270.59 FEET TO THE WESTERLY LINE OF BUTTERFIELD COACH ROAD ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 22 MINUTES 47 SECONDS WEST 191.65 FEET; THENCE SOUTH 02 DEGREES 24 MINUTES 55 SECONDS WEST, 200.00 FEET; THENCE SOUTH 87 DEGREES 22 MINUTES 46 SECONDS EAST, 326.16 FEET TO THE WESTERLY LINE OF BUTTERFIELD COACH ROAD; THENCE SOUTHERLY 33.73 FEET ON SAID WESTERLY LINE, ON A NON-TANGENTIAL CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 980.48 FEET, CENTRAL ANGLE OF 01 DEGREE 58 MINUTES 16 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 23 DEGREES 23 MINUTES 04 SECONDS EAST, 33.73 FEET; THENCE NORTH 87 DEGREES 33 MINUTES 52 SECONDS WEST, 1200.37 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 5; THENCE NORTH 02 DEGREES 29 MINUTES 00 SECONDS EAST ON SAID WEST LINE, 230.74 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 02 DEGREES 24 MINUTES 49 SECONDS EAST ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 39.02 FEET TO THE SOUTHERLY LINE OF FORD AVENUE; THENCE SOUTH 87 DEGREES 31 MINUTES 03 SECONDS EAST ON SAID SOUTHERLY LINE, 445.10 FEET; THENCE NORTHEASTERLY 353.61 FEET ON SAID SOUTHERLY LINE ON A TANGENTIAL CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 366.00 FEET AND A CENTRAL ANGLE OF 55 DEGREES 21 MINUTES 22 SECONDS; THENCE EASTERLY 44.72 FEET ON SAID SOUTHERLY LINE ON A REVERSE CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 44.50 FEET AND A CENTRAL ANGLE OF 57 DEGREES 34 MINUTES 58 SECONDS TO THE WESTERLY LINE OF BUTTERFIELD COACH ROAD; THENCE SOUTHEASTERLY 344.24 FEET ON SAID WESTERLY LINE ON A NON-TANGENTIAL CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 980.48 FEET, CENTRAL ANGLE OF 20 DEGREES 06 MINUTES 58 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 48 DEGREES 35 MINUTES 11 SECONDS EAST, 342.47 FEET TO THE POINT OF BEGINNING. SUBJECT TO RIGHT-OF-WAY OR EASEMENTS OF RECORD.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and recommends to the Springdale City Council that the area described herein should be rezoned (R25-41) from Medium/High

Density Multi-Family Residential District (MF-16) to a Planned Unit Development (PUD) for the purposes of the Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer intolerable harm and damage, and will be substantially deprived of the use of their property.

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

SECTION 1: That Ordinance No. 3307, the Amendments thereto, and the Zoning Plat pertaining thereto of the City of Springdale, Arkansas, should be and the same is amended by rezoning the above-described tract of real estate as follows:

From Medium/High Density Multi-Family Residential District (MF-16) to a Planned Unit Development (PUD) zone.

SECTION 2: That all ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: 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 _____, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

August 25, 2025

Jacqueline Perez-Pharr
Assistant Director/Planning Coordinator
City of Springdale
201 Spring St.,
Springdale, AR 72764
jperez@springdalear.gov



**RE: Planned Unit Development Project Narrative
Ford Avenue Flats**

Jacqueline,

Thank you for reviewing the following PUD Narrative, along with subsequent supporting applications and materials for the Ford Avenue Flats project. Enclosed is a description of the proposed project, along with a description of the proposed PUD in accordance with Municipal Code Chapter 130. Article 6 Section 5.3.1.

PROJECT DESCRIPTION

The Ford Avenue Project is a collaboration between Mercy Housing and Community Development NWA (CD-NWA) aimed at providing affordable multi-family housing in Springdale. All units will be income-restricted to households making 60% of the Area Median Income (AMI). An additional percentage of the units will be further restricted to reduced incomes at the discretion of Mercy Housing and CD-NWA as this project progresses. The project involves development of two adjacent sites into multi-family residential developments. These sites, which are separated by Ford Avenue, have been funded and designed together but will be reviewed and permitted as separate locations. They are referred to as Ford Avenue Flats North and Ford Avenue Flats South, based on their positions relative to Ford Avenue. The development seeks to rezone the sites to Planned Unit Development (PUD) to allow for a flexible, context-sensitive design that meets the community's housing needs while addressing site-specific constraints.

Ford Avenue Flats North is comprised of 5 parcels, including PID's 815-30769-010, 815-30769-012, 815-30769-011, 815-30768-000, and 815-30768-001 totaling to 14.96 acres. The entirety of the property is owned by Community Development NWA and (with the exception of a future residential phase shown on the proposed Replat of Parcel 5) will be developed by the partnership of Mercy Housing and Community Development NWA. All 5 parcels are currently zoned A-1 and will be replatted into a different configuration as part of the development process. This replat will facilitate development of multi-family housing and to ensure that lots with natural features such as ponds, streams, and wetlands are preserved. Special Warranty Deed 2023-00031487 which conveyed the property to the current owner had the following condition attached; "The Property and any present or future improvements thereon shall be used to support the development and maintenance of affordable housing while maximizing and preserving the Property's mutually identified open space values." The mechanism used to execute the preservation of the open space will be described later in this narrative. The newly created parcels will then also be rezoned from the A-1 designation to a Planned Unit Development (PUD) District.

Ford Avenue Flats South is comprised of one complete parcel, PID 815-30473-000, and a portion of a second parcel, PID 815-30757-000 and is currently owned by Robinson Properties LLLP. Upon completion of City zoning and land use approvals, the parcels will be acquired and developed by the partnership of Mercy Housing and Community Development NWA. The property is currently zoned MF-16 Medium/High Density Multi-Family Residential District but is proposed to be rezoned to a PUD District through the development process. Initially, the combination of the two subject properties will be combined via the Informal Plat process. A plat will follow for the newly created parcel that is south of Ford Avenue to accompany the PUD rezoning request. A LSD will accompany the rezone petition.

PUD DESCRIPTION

Per municipal code chapter 130 Article 6, Section 5.3.1, as part of the PUD application process, the applicant shall share the following documents and information.

A statement describing the character of the development and including the rationale behind the assumptions and choices made by the application.

Ford Avenue Flats North

Ford Avenue Flats North is a proposed affordable housing development (see narrative introduction for information on affordable housing relative to AMI) located north of Ford Avenue near the intersection with Butterfield Coach Road in Springdale, Arkansas. The project is a collaboration between Mercy Housing and Community Development NWA.

This PUD proposal is submitted to request the rezoning of approximately 14.96 acres of land zoned as A-1 to a mixed-use development consisting of multi-family and open space uses for the initial phase of the development project. The existing parcels for the Ford Avenue Flats North property are deed restricted to encourage the development of affordable housing while also preserving the unique natural environmental settings.

The purpose of the PUD is to create a well-integrated, thoughtfully planned community that accommodates multi-family residential uses with public open spaces that preserve and enhance access to existing natural resources. The range of affordable multi-family residential units will provide high quality living for tenants and improved access to housing within the City. The multi-family apartments will offer a variety of dwellings ranging from 1 – 3 bedroom units to accommodate a diversity of household sizes. By blending multi-family residential uses with public open spaces within a single development, the proposal aims to foster a vibrant community that encourages preservation and engagement with natural resources among residents of the development, the community of Springdale, and visitors. Communal spaces within the buildings (common rooms for tenant use), a clubhouse, and internal sidewalks connecting buildings onsite are designed to promote socialization, recreation, and community. The proposed project design takes into account the physical constraints of the site, including existing infrastructure and environmental features. In addition, the project incorporates sustainable design principles, including stormwater management and preservation of natural features where feasible.

Figure 1: Conceptual Site Plan Rendering Ford Avenue Flats North



Ford Avenue Flats North parcels are designated as Commercial on the City land use map. The proposed site plan and architecture lends itself to the form of a mixed use style building and facility. The architecture also compliments the existing natural setting of the site and utilizing this land to provide affordable housing for the community helps meet the goals established by the City of Springdale in their 2012 Comprehensive Land Use Plan of:

1. Protecting the positive aspects of neighborhood character throughout the City
2. Utilizing Appropriate locations for multi-family residential development based on accessibility, site suitability, utility availability, neighborhood compatibility and environmental factors.
3. Assure safety of neighborhoods through the design of streets that discourages thru-traffic in residential neighborhoods
4. Encourage the development of a variety of housing types appropriate to the size and income of all households living and working in Springdale.

The initial phase of development for the Ford Avenue Flats north consists of 4 of the 5 proposed parcels. These parcels are parcels 1-4 as depicted on the proposed Replat and account for 5.21 of the 10.24 developable acres. The remaining 1.72 acres of the gross property area is going to be dedicated right-of-way to the City of Springdale for the existing Ford Avenue roadway.

The proposed Phase 1 parcels will have the following uses:

- Parcel 1 – Unit 1: Citywide Public Uses by Right, Unit 4: Cultural, Recreational, and Health Facilities
- Parcel 2 – Unit 12: High Density Residential
- Parcel 3 – Unit 1: Citywide Public Uses by Right, Unit 4: Cultural, Recreational, and Health Facilities
- Parcel 4 – Unit 4: Cultural, Recreational, and Health Facilities

The future phase(s) of development on the Ford Avenue Flats North site will be comprised of the remaining 5.03 acres of developable land, described as Parcel 5 on the associated Replat. The final proposed use for the future phase(s) are not solidified but may consist of the following permitted uses shown in the bullets below. The bulleted list outlines the primary anticipated uses but additional uses that could become the primary use if warranted. Evaluation of the future phasing will consider some of the following factors such as market demand, availability of funds, level of public use of the dedicated open space lots and other economic and social factors.

- Primary
 - Unit 8: Single-family dwellings
 - Unit 9: Zero lot line
 - Unit 10: Townhomes
 - Unit 11: Duplexes
 - Unit 12: High Density Residential
 - Unit 13: Three and four family residential
- Secondary
 - Unit 1: Citywide Public Uses by Right
 - Unit 4: Cultural , Recreational, and Health Facilities
 - Unit 29: Home Office
- Tertiary
 - Unit 14: Medium density single family affordable housing (SF4)

Phasing:

- Ford Avenue Flats North will be developed in multiple phases. Phase 1 of the development includes construction of 3 20-unit multifamily apartment buildings, a 3,000 square foot clubhouse, and a maintenance building on Lot 2 of the parcel. Phase 1 also includes creation of Public Open Spaces on Lots 1 and 3, and private open space on Lot 4. Anticipated construction dates of phase one are 2026 – 2028.
- Future phases of the Ford Avenue Flats North would occur following construction of the first phase, and will include development of Parcel 5, based on the potential approved uses listed above.

Density per Parcel

- Parcel 2
 - Acreage = 3.23
 - Maximum Density = 24 units/acre
 - Maximum Units = 77 units
 - Proposed Unit Count = 60
 - Yield = 18.6 units/acre

- Parcel 5
 - Acreage = 5.03
 - Maximum Density = 24 units/acre
 - Maximum Units = 120 units
 - Proposed Unit Count = TBD
 - Yield = TBD

Area

- Total area: 14.96 acres
- Required open space: 15%
- Total provided open space: 41.84% (6.11 acres)
 - Provided public open space: 30.15% (4.51 acres)
 - Provided private open space: 10.69% (1.60 acres)

As discussed, there are two parcels that will be dedicated as public open space for the benefit of the public and not just the residents of the proposed development, although a great amenity for the development as well. For the Ford Avenue Flats North development this public open space will consist of Parcels 1 and 3. These parcels will be owned and maintained by the development and placed within a conservation easement allowing for public use and access to be dedicated open space. Potential opportunities for partnership with local Watershed Organizations such as the Illinois River Watershed Alliance to help manage the maintenance of the open space. This organization is committed to the goals and objectives of the region to protect and preserve our natural water resources.

Setbacks

- Building, Front: 30 feet
- Building, Side: 8 feet
- Building, Rear: 8 feet

Parking:

- 1.8 Stalls per Unit
- Total Parking Spaces Required per City Code - 150
- Total Parking Spaces Required per ADFA Requirements - 90
- Total Parking Spaces Provided – 110
 - Standard Spaces, Resident: 91
 - Accessible Spaces, Resident: 6
 - Standard Spaces, Guest: 11
 - Accessible Spaces, Guest: 2

A parking variance requesting reduction in provided parking stalls has been requested to facilitate development in alignment with the Arkansas Development Finance Authority (ADFA) funding requirements. Complying with the higher requirement would reduce the site's buildable area, increase costs, and limit the number of housing units—ultimately undermining the project's feasibility and its goal of providing affordable, multi-family housing. Additionally, the developers are comfortable based on study of market conditions that the proposed parking ratios are adequate to support the operations of the proposed units.

Landscaping:

- A variance from the landscaping code Chapter 56 is sought to waive requirement to provide Frontage & perimeter landscaping requirements. Strict enforcement of Chapter 56 is not feasible as a Waters of the US Channel runs along the site's frontage with Ford Avenue. Landscaping measures have been placed directly in front of the building to meet the intention of the ordinance.

Exterior Finish Materials

Walls:

- Brick Veneer – modular
- Fiber Cement Façade System – Panels
- Thermally Modified Wood Siding

Roofing:

- Asphalt Shingles – Architectural, 30-year

Openings:

- Exterior Doors at Common Areas – Steel Panel with Insulated Core and Sidelights, Painted
- Exterior Windows at Common Areas – Prefinished Aluminum Storefront Framed System
- Exterior Doors at Residential Units – Fiberglass Panel with Insulated Core and Sidelights, Painted
- Exterior Windows at Residential Units – Vinyl Frame, Thru Color

Misc. Finishes:

- Prefinished Aluminum Guardrail System
- Prefinished Aluminum Gutter & Downspout
- Prefinished Architectural Aluminum Sunshade System
- Prefinished Architectural Aluminum Awning/Canopy System
- Roof Support - Cedar/Cypress Timber
- Prefinished Roof Support Brackets/Saddles



Roofing:
Asphalt Shingles – Architectural, 30-year

Openings:
Exterior Doors at Common Areas – Steel Panel with Insulated Core and Sidelights, Painted
Exterior Windows at Common Areas – Prefinished Aluminum Storefront Framed System
Exterior Doors at Residential Units – Fiberglass Panel with Insulated Core and Sidelights, Painted
Exterior Windows at Residential Units – Vinyl Frame, Thru Color

Misc. Finishes:
Prefinished Aluminum Guardrail System
Prefinished Aluminum Gutter & Downspout
Prefinished Architectural Aluminum Sunshade System
Prefinished Architectural Aluminum Awning/Canopy System
Roof Support - Cedar/Cypress Timber
Prefinished Roof Support Brackets/Saddies

Figure 2: Elevation Rendering of a Ford Ave Flats North Building

Ford Avenue Flats South

Ford Avenue Flats South is a proposed affordable housing development (see narrative introduction for information on affordable housing relative to AMI) located north of Ford Avenue near the intersection with Butterfield Coach Road in Springdale, Arkansas. The project is a collaboration between Mercy Housing and Community Development of NWA (CD-NWA).

This PUD proposal is submitted to request the rezoning of approximately 6.7 acres of land zoned as MF-16 to a mixed-use development consisting of multi-family and open space uses. The purpose of the PUD is to create a well-integrated, thoughtfully planned community that accommodates multi-family residential uses with public open spaces that preserve and enhance access to existing natural resources. The range of affordable multi-family residential units will provide high quality living for tenants and improved access to housing within the City. The apartments will offer a variety of dwellings ranging from 1 – 3 bedroom units in size to accommodate a diversity of household sizes. By blending multi-family residential uses with public open spaces within a single development, the proposal aims to foster a vibrant community that encourages preservation and engagement with natural resources among residents of the development, the community of Springdale, and visitors. Communal spaces within the buildings (common rooms for tenant use) and internal sidewalks connecting buildings onsite are designed to promote socialization, recreation, and community. The proposed project design takes into account the physical constraints of the site, including existing infrastructure and environmental features. In addition, the project incorporates sustainable design principles, including stormwater management and preservation of natural features where feasible.

Figure 3: Conceptual Site for Ford Avenue Flats South



Ford Avenue Flats South parcels are designated as medium density residential in the City land use map. Medium density residential calls for 12 units per acre, whereas the proposed site layout and buildings yield 22.6 units per acre on Parcel 1. However, in considering the overall southern development size of 6.7 acres, the density drops to 11.6 units per acre. This is done to ensure the preservation of open space and also presents the opportunity for a public amenity within the overall development boundaries. Additionally, the architecture compliments the existing natural setting of the site and utilizes the land to provide affordable housing for the community helps meet the goals established by the City of Springdale in their 2012 Comprehensive Land Use Plan, including:

1. Protecting the positive aspects of neighborhood character throughout the City
2. Utilizing Appropriate locations for multi-family residential development based on accessibility, site suitability, utility availability, neighborhood compatibility and environmental factors.
3. Assure safety of neighborhoods through the design of streets that discourages through-traffic in residential neighborhoods
4. Encourage the development of a variety of housing types appropriate to the size and income of all households living and working in Springdale.

The following permitted uses are proposed to be included in the project:

- Unit 1: Citywide Public Uses by Right
- Unit 4: Cultural , Recreational, and Health Facilities
- Unit 12: High Density Residential

Phasing:

- Ford Avenue Flats south will be developed in one phase. Phase 1 of the development includes construction of 2 39-unit multifamily apartment buildings contained within Parcel 1 of the attached Preliminary Plat. Phase 1 also includes creation of two Public Open Spaces parcels on the east side of the tract. Anticipated construction dates of phase one are 2026-2028.

Density per Parcel

- Parcel 1
 - Acreage = 3.45
 - Maximum Density = 24 units/acre
 - Maximum Units = 82 units
 - Proposed Unit Count = 78
 - Yield = 22.6 units/acre

Area

- Total area: 6.7 acres
 - Due to the area of the parcel, a variance is sought to allow for a minimum PUD size of 5 acres. Additionally, recognizing that this is part of a larger development pursuit also lends itself to the request of having a reduced minimum PUD acreage.
- Required open space: 15%
- Total provided open space: 61.58% (4.12 acres)
 - Provided public open space: 34.38% (2.30 acres)
 - Provided private open space: 27.20% (1.82 acres)

As discussed, there are two parcels that will be dedicated as public open space for the benefit of the public and not just the residents of the proposed development, although a great amenity for the development as well. For the Ford Avenue Flats South development, this public open space will consist of Parcels 2 and 3. These parcels will be owned and maintained by the development and placed within a conservation easement allowing for public use and access to be dedicated open space. Potential opportunities for partnership with local Watershed Organizations such as the Illinois

River Watershed Alliance to help manage the maintenance of the open space. This organization is committed to the goals and objectives of the region to protect and preserve our natural water resources.

Setbacks

- Building, Front: 30 feet
- Building, Side: 8 feet
- Building, Rear: 20 feet

Parking:

- 1.7 Stalls per Unit
- Total Parking Spaces Required per City Code - 176
- Total Parking Spaces Required per ADFA Requirements - 117
- Total Parking Spaces Provided – 134
 - Standard Spaces, Resident: 120
 - Accessible Spaces, Resident: 4
 - Standard Spaces, Guest: 8
 - Accessible Spaces, Guest: 2

A parking variance requesting reduction in provided parking stalls has been requested to facilitate development in alignment with the Arkansas Development Finance Authority (ADFA) funding requirements. Complying with the higher requirement would reduce the site's buildable area, increase costs, and limit the number of housing units—ultimately undermining the project's feasibility and its goal of providing affordable, multi-family housing. Additionally, the developers are comfortable based on study of market conditions that the proposed parking ratios are adequate to support the operations of the proposed units.

Landscaping:

- A variance from the landscaping code Chapter 56 is sought to waive requirement to provide Frontage & perimeter landscaping requirements. Strict enforcement of Chapter 56 is not feasible as a Waters of the US Channel runs along the site's frontage with Ford Avenue. Landscaping measures have been placed directly in front of the building to meet the intention of the ordinance.

Exterior Finish Materials

Walls:

- Brick Veneer – modular
- Fiber Cement Façade System – Panels
- Thermally Modified Wood Siding

Roofing:

- Asphalt Shingles – Architectural, 30-year

Openings:

- Exterior Doors at Common Areas – Steel Panel with Insulated Core and Sidelights, Painted
- Exterior Windows at Common Areas – Prefinished Aluminum Storefront Framed System
- Exterior Doors at Residential Units – Fiberglass Panel with Insulated Core and Sidelights, Painted

- Exterior Windows at Residential Units – Vinyl Frame, Thru Color

Misc. Finishes:

- Prefinished Aluminum Guardrail System
- Prefinished Aluminum Gutter & Downspout
- Prefinished Architectural Aluminum Sunshade System
- Prefinished Architectural Aluminum Awning/Canopy System
- Roof Support - Cedar/Cypress Timber
- Prefinished Roof Support Brackets/Saddles



Figure 4: Elevation Rendering of a Ford Ave Flats South Building

Conservation of Wetland Areas

The applicant plans to put into place conservation measures for the wetlands areas on both Ford Avenue Flats North and Ford Avenue Flats South. As of the date of August 25th, 2025, the applicant has made preliminary investigations into, but has not yet determined the best method of conserving these areas. The applicant has had preliminary discussions with the Illinois River Watershed Partnership ("IRWP") about partnering to conserve the wetlands areas. IRWP has expressed interest in partnering on the project, but has yet to fully evaluate the site. There are multiple ways in which this partnership could be structured. For example, the IRWP could take ownership of the land, and share maintenance duties with the applicant. Conversely, the applicant could retain ownership of the wetlands, and IRWP could undertake maintenance and conservation. At this time, however, neither party has sufficient information upon which to enter into a formal arrangement. IRWP, in particular, would need to conduct environmental studies and present their findings to their Board of Directors for approval—a process which they estimate could take several months.

Accordingly, the applicant, as a condition of approval of the aforementioned PUD's, shall provide proof of a comprehensive plan for conservation of the wetland areas prior to issuance of a final plat. In the event that an agreement is not ultimately entered into by the applicant and IRWP, the Applicant shall assume all responsibility for maintenance and conservation of the wetland areas, and shall execute agreements and instruments as necessary to guarantee such conservation.

A site plan as described in this regulation.

Please see attached full size concept site plans, elevations, and building floor plans attached to this submittal.

A development schedule indicating the approximate date when construction of the development or stages of the development can be expected to begin and to be completed.

Ford Avenue Flats North will be developed in phase(s), while Ford Avenue Flats South will be developed in one phase. Phase 1 of both north and south sites will happen concurrently, with anticipated construction dates of 2026-2028. Future phase(s) of Ford Avenue Flats North would occur following construction of the first phase and be dependent upon market demand. Phase 1 of Ford Avenue Flats North will include construction of 3 20-unit multifamily apartment buildings, a 3,000 square foot clubhouse/leasing office serving the entire Phase 1 development, and a maintenance building. Phase 1 of Ford Avenue Flats South will include construction of 2 39-unit multi-family apartment buildings.

A statement of the applicant's intentions with regard to the future selling or leasing of all or portions of the PUD, including land areas, and dwelling units.

The applicant intends to retain ownership of the Ford Avenue Flats North (currently under ownership by Community Development NWA) of development and manage it as long-term affordable housing rentals. The applicant intends to obtain ownership of Ford Avenue Flats South following land use and zoning approvals for subsequent development and to manage it as long-term affordable housing rentals. There are no plans to sell individual units or land areas. The development will be leased to qualifying residents, with a focus on providing stable, affordable housing options.

A preliminary plat in accordance with the subdivision regulations for the city.

As part of the development of Ford Avenue Flats North, parcels will be replatted into different configurations to facilitate development of multi-family housing and to ensure that lots with natural features such as lakes and wetlands are preserved through conservation easements. As part of the development of Ford Avenue Flats South, the parcel will be informally platted.

Thank you for reviewing the information provided in support of this project.

Sincerely,

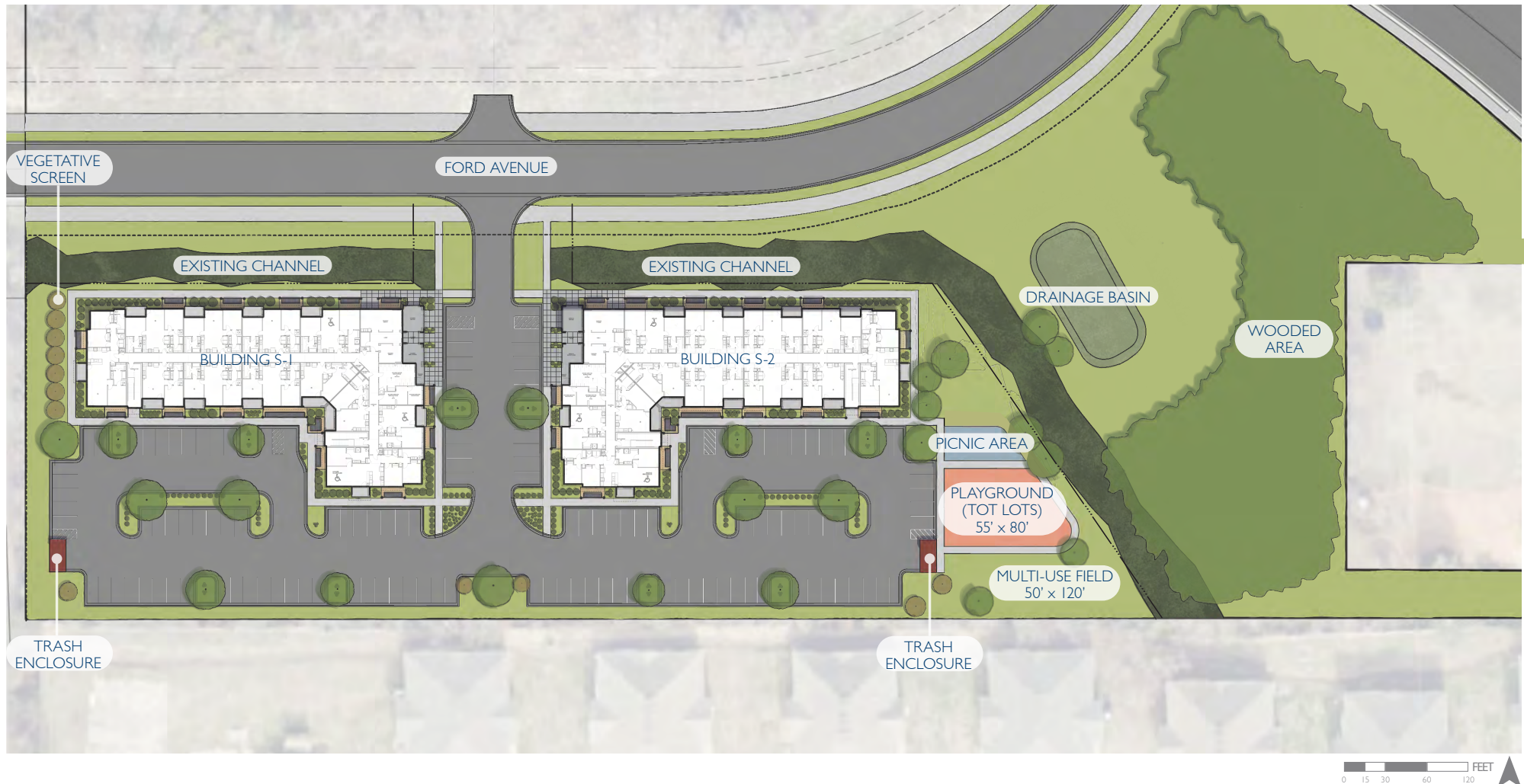


Claire Roth, AICP Candidate

Planner

Claire.Roth@ISGInc.com

CONCEPTUAL DESIGN: SITE CONCEPT - SOUTH

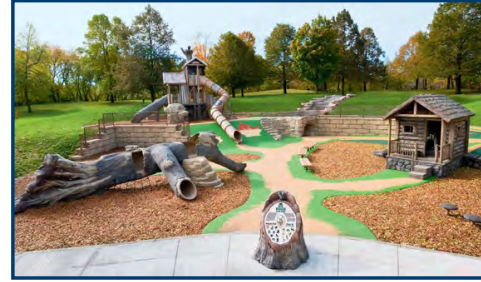


CONCEPTUAL DESIGN: SITE CONCEPT - NORTH



AMENITY DESIGN: PRECEDENT IMAGERY

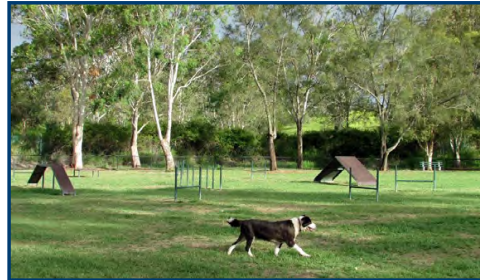
PLAYGROUND IMAGES:



PICNIC AREA OPTIONS:



DOG PARK IMAGES:



AMENITY DESIGN: PRECEDENT IMAGERY

TRAIL SURFACE:



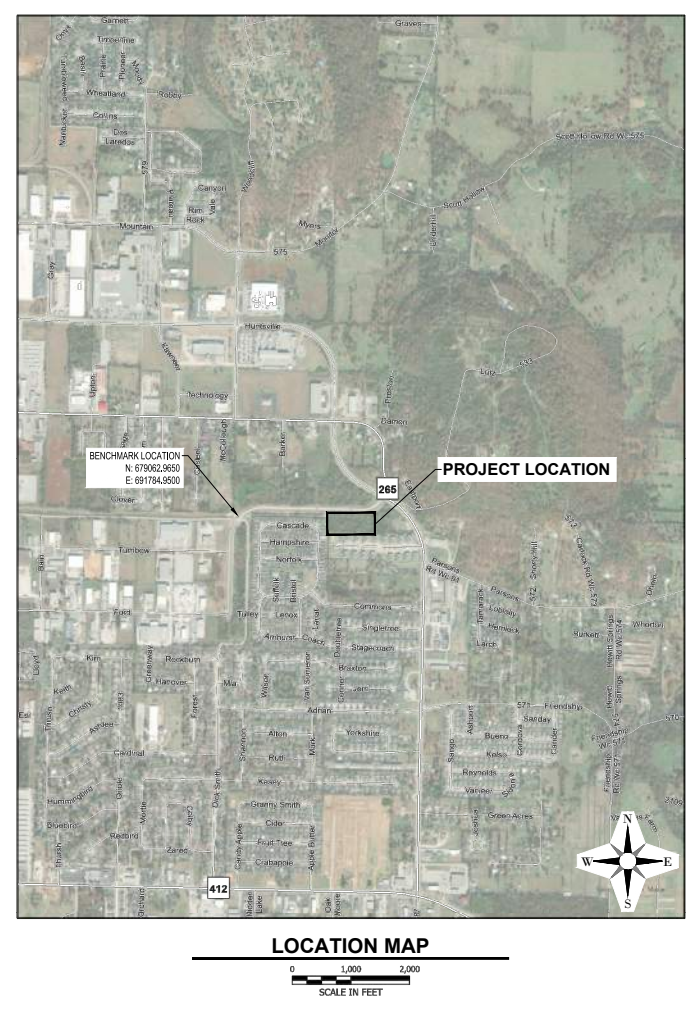
MULTI-USE SPACES:



SYMBOL LEGEND		
EXISTING		PROPOSED
	STORM MANHOLE	
	STORM CATCH BASIN	
	STORM CLEANOUT	
	STORM CULVERT	
	DOWNPOUT	
	ROOF DRAIN	
	SANITARY MANHOLE	
	SANITARY CLEANOUT	
	LIFT STATION	
	WATER REDUCER	
	WATER VALVE	
	WATER VALVE MANHOLE	
	WATER CURB STOP	
	WATER SHUT-OFF	
	POST INDICATOR VALVE	
	FIRE DEPARTMENT CONNECTION	
	WELL	
	MONITORING WELL	
	LAWN SPRINKLER BOX	
	LAWN SPRINKLER HEAD	
	HYDRANT	
	YARD HYDRANT	
	UTILITY POLE	
	GROUND LIGHT	
	GLY WIRE	
	TRANSFORMER	
	HANDLE	
	ELECTRIC MANHOLE	
	ELECTRIC METER	
	UTILITY VALVE	
	AIR CONDITIONER	
	GAS METER	
	GAS VALVE	
	SOIL BORING	
	FLAG POLE	
	MAILBOX	
	TRAFFIC SIGNAL	
	SIGN	
	STREET SIGN	
	WHEEL STOP	
	RAILROAD CROSSING SIGN	
	POST	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	BUSH	
	TREE STUMP	
	WETLAND / MARSH	
	ROCK / BOULDER	
NOTE: CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.		

LINETYPE LEGEND		
EXISTING		PROPOSED
	STORM DRAIN	
	SANITARY SEWER	
	SANITARY SEWER FORCEMAIN	
	WATER MAIN	
	GAS	
	OVERHEAD ELECTRIC	
	UNDERGROUND ELECTRIC	
	UNDERGROUND TELEPHONE	
	UNDERGROUND TV	
	OVERHEAD UTILITY	
	UNDERGROUND UTILITY	
	FIBER OPTIC	
	WETLAND	
	WATER EDGE	
	DITCH / DRAIN	
	FENCE LINE	
	TREE LINE	
	PROPERTY / LOT LINE	
	RIGHT OF WAY LINE	
	ACCESS CONTROL	
	EASEMENT LINE	
NOTE: CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.		

ABBREVIATIONS			
ADA	AMERICANS WITH DISABILITIES ACT	GC	GENERAL CONTRACTOR
ADD	ADDENDUM	GFE	GARAGE FLOOR
APP	APPROXIMATE	GL	GUTTER LINE
ASD	AGGREGATE	GPM	GALLONS PER MINUTE
APPROX	APPROXIMATE	GPM	GALLONS PER MINUTE
ARCH	ARCHITECT	GY	GATE VALVE
ARCH	ARCHITECTURAL	H	HOT MIX ASPHALT
BFE	BUILDING ELEVATION	HP	HIGH DENSITY POLYETHYLENE
BT	BATHROOM	HM	HANDHOLE
BLOG	BUILDING	HMA	HOT MIX ASPHALT
CB	COMPUTER AIDED DESIGN	HORIZ	HORIZONTAL
CA	CATCH BASIN	HWC	HIGH WATER LEVEL
CBS	CUBIC FEET PER SECOND	HW	HYDRO
CF	CUBIC FOOT	HW	HYDRANT
CI	CAST IRON PIPE	I	INVERT
QIP	CAST IRON PIPE	IN	INCH DIAMETER
QPC	CONCRETE	IN	INCH
CP	CONTROL JOINT	IN	INCH
CL	CENTERLINE	IN	INCH
CMP	CORRUGATED METAL PIPE	IN	INCH
CO	CLEANOUT	J	JOINT
CONC	CONCRETE	J	JOINT
CONSTR	CONSTRUCTION	L	LINEAR FEET
CONT	CONTINUOUS	LPS	LOW PRESSURE
CR	COUNTY ROAD	L	LINEAR
CY	CUBIC YARD	L	LINEAR
C&G	CURB AND GUTTER	L	LINEAR
DEM	DEMOLITION	L	LINEAR
DI	DRAIN INLET	L	LINEAR
DIA	DIAMETER	L	LINEAR
DIM	DIMENSION	L	LINEAR
DS	DOWNSPOUT	L	LINEAR
EA	EACH	L	LINEAR
ELEC	ELECTRICAL	L	LINEAR
ELEV	ELEVATION	L	LINEAR
EOF	EMERGENCY OVERFLOW	L	LINEAR
EQ	EQUAL	L	LINEAR
EX	EXISTING	L	LINEAR
FG	FORM GRADE	L	LINEAR
FDC	FIRE DEPARTMENT CONNECTION	L	LINEAR
FDN	FOUNDATION	L	LINEAR
FES	FINISHED FLOOR ELEVATION	L	LINEAR
FFM	FEET PER MINUTE	L	LINEAR
FFS	FEET PER SECOND	L	LINEAR
FT	FOOT	L	LINEAR
FTO	FOOTING	L	LINEAR
GA	GALLON	L	LINEAR
GALV	GALVANIZED	L	LINEAR



OWNER:
COMMUNITY DEVELOPMENT CORPORATION OF BENTONVILLE/VELLA VISTA

**808 NORTH MAIN ST, APT 1
BENTONVILLE, ARKANSAS 72712
PH: (479)-273-7344**

PROJECT LOCATION:
SECTION 32 / TOWNSHIP 18N / RANGE 29W

MANAGING OFFICE:
I & S GROUP, INC. (ISG)

ROGERS OFFICE:
3100 MARKET STREET
SUITE 106
ROGERS, AR 72758
PHONE: 479.974.1601

PROJECT MANAGER: TJ WELLS
EMAIL: TJ.WELLS@ISG.com

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- C0-11 SITE PLAN
- C0-12 INFORMAL PLAT
- C0-13 INFORMAL PLAT
- C0-20 SITE DETAILS
- C0-21 SITE DETAILS
- C0-22 SITE DETAILS
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- C1-10 SWPPP NARRATIVE AND DETAILS
- C1-11 SWPPP DETAILS
- C1-20 PRE-CONSTRUCTION SWPPP
- C1-30 SWPPP
- C2-10 EXISTING SITE AND REMOVAL PLAN
- C2-10 PAVING AND STRIPING PLAN
- C2-11 PAVING AND STRIPING PLAN
- C2-12 SITE LAYOUT PLAN
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- C2-20 UTILITY PLAN
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- C2-30 UTILITY PROFILES
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- C3-10 GRADING PLAN
- C3-10 GRADING PLAN
- C3-10 SITE RESTORATION PLAN
- C3-11 PLANTING PLAN
- C3-20 PLANTING DETAILS + NOTES
- E-01 PHOTOMETRIC PLAN
- E-02 LIGHTING DETAILS
- 1 SITE PLAN
- 2 SECTION VIEW
- 3 SECTION VIEW

PROJECT GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDAL MODIFICATIONS AND CLARIFICATIONS ISSUED BY THE ARCHITECT/ENGINEER.
- CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED. NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
- THE LOCATION AND TYPE OF ALL INPLACE UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS AND ELEVATIONS OF ALL INPLACE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- THE CONTRACTOR IS TO CONTACT "911 STATE ONE CALL" FOR UTILITY LOCATIONS, MINIMUM 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (1-800-482-8996).

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT SPECIFICATIONS, THE CITY OF SPRINGDALE REQUIREMENTS, THE ARDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION, AND CURRENT VERSION OF THE PLUMBING CODE OF ARKANSAS UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83). ON THE ARKANSAS STATE PLANS PLANNING NORTH ZONE COORDINATE SYSTEM IN U.S. SURVEY FEET. ELEVATIONS HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). RTK GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN 10/24 BY ISG

B.M. ELEVATION=1345.47

TNPH LOCATED ON THE NORTHWEST CORNER OF FORD AVENUE NEAR THE SOUTHWEST CORNER OF SURVEYED PROPERTY.

N: 679065.9650 E: 691784.9500

ISG

CERTIFICATE OF AUTHORIZATION
I & S GROUP, INC.
No. 2871
ARKANSAS

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 22063
TIMOTHY JOHN WELLS

PROJECT
FORD AVENUE FLATS SOUTH L25-20
SPRINGDALE ARKANSAS

DATE	REVISION SCHEDULE	DESCRIPTION	BY

PROJECT NO. 25-31582
FILE NAME 31582-CD-GENERAL
DRAWN BY CFCH
DESIGNED BY CFCH
REVIEWED BY TW
ORIGINAL ISSUE DATE -N/A-
CLIENT PROJECT NO. -

TITLE

SITE DATA

SHEET

C0-10

PRELIMINARY NOT FOR CONSTRUCTION

SPLIT OF LOT 1 - HEARTLAND ADDITION

FORD AVENUE FLATS SOUTH



EXISTING LEGAL DESCRIPTION:

(Per Doc. No. 2024-00003926)

Parcel 1 Description

(P.O. 815-3474-000 & 815-30767-000)

Lot 1, Heartland Addition - Lots 1 & 2, filed for record March 15, 2017, said Lot 1 being a part of the Northeast Quarter of the Northwest Quarter of Section 5, Township 17 North, Range 29 West and part of the South Half of the Southwest Quarter of Section 32, Township 18 North, Range 29 West, City of Springdale, Washington County, Arkansas being more particularly described as follows:

Commencing at an existing stone marking the Northeast Corner of the Northeast Quarter of the Northwest Quarter; Thence North 87 degrees 23 minutes 19 seconds West, 270.59 feet along the north line of said quarter quarter section to the Southerly right of way line of Butterfield Coach Road and the Point of Beginning; Thence leaving said right of way line and continuing along said North quarter quarter line North 87 degrees 23 minutes 19 seconds West, 191.65 feet to an existing 5/8" rebar stamped P.S. #1078; Thence leaving said north line South 02 degrees 23 minutes 40 seconds West, 200.00 feet; Thence South 87 degrees 23 minutes 18 seconds East, 326.16 feet to the Southerly right of way line of Butterfield Coach Road; Thence along said right of way line along a curve to the right having a radius of 880.48 feet, and being subtended by a chord bearing and distance of South 23 degrees 24 minutes 00 seconds East, 33.78 feet; Thence leaving said right of way line, North 87 degrees 31 minutes 00 seconds West, 1,199.96 feet to the west line of said Northeast Quarter of the Northwest Quarter and an existing 1/2" rebar; Thence along said West line North 02 degrees 19 minutes 22 seconds East, 269.89 feet to an existing 1/2" rebar with cap stamped P.S. #147 marking the Northwest Corner of the Northwest Quarter of the Northwest Quarter; Thence North 02 degrees 24 minutes 53 seconds East, 656.98 feet; Thence South 88 degrees 09 minutes 51 seconds East, 142.74 feet to the Southerly right of way line of Butterfield Coach Road; Thence along said right of way line the following bearings and distances: Around a curve to the left having a radius of 840.00 feet, and subtended by a chord bearing and distance of South 46 degrees 20 minutes 42 seconds East, 435.69 feet; Thence South 61 degrees 22 minutes 32 seconds East, 304.45 feet; Thence around a curve to the right having a radius of 880.48 feet, and subtended by a chord bearing and distance of South 49 degrees 57 minutes 14 seconds East, 388.33 feet to the point of beginning, containing 586,730 square feet or 13.47 acre and subject to any Right of Ways or easements of record, if any

Parcel 3's legal description above includes Ford Avenue Right of Way.

SURVEY DESCRIPTION OF EXISTING PARENT PARCEL DESCRIBED ABOVE:

Lot 1, Heartland Addition - Lots 1 & 2, filed for record March 15, 2017, said Lot 1 being a part of the Northeast Quarter of the Northwest Quarter of Section 5, Township 17 North, Range 29 West and part of the South Half of the Southwest Quarter of Section 32, Township 18 North, Range 29 West, City of Springdale, Washington County, Arkansas being more particularly described as follows:

Commencing at the Northwest Corner of the Northeast Quarter of the Northwest Quarter of said Section 5, thence North 87 degrees 22 minutes 47 seconds West (assumed bearing) on the north line of the Northeast Quarter of the Northwest Quarter of said Section 5, a distance of 270.59 feet to the westerly line of Butterfield Coach Road also being the point of beginning; thence North 87 degrees 22 minutes 47 seconds West 191.65 feet; thence South 02 degrees 24 minutes 55 seconds West, 200.00 feet; thence South 87 degrees 22 minutes 46 seconds East, 326.16 feet to the westerly line of Butterfield Coach Road; thence southeasterly 33.73 feet on said westerly line, on a non-tangential curve concave to the west, having a radius of 880.48 feet, central angle of 01 degree 58 minutes 16 seconds and a chord bearing and distance of South 23 degrees 23 minutes 04 seconds East, 33.73 feet; thence North 87 degrees 33 minutes 52 seconds West, 1200.37 feet to the west line of the Northeast Quarter of the Northwest Quarter of said Section 5; thence North 02 degrees 29 minutes 00 seconds East on said west line, 230.74 feet to the Northwest Corner of said Northeast Quarter of the Northwest Quarter; thence North 02 degrees 24 minutes 49 seconds East on the west line of the Southwest Quarter of the Southwest Quarter of said Section 32, a distance of 656.98 feet; thence South 88 degrees 11 minutes 54 seconds East, 142.61 feet to the westerly line of Butterfield Coach Road; thence southeasterly 440.72 feet on said westerly line, on a non-tangential curve concave to the northeast, having a radius of 840.00 feet, central angle of 30 degrees 03 minutes 41 seconds and a chord bearing and distance of South 46 degrees 20 minutes 39 seconds East, 435.69 feet; thence South 61 degrees 22 minutes 30 seconds East on said westerly line, 304.45 feet; thence southeasterly on said westerly line on a tangential curve, concave to the southwest, having a radius of 880.48 feet and a central angle of 22 degrees 50 minutes 48 seconds to the point of beginning. Subject to Ford Avenue right of way and easements of record.

OWNER:

Robinson Properties Limited Partnership, LLP
P.O. Box 1208
Forth Smith, AR 72902

AREA TABLE:

Lot 1 = 3.49 acres
Lot 2 = 2.95 acres
Lot 3 = 0.30 acres
Lot 4 = 6.78 acres
Total = 13.48 acres

EXISTING PROPERTY:

ZONES: M-16 (Medium-High Density Multi-Family Residential District)

FLOOD ZONE:

The surveyed premises shown on this survey map is in Flood Zone X (Area of Minimal Flood Hazard), according to Flood Insurance Rate Map Community Panel No. 051430009G, published by the Federal Emergency Management Agency, effective date January 26, 2024.

OWNERS 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.

_____(sign) _____
_____(print) _____ Date
_____(title) _____

Robinson Properties, LLP

State of Arkansas

County of _____

Subscribed and sworn before me this ____ day of _____, 20____.

My commission expires: _____

Notary Public

_____(sign) _____
_____(print) _____ Date
_____(title) _____

Mercy Housing

State of Arkansas

County of _____

Subscribed and sworn before me this ____ day of _____, 20____.

My commission expires: _____

Notary Public

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 the 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 _____.

STATEMENT OF RESOLUTION

_____ has the authority to execute the Certificate of Transmittal, Ownership, and Ordinance.

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.

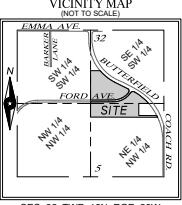
Date _____ Signature _____

Acceptance of Dedication _____ City Clerk _____

_____ Mayor _____

City of Springdale _____ Director, Planning and Community

Approval of Recording _____ Development Division



SEC. 32, TWP. 18N, RGE. 29W
SEC. 5, TWP. 17N, RGE. 29W
Washington County, Arkansas

SURVEYOR'S CERTIFICATE

I hereby certify that I have this day completed a survey of the herein described property, situated in the City of Springdale, Washington County, Arkansas. The property lines and corner monuments are, to the best of my knowledge and ability, correctly established as shown. This survey meets the current "Minimum Standards for Property Boundary Survey", per the state of Arkansas.

Ryan E. Kothoff, PLS No. 1936, AR

Date _____



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PROJECT

MERCY HOUSING

SPRINGDALE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	24-31582
FILE NAME	31582.IPLAT
DRAWN BY	REK
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	4-1-24
CLIENT PROJECT NO.	-

TITLE

INFORMAL PLAT

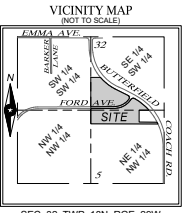
SHEET

1

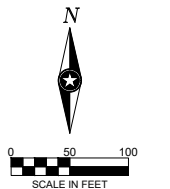
OF 2

CITY OF SPRINGDALE: L525-33
STATE PLAT CODE: 300-17N-29W-0-05-410-72-1936
500-18N-29W-0-32-300-72-1936

SPLIT OF LOT 1 - HEARTLAND ADDITION FORD AVENUE FLATS SOUTH



SEC. 32, TWP. 17N, RGE. 29W
SEC. 5, TWP. 17N, RGE. 29W
Washington County, Arkansas



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MERCY HOUSING

SPRINGDALE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

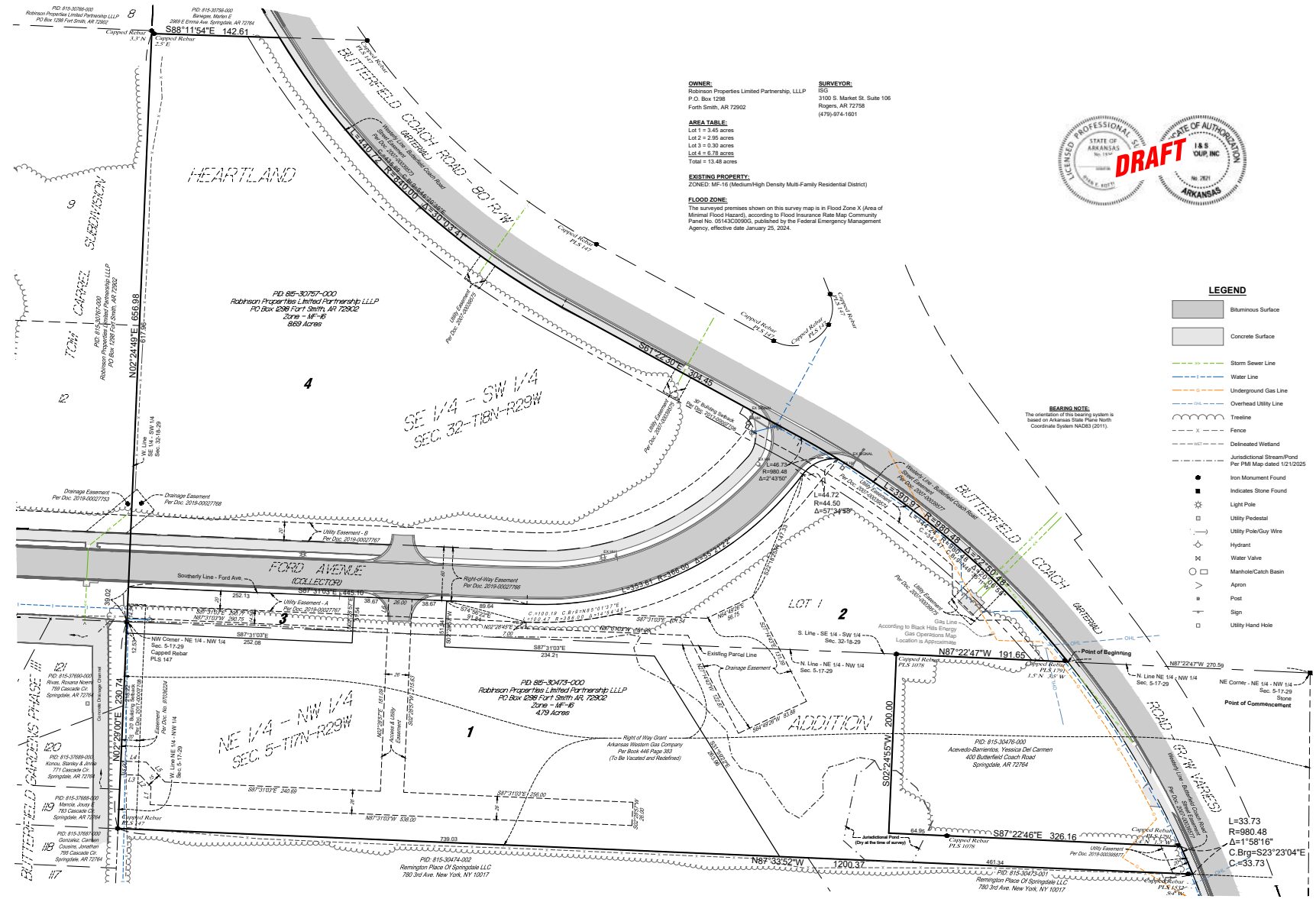
PROJECT NO.	24-31582
FILE NAME	31582 IPLAT
DRAWN BY	REK
DESIGNED BY	
REVIEWED BY	
ORIGINAL ISSUE DATE	
CLIENT PROJECT NO.	

TITLE

INFORMAL PLAT

SHEET

2 OF 2



OWNER:
Robinson Properties Limited Partnership, LLP
P.O. Box 1298
Forth Smith, AR 72902

SURVEYOR:
I & S GROUP, INC.
3100 S. Market St. Suite 106
Rogers, AR 72768
(479) 874-1601

AREA TABLE:
Lot 1 = 3.45 acres
Lot 2 = 2.95 acres
Lot 3 = 0.30 acres
Lot 4 = 0.78 acres
Total = 7.48 acres

EXISTING PROPERTY:
ZONED: MF-18 (Medium/High Density Multi-Family Residential District)

FLOOD ZONE:
The surveyed premises shown on this survey map is in Flood Zone X (Area of Minimal Flood Hazard), according to Flood Insurance Rate Map Community Panel No. 05143C0000G, published by the Federal Emergency Management Agency, effective date January 26, 2024.



- LEGEND**
- Blutonium Surface
 - Concrete Surface
 - Storm Sewer Line
 - Water Line
 - Underground Gas Line
 - Overhead Utility Line
 - Treeline
 - Fence
 - Delimited Wetland
 - Jurisdictional Stream/Pond
 - Iron Monument Found
 - Indicates Stone Found
 - Light Pole
 - Utility Pedestal
 - Utility Pole/Guy Wire
 - Hydrant
 - Water Valve
 - Marsh/Catch Basin
 - Apron
 - Post
 - Sign
 - Utility Hand Hole

BEARING NOTE:
The calculation of this bearing system is based on Arkansas State Plane North Coordinate System NAD83 (2011).

CITY OF SPRINGDALE: LS25-33
STATE PLAT CODE: 500-17N-29W-0-05-410-72-1836
500-18N-29W-0-32-303-72-1836



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PROJECT

**FORD AVENUE
FLATS**

**SOUTH
L25-20**

SPRINGDALE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

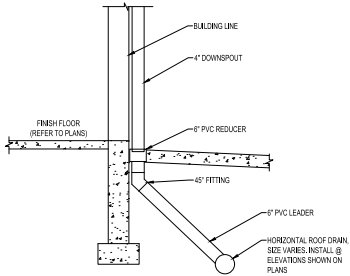
PROJECT NO.	25-31582
FILE NAME	31582-CD-DETAILS
DRAWN BY	CFCH
DESIGNED BY	CFCH
REVIEWED BY	TW
ORIGINAL ISSUE DATE	4-1-24
CLIENT PROJECT NO.	-

TITLE

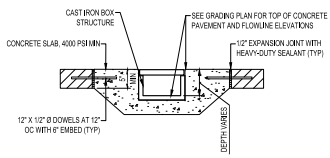
SITE DETAILS

SHEET

C0-20

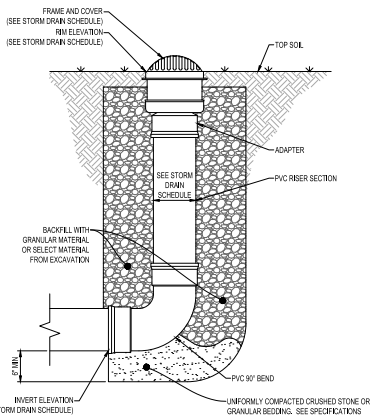


VERTICAL RAIN LEADER
NTS

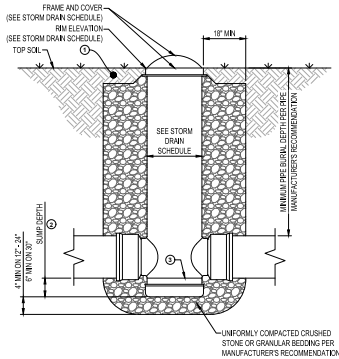


NOTES:
CASTING = NEENAH R-4895

CONCRETE TRENCH DRAIN
NTS



INLINE DRAIN IN TURF
NTS



- KEY NOTES:**
- 1 IF ASPHALT PAVEMENT, TOP OF CONCRETE COLLAR SHOULD BE SET AT BOTTOM OF NONWEAR COURSE.
 - 2 6" MIN ON 8" - 24" DRAIN BASIN, 10" MIN ON 30" DRAIN BASIN. VERIFY WITH MANUFACTURER'S RECOMMENDATIONS.
 - 3 INVERT ELEVATION (SEE STORM DRAIN SCHEDULE)

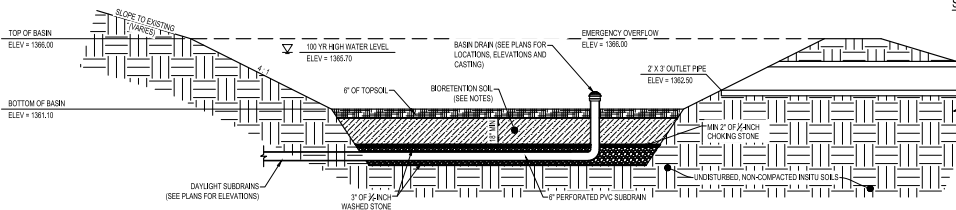
DRAIN BASIN IN TURF
NTS

BIOFILTRATION BASIN CONSTRUCTION:

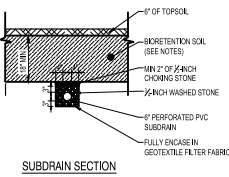
- A. WORK SHALL INCLUDE - ALL EXCAVATION AND CONSTRUCTION AS OUTLINED IN THE PLANS, SPECIFICATIONS AND DETAILS OUTLINING THE CONSTRUCTION OF THE FILTRATION BASIN.
- B. THE CONTRACTOR SHALL MAINTAIN 6 FT FENCE AROUND THE PERIMETER OF THE FILTRATION BASIN DURING ALL PHASES OF CONSTRUCTION. THE FILTRATION AREA MUST BE STAKED OFF AND MARKED TO KEEP ALL CONSTRUCTION TRAFFIC, EQUIPMENT AND MATERIAL STOCKPILES OUT OF THE PROPOSED FILTRATION AREA.
- C. THE CONTRACTOR SHALL ENSURE THAT THE FILTRATION BASIN IS NOT USED AS A SEDIMENT TRAP DURING CONSTRUCTION AND THAT NO RUNOFF ENTERS THE BASIN PRIOR TO THE COMPLETION OF CONSTRUCTION AND COMPLETE STABILIZATION OF SURROUNDING AREAS DRAINING TO THE BASIN. ALL UPLAND DRAINAGE MUST BE DIVERTED TO PREVENT RUNOFF FROM ENTERING FILTRATION BASIN WORK AREA.
- D. FILTRATION BASIN SHALL BE CONSTRUCTED AT THE END OF THE PROJECT AFTER ALL AREAS SURROUNDING AND DRAINING INTO IT HAVE BEEN CONSTRUCTED AND FULLY STABILIZED. THIS INCLUDES THE SANITARY SEWER, IN ORDER TO AVOID SOIL COMPACTION IN THE BASIN NO EQUIPMENT SHALL BE DRIVEN IN THE AREA OF THE BASIN PRIOR TO ITS CONSTRUCTION, AND WHEN IT IS CONSTRUCTED ONLY LIGHT EARTH MOVING EQUIPMENT WITH TRACKS SHALL BE USED.
- E. AFTER FINAL GRADING THE BASIN'S FLOOR SHALL BE TILLED TO A DEPTH OF AT LEAST 6 INCHES TO PROVIDE A WELL-AERATED, POROUS SURFACE. SMEARING OF THE SOIL IN THE BASIN SHALL BE AVOIDED AND IF SMEARING DOES OCCUR IT SHALL BE CORRECTED BY RAKING OR RETILLING OF THE BASIN.
- F. IMMEDIATELY FOLLOWING FILTRATION BASIN CONSTRUCTION, THE ENTIRE BASIN SHALL BE SEEDED AND STABILIZED AS INDICATED IN THE PLANS. FILTRATION BASIN MUST BE FULLY STABILIZED PRIOR TO ANY UPSTREAM RUNOFF BEING DIRECTED TO BASIN.

- BIORETENTION MEDIA MIX A "WATER QUALITY BLEND":**
- 60 TO 70 PERCENT CONSTRUCTION SAND.
 - 15 TO 20 PERCENT TOPSOIL, AND
 - 15 TO 20 PERCENT ORGANIC MATTER
- SAND: PROVIDE CLEAN CONSTRUCTION SAND, FREE OF DELETERIOUS MATERIALS, WASHED NO. 40 OR ASTM C-601 WASHED SAND.
- TOPSOIL: SANDY LOAM, LOAMY SAND, OR LOAM TEXTURE PER USDA TEXTURAL TRIANGLE WITH LESS THAN 5 PERCENT CLAY CONTENT.
- ORGANIC MATTER: COCONUT COIR PITH, PEAT OR LOW NUTRIENT COMPOST (FROM USCC AND STA).
- P-CONTENT BETWEEN 10 AND 30 MG/KG PER MEHLICH II (OR EQUIVALENT) TEST TO SUPPORT PLANT GROWTH.

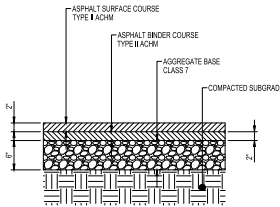
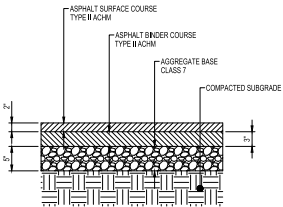
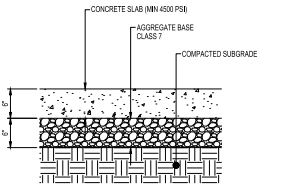
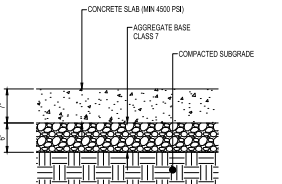
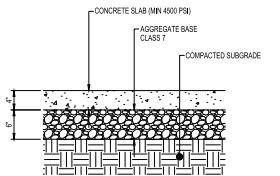
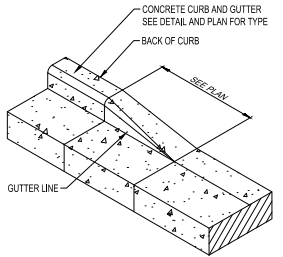
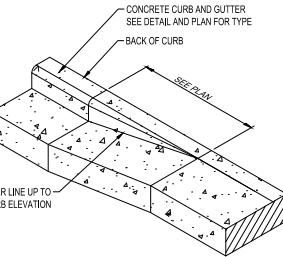
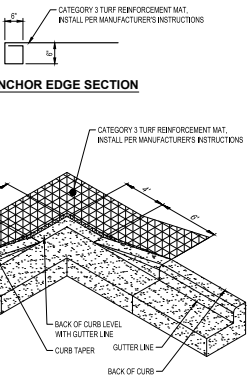
BASIN SEEDING:
REFER TO SWPPP NOTES AND RESTORATION PLAN FOR BASIN SEEDING REQUIREMENTS.



**CROSS SECTION
BIOFILTRATION BASIN**
NTS



SUBDRAIN SECTION

 STANDARD ASPHALT PAVEMENT NTS	 HEAVY DUTY ASPHALT PAVEMENT NTS	 STANDARD CONCRETE PAVEMENT NTS	 HEAVY DUTY CONCRETE PAVEMENT NTS	ISG CERTIFICATE OF AUTHORIZATION I & S GROUP, INC. No. 2821 ARKANSAS CERTIFICATE OF AUTHORIZATION ARKANSAS *** LICENSED PROFESSIONAL ENGINEER No. 22893 TIMOTHY JOAN WELLS SHEET NOT VALID UNLESS THIS TEXT IS COLOR THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT. © 2024 I & S GROUP, INC. PROJECT FORD AVENUE FLATS SOUTH L25-20 SPRINGDALE ARKANSAS <table><tr><th colspan="3">REVISION SCHEDULE</th></tr><tr><th>DATE</th><th>DESCRIPTION</th><th>BY</th></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table> PROJECT NO. 25-31582 FILE NAME 31582-CD-DETAILS DRAWN BY CF/CH DESIGNED BY CF/CH REVIEWED BY TW ORIGINAL ISSUE DATE 4/1/24 CLIENT PROJECT NO. - TITLE SITE DETAILS SHEET C0-21	REVISION SCHEDULE			DATE	DESCRIPTION	BY															
REVISION SCHEDULE																									
DATE	DESCRIPTION	BY																							
 CONCRETE WALK NTS	 CURB TAPER NTS	 CURB TAPER (GUTTER LINE UP) NTS	 ANCHOR EDGE SECTION NOTE: 1. GRADE BEHIND CURB TO BE LEFT 2" LOWER THAN FLOW LINE TO ALLOW ROOM FOR TURF REINFORCEMENT MAT AND FOR GRASS TO NOT OBSTRUCT FLOW CORNER CURB CUT STORM OUTLET NTS																						

ISG



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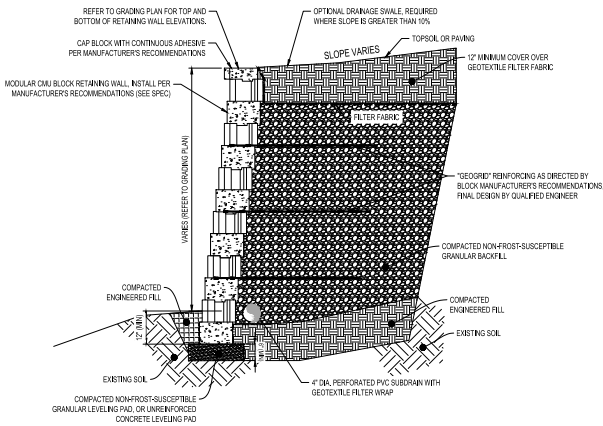
PROJECT
**FORD AVENUE
FLATS**
**SOUTH
L25-20**
SPRINGDALE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-31582
FILE NAME 31582-CD-DETAILS
DRAWN BY CFCH
DESIGNED BY CFCH
REVIEWED BY TW
ORIGINAL ISSUE DATE 11/1/24
CLIENT PROJECT NO. -

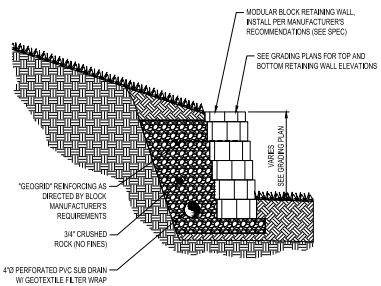
TITLE
SITE DETAILS

SHEET
C0-22

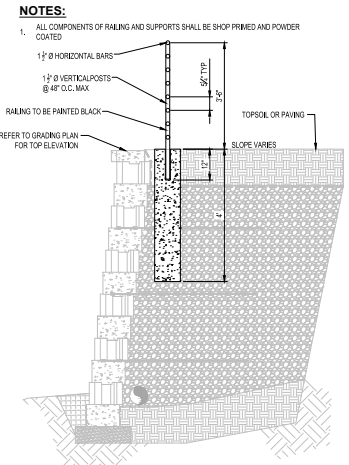


- NOTES:**
- A. SPECIFICATIONS
- SEGMENTAL RETAINING WALL UNITS SHALL BE FURNISHED AND CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS AND MANUFACTURER'S RECOMMENDATIONS.
 - MODULAR CONCRETE UNITS SHALL MEET THE REQUIREMENTS OF ASTM C1372, ASTM C90, ASTM C44, WITH 28-DAY STRENGTH OF 3,000 PSI AND LESS THAN 8% MOISTURE ABSORPTION.
 - LEVELING PAD AGGREGATE BASE SHALL BE CRUSHED STONE OR CONCRETE, OR GRANULAR FILL WITH A GRADATION OF 100% PASSING 1 INCH, 95%-70% PASSING #4, 10%-35% PASSING #10, AND 2%-10% PASSING #20.
 - NON-FROST-SUSCEPTIBLE GRANULAR BACKFILL SHALL BE CRUSHED STONE OR CONCRETE, OR GRANULAR FILL WITH A GRADATION OF 100% PASSING 1 INCH, 75%-100% PASSING #4, 10%-35% PASSING #10, AND 2%-10% PASSING #20.
 - ENGINEERED FILL SHALL BE SOILS WITH A PLASTICITY INDEX LESS THAN 6 PER ASTM D4318. UNSUITABLE SOILS INCLUDE ORGANIC AND UNFIED SOIL. CLASSIFICATION SYSTEM GROUPS OF SC, CL, ML, CH, OH, MH, CL, OR PT.
 - CONCRETE SHALL BE NORMAL WEIGHT, UNO, AND MEET THE FOLLOWING CRITERIA:
 - $f'_c \geq 3,000$ psi
 - W/C ≤ 1.5 , AIR ENTRAINMENT
 - 0.55 MAXIMUM WATER-TO-CEMENT RATIO
 - CEMENT SHALL CONFORM TO ASTM C150, TYPE III
 - READY-MIX CONCRETE SHALL BE MIXED AND DELIVERED ACCORDANCE WITH ASTM C94.
 - FOUNDATION NET ALLOWABLE SOIL BEARING PRESSURE IS 1,500 PSF (PRESUMED), AND SHALL BE VERIFIED IN FIELD BY GEOTECHNICAL ENGINEER.
 - THE DESIGN FROST PENETRATION DEPTH FOR UNHEATED STRUCTURES IS 60 INCHES. PROTECT FOUNDATION EXCAVATIONS FROM FROST; DO NOT PLACE CONCRETE ON FROZEN GROUND.
 - FOUNDATION EXCAVATIONS SHALL BE KEPT FREE OF LOOSE MATERIAL, STANDING WATER, AND SHALL BE INSPECTED BEFORE THE PLACEMENT OF ANY CONCRETE.
- B. SUBMITTALS
- PRIOR TO SUBMITTAL, THE CONTRACTOR SHALL REVIEW THE SHOP DRAWINGS AND MAKE ANY CORRECTIONS REQUIRED. THE CONTRACTOR SHALL STAMP AND SIGN THE SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ENGINEER.
 - THE CONTRACTOR SHALL SUBMIT PRODUCT DATA FOR PROPRIETARY MATERIAL AND ITEMS, INCLUDING FORMING ACCESSORIES, ADMIXTURES, PATCHING COMPOUNDS, SEALANTS, WATERSTOPS, JOINT SYSTEMS, CURING COMPOUNDS, AND OTHERS IN AND FOR CONSTRUCTION.
 - THE FABRICATOR SHALL CLEARLY HIGHLIGHT/CLARIFY ANY CHANGES MADE IN THE SHOP DRAWINGS WHICH DO NOT COMPLY WITH DESIGN DRAWINGS. ANY CHANGES MUST BE APPROVED BY THE ENGINEER PRIOR TO FABRICATION.
 - CONTRACTOR TO SUBMIT THE FOLLOWING DRAWINGS TO ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION OF SIGN.
 - CONCRETE MIX DESIGNS
 - MODULAR CONCRETE RETAINING WALL
 - ADDITIONAL SHOP DRAWINGS REQUESTED IN THE SPECIFICATIONS.
 - A COPY OF ALL SHOP DRAWINGS SHALL BE MAINTAINED ON SITE AT ALL TIMES.
- C. QUALITY CONTROL AND QUALITY ASSURANCE:
- COORDINATE FOR ENGINEER OR OWNER'S INDEPENDENT TESTING AGENCY TO INSPECT AND APPROVE REINFORCING STEEL AND EMBEDS PRIOR TO ORDERING CONCRETE.
 - COORDINATE FOR OWNER'S INDEPENDENT TESTING AGENCY TO BE ON SITE AND PERFORM CONTINUOUS INSPECTION WHILE CONCRETE PLACEMENT IS OCCURRING. PROVIDE NOTICE NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE PLACEMENT.
 - COORDINATE WITH OWNER'S INDEPENDENT TESTING AGENCY TO SAMPLE CONCRETE AT TIME OF PLACEMENT IN ORDER TO PERFORM SLUMP, AIR, TEMPERATURE AND CASTING OF CYLINDERS.
 - THE SPECIAL INSPECTOR SHALL DETERMINE COMPLIANCE WITH THE SOIL REPORT FOR SITE PREPARATION, FILL PLACEMENT AND DENSITY TESTS.
 - ANY AND ALL WORK PERFORMED WITHOUT PROPER INSPECTION AND TESTING AS OUTLINED IN THIS SPECIFICATION WILL BE CONSIDERED UNAUTHORIZED WORK. ANY CORRECTIVE MEASURES REQUIRED OF THE UNAUTHORIZED WORK WILL BE AT CONTRACTOR'S OWN EXPENSE.

