SPRINGDALE™

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# SEPTEMBER 1, 2026

# PLANNING COMMISSION MEETING

# SECURITY

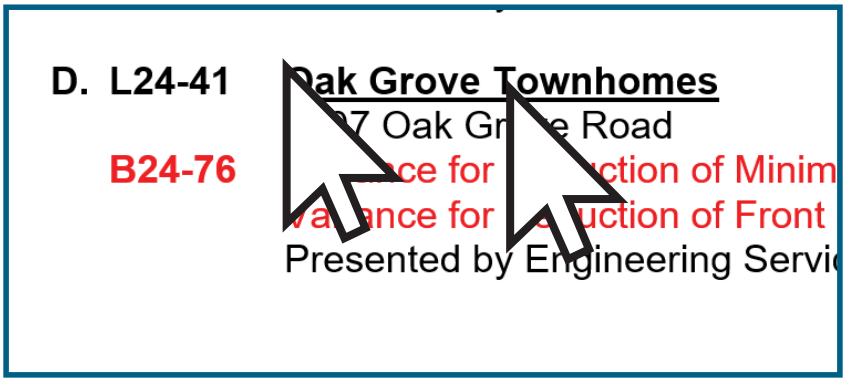
The City of Springdale has been notified of scam emails targeting planning and zoning applicants nationwide. These emails may impersonate city staff and request illegitimate payments. Verify all payment instructions by contacting the city directly using official contact information (479-750-8119). Report suspicious activity to our office immediately.

### Please be aware:

- ☐ The City of Springdale **does not** request payment via wire transfer.
- ☐ If you receive a suspicious message that appears to come from a city employee, **do not respond or send any money.** Instead, contact our office directly.

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# PACKET NAVIGATION




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# SPRINGDALE PLANNING COMMISSION
# 201 SPRING STREET
# 5:00 P.M.
# SEPTEMBER 1, 2026
# TENTATIVE AGENDA

**I. Pre-Meeting Activities**
**Pledge of Allegiance**
**Invocation**

**II. Call to Order**

**III. Roll Call**

**IV. Approval of Minutes (August 4, 2026)**

**V. Tabled Items**

**A. R26-34** **Honey Properties, LLC, Mike Acuff, Cameron & Kris Honey**
4376 Twin Oaks Drive, 3525 Wagon Wheel Road, & South of 3525 Wagon Wheel Road
From A-1 to C-2
**B26-77** Variance for Reduction of Rear Setback from 20' to 8'
Variance for Reduction of Side Setbacks from 20' to 0' & 20' to 6'
Presented by Blew & Associates

**B. C26-16** **Taqueria Rosy Toluca**
4409 S. Thompson Street
Use Unit 44 (Mobile Vending) in a C-2
Presented by Wendy E. Moke

**C. PP26-07** **Whispering Springs Phase I-IV, REVISED (Prev. PP23-19)**
South of Hylton Road, Aryana Avenue, & Orchid Avenue
Presented by Crafton Tull & Associates

**D. RP26-08** **Ranchwood Place Subdivision**
106 & 200 Ranchwood Drive
Lots 3, 4, & 5
**B26-82** Variance for Reduction of Front Setback from 30' to 24'
Presented by Michael Townsend

**E. FB26-12** **Ronald Katjang & Rosalie Luluj**
305 Mountain View Avenue
Deviation from Paving Requirements
Presented by Ronald Katjang & Rosalie Luluj

**F. B26-79** **Nets Global Holdings, LLC**
4876 N. Thompson Street
Variance from Paving Requirements
Presented by Bates & Associates

## VI. Public Hearing – Rezoning

**A. R26-38** **Alfredo Reyes & Leticia Hernandez-Garcia**
Parcel South of 1124 Hatcher Road
From A-1 to SF-2
Presented by Odyssey Engineering, LLC

**B. R26-39** **Walkerhogue Industries, LLC**
5725 N. Thompson Street
From C-2 to C-5
**B26-89** Variance from Commercia Design Standards
(A) Outdoor Storage, Trash Collection, and Loading Areas
(B) Screening
Presented by Bobby Gold

**C. R26-40** **264 Leasing, LLC**
355 E. AR Highway 264
From C-2 to I-1
Presented by Jason Appel, A4Civil

**D. R26-41** **Mathias Shopping Centers, Inc.**
2638 W. Sunset Avenue
From C-2 to C-5
Presented by Ryan Griffin & Thomas Hennelly, Crafton Tull & Associates

## VII. Public Hearing – Conditional Use

**A. C26-07** **Sabor del Campo**
2246 E. Robinson Avenue
Use Unit 44 (Mobile Vending) in an C-2
**B26-41** Variance from Utility Requirement for a Use Unit 44 (Mobile Vending)
Variance for Increased Mobile Vending Unit Size from 160ft$^2$ to 176ft$^2$
Presented by Maria Elena Ceja Centeno

## VIII. Large Scale Developments

**A. L26-02** **Success Avenue Flats**
**TABLED PER STAFF** North of Success Avenue, East of S. Cleveland Street
Presented by Engineering Services, Inc.

**B. L26-08 McDonald's Restaurant**
NW Corner of Butterfield Coach Road & E. Don Tyson Parkway
**B26-92** Variance from Commercial Design Standards
(A) Landscaping
**W26-34** Waiver of Street Improvements, Sidewalk, on E. Don Tyson Parkway
Presented by Danielle Carter

**C. L26-16 Marchant Road Storage**
11039 Marchant Road
**B26-105** Variance from Commercial Design Standards
(A) Pedestrian Flows
(B) Facades & Exterior Wall
(C) Roof
(D) Materials
(E) Entryways
(F) Landscaping
(G) Screening
**W26-38** Waiver of Street Improvements on Marchant Road
Presented by Expedient Civil Engineering, PLLC

**D. L26-18 Robinson Trailer Sales**
3018 E. Robinson Avenue
**B26-109** Variance for Reduction of Front Setback from 50' to 40'
Variance from Landscaping Requirements
**B26-110** Variance from Commercial Design Standards
(A) Parking Lot Orientation
(B) Pedestrian Flow
(C) Screening
**W26-39** Waiver of Street Improvements on E. Robinson Avenue
Presented by Cody Smith

**E. L26-19 J&D Asian Market**
696 E. Robinson Avenue
**B26-108** Variance from Commercial Design Standards
(A) Detail Features
(B) Roofs
Presented by Odyssey Engineering, LLC

**F. L26-22 Hank's Fine Furniture**
**TABLED** 5177 Watkins Avenue
**W26-40** Waiver of Street Improvements on Mary Frances Lane
**PER STAFF** Presented by A4Civil

## IX. Public Hearing – Form-Based Code

**A. FB26-13 Margaret Jo Oliver Revocable Trust**
314 E. Velma Avenue
From MF-12 to NR3
**B26-102** Variance for Existing Non-Conforming Structures to Remain
Presented by Margaret Jo Oliver

## X. Board of Adjustment

**A. B26-41 Sabor del Campo**
2246 E. Robinson Avenue
Variance from Utility Requirement for a Use Unit 44 (Mobile Vending)
Variance for Increased Mobile Vending Unit Size from 160ft$^2$ to 176ft$^2$
Presented by Maria Elena Ceja Centeno

**B. B26-88 Mark & Deeona Brissey**
7986 Longspur Avenue
Variance for Increased Rear Fence Height from 6’ to 8’ & 9’
Presented by Mark & Deeona Brissey

**C. B26-89 Fence Brokers**
5725 N. Thompson Street
Variance from Commercial Design Standards
(A) Outdoor Storage, Trash Collection, and Loading Areas
(B) Screening
Presented by Bobby Gold

**D. B26-90 Ury Portilla Juarez & Jairo Y. Portilla**
200 E. Sunset Avenue
Variance from Paving Requirements
Presented by Jairo Y. Portilla

**E. B26-92 McDonald's Restaurant**
NW corner of Butterfield Coach Road & E. Don Tyson Parkway
Variance from Commercial Design Standards
(A) Landscaping
Presented by Danielle Carter

**F. B26-93 Schmieding Foundation, Inc.**
5190 Razorback Street
Variance for Reduction of Rear Setback from 20’ to 4’
Presented by Engineering Services, Inc.

**G. B26-94 Guadalupe Masonry Homes, LLC**
1511 W. Huntsville Avenue
Variance from Minimum Street Frontage in an MF-2 from 90’ to 84’
Presented by Manuel Nava

**H. B26-97** **D.R. Horton - NW Arkansas, LLC**
1937 Ladawn Avenue
Variance for Reduction of Front Setback from 30' to 25'
Presented by Gisela Talbert and Nye Carnahan

**I. B26-98** **DJ Custom Homes, Inc.**
804 N. Virginia Street
Variance from Minimum Lot Size for a Duplex in an MF-16 from 9,000ft$^2$ to 8,800ft$^2$
Presented by Daniel Jimenez

**J. B26-99** **DHL**
327 E. Robinson Avenue
Variance from Landscaping Requirements
Presented by Bates & Associates

**K. B26-100** **Martin Leon Segura**
4003 Dixon Street
Variance for Increased Front Fence Height from 3' to 6'
Presented by Yenni E. Vega Hernandez

**L. B26-101** **Lucky's Indoor Bark Park**
636 N. 40th Street
Variance from Commercial Design Standards
(A) Screening
**L25-29** Phasing Plan Approval
Presented by Expedient Civil Engineering, PLLC

**M. B26-102** **Margaret Jo Oliver Revocable Trust**
314 E. Velma Avenue
Variance for Existing Non-Conforming Structures to Remain
Presented by Margaret Jo Oliver

**N. B26-103** **Jose & Maria Montes & Isabel Valazquez**
990 & 1008 W. Sunset Avenue
Variance for a Reduction of Minimum Distance from a Residential District from 200' to 36'
Presented by Jose & Maria Montes and Mario Garcia

**O. B26-104** **1804 S. Powell Street Retail**
1804 Powell Street
Variance from Commercial Design Standards
(A) Landscaping
(B) Screening
**B26-107** Variance for Reduction of Minimum Distance Between Drives on an Adjacent Tract from 50' to 12'
Presented by Expedient Civil Engineering, PLLC

**P. B26-105 Marchant Road Storage**
11039 Marchant Road
Variance from Commercial Design Standards
(A) Pedestrian Flows
(B) Facades & Exterior Wall
(C) Roof
(D) Materials
(E) Entryways
(F) Landscaping
(G) Screening
Presented by Expedient Civil Engineering, PLLC

**Q. B26-106 Mitchell & Julie Erickson Revocable Trust**
**TABLED PER STAFF**
302 Oaklawn Drive
Variance for a Reduction of Rear Setback from 30' to 15'
Variance for a Reduction of Side Setback from 8' to 5'
Presented by Mitchell Erickson

**R. B26-107 1804 S. Powell Street Retail**
1804 Powell Street
Variance for Reduction of Minimum Distance Between Drives on an Adjacent Tract from 50' to 12'
Presented by Expedient Civil Engineering, PLLC

**S. B26-108 J&D Asian Market**
696 E. Robinson Avenue
Variance from Commercial Design Standards
(A) Detail Features
(B) Roofs
Presented by Odyssey Engineering, LLC

**T. B26-109 Robinson Trailer Sales**
3018 E. Robinson Avenue
Variance for Reduction of Front Setback from 50' to 40'
Variance from Landscaping Requirements
Presented by Cody Smith

**U. B26-110 Robinson Trailer Sales**
3018 E. Robinson Avenue
Variance from Commercial Design Standards
(A) Parking Lot Orientation
(B) Pedestrian Flow
(C) Screening
Presented by Cody Smith

## XI. Waivers

**A. W26-34** **McDonald's Restaurant**
NW corner of Butterfield Coach Road & E. Don Tyson Parkway
Waiver of Street Improvements, Sidewalk, on E. Don Tyson Parkway
Presented by Danielle Carter

**B. W26-38** **Marchant Road Storage**
11039 Marchant Road
Waiver of Street Improvements on Marchant Road
Presented by Expedient Civil Engineering, PLLC

**C. W26-39** **Robinson Trailer Sales**
3018 E. Robinson Avenue
Waiver of Street Improvements on E. Robinson Avenue
Presented by Cody Smith

**D. W26-40** **Hank's Fine Furniture**
**TABLED PER STAFF**
5177 Watkins Avenue
Waiver of Street Improvements on Mary Frances Lane
Presented by A4Civil

**E. W26-41** **HKH Residence Trust**
8857 & 8781 W. Miller Road
Waiver of Street Improvements on W. Miller Road
Presented by Hunter Hart

**F. W26-43** **Stair Steppers, LLC**
206 W. Maple Avenue
Waiver of Street Improvements on W. Maple Avenue
Presented by Ross Kephart

## XII. Other

**A. L25-29** **Lucky's Indoor Bark Park**
636 N. 40th Street
Phasing Plan Approval
Presented by Expedient Civil Engineering, PLLC

## XIII. Planning Director's Report

## XIV. Adjourn

# Rezone Memo

**To:** PLANNING COMMISSION MEMBERS
**From:** Sharon Tromburg, Planning Director
**Date:** September 1, 2026
**Re:** **R26-34 Rezone**

A request by Honey Properties, LLC, Mike Acuff, Cameron and Kris Honey for Planning Commission approval of a zone change from an Agricultural District (A-1) to a General Commercial District (C-2) for a tract of land containing 4.4-acres.

LOT LOCATION AND SIZE
The 4.4-acre tract is located at 4376 Twin Oaks Drive, 3525 Wagon Wheel Road & parcel south of 3525 Wagon Wheel Road. A vicinity map is attached.

EXISTING ZONING
AGRICULTURAL DISTRICT (A-1)

REQUESTED ZONING
GENERAL COMMERCIAL DISTRICT (C-2)

SURROUNDING ZONING AND LAND USE
Zoning of the surrounding area is shown on the attached map. The tract contains a non-conforming commercial use in an A-1. The areas to the north and east have commercial uses in a C-2 and C-5 zoning. The area to the west contains 2 large A-1 tracts containing single-family dwellings. The area to the south contains several non-conforming residential sites in an A-1, also accessed by Twin Oaks Drive.

SITE FEATURES
There is a lack of infrastructure in this area, particularly water and sewer.

LAND USE PLAN AND MASTER STREET PLAN
The adopted Comprehensive Land Use Plan indicates Neighborhood Commercial.
The Master Street Plan designates Wagon Wheel Road as an arterial.

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

- **Assure adequate land allocation for commercial areas of sufficient size and in proper locations**
- **Encourage the development of a wide range of commercial development for the residents and tourists to include neighborhood, community, and regional centers.**
- **Promote the viability of older commercial properties as well as new commercial development.**

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www.SpringdaleAR.gov

# Rezoning Petition

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

**Petitioner (Property Owner)**

Name: Cameron Honey

E-mail: Cameronhoney@Icloud.com

Address: 2482 W Honey lane
Fayetteville AR 72704

Phone: 479-530-2227

Site/ Location: 3525 Wagon Wheel Rd Springdale

Assessor's Parcel Number(s):

Current Zoning: A-1

Proposed Zoning: C-2

Total Acreage:

**All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.**

**Petition Requirements:**

- ☐ A copy of the warranty deed indicating ownership of the property.
- ☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
- ☐ A brief statement explaining the reason for the rezoning request, the intended use of the property, and the effect of property changes upon surrounding land uses.
- ☐ A layman's description of the property (physical address if possible).
- ☐ A list of all adjacent property owners certified by a licensed abstractor or surveyor in the past sixty (60) days.
- ☐ An accurate legal description if the property to be rezoned is only a portion of the land.
- ☐ A scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow.
- ☐ Once the petition has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
- ☐ Provide the required affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- ☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

**Review Fee:**

- ☐ $175.00

**STAFF USE ONLY**

Date Application Submitted: 07/17/2026

Project Number: R26-34

Date Accepted as Complete: 08/26/2026

Receipt Number: 5844

# Petition for Rezoning

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

**Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by**

**Indicate person of contact for this petition:** Petitioner ☒ Representative ☐

**Record Property Owner(s):** Honey Properties LLC / Mike Acuff

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

**Legal Description:**

See warranty deed

**Layman's Description:** 3525 Wagon Wheel Rd Springdale

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

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

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

**FROM** (current zoning): A-1

**TO** (proposed zoning): C-2

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

1. **Sell** the property **YES** / **NO** and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title **YES** / **NO**.

2. **Develop** the property **YES** / **NO**, and if so, the proposed use is General Commercial

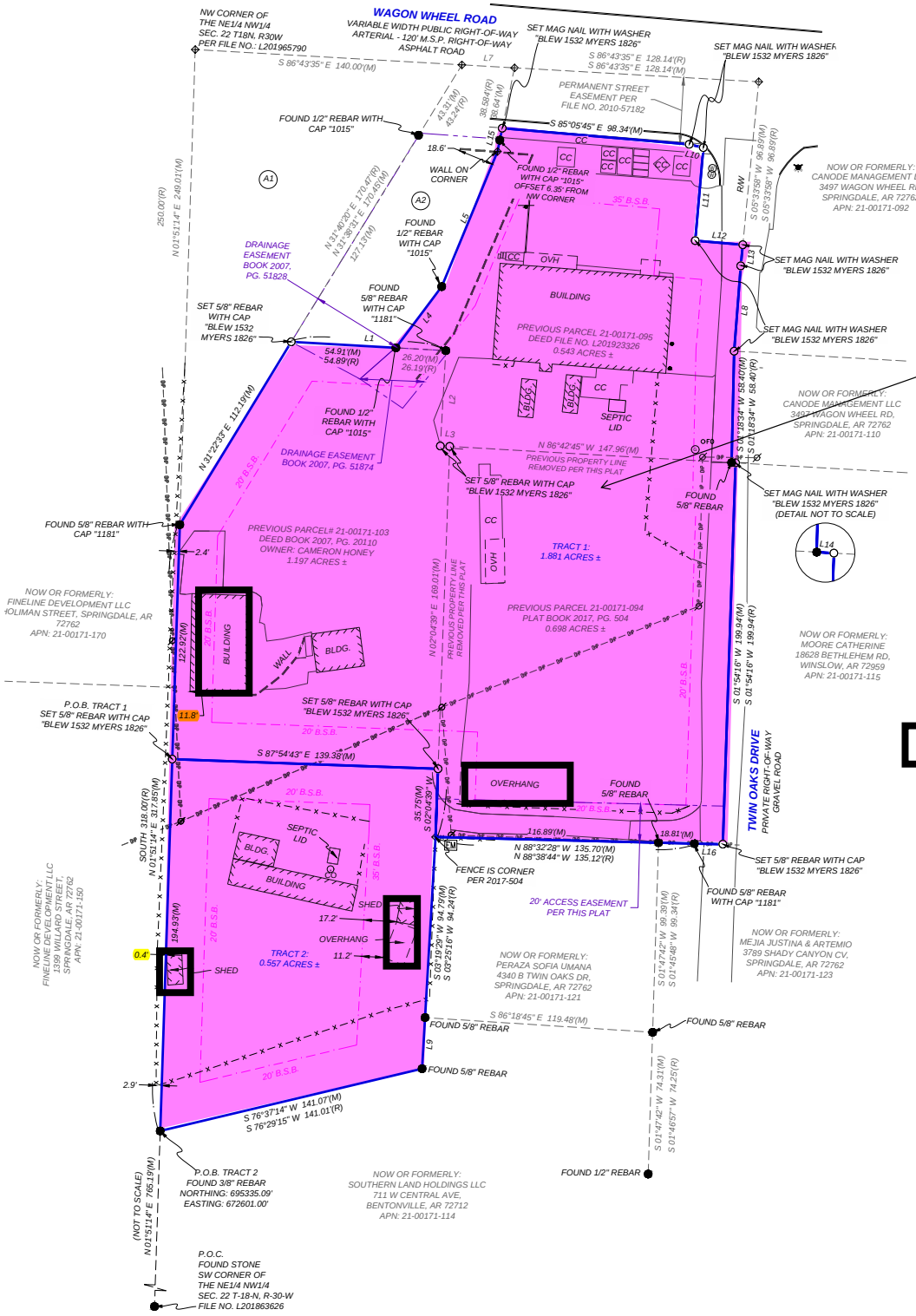
3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows:
   No Effect, no impact

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

Authorized Representative: Cameron Honey

Mailing Address: 2482 W Honey lane Fayetteville, AR 72704

Phone Number: 479-530-2227 Email: Cameronhoney@Icloud.com


WAGON WHEEL ROAD
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
ARTERIAL - 120' M.S.P. RIGHT-OF-WAY
ASPHALT ROAD
NW CORNER OF THE NE1/4 NW1/4 SEC. 22 T18N, R30W PER FILE NO.: L201965790
SET MAG NAIL WITH WASHER "BLEW 1532 MYERS 1826"
PERMANENT STREET EASEMENT PER FILE NO. 2010-57182
FOUND 1/2" REBAR WITH CAP "1015"
WALL ON CORNER
FOUND 1/2" REBAR WITH CAP "1015" OFFSET 6.35' FROM NW CORNER
DRAINAGE EASEMENT BOOK 2007, PG. 51828
SET 5/8" REBAR WITH CAP "BLEW 1532 MYERS 1826"
FOUND 5/8" REBAR WITH CAP "1181"
BUILDING
PREVIOUS PARCEL 21-00171-095 DEED FILE NO. L201923326 0.543 ACRES ±
SEPTIC LID
OVH
DRAINAGE EASEMENT BOOK 2007, PG. 51874
PREVIOUS PROPERTY LINE REMOVED PER THIS PLAT
FOUND 5/8" REBAR
SET MAG NAIL WITH WASHER "BLEW 1532 MYERS 1826" (DETAIL NOT TO SCALE)
TRACT 1: 1.881 ACRES ±
PREVIOUS PARCEL# 21-00171-103 DEED BOOK 2007, PG. 20110 OWNER: CAMERON HONEY 1.197 ACRES ±
PREVIOUS PARCEL 21-00171-094 PLAT BOOK 2017, PG. 504 0.698 ACRES ±
WALL
BLDG.
OVERHANG
TWIN OAKS DRIVE
PRIVATE RIGHT-OF-WAY
GRAVEL ROAD
FENCE IS CORNER PER 2017-504
20' ACCESS EASEMENT PER THIS PLAT
SHED
TRACT 2: 0.557 ACRES ±
NOW OR FORMERLY: CANODE MANAGEMENT LLC 3497 WAGON WHEEL RD, SPRINGDALE, AR 72762 APN: 21-00171-092
NOW OR FORMERLY: CANODE MANAGEMENT LLC 3497 WAGON WHEEL RD, SPRINGDALE, AR 72762 APN: 21-00171-110
NOW OR FORMERLY: FINELINE DEVELOPMENT LLC 1399 WILLARD SHEPPARD STREET, SPRINGDALE, AR 72762 APN: 21-00171-170
NOW OR FORMERLY: MOORE CATHERINE 18628 BETHLEHEM RD, WINSLOW, AR 72959 APN: 21-00171-115
NOW OR FORMERLY: FINELINE DEVELOPMENT LLC 1399 WILLARD SHEPPARD STREET, SPRINGDALE, AR 72762 APN: 21-00171-150
NOW OR FORMERLY: PERAZA SOFIA UMANA 4340 B TWIN OAKS DR, SPRINGDALE, AR 72762 APN: 21-00171-121
NOW OR FORMERLY: MEJIA JUSTINA & ARTEMIO 3789 SHADY CANYON CV, SPRINGDALE, AR 72762 APN: 21-00171-123
NOW OR FORMERLY: SOUTHERN LAND HOLDINGS LLC 711 W CENTRAL AVE, BENTONVILLE, AR 72712 APN: 21-00171-114
P.O.B. TRACT 1 SET 5/8" REBAR WITH CAP "BLEW 1532 MYERS 1826"
P.O.B. TRACT 2 FOUND 3/8" REBAR NORTHING: 695335.09' EASTING: 672601.00'
P.O.C. FOUND STONE SW CORNER OF THE NE1/4 NW1/4 SEC. 22 T-18-N, R-30-W FILE NO. L201863626
REZONING
SETBACK ENCROACHMENTS

# Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

| **Applicant / Representative (person making request)** | **Property Owner (if other than Applicant)** |
|---|---|
| Name: CAMERON HONEY | Name: |
| E-mail: | E-mail: |
| Address: 2482 W HONEY LANE, FAYETTEVILLE AR 72704 | Address: |
| Phone: 479-530-2227 | Phone: |
| Site/ Location: 3525 WAGON WHEEL RD SPRINGDALE AR | Current Zoning: |
| Assessor's Parcel Number(s): 21-00171-103, 21-00171-095, & 21-00171-094 | Rezone Required: |
| | Total Acreage: |

**All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.**

**Indicate Type of Submittal:**

☒ Board of Adjustments
☐ Commercial Design Standards

**Application Requirements:**

☐ A complete application.
☐ A copy of the warranty deed indicating ownership of property.
☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
☐ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

**Review Fee:**

☐ $75.00

**STAFF USE ONLY**

Date Application Submitted: 07/15/2026
Project Number: B26-77
Date Accepted as Complete: 08/26/2026
Receipt Number: 5844

# Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

**Indicate person of contact for this request:** Applicant ☐ Representative ☐

**Describe your variance request:**

VARIANCE FOR REDUCTION OF SETBACKS FROM 20 FEET TO 10 FEET

**Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:**
(How does adhering to the rule impact you or your property?)

SETBACK VARIANCE DUE TO STRUCTURES POSSIBLY ENCROACHING AFTER PENDING REZONE, HOWEVER THE BUILDINGS WILL BE DEMOLISHED AND RELOCATED REMOVING ANY POTENTIAL ENCROACHMENTS.

**Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:**
(How will this variance alleviate your hardship?)

SETBACK VARIANCE DUE TO STRUCTURES POSSIBLY ENCROACHING AFTER PENDING REZONE, HOWEVER THE BUILDINGS WILL BE DEMOLISHED AND RELOCATED REMOVING ANY POTENTIAL ENCROACHMENTS.

**Record Property Owner(s):** HONEY PROPERTIES LLC / MIKE ACUFF

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

Name of Applicant: CAMERON HONEY

Signature: Cameron Honey Date: 07/14/2026

Name of Representative (if applicable): _____

Signature: _____ Date: _____

# Verification

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

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

**Printed Name of Record Property Owner(s)**

Michael Acuff

**Printed Name of Applicant(s)**

**Signature of Record Property Owner(s)**

**Signature of Applicant(s)**

**Date:** 17 July 26

**Date:**

**State of Arkansas )**
**) ss.**
**County of )**

**SUBSCRIBED AND SWORN TO before me, a Notary Public, this the** 17th **day of** July, **20** 26

SINTIA HERRERA
Notary Public - Arkansas
Washington County
Commission # 00005430
My Commission Expires Oct 30, 2034

**Notary Public**

**My commission expires:** Oct 30, 2034

# Verification

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

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

**Printed Name of Record Property Owner(s)**

Cameron Honey

**Printed Name of Applicant(s)**

Riley Borgerding

**Signature of Record Property Owner(s)**

**Signature of Applicant(s)**

**Date:** 3-2-26

**Date:** 3-2-26

**State of Arkansas** )
) **ss.**
**County of** Washington

**SUBSCRIBED AND SWORN TO before me, a Notary Public, this the** 2 **day of** March, **20**26.

Fatima Alba

**Notary Public**

**My commission expires:** 1-20-2034

FATIMA ALBA
Notary Public-Arkansas
Washington County
My Commission Expires 01-30-2034
Commission # 00000184

BLEW

Surveying | Engineering | Environmental

**CERTIFIED LIST OF ADJACENT PROPERTY OWNERS (LS26-16 HONEY PROPERTIES, LLC)**

07/09/2026

| PARCEL ID | OWNER NAME | PROPERTY ADDRESS | MAILING ADDRESS |
|---|---|---|---|
| 21-00171-100 | ACUFF, ALICE & LOTHES, PEGGY & ACUFF, MARK | 3581 WAGON WHEEL RD SPRINGDALE AR 72762 | 13290 KENNETH PRICE RD SPRINGDALE AR 72762-4216 |
| 21-00171-096 | HONEY REVOCABLE TRUST, CAMERON & KRIS | WAGON WHEEL RD SPRINGDALE, AR 72762 | 2482 W HONEY LN FAYETTEVILLE AR 72704 |
| 21-00154-070 | CITY OF SPRINGDALE | WAGON WHEEL RD & WILDWOOD LN SPRINGDALE AR 72762 | 201 SPRING ST SPRINGDALE AR 72764 |
| 21-00171-092 | CANODE MANAGEMENT LLC | 3497 WAGON WHEEL RD SPRINGDALE AR 72762 | 3497 WAGON WHEEL RD SPRINGDALE AR 72762 |
| 21-00171-110 | CANODE MANAGEMENT LLC | TWIN OAKS DR SPRINGDALE AR 72762 | 3497 WAGON WHEEL RD SPRINGDALE AR 72762 |
| 21-00171-115 | MOORE, CATHERINE | TWIN OAKS DR SPRINGDALE AR 72762 | 18628 BETHLEHEM RD WINSLOW AR 72959 |
| 21-00171-123 | MEJIA, JUSTINA & ARTEMIO | 4345 TWIN OAKS SPRINGDALE AR 72762 | 3789 SHADY CANYON CV SPRINGDALE AR 72762 |
| 21-00171-114 | SOUTHERN LAND HOLDINGS LLC | TWIN OAKS DR SPRINGDALE AR 72762 | 711 W CENTRAL AVE BENTONVILLE AR 72712 |
| 21-00171-150 | FINELINE DEVELOPMENT LLC | 4315 N 40TH ST SPRINGDALE AR 72762 | 1399 WILLARD ST SPRINGDALE AR 72762 |
| 21-00171-170 | FINELINE DEVELOPMENT LLC | 3653 WAGON WHEEL RD SPRINGDALE AR 72762 | 806 HOLIMAN ST SPRINGDALE AR 72762-5125 |






PROJECT AREA

PUBLIC NOTICE

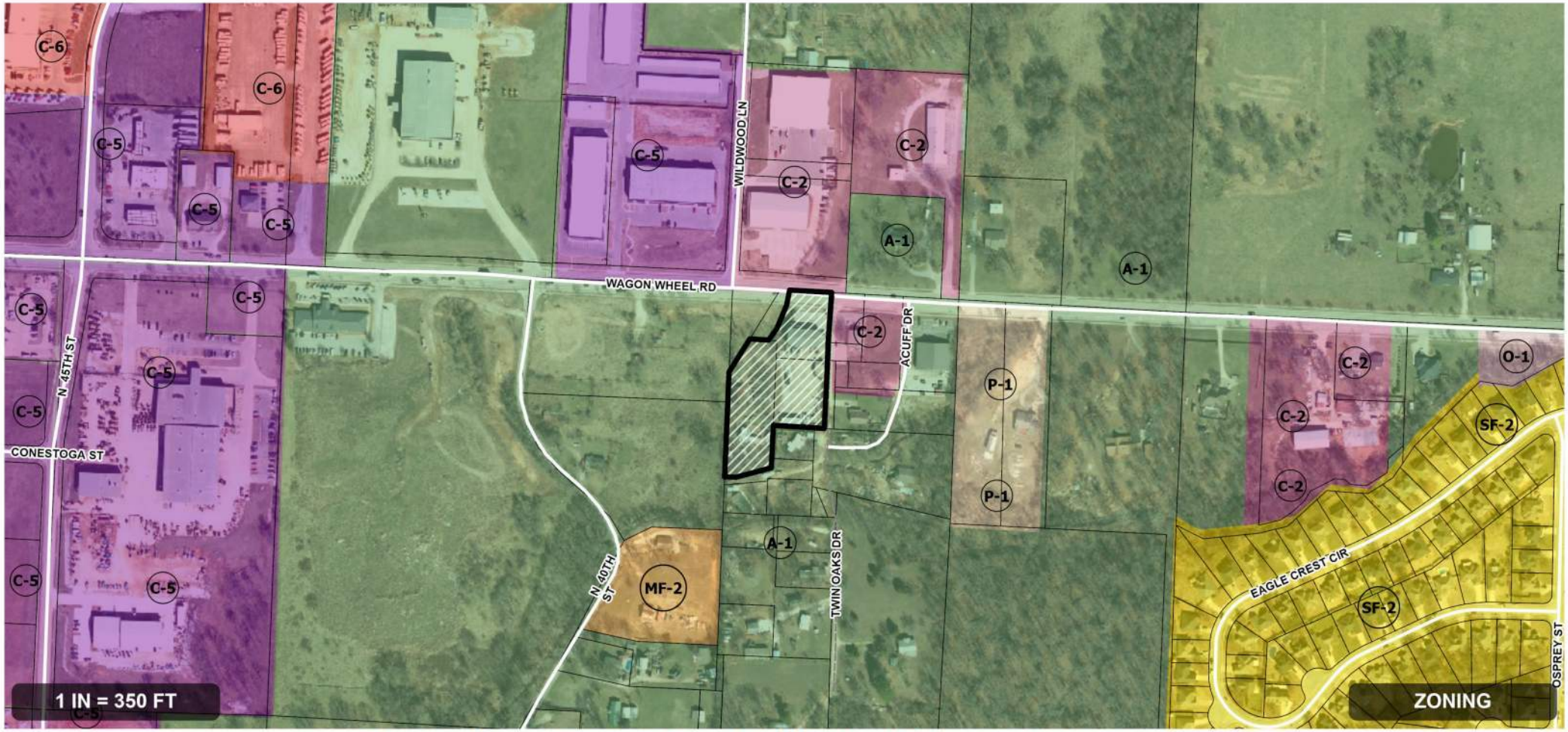
## R26-34: Honey Properties, LLC, Mike Acuff, Cameron & Kris Honey

**4376 Twin Oaks Drive, 3525 Wagon Wheel Road, & parcel south of 3525 Wagon Wheel Road**

R26-34: Rezone From A-1 to C-2

B26-77: Variance for Reduction of Rear & Side Setbacks

N




PROJECT AREA

PUBLIC NOTICE

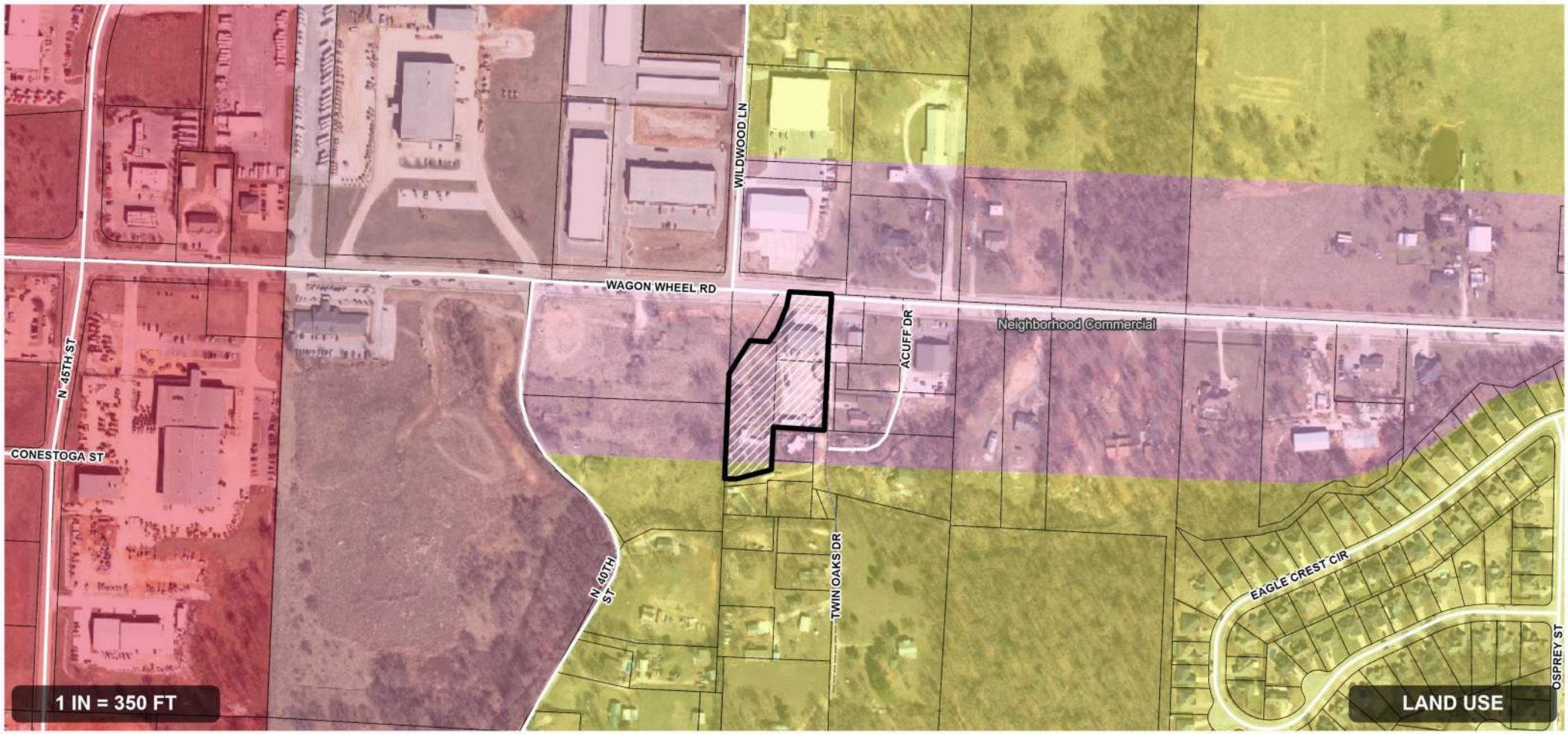
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PROJECT AREA

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N

# Conditional Use Memo

**To:** PLANNING COMMISSION MEMBERS
**From:** Sharon Tromburg, Planning Director
**Date:** September 1, 2026
**Re:** **C26-16 Conditional Use Request**

A request by Taqueria Rosy Toluca for a Use Unit 44 (Mobile Vending) in a General Commercial District (C-2). Mobile vending is the sale of goods or food from a portable, non-permanent setup (such as a vehicle, trailer, cart, or stand). It requires Conditional Use approval and must meet additional standards in the zoning ordinance *(Chapter 130, Article 6, Section 3.16)*

## LOCATION

The proposed food truck's location is 4409 S. Thompson Street.

## EXISTING CONDITIONS & PARKING

The site is developed with an existing commercial building and paved parking area, with four (3) of the total twenty-eight (28) parking spaces designated for the proposed food truck operation. Surrounding properties are developed with commercial uses.

## 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.

### SIZE AND LOCATION

- ☑ Max 160 sq. ft. if accessory use
- ☑ Cannot be in front setback
- ☐ No utility connections allowed
- ☐ 1,320 ft. separation between units
  *Specific Condition added, pg.2*
- ☑ Must maintain 3 parking spaces for vendor use

### SITE STANDARDS

- ☑ Property must meet dustproofing/paving rules
- ☑ Cannot block required parking for other uses
- ☑ Parking lot lighting required
- ☑ Signs = temporary only, no flashing lights
- ☑ Health certificate must be displayed *(if required)*

### HOURS

- ☑ Allowed 7:00 a.m. – 10:00 p.m. only

### CONDUCT & CLEANLINESS

- ☑ Must not obstruct traffic, sidewalks, or signage
- ☑ No loud devices/no ordinance violations
- ☑ Vendors must collect trash within 20 ft. of site

### DISTANCE RESTRICTIONS

- ☑ Not allowed within 100 ft. of residential zoning, freeway ramps, or building entrances/exits
- ☑ Not allowed within 50 ft. of intersections, crosswalks, driveways, bus stops, fire hydrants, ADA spaces, pedestrian areas, or public ROW/sidewalks

**ADDITIONAL RESTRICTIONS ON MOBILE VENDING SITES:**

- Parking and loading areas identified
- May not operate between the hours of 10:00 p.m. and 7:00 a.m.
- No obstruction of parking spaces is required for the operation of any other use on the site.
- Maintain on the site a minimum of three parking spaces designated for their use.
- If a health certificate is required, display the health certificate in a manner visible to customers.
- No obstruction of pedestrian or motor vehicle traffic flow.
- No obstruction of traffic signals or regulatory signs.
- No vending upon a public way.
- No sound device that produces a loud and raucous noise in violation of city ordinance, or violation of any other city ordinances in connection with the vending operation.
- Keep vending sites clean and free of paper or refuse of any kind generated from the operation of their business. All trash or debris accumulating within twenty (20) feet of any vending stand collect and deposit into a trash container.
- Submission of approved gray water disposal by Springdale Water Utilities.
- Submission of approved grease disposal method approved by Arkansas Department of Health.
- All signs must meet the requirements of a temporary sign (Section 98-61). No flashing signs or lights are allowed.
- **No other mobile vending unit, including any vendor previously approved for this property, may operate on the property under this approval after September 8, 2026. Any replacement vendor, additional mobile vending unit, change in applicant, or change in location shall require a new conditional use application and all required City approvals.**

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www.SpringdaleAR.gov

# Conditional Use Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

| **Applicant / Representative (person making request)** | **Property Owner (if other than Applicant)** |
|---|---|
| Name: Maria Guadarrama | Name: Lee Slusarek |
| E-mail: | E-mail: |
| Address: 1357 Medway Ave. Apt 40 Springdale AR 72764 | Address: 4409 S. Thompson St. Springdale AR 72764 |
| Phone: 479-408-2610 | Phone: 479-274-0903 |
| Site/ Location: 4409 S. Thompson St. Springdale AR 72764 | Current Zoning: C-2 |
| Assessor's Parcel Number(s): | Use Unit Requested: 44 |
| | Total Acreage: |

**All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.**

**Application Requirements**

- ☐ A copy of the warranty deed indicating ownership of the property.
- ☐ The zoning classification of the intended location.
- ☐ A site plan in accordance with Chapter 130, Article 2, Section 13.
- ☐ A brief statement explaining the reason for the conditional use request, the intended use of the property, and the effect of property changes upon surrounding land uses.
- ☐ A layman's description of the property (physical address if possible).
- ☐ A list of all adjaccnt property owners cerfitied by a licensed abstractor or surveyor in the past sixty (60) days.
- ☐ An accurate legal description if the conditional use applies only to a portion of the land.
- ☐ Once application has been accepted and date of public hearing is confirmed, a notification should be sent to all adjacent property owners.
- ☐ Provide the required affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- ☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

**Fee:**

☐ $75.00

**STAFF USE ONLY**

| | |
|---|---|
| Date Application Submitted: 7/15/2026 | Project Number: C26-16 |
| Date Acccpted as Complete: 7/27/2026 | Receipt Number: 5981 |

# Conditional Use Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

**Indicate person of contact for this request:** Applicant ☐ Representative ☑

**Describe the conditional use sought and the reasons why it should be approved:**

Use Unit 44 - mobile vending unit in a C2 general commercial zoning district. This food truck will give to the community a diverse, family friendly space to enjoy.

**Describe the effects the proposed conditional use would have on the character of the neighborhood and residents:**

This food truck will increase dining diversity, serve the community, and operate in a way that respects the surrounding neighborhood.

**Record Property Owner(s):** Lee Slusarek

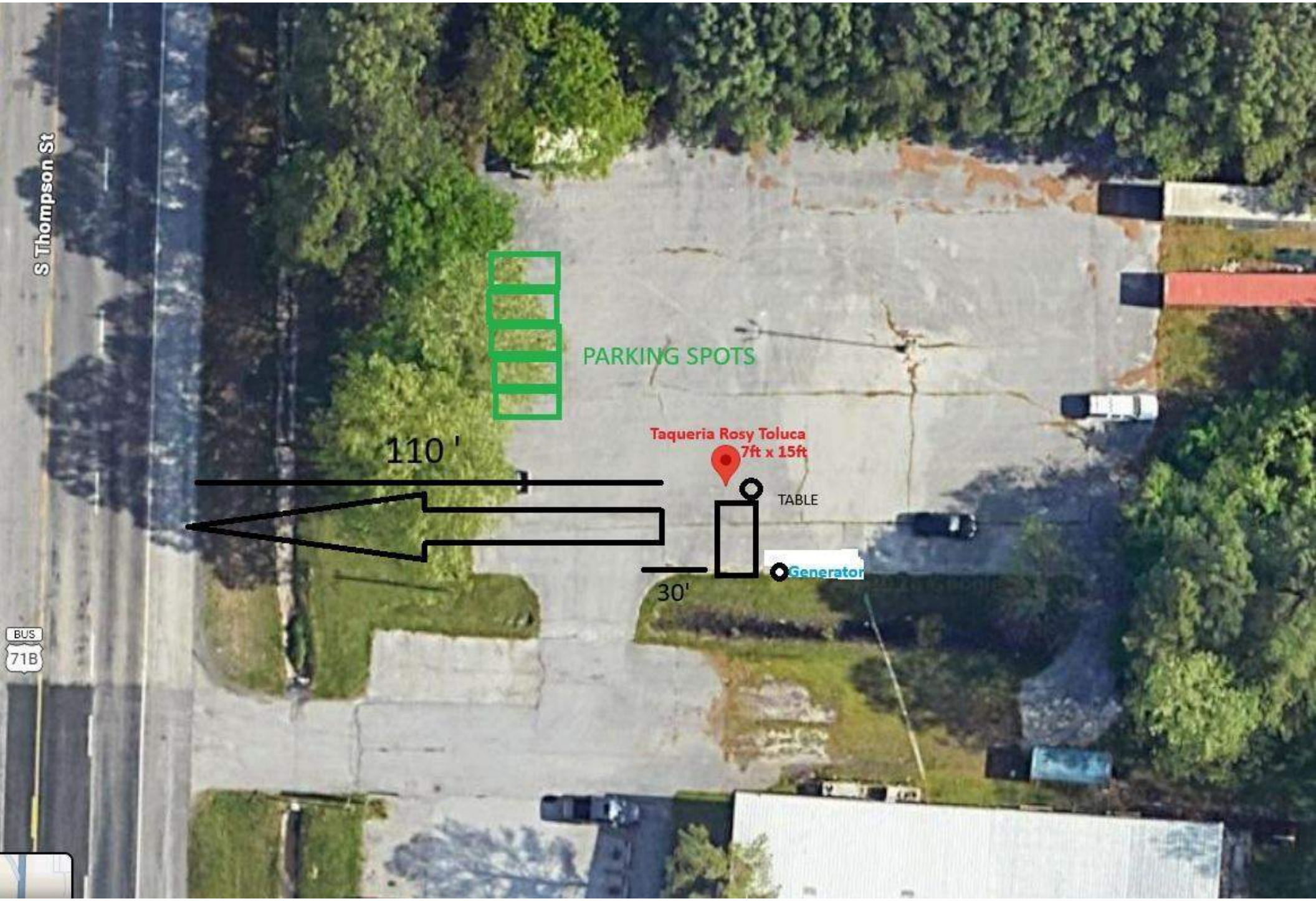
**APPLICANT / REPRESENTATIVE:** I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false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

Name of Applicant: Maria Guadarrama

Signature: Ma del Rocio Date: 7/14/26.

Name of Representative (if applicable): Wendy E. Moke

Signature: Date: 7/14/26


S Thompson St
PARKING SPOTS
110 '
Taqueria Rosy Toluca
7ft x 15ft
TABLE
Generator
30'
BUS
71B


C26-16
OOCL





*Civil Engineering, Landscape Architecture,*
*Survey, Planning & Program Management*

2600 NE 11th Street, 3rd Floor
Bentonville, AR 72712
Office: 479.273.9472
Toll-free: 1.800.433.4173
ceieng.com

C26-16

07-24-2026

City of Springdale
Planning Department
201 Spring Street
Springdale, AR 72764

RE: Conditional Use Permit – Food Truck

Dear Planning Department,

I, the undersigned, being an employee of CEI Engineering Associates, Inc, do hereby certify that I have made a due and diligent search of the Assessor's Records for Washington County, Arkansas, and find the list of adjacent property owners of the project boundary and addresses.

| | | |
|---|---|---|
| 815-29510-003 | New Wave Ventures, LLC | 4461 Caddo Lane, Fayetteville, AR 72704 |
| 815-29513-000 | Springdale Country Club | 608 W Lakeview Drive, Springdale, AR 72764 |
| 815-29520-000 | Arkansas State Highway Commission | PO Box 2261, Little Rock, AR 72203 |
| 815-29519-000 | Arkansas State Highway Commission | PO Box 2261, Little Rock, AR 72203 |
| 815-29522-000 | Montavel Properties, LLC | 4276 St John Woods, Springdale, AR 72764 |
| 815-29523-002 | River Real Estate LLC | 15121 Dutchmans Drive, Rogers, AR 72756 |
| 815-29515-000 | Outcomes Inc | 4501 S Thompson Street, Springdale, AR 72762 |
| 815-29510-001 | Robert L & Lois A Slusarek Revocable Living Trust | 803 Applebury Drive, Fayetteville, AR 72701 |
| 815-29518-002 | Lewis Collision Properties | Po Box 8430, Fayetteville, AR 72703 |
| 815-29518-000 | Cantebury Family | 319 S 18th St, Fort Smith, AR 72901 |

Dustin Riley
PS # 1618
479-409-5729




PROJECT AREA

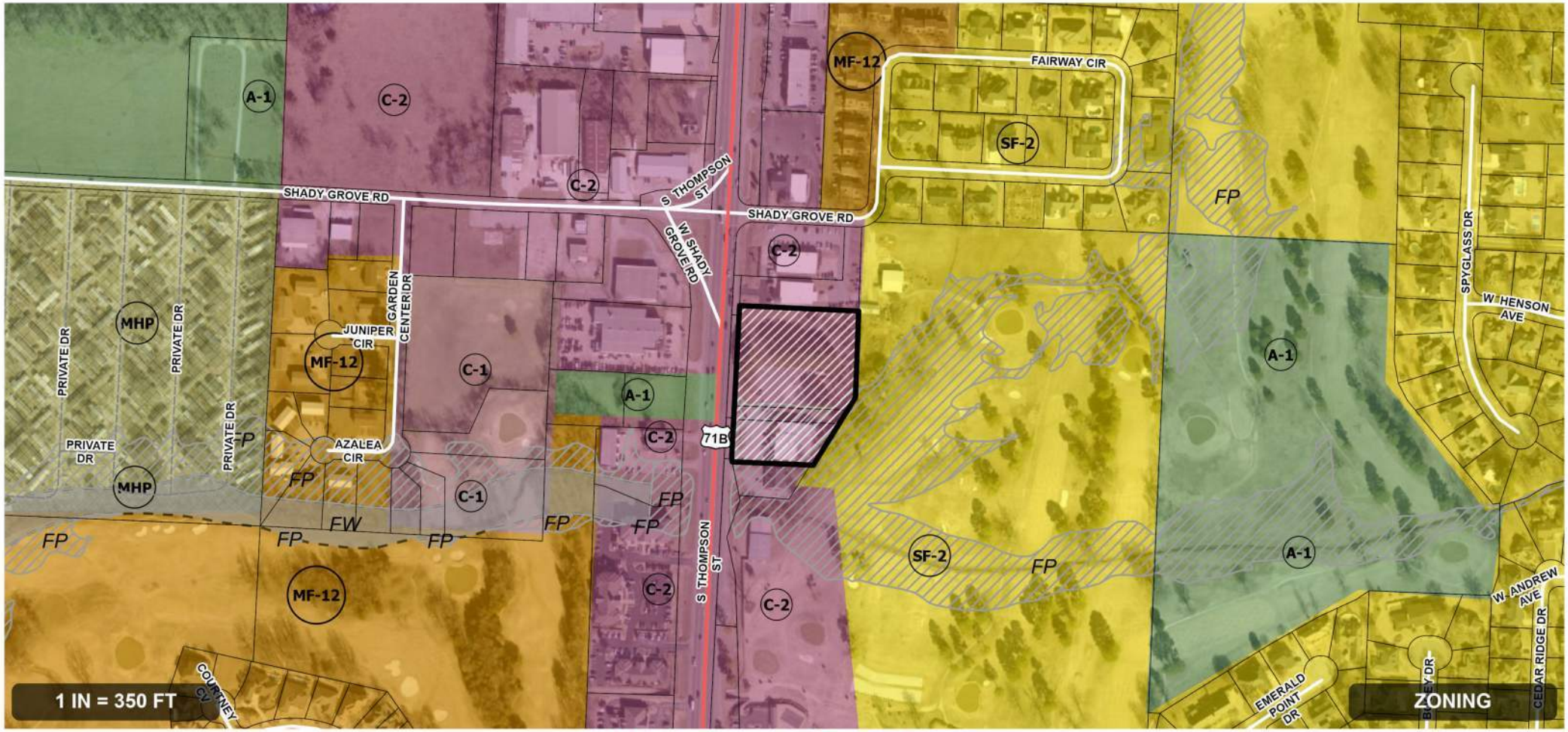
PUBLIC NOTICE

## C26-16: Taqueria Rosy Toluca

**4409 S. Thompson Street**

C26-16: Conditional Use for Use Unit 44 (Mobile Vending) in a C-2

N




PROJECT AREA

PUBLIC NOTICE

## C26-16: Taqueria Rosy Toluca

**4409 S. Thompson Street**

C26-16: Conditional Use for Use Unit 44 (Mobile Vending) in a C-2

N

# Memo

**To:** Planning Commission Members

**From:** Sharon Tromburg, Planning Director

**Date:** September 1, 2026

**Re:** PP26-07 Preliminary Plat Whispering Springs, Phase I-VI, REVISED

---

*Preliminary Plat proposed for a 120-acre property located at the south end of Hylton Road, northeast of Howard Anderson Road. This is a revision of preliminary plat PP23-19, approved for construction in 2025. There are 6 total phases, one of which was final platted in 2026. Phases II – VI are pending. This revision proposes a minor modification between phases II and III to expand one detention pond lot (60 & 61).*

**PLANNING COMMENTS**
Reviewed by Nate Cole
Date Reviewed: 08.27.26

1. Remove vacated utility easements and reference ordinance number 6177. Remove UE that was vacated on all pages.
2. Construction set shall be updated accordingly.
3. Indicate total acreage for the subdivision and acreage per phase.

**BUILDING AND FIRE COMMENTS**
Reviewed by Ed Stith
Date Reviewed: 07.30.26

No building or fire comments.

**ENGINEERING COMMENTS**
Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 07.30.26

No comments.

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# Plat Application

**Date: 06/25/2026 Permit No.: 260222**

## Applicant / Owner

| | | | |
|---|---|---|---|
| Applicant Name: | Crafton Tull (Blake Murray) | Owner Name: | Bentley Holdings LLC |
| Address: | 300 N College Avenue, Suite 317 | Address: | 13220 Allen Dr |
| City, State, Zip: | | City, State, Zip: | Lowell, AR 72745 |
| Phone: | | Phone: | 479-422-4329 |
| Email: | | Email: | |
| Application Contact: | Applicant | | |

## Property

| | | | |
|---|---|---|---|
| Job Address: | End of Hylton Rd in East Springdale | Rezone Required: | SF3 |
| Parcel No(s).: | 815-36208-100, 815-36188-100, 815-36188-200, 815-36188-300, 815-36188-400 | Total Acreage: | 118.9 |
| Current Zoning: | SF3 | | |

## Project

| | | | |
|---|---|---|---|
| Representative: | Same as applicant | Project Type: | Preliminary Plat |
| E-mail: | Same as applicant | | |
| Address: | Same as applicant | | |
| Phone: | Same as applicant | | |

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

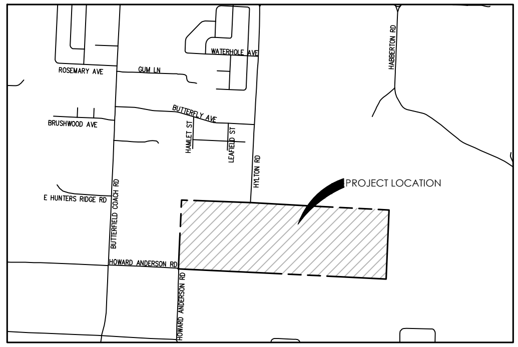
Blake Murray
Name

06/25/2026
Date

# WHISPERING SPRINGS

## SPRINGDALE, ARKANSAS

### PRELIMINARY PLAT




VICINITY MAP (NTS)

**BASIS OF BEARING:** ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF SPRINGDALE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.

## LEGEND (EXISTING SYMBOLS)

**SYMBOLS**

- BENCHMARK
- FOUND IRON PIPE/REBAR
- PRIMARY CONTROL/SET MONUMENT
- FOUND MONUMENT/ROW
- AC — AIR CONDITIONER
- ARV — AIR RELEASE VALVE
- ELECTRIC BOX/PEDESTAL
- EB — ELECTRIC JUNCTION BOX
- E — ELECTRIC METER
- ELECTRIC TRANSFORMER
- FDC — FIRE DEPARTMENT CONNECTION
- FH — FIRE HYDRANT
- GM — GAS METER
- GV — GAS VALVE
- GUARD POST
- LP — LIGHT POLE
- PP — POWER POLE
- S — SANITARY MANHOLE
- CO — SANITARY SEWER CLEANOUT
- SIGN
- SPRINKLER HEAD
- T — TELEPHONE PEDESTAL
- TV PEDESTAL
- WATER FAUCET
- WM — WATER METER
- WV — WATER VALVE
- DOWN GUY
- D — STORM SEWER MANHOLE
- STORM SEWER PIPE
- D — DROP/CURB INLET
- GRATED INLET
- TREE
- TREE TO BE REMOVED

**LINEWORK**

- EASEMENT
- CURB
- 1206 — INTERMEDIATE CONTOUR
- 1205 — INDEX CONTOUR
- SS — SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
- G — GAS LINE
- W — WATER LINE (SPECIFY SIZE & TYPE)
- UGT — UNDERGROUND TELEPHONE
- UGE — UNDERGROUND ELECTRIC
- OHE — OVERHEAD ELECTRIC
- UGTV — UNDERGROUND TELEVISION
- OHTV — OVERHEAD TELEVISION
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- FO — FIBER OPTIC
- RIGHT OF WAY
- ROAD CENTERLINE

## LEGEND (CONSTRUCT)

**SYMBOLS**

- SET IRON PIN
- LIGHT POLE
- POWER POLE
- TELEPHONE PEDESTAL
- TV PEDESTAL
- MANHOLE
- SANITARY SEWER CLEANOUT
- GAS METER
- GAS VALVE
- STORM SEWER PIPE
- X-X — STRUCTURE NUMBER
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- AIR RELEASE VALVE
- FIRE DEPARTMENT CONNECTION
- WATER METER
- BACK FLOW PREVENTER
- REDUCER
- RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)
- CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)

**LINEWORK**

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- FO — FIBER OPTIC
- UGTV — UNDERGROUND TELEVISION
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- BUILDING SET BACK
- RIGHT OF WAY
- PROPERTY LINE
- ROAD CENTERLINE

Arkansas One Call

811

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

**FLOOD NOTE:**

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05143C0090 F, EFFECTIVE DATE APRIL 02, 2008.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

## GENERAL NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
3. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
4. THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
5. CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
6. CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
8. ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS. BEYOND THAT SCOPE, CRAFTON TULL & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CRAFTON, TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON, TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.
9. **ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES:** ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.
10. REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.
11. SOME DEVELOPMENT WITHIN THE CITY OF SPRINGDALE MAY REQUIRE ADDITIONAL STATE OR FEDERAL PERMITS NOT ADMINISTERED BY THE CITY OF SPRINGDALE TO BE GRANTED PRIOR TO APPROVAL OF THE PROJECT. THIS INCLUDES, BUT MAY NOT BE LIMITED TO, ANY WORK THAT IS BEING PROPOSED WITHIN RIGHTS-OF-WAY AND/OR EASEMENTS WITHIN THE JURISDICTION OF THE ARKANSAS DEPARTMENT OF TRANSPORTATION, THE ARKANSAS NATURAL RESOURCES COMMISSION, THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY, OR THE U.S. ARMY CORPS OF ENGINEERS. PRIOR TO FINAL APPROVAL OF THIS PROJECT, PLEASE PROVIDE A COPY OF ANY REQUIRED FEDERAL, STATE, AND LOCAL PERMITS THAT ARE REQUIRED. FINAL APPROVAL OF THIS PROJECT DOES NOT WAIVE OR EXEMPT ANY REQUIREMENTS BY STATE OR FEDERAL LAWS.
12. ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN SPARKING LOTS AND BUILDING APPROACHES SHALL BE AS REQUIRED BY THE CURRENT ADA AND AS MAY FROM TIME TO TIME E AMENDED. THIS NOTE IS LEFT IN PLACE THROUGHOUT THE DESIGN PROCESS TO ENSURE THAT ACCESS IS MAINTAINED.
13. PHASING ON LARGER CONSTRUCTION SITES 5 ACRES OR MORE MUST BE UTILIZED TO ALLOW ONLY DISTURBANCE ON NEAR TERM CONSTRUCTION AREAS. CONSTRUCTION SITES REQUIRING CUTTING AND FILLING MUST BE SEEDED ONCE THE CUTTING AND FILLING ACTIVITY IS FINISHED.
14. 107.3.D.C - A GRADING AND DRAINAGE PLAN IS REQUIRED FOR ALL DEVELOPMENTS SHOWING THAT EACH LOT DRAINS TO THE STREET RIGHT-OF-WAY, A DEDICATED DRAINAGE EASEMENT WITH IMPROVEMENTS, OR AN EXISTING DRAINAGE WAY WITHOUT FLOWING ACROSS A NEIGHBORING LOT. NO DRAINAGE FROM ROOF DRAINS, LANDSCAPING, OR LOT RUNOFF MAY BE DIRECTED OR DIVERTED ONTO NEIGHBORING PROPERTIES.

## SITE STABILIZATION AND CERTIFICATION

CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.

## NOTE

CLASS 7 TRENCH BACKFILL IS REQUESTED IN LIEU OF FLOWABLE FILL FOR ALL STREET CROSSINGS FOR WATER, SEWER, AND STORM

## PROJECT INFORMATION

| | |
|---|---|
| **BUILDING SETBACK:** | FRONT 35'<br>EXTERIOR SIDE 35'<br>INTERIOR SIDE 8'<br>REAR 20' |
| **SITE AREA:** | 118.89 AC. (5,178,703± SQ.FT.) |
| **ZONING:** | SF-3 |
| **PROPERTY USAGE:** | RESIDENTIAL |
| **PARCELS:** | 815-36208-100<br>815-36188-100<br>815-36188-200<br>815-36188-300<br>815-36188-400 |
| **SITE OWNER/DEVELOPER:** | BENTLEY HOLDINGS LLC<br>13220 ALLEN DR.<br>LOWELL, AR 72745 |
| **SITE ENGINEER:** | CRAFTON TULL<br>BLAKE MURRAY P.E.<br>300 N. COLLEGE AVE., SUITE 317<br>FAYETTEVILLE, AR 72701<br>479-878-5872 |

## UTILITY CONTACTS

**WATER & SEWER**
CITY OF SPRINGDALE
525 OAK ST.
SPRINGDALE, AR.
PHONE: (479) 751-5751

## VARIANCE REQUEST

1. REQUESTED IS FOR A VARIANCE FROM SEC. 112-7.(3) OF SPRINGDALE'S CODE OF ORDINANCES WHICH MANDATES A MAXIMUM ALLOWABLE GRADE OF 4% WITHIN 100 FEET OF AN INTERSECTION. THIS REQUEST IS FOR THE INTERSECTION BETWEEN HYLTON ROAD AND STREET B. (B23-121 APPROVED NOVEMBER 7, 2023)
2. FOR HOUSES ALONG STREET E, IT IS REQUESTED THAT STREET E BE TREATED AS THE FRONT SETBACK, AND ALBRIGHT ROAD BE TREATED AS A REAR SETBACK. (B23-21 APPROVED MARCH 5, 2024)
3. HYLTON ROAD REQUESTED TO BE TERMINATED PRIOR TO THE PROPERTY LINE DUE TO STEEP TOPOGRAPHY. RIGHT OF WAY TO BE DEDICATED TO PROPERTY LINE. (W24-02)

## Sheet List Table



| SHEET NUMBER | SHEET TITLE |
|---|---|
| C-001 | COVER SHEET |
| C-002 | PHASING PLAN |
| C-003 | BOUNDARY SURVEY PLAT |
| C-101 | OVERALL PRELIMINARY PLAT |
| C-102 | PRELIMINARY PLAT A |
| C-103 | PRELIMINARY PLAT B |
| C-104 | PLAT TABLES |
| C-105 | EROSION CONTROL PLAN PH 1A |
| C-106 | EROSION CONTROL PLAN PH 1B |
| C-107 | EROSION CONTROL PLAN PH 2A |
| C-108 | EROSION CONTROL PLAN PH 2B |
| C-501 | TYPICAL SECTION |
| C-502 | STANDARD DETAILS |
| C-503 | STANDARD DETAILS |
| C-504 | STANDARD DETAILS |
| C-505 | SWU DETAILS |
| C-506 | SWU DETAILS |
| C-507 | SWU DETAILS |



## PROPERTY DESCRIPTION

PARCELS: 815-36208-100, 815-36188-100, 815-36188-200, 815-36188-300, 815-36188-400

THE SE 1/4 OF THE SE 1/4 OF SECTION 17, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 17, SAID POINT BEING A 1/2" IRON PIN;
THENCE ALONG THE NORTH LINE THEREOF S87°47'03"E 1319.62 FEET TO THE NORTHEAST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 17;
THENCE ALONG THE EAST LINE THEREOF S02°34'53"W 1315.04 FEET TO THE SOUTHEAST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 17 FROM WHICH A 5/8" IRON PIN EMBOSSED WITH PS 1429 BEARS S02°34'53"W 0.59 FEET;
THENCE ALONG THE SOUTH LINE THEREOF N87°37'15"W 1320.22 FEET TO THE SOUTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 17, SAID POINT BEING A 5/8" IRON PIN;
THENCE ALONG THE WEST LINE THEREOF N02°36'29"E 1311.28 FEET TO THE POINT OF BEGINNING, CONTAINING 39.79 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR FACT.