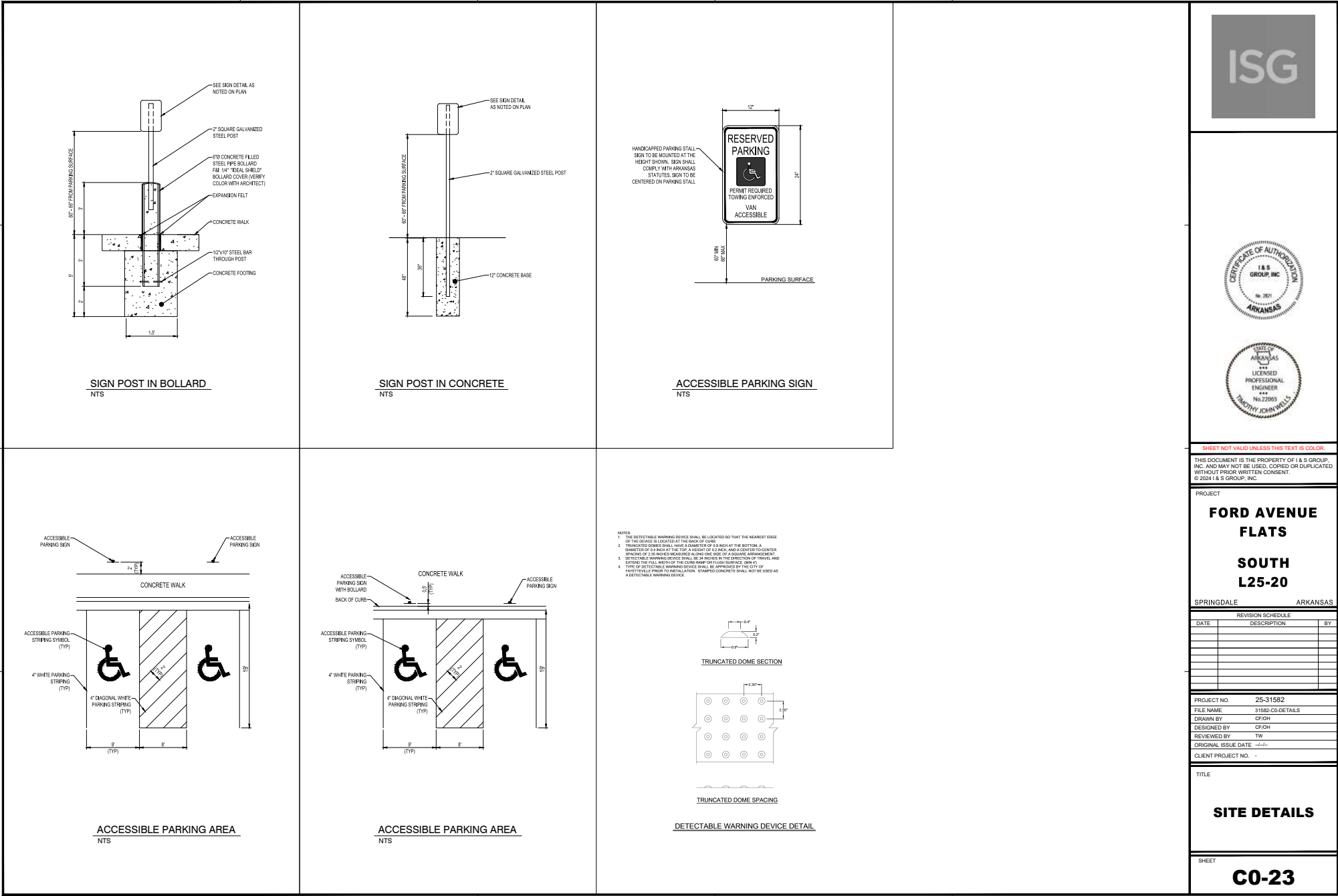
**4' OR HIGHER
MODULAR BLOCK RETAINING WALL**
NTS



**MODULAR BLOCK
RETAINING WALL SECTION**
NTS



**RAILING BEHIND
RETAINING WALL**
NTS



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PROJECT

**FORD AVENUE
FLATS**

**SOUTH
L25-20**

SPRINGDALE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-31582
FILE NAME	31582-CD-DETAILS
DRAWN BY	CFGH
DESIGNED BY	CFGH
REVIEWED BY	TW
ORIGINAL ISSUE DATE	4-1-24
CLIENT PROJECT NO.	-

TITLE

SITE DETAILS

SHEET

C0-23

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PROJECT

**FORD AVENUE
FLATS**

**SOUTH
L25-20**

SPRINGDALE ARKANSAS

REVISION SCHEDULE	
DATE	DESCRIPTION

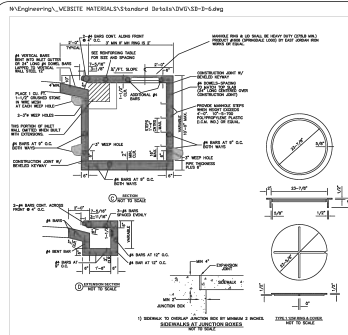
PROJECT NO. 25-31582
FILE NAME 31582-CD-DETAILS
DESIGNED BY CFWH
REVIEWED BY TW
ORIGINAL ISSUE DATE 4/1/24
CLIENT PROJECT NO. -

TITLE

SITE DETAILS

SHEET

C0-24

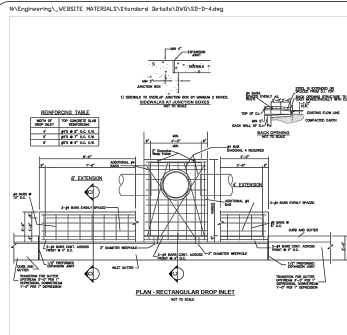


SECTION D
DROP INLET DETAILS

STANDARD DETAILS FOR
STREET & DRAINAGE
CONSTRUCTION

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-D-6

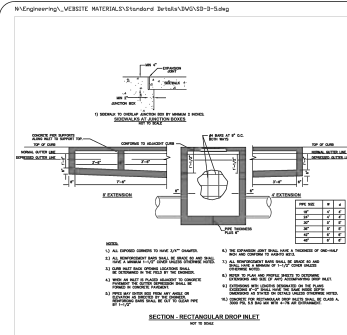


SECTION D
DROP INLET DETAILS

STANDARD DETAILS FOR
STREET & DRAINAGE
CONSTRUCTION

DATE: OCTOBER 2018
DESIGNED BY: STAFF
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FILE NO. SD-D-4

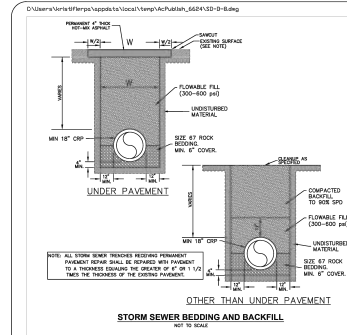


SECTION D
DROP INLET DETAILS

STANDARD DETAILS FOR
STREET & DRAINAGE
CONSTRUCTION

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-D-5

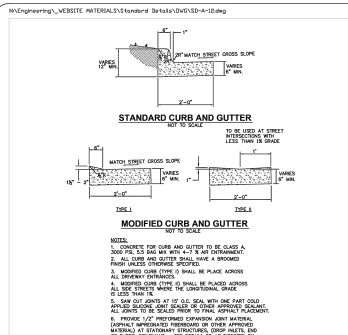


SECTION D
DROP INLET DETAILS

STANDARD DETAILS FOR
STREET & DRAINAGE
CONSTRUCTION

DATE: OCTOBER 2018
DESIGNED BY: STAFF
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FILE NO. SD-D-8

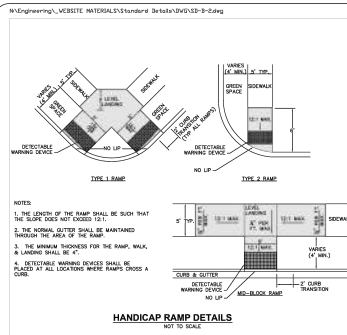


SECTION A
TYPICAL STREET
SECTIONS & DETAILS

STANDARD DETAILS FOR
STREET & DRAINAGE
CONSTRUCTION

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-A-12

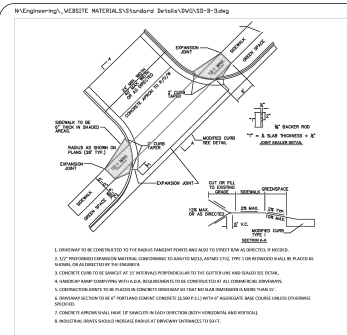


SECTION B
TYPICAL STREET, DRIVEWAY &
SIDEWALK DETAILS

STANDARD DETAILS FOR
STREET & DRAINAGE
CONSTRUCTION

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-B-2

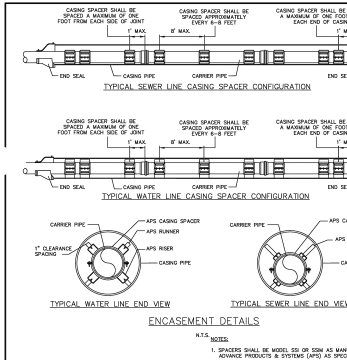


SECTION B
TYPICAL STREET, DRIVEWAY &
SIDEWALK DETAILS

STANDARD DETAILS FOR
STREET & DRAINAGE
CONSTRUCTION

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-B-3



SECTION B
TYPICAL STREET, DRIVEWAY &
SIDEWALK DETAILS

STANDARD DETAILS FOR
STREET & DRAINAGE
CONSTRUCTION

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-B-3



CARRIER SIZE	CARRIER DIA.	CARRIER DIA.	CARRIER DIA.	CARRIER DIA.
12"	12.75"	13.5"	14.25"	15.0"
15"	15.75"	16.5"	17.25"	18.0"
18"	18.75"	19.5"	20.25"	21.0"
21"	21.75"	22.5"	23.25"	24.0"
24"	24.75"	25.5"	26.25"	27.0"
27"	27.75"	28.5"	29.25"	30.0"
30"	30.75"	31.5"	32.25"	33.0"
36"	36.75"	37.5"	38.25"	39.0"
42"	42.75"	43.5"	44.25"	45.0"
48"	48.75"	49.5"	50.25"	51.0"
54"	54.75"	55.5"	56.25"	57.0"
60"	60.75"	61.5"	62.25"	63.0"

STANDARD DETAILS
WATER AND SEWER CONSTRUCTION

DATE: MARCH 2020



C0-25

- Page 36



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PROJECT

**FORD AVENUE
FLATS
SOUTH
L25-20**

SPRINGDALE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-31582
FILE NAME 31582-CD-DETAILS
DRAWN BY CFCH
DESIGNED BY CFCH
REVIEWED BY TW
ORIGINAL ISSUE DATE 4-1-24
CLIENT PROJECT NO. -

TITLE

SITE DETAILS

SHEET

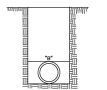
C0-26

PRELIMINARY NOT FOR CONSTRUCTION

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

TRENCH WIDTH SCHEDULE

NOTES:
TRENCH WIDTH SHALL BE AS SET FORTH IN
SPRINGDALE SDI, VOLUMES 1 & 2, THE CODE
BOOK. THE SDI CODE BOOK MAY BE NECESSARY FOR THE PLACEMENT OF
TRENCH SUPPORT SYSTEM AS AN
ENGINEER REQUIRED.



TYPICAL PIPE TRENCH

N.T.S.

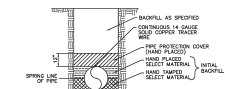
STANDARD DETAILS
FOR
WATER AND SEWER CONSTRUCTION

SEE OUR HOME: P.O. BOX 760 • SPRINGDALE, ARKANSAS 72702-0760 (479) 751-0250

DRAWN BY: JNK

CHANGE NO.: S-17

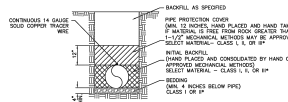
DATE: MARCH 2008



D.I. PRESSURE WATER PIPE TRENCH

(STANDARD LAYING CONDITION TYPE "F")

N.T.S.



D.I. PRESSURE PIPE TRENCH
FOR FORCE MAINS

(STANDARD LAYING CONDITION TYPE "F")

N.T.S.

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

STANDARD DETAILS
FOR
WATER AND SEWER CONSTRUCTION

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DRAWN BY: T.S.

CHANGE NO.: S-18

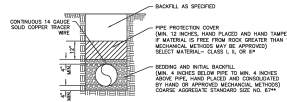
DATE: AUGUST 2014



D.I./PVC GRAVITY
SEWER PIPE TRENCH

(STANDARD LAYING CONDITION TYPE "F")

N.T.S.



PVC/PVC PRESSURE
SEWER PIPE TRENCH

(STANDARD LAYING CONDITION TYPE "F")

N.T.S.

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

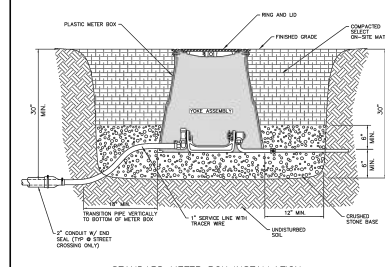
STANDARD DETAILS
FOR
WATER AND SEWER CONSTRUCTION

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DRAWN BY: T.S.

CHANGE NO.: S-19

DATE: AUGUST 2014



STANDARD METER BOX INSTALLATION

SPLIT 5/8" x 3/4" METER SETTER (SHOWN)

SINGLE 5/8" x 3/4" AND 1" METER SETTERS (SHOWN)

N.T.S.

- NOTES:
- 1) 3" CONDUITS TO BE INSTALLED ON ALL STREET INTERSECTIONS AND SHALL BE SETTING FROM THE STREET TO THE METER BOX.
 - 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.

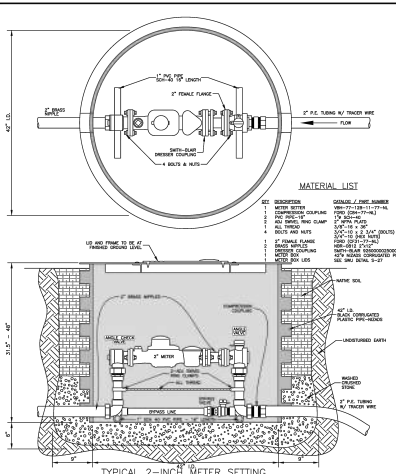
STANDARD DETAILS
FOR
WATER AND SEWER CONSTRUCTION

SEE OUR HOME: P.O. BOX 760 • SPRINGDALE, ARKANSAS 72702-0760 (479) 751-0250

DRAWN BY: T.S.

CHANGE NO.: S-23

DATE: OCTOBER 2014



TYPICAL 2-INCH WATER SETTING

N.T.S.

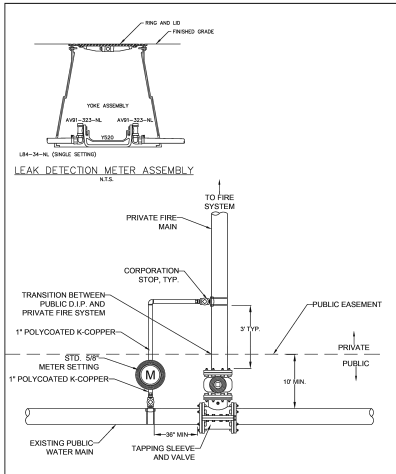
STANDARD DETAILS
FOR
WATER AND SEWER CONSTRUCTION

SEE OUR HOME: P.O. BOX 760 • SPRINGDALE, ARKANSAS 72702-0760 (479) 751-0250

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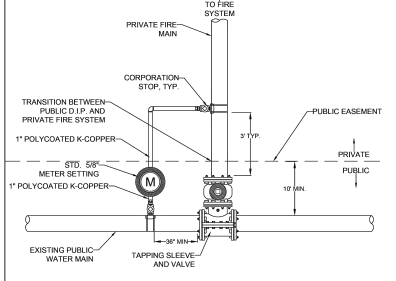
CHANGE NO.: S-25

DATE: OCTOBER 2018



LEAK DETECTION METER ASSEMBLY

N.T.S.



FIRE SYSTEM CONNECTION

N.T.S.

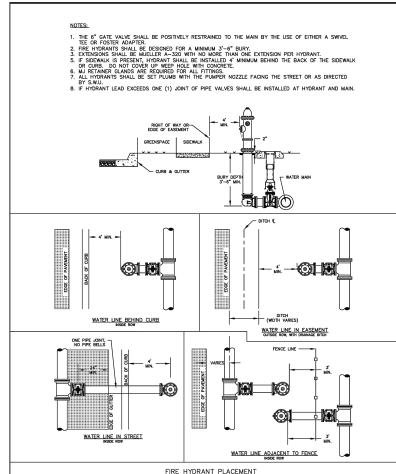
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DATE: OCTOBER 2018



FIRE HYDRANT PLACEMENT

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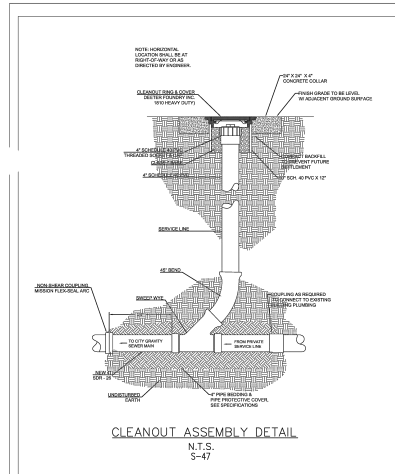
STANDARD DETAILS
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CHANGE NO.: S-42

DATE: DECEMBER 2018



CLEANOUT ASSEMBLY DETAIL

N.T.S.

S-47

STANDARD DETAILS
FOR
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DRAWN BY: JNK

CHANGE NO.: S-47

DATE: APRIL 2018

STORM WATER POLLUTION PREVENTION PLAN NOTES:

GENERAL PROJECT INFORMATION

PROJECT NARRATIVE:

This project consists of the construction of Multi-Family Dwellings, underground utilities, parking lot, driveway, sidewalk, stormwater management, and landscaping. It will be placed to raise the proposed building above the flood elevation.

RESPONSIBLE PARTIES:

Owner are required to work for and receive a National Pollutant Discharge Elimination System (NPDES) Stormwater Construction Permit at least 14 working days prior to beginning work.

Contractor and owner shall identify a person knowledgeable and experienced in the application of erosion prevention and sediment control BMPs who will oversee the implementation of the erosion control plan.

Company: Contact Person: Phone:

Company: Contact Person: Phone:

Owner shall identify the entity responsible for the long term Operation and Maintenance of the storm water management system.

Company: Contact Person: Phone:

PROJECT AREAS:

Total project size (disturbed area) = 4.20 acres

Minimum area requiring ADEQ permit = 1.00 acres

PROJECT DOES REQUIRE A NPDES PERMIT

Existing area of impervious surface = 0.00 acres

Post construction area of impervious surface = 2.60 acres

Total new impervious surface area = 2.60 acres

SOIL TYPE:

Leaf S8 Loam

Savannah fine sandy

Taloka S8 Loam

CONSTRUCTION ACTIVITY NOTES:

EROSION PREVENTION:

Construction of all fences and all other erosion control measures shall be complete before other construction activity occurs. Use phased construction whenever practical and establish turf as soon as possible to minimize sediment transport.

Temporary cover during construction is recommended.

Pipe outlets must be provided with temporary or permanent erosion dissipater within 24 hours after connection to a surface water.

All disturbed areas shall be seeded and mulched at the earliest possible time to prevent/reduce erosion.

A. All soil slopes shall be dressed, prepared, seeded, and mulched as the work progresses. Slopes shall be excavated and stabilized in equal increments not to exceed 25 feet, measured vertically.

B. In areas of steep slopes or when mulch is applied during dry or cold periods and prompt vegetative establishment is not expected, mulch control netting shall be considered.

C. Temporary mulching shall be applied at a rate of 2 tons/acre. Mulch shall be disc anchored. Information concerning seed mixtures can be obtained from the USDA Plant Hardiness Center at Booneville, Arkansas. (See Appendix, Section 15.0, page 47)

Additional erosion prevention measures may be found at the Arkansas Department of Natural Resources Best Management Practices.

SEDIMENT CONTROL PRACTICES:

Construction of all fences and all other erosion control measures shall be complete prior to land disturbing activities occur.

A tracking pad entrance or other approved alternatives must be constructed at the exit point from the project site.

Her erosion protection shall be installed and maintained until turf or pavement has been established.

The contractor shall be responsible to control erosion from leaving the construction zone. All eroded material that leaves the construction zone shall be collected by the contractor and returned to the site at the contractor's expense.

Contractor shall maintain a 5-foot natural buffer or use redundant sediment controls near surface waters if a buffer is not feasible.

Contractor shall take the necessary steps to minimize auto-compaction and preserve topsoil on site.

All streets must be swept within 24 hours when any tracking occurs.

S8 fence or other effective erosion control measures must be installed around the perimeter of any soil stockpiled, including temporary stockpiles, at this location or any other on the project site. Stockpiles cannot be placed in surface waters, including storm water conveyance such as cuts and gutter systems, or conduits and ditches.

DEWATERING AND DRAIN DRAINAGE:

Dewater sedimentation water to sedimentation basins if possible, or use other BMPs to prevent erosion when discharging to surface waters. Use appropriate erosion dissipation measures on all discharges.

Dewatering practices cannot cause adverse conditions, erosion or in existing channels or mudbars resulting in adverse impacts.

CONSTRUCTION ACTIVITY NOTES (CONTINUED):

POLLUTION PREVENTION:

All solid waste collected from the construction site must be disposed in accordance with all applicable regulations.

All hazardous materials (oil, gasoline, fuel, paint, etc.) must be properly stored to prevent spills, leaks, or other discharge. Storage areas shall provide secondary containment and a hazardous materials spill kit. Equipment fueling and maintenance shall occur in a designated, contained area. Storage and disposal of hazardous waste must be in compliance with all applicable regulations. All runoff containing any hazardous material must be properly collected and disposed. No engine degreasing shall be allowed on site.

All sanitary wastes must be collected from portable units on site by a licensed sanitary waste management contractor. The units must be secured and stored maintained on a regular basis as needed to prevent overfilling.

Emergency Spill Plan - The Contractor is responsible for all construction personnel to be informed of the manufacturer's recommended spill cleanup methods, and the location of that information and cleanup supplies. The Contractor shall notify the SWPPP as required within seven calendar days of knowledge of the release to provide a description of the release, the circumstances leading to the release, and the date of the release. Plans must identify measures to prevent the recurrence of such releases. If a spill occurs, the following steps shall be followed:

1. Obtain the safety procedures associated with the spilled material. Stop the source of the spill. If you can do so safely. Call 911 if fire or public safety hazards are created.

2. Contain the spilled material. Dirt, sand, or any semi-permeable material may be used to create a containment structure to prevent the material from flowing.

3. Report the spill to Arkansas Department of Emergency Management (ADEM) (800) 322-4012.

4. Clean up the spilled material and dispose of the wastes properly.

The contractor is responsible for monitoring or pollution and ensuring it does not exceed levels set by local, state, or federal regulations. This includes dust created by work being performed on the site. Air pollution and dust control measures are considered materials to the list of prices for which work is being performed. Additional dust control measures may be required by the Engineer.

Concrete washout water - All liquid and solid wastes generated by concrete washout operations must be contained in a leak-proof containment facility or impermeable liner. A compacted clay liner that does not allow washed liquids to enter ground water is considered an impermeable liner. The liquid and solid wastes must not contact the ground, and there must not be runoff from the concrete washout operations or areas. Liquid and solid wastes must be disposed of properly. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.

INSPECTION AND MAINTENANCE:

The Permittees must routinely inspect the construction site once every seven (7) days during active construction and within 24 hours of a rainfall event greater than 0.5 inches in a 24 hour period.

All inspections performed during construction must be recorded and records retained with the erosion plan in accordance with the Permit. Contractor is responsible for keeping a record of all inspection data & erosion control/maintenance until final establishment of turf.

Erosion control and other BMPs must be replaced, repaired, or supplemented when they reach 33% design loss.

TURF STABILIZATION:

The Contractor must ensure final stabilization of the site. The Contractor must submit a Notice of Termination when the site has undergone final stabilization and all stormwater discharges associated with the construction site activities that require to have NPDES coverage have ceased.

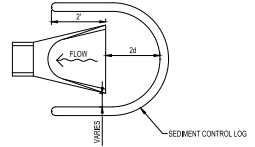
Temporary erosion control measures and BMPs must be removed as part of the final site stabilization.

The storm water permit further defines final stabilization and its requirements.



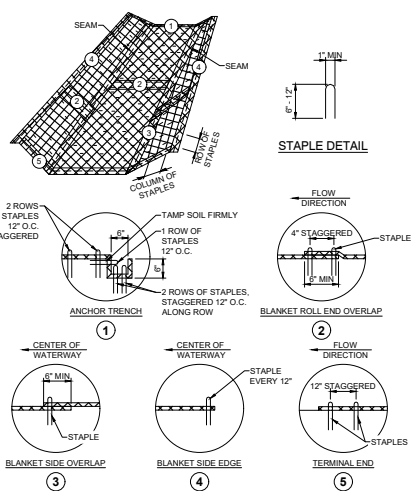
Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in ADEQ	Percent of ADEQ
D/E	Enders-Leading complex, 4 to 35 percent slopes	D	0.1	1.8%
L8	Leaf soil type	D	1.9	27.7%
BC2	Savannah fine sandy loam, 3 to 8 percent slopes, eroded	C	2.6	38.5%
ToA	Taloka silt loam, 0 to 1 percent slopes	D	2.1	32.0%
Totals for Area of Interest			6.7	100.0%



- NOTES:
1. SEDIMENT CONTROL LOG CAN BE COMPOST, WOOD CHIP, OR ROCK
 2. d = CULVERT SIZE: 12'-36"

CULVERT END CONTROL SEDIMENT CONTROL LOG
NTS



KEY NOTES:

1. BURY UPSTREAM END OF MAT IN A TRENCH 6" WIDE BY 6" DEEP AND STAPLED IN STAGGERED ROWS ACROSS THE WIDTH.
2. FOR JOINING ENDS OF ROLLS, OVERLAP END OF UP SLOPE MAT A MINIMUM OF 6" OVER DOWN SLOPE MAT (SHINGLE STYLE). USE A DOUBLE ROW OF STAGGERED STAPLES 6" APART.
3. MATS ON OBE SLOPES SHALL OVERLAP A MINIMUM OF 6" OVER THE MAT BELOW (SHINGLE STYLE). STAPLE OVERLAP AT 12" INTERVALS.
4. THE OUTER EDGE ALONG SIDES OF THE MAT SHALL BE STAPLED EVERY 12".
5. DOWNSTREAM (TERMINAL) END OF BLANKET SHALL BE STAPLED WITH A DOUBLE ROW OF STAGGERED STAPLES 12" APART.

NOTES:

1. INSTALL EROSION CONTROL BLANKET (ECB) OVER WATERWAYS AS SHOWN IN THE STORM WATER POLLUTION PREVENTION PLAN.
2. THE ECB SHALL CONFORM TO STATE STANDARD SPECIFICATIONS.
3. PREPARE SOIL PRIOR TO INSTALLING ECB, INCLUDING SEEDING AND FERTILIZING.
4. THE ECB SHALL BE PLACED IN FIRM CONTACT WITH THE SOIL, AND NOT BE ALLOWED TO BRIDGE OVER SURFACE IRREGULARITIES. THE MAT SHALL NOT BE STRETCHED.
5. START LAYING THE MATS BY ROLLING CENTER MAT IN THE DIRECTION OF FLOW, CENTERED ON THE CENTERLINE OF WATERWAY. THERE SHALL NOT BE AN OVERLAP OF MATS AT THE CENTER OF THE WATERWAY.
6. THE ECB SHALL BE ANCHORED, OVERLAPPED, AND STAPLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS. IF NO MANUFACTURER'S INSTRUCTIONS ARE AVAILABLE, INSTALL THE MAT PER DETAIL.
7. STAPLES SHALL BE 12" SHAPED, 0.12" DIAMETER WIRE OR GREATER (H11 GAUGE), (SEE STAPLE DETAIL FOR DIMENSIONS).
8. STAPLES ARE TO BE PLACED ALTERNATELY IN COLUMNS (IN THE DIRECTION OF THE WATERWAY) 2' APART AND IN ROWS (ACROSS THE WATERWAY) 3' APART THROUGHOUT THE AREA COVERED BY THE ECB.

EROSION CONTROL BLANKET INSTALLATION
NTS



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PROJECT

FORD AVENUE
FLATS

SOUTH
L25-20

SPRINGDALE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-31582
FILE NAME	31582-C1-SWPPP
DRAWN BY	CFCH
DESIGNED BY	CFCH
REVIEWED BY	TW
ORIGINAL ISSUE DATE	4/1/24
CLIENT PROJECT NO.	-

TITLE

SWPPP NARRATIVE
AND DETAILS

SHEET

C1-10

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PROJECT
**FORD AVENUE
FLATS**
**SOUTH
L25-20**
SPRINGDALE ARKANSAS

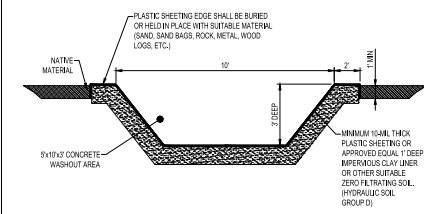
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DATE	DESCRIPTION	BY

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FILE NAME 31582-C1-SWPPP
DRAWN BY CFQH
DESIGNED BY CFQH
REVIEWED BY TW
ORIGINAL ISSUE DATE 4/1/24
CLIENT PROJECT NO. -

TITLE

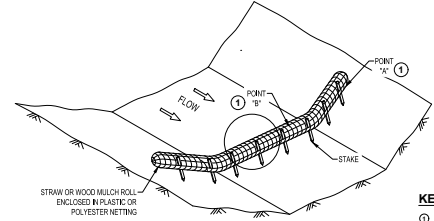
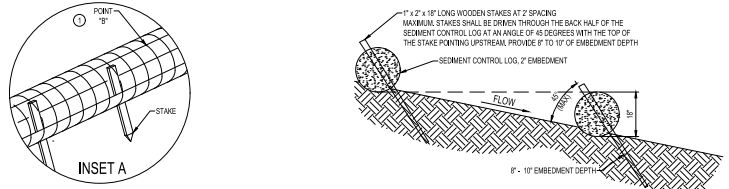
SWPPP DETAILS

SHEET
C1-11



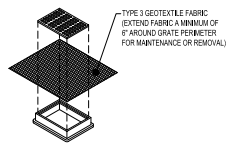
- NOTES:**
1. CONCRETE WASHOUT LOCATION SHALL BE APPROVED BY ENGINEER.
 2. SIZE OF EXCAVATION AND COMPACTED TRAP MUST BE COMMENSURATE WITH WASHOUT REQUIREMENTS FOR DAILY CONSTRUCTION ACTIVITIES.
 3. CONTRACTOR SHALL INSTALL A SIGN INDICATING THE CONCRETE WASHOUT AREA.
 4. CONTRACTOR SHALL MAINTAIN WASHOUT AREA TO REMOVE MATERIALS BEYOND 75% CAPACITY.
 5. WASHOUT AREA SHALL NOT BE PLACED WITHIN 5' OF STORM DRAINS, OPEN DITCHES OR BODIES OF WATER.
 6. CONTRACTOR SHALL INSPECT WASHOUT AREA AS NECESSARY TO PREVENT LEAKS AND OVER TOPPING.
 7. WASHOUT AREA SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETE.

CONCRETE WASHOUT
NTS

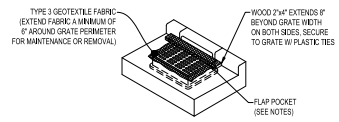


- KEY NOTES:**
1. POINT '1' MUST BE A MINIMUM OF 6" HIGHER THAN POINT '2' TO ENSURE THAT WATER FLOWS OVER THE DIKE AND NOT AROUND THE ENDS

**SWALE/DITCH
SEDIMENT CONTROL LOG STAKING**
NTS



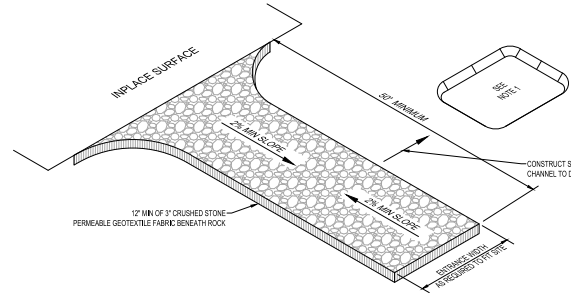
WITHOUT CURB BOX



CURB BOX

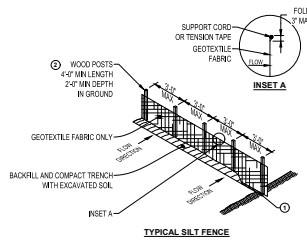
- NOTES:**
1. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"x4", THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REBAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.
 2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

INLET PROTECTION
NTS



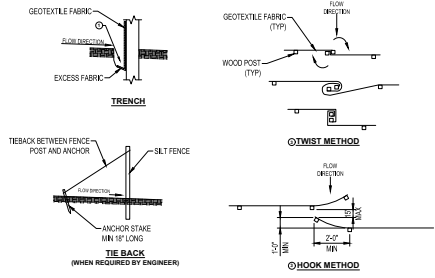
STABILIZED CONSTRUCTION EXIT
NTS

- KEY NOTES:**
1. IF TRAVELING OVER THE CONSTRUCTION EXIT IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE VEHICLES EXIT ONTO THE PUBLIC ROADS. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF SITE.

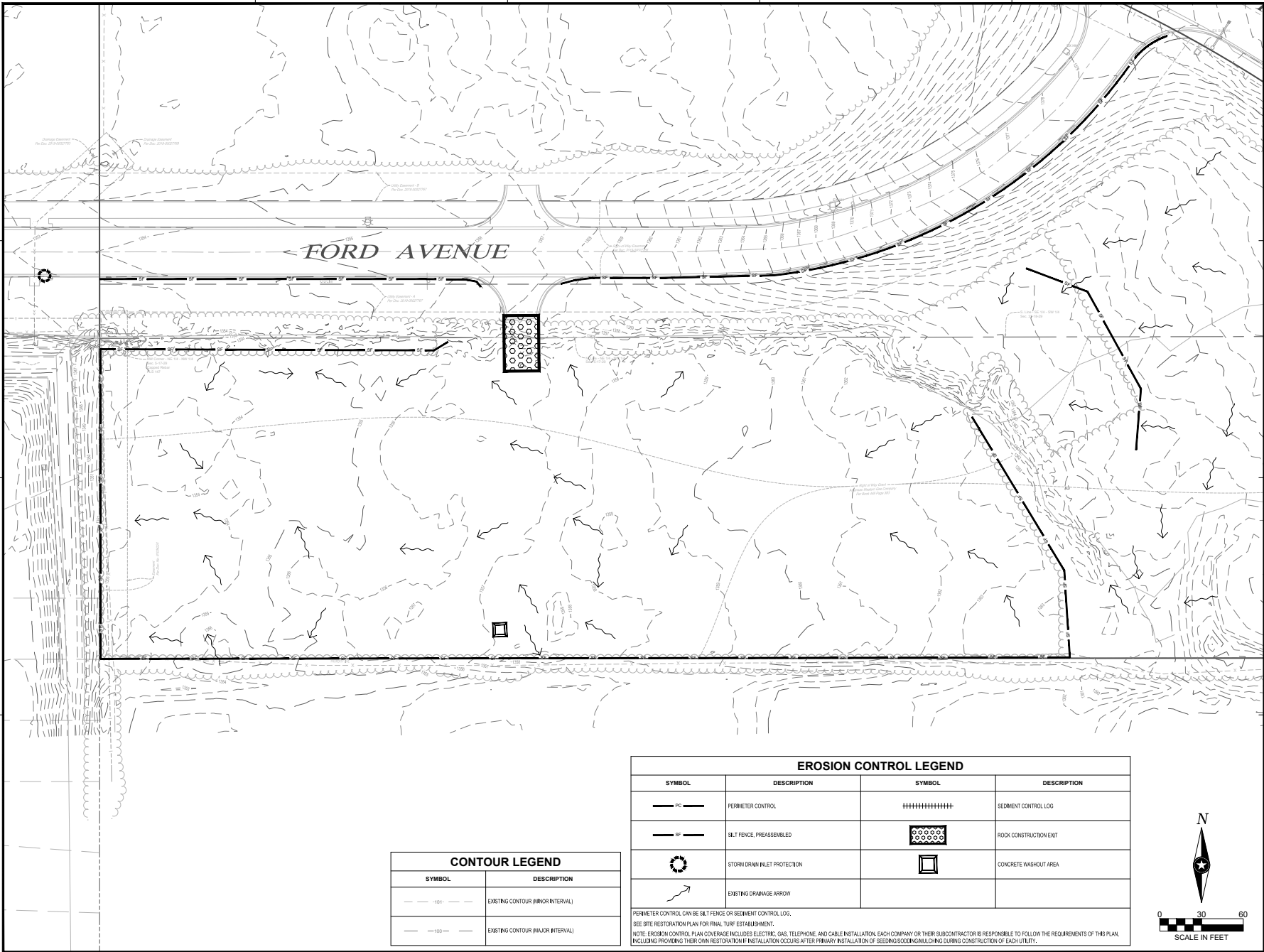


- KEY NOTES:**
1. FOR MANUAL INSTALLATIONS, TRENCH SHALL BE A MINIMUM OF 4" WIDE & 8" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH, BACKFILL, AND COMPACT TRENCH WITH EXCAVATED SOIL.
 2. WOOD POST SHALL BE A MINIMUM SIZE OF 1 1/2" x 1 1/2" OF OAK OR HICKORY.
 3. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS.
 - A. TWIST METHOD - OVERLAP THE END POSTS AND TWIST, OR ROTATE AT LEAST 180°.
 - B. HOOK METHOD - HOOK END OF EACH SILT FENCE LENGTH.

SILT FENCE
NTS

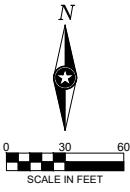


- NOTES:**
1. ATTACH FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS.
 2. ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.
 3. 8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.



CONTOUR LEGEND	
SYMBOL	DESCRIPTION
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)

EROSION CONTROL LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	PERIMETER CONTROL		SEDIMENT CONTROL LOG
	SILT FENCE, PREASSEMBLED		ROCK CONSTRUCTION EXIT
	STORM DRAIN INLET PROTECTION		CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW		
PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG. SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT. NOTE: EROSION CONTROL PLAN COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS PLAN, INCLUDING PROMISING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.			



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PROJECT
**FORD AVENUE
FLATS**
**SOUTH
L25-20**
SPRINGDALE ARKANSAS

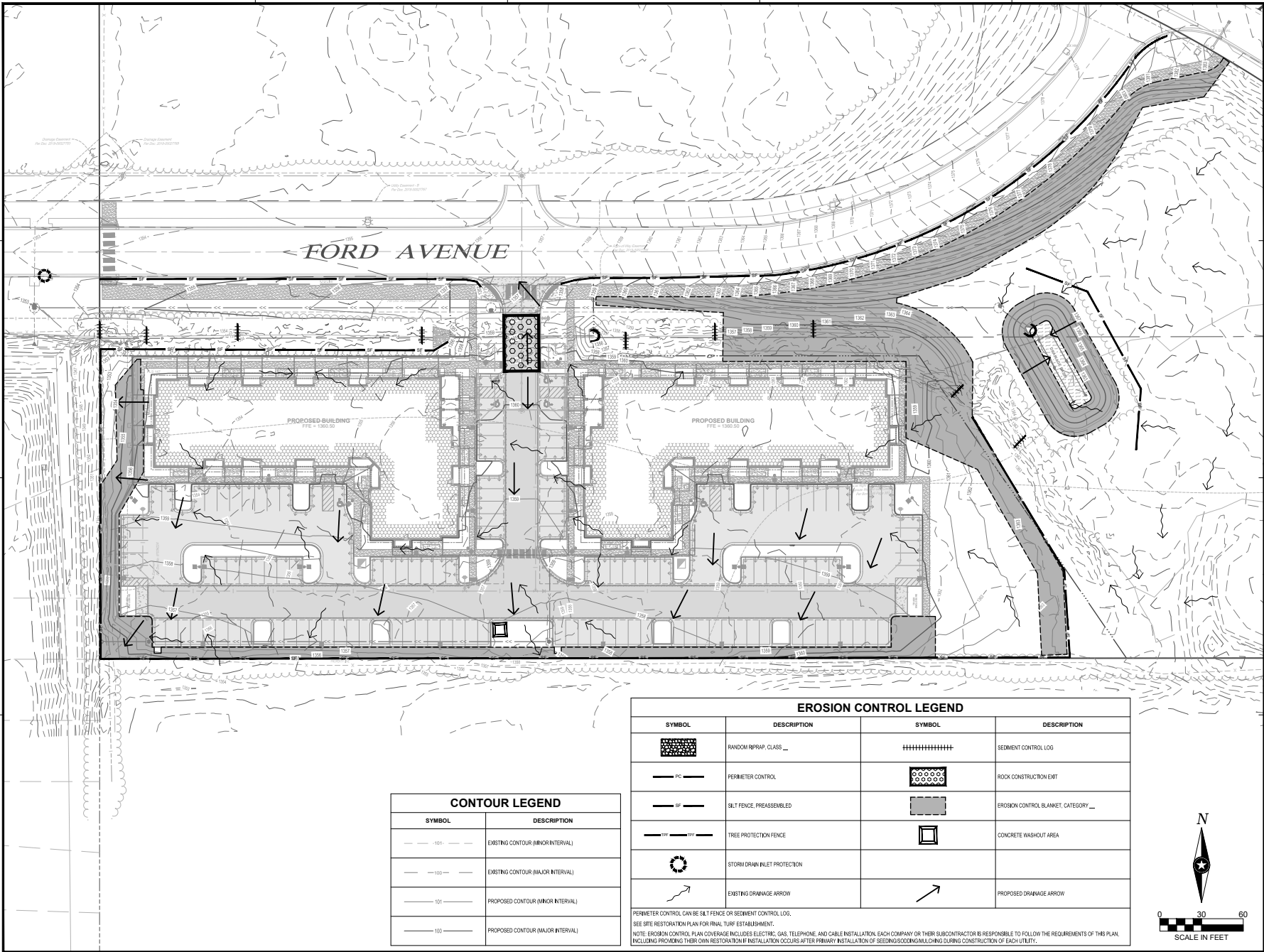
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DATE	DESCRIPTION

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TITLE
**PRE-
CONSTRUCTION
SWPPP**

SHEET
C1-20

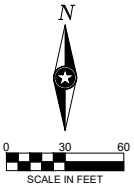
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CONTOUR LEGEND	
SYMBOL	DESCRIPTION
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)

EROSION CONTROL LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	RANDOM RIPRAP, CLASS __		SEDIMENT CONTROL LOG
	PERMETER CONTROL		ROCK CONSTRUCTION EXIT
	SILT FENCE, PREASSEMBLED		EROSION CONTROL BLANKET, CATEGORY __
	TREE PROTECTION FENCE		CONCRETE WASHOUT AREA
	STORM DRAIN INLET PROTECTION		
	EXISTING DRAINAGE ARROW		PROPOSED DRAINAGE ARROW

PERMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.
SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.
NOTE: EROSION CONTROL PLAN COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS PLAN, INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.



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PROJECT
**FORD AVENUE
FLATS
SOUTH
L25-20**
SPRINGDALE ARKANSAS

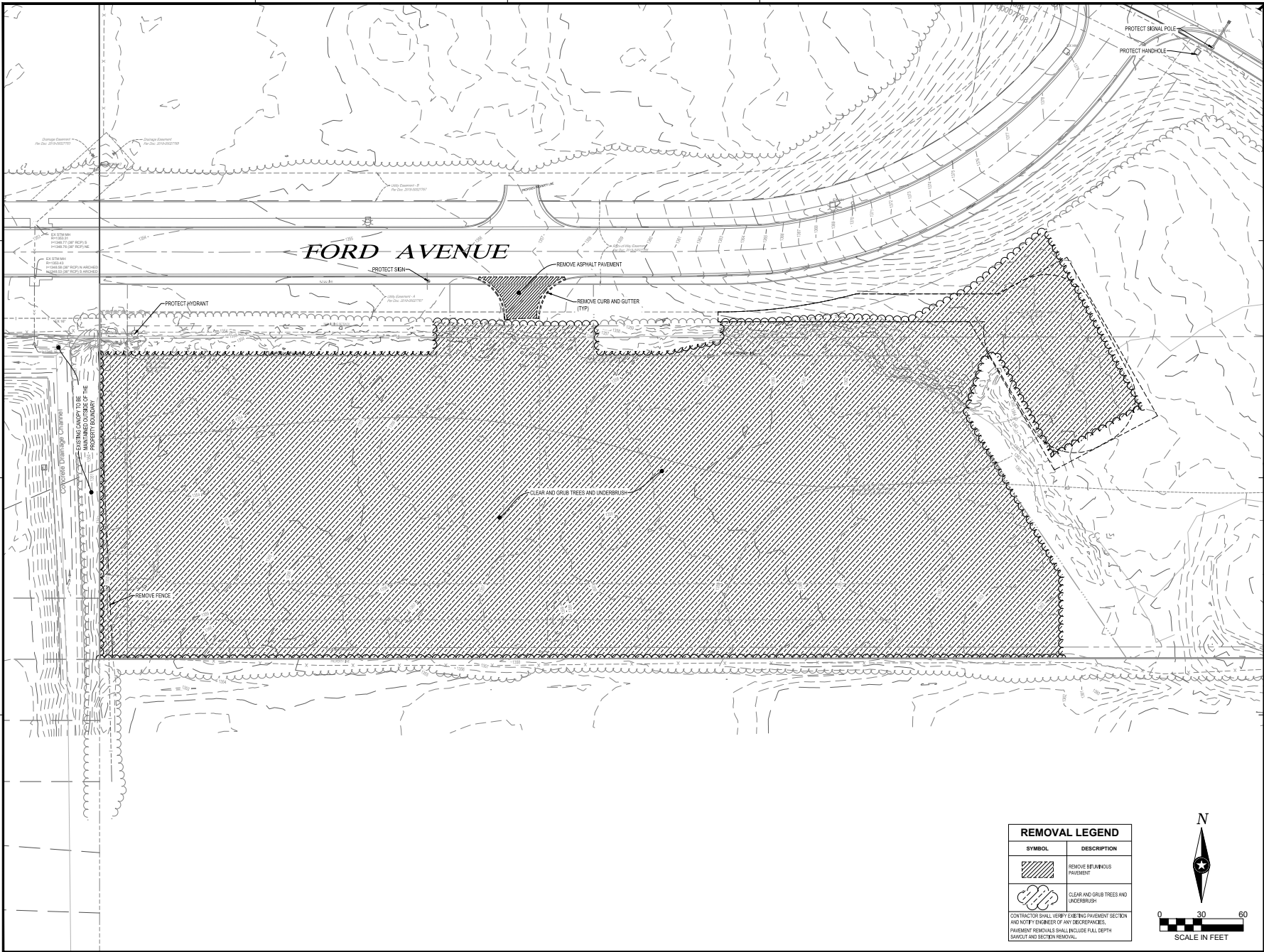
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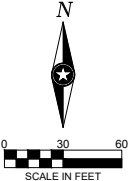
TITLE
SWPPP

SHEET
C1-30

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REMOVAL LEGEND	
SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	CLEAR AND GRUB TREES AND UNDERBRUSH
CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH BARCUT AND SECTION REMOVAL.	



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PROJECT
**FORD AVENUE
FLATS**
**SOUTH
L25-20**
SPRINGDALE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

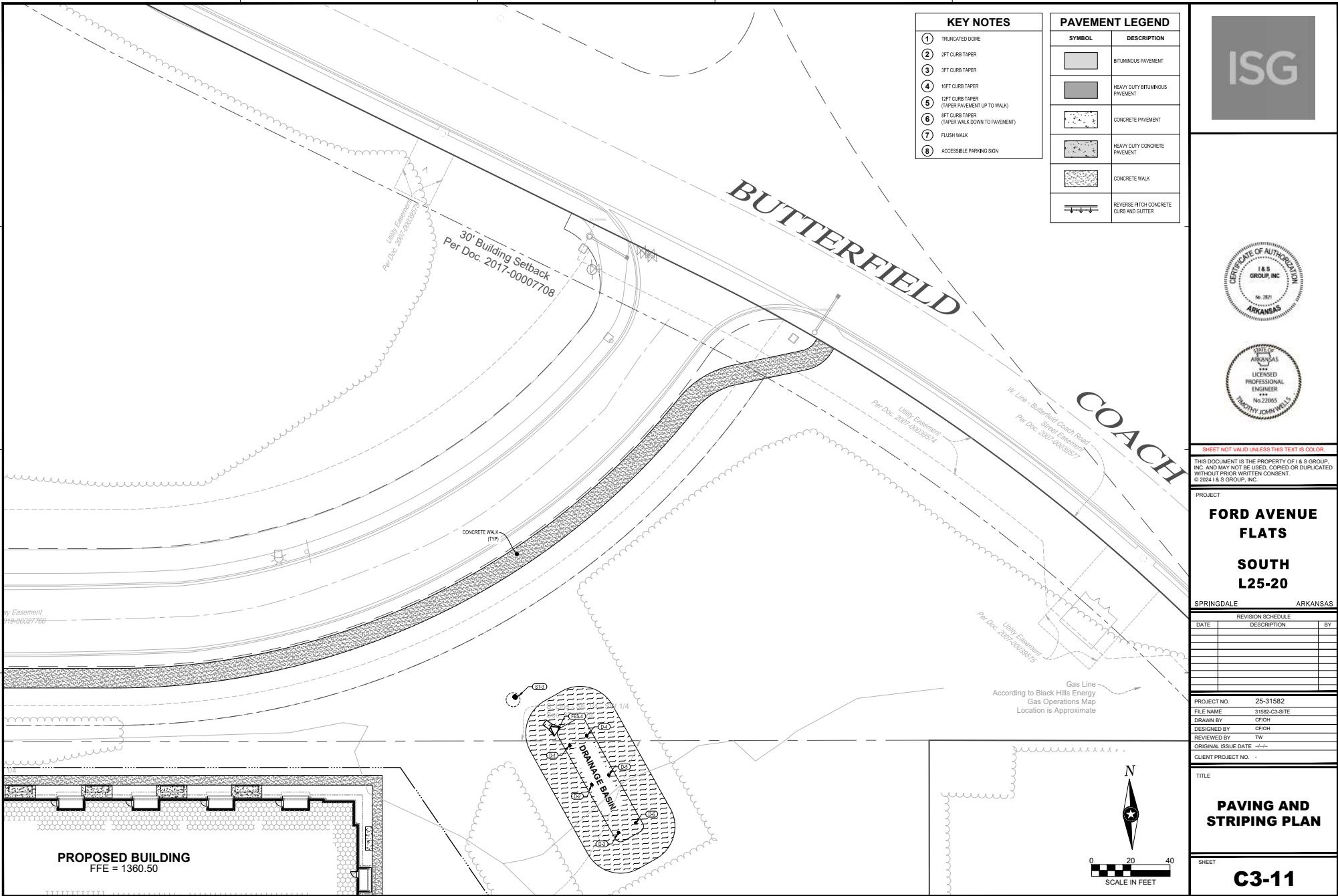
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FILE NAME 31582-C2-EXIST
DRAWN BY CFCH
DESIGNED BY CFCH
REVIEWED BY TW
ORIGINAL ISSUE DATE 4/1/24
CLIENT PROJECT NO. -

TITLE
**EXISTING SITE AND
REMOVAL PLAN**

SHEET
C2-10

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KEY NOTES	
①	TRUNCATED DOME
②	2FT CURB TAPER
③	3FT CURB TAPER
④	4FT CURB TAPER
⑤	12FT CURB TAPER (TAPER PAVEMENT UP TO WALK)
⑥	8FT CURB TAPER (TAPER WALK DOWN TO PAVEMENT)
⑦	FLUSH WALK
⑧	ACCESSIBLE PARKING SIGN

PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	HEAVY DUTY BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE WALK
	REVERSE PITCH CONCRETE CURB AND GUTTER



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PROJECT
**FORD AVENUE
FLATS**
**SOUTH
L25-20**
SPRINGDALE ARKANSAS

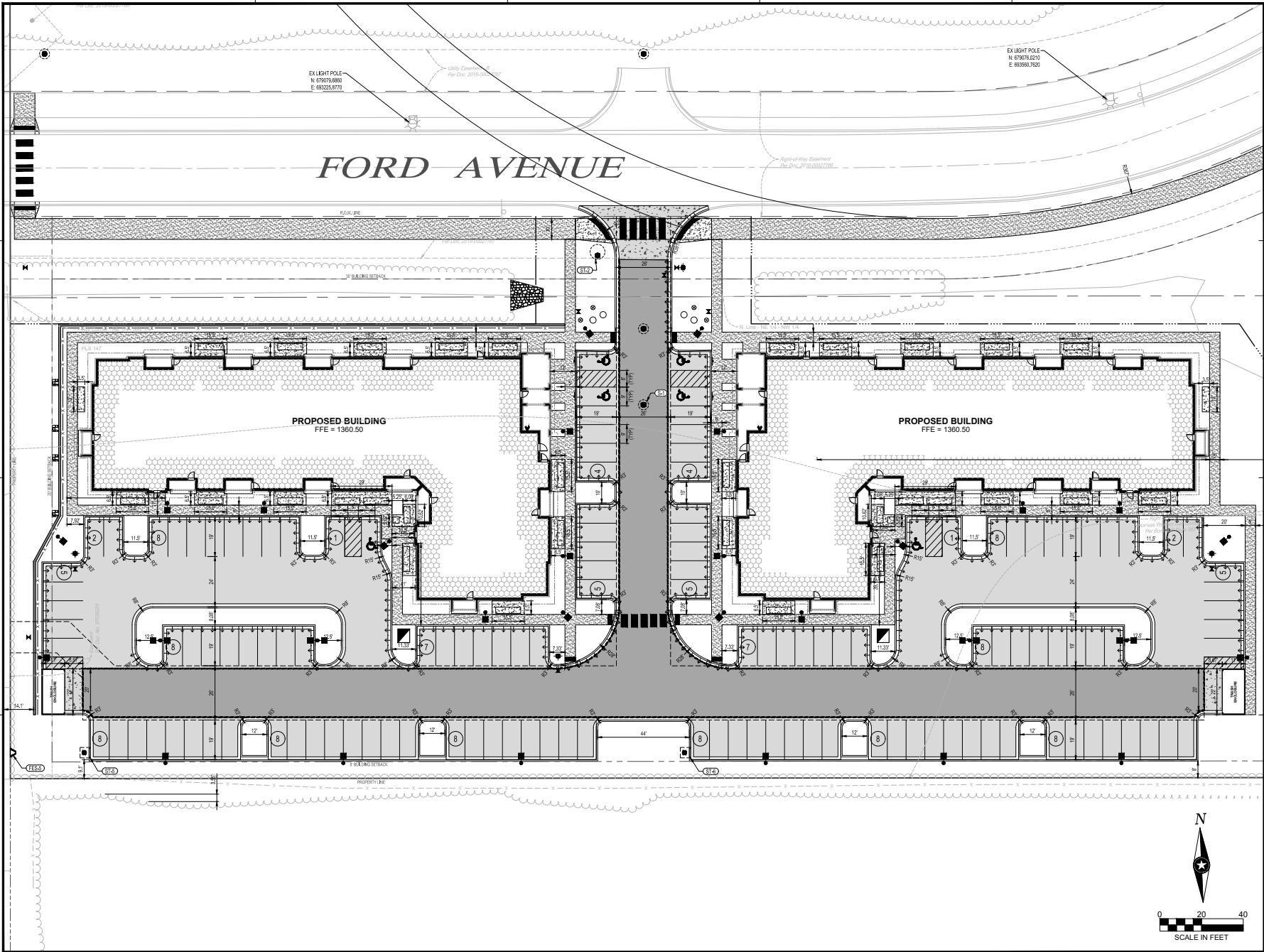
REVISION SCHEDULE		
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PROJECT NO.	25-31582
FILE NAME	31582-C3-SITE
DRAWN BY	CF/CH
DESIGNED BY	CF/CH
REVIEWED BY	TW
ORIGINAL ISSUE DATE	11/1/24
CLIENT PROJECT NO.	-

TITLE
**PAVING AND
STRIPING PLAN**

SHEET
C3-11

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PROJECT
**FORD AVENUE
FLATS
SOUTH
L25-20**
SPRINGDALE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

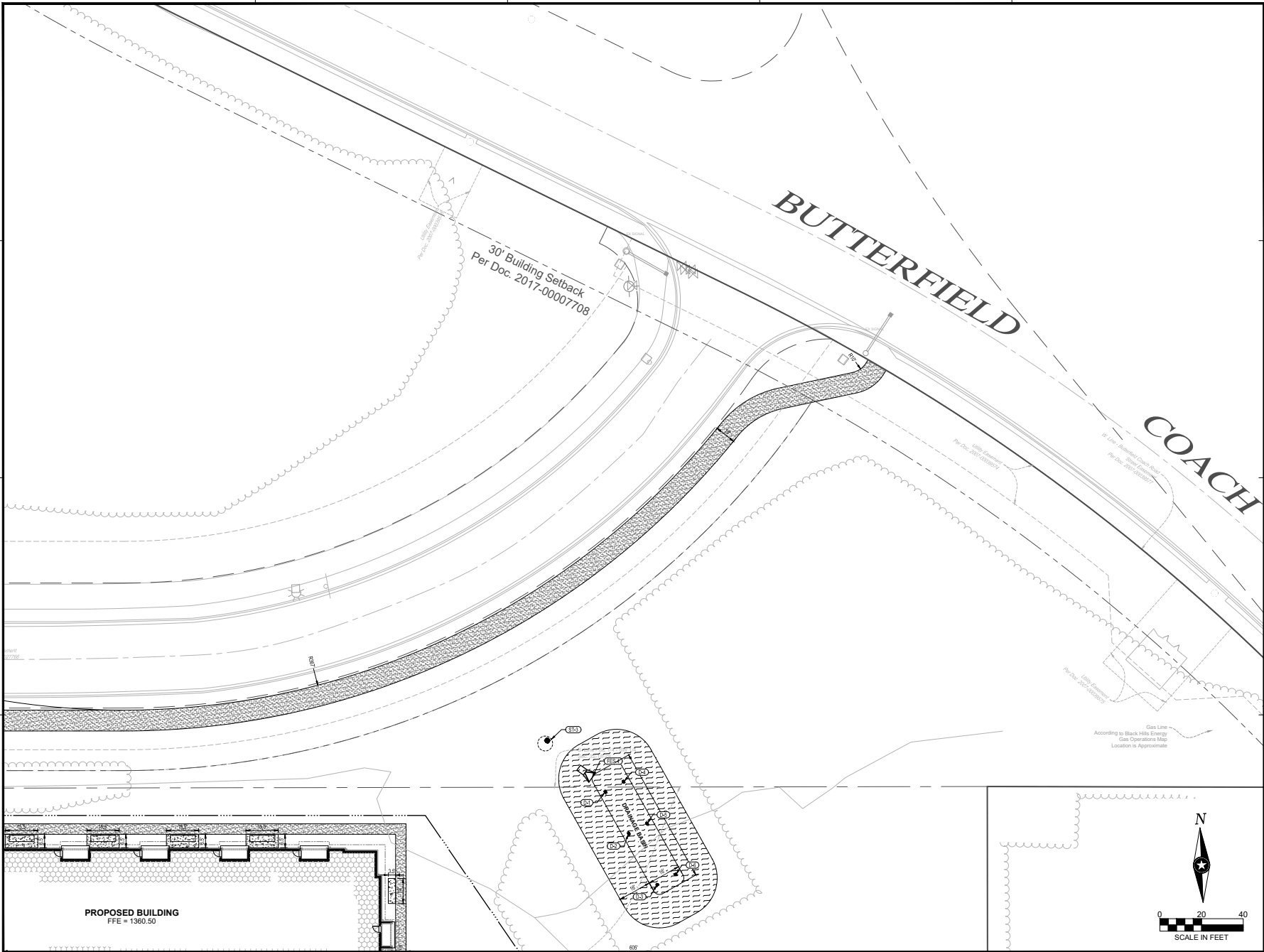
PROJECT NO. 25-31582
FILE NAME 31582-C3-SITE
DRAWN BY CF/CH
DESIGNED BY CF/CH
REVIEWED BY TW
ORIGINAL ISSUE DATE 11/1/24
CLIENT PROJECT NO. -

TITLE

SITE LAYOUT PLAN

SHEET
C3-12

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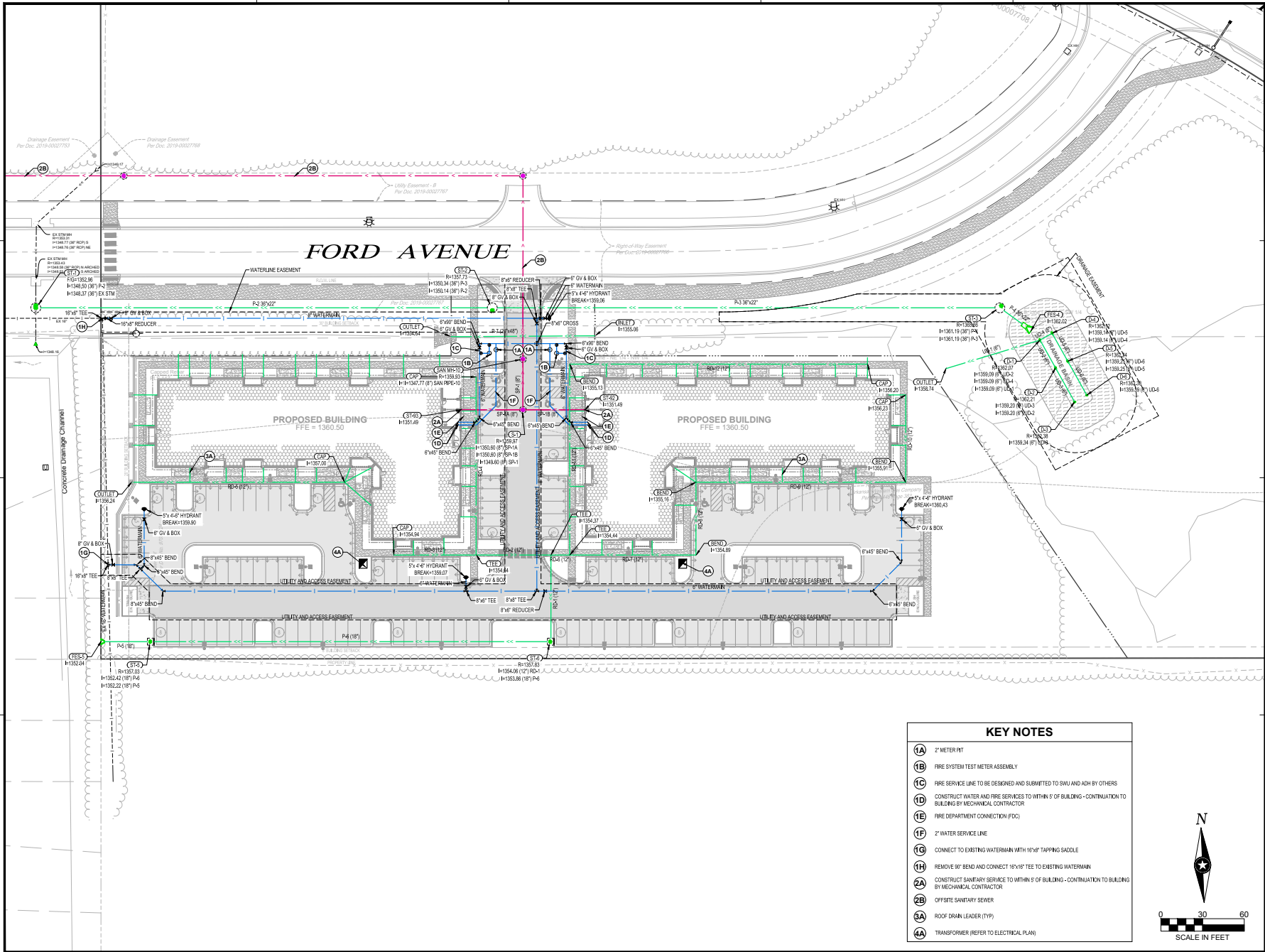
PROJECT
**FORD AVENUE
FLATS**
**SOUTH
L25-20**
SPRINGDALE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-31582
FILE NAME 31582-C3-SITE
DRAWN BY CFCH
DESIGNED BY CFCH
REVIEWED BY TW
ORIGINAL ISSUE DATE 11/1/24
CLIENT PROJECT NO. -

TITLE
SITE LAYOUT PLAN

SHEET
C3-13



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PROJECT
**FORD AVENUE
FLATS**
**SOUTH
L25-20**
SPRINGDALE ARKANSAS

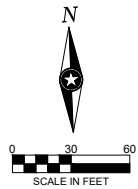
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-31582
FILE NAME 31582-C3-UTILITY
DRAWN BY CFCH
DESIGNED BY CFCH
REVIEWED BY TW
ORIGINAL ISSUE DATE -
CLIENT PROJECT NO. -

TITLE
UTILITY PLAN

SHEET
C3-20

- KEY NOTES**
- (1A) 2" METER PIT
 - (1B) FIRE SYSTEM TEST METER ASSEMBLY
 - (1C) FIRE SERVICE LINE TO BE DESIGNED AND SUBMITTED TO SAU AND ADH BY OTHERS
 - (1D) CONSTRUCT WATER AND FIRE SERVICES TO WITHIN 5' OF BUILDING - CONTINUATION TO BUILDING BY MECHANICAL CONTRACTOR
 - (1E) FIRE DEPARTMENT CONNECTION (FDC)
 - (1F) 2" WATER SERVICE LINE
 - (1G) CONNECT TO EXISTING WATERMAIN WITH 1/2" TAPPING SADDLE
 - (1H) REMOVE 90° BEND AND CONNECT 1/2" TEE TO EXISTING WATERMAIN
 - (2A) CONSTRUCT SANITARY SERVICE TO WITHIN 5' OF BUILDING - CONTINUATION TO BUILDING BY MECHANICAL CONTRACTOR
 - (2B) OFFSITE SANITARY SEWER
 - (3A) ROOF DRAIN LEADER (TYP)
 - (4A) TRANSFORMER (REFER TO ELECTRICAL PLAN)



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STORM DRAIN STRUCTURE SCHEDULE								
STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	STRUCTURE HEIGHT (LN FT)	*TOP OF CASTING ELEVATION	OUTLET INVERT	OUTLET PIPE
ST-1	JUNCTION BOX	72 Ø	RC	EAST JORDAN IRON WORKS PRODUCT #1608	4.66	1352.96	1346.30	EX STM
ST-2	JUNCTION BOX	72 Ø	RC	EAST JORDAN IRON WORKS PRODUCT #1608	7.59	1357.73	1350.14	P-2
ST-3	JUNCTION BOX	72 Ø	RC	EAST JORDAN IRON WORKS PRODUCT #1608	4.47	1365.66	1361.19	P-3
ST-5	RECTANGULAR DROP INLET	48 x 48	RC	EAST JORDAN IRON WORKS PRODUCT #1608	4.81	1357.03	1352.22	P-5
ST-6	RECTANGULAR DROP INLET	48 x 48	RC	EAST JORDAN IRON WORKS PRODUCT #1608	3.97	1357.83	1353.86	P-6

*TOP OF CASTING ELEVATIONS ON CURB STYLE CATCH BASINS * TOP BACK OF CURB BOX, NOT GUTTER ELEVATION

STORM DRAIN PIPE SCHEDULE									
PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE (IN)	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
P-2	ST-2	1350.14	ST-1	1346.50	24 x 36	RCP	RCP	0.50%	329
P-3	ST-3	1361.19	ST-2	1350.34	24 x 36	RCP	RCP	2.97%	365
P-4	FES-4	1362.02	ST-3	1361.19	24 x 36	RCP	RCP	2.97%	28
P-5	ST-5	1352.22	FES-5	1352.04	18	HDPE	HDPE	0.50%	36
P-6	ST-6	1353.86	ST-6	1352.42	18	HDPE	HDPE	0.50%	296
P-7	INLET	1355.06	OUTLET	1354.64	24 x 48	RCP	RCP	0.40%	103
RD-1	TEE	1354.37	ST-6	1354.06	12	HDPE	HDPE	0.50%	62
RD-2	TEE	1354.64	TEE	1354.37	12	HDPE	HDPE	0.50%	54
RD-3	CAP	1354.94	TEE	1354.64	12	HDPE	HDPE	0.50%	59
RD-4	CAP	1355.28	TEE	1354.64	12	HDPE	HDPE	0.50%	128
RD-5	CAP	1357.00	OUTLET	1356.24	12	PVC	PVC	0.50%	153
RD-6	TEE	1354.44	TEE	1354.37	12	HDPE	HDPE	0.50%	13
RD-7	BEND	1354.66	TEE	1354.44	12	HDPE	HDPE	0.50%	91
RD-8	BEND	1355.16	BEND	1354.89	12	HDPE	HDPE	0.50%	52
RD-9	BEND	1355.91	BEND	1355.16	12	HDPE	HDPE	0.50%	151
RD-10	CAP	1356.23	BEND	1355.91	12	HDPE	HDPE	0.50%	63
RD-11	BEND	1355.13	TEE	1354.44	12	HDPE	HDPE	0.50%	137
RD-12	CAP	1356.20	BEND	1355.13	12	HDPE	HDPE	0.50%	214

STORM BASIN UNDERDRAIN STRUCTURE SCHEDULE								
STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	STRUCTURE HEIGHT (LN FT)	*TOP OF CASTING ELEVATION	OUTLET INVERT	OUTLET PIPE
D-1	INLINE DRAIN	6 Ø	PVC	SLOTTED GRATE	2.89	1362.07	1359.20	UD-1
D-2	INLINE DRAIN	6 Ø	PVC	SLOTTED GRATE	3.07	1362.21	1359.20	UD-2
D-3	INLINE DRAIN	6 Ø	PVC	SLOTTED GRATE	3.04	1362.38	1359.34	UD-3
D-4	INLINE DRAIN	6 Ø	PVC	SLOTTED GRATE	2.88	1362.12	1359.14	UD-4
D-5	INLINE DRAIN	6 Ø	PVC	SLOTTED GRATE	2.88	1362.24	1359.25	UD-5
D-6	INLINE DRAIN	6 Ø	PVC	SLOTTED GRATE	2.89	1362.38	1359.39	UD-6

STORM BASIN UNDERDRAIN PIPE SCHEDULE								
PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE (IN)	MATERIAL	PIPE GRADE	PIPE LENGTH (FT)
UD-1	D-1	1359.09	OUTLET	1358.74	6	PVC	0.50%	71
UD-2	D-2	1359.20	D-1	1359.09	6	PVC	0.50%	23
UD-3	D-3	1359.34	D-2	1359.20	6	PVC	0.50%	26
UD-4	D-4	1359.14	D-1	1359.09	6	PVC	0.50%	10
UD-5	D-5	1359.25	D-4	1359.14	6	PVC	0.50%	23
UD-6	D-6	1359.39	D-5	1359.25	6	PVC	0.50%	28

SANITARY SEWER STRUCTURE SCHEDULE								
STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	STRUCTURE HEIGHT (LN FT)	TOP OF CASTING ELEVATION	INVERT ELEVATION	OUTLET PIPE
S-1	JUNCTION BOX	48 Ø	RC	NEENAW R1733 "SANITARY SEWER" STAMP SELF CLEANING PICK HOLES	10.37	1359.57	1348.60	SP-4

SANITARY SEWER PIPE SCHEDULE									
PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
SP-1	S-1	1348.60		1348.77	8"	PVC	SDR-35	2.20%	36
SP-1A	ST-40	1351.49	S-1	1350.00	8"	PVC	SDR-35	2.20%	45
SP-1B	ST-42	1351.49	S-1	1350.60	8"	PVC	SDR-35	2.20%	45



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PROJECT
**FORD AVENUE
FLATS**
**SOUTH
L25-20**
SPRINGDALE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-31582
FILE NAME	31582-C3-PROJ
DRAWN BY	CFGH
DESIGNED BY	CFGH
REVIEWED BY	TW
ORIGINAL ISSUE DATE	4/1/24
CLIENT PROJECT NO.	-

TITLE
**UTILITY
SCHEDULES**

SHEET
C3-21



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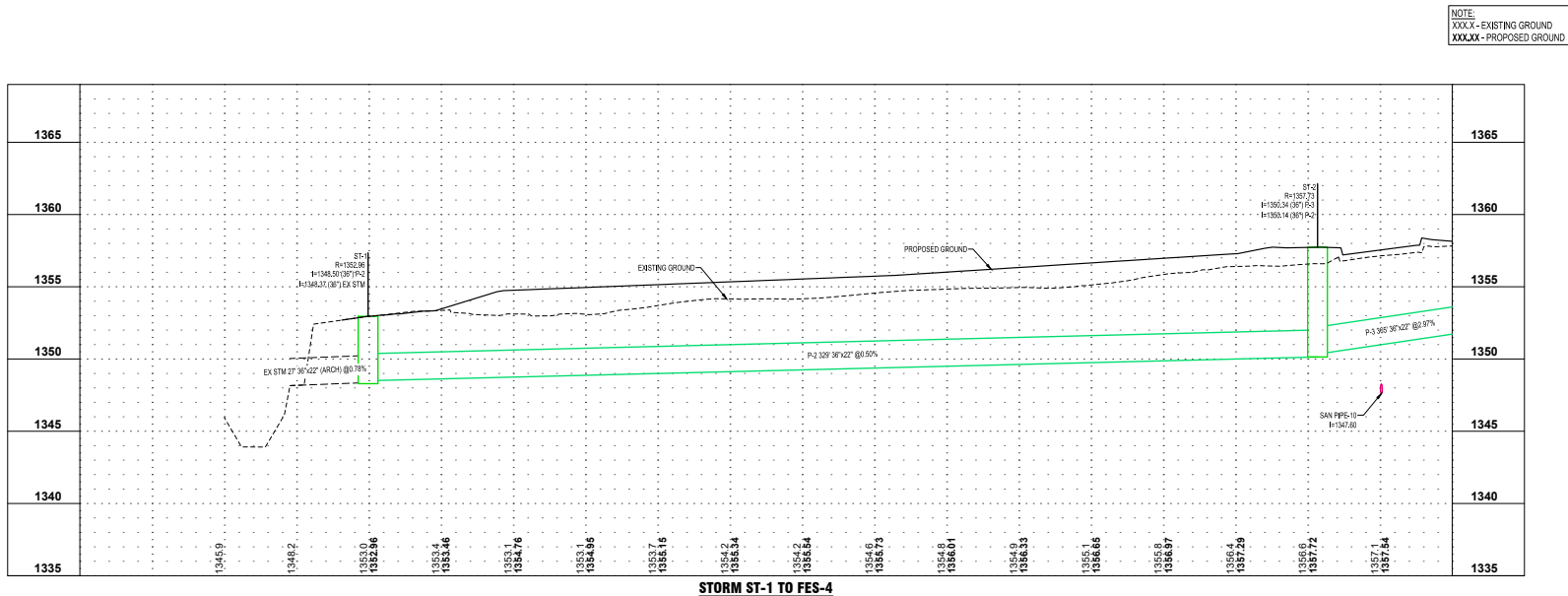
PROJECT
**FORD AVENUE
FLATS**
**SOUTH
L25-20**
SPRINGDALE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

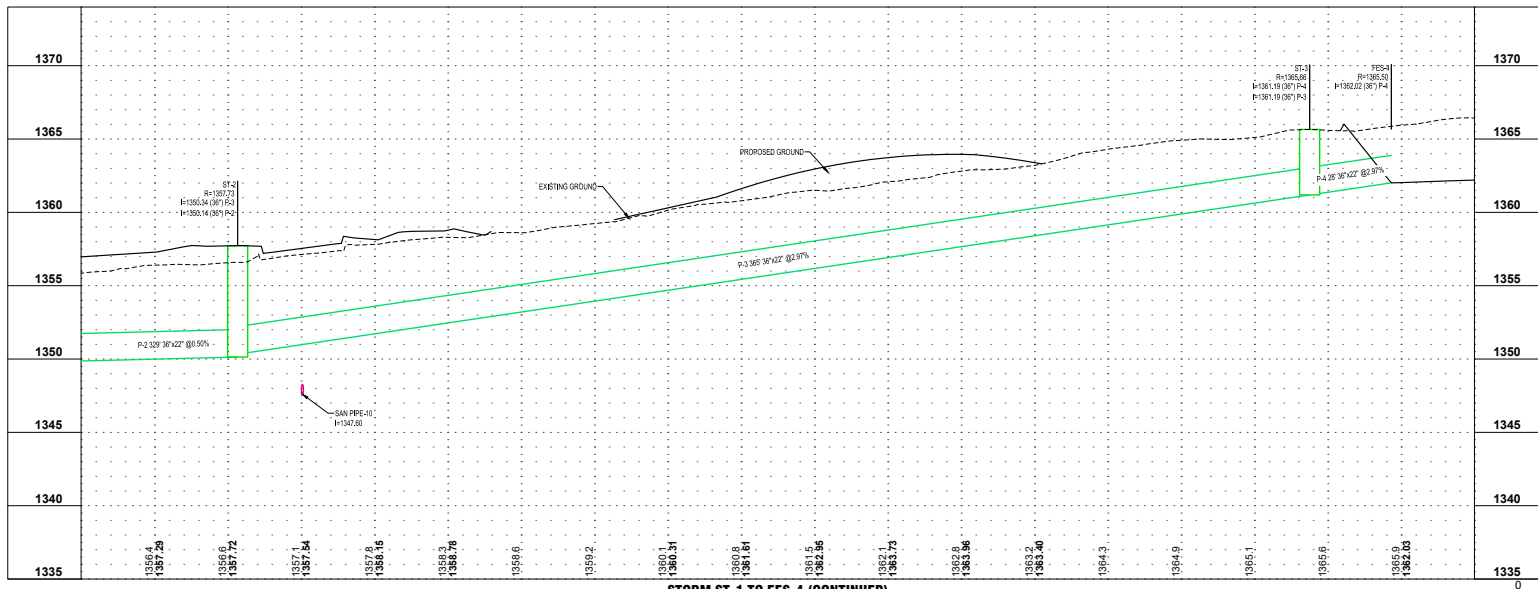
PROJECT NO. 25-31582
FILE NAME 31582-C3-PROF
DRAWN BY C/CH
DESIGNED BY C/CH
REVIEWED BY TW
ORIGINAL ISSUE DATE -
CLIENT PROJECT NO. -

TITLE
UTILITY PROFILES

SHEET
C3-30



STORM ST-1 TO FES-4



STORM ST-1 TO FES-4 (CONTINUED)





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PROJECT
**FORD AVENUE
FLATS**
**SOUTH
L25-20**
SPRINGDALE ARKANSAS

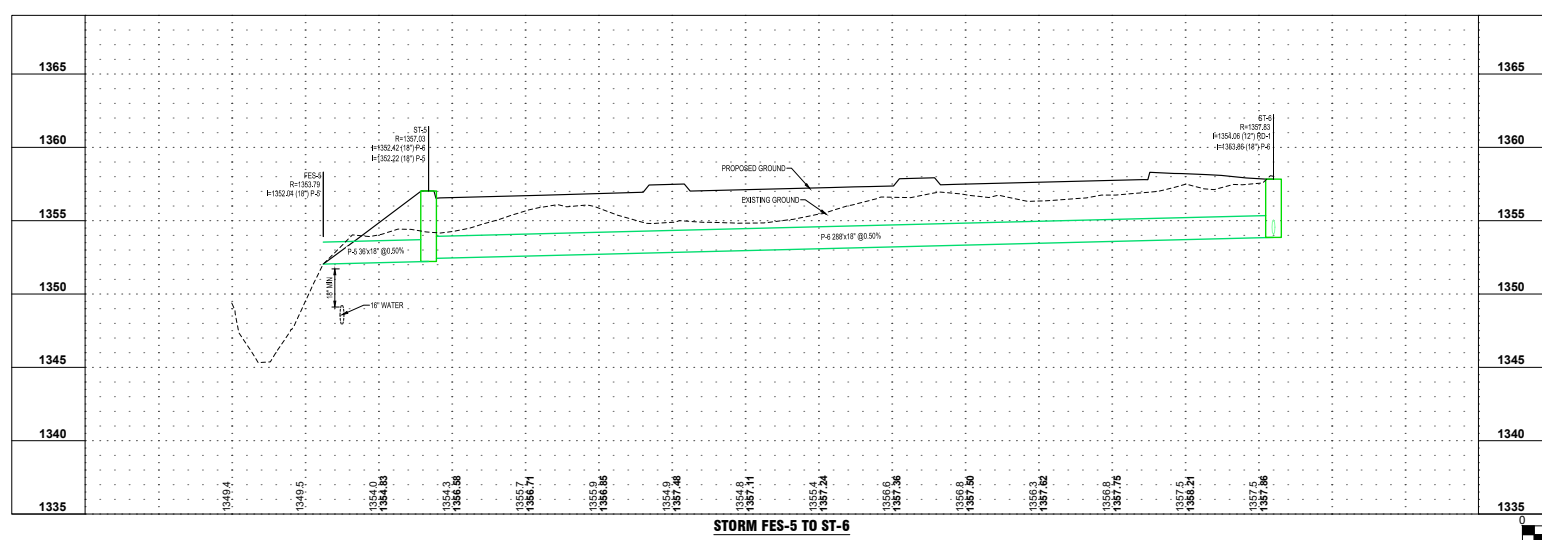
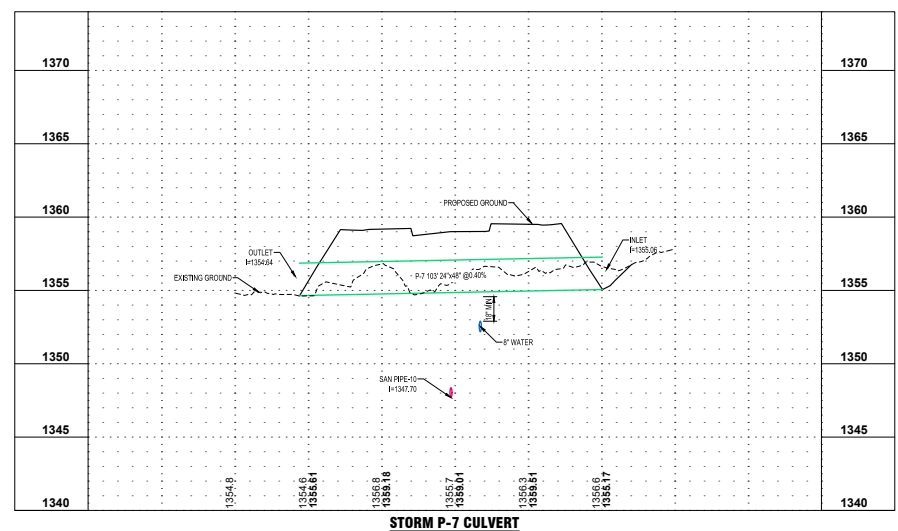
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-31582
FILE NAME 31582-C3-PROF
DRAWN BY C/CH
DESIGNED BY C/CH
REVIEWED BY TW
ORIGINAL ISSUE DATE -/-/-
CLIENT PROJECT NO. -

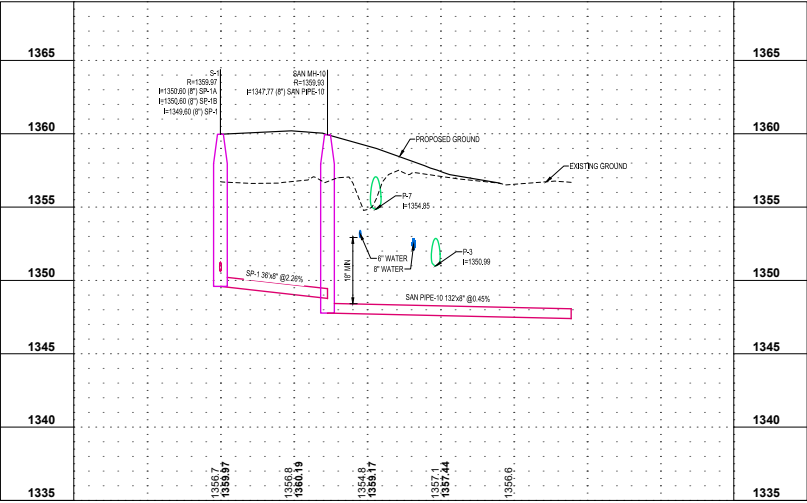
TITLE
UTILITY PROFILES

SHEET
C3-31

NOTE
XXXX - EXISTING GROUND
XXXXX - PROPOSED GROUND



NOTE
XXXX - EXISTING GROUND
XXXXX - PROPOSED GROUND



SANITARY S-1



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PROJECT
**FORD AVENUE
FLATS**
**SOUTH
L25-20**
SPRINGDALE ARKANSAS

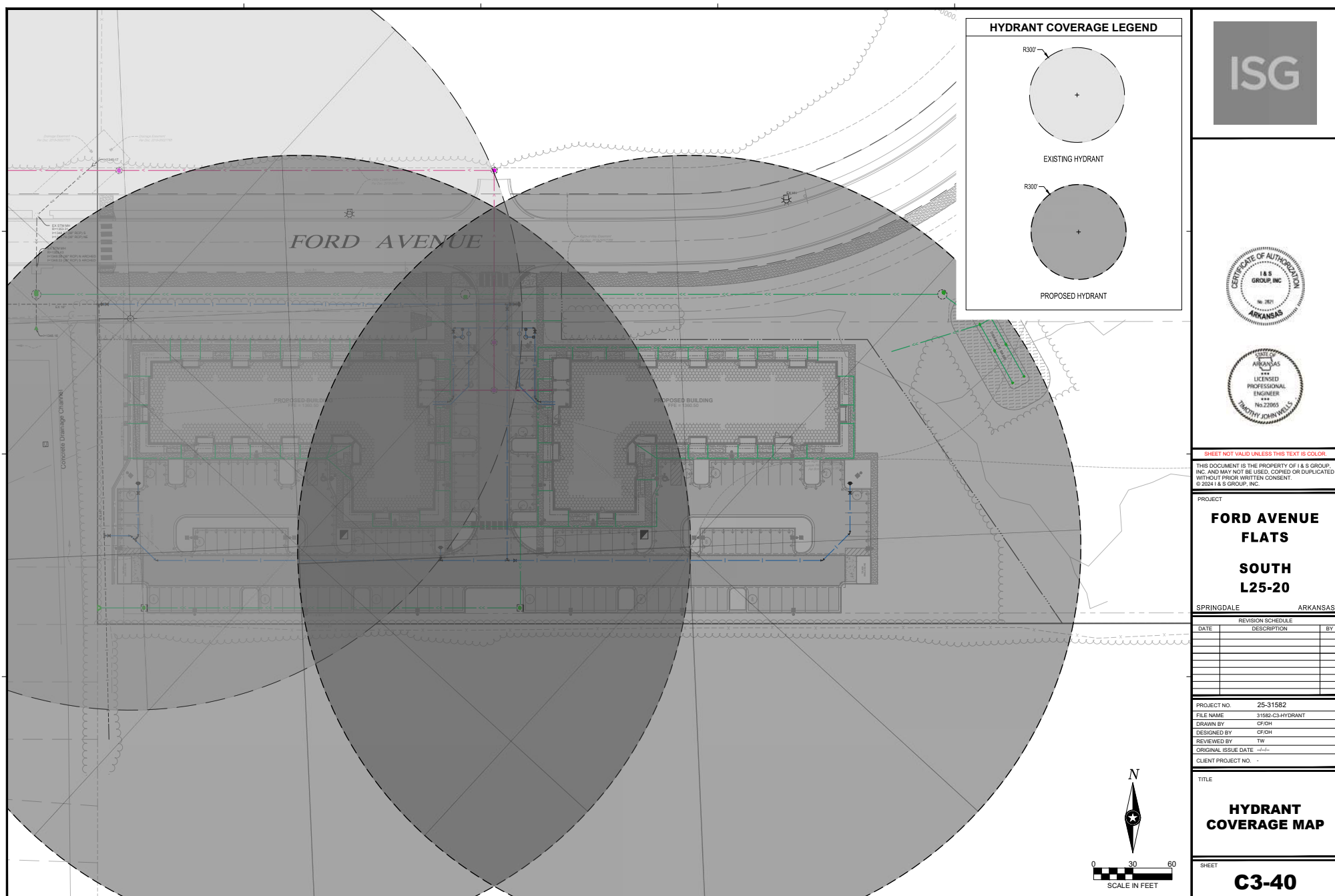
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

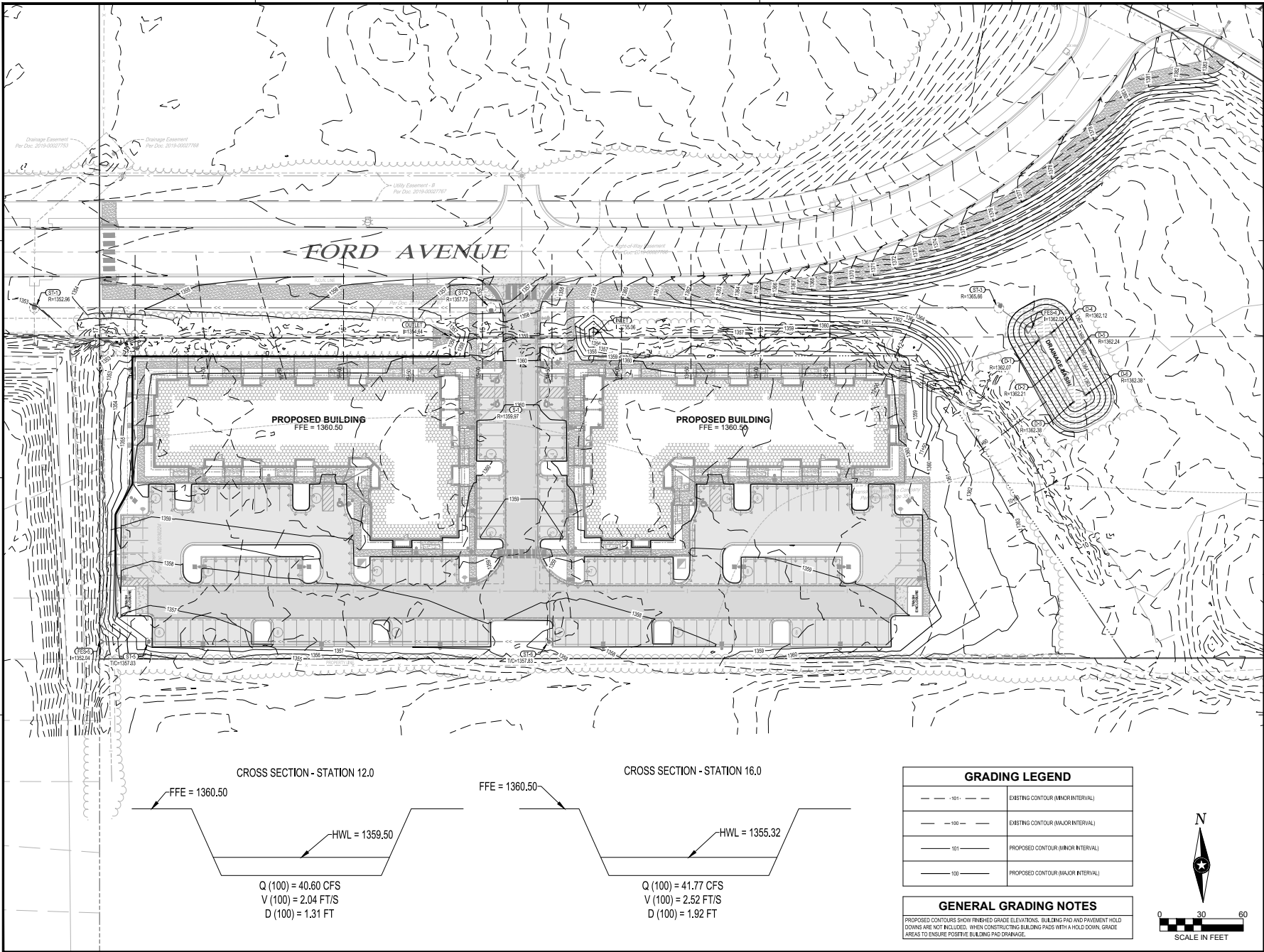
PROJECT NO. 25-31582
FILE NAME 31582-C3-PROF
DRAWN BY CFCH
DESIGNED BY CFCH
REVIEWED BY TW
ORIGINAL ISSUE DATE 4-1-24
CLIENT PROJECT NO. -

TITLE
UTILITY PROFILES

SHEET
C3-32

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PROJECT
**FORD AVENUE
FLATS**
**SOUTH
L25-20**
SPRINGDALE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-31582
FILE NAME 31582-C4-GRADE-04
DRAWN BY CFCH
DESIGNED BY CFCH
REVIEWED BY TW
ORIGINAL ISSUE DATE 4/1/24
CLIENT PROJECT NO. -

TITLE

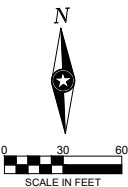
**OVERALL GRADING
PLAN**

SHEET

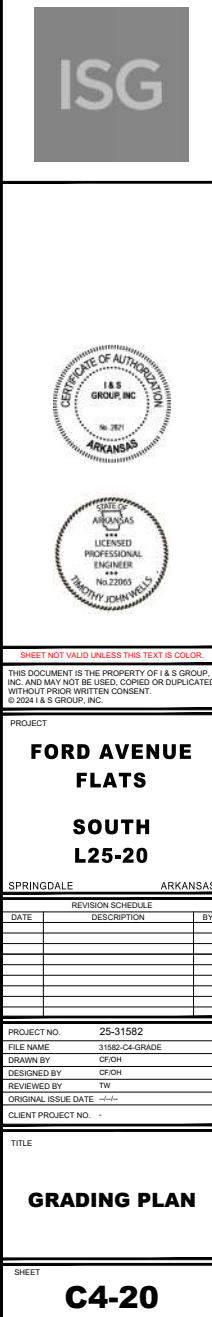
C4-10

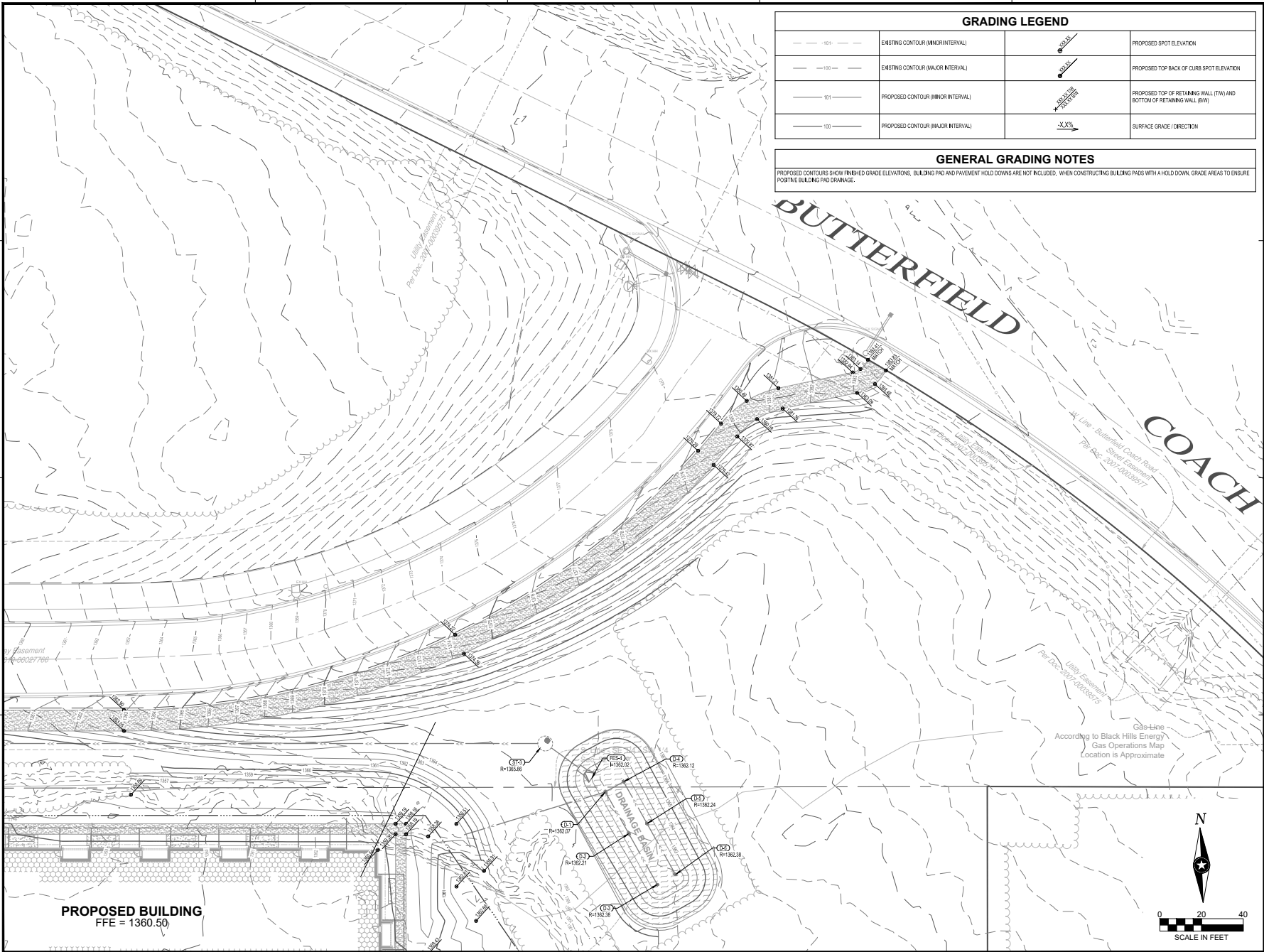
GRADING LEGEND	
---	EXISTING CONTOUR (MINOR INTERVAL)
---	EXISTING CONTOUR (MAJOR INTERVAL)
---	PROPOSED CONTOUR (MINOR INTERVAL)
---	PROPOSED CONTOUR (MAJOR INTERVAL)

GENERAL GRADING NOTES
PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.



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PROJECT

FORD AVENUE FLATS

SOUTH

L25-20

SPRINGDALE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-31582

FILE NAME 31582-C4-GRADE

DRAWN BY C/CH

DESIGNED BY C/CH

REVIEWED BY TW

ORIGINAL ISSUE DATE -

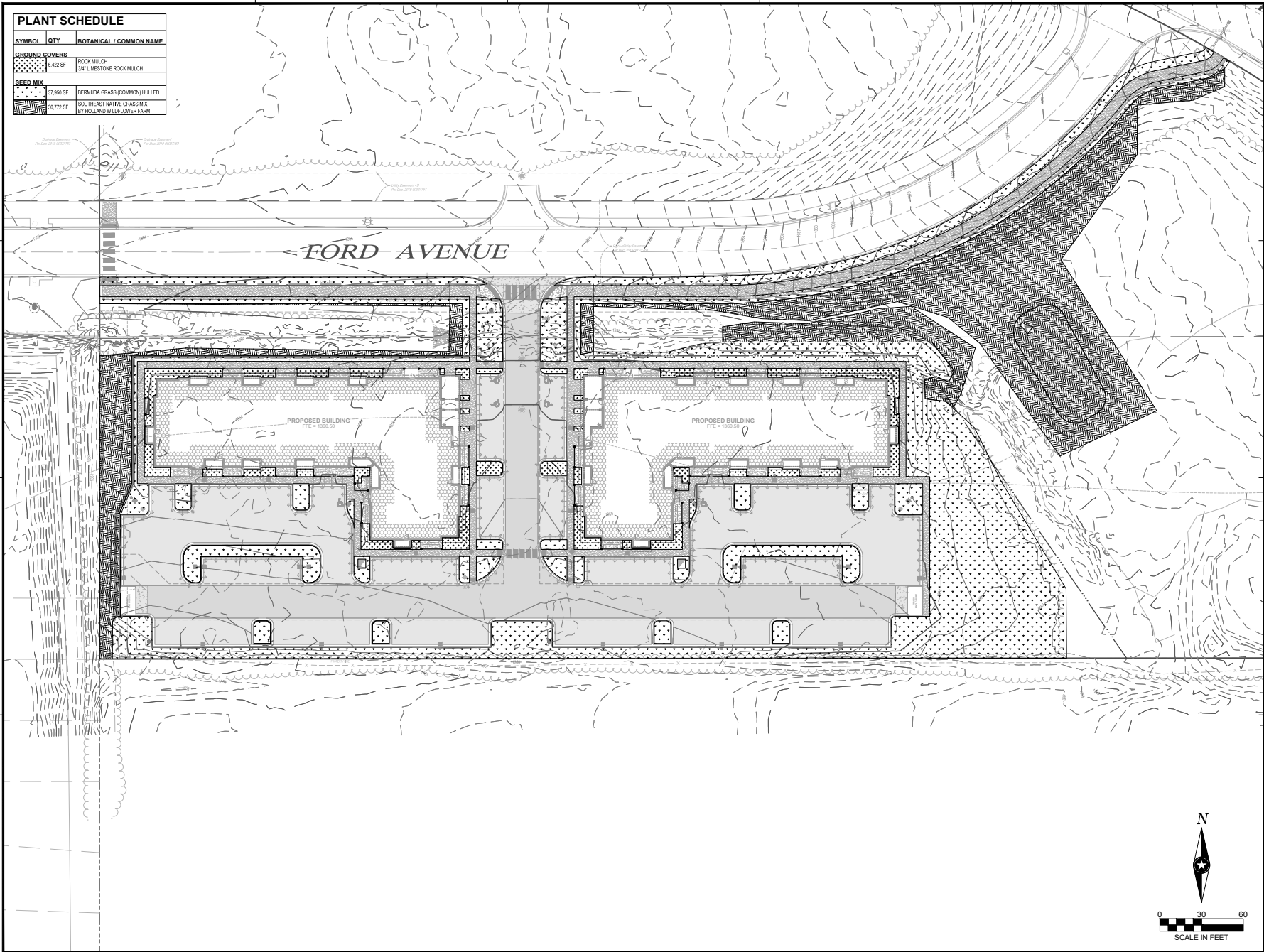
CLIENT PROJECT NO. -

TITLE

GRADING PLAN

SHEET

C4-21



PLANT SCHEDULE		
SYMBOL	QTY	BOTANICAL / COMMON NAME
GROUND COVERS		
	5,422 SF	ROCK MULCH
		1/4" LIMESTONE ROCK MULCH
SEED MIX		
	17,960 SF	BERMUDA GRASS (COMMON) MULLED
	30,772 SF	SOUTHEAST NATIVE GRASS MIX BY HOLLAND VALLEYFLOWER FARM

ISG



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PROJECT
**FORD AVENUE
FLATS**
**SOUTH
L25-20**
SPRINGDALE ARKANSAS

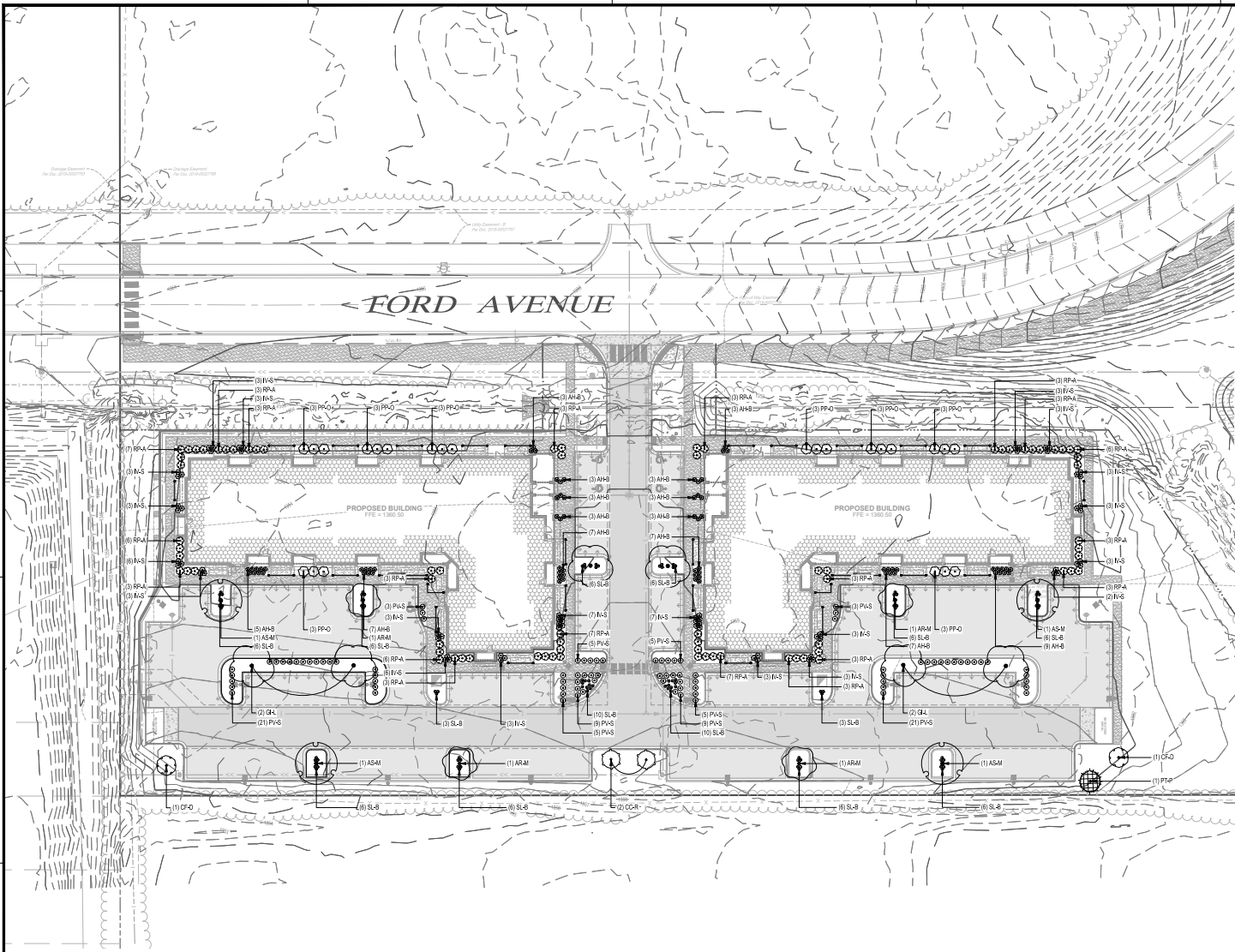
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-31582
FILE NAME 31582-CS-LAND
DRAWN BY JV
DESIGNED BY JV
REVIEWED BY BH
ORIGINAL ISSUE DATE 4/1/24
CLIENT PROJECT NO. -

TITLE
**SITE RESTORATION
PLAN**

SHEET
C5-10

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PLANT SCHEDULE					
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
DECIDUOUS TREES					
	AR-M	4	ACER RUBRUM RED MAPLE	2" CAL	B & B
	AS-M	4	ACER SACCHARUM SUGAR MAPLE	2" CAL	B & B
	OH-L	6	QUERCUS TINCANIVOSUS THORNLESS HONEY LOCUST	2" CAL	B & B
EVERGREEN TREES					
	PT-P	1	PIRUS TAEDA LOBLOLLY PINE	2" CAL	B & B
UNDERSTORY TREES					
	CC-R	2	CERCIS CANADENSIS EASTERN REDBUD	2" CAL	B & B
	CF-O	2	CORNUS FLORIDA FLOWERING DOGWOOD	2" CAL	B & B
DECIDUOUS SHRUBS					
	IV-S	102	ITEA VIRGINICA VIRGINIA SWEETSPINE	5 GAL	CONT
	PP-O	36	PHAELODAPHNE FUSCENS BROADLEAF MOCK ORANGE	5 GAL	CONT
	RP-A	111	RHOCHODENDRON PRINOPHYLLUM ROSESHILL AZALEA	5 GAL	CONT
GRASSES					
	PV-S	86	PANDANUS VIRGATUS SWITCH GRASS	1 GAL	CONT
	SL-B	86	SCHLOCHOPHYLLUM SCOPARIUM LITTLE BLUESTEM	1 GAL	CONT
PERENNIALS					
	AH-B	105	ARISMA FLORIBUNDA ARKANSAS BLUESTEM	1 GAL	CONT



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PROJECT
**FORD AVENUE
FLATS
SOUTH
L25-20**
SPRINGDALE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

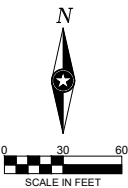
PROJECT NO. 25-31582
FILE NAME 31582-CS-LAND
DRAWN BY JV
DESIGNED BY JV
REVIEWED BY BH
ORIGINAL ISSUE DATE 4/1/24
CLIENT PROJECT NO. -

TITLE

PLANTING PLAN

SHEET

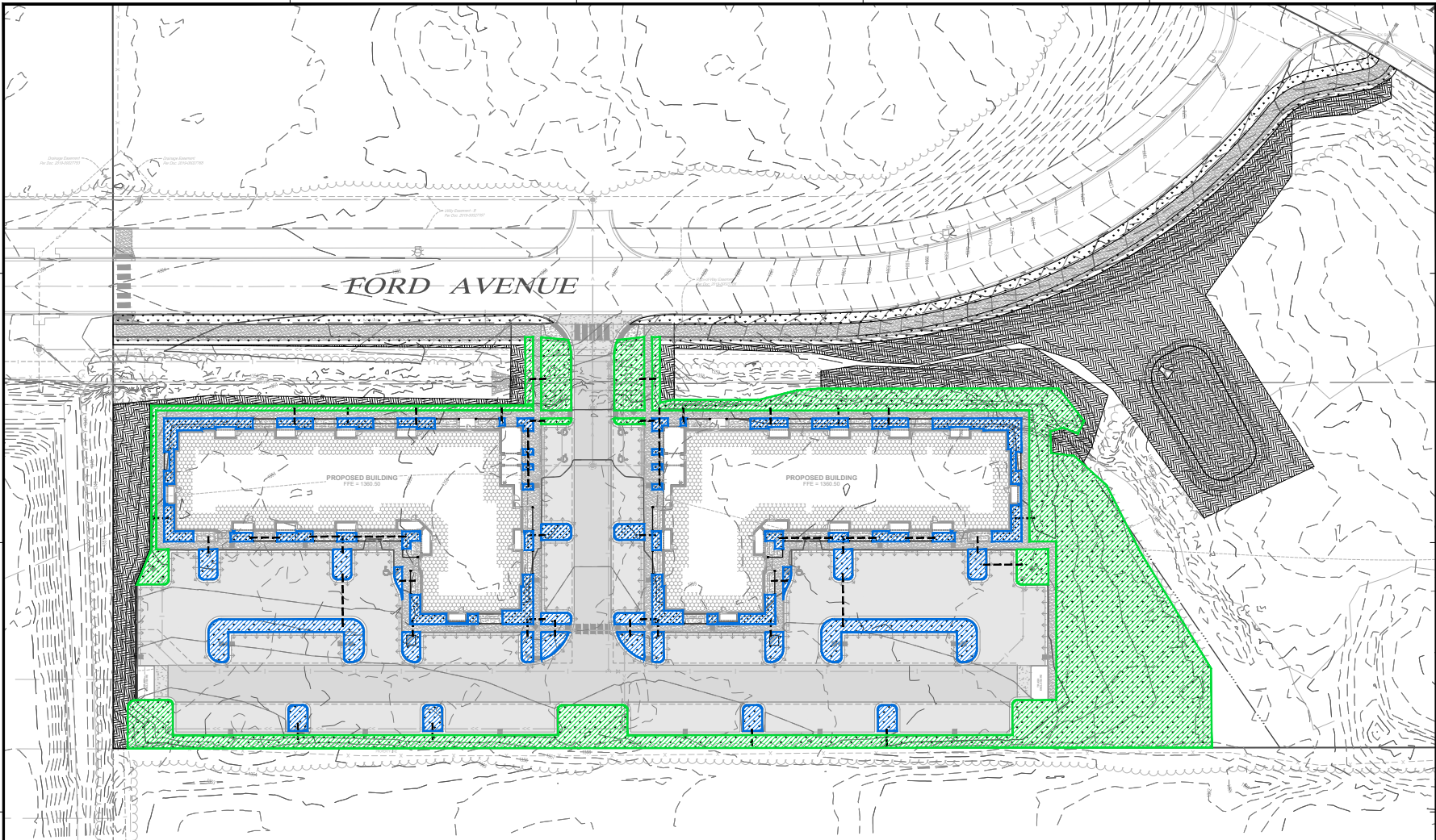
C5-11



LANDSCAPE REQUIREMENTS AS REQUIRED IN SPRINGDALE, AR ZONING CODE			
LOCATION	TYPE	REQUIRED	PROVIDED
STREET FRONTAGE, INTERIOR, AND PERIMETER	PLANTING REQUIREMENTS	PER SECTION 96-31, INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS, THE SITE PLAN FOR ANY DEVELOPMENT MUST SHOW INTERIOR PARKING LOT LANDSCAPING. THE SQUARE FOOTAGE OF ALL AREAS WITHIN THE PARKING LOT'S PERIMETER ARE COUNTED, INCLUDING THE PLANTING ISLANDS REQUIRED. CURBED AREAS, CORNER LOTS, PARKING SPACES AND ALL INTERIOR DRIVEWAYS AND ALLEYS EXCEPT THOSE WITH NO PARKING SPACES LOCATED ON OTHER SIDES, ONE TREE PER PLANTING ISLAND IS REQUIRED FOR THE INTERIOR PARKING AREA WITH THE BALANCE PLANTED IN GRASS OR OTHER VEGETATION. THESE TREES MUST BE PLANTED WITHIN THE ISLAND AND A FOUR-FOOT CLEARANCE SHOULD BE LEFT FOR CAR DOORS TO OPEN FROM ADJACENT PARKING SPACES.	TOTAL AREA OF PARKING LOT AREA: 60,864 SF REQUIRED: % TOTAL AREA OF LOT FOR INTERIOR PLANTING: 6.08 SF PROPOSED: % TOTAL AREA OF LOT FOR INTERIOR PLANTING: 7.16 SF

STREET FRONTAGE, INTERIOR, AND PERIMETER	PLANTING REQUIREMENTS	PER SECTION 96-33, MINIMUM TREE AND SHRUB PLANTING REQUIREMENTS. TREES SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE OR WHERE THEY SHALL REQUIRE FREQUENT PRUNING IN ORDER TO AVOID INTERFERENCE WITH POWER LINES. A MINIMUM OF 75 PERCENT OF ALL REQUIRED TREES SHALL BE SHADE TREES, IMMEDIATELY UPON PLANTING, TREES SHALL BE A MINIMUM OF 80 FT TALL AND SHALL HAVE A MINIMUM CALIPER OF TWO INCHES. WHEN MORE THAN TEN TREES ARE TO BE PLANTED TO MEET THE REQUIREMENTS, A MIX OF SPECIES SHALL BE PROVIDED.	TREES ARE PLACED TO AVOID SITE DRAINAGE AND UTILITY LINES. 2" TREES ARE SHADE TREES AND 1" TREE IS EVERGREEN. REQUIRED SIZES FOR TREES ARE LISTED IN PLANTING SCHEDULE.
ADDITIONAL LANDSCAPE TREATMENT	PLANTING REQUIREMENTS	PER SECTION 96-34, ADDITIONAL LANDSCAPE TREATMENT. ALL INTERIOR LANDSCAPE AREAS NOT DEDICATED TO TREES OR TO PRESERVATION OF EXISTING VEGETATION SHALL BE LANDSCAPED WITH GRASS, GROUND COVER, SHRUBS OR OTHER APPROPRIATE LANDSCAPE TREATMENT. GRAVEL OR OTHER PAVEMENT SHALL NOT BE CONSIDERED APPROPRIATE LANDSCAPE TREATMENT.	ALL INTERIOR LANDSCAPE AREAS ARE COVERED WITH TURF GRASS AND CONTAIN ORNAMENTAL TREES AND PERENNIAL GRASSES.

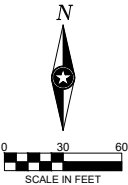
PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



IRRIGATION LEGEND	
SYMBOL	DESCRIPTION
	APPROXIMATE LIMITS OF DRIP IRRIGATION
	APPROXIMATE LIMITS OF TURF ROTOR IRRIGATION
	RPZ LOCATION
	QUICK CONNECT
	SLEEVING (SIZE TBD BY IRRIGATION CONTRACTOR)

IRRIGATION NOTES

1. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND VERIFICATION OF ALL EXISTING UTILITIES AND STRUCTURES. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR UTILITIES. DAMAGE DONE TO UTILITIES, STRUCTURES, OR OTHER FINISHED WORK SHALL BE REPAIRED OR REPLACED AT THE IRRIGATION CONTRACTOR'S EXPENSE.
2. IRRIGATION CONTRACTOR TO FIELD ADJUST DRIP LINE LOCATIONS SO AS TO AVOID CONFLICTS WITH TREES, SITE FURNITURE, AND UTILITIES.
3. INSTALL PVC SCHEDULE 40 PIPE SLEEVES UNDER HARDSCAPE AT ALL POINTS WHERE IRRIGATION MAIN LINE AND LATERALS ARE LOCATED.
4. INSTALL ALL MAINLINES TO SLOPE AT 1% MINIMUM TO MANUAL DRAIN VALVES LOCATED AT LOW POINTS OR AS INDICATED ON PLANS OF MAINLINE SYSTEM.
5. THE CONTRACTOR SHALL PLACE A #12 SOLID COPPER TRACE WIRE WITH PURPLE PE COVER FOR WATER ALONG ALL PVC MAINLINE. THIS INCLUDES ALL PVC MAINLINE CONNECTING QUICK COUPLER VALVES.
6. THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR TO ENSURE THE POINT OF CONNECTION IS PROVIDED PER PLANS.
7. INSTALL A BACKFLOW PREVENTER AND ENCLOSURE AT THE POINT OF CONNECTION. INSTALL PER MANUFACTURER'S SPECIFICATIONS. COORDINATE WITH LOCAL CITY ORDINANCES TO ENSURE THE POINT OF CONNECTION MEETS ALL CODES.
8. IRRIGATION CONTRACTOR SHALL INSTALL DRIP IRRIGATION SYSTEM FOR ALL PLANTING AREAS AND SPRAY HEADS FOR TURF LAWN AREAS.
9. CONTRACTOR TO SUBMIT IRRIGATION PLAN AND PRODUCT INFORMATION TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. SUBMIT IRRIGATION PLAN AT A SCALE OF 1"=30' OR GREATER INDICATING POINT OF CONNECTION, BACKFLOW PREVENTER, LAYOUT / LOCATIONS OF DRIP-LINE, VALVES, MAINLINE, ISOLATION VALVES, FLOW SENSORS, RAIN / FREEZE SENSOR, PIPE SIZING, AND CONTROLLER LOCATIONS.
10. CONTRACTOR TO INSTALL NEW TORD CUSTOM COMMAND SERIES / HUNTER ACC-D / RAIN BIRD ESP-LXIVM (OR APPROVED EQUAL) CONTROLLER WITH STAINLESS STEEL PEDESTAL MOUNT. SOURCE IRRIGATION CONTROLLER, RAIN / FREEZE SENSOR, QUICK COUPLERS, AND CONTROL VALVES FROM ONE MANUFACTURER. CONTRACTOR TO VERIFY 110V UNINTERRUPTED ELECTRICAL SERVICE FOR THE CONTROLLER. CONTRACTOR TO INSTALL CONTROLLER PER MANUFACTURER'S SPECIFICATIONS.
11. INSTALL VALVE BOX LOCATIONS IN PLANTING AREAS, PARALLEL TO AND SET BACK FROM PAVEMENT EDGES AS INDICATED ON THE PLANS.
12. PROTECT THE WORK AT ALL TIMES FROM DAMAGE AND THEFT. REPLACE ALL DAMAGED OR STOLEN PARTS AT CONTRACTOR'S EXPENSE UNTIL THE WORK IS ACCEPTED IN WRITING BY THE OWNER'S REPRESENTATIVE.



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PROJECT
**FORD AVENUE
FLATS**
**SOUTH
L25-20**
SPRINGDALE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-31582
FILE NAME 31582-CS-LAND
DRAWN BY JV
DESIGNED BY JV
REVIEWED BY BH
ORIGINAL ISSUE DATE 4-1-24
CLIENT PROJECT NO. -

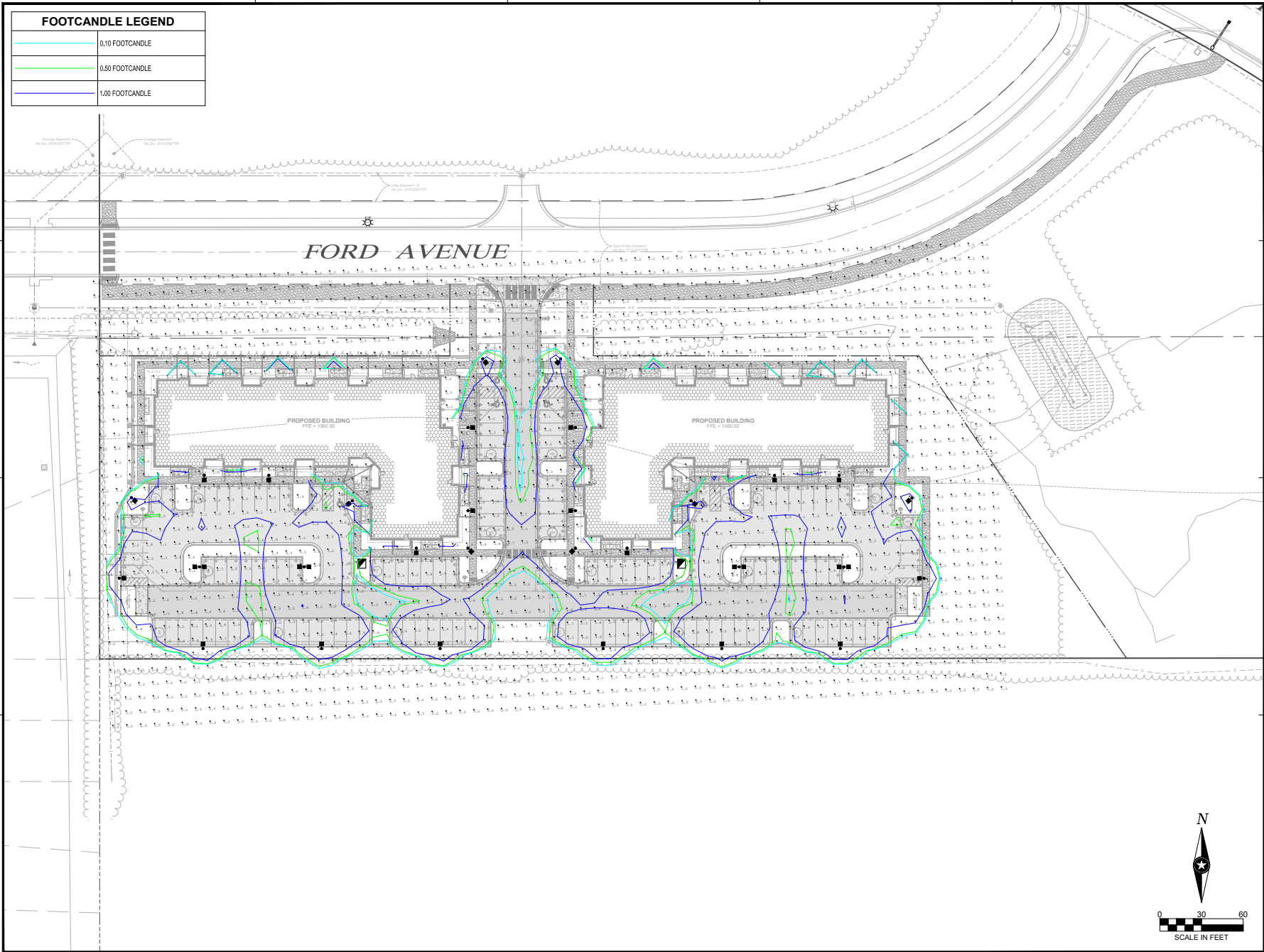
TITLE

IRRIGATION PLAN

SHEET

C5-20

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



FOOTCANDLE LEGEND	
	0.10 FOOTCANDLE
	0.50 FOOTCANDLE
	1.00 FOOTCANDLE



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PROJECT
**FORD AVENUE
FLATS**
SOUTH
L25-20
SPRINGDALE ARKANSAS

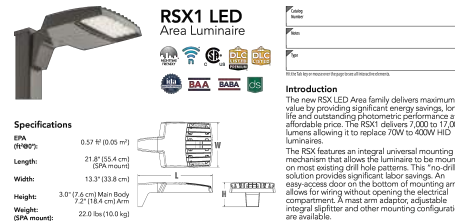
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-31582
FILE NAME 31582-E1-PHOTOMETRIC
DRAWN BY JV
DESIGNED BY JV
REVIEWED BY BH
ORIGINAL ISSUE DATE 4/1/24
CLIENT PROJECT NO. -

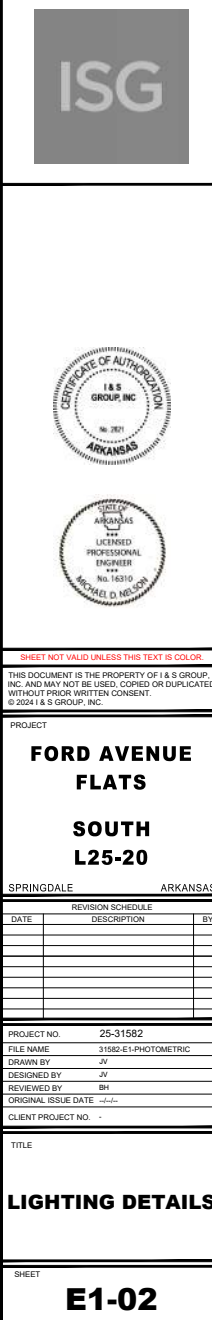
TITLE
**PHOTOMETRIC
PLAN**

SHEET
E1-01

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

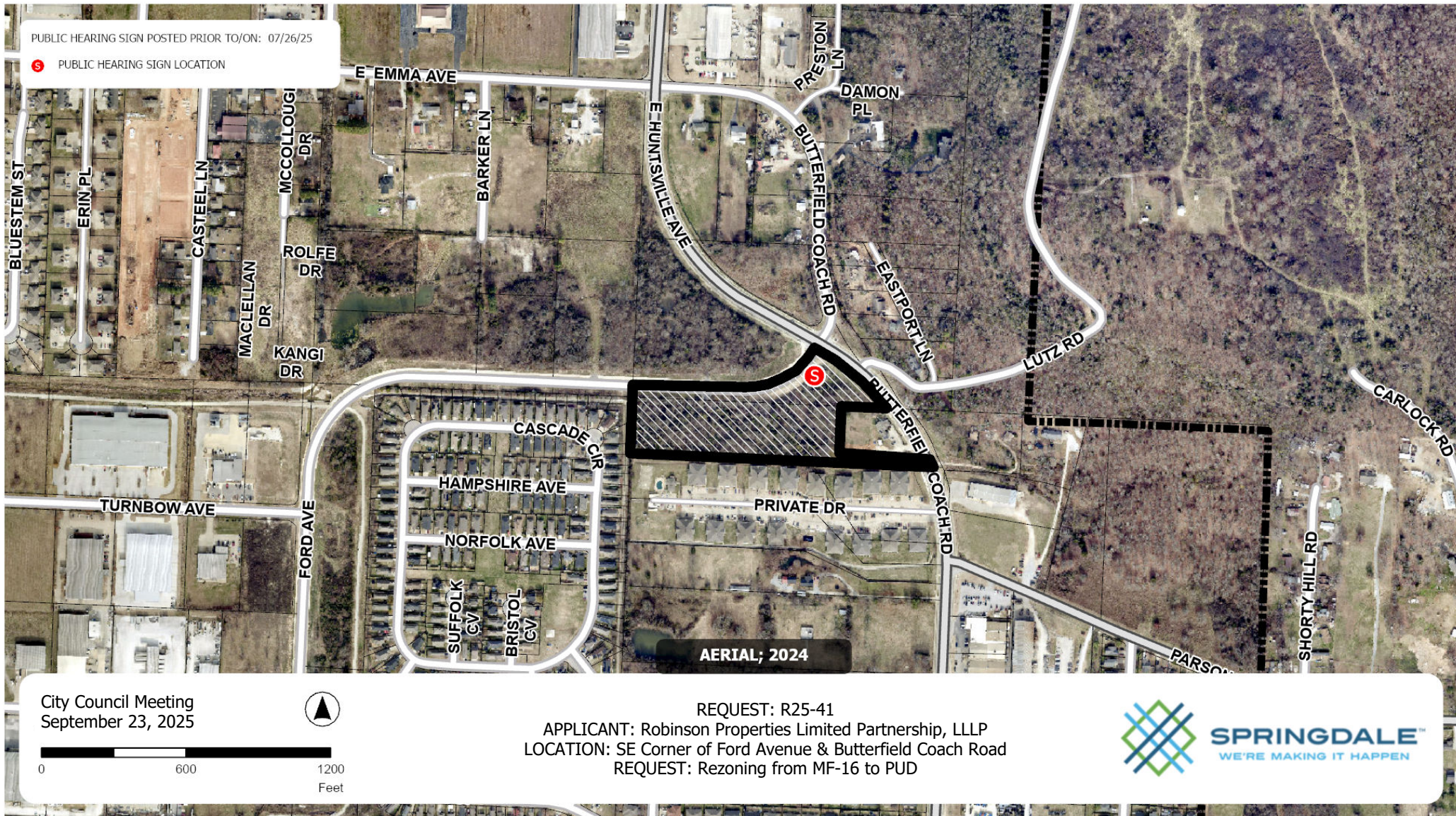


Ordering Information				EXAMPLE: RS1X LED P4 40K R3 5VOLT SPAD D	
Series	Part Number	Color	Configuration	Package	Mounting
SMD	RS1X	Red	1 Pin	281-00001	Surface Mount
	RS1X	Red	2 Pin	281-00002	Surface Mount
	RS1X	Red	3 Pin	281-00003	Surface Mount
	RS1X	Red	4 Pin	281-00004	Surface Mount
	RS1X	Red	5 Pin	281-00005	Surface Mount
Through Hole	RS1X	Red	1 Pin	281-00001	Through Hole
	RS1X	Red	2 Pin	281-00002	Through Hole
	RS1X	Red	3 Pin	281-00003	Through Hole
	RS1X	Red	4 Pin	281-00004	Through Hole
	RS1X	Red	5 Pin	281-00005	Through Hole

[illegible]Page 61

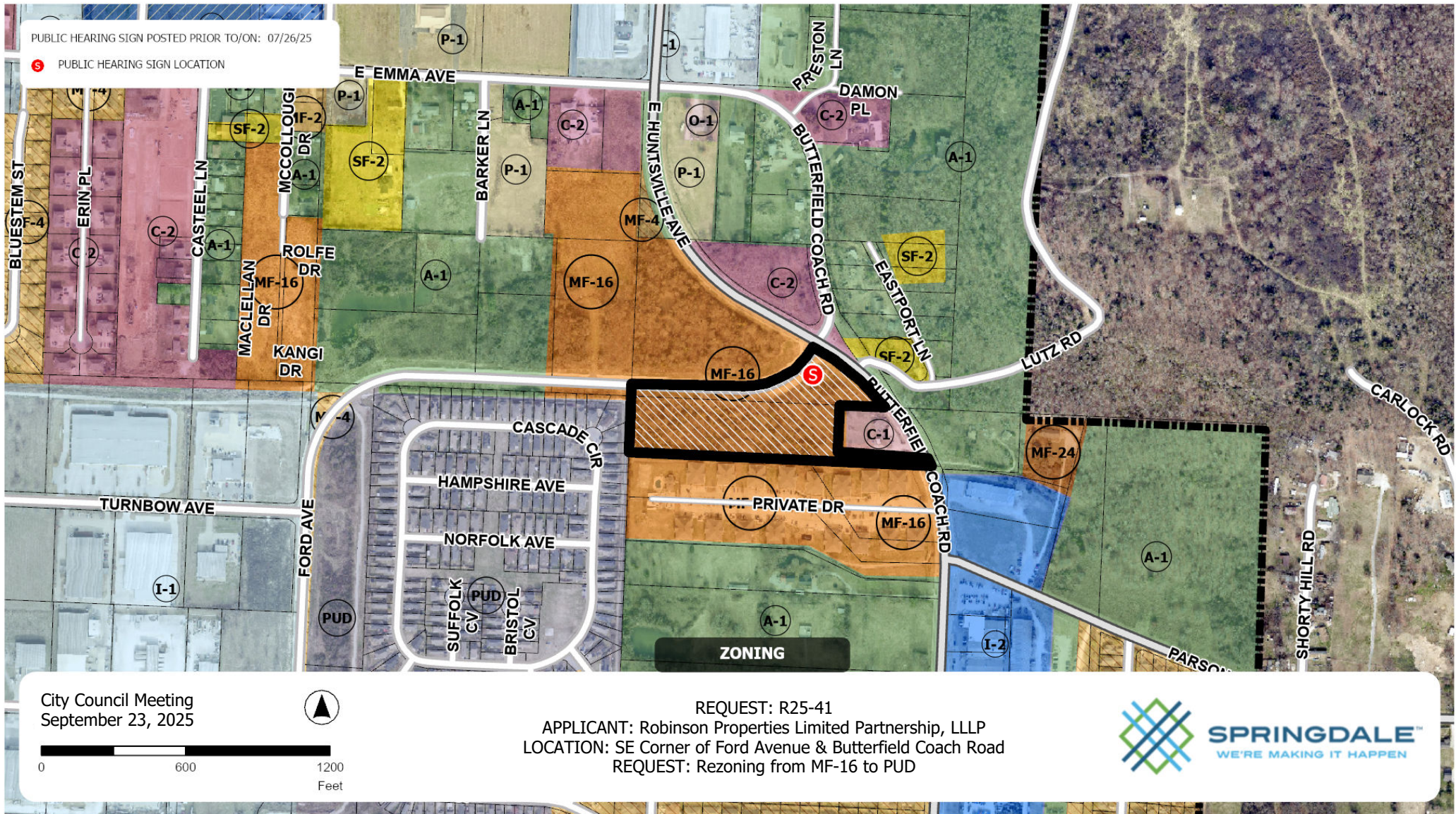
PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 07/26/25

 PUBLIC HEARING SIGN LOCATION



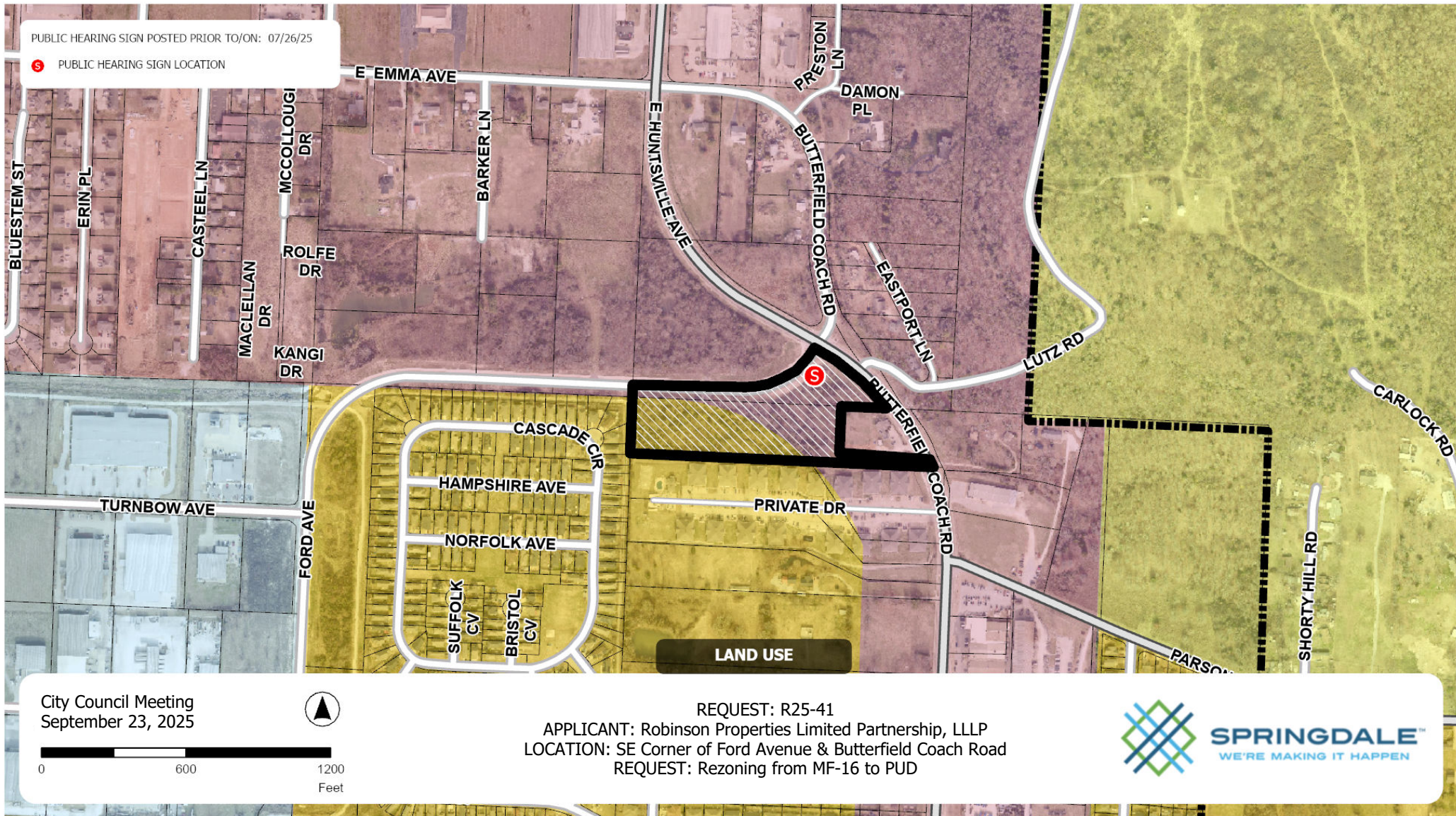
PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 07/26/25

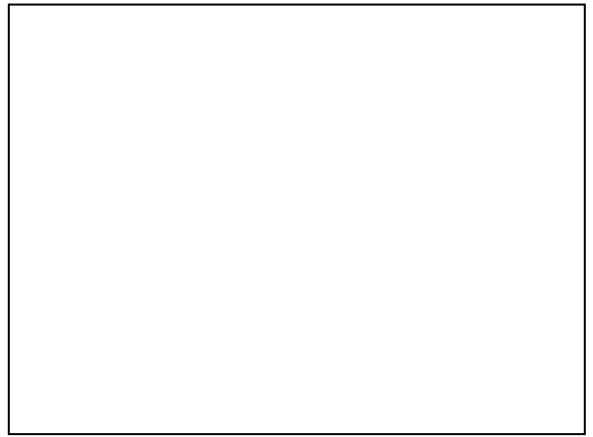
 PUBLIC HEARING SIGN LOCATION



PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 07/26/25

 PUBLIC HEARING SIGN LOCATION





ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R25-42) CERTAIN LANDS LOCATED NORTH OF FORD AVENUE, SOUTH OF BARKER LANE, FROM AGRICULTURAL DISTRICT (A-1) TO A PLANNED UNIT DEVELOPMENT (PUD) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Washington County gave notice required by law and set a hearing date of September 2, 2025, for hearing the matter of a petition of Community Development Corporation of Bentonville/Bella Vista requesting that the following described tract of real estate be rezoned from Agricultural District (A-1) to a Planned Unit Development (PUD).