AND

THE SW 1/4 OF THE SW 1/4 OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 16;
THENCE ALONG THE NORTH LINE THEREOF S86°53'06"E 1314.02 FEET TO THE NORTHEAST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 16, SAID POINT BEING A 2" ALUMINUM MONUMENT EMBOSSED WITH PS 1005;
THENCE ALONG THE EAST LINE THEREOF S02°26'14"W 1313.72 FEET TO THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 16, SAID POINT BEING A 5/8" IRON PIN;
THENCE ALONG THE SOUTH LINE THEREOF N86°56'37"W 1317.32 FEET TO THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 16 FROM WHICH A 5/8" IRON PIN EMBOSSED WITH PS 1429 BEARS S02°34'53"W 0.59 FEET;
THENCE ALONG THE WEST LINE THEREOF N02°34'53"E 1315.04 FEET TO THE POINT OF BEGINNING, CONTAINING 39.70 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR FACT.

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BEGINNING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 16, SAID POINT BEING A 2" ALUMINUM MONUMENT EMBOSSED WITH PS 1005;
THENCE ALONG THE NORTH LINE THEREOF S87°00'37"E 653.84 FEET TO A 1/2" IRON PIN;
THENCE LEAVING SAID NORTH LINE S02°27'15"W 1312.85 FEET TO THE SOUTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 16, SAID POINT BEING A 1/2" IRON PIN;
THENCE ALONG SAID SOUTH LINE N87°05'11"W 653.45 FEET TO THE SOUTHWEST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 16, SAID POINT BEING A 5/8" IRON PIN;
THENCE ALONG THE WEST LINE THEREOF N02°26'14"E 1313.72 FEET TO THE POINT OF BEGINNING, CONTAINING 19.71 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR FACT.

AND

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THENCE LEAVING SAID EAST LINE S84°30'34"W 347.97 FEET TO A 1/2" IRON PIN;
THENCE S02°29'36"W 605.85 FEET;
THENCE S87°01'14"E 344.61 FEET TO THE EAST LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 16, SAID POINT BEING A 1/2" IRON PIN;
THENCE ALONG SAID EAST LINE S02°29'36"W 505.49 FEET TO THE SOUTHEAST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 16, SAID POINT BEING A 2" ALUMINUM MONUMENT EMBOSSED WITH PS 1005;
THENCE ALONG THE SOUTH LINE THEREOF N87°05'11"W 653.24 FEET TO A 1/2" IRON PIN;
THENCE LEAVING SAID SOUTH LINE N02°27'15"E 1312.85 FEET TO THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 16, SAID POINT BEING A 1/2" IRON PIN;
THENCE ALONG SAID NORTH LINE S87°00'37"E 654.15 FEET TO THE POINT OF BEGINNING, CONTAINING 14.70 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR FACT.

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300 N College Ave., Suite 317
Fayetteville, Arkansas 72701

**Crafton Tull**
architecture | engineering | surveying

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CERTIFICATE OF AUTHORIZATION:

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

WHISPERING SPRINGS
PHASES I - VI
SPRINGDALE, AR

Key Plan

| No. | Description | Date |
|---|---|---|

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PROJECT NO: 23303800
ISSUE DATE: 07/22/26
CONTACT: B. MURRAY
QC by: M. LOVE
QC Date: 12/01/23

**ISSUED FOR REVIEW**

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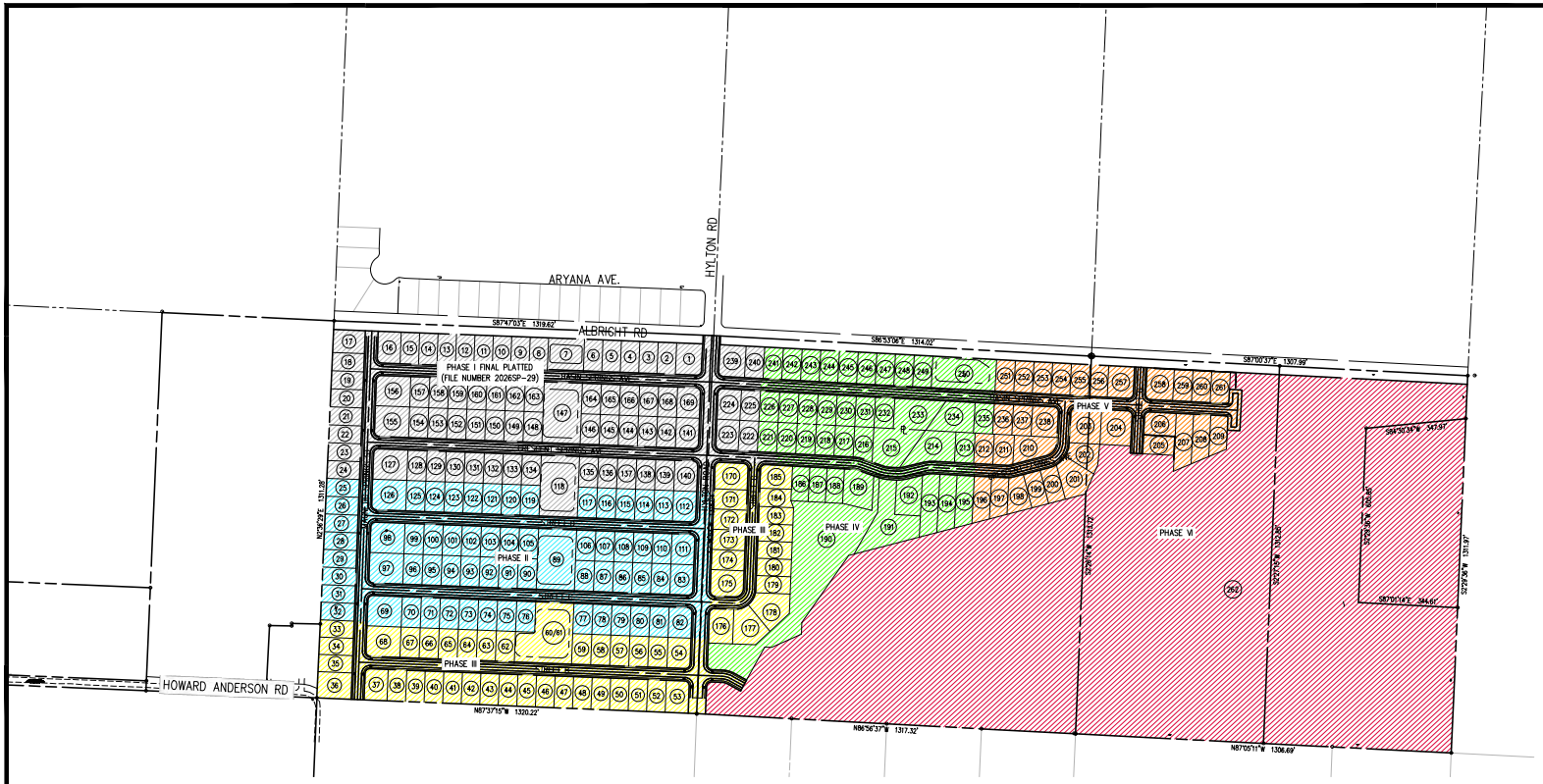
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PP26-07

COVER SHEET

C-001

DRAWING: G:\23303800_WHISPERINGS\INFRASTRUCTURE\CIVIL\DWG\!!COVER SHEET PHASE 2.DWG LAYOUT: COVER SHEET LAST SAVED: JGS267, 7/22/2026 11:24 AM PLOTTED BY: JENNA GRAVES, 7/23/2026 11:37 AM (*PLOTTED BY*: ONLY VALID ON HARD COPY)




PHASE LEGEND

| | |
|---|---|
| PHASE I 74 LOTS | |
| PHASE II 65 LOTS | |
| PHASE III 51 LOTS | |
| PHASE IV 39 LOTS | |
| PHASE V 31 LOTS | |
| PHASE VI 1 LOT | |

TOTAL PHASES I-V: 260 LOTS
TOTAL: 261 LOTS

PHASES I–V TO BE BUILT AT THIS TIME. PHASE VI TO BE BUILT AT A LATER DATE.

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
architecture | engineering | surveying
479.636.4838 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION

CRAFTON, TULL & ASSOCIATES, INC. No. 109

GRAPHIC SCALE IN FEET
200' 0 200'

# WHISPERING SPRINGS PHASES I - V

SPRINGDALE, AR

Key Plan

| No. | Description | Date |
|---|---|---|
| | | |

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PROJECT NO: 23303800
ISSUE DATE: 07/30/24
CONTACT: S. MURRAY
QC by: M. LOVE
QC Date: 12/01/23

ISSUED FOR CONSTRUCTION

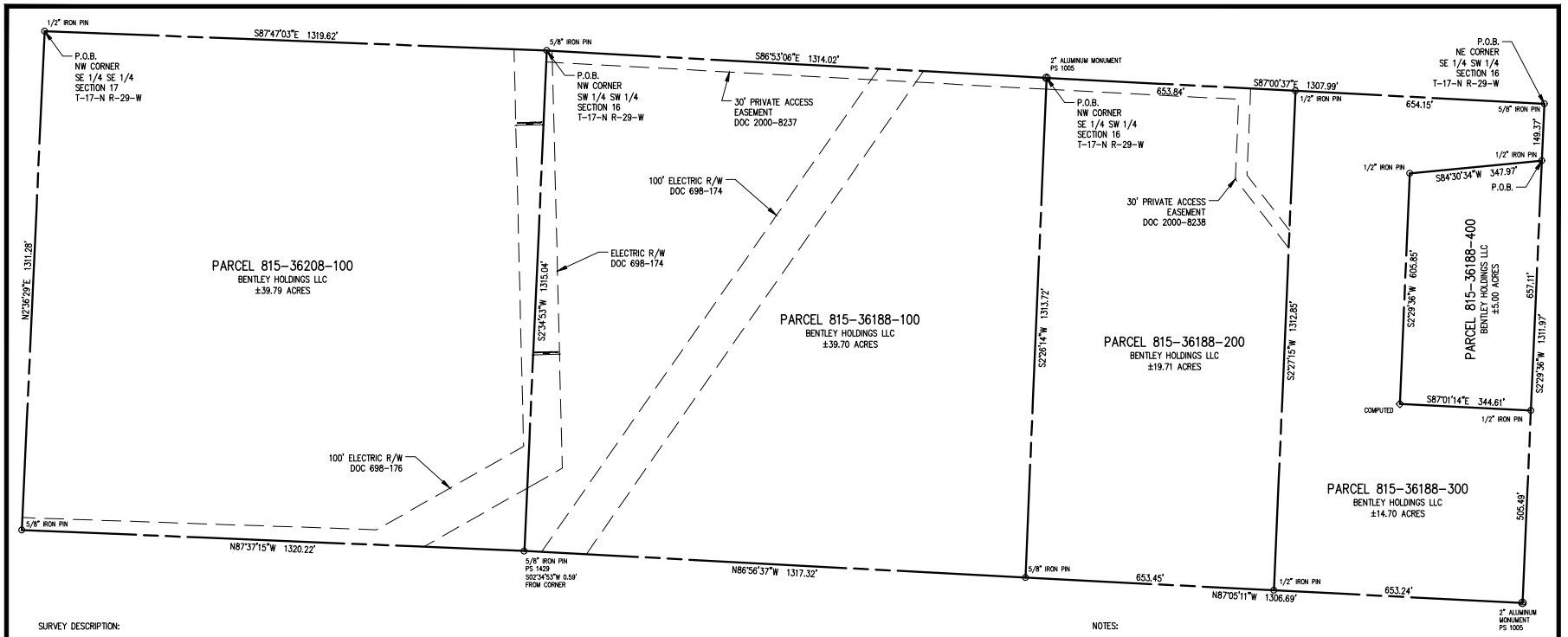
STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 17178 BLAKE A. MURRAY

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PP23-19

PHASING PLAN

C-002




SURVEY DESCRIPTION:

THE SE 1/4 OF THE SE 1/4 OF SECTION 17, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 17, SAID POINT BEING A 1/2" IRON PIN;
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THENCE ALONG THE SOUTH LINE THEREOF N87°37'15"W 1320.22 FEET TO THE SOUTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 17, SAID POINT BEING A 5/8" IRON PIN;
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AND

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AND

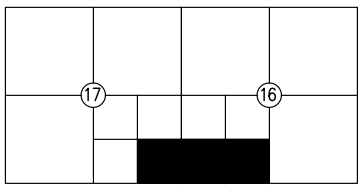
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THENCE LEAVING SAID EAST LINE S84°30'34"W 347.97 FEET TO A 1/2" IRON PIN;
THENCE S02°29'36"W 605.85 FEET;
THENCE S87°01'14"E 344.61 FEET TO THE EAST LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 16, SAID POINT BEING A 1/2" IRON PIN;
THENCE ALONG SAID EAST LINE S02°29'36"W 505.49 FEET TO THE SOUTHEAST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 16, SAID POINT BEING A 2" ALUMINUM MONUMENT EMBOSSED WITH PS 1005;
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THENCE N84°30'34"E 347.97 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR FACT.




GRAPHIC SCALE IN FEET
200' 0 200'

BASIS OF BEARING: GRID NORTH, ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF SPRINGDALE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.
BEARING: GRID
DISTANCE: GRID
CONVERGENCE ANGLE: -01°12'49.04"
COMBINED SCALE FACTOR: 0.99991882
CALCULATED AT THE FOLLOWING POINT:
N 635152.98 E 681149.86 Z 1283.79

LEGEND
- FOUND IRON PIN OR PIPE
- FOUND ALUMINUM MONUMENT
- CALCULATED POINT
- PROPERTY LINE
- EASEMENT LINE

NOTES:

THE SURVEY SHOWN HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

THE PROPERTY SURVEYED IS WITHIN THE MUNICIPAL LIMITS OF SPRINGDALE, AR.

THE BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE FOLLOWING DOCUMENTS: DEED 2023-19791, PLAT 2018-00027774, PLAT 2019-00013824, PLAT 2000-00009569, PLAT 2000-00102556, PLAT 2004-00002658, PLAT PLAT 2004-00029083, PLAT 2006-00001642, PLAT 2018-00027774, PLAT 023A-00000184, STATE PLAT 201312110009, STATE PLAT 202205031554, STATE PLAT 202205102054 AND STATE PLAT 202303035980.

NO ATTEMPT WAS MADE TO SHOW BUILDING SETBACK LINES GRAPHICALLY ON THE SURVEY. THE DESIGNATION OR ORIENTATION OF SETBACKS THAT AFFECT THE USE OF THIS PROPERTY ARE DETERMINED BY THE LOCAL GOVERNING JURISDICTION. SETBACK DIMENSIONS WILL BE BASED ON THE ORIENTATION OF THE BUILDINGS TO BE CONSTRUCTED.

THERE MAY BE BUILDINGS AND OTHER IMPROVEMENTS ON THE PROPERTY THAT ARE NOT SHOWN ON THIS PLAT.

UTILITIES WERE NOT CONSIDERED A PART OF THIS SURVEY.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT CONSIDERED A PART OF THIS SURVEY AND NO INVESTIGATION OF THESE CONDITIONS WAS MADE.

THE SURVEYOR HAS NOT MADE A SEPARATE INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS, OR ANY OTHER FACTS WHICH AN ACCURATE AND COMPLETE TITLE SEARCH MAY DISCLOSE. ANY EASEMENTS SHOWN HEREON CAME TO THE ATTENTION OF THE SURVEYOR IN THE COURSE OF HIS RESEARCH OF THE PROPERTY BOUNDARY. OTHER RECORD EASEMENTS, ENCUMBRANCES, OR COVENANTS MAY EXIST ON THE SURVEYED PROPERTY.

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05143C0090F, REVISED DATE APRIL 2, 2008.
THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP. IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY.

CERTIFICATE OF SURVEYING ACCURACY:

I HEREBY DECLARE THAT ON THE 17TH DAY OF OCTOBER, 2023 THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED
STATE OF ARKANSAS
NO. 1460
SIGNATURE
KEVIN J. MONTGOMERY
PROFESSIONAL LAND SURVEYOR

CRAFTON, TULL, & ASSOCIATES, INC.
BY KEVIN J. MONTGOMERY (AGENT)

KEVIN J. MONTGOMERY PLS 1460
PROFESSIONAL LAND SURVEYOR

ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED. THE ABOVE DECLARATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

PP26-07

RECORD INFORMATION

STATE PLAT CODE:
500-17N-29W-0-16-300-72-1460
500-17N-29W-0-17-220-72-1460

SEAL

BOUNDARY SURVEY PLAT
S 1/2 SW 1/4 SECTION 16
SE 1/4 SE 1/4 SECTION 17
T-17-N R-29-W

PREPARED FOR:
BENTLEY HOLDINGS, LLC

SPRINGDALE ARKANSAS

DATE: 10/17/2023
PROJECT NO: 23303800
CONTACT: K.MONTGOMERY


901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
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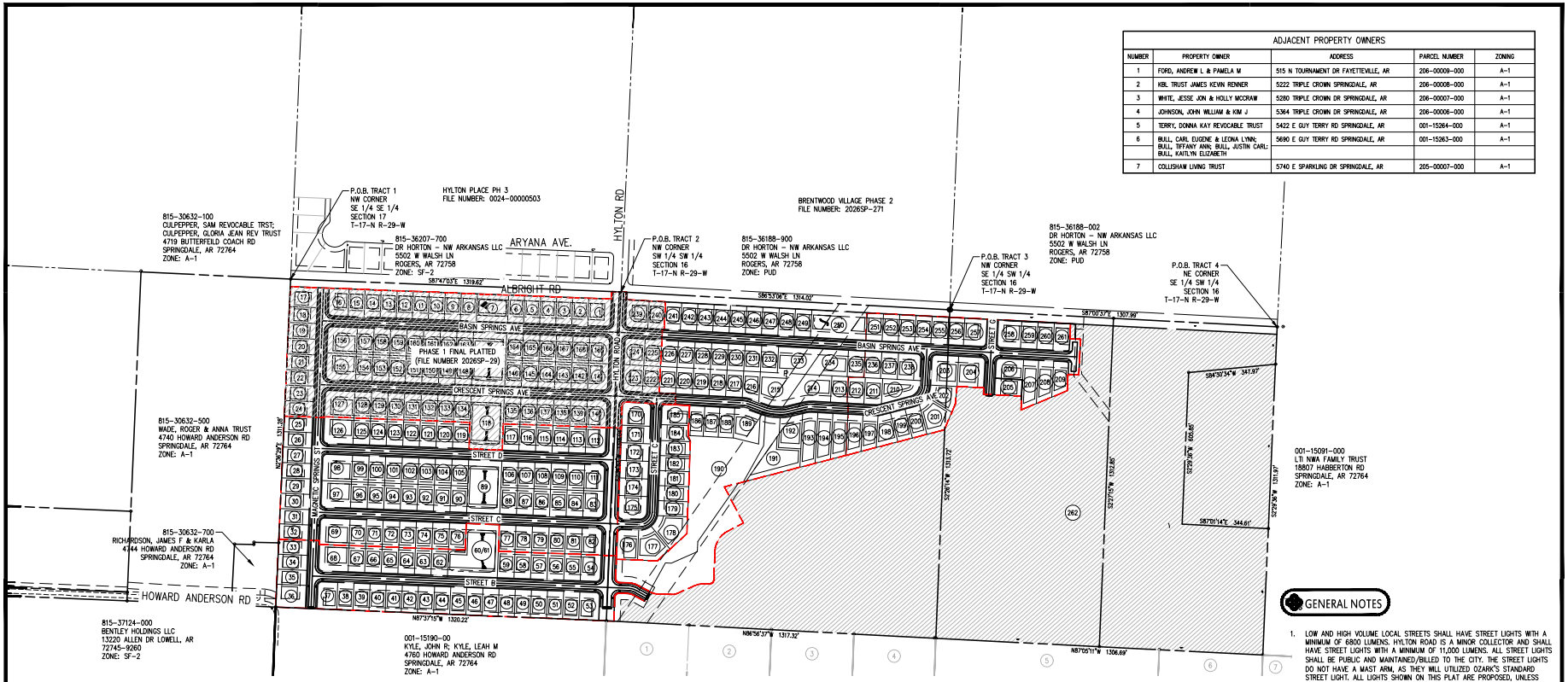
| DELTA | DESCRIPTION | DATE |
|---|---|---|

SHEET NO.:
1 OF 1

DRAWING: C:\23303800_WHSPRINGS\INFRASTRUCTURE\SURVEY\DWG\23303800_BND1.DWG
LAYOUT: LAYOUT1 | LAST SAVED: CARLYB 10/17/2023 2:14:08 PM | PLOTTED BY: * VAUGHN HAIRD COPY ONLY!



Return to Agenda




| ADJACENT PROPERTY OWNERS | | | | |
|---|---|---|---|---|
| NUMBER | PROPERTY OWNER | ADDRESS | PARCEL NUMBER | ZONING |
| 1 | FORD, ANDREW L & PAMELA M | 515 N TOURNAMENT DR FAYETTEVILLE, AR | 206-00009-000 | A-1 |
| 2 | KBL TRUST JAMES KEVIN RENNER | 5222 TRIPLE CROWN SPRINGDALE, AR | 206-00008-000 | A-1 |
| 3 | WHITE, JESSE JON & HOLLY MCGRAW | 5280 TRIPLE CROWN DR SPRINGDALE, AR | 206-00007-000 | A-1 |
| 4 | JOHNSON, JOHN WILLIAM & KIM J | 5364 TRIPLE CROWN DR SPRINGDALE, AR | 206-00006-000 | A-1 |
| 5 | TERRY, DONNA KAY REVOCABLE TRUST | 5422 E GUY TERRY RD SPRINGDALE, AR | 001-15264-000 | A-1 |
| 6 | BULL, CARL EUGENE & LEONA LYNN; BULL, TIFFANY ANN; BULL, JUSTIN CARL; BULL, KAITLYN ELIZABETH | 5690 E GUY TERRY RD SPRINGDALE, AR | 001-15263-000 | A-1 |
| 7 | COLLISHAW LIVING TRUST | 5740 E SPARKLING DR SPRINGDALE, AR | 205-00007-000 | A-1 |

## LEGEND (EXISTING SYMBOLS)

| SYMBOLS | LINEWORK |
|---|---|
| BENCHMARK | EASEMENT |
| FOUND IRON PIPE/REBAR | CURB |
| PRIMARY CONTROL/SET MONUMENT | RIGHT OF WAY |
| FOUND MONUMENT/ROW | ROAD CENTERLINE |

## LEGEND (CONSTRUCT)

| SYMBOLS | LINEWORK |
|---|---|
| SET IRON PIN | EASEMENT |
| LIGHT POLE | CURB |
| | BUILDING SET BACK |
| | RIGHT OF WAY |
| | PROPERTY LINE |
| | ROAD CENTERLINE |
| | SIDEWALK TO BE CONSTRUCTED BY EACH INDIVIDUAL LOT BUILDER |
| | SIDEWALK CONSTRUCTED AS A PART OF THIS CONTRACT |

## SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.

NOTE:
SIDEWALKS ALONG COMMON AREA AND PUBLIC SPACES TO BE CONSTRUCTED IN THIS CONTRACT.

SIDEWALKS ALONG LOT FRONTAGE TO BE CONSTRUCTED LATER WITH INDIVIDUAL HOME CONSTRUCTION.

## RESIDENTIAL DENSITY

BUILDABLE LOTS: 253 LOTS
UNBUILDABLE LOTS: 8 LOTS
TOTAL LOTS: 261 LOTS

## BUILDING SETBACKS:

ZONING: SF-3
FRONT & EXTERIOR SIDE= 35' B/S
SIDE = 8' B/S
REAR = 20' B/S

## DRIVEWAY NOTE

LOTS 1, 53, 54, 82, 83, 111, 112, 140, 141, 169, 170-176, 223, 224, AND 239 SHALL NOT HAVE ACCESS TO HYLTON ROAD.
LOTS 1-17 AND 239-261 SHALL NOT HAVE ACCESS TO ALBRIGHT ROAD.

## NOTE

1. LOTS WHICH HAVE DOUBLE FRONTAGE BETWEEN STREET F AND ALBRIGHT ARE REQUESTED FOR THE ALBRIGHT SETBACK TO BE TREATED AS A REAR SETBACK.
2. HYLTON ROAD REQUESTED TO BE TERMINATED PRIOR TO THE PROPERTY LINE DUE TO STEEP TOPOGRAPHY. RIGHT OF WAY TO BE DEDICATED TO PROPERTY LINE.

## GENERAL NOTES

1. LOW AND HIGH VOLUME LOCAL STREETS SHALL HAVE STREET LIGHTS WITH A MINIMUM OF 6800 LUMENS. HYLTON ROAD IS A MINOR COLLECTOR AND SHALL HAVE STREET LIGHTS WITH A MINIMUM OF 11,000 LUMENS. ALL STREET LIGHTS SHALL BE PUBLIC AND MAINTAINED/BILLED TO THE CITY. THE STREET LIGHTS DO NOT HAVE A MAST ARM, AS THEY WILL UTILIZED OZARK'S STANDARD STREET LIGHT. ALL LIGHTS SHOWN ON THIS PLAT ARE PROPOSED, UNLESS OTHERWISE NOTED.
2. ALL CURB RADII ARE 28', MEASURED AT THE FACE OF CURB, UNLESS OTHERWISE SHOWN.
3. ADA RAMPS SHALL CONFORM TO STATE AND FEDERAL GUIDELINES WITH A MAXIMUM SLOPE RATIO OF 12:1 AND MAXIMUM CROSS SLOPE RATIO OF 50:1.
4. HORIZONTAL CONTROL DATUM OF NAD83 AND VERTICAL CONTROL DATUM OF NAVD88 WERE UTILIZED ON THIS PLAT.
5. ALL UTILITY WIRES, LINES, AND/OR CABLES SHALL BE PLACED UNDERGROUND, EXCLUDING 12 KV AND ABOVE.
6. ALL CONDUITS PLACED BY THE DEVELOPER SHALL HAVE A MINIMUM OF 48" OF COVER.
7. ANY DAMAGE TO EXISTING UTILITIES SHALL BE AT THE OWNER'S EXPENSE.
8. THERE ARE NO KNOWN REGULATORY WATERS OR EROSION ISSUES ON THIS SITE.
9. LOTS 7, 60, 89, 118, 147, 190, 210 AND 250 SHALL BE OWNED AND MAINTAINED BY THE POA.
10. NO STRUCTURE MAY BE CONSTRUCTED IN AN ACCESS EASEMENT OR DRAINAGE EASEMENT. FENCES BUILT ACROSS DRAINAGE EASEMENTS SHALL NOT IMPEDE THE FLOW OF STORM WATER FLOW AND MUST HAVE REMOVABLE PANELS TO ALLOW DRAINAGE SYSTEM MAINTENANCE. THIS WILL BE ENFORCED BY THE POA.
11. A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.
12. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
   A. DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
   B. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
   C. NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
   D. NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
   E. ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
13. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIREMENT ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS.
14. IF PERIMETER WALLS, FENCES, OR SIGNS ARE PROPOSED FOR THE DEVELOPED, DETAILED DRAWINGS WILL NEED TO BE SUBMITTED FOR APPROVAL TO SPRINGDALE WATER PRIOR TO THEIR CONSTRUCTION.
15. PERMANENT STRUCTURES, BUILDINGS, SIGNS OR OTHER ITEMS SHALL NOT BE ERECTED OR CONSTRUCTED WITHIN UTILITY EASEMENTS.
16. EXISTING AND PROPOSED FIRE HYDRANTS MUST BE LOCATED IN A GREEN SPACE A MINIMUM OF 4' BEHIND ANY CURB AND GUTTER AND 4' BEHIND ANY SIDEWALK.
17. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING POTABLE WATER METERS AND SANITARY SEWER TAPS FOR ALL PLOTTED LOTS WITHIN THIS SUBDIVISION.

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CERTIFICATE OF AUTHORIZATION

GRAPHIC SCALE IN FEET
200' 0 200'

WHISPERING SPRINGS
PHASES I - VI
SPRINGDALE, AR

Key Plan

| No. | Description | Date |
|---|---|---|

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PROJECT NO: 23303800
ISSUE DATE: 07/22/24
CONTACT: B. MURRAY
QC by: M. LOVE
QC Date: 12/01/25

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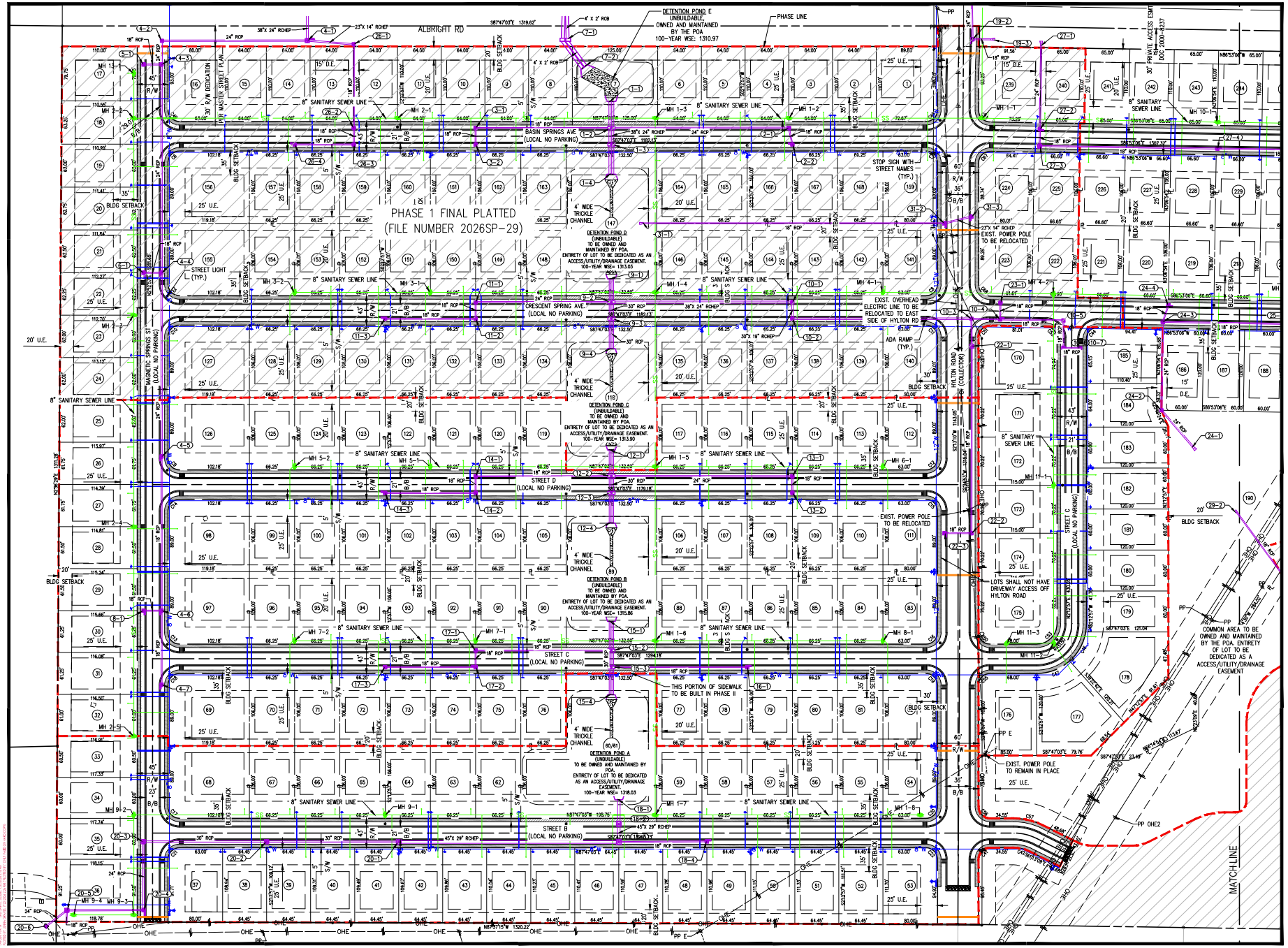
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OVERALL PRELIMINARY PLAT

C-101




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GRAPHIC SCALE IN FEET
60' 0 60'

WHISPERING SPRINGS
PHASES I - VI
SPRINGDALE, AR

Key Plan

| No. | Description | Date |
|---|---|---|

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ISSUE DATE: 07/22/26
CONTACT: B. MURRAY
SC by: M. LOVE
SC Date: 12/01/25

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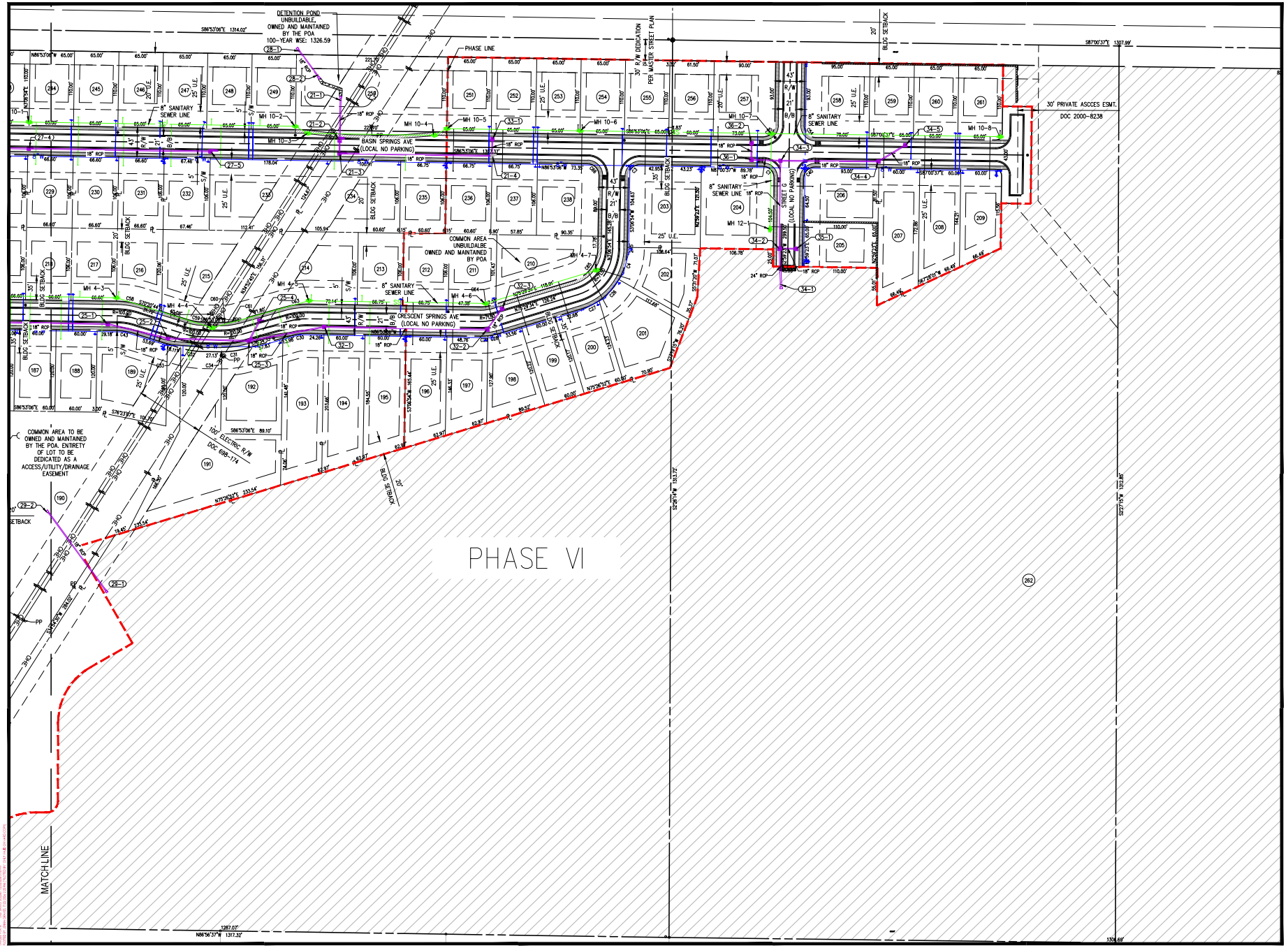
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PRELIMINARY PLAT A

C-102




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CRAFTON, TULL & ASSOCIATES, INC.
No. 109
EXPIRATION: 06/30/2025

GRAPHIC SCALE IN FEET
60' 0 60'

# WHISPERING SPRINGS PHASES I - VI

SPRINGDALE, AR

Key Plan

| No. | Description | Date |
|---|---|---|
| | | |

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QC by: M. LOVE
QC Date: 12/07/23

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PRELIMINARY PLAT B

C-103

| PARCEL AREA TABLE | |
|---|---|
| PARCEL # | AREA |
| 1 | 9809.02 |
| 2 | 7040.00 |
| 3 | 7040.00 |
| 4 | 7040.00 |
| 5 | 7040.00 |
| 6 | 7040.00 |
| 7 | 13750.00 |
| 8 | 7040.00 |
| 9 | 7040.00 |
| 10 | 7040.00 |
| 11 | 7040.00 |
| 12 | 7040.00 |
| 13 | 7040.00 |
| 14 | 7040.00 |
| 15 | 7040.00 |
| 16 | 8737.98 |
| 17 | 8794.28 |
| 18 | 7005.75 |
| 19 | 7005.29 |
| 20 | 7004.52 |
| 21 | 7003.42 |
| 22 | 7002.00 |
| 23 | 7000.26 |
| 24 | 7026.58 |
| 25 | 7052.91 |
| 26 | 7050.64 |
| 27 | 7076.75 |
| 28 | 7074.06 |
| 29 | 7099.96 |
| 30 | 7096.85 |
| 31 | 7122.54 |
| 32 | 7119.01 |
| 33 | 7085.83 |
| 34 | 7052.03 |
| 35 | 7076.68 |
| 36 | 10829.19 |
| 37 | 8644.04 |
| 38 | 7026.59 |
| 39 | 7038.43 |
| 40 | 7050.27 |
| 41 | 7062.12 |
| 42 | 7073.96 |
| 43 | 7085.81 |
| 44 | 7097.65 |
| 45 | 7109.49 |
| 46 | 7121.34 |
| 47 | 7133.18 |
| 48 | 7145.03 |
| 49 | 7156.87 |
| 50 | 7168.71 |

| PARCEL AREA TABLE | |
|---|---|
| PARCEL # | AREA |
| 51 | 7180.56 |
| 52 | 7192.40 |
| 53 | 8882.83 |
| 54 | 8417.98 |
| 55 | 7022.50 |
| 56 | 7022.50 |
| 57 | 7022.50 |
| 58 | 7022.50 |
| 59 | 7022.50 |
| 60/61 | 35112.50 |
| 62 | 7022.50 |
| 63 | 7022.50 |
| 64 | 7022.50 |
| 65 | 7022.50 |
| 66 | 7022.50 |
| 67 | 7022.50 |
| 68 | 12571.07 |
| 69 | 12571.07 |
| 70 | 7022.50 |
| 71 | 7022.50 |
| 72 | 7022.50 |
| 73 | 7022.50 |
| 74 | 7022.50 |
| 75 | 7022.50 |
| 76 | 7022.50 |
| 77 | 7022.50 |
| 78 | 7022.50 |
| 79 | 7022.50 |
| 80 | 7022.50 |
| 81 | 7022.50 |
| 82 | 8417.98 |
| 83 | 8417.98 |
| 84 | 7022.50 |
| 85 | 7022.50 |
| 86 | 7022.50 |
| 87 | 7022.50 |
| 88 | 7022.50 |
| 89 | 28090.00 |
| 90 | 7022.50 |
| 91 | 7022.50 |
| 92 | 7022.50 |
| 93 | 7022.50 |
| 94 | 7022.50 |
| 95 | 7022.50 |
| 96 | 7022.50 |
| 97 | 12571.07 |
| 98 | 12571.07 |
| 99 | 7022.50 |
| 100 | 7022.50 |
| 101 | 7022.50 |

| PARCEL AREA TABLE | |
|---|---|
| PARCEL # | AREA |
| 102 | 7022.50 |
| 103 | 7022.50 |
| 104 | 7022.50 |
| 105 | 7022.50 |
| 106 | 7022.50 |
| 107 | 7022.50 |
| 108 | 7022.50 |
| 109 | 7022.50 |
| 110 | 7022.50 |
| 111 | 8417.98 |
| 112 | 8417.98 |
| 113 | 7022.50 |
| 114 | 7022.50 |
| 115 | 7022.50 |
| 116 | 7022.50 |
| 117 | 7022.50 |
| 118 | 28090.00 |
| 119 | 7022.50 |
| 120 | 7022.50 |
| 121 | 7022.50 |
| 122 | 7022.50 |
| 123 | 7022.50 |
| 124 | 7022.50 |
| 125 | 7022.50 |
| 126 | 12571.07 |
| 127 | 12571.07 |
| 128 | 7022.50 |
| 129 | 7022.50 |
| 130 | 7022.50 |
| 131 | 7022.50 |
| 132 | 7022.50 |
| 133 | 7022.50 |
| 134 | 7022.50 |
| 135 | 7022.50 |
| 136 | 7022.50 |
| 137 | 7022.50 |
| 138 | 7022.50 |
| 139 | 7022.50 |
| 140 | 8417.98 |
| 141 | 8417.98 |
| 142 | 7022.50 |
| 143 | 7022.50 |
| 144 | 7022.50 |
| 145 | 7022.50 |
| 146 | 7022.50 |
| 147 | 28090.00 |
| 148 | 7022.50 |
| 149 | 7022.50 |
| 150 | 7022.50 |
| 151 | 7022.50 |

| PARCEL AREA TABLE | |
|---|---|
| PARCEL # | AREA |
| 152 | 7022.50 |
| 153 | 7022.50 |
| 154 | 7022.50 |
| 155 | 12571.07 |
| 156 | 12571.07 |
| 157 | 7022.50 |
| 158 | 7022.50 |
| 159 | 7022.50 |
| 160 | 7022.50 |
| 161 | 7022.50 |
| 162 | 7022.50 |
| 163 | 7022.50 |
| 164 | 7022.50 |
| 165 | 7022.50 |
| 166 | 7022.50 |
| 167 | 7022.50 |
| 168 | 7022.50 |
| 169 | 8417.98 |
| 170 | 10522.69 |
| 171 | 8075.75 |
| 172 | 8075.75 |
| 173 | 8075.75 |
| 174 | 8075.75 |
| 175 | 10350.59 |
| 176 | 10137.98 |
| 177 | 12370.97 |
| 178 | 12800.87 |
| 179 | 7204.26 |
| 180 | 7200.00 |
| 181 | 7200.00 |
| 182 | 7200.00 |
| 183 | 7200.00 |
| 184 | 7164.30 |
| 185 | 8990.06 |
| 186 | 7200.00 |
| 187 | 7200.00 |
| 188 | 7200.00 |
| 189 | 12701.11 |
| 190 | 102811.48 |
| 191 | 26447.89 |
| 192 | 11484.36 |
| 193 | 12698.92 |
| 194 | 11646.42 |
| 195 | 10499.77 |
| 196 | 9353.11 |
| 197 | 8209.01 |
| 198 | 8476.53 |
| 199 | 7211.58 |
| 200 | 7245.77 |
| 201 | 11801.46 |

| PARCEL AREA TABLE | |
|---|---|
| PARCEL # | AREA |
| 202 | 8589.81 |
| 203 | 12899.36 |
| 204 | 12911.35 |
| 205 | 7150.00 |
| 206 | 8902.98 |
| 207 | 11230.99 |
| 208 | 9512.12 |
| 209 | 7793.25 |
| 210 | 11294.24 |
| 211 | 7331.13 |
| 212 | 7075.50 |
| 213 | 7075.50 |
| 214 | 15932.79 |
| 215 | 18243.20 |
| 216 | 7407.21 |
| 217 | 7059.60 |
| 218 | 7059.60 |
| 219 | 7059.60 |
| 220 | 7059.60 |
| 221 | 7059.60 |
| 222 | 7059.60 |
| 223 | 8333.17 |
| 224 | 8505.01 |
| 225 | 7059.60 |
| 226 | 7059.60 |
| 227 | 7059.60 |
| 228 | 7059.60 |
| 229 | 7059.60 |
| 230 | 7059.60 |
| 231 | 7059.60 |
| 232 | 7150.76 |
| 233 | 15393.63 |
| 234 | 14174.43 |
| 235 | 7075.50 |
| 236 | 7075.50 |
| 237 | 7075.50 |
| 238 | 9514.78 |
| 239 | 9927.17 |
| 240 | 7150.00 |
| 241 | 7150.00 |
| 242 | 7150.00 |
| 243 | 7150.00 |
| 244 | 7150.00 |
| 245 | 7150.00 |
| 246 | 7150.00 |
| 247 | 7150.00 |
| 248 | 7150.00 |
| 249 | 7150.00 |
| 250 | 24386.52 |
| 251 | 7150.00 |

| PARCEL AREA TABLE | |
|---|---|
| PARCEL # | AREA |
| 252 | 7150.00 |
| 253 | 7150.00 |
| 254 | 7150.00 |
| 255 | 7150.00 |
| 256 | 7143.98 |
| 257 | 9837.98 |
| 258 | 10387.98 |
| 259 | 7150.00 |
| 260 | 7150.00 |
| 261 | 7150.00 |
| 262 | 2231248.51 |

NOTE:
LOT 262 DEDICATED TO PHASE VI

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH |
| C1 | 26.70' | 17.00' | 90°00'00" | N42° 00' 37"W | 24.04' |
| C2 | 3.33' | 1521.50' | 0°07'31" | N86° 56' 51"W | 3.33' |
| C3 | 26.70' | 17.00' | 90°00'00" | S48° 06' 54"W | 24.04' |
| C4 | 46.91' | 93.00' | 28°54'09" | S17° 33' 59"W | 46.42' |
| C5 | 26.70' | 17.00' | 90°00'00" | N42° 47' 03"W | 24.04' |
| C6 | 26.70' | 17.00' | 90°00'00" | N47° 12' 57"E | 24.04' |
| C7 | 26.70' | 17.00' | 90°00'00" | S42° 47' 03"E | 24.04' |
| C8 | 26.70' | 17.00' | 90°00'00" | S47° 12' 57"W | 24.04' |
| C9 | 26.70' | 17.00' | 90°00'00" | N42° 47' 03"W | 24.04' |
| C10 | 26.70' | 17.00' | 90°00'00" | N47° 12' 57"E | 24.04' |
| C11 | 26.70' | 17.00' | 90°00'00" | S42° 47' 03"E | 24.04' |
| C12 | 26.70' | 17.00' | 90°00'00" | S47° 12' 57"W | 24.04' |
| C13 | 26.70' | 17.00' | 90°00'00" | N42° 47' 03"W | 24.04' |
| C14 | 26.70' | 17.00' | 90°00'00" | N47° 12' 57"E | 24.04' |
| C15 | 26.70' | 17.00' | 90°00'00" | S42° 47' 03"E | 24.04' |
| C16 | 26.70' | 17.00' | 90°00'00" | S47° 12' 57"W | 24.04' |
| C17 | 26.70' | 17.00' | 90°00'00" | N42° 47' 03"W | 24.04' |
| C18 | 26.70' | 17.00' | 90°00'00" | N47° 12' 57"E | 24.04' |
| C19 | 26.70' | 17.00' | 90°00'00" | S42° 47' 03"E | 24.04' |
| C20 | 26.70' | 17.00' | 90°00'00" | S47° 12' 57"W | 24.04' |
| C21 | 26.70' | 17.00' | 90°00'00" | N47° 12' 57"E | 24.04' |
| C22 | 26.70' | 17.00' | 90°00'00" | S42° 47' 03"E | 24.04' |
| C23 | 26.47' | 17.00' | 89°11'54" | S42° 17' 09"E | 23.87' |
| C24 | 3.23' | 1478.50' | 0°07'31" | S86° 56' 51"E | 3.23' |
| C25 | 26.70' | 17.00' | 90°00'00" | N47° 59' 23"E | 24.04' |
| C26 | 42.84' | 93.00' | 26°23'31" | S45° 12' 49"W | 42.46' |
| C27 | 27.73' | 93.00' | 17°05'00" | S66° 57' 05"W | 27.63' |
| C28 | 17.34' | 93.00' | 10°40'50" | S80° 50' 00"W | 17.31' |
| C29 | 11.27' | 93.00' | 6°56'30" | S89° 38' 40"W | 11.26' |
| C30 | 22.66' | 78.50' | 16°32'21" | S84° 50' 44"W | 22.58' |
| C31 | 34.15' | 121.50' | 16°06'23" | S84° 37' 44"W | 34.04' |
| C32 | 32.33' | 121.50' | 15°14'47" | N79° 15' 42"W | 32.24' |
| C33 | 2.74' | 121.50' | 1°17'35" | N70° 59' 32"W | 2.74' |
| C34 | 0.92' | 121.50' | 0°25'59" | N87° 06' 05"W | 0.92' |
| C40 | 26.70' | 17.00' | 90°00'00" | N47° 59' 23"E | 24.04' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH |
| C41 | 26.70' | 17.00' | 90°00'00" | N47° 12' 57"E | 24.04' |
| C42 | 24.81' | 53.50' | 26°33'54" | S74° 30' 06"E | 24.58' |
| C43 | 22.66' | 78.50' | 16°32'21" | N78° 36' 55"W | 22.58' |
| C44 | 26.97' | 17.00' | 90°53'58" | S47° 39' 56"W | 24.23' |
| C45 | 12.35' | 73.00' | 9°41'48" | S7° 03' 51"W | 12.34' |
| C46 | 49.37' | 73.00' | 38°45'01" | S31° 17' 15"W | 48.44' |
| C47 | 52.94' | 73.00' | 41°33'11" | S71° 26' 21"W | 51.79' |
| C48 | 26.67' | 17.00' | 89°54'09" | S47° 15' 53"W | 24.02' |
| C49 | 26.70' | 17.00' | 90°00'00" | N42° 47' 03"W | 24.04' |
| C50 | 26.70' | 17.00' | 90°00'00" | N42° 47' 03"W | 24.04' |
| C51 | 26.97' | 17.00' | 90°53'58" | N47° 39' 56"E | 24.23' |
| C52 | 26.44' | 17.00' | 89°06'02" | S42° 20' 04"E | 23.85' |
| C53 | 47.12' | 30.00' | 90°00'00" | S47° 12' 57"W | 42.43' |
| C54 | 26.70' | 17.00' | 90°00'00" | S42° 00' 37"E | 24.04' |
| C55 | 26.70' | 17.00' | 90°00'00" | S47° 12' 57"W | 24.04' |
| C56 | 26.70' | 17.00' | 90°00'00" | S42° 47' 03"E | 24.04' |
| C57 | 44.74' | 96.50' | 26°33'54" | S74° 30' 06"E | 44.34' |
| C58 | 35.07' | 121.50' | 16°32'21" | S78° 36' 55"E | 34.95' |
| C59 | 22.66' | 78.50' | 16°32'21" | S78° 36' 55"E | 22.58' |
| C60 | 8.89' | 78.50' | 6°29'11" | N89° 52' 19"E | 8.88' |
| C61 | 13.77' | 78.50' | 10°03'10" | N81° 36' 08"E | 13.76' |
| C63 | 35.07' | 121.50' | 16°32'21" | N84° 50' 44"E | 34.95' |
| C64 | 15.38' | 50.00' | 17°37'20" | N84° 18' 14"E | 15.32' |
| C65 | 63.16' | 50.00' | 72°22'40" | N39° 18' 14"E | 59.04' |
| C66 | 26.70' | 17.00' | 90°00'00" | N41° 53' 06"W | 24.04' |
| C67 | 26.97' | 17.00' | 90°53'58" | S47° 39' 56"W | 24.23' |
| C68 | 26.44' | 17.00' | 89°06'02" | S42° 20' 04"E | 23.85' |

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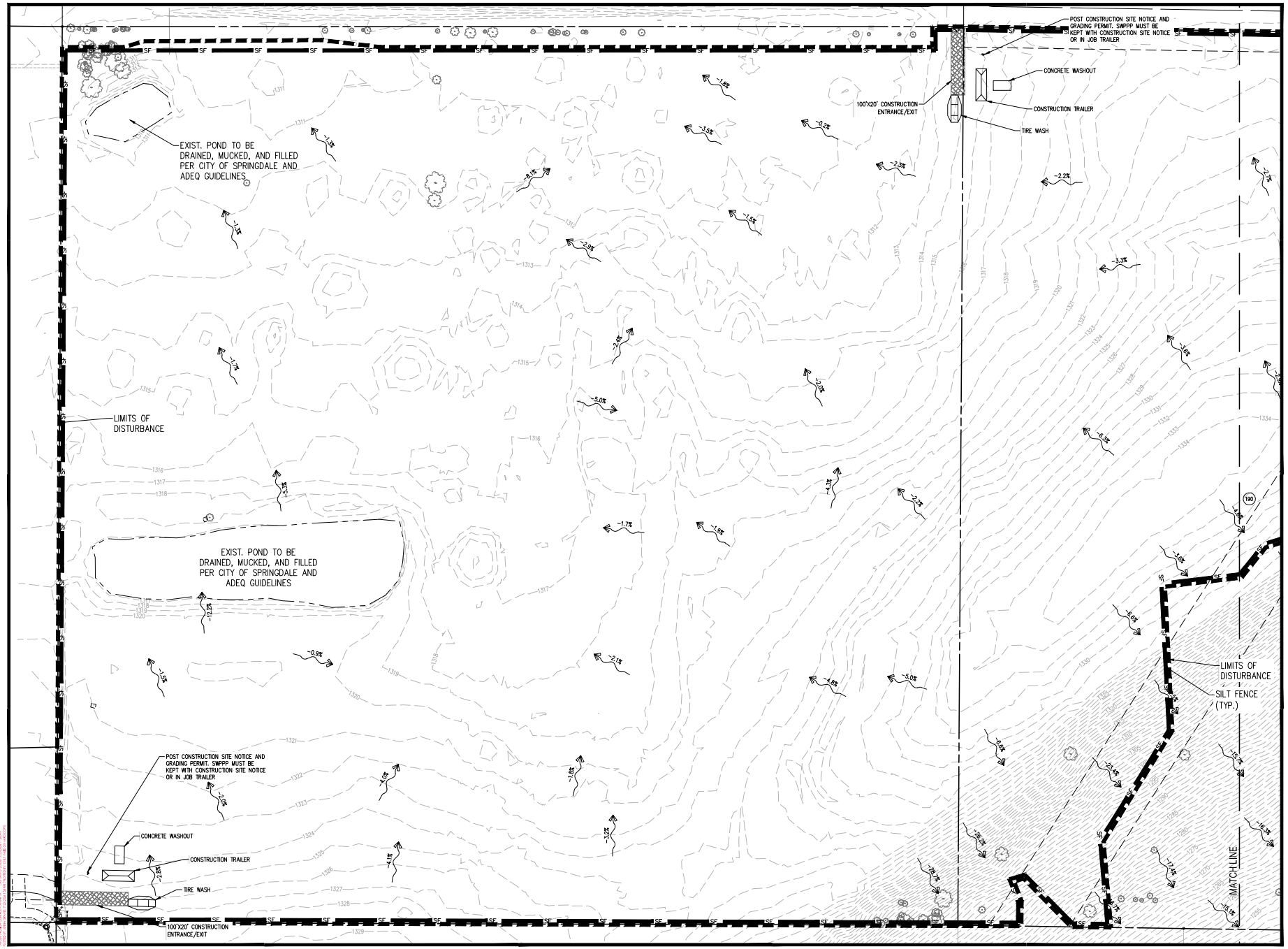
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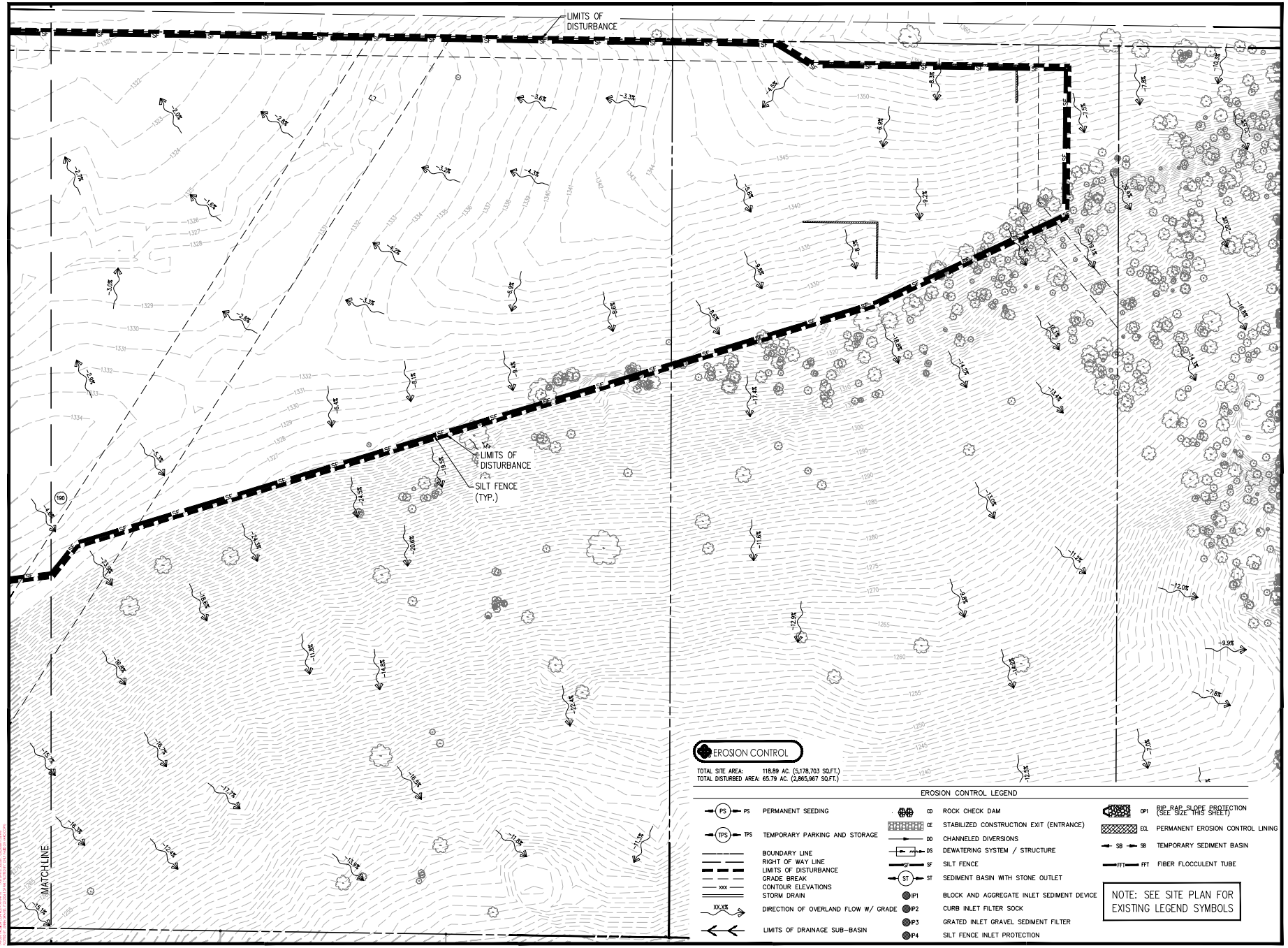
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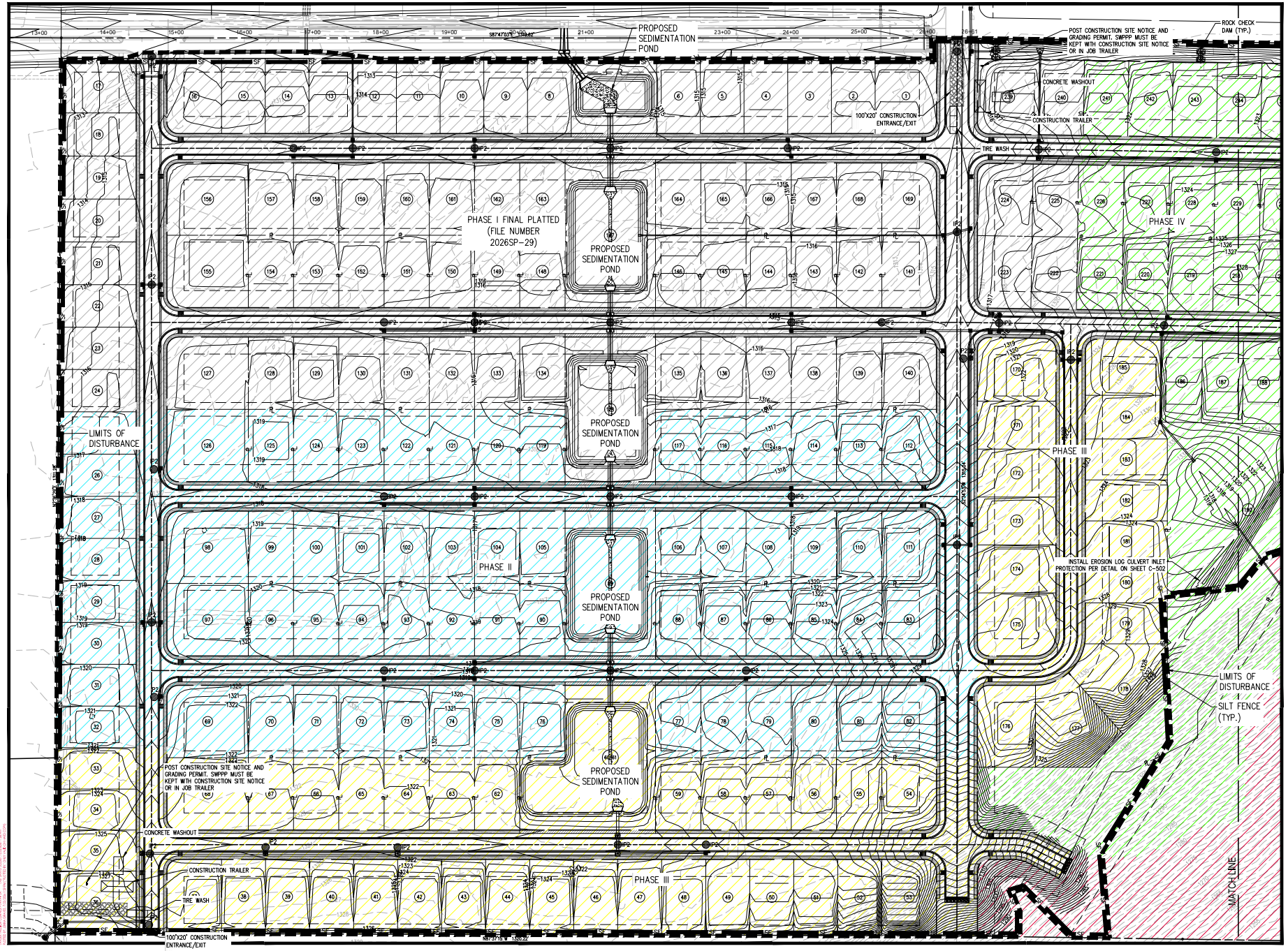
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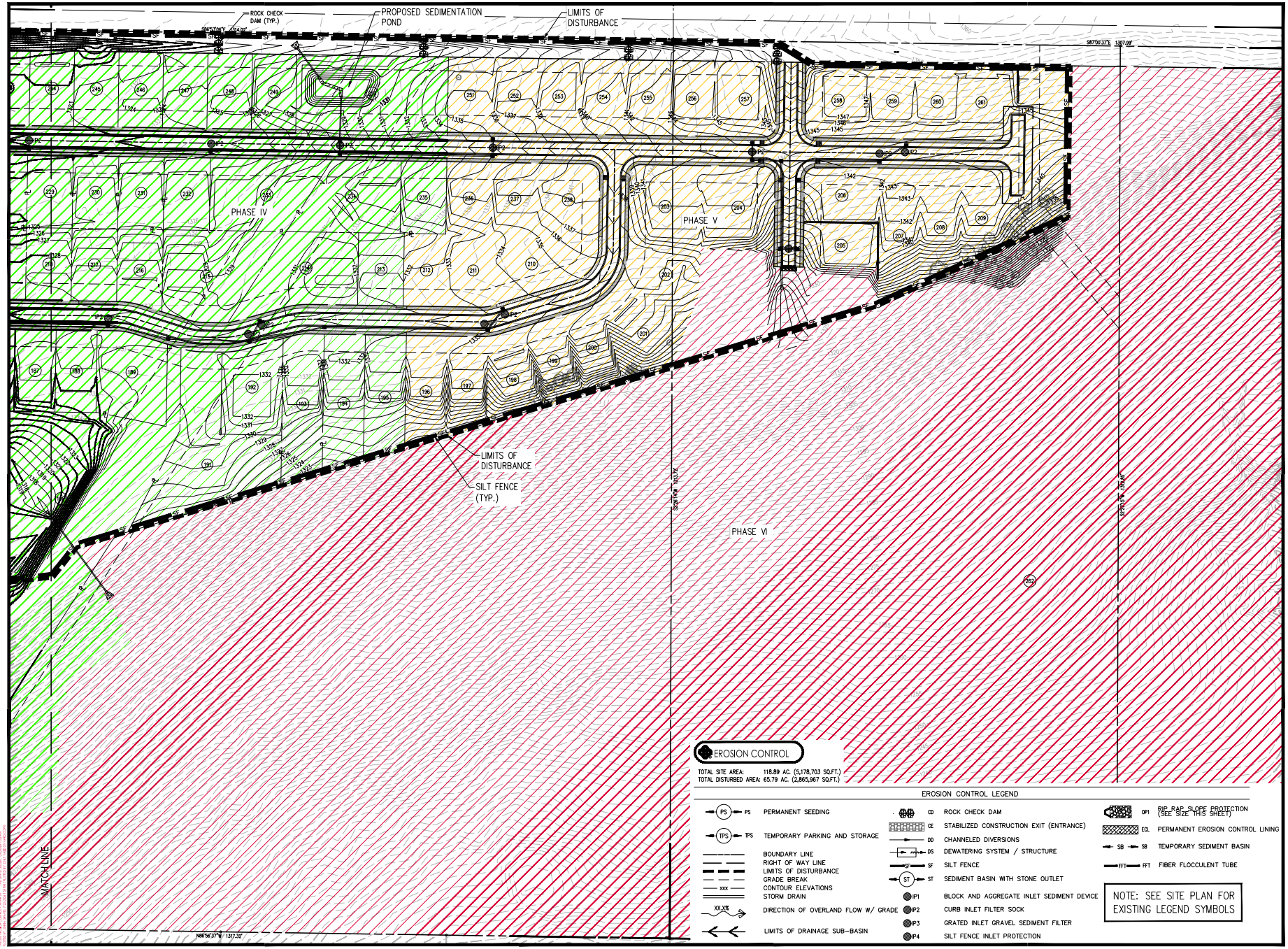
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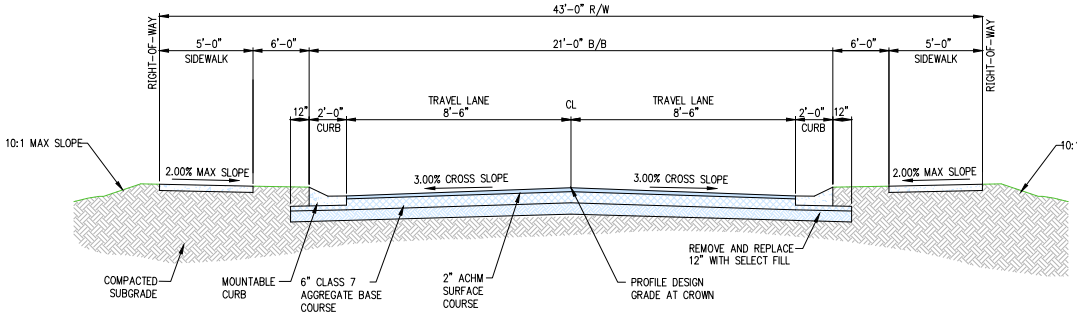
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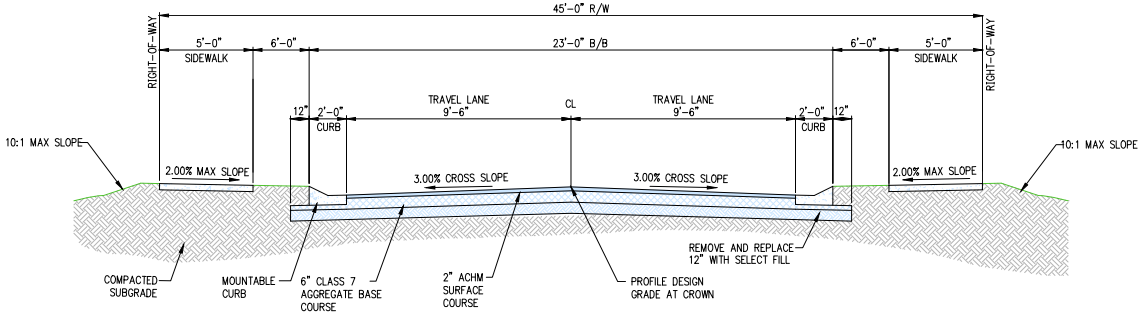
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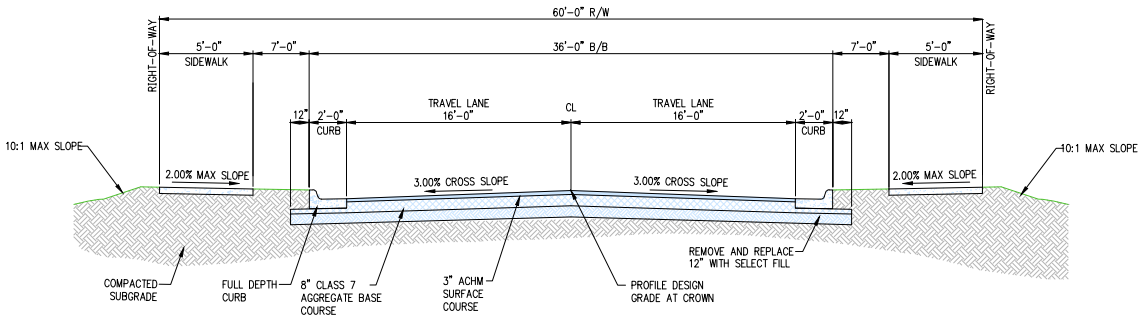
C-108




LOCAL STREET NO PARKING, BASIN SPRINGS AVE, CRESCENT SPRINGS ST, STREET B, C, D, & G
NTS




LOCAL STREET NO PARKING, MAGNETIC SPRINGS ST
NTS




COLLECTOR, HYLTON ROAD
NTS

GENERAL NOTES:
1. ALL EXCAVATION, EMBANKMENT, BASE, CURB, ASPHALT PAVING AND CONCRETE SIDEWALK SHALL CONFORM TO THE CITY OF SPRINGDALE STANDARD SPECIFICATIONS FOR STREET AND DRAINAGE CONSTRUCTION, VERSION 4, NOVEMBER 2005.
2. CONTRACTOR SHALL CALL ONE CALL TO HAVE EXISTING UTILITIES MARKED PRIOR TO CONSTRUCTION BEGINNING.
3.. ALL BEST MANAGEMENT PRACTICES SHALL BE IN PLACE PRIOR TO STREET CONSTRUCTION BEGINNING, INCLUDING ALL DETENTION PONDS. REFER TO THE PROJECT SWPPP FOR MORE INFORMATION.

SUBGRADE NOTES:
1. THE SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH SECTION 203 FOR THE STANDARD SPECIFICATIONS, AND IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, PROVIDED BY GTS.

BASE COURSE NOTES:
1. BASE COURSE MATERIAL SHALL NOT BE PLACED ON FROZEN SUGRADE OR SUBBASE.
2. THE AGGREGATE SHALL BE PLACED ON THE SUBGRADE OR OTHER BASE COURSE MATERIAL AND SPREAD UNIFORMLY TO SUCH DEPTH AND LINES THAT WHEN COMPACTED, IT WILL HAVE THE THICKNESS, WIDTH, AND CROSS SECTION SHOWN ON THE PLANS. BASE MATERIAL SHALL EXTEND FULL DEPTH TO 1' OR GREATER BEYOND THE PLANNED BACK OF CURB LINE.
3. THE AGGREGATE MATERIAL SHALL BE SPREAD THE SAME DAY THAT IT IS HAULED. SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT NO SEGREGATION OF COURSE AND FINE PARTICLES NOR NESTS OR HARD AREAS CAUSED BY DUMPING THE AGGREGATE ON THE SUBGRADE WILL EXIST. CARE SHALL BE TAKEN TO PREVENT MIXING OF SUBGRADE OF UNSPECIFIED MATERIAL WITH THE BASE COURSE MATERIAL IN THE BLADING AND SPREADING OPERATION.
4. EACH COURSE SHALL BE THOROUGHLY MIXED FOR THE FULL DEPTH OF THE COURSE AND SHALL BE COMPACTED BY ANY SATISFACTORY METHOD THAT WILL PRODUCE THE DENSITY SPECIFIED. THE AGGREGATE SHALL BE MAINTAINED SUBSTANTIALLY AT OPTIMUM MOISTURE DURING THE MIXING, SPREADING, AND COMPACTING OPERATIONS. THE SPECIFIED GRADE AND CROSS SECTION SHALL BE MAINTAINED BY BLADING THROUGHOUT THE COMPACTION OPERATION. THE MATERIAL IN EACH COURSE SHALL BE COMPACTED TO A DENSITY, NOT LESS THAN 95% OF THE MAXIMUM DENSITY DETERMINED IN THE LABORATORY BY AASHTO T 180 OR ASTM D1557. THE AGGREGATE SHALL BE COMPACTED ACROSS THE FULL WIDTH OF APPLICATION.
5. THE COMPACTED BASE COURSE SHALL BE TESTED FOR DEPTH AND ANY DEFICIENCIES CORRECTED BY SCARIFYING, PLACING ADDITIONAL MATERIAL, MIXING, RESHAPING, AND RECOMPACTING TO THE SPECIFIED DENSITY, AS DIRECTED. THE BASE COURSE SHALL BE SHAPED FOR ITS FULL WIDTH TO THE REQUIRED GRADE AND CROSS SECTION. THE FINISHED BASE COURSE LAYER SHALL NOT VARY AT ANY POINT BY MORE THAN .02 FOOT FROM THE PRESCRIBED ELEVATION.

PAVING NOTES:
1. MARSHALL AND SUPERPAVE MIXES ARE BOTH ACCEPTABLE (REFER TO SECTION 403 OF THE STANDARD SPECIFICATIONS). MARSHALL MIXES SHALL BE PER SECTION 406 OF THE AHTD STANDARD SPECIFICATIONS EDITION OF 1996 AND SECTION 403.02 OF THE STANDARD SPECIFICATIONS. SUPERPAVE SURFACE COURSE SHALL BE PER SECTION 407 OF THE AHTD STANDARD SPECIFICATIONS EDITION OF 2003 AND SECTION 403.03 OF THE STANDARD SPECIFICATIONS.
2. THE MIXTURE SHALL BE PLACED ON AN APPROVED SURFACE, SPREAD, AND STRUCK OFF TO THE LINE, GRADE, AND ELEVATION ESTABLISHED. THE MIXTURE SHALL BE PLACED ONLY ON A BASE THAT SHOWS NO EVIDENCE OF FREE MOISTURE, AND ONLY WHEN WEATHER CONDITIONS ARE SUITABLE.
3. THE MIXTURE FROM ALL TYPES OF PLANTS SHOULD BE DELIVERED TO THE PAVER WITHIN THE RECOMMENDED COMPACTION TEMPERATURE RANGE AS SHOWN ON THE APPROVED JOB MIX DESIGN. THESE RECOMMENDED TEMPERATURES SHOULD BE USED IN PLACING AND COMPACTING THE MATERIAL IN ADDITION, SURFACE AND BINDER COURSE MIXTURES SHALL NOT BE PLACED ON THE ROADWAY AT A TEMPERATURE LOWER THAN 250° F.
4. THE PAVER SHALL UNIFORMLY DISTRIBUTE AND COMPACT THE MIXTURE IN FRONT OF THE SCREED FOR THE FULL WIDTH BEING PAVED. THE SCREED OR STRIKE-OFF ASSEMBLY SHALL EFFECTIVELY PRODUCE A FINISHED SURFACE OF SMOOTH AND UNIFORM TEXTURE WITHOUT TEARING, SHOVING, OR GOUGING THE MIXTURE. THE PAVER SHALL BE OPERATED AT FORWARD SPEEDS CONSISTENT WITH SATISFACTORY LAYING OF THE MIXTURE. THE SPEED OF THE PAVER SHALL BE MATCHED WITH THE PLANT PRODUCTION RATE AND NUMBER OF HAULING UNITS. STOP AND GO OPERATION OF THE PAVER IS TO BE AVOIDED.
5. THE MIXTURE, AFTER BEING SPREAD, SHALL BE THOROUGHLY COMPACTED BY ROLLING AS SOON AS IT WILL BEAR THE WEIGHT OF THE ROLLERS WITHOUT UNDUE DISPLACEMENT. WHEN USING VIBRATORY ROLLERS, THE CONTRACTOR SHALL EXERCISE DUE CAUTION TO PREVENT ANY DETERIORATION OF THE MATERIAL CAUSED BY EXCESSIVE ROLLING OR VIBRATION. VIBRATORY ROLLERS SHALL BE OPERATED IN SUCH A MANNER THAT OVERLAP OF ADJACENT PASSES SHALL BE HELD TO A MINIMUM. VIBRATION SHALL NOT BE USED ON COURSES LESS THAN 1 1/2 THICK.
6. BITUMINOUS MIXTURES SHALL NOT BE PLACED ON ANY WET OR FROZEN SURFACE OR WHEN WEATHER CONDITIONS OTHERWISE PREVENT THE PROPER HANDLING AND FINISHING OF THE MIXTURE.
7. BITUMINOUS MIXTURES MAY ONLY BE PLACED WHEN EITHER THE AMBIENT AIR TEMPERATURE OR THE ROAD SURFACE TEMPERATURE IS EQUAL TO OR GREATER THAN THAT SHOWN IN THE TABLE.
8. REGARDLESS OF THE TEMPERATURES HEREIN SPECIFIED, PAVING WILL NOT BE ALLOWED UNLESS SPECIFIC DENSITY, EITHER BY PERCENT OF FIELD MOLD DENSITY OR BY ROLLING PROCEDURE, CAN BE ACHIEVED BEFORE THE BITUMINOUS MIXTURE COOLS TO 175 DEGREES FAHRENHEIT.

BITUMINOUS PLACEMENT TEMPERATURE LIMITATIONS:

| Paving Course | Thickness (Inches) | Min. Air Temperature (Degrees F.) | Min. Road Surface Temperature (Degrees F.) |
|---|---|---|---|
| Surface | All | 45 | 45 |
| Subsurface | Less than 3 | 40 | 45 |
| Subsurface | 3 or more | 30 | 35 |

CONCRETE CURB AND GUTTER
1. THE SUBGRADE SHALL BE SHAPED TO THE REQUIRED DEPTH BELOW THE FINISHED SURFACE, ACCORDING TO THE DIMENSIONS SHOWN ON THE PLANS, AND SHALL BE COMPACTED TO A FIRM, EVEN SURFACE. WHERE CURB IS TO BE PLACED AS PART OF A STREET, THE COMPACTION REQUIREMENTS OF THE STREET SHALL APPLY TO THE SUBGRADE AND BASE COURSE UNDERNEATH THE CURB.
2. INTEGRAL CURB. AFTER THE CONCRETE PAVEMENT HAS BEEN STRUCK OFF, THE CURB FORMS SHALL BE CLAMPED OR OTHERWISE SECURELY FASTENED IN PLACE TO THE SLAB FORM AND ADDITIONAL CONCRETE FOR THE CURB SHALL THEN BE DEPOSITED AND THOROUGHLY TAMPED. THE CONCRETE SHALL BE PLACED WITHIN 30 MINUTES AFTER THE PAVEMENT SLAB HAS BEEN FINISHED AND CARE SHALL BE TAKEN TO SECURE MONOLITHIC CONSTRUCTION. THE CONCRETE SHALL BE SPADED OR VIBRATED SUFFICIENTLY TO ELIMINATE VOIDS AND SHALL BE TAMPED TO BRING THE MORTAR TO THE SURFACE. IT SHALL THEN BE FINISHED SMOOTH AND EVEN WITH A WOOD FLOAT AND GIVEN A CLASS 6 FINISH ACCORDING TO SECTION 601.16. THE EDGES SHALL BE ROUNDED WITH AN APPROVED FINISHING TOOL TO THE RADIUS SHOWN ON THE PLANS.
3. CONCRETE CURB OR CONCRETE COMBINATION CURB AND GUTTER. THE CONCRETE SHALL BE DEPOSITED IN THE FORMS UPON WETTED SUBGRADE AND VIBRATED AND SPADED UNTIL MORTAR ENTIRELY COVERS THE SURFACE, AFTER WHICH IT SHALL BE FINISHED SMOOTH AND EVEN BY MEANS OF A WOOD FLOAT AND GIVEN A CLASS 6 FINISH ACCORDING TO SECTION 601.16. EDGES SHALL BE ROUNDED AS SHOWN ON THE PLANS WHILE THE CONCRETE IS STILL PLASTIC.
4. EXPANSION JOINTS FOR CONCRETE CURB OR CONCRETE COMBINATION OF CURB AND GUTTER SHALL BE INSTALLED AT STATIONARY STRUCTURES SUCH AS CATCH BASINS, DROP INLETS, ETC., AND AT ENDS OF CURB RETURNS. WHERE CURB AND GUTTER IS CONSTRUCTED ADJACENT TO OR ON RIGID PAVEMENTS, THE LOCATION AND WIDTH OF JOINTS SHALL COINCIDE WITH THOSE IN THE PAVEMENT, WHERE PRACTICABLE. EXPANSION JOINTS SHALL HAVE A THICKNESS OF ¼Δ AND SHALL BE FILLED WITH JOINT FILLER ACCORDING TO SECTION 601.11 SHAPED TO THE CROSS SECTION OF THE CURB AND CONSTRUCTED AT RIGHT ANGLES TO THE CURB LINE
5. CONTRACTION JOINTS FOR CONCRETE CURB OR CONCRETE COMBINATION CURB AND GUTTER SHALL BE 1/8Δ TO 3/8Δ WIDE X 1 ½Δ DEEP AND SHALL BE CONSTRUCTED AT 15' INTERVALS. THEY SHALL BE CONSTRUCTED AT RIGHT ANGLES TO THE CENTERLINE AND PERPENDICULAR TO THE SURFACE OF THE CURB AND GUTTER. WHERE CURB AND GUTTER IS CONSTRUCTED ADJACENT TO OR ON RIGID PAVEMENTS, THE LOCATION AND WIDTH OF JOINTS SHALL COINCIDE WITH THOSE IN THE PAVEMENT, WHERE PRACTICABLE. CONTRACTION JOINTS SHALL BE FORMED BY SAWING, UNLESS OTHERWISE SPECIFIED, AND FILLED ACCORDING TO THE REQUIREMENTS FOR JOINT SEALS AS SPECIFIED IN SECTION 601.11, OR WITH A COMMERCIALLY AVAILABLE SILICONE PRODUCT APPROVED BY THE CITY.
6. SURFACE TESTS. BEFORE THE CONCRETE IS GIVEN THE FINAL FINISHING, THE SURFACE OF THE GUTTER AND THE TOP OF THE CURB SHALL BE TRUE TO LINE AND GRADE. THE MAXIMUM VARIATION IN 10' SHALL NOT EXCEED 3/8Δ.
7. CURING. WHEN COMPLETED, THE CONCRETE SHALL BE CURED AS SPECIFIED IN SECTION 601.15.
8. BACKFILLING. AFTER THE CONCRETE HAS SET SUFFICIENTLY, THE SPACE BEHIND THE CURB SHALL BE REFILLED TO THE REQUIRED ELEVATION WITH SUITABLE MATERIAL, FREE FROM TOPSOIL, LEAVES, TWIGS, OR OTHER ORGANIC MATERIAL, TRASH, LARGE ROCKS, OR OTHER DELETERIOUS MATERIALS. THIS MATERIAL SHALL BE FIRMLY COMPACTED TO 90% OF THE MATERIAL'S MAXIMUM DENSITY AS DETERMINED BY AASHTO T99 OR ASTM D698 BY MEANS OF APPROVED MECHANICAL EQUIPMENT AND NEATLY GRADED.

CONCRETE SIDEWALK
1. COMPACTION REQUIREMENTS OF THE STREET SHALL APPLY TO THE SUBGRADE AND BASE COURSE UNDERNEATH THE CURB.
2. SUBGRADE. THE SUBGRADE SHALL BE EXCAVATED OR FILLED TO THE REQUIRED GRADE. UNACCEPTABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL, FREE FROM TOPSOIL, LEAVES, TWIGS, OR OTHER ORGANIC MATERIAL, TRASH, LARGE ROCKS, OR OTHER DELETERIOUS MATERIALS, AND THE ENTIRE SUBGRADE SHALL BE THOROUGHLY COMPACTED WITH APPROVED MECHANICAL EQUIPMENT TO NOT LESS THAN 90% OF THE MATERIAL'S MAXIMUM DENSITY AS DETERMINED BY AASHTO T99 OR ASTM D698.
3. PLACING AND FINISHING. THE CONCRETE SHALL BE DEPOSITED IN THE FORMS UPON THE WETTED SUBGRADE TO SUCH DEPTH THAT WHEN IT IS COMPACTED AND FINISHED, THE TOP SHALL BE AT THE REQUIRED ELEVATION. IT SHALL BE THOROUGHLY CONSOLIDATED AND THE EDGES ALONG THE FORMS SPADED TO PREVENT HONEYCOMB. THE TOP SHALL THEN BE STRUCK OFF WITH A STRAIGHTEDGE AND TAMPED OR VIBRATED SUFFICIENTLY TO FLUSH MORTAR TO THE SURFACE. AFTER WHICH IT SHALL BE GIVEN A CLASS 6 FINISH ACCORDING TO SECTION 601.16. EDGES SHALL BE ROUNDED WITH A ½Δ RADIUS, INCLUDING EDGES AT JOINTS. TRANSVERSE JOINTS IN THE WALKS SHALL BE CUT WITH A ½Δ JOINTER AT INTERVALS NOT GREATER THAN THE WIDTH OF THE WALK BEING CONSTRUCTED, OR AS DIRECTED. WHEN COMPLETED, THE CONCRETE SHALL BE CURED AS SPECIFIED IN SECTION 601.15.
4. BACKFILLING. AFTER THE FORMS HAVE BEEN REMOVED, THE SPACES ON EACH SIDE OF THE WALK SHALL BE BACKFILLED WITH SUITABLE MATERIAL, WHICH SHALL BE FIRMLY COMPACTED AND NEATLY GRADED. TOPSOIL MEETING THE REQUIREMENTS OF SECTION 204 SHALL BE USED WHEN AREAS ADJACENT TO THE SIDEWALK ARE TO BE SEEDED OR SODDED.
5. EXPANSION JOINTS. A SPACE NOT LESS THAN ½Δ WIDE SHALL BE LEFT BETWEEN THE SIDEWALKS AND ADJACENT STRUCTURES, EXCEPT THAT NO SPACE SHALL BE LEFT BETWEEN THE SIDES OF THE WALKS AND ADJACENT CURBS. THIS SPACE SHALL BE FILLED WITH APPROVED JOINT FILLER COMPLYING WITH AASHTO M 213.

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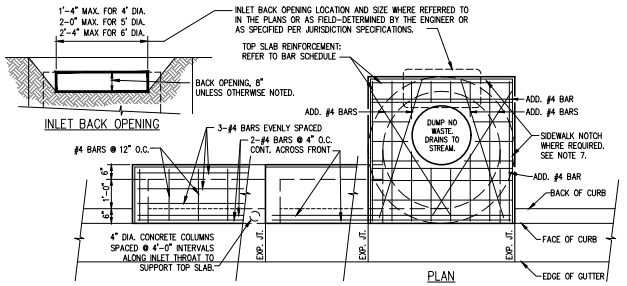
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PP26-07

TYPICAL SECTION

C-501

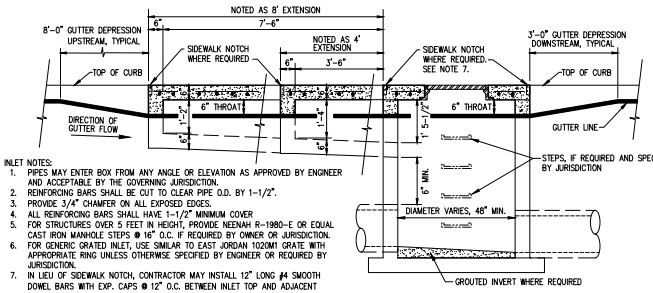



| INLET INSIDE DIAMETER SCHEDULE | | |
|---|---|---|
| DIAMETER OF LARGEST PIPE ENTERING INLET | INSIDE INLET DIAMETER | MINIMUM INLET WALL THICKNESS |
| 12" TO 27" | 4'-0" DIA. | 6" |
| 30" TO 42" | 5'-0" DIA. | 8" |
| 48" TO 54" | 6'-0" DIA. | |
| PIPES ARE LIMITED TO 60 DEGREES. IF GREATER, USE NEXT LARGER-DIAMETER INLET BARREL. | | |

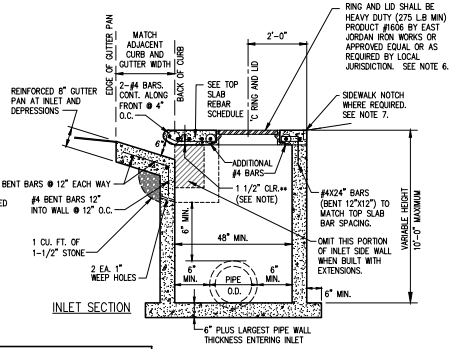
| NON-TRAFFIC TOP SLAB REINFORCEMENT SCHEDULE | |
|---|---|
| INSIDE DIAMETER OF INLET BARREL | TOP SLAB BARS |
| 4'-0" | #4s @ 8" O.C. EACH WAY CENTERED |
| 5'-0" | #4s @ 7" O.C. EACH WAY CENTERED |
| 6'-0" | #5s @ 9" O.C. EACH WAY CENTERED |

**REBAR CLEARANCE NOTE
SINGLE MAT: 2-1/2" CLEAR
DOUBLE MAT: 1-1/2" CLEAR

L (LENGTH) ALONG CURB IF APPLICABLE
W (WIDTH) FRONT TO BACK
4' X 6'
TYPICAL CURB INLET AND JUNCTION MANHOLE NOMENCLATURE




INLET NOTES:
1. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION AS APPROVED BY ENGINEER AND ACCEPTABLE BY THE GOVERNING JURISDICTION.
2. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE O.D. BY 1-1/2".
3. PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES.
4. ALL REINFORCING BARS SHALL HAVE 1-1/2" MINIMUM COVER
5. FOR STRUCTURES OVER 5 FEET IN HEIGHT, PROVIDE NEENAH R-1980-E OR EQUAL CAST IRON MANHOLE STEPS @ 16" O.C. IF REQUIRED BY OWNER OR JURISDICTION.
6. FOR GENERIC GRATED INLET, USE SIMILAR TO EAST JORDAN 1020M1 GRATE WITH APPROPRIATE RING UNLESS OTHERWISE SPECIFIED BY ENGINEER OR REQUIRED BY JURISDICTION.
7. IN LIEU OF SIDEWALK NOTCH, CONTRACTOR MAY INSTALL 12" LONG #4 SMOOTH DOWEL BARS WITH EXP. CAPS @ 12" O.C. BETWEEN INLET TOP AND ADJACENT SIDEWALK.
8. PROVIDE 6" MINIMUM CLEARANCE BETWEEN PIPE O.D. AND INLET SIDES, TOP, EXTENSIONS, DEPRESSIONS, AND OPENINGS.
9. CONCRETE TO BE CLASS B, 3500#, WITH 4%-7% A.E.
10. TOP OF INLET AND SURFACE OF LID MUST BE FLUSH WITH SIDEWALK. MAXIMUM VERTICAL CHANGE SHALL NOT EXCEED 1/4 INCH.



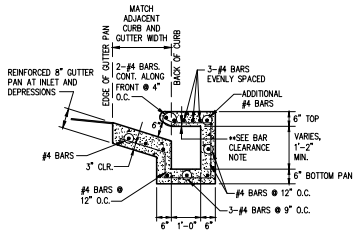

NON-TRAFFIC ONLY

## TYPICAL CIRCULAR NON-TRAFFIC CURB INLET (TYPICAL CIRCULAR NON-TRAFFIC JUNCTION BOX & GRATED INLET SIMILAR)

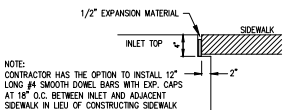
NTS

NOTE: THIS DETAIL IS GENERIC, NOT JURISDICTION OR SITE-SPECIFIC. USE JURISDICTION-SPECIFIC DETAILS WHEN AND WHERE REQUIRED.
THIS NON-TRAFFIC DETAIL IS INTENDED FOR SIDEWALK LOADING ONLY WITH UNIFORMLY DISTRIBUTED LIVE LOAD OF 100 PSF OF CONCENTRATED LIVE LOAD OF 3000 POUNDS.

REVISED 8/07/2025

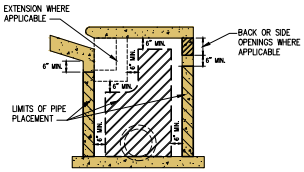



TYPICAL NON-TRAFFIC EXTENSION SECTION




NOTE:
CONTRACTOR HAS THE OPTION TO INSTALL 12" LONG #4 SMOOTH DOWEL BARS WITH EXP. CAPS AT 18" O.C. BETWEEN INLET AND ADJACENT SIDEWALK IN LIEU OF CONSTRUCTING SIDEWALK NOTCH.

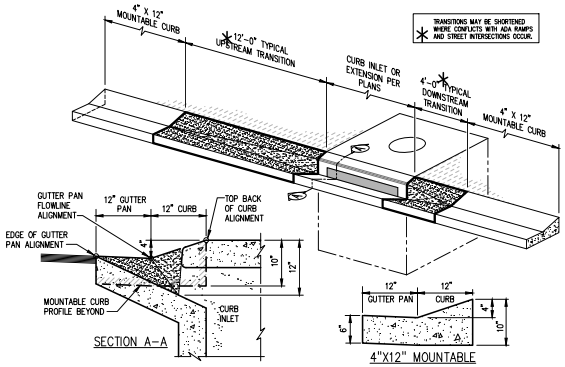
DETAIL OF NOTCH FOR SIDEWALK SUPPORTS
SEE PLANS FOR SIDEWALK LOCATIONS
REVISED 04/03/15




PIPE CLEARANCE PLACEMENT LIMITS
MAINTAIN 6" MINIMUM CLEARANCE BETWEEN PIPE O.D. AND INLET SIDES, TOP, EXTENSIONS, DEPRESSIONS, AND OPENINGS.

| CONCRETE CHARACTERISTICS | CLASS A | CLASS B |
|---|---|---|
| MIN. COMPRESSION STRENGTH (PSI AT 28 DAYS) | 3000 | 3500 |
| MIN. CEMENT CONTENT (BAGS PER CUBIC YARD) | 5.5 | 6.0 |
| MAX. NET WATER / 94LB. BAG (GALLONS) | 6.5 | 5.5 |
| SLUMP RANGE (INCHES) | 1-4* | 1-4* |
| AIR CONTENT RANGE (%) | 4-7 | 4-7 |
| MAX. FLY ASH CONTENT (%) | 20 | 20 |

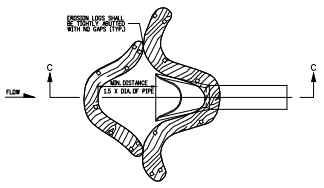
* MAX. SLUMP SHALL BE 2" WHEN SLIP FORM PAVEMENT METHODS ARE USED.



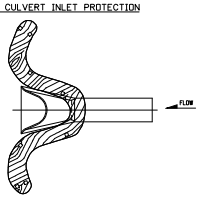

## 4"X12" MOUNTABLE CURB TRANSITION at CURB INLETS & EXTENSIONS

NTS

NON-TRAFFIC ONLY




EROSION LOG CULVERT INLET PROTECTION




EROSION LOG CULVERT OUTLET PROTECTION

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architecture | engineering | surveying
479.636.4838 t
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WHISPERING SPRINGS PHASES I - VI

SPRINGDALE, AR

Key Plan

| No. | Description | Date |
|---|---|---|

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ISSUE DATE: 07/22/24
CONTACT: S. MURRAY
QC by: M. LOVE
QC Date: 12/01/25

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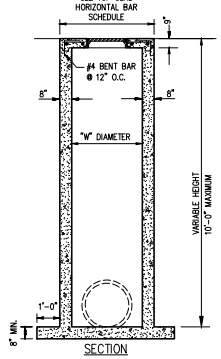
STANDARD DETAILS

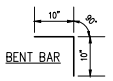
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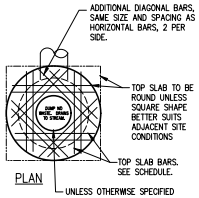
| TOP SLAB HORIZONTAL REINFORCEMENT SCHEDULE | | |
|---|---|---|
| TOP SLAB THICKNESS | "W" INSIDE DIAMETER OF INLET BARREL | TOP SLAB BARS, VEHICLE LOADS |
| VEHICLE LOADS, 9" | 6'-0" MAXIMUM | #5 @ 6" O.C. EACH WAY, DOUBLE MAT |

| "W" INLET INSIDE DIAMETER SCHEDULE | | |
|---|---|---|
| "W" BARREL DIAMETER TO BE DETERMINED BY CONSIDERING DEPTH OF BURY, PIPE SIZES AND PIPE ARRANGEMENT REQUIREMENTS. | DIAMETER OF LARGEST PIPE ENTERING INLET | "W" MINIMUM INLET DIAMETER |
| | 12" TO 27" | 4'-0" DIA. |
| | 30" TO 42" | 5'-0" DIA. |
| | 48" TO 54" | 6'-0" DIA. |
| | PIPES ARE LIMITED TO 60 DEGREES. IF GREATER, USE NEXT LARGER-DIAMETER INLET BARREL. | |

NOTES:
1. PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES UNLESS ADJACENT TO SIDEWALKS OR OTHER CONCRETE SURFACES.
2. BASE AND INLET WALLS TO BE POURED MONOLITHICALLY.
3. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION APPROVED BY THE ENGINEER.
4. ALL #4 & #5 REINFORCING BARS TO BE GRADE 60 AND HAVE 1-1/2" MINIMUM COVER. >#5, 2" COVER.
5. PROVIDE DOUBLE MAT FOR SQUARE-TOP SLAB.
6. TOP SLAB, CLASS B, 3500#, 4%-7% A.E.



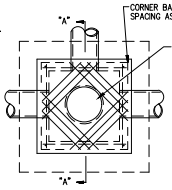

TRAFFIC-RATED

## TYPICAL TRAFFIC-RATED CIRCULAR-BARREL JUNCTION BOX
NTS

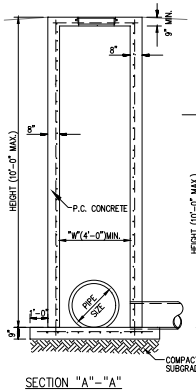
NOTE: THIS DETAIL IS GENERIC, NOT JURISDICTION OR SITE-SPECIFIC. USE JURISDICTION-SPECIFIC DETAILS WHEN AND WHERE REQUIRED.

REVISED 04/16/15

NOTES:
1. PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES UNLESS ADJACENT TO SIDEWALKS OR OTHER CONCRETE SURFACES.
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5. PROVIDE DOUBLE MAT FOR SQUARE-TOP SLAB.
6. TOP SLAB, CLASS B, 3500#, 4%-7% A.E.
7. PIPES SHALL NOT CONNECT AT OR WITHIN 6" OF ANY CORNER EDGE.




| TABLE OF "W" DIMENSIONS | | | |
|---|---|---|---|
| PIPE SIZE | SKEW OF CROSS DRAIN | | |
| SINGLE | STRAIGHT | 30° | 45° |
| 24" | 4'-0" | 4'-0" | 4'-10" |
| 30" | 4'-0" | 4'-7" | 5'-8" |
| 36" | 4'-0" | 5'-3" | 6'-5" |
| 42" | 5'-3" | 5'-11" | 7'-3" |
| 48" | 5'-10" | 6'-7" | 8'-0" |
| 60" | 7'-0" | 7'-10" | 9'-8" |
| DOUBLE | FOR "A" SECTION ONLY | | |
| 24" | 7'-0" | 7'-10" | 9'-5" |
| 30" | 8'-2" | 9'-2" | 11'-0" |
| 36" | 9'-4" | 10'-6" | 12'-6" |
| 42" | 10'-6" | 11'-10" | 14'-2" |
| 48" | 11'-8" | 13'-2" | 15'-10" |

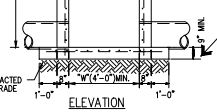



| TABLE OF TOP & BOTTOM DIMENSIONS | | | |
|---|---|---|---|
| WIDTH ("W") | BOTTOM | WALL | TOP |
| BETWEEN 4' & 7' | 6" + PIPE THICKNESS | 8" | 9" |
| GREATER THAN 7' | 6" + PIPE THICKNESS | 8" | |
| 4' | 6" + PIPE THICKNESS | 8" | |
| BETWEEN 4' & 7' | 6" + PIPE THICKNESS | 10" | |

| REINFORCEMENT SCHEDULE, TOP | | |
|---|---|---|
| VEHICLE LOADS | STEEL | SPECIAL PATTERN |
| | DOUBLE MAT #5 @ 6" E.W. | DIAGONAL @ COVER |

| REINFORCEMENT SCHEDULE, WALLS | | |
|---|---|---|
| WIDTH ("W") | HOR. | VERT. |
| 4' | #4 @ 9" | #4 @ 10" |
| BETWEEN 4' & 7' | #6 @ 9" | #4 @ 10" |
| GREATER THAN 7' | #5 @ 4 1/2" | #4 @ 10" |

| REINFORCEMENT SCHEDULE, BASE | |
|---|---|
| 9" MIN. | #4 @ 6" E.W. |







TRAFFIC-RATED

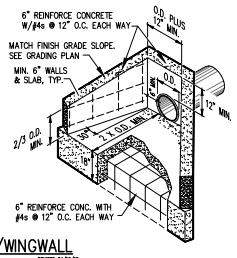
## TYPICAL TRAFFIC-RATED RECTANGULAR BARREL JUNCTION BOX
NTS

REVISED 04/16/15

| CONCRETE CHARACTERISTICS | CLASS A | CLASS B |
|---|---|---|
| MIN. COMPRESSION STRENGTH (PSI AT 28 DAYS) | 3000 | 3500 |
| MIN. CEMENT CONTENT (BAGS PER CUBIC YARD) | 5.5 | 6.0 |
| MAX. NET WATER / 94LB. BAG (GALLONS) | 6.5 | 5.5 |
| SLUMP RANGE (INCHES) | 1–4* | 1–4* |
| AIR CONTENT RANGE (%) | 4–7 | 4–7 |
| MAX. FLY ASH CONTENT (%) | 20 | 20 |

* MAX. SLUMP SHALL BE 2" WHEN SLIP FORM PAVEMENT METHODS ARE USED.

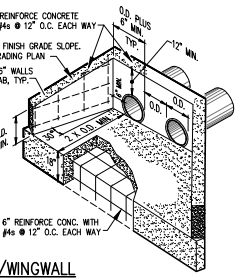
1. PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES UNLESS ADJACENT TO SIDEWALKS OR OTHER CONCRETE SURFACES.
2. BASE AND INLET WALLS TO BE POURED MONOLITHICALLY.
3. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION APPROVED BY THE ENGINEER.
4. ALL #4 & #5 REINFORCING BARS TO BE GRADE 60 AND HAVE 1-1/2" MINIMUM COVER. >#5, 2" COVER.
5. CONCRETE SHALL BE CLASS B, 3500#, 4%-7% A.E.
6. CONTRACTOR SHALL PROVIDE APPROVED PEDESTRIAN SAFETY RAILS AND VEHICULAR GUARD RAILS WHERE NECESSARY OR REQUIRED BY LOCAL, STATE AND FEDERAL CODES.




## SINGLE PIPE HEADWALL/WINGWALL
NTS

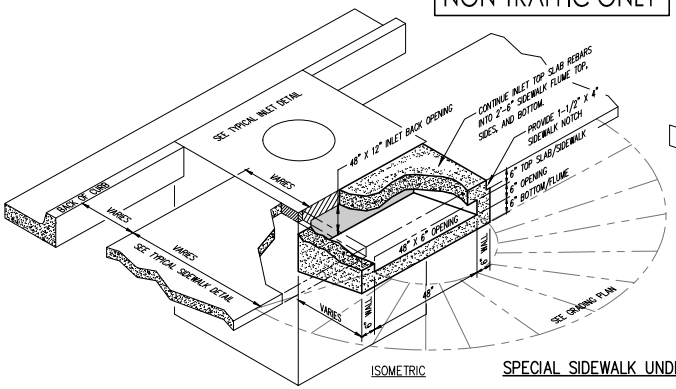
REVISED 04/15/15

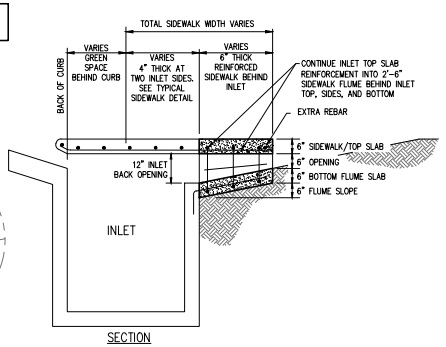
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5. CONCRETE SHALL BE CLASS B, 3500#, 4%-7% A.E.
6. CONTRACTOR SHALL PROVIDE APPROVED PEDESTRIAN SAFETY RAILS AND VEHICULAR GUARD RAILS WHERE NECESSARY OR REQUIRED BY LOCAL, STATE AND FEDERAL CODES.




## MULTI-PIPE HEADWALL/WINGWALL
REVISED 04/16/15

NON-TRAFFIC ONLY




## SPECIAL SIDEWALK UNDERDRAIN AT CURB INLETS
REVISED 8/07/2020

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WHISPERING SPRINGS PHASES I - VI
SPRINGDALE, AR

Key Plan

| No. | Description | Date |
|---|---|---|
| | | |

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PROJECT NO: 23303800
ISSUE DATE: 07/22/24
CONTACT: S. MURRAY
QC by: M. LOVE
QC Date: 12/07/23

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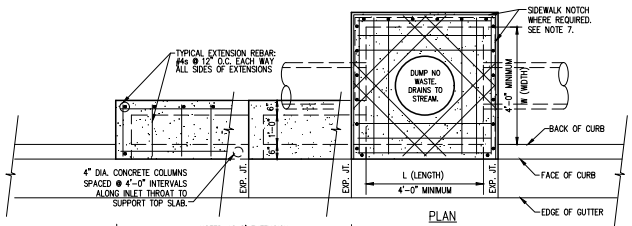
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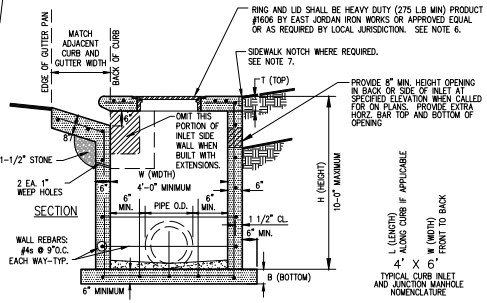
C-503




| CONCRETE CHARACTERISTICS | CLASS A | CLASS B |
|---|---|---|
| MIN. COMPRESSION STRENGTH (PSI AT 28 DAYS) | 3000 | 3500 |
| MIN. CEMENT CONTENT (BAGS PER CUBIC YARD) | 5.5 | 6.0 |
| MAX. NET WATER / 94LB. BAG (GALLONS) | 6.5 | 5.5 |
| SLUMP RANGE (INCHES) | 1-4+ | 1-4+ |
| AIR CONTENT RANGE (%) | 4-7 | 4-7 |
| MAX. FLY ASH CONTENT (%) | 20 | 20 |

+ MAX. SLUMP SHALL BE 2" WHEN SLIP FORM PAVEMENT METHODS ARE USED.

INLET NOTES:
1. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION AS APPROVED BY ENGINEER AND ACCEPTABLE BY THE GOVERNING JURISDICTION.
2. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE O.D. BY 1-1/2".
3. PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES.
4. ALL REINFORCING BARS SHALL HAVE 1-1/2" MINIMUM COVER
5. FOR STRUCTURES OVER 5 FEET IN HEIGHT, PROVIDE NEENAH R-1980-E OR EQUAL CAST IRON MANHOLE STEPS @ 16" O.C. IF REQUIRED BY OWNER OR JURISDICTION.
6. FOR GENERIC GRATED INLET, USE SIMILAR TO EAST JORDAN 1020M1 GRATE WITH APPROPRIATE RING UNLESS OTHERWISE SPECIFIED BY ENGINEER OR REQUIRED BY JURISDICTION.
7. IN LIEU OF SIDEWALK NOTCH, CONTRACTOR MAY INSTALL 12" LONG #4 SMOOTH DOWEL BARS WITH EXP. CAPS @ 12" O.C. BETWEEN INLET TOP AND ADJACENT SIDEWALK.
8. PROVIDE 6" MINIMUM CLEARANCE BETWEEN PIPE O.D. AND INLET SIDES, TOP, EXTENSIONS, DEPRESSIONS, AND OPENINGS.
9. CONCRETE TO BE CLASS B, 3500#, WITH 4%-7% A.E.




NON-TRAFFIC RECTANGULAR CURB INLET AND JUNCTION BOX DIMENSIONS AND REINFORCING SCHEDULE

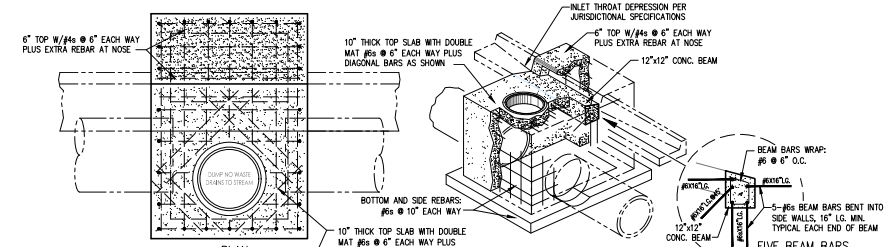
| A (WALL) WALL THICKNESS | H (HEIGHT) TOP OF BOX TO 'F' | L (LENGTH) ALONG CURB INSIDE BOX | W (WIDTH) INSIDE BOX | T (TOP) SLAB THICKNESS | B (BOTTOM) SLAB THICKNESS | TOP SLAB STEEL | BOTTOM SLAB STEEL | ADDITIONAL DIAGONAL BARS AT ALL RING AND LID |
|---|---|---|---|---|---|---|---|---|
| 6 INCHES (10' MAX. DEPTH) | 10'-0" MAXIMUM – SEE PLAN SHEETS | 4' | 4' | 6" | 6" | #4s @ 6" BOTH WAYS | #4s @ 6" BOTH WAYS | EIGHT #4s X MAXIMUM LENGTH POSSIBLE @ 6" O.C. |
| | | 4' | 5' | 6" | 6" | #4s @ 6" BOTH WAYS | #4s @ 6" BOTH WAYS | |
| | | 4' | 6' | 6" | 6" | #4s @ 6" BOTH WAYS | #4s @ 6" BOTH WAYS | |
| | | 4' | 7' | 8" | 8" | #5s @ 8" BOTH WAYS | #5s @ 8" BOTH WAYS | |
| | | 4' | 8' | 8" | 8" | #5s @ 8" BOTH WAYS | #5s @ 8" BOTH WAYS | |
| | | 4' | 10' | 8" | 8" | #5s @ 8" BOTH WAYS | #5s @ 8" BOTH WAYS | |
| | | 5' | 5' | 6" | 6" | #4s @ 6" BOTH WAYS | #4s @ 6" BOTH WAYS | |
| | | 6' | 4' | 6" | 6" | #4s @ 6" BOTH WAYS | #4s @ 6" BOTH WAYS | |
| | | 6' | 6' | 6" | 6" | #4s @ 6" BOTH WAYS | #4s @ 6" BOTH WAYS | |
| | | 7' | 4' | 8" | 8" | #5s @ 8" BOTH WAYS | #5s @ 8" BOTH WAYS | |
| | | 7' | 7' | 8" | 8" | #5s @ 8" BOTH WAYS | #5s @ 8" BOTH WAYS | |
| | | 8' | 4' | 8" | 8" | #5s @ 8" BOTH WAYS | #5s @ 8" BOTH WAYS | |
| | | 9' | 4' | 8" | 8" | #5s @ 8" BOTH WAYS | #5s @ 8" BOTH WAYS | |
| | | 9' | 5' | 8" | 8" | #5s @ 8" BOTH WAYS | #5s @ 8" BOTH WAYS | |
| | | 8' | 8' | 9" | 9" | #5s @ 8" BOTH WAYS | #5s @ 8" BOTH WAYS | |
| | | 10' | 6' | 9" | 9" | #5s @ 8" BOTH WAYS | #5s @ 8" BOTH WAYS | |
| | | 16' | 6' | 9" | 9" | #5s @ 8" BOTH WAYS | #5s @ 8" BOTH WAYS | |
| | | 16' | 8' | 9" | 9" | #5s @ 8" BOTH WAYS | #5s @ 8" BOTH WAYS | |

## TYPICAL NON-TRAFFIC RECTANGULAR CURB INLET (TYPICAL NON-TRAFFIC RECTANGULAR JUNCTION BOX & GRATED INLET SIMILAR)

NTS NOTE: THIS DETAIL IS GENERIC, NOT JURISDICTION OR SITE-SPECIFIC. USE JURISDICTION-SPECIFIC DETAILS WHEN AND WHERE REQUIRED.
THIS NON-TRAFFIC DETAIL IS INTENDED FOR SIDEWALK LOADING ONLY WITH UNIFORMLY DISTRIBUTED LIVE LOAD OF 100 PSF OF CONCENTRATED LIVE LOAD OF 3000 POUNDS.

REVISED 04/16/15

NON-TRAFFIC ONLY




## REVERSE-BOX CURB INLET

NTS

REVISED 03/27/15

TRAFFIC-RATED

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
architecture | engineering | surveying
479.636.4838 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION

CRAFTON, TULL & ASSOCIATES, INC. No. 109

WHISPERING SPRINGS PHASES I - VI

SPRINGDALE, AR

Key Plan

| No. | Description | Date |
|---|---|---|

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PROJECT NO: 23303800
ISSUE DATE: 07/22/24
CONTACT: S. MURRAY
QC by: M. LOVE
QC Date: 12/07/23

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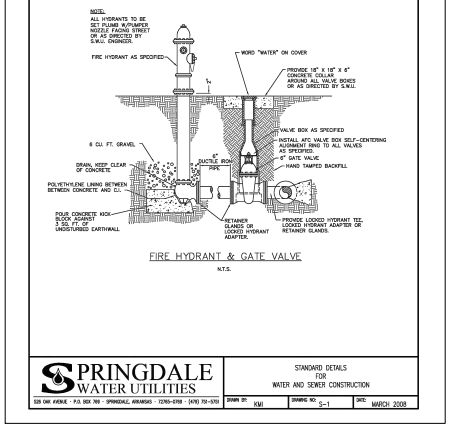
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PP26-07

STANDARD DETAILS

C-504



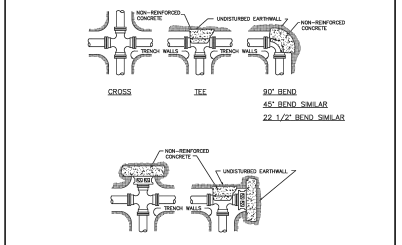

FIRE HYDRANT & GATE VALVE

N.T.S.

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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




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

NOTES:
1. ALL FITTINGS SHALL BE MECHANICAL JOINTS, UNLESS OTHERWISE SPECIFIED.
2. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
3. WRAP ALL FITTINGS WITH POLYETHYLENE AS SPECIFIED.
4. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
5. BACKING FOR FUTURE LINE EXTENSIONS SHALL BE SUCH THAT REMOVAL OF BACKING IS POSSIBLE IN THE FUTURE.
6. ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL AND VERTICAL, SHALL BE BACKED.
7. THE REACTION BACKING TABLE IS BASED ON 150 PSI AND A SOIL BEARING PRESSURE OF 2,000 LB/SQ FT. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS DIRECTED BY THE ENGINEER.

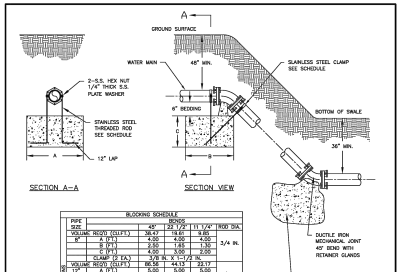
REACTION BACKING

N.T.S.

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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




| BLOCKING SCHEDULE | | | | | |
|---|---|---|---|---|---|
| PIPE SIZE | | BENDS | | | ROD DIA. |
| | | 45° | 22 1/2° | 11 1/4° | |
| 8" | VOLUME REQ'D (CU.FT.) | 36.47 | 18.61 | 9.80 | 3/4 IN. |
| | A (FT.) | 4.00 | 4.00 | 4.00 | |
| | B (FT.) | 4.00 | 4.00 | 4.00 | |
| | C (FT.) | 4.00 | 4.00 | 4.00 | |
| | CLAMP (2 EA.) | 7/8 IN. X 1-1/2 IN. | | | |
| 12" | VOLUME REQ'D (CU.FT.) | 82.56 | 44.13 | 22.17 | 7/8 IN. |
| | A (FT.) | 5.00 | 5.00 | 5.00 | |
| | B (FT.) | 4.40 | 4.40 | 2.30 | |
| | C (FT.) | 4.00 | 4.00 | 3.00 | |
| | CLAMP (2 EA.) | 7/10 IN. X 2 IN. | | | |
| 16" | VOLUME REQ'D (CU.FT.) | 240.43 | 125.25 | 65.66 | 1 IN. |
| | A (FT.) | 6.00 | 6.00 | 6.00 | |
| | B (FT.) | 5.50 | 5.50 | 3.50 | |
| | C (FT.) | 8.00 | 5.00 | 4.00 | |
| | CLAMP (2 EA.) | 7/8 IN. X 2-1/4 IN. | | | |
| 24" | VOLUME REQ'D (CU.FT.) | 346.25 | 180.39 | 94.58 | 1 IN. |
| | A (FT.) | 8.00 | 8.00 | 8.00 | |
| | B (FT.) | 7.25 | 4.50 | 3.25 | |
| | C (FT.) | 8.00 | 7.00 | 5.00 | |
| | CLAMP (2 EA.) | 7/8 IN. X 3 IN. | | | |

VOLUME CALCULATED ON 150 PSI BASIS OF CONCRETE REACTING THRUST ON THE RESPECTIVE BENDS UNDER AN INTERNAL PRESSURE OF 150 PSI AND THE WEIGHT OF CONCRETE IS 150 LBS PER CU. FT.

NOTES:
1. DIMENSIONS AND CONCRETE VOLUMES SHOWN ARE GENERAL IN NATURE. EXACT SIZING SHALL BE BASED ON ENGINEER'S DESIGNS.
2. ALL FITTINGS SHALL BE MECHANICAL JOINTS.
3. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
4. WRAP ALL FITTINGS WITH POLYETHYLENE.
5. RETAINERS TO BE MEGA-LUG WITH 3/4" STAINLESS STEEL ALL THREAD RESTRAINING RODS OR APPROVED EQUAL.

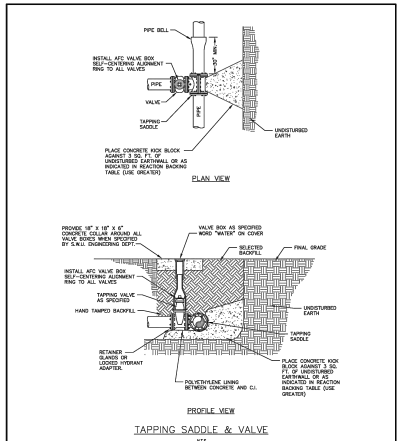
VERTICAL TIE-DOWN BLOCKING

N.T.S.

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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TAPPING SADDLE & VALVE

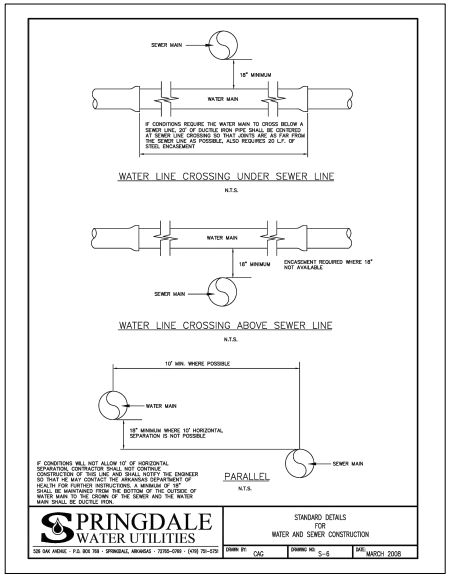
N.T.S.

S-5

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

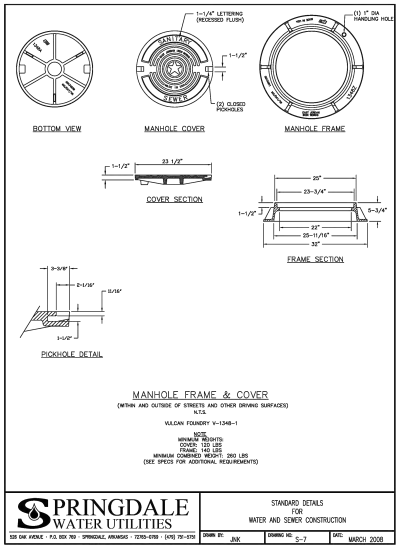
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SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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MANHOLE FRAME & COVER

(WITHIN AND OUTSIDE OF STREETS AND OTHER DRIVING SURFACES)

N.T.S.

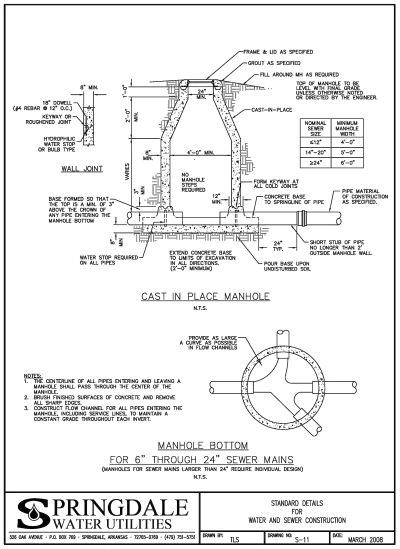
VULCAN FOUNDRY V-1348-1

WEIGHT
MINIMUM WEIGHTS
COVER: 120 LBS
FRAME: 260 LBS
MINIMUM COMBINED WEIGHT: 380 LBS
(SEE SPECS FOR ADDITIONAL REQUIREMENTS)

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: JNK | DRAWING NO: S-7 | DATE: MARCH 2008




CAST IN PLACE MANHOLE

N.T.S.




MANHOLE BOTTOM
FOR 6" THROUGH 24" SEWER MAINS
(MANHOLES FOR SEWER MAINS LARGER THAN 24" REQUIRE INDIVIDUAL DESIGN)

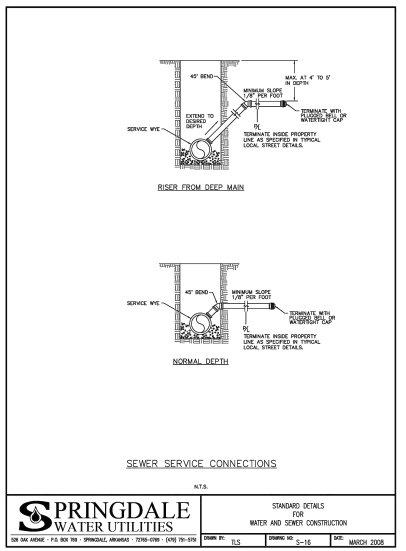
N.T.S.

NOTES:
1. THE CENTERLINE OF ALL PIPES ENTERING AND LEAVING A MANHOLE SHALL PASS THROUGH THE CENTER OF THE MANHOLE.
2. BRUSH FINISHED SURFACES OF CONCRETE AND REMOVE ALL LOOSE PIECES.
3. CONSTRUCT FLOW CHANNEL FOR ALL PIPES ENTERING THE MANHOLE, INCLUDING SERVICE LINES, TO MAINTAIN A CONSTANT GRADE THROUGHOUT EACH INVERT.

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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SEWER SERVICE CONNECTIONS

N.T.S.

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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WHISPERING SPRINGS PHASES I - VI

SPRINGDALE, AR

Key Plan

| No. | Description | Date |
|---|---|---|
| | | |

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PROJECT NO: 23303800
ISSUE DATE: 07/22/26
CONTACT: S. MURRAY
QC by: M. LOVE
QC Date: 12/01/23

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PP26-07

SWU DETAILS

C-505

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

TRENCH WIDTH SCHEDULE

NOTES:

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




TYPICAL PIPE TRENCH

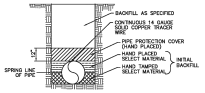
N.T.S.