Layman's Description: North of Ford Avenue, South of Barker Lane.

Legal Description:

THAT PART OF LOTS 9, 11, AND 12, TOM CARREL SUBDIVISION, AND THAT PART OF LOT 10A AND LOT 10B, REPLAT OF LOT 10, TOM CARREL SUBDIVISION, ALL IN THE CITY OF SPRINGDALE, ARKANSAS, DESCRIBED MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TOM CARREL SUBDIVISION ACCORDING TO THE RECORDED PLAT THEREOF, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS; THENCE NORTH 02 DEGREES 28 MINUTES 48 SECONDS EAST ON THE WEST LINE OF TOM CARREL SUBDIVISION, 658.99 FEET TO THE NORTHWEST CORNER OF LOT 10B, REPLAT OF LOT 10, TOM

CARREL SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF, WASHINGTON COUNTY, ARKANSAS; THENCE SOUTH 87 DEGREES 36 MINUTES 38 MINUTES EAST ON THE NORTH LINE OF SAID LOT 10A AND LOT 10B, REPLAT OF LOT 10, TOM CARREL SUBDIVISION, 659.90 FEET TO THE NORTHEAST CORNER OF LOT 10B THEREOF; THENCE SOUTH 87 DEGREES 32 MINUTES 00 SECONDS EAST ON THE NORTH LINE OF LOT 9, TOM CARREL SUBDIVISION, 328.86 FEET; THENCE SOUTH 02 DEGREES 25 MINUTES 47 SECONDS WEST, 658.89 FEET TO THE SOUTH LINE OF SAID TOM CARREL SUBDIVISION; THENCE NORTH 87 DEGREES 35 MINUTES 25 SECONDS WEST ON SAID SOUTH LINE, 989.33 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT-OF-WAY OF BARKER LANE.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and recommends to the Springdale City Council that the area described herein should be rezoned (R25-42) from Agricultural District (A-1) to a Planned Unit Development (PUD) for the purposes of the Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer intolerable harm and damage, and will be substantially deprived of the use of their property.

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

SECTION 1: That Ordinance No. 3307, the Amendments thereto, and the Zoning Plat pertaining thereto of the City of Springdale, Arkansas, should be and the same is amended by rezoning the above-described tract of real estate as follows:

From an Agricultural District (A-1) to a Planned Unit Development (PUD) zone.

SECTION 2: That all ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: 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 _____, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

August 25, 2025

Jacqueline Perez-Pharr
Assistant Director/Planning Coordinator
City of Springdale
201 Spring St.,
Springdale, AR 72764
jperez@springdalear.gov



**RE: Planned Unit Development Project Narrative
Ford Avenue Flats**

Jacqueline,

Thank you for reviewing the following PUD Narrative, along with subsequent supporting applications and materials for the Ford Avenue Flats project. Enclosed is a description of the proposed project, along with a description of the proposed PUD in accordance with Municipal Code Chapter 130. Article 6 Section 5.3.1.

PROJECT DESCRIPTION

The Ford Avenue Project is a collaboration between Mercy Housing and Community Development NWA (CD-NWA) aimed at providing affordable multi-family housing in Springdale. All units will be income-restricted to households making 60% of the Area Median Income (AMI). An additional percentage of the units will be further restricted to reduced incomes at the discretion of Mercy Housing and CD-NWA as this project progresses. The project involves development of two adjacent sites into multi-family residential developments. These sites, which are separated by Ford Avenue, have been funded and designed together but will be reviewed and permitted as separate locations. They are referred to as Ford Avenue Flats North and Ford Avenue Flats South, based on their positions relative to Ford Avenue. The development seeks to rezone the sites to Planned Unit Development (PUD) to allow for a flexible, context-sensitive design that meets the community's housing needs while addressing site-specific constraints.

Ford Avenue Flats North is comprised of 5 parcels, including PID's 815-30769-010, 815-30769-012, 815-30769-011, 815-30768-000, and 815-30768-001 totaling to 14.96 acres. The entirety of the property is owned by Community Development NWA and (with the exception of a future residential phase shown on the proposed Replat of Parcel 5) will be developed by the partnership of Mercy Housing and Community Development NWA. All 5 parcels are currently zoned A-1 and will be replatted into a different configuration as part of the development process. This replat will facilitate development of multi-family housing and to ensure that lots with natural features such as ponds, streams, and wetlands are preserved. Special Warranty Deed 2023-00031487 which conveyed the property to the current owner had the following condition attached; "The Property and any present or future improvements thereon shall be used to support the development and maintenance of affordable housing while maximizing and preserving the Property's mutually identified open space values." The mechanism used to execute the preservation of the open space will be described later in this narrative. The newly created parcels will then also be rezoned from the A-1 designation to a Planned Unit Development (PUD) District.

Ford Avenue Flats South is comprised of one complete parcel, PID 815-30473-000, and a portion of a second parcel, PID 815-30757-000 and is currently owned by Robinson Properties LLLP. Upon completion of City zoning and land use approvals, the parcels will be acquired and developed by the partnership of Mercy Housing and Community Development NWA. The property is currently zoned MF-16 Medium/High Density Multi-Family Residential District but is proposed to be rezoned to a PUD District through the development process. Initially, the combination of the two subject properties will be combined via the Informal Plat process. A plat will follow for the newly created parcel that is south of Ford Avenue to accompany the PUD rezoning request. A LSD will accompany the rezone petition.

PUD DESCRIPTION

Per municipal code chapter 130 Article 6, Section 5.3.1, as part of the PUD application process, the applicant shall share the following documents and information.

A statement describing the character of the development and including the rationale behind the assumptions and choices made by the application.

Ford Avenue Flats North

Ford Avenue Flats North is a proposed affordable housing development (see narrative introduction for information on affordable housing relative to AMI) located north of Ford Avenue near the intersection with Butterfield Coach Road in Springdale, Arkansas. The project is a collaboration between Mercy Housing and Community Development NWA.

This PUD proposal is submitted to request the rezoning of approximately 14.96 acres of land zoned as A-1 to a mixed-use development consisting of multi-family and open space uses for the initial phase of the development project. The existing parcels for the Ford Avenue Flats North property are deed restricted to encourage the development of affordable housing while also preserving the unique natural environmental settings.

The purpose of the PUD is to create a well-integrated, thoughtfully planned community that accommodates multi-family residential uses with public open spaces that preserve and enhance access to existing natural resources. The range of affordable multi-family residential units will provide high quality living for tenants and improved access to housing within the City. The multi-family apartments will offer a variety of dwellings ranging from 1 – 3 bedroom units to accommodate a diversity of household sizes. By blending multi-family residential uses with public open spaces within a single development, the proposal aims to foster a vibrant community that encourages preservation and engagement with natural resources among residents of the development, the community of Springdale, and visitors. Communal spaces within the buildings (common rooms for tenant use), a clubhouse, and internal sidewalks connecting buildings onsite are designed to promote socialization, recreation, and community. The proposed project design takes into account the physical constraints of the site, including existing infrastructure and environmental features. In addition, the project incorporates sustainable design principles, including stormwater management and preservation of natural features where feasible.

Figure 1: Conceptual Site Plan Rendering Ford Avenue Flats North



Ford Avenue Flats North parcels are designated as Commercial on the City land use map. The proposed site plan and architecture lends itself to the form of a mixed use style building and facility. The architecture also compliments the existing natural setting of the site and utilizing this land to provide affordable housing for the community helps meet the goals established by the City of Springdale in their 2012 Comprehensive Land Use Plan of:

1. Protecting the positive aspects of neighborhood character throughout the City
2. Utilizing Appropriate locations for multi-family residential development based on accessibility, site suitability, utility availability, neighborhood compatibility and environmental factors.
3. Assure safety of neighborhoods through the design of streets that discourages thru-traffic in residential neighborhoods
4. Encourage the development of a variety of housing types appropriate to the size and income of all households living and working in Springdale.

The initial phase of development for the Ford Avenue Flats north consists of 4 of the 5 proposed parcels. These parcels are parcels 1-4 as depicted on the proposed Replat and account for 5.21 of the 10.24 developable acres. The remaining 1.72 acres of the gross property area is going to be dedicated right-of-way to the City of Springdale for the existing Ford Avenue roadway.

The proposed Phase 1 parcels will have the following uses:

- Parcel 1 – Unit 1: Citywide Public Uses by Right, Unit 4: Cultural, Recreational, and Health Facilities
- Parcel 2 – Unit 12: High Density Residential
- Parcel 3 – Unit 1: Citywide Public Uses by Right, Unit 4: Cultural, Recreational, and Health Facilities
- Parcel 4 – Unit 4: Cultural, Recreational, and Health Facilities

The future phase(s) of development on the Ford Avenue Flats North site will be comprised of the remaining 5.03 acres of developable land, described as Parcel 5 on the associated Replat. The final proposed use for the future phase(s) are not solidified but may consist of the following permitted uses shown in the bullets below. The bulleted list outlines the primary anticipated uses but additional uses that could become the primary use if warranted. Evaluation of the future phasing will consider some of the following factors such as market demand, availability of funds, level of public use of the dedicated open space lots and other economic and social factors.

- Primary
 - Unit 8: Single-family dwellings
 - Unit 9: Zero lot line
 - Unit 10: Townhomes
 - Unit 11: Duplexes
 - Unit 12: High Density Residential
 - Unit 13: Three and four family residential
- Secondary
 - Unit 1: Citywide Public Uses by Right
 - Unit 4: Cultural , Recreational, and Health Facilities
 - Unit 29: Home Office
- Tertiary
 - Unit 14: Medium density single family affordable housing (SF4)

Phasing:

- Ford Avenue Flats North will be developed in multiple phases. Phase 1 of the development includes construction of 3 20-unit multifamily apartment buildings, a 3,000 square foot clubhouse, and a maintenance building on Lot 2 of the parcel. Phase 1 also includes creation of Public Open Spaces on Lots 1 and 3, and private open space on Lot 4. Anticipated construction dates of phase one are 2026 – 2028.
- Future phases of the Ford Avenue Flats North would occur following construction of the first phase, and will include development of Parcel 5, based on the potential approved uses listed above.

Density per Parcel

- Parcel 2
 - Acreage = 3.23
 - Maximum Density = 24 units/acre
 - Maximum Units = 77 units
 - Proposed Unit Count = 60
 - Yield = 18.6 units/acre

- Parcel 5
 - Acreage = 5.03
 - Maximum Density = 24 units/acre
 - Maximum Units = 120 units
 - Proposed Unit Count = TBD
 - Yield = TBD

Area

- Total area: 14.96 acres
- Required open space: 15%
- Total provided open space: 41.84% (6.11 acres)
 - Provided public open space: 30.15% (4.51 acres)
 - Provided private open space: 10.69% (1.60 acres)

As discussed, there are two parcels that will be dedicated as public open space for the benefit of the public and not just the residents of the proposed development, although a great amenity for the development as well. For the Ford Avenue Flats North development this public open space will consist of Parcels 1 and 3. These parcels will be owned and maintained by the development and placed within a conservation easement allowing for public use and access to be dedicated open space. Potential opportunities for partnership with local Watershed Organizations such as the Illinois River Watershed Alliance to help manage the maintenance of the open space. This organization is committed to the goals and objectives of the region to protect and preserve our natural water resources.

Setbacks

- Building, Front: 30 feet
- Building, Side: 8 feet
- Building, Rear: 8 feet

Parking:

- 1.8 Stalls per Unit
- Total Parking Spaces Required per City Code - 150
- Total Parking Spaces Required per ADFA Requirements - 90
- Total Parking Spaces Provided – 110
 - Standard Spaces, Resident: 91
 - Accessible Spaces, Resident: 6
 - Standard Spaces, Guest: 11
 - Accessible Spaces, Guest: 2

A parking variance requesting reduction in provided parking stalls has been requested to facilitate development in alignment with the Arkansas Development Finance Authority (ADFA) funding requirements. Complying with the higher requirement would reduce the site's buildable area, increase costs, and limit the number of housing units—ultimately undermining the project's feasibility and its goal of providing affordable, multi-family housing. Additionally, the developers are comfortable based on study of market conditions that the proposed parking ratios are adequate to support the operations of the proposed units.

Landscaping:

- A variance from the landscaping code Chapter 56 is sought to waive requirement to provide Frontage & perimeter landscaping requirements. Strict enforcement of Chapter 56 is not feasible as a Waters of the US Channel runs along the site's frontage with Ford Avenue. Landscaping measures have been placed directly in front of the building to meet the intention of the ordinance.

Exterior Finish Materials

Walls:

- Brick Veneer – modular
- Fiber Cement Façade System – Panels
- Thermally Modified Wood Siding

Roofing:

- Asphalt Shingles – Architectural, 30-year

Openings:

- Exterior Doors at Common Areas – Steel Panel with Insulated Core and Sidelights, Painted
- Exterior Windows at Common Areas – Prefinished Aluminum Storefront Framed System
- Exterior Doors at Residential Units – Fiberglass Panel with Insulated Core and Sidelights, Painted
- Exterior Windows at Residential Units – Vinyl Frame, Thru Color

Misc. Finishes:

- Prefinished Aluminum Guardrail System
- Prefinished Aluminum Gutter & Downspout
- Prefinished Architectural Aluminum Sunshade System
- Prefinished Architectural Aluminum Awning/Canopy System
- Roof Support - Cedar/Cypress Timber
- Prefinished Roof Support Brackets/Saddles



Roofing:
Asphalt Shingles – Architectural, 30-year

Openings:
Exterior Doors at Common Areas – Steel Panel with Insulated Core and Sidelights, Painted
Exterior Windows at Common Areas – Prefinished Aluminum Storefront Framed System
Exterior Doors at Residential Units – Fiberglass Panel with Insulated Core and Sidelights, Painted
Exterior Windows at Residential Units – Vinyl Frame, Thru Color

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Prefinished Aluminum Guardrail System
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Prefinished Architectural Aluminum Sunshade System
Prefinished Architectural Aluminum Awning/Canopy System
Roof Support - Cedar/Cypress Timber
Prefinished Roof Support Brackets/Saddles

Figure 2: Elevation Rendering of a Ford Ave Flats North Building

Ford Avenue Flats South

Ford Avenue Flats South is a proposed affordable housing development (see narrative introduction for information on affordable housing relative to AMI) located north of Ford Avenue near the intersection with Butterfield Coach Road in Springdale, Arkansas. The project is a collaboration between Mercy Housing and Community Development of NWA (CD-NWA).

This PUD proposal is submitted to request the rezoning of approximately 6.7 acres of land zoned as MF-16 to a mixed-use development consisting of multi-family and open space uses. The purpose of the PUD is to create a well-integrated, thoughtfully planned community that accommodates multi-family residential uses with public open spaces that preserve and enhance access to existing natural resources. The range of affordable multi-family residential units will provide high quality living for tenants and improved access to housing within the City. The apartments will offer a variety of dwellings ranging from 1 – 3 bedroom units in size to accommodate a diversity of household sizes. By blending multi-family residential uses with public open spaces within a single development, the proposal aims to foster a vibrant community that encourages preservation and engagement with natural resources among residents of the development, the community of Springdale, and visitors. Communal spaces within the buildings (common rooms for tenant use) and internal sidewalks connecting buildings onsite are designed to promote socialization, recreation, and community. The proposed project design takes into account the physical constraints of the site, including existing infrastructure and environmental features. In addition, the project incorporates sustainable design principles, including stormwater management and preservation of natural features where feasible.

Figure 3: Conceptual Site for Ford Avenue Flats South



Ford Avenue Flats South parcels are designated as medium density residential in the City land use map. Medium density residential calls for 12 units per acre, whereas the proposed site layout and buildings yield 22.6 units per acre on Parcel 1. However, in considering the overall southern development size of 6.7 acres, the density drops to 11.6 units per acre. This is done to ensure the preservation of open space and also presents the opportunity for a public amenity within the overall development boundaries. Additionally, the architecture compliments the existing natural setting of the site and utilizes the land to provide affordable housing for the community helps meet the goals established by the City of Springdale in their 2012 Comprehensive Land Use Plan, including:

1. Protecting the positive aspects of neighborhood character throughout the City
2. Utilizing Appropriate locations for multi-family residential development based on accessibility, site suitability, utility availability, neighborhood compatibility and environmental factors.
3. Assure safety of neighborhoods through the design of streets that discourages through-traffic in residential neighborhoods
4. Encourage the development of a variety of housing types appropriate to the size and income of all households living and working in Springdale.

The following permitted uses are proposed to be included in the project:

- Unit 1: Citywide Public Uses by Right
- Unit 4: Cultural , Recreational, and Health Facilities
- Unit 12: High Density Residential

Phasing:

- Ford Avenue Flats south will be developed in one phase. Phase 1 of the development includes construction of 2 39-unit multifamily apartment buildings contained within Parcel 1 of the attached Preliminary Plat. Phase 1 also includes creation of two Public Open Spaces parcels on the east side of the tract. Anticipated construction dates of phase one are 2026-2028.

Density per Parcel

- Parcel 1
 - Acreage = 3.45
 - Maximum Density = 24 units/acre
 - Maximum Units = 82 units
 - Proposed Unit Count = 78
 - Yield = 22.6 units/acre

Area

- Total area: 6.7 acres
 - Due to the area of the parcel, a variance is sought to allow for a minimum PUD size of 5 acres. Additionally, recognizing that this is part of a larger development pursuit also lends itself to the request of having a reduced minimum PUD acreage.
- Required open space: 15%
- Total provided open space: 61.58% (4.12 acres)
 - Provided public open space: 34.38% (2.30 acres)
 - Provided private open space: 27.20% (1.82 acres)

As discussed, there are two parcels that will be dedicated as public open space for the benefit of the public and not just the residents of the proposed development, although a great amenity for the development as well. For the Ford Avenue Flats South development, this public open space will consist of Parcels 2 and 3. These parcels will be owned and maintained by the development and placed within a conservation easement allowing for public use and access to be dedicated open space. Potential opportunities for partnership with local Watershed Organizations such as the Illinois

River Watershed Alliance to help manage the maintenance of the open space. This organization is committed to the goals and objectives of the region to protect and preserve our natural water resources.

Setbacks

- Building, Front: 30 feet
- Building, Side: 8 feet
- Building, Rear: 20 feet

Parking:

- 1.7 Stalls per Unit
- Total Parking Spaces Required per City Code - 176
- Total Parking Spaces Required per ADFA Requirements - 117
- Total Parking Spaces Provided – 134
 - Standard Spaces, Resident: 120
 - Accessible Spaces, Resident: 4
 - Standard Spaces, Guest: 8
 - Accessible Spaces, Guest: 2

A parking variance requesting reduction in provided parking stalls has been requested to facilitate development in alignment with the Arkansas Development Finance Authority (ADFA) funding requirements. Complying with the higher requirement would reduce the site's buildable area, increase costs, and limit the number of housing units—ultimately undermining the project's feasibility and its goal of providing affordable, multi-family housing. Additionally, the developers are comfortable based on study of market conditions that the proposed parking ratios are adequate to support the operations of the proposed units.

Landscaping:

- A variance from the landscaping code Chapter 56 is sought to waive requirement to provide Frontage & perimeter landscaping requirements. Strict enforcement of Chapter 56 is not feasible as a Waters of the US Channel runs along the site's frontage with Ford Avenue. Landscaping measures have been placed directly in front of the building to meet the intention of the ordinance.

Exterior Finish Materials

Walls:

- Brick Veneer – modular
- Fiber Cement Façade System – Panels
- Thermally Modified Wood Siding

Roofing:

- Asphalt Shingles – Architectural, 30-year

Openings:

- Exterior Doors at Common Areas – Steel Panel with Insulated Core and Sidelights, Painted
- Exterior Windows at Common Areas – Prefinished Aluminum Storefront Framed System
- Exterior Doors at Residential Units – Fiberglass Panel with Insulated Core and Sidelights, Painted

- Exterior Windows at Residential Units – Vinyl Frame, Thru Color

Misc. Finishes:

- Prefinished Aluminum Guardrail System
- Prefinished Aluminum Gutter & Downspout
- Prefinished Architectural Aluminum Sunshade System
- Prefinished Architectural Aluminum Awning/Canopy System
- Roof Support - Cedar/Cypress Timber
- Prefinished Roof Support Brackets/Saddles



Figure 4: Elevation Rendering of a Ford Ave Flats South Building

Conservation of Wetland Areas

The applicant plans to put into place conservation measures for the wetlands areas on both Ford Avenue Flats North and Ford Avenue Flats South. As of the date of August 25th, 2025, the applicant has made preliminary investigations into, but has not yet determined the best method of conserving these areas. The applicant has had preliminary discussions with the Illinois River Watershed Partnership ("IRWP") about partnering to conserve the wetlands areas. IRWP has expressed interest in partnering on the project, but has yet to fully evaluate the site. There are multiple ways in which this partnership could be structured. For example, the IRWP could take ownership of the land, and share maintenance duties with the applicant. Conversely, the applicant could retain ownership of the wetlands, and IRWP could undertake maintenance and conservation. At this time, however, neither party has sufficient information upon which to enter into a formal arrangement. IRWP, in particular, would need to conduct environmental studies and present their findings to their Board of Directors for approval—a process which they estimate could take several months.

Accordingly, the applicant, as a condition of approval of the aforementioned PUD's, shall provide proof of a comprehensive plan for conservation of the wetland areas prior to issuance of a final plat. In the event that an agreement is not ultimately entered into by the applicant and IRWP, the Applicant shall assume all responsibility for maintenance and conservation of the wetland areas, and shall execute agreements and instruments as necessary to guarantee such conservation.

A site plan as described in this regulation.

Please see attached full size concept site plans, elevations, and building floor plans attached to this submittal.

A development schedule indicating the approximate date when construction of the development or stages of the development can be expected to begin and to be completed.

Ford Avenue Flats North will be developed in phase(s), while Ford Avenue Flats South will be developed in one phase. Phase 1 of both north and south sites will happen concurrently, with anticipated construction dates of 2026-2028. Future phase(s) of Ford Avenue Flats North would occur following construction of the first phase and be dependent upon market demand. Phase 1 of Ford Avenue Flats North will include construction of 3 20-unit multifamily apartment buildings, a 3,000 square foot clubhouse/leasing office serving the entire Phase 1 development, and a maintenance building. Phase 1 of Ford Avenue Flats South will include construction of 2 39-unit multi-family apartment buildings.

A statement of the applicant's intentions with regard to the future selling or leasing of all or portions of the PUD, including land areas, and dwelling units.

The applicant intends to retain ownership of the Ford Avenue Flats North (currently under ownership by Community Development NWA) of development and manage it as long-term affordable housing rentals. The applicant intends to obtain ownership of Ford Avenue Flats South following land use and zoning approvals for subsequent development and to manage it as long-term affordable housing rentals. There are no plans to sell individual units or land areas. The development will be leased to qualifying residents, with a focus on providing stable, affordable housing options.

A preliminary plat in accordance with the subdivision regulations for the city.

As part of the development of Ford Avenue Flats North, parcels will be replatted into different configurations to facilitate development of multi-family housing and to ensure that lots with natural features such as lakes and wetlands are preserved through conservation easements. As part of the development of Ford Avenue Flats South, the parcel will be informally platted.

Thank you for reviewing the information provided in support of this project.

Sincerely,

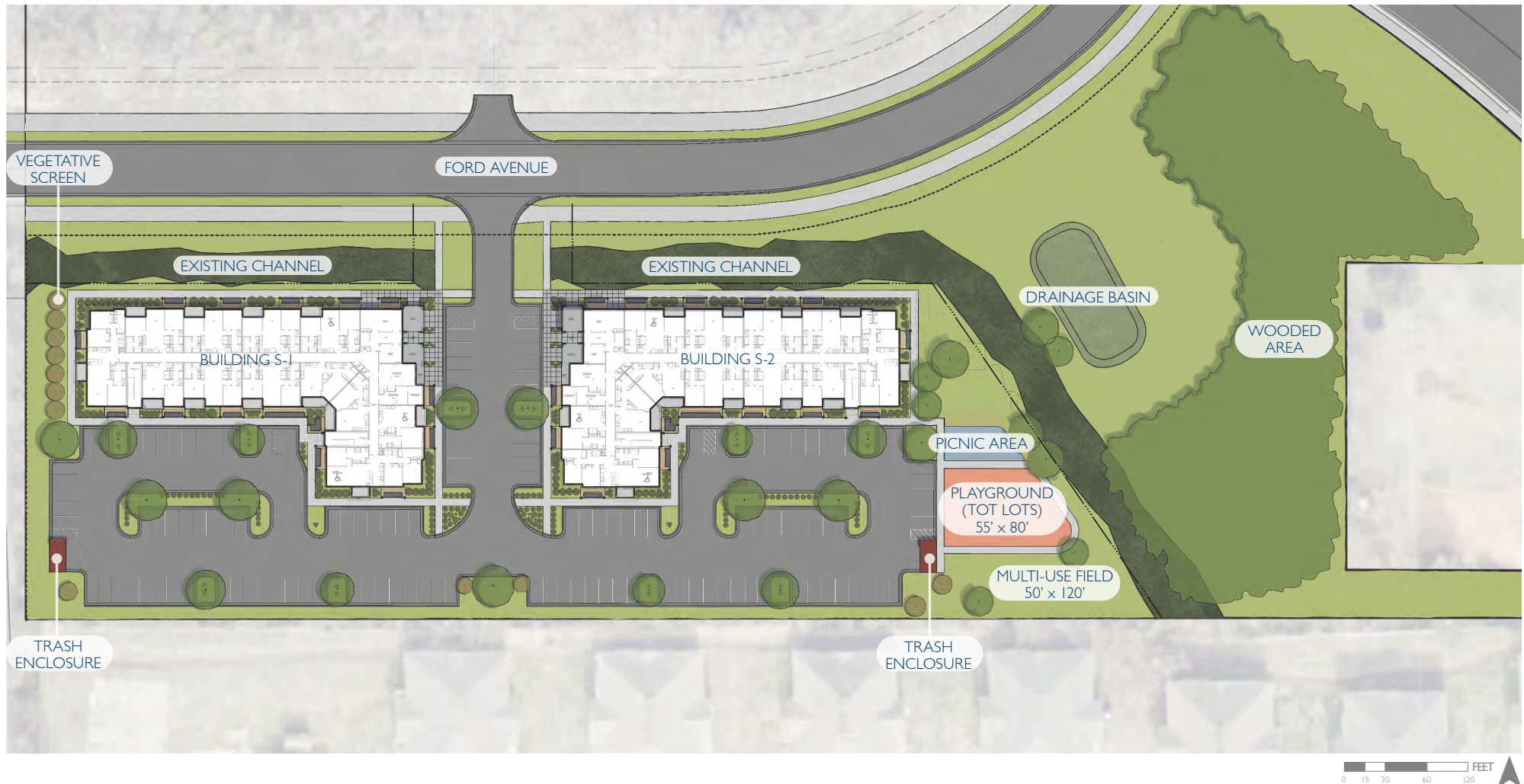


Claire Roth, AICP Candidate

Planner

Claire.Roth@ISGInc.com

CONCEPTUAL DESIGN: SITE CONCEPT - SOUTH

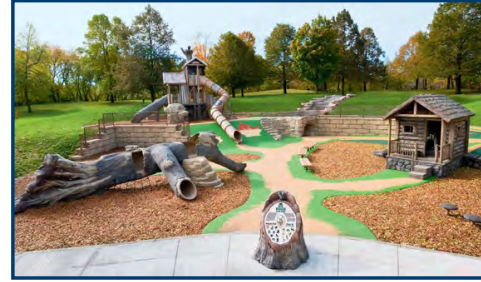


CONCEPTUAL DESIGN: SITE CONCEPT - NORTH



AMENITY DESIGN: PRECEDENT IMAGERY

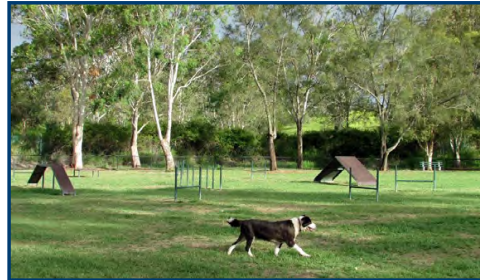
PLAYGROUND IMAGES:



PICNIC AREA OPTIONS:



DOG PARK IMAGES:



AMENITY DESIGN: PRECEDENT IMAGERY

TRAIL SURFACE:



MULTI-USE SPACES:



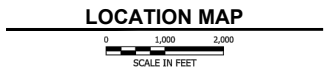
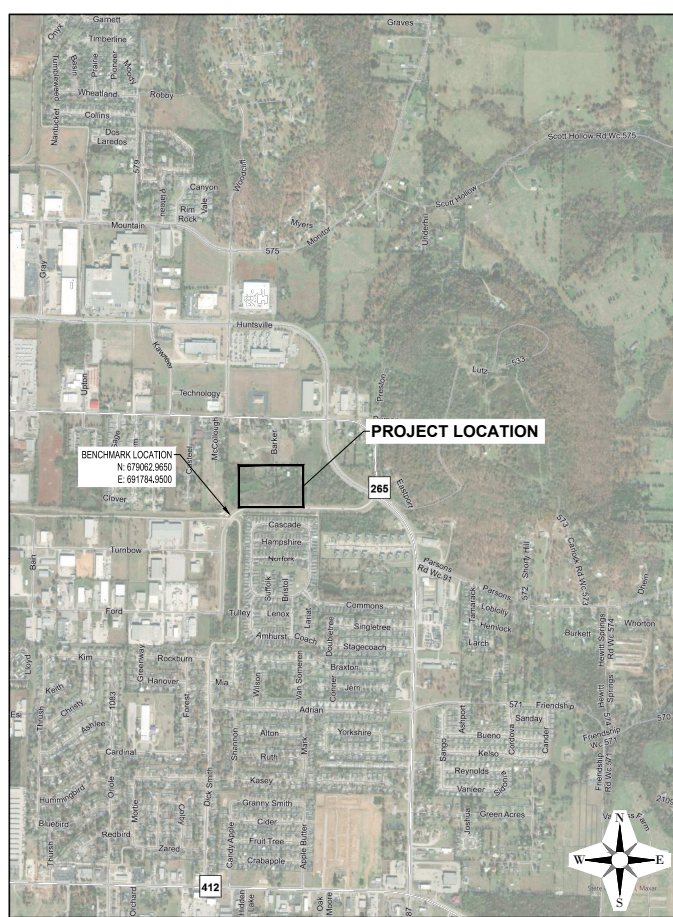
SYMBOL LEGEND		
EXISTING		PROPOSED
	STORM MANHOLE	
	STORM CATCH BASIN	
	STORM CLEANOUT	
	STORM CULVERT	
	DOWNSPOUT	
	ROOF DRAIN	
	SANITARY MANHOLE	
	SANITARY CLEANOUT	
	LIFT STATION	
	WATER REDUCER	
	WATER VALVE	
	WATER VALVE MANHOLE	
	WATER CURB STOP	
	WATER SHUT-OFF	
	POST INDICATOR VALVE	
	FIRE DEPARTMENT CONNECTION	
	WELL	
	MONITORING WELL	
	LAWN SPRINKLER BOX	
	LAWN SPRINKLER HEAD	
	HYDRANT	
	YARD HYDRANT	
	UTILITY POLE	
	LIGHT POLE	
	GROUND LIGHT	
	GUY WIRE	
	TRANSFORMER	
	HANDHOLE	
	ELECTRIC MANHOLE	
	ELECTRIC METER	
	UTILITY VAULT	
	AIR CONDITIONER	
	GAS METER	
	GAS VALVE	
	SOIL BORING	
	FLAG POLE	
	MAILBOX	
	TRAFFIC SIGNAL	
	SIGN	
	STREET SIGN	
	WHEEL STOP	
	RAILROAD CROSSING SIGN	
	POST	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	BUSH	
	TREE STUMP	
	WETLAND / MARSH	
	ROCK / BOULDER	

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

LINETYPE LEGEND		
EXISTING		PROPOSED
	STORM DRAIN	
	SANITARY SEWER	
	SANITARY SEWER FORCE MAIN	
	WATER MAIN	
	GAS	
	OVERHEAD ELECTRIC	
	UNDERGROUND ELECTRIC	
	UNDERGROUND TELEPHONE	
	UNDERGROUND TV	
	OVERHEAD UTILITY	
	UNDERGROUND UTILITY	
	FIBER OPTIC	
	WETLAND	
	WATER EDGE	
	DITCH / SWALE	
	FENCE LINE	
	TREE LINE	
	PROPERTY / LOT LINE	
	RIGHT OF WAY LINE	
	ACCESS CONTROL	
	EASEMENT LINE	

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

ABBREVIATIONS			
ADA	AMERICANS WITH DISABILITIES ACT	GC	GENERAL CONTRACTOR
ADD	ADDENDUM	PC	POLYVINYL CHLORIDE
AFI	ABOVE FINISHED FLOOR	PVC	POLYVINYL CHLORIDE
AGG	AGGREGATE	PWT	PAVEMENT
APPROX	APPROXIMATE	QTY	QUANTITY
ARCH	ARCHITECT	R	RADIUS
BFE	BUILDING ELEVATION	RCD	REINFORCED CONCRETE
BT	BATHROOM	RD	ROAD DRIVE
BUDG	BUDGET	REAR	REINFORCING BAR
BN	BENCHMARK	REM	REMOVE
CD	COMPUTER AIDED DESIGN	RHW	RIGHT OF WAY
CBS	CATCH BASIN	RS	SANITARY SCHEDULE
CFS	CUBIC FEET PER SECOND	SF	SQUARE FOOT
CF	CUBIC FOOT	SI	SPECIFICATION
CI	CAST IRON	SO	SQUARE
CAF	CAST IN PLACE	ST	STATION
CPC	CONCRETE	ST	STORM
CP	CONTROL JOINT	SY	SQUARE YARD
CP	CENTERLINE	TIC	TOP OF CURB
CMP	CORRUGATED METAL PIPE	TEL	TELEPHONE
CO	CLEANOUT	TEMP	TEMPORARY
CONC	CONCRETE	THRU	THROUGH
CONST	CONSTRUCTION	TNHF	TOP NOT OF FIRE HYDRANT
CONT	CONTINUOUS	TRANS	TRANSFORMER
CR	CURB YARD	TV	TELEVISION
C&G	CURB AND GUTTER	TOP OF WALL	TOP OF WALL
DEM	DEMOLITION	UT	UTILITY
DI	DROP IN TAKE	UT	UNDERGROUND TELEPHONE
DIA	DIAMETER	VCP	VITRIFIED CLAY PIPE
DNI	DIMENSION	W/O	WITHOUT
DS	DOWNSPOUT	W	WEIR
EA	EACH	WY	WATER
ELEC	ELECTRICAL	YD	YARD
ELEV	ELEVATION	YR	YEAR
EOF	EMERGENCY OVERFLOW		
EQ	EQUAL		
EX	EXISTING		
FG	FORM GRADE		
FDC	FIRE DEPARTMENT CONNECTION		
FDN	FOUNDATION		
FES	FINISHED FLOOR ELEVATION		
FFM	FEET PER MINUTE		
FFS	FEET PER SECOND		
FT	FOOT		
FTO	FOOTING		
GA	GALLON		
GALV	GALVANIZED		
		PP	POLYPROPYLENE



OWNER:
COMMUNITY DEVELOPMENT CORPORATION OF BENTONVILLE/VELLA VISTA

**808 NORTH MAIN ST, APT 1
BENTONVILLE, ARKANSAS 72712
PH:(479)-273-7344**

PROJECT LOCATION:
SECTION 32 / TOWNSHIP 18N / RANGE 29W

NOTE:
ASSOCIATED DEVIATIONS / VARIANCES / WAIVERS BY SPRINGDALE PLANNING DEPARTMENT PROJECT NUMBERS
• R25-42
• W25-27
• R25-08
• R25-XX

MANAGING OFFICE:
I & S GROUP, INC. (ISG)

ROGERS OFFICE
**3100 MARKET STREET
SUITE 106
ROGERS, AR 72758
PHONE: 479.974.1601**

PROJECT MANAGER: TJ WELLS
EMAIL: TJ.WELLS@ISG.com

CIVIL SHEET INDEX	
C0-10	SITE DATA
C0-11	SITE PLAN
C0-12	REPLAT
C0-20	SITE DETAILS
C0-21	SITE DETAILS
C0-22	SITE DETAILS
C0-23	SITE DETAILS
C0-24	SITE DETAILS
C0-25	SITE DETAILS
C0-26	SITE DETAILS
C1-10	SWPPP NARRATIVE AND DETAILS
C1-11	SWPPP DETAILS
C1-20	PRE-CONSTRUCTION SWPPP
C1-30	SWPPP
C2-10	EXISTING SITE AND REMOVAL PLAN
C3-10	PAVING AND STRIPING PLAN
C3-11	SITE LAYOUT PLAN
C3-20	UTILITY PLAN
C3-21	UTILITY SCHEDULES
C3-30	UTILITY PROFILES
C3-31	UTILITY PROFILES
C3-40	PLAN AND PROFILE (OFFSITE SANITARY)
C3-41	PLAN AND PROFILE (OFFSITE SANITARY)
C3-42	PLAN AND PROFILE (OFFSITE SANITARY)
C3-43	PLAN AND PROFILE (OFFSITE SANITARY)
C3-50	HYDRANT COVERAGE MAP
C4-10	OVERALL GRADING PLAN
C4-20	GRADING PLAN
C5-10	SITE RESTORATION PLAN
C5-11	PLANTING PLAN
C5-20	IRRIGATION PLAN
C5-30	PLANTING DETAILS - NOTES
E-101	PHOTOMETRIC PLAN
E-102	LIGHTING DETAILS

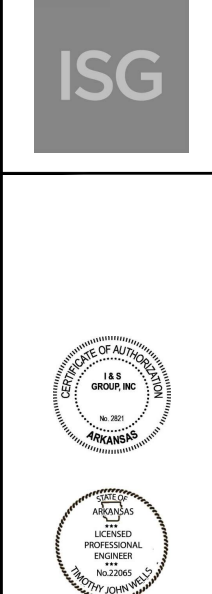
- PROJECT GENERAL NOTES**
- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDAL MODIFICATIONS AND CLARIFICATIONS ISSUED BY THE ARCHITECT/ENGINEER.
 - CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
 - WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
 - FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
 - DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN, WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED. NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
 - ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
 - ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
 - THE LOCATION AND TYPE OF ALL INPLACE UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS AND ELEVATIONS OF ALL INPLACE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
 - THE CONTRACTOR IS TO CONTACT "911 STATE ONE CALL" FOR UTILITY LOCATIONS, MINIMUM 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (1-800-482-8998).

SPECIFICATIONS REFERENCE
ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT SPECIFICATIONS, THE CITY OF SPRINGDALE REQUIREMENTS, THE ARDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION, AND CURRENT VERSION OF THE PLUMBING CODE OF ARKANSAS UNLESS DIRECTED OTHERWISE.

PROJECT DATUM
HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83). ON THE ARKANSAS STATE PLANS PLANNING NORTH ZONE COORDINATE SYSTEM IN U.S. SURVEY FEET. ELEVATIONS HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83). RTN GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.

TOPOGRAPHIC SURVEY
THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN 10/24 BY ISG.

B.M. ELEVATION=1345.47
TNFH LOCATED ON THE NORTHWEST SIDE OF FORD AVENUE NEAR THE SOUTHWEST CORNER OF SURVEYED PROPERTY.
N: 679065.9650 E: 691784.9500



**FORD AVENUE
FLATS
NORTH
L25-21**

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-31582
FILE NAME	31582-CD-GENERAL
DRAWN BY	CFGH
DESIGNED BY	CFGH
REVIEWED BY	TW
ORIGINAL ISSUE DATE	06/23/25
CLIENT PROJECT NO.	-

TITLE	
SITE DATA	
SHEET	
C0-10	

LEGEND			
SYMBOL	DESCRIPTION	AREA	PERCENTAGE
	MULTI-FAMILY BUILDING	0.76 AC	5.08%
	PRIVATE DRIVE	1.06 AC	7.09%
	PUBLIC OPEN SPACE	4.51 AC	30.15%
	PRIVATE OPEN SPACE	1.60 AC	10.89%
	SEWALK	0.28 AC	1.87%
	PUBLIC ROW	1.72 AC	11.52%
	FUTURE PHASE RESIDENTIAL	5.03 AC	33.82%
TOTAL		14.96 AC	100%

PARCEL DATA						
PARCEL	ACREAGE	LAND USE	UNITS	DENSITY PER	PARKING PROVIDED PER	PARKING RATIO PER PARCEL
1	3.06	PUBLIC OPEN SPACE	-	-	-	-
2	3.23	RESIDENTIAL	60	18.6	110	1.8
3	1.43	PUBLIC OPEN SPACE	-	-	-	-
4	0.47	PRIVATE OPEN SPACE	-	-	-	-
5	5.03	RESIDENTIAL	TBD	TBD	TBD	TBD

BUILDING DATA							
BUILDINGS	BUILDING TYPE	BUILDING FOOTPRINT AREA (SF)	TOTAL FLOORS	GROSS BUILDING FLOOR AREA	1 BED	2 BED	3 BED
N100	MULTI-FAMILY DWELLING	9,617	3	28,706	8	7	5
N200	MULTI-FAMILY DWELLING	9,617	3	28,706	8	7	5
N300	MULTI-FAMILY DWELLING	9,617	3	28,706	8	7	5
N400	COMMUNITY CENTER	3,397	1	3,397	-	-	-
N500	MAINTENANCE BUILDING	720	1	720	-	-	-

SITE SUMMARY - PHASE 1	
PROJECT ADDRESS/LOCATION:	FORD AVENUE SPRINGDALE, ARKANSAS
EXISTING ZONING:	A-1
PROPOSED ZONING:	PUD
OVERALL SITE AREA:	651,871 SF (14.96 AC)
PUBLIC ROW AREA:	74,972 SF (1.72 AC)
DEVELOPMENT AREA:	576,899 SF (13.24 AC)
PHASE 1 SITE AREA:	140,853 SF (3.23 AC)
EXISTING IMPERVIOUS:	28,349 SF (0.7 AC)
PROPOSED IMPERVIOUS:	95,583 SF (2.2 AC)
DISTURBED AREA:	145,136 SF (3.3 AC)

REQUIRED SETBACKS		
	PARKING	BUILDING
FRONT YARD	-	30'
SIDE YARD	-	8'
REAR YARD	-	240'

UNIT COUNT		
1 BEDROOM	24	40.00%
2 BEDROOM	21	35.00%
3 BEDROOM	15	25.00%
TOTAL	60	100%

PARKING DATA		
LAND USE CLASSIFICATION	MULTI-FAMILY RESIDENTIAL	
PARKING SPACES REQUIRED (CODE)	150/90	
GOVERNING INFORMATION	SPRINGDALE, ADA	
PARKING STALLS PROVIDED		
	RESIDENTIAL	GUEST
STANDARD	91	11
ACCESSIBLE	6	2
TOTAL	97	13



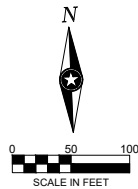
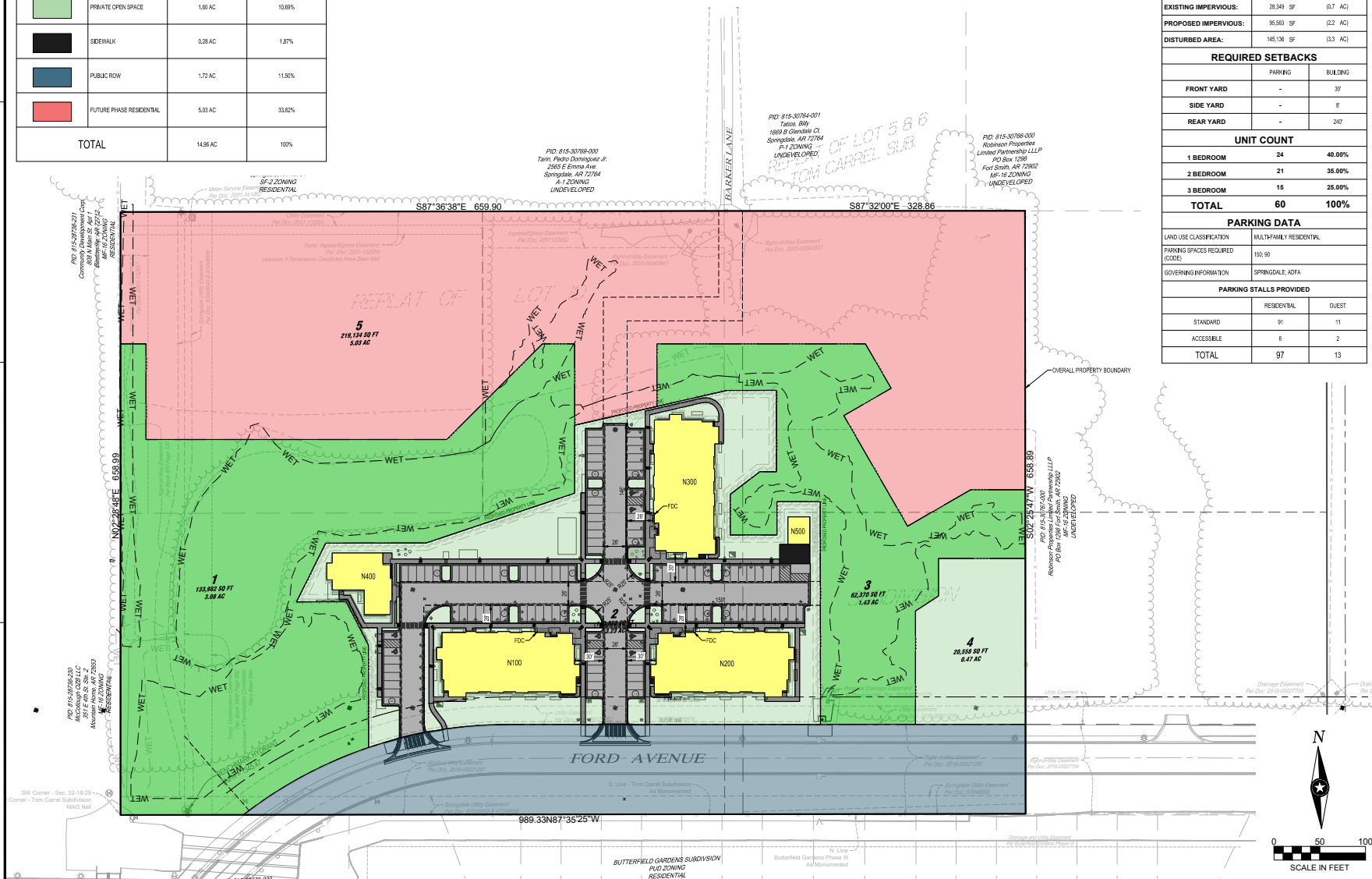
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PROJECT
FORD AVENUE FLATS
NORTH L25-21
SPRINGDALE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-31582
FILE NAME 31582-CO-SITE-DATA
DRAWN BY CFCH
DESIGNED BY CFCH
REVIEWED BY TW
ORIGINAL ISSUE DATE 06/23/25
CLIENT PROJECT NO. -

TITLE
SITE PLAN
SHEET
C0-11



PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



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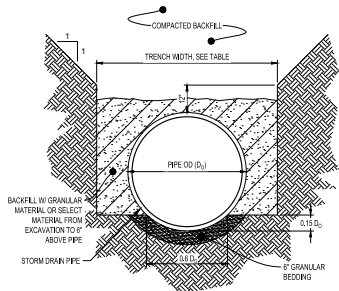
PROJECT
**FORD AVENUE
FLATS**
**NORTH
L25-21**
SPRINGDALE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-31582
FILE NAME 31582-CO-DETAILS
DRAWN BY CFCH
DESIGNED BY CFCH
REVIEWED BY TW
ORIGINAL ISSUE DATE 06/23/25
CLIENT PROJECT NO. -

TITLE
SITE DETAILS

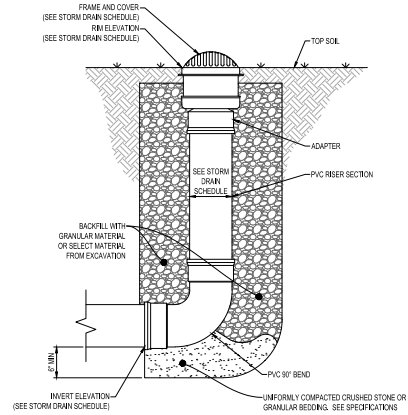
SHEET
C0-20



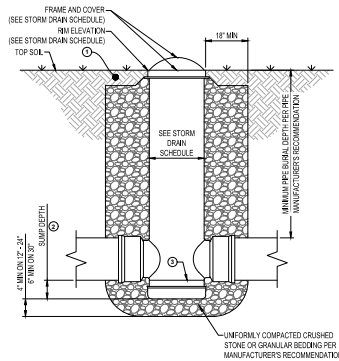
TRENCH WIDTH	
PIPE Ø	TRENCH WIDTH
36" OR LESS	$D_p + 24"$
42" TO 54"	$1.5 \times D_p$
60" OR OVER	$D_p + 36"$

NOTES:
1. GRANULAR BEDDING AND BACKFILL FOR STORM DRAIN PIPES SHALL BE INCIDENTAL TO STORM DRAIN CONSTRUCTION

**NON-CONCRETE
STORM DRAIN PIPE BEDDING**
NTS

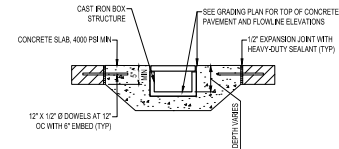


INLINE DRAIN IN TURF
NTS



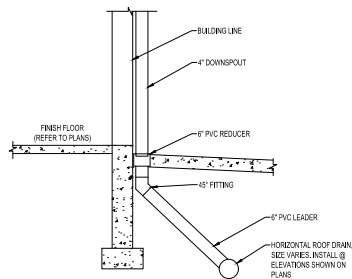
KEY NOTES:
① ASPHALT PAVEMENT, TOP OF CONCRETE COLLAR SHOULD BE SET AT BOTTOM OF NON-WEAR COURSE.
② 6" MIN ON 6" - 24" DRAIN BASIN, 10" MIN ON 30" DRAIN BASIN. VERIFY WITH MANUFACTURER'S RECOMMENDATIONS.
③ INVERT ELEVATION (SEE STORM DRAIN SCHEDULE)

DRAIN BASIN IN TURF
NTS



NOTES:
CASTING = NEENAH R-4985

CONCRETE TRENCH DRAIN
NTS



VERTICAL RAIN LEADER
NTS



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PROJECT
**FORD AVENUE
FLATS**
**NORTH
L25-21**
SPRINGDALE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

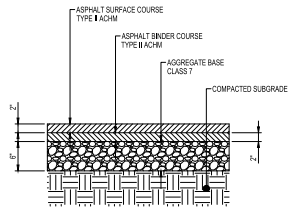
PROJECT NO. 25-31582
FILE NAME 31582-CO-DETAILS
DRAWN BY CF/CH
DESIGNED BY CF/CH
REVIEWED BY TW
ORIGINAL ISSUE DATE 06/23/25
CLIENT PROJECT NO. -

TITLE

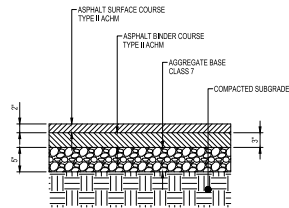
SITE DETAILS

SHEET

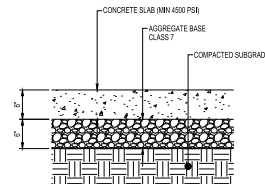
C0-21



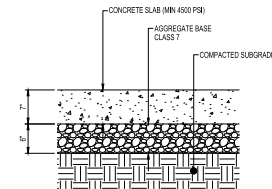
**STANDARD
ASPHALT PAVEMENT**
NTS



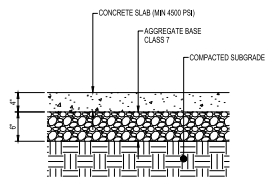
**HEAVY DUTY
ASPHALT PAVEMENT**
NTS



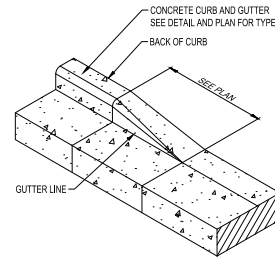
**STANDARD
CONCRETE PAVEMENT**
NTS



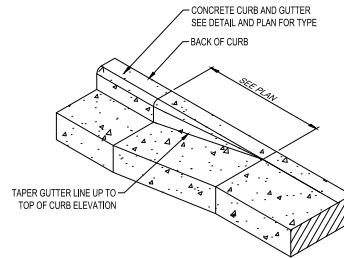
**HEAVY DUTY
CONCRETE PAVEMENT**
NTS



CONCRETE WALK
NTS



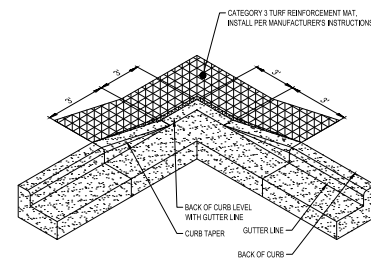
CURB TAPER
NTS



CURB TAPER (GUTTER LINE UP)
NTS



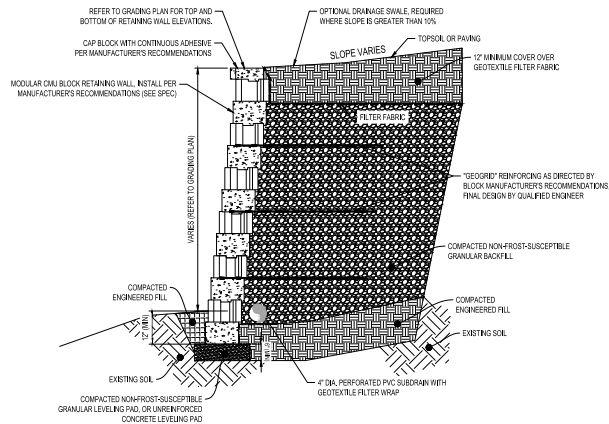
ANCHOR EDGE SECTION



NOTE:

1. GRADE BEHIND CURB TO BE LEFT 2" LOWER THAN FLOW LINE TO ALLOW ROOM FOR TURF REINFORCEMENT MAT AND FOR GRASS TO NOT OBSTRUCT FLOW

**CORNER CURB CUT
STORM OUTLET**
NTS



NOTES:

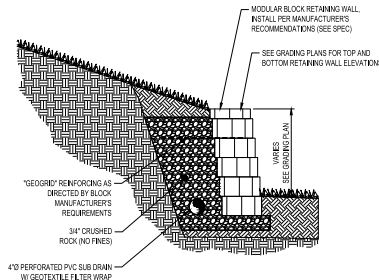
A. SPECIFICATIONS

- SEGMENTAL RETAINING WALL UNITS SHALL BE FURNISHED AND CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS AND MANUFACTURER'S RECOMMENDATIONS.
 - MODULAR CONCRETE UNITS SHALL MEET THE REQUIREMENTS OF ASTM C1372, ASTM C90, ASTM C145, WITH 28-DAY STRENGTH OF 3,000 PSI AND LESS THAN 8% MOISTURE ABSORPTION.
 - LEVELING PAD AGGREGATE BASE SHALL BE CRUSHED STONE OR CONCRETE, OR GRANULAR FILL WITH A GRADATION OF 100% PASSING 1 INCH, 95%-70% PASSING #4, 10%-35% PASSING #10, AND 2%-10% PASSING #20.
 - NON-FROST-SUSCEPTIBLE GRANULAR BACKFILL SHALL BE CRUSHED STONE OR CONCRETE, OR GRANULAR FILL WITH A GRADATION OF 100% PASSING 1 INCH, 75%-100% PASSING #4, 10%-35% PASSING #10, AND 2%-10% PASSING #20.
 - ENGINEERED FILL SHALL BE SOILS WITH A PLASTICITY INDEX LESS THAN 6 PER ASTM D4318. UNSUITABLE SOILS INCLUDE ORGANIC AND UNFIED SOILS. CLASSIFICATION SYSTEM GROUPS OF SC, CL, ML, CH, OH, MH, CL, OR PT.
- CONCRETE SHALL BE NORMAL WEIGHT, UNO, AND MEET THE FOLLOWING CRITERIA:
 - $f'_c \geq 3,000$ psi
 - 8% $\pm$ 1.5% AIR ENTRAINMENT
 - 0.55 MAXIMUM WATER-TO-CEMENT RATIO
 - CEMENT SHALL CONFORM TO ASTM C150, TYPE III
 - READY-MIX CONCRETE SHALL BE MIXED AND DELIVERED ACCORDANCE WITH ASTM C94.
- FOUNDATION NET ALLOWABLE SOIL BEARING PRESSURE IS 1,500 PSF (PRESUMED), AND SHALL BE VERIFIED IN FIELD BY GEOTECHNICAL ENGINEER.
 - THE DESIGN FROST PENETRATION DEPTH FOR UNHEATED STRUCTURES IS 60 INCHES. PROTECT FOUNDATION EXCAVATIONS FROM FROST; DO NOT PLACE CONCRETE ON FROZEN GROUND.
 - FOUNDATION EXCAVATIONS SHALL BE KEPT FREE OF LOOSE MATERIAL, STANDING WATER, AND SHALL BE INSPECTED BEFORE THE PLACEMENT OF ANY CONCRETE.

B. SUBMITTALS

- PRIOR TO SUBMITTAL, THE CONTRACTOR SHALL REVIEW THE SHOP DRAWINGS AND MAKE ANY CORRECTIONS REQUIRED. THE CONTRACTOR SHALL STAMP AND SIGN THE SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ENGINEER.
- THE CONTRACTOR SHALL SUBMIT PRODUCT DATA FOR PROPRIETARY MATERIAL AND ITEMS, INCLUDING FORMING ACCESSORIES, ADMIXTURES, PATCHING COMPOUNDS, SEALANTS, WATERSTOPS, JOINT SYSTEMS, CURING COMPOUNDS, AND OTHERS IN AND FOR CONSTRUCTION.
- THE FABRICATOR SHALL CLEARLY HIGHLIGHT/CLARIFY ANY CHANGES MADE IN THE SHOP DRAWINGS WHICH DO NOT COMPLY WITH DESIGN DRAWINGS. ANY CHANGES MUST BE APPROVED BY THE ENGINEER PRIOR TO FABRICATION.
- CONTRACTOR TO SUBMIT THE FOLLOWING DRAWINGS TO ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION OF SIGN:
 - CONCRETE MIX DESIGNS
 - MODULAR CONCRETE RETAINING WALL
 - ADDITIONAL SHOP DRAWINGS REQUESTED IN THE SPECIFICATIONS.
- A COPY OF ALL SHOP DRAWINGS SHALL BE MAINTAINED ON SITE AT ALL TIMES.
- QUALITY CONTROL AND QUALITY ASSURANCE:
 - COORDINATE FOR ENGINEER OR OWNER'S INDEPENDENT TESTING AGENCY TO INSPECT AND APPROVE REINFORCING STEEL AND EMBEDS PRIOR TO ORDERING CONCRETE.
 - COORDINATE FOR OWNER'S INDEPENDENT TESTING AGENCY TO BE ON SITE AND PERFORM CONTINUOUS INSPECTION WHILE CONCRETE PLACEMENT IS OCCURRING. PROVIDE NOTICE NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE PLACEMENT.
 - COORDINATE WITH OWNER'S INDEPENDENT TESTING AGENCY TO SAMPLE CONCRETE AT TIME OF PLACEMENT IN ORDER TO PERFORM SLUMP, AIR, TEMPERATURE AND CASTING OF CYLINDERS.
 - THE SPECIAL INSPECTOR SHALL DETERMINE COMPLIANCE WITH THE SOIL REPORT FOR SITE PREPARATION, FILL PLACEMENT AND DENSITY TESTS.
 - ANY AND ALL WORK PERFORMED WITHOUT PROPER INSPECTION AND TESTING AS OUTLINED IN THIS SPECIFICATION WILL BE CONSIDERED UNAUTHORIZED WORK. ANY CORRECTIVE MEASURES REQUIRED OF THE UNAUTHORIZED WORK WILL BE AT CONTRACTOR'S OWN EXPENSE.

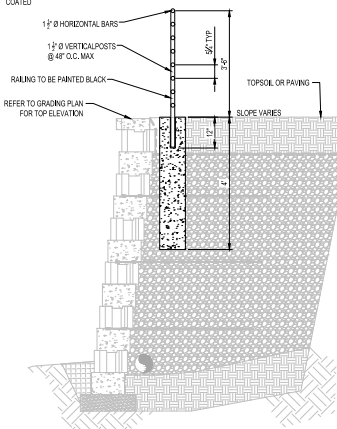
**4' OR HIGHER
MODULAR BLOCK RETAINING WALL**
NTS



**MODULAR BLOCK
RETAINING WALL SECTION**
NTS

NOTES:

- ALL COMPONENTS OF RAILING AND SUPPORTS SHALL BE SHOP PRIMED AND PONDUR COATED.



**RAILING BEHIND
RETAINING WALL**
NTS

ISG



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PROJECT

**FORD AVENUE
FLATS**
**NORTH
L25-21**

SPRINGDALE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-31582
FILE NAME	31582-CD-DETAILS
DRAWN BY	CF/CH
DESIGNED BY	CF/CH
REVIEWED BY	TW
ORIGINAL ISSUE DATE	06/23/25
CLIENT PROJECT NO.	-

TITLE

SITE DETAILS

SHEET

C0-22



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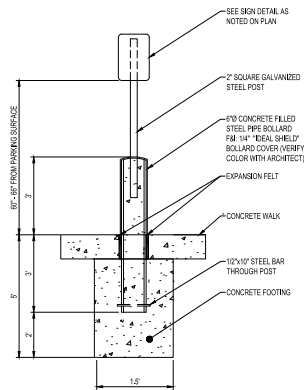
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**FORD AVENUE
FLATS**
**NORTH
L25-21**
SPRINGDALE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

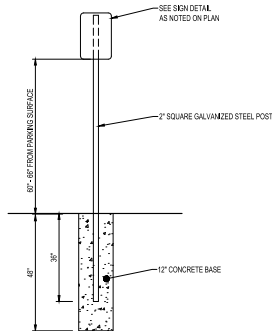
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FILE NAME 31582-C0-DETAILS
DRAWN BY CFCH
DESIGNED BY CFCH
REVIEWED BY TW
ORIGINAL ISSUE DATE 06/23/25
CLIENT PROJECT NO. -

TITLE
SITE DETAILS

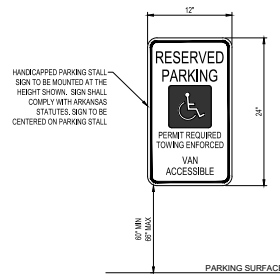
SHEET
C0-23



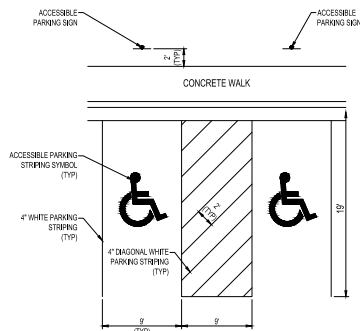
SIGN POST IN BOLLARD
NTS



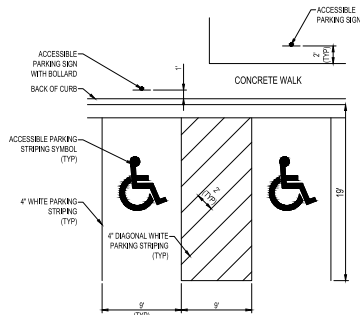
SIGN POST IN CONCRETE
NTS



ACCESSIBLE PARKING SIGN
NTS



ACCESSIBLE PARKING AREA
NTS

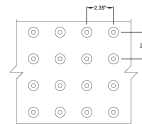


ACCESSIBLE PARKING AREA
NTS

- NOTES:
1. THE DETECTABLE WARNING DEVICE SHALL BE LOCATED SO THAT THE NEAREST EDGE OF THE DEVICE IS LOCATED AT THE BACK OF CURB.
 2. TRUNCATED DOME SHALL HAVE A DIAMETER OF 3.9 INCH AT THE BOTTOM, A DIAMETER OF 3.9 INCH AT THE TOP, A HEIGHT OF 0.2 INCH, AND A CENTER-TO-CENTER SPACING OF 3.9 INCH MEASURED ALONG ONE SIDE OF A SQUARE ARRANGEMENT.
 3. DETECTABLE WARNING DEVICE SHALL BE IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE, MIN. 4'.
 4. TYPE OF DETECTABLE WARNING DEVICE SHALL BE APPROVED BY THE CITY OF SPRINGDALE PRIOR TO INSTALLATION. STAMPED CONCRETE SHALL NOT BE USED AS A DETECTABLE WARNING DEVICE.