SPRINGDALE WATER UTILITIES

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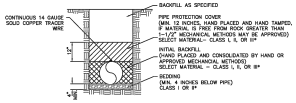
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D.I. PRESSURE WATER PIPE TRENCH

( STANDARD LAYING CONDITION "TYPE 5" )

N.T.S.




D.I. PRESSURE PIPE TRENCH FOR FORCE MAINS

( STANDARD LAYING CONDITION "TYPE 5" )

N.T.S.

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

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

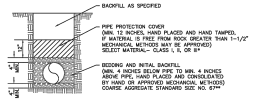
** STANDARD SIZE NO. 67 AS DEFINED IN ASTM D448

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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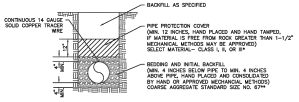
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D.I./PVC GRAVITY SEWER PIPE TRENCH

( STANDARD LAYING CONDITION "TYPE 5" )

N.T.S.




PE/PVC PRESSURE SEWER PIPE TRENCH

( STANDARD LAYING CONDITION "TYPE 5" )

N.T.S.

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

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

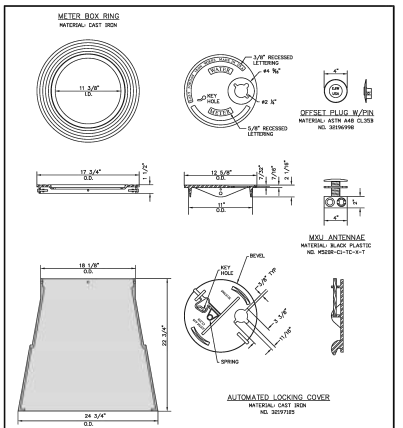
** STANDARD SIZE NO. 67 AS DEFINED IN ASTM D448

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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STANDARD METER BOX

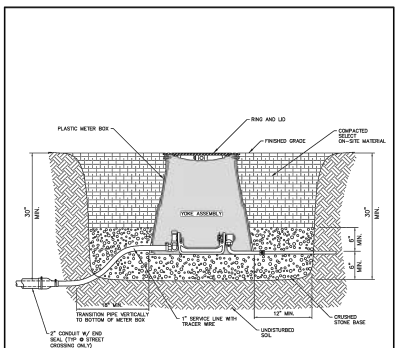
N.T.S.

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STANDARD METER BOX INSTALLATION

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

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

N.T.S.

NOTES:

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

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

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

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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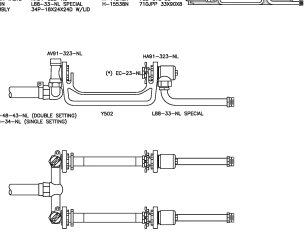
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SINGLE SETTING MATERIAL LIST

| QTY | DESCRIPTION | CATALOG NUMBER FORD | MUELLER | AY. McDONALD |
|---|---|---|---|---|
| 1 | INLET CONNECTION | LB6-34-NL | P-15531N | 74775M-22 1X3/4 |
| 1 | YOKE ANGLE KEY VALVE | AV91-323-NL | H-14278N | 74604Y 3/4X22 |
| 1 | YOKE NUT | Y502 | H-15502 | 74Y |
| 1 | YOKE ANGLE CHECK VALVE | H691-323-NL | H-14268N | 702-399 33 |
| 1 | OUTLET CONNECTION | LB6-33-NL SPECIAL | H-15538N | 710JPP 33X90X08 |
| 1 | METER BOX ASSEMBLY | 34?-1B624424D W/LID | | |

DOUBLE SETTING MATERIAL LIST

| QTY | DESCRIPTION | CATALOG NUMBER FORD | MUELLER | AY. McDONALD |
|---|---|---|---|---|
| 1 | ANGLE U BRANCH | UA48-42-6S-NL | P-15536N | 70BT2M 1X3/4X6.5 |
| 2 | YOKE ANGLE KEY VALVE | AV91-323-NL | H-14278N | 74604Y 3/4X22 |
| 1 | YOKE NUT | Y502 | H-15502 | 74Y |
| 2 | YOKE ANGLE CHECK VALVE | H691-323-NL | H-14268N | 702-399 33 |
| 2 | OUTLET CONNECTION | LB6-33-NL SPECIAL | H-15538N | 710JPP 33X90X08 |
| 1 | METER BOX ASSEMBLY | 34?-1B624424D W/LID | | |




TYPICAL 5/8" DOUBLE METER SETTING

YOKE ASSEMBLY, 5/8" X 3/4" METER

3/4" COPPER OR PE P.J. TO 3/4" CTS PLASTIC OR MIP

N.T.S.

S-23

NOTES:

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

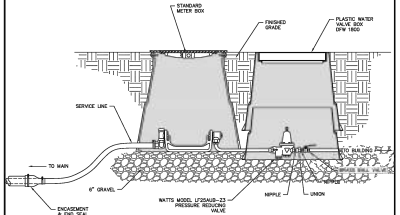
*METER AND EXPANSION CONNECTION EC-23-NL ARE PROVIDED BY THE DEPARTMENT.

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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NOTE:

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

RESIDENTIAL PRESSURE REDUCING VALVE

N.T.S.

S-28

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

520 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701

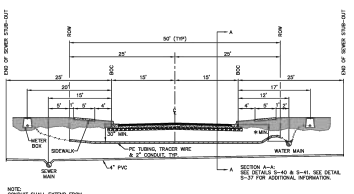
DRAWN BY: CAG | DRAWING NO: S-28 | DATE: AUGUST 2014

| WIDTH OF STREET | WIDTH OF R.O.W. | C/L LOCATION OF SEWER MAIN | C/L LOCATION OF WATER MAIN | END LOCATION OF SEWER STUB-OUT | C/L LOCATION OF METER BOX (SHORT) | C/L LOCATION OF METER BOX (LONG) |
|---|---|---|---|---|---|---|
| 30' | 50' | 15' BOC | 13' BOC | 25' BOC | 19' BOC | 25' BOC |
| 36' | 60' | 17' BOC | 14' BOC | 27' BOC | 19' BOC | 27' BOC |
| 48' | 70' | 19' BOC | 13' BOC | 29' BOC | 19' BOC | 31' BOC |
| 60' | 80' | 15' BOC | 13' BOC | 29' BOC | 17' BOC | 31' BOC |

NOTE:

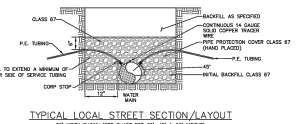
CONSULT SWU ENGINEERING DEPT. FOR ADDITIONAL LOCATION DIMENSIONS WHEN R.O.W. IS GREATER THAN 80' IN WIDTH OR WHEN WIDTH OF SIDEWALK OR WIDTH OF GREENSPACE VARIES FROM TYPICAL.

| (N) PIPE SIZE | MIN DEPTH |
|---|---|
| 8"-10" | 36" |
| 12"-14" | 48" |
| 16" AND UP | 60" |




NOTE:

CONDUIT SHALL EXTEND FROM R.O.W. TO R.O.W.




TYPICAL LOCAL STREET SECTION/LAYOUT

30' WIDTH SHOWN (SEE CHART FOR 30', 48' & 60' WIDTHS)

N.T.S.

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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DRAWN BY: JSB | DRAWING NO: S-29 | DATE: JANUARY 2017

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WHISPERING SPRINGS PHASES I - VI

SPRINGDALE, AR

Key Plan

| No. | Description | Date |
|---|---|---|
| | | |

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PROJECT NO: 23303800
ISSUE DATE: 07/22/24
CONTACT: S. MURRAY
QC by: M. LOVE
QC Date: 12/01/23

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PP26-07

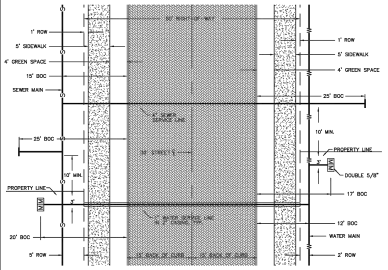
SWU DETAILS

C-506

| WIDTH OF STREET | WIDTH OF R.O.W. | C/L LOCATION OF SEWER MAIN | C/L LOCATION OF WATER MAIN | END LOCATION OF SEWER STUB-OUT | C/L LOCATION OF METER BOX (CHERT) | C/L LOCATION OF METER BOX (LONG) |
|---|---|---|---|---|---|---|
| 30' | 50' | 15' BOC | 18' BOC | 25' BOC | 17' BOC | 28' BOC |
| 36' | 60' | 17' BOC | 14' BOC | 27' BOC | 19' BOC | 29' BOC |
| 40' | 70' | 16' BOC | 13' BOC | 26' BOC | 28' BOC | 51' BOC |
| 60' | 80' | 15' BOC | 12' BOC | 25' BOC | 17' BOC | 29' BOC |

NOTE:
CONSULT SWU ENGINEERING DEPT. FOR ADDITIONAL LOCATION DIMENSIONS WHEN R.O.W. IS GREATER THAN 80' IN WIDTH OR WHEN WIDTH OF SIDEWALK OR WIDTH OF GREENSPACE VARIES FROM TYPICAL.

NOTE:
CONDUIT SHALL EXTEND FROM R.O.W. TO R.O.W.



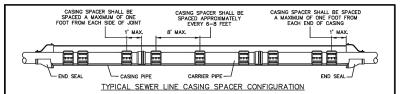

TYPICAL LOCAL STREET PLAN VIEW
30' WIDTH SHOWN (SEE CHART FOR 26', 48' & 60' WIDTHS)
N.T.S

SPRINGDALE WATER UTILITIES

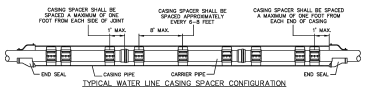
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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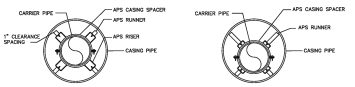
DRAWN BY: TLS | DRAWING NO: S-30 | DATE: MARCH 2008




TYPICAL SEWER LINE CASING SPACER CONFIGURATION




TYPICAL WATER LINE CASING SPACER CONFIGURATION




TYPICAL WATER LINE END VIEW




TYPICAL SEWER LINE END VIEW

ENCASEMENT DETAILS

N.T.S.

NOTES:
1. SPACERS SHALL BE MODEL SSI OR SSM AS MANUFACTURED BY ADVANCE PRODUCTS & SYSTEMS (APS) AS SPECIFIED.
2. QUANTITY OF RUNNERS SHALL BE IN ACCORDANCE WITH CARRIER PIPE SIZE AS FOLLOWS:
   TO 14" DIAMETER – 4 RUNNERS
   16" TO 36" DIAMETER – 6 RUNNERS
   38" TO 42" DIAMETER – 8 RUNNERS
3. DIMENSIONS BETWEEN SPACERS SHALL BE AS FOLLOW:
   STAINLESS STEEL ++ 6 TO 9 FEET
4. WIDTH OF SPACERS SHALL BE IN ACCORDANCE WITH CARRIER PIPE SIZE AS FOLLOWS:
   TO 14" DIAMETER – 8" WIDTH
   16" AND LARGER DIAMETER – 12" WIDTH
5. A MINIMUM OF THREE SPACERS PER FULL JOINT OF PIPE.
6. WATER LINES SHALL BE "CENTERED" IN CASING.
7. SEWER LINES SHALL BE HELD TO SPECIFIED SLOPE.
8. ALL D.I. CARRIER PIPE MUST HAVE FIELD LOCK GASKETS INSTALLED WITHIN THE CASING PIPE.

ENCASEMENT/CARRIER PIPE SIZING CHART

WATER AND SEWER MAINS SHALL BE SPECIAL CLASS 50 DUCTILE IRON PIPE (SEWER MAINS SHALL BE EPOXY LINED)

| CARRIER NOM. SIZE | CARRIER PIPE O.D. | CARRIER BELL O.D. | CASING NOM. SIZE* |
|---|---|---|---|
| 4" | 4.80 | 11.06 | 12" |
| 6" | 6.90 | 13.31 | 16" |
| 8" | 9.05 | 15.62 | 20" |
| 10" | 11.10 | 17.88 | 24" |
| 12" | 13.20 | 20.02 | 24" |
| 14" | 15.30 | 22.60 | 24" |
| 16" | 17.40 | 24.80 | 30" |
| 18" | 19.50 | 26.75 | 30" |
| 20" | 21.60 | 27.00 | 30" |
| 24" | 25.80 | 31.90 | 36" |

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

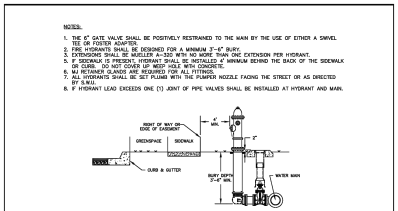
SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

NOTES:
1. THE 6" GATE VALVE SHALL BE POSITIVELY RESTRAINED TO THE MAIN BY THE USE OF EITHER A SWIVEL TEE OR FOOTED ADAPTER.
2. FIRE HYDRANTS SHALL BE DESIGNED FOR A MINIMUM 3'-6" BURY.
3. EXTENSIONS SHALL BE MUELLER A-320 WITH NO MORE THAN ONE EXTENSION PER HYDRANT.
4. IF SIDEWALK IS PRESENT, HYDRANT SHALL BE INSTALLED 4' MINIMUM BEHIND THE BACK OF THE SIDEWALK OR CURB. DO NOT COVER UP WEEP HOLE WITH CONCRETE.
5. MJ RETAINER GLANDS ARE REQUIRED FOR ALL FITTINGS.
6. ALL HYDRANTS SHALL BE SET PLUMB WITH THE PUMPER NOZZLE FACING THE STREET OR AS DIRECTED BY S.W.U.
7. IF HYDRANT LEAD EXCEEDS ONE (1) JOINT OF PIPE VALVES SHALL BE INSTALLED AT HYDRANT AND MAIN.



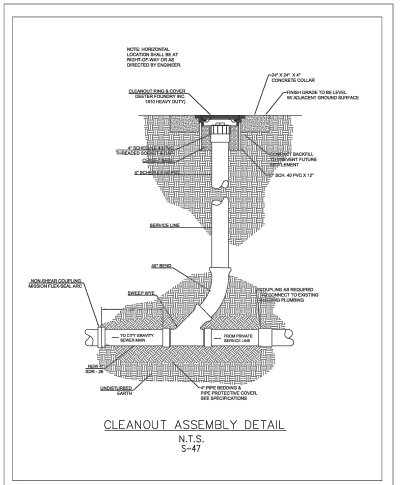

FIRE HYDRANT PLACEMENT
N.T.S.
S-42

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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DRAWN BY: JSB | DRAWING NO: S-42 | DATE: DECEMBER 2016



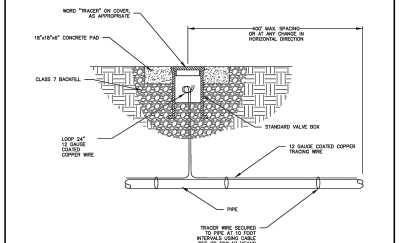

CLEANOUT ASSEMBLY DETAIL
N.T.S.
S-47

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

526 OAK AVENUE · P.O. BOX 799 · SPRINGDALE, ARKANSAS · 72765-0799 · (479) 751-5731

DRAWN BY: CRKJ | DRAWING NO: S-47 | DATE: APRIL 2018



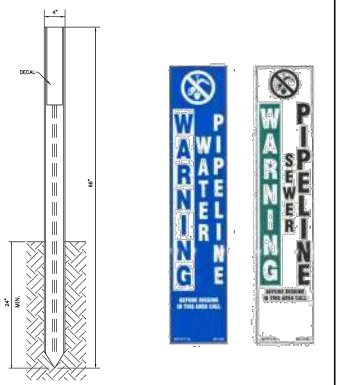

TRACING WIRE CONNECTION PORT
N.T.S.
M-1

SPRINGDALE WATER UTILITIES

MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION

526 OAK AVENUE · P.O. BOX 799 · SPRINGDALE, ARKANSAS · 72765-0799 · (479) 751-5731

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




FIBERGLASS POST
STOCK NO RHINO 3-RAIL

DECAL
STOCK NO. GD-1333C

DECAL
STOCK NO. GD-1266C

UTILITY MARKER
N.T.S.

SPRINGDALE WATER UTILITIES

MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION

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DRAWN BY: TLS | DRAWING NO: M-7 | DATE: MARCH 2008

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WHISPERING SPRINGS PHASES I - VI

SPRINGDALE, AR

Key Plan

| No. | Description | Date |
|---|---|---|

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PROJECT NO: 23303800
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PP26-07

SWU DETAILS

C-507

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Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

August 7, 2026

RE: Adjacent Property Owners
Whispering Springs
Parcel 815-41551-000
CT Job No. 23303800

I hereby certify that on this date I have made a search of the Washington County GIS web site and found the property owners and their addresses, which are adjacent to Parcel 815-41551-000, to be as shown on the attached pages consisting of 65 individual parcel numbers. This certification does not apply to the accuracy of the Washington County GIS web site, only to their listing of the current owner's names and addresses.

Signed:_____ Date: August 7, 2026

Professional Land Surveyor #1460
Crafton, Tull & Associates, Inc.
Agent

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Rogers, AR 72756

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479.631.6224 (fax)

PARCEL 815-40475-000
CAMPOS, MARIA GUADALUPE
3737 ARYANA AVE SPRINGDALE AR 72764

PARCEL 815-40476-000
ARRIVED GENESIS PROPERTIES LLC
1 W MOUNTAIN ST STE 109 FAYETTEVILLE AR 72701-6068

PARCEL 815-40477-000
FLORES-AGUILAR, ROSALBA S; SANDOVAL, AMILCAR URIEL
3777 ARYANA AVE SPRINGDALE AR 72764

PARCEL 815-40478-000
VALENCIA, JOSE ANGEL SILVERIO
3797 ARYANA AVE SPRINGDALE AR 72764-5094

PARCEL 815-40479-000
WINEY, GERTHA DREXENE
3819 ARYANA AVE SPRINGDALE AR 72764

PARCEL 815-40480-000
MORGAN, JOANNE TRUST
3841 ARYANA AVE SPRINGDALE AR 72764

PARCEL 815-40481-000
MONTANO, RODOLFO & ANGELICA MARINA
3875 ARYANA AVE SPRINGDALE AR 72764

PARCEL 815-40482-000
KU, TIAL & CEU, UK
3883 ARYANA AVE SPRINGDALE AR 72764

PARCEL 815-40483-000
TWEE, WE YAN & KO, NAN NO NO
3905 ARYANA AVE SPRINGDALE AR 72764

PARCEL 815-40484-000
SERNA-CARDONA, ALEJANDRA NATALIE; SALAZAR, REYNA
3925 ARYANA AVE SPRINGDALE AR 72764

PARCEL 815-40485-000
WILLIS, CLARISSA ANN
3947 ARYANA AVE SPRINGDALE AR 72764

PARCEL 815-40486-000
LOWE, ANDREW THOMAS & VALERIE JEAN
3967 ARYANA AVE SPRINGDALE AR 72764

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HADDAJI, SAMI AMMAR
3989 ARYANA AVE SPRINGDALE AR 72765

PARCEL 815-40488-000
SANG, VAN CEU & KHUN, DAWT; HNEM, NGUN
4011 ARYANA AVE SPRINGDALE AR 72764

PARCEL 815-40489-000
LYNN, KENNEDY LOUISE
4033 ARYANA AVE SPRINGDALE AR 72764

PARCEL 815-40490-000
JIMENEZ, JULIAN; BAKER, EVAN
4053 ARYANA AVE SPRINGDALE AR 72764

PARCEL 815-40491-000
BAILEY, DUSTIN LEE & PADILLA -HERNANDEZ, ELENA
4075 ARYANA AVE SPRINGDALE AR 72764-5095

PARCEL 815-41493-000
ESTRADA, CHRISTOPHER ADAN ONTIVEROS; ESTRADA,
4830 MAGNETIC SPRINGS ST SPRINGDALE AR 72764

PARCEL 815-41487-000
PIERSON, CHRISTOPHER LEE & KAYLIE
3862 BASIN SPRINGS AVE SPRINGDALE AR 72764

PARCEL 815-41486-000
SMITH, REESE ALEXANDER & TAYLOR ANNE
3886 BASIN SPRINGS AVE SPRINGDALE AR 72764-0000

PARCEL 815-41485-000
PIRTLE, MATTHEW & FELISHA
3904 BASIN SPRINGS AVE SPRINGDALE AR 72764

PARCEL 815-41484-000
MURILLO, BRALLAN MARTINEZ & BERNAL, GISELA ANDREA
3924 BASIN SPRINGS AVE SPRINGDALE AR 72764

PARCEL 815-41495-000
MOGHADDAM, MAHKU & TAMMY
4870 MAGNETIC SPRINGS ST SPRINGDALE AR 72764

PARCEL 815-41492-000
RIVERA, ERICK STEVE; MONDRAGON, MARIO RIVERA &
3764 BASIN SPRINGS AVE SPRINGDALE AR 72764

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3925 BASIN SPRINGS AVE SPRINGDALE AR 72764

PARCEL 815-41537-000
LABRA, AIDETH MALDONADO
3903 BASIN SPRINGS AVE SPRINGDALE AR 72764-0000

PARCEL 815-41536-000
GONZALEZ, LUIS FELIPE MENDOZA
3881 BASIN SPRINGS AVE SPRINGDALE AR 72764

PARCEL 815-41535-000
KABUA, ROMALDO KON & PHILMAR MENDOZA
3863 BASIN SPRINGS AVE SPRINGDALE AR 72764

PARCEL 815-41531-000
OSORIO, EDWIN MAURICIO CHACON & DE CHACON, YENCY
3771 BASIN SPRINGS AVE SPRINGDALE AR 72764

PARCEL 815-41530-000
GONZALEZ, JUANA & OMAR FERNANDO
3770 CRESCENT SPRINGS AVE SPRINGDALE AR 72764

PARCEL 815-41502-000
CASARES, LUCERO; CASARES, YAHIR
3769 CRESCENT SPRINGS AVE SPRINGDALE AR 72764

PARCEL 815-41500-000
D R HORTON INC
5502 W WALSH LN STE 201 ROGERS AR 72758-8982

PARCEL 815-41502-000
D R HORTON INC
5502 W WALSH LN STE 201 ROGERS AR 72758-8982

PARCEL 815-41503-000
D R HORTON INC
5502 W WALSH LN STE 201 ROGERS AR 72758-8982

PARCEL 815-41504-000
D R HORTON INC
5502 W WALSH LN STE 201 ROGERS AR 72758-8982

PARCEL 815-41505-000
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PARCEL 815-41507-000
D R HORTON INC
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PARCEL 815-41508-000
D R HORTON INC
5502 W WALSH LN STE 201 ROGERS AR 72758-8982

PARCEL 815-41509-000
D R HORTON INC
5502 W WALSH LN STE 201 ROGERS AR 72758-8982

PARCEL 815-41501-000
BENTLEY HOLDINGS LLC
13220 ALLEN DR LOWELL AR 72745-9260

PARCEL 815-41510-000
D R HORTON INC
5502 W WALSH LN STE 201 ROGERS AR 72758-8982

PARCEL 815-41511-000
BENTLEY HOLDINGS LLC
13220 ALLEN DR LOWELL AR 72745-9260

PARCEL 815-41512-000
BENTLEY HOLDINGS LLC
13220 ALLEN DR LOWELL AR 72745-9260

PARCEL 815-41513-000
BENTLEY HOLDINGS LLC
13220 ALLEN DR LOWELL AR 72745-9260

PARCEL 815-41514-000
BENTLEY HOLDINGS LLC
13220 ALLEN DR LOWELL AR 72745-9260

PARCEL 815-41515-000
BENTLEY HOLDINGS LLC
13220 ALLEN DR LOWELL AR 72745-9260

PARCEL 815-41545-000
BENTLEY HOLDINGS LLC
13220 ALLEN DR LOWELL AR 72745-9260

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13220 ALLEN DR LOWELL AR 72745-9260

PARCEL 815-41550-000
BENTLEY HOLDINGS LLC
13220 ALLEN DR LOWELL AR 72745-9260

PARCEL 815-36188-002
D R HORTON INC
5502 W WALSH LN STE 201 ROGERS AR 72758-8982

PARCEL 815-36188-500
D R HORTON INC
5502 W WALSH LN STE 201 ROGERS AR 72758-8982

PARCEL 001-15091-000
LTI NWA FAMILY TRUST
18807 HABBERTON RD SPRINGDALE AR 72764

PARCEL 205-00007-000
COLLISHAW LIVING TRUST
5740 E SPARKLING RD SPRINGDALE AR 72764

PARCEL 001-15263-000
BULL, CARL EUGENE & LEONA LYNN; BULL, TIFFANY
5690 E GUY TERRY RD SPRINGDALE AR 72764

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

PARCEL 206-00006-000
JOHNSON, JOHN WILLIAM & KIM J
5364 TRIPLE CROWN DR SPRINGDALE AR 72764-5013

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

PARCEL 206-00008-000
KBL TRUST
5222 TRIPLE CROWN SPRINGDALE AR 72764

PARCEL 206-00009-000
FORD, ANDREW L & PAMELA M
515 N TOURNAMENT DR FAYETTEVILLE AR 72704

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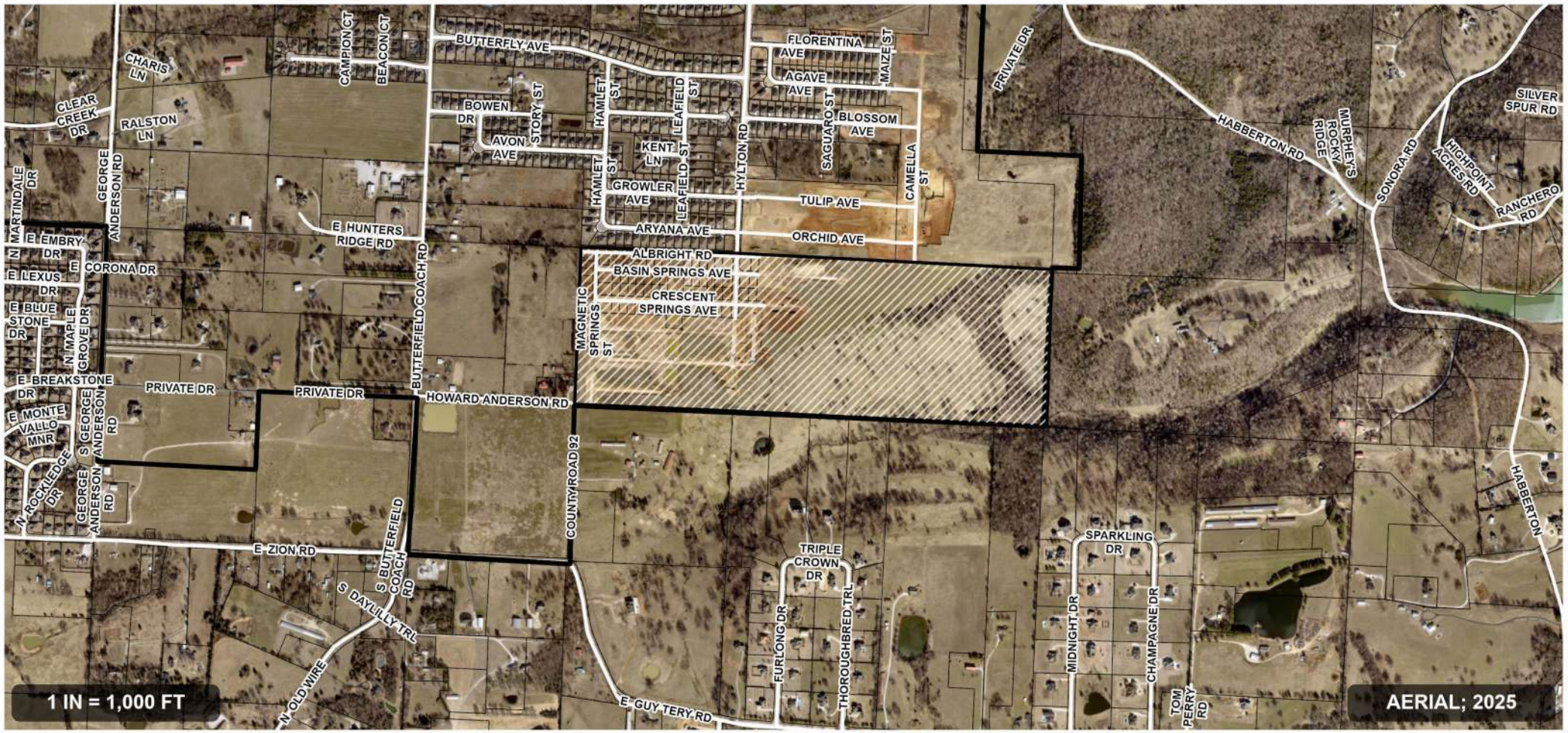
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479.631.6224 (fax)

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

PARCEL 815-37124-000
BENTLEY HOLDINGS LLC
13220 ALLEN DR LOWELL AR 72745-9260

PARCEL 815-30632-700
RICHARDSON, JAMES F & KARA
4744 HOWARD ANDERSON RD SPRINGDALE AR 72764

PARCEL 815-30632-500
WADE, ROGER & ANNA TRUST
4740 HOWARD ANDERSON RD SPRINGDALE AR 72764



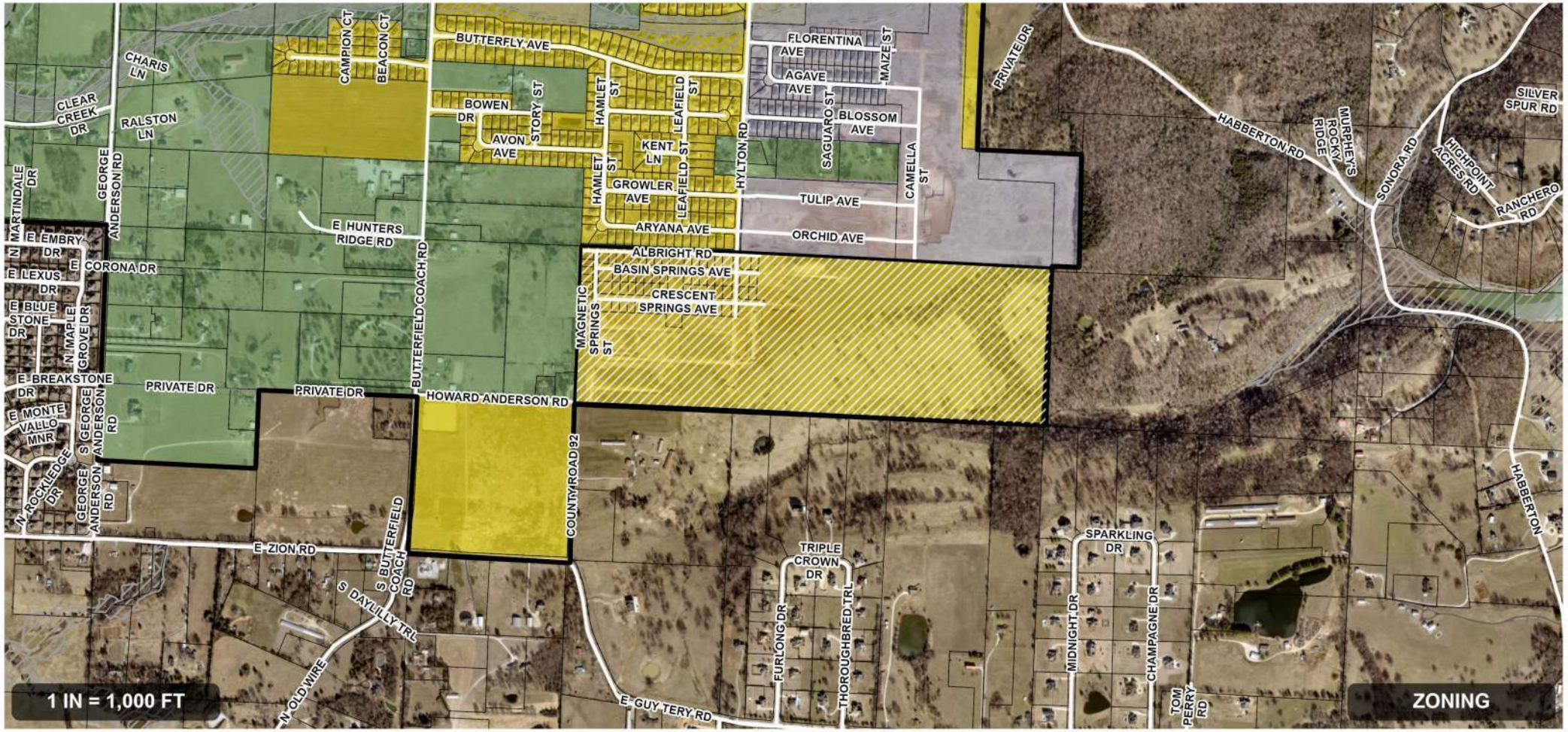

PROJECT AREA

# PP26-07: Whispering Springs Phase I-IV, REVISED (Prev. PP23-19)

## South End of Hylton Road

PP26-07: Preliminary Plat

N




PROJECT AREA

# PP26-07: Whispering Springs Phase I-IV, REVISED (Prev. PP23-19)

## South End of Hylton Road

PP26-07: Preliminary Plat

N

# Memo

**To:** Planning Commission Members

**From:** Sharon Tromburg, Planning Director

**Date:** September 1, 2026

**Re:** RP26-08 Replat Ranchwood Place Subdivision, Lots 3-5

---

*Replat proposed for 3 .3-acre properties located at 100 & 206 Ranchwood Drive. The replat proposes consolidated two lots into one .7 acre property and one .4 acre property remaining. There is one variance (B26-82) from setback requirements.*

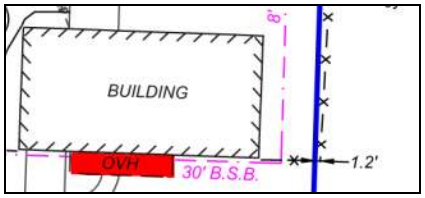
**PLANNING COMMENTS**

Reviewed by Nate Cole
Date Reviewed: 08.26.26

1. *This Replat has been given the number RP26-08. This number should be placed on the plat and all future correspondence and plats pertaining to this replat. (Standard comment)*
2. *Submit PDF files at time of resubmission. (Standard comment)*
3. *On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (Standard comment)*
4. *All comments from the utility companies and other city departments must be addressed prior to approval. (Standard comment)*

**PROJECT SPECIFIC COMMENTS:**

1. A variance has been requested B26-82 for the encroachment of the front porch into the front setback. Plat shall be updated accordingly with the variance approval or denial.




2. Correct name from “South Turner Street” to “Turner Street”.

3. Include note that the plat meets minimum standards as set for by the State Land Surveyor’s Office.

4. Provide signature blanks matching the provided list.

*Note, this is an example.*
*The formatting may be modified at the discretion of the applicant.*

| | Date | Signature |
|---|---|---|
| Acceptance of Dedications | _____ | _____<br>City Clerk |
| | _____ | _____<br>Mayor |
| Commission | _____ | _____<br>Secretary, Planning Commission |
| | _____ | _____<br>Chairman, Planning Commission |
| Approval for Recording | _____ | _____<br>Director, Planning & Community Development Division |
| Water and Sewer | _____ | _____<br>Engineer, Springdale Water Utilities |
| Streets and Drainage | _____ | _____<br>Director, Engineering |

**BUILDING AND FIRE COMMENTS**
Reviewed by Ed Stith
Date Reviewed: 08.26.26

No building or fire comments.

**ENGINEERING COMMENTS**
Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 08.26.26

No comments as of 08.26.26.

SPRINGDALE™
WE'RE MAKING IT HAPPEN

# Plat Application

**Date: 06/15/2026 Permit No.: 260193**

**Applicant / Owner**

| | | | |
|---|---|---|---|
| Applicant Name: | Blew and associates | Owner Name: | Michael Townsend |
| Address: | 3825 N Shiloh Drive | Address: | 200 Ranchwood Dr |
| City, State, Zip: | [Applicant City, State, ZIP] | City, State, Zip: | Springdale, AR 72764 |
| Phone: | [Applicant Phone Number] | Phone: | (479) 879-2139 |
| Email: | [redacted] | Email: | [redacted] |
| Application Contact: | Representative | | |

**Property**

| | | | |
|---|---|---|---|
| Job Address: | 200 Ranchwood Dr, Springdale, AR 72764 | Rezone Required: | n/a |
| Parcel No(s).: | 815-25320-000, 815-25321-000, 815-25322-000 | Total Acreage: | 0.717 |
| Current Zoning: | NAD83 | | |

**Project**

| | | | |
|---|---|---|---|
| Representative: | Riley Borgerding | Project Type: | Replat |
| E-mail: | [redacted] | | |
| Address: | 3825 N Shiloh Dr, Fayetteville, AR | | |
| Phone: | 479-443-4506 | | |

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

| Riley Borgerding | 06/15/2026 |
|---|---|
| Name | Date |

# REPLAT OF LOTS 3, 4 & 5
# RANCHWOOD PLACE SUBDIVISION

*LOCATED IN: SECTION 13, TOWNSHIP 17 NORTH, RANGE 30 WEST*
*200 RANCHWOOD DRIVE, WASHINGTON COUNTY, SPRINGDALE, AR 72764*

## VICINITY MAP

NOT TO SCALE




## RECORD DESCRIPTION

**(PARCEL 815-25322-000) DEED FILE NO. 2025-00012676:**
LOT NUMBERED FIVE (5) IN RANCHWOOD PLACE SUBDIVISION TO THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT OF SAID SUBDIVISION ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY', ARKANSAS. SUBJECT TO ANY RIGHTS OF WAY, DEDICATIONS, EASEMENTS OR MINERAL RESERVATIONS OF RECORD.

**(PARCEL 815-25320-000 & 815-25321-000) DEED FILE NO. 2026-8309:**
LOTS 3 AND 4, RANCHWOOD PLACE SUBDIVISION NO. 1, A SUBDIVISION IN THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS. SUBJECT TO ALL OTHER EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

## SURVEY DESCRIPTION

**ADJUSTED APN: 815-25320-000; APN: 815-25321-000:**
BEING ALL OF LOT 3 AND A PART OF LOT 4, RANCHWOOD PLACE SUBDIVISION NO. 1, A SUBDIVISION IN THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, ALSO BEING DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT FOUND 5/8" REBAR WITH CAP "1659" MARKING THE NORTHWEST CORNER OF LOT 3 OF SAID RANCHWOOD PLACE SUBDIVISION NO. 1, THENCE ALONG THE NORTH LINE OF SAID LOT 3 S88°12'03"E 171.00 FEET TO A SET 5/8" REBAR WITH CAP "BLEW 1532 MYERS 1826" LOCATED ON THE NORTH LINE OF LOT 4 OF SAID RANCHWOOD PLACE SUBDIVISION NO. 1; THENCE DEPARTING FROM SAID NORTH LINE S01°50'27"W 180.67 FEET TO A SET 5/8" REBAR WITH CAP "BLEW 1532 MYERS 1826"; THENCE S88°09'33"E 2.00 FEET TO A SET 5/8" REBAR WITH CAP "BLEW 1532 MYERS 1826"; THENCE S01°50'27"W 2.00 FEET TO A SET 5/8" REBAR WITH CAP "BLEW 1532 MYERS 1826" LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF RANCHWOOD DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE N88°10'22"W 173.00 FEET TO A FOUND 3/8" REBAR; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE N01°50'27"E 182.58 FEET RETURNING TO THE POINT OF BEGINNING, CONTAINING 0.717 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

**ADJUSTED APN: 815-25322-000:**
BEING PART OF LOT 4 AND ALL OF LOT 5 OF RANCHWOOD PLACE SUBDIVISION NO. 1, A SUBDIVISION IN THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, ALSO BEING DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING FROM A FOUND 5/8" REBAR WITH CAP "1659" MARKING THE NORTHWEST CORNER OF LOT 3 OF SAID RANCHWOOD PLACE SUBDIVISION NO. 1, THENCE ALONG THE NORTH LINE OF SAID LOT 3 S88°12'03"E 171.00 FEET TO A SET 5/8" REBAR WITH CAP "BLEW 1532 MYERS 1826" LOCATED ON THE NORTH LINE OF LOT 4 OF SAID RANCHWOOD PLACE SUBDIVISION NO. 1, ALSO BEING THE TRUE POINT OF BEGINNING; THENCE S88°11'58"E 96.07 FEET TO A SET 5/8" REBAR WITH CAP "BLEW 1532 MYERS 1826" MARKING THE NORTHEAST CORNER OF LOT 5 OF SAID RANCHWOOD PLACE SUBDIVISION NO. 1; THENCE ALONG THE EAST LINE OF SAID LOT 5 S01°50'27"W 182.71 FEET TO A FOUND 3/8" REBAR LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF RANCHWOOD DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE N88°10'22"W 94.07 FEET TO A SET 5/8" REBAR WITH CAP "BLEW 1532 MYERS 1826"; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE N01°50'27"E 2.00 FEET TO A SET 5/8" REBAR WITH CAP "BLEW 1532 MYERS 1826"; THENCE N88°09'33"W 2.00 FEET TO A SET 5/8" REBAR WITH CAP "BLEW 1532 MYERS 1826"; THENCE N01°50'27"E 180.67 FEET RETURNING TO THE POINT OF BEGINNING, CONTAINING 0.403 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

## MISCELLANEOUS NOTES

STATE RECORDING NUMBER:
500-17N-30W-0-13-310-72-1532

COMPLETED FIELD WORK:
MAY 21, 2026

REFERENCE DOCUMENTS:
1. WARRANTY DEED RECORDED AS FILE NO. 2026-8309.
2. WARRANTY DEED RECORDED AS FILE NO. 2025-00012676.
3. SURVEY PLAT RECORDED AS PLAT FILE NO. 428.
4. SURVEY PLAT RECORDED AS PLAT FILE NO. 568.
5. SURVEY PLAT RECORDED AS PLAT FILE NO. 512.

BASIS OF BEARING:
THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH, BASED ON ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD83.

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

THE TERM "CERTIFY" OR "CERTIFICATION" AND "CORRECT" AS NOTED HEREON AND AS IT PERTAINS TO LAND SURVEYING SERVICES AS SHOWN ON THIS DOCUMENT SHALL MEAN, "A STATEMENT SIGNED BY THE PROFESSIONAL LAND SURVEYOR BASED ON THE FACTS AND KNOWLEDGE KNOWN TO THE PROFESSIONAL LAND SURVEYOR AT THE TIME OF THE SURVEY AND IS NOT A GUARANTEE OR WARRANTY, EITHER IMPLIED OR EXPRESSED."

SETBACK VARIANCE (B26-82) REDUCING THE 30' FRONT SETBACK TO 24'.

## OWNER/DEVELOPER

OWNER/DEVELOPER: FORINGER CRAIG A
ADDRESS: 106 RANCHWOOD DRIVE, SPRINGDALE, AR 72764
APN: 815-25320-000 & 815-25321-000

OWNER: TOWNSEND MICHAEL W
ADDRESS: 200 RANCHWOOD DRIVE, SPRINGDALE, AR 72764
APN: 815-25322-000

## ZONING INFORMATION

CURRENT ZONING: SF-2 LOW/MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT

SETBACK REQUIREMENTS:
FRONT - 30 FEET
SIDE - 8 FEET
REAR - 20 FEET

## FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05143C0070G, WHICH BEARS AN EFFECTIVE DATE OF 01/25/2026 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

## UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

## LAND AREA

PREVIOUS
APN: 815-25322-000
0.374 ACRES ±

PREVIOUS
APN: 815-25320-000
APN: 815-25321-000
0.746 ACRES ±

ADJUSTED
APN: 815-25320-000
APN: 815-25321-000
0.717 ACRES ±

ADJUSTED
APN: 815-25322-000
0.403 ACRES ±

CERTIFICATION OF TRANSMITTAL & OWNERSHIP:
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. THE UNDERSIGNED FURTHER CERTIFY THAT THE REQUIRED ORDINANCE OF ACCEPTANCE IS IN ORDER HAVING BEEN APPROVED BY THE CITY ATTORNEY ON _____.

_____ _____
OWNER DATE

_____ _____
OWNER DATE

STATE OF ARKANSAS
COUNTY OF _____
SUBSCRIBED AND SWORN BEFORE ME THIS _____DAY OF _____, 2026.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES:_____

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 THE OFFICES OF RESPONSIBILITY SHOWN BELOW:

ACCEPTANCE OF DEDICATIONS
_____ DATE _____ CITY CLERK
_____ DATE _____ MAYOR
BEAVER WATER DISTRICT
_____ DATE _____ BEAVER WATER DISTRICT
CARROLL ELECTRIC
_____ DATE _____ CARROLL ELECTRIC

CITY OF SPRINGDALE
APPROVAL FOR RECORDING
_____ DATE _____ DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 8TH DAY OF JUNE, 2026.

CERTIFICATE OF AUTHORIZATION — BLEW & ASSOCIATES, PA — No. 1534 — ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS — NO. 1532 — SIGNATURE — BLEW & ASSOCIATES, PA

IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

**SHEET 1 OF 2**

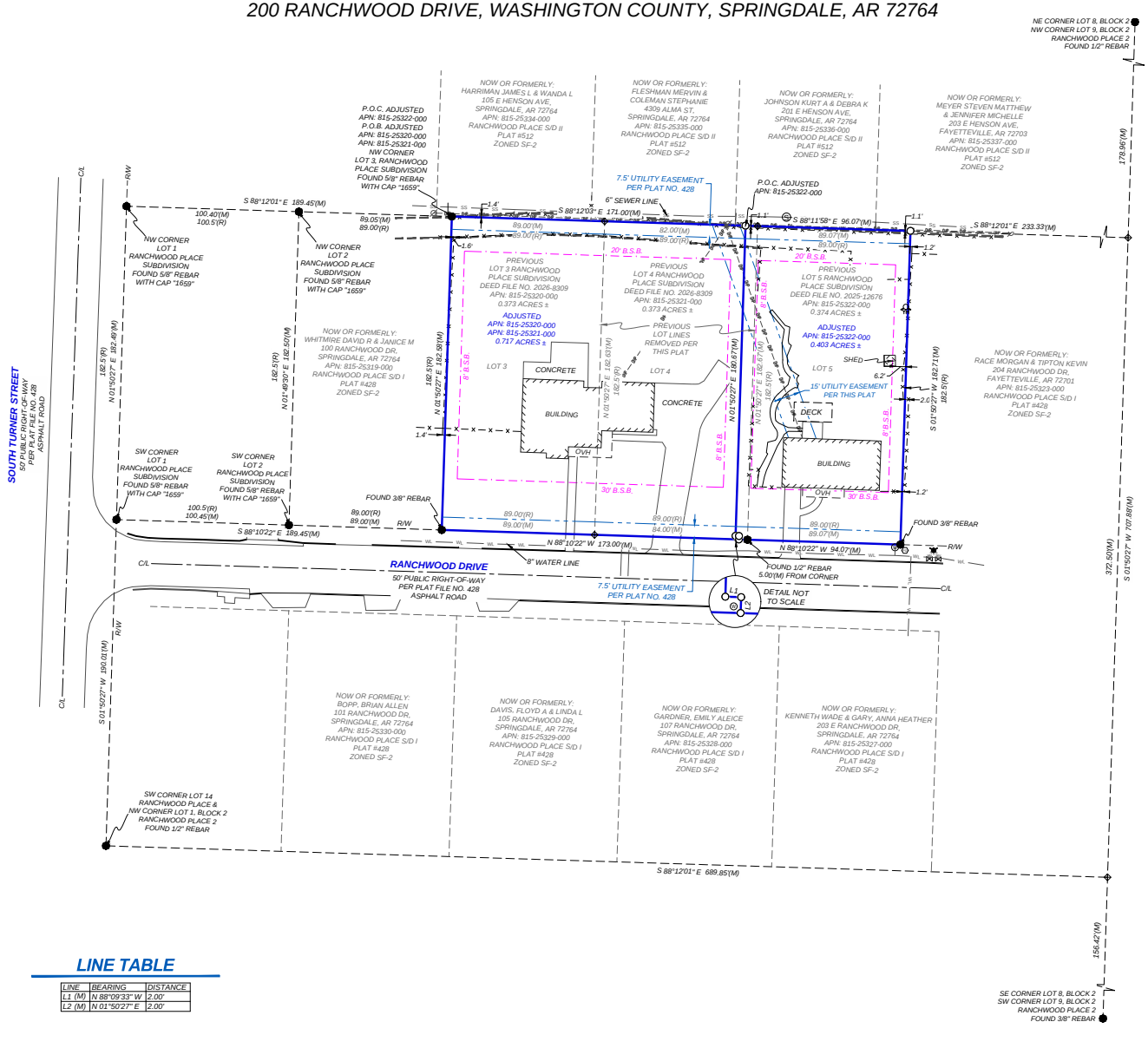
| DATE | REVISION HISTORY | BY |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

BLEW
Surveying | Engineering | Environmental
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
OFFICE: 479.443.4506 · FAX: 479.582.1883
SURVEY@BLEWINC.COM
WWW.BLEWINC.COM

| | |
|---|---|
| **SURVEYOR JOB NUMBER:** 26-5444 | **SURVEY DRAWN BY:** BDM - 06/08/2026 |
| **SURVEY REVIEWED BY:** TPN & BDB | **SCALE:** 1" = 40' |
| **FOR THE USE AND BENEFIT OF:** MICHAEL TOWNSEND | **RP26-08** |

# REPLAT OF LOTS 3, 4 & 5
# RANCHWOOD PLACE SUBDIVISION

*LOCATED IN: SECTION 13, TOWNSHIP 17 NORTH, RANGE 30 WEST*
*200 RANCHWOOD DRIVE, WASHINGTON COUNTY, SPRINGDALE, AR 72764*




## LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR WITH CAP "BLEW 1532 MYERS 1826" (UNLESS NOTED OTHERWISE)
- COMPUTED POINT
- FIBER OPTIC VAULT
- POWER POLE
- YARD HYDRANT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- B.S.B. BUILDING SETBACK
- BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE
- R/W RIGHT-OF-WAY LINE
- C/L CENTERLINE
- FENCE LINE
- OVERHEAD POWER LINE
- UNDERGROUND WATER LINE
- UNDERGROUND SANITARY SEWER LINE

## LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 (M) | N 88°09'33" W | 2.00' |
| L2 (M) | N 01°50'27" E | 2.00' |

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 8TH DAY OF JUNE, 2026.

BLEW & ASSOCIATES, PA
CERTIFICATE OF AUTHORIZATION
No. 1534
ARKANSAS

STATE OF ARKANSAS
REGISTERED
NO. 1532
SIGNATURE
PROFESSIONAL LAND SURVEYOR

IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

BLEW
Surveying | Engineering | Environmental
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
OFFICE: 479.443.4506 · FAX: 479.582.1883
SURVEY@BLEWINC.COM
WWW.BLEWINC.COM

| | |
|---|---|
| **SURVEYOR JOB NUMBER:** 26-5444 | **SURVEY DRAWN BY:** BDM - 05/28/2026 |
| **SURVEY REVIEWED BY:** TPN & BDB | **SCALE:** 1" = 40' |
| **FOR THE USE AND BENEFIT OF:** MICHAEL TOWNSEND | **RP26-08** |

**SHEET 2 OF 2**

# Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

| **Applicant / Representative (person making request)** | **Property Owner (if other than Applicant)** |
|---|---|
| Name: Michael Townsend | Name: |
| E-mail: | E-mail: |
| Address: 200 Ranchwood Springdale 72764 | Address: |
| Phone: 479-879-2139 | Phone: |
| Site/ Location: 200 Ranchwood Dr | Current Zoning: |
| Assessor's Parcel Number(s): | Rezone Required: |
| | Total Acreage: |

**All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.**

**Indicate Type of Submittal:**

☐ Board of Adjustments
☐ Commercial Design Standards

**Application Requirements:**

☐ A complete application.
☐ A copy of the warranty deed indicating ownership of property.
☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
☐ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

**Review Fee:**

☐ $75.00

**STAFF USE ONLY**

Date Application Submitted: 07/15/2026 Project Number: B26-82

Date Accepted as Complete: 08/26/2026 Receipt Number: 5987

# Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

**Indicate person of contact for this request:** Applicant ☑ Representative ☐

**Describe your variance request:**

Reduce front set back to 20-25 feet for front porch

**Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:**
(How does adhering to the rule impact you or your property?)

When I bought the land & house it was already like that.

**Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:**
(How will this variance alleviate your hardship?)

I would have to do Major construction.

**Record Property Owner(s):** Michael Townsend

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

Name of Applicant: Michael Townsend

Signature: Michael Townsend Date: 7/15/2026

Name of Representative (if applicable): _____

Signature: _____ Date: _____

BLEW

Surveying | Engineering | Environmental

**CERTIFIED LIST OF ADJACENT PROPERTY OWNERS (RP26-08)**

**08/10/2026**

| PARCEL ID | OWNER NAME | PROPERTY ADDRESS | MAILING ADDRESS |
|---|---|---|---|
| 815-25334-000 | JAMES L & WANDA L HARRIMAN | 105 E HENSON AVE SPRINGDALE AR 72764 | 105 E HENSON AVE SPRINGDALE AR 72764 |
| 815-25335-000 | MERVIN FLESHMAN & STEPHANIE COLEMAN | 107 E HENSON AVE SPRINGDALE AR 72764 | 4309 ALMA ST SPRINGDALE AR 72764 |
| 815-25336-000 | KURT A & DEBRA K JOHNSON | 201 E HENSON AVE SPRINGDALE AR 72764 | 201 E HENSON AVE SPRINGDALE AR 72764 |
| 815-25337-000 | STEVEN MATTHEW & JENNIFER MICHELLE MEYER | 203 E HENSON AVE SPRINGDALE AR 72764 | 203 E HENSON AVE SPRINGDALE AR 72764 |
| 815-25323-000 | MORGAN RACE & KEVIN TIPTON | 204 RANCHWOOD DR FAYETTEVILLE AR 72701 | 204 RANCHWOOD DR FAYETTEVILLE AR 72701 |
| 815-25327-000 | KENNETH WADE MCDOUGAL & ANN HEATHER GRAY | 203 E RANCHWOOD DR SPRINGDALE AR 72764 | 203 E RANCHWOOD DR SPRINGDALE AR 72764 |
| 815-25328-000 | EMILY ALEICE GARDNER | 107 RANCHWOOD DR SPRINGDALE AR 72764 | 107 RANCHWOOD DR SPRINGDALE AR 72764 |
| 815-25329-000 | FLOYD A & LINDA L DAVIS | 105 RANCWHOOD DR SPRINGDALE AR 72764 | 105 RANCHWOOD DR SPRINGDALE AR 72764 |
| 815-25330-000 | BRIAN ALLEN BOPP | 101 RANCWHOOD DR SPRINGDALE AR 72764 | 101 RANCHWOOD DR SPRINGDALE AR 72764 |
| 815-25319-000 | DAVID R & JANICE M WHITEMIRE | 100 RANCHWOOD DR SPRINGDALE AR 72764 | 100 RANCHWOOD DR SPRINGDALE AR 72764 |




BUCKLEY D. BLEW
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 1532
STATE OF ARKANSAS
ARKANSAS C.O.A. 1534




PROJECT AREA

PUBLIC NOTICE

## RP26-08 Ranchwood Place Subdivision

**106 & 200 Ranchwood Drive**

RP26-08: Replat of Lots 3, 4, & 5

B26-82: Michael Townsend & Joy A. Foringer; Variance for Reduction of Front Setback

N




PROJECT AREA

PUBLIC NOTICE

## RP26-08 Ranchwood Place Subdivision

**106 & 200 Ranchwood Drive**

RP26-08: Replat of Lots 3, 4, & 5

B26-82: Michael Townsend & Joy A. Foringer; Variance for Reduction of Front Setback

N

SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

# Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

| **Applicant / Representative (person making request)** | **Property Owner (if other than Applicant)** |
|---|---|
| Name: Ronald Katjang | Name: |
| E-mail: | E-mail: |
| Address: 305 Mountainview Ave | Address: |
| Phone: 479-320-0964 | Phone: |
| Site/ Location: side of driveway | Current Zoning: |
| Assessor's Parcel Number(s): 815-20918-000 | Rezone Required: |
| | Total Acreage: |

**All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.**

**Indicate Type of Submittal:**

☐ Board of Adjustments
☐ Commercial Design Standards

**Application Requirements:**

☐ A complete application.
☐ A copy of the warranty deed indicating ownership of property.
☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
☐ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

**Review Fee:**

☐ $75.00

**STAFF USE ONLY**

Date Application Submitted: 6/29/26 Project Number: FB26-12

Date Accepted as Complete: 8/17/26 Receipt Number: 5567

# Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

**Indicate person of contact for this request:** Applicant ☑ Representative ☐

**Describe your variance request:**

Put gravel on side of driveway for more parking instead of parking in the grass.

**Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:**
(How does adhering to the rule impact you or your property?)

**Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:**
(How will this variance alleviate your hardship?)

We have a single car driveway. We have been parking in the grass. ~~This~~ Putting gravel down would look better and add parking for our cars

**Record Property Owner(s):** Ronald Katjang + Rosalie Laluj

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

Name of Applicant: Ronald Katjang

Signature: Ronald Katjang Date: 6/25/2026

Name of Representative (if applicable): _____

Signature: _____ Date: _____


GRAVEL
EXISTING DRIVE
52'
13'6"
303
ROBERTS, BOBBY RAY
305
KATJANG, RONALD; LULUJ, ROSALIE
307
PEREZ-MENDEZ, ENRIQUE; PEREZ-CESPEDES, MARIA



**List of Adjacent Property Owners for FB26-12 Ronald Katjang & Rosalie Luluj**
**305 Mountain View Avenue (Parcel 815-20918-000)**

1) **PEREZ-MENDEZ, ENRIQUE & PEREZ-CESPEDES, MARIA**
   **307 MOUNTAIN VIEW AVE**
   **SPRINGDALE, AR 72764-5520**

2) **MAPLE & MOUNTAIN INVESTMENTS GP LLC**
   **PO BOX 748**
   **SPRINGDALE, AR 72765-0748**

3) **MARTINEZ, J CARMEN MARTINEZ & ALDACO, SAN JUANA**
   **306 MOUNTAIN VIEW AVE**
   **SPRINGDALE, AR 72764**

4) **ROBERTS, BOBBY RAY**
   **303 MOUNTAIN VIEW AVE**
   **SPRINGDALE, AR 72764**

5) **AKG INVESTMENTS LLC**
   **PO BOX 2531**
   **ROGERS, AR 72757-2531**

6) **TORRES-RIVERA, ROSA MARIA; MORALES, RAFAEL**
   **605 CRUTCHER ST**
   **SPRINGDALE, AR 72764-5510**

7) **MCDONALD FAMILY TRUST**
   **407 HARVE ST**
   **SPRINGDALE, AR 72762-5009**

8) **POLANCO, RAFAEL ALONSO**
   **306 CAUDLE AVE**
   **SPRINGDALE, AR 72764**




PROJECT AREA

PUBLIC NOTICE

## FB26-12: Ronald Katjang & Rosalie Luluj

**305 Mountain View Avenue**

FB26-12: Deviation from Paving Requirements

N




PROJECT AREA

PUBLIC NOTICE

## FB26-12: Ronald Katjang & Rosalie Luluj

**305 Mountain View Avenue**

FB26-12: Deviation from Paving Requirements

N

# Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

| **Applicant / Representative (person making request)** | **Property Owner (if other than Applicant)** |
|---|---|
| Name: Bates & Associates - Hunter McCutcheon | Name: Nets Global Holdings LLC |
| E-mail: | E-mail: |
| Address: 7230 S Pleasant Ridge Drive | Address: 8528 Davis BLVD STE 134-369 N |
| Fayetteville, AR 72704 | Richland Hills, TX 76182-8367 |
| Phone: 479-442-9350 | Phone: 972-200-2525 |
| Site/ Location: 4876 N Thompson St | Current Zoning: C-2 General Commerical |
| Assessor's Parcel Number(s): 21-00141-001 | Rezone Required: N/A |
| | Total Acreage: 8.95 |

**All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.**

**Indicate Type of Submittal:**

☒ Board of Adjustments
☐ Commercial Design Standards

**Application Requirements:**

☒ A complete application.
☒ A copy of the warranty deed indicating ownership of property.
☒ A site plan in conformance with Chapter 130, Article 2, Section 13.
☒ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☒ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☒ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☒ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

**Review Fee:**

☒ $75.00

**STAFF USE ONLY**

Date Application Submitted: 07.15.26 Project Number: B26-79

Date Accepted as Complete: 08.26.26 Receipt Number: 5979

# Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

**Indicate person of contact for this request:** Applicant ☐ Representative ☒

**Describe your variance request:**

Requesting a variance from paving requirements to allow for gravel outdoor storage areas on the current site.

**Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:**
(How does adhering to the rule impact you or your property?)

If paving is required, this limits the flexibility and potential uses for this site. This site is expected to serve at minimum 2 tenants once completed. The variance for paving requirements will allow for the overall use of outdoor storage with the option to develop the site for different uses within the C-5 zoning if another tenant were to occupy the site and desire a usage outside of outdoor storage.

**Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:**
(How will this variance alleviate your hardship?)

Subject property has historically been used as a gravel outdoor storage for semi trailers. This site features the possibility of serving multiple tenants in the future. Utilizing the existing gravel surface will allow for an easier transition if another tenant was to occupy part of the property without requiring removal and replacement of an asphalt or concrete surface. This also would allow for other commercial uses outside of outdoor storage if a tenant desired to operate a business that fits into the C-5 zoning category.

**Record Property Owner(s):** Nets Global Holdings LLC

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

Name of Applicant: Bates & Associates - Hunter McCutcheon

Signature: Hunter McCutcheon Date: 07/02/26

Name of Representative (if applicable): Bates & Associates - Hunter McCutcheon

Signature: Hunter McCutcheon Date: 07/02/26

BESPOKE HOLDINGS™

# City of Springdale

## Planning Commission

*4876 North Thompson St. Proposed Site Improvements*
*Variance to Existing Bill of Assurance*



> September 1, 2026

> bespokeholdingsco.com

# Executive Overview

Bespoke Holdings Co. (BHC) is a qualified team to partner with the City of Springdale to implement proposed site improvements.

The proposed site plan provides meaningful improvements to the property, including enhancements to the site functionality, landscaping, and overall appearance and meets current codes for heavy equipment storage, per Municipal Code Chapter 130, Article 7, Section 8, (8.3c,8.3v,8.3x,8.3xii).

We are requesting relief from certain requirements of the existing Bill of Assurance that are disproportionate to the proposed project and may have limited long-term utility. Ultimate, we seek to balance the concerns of the City Staff & Commissioners with practical improvements that benefit the property and surrounding area today and provides flexibility for re-development in the future.

# 4786 N. Thompson St.








# Current Site



# Bespoke Holdings Co. Efforts After Last Planning Commission Meeting

- Met With City of Springdale Planning & Zoning Staff on 8.21.26
- Listened to Planning Commission & Heard City Staff Concerns
- Updated Proposed Site Plan Addressing Concerns

# Existing Site Photos

West boundary of property looking east



East boundary of property looking west



# Existing Site Photos

Northeast corner of property looking southwest




Northwest corner of property looking Southeast

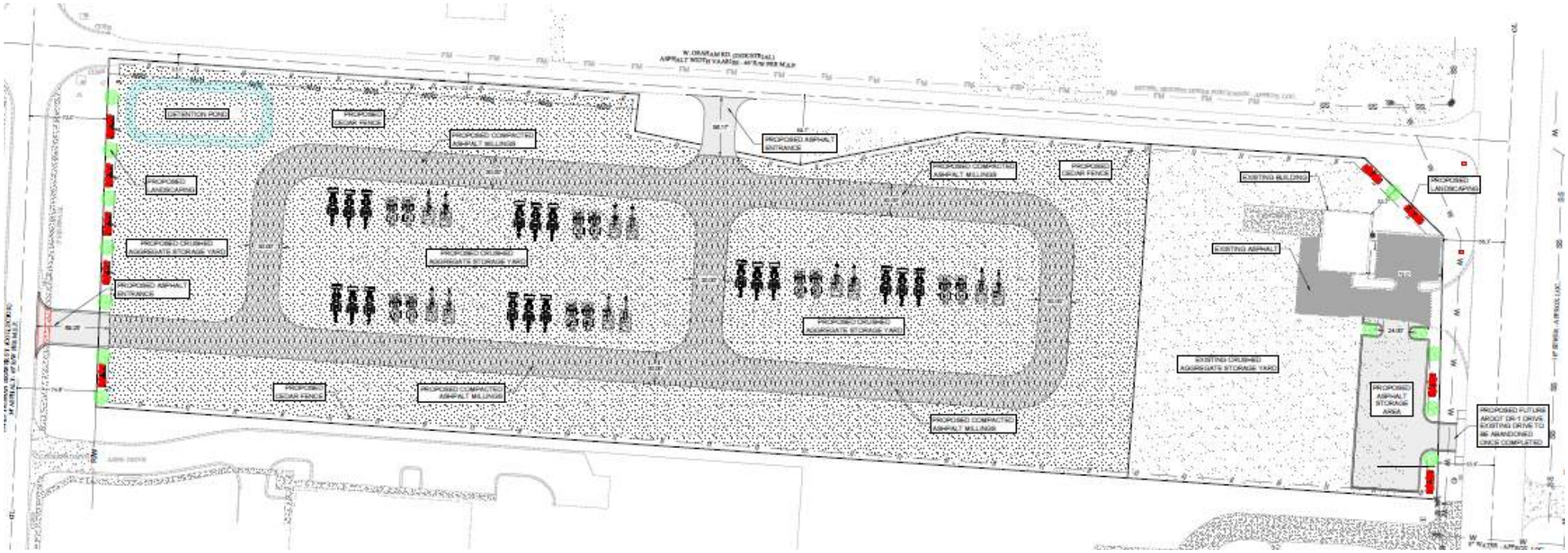


# PROPOSED SITE PLAN

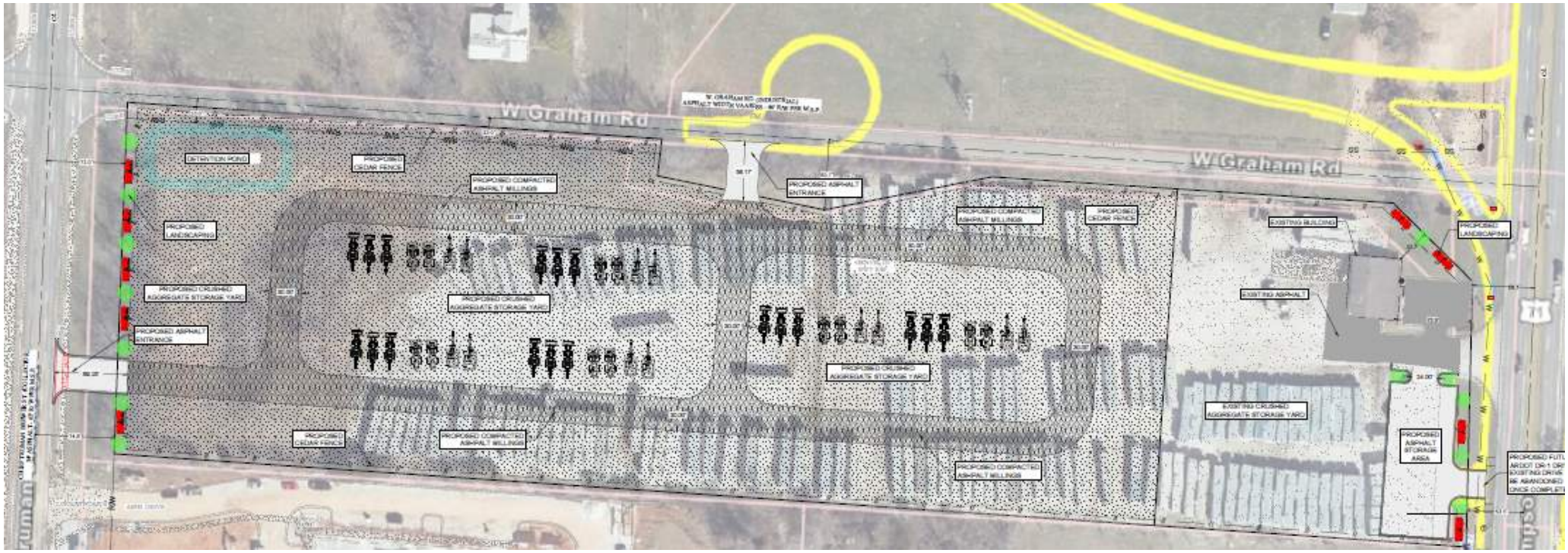


Return to Agenda

# Propose Site Plan



# Propose Site Plan



# Site Overview – Future ARDOT Improvements

## ARDOT Site Improvements

- HWY 412 offramp located just north of site
- End Graham Rd. and install Cul da sac
- New Site Entrance on N. Thompson St.



# Site Overview - Springdale S&W



## Springdale Sewer & Water Site Improvements

*Chief Truman Brewer St.*

- Bringing water & sewer to site

*N. Thompson ST.*

- Connecting existing sewer system to city sewer line & installing fire hydrant

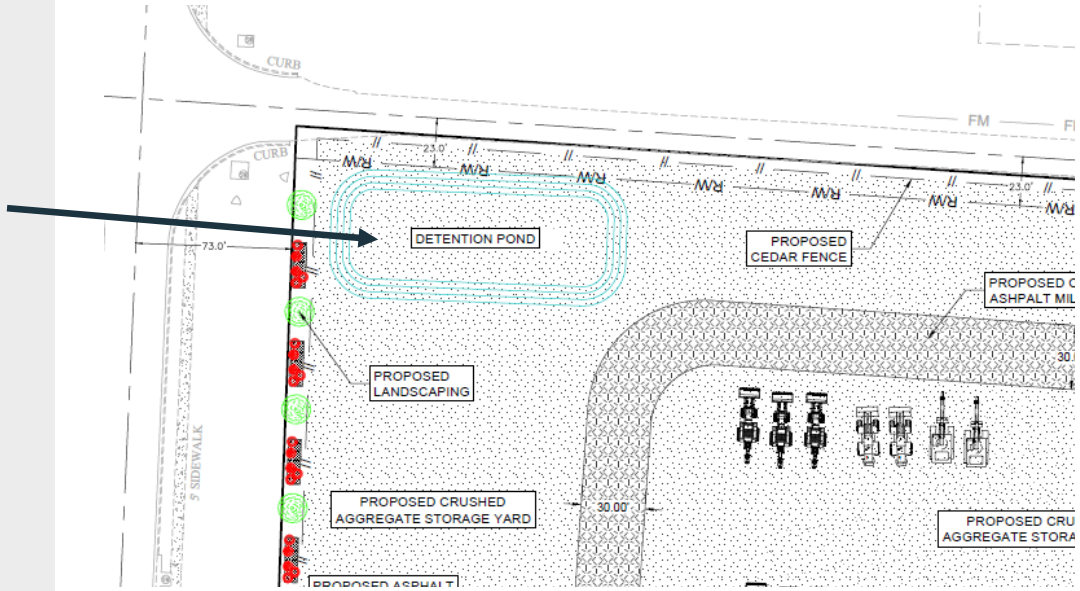


# Concern: Stormwater Runoff

## Solution

***Engineered On-Site Stormwater Management System***

- Site Grading and Balance
- Storm Water Retention Pond

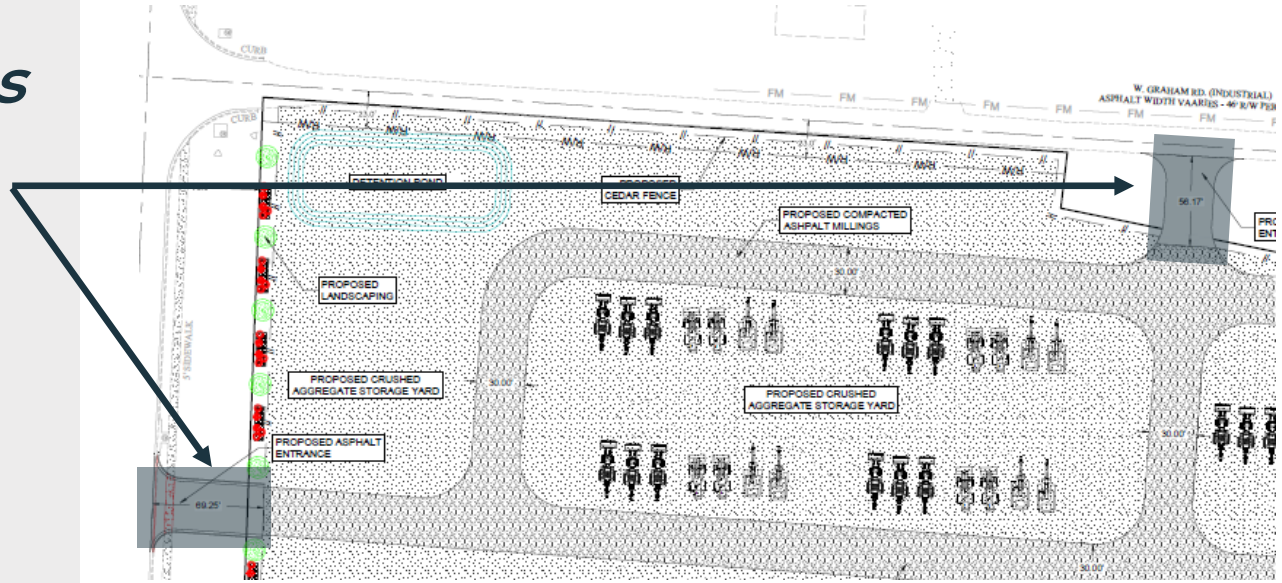


# Concern: Track Aggregate Off-Site

## Solution

***60' Asphalt drive aisles on all (3) site entry points***

- Provides a paved transition between the aggregate yard and public roads
- Allows aggregate and debris to dislodge from tires before vehicles enter the roadway



# Concern: Visual Esthetics from Public Roads

## Solution

### *Fencing*

- *Wood privacy fencing along Chief Turman and N. Thompson will screen the outdoor storage areas from public view.*

### *Landscape Buffer*

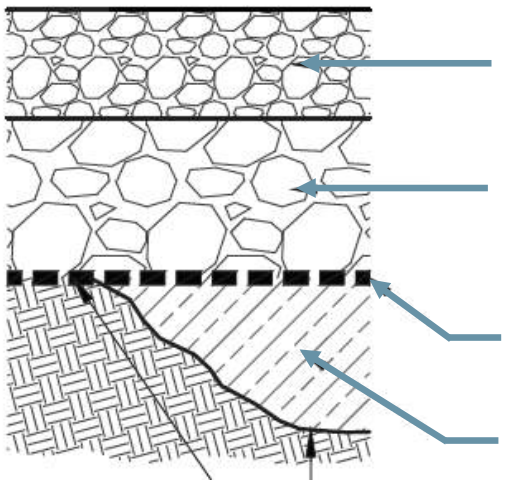
- *Native trees, bushes and perennial plants*
- *Try to keep existing native plants along current fence line*



# Concern: Aggregate Creates Dust

## Solution: Engineered Aggregate Solution

### *Drive Aisles*



4” Recycled Asphalt Millings

10” Aggregate Subbase (B-Stone)

Permatex 2315 Geotextile Fabric

Native Soils

### Dust Control

- *Heavy Traffic Areas*
- *Recycled Asphalt holds the fine particles together better than plain crushed stone or gravel*
- *Calcium Chloride Flakes*

# CASE STUDIES

Previous Projects Implementing Similar Engineered Aggregate Solution

# Danzee – Boise, ID

## Site Area in Green

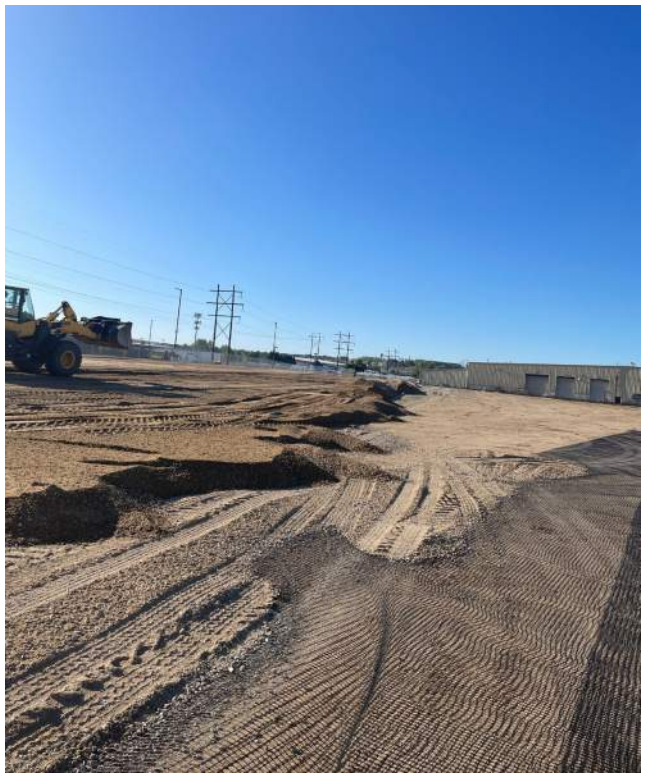


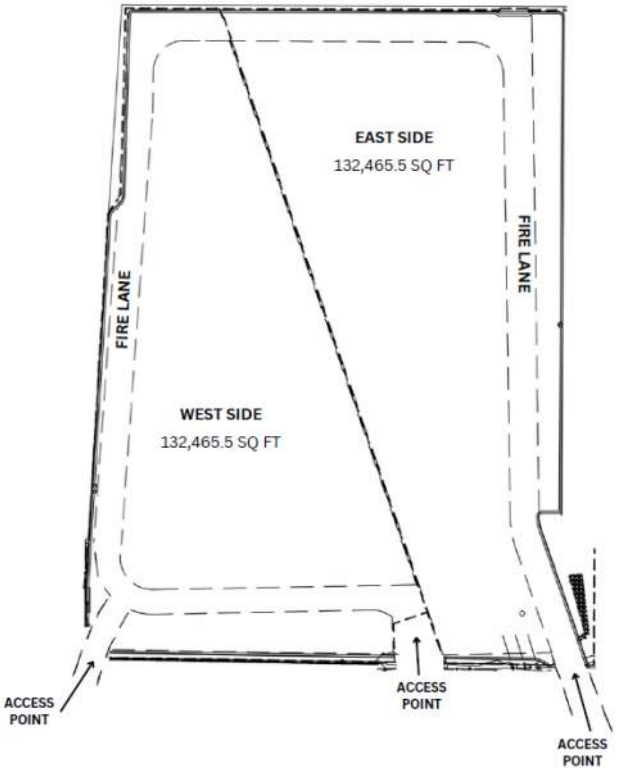
## Original Condition



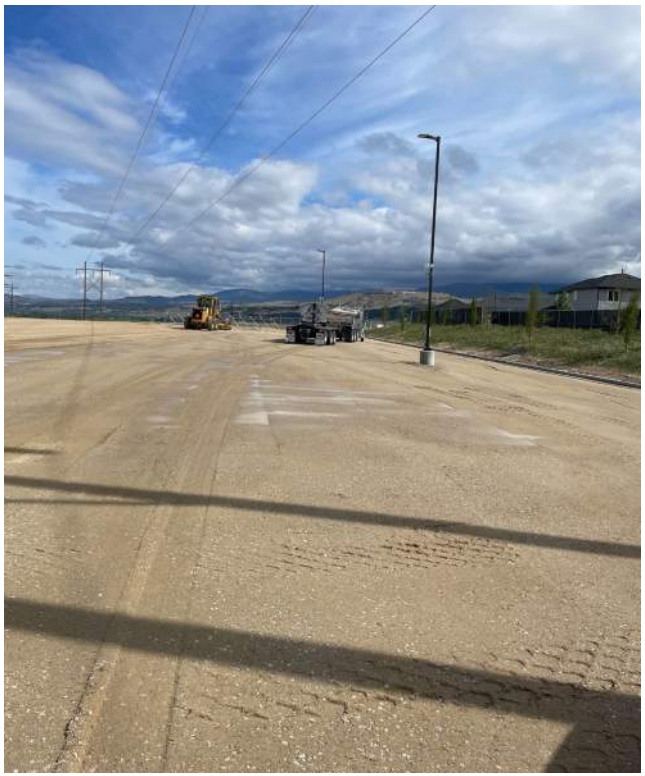
# Danzee – Boise, ID

## Construction






## Final Product



# Apple St. – Boise, ID

## Original Condition





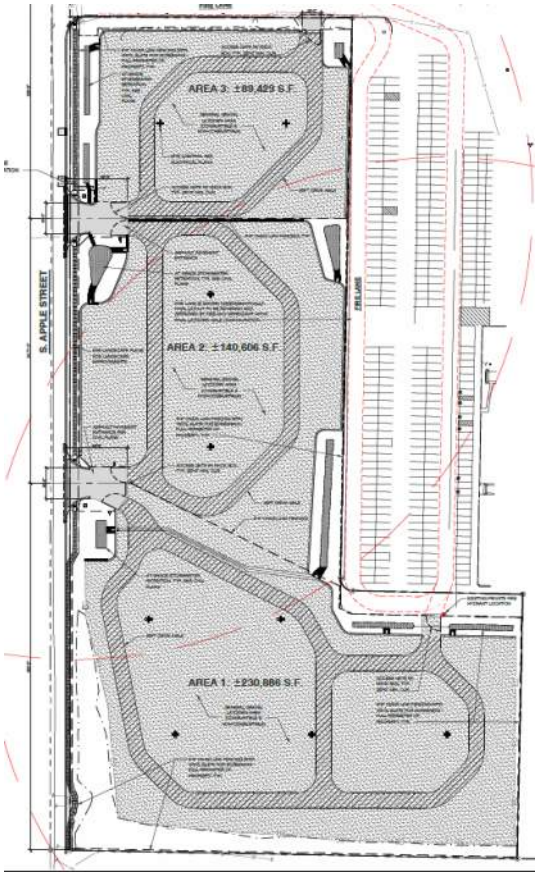


# Apple St. – Boise, ID







# Engineered Solution Tenancy

Many national credit tenants prefer quality outdoor storage solutions over paved products.

These tenants provide quality jobs for populations in growth markets.

## Danzee

- West / Rocky Mountain Region
- 10 Branches – 9 State Reach

- Reginal Construction Supplier
- Critical Supplier for Commercial Contractors

## Apple St.

- Global Leader – Forming & Shoring
- 340 Locations in 25 Countries
- 38,000 Employees

- Contracting Services – 21 States
- 500 – 1000 Employees

- Specialize Manufacturing of Mechanical Systems
- Large Commercial and Industrial projects

# Astrozon Blvd. – Colorado Springs, CO



FOXWORTH GALBRAITH LUMBER COMPANY

A Division of U.S. LBM

- **Publicly Traded National Credit Tenant**
- **28 Locations across 4 states**

# 995 N. 5th – Brighton, CO



United Rentals

- Publicly Traded National Credit Tenant
- 1,500 Locations across 3 Continents

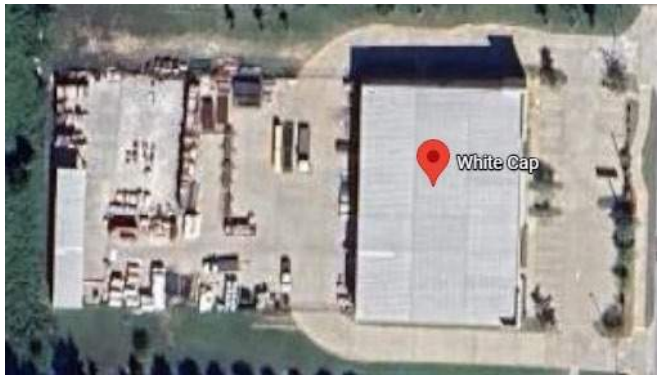
# Bespoke Holdings Co. Internal Supply Analysis

- 1.38% Current Vacancy Rate for Outdoor Storage Properties within the market.
- There is no projects under construction in the market to meet this demand.
- There is a 0% Net Absorption rate for the last 12 months

| | Vacancy | | | | |
|---|---|---|---|---|---|
| | Vacancy (Current) | Vacany (SF) | Vacancy Rates 3 yr Ave | Vacancy Rates 5 yr Ave | Vacancy (Now Relative to the 5 Yr Avg) |
| Outdoor Storage | 1.38% | 14,600 | 0.61% | 0.63% | 0.74% |

# Adjacent Property Examples

**White Cap Equipment Sales**
*Zoning: C5*




**Scott Equipment Company**
*Zoning: C2*




**Roofers Mart**
*Zoning: C5*



# Executive Conclusion

## Experienced investor/developer who is qualified to deliver improvements that align with City of Springdale

- *Seasoned Team*
- *Own other properties in the Springdale Area (more in the future)*

## Site Improvements meet City of Springdale Municipal Code, Zoning and Comprehensive Plan

- *Improvements meet City of Springdale Municipal Code Chapter 130, Article 7, Section 8, (8.3c,8.3v,8.3x,8.3xii)*
- *Site improvements support the City's long-term Comprehensive Plan and future Highway 412 corridor*
- *Consistent with the property's recently approved C5 zoning*
- *Work with City of Springdale Planning & Zoning Staff to provide site beautification and position for uses when HWY 412 arrives*

## Site Improvements Address Existing Planning Commission & City Staff Concerns

- *Enhanced fencing and landscaping provide screening and improve the property's appearance*
- *60' paved entrance aprons help minimize aggregate track-out onto public roads*
- *Engineered aggregate surface provides a durable, dust-management solution*
- *Engineered stormwater system manages runoff on site through a dedicated retention pond*
- *All future plans will meet City of Springdale design standards*

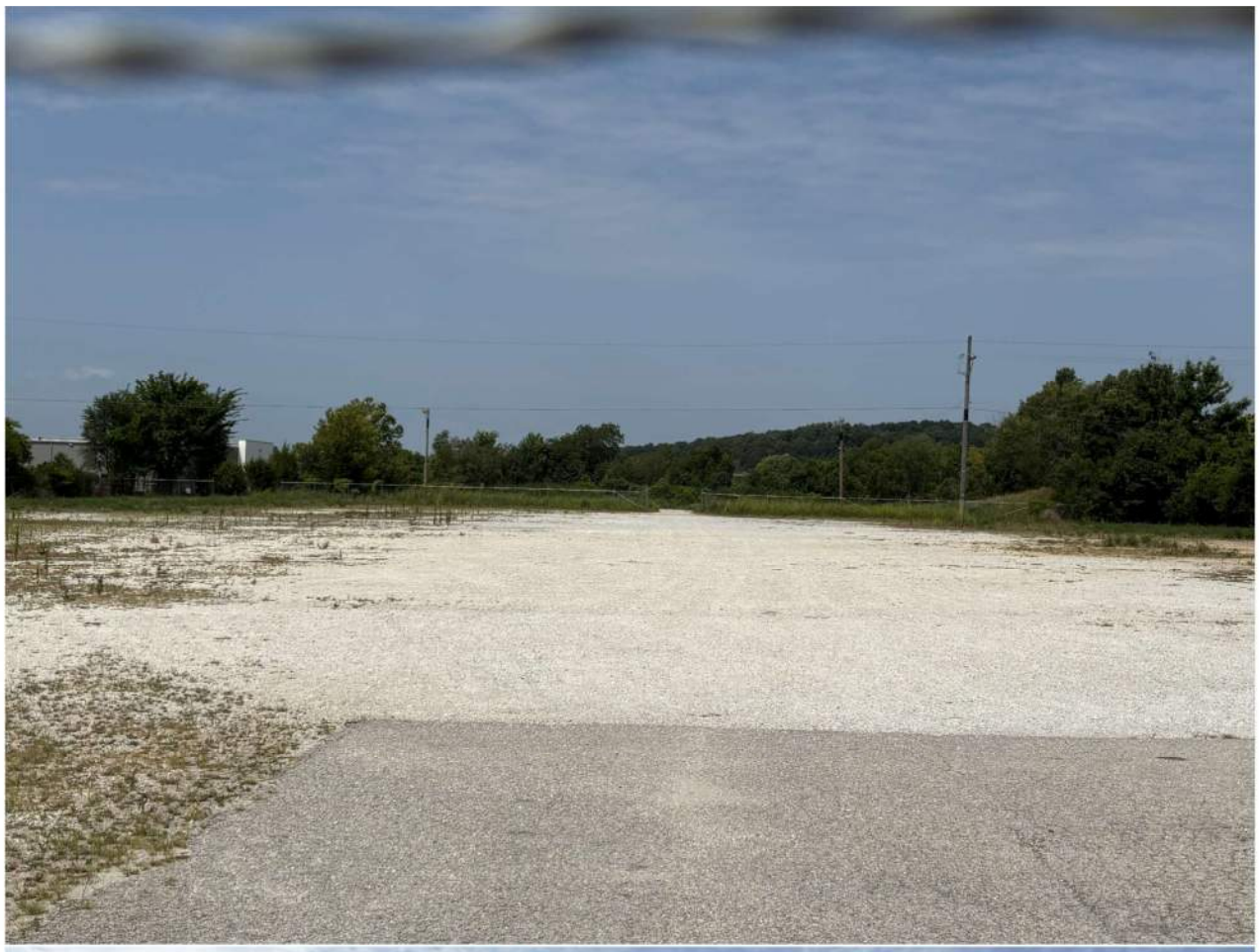
BESPOKE HOLDINGS™

**Blair Eklund**
Founder & CEO

720.438.8870
blair@bespokeholdingsco.com

**Rob Hamm**
Director of Acquisitions

503.351.7202
rhamm@bespokeholdingsco.com





BATES
Engineers · Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

July 9th, 2025

**RE: Adjoining Property Owners**

To the City of Springdale Planning Staff. I, Derrick Thomas, Licensed Surveyor #1642, do certify the following list of adjoining property owners adjacent to the subject property.

Derrick Thomas, P.L.S.

Subject Property: 21-00141-001
Subject Property Owner: Nets Global Holdings LLC

---

Parcel: 21-00141-004, 21-00104-003, 21-00142-011, 21-00103-002 & 21-00105-002, 21-00118-010
Owner: Arkansas State Highway Commission
Address: PO Box 2261
Little Rock, AR 72203

Parcel: 21-00105-000
Owner: Scott Equipment Properties LLC
Address: 1503 N 19th St
Monroe, LA 71201

Parcel: 21-00106-000
Owner: WGST LLC
Address: 1435 Woodson Rd
St Louis, MO 63132-2506

Parcel: 21-00104-000
Owner: Bryan Hunt LLC
Address: 2369 Ivey Ln
Springdale, AR 72764

Parcel: 21-00141-000
Owner: McFryar LLC
Address: 149 N Pleasant Ridge Dr
Rogers, AR 72756

Parcel: 21-00141-003
Owner: McClard, Bill & Paula & McClard & McClard Joint Trust, Billy Wayne & Paula N
Address: 149 N Pleasant Ridge Dr
Rogers, AR 72756

Parcel: 21-00142-010
Owner: Blevins Revocable Trust, Loneta M
Address: 3302 W Perry Rd
Rogers, AR 72758-1401



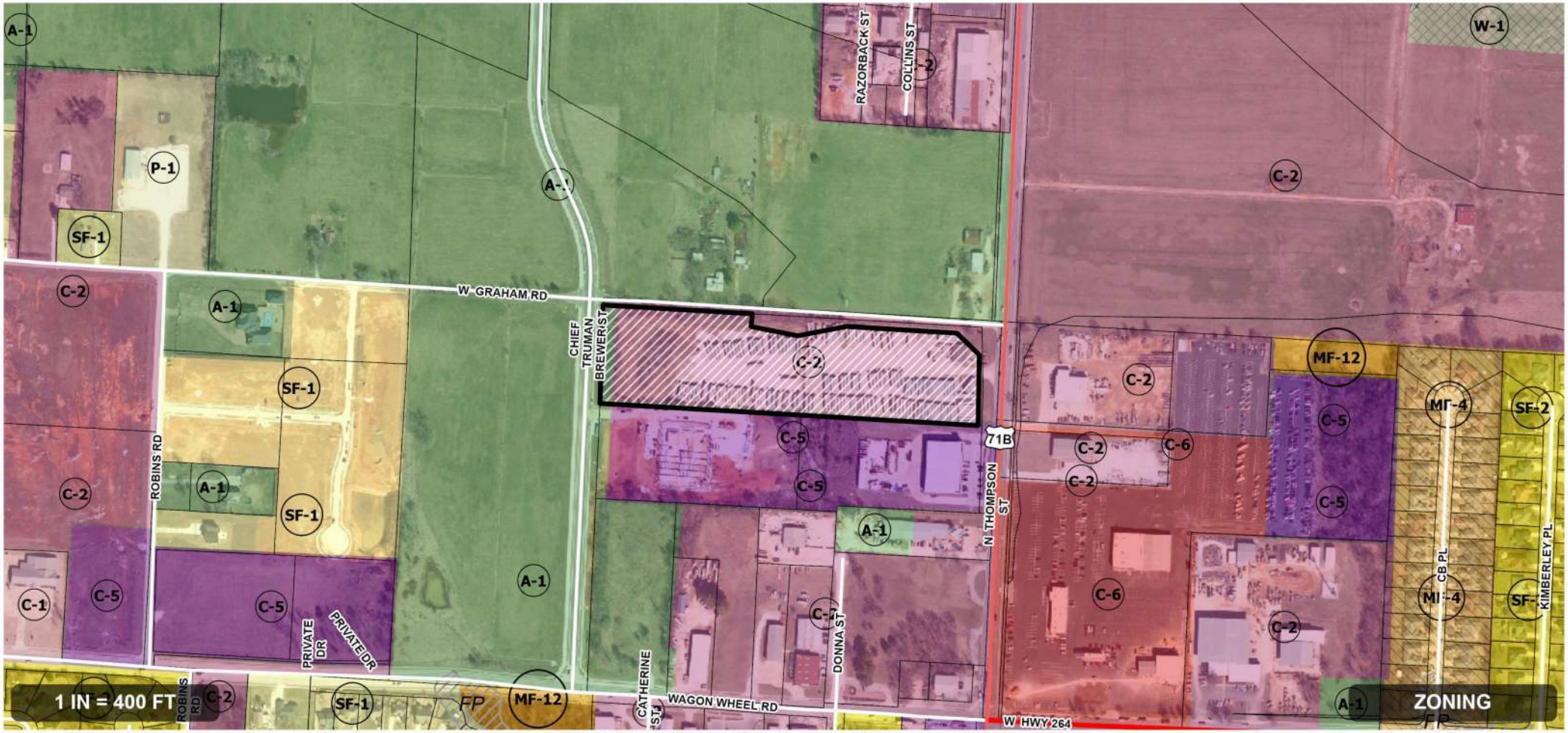

PROJECT AREA

## B26-79: Nets Global Holdings, LLC

**4876 N. Thompson Street**

B26-79: Variance from Paving Requirements

N




PROJECT AREA

## B26-79: Nets Global Holdings, LLC

**4876 N. Thompson Street**

B26-79: Variance from Paving Requirements

N

# Rezone Memo

**To:** PLANNING COMMISSION MEMBERS
**From:** Sharon Tromburg, Planning Director
**Date:** September 1, 2026
**Re:** **R26-38** **Rezone**

A request by Alfredo Reyes & Leticia Hernandez for Planning Commission approval of a zone change from Agricultural District (A-1) to Single-Family Residential District (SF-2) for a tract of land containing 1.12 acres.

LOT LOCATION AND SIZE
The 1.12-acre tract is located at 1124 Hatcher Road, near North Oak Street and east of Old Wire Road. A vicinity map is attached.

EXISTING ZONING
AGRICULTURAL DISTRICT (A-1)

REQUESTED ZONING
SINGLE-FAMILY RESIDENTIAL DISTRICT (SF-2)

SURROUNDING ZONING AND LAND USE
Zoning of the surrounding area is shown on the attached map. The site contains a longstanding single-family residence and several residential accessory structures. To the north is the SF-1 Quail Meadows subdivision and a planned future collector connecting North Oak Street to Old Wire Road. To the south is ARDOT ROW for the future Highway 612/Northern Bypass. To the east is an existing SF-1 residential tract and the planned Highway 612 interchange at Old Wire Road. To the west are undeveloped agricultural tracts, ARDOT ROW, and nearby commercial and industrial uses, with portions of the area outside Springdale city limits in unincorporated Benton County.

SITE FEATURES
The property contains an existing single-family home, accessory structures, and a natural pond. The applicants also own the adjoining residential tract and propose to combine the properties under consistent residential zoning. Future Highway 612 construction will significantly affect the site, with ARDOT acquiring nearby ROW and proposing a new cul-de-sac from North Oak Street to provide replacement access to affected properties.

LAND USE PLAN AND MASTER STREET PLAN
Hatcher Road is designated as a local street. Old Wire Road is designated as an arterial, and a future collector street is shown along the northern boundary of the subject property, connecting North Oak Street to Old Wire Road. The future Highway 612/Springdale Northern Bypass is classified as an interstate/freeway facility and is planned immediately south of the subject property.

The current adopted Future Land Use Plan indicates this area as Commercial. The proposed 2026 Future Land Use Plan indicates this area as High Density Residential.

## STAFF COMMENTS AND RECOMMENDATIONS

**The rezoning request is in keeping with the goals and policies of the Comprehensive Land Use Plan related to maintaining compatible development patterns, protecting established residential areas, and coordinating land use decisions with existing and planned transportation infrastructure, and is recommended for approval.**



SPRINGDALE™
WE'RE MAKING IT HAPPEN

# Rezoning Application

**Date: 07/16/2026 Permit No.: 260263**

**Applicant / Owner**

| | | | |
|---|---|---|---|
| Applicant Name: | Wayman White | Owner Name: | Alfredo Reyes |
| Address: | 124 Grant Pl | Address: | 1124 Hatcher Road |
| City, State, Zip: | [Applicant City, State, ZIP] | City, State, Zip: | Springdale, AR 72764 |
| Phone: | [Applicant Phone Number] | Phone: | 4794803330 |
| Email: | [redacted] | Email: | [redacted] |
| Application Contact: | Applicant | | |

**Property**

| | | | |
|---|---|---|---|
| Job Address: | 1124 Hatcher Road | Desired Zoning: | SF-2 |
| Parcel No(s).: | 21-0004-000 | Total Acreage: | 7.56 |
| Current Zoning: | A1 | | |

Legal Description: See deeds.

Layman's Description: 1124 Hatcher Road

**Review Contact / Intentions**

| | | | |
|---|---|---|---|
| Review Contact: | | Address: | |
| E-mail: | | Phone: | |

The Petitioner's immediate intentions are to:

1. **Sell** the property **No**, and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title
2. **Develop** the property **Yes**, and if so, the proposed use is
3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: . The existing southernmost property is A-1. Planning strongly recommends rezoning to SF-2 to ensure they are the same zoning, but it is not required in this case.

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

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

| Wayman White | 07/16/2026 |
|---|---|
| Name | Date |

# Verification

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

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

**Printed Name of Record Property Owner(s)**

Alfredo Reyes

**Printed Name of Applicant(s)**

Wayman White

**Signature of Record Property Owner(s)**

**Signature of Applicant(s)**

**Date:** 7/27/26

**Date:** 7/27/2026

CERTIFICATE OF AUTHORIZATION
ODYSSEY SURVEYING LLC #4746
ARKANSAS

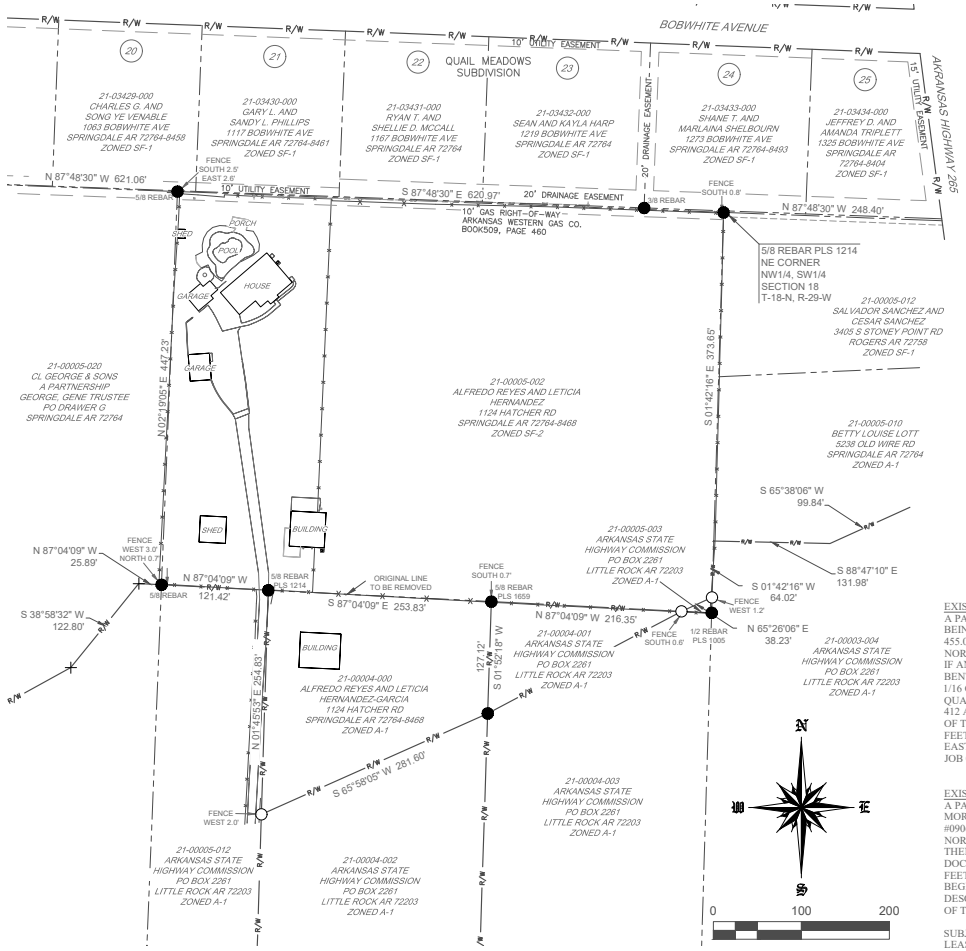
**State of Arkansas )**
**) ss.**
**County of** Washington

**SUBSCRIBED AND SWORN TO before me, a Notary Public, this the** 27 **day of** July **, 20** 26.

**Notary Public**

**My commission expires:** 9/15/2035

NATASHA LAMPROE
Notary Public - Arkansas
Washington County
My Commission Expires 09-15-2035
Commission # 00007746




# INFORMAL PLAT

## PARCEL 21-00005-002 AND 21-00004-000

PART OF THE NW1/4 OF THE SW1/4 IN
SEC.18, T-18-N,R-29-W
SPRINGDALE, BENTON COUNTY, ARKANSAS

OWNERS:
PARCEL – 21–00005–002
ALFREDO REYES AND LETICIA HERNANDEZ
1124 HATCHER ROAD
SPRINGDALE, AR 72764–8468
ZONED SF–2

PARCEL – 21–00004–000
ALFREDO REYES AND LETICIA HERNANDEZ–GARCIA
1124 HATCHER ROAD
SPRINGDALE, AR 72764
ZONED A–1

SURVEYOR:
ODYSSEY SURVEYING
WAYMAN B. WHITE
124 GRANT PLACE, SUITE. E
LOWELL ARKANSAS, 72745

ZONING:

SF-2 (LOW/MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT) SETBACKS:

| | |
|---|---|
| FRONT | 30FT |
| SIDE | 8FT |
| REAR | 20FT |

A-1 (AGRICULTURAL DISTRICT) SETBACKS:

| | |
|---|---|
| FRONT | 35FT |
| FRONT PARKING IN FRONT | 50FT |
| SIDE | 20FT |
| REAR | 35FT |

VICINITY MAP




EXISTING DESCRIPRION PARCEL 21-00005-002
A PART OF THE E 1/2 OF THE FRACTIONAL NW 1/4 OF THE FRACTIONAL SW 1/4 OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID E 1/2 OF FRL. NW 1/4 OF SAID FRL. SW 1/4; THENCE SOUTH 0°28'56" EAST 455.09 FEE TO A SET IRON PIN; THENCE NORTH 89°39'51" WEST 622.94 FEET TO A SER IRON PIN; THENCE NORTH 0°15'00" WEST 447.21 FEET TO A SET IRON PIN; THENCE NORTH 89°36'39" EAST 621.06 FEET TO THE POINT OF BEGINNING, CONTAINING 6.44 ACRES, MORE OR LESS. SUBJECT TO COVENANTS, EASEMENTS, AND RIGHT OF WAYS, IF ANY. LESS & EXCEPT PART OF THE FRACTIONAL NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A 5/8 INCH REBAR WITH CAP FOUND AT THE CENTER WEST 1/16 CORNER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 29 WEST; THENCE ALONG THE EAST LINE OF THE FRACTIONAL NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, SOUTH 1°53'23" WEST A DISTANCE OF 437.67 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF RELOCATED U.S. HIGHWAY 412 AS ESTABLISHED BY ARDOT JOB 090621 AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE OF THE FRACTIONAL NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, SOUTH 1°53'23" WEST A DISTANCE OF 17.42 FEET TO A POINT; THENCE NORTH 87°03'41" WEST A DISTANCE OF 34.29 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF RELOCATED U.S. HIGHWAY 412; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, NORTH 65°48'04" EAST A DISTANCE OF 38.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.01 ACRES MORE OR LESS (299 SQ.FT.) AS SHOWN ON ARDOT PLANS REFERENCED AS JOB 090621. TRACT 231 JOB NO. 090621

EXISTING DESCRIPTION PARCEL 21-00004-000
A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WITH: BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY OF THE SPRINGDALE BYPASS AS PER ARDOT HOB #090621WHICH IS N87°41'05W 252.49 FEET AND N01°50'48"E 740.53 FEET FROM THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE ALONG SAID NORTH RIGHT-OF-WAY S6558'14"W 284.32 FEET TO A POINT ON THE EAST LINE OF A SURVEY FILED IN BOOK 28 AT PAGE 231 IN THE RECORDS OF BENTON COUNTY, THENCE SAID EAST SURVEY LINE N0218'31"E 255.89 FEET TO AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF TRACT 1 AS PER INFORMAL PLAT FILED AS DOCUMENT L202168923 IN THE RECORDS OF BENTON COUNTY, THENCE LEAVING SAID EAST SURVEY LINE ALONG THE NORTH LINE OF SAID TRACT 1 S8703'54"E 253.80 FEET TO AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID TRACT 1, THENCE ALONG THE EAST LINE THEROF S0150'48" W 126.97 FEET TO THE POINT OF BEGINNING, CONTAINING 1.12 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENT AND RIGHTS OF WAY OF RECORD, BEING SHOWN AND DESCRIBED AS SURVEY DESCRIPTION OF NORTHERN PORTION OF PARCEL#21-0000-000 ON PLAT OF SURVEY RECORDED NOVEMBER 4, 2024 IN/AS INSTRUMENT NO. L202458947, IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS.

SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, AND PROTECTIVE CONVENTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATION AND OIL AND GAS LEASES, IF NAY.

PLAT NOTES:

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE:

EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF THE MAKING IF THIS SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

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

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

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

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

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANT TYPE OF EXCAVATING. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.

PLATS THAT WERE USED FOR THIS SURVEY ARE AS FOLLOWS: FILE: PLAT RECORD L202458947: BOOK 25, PAGE 232: BOOK 28, PAGE 231 BENTON COUNTY, ARKANSAS.

BASIS OF BEARINGS:

GRID NORTH BASED ON ARKANSAS STATE PLANE COORDINATE SYSTEM NAD83 NORTH ZONE (0301) BY USE OF ARDOT ARKANSAS CONTINUOUSLY OPERATING REFERANCE STATION (ARCORS) GNSS RTK NETWORK.

SURVEY DESCRIPTION - COMBINED PARCELS:
A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE S 01°42'16" E ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 373.65 FEET TO THE NORTH RIGHT OF WAY OF THE SPRINGDALE BYPASS AS PER ARDOT JOB #090621; THENCE ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING: S 01°42'16" W A DISTANCE OF 64.02 FEET, THENCE S 65°26'06"W A DISTANCE OF 38.23 FEET, THENCE N 87°04'09" W A DISTANCE OF 216.35 FEET, THENCE S 01°52'18" W A DISTANCE OF 127.12 FEET, THENCE S 65°58'05" W A DISTANCE OF 281.60 FEET, THENCE N 01°45'53" E A DISTANCE OF 254.83 FEET, THENCE N 87°04'09" W A DISTANCE OF 121.42 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY N 02°19'05" E A DISTANCE OF 447.23 FEET TO THE NORTH LINE OF SAID OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE S 87°48'30' E ALONG SAID NORTH LINE A DISTANCE OF 620.97 FEET TO THE POINT OF BEGINNING, CONTAINING 7.56 ACRES MORE OF LESS, BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAY WHETHER OR NOT OF RECORD.

FLOOD CERTIFICATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS (FIRM PANEL # 05007C0455L. DATED SEPTEMBER 28, 2007)

CERTIFICATE OF SURVEY AND ACCURACY:

KNOW ALL MEN BY THESE PRESENTS:
THAT I, WAYMAN B. WHITE DO HEREBY CERTIFY TO DHS VENTURES, LLC & DBA PEAK ROOFING AND EXTERIORS, THAT THIS SURVEY WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY ODYSSEY SURVEYING, DATED DECEMBER 30, 2025, AND SIGNED BY WAYMAN B. WHITE, P.S. 1785, AND THAT THE MONUMENTS AND LOT PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF WAYMAN B. WHITE, P.S. 1785, IN ACCORDANCE WITH THE CURRENT "ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS".

WAYMAN B. WHITE, AR PS 1785 DATE
ODYSSEY SURVEYING, AR LC 4746
WBWHITE@ODYSSEYNWA.COM

OWNER'S CERTIFICATION:

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

ALFREDO REYES AND LETICIA HERNANDEZ DATE

ALFREDO REYES AND LETICIA HERNANDEZ–GARCIA DATE

STATE OF ARKANSAS, COUNTY OF

SUBSCRIBED AND SWORN BEFORE ME THIS _____DAY OF _____, 2026

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY THE PLANNING DEPARTMENT:

THE UNDERSIGNED HEREBY CERTIFY THAT THE 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 THE OFFICES OF RESPONSIBILITY SHOWN BELOW:

CITY OF SPRINGDALE

ACCEPTANCE OF DEDICATIONS: MAYOR DATE

CITY CLERK DATE

APPROVAL FOR RECORDING: DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION DATE

## LEGEND

- SET 1/2" REBAR CAPPED #1785
- FOUND REBAR AS NOTED
- COMPUTED POINT
- SET MAG NAIL WITH DISK
- FOUND CHISLED "X" IN CONC.
- EXISTING PIPE
- EXISTING ALUM. CAPPED MON.
- CONC. MONUMENT
- ARDOT MONUMENT
- COTTON PICKER SPINDLE
- FENCE CORNER POST
- COMMUNICATION BOX
- CENTER LINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- FIBER OPTIC LINE
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FENCE LINE
- OVERHEAD TV LINE
- EASEMENT LINE
- SETBACK LINE

STATE PLAT CODE: 500-18N-29W-0-18-340-04-1785

ODYSSEY SURVEYING
124 GRANT PLACE, STE. E
LOWELL ARKANSAS, 72745
PHONE: (479) 480-3330
EMAIL: wbwhite@odysseynwa.com
WEB: ODYSSEYNWA.COM

JOB # ODS 26-103
DRAWN BY: PED
REVIEWED BY: WBW
DATE: 06/12/2026
REVISED:
REVISED:
REVISED:

# ODYSSEY SURVEY

INFORMAL PLAT
SECTION 18, T-18-N, R-29-W
SPRINGDALE, BENTON COUNTY, AR.

| | | |
|---|---|---|
| 21-00004-001 | Arkansas State Highway Commission | PO BOX 2261<br>LITTLE ROCK, AR 72203-2261 |
| 21-00004-002 | Arkansas State Highway Commission | PO BOX 2261<br>LITTLE ROCK, AR 72203-2261 |
| 21-00004-003 | Arkansas State Highway Commission | PO BOX 2261<br>LITTLE ROCK, AR 72203-2261 |
| 21-00005-001 | Arkansas State Highway Commission | PO BOX 2261<br>LITTLE ROCK, AR 72203-2261 |
| 21-00005-002 | REYES, ALFREDO C<br>HERNANDEZ, LETICIA | 1124 HATCHER RD<br>SPRINGDALE AR 72764-8468 |
| 21-00003-004 | Arkansas State Highway Commission | PO BOX 2261<br>LITTLE ROCK, AR 72203-2261 |
| 21-00005-003 | Arkansas State Highway Commission | PO BOX 2261<br>LITTLE ROCK, AR 72203-2261 |
| 21-00005-010 | LOTT, BETTY LOUISE ESTATE | 5238 OLD WIRE RD<br>SPRINGDALE AR 72764 |
| 21-00005-012 | SANCHEZ, SALVADOR C<br>SANCHEZ, CESAR | 3405 S STONEY POINT RD<br>ROGERS AR 72758 |
| 21-00005-020 | GEORGE, GENE TRUSTEE | PO Drawer G<br>Springdale, AR 72764 |
| 21-00005-021 | Arkansas State Highway Commission | PO BOX 2261<br>LITTLE ROCK, AR 72203-2261 |
| 21-03429-000 | VENABLE, CHARLES G C<br>SONG YE | 1063 BOBWHITE AVE<br>SPRINGDALE AR 72764-8458 |
| 21-03430-000 | PHILLIPS, GARY L C SANDY L | 1117 BOBWHITE AVE<br>SPRINGDALE AR 72764-8461 |

| | | |
|---|---|---|
| 21-03431-000 | MCCALL, RYAN T C SHELLIE D | 1167 BOBWHITE AVE SPRINGDALE AR 72764 |
| 21-03432-000 | HARP, SEAN C KAYLA | 1219 BOBWHITE AVE SPRINGDALE AR 72764 |
| 21-03433-000 | SHELBOURN, SHANE T C MARLAINA R | 1273 BOBWHITE AVE SPRINGDALE AR 72764-8493 |
| 18-02906-001 | MORRIS, JAMES WILLIAM & MORRIS, VICKI SUE TRUSTEES | 1105 WINNEBAGO DR NORTH LITTLE ROCK AR 72116 |
| 21-00005-020 | GEORGE, GENE TRUSTEE | PO DRAWER G SPRINGDALE AR 72764 |
| 21-00004-005 | DILUMA PROPERTIES LLC | 4276 SAINT JOHNS WOOD ST SPRINGDALE AR 72764 |

8/20/2026

Please let us know if you have any questions.




Wayman White




PROJECT AREA

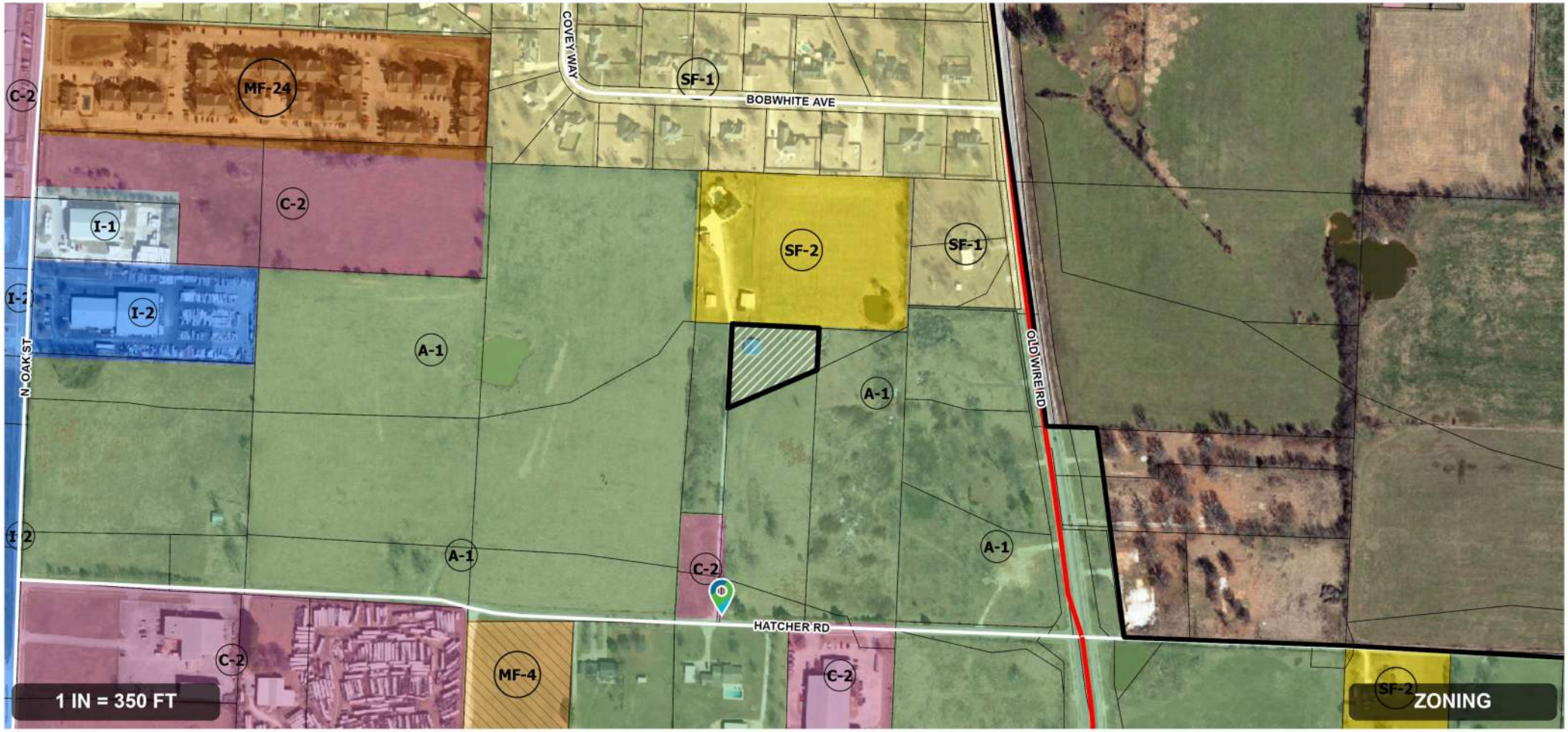
PUBLIC NOTICE

## R26-38: Alfredo Reyes & Leticia Hernandez-Garcia

**Parcel South of 1124 Hatcher Road**

R26-38: Rezone from A-1 to SF-2

N




PROJECT AREA

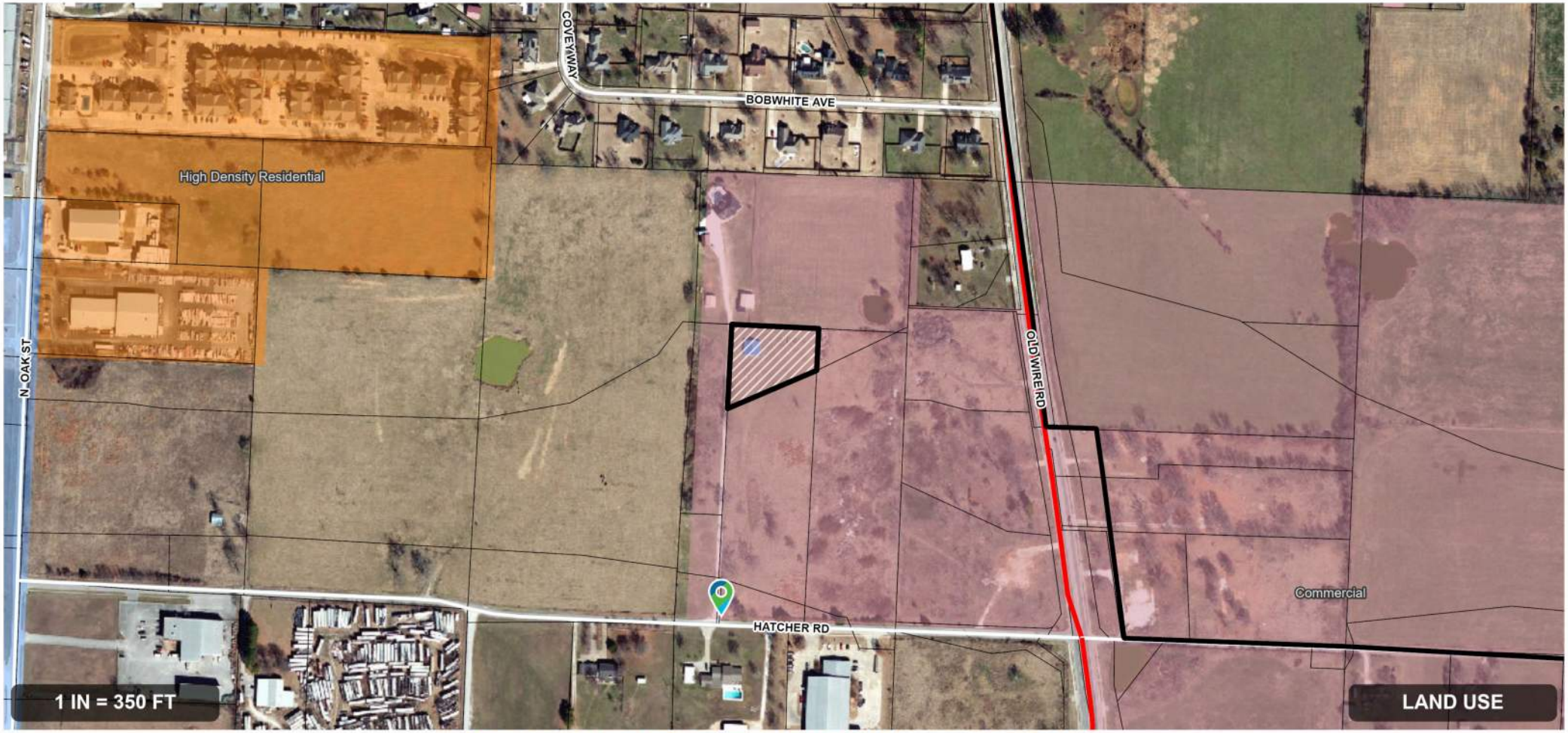
PUBLIC NOTICE

## R26-38: Alfredo Reyes & Leticia Hernandez-Garcia

**Parcel South of 1124 Hatcher Road**

R26-38: Rezone from A-1 to SF-2

N




PROJECT AREA

PUBLIC NOTICE

## R26-38: Alfredo Reyes & Leticia Hernandez-Garcia

**Parcel South of 1124 Hatcher Road**

R26-38: Rezone from A-1 to SF-2

N

# Rezone Memo

**To:** PLANNING COMMISSION MEMBERS
**From:** Sharon Tromburg, Planning Director
**Date:** September 1, 2026
**Re:** **R26-39** **Rezone**

A request by Walker Hoag Industries, LLC, for Planning Commission approval of a zone change from C-2 (General Commercial District) to C-5 (Thoroughfare Commercial District) for a tract of land containing 5.15 acres.

LOT LOCATION AND SIZE
The 5.15-acre tract is located at 5725 North Thompson Street, near the southeast corner of North Thompson Street and Moody Avenue. A vicinity map is attached.

EXISTING ZONING
GENERAL COMMERCIAL DISTRICT (C-2)

REQUESTED ZONING
THOROUGHFARE COMMERCIAL DISTRICT (C-5)

SURROUNDING ZONING AND LAND USE
Zoning of the surrounding area is shown on the attached map. The site contains an existing commercial building formerly occupied by Window World. The area to the north contains a C-5 commercial use and single-family residences within the SF-1-zoned Moody Acres subdivision. Commercial uses zoned C-2 are located to the south and west, including Lighting Emporium and Johnstone Supply. To the east is undeveloped W-1-zoned property, with an approved warehouse large-scale development farther east near the railroad tracks. The site fronts North Thompson Street and Moody Avenue and is approximately one-quarter mile north of the future Highway 612/Northern Bypass interchange with Highway 71B.

LAND USE PLAN AND MASTER STREET PLAN
The Master Street Plan designates North Thompson Street/Highway 71B as an arterial. Moody Avenue, along the northern side of the property, is designated as a local street. Lincoln Avenue, farther east near the W-1 property, is shown as a future collector extending south.

The current adopted Future Land Use Plan designates the property as Regional Commercial. The proposed 2026 Future Land Use Plan designates the property as part of the Thompson Corridor North. This corridor is intended to support commerce, employment, services and other commercial activity while recognizing North Thompson Street's function as a major transportation corridor.

The requested zoning would facilitate the reuse of an existing commercial property by an established Springdale business. The site's arterial frontage provides greater visibility and a more appropriate setting for the outdoor display associated with Fence Brokers than its current location.

## STAFF COMMENTS AND RECOMMENDATIONS

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

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

SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

# Rezoning Petition

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

**Petitioner (Property Owner)**

Name: Walkerhaque Industries

E-mail: _

Address: 5725 N. Thompson

Springdale, AR

Phone: _____

Site/ Location: 5725 N. Thompson

Assessor's Parcel Number(s): _____

Current Zoning: C-2

Proposed Zoning: C-5

Total Acreage: 5.15

**All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.**

**Petition Requirements:**

- ☐ A copy of the warranty deed indicating ownership of the property.
- ☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
- ☐ A brief statement explaining the reason for the rezoning request, the intended use of the property, and the effect of property changes upon surrounding land uses.
- ☐ A layman's description of the property (physical address if possible).
- ☐ A list of all adjacent property owners certified by a licensed abstractor or surveyor in the past sixty (60) days.
- ☐ An accurate legal description if the property to be rezoned is only a portion of the land.
- ☐ A scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow.
- ☐ Once the petition has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
- ☐ Provide the required affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- ☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

**Review Fee:**

☐ $175.00

**STAFF USE ONLY**

Date Application Submitted: 8/11/26

Project Number: R26-39

Date Accepted as Complete: 8/20/26

Receipt Number: 6872

# Petition for Rezoning

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

**Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by**

**Indicate person of contact for this petition:** Petitioner ☐ Representative ☑

**Record Property Owner(s):** Bobby Gold

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

**Legal Description:**

**Layman's Description:** _____

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

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

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

**FROM** (current zoning): C-2

**TO** (proposed zoning): C-5

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

1. **Sell** the property **YES** / **NO** and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title **YES** / **NO**.

2. **Develop** the property **YES** / **NO**, and if so, the proposed use is Make the property Look better and sell Fencing items Wholesale

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows:

This zoning change should only effect any adjacent property by making it look better and blocking view from all bulk items we stock.