TRUNCATED DOME SECTION



TRUNCATED DOME SPACING

DETECTABLE WARNING DEVICE DETAIL

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PROJECT

**FORD AVENUE
FLATS**
**NORTH
L25-21**

SPRINGDALE ARKANSAS

DATE	REVISION SCHEDULE	DESCRIPTION	BY

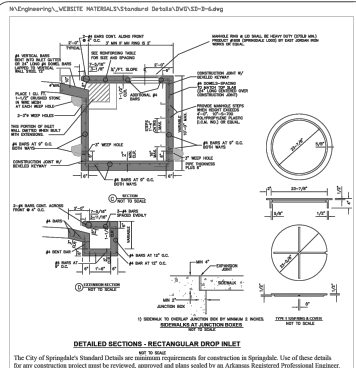
PROJECT NO. 25-31582
FILE NAME 31582-CD-DETAILS
DRAWN BY CFCH
DESIGNED BY CFCH
REVIEWED BY TW
ORIGINAL ISSUE DATE 09/23/25
CLIENT PROJECT NO. -

TITLE

SITE DETAILS

SHEET

C0-24



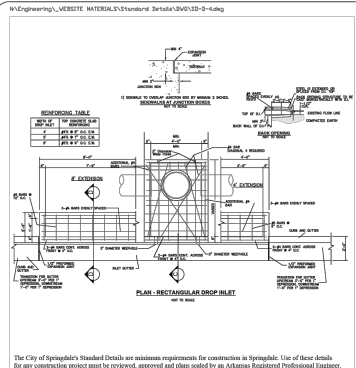
STANDARD DETAILS FOR
STREET & DRAINAGE
CONSTRUCTION

SECTION D
DROP INLET DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-D-6

SPRINGDALE
WYTHE BRANCHES IT HAPPEN



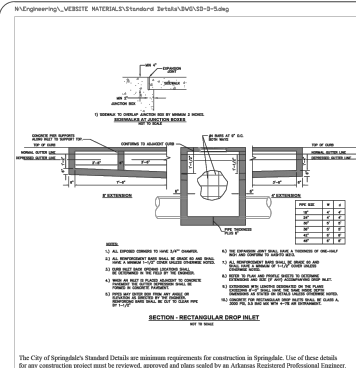
STANDARD DETAILS FOR
STREET & DRAINAGE
CONSTRUCTION

SECTION D
DROP INLET DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-D-4

SPRINGDALE
WYTHE BRANCHES IT HAPPEN



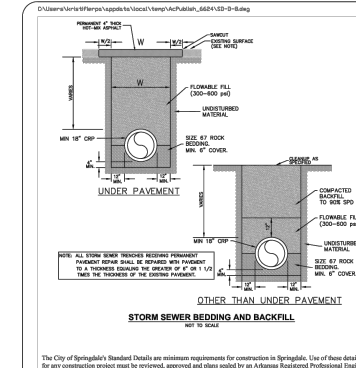
STANDARD DETAILS FOR
STREET & DRAINAGE
CONSTRUCTION

SECTION D
DROP INLET DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
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FILE NO. SD-D-5

SPRINGDALE
WYTHE BRANCHES IT HAPPEN



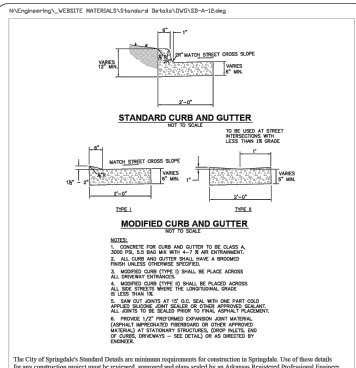
STANDARD DETAILS FOR
STREET & DRAINAGE
CONSTRUCTION

SECTION D
DROP INLET DETAILS

DATE: OCTOBER 2018
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FILE NO. SD-D-8

SPRINGDALE
WYTHE BRANCHES IT HAPPEN



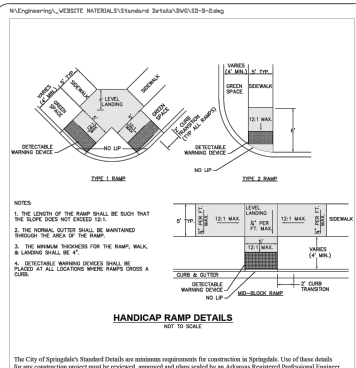
STANDARD DETAILS FOR
STREET & DRAINAGE
CONSTRUCTION

SECTION A
TYPICAL STREET
SECTIONS & DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-A-12

SPRINGDALE
WYTHE BRANCHES IT HAPPEN



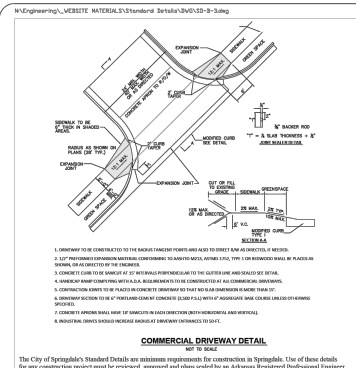
STANDARD DETAILS FOR
STREET & DRAINAGE
CONSTRUCTION

SECTION B
TYPICAL STREET, DRIVEWAY &
SIDEWALK DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-B-2

SPRINGDALE
WYTHE BRANCHES IT HAPPEN



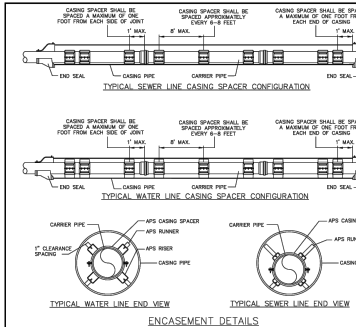
STANDARD DETAILS FOR
STREET & DRAINAGE
CONSTRUCTION

SECTION B
TYPICAL STREET, DRIVEWAY &
SIDEWALK DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-B-3

SPRINGDALE
WYTHE BRANCHES IT HAPPEN



ENCASMENT/CARRIER PIPE SIZING CHART

CARRIER PIPE	CARRIER PIPE	CARRIER PIPE	CARRIER PIPE
12"	15"	18"	24"
30"	36"	42"	48"
54"	60"	66"	72"
84"	90"	96"	102"
108"	120"	132"	144"
156"	168"	180"	192"
216"	228"	240"	252"
276"	288"	300"	312"
336"	348"	360"	372"
396"	408"	420"	432"
456"	468"	480"	492"
516"	528"	540"	552"
576"	588"	600"	612"
636"	648"	660"	672"
696"	708"	720"	732"
756"	768"	780"	792"
816"	828"	840"	852"
876"	888"	900"	912"
936"	948"	960"	972"
996"	1008"	1020"	1032"
1056"	1068"	1080"	1092"
1116"	1128"	1140"	1152"
1176"	1188"	1200"	1212"
1236"	1248"	1260"	1272"
1296"	1308"	1320"	1332"
1356"	1368"	1380"	1392"
1416"	1428"	1440"	1452"
1476"	1488"	1500"	1512"
1536"	1548"	1560"	1572"
1596"	1608"	1620"	1632"
1656"	1668"	1680"	1692"
1716"	1728"	1740"	1752"
1776"	1788"	1800"	1812"
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1896"	1908"	1920"	1932"
1956"	1968"	1980"	1992"
2016"	2028"	2040"	2052"
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SPRINGDALE
WATER UTILITIES

2025 04 06 10:00 AM
FILE NO. SD-D-6
DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF
CHECKED BY: STAFF
DATE: OCTOBER 2018
DATE: OCTOBER 2018

ISG



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PROJECT

**FORD AVENUE
FLATS**

**NORTH
L25-21**

SPRINGDALE ARKANSAS

DATE	REVISION SCHEDULE	DESCRIPTION	BY

PROJECT NO. 25-31582

FILE NAME 31582-CD-DETAILS

DRAWN BY CFCH

DESIGNED BY CFCH

REVIEWED BY TW

ORIGINAL ISSUE DATE 06/23/25

CLIENT PROJECT NO. -

TITLE

SITE DETAILS

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DATE MARCH 2008

SHEET

C0-25

SECTION A-A

SECTION VIEW

REACTION BACKING TABLE

SIZE	TYPE OF FITTING	30' LIFT
1/2"	1	1
3/4"	1	1
1"	1	1
1 1/4"	1	1
1 1/2"	1	1
1 3/4"	1	1
2"	1	1
2 1/2"	1	1
3"	1	1
3 1/2"	1	1
4"	1	1
4 1/2"	1	1
5"	1	1
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19 1/2"	1	1
20"	1	1
20 1/2"	1	1
21"	1	1
21 1/2"	1	1
22"	1	1
22 1/2"	1	1
23"	1	1
23 1/2"	1	1
24"	1	1
24 1/2"	1	1
25"	1	1
25 1/2"	1	1
26"	1	1
26 1/2"	1	1
27"	1	1
27 1/2"	1	1
28"	1	1
28 1/2"	1	1
29"	1	1
29 1/2"	1	1
30"	1	1

VERTICAL TIE-DOWN BLOCKING

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DATE MARCH 2008

CROSS

90° BEND

45° BEND

22 1/2° BEND

REACTION BACKING TABLE

SIZE	TYPE OF FITTING	30' LIFT
1/2"	1	1
3/4"	1	1
1"	1	1
1 1/4"	1	1
1 1/2"	1	1
1 3/4"	1	1
2"	1	1
2 1/2"	1	1
3"	1	1
3 1/2"	1	1
4"	1	1
4 1/2"	1	1
5"	1	1
5 1/2"	1	1
6"	1	1
6 1/2"	1	1
7"	1	1
7 1/2"	1	1
8"	1	1
8 1/2"	1	1
9"	1	1
9 1/2"	1	1
10"	1	1
10 1/2"	1	1
11"	1	1
11 1/2"	1	1
12"	1	1
12 1/2"	1	1
13"	1	1
13 1/2"	1	1
14"	1	1
14 1/2"	1	1
15"	1	1
15 1/2"	1	1
16"	1	1
16 1/2"	1	1
17"	1	1
17 1/2"	1	1
18"	1	1
18 1/2"	1	1
19"	1	1
19 1/2"	1	1
20"	1	1
20 1/2"	1	1
21"	1	1
21 1/2"	1	1
22"	1	1
22 1/2"	1	1
23"	1	1
23 1/2"	1	1
24"	1	1
24 1/2"	1	1
25"	1	1
25 1/2"	1	1
26"	1	1
26 1/2"	1	1
27"	1	1
27 1/2"	1	1
28"	1	1
28 1/2"	1	1
29"	1	1
29 1/2"	1	1
30"	1	1

REACTION BACKING

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DATE MARCH 2008

FIRE HYDRANT & GATE VALVE

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DATE MARCH 2008

TYPICAL HIGHWAY BORING

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DATE AUGUST 2014

SEWER SERVICE CONNECTIONS

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DATE MARCH 2008

CAST-IN-PLACE MANHOLE

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DATE MARCH 2008

WATER LINE CROSSING UNDER SEWER LINE

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DATE MARCH 2008

TAPPING SADDLE & VALVE

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DATE AUGUST 2014

STORM WATER POLLUTION PREVENTION PLAN NOTES:

GENERAL PROJECT INFORMATION

PROJECT NARRATIVE:
This project consists of the construction of Multi-Family Dwellings, underground utilities, parking lot, driveway, sidewalk, stormwater management, and landscaping. It will be placed to abate the proposed building above the flood elevation.

RESPONSIBLE PARTIES:
Owner is required to work for and receive a National Pollutant Discharge Elimination System (NPDES) Stormwater Construction Permit at least 14 working days prior to beginning work.

Contractor and owner shall identify a person knowledgeable and experienced in the application of erosion prevention and sediment control BMPs who will oversee the implementation of the erosion control plan.

Company: Contact Person: Phone:

Company: Contact Person: Phone:

Owner shall identify the entity responsible for the long term Operation and Maintenance of the storm water management system.

Company: Contact Person: Phone:

PROJECT AREAS:

Total project size (disturbed area) = 3.30 acres

Minimum area requiring ADEC permit = 1.00 acres

PROJECT DOES REQUIRE A NPDES PERMIT

Existing area of impervious surface = 0.70 acres

Post construction area of impervious surface = 2.20 acres

Total new impervious surface area = 1.50 acres

SOIL TYPE:

Leaf Silt Loam

Tablets Silt Loam

CONSTRUCTION ACTIVITY NOTES:

EROSION PREVENTION:

Construction of all fences and all other erosion control measures shall be complete before other construction activity occurs. Use placed construction wherever practical and install turf as soon as possible to minimize sediment transport.

Temporary cover during construction is incidental.

Pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours after connection to a surface water.

Disturbed areas shall be seeded and mulched at the earliest possible time to prevent erosion.

A. All cut slopes shall be dressed, prepared, seeded, and mulched as the work progresses. Slopes shall be excavated and installed in equal increments not to exceed 25 feet, measured vertically.

B. In areas of steep slopes or when mulch is applied during dry or cold periods and prompt vegetation establishment is not expected, mulch control netting should be considered.

C. Temporary mulching shall be applied at a rate of 2 tons/acre. Mulch shall be disc anchored. Information concerning seed mixtures can be obtained from the USDA Plant Material Center at Booneville, Arkansas. (See Appendix, Section 15A, page 47)

Additional erosion prevention measures may be found at the Arkansas Department of Natural Resources Best Management Practices.

SEDIMENT CONTROL PRACTICES:

Construction of all fences and all other erosion control measures shall be complete prior to land disturbing activities occur.

A tracking pad entrance or other approved alternatives must be constructed at the exit point from the project site.

Mid erosion protection shall be installed and maintained until turf or pavement has been established.

The contractor shall be responsible to contamination from leaving the construction zone. All eroded material that leaves the construction zone shall be collected by the contractor and returned to the site at the contractor's expense.

Contractor shall maintain a 50-foot setback buffer or use redundant sediment control near surface waters if a buffer is not feasible.

Contractor shall take the necessary steps to minimize soil compaction and preserve topsoil on site.

Drains must be swept within 24 hours when any tracking occurs.

Silt fences or other effective erosion control measures must be installed around the perimeter of any soil stockpile, including temporary stockpiles, at the location or any other on the project site. Stockpiles cannot be placed in surface waters, including storm water conveyances such as cuts and gutter systems, or conduits and ditches.

DESIGNING AND BARRIERS:

Divert stormwater to sedimentation basins if possible, or use other BMPs to prevent erosion when discharging to surface waters. Use appropriate energy dissipation measures on all discharges.

Discharging practices cannot cause nuisance conditions, erosion or increasing channel or inundation of wetlands resulting in adverse impacts.

CONSTRUCTION ACTIVITY NOTES (CONTINUED):

POLLUTION PREVENTION:

All solid waste collected from the construction site must be disposed in accordance with all applicable regulations.

Hazardous materials (oil, gasoline, fuel, paint, etc.) must be properly stored to prevent spills, leaks, or other discharge. Storage areas shall prevent secondary contamination and hazardous materials shall be stored in a designated, contained area. Storage and disposal of hazardous waste must be in accordance with all applicable regulations. All solvent containing any hazardous material must be properly collected and disposed. No engine degreasing shall be allowed on site.

Sanitary wastes must be collected from portable units on site by a licensed sanitary waste management contractor. The units must be stored and stored maintained on a regular basis as needed to prevent overflow.

Emergency Spill Plan: The Contractor is responsible for all construction personnel to be informed of the manufacturer's recommended spill cleanup methods, and the location of that information and cleanup supplies. The Contractor shall notify the SWPPP as required within seven calendar days of knowledge of the release to provide a description of the release, the circumstances leading to the release, and the date of the release. Plans must identify measures to prevent the recurrence of such releases. If a spill occurs, the following steps shall be followed:

1. Obtain the safety procedures associated with the spilled material. Stop the source of the spill. If you can do so safely. Call 911 if fire or public safety hazards are created.
2. Contain the spilled material. Dirt, sand, or any semi-permeable material may be used to create a containment structure to prevent the material from flowing.
3. Report the spill to Arkansas Department of Emergency Management (ADEM) (800) 322-4012.
4. Clean up the spilled material and dispose of the waste properly.

The contractor is responsible for monitoring air pollution and ensuring it does not exceed levels set by local, state, or federal regulations. This includes dust created by work being performed on the site. Air pollution and dust control measures is considered incidental to the bid prices for which work is being performed. Additional dust control measures may be required by the Engineer.

Concrete washout water: All liquid and solid wastes generated by concrete washout operations must be contained in a leak-proof containment facility or impermeable liner. A compacted clay liner that does not allow washout liquids to enter ground water is considered an impermeable liner. The liquid and solid wastes must not contact the ground, and there must not be runoff from the concrete washout operations or leaks. Liquid and solid wastes must be disposed of properly. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.

INSPECTION AND MAINTENANCE:

The Permittees must routinely inspect the construction site once every seven (7) days during active construction and within 24 hours of a rainfall event greater than 0.5 inches in a 24-hour period.

Inspections performed during construction must be recorded and records retained with the erosion plan in accordance with the Permit. Contractor is responsible for keeping a record of all erosion data & erosion control maintenance until final establishment of turf.

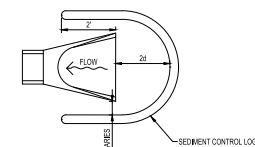
Erosion control and other BMPs must be replaced, repaired, or supplemented when they reach 33% design loss.

FINAL STABILIZATION:

The Contractor must ensure final stabilization of the site. The Contractor must submit a Notice of Termination when the site has undergone final stabilization and all stormwater discharges associated with the construction site activities that require a NPDES coverage have ceased.

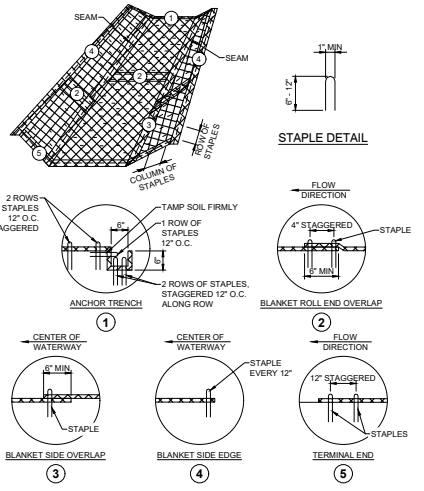
Temporary erosion control measures and BMPs must be removed as part of the final site stabilization.

The storm water permit further defines final stabilization and its requirements.



- NOTES:**
1. SEDIMENT CONTROL LOG CAN BE COMPOST, WOOD CHIP, OR ROCK
 2. d = CULVERT SIZE: 12'-30"

CULVERT END CONTROL SEDIMENT CONTROL LOG
NTS



- KEY NOTES:**
1. BURY UPSTREAM END OF MAT IN A TRENCH 6" WIDE BY 6" DEEP AND STAPLED IN STAGGERED ROWS ACROSS THE WIDTH.
 2. FOR JOINING ENDS OF ROLLS, OVERLAP END OF UP SLOPE MAT A MINIMUM OF 6" OVER DOWN SLOPE MAT (SHINGLE STYLE). USE A DOUBLE ROW OF STAGGERED STAPLES 6" APART.
 3. MATS ON OBE SLOPES SHALL OVERLAP A MINIMUM OF 6" OVER THE MAT BELOW (SHINGLE STYLE). STAPLE OVERLAP AT 12" INTERVALS.
 4. THE OUTER EDGE ALONG SIDES OF THE MAT SHALL BE STAPLED EVERY 12".
 5. DOWNSTREAM TERMINAL END OF BLANKET SHALL BE STAPLED WITH A DOUBLE ROW OF STAGGERED STAPLES 12" APART.

- NOTES:**
1. INSTALL EROSION CONTROL BLANKET (ECB) OVER WATERWAYS AS SHOWN IN THE STORM WATER POLLUTION PREVENTION PLAN.
 2. THE ECB SHALL CONFORM TO STATE STANDARD SPECIFICATIONS.
 3. PREPARE SOIL PRIOR TO INSTALLING ECB, INCLUDING SEEDING AND FERTILIZING.
 4. THE ECB SHALL BE PLACED IN FIRM CONTACT WITH THE SOIL, AND NOT BE ALLOWED TO BRIDGE OVER SURFACE IRREGULARITIES. THE MAT SHALL NOT BE STRETCHED.
 5. START LAYING THE MATS BY ROLLING CENTER MAT IN THE DIRECTION OF FLOW, CENTERED ON THE CENTERLINE OF WATERWAY. THERE SHALL NOT BE AN OVERLAP OF MATS AT THE CENTER OF THE WATERWAY.
 6. THE ECB SHALL BE ANCHORED, OVERLAPPED, AND STAPLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS. IF NO MANUFACTURER'S INSTRUCTIONS ARE AVAILABLE, INSTALL THE MAT PER DETAIL.
 7. STAPLES SHALL BE 1/4" SHAPED, 0.12" DIAMETER WIRE OR GREATER (H11 GAUGE), (SEE STAPLE DETAIL FOR DIMENSIONS).
 8. STAPLES ARE TO BE PLACED ALTERNATELY BY COLUMNS (IN THE DIRECTION OF THE WATERWAY) 2' APART AND IN ROWS (ACROSS THE WATERWAY) 3' APART THROUGHOUT THE AREA COVERED BY THE ECB.

EROSION CONTROL BLANKET INSTALLATION
NTS



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PROJECT

FORD AVENUE FLATS

NORTH L25-21

SPRINGDALE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-31582
FILE NAME 31582-C1-SWPPP
DRAWN BY CFCH
DESIGNED BY CFCH
REVIEWED BY TW
ORIGINAL ISSUE DATE 06/23/25
CLIENT PROJECT NO. -

TITLE

SWPPP NARRATIVE AND DETAILS

SHEET

C1-10

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PROJECT

**FORD AVENUE
FLATS**
**NORTH
L25-21**

SPRINGDALE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

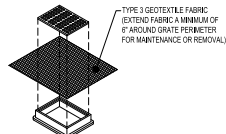
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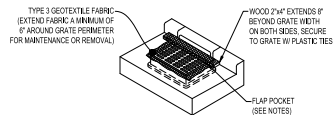
SWPPP DETAILS

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WITHOUT CURB BOX



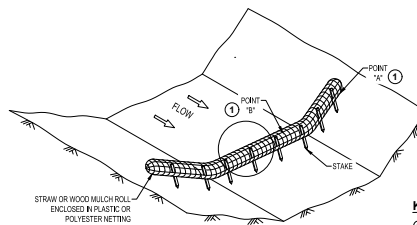
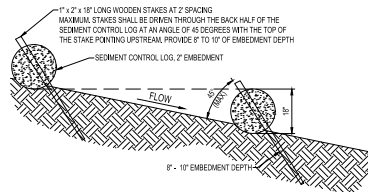
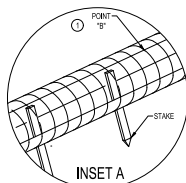
CURB BOX

NOTES:

- FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"x4", THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REBAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.
- WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

INLET PROTECTION

NTS

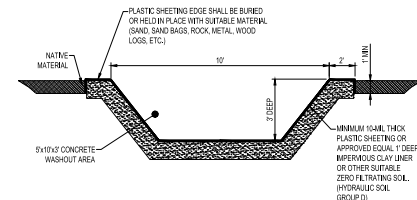


SWALE/DITCH SEDIMENT CONTROL LOG STAKING

NTS

KEY NOTES:

- POINT "A" MUST BE A MINIMUM OF 6" HIGHER THAN POINT "B" TO ENSURE THAT WATER FLOWS OVER THE DIKE AND NOT AROUND THE ENDS

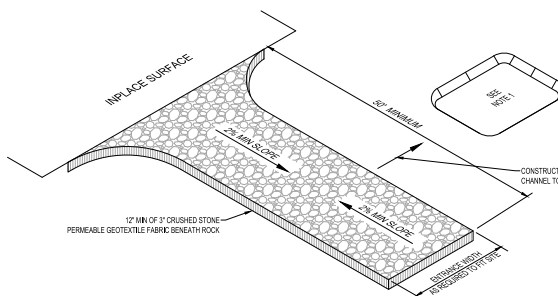


NOTES:

- CONCRETE WASHOUT LOCATION SHALL BE APPROVED BY ENGINEER.
- SIZE OF EXCAVATION AND COMPACTED TRAP MUST BE COMMENSURATE WITH WASHOUT REQUIREMENTS FOR DAILY CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL INSTALL A SIGN INDICATING THE CONCRETE WASHOUT AREA.
- CONTRACTOR SHALL MAINTAIN WASHOUT AREA TO REMOVE MATERIALS BEYOND 75% CAPACITY.
- WASHOUT AREA SHALL NOT BE PLACED WITHIN 50' OF STORM DRAIN, OPEN DITCHES OR BODIES OF WATER.
- CONTRACTOR SHALL INSPECT WASHOUT AREA AS NECESSARY TO PREVENT LEAKS AND OVER TOPPING.
- WASHOUT AREA SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETE.

CONCRETE WASHOUT

NTS

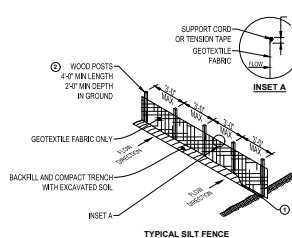


STABILIZED CONSTRUCTION EXIT

NTS

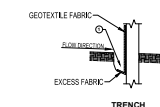
KEY NOTES:

- IF TRAVELING OVER THE CONSTRUCTION EXIT IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE VEHICLES EXIT ONTO THE PUBLIC ROADS. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF SITE.

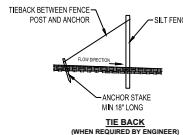


KEY NOTES:

- FOR MANUAL INSTALLATIONS, TRENCH SHALL BE A MINIMUM OF 4" WIDE & 8" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH, BACKFILL, AND COMPACT TRENCH WITH EXCAVATED SOIL.
- WOOD POST SHALL BE A MINIMUM SIZE OF 1 1/2" x 1 1/2" OF OAK OR HICKORY.
- CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS.
 - TWIST METHOD - OVERLAP THE END POSTS AND TWIST, OR ROTATE AT LEAST 180°.
 - HOOK METHOD - HOOK END OF EACH SILT FENCE LENGTH.

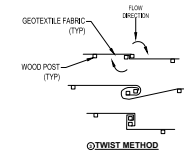


TRENCH

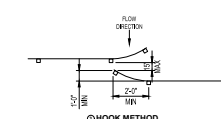


NOTES:

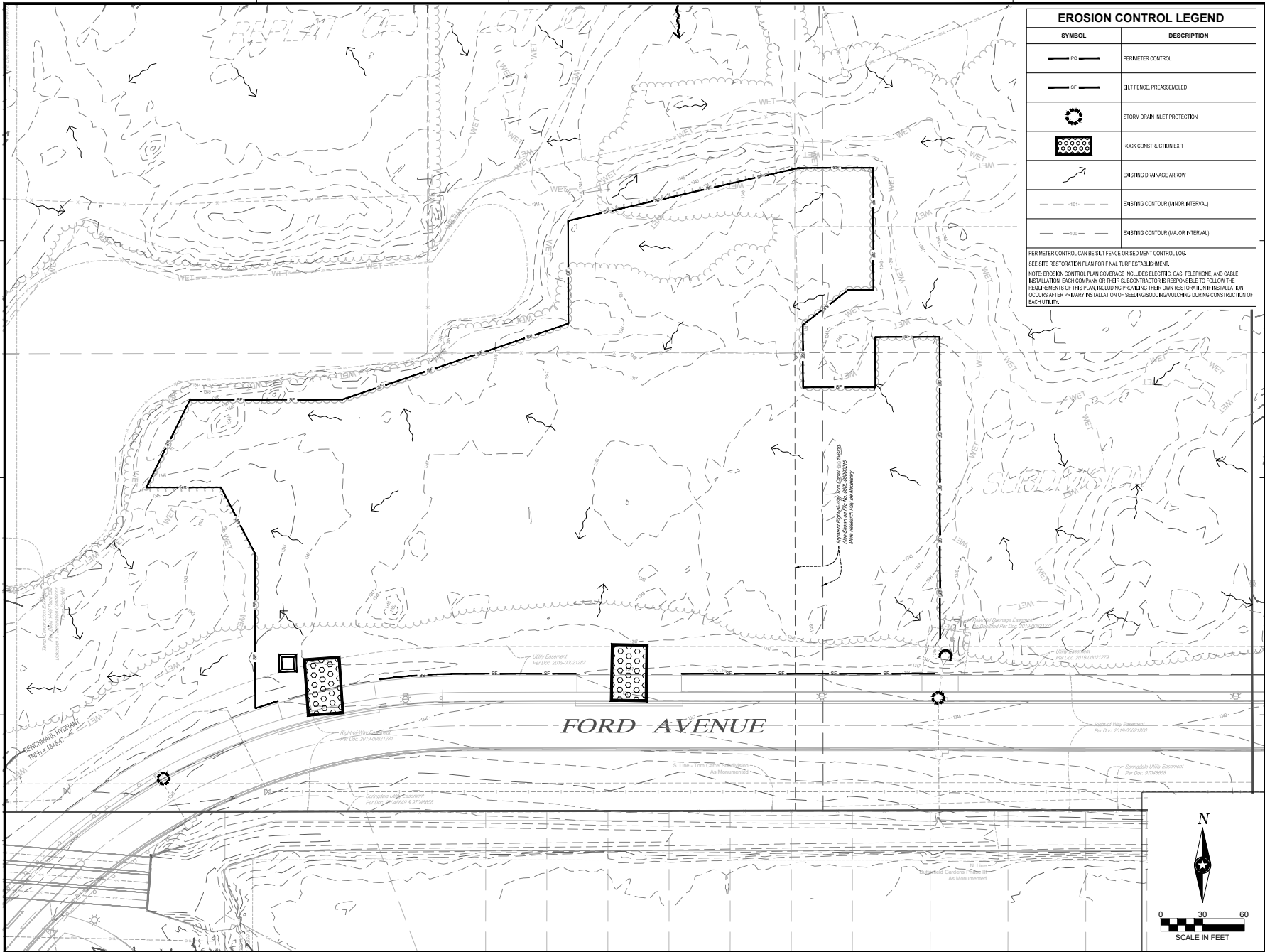
- ATTACH FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS.
- ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.
- 8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.



TWIST METHOD



HOOK METHOD



EROSION CONTROL LEGEND	
SYMBOL	DESCRIPTION
	PERIMETER CONTROL
	SILT FENCE, PREASSEMBLED
	STORM DRAIN INLET PROTECTION
	ROCK CONSTRUCTION EXIT
	EXISTING DRAINAGE ARROW
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)

PERIMETER CONTROL CAN BE SILT FENCE OR SEGMENT CONTROL LOG.
SEE SITE RESTORATION PLAN FOR FINAL TOP ESTABLISHMENT.
NOTE: EROSION CONTROL PLAN COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THE PLAN, INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/COVERING DURING CONSTRUCTION OF EACH UTILITY.



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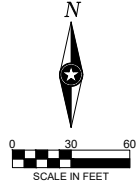
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**FORD AVENUE
FLATS
NORTH
L25-21**
SPRINGDALE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

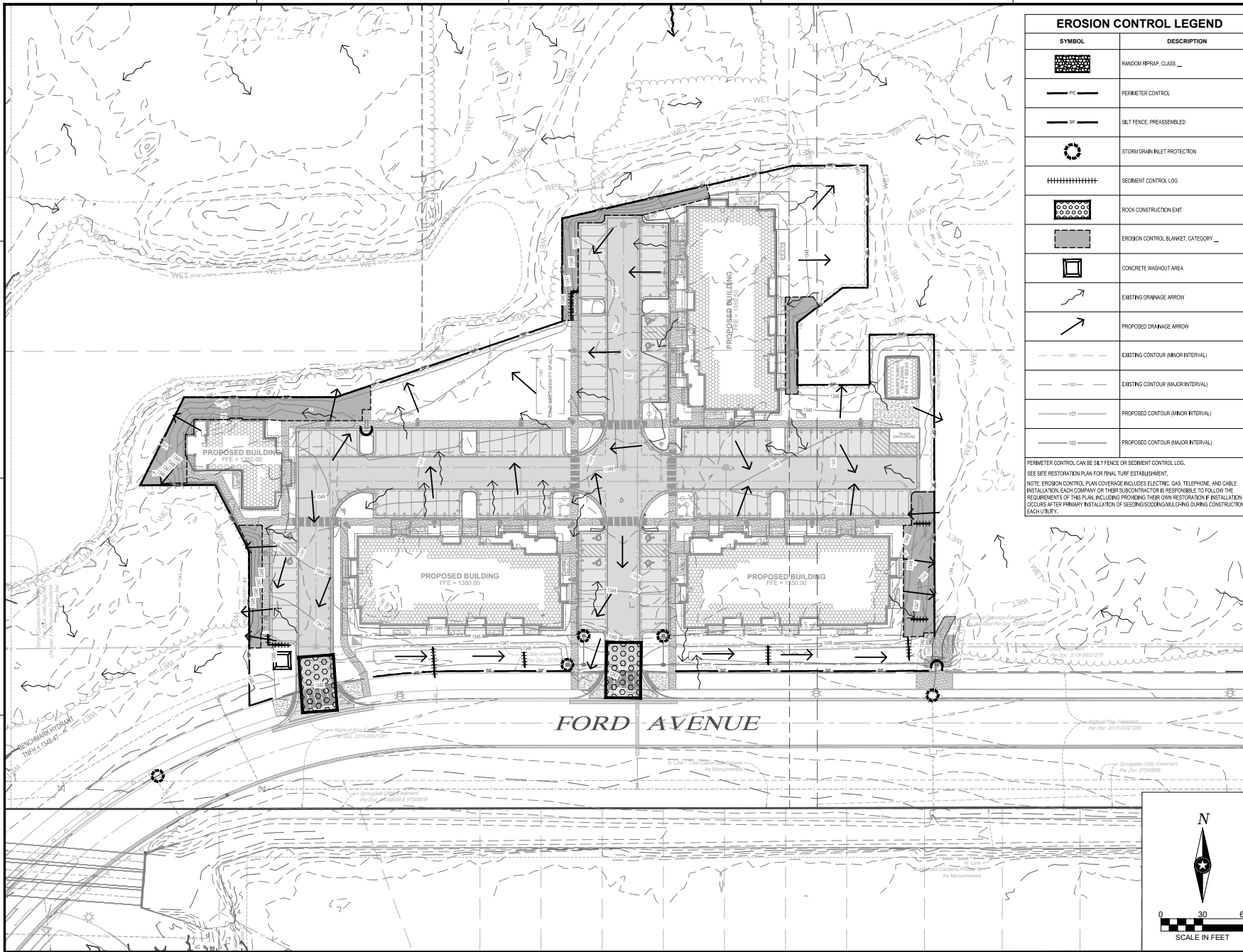
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CONSTRUCTION
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EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
	RANDOM RFRAP, CLASS _
	PERIMETER CONTROL
	SILT FENCE, PREASSEMBLED
	STORM DRAIN INLET PROTECTION
	SEDIMENT CONTROL LOG
	ROCK CONSTRUCTION EXIT
	EROSION CONTROL BLANKET, CATEGORY _
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
	PROPOSED DRAINAGE ARROW
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)

PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.
SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.
NOTE: EROSION CONTROL PLAN COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS PLAN, INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

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PROJECT

**FORD AVENUE
FLATS**

**NORTH
L25-21**

SPRINGDALE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-31582

FILE NAME 31582-C1-SWPPP

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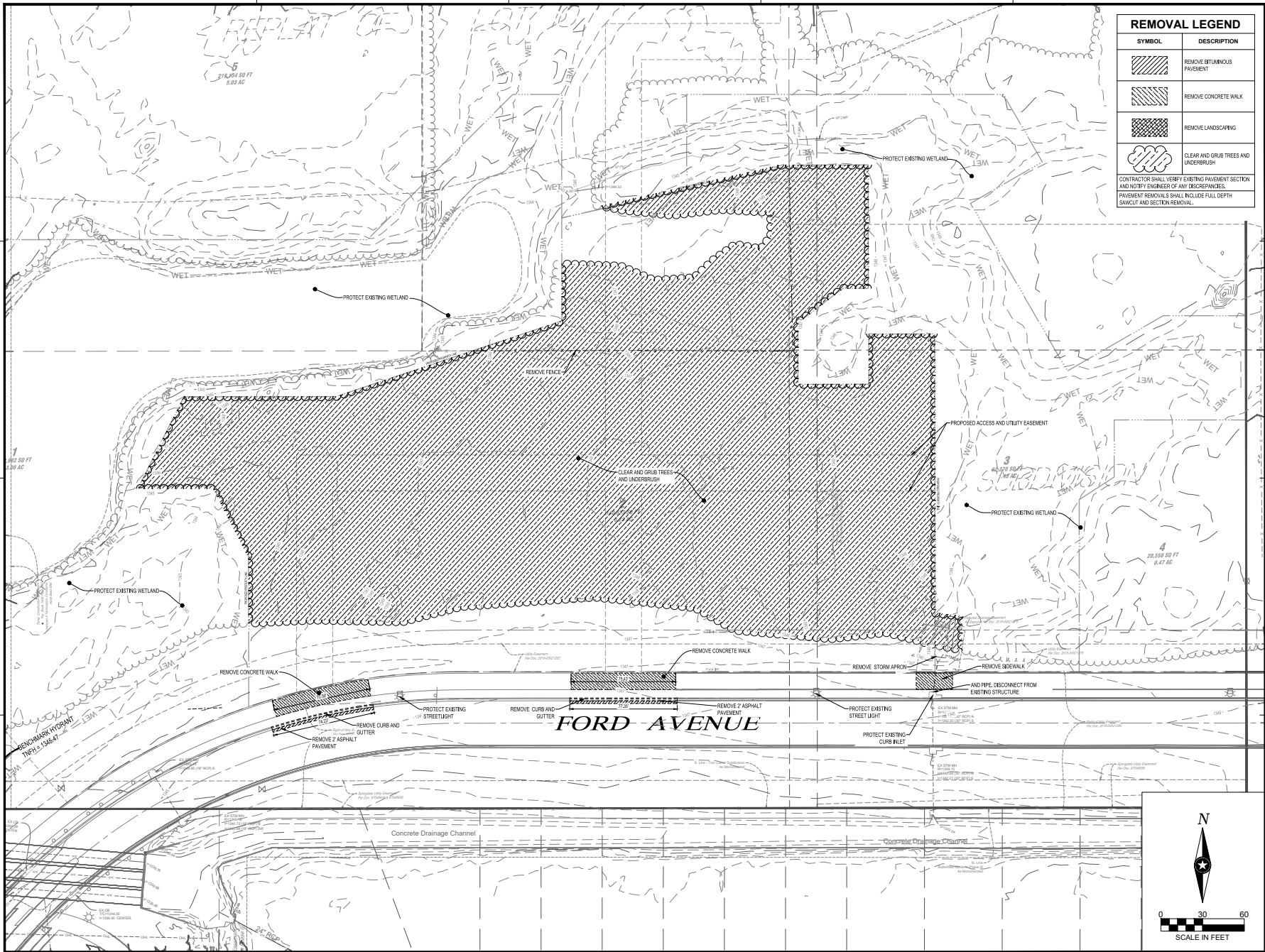
TITLE

SWPPP

SHEET

C1-30

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REMOVAL LEGEND	
SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE WALK
	REMOVE LANDSCAPING
	CLEAR AND GRUB TREES AND UNDERBRUSH
CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.	
PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.	



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PROJECT
**FORD AVENUE
FLATS
NORTH
L25-21**
SPRINGDALE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

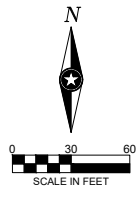
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FILE NAME 31582-C2-EXIST
DRAWN BY CFCH
DESIGNED BY CFCH
REVIEWED BY TW
ORIGINAL ISSUE DATE 06/23/25
CLIENT PROJECT NO. -

TITLE

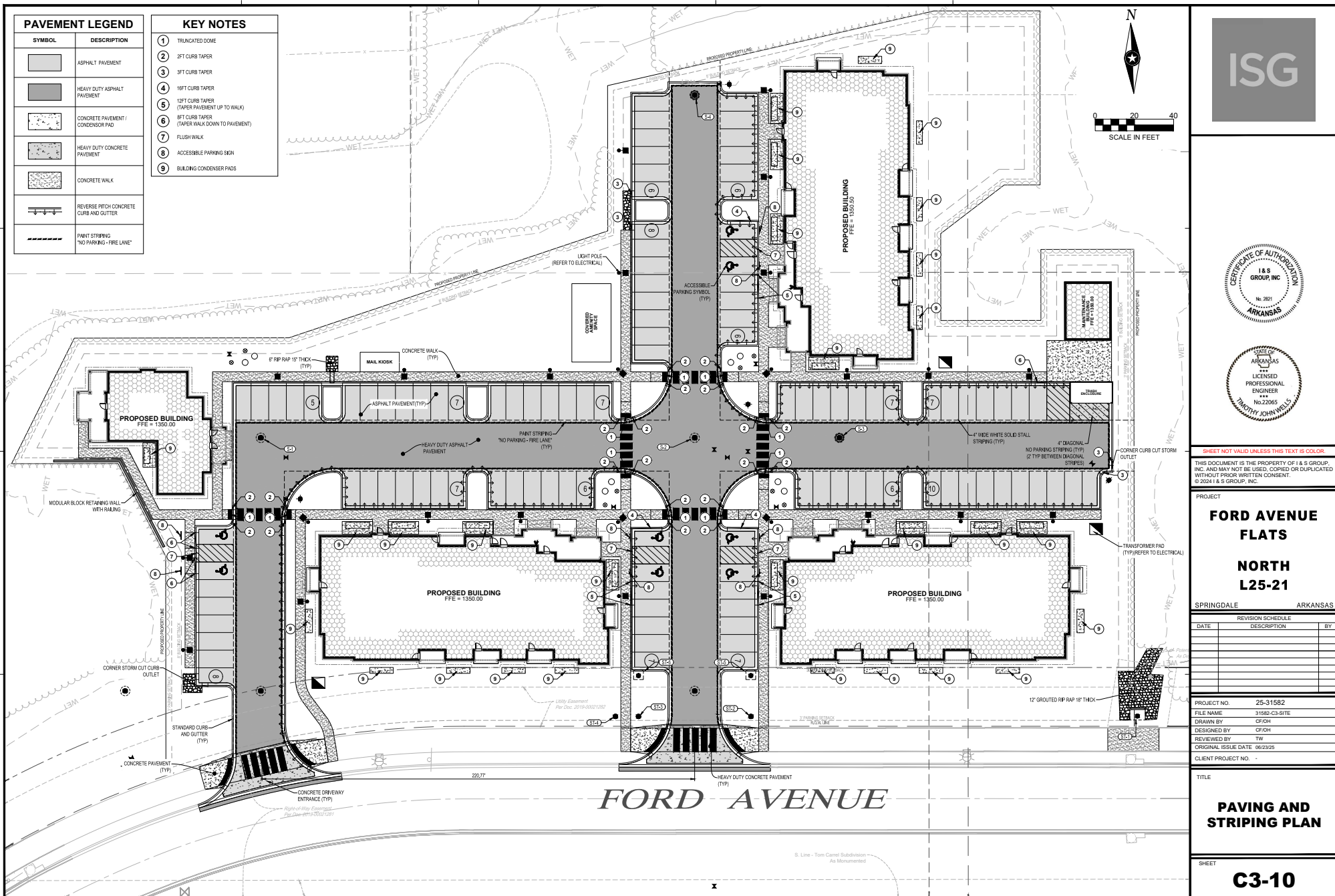
**EXISTING SITE AND
REMOVAL PLAN**

SHEET

C2-10



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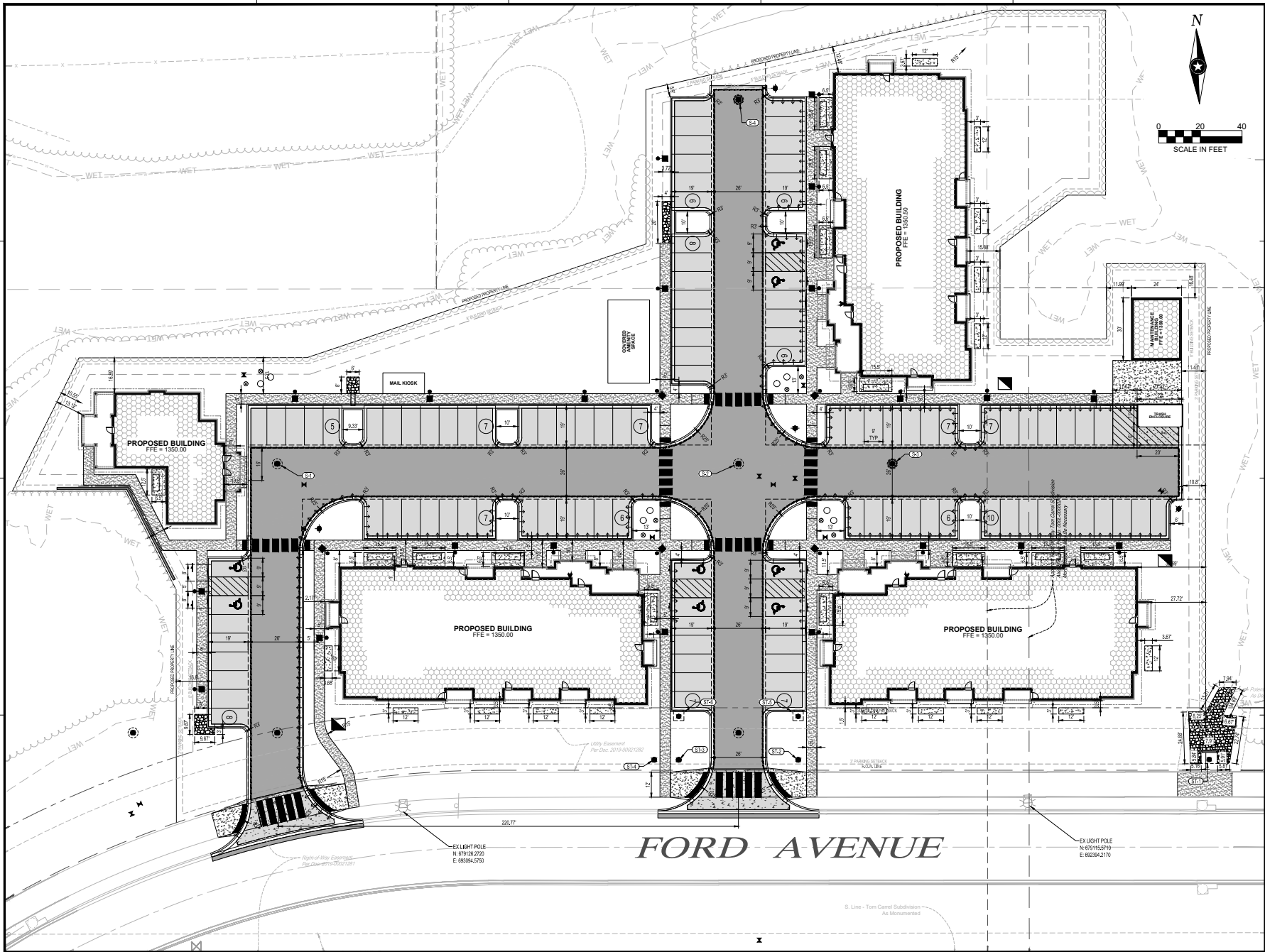
PROJECT		
FORD AVENUE FLATS NORTH L25-21		
SPRINGDALE ARKANSAS		
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-31582
FILE NAME	31582-C3-SITE
DRAWN BY	CF/CH
DESIGNED BY	CF/CH
REVIEWED BY	TW
ORIGINAL ISSUE DATE	06/23/25
CLIENT PROJECT NO.	-

TITLE
PAVING AND STRIPING PLAN

SHEET
C3-10

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



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PROJECT
FORD AVENUE FLATS
NORTH L25-21
 SPRINGDALE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-31582
 FILE NAME 31582-C3-SITE
 DRAWN BY CFCH
 DESIGNED BY CFCH
 REVIEWED BY TW
 ORIGINAL ISSUE DATE 06/23/25
 CLIENT PROJECT NO. -

TITLE

SITE LAYOUT PLAN

SHEET

C3-11

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

STORM DRAIN STRUCTURE SCHEDULE									
STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	STRUCTURE HEIGHT (LN FT)	* TOP OF CASTING ELEVATION	OUTLET INVERT	OUTLET PIPE	
ST-1	RECTANGULAR DROP INLET	84 x 60	RC	EAST JORDAN IRON WORKS PRODUCT #1606	4.43	1347.00	1342.57	P-1	
ST-2	DRAIN BASIN	24 0	PVC	SOLID COVER	4.03	1347.59	1343.56	P-2	
ST-3	INLINE DRAIN	24 0	PVC	SOLID COVER	3.62	1347.41	1343.79	P-3	
ST-4	INLINE DRAIN	24 0	PVC	SLOTTED GRATE	2.80	1346.64	1343.64	P-4	
ST-5	RECTANGULAR DROP INLET	48 x 48	RC	EAST JORDAN IRON WORKS PRODUCT #1606	4.57	1348.23	1343.67	P-5	
ST-6	RECTANGULAR DROP INLET	48 x 48	RC	EAST JORDAN IRON WORKS PRODUCT #1606	4.43	1348.32	1343.89	P-6	

* TOP OF CASTING ELEVATIONS ON CURB STYLE CATCH BASINS * * TOP BACK OF CURB BOX, NOT GUTTER ELEVATION

STORM DRAIN PIPE SCHEDULE									
PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE (IN)	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
P-1	ST-1	1342.57	EX STM MH	1342.47	30	RCP	RCP	0.43%	23
P-2	ST-2	1343.56	ST-1	1342.77	18	HDPE	HDPE	0.40%	197
P-3	ST-3	1343.79	ST-2	1343.56	18	HDPE	HDPE	0.40%	57
P-4	ST-4	1343.64	ST-3	1343.79	12	HDPE	HDPE	0.40%	12
P-5	ST-5	1343.67	ST-2	1343.56	18	HDPE	HDPE	0.50%	21
P-6	ST-6	1343.89	ST-3	1343.79	18	HDPE	HDPE	0.50%	21
RD-1	TEE	1344.12	ST-6	1344.09	12	PVC	PVC	0.50%	5
RD-2	BEND	1344.96	TEE	1344.12	12	PVC	PVC	0.50%	169
RD-3	CAP	1345.24	BEND	1344.96	12	PVC	PVC	0.50%	56
RD-4	BEND	1344.54	TEE	1344.12	12	PVC	PVC	0.50%	83
RD-5	CAP	1345.20	BEND	1344.54	12	PVC	PVC	0.50%	133
RD-6	TEE	1343.89	ST-5	1343.87	12	PVC	PVC	0.50%	5
RD-7	BEND	1344.73	TEE	1343.89	12	PVC	PVC	0.50%	169
RD-8	CAP	1345.01	BEND	1344.73	12	PVC	PVC	0.50%	56
RD-9	BEND	1344.31	TEE	1343.89	12	PVC	PVC	0.50%	83
RD-10	CAP	1344.87	BEND	1344.31	12	PVC	PVC	0.50%	133
RD-11	BEND	1346.09	OUTLET	1346.00	12	PVC	PVC	0.50%	19
RD-12	BEND	1346.84	BEND	1346.09	12	PVC	PVC	0.50%	150
RD-13	CAP	1347.14	BEND	1346.84	12	PVC	PVC	0.50%	60
RD-14	TEE	1346.13	OUTLET	1346.02	12	PVC	PVC	0.50%	22
RD-15	BEND	1346.23	TEE	1346.13	12	PVC	PVC	0.50%	21
RD-16	CAP	1346.34	BEND	1346.23	12	PVC	PVC	0.50%	142
RD-17	BEND	1346.25	TEE	1346.13	12	PVC	PVC	0.54%	23
RD-18	CAP	1346.34	BEND	1346.25	12	PVC	PVC	0.54%	16

SANITARY SEWER STRUCTURE SCHEDULE									
STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	STRUCTURE HEIGHT (LN FT)	TOP OF CASTING ELEVATION	INVERT ELEVATION	OUTLET PIPE	
S-1	JUNCTION BOX	48 0	RC	NEENAH R1733 "SANITARY SEWER" STAMP SELF CLEANING PICK HOLES	7.65	1348.08	1341.43	SP-1	
S-2	JUNCTION BOX	48 0	RC	NEENAH R1733 "SANITARY SEWER" STAMP SELF CLEANING PICK HOLES	6.67	1348.09	1342.41	SP-2	
S-3	JUNCTION BOX	48 0	RC	NEENAH R1733 "SANITARY SEWER" STAMP SELF CLEANING PICK HOLES	6.35	1348.16	1342.81	SP-3	
S-4	JUNCTION BOX	48 0	RC	NEENAH R1733 "SANITARY SEWER" STAMP SELF CLEANING PICK HOLES	6.29	1348.50	1343.21	SP-4	

SANITARY SEWER PIPE SCHEDULE									
PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
SP-1	S-1	1341.43		1340.91	8"	PVC	SDR-35	0.40%	129
SP-1A	BLD	1341.00	S-1	1340.50	6"	PVC	SDR-35	2.00%	25
SP-2	S-2	1342.41	S-1	1341.53	8"	PVC	SDR-35	0.40%	221
SP-3A	BLD	1341.00	WYE	1343.07	6"	PVC	SDR-35	2.00%	47
SP-3	S-3	1342.81	S-2	1342.51	8"	PVC	SDR-35	0.40%	74
SP-3A	BLD	1341.00	S-3	1343.07	6"	PVC	SDR-35	2.00%	47
SP-4	S-4	1343.21	S-2	1342.51	8"	PVC	SDR-35	0.40%	175
SP-4A	BLD	1341.50	WYE	1343.65	6"	PVC	SDR-35	2.00%	43
SP-4	CAP	1343.37	S-4	1343.31	8"	PVC	SDR-35	0.40%	15

OFF-SITE SANITARY SEWER STRUCTURE SCHEDULE									
STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	STRUCTURE HEIGHT (LN FT)	TOP OF CASTING ELEVATION	INVERT ELEVATION	OUTLET PIPE	
SAN MH-1	JUNCTION BOX	48 0	RC	NEENAH R1733 "SANITARY SEWER" STAMP SELF CLEANING PICK HOLES	5.15	1342.00	1336.65	SAN PPE-1	
SAN MH-2	JUNCTION BOX	48 0	RC	NEENAH R1733 "SANITARY SEWER" STAMP SELF CLEANING PICK HOLES	4.54	1342.00	1337.46	SAN PPE-2	
SAN MH-3	JUNCTION BOX	48 0	RC	NEENAH R1733 "SANITARY SEWER" STAMP SELF CLEANING PICK HOLES	5.88	1343.76	1337.58	SAN PPE-3	
SAN MH-4	JUNCTION BOX	48 0	RC	NEENAH R1733 "SANITARY SEWER" STAMP SELF CLEANING PICK HOLES	3.87	1344.27	1340.40	SAN PPE-4	
SAN MH-5	JUNCTION BOX	48 0	RC	NEENAH R1733 "SANITARY SEWER" STAMP SELF CLEANING PICK HOLES	5.67	1346.48	1340.81	SAN PPE-5	
SAN MH-6	JUNCTION BOX	48 0	RC	NEENAH R1733 "SANITARY SEWER" STAMP SELF CLEANING PICK HOLES	5.85	1347.76	1341.91	SAN PPE-6	
SAN MH-7	JUNCTION BOX	48 0	RC	NEENAH R1733 "SANITARY SEWER" STAMP SELF CLEANING PICK HOLES	5.10	1348.88	1343.78	SAN PPE-7	
SAN MH-8	JUNCTION BOX	48 0	RC	NEENAH R1733 "SANITARY SEWER" STAMP SELF CLEANING PICK HOLES	7.23	1352.91	1345.68	SAN PPE-8	
SAN MH-9	JUNCTION BOX	48 0	RC	NEENAH R1733 "SANITARY SEWER" STAMP SELF CLEANING PICK HOLES	10.22	1357.29	1347.08	SAN PPE-9	
SAN MH-10	JUNCTION BOX	48 0	RC	NEENAH R1733 "SANITARY SEWER" STAMP SELF CLEANING PICK HOLES	12.16	1359.83	1347.77	SAN PPE-10	

OFF-SITE SANITARY SEWER PIPE SCHEDULE									
PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
SAN PPE-1	SAN MH-1	1336.65	EX SAN MH	1336.12	8"	PVC	SDR-35	0.40%	149
SAN PPE-2	SAN MH-2	1337.46	SAN MH-1	1336.66	8"	PVC	SDR-35	0.38%	133
SAN PPE-3	SAN MH-3	1337.58	SAN MH-2	1337.56	8"	PVC	SDR-35	0.43%	74
SAN PPE-4	SAN MH-4	1340.40	SAN MH-3	1336.19	8"	PVC	SDR-35	0.45%	269
SAN PPE-5	SAN MH-5	1340.81	SAN MH-4	1340.50	8"	PVC	SDR-35	0.45%	69
SAN PPE-6	SAN MH-6	1341.91	SAN MH-5	1340.91	8"	PVC	SDR-35	0.45%	221
SAN PPE-7	SAN MH-7	1343.78	SAN MH-6	1342.01	8"	PVC	SDR-35	0.45%	394
SAN PPE-8	SAN MH-8	1345.68	SAN MH-7	1343.88	8"	PVC	SDR-35	0.45%	400
SAN PPE-9	SAN MH-9	1347.08	SAN MH-8	1345.78	8"	PVC	SDR-35	0.45%	287
SAN PPE-10	SAN MH-10	1347.77	SAN MH-9	1347.18	8"	PVC	SDR-35	0.45%	132



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PROJECT
FORD AVENUE FLATS
NORTH L25-21
SPRINGDALE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-31582
FILE NAME 31582-C3-PROJ
DRAWN BY CFCH
DESIGNED BY CFCH
REVIEWED BY TW
ORIGINAL ISSUE DATE 06/23/25
CLIENT PROJECT NO. -

TITLE
UTILITY SCHEDULES

SHEET
C3-21



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PROJECT
**FORD AVENUE
FLATS**
**NORTH
L25-21**
SPRINGDALE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-31582
FILE NAME 31582-C3-PROF
DRAWN BY C/CH
DESIGNED BY C/CH
REVIEWED BY TW
ORIGINAL ISSUE DATE 06/23/25
CLIENT PROJECT NO. -

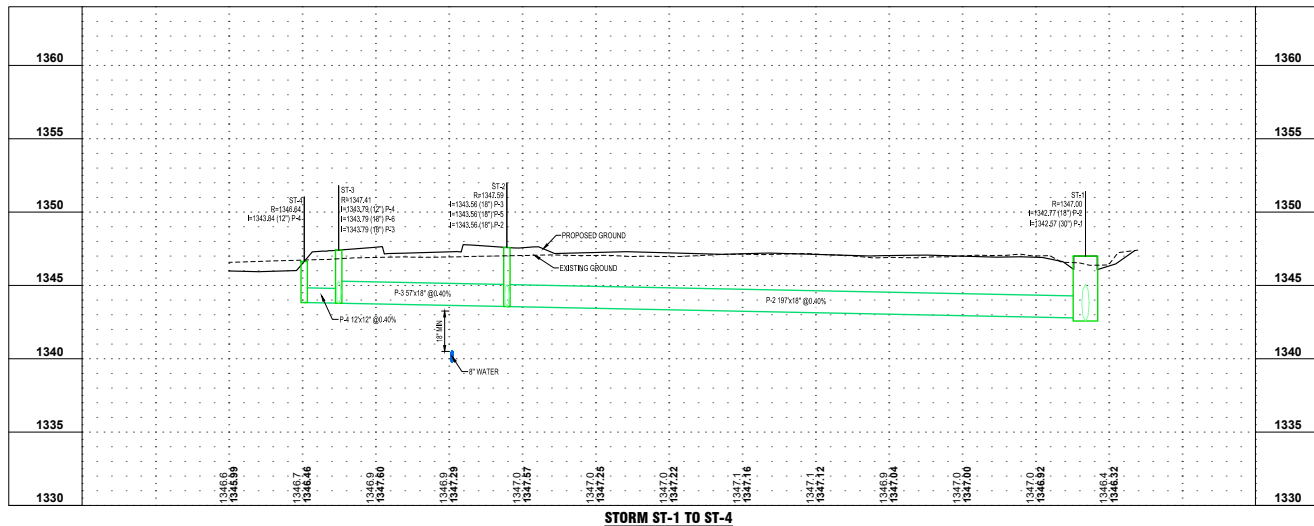
TITLE

UTILITY PROFILES

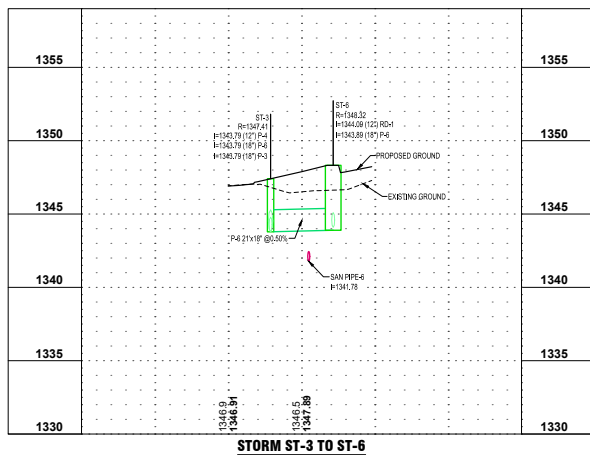
SHEET

C3-30

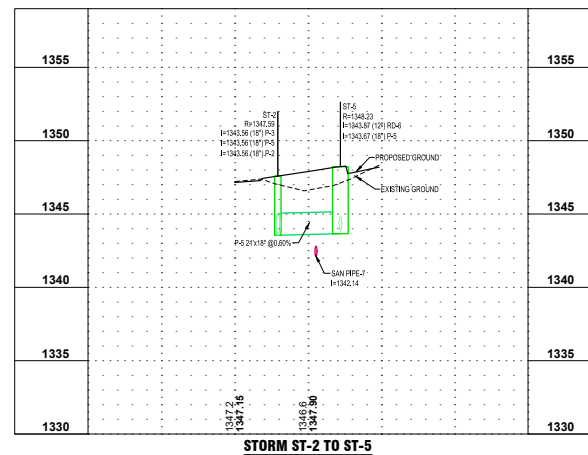
NOTE
XXXX - EXISTING GROUND
XXXXX - PROPOSED GROUND



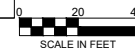
STORM ST-1 TO ST-4

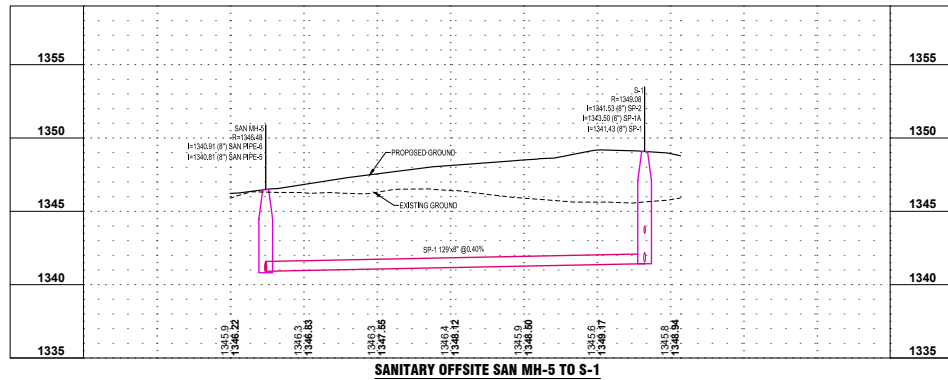


STORM ST-3 TO ST-6

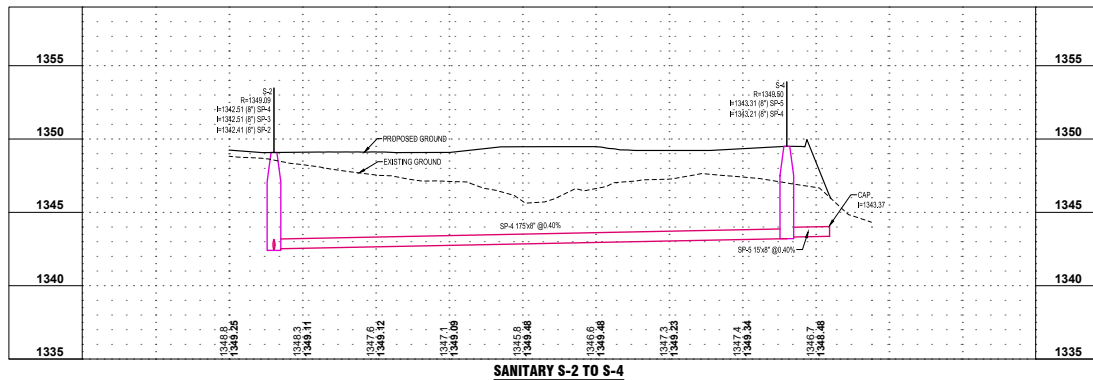
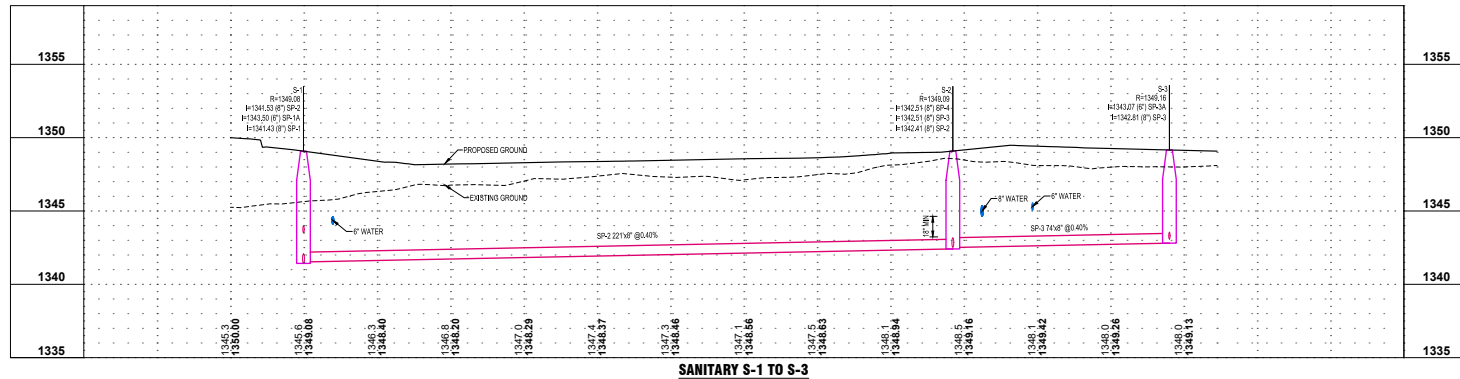


STORM ST-2 TO ST-5





NOTE
XXXX - EXISTING GROUND
XXXXX - PROPOSED GROUND



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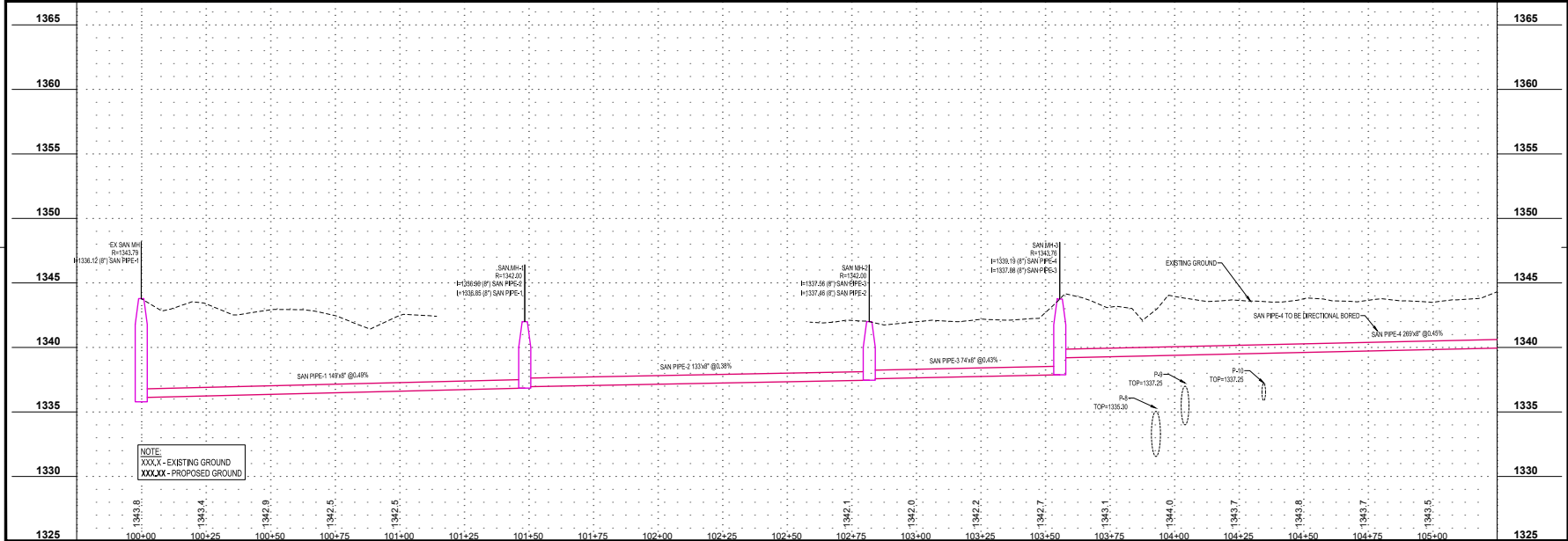
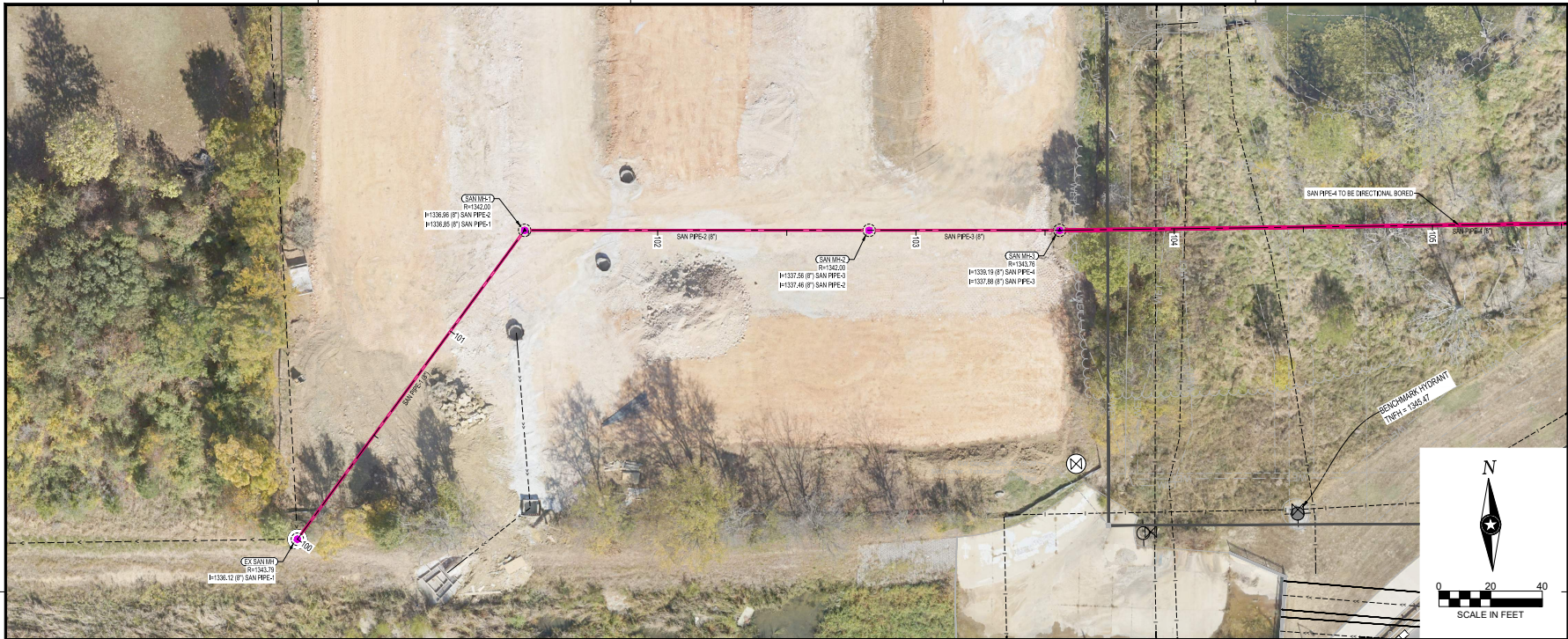
PROJECT
**FORD AVENUE
FLATS**
**NORTH
L25-21**
SPRINGDALE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-31582
FILE NAME 31582-C3-PROF
DRAWN BY C/CH
DESIGNED BY C/CH
REVIEWED BY TW
ORIGINAL ISSUE DATE 06/23/25
CLIENT PROJECT NO. -