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

Authorized Representative: Bobby Gold

Mailing Address: 207 W. Apple Blossom Lowell AR 72745

Phone Number: 501-200-0363 Email: Bgold@fencebrokers.com

# Verification

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

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

**Printed Name of Record Property Owner(s)**

Chris Walker

Traci Hogue

**Printed Name of Applicant(s)**

Walker Hogue Industries

**Signature of Record Property Owner(s)**

Chris Walker

Traci Hogue

**Date:** 8/12/2026

**Signature of Applicant(s)**

**Date:** _____

**State of Arkansas )**
**) ss.**
**County of )**

**SUBSCRIBED AND SWORN TO before me, a Notary Public, this the** 12 **day of** August, **20** 26.

Regina Dust

**Notary Public**

**My commission expires:** 8.4.30

REGINA DUST
COMM. EXP. 08-04-30
NOTARY PUBLIC
COMM. NO. 12712587
SALINE COUNTY, ARKANSAS

SPRINGDALE™
WE'RE MAKING IT HAPPEN

# Variance Application

**Date: 07/20/2026 Permit No.: 260265**

## Applicant / Owner

| | | | |
|---|---|---|---|
| Applicant Name: | Bobby Gold | Owner Name: | Walkerhogue Industries |
| Address: | 207 W. Apple Blossom | Address: | 25736 Interstate 30 |
| City, State, Zip: | Lowell, AR 72745 | City, State, Zip: | Bryant, AR 72022 |
| Phone: | 501-200-0363 | Phone: | 501-804-4014 |
| Email: | [redacted] | Email: | [redacted] |
| Contact: | Applicant | | |

## Project

| | | | |
|---|---|---|---|
| Project Location: | 5725 N. Thompson | Multiple Buildings: | ☐ |
| Parcel Numbers: | | Outdoor Storage: | ☐ |
| Current Zone: | C-2 | Facades/Exterior: | ☐ |
| Rezone Required: | C-5 | Detail Features: | ☐ |
| Total Acreage: | 5 acres | Roofs: | ☐ |
| Entrances: | ☐ | Materials/Colors: | ☐ |
| Parking Lot: | ☐ | Entryways: | ☐ |
| Structure Back: | ☐ | Landscaping: | ☐ |
| Pedestrian Flow: | ☐ | Screening: | ☑ |
| Central Features: | ☐ | Lighting: | ☐ |

Variance Request: We'd like not to have to do the screening on the front half of the problem and not to have a fence for screening in the middle of the property that blocks the back half of the property!

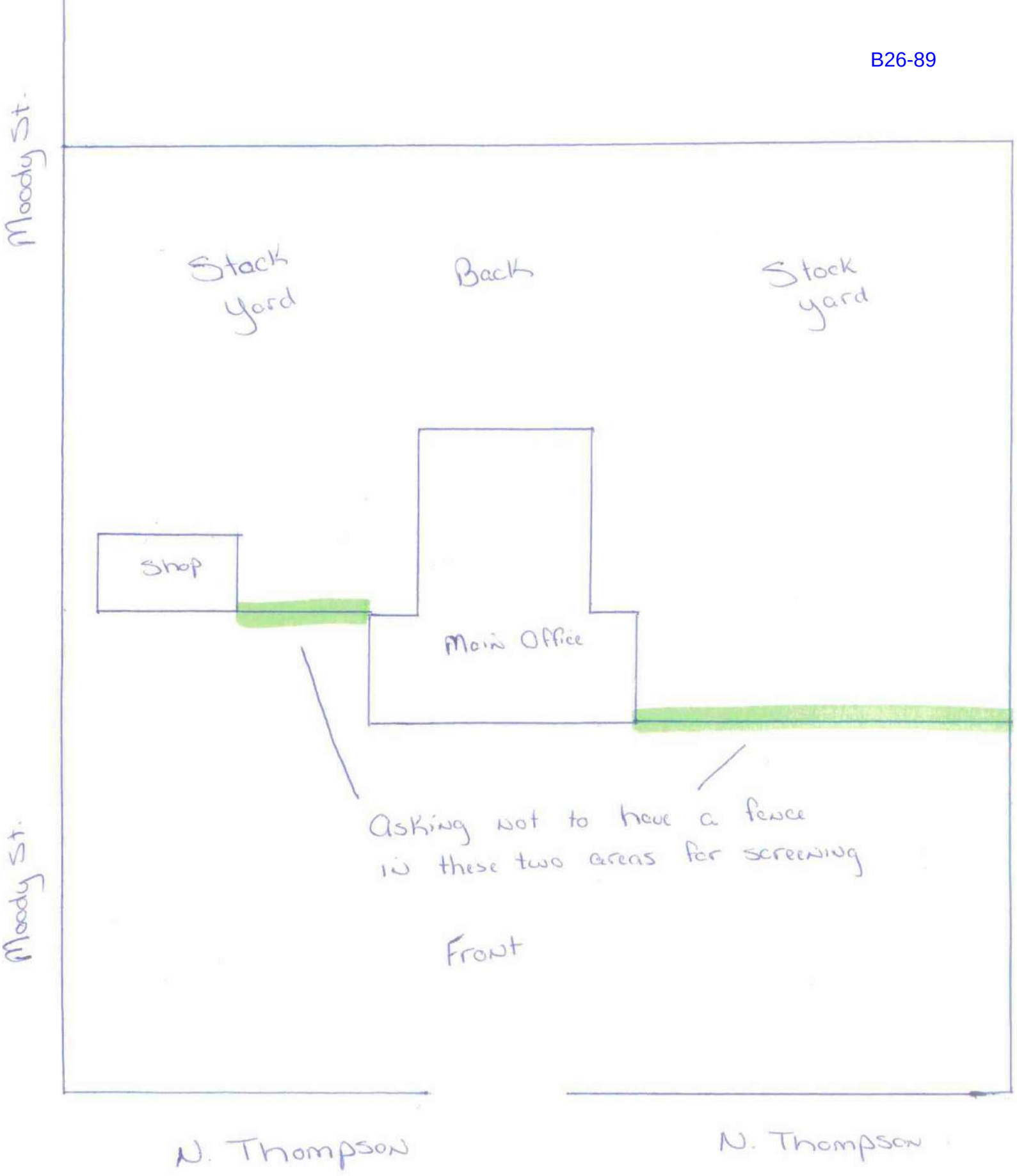
Difficulty/Hardship: Having to put a fence up that blocks the back half of the property would make it very hard to get semi trucks in to get unloaded. Trucks would have to maneuver around, making a hard right and immediate left in a tight spot just to turn!

Variance Effect: Not having the fence there would allow trucks to enter the easily and not effect traffic. This would make it easier for trucks and would hopefully avoid an accident with vehicles from walk in customers!

Harmony:

I do hereby certify that the information contained herein is true and correct.

| Bobby Gold | 07/20/2026 |
|---|---|
| Name | Date |


Moody St.
Stack Yard
Back
Stock yard
Shop
Main Office
Asking not to have a fence in these two areas for screening
Front
Moody St.
N. Thompson
N. Thompson


N

TWS TITLE

—TITLE & CLOSING SERVICES—

August 13, 2026

To: City of Springdale Planning Commission

Re: Zone Search for 5725 N Thompson Street, Springdale, AR 72764

To whom it may concern,

I am a licensed Title Officer for the State of Arkansas, employed by TWS Title LLC. I have conducted a zone search, for application of conditional use, of adjacent/contiguous property owners regarding the following property:

**5725 N Thompson Street, Springdale, AR 72764**

**Parcel #21-00107-035**

**Property Owner: WALKERHOGUE INDUSTRIES LLC**

Included in this search are the following:

- **Vesting Deed of subject property**
- **Legal Description**
- **Adjacent Owners & Property addresses of record, See Exhibit 'A'**
- **Map of subject property including contiguous properties, see Exhibit 'B'**

Zone search conducted this 13th day of August, 2026.

Paul Younger, License #19777848
TWS Title, LLC, License #3001224356

# Exhibit 'A'

## CONTIGUOUS PROPERTY OWNERS

**Property Owner A**

| | |
|---|---|
| **Name:** | **KKJ WHOLESALE** |
| **Mailing Address:** | **501 N BELCREST AVE<br>SPRINGFIELD MO 65802** |
| **Physical Address:** | **5760 N THOMPSON ST<br>SPRINGDALE, AR 72764** |
| **Subdivision:** | **14-18-30-SPRINGDALE** |

**Property Owner B**

| | |
|---|---|
| **Name:** | **MHC INTERNATIONAL TRADING INC** |
| **Mailing Address:** | **PO BOX 7891<br>SPRINGDALE AR 72766** |
| **Physical Address:** | **N THOMPSON ST<br>SPRINGDALE, AR (Parcel #21-03132-000)** |
| **Subdivision:** | **MOODY ACRES-SPRINGDALE** |

**Property Owner C**

| | |
|---|---|
| **Name:** | **ALEJANDRO CARRILLO** |
| **Mailing Address:** | **5819 WOODS DR<br>SPRINGDALE, AR 72764** |
| **Physical Address:** | **5819 WOODS DR<br>SPRINGDALE AR 72764** |
| **Subdivision:** | **MOODY ACRES-SPRINGDALE** |

**Property Owner D**

| | |
|---|---|
| **Name:** | **SANDRA L SAPP** |
| **Mailing Address:** | **690 MOODY<br>SPRINGDALE AR 72764** |
| **Physical Address:** | **690 MOODY<br>SPRINGDALE AR 72764** |
| **Subdivision:** | **MOODY ACRES-SPRINGDALE** |

**Property Owner E**

| | |
|---|---|
| Name: | FRANCISCO REYES |
| Mailing Address: | 630 MOODY AVE<br>SPRINGDALE AR 72764 |
| Physical Address: | 630 MOODY AVE<br>SPRINGDALE AR 72764 |
| Subdivision: | MOODY ACRES-SPRINGDALE |

**Property Owner F**

| | |
|---|---|
| Name: | P&C STEELE PROPERTIES LLC |
| Mailing Address: | PO BOX 9778<br>FAYETTEVILLE AR 72703 |
| Physical Address: | N THOMPSON ST<br>SPRINGDALE, AR<br>PARCEL #21-00107-025 |
| Subdivision: | 13-18-30-SPRINGDALE |

**Property Owner G**

| | |
|---|---|
| Name: | BILLY BLANN |
| Mailing Address: | 14427 E AR 94 HWY<br>ROGERS AR 72758 |
| Physical Address: | 5659 N THOMPSON ST<br>SPRINGDALE, AR |
| Subdivision: | 13-18-30-SPRINGDALE |

**Property Owner H**

| | |
|---|---|
| Name: | KKJ WHOLESALE LLC |
| Mailing Address: | 501 N BELCREST AVE<br>SPRINGFIELD MO 65802 |
| Physical Address: | 5700 N THOMPSON ST<br>SPRINGDALE, AR 72764 |
| Subdivision: | 14-18-30-SPRINGDALE |

**LEGAL DESCRIPTION OF SUBJECT PROPERTY OBTAINED FROM WARRANTY DEED INSTRUMENT NUMBER L202466658 IN THE RECORDS OF BENTON COUNTY, ARKANSAS.**

Part of the NW 1/4 of Section 13, Township 18 North, Range 30 West, Benton County, Arkansas, described as follows: Beginning at a point 1122.0 feet South and 50 feet East of the NW corner of the NW 1/4 of the NW 1/4 on the East right of way of U.S. Highway 71; thence South 87°02' East 736.23 feet; thence South 02° West 710.00 feet; thence North 87°02' West 736.23 feet to the East right of way of said highway; thence with said right of way North 02° East 710.00 feet to the Point of Beginning. Subject to Highway 71 on the West and Moody Avenue on the North.

Less and Except:

Part of the SW 1/4 of the NW 1/4 of Section 13, Township 18 North, Range 30 West of the Fifth Principal Meridian, Benton County, Arkansas, being more particularly described as follows, to-wit: Beginning at a point 1122 feet South and 50 feet East and South 2 degrees West 355 feet from the NW corner of the NW 1/4 of the NW 1/4 of said Section 13; said point being on the East right of way of Highway 71B; thence leaving said right of way, South 87 degrees 02 minutes East 736.23 feet; thence South 2 degrees West 355 feet; thence North 87 degrees 02 minutes West 736.23 feet to the East right of way of Highway 71B; thence with said right of way North 2 degrees East 355 feet to the point of beginning.

ALSO, Less and Except

Part of the West Half of the Northwest Quarter of Section 13, Township 18 North, Range 30 West, Benton County, Arkansas, more particularly described as follows: Starting at the Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 13; thence North 89°22' West along the South line thereof a distance of 1270.0 feet to a point on the proposed Easterly right of way line of Highway 71 for the point of beginning; thence continue North 89°22' West along said South line a distance of 10.0 feet to a point on the existing Easterly right of way line of said Highway; thence North 0°02' East along said existing right of way line a distance of 1639.1 feet to a point; thence South 88°47' East a distance of 10.0 feet to a point on the proposed Easterly right of way line of said Highway; thence South 0°02' West along said proposed right of way line a distance of 1639.0 feet to the point of beginning and containing 0.38 acre, more or less.




PROJECT AREA

PUBLIC NOTICE

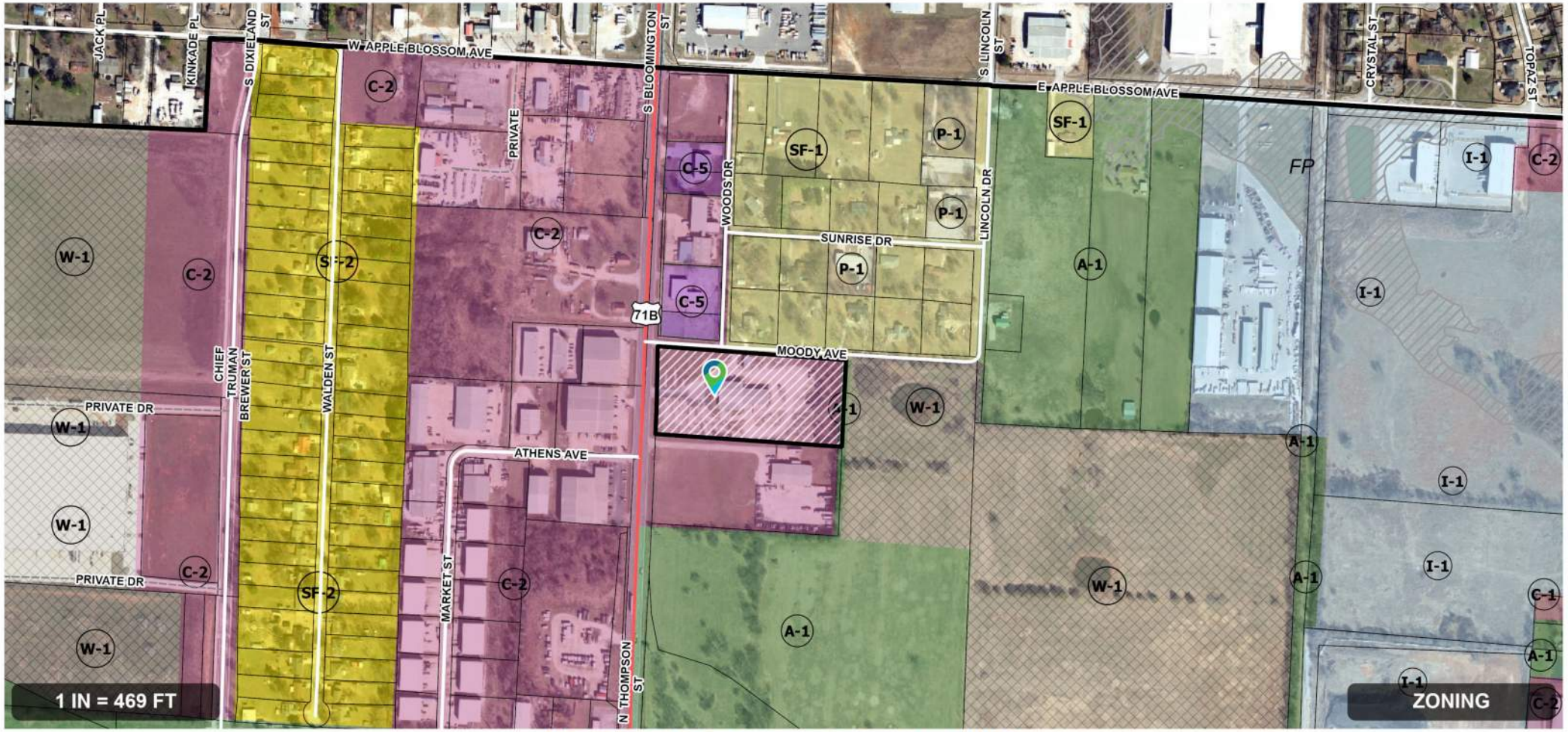
## R26-39: Walkerhogue Industries, LLC

**5725 N. Thompson Street**

R26-39: Rezone from C-2 to C-5

B26-89 Fence Brokers: Variance for Increased Fence Height

N




PROJECT AREA

PUBLIC NOTICE

## R26-39: Walkerhogue Industries, LLC

**5725 N. Thompson Street**

R26-39: Rezone from C-2 to C-5

B26-89 Fence Brokers: Variance for Increased Fence Height

N




PROJECT AREA

PUBLIC NOTICE

## R26-39: Walkerhogue Industries, LLC

**5725 N. Thompson Street**

R26-39: Rezone from C-2 to C-5

B26-89 Fence Brokers: Variance for Increased Fence Height

N

# Rezone Memo

**To:** PLANNING COMMISSION MEMBERS
**From:** Sharon Tromburg, Planning Director
**Date:** September 1, 2026
**Re:** **R26-40** **Rezone**

A request by 264 Leasing, LLC, for Planning Commission approval of a zone change from C-5 (Thoroughfare Commercial District) to I-1 (Light Industrial District) for a tract of land containing approximately 4.59 acres.

LOT LOCATION AND SIZE
The approximately 4.59-acre tract is located at 355 E. A vicinity map is attached.

EXISTING ZONING
GENERAL COMMERCIAL DISTRICT (C-2)

REQUESTED ZONING
LIGHT INDUSTRIAL DISTRICT (I-1)

SURROUNDING ZONING AND LAND USE
Zoning of the surrounding area is shown on the attached map. The site contains five trade and services buildings that have operated at this location for many years. To the north, across E. Highway 264, are properties zoned I-1 and I-2. The I-1 property directly north is owned by the AR/MO Railroad and is used for rail equipment and storage. To the south is Bowen Park, City-owned property zoned P-1, which formerly belonged to the City of Bethel Heights and became City of Springdale property following annexation. The City currently has no plans to improve or alter this property.

To the east are four properties, three that are C-2 and one A-1. Some were originally developed with single-family homes. Some have since been rezoned for commercial use, including the adjoining property rezoned to C-2 in May 2026. Some remain residential in use. Oak Street and the Arkansas-Missouri Railroad are farther east. To the west is Second Nature Landscaping, which has completed recent site and drainage improvements through the large-scale development process.

LAND USE PLAN AND MASTER STREET PLAN
E. Highway 264 is identified as an arterial street on the Master Street Plan and is maintained as a state highway. N. Oak Street is shown as a future north-south collector street.

The current adopted Future Land Use Plan does not designate the subject property because it was located within the former City of Bethel Heights when the plan was adopted. However, the existing plan designates the area immediately north of the property for industrial development.

The proposed 2026 Future Land Use Plan designates the subject property as Trades and Services, which supports contractor businesses, equipment services, repair operations, outdoor storage, and similar uses that serve as a transition between commercial and more intensive industrial areas.

The property has supported trades and services businesses for many years. Although these uses were permitted under the former Bethel Heights zoning regulations, they became nonconforming when the property was assigned C-2 zoning following annexation. The requested I-1 zoning would bring the property and its existing businesses into conformance without changing the established use of the site.

## STAFF COMMENTS AND RECOMMENDATIONS

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

- **Consolidate industrial areas near traffic arteries and collectors, rail and air facilities and major utility trunk lines.**

# Rezoning Petition

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

**Petitioner (Property Owner)**

Name: 264 Leasing LLC

E-mail:

Address: 355 E AR 264 Hwy

Springdale, AR

Phone: 479-841-7332

Site/ Location: 355 E AR 264 Hwy

Assessor's Parcel Number(s):

21-00246-020

Current Zoning: C-2

Proposed Zoning: I-1

Total Acreage: 4.59 Ac

**All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.**

**Petition Requirements:**

- ☒ A copy of the warranty deed indicating ownership of the property.
- ☒ A site plan in conformance with Chapter 130, Article 2, Section 13.
- ☒ A brief statement explaining the reason for the rezoning request, the intended use of the property, and the effect of property changes upon surrounding land uses.
- ☒ A layman's description of the property (physical address if possible).
- ☐ A list of all adjacent property owners certified by a licensed abstractor or surveyor in the past sixty (60) days.
- ☒ An accurate legal description if the property to be rezoned is only a portion of the land.
- ☒ A scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow.
- ☒ Once the petition has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
- ☒ Provide the required affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- ☒ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

**Review Fee:**

- ☒ $175.00

**STAFF USE ONLY**

Date Application Submitted: 8/12/26

Project Number: R26-40

Date Accepted as Complete:

Receipt Number: 6907

# Petition for Rezoning

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

**Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by**

**Indicate person of contact for this petition:** Petitioner ☐ Representative ☒

**Record Property Owner(s):** 264 Leasing LLC

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

**Legal Description:**

A part of the Northwest Quarter of the Northeast Quarter of Section 24, Township 18 North, Range 30 West, Benton County, Arkansas, being more particularly described as follows, to-wit; Beginning at a point which is S89°59'43"E 666.41 feet and S00°14'52"W 15.85 feet from the Northwest Corner of said forty acre tract and running thence S87°39'18"E 275.99 feet, thence S15°19'19"E to and along an existing fence 155.35 feet to a found iron pin, thence S88°04'11"E 56.59 feet to a found iron pin, thence S00°54'31"W along an existing fence 230.24 feet to a found iron pin, thence N88°49'29"W along an existing fence 74.11 feet to a set iron pin, thence S00°51'52"E 245.30 feet to a set iron pin, thence N88°38'17"W 302.13 feet to a set iron pin, thence N0W14'52"E 629.81 feet to the point of beginning as shown on survey recorded in Plat Book 2006 at Page 1423. Subject to that portion in Highway Right-of-Way on the North side of herein described tract.

**Layman's Description:** 4.59 Ac located at 355 E 264 Hwy., Springdale, AR

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

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

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

**FROM** (current zoning): C-2

**TO** (proposed zoning): I-1

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

1. **Sell** the property **YES** / **NO** and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title **YES** / **NO** .

2. **Develop** the property **YES** / **NO** , and if so, the proposed use is _____.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows:

   The current uses of the property are not anticipated to change.

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

Authorized Representative: Jason Appel, P.E. - A4Civil

Mailing Address: 797 N. Salem Road, Ste 140, Fayetteville, AR 72704

Phone Number: 479-841-5397 Email: jappel@a4civil.com

# Verification

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

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

**Printed Name of Record Property Owner(s)**

264 Leasing LLC (Tim Graham)

**Printed Name of Applicant(s)**

A4Civil (Jason Appel, P.E.)

**Signature of Record Property Owner(s)**

**Signature of Applicant(s)**

**Date:** 8/12/26

**Date:** 8.12.26

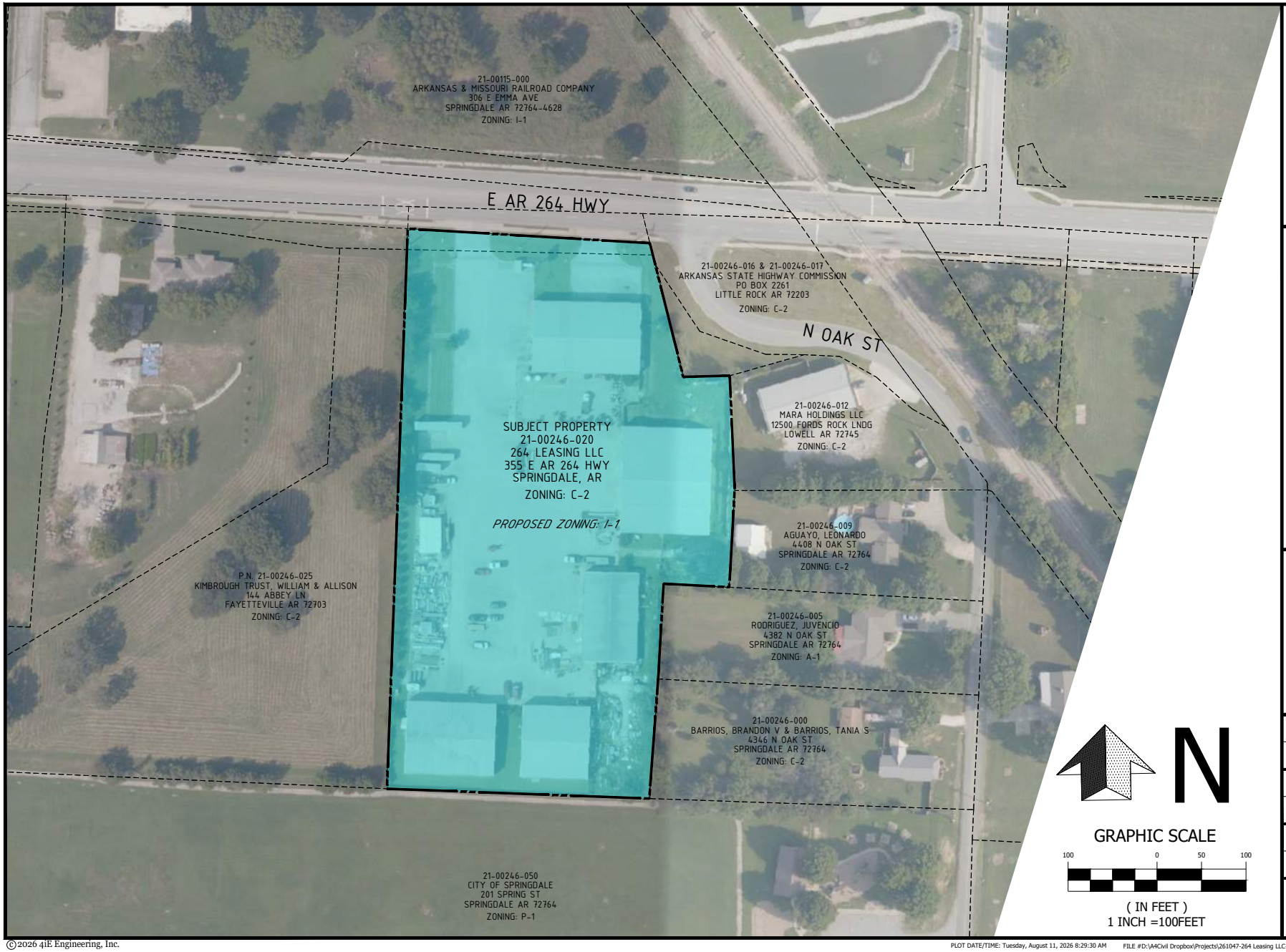
**State of Arkansas** )
) **ss.**
**County of** )

**SUBSCRIBED AND SWORN TO before me, a Notary Public, this the** 12th **day of** Aug. **, 20**26

**Notary Public**

**My commission expires:** 1-1-2036

SARAH J. STOBER NOTARY PUBLIC #12403051 EXPIRES 01/01/2036 BENTON COUNTY, ARKANSAS




DATE:_____

264 LEASING LLC
355 E AR HWY 264
SPRINGDALE, ARKANSAS

REZONING EXHIBIT

SHEET:

A4CIVIL
ARKANSAS

| DATE | DRAWN |
|---|---|
| 08/11/26 | TJA |
| DESIGNED | CHECKED |
| n/a | TJA |

PROJECT NO.
261047

SHEET
R-1

©2026 4iE Engineering, Inc.

PLOT DATE/TIME: Tuesday, August 11, 2026 8:29:30 AM FILE #D:\A4Civil Dropbox\Projects\261047-264 Leasing LLC-Rezoning-Springdale\Documents\Rezoning\REZONING Exhibit.dwg

File No.: **26-5148**

citytitle llc & closing

5431 Pinnacle Pointe Dr., Ste. 105, Rogers, AR 72758
Phone: 479.935.4177 Fax: 866.889.7709

# OWNERSHIP REPORT

For the use and benefit of: **A4Civil**

The undersigned, having made a diligent search of the records of Benton County, Arkansas, through August 5, 2026 at 7:00 a.m. of the following described property:

**A PART OF THE NW¼ OF THE NE¼ OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT; BEGINNING AT A POINT WHICH IS SOUTH 89°59'43" EAST 666.41 FEET AND SOUTH 0°14'52" WEST 15.85 FEET FROM THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE SOUTH 87°39'18" EAST 275.99 FEET, THENCE SOUTH 15°19'19" EAST TO AN ALONG AN EXISTING FENCE 155.35 FEET TO A FOUND IRON PIN, THENCE SOUTH 88°04'11" EAST 56.59 FEET TO A FOUND IRON PIN, THENCE SOUTH 00°54'31" WEST ALONG AN EXISTING FENCE 230.24 FEET TO A FOUND IRON PIN, THENCE NORTH 88°49'29" WEST ALONG AN EXISTING FENCE 74.11 FEET TO A SET IRON PIN, THENCE SOUTH 00°51'52" EAST 245.30 FEET TO A SET IRON PIN, THENCE NORTH 88°38'17" WEST 302.13 FEET TO A SET IRON PIN, THENCE NORTH 00°14'52" EAST 629.81 FEET TO THE POINT OF BEGINNING AS SHOWN ON SURVEY RECORDED IN PLAT BOOK 2006 AT PAGE 1423. SUBJECT TO THAT PORTION IN HIGHWAY RIGHT OF WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT.**

**LESS & EXCEPT: PART OF THE NW¼ OF THE NE¼ OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT BEING USED AS THE QUARTER CORNER OF SECTIONS 13 AND 24; THENCE SOUTH 03°17'03" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24 A DISTANCE OF 13.47 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 264 AS ESTABLISHED BY AHTD JOB 9-509; THENCE SOUTH 87°42'42" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 188.56 FEET TO A POINT; THENCE SOUTH 86°33'47" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 453.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 86°93 '47" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 275.33 FEET TO A POINT; THENCE SOUTH 13°59'53" EAST A DISTANCE OF 13.25 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 264 AS ESTABLISHED BY AHTD JOB 090284; THENCE NORTH 88°47'00" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 278.75 FEET TO A POINT; THENCE NORTH 01°34'56" EAST A DISTANCE OF 23.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.11 ACRES, MORE OR LESS, AS SHOWN ON PLANS PREPARED BY THE AHTD REFERENCED AS JOB 090284.**

Find the adjoining owners, and their respective mailing addresses, of the above described property as set forth in Exhibit “A” attached hereto.

**CITY TITLE & CLOSING LLC**

By: _____
Tonja Smith, Authorized Signatory
License No. 9937313

**Exhibit "A"**

Subject Parcel:
21-00246-020
264 Leasing LLC
355 E AR 264 HWY
Springdale, AR 72764

21-00246-050
City of Springdale
201 Spring St
Springdale, AR 72764

21-00246-012
MARA Holdings, LLC
12500 Fords Rock Lndg
Lowell, AR 72745

21-00246-005
Juvencio Rodriguez
4382 N Oak St
Springdale, AR 72764

21-00115-000
Arkansas & Missouri Railroad
306 E Emma Ave
Springdale, AR 72764-4628

21-00246-016 / 21-00246-017
21-00246-030 / 21-00246-030
21-00115-001
Arkansas State Highway Commission
PO Box 2261
Little Rock, AR 72203

21-00246-025
William & Allison Kimbrough Trust
144 Abbey Ln
Fayetteville, AR 72703

21-00246-009
Leonardo Aguayo
4408 N Oak St
Springdale, AR 72764

21-00246-000
Brandon V & Tania S. Barrios
4346 N Oak St
Springdale, AR 72764

21-00245-044
Rhonda Anderson Trust
380 Madison 7331
Hindsville, AR 72738

# AERIAL MAP


21-00115-000
21-00113-000
21-00115-106
N OAK ST
21-00115-001
21-00115-112
264
21-99999-999
21-00246-030
21-00246-024
21-00246-016
21-00246-017
21-00246-031
21-00246-012
21-00246-020
21-00246-009
21-00246-025
21-00246-005
21-00246-000
21-00246-050




PROJECT AREA

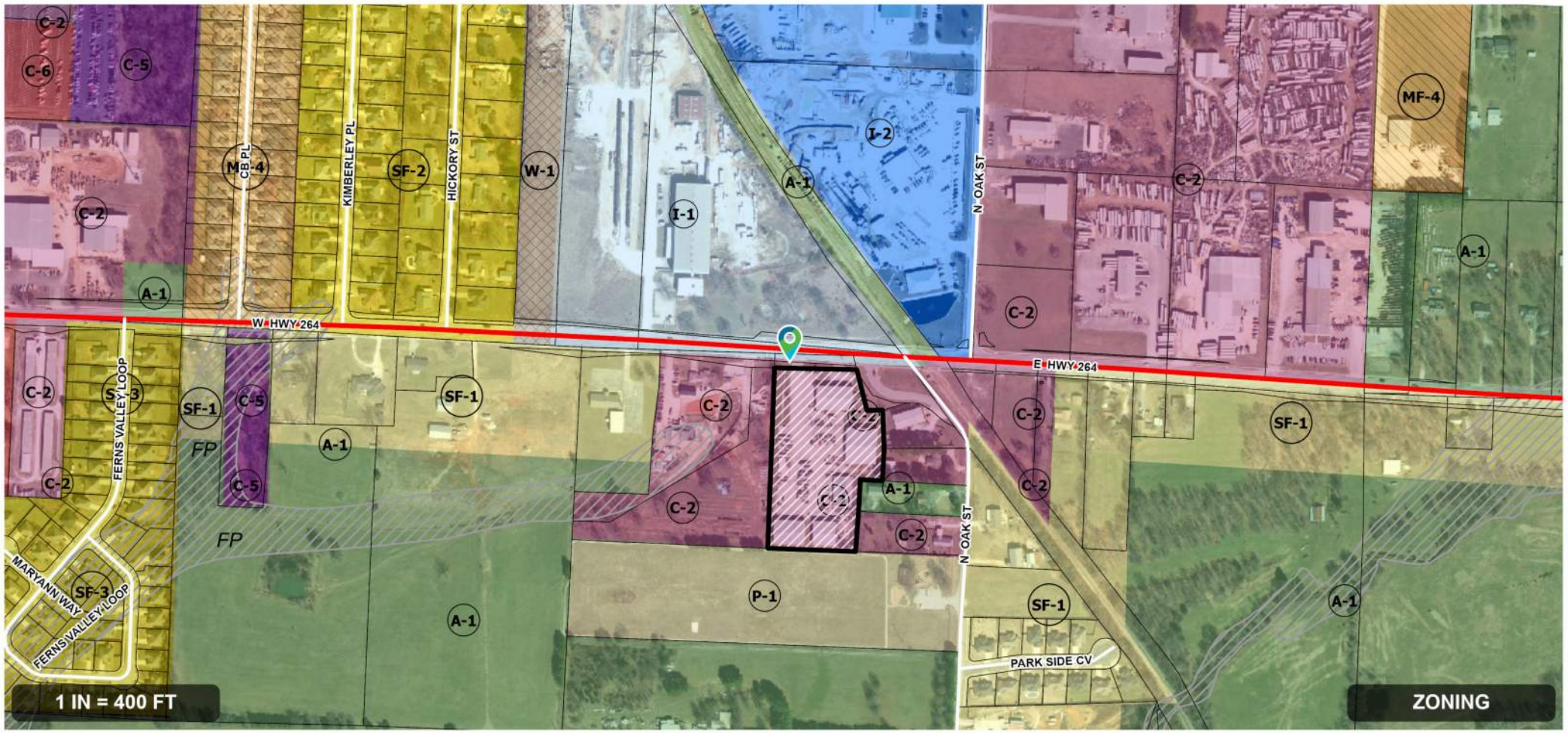
PUBLIC NOTICE

## R26-40: 264 Leasing, LLC

**355 E. AR Highway 264**

R26-40: Rezone from C-2 to I-1

N




PROJECT AREA

PUBLIC NOTICE

## R26-40: 264 Leasing, LLC

**355 E. AR Highway 264**

R26-40: Rezone from C-2 to I-1

N




PROJECT AREA

PUBLIC NOTICE

## R26-40: 264 Leasing, LLC

**355 E. AR Highway 264**

R26-40: Rezone from C-2 to I-1

N

# Rezone Memo

**To:** PLANNING COMMISSION MEMBERS
**From:** Sharon Tromburg, Planning Director
**Date:** September 1, 2026
**Re:** **R26-41 Rezone**

A request by Matthias Shopping Centers, Inc., for Planning Commission approval of a zone change from General Commercial (C-2) to Thoroughfare Commercial (C-5) for a tract of land containing 0.89 acres.

LOT LOCATION AND SIZE
The 0.89-acre tract is located at 2638 W. Sunset Avenue, at the northwest corner of W. Sunset Avenue and Dorman Street. A vicinity map is attached.

EXISTING ZONING
GENERAL COMMERCIAL (C-2)

REQUESTED ZONING
THOROUGHFARE COMMERCIAL (C-5)

SURROUNDING ZONING AND LAND USE
Zoning of the surrounding area is shown on the attached map. The property is located within the Western Oaks Place Phase 3 Subdivision, which was platted in 1969. The mixed-use subdivision contains residential lots along Dorman, Holiman, and Crestwood Streets, while Block 5 contains commercial lots fronting W. Sunset Avenue. The site contains a commercial drive-through building formerly occupied by Angus Jack's restaurant.

To the north is an office use zoned C-2. To the south is Doggett Freightliner, a commercial truck dealership zoned C-2. To the east is a commercial strip center containing several businesses, also zoned C-2. To the west is Little Caesars Pizza, which is zoned C-5 and operates a drive-through.

SITE FEATURES
The site is developed with an approximately 3,500-square-foot restaurant building and drive-through. The property contains approximately 40 parking spaces and consists primarily of impervious pavement, with limited landscaped areas within parking lot bump-outs and near the existing signage.

LAND USE PLAN AND MASTER STREET PLAN
W. Sunset Avenue is designated as an arterial street, and Dorman Street is designated as a local street on the Master Street Plan.

The current adopted Future Land Use Plan indicates Commercial at this location. The proposed 2026 Future Land Use Plan indicates the Sunset Corridor. The Sunset Corridor promotes commercial, employment, service, institutional, hospitality, and mixed-use development. It also encourages quality site design, coordinated access, landscaping, signage, and streetscape improvements while preserving the mobility and capacity of W. Sunset Avenue.

## STAFF COMMENTS AND RECOMMENDATIONS

**The existing drive-through lost its nonconforming status after being inactive for more than six months. Rezoning to C-5 would bring the property into compliance and allow the building to resume its intended use. The rezoning request is in keeping with the following goal and policy of the Comprehensive Land Use Plan and is recommended for approval:**

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

SPRINGDALE™
WE'RE MAKING IT HAPPEN

# Rezoning Application

**Date: 08/12/2026 Permit No.: 260309**

**Applicant / Owner**

| | | | |
|---|---|---|---|
| Applicant Name: | Blake Murray (Crafton Tull) | Owner Name: | Mathias Shopping Centers Inc |
| Address: | 300 North College STE 317 | Address: | 2638 W Sunset Avenue |
| City, State, Zip: | [Applicant City, State, ZIP] | City, State, Zip: | Springdale, AR 72765 |
| Phone: | [Applicant Phone Number] | Phone: | 4794662420 |
| Email: | [redacted] | Email: | [redacted] |
| Application Contact: | Applicant | | |

**Property**

| | | | |
|---|---|---|---|
| Job Address: | 815-26694-000 | Desired Zoning: | C-5 |
| Parcel No(s).: | 815-26694-000 | Total Acreage: | 0.886 |
| Current Zoning: | C-2 | | |

Legal Description: Per Deed

Layman's Description: Sunset and Dorman Street

**Review Contact / Intentions**

| | | | |
|---|---|---|---|
| Review Contact: | | Address: | |
| E-mail: | | Phone: | |

The Petitioner's immediate intentions are to:

1. **Sell** the property **No**, and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title **No**
2. **Develop** the property **No**, and if so, the proposed use is
3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: None - it is an existing property with an existing building on it.

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

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

| Blake Murray | 08/12/2026 |
|---|---|
| Name | Date |

# Verification

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

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

**Printed Name of Record Property Owner(s)**

Mathias Shopping Centers, Inc

Sam Mathias

**Printed Name of Applicant(s)**

Sam Mathias

**Signature of Record Property Owner(s)**

Sam Mathias

**Signature of Applicant(s)**

Sam Mathias

**Date:** 8/13/2026

**Date:** 8/13/2026

**State of Arkansas** )
) ss.
**County of** Washington)

**SUBSCRIBED AND SWORN TO** before me, a Notary Public, this the 13th day of August, 2026.

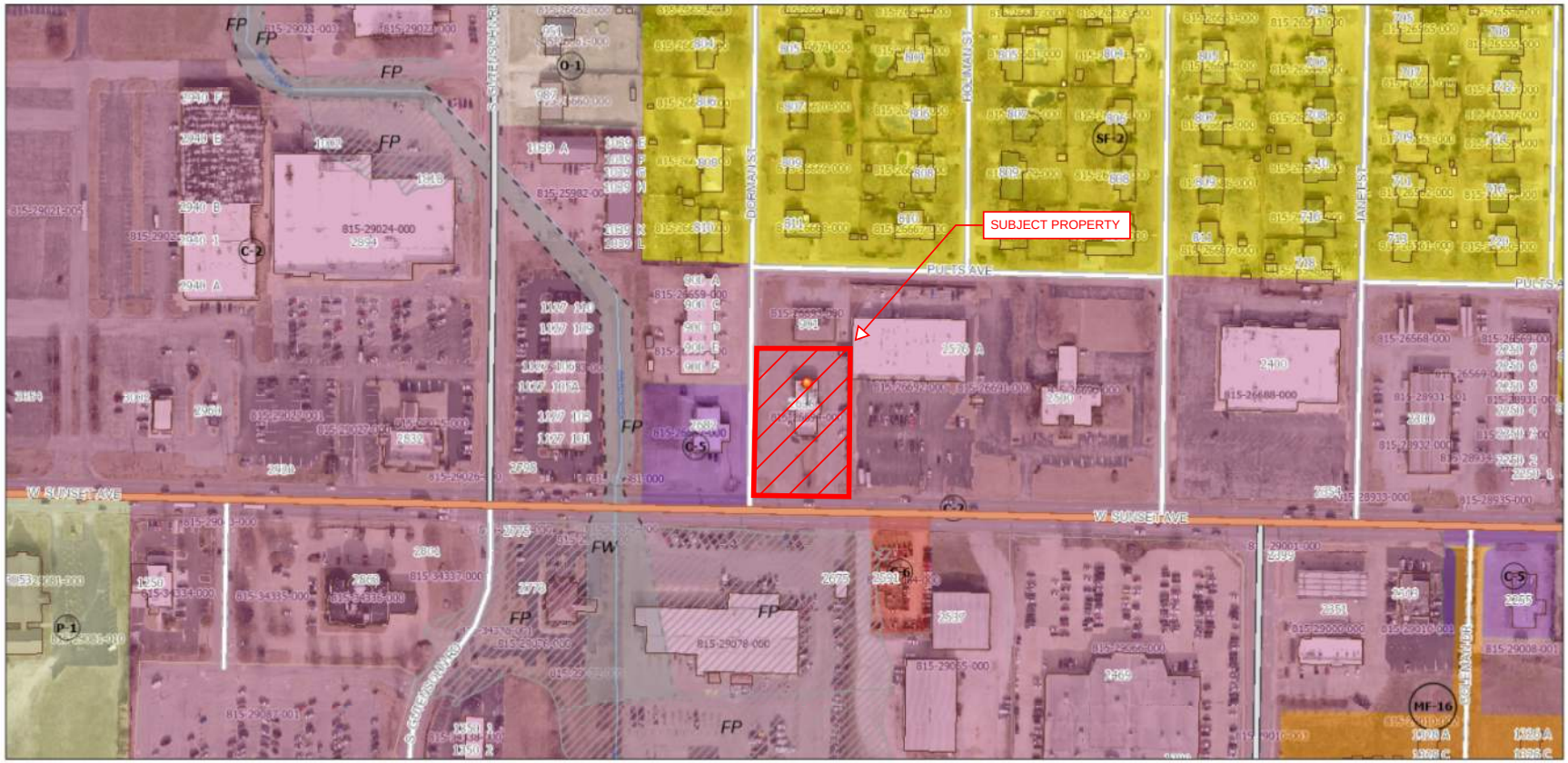
Angela Dawn Plaster

**Notary Public**

**My commission expires:** 2/5/2030

ANGELA DAWN PLASTER
NOTARY PUBLIC
BENTON COUNTY, ARKANSAS
COMM. EXP. 02/05/2030
COMMISSION NO. 12709955

# 2638 W. Sunset Rezoning




8/20/2026, 9:46:00 AM

FP
FW

ZONING CLASSIFICATIONS
SF-2
MF-12
MF-16
O-1
C-2
C-5
C-6
P-1
Popup Only

2024
Red: Band_1
Green: Band_2
Blue: Band_3

1:2,557
0 0.02 0.04 0.09 mi
0 0.04 0.07 0.15 km

Crafton Tull
architecture | engineering | surveying

901 N 47th Street, Suite 200
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

August 14, 2026

RE: Adjacent Property Owners
2638 W Sunset
Parcel 815-26694-000
CT Job No. 21300700

I hereby certify that on this date I have made a search of the Washington County GIS web site and found the property owners and their addresses, which are adjacent to Parcel 815-26694-000, to be as shown on the attached pages consisting of 6 individual parcel numbers. This certification does not apply to the accuracy of the Washington County GIS web site, only to their listing of the current owner's names and addresses.

Signed: _____ Date: August 14, 2026

Professional Land Surveyor #1460
Crafton, Tull & Associates, Inc.
Agent

Crafton Tull
architecture | engineering | surveying

901 N 47th Street, Suite 200
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

PARCEL 815-26693-000
CHANHSAVANG, SONNY & KOUHPONE
11384 LANDERS RD ROGERS AR 72756

PARCEL 815-26692-000
MATHIAS SHOPPING CENTERS INC
PO BOX 6485 SPRINGDALE AR 72766-6485

PARCEL 815-29065-000
HAYGOOD OF SPRINGDALE INC
670 COLONIAL STE 1 MEMPHIS TN 38117

PARCEL 815-29078-000
DOGGETT PROPERTIES ARKANSAS SD LLC
9111 N FREEWAY HOUSTON TX 77037

PARCEL 815-26657-000
PHILLIPS, MERRY LEE REVOCABLE TRUST
PO BOX 1 SPRINGDALE AR 72765-0001

PARCEL 815-26658-000
SCHNEIDER, JANET E
802 HOLIMAN ST SPRINGDALE AR 72762-5125




PROJECT AREA

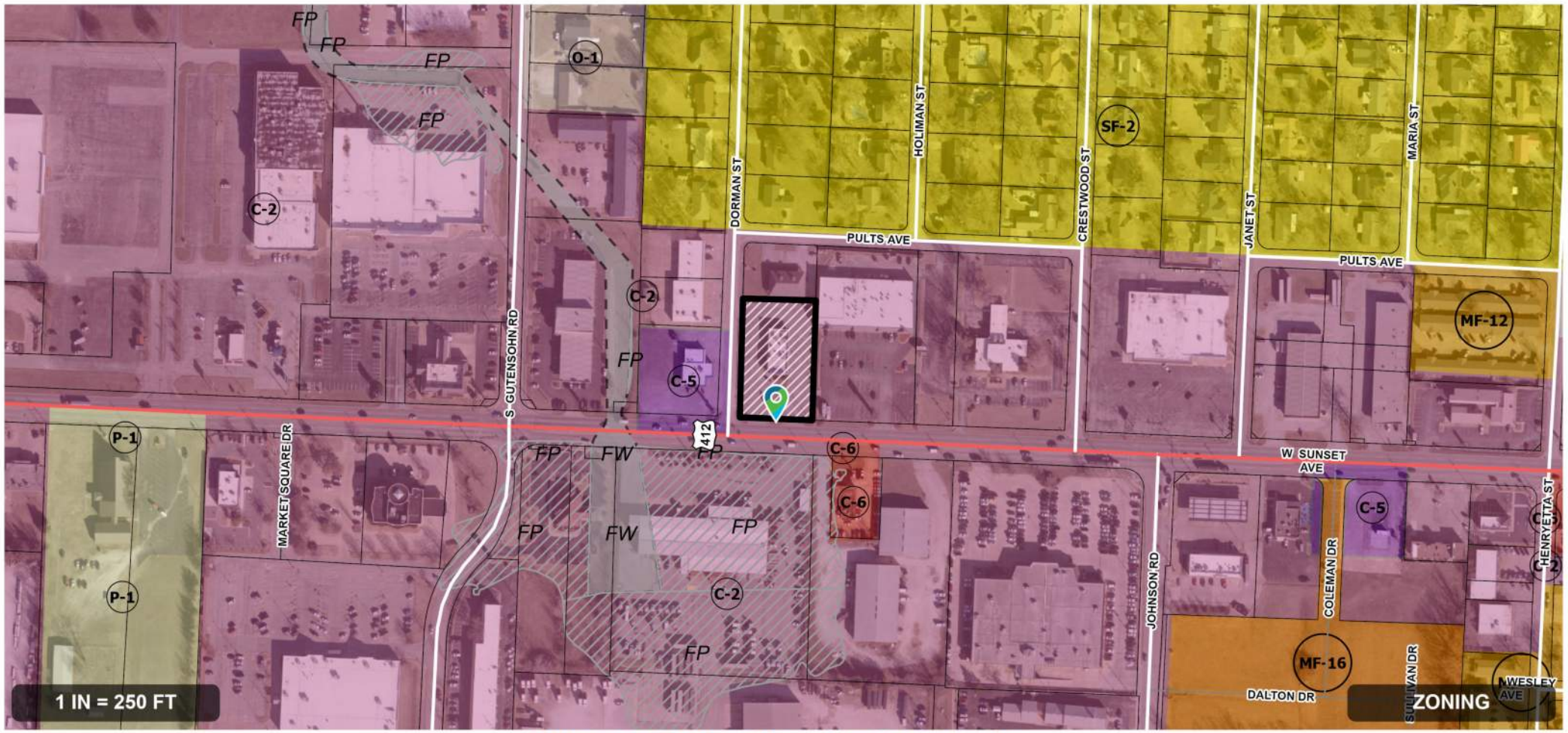
PUBLIC NOTICE

## R26-41: Mathias Shopping Centers, Inc.

**2638 W. Sunset Avenue**

R26-41: Rezone from C-2 to C-5

N




PROJECT AREA

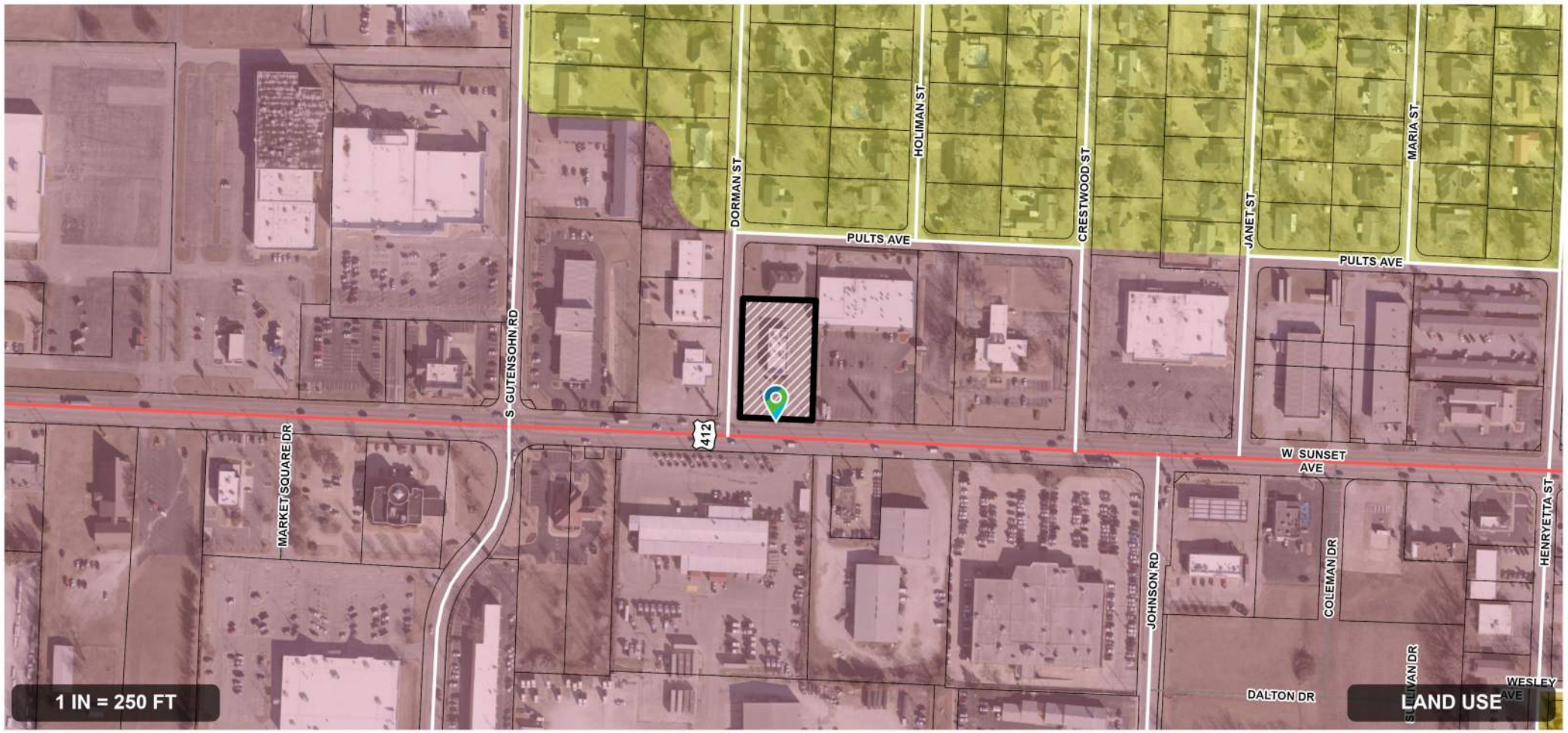
PUBLIC NOTICE

## R26-41: Mathias Shopping Centers, Inc.

**2638 W. Sunset Avenue**

R26-41: Rezone from C-2 to C-5

N




PROJECT AREA

PUBLIC NOTICE

## R26-41: Mathias Shopping Centers, Inc.

**2638 W. Sunset Avenue**

R26-41: Rezone from C-2 to C-5

N

# Conditional Use Memo

**To:** PLANNING COMMISSION MEMBERS
**From:** Sharon Tromburg, Planning Director
**Date:** September 1, 2026
**Re:** **C26-07 Conditional Use Request**

A request by Sabor del Campo, LLC (Ma Elena Ceja Centeno) for a Use Unit 44 (Mobile Vending) in a General Commercial District (C-2). Mobile vending is the sale of goods or food from a portable, non-permanent setup (such as a vehicle, trailer, cart, or stand). It requires Conditional Use approval and must meet additional standards in the zoning ordinance *(Article 6, Section 3.16)*

LOCATION
The proposed food truck's location is 2246 E. Robinson Avenue, at the current business of E&S Auto Sales.

EXISTING CONDITIONS & PARKING
**UPDATE:** The requests were tabled in May to allow the applicants to address concerns regarding parking, circulation, vehicle inventory, and the overall condition of the site. Since that time, they have retained a professional to complete a property survey and site plan, reduced vehicle inventory by approximately 80 percent, cleaned and reorganized the property, sealed and striped the parking area, and began additional fencing, lighting, signage, and appearance improvements. The applicants are returning to the Planning Commission with a revised submission and substantial site improvements addressing the concerns raised at the previous hearing.

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.

**SIZE AND LOCATION**
☒ Max 160 sq. ft. if accessory use
Variance requested
☑ Cannot be in front setback
☒ No utility connections allowed
Variance requested
☑ 1,320 ft. separation between units
☑ Must maintain 3 parking spaces for vendor use

**SITE STANDARDS**
☑ Property must meet dustproofing/paving rules
☑ Cannot block required parking for other uses
☑ Parking lot lighting required
☑ Signs = temporary only, no flashing lights
☑ Health certificate must be displayed *(if required)*

**HOURS**
☑ Allowed 7:00 a.m. – 10:00 p.m. only

**CONDUCT & CLEANLINESS**
☑ Must not obstruct traffic, sidewalks, or signage
☑ No loud devices/no ordinance violations
☑ Vendors must collect trash within 20 ft. of site

**DISTANCE RESTRICTIONS**
□ Not allowed within 100 ft. of residential zoning, freeway ramps, or building entrances/exits
□ Not allowed within 50 ft. of intersections, crosswalks, driveways, bus stops, fire hydrants, ADA spaces, pedestrian areas, or public ROW/sidewalks

ADDITIONAL RESTRICTIONS ON MOBILE VENDING SITES:

- Parking and loading areas identified
- May not operate between the hours of 10:00 p.m. and 7:00 a.m.
- No obstruction of parking spaces is required for the operation of any other use on the site.
- Maintain on the site a minimum of three parking spaces designated for their use.
- If a health certificate is required, display the health certificate in a manner visible to customers.
- No obstruction of pedestrian or motor vehicle traffic flow.
- No obstruction of traffic signals or regulatory signs.
- No vending upon a public way.
- No sound device that produces a loud and raucous noise in violation of city ordinance, or violation of any other city ordinances in connection with the vending operation.
- Keep vending sites clean and free of paper or refuse of any kind generated from the operation of their business. All trash or debris accumulating within twenty (20) feet of any vending stand collect and deposited into a trash container.
- Submission of approved gray water disposal by Springdale Water Utilities.
- Submission of an approved grease disposal method approved by the Arkansas Department of Health.
- All signs must meet the requirements of a temporary sign (Section 98-61). No flashing signs or lights are allowed.

**SITE SPECIFIC CONDITIONS FOR 2246 E. ROBINSON AVENUE**

- The property shall be operated and maintained in substantial conformance with the revised site plan approved by the Planning Department.
- Vehicles associated with the automobile-sales business shall be confined to the designated spaces shown on the approved site plan, and the cleared rear portion of the property shall remain free of vehicles, automotive parts, tires, equipment, and debris.
- Parking-lot striping, fencing, lighting, screening, and other site improvements shown on the approved plan shall be maintained in good condition.
- Before issuance of a business license, staff shall complete a final site inspection confirming compliance with the approved site plan and all conditions of approval.

# Conditional Use Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

| **Applicant / Representative (person making request)** | **Property Owner (if other than Applicant)** |
|---|---|
| Name: Ma Elena Ceja Centeno | Name: José Moisés Andrade, Ma Elena Ceja Centeno José M. Andrade, Guadalupe Andrade, Araseli Andrade |
| E-mail: | E-mail: |
| Address: 2246 E Robinson Ave | Address: 2246 E Robinson Ave |
| Springdale, AR 72764 | Springdale, AR 72764 |
| Phone: (479) 318-8020 | Phone: (479) 365-6521 |
| Site/ Location: 2246 E Robinson Ave, Springdale, AR 72764 | Current Zoning: C-2 Commercial |
| Assessor's Parcel Number(s): 815-28601-000 | Use Unit Requested: 44 (Mobile Vending) |
| | Total Acreage: .80 for the whole property |

**All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.**

**Application Requirements**

- ☐ A copy of the warranty deed indicating ownership of the property.
- ☐ The zoning classification of the intended location.
- ☐ A site plan in accordance with Chapter 130, Article 2, Section 13.
- ☐ A brief statement explaining the reason for the conditional use request, the intended use of the property, and the effect of property changes upon surrounding land uses.
- ☐ A layman's description of the property (physical address if possible).
- ☐ A list of all adjacent property owners cerfitied by a licensed abstractor or surveyor in the past sixty (60) days.
- ☐ An accurate legal description if the conditional use applies only to a portion of the land.
- ☐ Once application has been accepted and date of public hearing is confirmed, a notification should be sent to all adjacent property owners.
- ☐ Provide the required affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- ☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

**Fee:**

☐ $75.00

**STAFF USE ONLY**

Date Application Submitted: 8/12/26 Project Number: C26-07

Date Accepted as Complete: Receipt Number: 6931

# Conditional Use Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

**Indicate person of contact for this request:** Applicant ☒ Representative ☐

**Describe the conditional use sought and the reasons why it should be approved:**

Sabor del Campo, LLC respectfully requests approval of a Conditional Use Permit to operate a mobile food unit at 2246 E Robinson Ave, Springdale, AR 72764. This project is designed as a low-impact, community-focused business that will provide affordable, freshly prepared Mexican food while maintaining full compatibility with surrounding uses. The operation will include controlled hours, adequate parking, and careful management of traffic, noise, and cleanliness. Sabor del Campo will strictly comply with all regulations of the Arkansas Department of Health and local ordinances, ensuring a safe and well-managed environment. Approval of this request will enhance local food options, support small business growth, and contribute positively to the community without creating adverse impacts.

**Describe the effects the proposed conditional use would have on the character of the neighborhood and residents:**

The proposed mobile food unit is expected to have a minimal and well-managed impact on the character of the neighborhood and its residents. Sabor del Campo LLC has been carefully planned to address common concerns such as traffic, parking, noise, and cleanliness. The operation will utilize existing on-site parking to prevent congestion on public streets, and customer flow will be managed to avoid disruptions. Hours of operation will remain reasonable, and no amplified music or excessive noise will be permitted. The business will maintain strict cleanliness standards, including proper waste disposal and daily site maintenance, in full compliance with regulations of the Arkansas Department of Health and local ordinances. Rather than detracting from the neighborhood, the proposed use will provide a convenient service to residents and contribute positively to the area while preserving its overall character and livability.

**Record Property Owner(s):** José Moisés Andrade Cortés, Ma Elena Ceja Centeno, José Moisés Andrade Guadalupe Andrade, Araseli Andrade

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

Name of Applicant: Ma Elena Ceja Centeno

Signature: Ma. Elena Ceja Date: 8-6-26

Name of Representative (if applicable): Ma Elena Ceja Centeno

Signature: Ma. Elena Ceja Date: 8-6-26

SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

# Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ. planningapplications@springdalear.gov. or in person at 201 Spring Street. Springdale. AR.

| **Applicant / Representative (person making request)** | **Property Owner (if other than Applicant)** |
|---|---|
| Name: Ma Elena Ceja Centeno | Name: José Moisés Andrade, Ma Elena Ceja Centeno José M. Andrade, Guadalupe Andrade, Araseli Andrade |
| E-mail: | E-mail: |
| Address: 2246 E Robinson Ave | Address: 2246 E Robinson Ave |
| Springdale, AR 72764 | Springdale, AR 72764 |
| Phone: (479) 318-8020 | Phone: (479) 365-6521 |
| Site/ Location: 2246 E Robinson Ave Springdale, AR 72764 | Current Zoning: C-2 Commercial |
| Assessor's Parcel Number(s): 815-28601-000 | Rezone Required: |
| | Total Acreage: .80 for the whole property |

**All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.**

**Indicate Type of Submittal:**

☒ Board of Adjustments
☐ Commercial Design Standards

**Application Requirements:**

☒ A complete application.
☒ A copy of the warranty deed indicating ownership of property.
☒ A site plan in conformance with Chapter 130, Article 2, Section 13.
☒ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☒ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

**Review Fee:**

☒ $75.00

**STAFF USE ONLY**

Date Application Submitted: 8/12/26 Project Number: B26-41

Date Accepted as Complete: Receipt Number: 6931

# Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

**Indicate person of contact for this request:** Applicant ☒ Representative ☐

**Describe your variance request:**

Sabor del Campo, LLC requests a variance to allow operation of a mobile food unit measuring 176 square feet in lieu of the 160-square-foot limit, a minimal deviation of 16 square feet necessary for food preparation, refrigeration, and sanitation equipment. Applicant also requests approval to connect the food truck to the electrical service of E & S Auto Sales, LLC, providing a safe, quiet, and code-compliant alternative to generator power.

**Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:**
(How does adhering to the rule impact you or your property?)

Strict application of the size limit unreasonably restricts use of the property by preventing operation due to a minor dimensional difference necessary for safe and compliant food service. The additional square footage does not increase intensity of use or negatively impact surrounding properties. Prohibiting electrical connection would also impose unnecessary hardship by requiring generator-only operation, increasing noise and operational burdens.

**Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:**
(How will this variance alleviate your hardship?)

The requested relief is the minimum necessary to alleviate a practical hardship, not to obtain a special privilege. The variance allows reasonable use of the property while maintaining the spirit of the ordinance, with no adverse effect on neighboring properties, traffic, or public welfare. Approval would support safe, efficient operation and reduce impacts through use of an electrical connection rather than generator power.

**Record Property Owner(s):** José Moisés Andrade, Ma Elena Ceja Centeno, José M. Andrade Guadalupe Andrade, Araseli Andrade

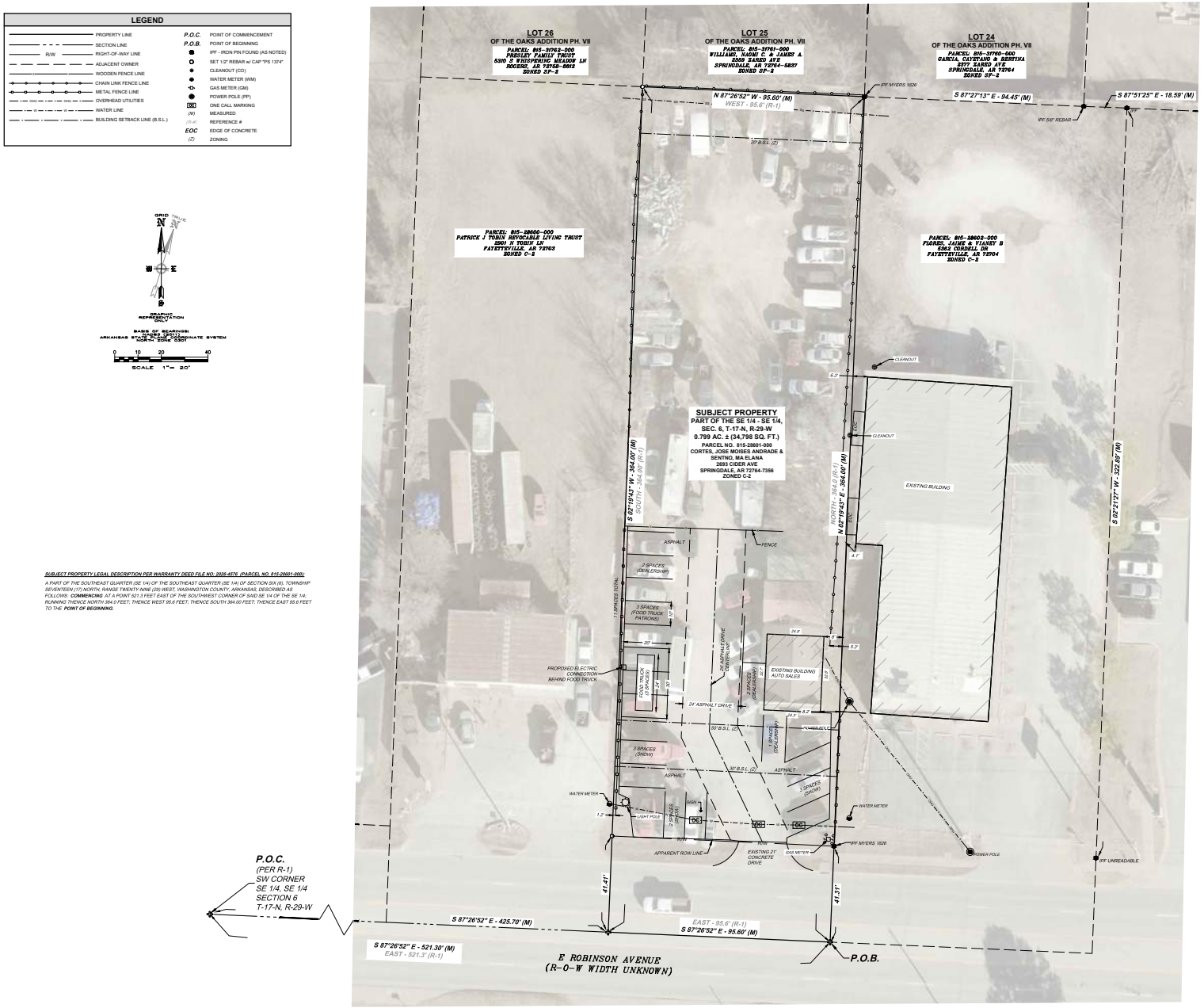
**APPLICANT / REPRESENTATIVE:** I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false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

Name of Applicant: Ma Elena Ceja Centeno

Signature: Ma. Elena Ceja C Date: 8-6-26

Name of Representative (if applicable): _____

Signature: Ma. Elena Ceja C Date: 8-6-26







**SUBJECT PROPERTY LEGAL DESCRIPTION PER WARRANTY DEED FILE NO: 2026-4576 (PARCEL NO. 815-28601-000):**

A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION SIX (6), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST, WASHINGTON COUNTY, ARKANSAS, DESCRIBED AS FOLOWS: **COMMENCING** AT A POINT 521.3 FEET EAST OF THE SOUTHWEST CORNER OF SAID SE 1/4 OF THE SE 1/4; RUNNING THENCE NORTH 364.0 FEET; THENCE WEST 95.6 FEET; THENCE SOUTH 364.00 FEET; THENCE EAST 95.6 FEET TO THE **POINT OF BEGINNING.**

| | |
|---|---|
| **GROSS SITE AREA:** | 0.799 ACRES |
| **NET SITE AREA:** | 0.706 ACRES |
| **USE UNIT:** | AUTO SALES |
| **EXISTING PARKING:** | 2 DESIGNATED SPACES |
| **REQUIRED PARKING:** GENERAL BUSINESS | ONE SPACE PER 200 SQUARE FEET = 4 SPACES |
| **PROPOSED PARKING:** | 19 SPACES |

**SURVEYOR'S NOTES:**

THE FIELD WORK WAS COMPLETED ON: 7/6/2026

**FEMA FLOOD PLAIN ZONE:**

THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE F.I.R.M. MAP #05143C0090G, PANEL 90 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS, EFFECTIVE JAN. 25 2024

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

**UTILITIES:**

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

**REFERENCES (R-#):**

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

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

1. **WARRANTY DEED:** JOSE MOISES ANDRADE CORTES AND MA ELANA CEJA SENTENO, RECORDED FEBRUARY 19, 2026, FILE NO: 2026-4576
2. **WARRANTY DEED:** JAIME FLORES AND VIANEY B. FLORES, RECORDED APRIL 16, 2020, FILE# 2020-00011800
3. **WARRANTY DEED:** PATRICK J. TOBIN REVOCABLE LIVING TRUST, RECORDED JULY 2, 2015, FILE# 2015-00018367
4. **FINAL PLAT OF THE OAKS ADDITION, PHASE VII:** BY PRESLEY ENGINEERING CO., JACK E STIFFLER, AR PLS NO. 772, RECORDED MAY 19, 1992, 12-6

| | |
|---|---|
| **OWNER:** | CORTES, JOSE MOISES ANDRADE & SENTENO, MA ELANA |
| MAILING ADDRESS | 2693 CIDER AVE SPRINGDALE, AR 72764-7356 |
| PHYSICAL ADDRESS | 2246 E ROBINSON AVE SPRINGDALE, AR 72764 |
| **SURVEYOR:** | ENGINEERING SERVICES, INC. 1207 S. OLD MISSOURI ROAD P.O. BOX 282 SPRINGDALE, AR 72765 |
| **WORK ORDER #:** | 26087 |
| **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' |
| | NO ZONING REPORT PROVIDED TO THE SURVEYOR. ZONING INFORMATION SHOWN PER CITY OF SPRINGDALE ZONING G.I.S. AND ORDINANCE. |

ENGINEERING SERVICES, INC. 131

| REVISION | DATE | DESCRIPTION |
|---|---|---|
| | | |

# SITE PLAN EXHIBIT
## FOR E&S AUTO SALES
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

SCALE: 1"=20' | DATE: August 14, 2026 | DRAWN BY: KND

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

W.O.# 26087 | SHEET 1 / 1

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AUTO SALES
EVERYBODY
WEL COME
479-365-6521





CAPITAL
ABSTRACT & TITLE Co., LLC

6804 Rogers Ave., Ste. A
Fort Smith, AR 72903
(479) 782-4500 / (479) 782-4501 FAX
www.capitalabstracttitle.com

## List of Adjacent property owners to parcel 815-28601-000

815-28600-000: 2210 E. Robinson Ave., Springdale, AR 72764 Mailing Address – 2901 N. Tobin Ln., Fayetteville, AR 72703 - Patrick J. Tobin, Trustee of the Patrick J. Tobin Revocable Living Trust dated March 4, 1997

815-28602-000 2270 E Robinson Ave., Springdale, AR 72764 - Mailing Address: 5362 Cordell Dr, Fayetteville, AR 72704 - Jaime and Vianey B. Flores

815-31761-000 2359 Zared Ave, Springdale, AR 72764 - Naomi C. Williams and James A. Williams

815-28639-000 2241 E. Robinson Ave., - Mailing Address: 1035 A Sunrise Ave, Springdale, AR 72764 - Northwest Auto of Arkansas, Inc.

815-28641-020 2259 E Robinson Ave., Springdale, AR 72764 - Raul and Maria Aguilar

815-31760-000 2377 Zared Ave., Springdale, AR 72764 - Reyes Casillas and Brenda Casillas

**John D. Alford, License #16559374**

**Dated: July 1, 2026**

**FILE: BOM26-96**




PROJECT AREA

PUBLIC NOTICE

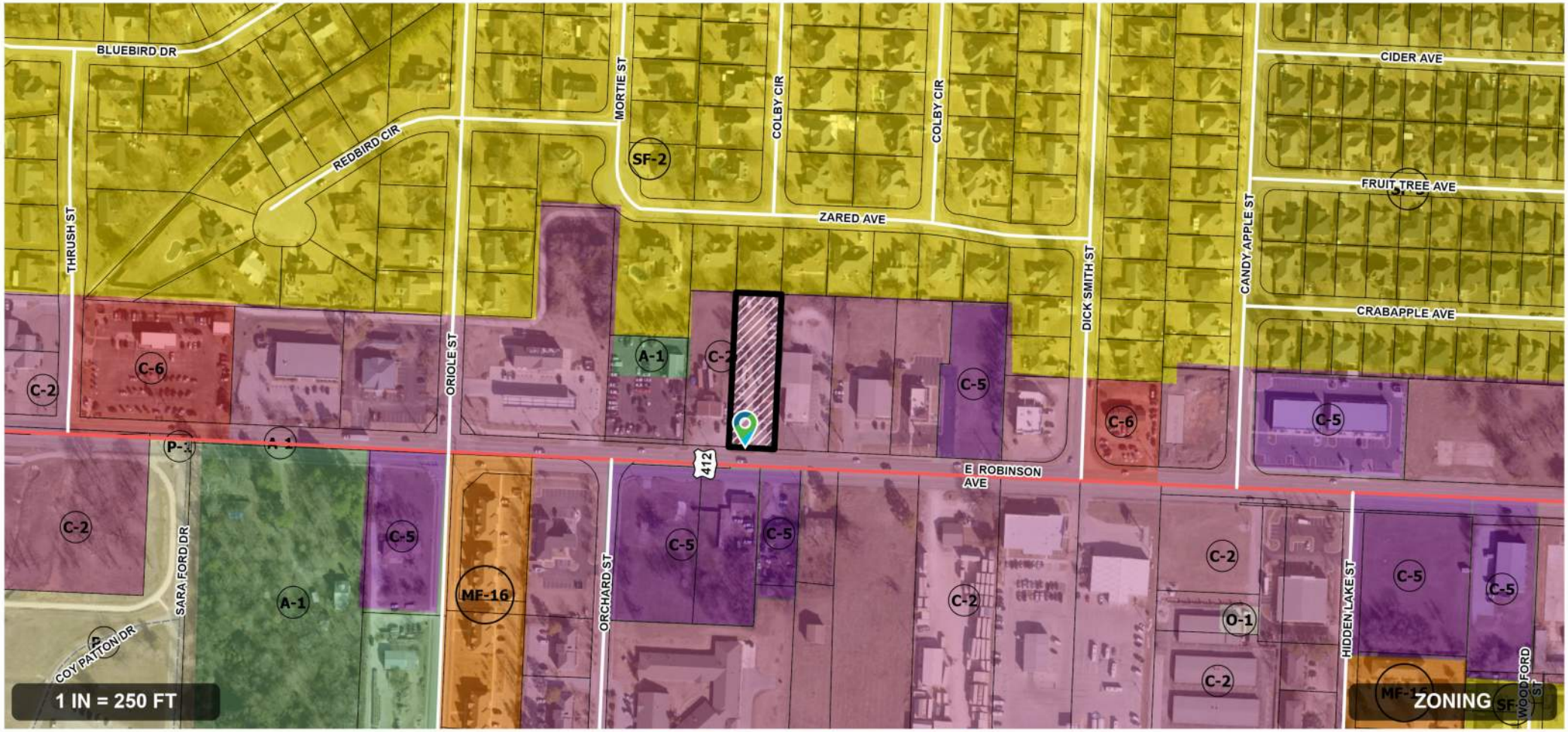
## C26-07: Sabor del Campo, LLC

**2246 E. Robinson Avenue**

C26-07: Conditional Use for Use Unit 44 (Mobile Vending) in a C-2 District

B26-41: Variance for Increased Mobile Vending Unit Size & from Utility Requirements for a Use Unit 44 (Mobile Vending)

N




PROJECT AREA

PUBLIC NOTICE

## C26-07: Sabor del Campo, LLC

**2246 E. Robinson Avenue**

C26-07: Conditional Use for Use Unit 44 (Mobile Vending) in a C-2 District

B26-41: Variance for Increased Mobile Vending Unit Size & from Utility Requirements for a Use Unit 44 (Mobile Vending)

N

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72764 •



July 23, 2026

City of Springdale
Planning & Community Development Division
201 Spring Street
Springdale, Arkansas 72764

Via iWorQ portal

Re: Large Scale Development Transmittal Letter
Revised L26-02 SHA Success Ave – Residential Development
700 Success Ave
Springdale, Arkansas

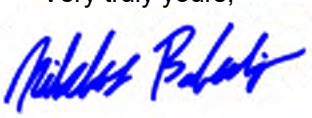
Jenny:

On behalf of our client, we hereby submit the previously approved large-scale development L26-02. While seeking approval for funding we had to undergo some minor redesign which led us to switch from 3 buildings to 4 along with removing most of the street improvements due to them being located within the 500-year storm event. We have revised the plans and are submitting them to determine the correct path for this project. We need to understand if the previously approved deviations and wavier/variances still apply as well as what other waiver/variances will need to seek. With this letter, please find enclosed:

- Large-scale development plans,
- Drainage Letter,
- Architectural elevations,
- Authorization of representation,
- Resolution for J. Hunnicutt as Director,
- Certified list of adjacent property owners, and
- Warranty Deed

The Owner/Developer will submit the $500 application fee through the City Clerk's office.

Very truly yours,



Enclosures

Nicholas Bohning

Z:\Engineers\00 - Engineer Projects\25948 - SHA Success Ave\03 Pre-Construction Plan Submittals\Revised Submittal 2026-07-23\Transmittal Letter.docx

| CONTACT LIST | |
|---|---|
| BLACK HILLS ENERGY | |
| SCOTT STOKES – 479-575-1424 | |
| CARROLL ELECTRIC COOPERATIVE CORP. | |
| JESSE GOFORTH – 870-480-3320 | |
| SPRINGDALE WATER UTILITIES | |
| LARRY PECKHAM – 479-751-5751 | |
| COX COMMUNICATION | |
| CHRIS BYRD – 479-751-2000 | |
| AT&T | |
| KENNY HATSFIELD – 479-368-3952 | |
| SPRINGDALE FIRE DEPARTMENT | |
| STEVE GOSS – 479-751-4510 | |

REVIEW PLANS FOR

# LARGE SCALE DEVELOPMENT

SERVING

EQUAL HOUSING OPPORTUNITY

SPRINGDALE HOUSING AUTHORITY

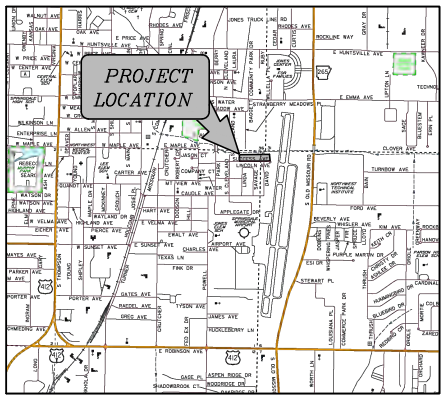
# SUCCESS AVE FLATS

## 700 SUCCESS AVE
## SPRINGDALE, ARKANSAS

REV. L26-02

| INDEX OF SHEETS | |
|---|---|
| SHEET No. | DESCRIPTION |
| – | COVER |
| 1 | EXISTING CONDITIONS |
| 2 | LARGE SCALE DEVELOPMENT |
| 3 | GRADING PLAN |
| 4 | STORM, PAVING & SIGNAGE PLAN |
| 5 | TYPICAL DETAILS |
| 6 | UTILITY PLAN |
| 7 | UTILITY DETAILS |
| 8 | LANDSCAPING PLAN |
| 9 | STORM WATER POLLUTION PREVENTION PLAN |
| 10–11 | LIGHTING PLAN |

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




VICINITY MAP

July 23, 2026

BY
ENGINEERING SERVICES INC.

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

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

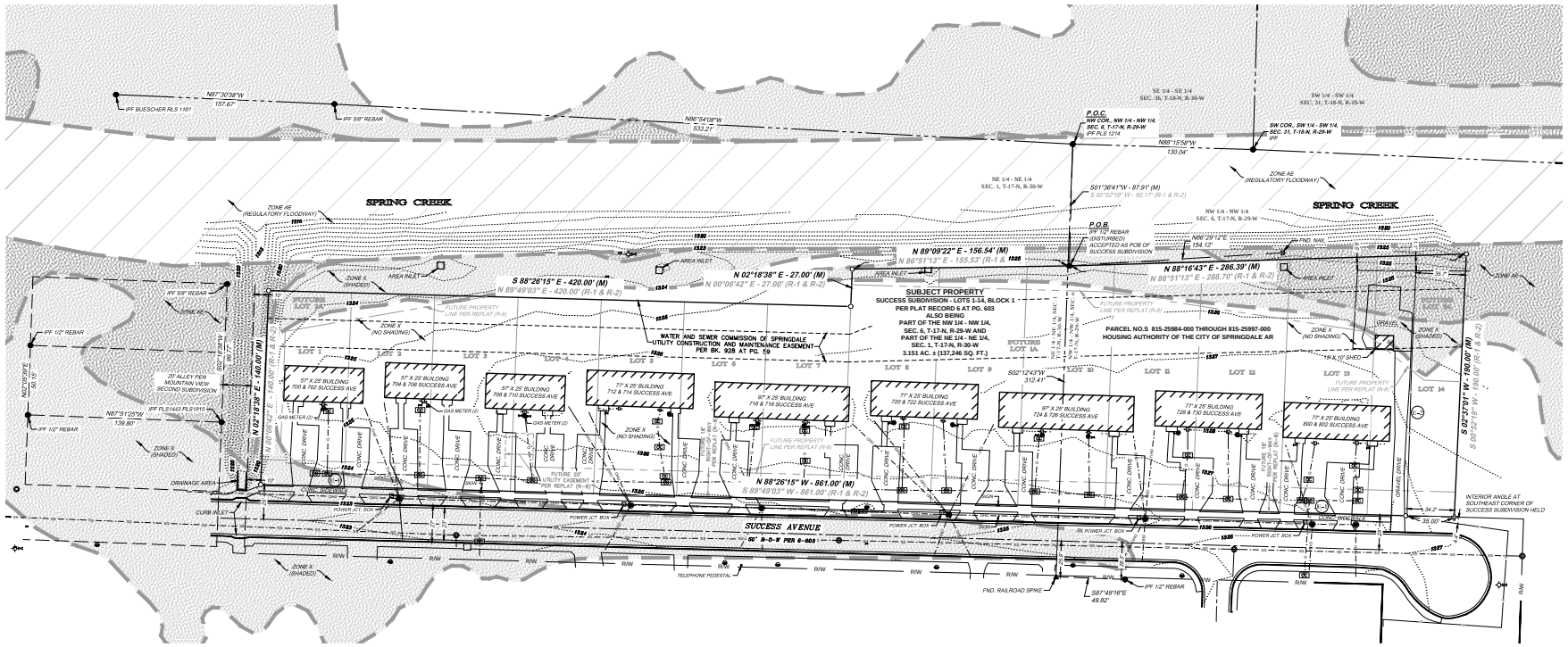
THOMAS J. APPEL, P.E. No. 13828
ENGINEERING SERVICES, INC.

NOTES:

1. REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.
2. ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS, AS CONTAINED IN CHAPTER 110, ART. III, OF THE CODE OF ORDINANCES, CITY OF SPRINGDALE, ARKANSAS.
3. ALL WATER AND SEWER MAIN EXTENSIONS AND SERVICES SHALL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES REVISED JANUARY 20, 2021, AND SEALED MAY 6, 2021.
4. FB25-13, ORDINANCE #6170 REZONE FROM NR1 TO NC2.
5. FB26-02, BUILDING ACCESS AND TO ALLOW BOTH GROUND FLOOR AND UPPER FLOORS TO BE USED FOR RESIDENTIAL.
6. RP26-02, SUCCESS SUBDIVISION LOTS 1-14, CREATING LOTS 1A, 2A & 3A
7. FB26-02, ALLOW SEPARATE ENTRANCES FOR UPPER AND LOWER FLOORS.

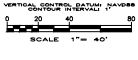
**TABLED PER STAFF**

L26-02










**ENCROACHMENTS** (E-1) :

(E-1) GAS CROSSES SUBJECT PROPERTY WITHOU
EASEMENT BEING KNOWN OR PROVIDED TO

(E-2) FENCE LINE CROSSES SUBJECT PROPERTY
EAST LINE OF THE PROPERTY.

**EXHIBIT "A" DESCRIPTION PER TITLE COMMITMENT 25-4381:**

PART OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION SIX (6), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST AND PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: FROM THE NORTHWEST CORNER OF SAID SECTION 6 RUN SOUTH 00 DEGREES 52 MINUTES 19 SECONDS WEST 80.17 FEET TO THE POINT OF BEGINNING, THENCE NORTH 86 DEGREES 51 MINUTES 13 SECONDS EAST 288.70 FEET; THENCE SOUTH 00 DEGREES 52 MINUTES 19 SECONDS WEST 190.0 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 03 SECONDS WEST 861.0 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 42 SECONDS EAST 140.0 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 03 SECONDS EAST 420.0 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 42 SECONDS EAST 27.0 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 13 SECONDS EAST 155.53 FEET TO THE POINT OF BEGINNING. THE ABOVE LEGAL DESCRIPTION ALSO BEING SUCCESS SUBDIVISION TO THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD 6, AT PAGE 603.

**LEGEND**

| | | | |
|---|---|---|---|
| | PROPERTY LINE | P.O.C. | POINT OF COMMENCEMENT |
| | SECTION LINE | P.O.B. | POINT OF BEGINNING |
| | FUTURE PROPERTY LINE PER REPLAT | ● | IPF - IRON PIN FOUND (AS NOTED) |
| | IN CITY APPROVAL PROCESS (R-8) ADJACENT OWNER | ○ | SET 1/2" REBAR w/ CAP "PS 1374" |
| | EASEMENT (AS NOTED) | ✣ | COMPUTED POINT |
| R/W | RIGHT-OF-WAY | Ⓢ | SANITARY SEWER MANHOLE |
| | BUILDING SETBACK LINE (B.S.L.) | ● | CLEANOUT |
| | CENTERLINE OF ROAD | ◆ | WATER METER |
| | FENCE LINE | | FIRE HYDRANT |
| | FLOOD ZONE LINE | ⋈ | WATER VALVE |
| OHU | OVERHEAD UTILITIES | ⊕ | GAS METER |
| SS | SANITARY SEWER LINE | ● | POWER POLE |
| UGT | UNDERGROUND GAS LINE | ✉ | MAILBOX |
| | CURB AND GUTTER | 811 | ONE CALL MARKING |
| | | XX.XX'(M) | MEASURED DISTANCE |
| (E-1) | LABELED ENCROACHMENT | XX.XX'(R-8) | REFERENCE DISTANCE |

**SURVEYOR'S NOTES:**

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

CERTIFICATION IS MADE ONLY TO THOSE PARTIES REFERENCED IN THE SURVEYOR'S CERTIFICATION STATED HEREON AND IS NOT TRANSFERABLE TO ANY ADDITIONAL INSTITUTIONS, SUBSEQUENT OWNERS OR ASSIGNS EXCEPT AS SPECIFICALLY SET FORTH IN THE CERTIFICATION.

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FILE NO. 25-4381 WITH AN EFFECTIVE DATE OF OCTOBER 22, 2025, AS LAST REVISED, AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN, HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR AFFECT ON THE SUBJECT PROPERTY.

THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF ARKANSAS.

A REPLAT IS IN THE APPROVAL PROCESS FOR THE CITY OF SPRINGDALE AS CITY JOB NO. RP26-02. FUTURE LOT LINES ARE SHOWN PER SAID REPLAT. PINS HAVE ALSO BEEN SET AT PROPERTY CORNERS AS SHOWN PER SAID REPLAT. (R-8)

**PUBLIC ROADWAY ACCESS:**

SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO SUCCESS AVENUE, A DEDICATED PUBLIC STREET. (ACCESS IS SUBJECT TO CITY, COUNTY, AND / OR STATE APPROVAL.)

**CEMETERIES:**

THE SURVEYOR WAS NOT GIVEN ANY INFORMATION ON THE LOCATION OF CEMETERIES AND DID NOT OBSERVE ANY WHEN CONDUCTING FIELDWORK.

**WATER FEATURES:**

WATER FEATURES WERE OBSERVED WHEN CONDUCTING FIELDWORK AND ARE SHOWN HEREON.

**FEMA FLOOD PLAIN ZONE:**

A PORTION OF THIS PROPERTY IS WITHIN THE SPECIAL FLOOD HAZARD AREA "AE", DESIGNATED AS AN AREA WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. THE BASE FLOOD ELEVATION IS THE 1% CHANCE OF BEING EQUALED 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 AS SHOWN ON THE F.I.R.M. MAP # 05143C0309G, PANEL 90 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. LOMR 24-06-0636P EFFECTIVE DATE: MARCH 24, 2025.

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

**UTILITIES:**

THE UTILITY INFORMATION, IF ANY SHOWN HEREON, WAS OBSERVED BY THE SURVEYOR ON-SITE AND IS BASED ON ABOVE GROUND UTILITY FEATURES, CITY OF SPRINGDALE G.I.S. AND ARKANSAS ONE CALL TICKET NO. 25I0174.221B ONLY.

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

**REFERENCES:**

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

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

1. **WARRANTY DEED:** HOUSING AUTHORITY OF THE CITY OF SPRINGDALE, ARKANSAS, RECORDED DECEMBER 16, 1981, BOOK 1052 AT PAGES 725 THROUGH 727.
2. **FINAL PLAT OF SUCCESS SUBDIVISION:** BY SURENCO CORPORATION, ROBERT E. SULLIVAN, AR RLS NO. 196, RECORDED NOVEMBER 20, 1973, PLAT RECORD 6 AT PAGE 603.
3. **DEED:** CITY OF SPRINGDALE, ARKANSAS, RECORDED NOVEMBER 13, 1975, BOOK 695 AT PAGES 569 THROUGH 572.
4. **MOUNTAIN VIEW SECOND SUBDIVISION:** RECORDED JANUARY 23, 1943 AS PLAT RECORD 4 AT PAGE 149 AND NOVEMBER 23, 1943 AS PLAT RECORD 1 AT PAGE 75.
5. **SURVEY:** BY COMBS & ASSOCIATES, JAMES C. COMBS, PLS NO. 1093, RECORDED APRIL 6, 1987, PLAT RECORD K AT PAGE 876.
6. **SURVEY:** BY ARROW LAND SURVEYING AND MAPPING, PAUL WALLA, PLS NO. 1214, RECORDED NOVEMBER 23, 2005, FILE NO. 2005-52599.
7. **REPLAT:** BY SATTERFIELD LAND SURVEYORS, RICKY W. HILL, PLS NO. 1443, RECORDED AUGUST 11, 2025, FILE NO. 24-690.
8. **REPLAT OF LOTS 1-14, BLOCK 1 OF SUCCESS SUBDIVISION:** BY ENGINEERING SERVICES, INC., JAMES S. AUNSPAUGH, AR PS NO. 1374 - CURRENTLY IN CITY OF SPRINGDALE APPROVAL PROCESS AS CITY JOB NO. RP26-02.

A TITLE INSURANCE COMMITMENT WAS PROVIDED TO THE SURVEYOR BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 25-4381, DATE: OCTOBER 22, 2025, AS LAST REVISED. SAID COMMITMENT WAS ISSUED THROUGH AMERICAN LAND TITLE ASSOCIATION. THE "EXCEPTIONS" LISTED UNDER SCHEDULE B: SECTION II OF THIS DOCUMENT, THAT ARE SURVEY RELATED, ARE SHOWN BELOW WITH THEIR CORRESPONDING NUMBER AS DEFINED BY THE INSURANCE TITLE COMMITMENT.

ONLY THOSE TITLE EXCEPTIONS RELEVANT TO THE SUBJECT PROPERTY ARE MARKED WITH A ○

10. MATTERS AS SET FORTH ON SURVEY/PLAT RECORDED IN/AS PLAT BOOK 6 AT PAGE 603 OF THE PUBLIC RECORDS OF WASHINGTON COUNTY, ARKANSAS, INCLUDING BUT NOT LIMITED TO RESERVATIONS, RESTRICTIONS, EASEMENTS, DEDICATIONS, RIGHTS OF WAY, AND SETBACK LINES. **PLAT BOOK 6 AT PAGE 603 IS SUBJECT PROPERTY. BUT THERE ARE NO PLOTTABLE EASEMENTS OR SETBACK LINES TO SHOW.**
11. UTILITY CONSTRUCTION AND MAINTENANCE AGREEMENT IN FAVOR OF WATER AND SEWER COMMISSION OF THE CITY OF SPRINGDALE, ARKANSAS, RECORDED MARCH 8, 1977, IN/AS BOOK 928 AT PAGE 59 OF THE PUBLIC RECORDS OF WASHINGTON COUNTY, ARKANSAS. **THE EASEMENT IN BOOK 928 AT PAGE 59 IS WITHIN SUBJECT PROPERTY AND IS SHOWN HEREON.**
12. COVENANTS AS SET FORTH IN WARRANTY DEED EXECUTED BY AND BETWEEN CITY OF SPRINGDALE, ARKANSAS, AND THE URBAN RENEWAL AGENCY OF THE CITY OF SPRINGDALE, ARKANSAS, RECORDED MARCH 3, 1977, IN/AS BOOK 925 AT PAGE 742 OF THE PUBLIC RECORDS OF WASHINGTON COUNTY, ARKANSAS. **THE OVERALL DESCRIPTION IN BOOK 925 AT PAGE 742 IS CONTAINED WITHIN SUBJECT PROPERTY.**
13. MATTERS AS SET FORTH IN DECLARATION OF TRUST/RESTRICTIVE COVENANTS RECORDED IN/AS LAND DOCUMENT NO. 2024-00009799 OF THE PUBLIC RECORDS OF WASHINGTON COUNTY, ARKANSAS, INCLUDING BUT NOT LIMITED TO TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS, AND LIENS. **SUBJECT PROPERTY IS CONTAINED WITHIN THE OVERALL DESCRIPTION IN EXHIBIT A OF DOCUMENT NO. 2024-00009799.**
14. TERMS, CONDITIONS, AND PROVISIONS AS SET FORTH IN URBAN RENEWAL PLAN, RECORDED OCTOBER 5, 1970, IN/AS BOOK 792 AT PAGE 179, OF THE PUBLIC RECORDS OF WASHINGTON COUNTY, ARKANSAS. **SUBJECT PROPERTY IS CONTAINED WITHIN THE OVERALL DESCRIPTION IN EXHIBIT I OF BOOK 792 AT PAGE 179.**

**SURVEYOR'S CERTIFICATION:**

TO HOUSING AUTHORITY OF THE CITY OF SPRINGDALE, ARKANSAS; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; CITY TITLE & CLOSING LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11(b), 17 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON: MARCH 13, 2026

DATE OF PLAT OR MAP: _____

_____

JAMES S. AUNSPAUGH, PS - AR 1374

STATE OF ARKANSAS
ENGINEERING
SERVICES, INC.
131
REGISTERED
PROFESSIONAL ENGINEER

| | |
|---|---|
| **OWNER:** | HOUSING AUTHORITY OF THE CITY OF SPRINGDALE, ARKANSAS |
| MAILING ADDRESS | 5 APPLEGATE DR SPRINGDALE, AR 72764 |
| PHYSICAL ADDRESS | 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 800 & 802 SUCCESS AVENUE SPRINGDALE, AR 72764 |
| **SURVEYOR:** | ENGINEERING SERVICES, INC. 1207 S. OLD MISSOURI ROAD P.O. BOX 282 SPRINGDALE, AR 72765 |
| **WORK ORDER #:** | 25948 |
| **ZONING REPORT:** | NO ZONING REPORT PROVIDED TO SURVEYOR. |

RECORDING INF

**PLAT CODE: 500-17N-30W-0-0**
**PLAT CODE: 500-17N-29W-0-0**

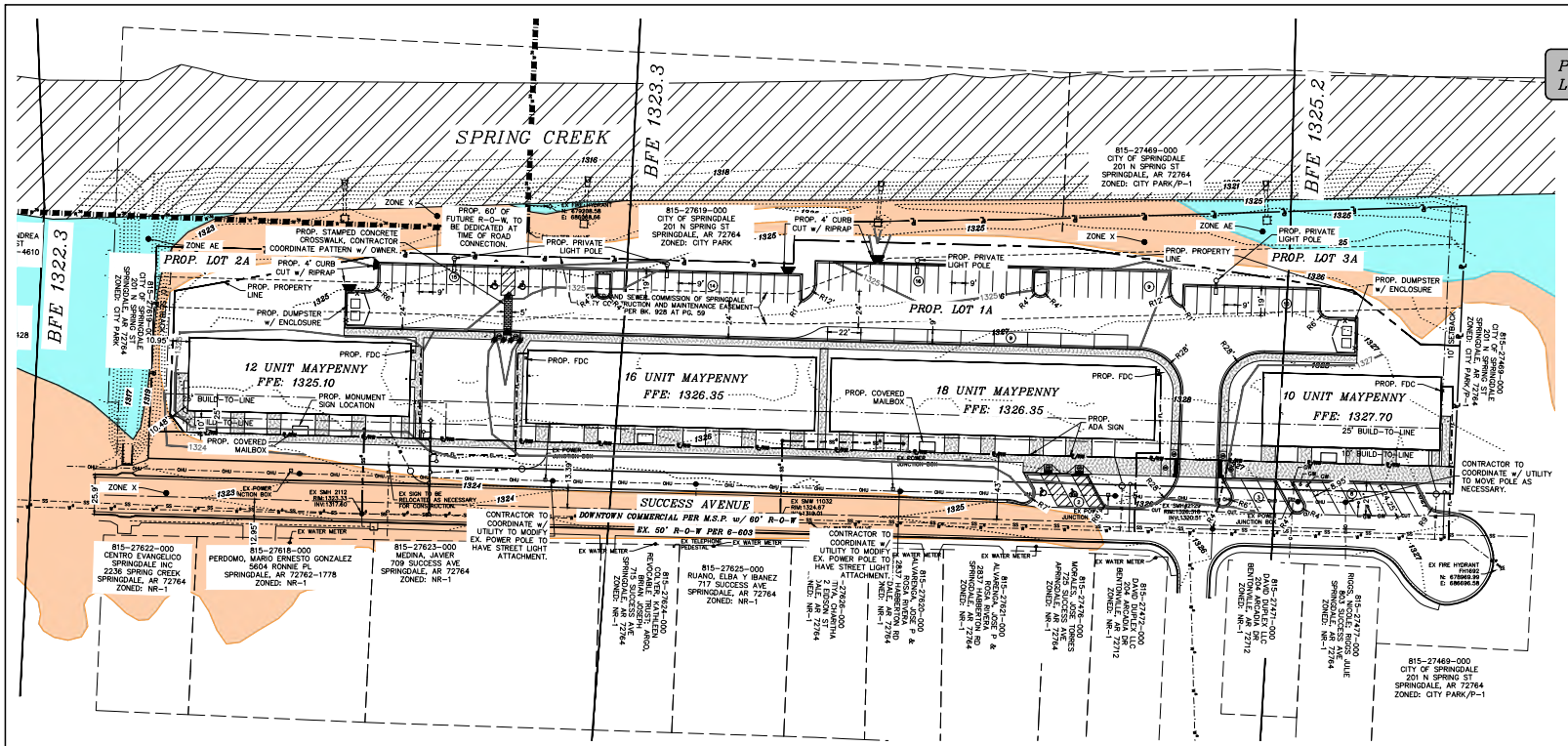
| REVISION | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04/06/26 | REVISED PER INTERNAL |

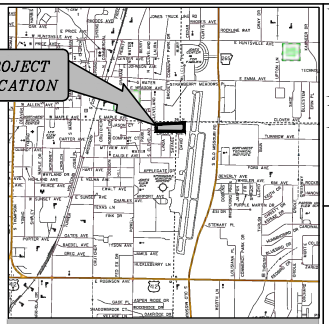
ALTA/NSPS LAND TITL
FOR HOUSING AUTHORITY OF THE CITY
SPRINGDALE, WASHINGTON COUN
SCALE: 1"=40' | DATE: November 21, 2025
ENGINEERING SERVICES, IN
Springdale, Arka
W.O.# 2594

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Return to Agenda




VICINITY MAP
N.T.S.

| | |
|---|---|
| OWNER/DEVELOPER: | HOUSING AUTHORITY OF THE CITY OF SPRINGDALE AR<br>5 APPLEGATE DR<br>SPRINGDALE, AR 72764 |
| ENGINEER/SURVEYOR: | ENGINEERING SERVICES, INC.<br>1207 S. OLD MISSOURI ROAD<br>P.O. BOX 282<br>SPRINGDALE, AR 72762 |
| PROPOSED USE: | STACKED FLATS |
| CITY ZONING: | NC2 |
| PROPOSED ZONING: | NC2 |
| BUILDING SETBACKS/ BUILD-TO-LINES: | PRIMARY STREET (BTL) = 10' MIN, 25' MAX<br>SIDE STREET (BTL) = 10' MIN, 25' MAX<br>SIDE SETBACK = 0' MIN, 10' MAX<br>ALLEY = 5' MIN, 10' MAX<br>(SUBJECT TO APPLICABLE FIRE AND BUILDING CODES) |
| GROSS SITE AREA: | 3.15 ACRES |
| NET SITE AREA: | 3.82 ACRES |
| STREET IMPROVEMENTS: | APPROXIMATELY 850' LF OF STREET IMPROVEMENTS. |
| PARKING REQUIRED: | STACKED FLATS = 0.5 SPACES/UNIT<br>56 UNITS = 36 SPACES (2 ADA) |
| PARKING PROVIDED: | 90 SPACES (5 ADA) |
| PARCELS: | 815-25984-000, 815-25985-000, 815-25986-000, 815-25987-000, 815-25988-000, 815-25989-000, 815-25990-000, 815-25991-000, 815-25992-000, 815-25993-000, 815-25994-000, 815-25995-000, 815-25996-000, 815-25997-000 |
| PROPOSED LOT: | PROPOSED DEVELOPMENT TO TAKE PLACE ON LOT 1A |

LOTS 2A & 3A ARE NOT APART OF THE DEVELOPMENT AND ARE BEING SPLIT OFF WITH RP26-02.

# LARGE-SCALE DEVELOPMENT PLAN
## SUCCESS AVE FLATS
## 700 SUCCESS AVE
## SPRINGDALE, ARKANSAS

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

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

LEGEND

IRON PIN FOUND
IRON PIN SET
PROPERTY LINE
EX. EASEMENT LINE
EX. BUILDING SETBACK LINE
EX. ROAD CENTERLINE
EX. CURB & GUTTER
EX. WATER LINE
EX. 8" SEWER LINE
EX. STORM DRAIN LINE
EX. OVERHEAD POWER LINE
EX. FIBER OPTIC LINE
EX. CNE CALL MARK
EX. WATER METER
EX. FIRE HYDRANT
EX. SEWER MANHOLE
EX. POWER POLE
EX. WATER VALVE
EX. LIGHT POLE
EX. WATER METER
EX. CONTOUR
PROPOSED CONTOUR
PROPOSED FENCE
PROPOSED EASEMENT LINE
PROPOSED BUILDING SETBACK LINE
PROPOSED CURB & GUTTER
PROPOSED FIRE HYDRANT
PROPOSED WATERLINE
PROPOSED SEWER MANHOLE & PIPE
PROPOSED SINGLE WATER SERVICE
PROPOSED DOUBLE WATER SERVICE
PROPOSED SEWER SERVICE
PROPOSED LIGHT POLE
PROPOSED HANDICAP RAMP
PROPOSED STORM BOX & PIPE

FEMA FLOODPLAIN ZONE LOTS 2A & 3A:

THIS PROPERTY IS WITHIN A 100 YEAR FLOODPLAIN ZONE X (SHADED) AS SHOWN ON THE F.I.R.M. MAP #05143C0090G, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: JANUARY 01, 2024.

FEMA FLOODPLAIN ZONE LOT 1A:

THIS PROPERTY IS NOT WITHIN A 100 YEAR FLOODPLAIN ZONE X (SHADED) AS SHOWN ON THE F.I.R.M. MAP #05143C0090G, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: JANUARY 01, 2024.

NOTES:

1) ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED (EXAMPLE: 15'BC) AS TO BACK OF CURB.
2) A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
3) ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
4) MODIFIED CURB REQUIRED AT ALL DRIVES.
5) OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS MUST BE LANDSCAPED, SO THAT THEIR FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW OF THE ADJACENT PROPERTY AND THE PUBLIC RIGHT-OF-WAY.
6) THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
7) THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAT ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TOTHE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
8) ALL DEVELOPMENTS AFTER AUGUST 20, 2007 MUST HAVE UTILITY WIRES, LINES, AND/OR CABLES IN SAID DEVELOPMENTS MUST BE PLACED UNDERGROUND. EXCLUDING 12Kv AND ABOVE.
9) STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
   A) DEVELOPMENT AND GRADING WITH THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
   B) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
   C) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING.
   D) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
   E) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
10) ALL CROSSINGS UNDER ROADWAYS BY OPEN CUT MUST BE BACKFILLED WITH FLOWABLE FILL
11) STREET LIGHTS ARE REQUIRED AT EACH INTERSECTION AND ALONG THE STREET AT INTERVALS OF 300 TO 350 FEET AS MEASURED ALONG THE CENTERLINE OF THE STREET. THE MINIMUM INITIAL RATING FOR THE STREETLIGHT SHALL BE 6,800 LUMENS FOR A LOCAL STREET, 11,000 LUMENS FOR A COLLECTOR STREET, OR 20,000 LUMENS FOR AN ARTERIAL STREET.
12) CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR ALL STREET CUTS, BORES, AND RESPECTIVE RIGHT-OF-WAY PERMITS FOR THE PROPOSED PROJECT.
13) HVAC EQUIPMENT WILL BE SCREENED PER CITY ORDINANCE.

TYPES OF UNITS:
BUILDING 1: 12 UNIT MAYPENNY
- 4 – 1 BEDROOM UNITS (744–810 SQ. FT.)
- 4 – 2 BEDROOM UNITS (903–970 SQ. FT.)
- 4 – 3 BEDROOM UNITS (1,132–1,215 SQ. FT.)

BUILDING 2 & 3: 24 UNIT MAYPENNY
- 8 – 1 BEDROOM UNITS EACH
  - TYPE A1 & A2: 744–810 SQ. FT.
  - TYPE A3: 744 SQ. FT.
- 13 – 2 BEDROOM UNITS EACH
  - TYPE B1 & B2: 903–970 SQ. FT
  - TYPE B3: 1,159 SQ. FT.
- 3 – 3 BEDROOM UNITS EACH
  - TYPE C2: 1,132–1,215 SQ. FT
  - TYPE C3: 1,125 SQ. FT.

FOR A TOTAL OF 60 UNITS

| REVISION | DATE | DESCRIPTION |
|---|---|---|

SCALE: 1"=40'
DATE: May 20, 2026
ENGINEER: TJR
DRAWN BY: MB
W.O. #: 25948

2

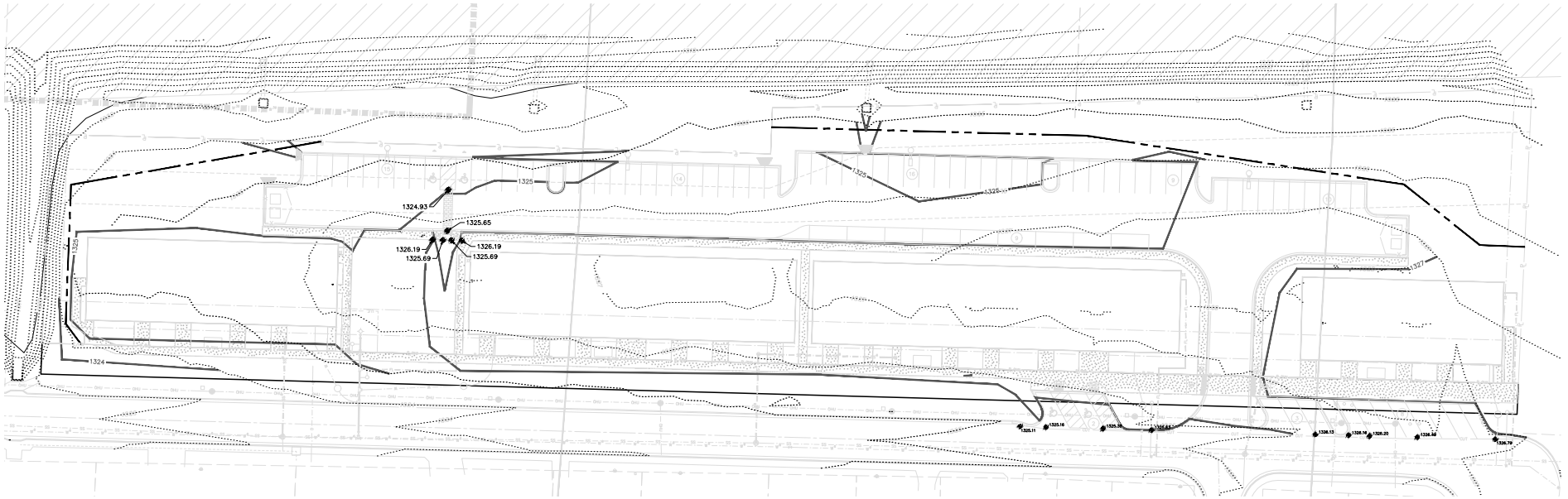
L26-02

GRID N

GRAPHIC REPRESENTATION ONLY
SCALE 1"= 30'
0 15' 30' 60'

NOTES:

1) ALL SPOT ELEVATIONS ARE THE FLOWLINE OF THE GUTTER UNLESS OTHERWISE NOTED.




L26-02

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

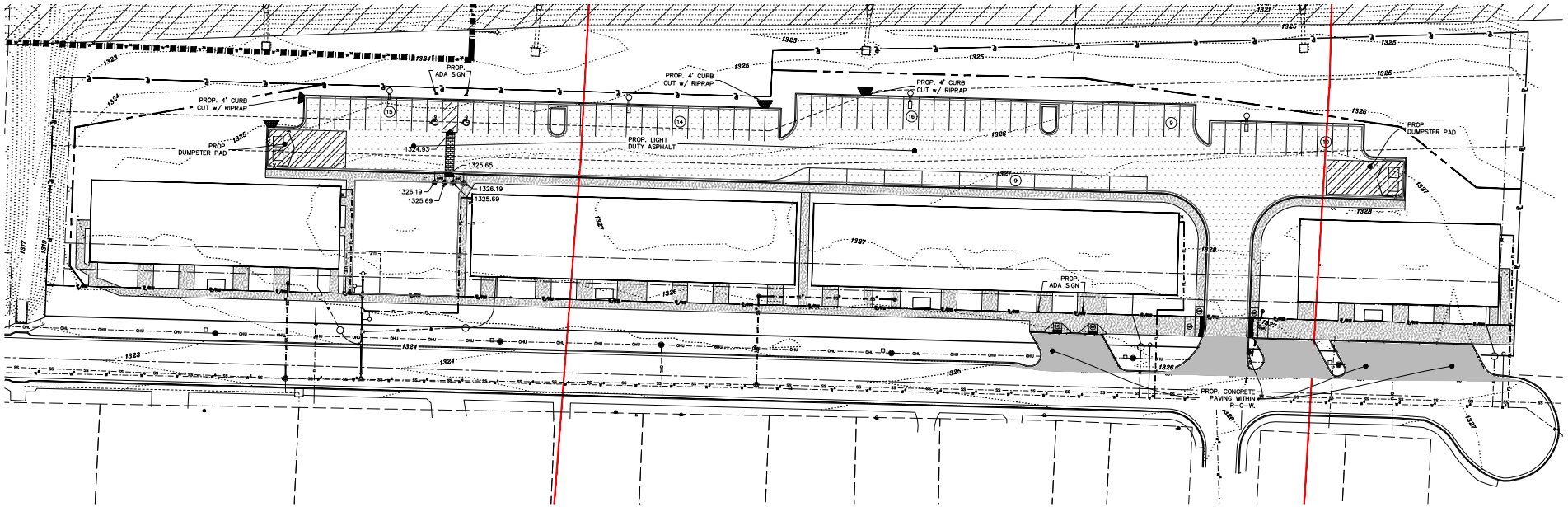
GRADING PLAN
SUCCESS AVE FLATS
700 SUCCESS AVE
SPRINGDALE, ARKANSAS

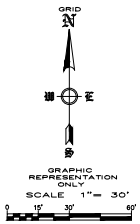
| REVISION | DATE | DESCRIPTION |
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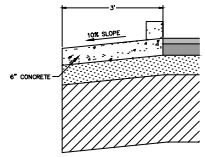
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DATE: Jul 23, 2026
ENGINEER: TJR
DRAWN BY: MB
W.O. #: 25948

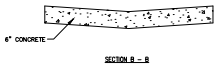
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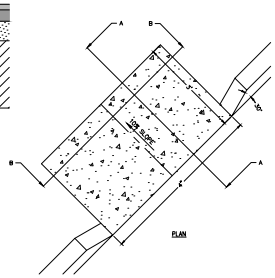
© COPYRIGHT 2026, ENGINEERING SERVICES INC. - 3/23/2026 10:50:37 AM

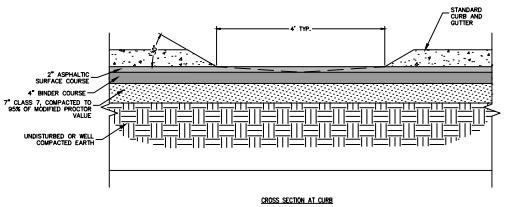


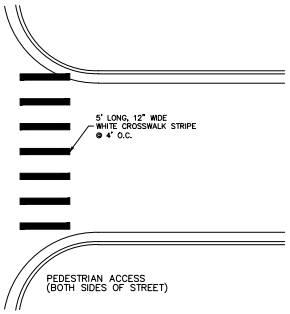




TYPICAL 4' CURB CUT WITH CONCRETE FLUME

NOT TO SCALE




NOTES:
1. ALL CROSSWALKS & STOP BARS TO BE THERMOPLASTIC MATERIAL.
2. CROSSWALK TO BE CENTERED ON HANDICAP RAMP AND BE PERPENDICULAR TO STREET CENTERLINE.

**TYPICAL CROSSWALK MARKING DETAIL**

NOT TO SCALE

*NOTE:

1. *PAVING SECTIONS ARE TO BE DETERMINED BY A GEOTECHNICAL ENGINEER. SECTIONS SHOWN SHALL BE MODIFIED TO THE GEOTECHNICAL ENGINEER RECOMMENDATION.*
2. *ALL STRIPING AND SYMBOLS SHALL BE COORDINATED WITH OWNER PRIOR TO INSTALLATION.*
3. *CONTRACTOR IS TO SUBMIT A PLAN SHOWING JOINTS FOR OWNER APPROVAL AS PART OF THE PAVING SUBMITTAL.*
4. *WITHIN 40 DAYS OF PLACEMENT OF CURBS, THEY SHALL BE BACKFILLED, FINE GRADED WITH A MINIMUM OF 4–INCHES OF TOPSOIL, AND HYDROMULCHED OR SODDED WITH PERMANENT GRASSES.*
5. *CUT LINE SHOWN ON PLANS ONLY AS REFERENCE, GEOTECH TO DETERMINE ACTUAL CUT LINE BASED ON ANALYSIS OF THE EXISTING STREET SECTION WITH A FORMAL DESIGN PROVIDED BY THE GEOTECH.*

*LIGHT DUTY ASPHALT PAVING:*

*HEAVY DUTY DUMPSTER PAD:*

*CONCRETE PAVING IN ROW:*

L26–02

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

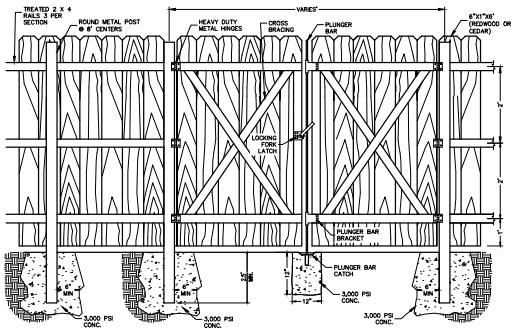
STORM , PAVING & SIGNAGE PLAN
SUCCESS AVE FLATS
700 SUCCESS AVE
SPRINGDALE, ARKANSAS

| REVISION | DATE | DESCRIPTION |
|---|---|---|

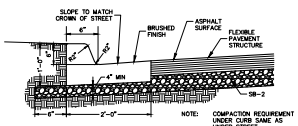
SCALE: 1"=30'
DATE: Jul 23, 2026
ENGINEER: TJR
DRAWN BY: MBR
W.O. #: 25948

4

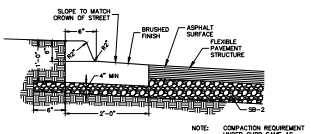
© COPYRIGHT 2026, ENGINEERING SERVICES INC. 7/23/2026 11:11:41 AM
THESE PLANS ARE THE PROPERTY OF ENGINEERING SERVICES INC. AND ARE NOT TO BE USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF ENGINEERING SERVICES INC.



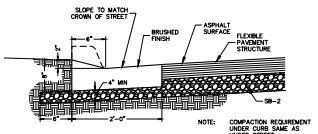

DUMPSTER SCREENING FENCE DETAIL
NOT TO SCALE



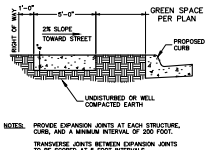

STANDARD 6" CONCRETE CURB & GUTTER
NOT TO SCALE




STANDARD 6" CONCRETE SPILL CURB & GUTTER
NOT TO SCALE




MODIFIED CONCRETE CURB & GUTTER
NOT TO SCALE

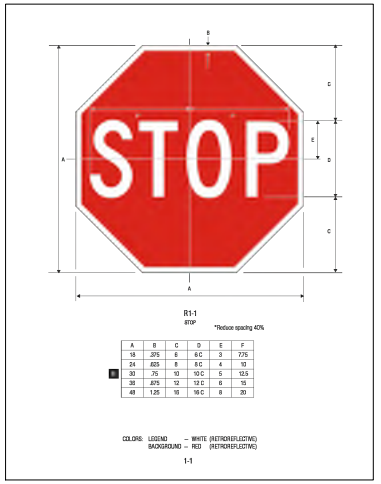


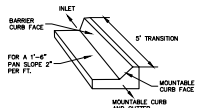

SIDEWALK DETAIL
NOT TO SCALE



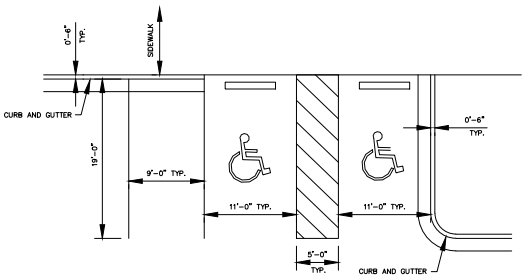




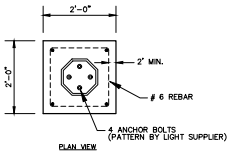


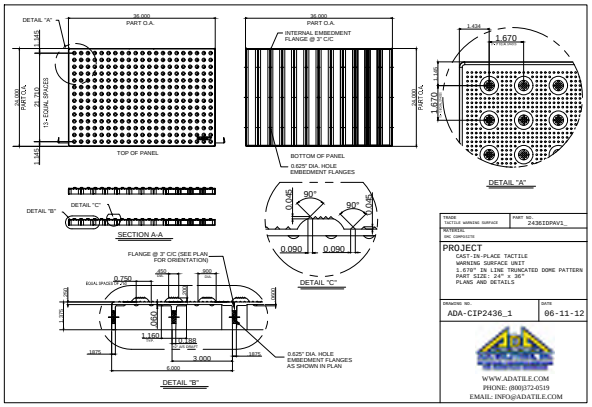



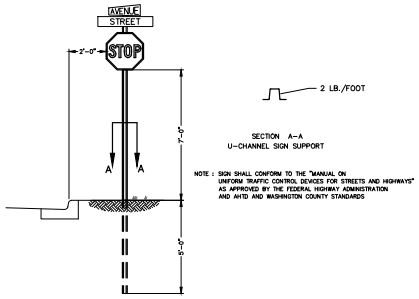

TRANSITION CURB
NOT TO SCALE



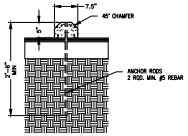

HANDICAPPED RAMP AND PARKING DETAILS



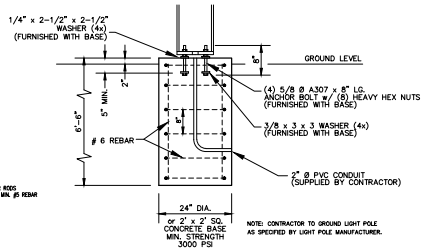




STOP SIGN DETAIL
NOT TO SCALE




WHEEL STOP DETAIL
NOT TO SCALE




LIGHT POLE FOOTING DETAIL
NOT TO SCALE

L26-02

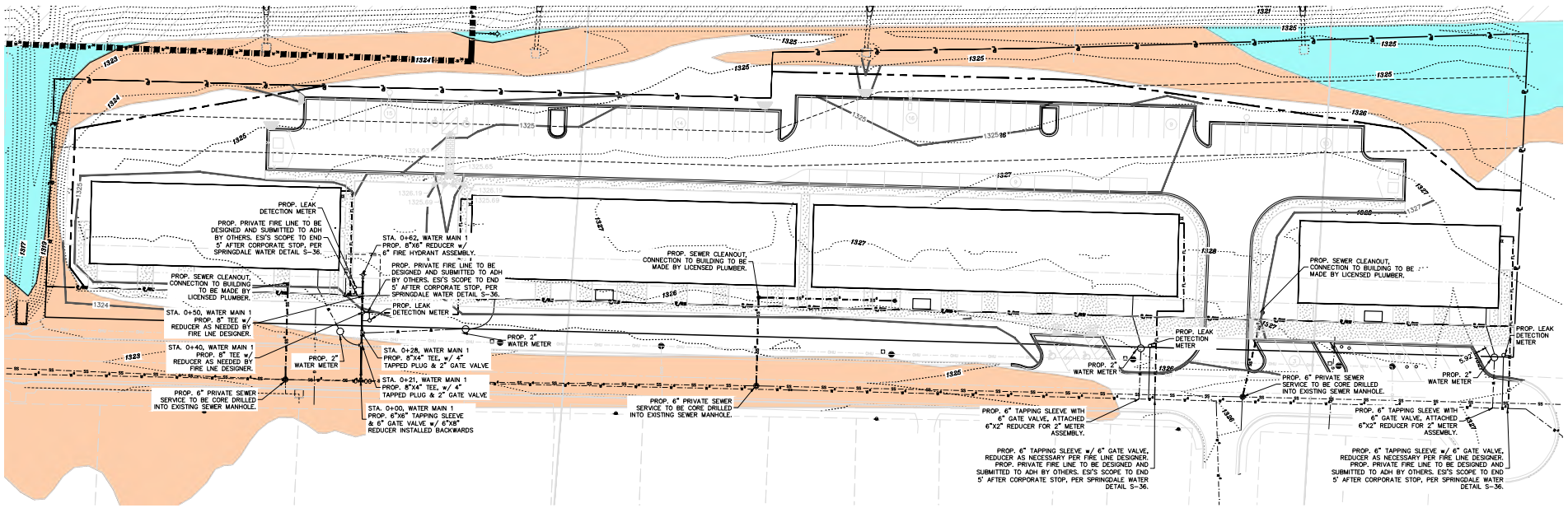
ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS
SUCCESS AVE FLATS
700 SUCCESS AVE
SPRINGDALE, ARKANSAS

| REVISION | DATE | DESCRIPTION |
|---|---|---|

SCALE: N.T.S.
DATE: Jan 21, 2026
ENGINEER: TJA
DRAWN BY: MB
W.O. #: 25948

5




GRID N

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 30'
0 15' 30' 60'

NOTES :

1. ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES REVISED JANUARY 20, 2021, AND SEALED MAY 6, 2021.
2. CONSTRUCTION PLANS AND SPECIFICATIONS WILL NEED TO BE SUBMITTED AND APPROVED BY SWU AND THE ARKANSAS DEPARTMENT OF HEALTH PRIOR TO BEGINNING ANY WATER AND SEWER CONSTRUCTION.
3. A PRE-CONSTRUCTION MEETING IS TO BE HELD WITH THE WATER AND SEWER CONTRACTOR AND SWU PRIOR TO BEGINNING ANY CONSTRUCTION.
4. ALL WATER MAIN SHALL BE DR-14 PVC WATER PIPE.
5. CONTRACTOR SHALL CONTACT SWU PRIOR TO PERFORMING WORK.
6. SWU STAFF SHALL BE PRESENT DAY OF TAPPING, DISINFECTION AND FLUSHING. SWU SHALL BE PRESENT FOR ALL TAPS TO EXISTING SYSTEM.
7. ALL UTILITIES SHALL HAVE FULL DEPTH BACKFILL (FLOWABLE FILL) UNDER PUBLIC ROADWAYS.
8. STAKE FIRE HYDRANT LOCATIONS FOR SWU APPROVAL PRIOR TO INSTALLATION.
9. CONTRACTOR TO FIELD VERIFY DEPTH, MATERIAL, AND DIMENSIONS PRIOR TO ORDERING PARTS.
10. INSTALL TRACER WIRE PORT PER SWU STD. DETAIL M-1 (EVERY 400' OR CHANGE IN HORIZONTAL DIRECTION).
11. CONTRACTOR TO INSTALL VERTICAL BENDS AS DIRECTED BY SWU OR THE ENGINEER. VERTICAL BENDS ARE SUBSIDIARY TO WATER MAIN CONSTRUCTION.
12. CONTRACTOR TO COORDINATE OFFSITE UTILITY CONSTRUCTION & SITE RESTORATION WITH PROPERTY OWNER.
13. FULL DEPTH COMPACTED CLASS 7 BASE MATERIAL IS REQUIRED FOR THE WATER AND SEWER TRENCHES UNDER PRIVATE EXISTING OR PROPOSED DRIVING SURFACES. ALL UTILITIES SHALL HAVE FULL DEPTH BACKFILL (FLOWABLE FILL) UNDER PUBLIC ROADWAYS.