TITLE
UTILITY PROFILES

SHEET
C3-31







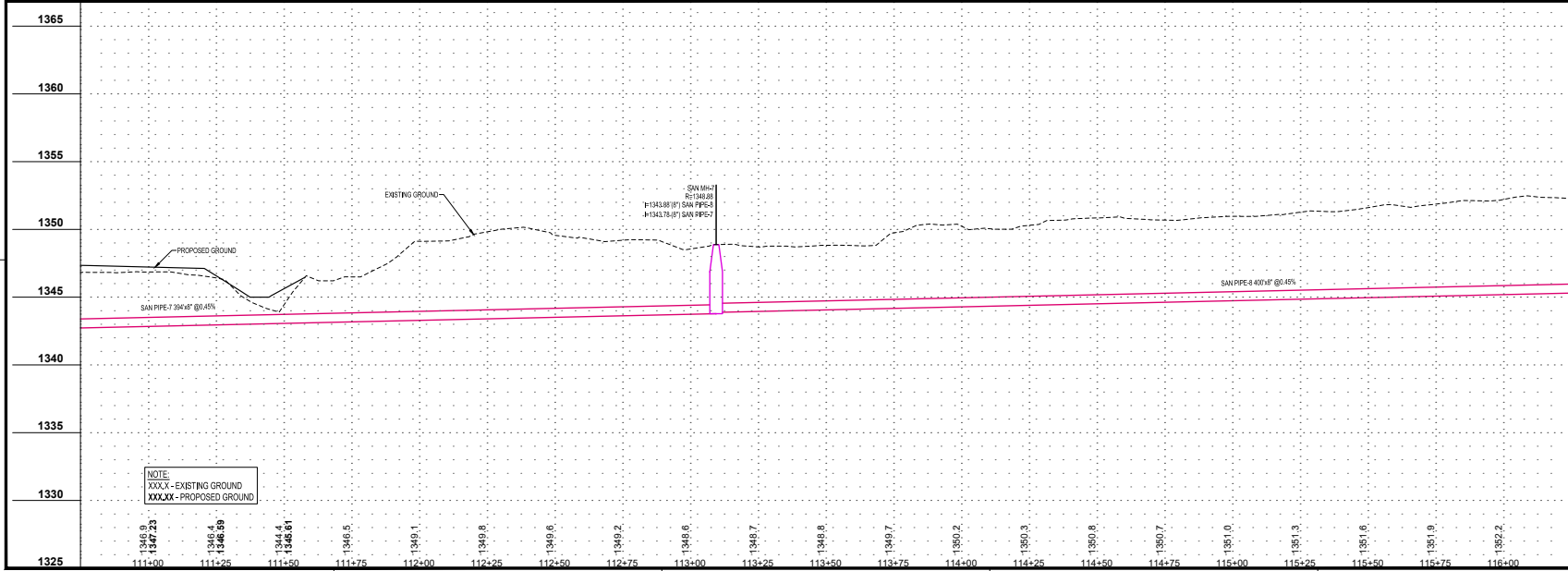
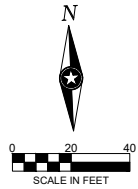

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REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT	
FORD AVENUE FLATS	
NORTH L25-21	
SPRINGDALE	ARKANSAS
PROJECT NO. 25-31582	
FILE NAME 31582-C3-PP	
DRAWN BY C/CH	
DESIGNED BY C/CH	
REVIEWED BY TW	
ORIGINAL ISSUE DATE 06/23/25	
CLIENT PROJECT NO. -	
TITLE	
PLAN AND PROFILE (OFFSITE SANITARY)	
SHEET	
C3-40	

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NOTE
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 XXXXX - PROPOSED GROUND






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PROJECT

**FORD AVENUE
FLATS**

**NORTH
L25-21**

SPRINGDALE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-31582
FILE NAME	31582-C3-PP
DRAWN BY	CFCH
DESIGNED BY	CFCH
REVIEWED BY	TW
ORIGINAL ISSUE DATE	06/23/25
CLIENT PROJECT NO.	-

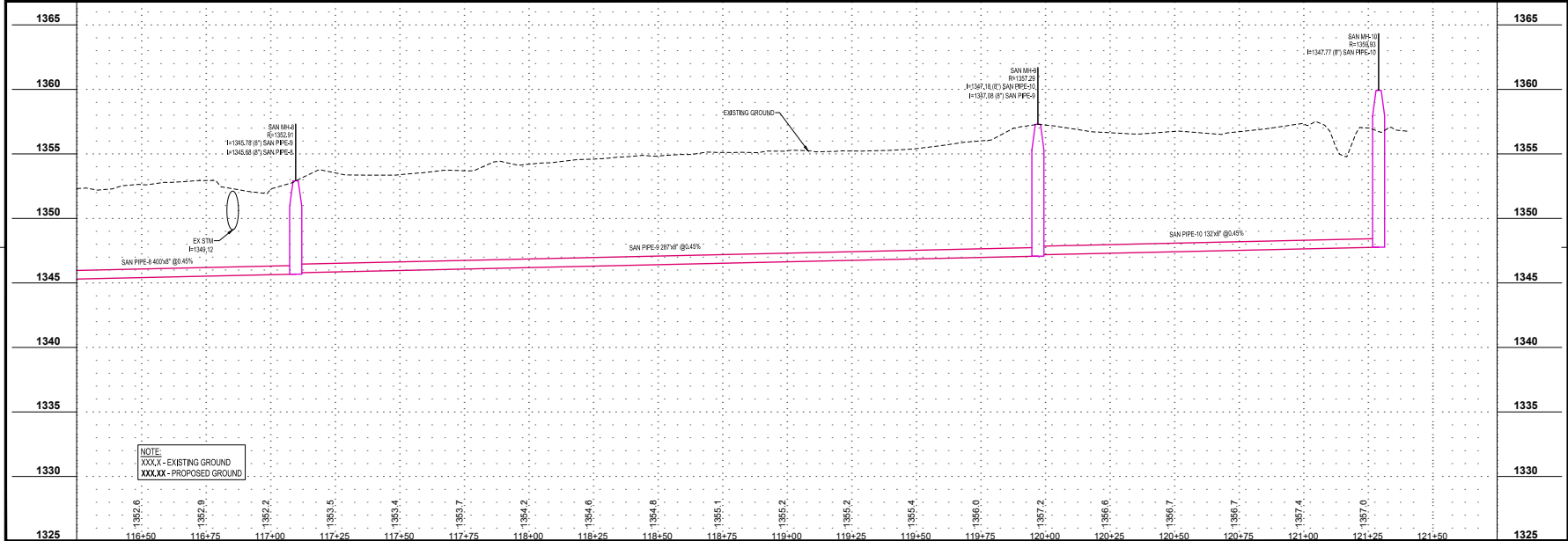
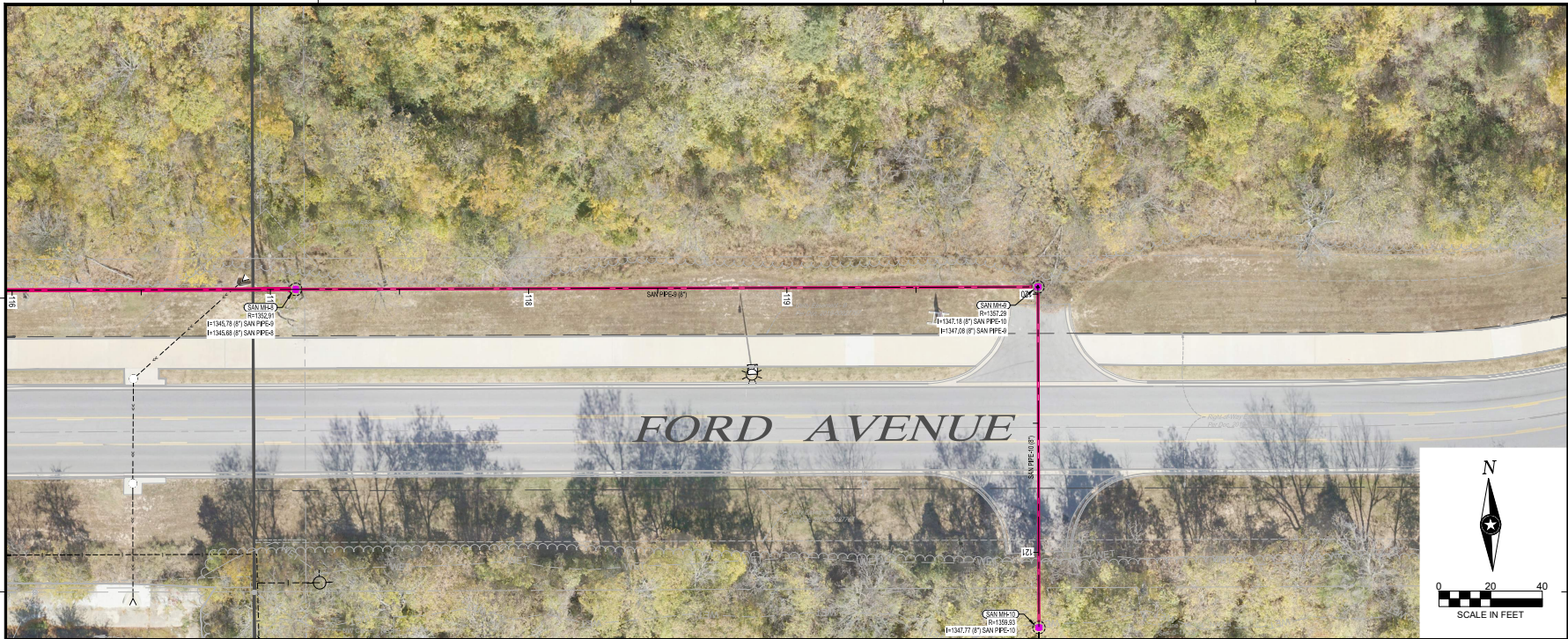
TITLE

**PLAN AND PROFILE
(OFFSITE
SANITARY)**

SHEET

C3-42

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PROJECT

FORD AVENUE FLATS

NORTH L25-21

SPRINGDALE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-31582

FILE NAME 31582-C3-PP

DRAWN BY C/CH

DESIGNED BY C/CH

REVIEWED BY TW

ORIGINAL ISSUE DATE 06/23/25

CLIENT PROJECT NO. -

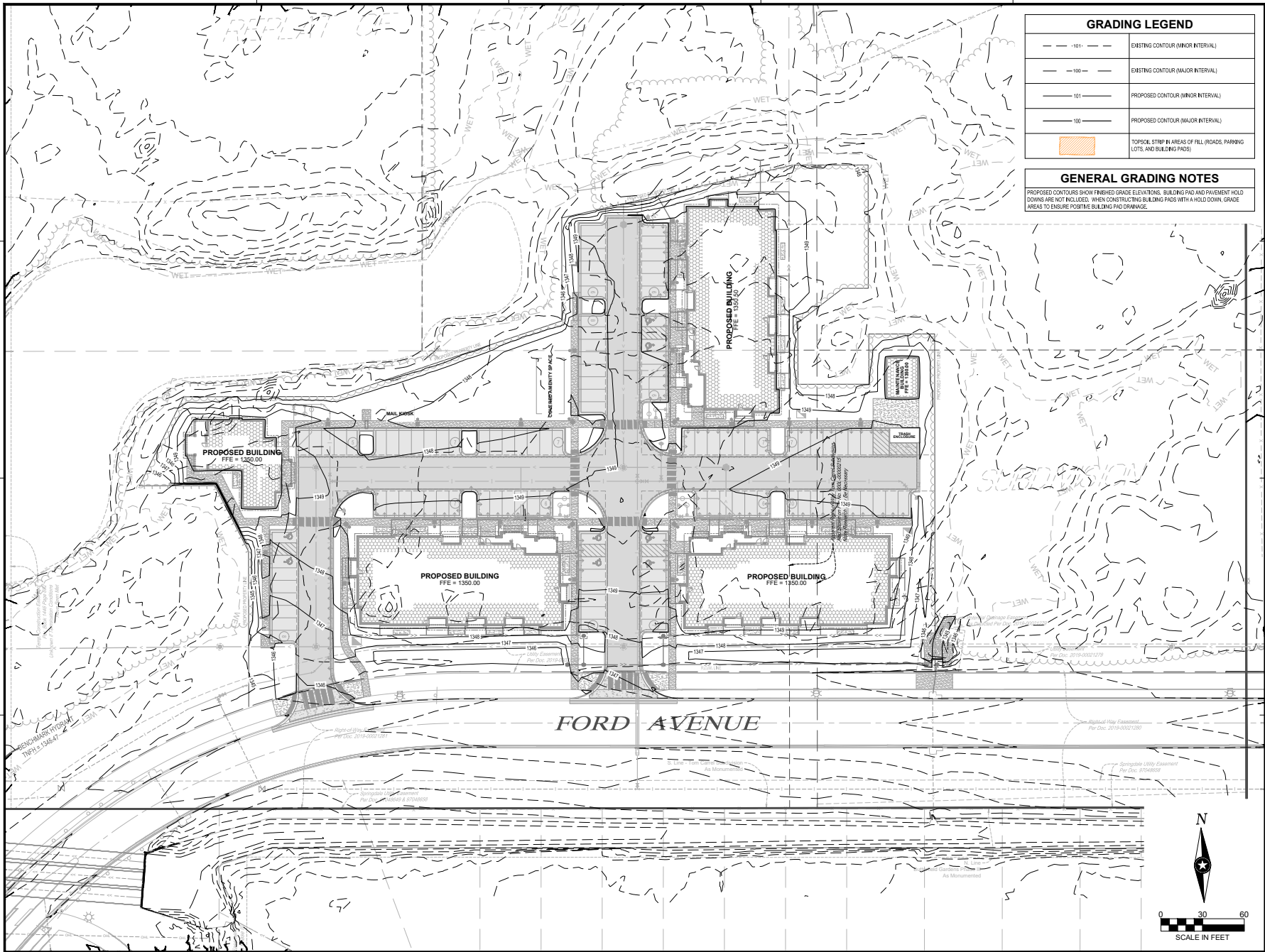
TITLE

PLAN AND PROFILE (OFFSITE SANITARY)

SHEET

C3-43

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



Grading Legend	
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)
	TOPSOIL STRIP IN AREAS OF FILL, (ROADS, PARKING LOTS, AND BUILDING PADS)

GENERAL GRADING NOTES
PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.



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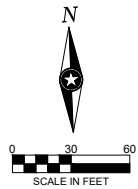
PROJECT
**FORD AVENUE
FLATS
NORTH
L25-21**
SPRINGDALE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

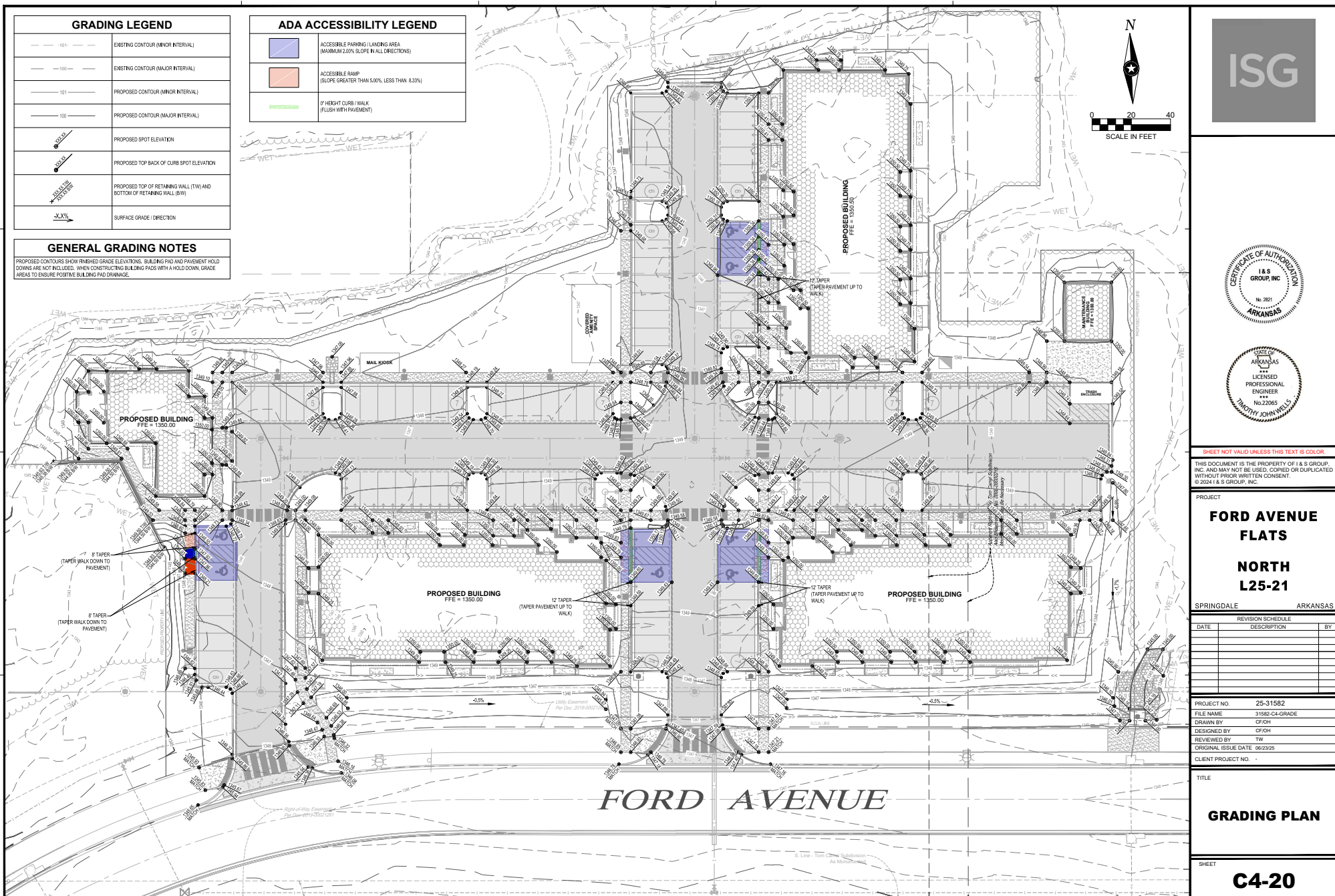
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FILE NAME 31582-C4-GRADE-0A
DRAWN BY CF/CH
DESIGNED BY CF/CH
REVIEWED BY TW
ORIGINAL ISSUE DATE 06/23/25
CLIENT PROJECT NO. -

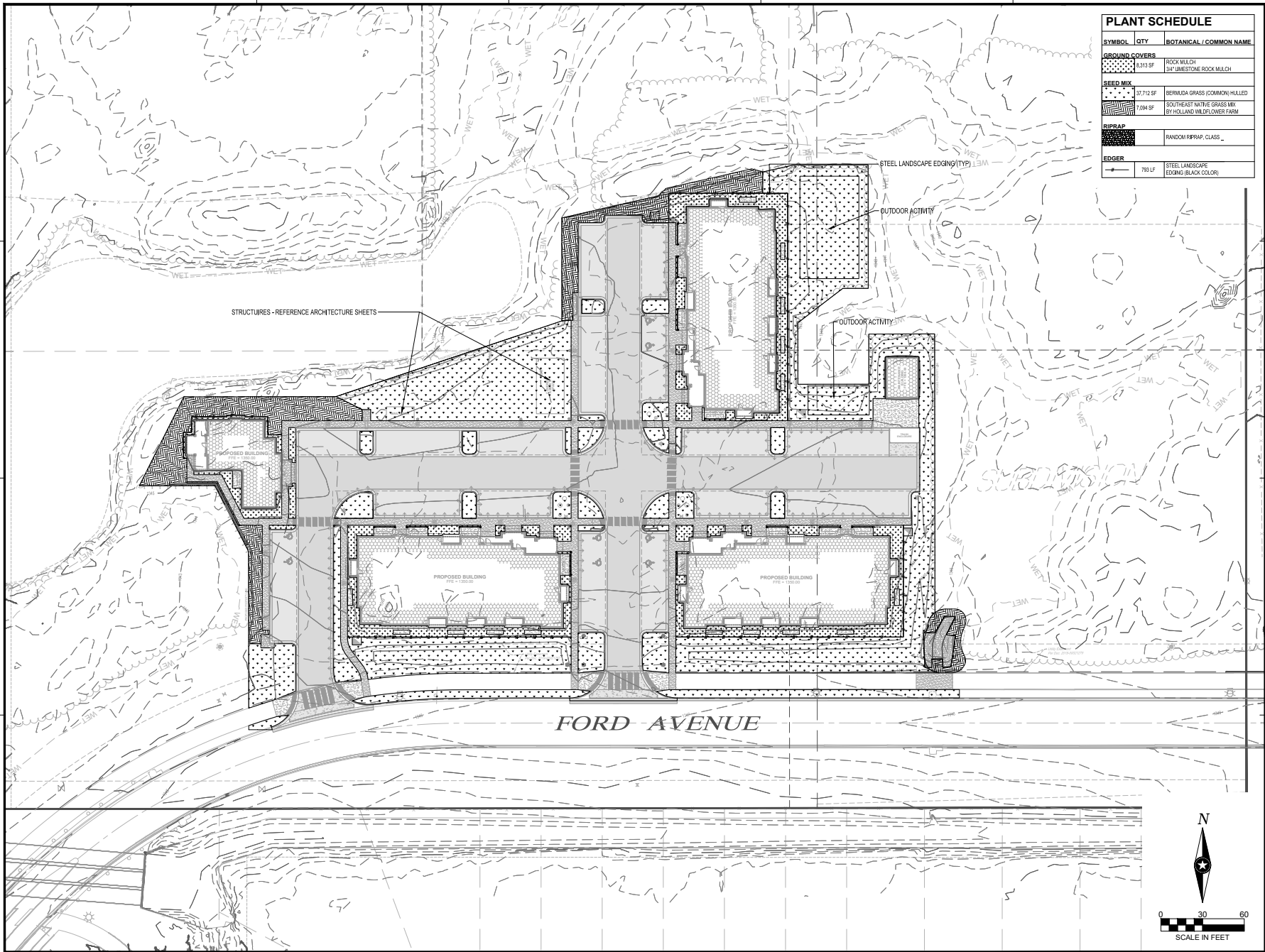
TITLE
**OVERALL GRADING
PLAN**

SHEET
C4-10



PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION





PLANT SCHEDULE		
SYMBOL	QTY	BOTANICAL / COMMON NAME
	8,313 SF	ROCK MULCH 3/4" LIMESTONE ROCK MULCH
	37,712 SF	BERMUDA GRASS (COMMON) HULED
	7,894 SF	SOUTHEAST NATIVE GRASS MIX BY HOLLAND WELDFLOWER FARM
		RANDOM RIPRAP, CLASS
	730 LF	STEEL LANDSCAPE EDGING (BLACK COLOR)



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PROJECT
**FORD AVENUE
FLATS
NORTH
L25-21**
SPRINGDALE ARKANSAS

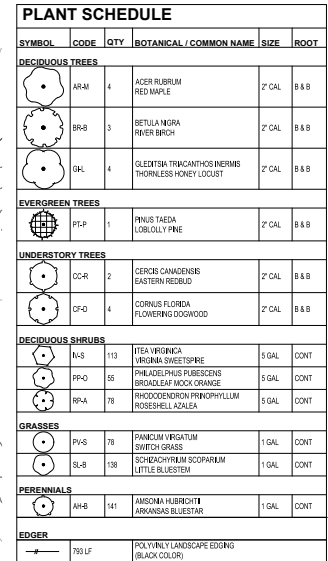
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-31582
FILE NAME 31582-CS-LAND
DRAWN BY JV
DESIGNED BY JV
REVIEWED BY BH
ORIGINAL ISSUE DATE 06/23/25
CLIENT PROJECT NO. -

TITLE
**SITE RESTORATION
PLAN**

SHEET
C5-10

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



PROJECT

**FORD AVENUE
FLATS**

**NORTH
L25-21**

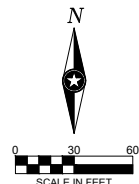
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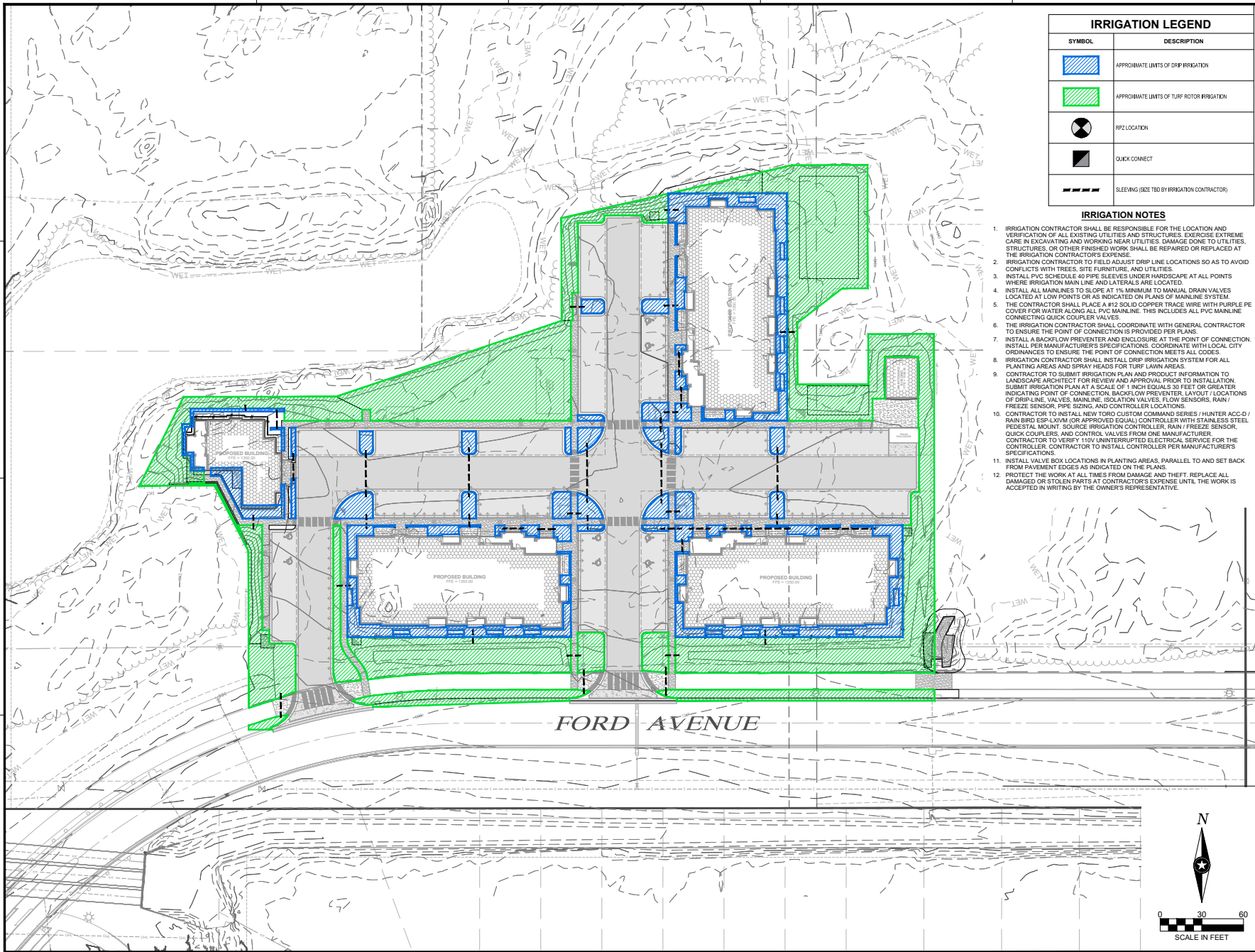
PROJECT NO.	25-31582
FILE NAME	31582-C5-LAND
DRAWN BY	JV
DESIGNED BY	JV
REVIEWED BY	BH
ORIGINAL ISSUE DATE	06/23/25
CLIENT PROJECT NO.	-

PLANTING PLAN

C5-11

STREET FRONTAGE, SIGNAGE AND PERMITTER	PLANTING REQUIREMENTS	PER SECTION 66-3.3, MINIMUM TREE AND SHRUB PLANTING REQUIREMENTS SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE OR WHERE THEY SHALL REQUIRE FREQUENT PRUNING IN ORDER TO AVOID INTERFERENCE WITH POWER LINES. A MINIMUM OF 10 PERCENT OF ALL REQUIRED TREES SHALL BE SHADE TREES, IMMEDIATELY SPACING TREES TO PROVIDE A MINIMUM OF SEVEN FEET TALL AND SHALL HAVE A MINIMUM CANOPY OF THIRTYFOUR FEET. WHEN MORE THAN TEN TREES ARE TO BE PLANTED TO MEET THE REQUIREMENTS, A MIX OF SPECIES SHALL BE PROVIDED. PER SECTION 66-4, ADDITIONAL LANDSCAPE TREATMENT: ALL INTERIOR LANDSCAPE AREAS NOT DEDICATED TO TREES OR TO PRESERVATION OF EXISTING VEGETATION SHALL BE LANDSCAPED WITH GRASS, COVERED CROPPED, SHRUBS OR OTHER APPROPRIATE LANDSCAPE TREATMENT. GRASS OR OTHER PAYMENT SHALL NOT BE SUFFERED APPROPRIATE LANDSCAPE TREATMENT.	TREES ARE PLACED TO AVOID SITE DRAINAGE AND UTILITY LINES. 10 TREES ARE SHOWN FOR EACH LOT. TREES ARE EVERGREEN, REQUIRED 90% ARE TREES ARE LISTED IN PLANTING SCHEDULE.
ADDITIONAL LANDSCAPE TREATMENT	PLANTING REQUIREMENTS	PER SECTION 66-4, ADDITIONAL LANDSCAPE TREATMENT: ALL INTERIOR LANDSCAPE AREAS NOT DEDICATED TO TREES OR TO PRESERVATION OF EXISTING VEGETATION SHALL BE LANDSCAPED WITH GRASS, COVERED CROPPED, SHRUBS OR OTHER APPROPRIATE LANDSCAPE TREATMENT. GRASS OR OTHER PAYMENT SHALL NOT BE SUFFERED APPROPRIATE LANDSCAPE TREATMENT.	ALL INTERIOR LANDSCAPE AREAS ARE COVERED WITH TURF GRASS AND CONTAIN ORNAMENTAL TREES AND PERENNIALS.





IRRIGATION LEGEND	
SYMBOL	DESCRIPTION
	APPROXIMATE LIMITS OF DRIP IRRIGATION
	APPROXIMATE LIMITS OF TURF ROTOR IRRIGATION
	RPE LOCATION
	QUICK CONNECT
	SLEEVING (SIZE TBD BY IRRIGATION CONTRACTOR)

IRRIGATION NOTES

1. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND VERIFICATION OF ALL EXISTING UTILITIES AND STRUCTURES. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR UTILITIES. DAMAGE DONE TO UTILITIES, STRUCTURES, OR OTHER FINISHED WORK SHALL BE REPAIRED OR REPLACED AT THE IRRIGATION CONTRACTOR'S EXPENSE.
2. IRRIGATION CONTRACTOR TO FIELD ADJUST DRIP LINE LOCATIONS SO AS TO AVOID CONFLICTS WITH TREES, SITE FURNITURE, AND UTILITIES.
3. INSTALL PVC SCHEDULE 40 PIPE SLEEVES UNDER HARDSCAPE AT ALL POINTS WHERE IRRIGATION MAIN LINE AND LATERALS ARE LOCATED.
4. INSTALL ALL MAINLINES TO SLOPE AT 1% MINIMUM TO MANUAL DRAIN VALVES LOCATED AT LOW POINTS OR AS INDICATED ON PLANS OF MAINLINE SYSTEM.
5. THE CONTRACTOR SHALL PLACE A #12 SOLID COPPER TRACE WIRE WITH PURPLE PE COVER FOR WATER ALONG ALL PVC MAINLINE. THIS INCLUDES ALL PVC MAINLINE CONNECTING QUICK COUPLER VALVES.
6. THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR TO ENSURE THE POINT OF CONNECTION IS PROVIDED PER PLANS.
7. INSTALL A BACKFLOW PREVENTER AND ENCLOSURE AT THE POINT OF CONNECTION. ORDINANCES TO ENSURE THE POINT OF CONNECTION MEETS ALL CODES.
8. IRRIGATION CONTRACTOR SHALL INSTALL DRIP IRRIGATION SYSTEM FOR ALL PLANTING AREAS AND SPRAY HEADS FOR TURF LAWN AREAS.
9. CONTRACTOR TO SUBMIT IRRIGATION PLAN AND PRODUCT INFORMATION TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. SUBMIT IRRIGATION PLAN AT A SCALE OF 1"=30' OR 1"=40' OR GREATER INDICATING POINT OF CONNECTION, BACKFLOW PREVENTER, LAYOUT / LOCATIONS OF DRIPLINE, VALVES, MAINLINE, ISOLATION VALVES, FLOW SENSORS, RAIN / FREEZE SENSOR, PIPE SIZING, AND CONTROLLER LOCATIONS.
10. CONTRACTOR TO INSTALL NEW TORO CUSTOM COMMAND SERIES / HUNTER ACC-D / RAIN BIRD ESP-LEVEL OR APPROVED EQUAL CONTROLLER WITH STAINLESS STEEL PEDESTAL MOUNT, SOURCE IRRIGATION CONTROLLER, RAIN / FREEZE SENSOR, QUICK COUPLERS, AND CONTROL VALVES FROM ONE MANUFACTURER. CONTRACTOR TO VERIFY 110V UNINTERRUPTED ELECTRICAL SERVICE FOR THE CONTROLLER. CONTRACTOR TO INSTALL CONTROLLER PER MANUFACTURER'S SPECIFICATIONS.
11. INSTALL VALVE BOX LOCATIONS IN PLANTING AREAS, PARALLEL TO AND SET BACK FROM PAVEMENT EDGES AS INDICATED ON THE PLANS.
12. PROTECT THE WORK AT ALL TIMES FROM DAMAGE AND THEFT. REPLACE ALL DAMAGED OR STOLEN PARTS AT CONTRACTOR'S EXPENSE UNTIL THE WORK IS ACCEPTED IN WRITING BY THE OWNER'S REPRESENTATIVE.

ISG



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PROJECT
**FORD AVENUE
FLATS**
**NORTH
L25-21**
SPRINGDALE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

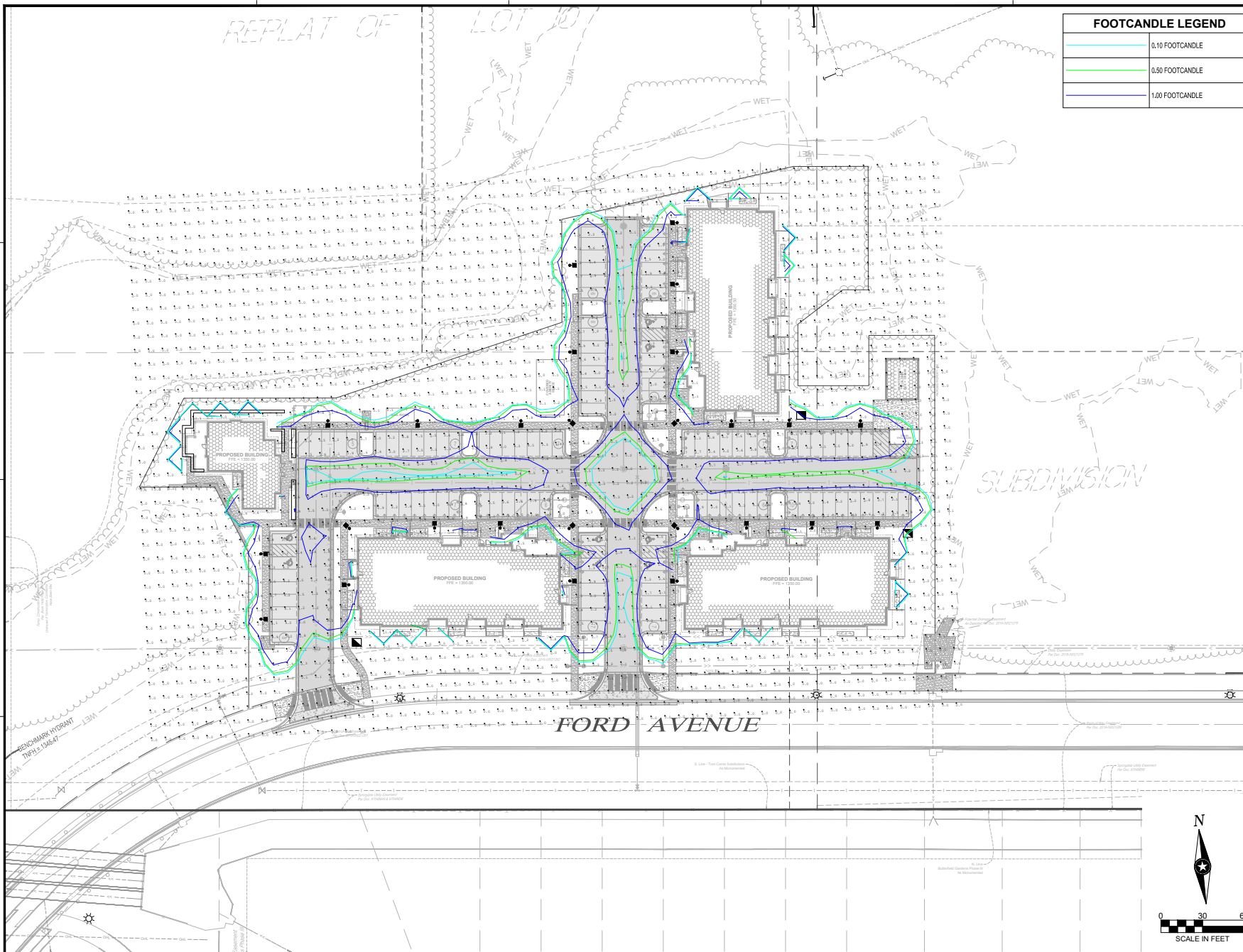
PROJECT NO. 25-31582
FILE NAME 31582-CS-LAND
DRAWN BY JV
DESIGNED BY JV
REVIEWED BY BH
ORIGINAL ISSUE DATE 06/23/25
CLIENT PROJECT NO. -

TITLE

IRRIGATION PLAN

SHEET

C5-20



FOOTCANDLE LEGEND	
	0.10 FOOTCANDLE
	0.50 FOOTCANDLE
	1.00 FOOTCANDLE



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PROJECT
**FORD AVENUE
FLATS
NORTH
L25-21**
SPRINGDALE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-31582
FILE NAME 31582-E1-PHOTOMETRIC
DRAWN BY JV
DESIGNED BY JV
REVIEWED BY BH
ORIGINAL ISSUE DATE 06/23/25
CLIENT PROJECT NO. -

TITLE
**PHOTOMETRIC
PLAN**

SHEET
E1-01



LIGHT FIXTURE SCHEDULE										
Label	QUANTITY	Manufacturer	Catalog Number	Description	Lamp	Mounting Height	Lamp Lumens	LLF	Watts (120-277V)	Remarks
P2	25	LITHONIA	RSX2 LED P1 30K R4 MVOLT RPA HS NLTAIR2 PIRHN DBLXD	POLE LIGHT	LED	14'	10,136	0.9	71	INSTALLED ON 14" RPA POLE. CONFIGURATION IS SINGLE
P3	1	LITHONIA	RSX2 LED P1 30K R4 MVOLT RPA EGVR NLTAIR2 PIRHN DBLXD	POLE LIGHT	LED	14'	6,482	0.9	51	INSTALLED ON 14" RPA POLE. CONFIGURATION IS SINGLE
W	54	TRANSITION LED	RSX2 LED P1 30K R4 MVOLT RPA EGVR NLTAIR2 PIRHN DBLXD	DOWN LIGHT	LED	14'	20	0.9	51	INSTALLED ON 14" RPA POLE. CONFIGURATION IS SINGLE



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PROJECT

10. *Journal of the American Medical Association*, 2000; 283: 2689-2694.

FORD AVENUE

1000

FLATS

NORRIS

NORTH

125-21

L25-21

SPRINGDALE ARKANSAS

DEJUNION COUNCIL

REVISION SCHEDULE		
DATE	DESCRIPTION	E

PROJECT NO.	25-31582
-------------	----------

FILE NAME	31582-E1-PHOTOMETRIC
-----------	----------------------

DRAWN BY	JV
----------	----

DESIGNED BY	JV
REVIEWED BY	SA

REVIEWED BY	BH
ORIGINAL ISSUE DATE	06/23/25

CLIENT PROJECT NO. _____

SCIENTIFIC PROJECT NO.: _____

TITLE

LIGHTING DETAILS

LIGHTING DETAILS

SHEET

E1 03



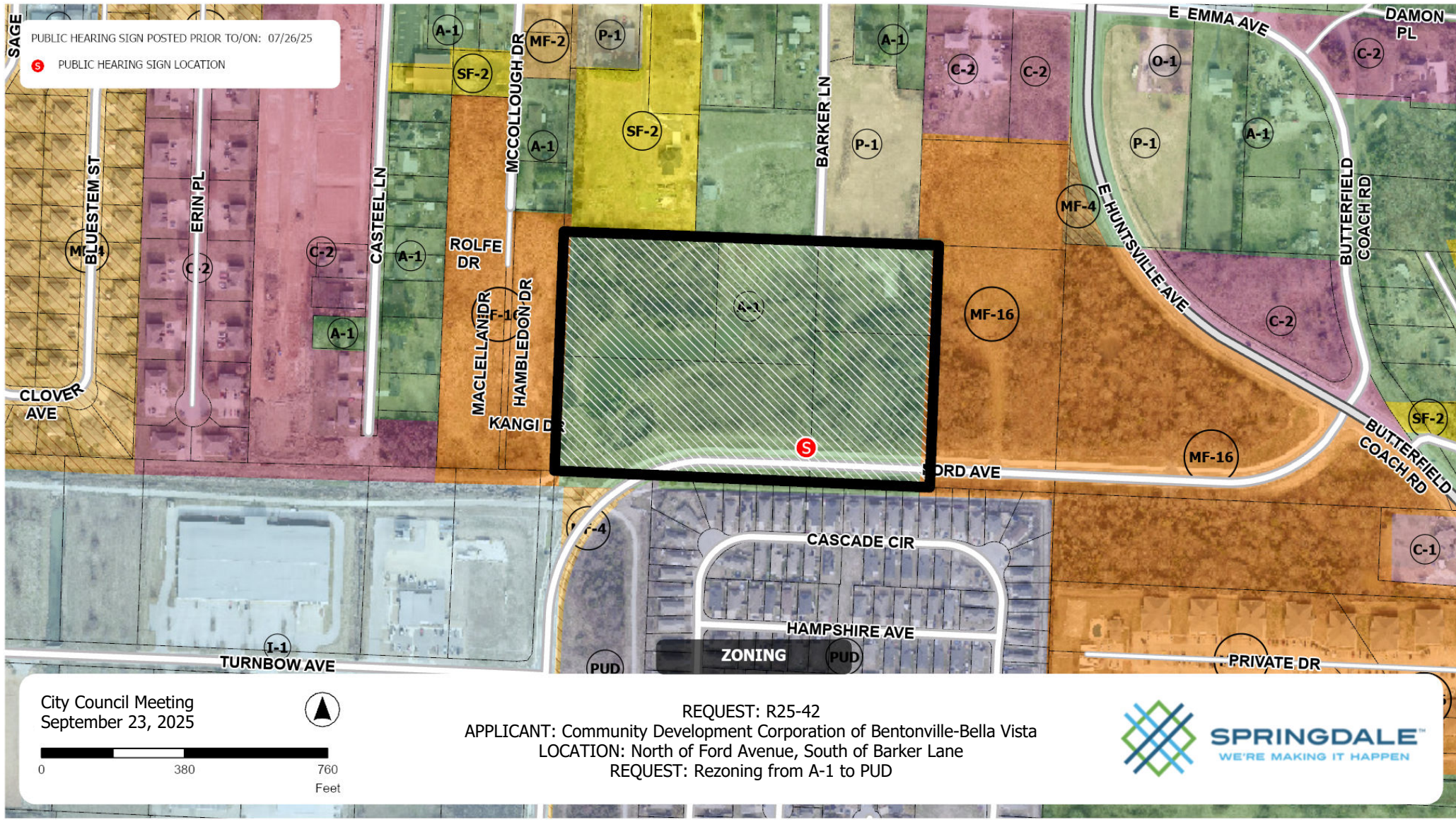
City Council Meeting
September 23, 2025



0 380 760
Feet

REQUEST: R25-42
APPLICANT: Community Development Corporation of Bentonville-Bella Vista
LOCATION: North of Ford Avenue, South of Barker Lane
REQUEST: Rezoning from A-1 to PUD





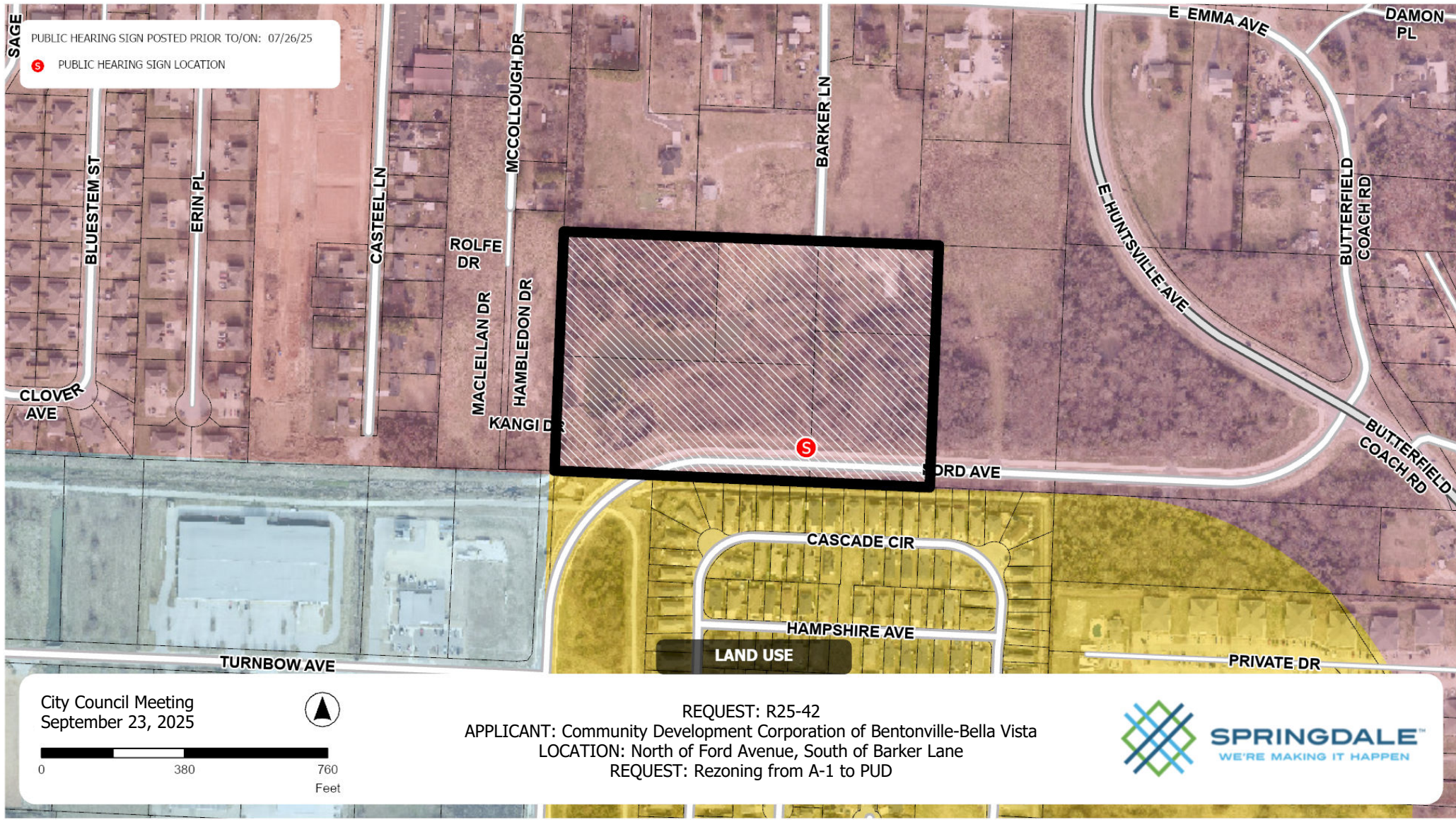
City Council Meeting
September 23, 2025



0 380 760
Feet

REQUEST: R25-42
APPLICANT: Community Development Corporation of Bentonville-Bella Vista
LOCATION: North of Ford Avenue, South of Barker Lane
REQUEST: Rezoning from A-1 to PUD





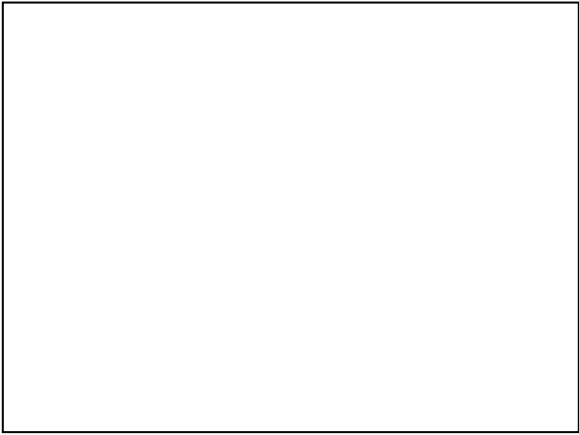
City Council Meeting
September 23, 2025



0 380 760
Feet

REQUEST: R25-42
APPLICANT: Community Development Corporation of Bentonville-Bella Vista
LOCATION: North of Ford Avenue, South of Barker Lane
REQUEST: Rezoning from A-1 to PUD





ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R25-52) CERTAIN LANDS LOCATED AT 2101 W. HUNTSVILLE AVENUE FROM MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MF-12) TO A GENERAL COMMERCIAL DISTRICT (C-2) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Washington County gave notice required by law and set a hearing date of September 2, 2025, for hearing the matter of a petition of Amanda Alicia Berganza requesting that the following described tract of real estate be rezoned from Medium Density Multi-Family Residential District (MF-12) to a General Commercial District (C-2).

Layman’s Description: 2101 W. Huntsville Avenue.

Legal Description:

**A PART OF A 2.8-ACRE TRACT OF LAND AS SHOWN ON A PLAT RECORDED IN BOOK 2003 AT PAGE 62919 AND BEING A PART OF THE NE1/4 OF THE SE1/4 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID NE1/4 OF THE SE1/4; THENCE S89°13'00"E 469.31 FEET; THENCE S00°02'22"W 45.69 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF W. HUNTSVILLE AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE S89°24'03"E 139.16 FEET; THENCE N00°35'57"E 2.00 FEET; THENCE S89°24'03"E 51.14 FEET TO THE NORTHEAST CORNER OF SAID 2.8-ACRE TRACT; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE EAST LINE OF SAID 2.8-ACRE**

TRACT S00°00'50"W 217.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00°00'50"W 425.00 FEET TO THE SOUTHEAST CORNER OF SAID 2.8-ACRE TRACT; THENCE ALONG THE SOUTH LINE OF SAID 2.8-ACRE TRACT N89°25'27"W 110.00 FEET; THENCE DEPARTING SAID SOUTH LINE N00°00'50"E 425.00 FEET; THENCE S89°25'27"E 110.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.07 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD OR FACT.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and recommends to the Springdale City Council that the area described herein should be rezoned (R25-52) from Medium Density Multi-Family Residential District (MF-12) to a General Commercial District (C-2) for the purposes of the Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer intolerable harm and damage, and will be substantially deprived of the use of their property.

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

SECTION 1: That Ordinance No. 3307, the Amendments thereto, and the Zoning Plat pertaining thereto of the City of Springdale, Arkansas, should be and the same is amended by rezoning the above-described tract of real estate as follows:

From Medium Density Multi-Family Residential District (MF-12) to a General Commercial District (C-2) zone.

SECTION 2: That all ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: 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 _____, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

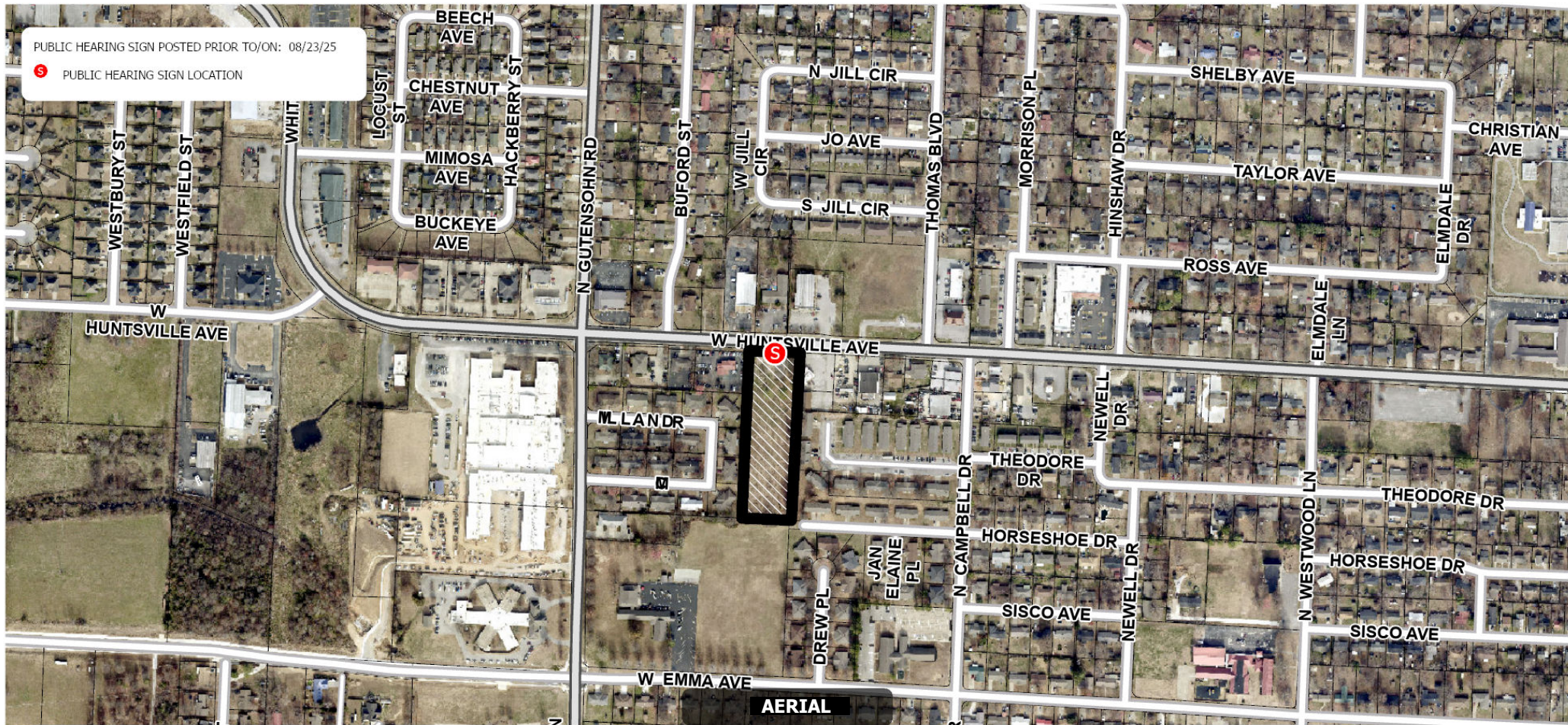
APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 08/23/25



PUBLIC HEARING SIGN LOCATION



City Council Meeting
September 23, 2025



0 600 1200
Feet

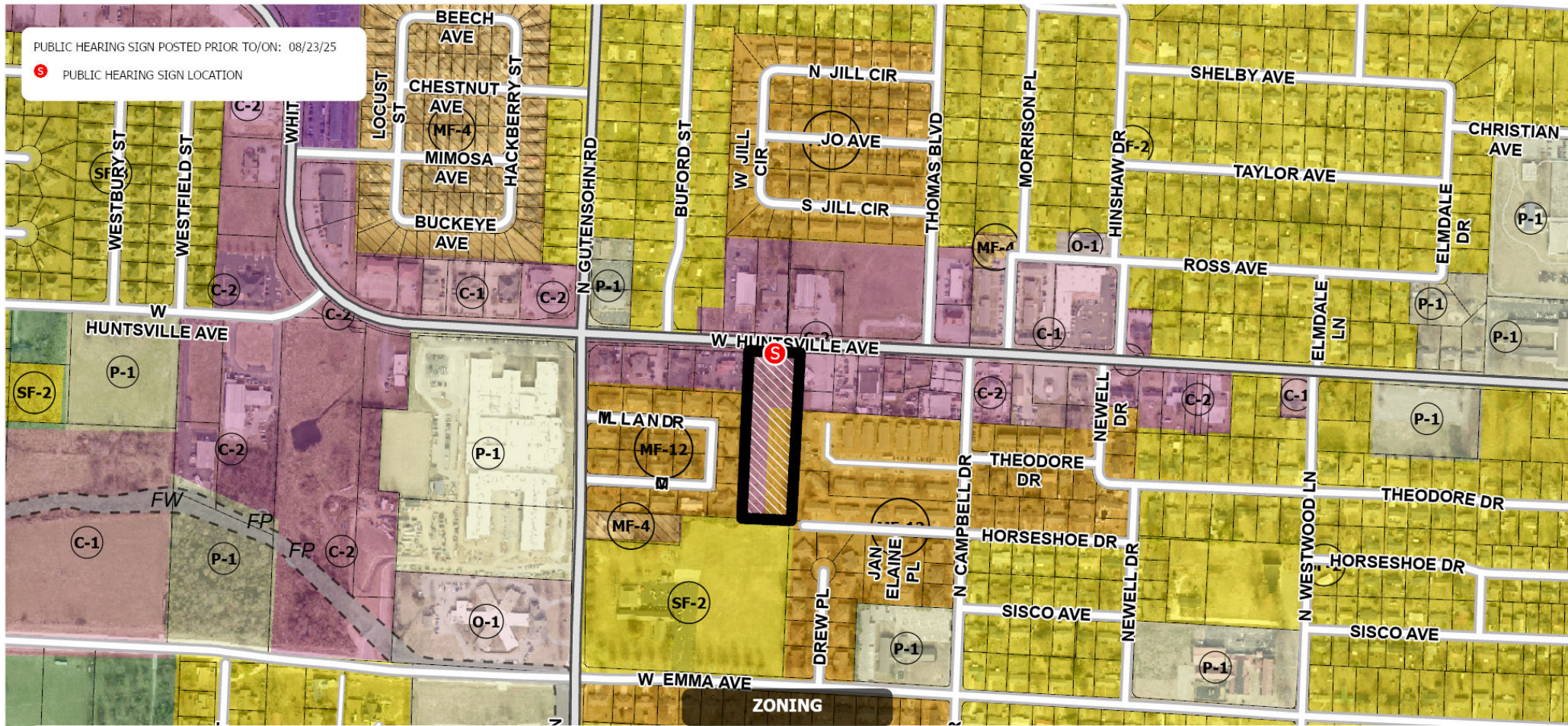
PROJECT: R25-52
APPLICANT: Amanda Alicia Berganza
LOCATION: 2101 W. Huntsville Avenue
REQUEST: Rezoning from MF-12 to C-2



PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 08/23/25



PUBLIC HEARING SIGN LOCATION



City Council Meeting
September 23, 2025



0 600 1200
Feet

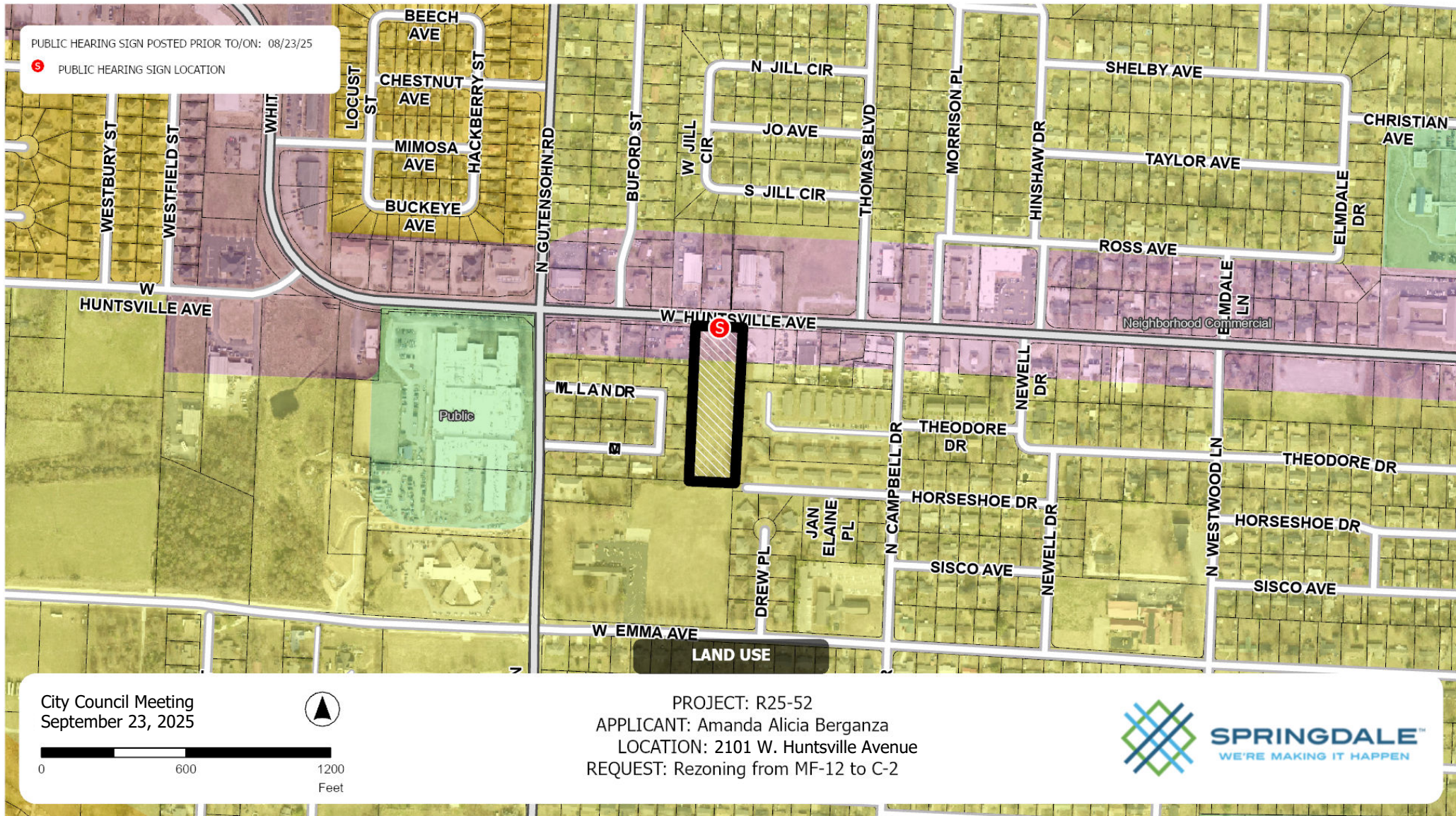
PROJECT: R25-52
APPLICANT: Amanda Alicia Berganza
LOCATION: 2101 W. Huntsville Avenue
REQUEST: Rezoning from MF-12 to C-2



PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 08/23/25



PUBLIC HEARING SIGN LOCATION



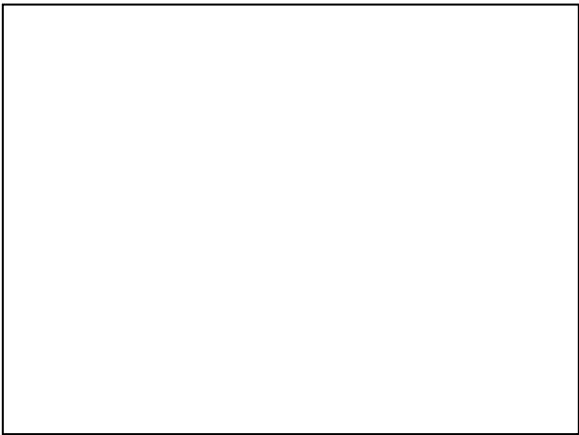
City Council Meeting
September 23, 2025



0 600 1200
Feet

PROJECT: R25-52
APPLICANT: Amanda Alicia Berganza
LOCATION: 2101 W. Huntsville Avenue
REQUEST: Rezoning from MF-12 to C-2





ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R25-53) CERTAIN LANDS LOCATED AT 5829 N. THOMPSON STREET FROM GENERAL COMMERCIAL DISTRICT (C-2) TO A THOROUGHFARE COMMERCIAL DISTRICT (C-5) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Benton County gave notice required by law and set a hearing date of September 2, 2025, for hearing the matter of a petition of MHC International Trading, Inc. requesting that the following described tract of real estate be rezoned from General Commercial District (C-2) to a Thoroughfare Commercial District (C-5).

Layman’s Description: 5829 N. Thompson Street

Legal Description:

LOTS 5, 6, AND 7, BLOCK 3, MOODY ACRES SUBDIVISION, BETHEL HEIGHTS, BENTON COUNTY, ARKANSAS, A SUBDIVISION OF PART OF THE NW1/4 OF THE NW 1/4 OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS. LESS AND EXCEPT: THE WEST 10 FEET OF SAID LOTS 5, 6, AND 7 CONTAINED WITHIN THE RIGHT-OF-WAY OF US HIGHWAY #71. SUBJECT TO EASEMENTS, RIGHTS-OF-WAYS, AND PROTECTIVE COVENANTS OF RECORD, IF ANY.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and recommends to the Springdale City Council that the area described herein should be rezoned (R25-53) from General Commercial District (C-2) to a Thoroughfare Commercial District (C-5) for the purposes of the Zoning Ordinance would be more properly carried out by such rezoning, and that

unless granted, citizens of Springdale will suffer intolerable harm and damage, and will be substantially deprived of the use of their property.

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

SECTION 1: That Ordinance No. 3307, the Amendments thereto, and the Zoning Plat pertaining thereto of the City of Springdale, Arkansas, should be and the same is amended by rezoning the above-described tract of real estate as follows:

From a General Commercial District (C-2) to a Thoroughfare Commercial District (C-5) zone.

SECTION 2: That all ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: 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 _____, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 08/23/25

 PUBLIC HEARING SIGN LOCATION

N THOMPSON ST



SUNRISE DR

LINCOLN DR

MOODY AVE

AERIAL; 2024

City Council Meeting
September 23, 2025



0 240 480
Feet

PROJECT: R25-53
APPLICANT: MHC International Trading, Inc.
LOCATION: 5829 N. Thompson Street
REQUEST: Rezoning from C-2 to C-5



SPRINGDALE™
WE'RE MAKING IT HAPPEN

PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 08/23/25

 PUBLIC HEARING SIGN LOCATION

SF-2

C-2

N THOMPSON ST



ZONING

SF-1

P-1

P-1

SUNRISE DR

P-1

LINCOLN DR

A-1

MOODY AVE

A-1

City Council Meeting
September 23, 2025



PROJECT: R25-53
APPLICANT: MHC International Trading, Inc.
LOCATION: 5829 N. Thompson Street
REQUEST: Rezoning from C-2 to C-5



RESOLUTION NO. _____

**A RESOLUTION APPROVING A CONDITIONAL USE FOR
HOMES FOR HALOS, LLC (C25-07) AT 2350 N. 48TH
STREET AS SET FORTH IN ORDINANCE NO. 4030**

WHEREAS, Ordinance #4030 amending Chapter 130 (Zoning Ordinance) of the Springdale Code of Ordinance provides that an application for a conditional use on appeal must be heard first by the Planning Commission and a recommendation made to the City Council; and

WHEREAS, the Planning Commission held a public hearing on September 2, 2025, on a request by Homes for Halos, LLC (C25-07) for a Use Unit 4 (Cultural, Recreational & Health Facilities) in a Low/Medium Density Single Family Residential District (SF-2).

WHEREAS, following the public hearing, the Planning Commission by a vote of eight (8) yes and zero (0) nays recommends that a Conditional Use be granted Homes for Halos, LLC (C25-07) with the following conditions:

1. May have up to, but not exceed 14 residential units.
2. Provide paved parking, one (1) space for each three (3) residential units, including ADA.
3. No obstruction of parking spaces.
4. Must abide by residential noise limitations.
5. No signage allowed, with the exception of approved way finding and ADA parking.
6. Lighting shall be designed so that it will not interfere with adjoining uses.
7. Appropriate separation of structures or areas for uses listed in Article 6, sec. 2 from the nearest other property in a residential district.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, that the City Council hereby grants a conditional use to with the following conditions:

1. May have up to, but not exceed 14 residential units.
2. Provide paved parking, one (1) space for each three (3) residential units, including ADA.
3. No obstruction of parking spaces.
4. Must abide by residential noise limitations.
5. No signage allowed, with the exception of approved way finding and ADA parking.
6. Lighting shall be designed so that it will not interfere with adjoining uses.
7. Appropriate separation of structures or areas for uses listed in Article 6, sec. 2 from the nearest other property in a residential district.

PASSED AND APPROVED THIS _____ DAY OF _____, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

Conditional Use Memo

To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: September 2, 2025
Re: C25-07 Conditional Use Request



A request by Homes for Halos, LLC for a Conditional Use Permitted on Appeal as a Use Unit 4 (Cultural, Recreational, and Health Facilities) in zoning district of SF-2.

LOCATION

2350 N. 48th Street

EXISTING CONDITIONS

N. 48th Street is a collector street near Interstate 49 but directly surrounded by residential uses in both a SF-2 and A-1 zonings.

SITE PLAN REVIEW REQUIRED: X Yes No

Applicant's request: *"Seeking for conditional approval for a residential assisted living home. This will be a benefit to the elderly community in providing exceptional care in a home-like and feel environment. Our goal is to keep the single-family home look and feel, where it will blend in with the neighborhood, and residents will feel like they are home and not in a facility."*

DEVELOPMENT STANDARDS AND REVIEW GUIDELINES

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

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

ACCEPTABLE Off-street parking and loading areas where required, with particular attention to the items mentioned above and the economic, noise, glare, or odor effects of the conditional use on adjoining properties and properties generally in the district. *The site will provide a total of 7 parking spaces, of which 5 are required and 1 designated as ADA. Article 7 of Springdale's zoning ordinance requires "One (1) space for each three (3) residential units" with at least one ADA space requirement (1 ADA for the first 25 needed spots).*

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

ACCEPTABLE Utilities, with reference to locations, availability and compatibility. Applicants provided verification of septic capacity, even moved the newer septic to the appropriate location on site. That has been confirmed and completed.

ACCPETABLE	Screening and buffering with reference to type, dimension and character. No Screening requirement (compatible uses), however, Deere Creek subdivision built rear fences when the house installation occurred.
N/A	Sign, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect, and compatibility and harmony with properties in the district. No signs allowed unless variance is sought and approved, residential standards.
ACCEPTABLE	Yard requirements and other open space requirements. There's an outdoor green space / amenity area to benefit the residents. Chapter 130, SF-2 may exceed 40% of the lot with building coverage – this site plan is compliant.
ACCEPTABLE	The size and shape of the site, including the size, shape, and arrangement of proposed structures in keeping with the intent of this chapter.
ACCEPTABLE	Proposed landscaping meeting the requirements of this ordinance. Landscaping may be increased in accordance with the judgment of the planning commission to accomplish the desired protective and aesthetic effect. Existing landscaped tree line provides nice natural buffer to the A-1 business to the south. There is an aesthetic pond in the front as well. Landscaping shown on site plan.
ACCEPTABLE	General compatibility with adjacent properties and other property in the general district.

SITE PLAN REVIEW:

Development is designed to minimize potential adverse impact on the surrounding area:

- Staff supports the nature of this request as residential care facilities support aging in place and community integration and allow elderly or disabled individuals to remain in familiar, homelike environments. Less disruptive than large medical or commercial facilities and meets a growing need for critical housing and care shortages for seniors and adults with disabilities, especially as the population ages. Typically, there's Low traffic and impact. Furthermore, it's protected under the Fair Housing Act and the Americans with Disabilities Act.

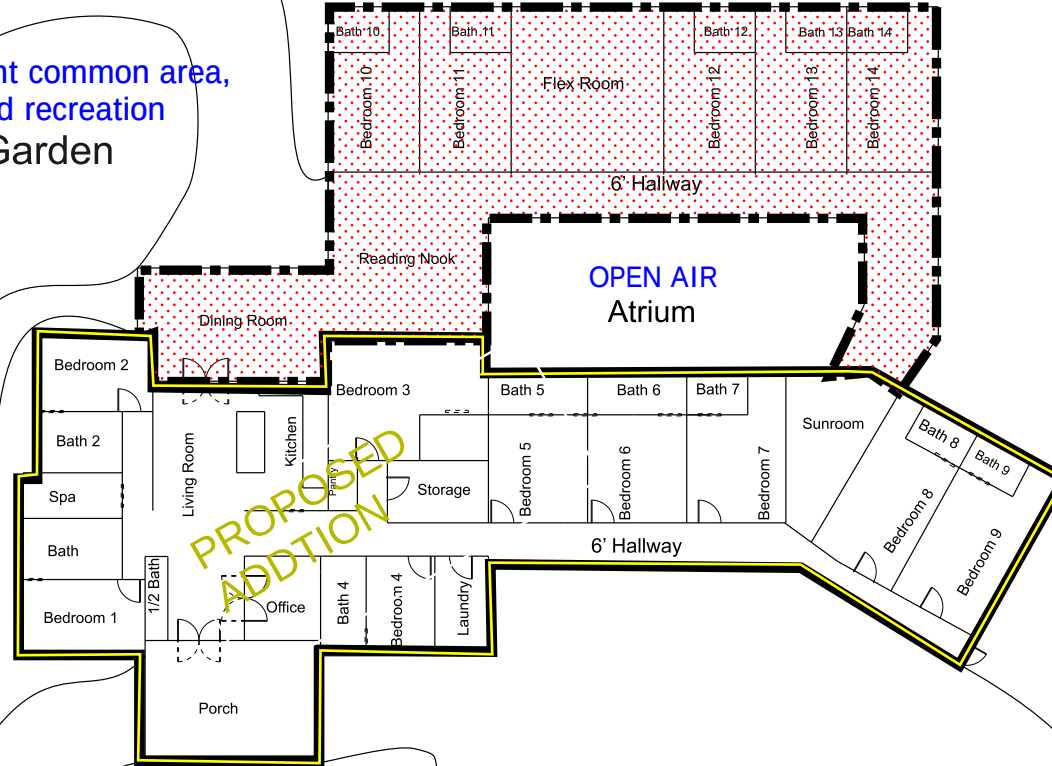
HOMES FOR HALOS

These homes are designed to blend into neighborhoods and give people the chance to age in place, surrounded by familiar settings and community support. They are far less disruptive than large medical facilities and are an important way to meet the needs of older adults and those with disabilities

Lighting
Residential-scale subtle driveway illumination

HOMES FOR HALOS
2350 48th Street
Springdale, AR
72762

Resident common area,
shared recreation
Garden



THE PARKING LAYOUT HAS
CHANGED, SEE BELOW.
WANTED TO INCLUDE THIS
SIGHT PLAN AS IT REFLECTS
THE LANDSCAPING AND
LIGHTING

48th Street

N

C25-07

Current unit count
4 units

Proposed unit count
14 units

CURRENT SIZE:
4,400 SF

ADDITION:
2,000 SF

Required Parking

Residential care facilityOne (1) space for each three (3) Residential units (14 units / 3 = 4.6 striped parking spaces)

Provided Parking
5⁷ striped parking spaces, with 1 being ADA

No sign-age allowed unless a variance is sought- residential standards

I hereby certify that these plans and specifications have been prepared by me, or under my supervision. I further certify that to the best of my knowledge these plans and specifications are as required by law and in compliance with the Arkansas Fire Prevention Code for the State of Arkansas.

The owner of this plan should consult a building professional prior to construction. The user(s) of this plan releases 'foresight' architects pllc of any liability and/or claims that may arise at construction or thereafter. Therefore, the builder must carefully inspect all aspects of these drawings, including but not limited to dimensions, accuracy and overall quality, and assumes all responsibility. This plan may need to be modified to comply with local and/or governing codes. I hereby certify that these plans and specifications have been prepared by me, or under my supervision. I further certify that to the best of my knowledge these plans and specifications are as required by law and in compliance with the Arkansas Fire Prevention Code, State of Arkansas.

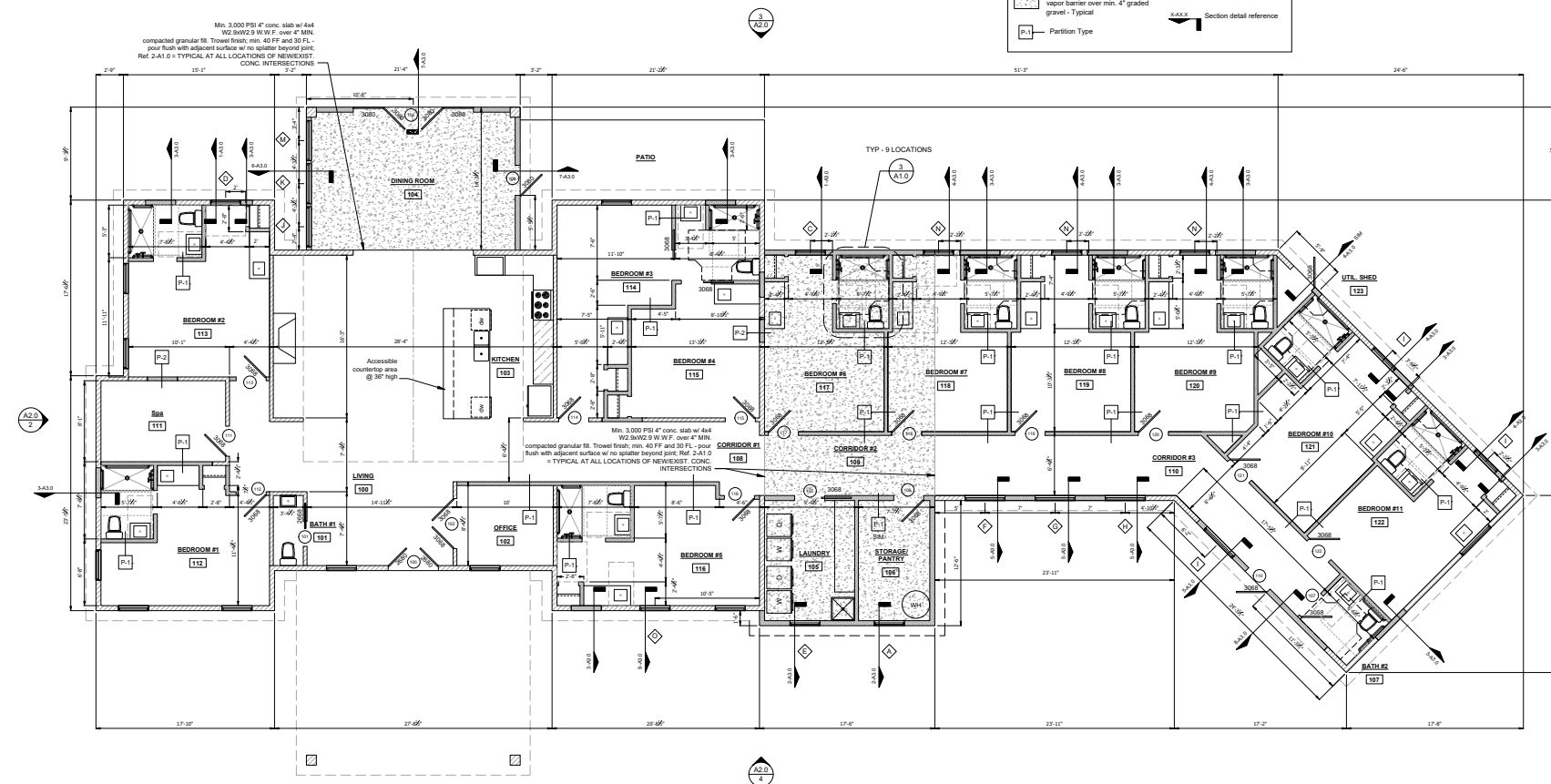
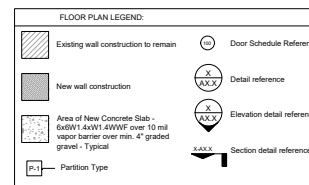
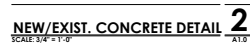
froogel architects plll
13103 Rosario Road
Garfield, AR 72732
Ph: 479-644-1366
E: froogel.architects@gmail.com

Conversion - Homes For Halos
2350 N. 48th Street
Springdale, Arkansas
72762

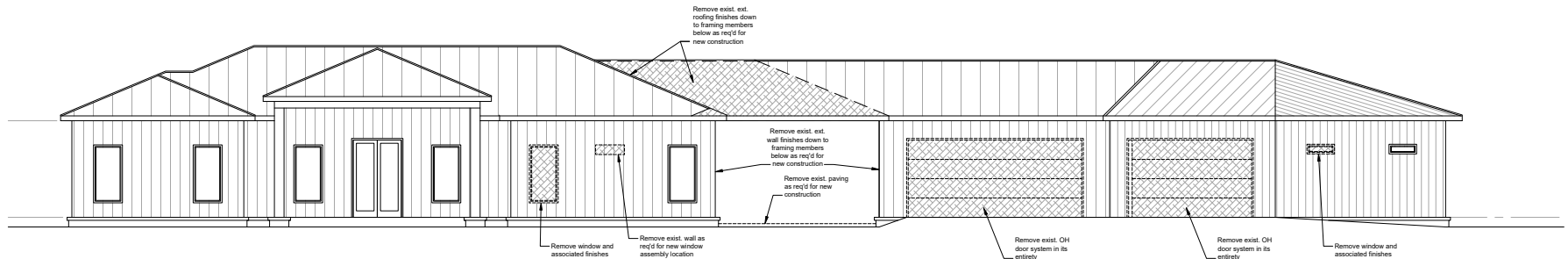
Project	HFH-HTP-01	Sheet	A1.0
Date	09-12-25		
Drawn By	OPM		

Page 136

NEW FLOOR PLAN

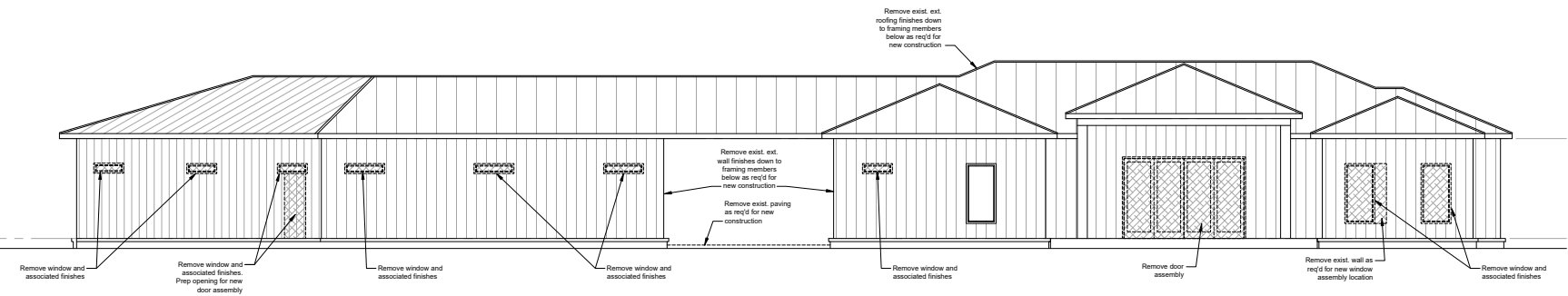


NORTH SCALE: 1/4" = 1'-0"



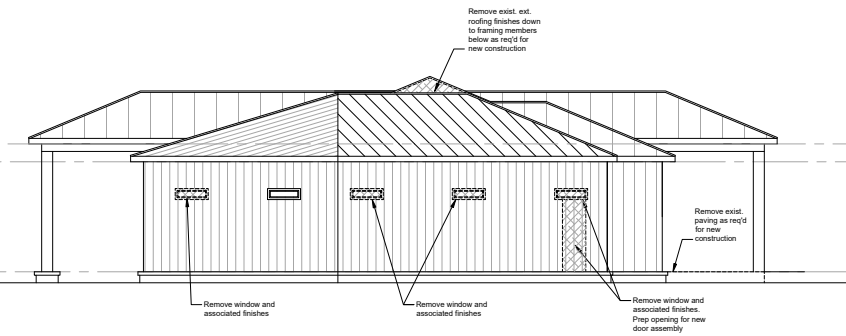
SCALE: 1/4" = 1'-0"

DEMOLITION EAST ELEVATION 4
09-8



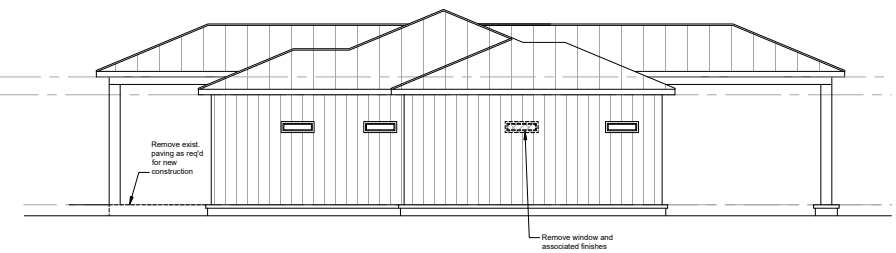
SCALE: 1/4" = 1'-0"

DEMOLITION WEST ELEVATION 3
09-8



SCALE: 1/4" = 1'-0"

DEMOLITION NORTH ELEVATION 1
09-8



SCALE: 1/4" = 1'-0"

DEMOLITION SOUTH ELEVATION 2
09-8

Architect of Record

I hereby certify that these plans and specifications have been prepared by me, or under my supervision, I further certify that to the best of my knowledge these plans and specifications are as required by law and in compliance with the Arkansas Fire Prevention Code for the State of Arkansas.

General Notes

The owner of this plan should consult a building professional prior to construction. The user(s) of this plan releases "froegel architects pllc" of any liability and/or claims that may arise at construction or anytime thereafter. Therefore, the builder must carefully inspect all aspects of these drawings, including but not limited to dimensions, accuracy, and overall integrity, and assumes all responsibility. This plan may need to be modified to comply with local and/or governing codes.

I hereby certify that these plans and specifications have been prepared by me, or under my supervision, I further certify that to the best of my knowledge these plans and specifications are as required by law and in compliance with the Arkansas Fire Prevention Code for the State of Arkansas.

No. Revision/Issue Date

froegel architects pllc
13103 Rosario Road
Garfield, AR 72732
Ph: 479-644-1366
E: froegel.architects@gmail.com

Conversion - Homes For Heroes
2350 N. 48th Street
Springdale, Arkansas
72762

Project Name and Address
HFH-HTP-01
09-12-25
GPH
D2.0

PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 07/26/25

 PUBLIC HEARING SIGN LOCATION



City Council Meeting
September 23, 2025



0 380 760
Feet

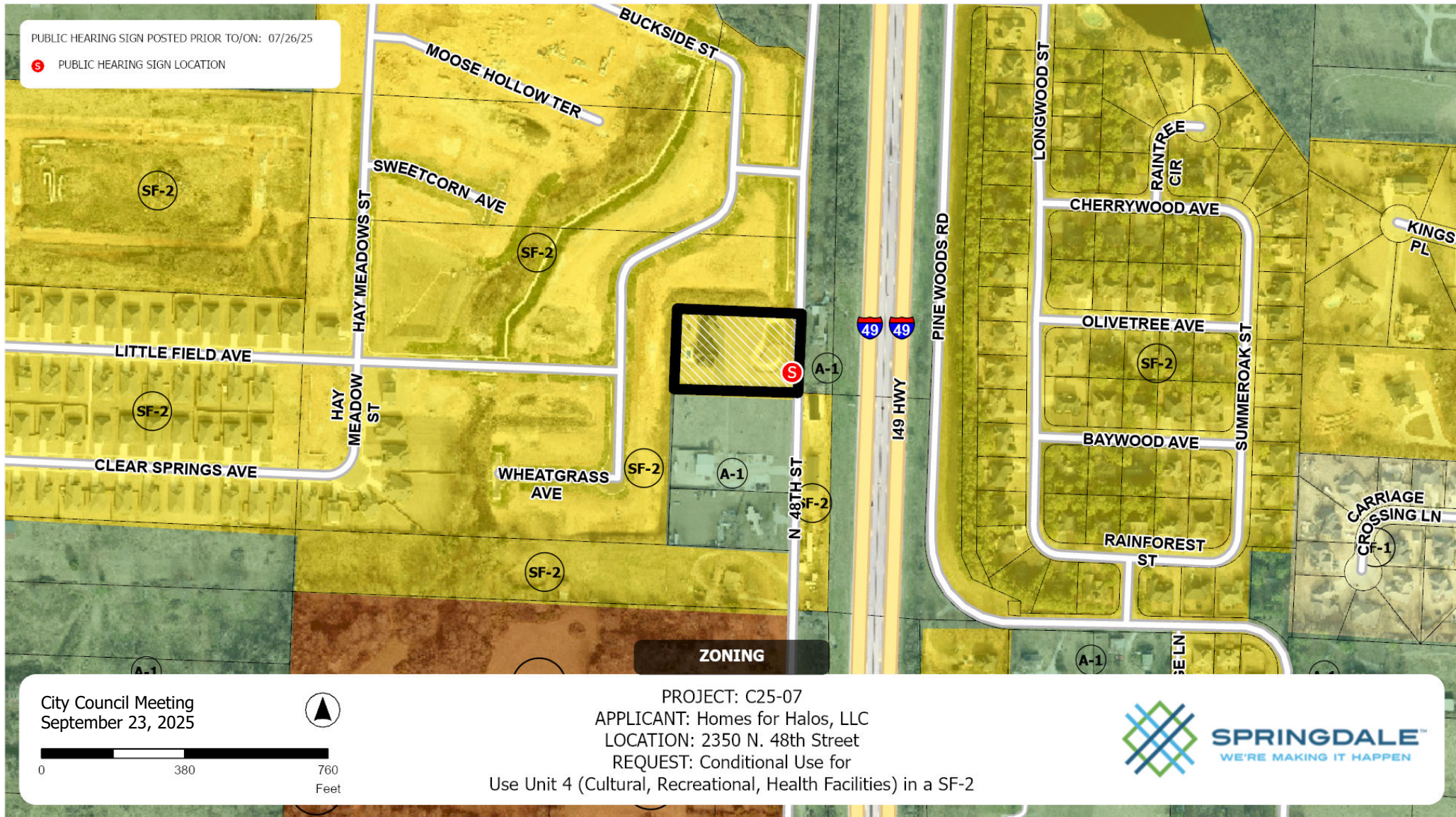
PROJECT: C25-07
APPLICANT: Homes for Halos, LLC
LOCATION: 2350 N. 48th Street
REQUEST: Conditional Use for

Use Unit 4 (Cultural, Recreational, Health Facilities) in a SF-2



PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 07/26/25

 PUBLIC HEARING SIGN LOCATION



RESOLUTION NO. _____

**A RESOLUTION APPROVING A CONDITIONAL USE FOR
CASA DE LA TRIBU DEL LEON DE JUDA (C25-09) AT S.
OF 2019 W. HUNTSVILLE AVENUE AS SET FORTH IN
ORDINANCE NO. 4030**

WHEREAS, Ordinance #4030 amending Chapter 130 (Zoning Ordinance) of the Springdale Code of Ordinance provides that an application for a conditional use on appeal must be heard first by the Planning Commission and a recommendation made to the City Council; and

WHEREAS, the Planning Commission held a public hearing on September 2, 2025, on a request by Casa de la Tribu del Leon de Juda (C25-09) for a Use Unit 42 (Church/Synagogue) in a General Commercial District (C-2).

WHEREAS, following the public hearing, the Planning Commission by a vote of eight (8) yes and zero (0) nays recommends that a Conditional Use be granted to Casa de la Tribu del Leon de Juda with the following conditions:

1. Access easement required to ensure proper ingress/egress to Huntsville Ave.
2. Occupancy load as determined by the Assistant Fire Marshal to be 90 persons for the entire suite.
3. Hours of operation limited to Monday to Saturday from 7:00 am to 9 pm and Sundays from 10:00 am to 5:00 pm.
4. Shared parking agreements as follows:
 - a. Twelve parking shared on Latino Tires on the east side of the parking lot, as shown with the following restrictions:
 - i. Parking can only be in the spaces as noted on the site plan and noted hours, no overflow parking or loitering allowed
 - ii. All trash must be picked up
 - iii. Parking lot will not be cleared by owner during icy/snowy weather conditions
 - iv. Any vehicles that remain outside of above hours are subject to being towed at the owner's expense
5. Must observe the provision of the City's adopted noise standards.
6. Meet all building and fire code provisions.
7. No sign shall be erected, maintained or utilized within the city except by a permit issued by the chief city inspector.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, that the City Council hereby grants a conditional use to with the following conditions:

1. Access easement required to ensure proper ingress/egress to Huntsville Ave.
2. Occupancy load as determined by the Assistant Fire Marshal to be 90 persons for the entire suite.
3. Hours of operation limited to Monday to Saturday from 7:00 am to 9 pm and Sundays from 10:00 am to 5:00 pm.
4. Shared parking agreements as follows:
 - a. Twelve parking shared on Latino Tires on the east side of the parking lot, as shown with the following restrictions:
 - i. Parking can only be in the spaces as noted on the site plan and noted hours, no overflow parking or loitering allowed
 - ii. All trash must be picked up
 - iii. Parking lot will not be cleared by owner during icy/snowy weather conditions
 - iv. Any vehicles that remain outside of above hours are subject to being towed at the owner's expense
5. Must observe the provision of the City's adopted noise standards.
6. Meet all building and fire code provisions.
7. No sign shall be erected, maintained or utilized within the city except by a permit issued by the chief city inspector.

PASSED AND APPROVED THIS _____ DAY OF _____, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

Conditional Use Memo



To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: September 2, 2025
Re: **C25-09 Conditional Use Request**

A request by Casa de la Tribu del Leon de Juda for a Conditional Use Permitted on Appeal as a Use Unit 42 (church synagogue) zoning district of C-2.

LOCATION

The proposed church is located on W. Huntsville Ave., between N. Campbell Drive and N. Gutensohn Road. The site sits directly south of the former Westside Burger & Grill.

EXISTING CONDITIONS

Commercial structure in a commercial zone, previously used as a church. W. Huntsville Ave. is a collector street. The land use plan indicates commercial.

SUMMARY

The property is zoned C-2 (General Commercial) but has historically operated as a church. Since ownership is changing, a new conditional use permit is required. A privacy fence currently screens the residential units to the south. Parking is limited; however, the applicant has provided a shared parking agreement that satisfies ordinance requirements, allowing up to 50% of required spaces off-site. A total of 22 spaces are required, with 11 provided on-site, meeting the 50% threshold. The Fire Marshal has inspected the facility and established an occupancy limit. An access easement must also be filed to ensure adequate ingress and egress, which will require coordination with the adjacent property to the north. **Subject to this easement, the request meets the conditional use requirements for a church in the C-2 zone.**

SITE PLAN REVIEW REQUIRED: ☒ 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.

UNACCEPTABLE—
*(Land locked tract
access easement needed)*

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

ACCEPTABLE	Off-street parking and loading areas where required, with particular attention to the items mentioned above and the economic, noise, glare, or odor effects of the conditional use on adjoining properties and properties generally in the district.
ACCEPTABLE	Refuse and service areas, with particular reference to the item in 1 and 2 above.
ACCEPTABLE	Utilities, with reference to locations, availability and compatibility. Applicants provided verification of septic capacity, even moved the newer septic to the appropriate location on site. That has been confirmed and completed.
ACCPETABLE	Screening and buffering with reference to type, dimension and character.
UNKNOWN	Sign, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect, and compatibility and harmony with properties in the district.
ACCEPTABLE	Yard requirements and other open space requirements.
ACCEPTABLE	The size and shape of the site, including the size, shape, and arrangement of proposed structures in keeping with the intent of this chapter.
UNKNOWN	Proposed landscaping meeting the requirements of this ordinance. Landscaping may be increased in accordance with the judgment of the planning commission to accomplish the desired protective and aesthetic effect.
ACCEPTABLE	General compatibility with adjacent properties and other property in the general district.

Shared Parking Agreement

As owner(s) of the property located at 2015 W Huntsville Ave, I (we) hereby agree to share 12 parking spaces (as shown on attached site plan) during the following times and days:

Monday to Saturday 7:00pm - 9:00pm
Sunday 10:00 AM - 5:00pm

The following restrictions apply:

No Restrictions.

Required parking

My (our) property requires 32 parking spaces based upon the City's parking lot ordinance. The use of my (our) property is Automotive Services and it contains 7,300 square feet.

The applicant's property requires 23 parking spaces based upon the City's parking lot ordinance. The use of the applicant's property is Church and it contains 2,415 square feet.

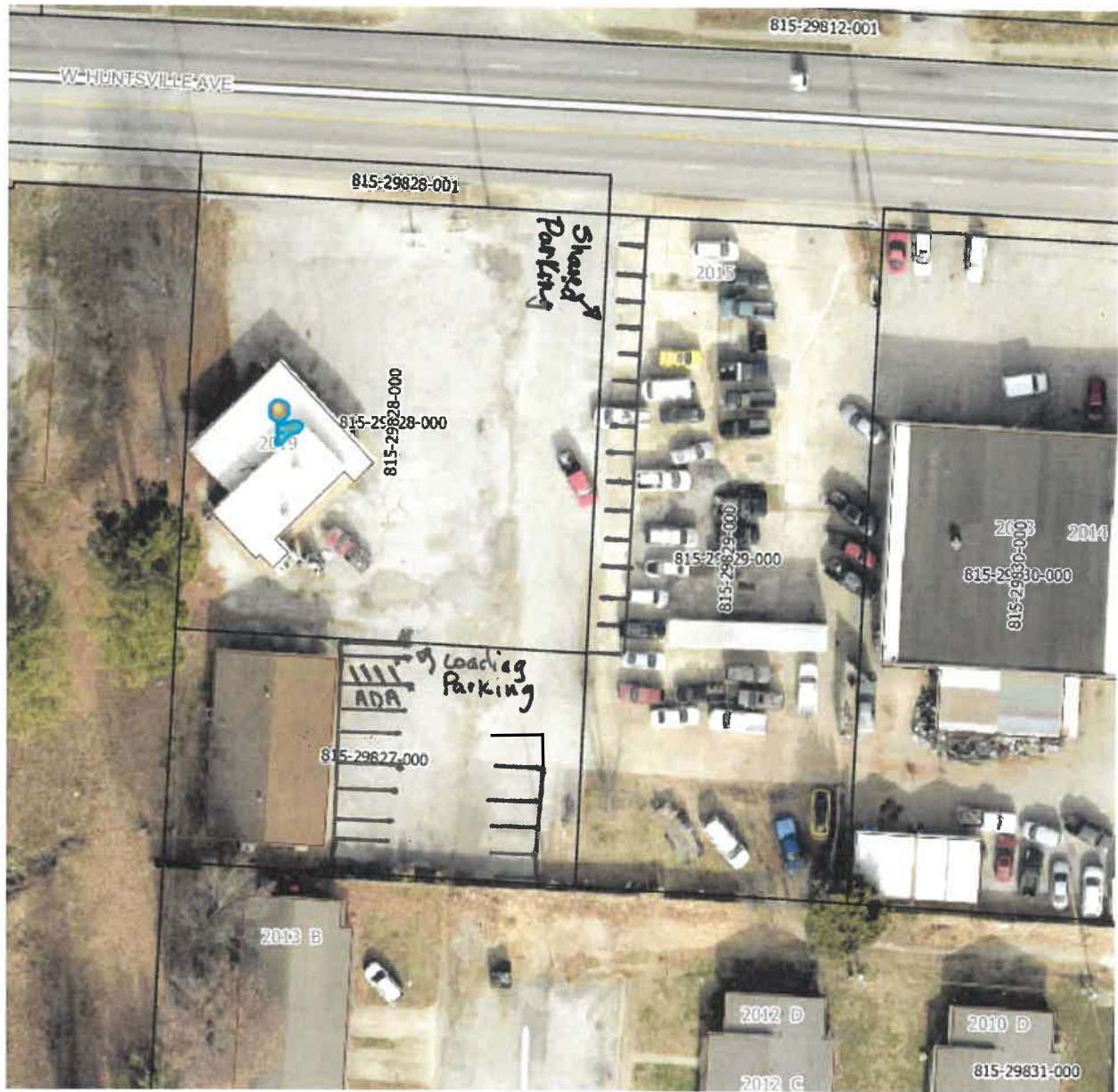
Site Plan

Attach a diagram of the entire parking lot. Enumerate spaces to be shared per this agreement. Also indicate any spaces within this lot which are shared with other entities.

Owner Signature: Jesus Villalobos Date: 08-21-25

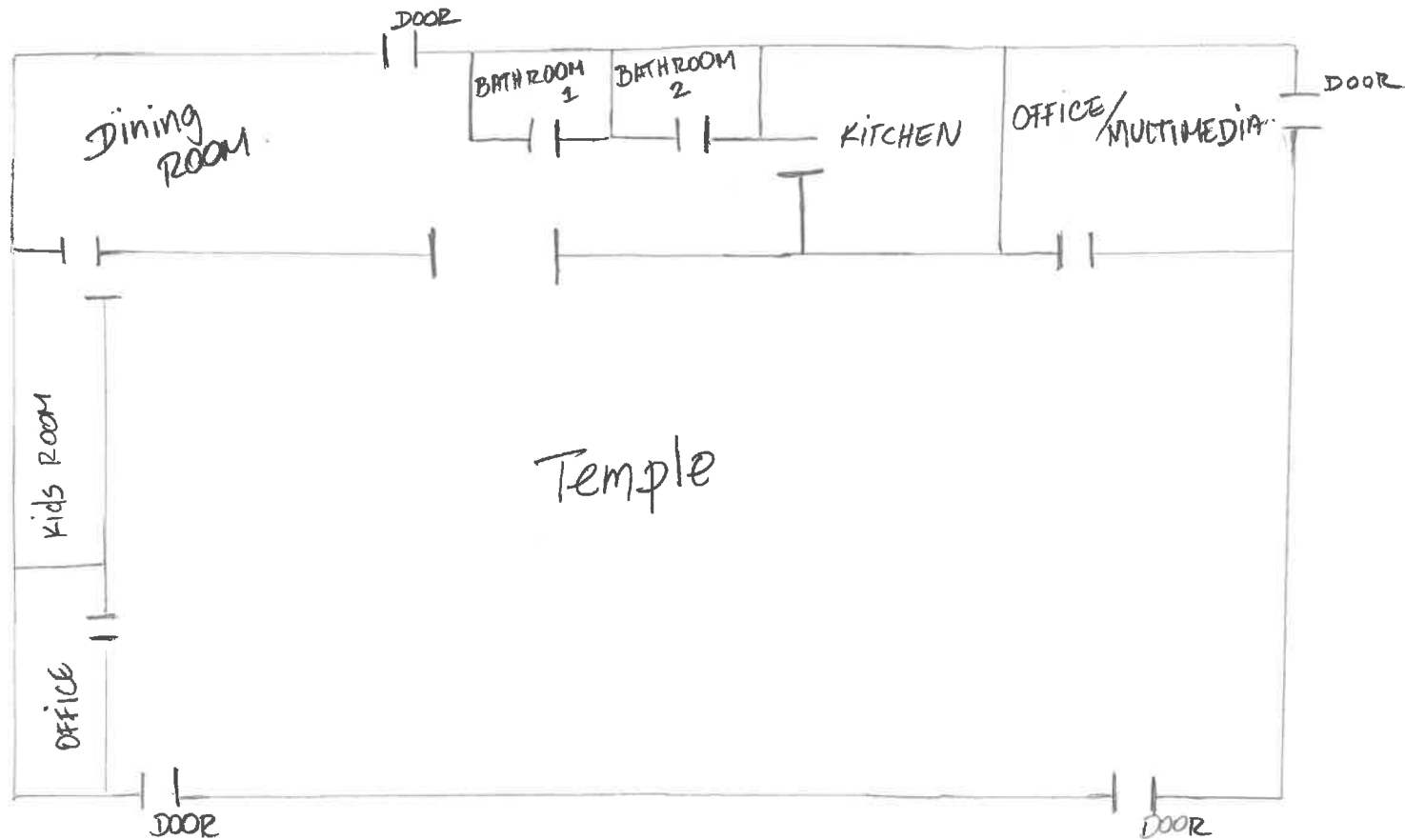
Owner Signature: _____ Date: _____

Applicant Signature: Heidi B. R. Date: 08-21-25



Church Parking: 12
 Church ADA Parking: 1
 Off-site Parking Agreement: 12

2019 W HUNSTVILLE Ave. Springdale AR. 72762





City Council Meeting
September 23, 2025



0 380 760
Feet

PROJECT: C25-09

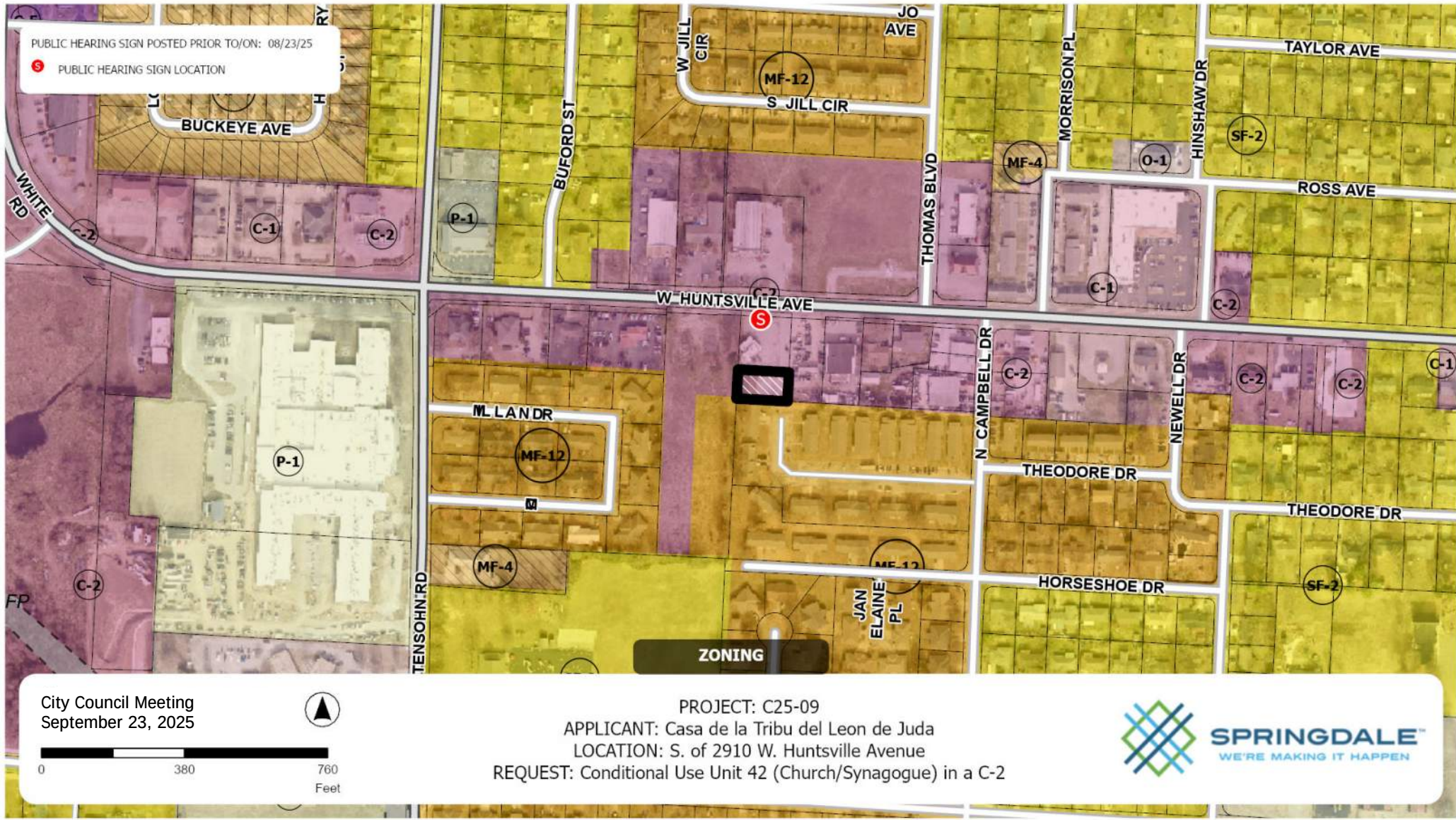
APPLICANT: Casa de la Tribu del Leon de Juda

LOCATION: S. of 2910 W. Huntsville Avenue

REQUEST: Conditional Use Unit 42 (Church/Synagogue) in a C-2



SPRINGDALE™
WE'RE MAKING IT HAPPEN



RESOLUTION NO. _____

A RESOLUTION APPROVING A WAIVER (W25-27) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO FORD AVENUE FLATS, NORTH IN CONNECTION WITH L25-20, A LARGE-SCALE DEVELOPMENT.

WHEREAS, Ordinance #3047 provides for the waiver (W25-27) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

WHEREAS, the Planning Commission reviewed a request for waiver (W25-27) of street improvements to a proposed collector street, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with Ford Avenue Flats, North L25-20, a Large-Scale Development, and the Planning Commission recommends approval of the waiver request.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, that the City Council hereby:

Option 1: Grants a waiver of street improvements to a proposed collector street, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with Ford Avenue Flats, North L25-20, a Large-Scale Development.

Option 2: Denies a waiver of street improvements to a proposed collector street, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with Ford Avenue Flats, North L25-20, a Large-Scale Development.

Option 3: Approves payment in lieu of improvements to a proposed collector street in connection with Ford Avenue Flats, North L25-20, a Large-Scale Development, with estimated cost to be submitted by the developer's engineer for confirmation by the Planning Department.

Option 4: Denies a waiver and allow a Bill of Assurance for a period not to exceed _____ years for street improvements to a proposed collector street including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights to be built in connection with Ford Avenue Flats, North L25-20, a Large-Scale Development.

PASSED AND APPROVED this _____ day of _____, 2025.

Doug Sprouse, Mayor

ATTEST:

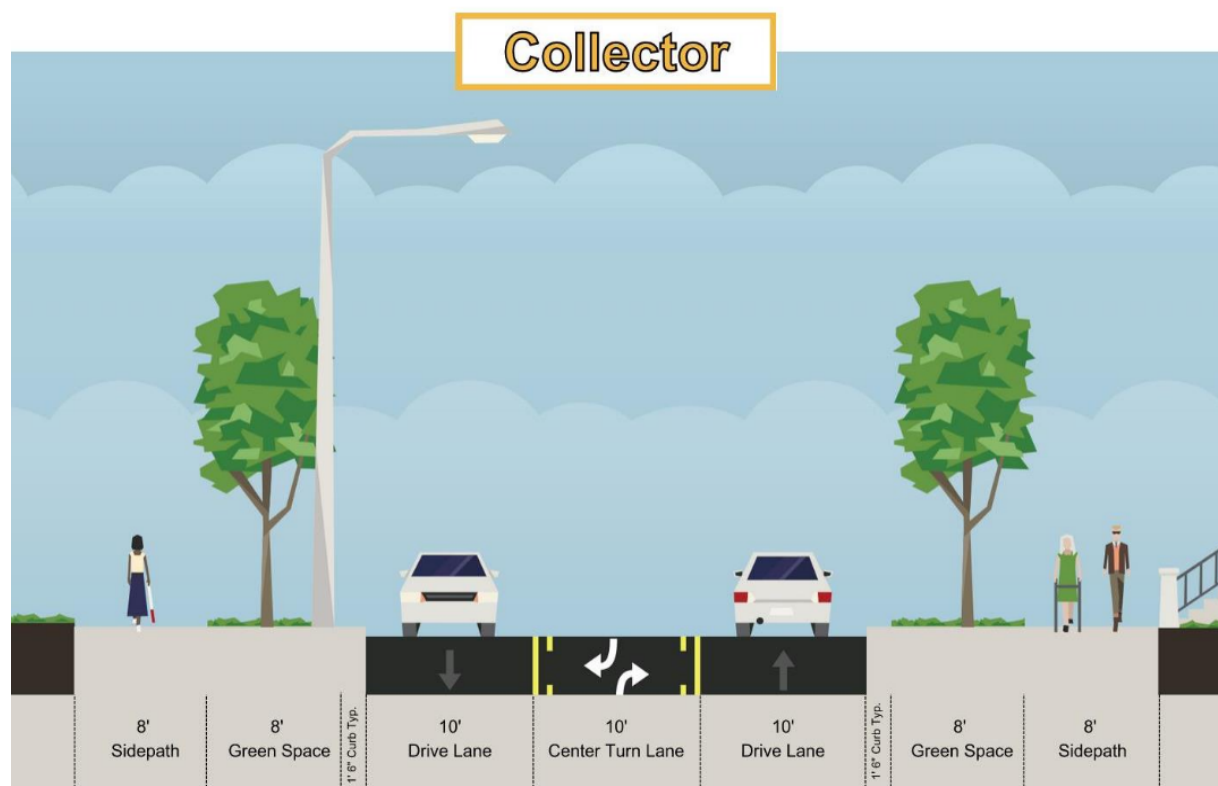
Sabra Jeffus, City Clerk/Treasurer

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney



NOTE: APPLICANT ONLY RESPONSIBLE FOR THEIR SIDE OF THE STREET





City Council Meeting
September 23, 2025



0 380 760
Feet

PROJECT: W25-27

APPLICANT: Community Development Corporation of Bentonville-Bella Vista

LOCATION: North of Ford Avenue, South of Barker Lane

REQUEST: Waiver of Street Improvements



SPRINGDALE™
WE'RE MAKING IT HAPPEN

RESOLUTION NO. _____

A RESOLUTION APPROVING A WAIVER (W25-32) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO LEONEL RIVAS RESENDIZ IN CONNECTION WITH 1405 OVERO CIRCLE, A SINGLE-FAMILY DWELLING.

WHEREAS, Ordinance #3047 provides for the waiver (W25-32) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

WHEREAS, the Planning Commission reviewed a request for waiver (W25-32) of street improvements to Overo Circle, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with 1405 Overo Circle, a Single-Family Dwelling, and the Planning Commission recommends approval of the waiver request.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, that the City Council hereby:

Option 1: Grants a waiver of street improvements to Overo Circle, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with 1405 Overo Circle, a Single-Family Dwelling.

Option 2: Denies a waiver of street improvements to Overo Circle, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with 1405 Overo Circle, a Single-Family Dwelling.

Option 3: Approves payment in lieu of improvements to Overo Circle in connection with 1405 Overo Circle, a Single-Family Dwelling, with estimated cost to be submitted by the developer's engineer for confirmation by the Planning Department.

Option 4: Denies a waiver and allow a Bill of Assurance for a period not to exceed _____ years for street improvements to Overo Circle including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights to be built in connection with 1405 Overo Circle, a Single-Family Dwelling.

PASSED AND APPROVED this _____ day of _____, 2025.

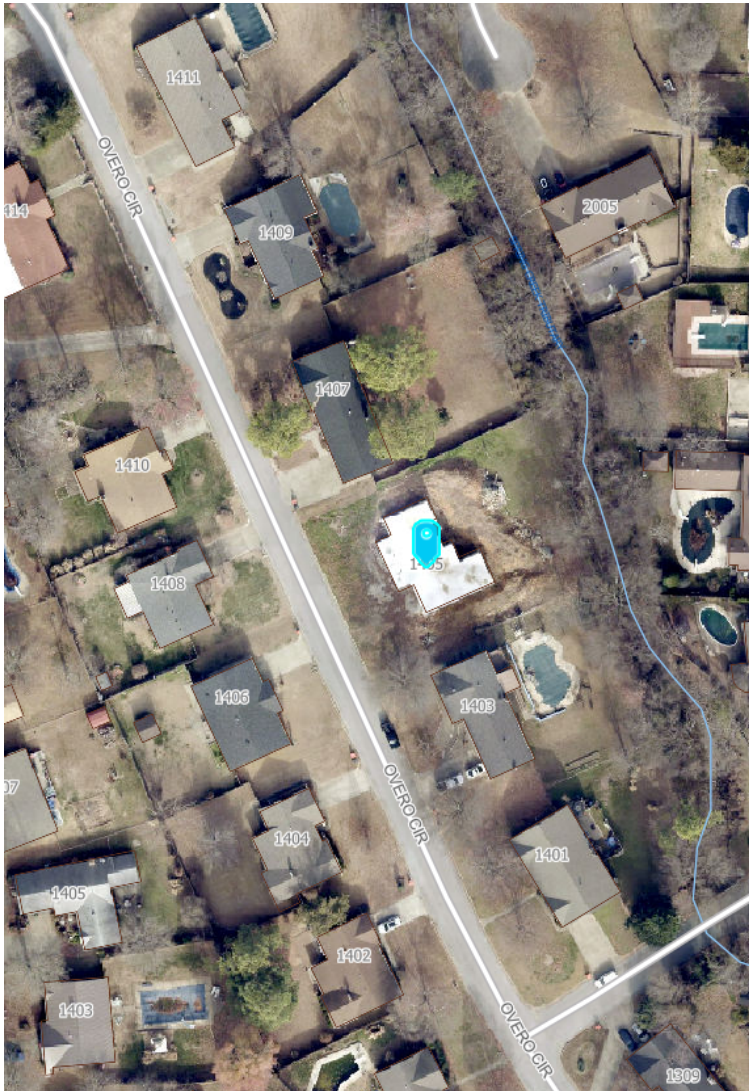
Doug Sprouse, Mayor

ATTEST:

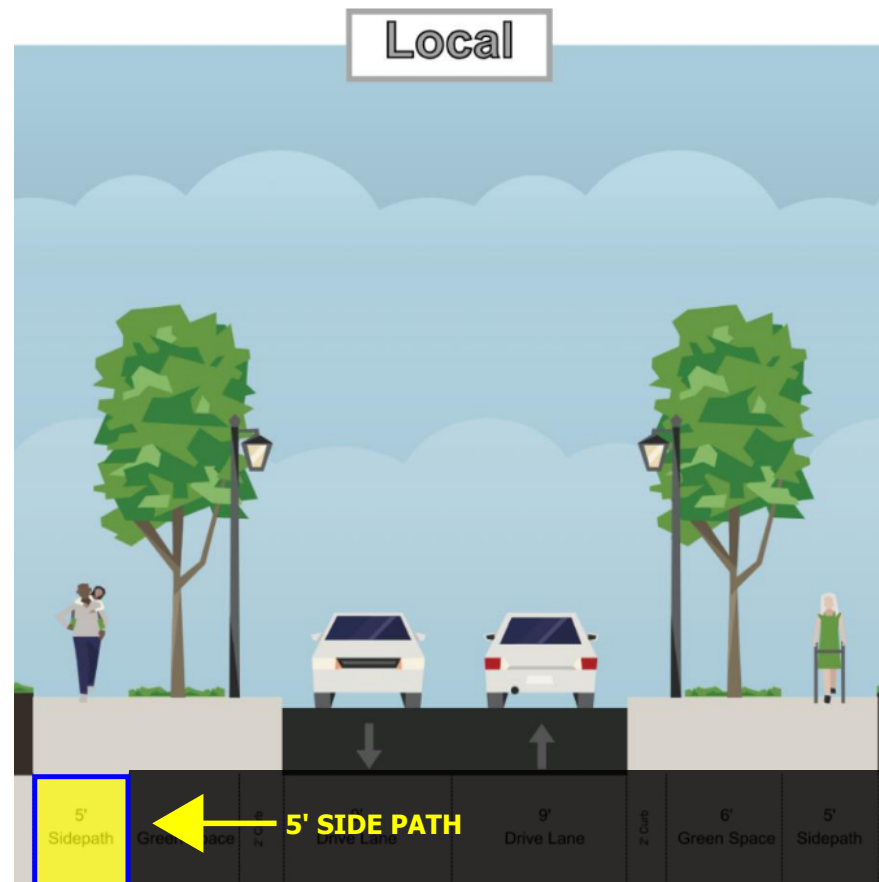
Sabra Jeffus, City Clerk/Treasurer

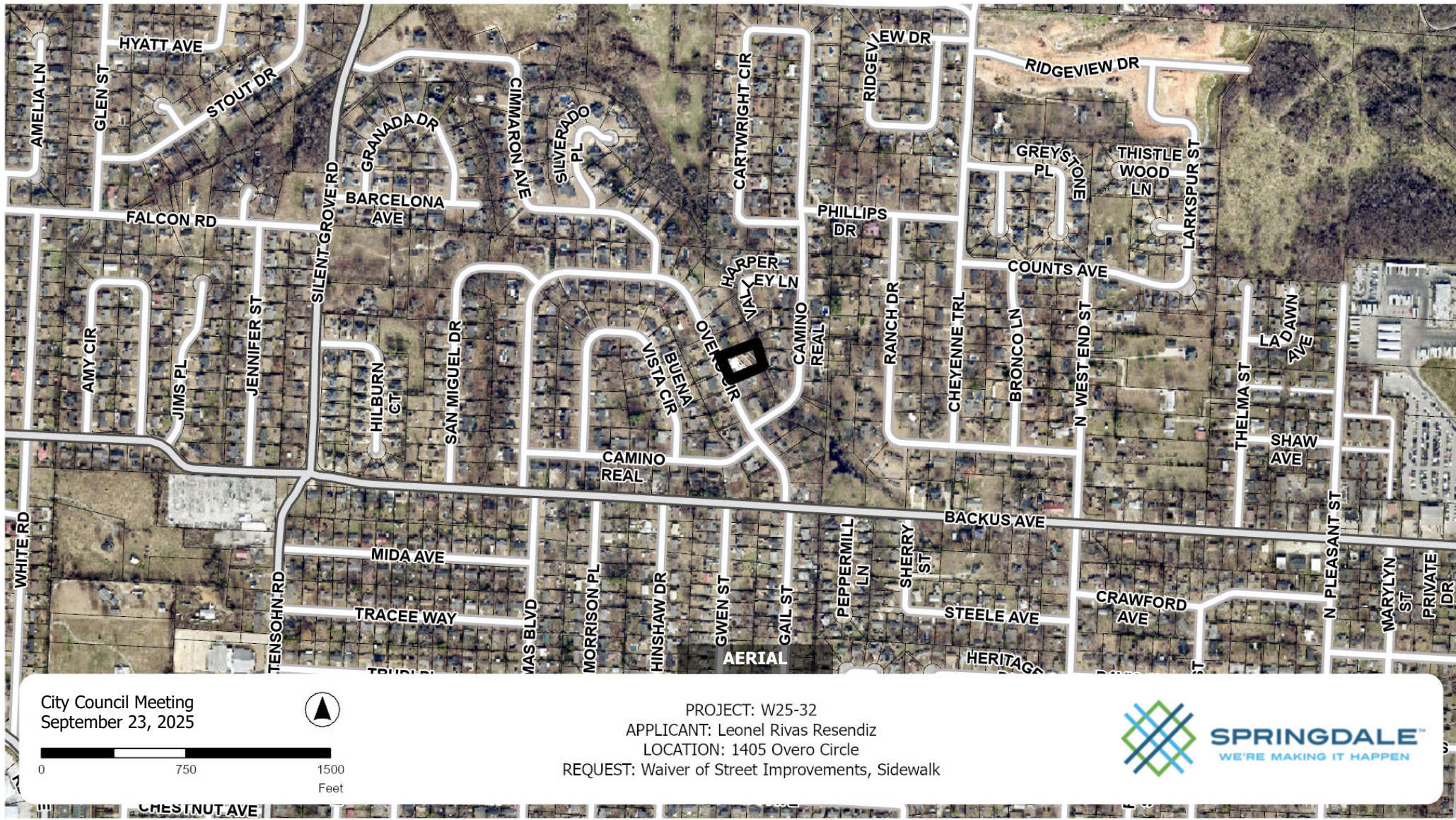
APPROVED AS TO FORM:

Ernest B. Cate, City Attorney



NOTE: APPLICANT ONLY RESPONSIBLE FOR THEIR SIDE OF THE STREET





City Council Meeting
September 23, 2025



0 750 1500
Feet

PROJECT: W25-32
APPLICANT: Leonel Rivas Resendiz
LOCATION: 1405 Overo Circle
REQUEST: Waiver of Street Improvements, Sidewalk



RESOLUTION NO. _____

A RESOLUTION APPROVING A WAIVER (W25-33) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO JOHN DEWEESE IN CONNECTION WITH 1509 WEST HUNTSVILLE AVENUE, A DUPLEX.

WHEREAS, Ordinance #3047 provides for the waiver (W25-33) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

WHEREAS, the Planning Commission reviewed a request for waiver (W25-33) of street improvements to West Huntsville Avenue, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with 1509 West Huntsville Avenue, a duplex, and the Planning Commission recommends approval of the waiver request.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, that the City Council hereby:

Option 1: Grants a waiver of street improvements to West Huntsville Avenue, including sidewalks in connection with 1509 West Huntsville Avenue, a duplex.

Option 2: Denies a waiver of street improvements to West Huntsville Avenue, including sidewalks in connection with 1509 West Huntsville Avenue, a duplex.

Option 3: Approves payment in lieu of improvements to West Huntsville Avenue in connection with 1509 West Huntsville Avenue, a duplex, with estimated cost to be submitted by the developer's engineer for confirmation by the Planning Department.

Option 4: Denies a waiver and allow a Bill of Assurance for a period not to exceed _____ years for street improvements to West Huntsville Avenue including sidewalks to be built in connection with 1509 West Huntsville Avenue, a duplex.

PASSED AND APPROVED this _____ day of _____, 2025.

Doug Sprouse, Mayor

ATTEST:

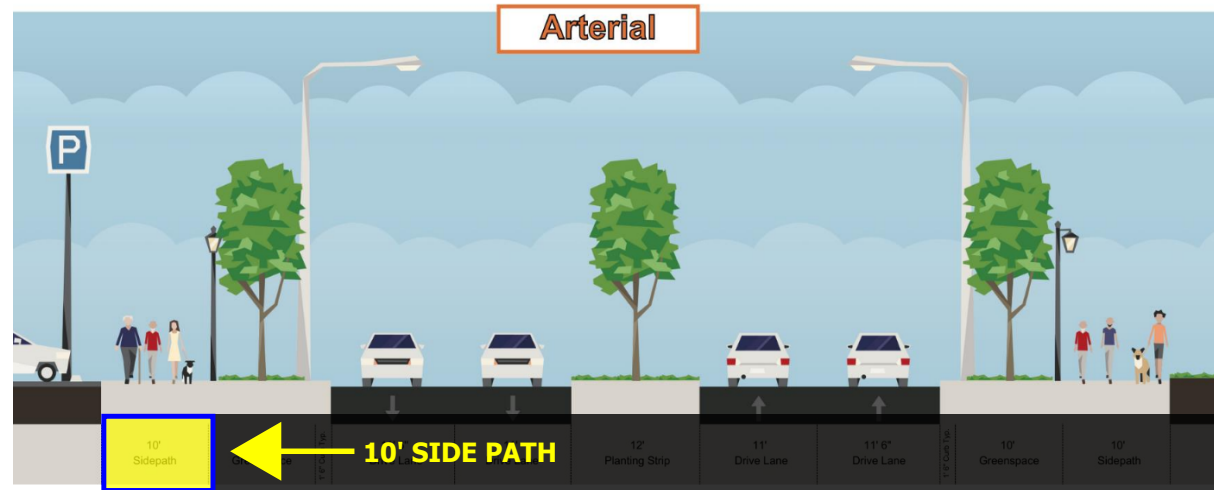
Sabra Jeffus, City Clerk/Treasurer

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney



NOTE: APPLICANT ONLY RESPONSIBLE FOR THEIR SIDE OF THE STREET





RESOLUTION NO. _____

A RESOLUTION APPROVING A WAIVER (W25-34) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO BRYANT & KIM DILLARD IN CONNECTION WITH 1501 WEST HUNTSVILLE AVENUE, A DUPLEX.

WHEREAS, Ordinance #3047 provides for the waiver (W25-34) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

WHEREAS, the Planning Commission reviewed a request for waiver (W25-34) of street improvements to West Huntsville Avenue, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with 1501 West Huntsville Avenue, a duplex, and the Planning Commission recommends approval of the waiver request.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, that the City Council hereby:

Option 1: Grants a waiver of street improvements to West Huntsville Avenue, including sidewalks in connection with 1501 West Huntsville Avenue, a duplex.

Option 2: Denies a waiver of street improvements to West Huntsville Avenue, including sidewalks in connection with 1501 West Huntsville Avenue, a duplex.

Option 3: Approves payment in lieu of improvements to West Huntsville Avenue in connection with 1501 West Huntsville Avenue, a duplex, with estimated cost to be submitted by the developer's engineer for confirmation by the Planning Department.

Option 4: Denies a waiver and allow a Bill of Assurance for a period not to exceed _____ years for street improvements to West Huntsville Avenue including sidewalks to be built in connection with 1501 West Huntsville Avenue, a duplex.

PASSED AND APPROVED this _____ day of _____, 2025.

Doug Sprouse, Mayor

ATTEST:

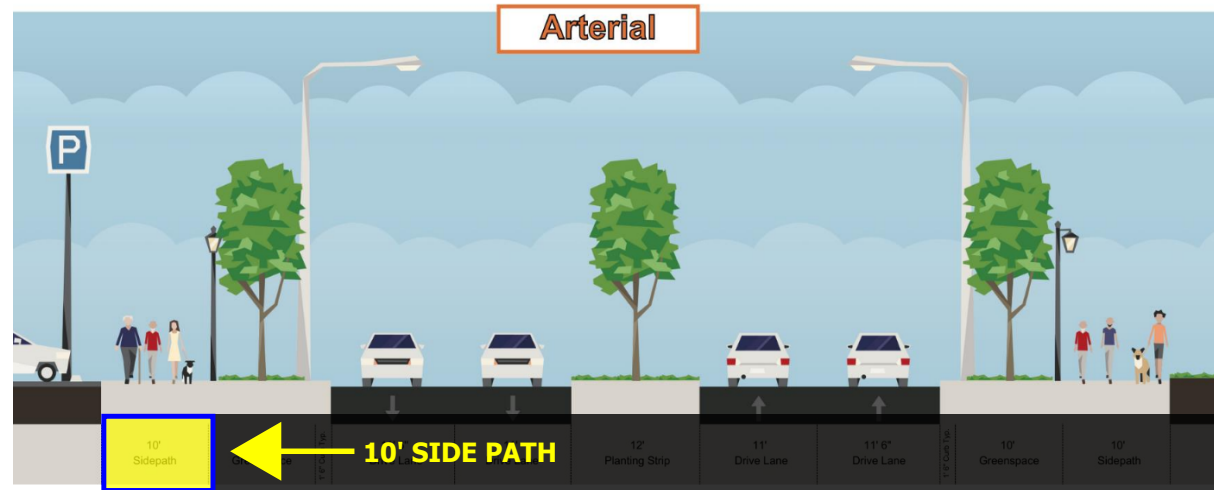
Sabra Jeffus, City Clerk/Treasurer

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney



NOTE: APPLICANT ONLY RESPONSIBLE FOR THEIR SIDE OF THE STREET





City Council Meeting
September 23, 2025



0 300 600
Feet

PROJECT: W25-34
APPLICANT: Bryant Dillard
LOCATION: 1501 W. Huntsville Avenue
REQUEST: Waiver of Street Improvements, Sidewalk



RESOLUTION NO. _____

A RESOLUTION APPROVING A WAIVER (W25-35) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO PANDA EXPRESS IN CONNECTION WITH N25-26, A NON-LARGE-SCALE DEVELOPMENT.

WHEREAS, Ordinance #3047 provides for the waiver (W25-35) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

WHEREAS, the Planning Commission reviewed a request for waiver (W25-35) of street improvements to South Thompson Street, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with N25-26, a Non-Large-Scale Development, and the Planning Commission recommends approval of the waiver request.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, that the City Council hereby:

Option 1: Grants a waiver of street improvements to South Thompson Street, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with N25-26, a Non-Large-Scale Development.

Option 2: Denies a waiver of street improvements to South Thompson Street, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with N25-26, a Non-Large-Scale Development.

Option 3: Approves payment in lieu of improvements to South Thompson Street in connection with N25-26, a Non-Large-Scale Development, with estimated cost to be submitted by the developer's engineer for confirmation by the Planning Department.

Option 4: Denies a waiver and allow a Bill of Assurance for a period not to exceed _____ years for street improvements to South Thompson Street including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights to be built in connection with N25-26, a Non-Large-Scale Development.

PASSED AND APPROVED this _____ day of _____, 2025.

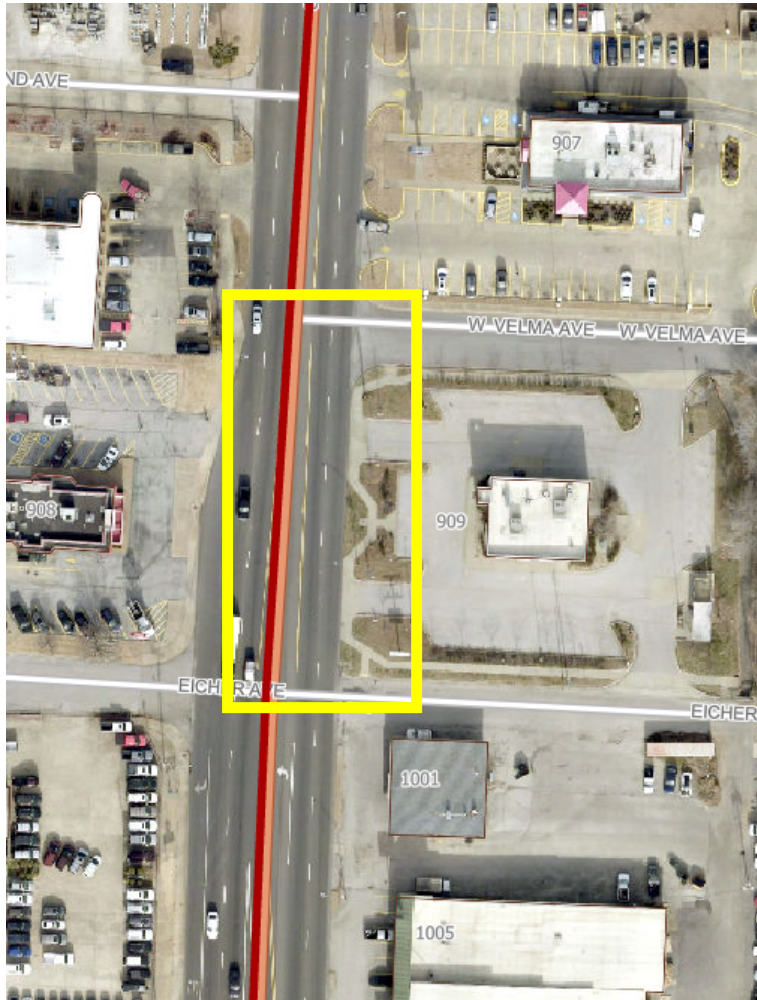
Doug Sprouse, Mayor

ATTEST:

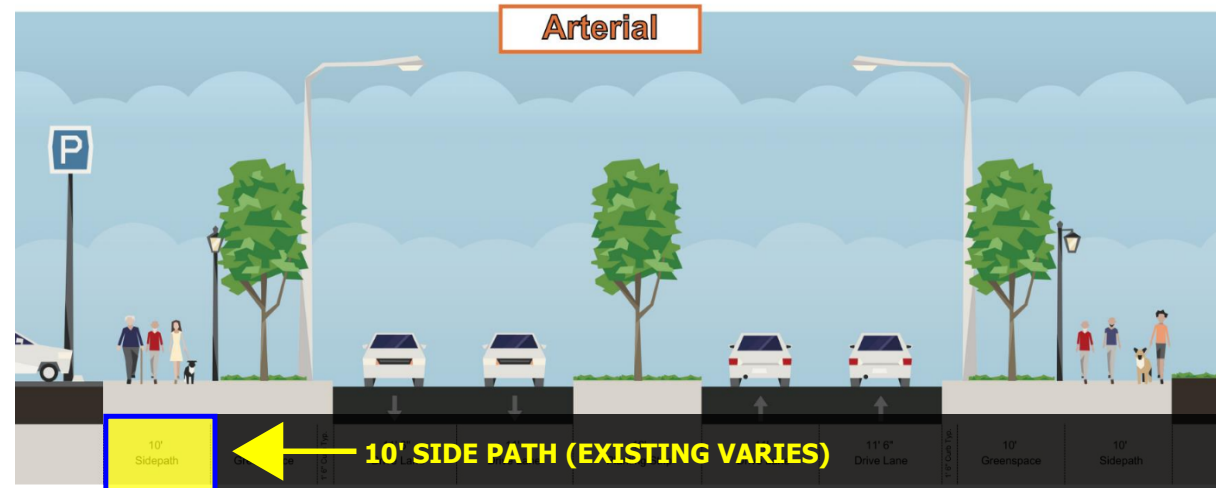
Sabra Jeffus, City Clerk/Treasurer

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney



NOTE: APPLICANT ONLY RESPONSIBLE FOR THEIR SIDE OF THE STREET





City Council Meeting
September 23, 2025



0 280 560
Feet

PROJECT: W25-35
APPLICANT: Panda Express
LOCATION: 909 S. Thompson Street
REQUEST: Waiver of Street Improvements



RESOLUTION NO. _____

A RESOLUTION APPROVING A WAIVER (W25-36) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO HABBERTON TRAILS PUD IN CONNECTION WITH PP25-12, A PRELIMINARY PLAT.

WHEREAS, Ordinance #3047 provides for the waiver (W25-36) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

WHEREAS, the Planning Commission reviewed a request for waiver (W25-36) of street improvements to Don Tyson Parkway, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with PP25-12, a Preliminary Plat for Habberton Trails PUD, and the Planning Commission recommends approval of the waiver request.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, that the City Council hereby:

Option 1: Grants a waiver of street improvements to Don Tyson Parkway, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with PP25-12, a Preliminary Plat for Habberton Trails PUD.

Option 2: Denies a waiver of street improvements to Don Tyson Parkway, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with PP25-12, a Preliminary Plat for Habberton Trails PUD.

Option 3: Approves payment in lieu of improvements to Don Tyson Parkway in connection with PP25-12, a Preliminary Plat for Habberton Trails PUD, with estimated cost to be submitted by the developer's engineer for confirmation by the Planning Department.

Option 4: Denies a waiver and allow a Bill of Assurance for a period not to exceed _____ years for street improvements to Don Tyson Parkway including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights to be built in connection with PP25-12, a Preliminary Plat for Habberton Trails PUD.

PASSED AND APPROVED this _____ day of _____, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk/Treasurer

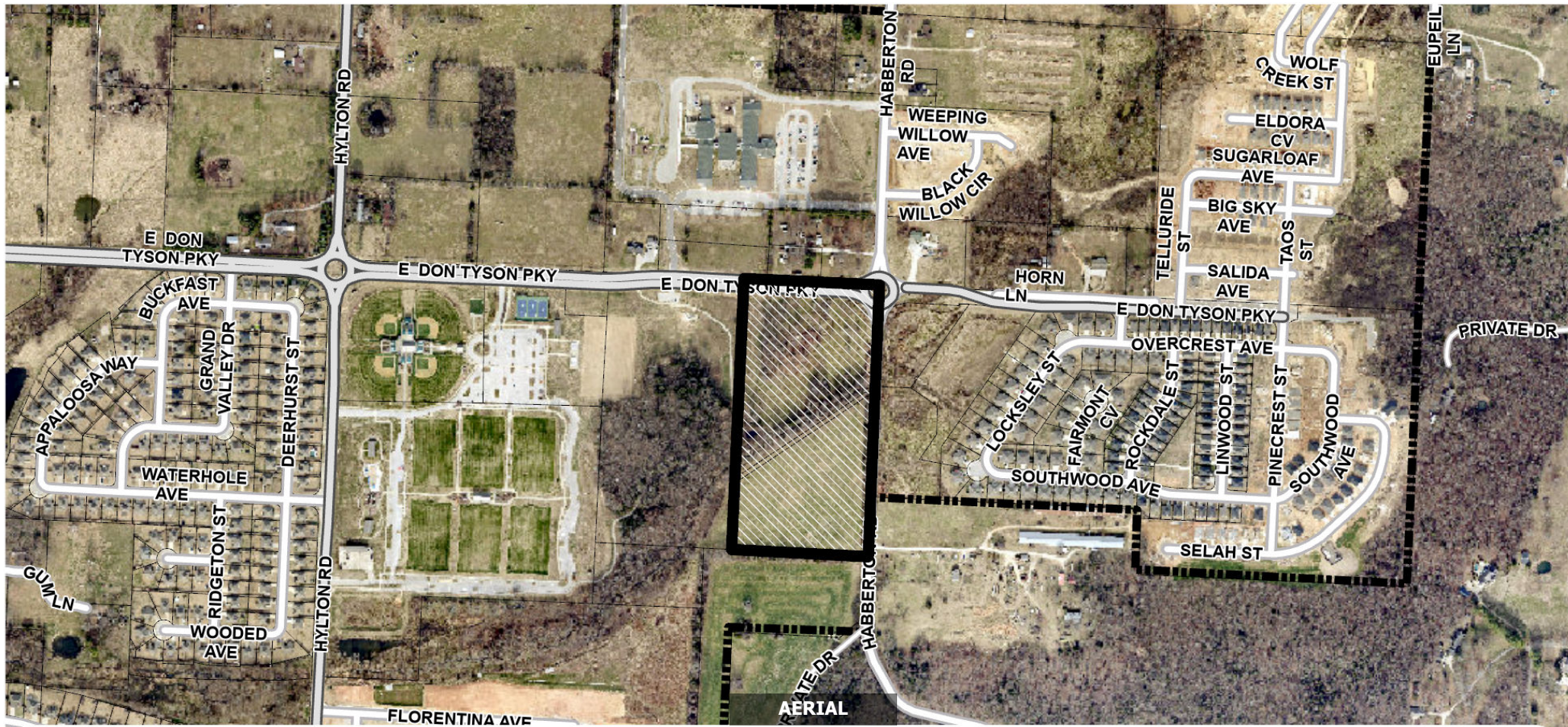
APPROVED AS TO FORM:

Ernest B. Cate, City Attorney



NOTE: APPLICANT ONLY RESPONSIBLE FOR THEIR SIDE OF THE STREET





City Council Meeting
September 23, 2025



0 750 1500
Feet

PROJECT: W25-36
APPLICANT: Habberton Trails
LOCATION: 4857 E. Don Tyson Parkway
REQUEST: Waiver of Street Improvements, Sidewalk



RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE MAYOR AND
CITY CLERK TO ENTER INTO AN AGREEMENT FOR
MUTUAL AID BETWEEN THE SPRINGDALE FIRE
DEPARTMENT AND THE JOHNSON FIRE
DEPARTMENT.**

WHEREAS, the City of Springdale and the City of Johnson both staff and maintain fire stations for the safety and protection of the lives and property within their respective jurisdictions; and

WHEREAS, the City of Springdale and the City of Johnson, in order to provide the maximum protection by providing the fastest service response to its residents, desire to enter into an agreement whereby each entity may render mutual aid to each other for certain defined incidents; and

WHEREAS, the City of Springdale and the City of Johnson wish to enter into an agreement to memorialize their agreement to provide mutual aid, and to set forth the terms and conditions of providing mutual aid;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the Mayor and City Clerk are hereby authorized to execute a Mutual Aid Fire Services Agreement with the City of Johnson, a copy of which is attached to this Resolution.

PASSED AND APPROVED this 23rd day of September, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

**AGREEMENT FOR AUTOMATIC MUTUAL AID
BETWEEN THE CITY OF SPRINGDALE FIRE DEPARTMENT
AND THE CITY OF JOHNSON FIRE DEPARTMENT**

THIS AGREEMENT FOR AUTOMATIC MUTUAL AID (the “Agreement”) is made and entered into this ___ day of _____ 2025, by and between the City of Springdale (“Springdale”), an Arkansas municipal corporation, and the City of Johnson (“Johnson”), an Arkansas municipal corporation.

WITNESSETH

WHEREAS, Springdale and Johnson both staff and maintain fire departments for the safety and protection of the lives and property within their respective jurisdictions; and

WHEREAS, Springdale and Johnson, in order to provide the maximum protection by providing the fastest service response to its residents, desire to enter into a mutual aid agreement whereby each entity may render automatic mutual aid to each other for certain defined incidents; and

WHEREAS, each entity is required to have a minimum of three (3) safety equipped firefighters on the scene of an incident prior to making an interior attack or entering into an environment that is an immediately dangerous to health and life (IDHL); and

WHEREAS, each has the ability to provide mutual aid when not committed to another emergency.

NOW, THEREFORE, pursuant to the authority granted by the State of Arkansas under Interlocal Cooperation Act, Ark. Code Ann. § 25-20-101 et seq. (Repl. 2002 and Supp. 2007) the mutual promises, covenants and conditions herein contained, the parties hereto agree as follows:

1. **DEFINITIONS**. For purposes of this Agreement, the following terms shall have those meanings as set forth herein:

- a.) Automatic Mutual Aid as used in this Agreement shall mean the automatic response of the closest identified available resource via emergency dispatch center request to an adjacent fire jurisdiction regardless of jurisdictional boundaries.
- b.) The term incident(s) as used in this Agreement are limited to “Fire: related incidents specifically.

2. AUTOMATIC MUTUAL AID AREA. Springdale and Johnson agree to provide automatic mutual aid to each other within that geographical area, hereafter referred to as area, identified in the attached Exhibit "A".

3. RESPONSE REQUIREMENTS. Upon receipt of an emergency call, Springdale and Johnson, if available, shall respond one (1) engine company (minimum type two engine) with a minimum of three (3) personnel, at least one of which who has been trained to a minimum of FFI, FFII, HazMat awareness and Operations, and EMT into the area. When responding, each agency shall ensure that:

- a.) All personal protective clothing and equipment shall be used by all participating firefighters on the scene of a fire or emergency incident;
- b.) The command and tactical frequency assigned by Command shall be utilized on an incident;
- c.) The unit first arriving at the scene shall assume command of the incident until relieved by an equal or superior officer of the agency having jurisdiction;
- d.) The agency first arriving may cancel any further response to the incident if that agency is capable of handling the incident and the responsible jurisdiction duty officer is so notified; and

4. TRAINING. Springdale and Johnson shall coordinate training as necessary on standard operating procedures which apply to each organization. Standard operating procedures and the Incident Command System shall be utilized on all incidents.

5. HOLD HARMLESS. Both Springdale and Johnson agree to hold each other free and harmless from any and all claims, liability, loss, damage or expenses from liability for acts or omissions of the other, its officers, employees, and agents in connection with the performance of this Agreement.

6. DURATION; TERMINATION. This Agreement shall remain in force and effect indefinitely unless terminated by either of the parties provided the other party is given thirty (30) days notice in writing of such termination.

7. AMENDMENTS: All amendments to this Agreement shall be in writing and signed by authorized representatives of each city.

8. AUTHORITY: This Agreement is entered into under the authority and pursuant to the Constitution and Laws of the State of Arkansas, including Arkansas Code of 1987 annotated, Title 25, Chapter 20, Subchapter 1, the Interlocal Cooperation Act (the "Act"). The Agreement is entered into in accordance with Ark. Code. Ann. §25-20-108 which authorizes cities to contract to cooperate or join with each other to perform any service, activity or undertaking that each is authorized by law to perform alone. It is

understood that this Agreement is entered into pursuant to appropriate authority granted by the governing body of each city.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

City of Springdale

By: _____
Doug Sprouse,
Mayor of Springdale

Attest:

Sabra Jeffus
Springdale Clerk

Approved:

Blake Holte,
Springdale Fire Chief

City of Johnson

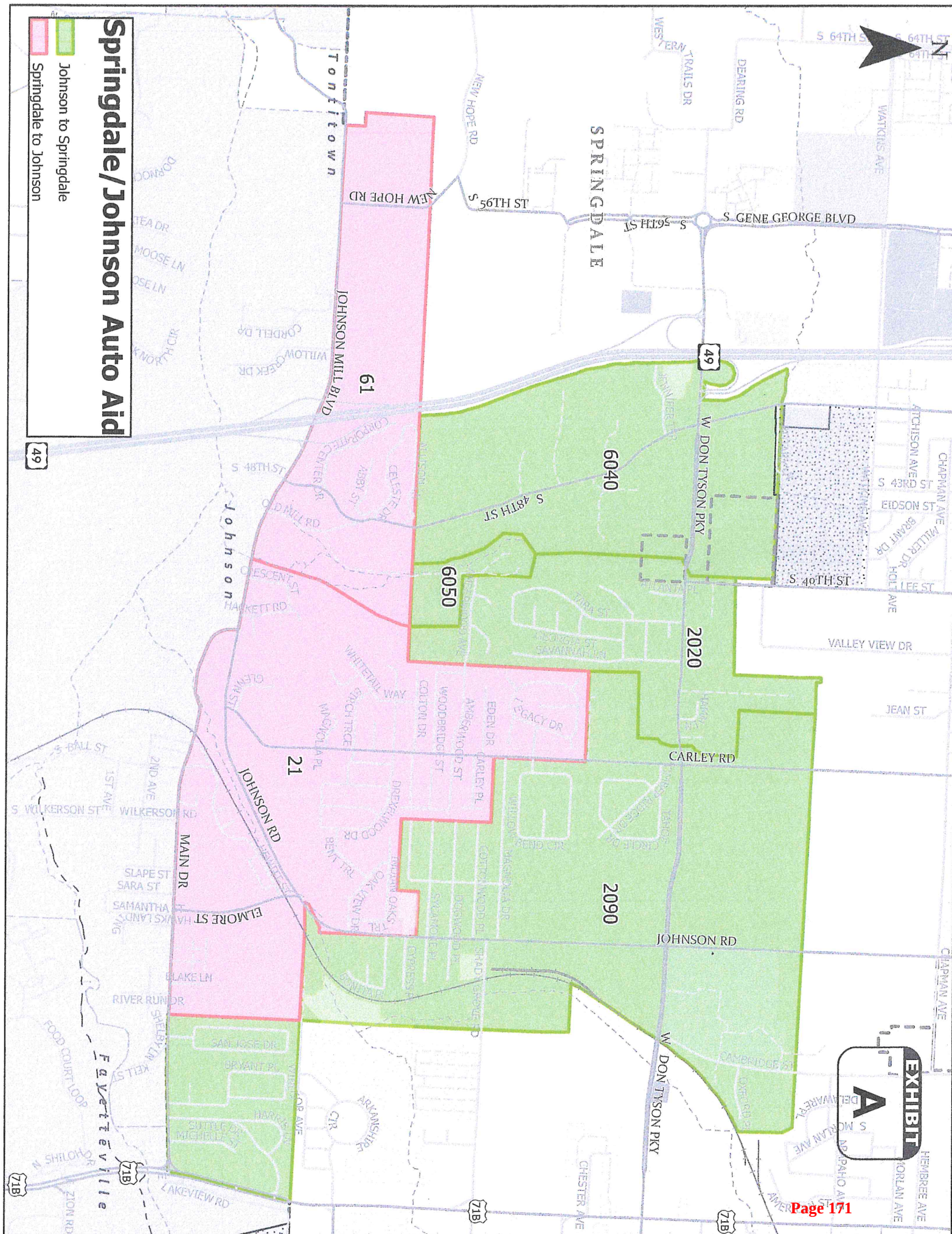
By: _____
Chris Keeney,
Mayor of Johnson

Attest:

Jennifer Allen
Johnson Clerk/Treasurer

Todd Andrews
Johnson Fire Chief

Johnson to Springdale	Springdale to Johnson
-----------------------	-----------------------



RESOLUTION 2025-06

CITY OF JOHNSON, WASHINGTON COUNTY, ARKANSAS

A RESOLUTION APPROVING AN AUTOMATIC MUTUAL AID AGREEMENT BETWEEN THE CITY OF JOHNSON FIRE DEPARTMENT AND THE CITY OF SPRINGDALE FIRE DEPARTMENT.

WHEREAS, the City of Johnson, Arkansas and the City of Springdale, Arkansas, desire to enter into an agreement to provide automatic mutual aid to each other for certain defined incidents, as described in the attached Exhibit "1", in order to provide maximum protection and the fastest service response to their residents; and

WHEREAS, pursuant to authority authorized in the Interlocal Cooperation Act, the parties have prepared an informal agreement setting forth their respective duties, obligations and responsibilities with respect to mutual aid services within their respective jurisdictional boundaries; and

WHEREAS, the City Council has determined that it is in the best interest and benefit of the community to authorize the Mayor, Fire Chief, and City Clerk-Treasurer to execute the Agreement for Automatic Mutual Aid, attached hereto as Exhibit "1", by and between the City of Johnson Fire Department and the City of Springdale Fire Department.

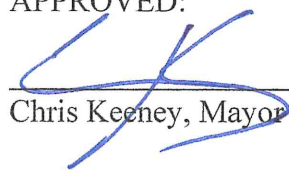
NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Johnson, Arkansas:

Section 1. The Mayor is hereby authorized to execute the Agreement for Automatic Mutual Aid, attached hereto as Exhibit "1", by and between the City of Johnson Fire Department, and the City of Springdale Fire Department.

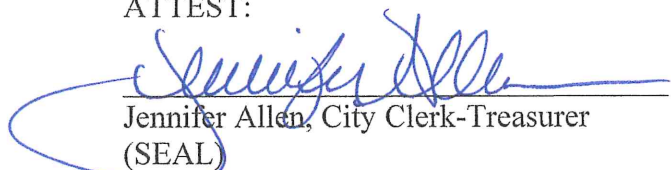
Section 2. The Mayor, Fire Chief and City Clerk-Treasurer are hereby authorized and directed to execute the informal Automatic Mutual Aid Agreement on behalf of the City of Johnson, Arkansas, and to take any and all necessary action as may be required to fully completely implement the provisions of said Agreements.

PASSED AND APPROVED this 9th day of September 2025.

APPROVED:


Chris Keeney, Mayor

ATTEST:


Jennifer Allen, City Clerk-Treasurer

(SEAL)

RESOLUTION NO. _____

**A RESOLUTION SETTING A HEARING DATE ON A
PETITION TO ABANDON A PORTION OF TWO UTILITY
EASEMENTS IN THE CITY OF SPRINGDALE,
WASHINGTON COUNTY, ARKANSAS.**

WHEREAS, Executive Who, LLC, has petitioned for the abandonment of portions of two utility easements on Parcel No. 815-34340-002, said easements having been filed for record in Plat Book 23A at Page 267 in the Office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and said easements to be vacated being more particularly described as follows, and as shown on the attached Exhibit “A”:

UTILITY EASEMENT #1 VACATION DESCRIPTION:

A PART OF LOT 7D OF MARKET SQUARE SUBDIVISION, AS SHOWN IN PLAT FILE 023A-267 OF THE WASHINGTON COUNTY RECORDS, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT THE SOUTHWEST CORNER OF SAID LOT 7D, THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 7D, THENCE S87°39'17"E A DISTANCE OF 75.07 FEET TO THE **POINT OF BEGINNING**; THENCE LEAVING THE SOUTHERLY LINE OF SAID LOT 7D, N01°38'20"E A DISTANCE OF 210.81 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 7D; THENCE ALONG SAID NORTHERLY LINE OF SAID LOT 7D, S37°12'23"E A DISTANCE OF 15.94 FEET; THENCE LEAVING THE NORTHERLY LINE OF SAID LOT 7D, S01°38'20"W A DISTANCE OF 198.51 FEET TO A POINT OF THE SOUTHERLY LINE OF SAID LOT 7D; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 7D, N87°38'59"W A DISTANCE OF 3.25 FEET; THENCE N87°39'17"W A DISTANCE OF 6.75 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.05 ACRES (2,047 SQUARE FEET), MORE OR LESS.

UTILITY EASEMENT #2 VACATION DESCRIPTION:

A PART OF LOT 7D OF MARKET SQUARE SUBDIVISION, AS SHOWN IN PLAT FILE 023A-267 OF THE WASHINGTON COUNTY RECORDS, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT THE SOUTHWEST CORNER OF SAID LOT 7D, THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 7D, THENCE S87°39'17"E A DISTANCE OF 60.06 FEET TO THE **POINT OF BEGINNING**; THENCE LEAVING THE SOUTHERLY LINE OF SAID LOT 7D, N01°38'20"E A DISTANCE OF 229.25 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 7D; THENCE ALONG SAID NORTHERLY LINE OF SAID LOT 7D, S37°12'23"E A DISTANCE OF 31.89 FEET; THENCE LEAVING THE NORTHERLY LINE OF SAID LOT 7D, S01°38'20"W A DISTANCE OF 204.66 FEET TO A POINT OF THE SOUTHERLY LINE OF SAID LOT 7D; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 7D, N87°39'17"W A DISTANCE OF 20.00 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.10 ACRES (4,339 SQUARE FEET), MORE OR LESS.

And as shown on the attached Exhibit “A”.

WHEREAS, the City Council finds that a hearing date should be set on the request to abandon the aforementioned utility easement;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that October 14, 2025, at 6:00 p.m. is set as the date and time for the City Council to hear the petition; that the City Clerk shall give notice of the date and time of said hearing as required by law.

PASSED AND APPROVED this 23rd day of September, 2025.

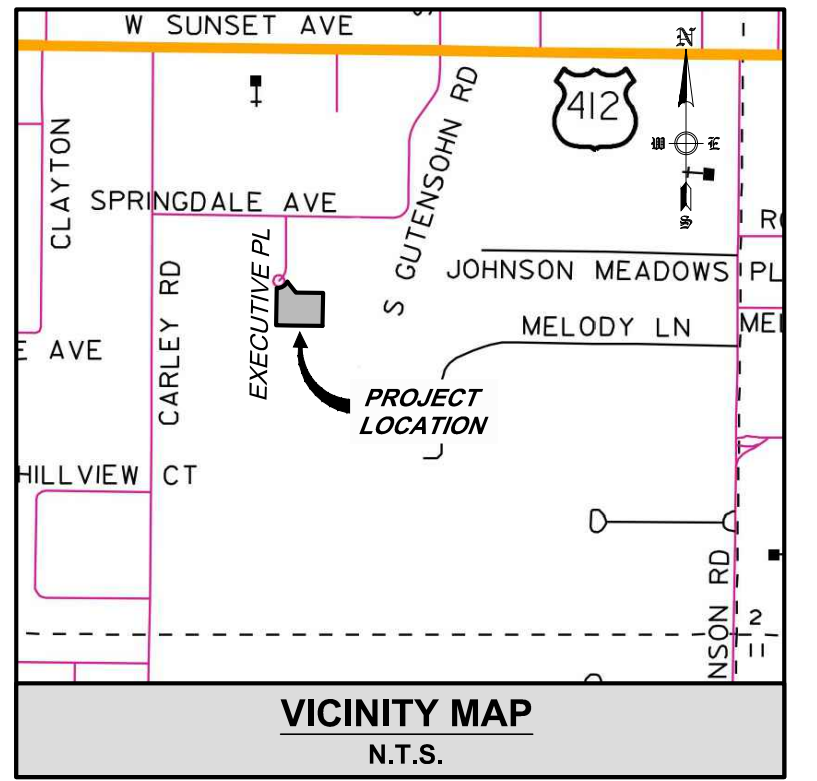
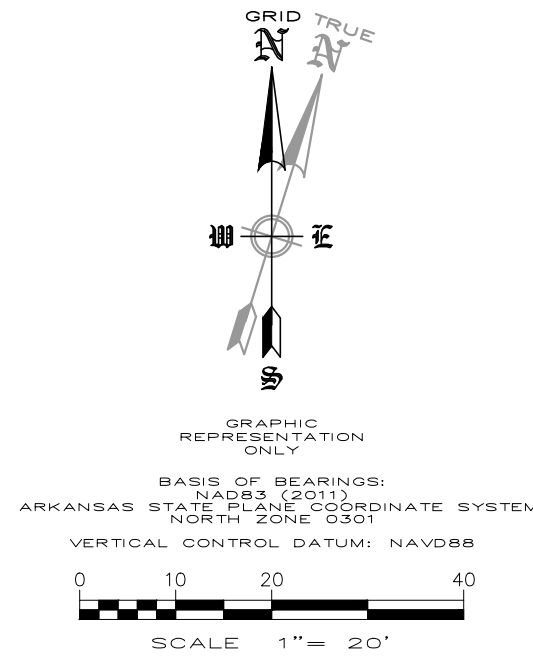
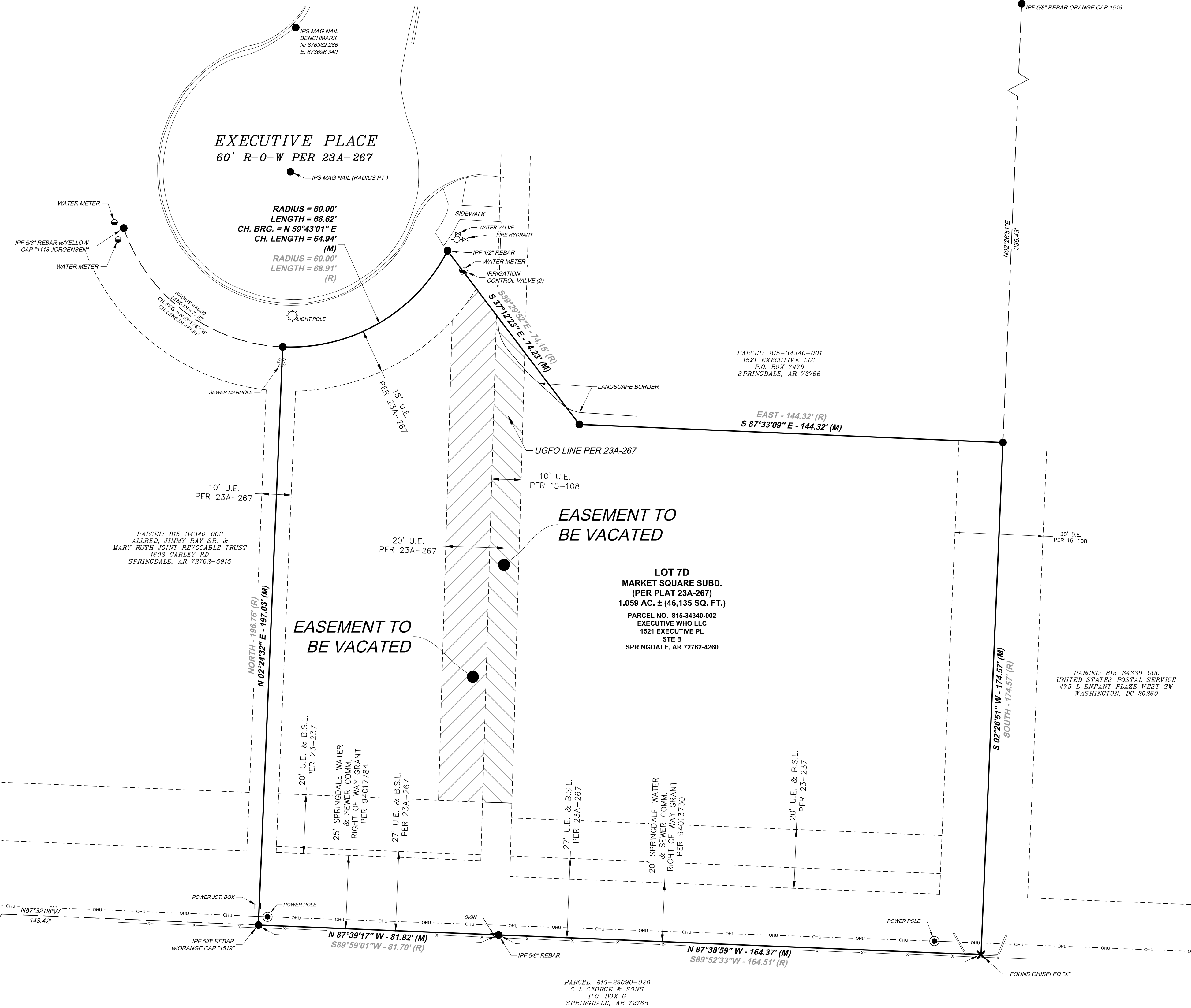
Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY



LEGAL DESCRIPTION - WARRANTY DEED FILE #2016-34778

LOT 7D, (BEING A REPLAT OF 7B OF THE REPLAT OF LOT 7 MARKET SQUARE SUBDIVISION), MARKET SQUARE SUBDIVISION, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 23A AND 267.

OWNER: EXECUTIVE WHO LLC
1521 EXECUTIVE PL
STE B
SPRINGDALE, AR 72762-4260

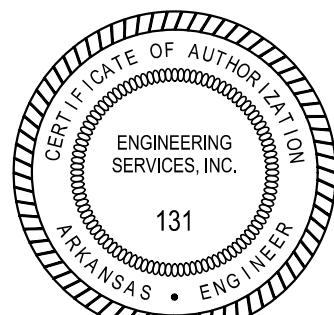
SURVEYOR: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 262
SPRINGDALE, AR 72765

WORK ORDER #: 25908

CITY ZONING: C-2

SETBACKS: FRONT W/PARKING - 50'
FRONT W/O PARKING - 30'
SIDE ADJ. TO NON-RESIDENTIAL - 0'
SIDE ADJ. TO RESIDENTIAL - 20'
REAR - 20'

LEGEND		
	PROPERTY LINE	P.O.C. POINT OF COMMENCEMENT
	SECTION LINE	P.O.B. POINT OF BEGINNING
	SECTION 40' LINE	● IPF - IRON PIN FOUND (AS NOTED)
	ADJACENT OWNER	▲ FOUND RAILROAD SPIKE
	EASEMENT (AS NOTED)	⊗ SET 1/2" REBAR w/ CAP "PS 1374"
	RIGHT-OF-WAY	⊙ SET "MAG" NAIL
	BUILDING SETBACK LINE (B.S.L.)	⊕ FOUND COTTON PICKER SPINDLE
	CENTERLINE OF ROAD	✕ CHISELED "X"
	WIRE FENCE LINE	⊗ SANITARY SEWER MANHOLE (SMH)
	CHAIN LINK FENCE LINE	⊙ CLEANOUT (CO)
	WOOD FENCE LINE	⊙ WATER METER (WM)
	OVERHEAD UTILITIES	⊕ FIRE HYDRANT (FH)
	SANITARY SEWER LINE	⊕ WATER VALVE (WV)
	WATER LINE	⊕ GAS METER (GM)
	UNDERGROUND GAS LINE	⊕ POWER POLE (PP)
		XXX' (M) MEASURED DISTANCE
		XXX' (R-F) RECORD DISTANCE
		(Z) ZONING



REVISION	DATE	DESCRIPTION

EASEMENT VACATION EXHIBIT		
FOR EXECUTIVE WHO LLC		
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS		
SCALE: 1"=20'	DATE: May 16, 2025	DRAWN BY: BJR
ENGINEERING SERVICES, INCORPORATED		
SPRINGDALE, ARKANSAS		
© COPYRIGHT 2025, ENGINEERING SERVICES, INC. 5163825 4:07 PM	W.O.# 25908	SHEET 1 / 1
ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM ENGINEERING SERVICES, INC.		

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING THE CITY
CLERK TO FILE A CLEAN-UP LIEN FOR
THE REMOVAL OF OVERGROWN BRUSH
AND DEBRIS ON PROPERTY LOCATED
WITHIN THE CITY OF SPRINGDALE,
ARKANSAS AND DECLARING AN EMERGENCY**

WHEREAS, the following real property located
in Springdale, Washington County, Arkansas, is owned
as set out below:

PROPERTY OWNER: Spirit Master Funding X LLC C/O Ryan LLC

LEGAL DESCRIPTION: Twenty (20) feet of equal width off the South Side of Lot Five (5), all of Lots Six (6), Seven (7), Eight (8), Nine (9) and part of Lot Ten (10) and Part of Lot Eleven (11) of the C. F. Noel Addition to the City of Springdale, Washington County, Arkansas, as shown at Book 1, Page 89, also being described as a 0.901 acre part of the Northeast Quarter of the Southeast Quarter of Fractional Section 2, T-17-N, R-30-W of the Fifth Principal Meridian, in the City of Springdale, Washington County, Arkansas, being more particularly described as follows: Commencing at the Southeast corner of Lot 11 of the C. F. Noel Addition as shown at Book 1, Page 89 of the Washington County Circuit Clerks Office; thence South 89 deg. 56 min. 14 sec. West, a distance of 20 feet to a point; thence North 00 deg. 25 min. 00 sec. East, a distance of 20 feet to a point; thence South 89 deg. 56 min. 14 sec. West, a distance of 69.03 feet to a 2" iron pipe; thence North 00 deg. 25 min. 00 sec. East, a distance of 4.97 feet to an iron pin on the North right-of-way of Parker Avenue at the true point of beginning; thence North 00 deg. 25 min. 00 sec. East, a distance of 145.24 feet to an iron pin; thence South 88 deg. 21 min. 04 sec. East, a distance of 68.90 feet to an iron pin; thence North 00 deg. 17 min. 23 sec. East, a distance of 100.09 feet to an iron pin; thence North 88 deg. 58 min. 24 sec. East, a distance of 120.07 feet to an iron pin; thence South 00 deg. 20 min. 55 sec. West, a distance of 245.26 feet to an iron pin; thence South 89 deg. 56 min. 14 sec. West, a distance of 188.99 feet to an iron pin at the point of beginning. Having an area of 39245.92 square feet or 0.901 acres, more or less.

LAYMAN'S DESCRIPTION: 1112 S. Thompson Street

PARCEL NO.: 815-23979-000

WHEREAS, the owner was given notice, pursuant to Ark. Code Ann. §14-54-903, of the unsightly and unsanitary conditions on the properties described above, and instructed to clean the properties in accordance with Sections 42-77 and 42-78 of the Springdale Code of Ordinances;

WHEREAS, the property owner of record did not abate the situation on these properties, and as a result, the City of Springdale was required to abate the conditions on these properties and incurred costs as follows, and as shown in the attached Exhibits:

\$409.32 clean-up costs and \$24.92 administrative costs – 1112 S. Thompson Street (815-23979-000)

WHEREAS, the property owners have been given at least 30 days written notice of the public hearing in accordance with Ark. Code Ann. §14-54-903, as shown in the attached Exhibits;

WHEREAS, Ark. Code Ann. §14-54-904 authorizes the City Council to assert a clean-up lien on these properties to collect the amounts expended by the City in cleaning up these properties;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, pursuant to Ark. Code Ann. §14-54-904, the City Council certifies that the following real property shall be placed on the tax books of the Washington County Tax Collector as delinquent taxes and collected accordingly:

\$434.24 plus 10% for collection – 1112 S. Thompson Street (815-23979-000)

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 23rd day of September, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

City Abatement

City of Springdale
Neighborhood Service
201 Spring Street
Springdale, AR 72764
479-756-7712
Case Number: 2502920



Date: 07/03/2025
Status: Abated
Property: 1112 S THOMPSON ST
City, State, Zip: ,

Officer on Site: Ricardo Calderon
Abatement Type: Lien
Abatement Date: 07/03/2025
Abatement Start Time: 0822
Abatement End Time: 0908

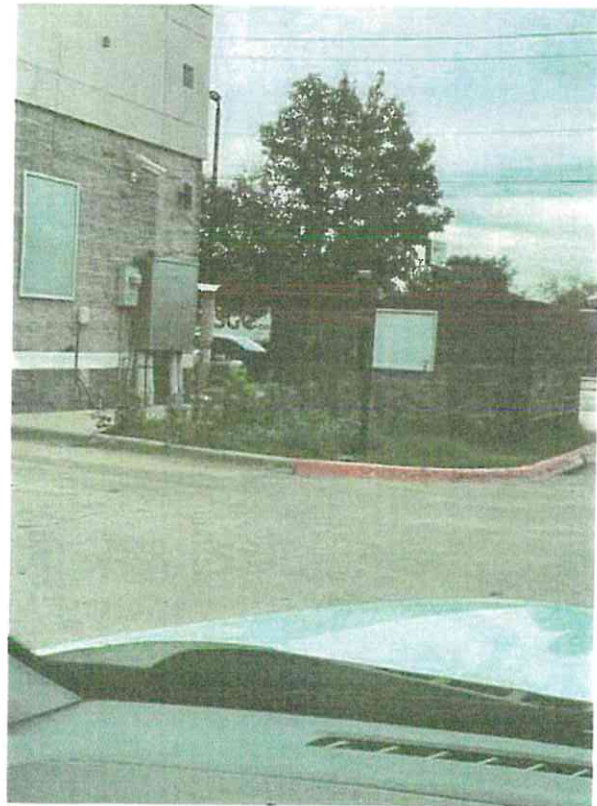
Fee	Amount
Disposal Cost Recovery	\$118.32
Employee Rate	\$105.00
Equipment Rate	\$186.00
Total Fee: \$409.32	

Method of Compliance: Property was mowed and brought into compliance by 2 full time, 3 part time employees, 2 city trucks & trailers and mowers.

Ricardo Calderon
Code Enforcement Officer

07/03/2025
Date







Ernest B. Cate
City Attorney
ecate@springdalear.gov

David D. Phillips
Deputy City Attorney
dphillips@springdalear.gov

Cameron Baker
Deputy City Attorney
cbaker@springdalear.gov

George McManus
Deputy City Attorney
gmcmamus@springdalear.gov



SPRINGDALETM
WE'RE MAKING IT HAPPEN

OFFICE OF CITY ATTORNEY

201 Spring Street • Springdale, Arkansas 72764
Phone (479) 750-8173 • Fax (479) 750-4732
www.springdalear.gov

Giselle Gonzalez
Case Coordinator/Victim Advocate
ggonzalez@springdalear.gov

Steve Helms
Investigator
shelms@springdalear.gov

Dixie Putt
Administrative Legal Assistant/Paralegal
dputt@springdalear.gov

Christy Pianalto
File/Discovery Clerk
cpianalto@springdalear.gov

August 4, 2025

**CERTIFIED MAIL
RETURN RECEIPT REQUESTED
AND REGULAR MAIL**

Spirit Master Funding X LLC
c/o Ryan LLC
Bank of America Center
15 W. 6th Street, Suite 2400
Tulsa, OK 74119

RE: Notice of clean-up lien on property located at 1112 S. Thompson Street,
Springdale, Washington County, Arkansas, Tax Parcel No. 815-23979-000

Dear Property Owner/Lienholder:

On June 18 and July 2, 2025, a notice was posted on property located at 1112 S. Thompson Street, Springdale, Arkansas, that the property was in violation of Springdale City Ordinance 42-77 and 42-78, and needed to be remedied within seven (7) days. Notice was mailed to the owner of record on June 18, 2025 that the City intended to seek a clean-up lien on this property pursuant to Ark. Code Ann. §14-54-903 if the violations were not remedied. The notice also applied to any violations that may be found on the property within the next 12 months.

Subsequent to the above-referenced violation notice being issued, a city code violation was found to have existed on the property. As a result, the City of Springdale took action to remedy the violations on the property, as is allowed by Ark. Code Ann. §14-54-903, on or about July 3, 2025. As of this date, the total costs incurred by the City of Springdale to clean this property are \$409.32. I have enclosed an invoice evidencing the abatement costs incurred and paid by the City of Springdale to clean this property. Also, in accordance with Ark. Code Ann. §14-54-903(c)(4), administrative fees may be added to the total costs incurred by the City of Springdale, which will include certified mailing fee in the amount of \$9.92 per letter and a filing fee in the amount of \$15.00 to the Washington County Circuit Court.

This is to notify you that in the event this amount is not paid to the City of Springdale on or before September 17, 2025 a hearing confirming the amount of the lien will be held before the Springdale City Council pursuant to Ark. Code Ann. §14-54-903 to determine the amount of the clean-up lien to which the City is entitled for cleaning up the property. The hearing confirming

the amount of the lien will be held Tuesday, September 23, 2025, at 6:00 p.m. in the City Council Chambers at the City Administration Building, 201 Spring Street, Springdale, Arkansas. If this amount is paid prior to the hearing, no lien will be pursued.

Please remit the total sum of \$419.24, which includes \$409.32 for cleaning up the property and \$9.92 for certified mailing to the City of Springdale by the date listed above. Payment must be made payable to the City of Springdale and presented to the attention of Dixie Putt, Springdale City Attorney's Office, 201 Spring Street, Springdale, AR 72764. If you fail to pay this amount before the hearing, then an additional \$15.00 will be added for the costs of filing the ordinance with the Circuit Clerk's Office.

If you desire to contest the amount sought above, you will need to contact Neighborhood Services Division at 479-756-7712 for an appointment and you will be given a court date in Springdale District Court where you will have the opportunity to state your case before the District Court Judge.

This letter is also being mailed by regular mail to Spirit Master Funding X LLC at the address above. Delivery of that letter by the U.S. Postal Service shall warrant service should the certified letter be returned.

If you should have any questions, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'E. Cate', with a stylized flourish at the end.

Ernest B. Cate
City Attorney

Enclosures
EBC:dp

USPS TRACKING #



9590 9402 8146 3030 4438 80

United States
Postal Service

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4® in this box•



OFFICE OF THE
CITY ATTORNEY
201 NORTH SPRING STREET
SPRINGDALE, ARKANSAS 72764

1112 S. Thompson

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Spirit Master Funding X LLC
c/o Ryan LLC
Bank of America Center
15 W. 6th Street, Suite 2400
Tulsa, OK 74119



9590 9402 8146 3030 4438 80

Article Number (Transfer from service label)

589 0710 5270 1057 1516 43

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent
B. Received by (Printed Name) ☐ Addressee
C. Date of Delivery 8-6-25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☒ Certified Mail®
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Insured Mail
 - ☐ Insured Mail Restricted Delivery (over \$500)
 - ☐ Priority Mail Express®
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

RESOLUTION NO. _____

A RESOLUTION TO LEVY WASHINGTON
COUNTY AD VALOREM TAXES OF THE CITY
OF SPRINGDALE, ARKANSAS.

WHEREAS, governing bodies of the municipalities of the State of Arkansas are required by law to levy ad valorem taxes no later than October of each year; and,

WHEREAS, certain levies are needed to properly finance the operation of the City of Springdale, Arkansas.

WHEREAS, all property taxes and voluntary taxes will be collected by the Tax Collector of Washington County.

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

SECTION 1: That the following levies be approved for collection in the year 2026 and that copies of this Resolution be sent to the County Clerk and Tax Collector of Washington County.

The 2025 property tax levy to be collected by the Washington County Tax Collector are as follows:

	REAL ESTATE	PERSONAL PROPERTY
GENERAL FUND	.0046	.0046
FIREMEN’S PENSION	.0005	.0005
POLICEMEN’S PENSION	.0005	.0005
TOTAL	.0056	.0056

SECTION 2: The 2025 voluntary taxes to be collected by the Washington County Tax Collector are as follows:

	REAL ESTATE	PERSONAL PROPERTY
CITY FIRE FUND	.0015	.0015
LIBRARY	.001	.001
TOTAL	.0025	.0025

SECTION 3: The voluntary taxes will be printed in the Washington County Tax Collector’s office and shall be billed and collected by the Washington County Tax Collector's office.

PASSED AND APPROVED this _____ day of September, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

RESOLUTION NO. _____

A RESOLUTION TO LEVY BENTON COUNTY AD VALOREM TAXES OF THE CITY OF SPRINGDALE, ARKANSAS.

WHEREAS, governing bodies of the municipalities of the State of Arkansas are required by law to levy ad valorem taxes no later than October of each year; and,

WHEREAS, certain levies are needed to properly finance the operation of the City of Springdale, Arkansas.

WHEREAS, all property taxes will be collected by the County Clerk and Tax Collector of Benton County.

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

SECTION 1: That the following levies be approved for collection in the year 2026 and that copies of this Resolution be sent to the County Clerk and Tax Collector of Benton County.

The 2025 property tax levy to be collected by the Benton County Tax Collector are as follows:

	REAL ESTATE	PERSONAL PROPERTY
GENERAL FUND	.0047	.00453
FIREMEN’S PENSION	.0005	.00049
POLICEMEN’S PENSION	.0005	.00049
TOTAL	<u>.0057</u>	<u>.00551</u>

PASSED AND APPROVED this _____ day of _____, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

The City Council of the City of Springdale met in regular session on Tuesday, September 9, 2025 in the Council Chambers, City Administration Building. Mayor Doug Sprouse called the meeting to order at 6:00 p.m.

Roll call was answered by:

Doug Sprouse	Mayor
Brian Powell	Ward 3, Position 1
Amelia Taldo	Ward 4, Position 1
Jeff Watson	Ward 3, Position 2
Mike Overton	Ward 2, Position 1
Mike Lawson	Ward 1, Position 1
Aaron Huntley	Ward 2, Position 2
Randall Harriman	Ward 1, Position 2
Mark Fougerousse	Ward 4, Position 2
Ernest Cate	City Attorney
Sabra Jeffus	City Clerk/Treasurer (Absent)

Department heads present:

Anna McKinney	Deputy Chief of Staff
Sharon Tromburg	Director of Planning
Mike Chamlee	Buildings Director
Derek Wright	Police Chief
Ron Findley	Director of Neighborhood Services
Michael Bronner	Asst Chief of Operations, Springdale Fire
Chad Wolf	Parks & Recreation Director

CITIZEN COMMENTS

Wendy Howerton, residing at 4057 E Churchhill Drive, Fayetteville, AR 72701 came forward to announce that she’s running for Circuit Judge in Washington & Madison County and wanted to introduce herself and ask for votes in March, 2026.

APPROVAL OF MINUTES

Council Member Overton moved the minutes of the August 26, 2025 City Council meeting be approved as presented. Council Member Taldo made the second.

There was a voice vote of all ayes and no nays.

ORDINANCES AND RESOLUTIONS READ BY TITLE ONLY

Council Member Taldo made the motion to read all Ordinances and Resolutions by title only and to dispense with the rule requiring that ordinances be fully and distinctly read on three (3) different days for all items listed on this agenda. Council Member Harriman made the second.

After the vote was taken, the motion carried 8-0

PROCLAMATION

Mayor Doug Sprouse presented a Proclamation from the Office of the Mayor. The Ozark Mountain’s Chapter of The Daughters of the American Revolution are celebrating their 238th Anniversary. Mayor Sprouse proclaimed that September 17 – 23, 2025, would be Constitution Week in the City of Springdale.

QUARTERLY REPORT FROM SPRINGDALE CHAMBER OF COMMERCE

Jay Sego, Vice President of Economic Development presented the quarterly update from the Chamber of Commerce.

REAPPOINTMENT

RESOLUTION NO. 133 – 25: MAKING A REAPPOINTMENT TO THE ADVERTISING AND PROMOTION COMMISSION OF THE CITY OF SPRINGDALE.

Mayor Sprouse read and presented the Resolution.

RESOLUTION NO. 133-25

**A RESOLUTION MAKING A REAPPOINTMENT TO THE
ADVERTISING AND PROMOTION COMMISSION OF
THE CITY OF SPRINGDALE**

WHEREAS, Adriana Torres currently serves on the Advertising and Promotion Commission, and

WHEREAS, the term of Adriana Torres, Seat #7, is set to expire on September 14, 2025, and

WHEREAS, A.C.A. 26-75-605 and Ordinance No. 3293 provide that appointments for these positions will be made by the remaining members of the Commission subject to approval of the City Council, and

WHEREAS, the Advertising and Promotion Commission has recommended the reappointment of Adriana Torres, Seat #7, with a new term set to expire on September 14, 2029.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS that Adriana Torres, Seat #7, is hereby reappointed to the Advertising and Promotion Commission for a four-year term that is set to expire on September 14, 2029.

Council Member Overton moved the Resolution be adopted. Council Member Lawson made the second.

After the vote was taken, motion carried 8-0.

The Resolution was numbered 133-25.

PLANNING COMMISSION

RESOLUTION NO. 134 – 25: APPROVING A CONDITIONAL USE FOR RAYMOND WASHINGTON JR., RAY DUBBZ SOUL FOOD & MORE (C25-10) AT 4407 S. THOMPSON STREET AS SET FORTH IN ORDINANCE NO. 4030.

Planning Commission Director Sharon Tromburg read and presented the Resolution.

RESOLUTION NO. 134-25

**A RESOLUTION APPROVING A CONDITIONAL USE
FOR RAYMOND WASHINGTON JR., RAY DUBBZ SOUL
FOOD & MORE (C25-10) AT 4407 S. THOMPSON STREET
AS SET FORTH IN ORDINANCE NO. 4030**

WHEREAS, Ordinance #4030 amending Chapter 130 (Zoning Ordinance) of the Springdale Code of Ordinance provides that an application for a conditional use on appeal must be heard first by the Planning Commission and a recommendation made to the City Council; and

WHEREAS, the Planning Commission held a public hearing on September 2, 2025, on a request by Raymond Washington Jr., Ray Dubbz Soul Food & More (C25-10) for a Use Unit 44 (Mobile Vending) in a General Commercial District (C-2).

WHEREAS, following the public hearing, the Planning Commission by a vote of eight (8) yes and zero (0) nays recommends that a Conditional Use be granted to Raymond Washington Jr., Ray Dubbz Soul Food & More (C25-10), with the following conditions:

1. May not operate between the hours of 10:00 p.m. and 7:00 a.m.
2. No obstruction of parking spaces required for the operation of any other use on the site.
3. Maintain on the site a minimum of three parking spaces designated for their use.
4. If a health certificate is required, display the health certificate in a manner visible to customers.
5. No obstruction of pedestrian or motor vehicle traffic flow.
6. No obstruction of traffic signals or regulatory signs.
7. No vending upon a public way.
8. Sound any 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.
9. 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.
10. Temporary signs only, with no flashing lights allowed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, that the City Council hereby grants a conditional use with the following conditions:

1. May not operate between the hours of 10:00 p.m. and 7:00 a.m.
2. No obstruction of parking spaces required for the operation of any other use on the site.
3. Maintain on the site a minimum of three parking spaces designated for their use.
4. If a health certificate is required, display the health certificate in a manner visible to customers.
5. No obstruction of pedestrian or motor vehicle traffic flow.
6. No obstruction of traffic signals or regulatory signs.
7. No vending upon a public way.
8. Sound any 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.
9. 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.
10. Temporary signs only, with no flashing lights allowed.

Council Member Harriman moved the Resolution be adopted. Council Member Powell made the second.

After the vote was taken, motion carried 7-1. Council Member Overton voted no.

The Resolution was numbered 134-25.

PLANNING COMMISSION

An APPEAL: An Appeal of the Planning Commission's denial of a Rezoning Petition (R25-50) for J & M Capital Ventures, LLC from Light Industrial District (I-1) & a Low/Medium Density Single Family Residential District (SF-2) to a General Industrial District (I-2) at a property South & West of 2880 Old Wire Road.

Planning Director Sharon Tromburg read and presented the Appeal. The Planning Commission denied the Rezoning, voting 3 in favor and 4 opposed. Residents surrounding the property are concerned about air quality, odor, noise, traffic, safety and impacts to their properties. The owners of the property, Brittenum Construction, are appealing.

Ben Harvey, representing the owner Brittenum Construction, explained that the land would be used as a sifting facility for top soil.

After much discussion, Council Member Overton made a motion to table the appeal, referring back to the Planning Commission. Council member Taldo seconded the motion.

After the vote was taken, motion carried 8-0.

ORDINANCE NO. 6130 – AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R25-39) CERTAIN LANDS LOCATED AT 4617 LUVENE AVE FROM AGRICULTURAL DISTRICT (A-1) TO A MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MF-12), AND A LOW/MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT. (MF-4) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

Planning Director Sharon Tromburg read and presented the Ordinance.

After reading the title of the Ordinance, Council Member Harriman moved the Ordinance “Do Pass” with an Emergency Clause. Council Member Lawson made the second.

After the vote was taken, motion carried 7-1. Council Member Powell voted no.

Council Member Harriman moved the Emergency Clause be adopted. Council Member Taldo made the second.

After the vote was taken, motion carried 8-0

The Ordinance was numbered 6130.

ORDINANCE NO. 6131 – ACCEPTING THE RE-PLAT OF WESTFIELD SUBDIVISION PHASE I (RP25-10) TO THE CITY OF SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

Planning Director Sharon Tromburg read and presented the Ordinance.

After reading the title of the Ordinance, Council Member Taldo moved the Ordinance “Do Pass” with an Emergency Clause. Council Member Harriman made the second.

After the vote was taken, motion carried 8-0.

Council Member Harriman moved the Emergency Clause be adopted. Council Member Taldo made the second.

After the vote was taken, motion carried 8-0.

The Ordinance was numbered 6131.

RESOLUTION NO. 134 – 25: APPROVING A CONDITIONAL USE FOR RAYMOND WASHINGTON JR., RAY DUBBZ SOUL FOOD & MORE (C25-10) AT 4407 S. THOMPSON STREET AS SET FORTH IN ORDINANCE NO. 4030

Planning Director Sharon Tromburg read and presented the Resolution.

RESOLUTION NO. 134-25

A RESOLUTION APPROVING A CONDITIONAL USE FOR RAYMOND WASHINGTON JR., RAY DUBBZ SOUL FOOD & MORE (C25-10) AT 4407 S. THOMPSON STREET AS SET FORTH IN ORDINANCE NO. 4030

WHEREAS, Ordinance #4030 amending Chapter 130 (Zoning Ordinance) of the Springdale Code of Ordinance provides that an application for a conditional use on appeal must be heard first by the Planning Commission and a recommendation made to the City Council; and

WHEREAS, the Planning Commission held a public hearing on September 2, 2025, on a request by Raymond Washington Jr., Ray Dubbz Soul Food & More (C25-10) for a Use Unit 44 (Mobile Vending) in a General Commercial District (C-2).

WHEREAS, following the public hearing, the Planning Commission by a vote of eight (8) yes and zero (0) nays recommends that a Conditional Use be granted to Raymond Washington Jr., Ray Dubbz Soul Food & More (C25-10), with the following conditions:

1. May not operate between the hours of 10:00 p.m. and 7:00 a.m.
2. No obstruction of parking spaces required for the operation of any other use on the site.
3. Maintain on the site a minimum of three parking spaces designated for their use.
4. If a health certificate is required, display the health certificate in a manner visible to customers.
5. No obstruction of pedestrian or motor vehicle traffic flow.
6. No obstruction of traffic signals or regulatory signs.
7. No vending upon a public way.
8. Sound any 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.
9. 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.
10. Temporary signs only, with no flashing lights allowed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, that the City Council hereby grants a conditional use with the following conditions:

1. May not operate between the hours of 10:00 p.m. and 7:00 a.m.
2. No obstruction of parking spaces required for the operation of any other use on the site.
3. Maintain on the site a minimum of three parking spaces designated for their use.
4. If a health certificate is required, display the health certificate in a manner visible to customers.
5. No obstruction of pedestrian or motor vehicle traffic flow.
6. No obstruction of traffic signals or regulatory signs.
7. No vending upon a public way.
8. Sound any 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.
9. 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.
10. Temporary signs only, with no flashing lights allowed.

Council Member Harriman moved the Resolution be adopted. Council Member Powell made the second.

After the vote was taken, motion carried 7-1. Council Member Overton voted no.

The Resolution was numbered 134-25.

FINANCE COMMITTEE

RESOLUTION NO. 135 – 25: AUTHORIZING THE CITY ATTORNEY TO SETTLE A CONDEMNATION LAWSUIT WHEREIN THELMA GRIGG IS DEFENDANT (PROJECT NO. 23BPS2, TRACT 10).

Committee Chairman Jeff Watson read the Resolution and City Attorney Ernest Cate presented the Resolution.

RESOLUTION NO. 135-25

A RESOLUTION AUTHORIZING THE CITY ATTORNEY TO SETTLE A CONDEMNATION LAWSUIT WHEREIN THELMA GRIGG IS DEFENDANT (PROJECT NO. 23BPS2, TRACT 10).

WHEREAS, the City of Springdale has filed a lawsuit against Thelma Grigg to condemn property for the Don Tyson Parkway (Hwy 112 to 56th Street) Road Improvement Project, (Project No. 23BPS2, formerly CP1518, Tract 10);

WHEREAS, the City of Springdale deposited the sum of \$56,800.00 into the Registry of the Court as estimated just compensation for the taking of the property needed for the project;

WHEREAS, the property owner has extended a counter-offer that the City pay the total sum of \$83,800.00 to acquire the lands needed for the project, said amount being based on an appraisal conducted on behalf of the property owner;

WHEREAS, it is the recommendation of the City Attorney and the Mayor's Office that the City Council approve the additional sum of \$27,000.00 to acquire the property needed from the property owner, as this amount is reasonable, is justified, and will avoid the cost, expense, and risk of a trial;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the City Attorney is hereby authorized to settle the Thelma Grigg condemnation lawsuit for the total sum of \$83,800.00, with the additional \$27,000.00 to be paid from the 2023 Street Bond Fund.

Council Member Harriman moved the Resolution be adopted. Council Member Powell made the second.

After the vote was taken, motion carried 8-0.

The Resolution was numbered 135-25.

RESOLUTION NO. 136 – 25: AUTHORIZING THE PURCHASE OF NEW RECORDING SOFTWARE AND RELATED EQUIPMENT FOR SPRINGDALE POLICE DEPARTMENT

Committee Chairman Jeff Watson read the Resolution and Police Chief Derek Wright presented the Resolution.

RESOLUTION NO. 136-25

A RESOLUTION AUTHORIZING THE PURCHASE OF NEW RECORDING SOFTWARE AND RELATED EQUIPMENT FOR SPRINGDALE POLICE DEPARTMENT

WHEREAS, the Springdale Police Department is requesting to update their current voice recorder system that is used in Dispatch as the current software is outdated and in need of replacement, and

WHEREAS, the total request for the new software and related equipment from NICE Systems, Inc., is \$24,071.00, to be paid for out of the State Forfeiture Restricted Account, and

WHEREAS, due to the nature of this purchase, the Springdale Police Department is requesting to waive competitive bidding as it is a sole-source item under Ark Code Ann. §14-58-303.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that

1. The Mayor and City Clerk are hereby authorized to appropriate funds for new software and related equipment from NICE Systems Inc., for the Springdale Police Department, in an amount of \$24,071.00, to be paid for out of the Restricted State Forfeiture Account.
2. Due to the nature of this purchase, competitive bidding is hereby waived under Ark Code Ann. §14-58-303.

Council Member Overton moved the Resolution be adopted. Council Member Lawson made the second.

After the vote was taken, motion carried 8-0.

The Resolution was numbered 136-25.

RESOLUTION NO. 137 – 25: AUTHORIZING THE PURCHASE OF NEW RADIOS FOR SPRINGDALE POLICE DEPARTMENT AND TO WAIVE COMPETITIVE BIDDING

Finance Committee Chairman Jeff Watson read the Resolution. Police Chief Derek Wright presented the Resolution.

RESOLUTION NO. 137-25

A RESOLUTION AUTHORIZING THE PURCHASE OF NEW RADIOS FOR SPRINGDALE POLICE DEPARTMENT AND TO WAIVE COMPETITIVE BIDDING

WHEREAS, the Springdale Police Department does not currently have enough portable radios for all staff, and

WHEREAS, the department is requesting to increase inventory of portable radios to outfit existing personnel, and

WHEREAS, the total request for 11 new, portable radios from Motorola Solutions is \$71,322.64, to be paid for out of the Restricted State Forfeiture Account, and

WHEREAS, due to the nature of this purchase, the Springdale Police Department is requesting to waive competitive bidding as it is a sole-source item under Ark Code Ann. §14-58-303.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that

1. The Mayor and City Clerk are hereby authorized to appropriate funds for new, portable radios for the Springdale Police Department, in an amount of \$71,322.64, to be paid for out of the Restricted State Forfeiture Account.
2. Due to the nature of this purchase, competitive bidding is hereby waived under Ark Code Ann. §14-58-303.

Council Member Overton moved the Resolution be adopted. Council Member Lawson made the second.

After the vote was taken, motion carried 8-0.

The Resolution was numbered 137-25.

RESOLUTION NO. 138 – 25: ACCEPTING A GRANT FROM ARKANSAS DEPARTMENT OF FINANCE AND ADMINISTRATION'S PROJECT SAFE NEIGHBORHOODS PROGRAM, AMENDING THE 2025 BUDGET OF THE CITY OF SPRINGDALE, & APPROPRIATING FUNDS FOR THE SPRINGDALE POLICE DEPARTMENT

Finance Committee Chairman Jeff Watson read the Resolution. Police Chief Derek Wright presented the Resolution.

RESOLUTION NO. 138-25

A RESOLUTION ACCEPTING A GRANT FROM ARKANSAS DEPARTMENT OF FINANCE AND ADMINISTRATION'S PROJECT SAFE NEIGHBORHOODS PROGRAM, AMENDING THE 2025 BUDGET OF THE CITY OF SPRINGDALE, & APPROPRIATING FUNDS FOR THE SPRINGDALE POLICE DEPARTMENT

WHEREAS, the Springdale Police Department was awarded a grant from the Arkansas Department of Finance and Administration’s *Project Safe Neighborhoods Program*, in the amount of \$32,925.00, and

WHEREAS, the Springdale Police Department is in need of a new K-9 Unit, totaling out to be \$45,051.00, to be paid for out of Drug Seizure Funds and the Restricted State Forfeiture Account, and

WHEREAS, it is beneficial for the general public and our law enforcement officers to train and utilize a new K-9 Unit for the department, and

WHEREAS, the Springdale Police Department is requesting to amend their 2025 Budget to account for these funds.

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

Section 1. The City of Springdale hereby accepts the grant from the Arkansas Department of Finance and Administration’s *Project Safe Neighborhoods Program*, in an amount of \$32,925.00.

Section 2. The 2025 Budget of the City of Springdale Police Department is hereby amended as follows:

			Present		Amended
<u>Department</u>	<u>Account No.</u>	<u>Description</u>	<u>Budget</u>	<u>Increase</u>	<u>Budget</u>
	101-0501-421.80-				
Police Dept.	36	Drug Seizure Funds	\$0	\$32,925.00	\$32,925.00

Section 3: The City of Springdale appropriates \$45,051.00 for the purchase of a new K-9 Unit, to be paid for out of the Police Department Drug Seizure Funds and the Restricted State Forfeiture Account.

Council Member Overton moved the Resolution be adopted. Council Member Lawson made the second.

After the vote was taken, motion carried 8-0.

The Resolution was numbered 138-25.

RESOLUTION NO. 139 – 25: AMENDING THE 2025 BUDGET OF THE CITY OF SPRINGDALE AND AUTHORIZING THE PURCHASE OF NEW POOL FLOATS FOR THE SPRINGDALE AQUATIC CENTER

Finance Committee Chairman Jeff Watson read the Resolution. Parks & Recreation Director Chad Wolf presented.

RESOLUTION NO. 139-25

A RESOLUTION AMENDING THE 2025 BUDGET OF THE CITY OF SPRINGDALE AND AUTHORIZING THE PURCHASE OF NEW POOL FLOATS FOR THE SPRINGDALE AQUATIC CENTER

WHEREAS, the City of Springdale Parks and Recreation Department is requesting to purchase new floats for the Springdale Aquatic Center 2026 season, and

WHEREAS, there is a need for water features, including new interactive floats, and

WHEREAS, the Springdale Parks and Recreation Department is requesting to amend the 2025 Budget of the City of Springdale for the purchase of new interactive floats for the Springdale Aquatic Center 2026 season, in the amount of \$19,941.58, and

WHEREAS, the floats are to be purchased off the State Buy Board, pursuant to Ark Code Ann. §14-58-303.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that

1. The 2025 Budget of the City of Springdale Parks and Recreation Department is hereby amended as follows:

<u>Department</u>	<u>Account No.</u>	<u>Description</u>	<u>Present</u>		<u>Amended</u>
			<u>Budget</u>	<u>Increase</u>	<u>Budget</u>
Parks and Recreation – Aquatic Center	101-0305-459.80-30	Equipment/Furniture	\$0	\$19,941.58	\$19,941.58

2. The Mayor authorizes the Springdale Parks and Recreation Department to purchase new interactive floats for the Springdale Aquatic Center 2026 season, in the amount of \$19,941.58.

Council Member Lawson moved the Resolution be adopted. Council Member Overton made the second.

After the vote was taken, motion carried 8-0.

The Resolution was numbered 139-25.

RESOLUTION NO. 140 – 25: AMENDING THE 2025 BUDGET OF THE CITY OF SPRINGDALE, AND AUTHORIZING THE PURCHASE OF TWO NEW MOWERS AND A TRAILER FOR THE PARKS AND RECREATION DEPARTMENT

Finance Committee Chairman Jeff Watson read the Resolution. Parks and Recreation Director Chad Wolf presented the Resolution.

RESOLUTION NO. 140-25

A RESOLUTION AMENDING THE 2025 BUDGET OF THE CITY OF SPRINGDALE, AND AUTHORIZING THE PURCHASE OF TWO NEW MOWERS AND A TRAILER FOR THE PARKS AND RECREATION DEPARTMENT

WHEREAS, the City of Springdale Parks and Recreation Department is requesting to purchase two (2) new mowers to be used at Shaw Family Park and Randall Tyson Park, and

WHEREAS, one is to replace an existing mower, the other is to increase their fleet, and

WHEREAS, the Springdale Parks and Recreation Department is requesting to amend the 2025 Budget of the City of Springdale for the purchase of two (2) new mowers from P & K Equipment, Inc., in the amount of \$ 89,371.74, and

WHEREAS, the mowers requested are to be purchased off the State Buy Board, pursuant to Ark Code Ann. §14-58-303, and

WHEREAS, they are also requesting to purchase a new trailer to haul their existing skid steer, and

WHEREAS, three (3) quotes were received, and

WHEREAS, the Springdale Parks and Recreation Department is requesting to amend the 2025 Budget of the City of Springdale for the purchase of a new trailer from Premiere Trailer Sales, LLC., in the amount of \$12, 014.00.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that

1. The 2025 Budget of the City of Springdale Parks and Recreation Department is hereby amended as follows:

			Present	Amended	
<u>Department</u>	<u>Account No.</u>	<u>Description</u>	<u>Budget</u>	<u>Increase</u>	<u>Budget</u>
Parks and Recreation	101-0301-451.54-01	Buildings & Grounds	\$345,000.00	\$ 101,385.74	\$ 446,385.74

2. The Mayor authorizes the Springdale Parks and Recreation Department to purchase two (2) new mowers from P & K Equipment, Inc., in the amount of \$89,371.74, and a new trailer from Premiere Trailer Sales, LLC., in the amount of \$12,014.00, all to be paid for out of the Parks and Recreation Buildings & Grounds account.

Council Member Lawson moved the Resolution be adopted. Council Member Overton made the second.

After the vote was taken, motion carried 8-0.

The Resolution was numbered 140-25.

RESOLUTION NO. 141-25; AUTHORIZING THE EXECUTION OF AN ENGINEERING SERVICES CONTRACT FOR INTERSECTION IMPROVEMENTS AT BACKUS AVE AND PLEASANT ST

Finance Committee Chairman Jeff Watson read the Resolution. Engineering Director Ben Peters presented.

RESOLUTION NO. 141-25

A RESOLUTION AUTHORIZING THE EXECUTION OF AN ENGINEERING SERVICES CONTRACT FOR INTERSECTION IMPROVEMENTS AT BACKUS AVE AND PLEASANT ST

WHEREAS, George’s Inc. has submitted a parking lot plan to redirect employee traffic onto Pleasant St.;

WHEREAS, the current intersection is a two way stop controlled intersection that will likely result in unacceptable congestion;

WHEREAS, using he procurement procedures required by State Law, the program management team has selected Horner & Shifrin Inc. as the most qualified firm;

WHEREAS, the contract has been submitted for approval with a fee not to exceed \$157,644 for Basic Services and reimbursable expenses, and

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

- Section 1.** Expenditures for this project will be paid from the 2023 Street Bond Fund
- Section 2.** The Mayor and City Clerk are hereby authorized to execute an engineering services contract with Horner & Shifrin Inc. for engineering services related to intersection improvements at Backus Ave and Pleasant St.
- Section 3.** The Mayor is hereby authorized to execute change orders to this contract provided the cumulative total does not exceed 10% of the original contract price.

Section 4. The Mayor is hereby authorized to institute eminent domain proceedings in any instance that an agreement has not been reached with the property owner regarding the amount of just compensation to be paid for the acquisition of property and easements for this project. All settlements proposed by the Mayor that exceed the appraised value will be presented to City Council for approval.

Council Member Harriman moved the Resolution be adopted. Council Member Powell made the second.

After the vote was taken, motion carried 7-1. Council Member Fougrousse voted no.

The Resolution was numbered 141-25.

ORDINANCE NO. 6132: AUTHORIZING THE CITY CLERK TO FILE A CLEAN-UP LIEN FOR THE REMOVAL OF OVERGROWN BRUSH AND DEBRIS ON PROPERTY LOCATED WITHIN THE CITY OF SPRINGDALE, ARKANSAS AND DECLARING AN EMERGENCY.

City Attorney Ernest Cate read and presented the Ordinance. The property is located at 1160 Bo Lane in Benton County. The Parcel # is 21-02990-000.

After reading the title of the Ordinance, Council Member Lawson moved the Ordinance “Do Pass” with an Emergency Clause. Council Member Harriman made the second.

After the vote was taken, motion carried 8-0.

Council Member Harriman moved the Emergency Clause be adopted. Council Member Lawson made the second.

After the vote was taken, motion carried 8-0.

The Ordinance was numbered 6132.

COMMENTS FROM COUNCIL MEMBERS

Mike Lawson congratulated Lori Proud and her staff on the new Senior Center.

Aaron Huntley pointed out that the most recent ribbon cutting for Keytronics and the fact that Premium Brands moved their facility and built a new office in Springdale indicates the highest praise for Springdale.

COMMENTS FROM DEPARTMENT HEADS

None

ADJOURNMENT

Council Member Overton made a motion to adjourn. After a voice vote of all ayes and no nays, the meeting adjourned at 7:03 p.m.

Doug Sprouse, Mayor

Sabra Jeffus, City Clerk/Treasurer