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- PROPERTY LINE
- EX. EASEMENT LINE
- EX. BUILDING SETBACK LINE
- EX. ROAD CENTERLINE
- EX. CURB & GUTTER
- EX. WATER LINE
- EX. 8" SEWER LINE
- EX. STORM DRAIN LINE
- EX. OVERHEAD POWER LINE
- EX. FIBER OPTIC LINE
- EX. ONE CALL MARK
- EX. WATER METER
- EX. FIRE HYDRANT
- EX. SEWER MANHOLE
- EX. POWER POLE
- EX. WATER VALVE
- EX. LIGHT POLE
- EX. WATER METER
- EX. CONTOUR
- PROPOSED CONTOUR
- PROPOSED FENCE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING SETBACK LINE
- PROPOSED CURB & GUTTER
- PROPOSED FIRE HYDRANT
- PROPOSED WATERLINE
- PROPOSED SEWER MANHOLE & PIPE
- PROPOSED SINGLE WATER SERVICE
- PROPOSED DOUBLE WATER SERVICE
- PROPOSED SEWER SERVICE
- PROPOSED LIGHT POLE
- PROPOSED HANDICAP RAMP
- PROPOSED STORM BOX & PIPE

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1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

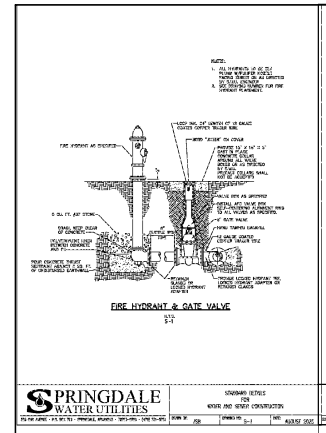
# UTILITY PLAN
## SUCCESS AVE FLATS
## 700 SUCCESS AVE
## SPRINGDALE, ARKANSAS

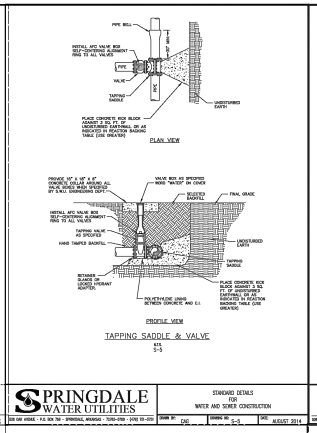
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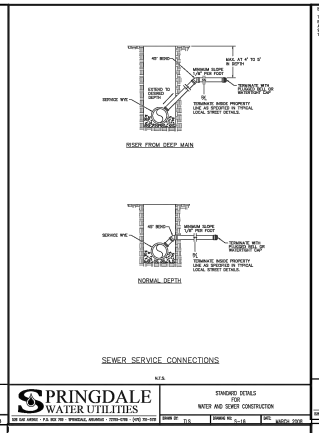
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DATE: Jul 23, 2026
ENGINEER: TJR
DRAWN BY: MB
W.O. #: 25948

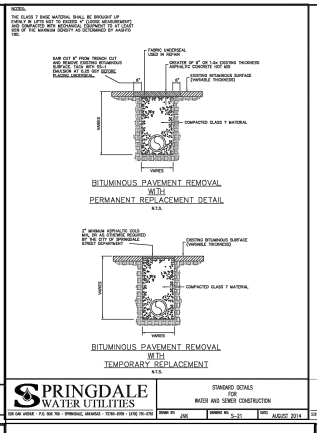
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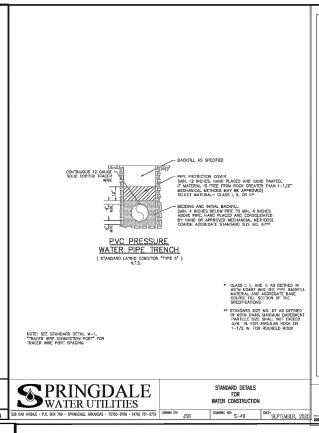
L26-02

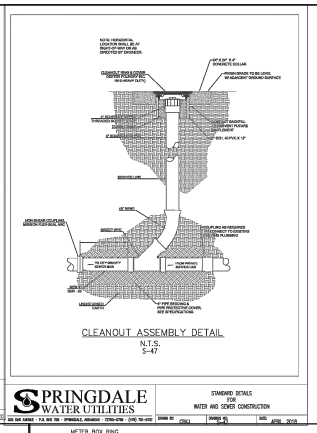


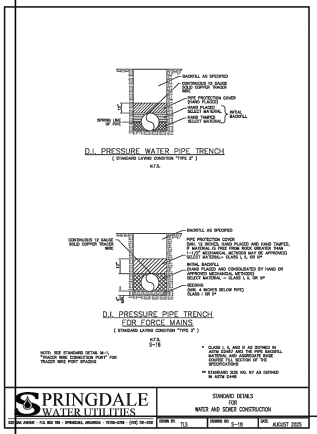



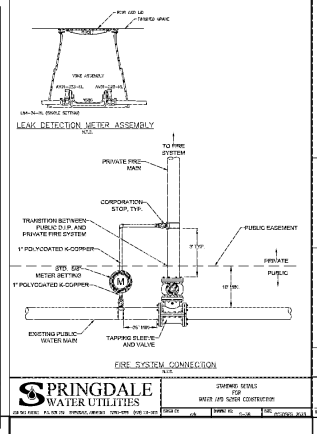



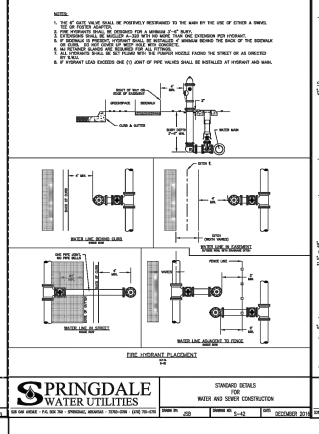



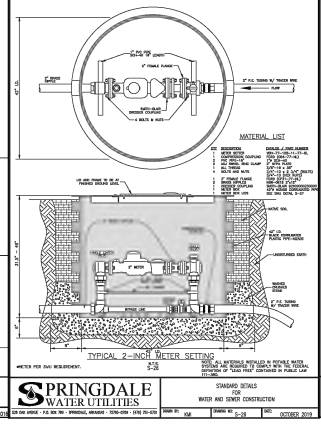



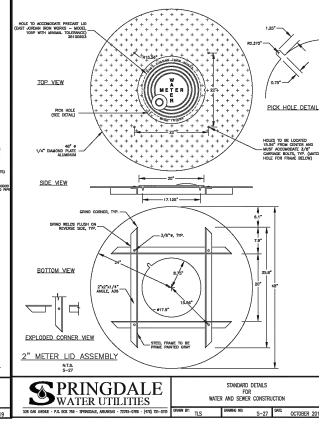



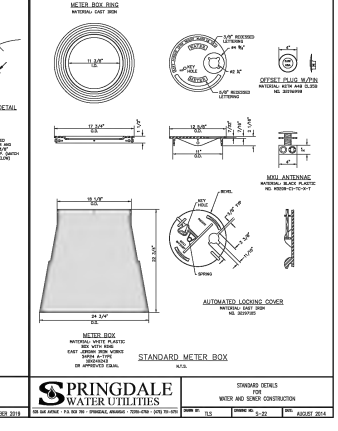



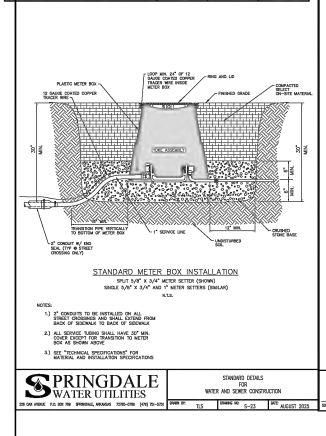



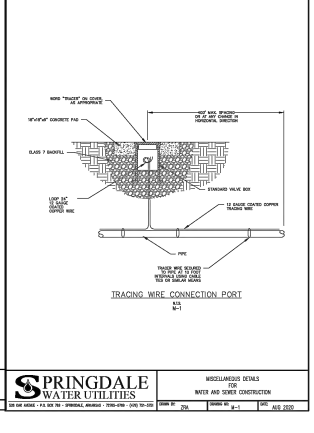




SPRINGDALE WATER UTILITIES — STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

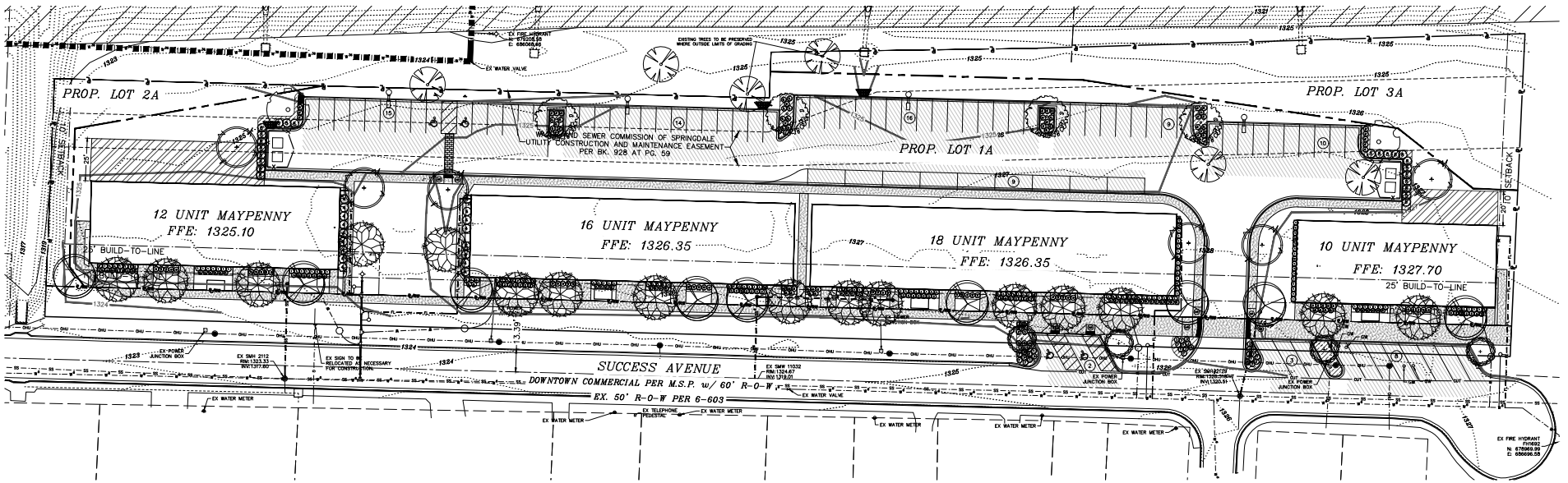
**UTILITY DETAILS**
**SUCCESS AVE FLATS**
**700 SUCCESS AVE**
**SPRINGDALE, ARKANSAS**

| REVISION | DATE | DESCRIPTION |
|---|---|---|

SCALE: N.T.S.
DATE: Jul 23, 2026
ENGINEER: TJR
DRAWN BY: MEB
W.O. #: 25948

L26-02

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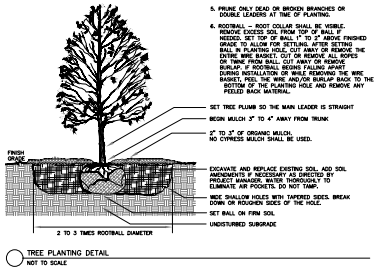

## INDEX OF TREES

| TREE SYMBOL | COMMON NAME | BOTANICAL NAME | TOTAL # TREES | SIZE | MATURE HEIGHT |
|---|---|---|---|---|---|
| | Jefferson Elm | Ulmus Americana 'Jefferson' | 2 | 2" Cal B & B | 50'-70' |
| | Eastern Redbud | Cercis canadensis | 4 | 1.5" Cal B & B | 15'-25' |
| | Legacy Sugar Maple | Acer saccharum 'Legacy' | 4 | 2" Cal B & B | 40'-50' |
| | Willow Oak | Quercus phellos | 6 | 2" Cal B & B | 60'-75' |
| | Autumn Gold Ginkgo | Ginkgo biloba 'Autumn Gold' | 16 | 2" Cal B & B | 45'-65' |
| | Thornless Honeylocust 'Shademaster' | Gleditsia triacanthos inermis | 9 | 2" Cal B & B | 45'-65' |

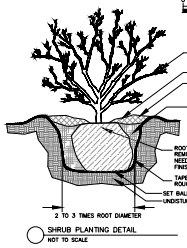
## INDEX OF SHRUBS

| SYMBOL | COMMON NAME | BOTANICAL NAME | TOTAL # PLANTS | SIZE |
|---|---|---|---|---|
| 1 | Soft Touch Holly | Ilex crenata 'Soft Touch' | 130 | 3 GAL. |
| 2 | Virginia Sweetspire 'Little Henry' | Itea virginica 'Little Henry' | 50 | 3 GAL. |
| 3 | Candy Corn Spirea | Spirea japonica 'Candy Corn' | 16 | 3 GAL. |
| 4 | Grey Owl Juniper | Juniperus virginiana 'Grey Owl' | 18 | 3 GAL. |
| 5 | Hameln Dwarf Fountain Grass | Pennisetum alopecuroides 'Hameln' | 38 | 1 GAL. |
| 6 | Shenandoah Switch Grass | Calamagrostis x acutiflora | 70 | 3 GAL. |
| 7 | Red Drift Rose | Rosa x drift | 22 | 3 GAL. |
| 8 | North Pole Arborvitae | Thuja occidentalis 'Smaragd' | 23 | 5 GAL. |
| 9 | Bobo Panicle Hydrangea | Hydrangea paniculata 'Bobo' | 40 | 3 GAL. |

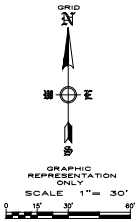
1. AUTOMATIC DESIGN/BUILD IRRIGATION SYSTEM OR HOSE BIBS SHALL BE PROVIDED FOR ALL LANDSCAPED AREAS AND SHALL CONFORM TO CITY OF SPRINGDALE REQUIREMENTS. 150' MAX RADIUS FOR HOSE BIBS




TREE PLANTING DETAIL
NOT TO SCALE




SHRUB PLANTING DETAIL
NOT TO SCALE




LANDSCAPE REQUIREMENTS:

TOTAL FRONTAGE DISTANCE: 775 LINEAR FT. (SUCCESS AVENUE)

-TOTAL FRONTAGE LANDSCAPE REQUIRED: 1 TREE AND 7 SHRUBS PER 25' = 31 TREES AND 217 SHRUBS

-TOTAL FRONTAGE LANDSCAPE PROVIDED:
31 TREES AND 269 SHRUBS
8 TREES RELOCATED THROUGHOUT SITE

LANDSCAPE PARKING REQUIREMENTS:

TOTAL PARKING AREA PROVIDED: 25,750 SQ. FT.
TOTAL INTERIOR LANDSCAPE REQUIRED: 2,060 SQ. FT. (8%)
TOTAL INTERIOR LANDSCAPE PROVIDED: 2,100 SQ. FT. (8%)

INTERIOR LANDSCAPING AREAS: | AREAS COUNTED TOWARD PARKING LOT SQ FOOTAGE: | REAR OUTDOOR SPACE:

LANDSCAPE NOTES:

1. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
2. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT OR QUANTITY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
3. ALL PLANTING BEDS SHALL RECEIVE 6" OF TOPSOIL AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. SOIL MIX SHALL BE TILLED INTO BED AREA TO A MINIMUM DEPTH OF 12" AND BE FREE OF ROCKS/WEEDS/DEBRIS PRIOR TO INSTALLATION OF PLANT MATERIAL
4. ALL PLANTING BEDS SHALL RECEIVE 3-4" ORGANIC MULCH AT TIME OF INSTALLATION. MULCH SHALL NOT BE PLACED IMMEDIATELY ADJACENT TO TRUNK, AND SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE. ALL TREES NOT LOCATED IN PLANTING BEDS SHALL RECEIVE MULCH PER PLANTING DETAIL.
5. SHADE TREES SHALL HAVE A MIN. CALIPER OF 2" AND A HEIGHT OF 8'
6. EVERGREEN TREE MATERIALS SHALL BE A MIN HEIGHT OF 8'
7. REMOVE ALL TAGS, NURSERY FLAGGING, GUARDS, OR ROPE FROM TREES AND PLANT MATERIAL DURING INSTALLATION.
8. ALL PLANT SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
9. ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED WITHIN THE NEXT APPROPRIATE GROWING SEASON.
10. IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED FEATURES.
11. ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITY TO BE SODDED, HYDROSEEDED, OR REVEGETATED WITH BERMUDA MIX WHICH IS CERTIFIED FREE FROM WEED SEEDS.
12. LANDSCAPING SHALL BE GUARANTEED FOR A PERIOD OF 2 YEARS FROM DATE OF TOTAL ACCEPTANCE BY THE CITY.
13. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO; WATERING SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY OWNER.

NOTES:
1. TREES SHALL BE 2" CALIPER MINIMUM.
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOT BALL.
3. STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.
4. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
5. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
6. ROOTBALL - ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP OF BALL 1"-3" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING. AFTER SETTING TREE, CUT AND REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, PEEL THE WIRE AND/OR BURLAP BACK TO THE BOTTOM OF THE PLANTING HOLE AND REMOVE ANY PEELED BACK MATERIAL.

SET TREE PLUMB SO THE MAIN LEADER IS STRAIGHT
BEGIN MULCH 3" TO 4" AWAY FROM TRUNK
2" TO 3" OF ORGANIC MULCH. NO CYPRESS MULCH SHALL BE USED.
EXCAVATE AND REPLACE EXISTING SOIL. ADD SOIL AMENDMENTS IF NECESSARY AS DIRECTED BY PROJECT MANAGER. WATER THOROUGHLY TO ELIMINATE AIR POCKETS. DO NOT TAMP.
WIDE SHALLOW HOLES WITH TAPERED SIDES. BREAK DOWN OR ROUGHEN SIDES OF THE HOLE.
SET BALL ON FIRM SOIL
UNDISTURBED SUBGRADE

FOR WOODY PLANTS, PRUNE ALL DAMAGED, DISEASED OR WEAK STEMS
BEGIN MULCH 3"-4" AWAY FROM BASE
3"-4" OF MULCH
EXCAVATE & REPLACE EXISTING SOIL. ADD SOIL AMENDMENTS IF NECESSARY. WATER THOROUGHLY TO ELIMINATE AIR POCKETS. DO NOT TAMP.
ROOT BALL-ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP OF BALL 1"-3" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING
TAPERED SIDES - BREAK DOWN OR ROUGHEN SIDES OF HOLE
SET BALL ON FIRM SOIL
UNDISTURBED SUBGRADE

LANDSCAPING PLAN
SUCCESS AVE FLATS
700 SUCCESS AVE
SPRINGDALE, ARKANSAS

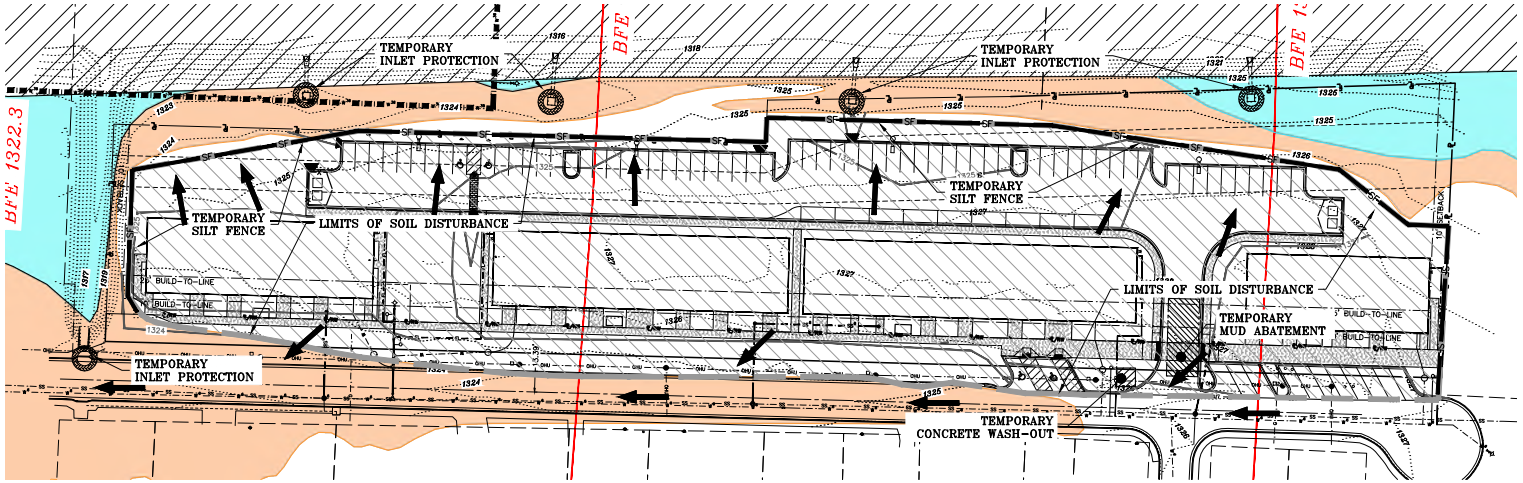
ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

| REVISION | DATE | DESCRIPTION |
|---|---|---|

SCALE: 1"=30'
DATE: Jul 23, 2026
ENGINEER: TJA
DRAWN BY: MEB
W.O. #: 25948

8

L25-02




NOTE:

NO CHANGE MAY BE MADE TO THESE APPROVED PLANS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF SPRINGDALE.

WITHIN 40 DAYS OF PLACEMENT OF CURBS, THEY SHALL BE BACKFILLED, FINE GRADED WITH A MINIMUM OF 4-INCHES OF TOPSOIL, AND HYDROMULCHED OR SODDED WITH PERMANENT GRASSES.

ALL DISTURBED AREAS, THAT ARE NOT PAVED, SHALL BE TOPSOILED, SEEDED AND STRAWED UNTIL GRASS IS ESTABLISHED.

CONSTRUCTION SEQUENCE:

1.) INSTALL EROSION CONTROL.
2.) STRIP EXISTING TOP SOIL.
3.) PREPARE SUB-GRADE AND BASE MATERIAL.
4.) POUR CONCRETE AND ASPHALT.
5.) FINAL GRADING AND ESTABLISH VEGETATION.

LEGEND

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

| Maximum Slope Length for Silt Fence | | |
|---|---|---|
| Slope – Percent | Maximum Slope Length (ft) Above Fence | |
| | Standard (18" High) Silt Fence | Reinforced (30" High) Silt Fence |
| 2 (or less) | 150 | 250 |
| 5 | 100 | 250 |
| 10 | 50 | 150 |
| 15 | 35 | 100 |
| 20 | 25 | 70 |
| 25 | 20 | 55 |
| 30 | 15 | 45 |
| 35 | 15 | 40 |
| 40 | 15 | 35 |
| 45 | 10 | 30 |
| 50 | 10 | 25 |

NOTES:
1. THE SLOPE LENGTH SHOWN IS THE DISTANCE FROM THE FENCE TO THE DRAINAGE DIVIDE OR THE NEAREST UPSLOPE CHANNEL.
2. SLOPE LENGTH CANNOT BE ADDRESSED BY USE OF MULTIPLE ROWS OF SILT FENCE.

TOTAL DISTURBED AREA: 2.90 ACRES

GRID N

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

NOTES:

1) NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE.

2) SEED AND MULCH SHALL BE PLACED (BY OWNER) IN ALL AREAS WHERE VEGETATION IS DISTURBED.

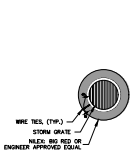
3) STRAW AND WOOD CHIPS SHALL BE PLACED TO PROVIDE TEMPORARY PROTECTION WHILE FINAL GRADING IS BEING COMPLETED.

4) PLACE BIG RED FILTER ON ALL CURB INLETS.

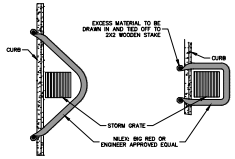
*SILT FENCE IS USED AS AN ENERGY DISSIPATION DEVICE

*SILT FENCE IS USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE

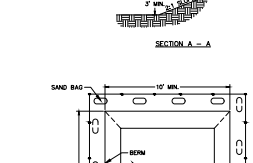
*SILT FENCE MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED



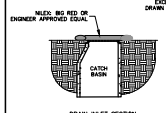

DRAIN INLET PLAN



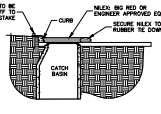

CURBSIDE OPTION "A" PLAN




CURBSIDE OPTION "B" PLAN



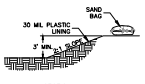

DRAIN INLET SECTION



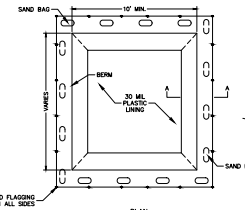

CURBSIDE SECTION

NOTES:
1) ALL MATERIAL TO MEET SPECIFICATIONS.
2) NILEX-BIG RED TO MEET APPLICATION REQUIREMENTS.
3) COMPOST MATERIAL TO BE DISPOSED ON SITE, AS DETERMINED BY ENGINEER.

INLET PROTECTION
NOT TO SCALE



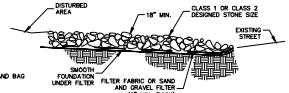

SECTION A – A




PLAN

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

CONCRETE WASH-OUT AREA
NOT TO SCALE



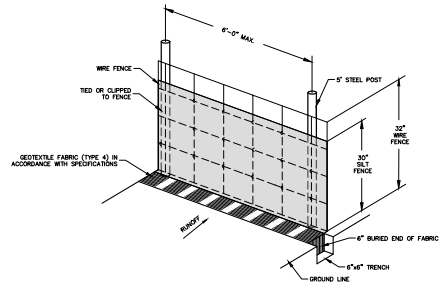

TYPICAL SECTION

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

MUD ABATEMENT ENTRANCE
NOT TO SCALE

NOTES:
1.) ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOP SOIL AND RE-VEGETATED PER SECTION 169.06 OF THE UDC. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
2.) WHEN SILT FENCE IS NOT PLACED AT A CONSTANT ELEVATION FOLLOWING CONTOURS ON STEEP SLOPES, THE "J" HOOP METHOD SHOULD BE USED (AT 50 FT INTERVALS) TO CREATE PONDING AND PREVENT EROSION OF THE TRENCH BACKFILL OF SILT FENCE INSTALLATION.
3.) ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.
4.) PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED CONCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
5.) TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
6.) RE-VEGETATION. RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER:
   - TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE REVEGETATED AS SET FORTH IN@169.06(F)(6) BELOW. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE TREES ROOT SYSTEM.
   - ZERO TO 10% GRADE: RE-VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
   - 10:1 UP TO 4:1 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
   - 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
   - MORE THAN 3:1 GRADE: ANY FINISH GRADE OVER 3:1 SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING: RETAINING WALLS; CRIBBING WITH LANDSCAPE FABRIC; TERRACING WITH GROUNDCOVER; RIPRAP; STAKED SOD (UP TO 2:1 SLOPE)

   IF CRIBBING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.
7.) PERMANENT EROSION CONTROL. THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.
8.) DUST. WHERE EXCESSIVE DUST MAY BECOME A PROBLEM, A PLAN FOR SPRAYING WATER ON HEAVILY TRAVELED DIRT AREAS SHALL BE ADDRESSED.
9.) CONSTRUCTION EXITS. A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE AND LONG BY 6" THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3". IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.
10.) DEBRIS, MUD, AND SOIL IN PUBLIC STREETS. DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.
11.) FRANCHISE AND PRIVATE UTILITIES. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.




SILT FENCE NOTES

1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. THEY MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TIE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. HERE FENCE CANNOT BE TRENCHED IN (e.g.PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

WIRED REINFORCED BURIED EDGE SILT FENCE
NOT TO SCALE

L26-02

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

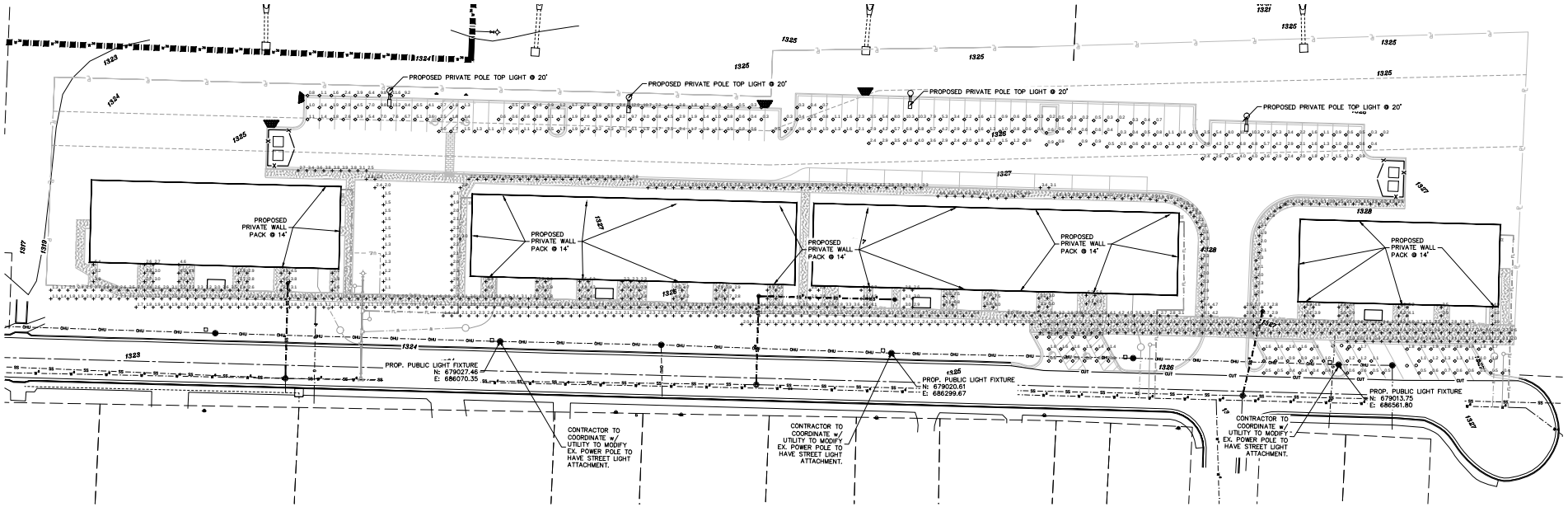
STORM WATER POLLUTION PREVENTION PLAN
SUCCESS AVE FLATS
700 SUCCESS AVE
SPRINGDALE, ARKANSAS

| REVISION | DATE | DESCRIPTION |
|---|---|---|

SCALE: 1"=40'
DATE: Jul 23, 2026
ENGINEER: TJA
DRAWN BY: MEB
W.O. #: 25948

9

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| Statistics | | | | | | |
|---|---|---|---|---|---|---|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
| Front Parking Areas | ◇ | 1.0 fc | 2.5 fc | 0.1 fc | 25.0:1 | 10.0:1 |
| Pedestrian Areas | + | 3.0 fc | 8.0 fc | 0.9 fc | 8.9:1 | 3.3:1 |
| Rear Parking Areas | ◇ | 3.0 fc | 12.0 fc | 0.2 fc | 60.0:1 | 15.0:1 |

GRID N

GRAPHIC REPRESENTATION ONLY
SCALE 1"= 30'
0 15' 30' 60'

NOTES :

1. COORDINATE WORK IN R.O.W. WITH PUBLIC WORKS/SIGNALIZATION DEPARTMENT TO PREVENT DAMAGE TO STREETLIGHTS. PUBLIC WORKS NEEDS TO OVERSEE DEPTHS, BACKFILL, WIRE SIZING, CONDUIT SIZING, ETC. DURING INSTALLATION.
2. ALL LIGHTS ARE PRIVATE PARKING LOT/PEDESTRIAN LIGHTS EXCEPT AS NOTED.
3. ALL LIGHTS TO BE FULL CUT-OFF DESIGN WITH HOUSE SIDE SHIELDS AS NOTED.

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

# LIGHTING PLAN
## SUCCESS AVE FLATS
## 700 SUCCESS AVE
## SPRINGDALE, ARKANSAS

| REVISION | DATE | DESCRIPTION |
|---|---|---|

SCALE: 1"=30'
DATE: Jul 23, 2026
ENGINEER: TJR
DRAWN BY: MBS
W.O. #: 25948

L26-02

10

HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

Catalog Number: HLWPC2 P30 30K XX T4M
Notes
Type

## HLWPC2
Wallpack® Full Cutoff LED





**Mechanical**
- Heavy grade A360 cast aluminum (aluminum with <1% copper)
- Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering
- Mounts to a standard junction box
- Wet location listed
- IP65 rated housing, down light only
- ¾" painted threaded entry(K" - 14 NPT) on each side and on top, accepts ¾" and ½" conduit
- ¾" threaded plugs are painted on each side
- Vibration tested to 1.5G per ANSI C136.31.

**Electrical**
- Certified by UL or CSA
- Rated for -40°C (-40°F) minimum ambient
- A programmable electronic driver with 0-10V control leads
- Available in: 120-277V 50/60 Hz and 347-480V 50/60 Hz, Field Averko, Buy America Act.
- Standard: 3000K, 4000K and 5000K CCT (>70 CRI)
- Optional >80 CRI (3000K, 4000K and 5000K CCT)
- Internally mounted emergency battery backup for operation in an ambient temperature ranging from -20°C (-4°F) to 10°C (50°F), available with P7X thru P40 performance packages, non-CEC compliant
- All surge protection meets ANSI/IEEE C62.41.2 10kV/10kA
- Standard surge protection is 20kV/10kA per ANSI C136.2
- Optional surge protection is 10kV/5kA per ANSI C136.2

**Optical**
- Light engine housing is IP66 rated
- Acrylic optical system
- Type II (Lengthy), III (medium), R (rectangle) & W (wide)
- Asymmetric

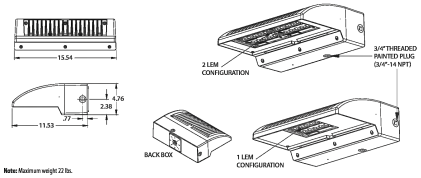
**Controls**
- Field adjustable output (AO)
- Button style photocontrol (PE)
- Motion sensor & ambient photocontrol combination for mounting low (8-15') (MASL) and high (15-30') (MASH) mounting heights

**Certification and Standards**
- Luminaire is CSA listed, US and Canada
- Suitable for operation in an ambient temperature up to 40°C (104°F) per UL or CSA certification
- Design lights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- LM-79 compliant
- The projected LED Lumen Maintenance shall be based only on IES LM-80-08 and TM-21

**Government Procurement**
BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

**Warranty**
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions.

**Note:** Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.




**Note:** Maximum weight 22 lbs.



## HLWPC2
Wallpack® Full Cutoff LED

HOLOPHANE

**ORDERING INFORMATION**

**Example: HLWPC2 P20 40K MVOLT T3M BZSDP**

| Series | Lumen Package | Color Temperature | Voltage | Optics | Color | CRI |
|---|---|---|---|---|---|---|
| HLWPC2 Wallpack Full Cutoff LED | 11LM Package<br>P10 3,100 lm<br>P20 5,600 lm<br>21LM Package<br>P30 8,100 lm<br>P40 9,900 lm<br>P50 11,700 lm<br>(Nominal Lumens, 4000K) | AMB True Amber<br>30K 3,000 CCT<br>40K 4,000 K CCT<br>50K 5,000 K CCT | 120 120 volts<br>208 208 volts<br>240 240 volts<br>277 277 volts<br>347 347 volts<br>480 480 volts<br>MVOLT 347-480 volts<br>HVOLT 120-277 volts | T2S Type 2 Short<br>T2M Type 2 Medium<br>T3S Type 3 Short<br>T3M Type 3 Medium<br>T4M Type 4 Medium<br>TFTM Forward Throw Medium<br>ASYDT Asymmetric Diffuse<br>SYMDF Symmetric Diffuse | BKSP Black<br>BZSP Bronze<br>GYSP Grey<br>WHSP White | Blank 70 CRI (STD)<br>80CRI 80 CRI |

**Options:**

| Adjustable/Programmable Options | Control - Photocontrol Options | Fuse Option |
|---|---|---|
| AO Field Adjustable Output | PE Button Style Photocontrol | SF Single Fuse |
| **Circuit Options** | P3 N.E.M.A. Twistlock Receptacle Mount -3 PIN | DF Double Fuse |
| 2CI 2 Independent Circuits | P7 N.E.M.A. Twistlock Receptacle Mount -7 PIN | **Safety Option** |
| **Control - Motion Sensor Options** | PCLL BTL Long Life Twistlock Photocontrol for Solid State | EM Integral Emergency Battery |
| MASL[1,2] Motion / Ambient Sensor, 8-15' Mounting Height Ambient Sensor Enabled at 5 FC | PSC Shorting Cap | TP Tamper Resistant Hardware |
| MASH[1,2] Motion / Ambient Sensor, 15-30' Mounting Height Ambient Sensor Enabled at 5 FC | | **Surge Protection Option - 20kV/10kA is Standard** |
| | | 10KV 10kV/5kA Surge Protection, in place of 20kV/10kA |
| | | **MISC** |
| | | BAA Buy America(n) Act and/or Build America Buy America Qualified |

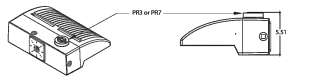
Notes
1 MASL and MASH sensors are not allowed with P7X lumen package option selected.
2 MASL and MASH options reduce luminaire light output by roughly 85% (cut full DFI) when no motion is detected. When motion is detected, light output temporarily increases to 100%.

**Options Location**

**Motion/Ambient Sensor mount options for Low (8-15') (MASL) and Height (15-30') (MASH) applications**




**N.E.M.A. Twistlock Receptacle P3 and P7 Options, P7 Shown**

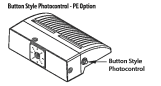



**Internal Emergency Battery Test Button - EM Option**

**Test Button - EM Option**




**Button Style Photocontrol - PE Option**






## PR5-07-20D2

RAB



Color: Bronze
Weight: 233.0 lbs

| Project: | Type: |
|---|---|
| Prepared By: | Date: |

**Technical Specifications**

**Compliance**
CSA Listed:
Suitable for wet locations

**Performance**
Description:
Steel pole 5" round 7 gauge 20 foot drilled two sides square base

**Construction**
Shaft:
46,000 p.s.i. minimum yield.

Hand Holes:
Reinforced with grounding lug and removable cover

Base Plates:
36,000 p.s.i. minimum yield.

Color:
Bronze powder coating

Height:
20 ft

Gauge:
7

Wall Thickness:
3/16"

Shaft Size:
5"

Anchor Bolt Templates:
WARNING Template must be printed on 12" x 18" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available online.

Max EPA's/Max Weights:
70MPH 25.0 ft/450 lb.
80MPH 18.2 ft/420 lb.
90MPH 13.6 ft/400 lb.
100MPH 10.2 ft/380 lb.
110MPH 7.8 ft/170 lb.
120MPH 5.9 ft/160lb.
130MPH 4.4 ft/150 lb.
140MPH 3.3 ft/135 lb.
150MPH 2.4 ft/50 lb

Accessories:
Order as separate line item

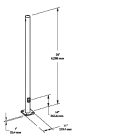
**Other**
Terms of Sale:
Pole Terms of Sale is available online.


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## PR5-07-20D2

RAB

**Dimensions**




**Features**
Designed for ground mounting
Heavy duty TGIC polyester coating
Reinforced hand holes with grounding lug and removable cover for easy wiring access
Custom manufactured for each application

**Ordering Matrix**

| Family | Shape | Size | Gauge | Height | Drilled/Welded Tenon |
|---|---|---|---|---|---|
| P | R | 5 | 7 | 20 | D2 |

R = Round
TR = Tapered Round
4 = 4"
5 = 5"
6 = 6"
7 = 7"
8 = 8"
7 = 7
11 = 11
10 = 10'
15 = 15'
WT = Welded Tenon
20 = 20'
25 = 25'
30 = 30'
D2 = Drilled


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## A22-100

RAB



Color: Bronze
Weight: 11.2 lbs

| Project: | Type: |
|---|---|
| Prepared By: | Date: |

**Driver Info**

| Type | Constant |
|---|---|
| 120V | 0.83A/0.67A/0.50A |
| 208V | 0.48A/0.38A/0.25A |
| 240V | 0.42A/0.33A/0.22A |
| 277V | 0.72A/0.29A/0.22A |
| Input Watts | 59.9-101W |

**LED Info**

| Watts | 100/80/60W |
|---|---|
| Color Temp | 3000/4000/5000K |
| Color Accuracy | 80-84 CRI |
| L70 Lifespan | 100,000 Hours |
| Lumens | 9,023-14,537 lm |
| Efficacy | 130.3-161.5 lm/W |

**Technical Specifications**

**Field Adjustability**
Field Adjustable:
Field Adjustable Light Output:
100W/80W/60W (factory default: 100W)
Color Temperature Selectable:
3000K, 4000K and 5000K (factory default:4000K)

**Compliance**
UL Listed:
Suitable for wet locations. Suitable for mounting within 4 ft (1.2m) of the ground.

**IESNA LM-79 & LM-80 Testing:**
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

**IP Rating:**
Ingress protection rating of IP66 for dust and water

**Trade Agreements Act Compliant:**
This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

**DLC Listed:**
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: S-NSJQHH

**Performance**
Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:
100W: Replaces up to 400W Metal Halide (MH) or 310W High Pressure Sodium (HPS)
80W: Replaces up to 350W Metal Halide (MH) or 250W High Pressure Sodium (HPS)
60W: Replaces up to 250W Metal Halide (MH) or 200W High Pressure Sodium (HPS)

**Electrical**
Driver:
Constant Current, Class 1, 120-277V, 50/60 Hz
100W: 120V:0.83A, 208V:0.48A, 240V:0.42A, 277V: 0.36A
80W: 120V:0.67A, 208V:0.38A, 240V:0.33A, 277V: 0.29A
60W: 120V:0.5A, 208V:0.29A, 240V:0.25A, 277V: 0.22A

**Dimming Driver:**
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:
3.25% at 120V, 5.82% at 277V

Power Factor:
99.7% at 120V, 94.5% at 277V

**7-Pin Receptacle with Shorting Cap:**
ANSI C136.41 7-pin receptacle, compatible with wireless control systems

Surge Protection:
6kV

**Construction**
IES Classification:
The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:
Suitable for use in up to 40°C (104°F)

Lens:
Polycarbonate lens

Housing:
Die-cast aluminum


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## A22-100

RAB

**Technical Specifications (continued)**

**Effective Projected Area:**
1 Fixture: 0.3
2 Fixtures: 0.7
3 Fixtures: 1.3
4 Fixtures: 1.2

**Finish:**
Formulated for high durability and long-lasting color.

**Gaskets:**
High-temperature silicone gaskets

**Glass Technology:**
Accuracy and UV Proof, Rx-S-compliant compensations.

**LED Characteristics**
**LEDs:**
Long-life, high-efficacy, military-grade LEDs.

**Color Uniformity:**
MADE in accordance with current ANSI Standards and Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

**Installation**
**Mounting:**
Adjustable universal pole mount (standard). Slipfitter and roof mount accessory available.

**Optical**
**BUG Rating:**
Type 3
10 FC @ 10 MH
0 FC @ 20 MH
0 FC @ 30 MH

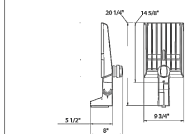
**Other**
**3-Year Limited Warranty:**
The B30 5-year, limited warranty covers light output, color performance and paint finish. RAB's warranty is subject to all terms and conditions found at (RAB Standard Materials).


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## A22-100

RAB

**Dimensions**




**Features**
DLC Premium listed
Adjustable Universal Pole Mount
7-Pin Receptacle with Shorting Cap
IP66 Rated
100,000-Hour LED lifespan
5-Year, limited warranty

**Ordering Matrix**

| Family | | Optics | Wattage | Mounting | Color Temp | Finish | Driver | Options |
|---|---|---|---|---|---|---|---|---|
| A22 | - | 4T = Type IV<br>5T = Type V<br>Blank = Type III | 70 = 70/60/50W<br>100 = 100/80/60W<br>150 = 150/120/100W<br>200 = 200/180/160W<br>320 = 320/280/250W | Blank = Universal Adjustable Pole Mount<br>SM = Universal Non-Adjustable Pole Mount | 4000/5000K CCT Adjustable<br>Y = 3000K | Blank = Bronze<br>W = White<br>B = Black | Blank = 120-277V, 0-10V Dimming<br>/480 = 480V, 0-10V Dimming | Blank = 7-Pin Receptacle with Shorting Cap<br>/MVS = 7-Pin Receptacle with Shorting Cap and Microwave Motion Sensor<br>/LCBS = Lightcloud Blue w/PIR Sensor<br>/LCBSMVS = Lightcloud Blue w/MVS Sensor |


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

LIGHTING DETAILS
SUCCESS AVE FLATS
700 SUCCESS AVE
SPRINGDALE, ARKANSAS

| REVISION | DATE | DESCRIPTION |
|---|---|---|

SCALE: N.T.S.
DATE: Jul 23, 2026
ENGINEER: TJA
DRAWN BY: MB
W.O. #: 25948

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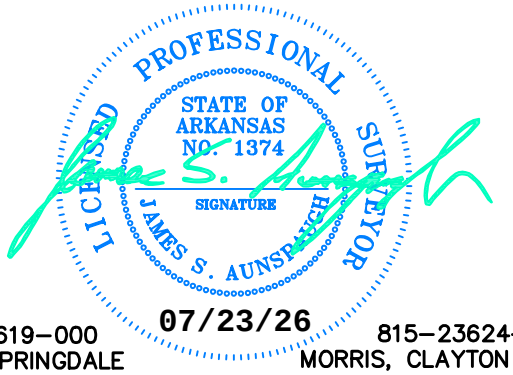
L26-02

11

# SUCCESS AVE FLATS

# CERTIFIED LIST OF ADJACENT PROPERTY OWNERS

I , James S. Aunspaugh, PS, hereby certify that, based upon the records of the Circuit Clerk of Washington County, Arkansas, the names and addresses listed below represent all of the owners of properties adjacent to the property to be rezoned.




Signature James S. Aunspaugh

Date 07/23/26

815-27619-000
CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE, AR 72764
ZONED: CITY PARK

815-23624-000
MORRIS, CLAYTON & ANDREA
415 S CLEVELAND ST
SPRINGDALE, AR 72764-4610
ZONED: NR-1

815-27469-000
CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE, AR 72764
ZONED: CITY PARK/P-1

815-23625-000
HERRERA, JUAN MUNOZ
409 FINK DR
SPRINGDALE, AR 72764-6428
ZONED: NR-1

815-27469-000
CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE, AR 72764
ZONED: CITY PARK/P-1

815-27469-000
CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE, AR 72764
ZONED: CITY PARK/P-1

815-27472-000
DAVID DUPLEX LLC
204 ARCADIA DR
BENTONVILLE, AR 72712
ZONED: NR-1

815-27471-000
DAVID DUPLEX LLC
204 ARCADIA DR
BENTONVILLE, AR 72712
ZONED: NR-1

815-27477-000
RIGGS, NICOLE; RIGGS JULIE
803 SUCCESS AVE
SPRINGDALE, AR 72764
ZONED: NR-1

815-27620-000
ALVARENGA, JOSE P & ROSA RIVERA
2837 HABBERTON RD
SPRINGDALE, AR 72764
ZONED: NR-1

815-27621-000
ALVARENGA, JOSE P & ROSA RIVERA
2837 HABBERTON RD
SPRINGDALE, AR 72764
ZONED: NR-1

815-27476-000
MORALES, JOSE TORRES
725 SUCCESS AVE
SPRINGDALE, AR 72764
ZONED: NR-1

815-27624-000
COLYER, KATHLEEN REVOCABLE TRUST; ARGO, BRIAN JOSEPH
715 SUCCESS AVE
SPRINGDALE, AR 72764
ZONED: NR-1

815-27625-000
RUANO, ELBA Y IBANEZ
717 SUCCESS AVE
SPRINGDALE, AR 72764
ZONED: NR-1

815-27626-000
KATUPITIYA, CHARITHA
2502 EIDSON ST
SPRINGDALE, AR 72764
ZONED: NR-1

815-27622-000
CENTRO EVANGELICO SPRINGDALE INC
2236 SPRING CREEK
SPRINGDALE, AR 72764
ZONED: NR-1

815-27618-000
PERDOMO, MARIO ERNESTO GONZALEZ
5604 RONNIE PL
SPRINGDALE, AR 72762-1778
ZONED: NR-1

815-27623-000
MEDINA, JAVIER
709 SUCCESS AVE
SPRINGDALE, AR 72764
ZONED: NR-1

815-23626-000
HOMESTEAD INC
PO BOX 8835
FAYETTEVILLE, A 72703
ZONED: NR-1

815-27619-000
CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE, AR 72764
ZONED: CITY PARK



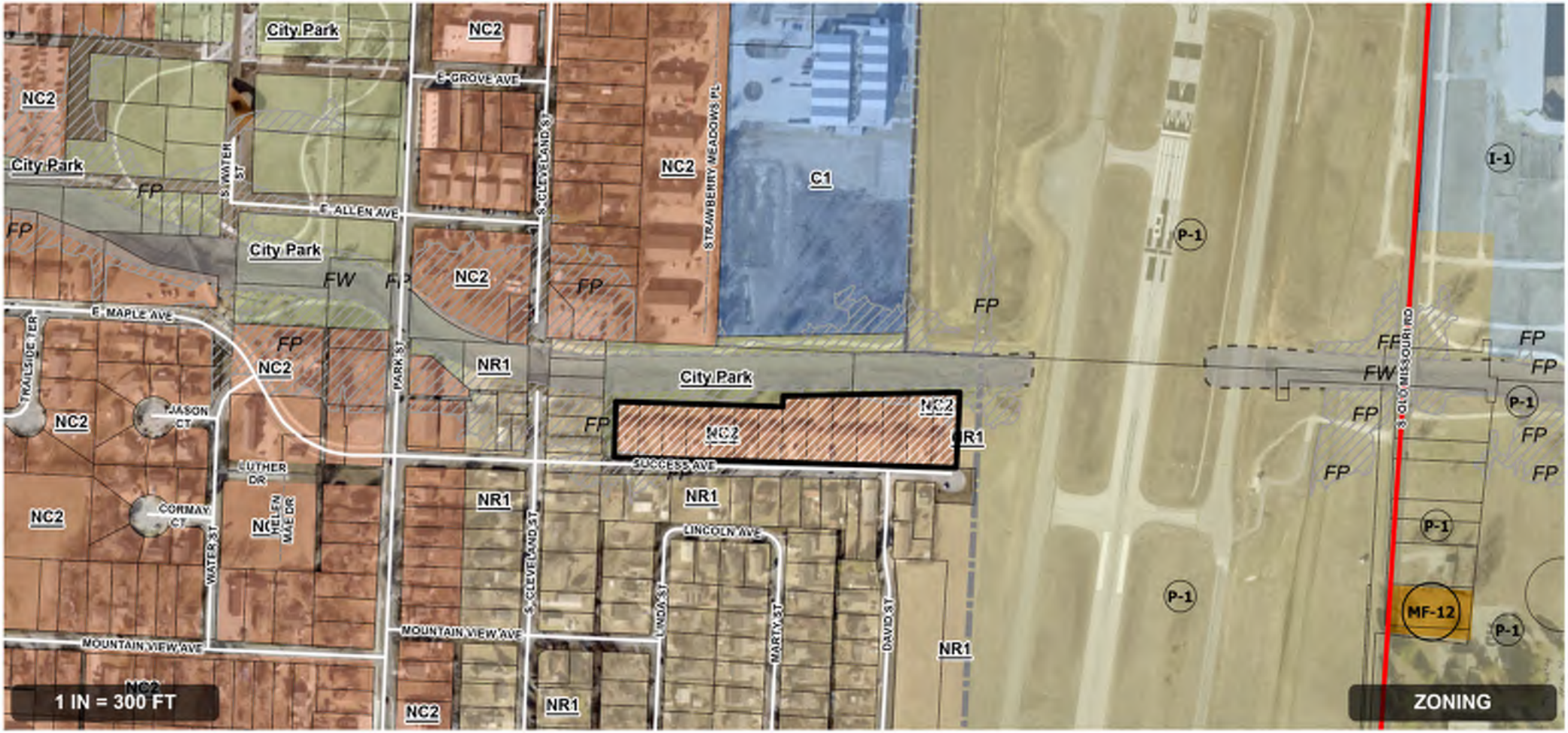

PROJECT AREA

## L26-02: Success Avenue Flats

**North of Success Avenue, East of S. Cleveland Street**

L26-02: Large Scale Development

N




PROJECT AREA

## L26-02: Success Avenue Flats

**North of Success Avenue, East of S. Cleveland Street**

L26-02: Large Scale Development

N

# Memo

**To:** Planning Commission Members

**From:** Sharon Tromburg, Planning Director

**Date:** September 1, 2026

**Re:** L26-08 Large Scale Development McDonald's Restaurant

---

*Large scale development proposed for a 1.4-acre property located at the NW corner of Butterfield Coach Road and E. Don Tyson Parkway. There is one variance (B26-92) from Commercial Design Standards, and one waiver (W26-34) from street improvements along E. Don Tyson Parkway. There was one previous variance (B26-05) approved to allow a drive thru within 200' of a residential property.*

**PLANNING COMMENTS**
Reviewed by Nate Cole
Date Reviewed: 08.26.26

***Standard Comments***

1. *This Large-Scale Development Plan has been given the number L26-08. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development. (Standard comment)*
2. *Submit PDF files at time of resubmission. (Standard comment)*
3. *A written response to all comments is required with resubmission. (Standard comment)*
4. *On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (Standard comment)*
5. *All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (Standard comment)*
6. *This development must comply with the City of Springdale Commercial Design Standards or a variance is required. (Standard comment)*
7. *In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. (Standard comment)*

***Project comments:***

8. Cover page shall be updated upon the approval or denial of the variance and waiver.
9. Due to this all being one contiguous tract, street improvements need to extend the full length of Don Tyson to the west property line. [A WAIVER HAS BEEN REQUESTED]
10. Include screening details for perimeter fence. This screening will need to extend the full length of the C-5 property to screen from the residential subdivision. [PENDING LOT SPLIT APPROVAL]

***Commercial Design Standards Comments***

[A VARIANCE HAS BEEN REQUESTED]

1. For building facades with customer entrances, the 5’ sidewalk shall be setback from the building foundation at least 6’ to provide areas for foundation landscaping.
2. Foundation landscaping is required.

## BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 08.26.26

No actionable comment.

## ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 08.26.26

### STANDARD COMMENTS

*(no response required)*

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
- Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
    - This note is left in place throughout the design process to ensure that access is maintained.

****Please note new ROW permitting process****

- Work in city ROW associated with a development plan shall receive a ROW Permit from the Engineering Department prior to construction.
- A performance bond must be provided for any work in city ROW including street or curb cuts, utility bores, asphalt and concrete work, storm drainage installation or alteration, etc. A cost estimate for this work shall be reviewed and approved by the Engineering Department prior to issuance of any ROW permits.
- A maintenance bond for all ROW work shall be provided to Engineering at the end of the project prior to Certificate of Occupancy.
- Any sidewalk or street closures require a Work Zone Permit from the Engineering Department.
- A traffic management plan and dates of closure must be submitted to Engineering prior to issuance of Work Zone Permit.

- **No project specific comments to address**

SPRINGDALE™
WE'RE MAKING IT HAPPEN

# Large Scale/Non-Large Scale Application

**Date: 03/24/2026 Permit No.: 260101**

**Applicant / Owner**

| | | | |
|---|---|---|---|
| Applicant Name: | Danielle Carter | Owner Name: | Greg Brown |
| Address: | 1008 Macon St | Address: | 1008 Macon St |
| City, State, Zip: | Fort Worth, TX 76102 | City, State, Zip: | Fort Worth, TX, 76102 |
| Phone: | 682-300-5003 | Phone: | 682-300-5003 |
| Email: | [redacted] | Email: | [redacted] |
| Application Contact: | Applicant | | |

**Property**

| | | | |
|---|---|---|---|
| Job Address: | 3641 Butterfield Coach Rd. | Rezone Required: | N/A |
| Parcel No(s).: | 815-36186-300 | Total Acreage: | 1.3564 |
| Current Zoning: | C-5 | | |

**Development Point of Contact**

| | | | |
|---|---|---|---|
| Name: | Danielle Carter | Address: | 1008 Macon St |
| E-mail: | [redacted] | Phone: | 682-300-5003 |

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

Danielle Carter — Name

03/24/2026 — Date

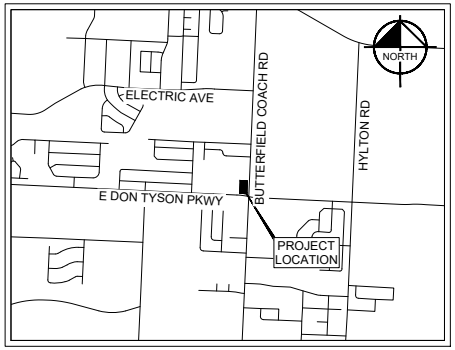
# CONSTRUCTION PLANS

FOR

# MCDONALD'S SPRINGDALE (03-0409)

## PLANS SUBMITTAL/REVIEW LOG

| | |
|---|---|
| FIRST CITY SUBMITTAL<br>-NOT FOR CONSTRUCTION | 03/23/2026 |
| SECOND CITY SUBMITTAL<br>-NOT FOR CONSTRUCTION | 05/28/2026 |
| THIRD CITY SUBMITTAL<br>-NOT FOR CONSTRUCTION | 07/23/2026 |
| FOURTH CITY SUBMITTAL<br>-FOR CONSTRUCTION | 08/20/2026 |




LOCATION MAP
N.T.S.

VARIANCES:
- B26-05: MINIMUM DISTANCE FROM DRIVE-THRU & RESIDENTIAL DISTRACT (APPROVED 2/4/2026)
- B26-92: COMMERCIAL DESIGN STANDARDS - PEDESTRIAN FLOW | FOUNDATION LANDSCAPING VARIANCE TO BE REQUESTED. (PLANNING COMMISSION 9/1/2026)
- B26-92: COMMERCIAL DESIGN STANDARDS - BACK AND SIDES | DOUBLE ROW OF PLANTING VARIANCE TO BE REQUESTED. (PLANNING COMMISSION 9/1/2026)
- B26-92: CODE OF ORDINANCE, SECTION 56-31 - LANDSCAPE STREET FRONTAGE BUFFER | PROVIDED STREET TREES ELSEWHERE ON SITE VARIANCE TO BE REQUESTED. (PLANNING COMMISSION 9/1/2026)

WAIVERS:
- W26-34: STREET IMPROVEMENTS DO NOT NEED TO EXTEND PAST PROPOSED PROPERTY LINE ALONG DON TYSON (REQUESTED 8/12/26)

| SHEET LIST | |
|---|---|
| SHEET NUMBER | SHEET TITLE |
| C-01 | COVER SHEET |
| -- | ALTA SURVEY |
| -- | INFORMAL PLAT |
| SP | SITE PLAN |
| C-02 | GENERAL NOTES |
| C-03 | DEMOLITION PLAN |
| C-04 | DIMENSION CONTROL PLAN |
| C-05 | PAVING PLAN |
| C-06 | JOINTING PLAN |
| C-07 | GRADING PLAN |
| C-08 | EXISTING DRAINAGE AREA MAP |
| C-09 | DRAINAGE AREA MAP |
| C-10 | STORM PLAN |
| C-11 | STORM PROFILES |
| C-12 | UTILITY PLAN |
| C-13 | UTILITY PROFILE |
| C-14 | EROSION CONTROL PLAN |
| C-15 | EROSION CONTROL DETAILS |
| C-16 | CONSTRUCTION DETAILS |
| C-17 | CONSTRUCTION DETAILS |
| C-18 | CONSTRUCTION DETAILS |
| C-19 | CONSTRUCTION DETAILS |
| C-20 | CONSTRUCTION DETAILS |

## LEGAL DESCRIPTION

**BEING** A **1.356 ACRE** PARCEL OF LAND SITUATED IN THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, BEING OUT OF THE SOUTHEAST PORTION OF THE SOUTH TWENTY (20) ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION EIGHT (8), TOWNSHIP SEVENTEEN (17) NORTH OF RANGE TWENTY-NINE (29) WEST, A SUBDIVISION IN WASHINGTON COUNTY, ARKANSAS, ACCORDING TO THE INFORMAL PLAT, RECORDED IN FILE NUMBER 0024-00000611, PLAT RECORDS, WASHINGTON COUNTY, ARKANSAS (P.R.W.C.A.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT A SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 29 WEST; **THENCE** NORTH 87 DEGREES 10 MINUTES 26 SECONDS WEST WITH THE SOUTH LINE OF SAID SECTION 8, 218.46 FEET; **THENCE** NORTH 02 DEGREES 29 MINUTES 37 SECONDS EAST, 35.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST DON TYSON PARKWAY AND THE **POINT OF BEGINNING**; **THENCE** NORTH 02 DEGREES 29 MINUTES 37 SECONDS EAST, 319.61 FEET TO THE SOUTH LINE OF A TRACT OF LAND DESCRIBED TO BENTLEY HOLDINGS, LLC, RECORDED IN DOCUMENT NO. 2025-00002307, OFFICIAL PUBLIC RECORDS, WASHINGTON COUNTY, TEXAS; **THENCE** SOUTH 87 DEGREES 09 MINUTES 44 SECONDS EAST, WITH THE SOUTH LINE OF SAID BENTLEY HOLDINGS, LLC, 183.46 FEET TO THE WEST RIGHT-OF-WAY LINE OF BUTTERFIELD COACH ROAD; **THENCE** SOUTH 02 DEGREES 29 MINUTES 37 SECONDS WEST, WITH SAID WEST RIGHT-OF-WAY LINE OF BUTTERFIELD COACH ROAD, 308.20 FEET; **THENCE** SOUTH 47 DEGREES 06 MINUTES 05 SECONDS WEST, 28.95 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID EAST DON TYSON ROAD; **THENCE** NORTH 81 DEGREES 09 MINUTES 03 SECONDS WEST, WITH SAID NORTH RIGHT-OF-WAY LINE, 30.64 FEET; **THENCE**, CONTINUING WITH SAID NORTH RIGHT-OF-WAY LINE, ALONG A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 005 DEGREES 42 MINUTES 48 SECONDS, A RADIUS OF 1100.00 FEET, AN ARC LENGTH OF 109.69 FEET, A LONG CHORD WHICH BEARS NORTH 83 DEGREES 57 MINUTES 48 SECONDS WEST, A DISTANCE OF 109.64 FEET; **THENCE** NORTH 87 DEGREES 10 MINUTES 26 SECONDS WEST, A DISTANCE OF 23.24 FEET TO THE **POINT OF BEGINNING** AND CONTAINING **59,083 SQUARE FEET** OR **1.356 ACRES** OF LAND, MORE OR LESS. THE DESCRIPTION CONTAINED HEREIN IS PART OF A PLAT TO BE RECORDED AT A LATER DATE AND WILL ACQUIESCE TO THE PLAT ONCE RECORDED.

## E DON TYSON PKWY AND BUTTERFIELD COACH RD, SPRINGDALE, ARKANSAS 72764

## AUGUST 2026


### DEVELOPER
**MCDONALD'S USA, LLC**
110 N CARPENTER ST
CHICAGO, IL 60607
PHONE: 316-706-2253
CONTACT: BENJAMIN J. HOBSON
EMAIL: [redacted]

### ARCHITECT
**JAW ARCHITECTS**
6115 CAMP BOWIE BLVD, SUITE 200
FORT WORTH, TX 76116
PHONE: 817-523-3333
CONTACT: JERAMY WILLIAMS
EMAIL: [redacted]

### ENGINEER
Kimley»Horn
1800 S 52ND ST, SUITE 201
ROGERS, ARKANSAS 72758
PHONE: 479-974-1263
PROJECT MANAGER: JAMES MATTHEWS, P.E.
EMAIL: [redacted]
PHONE: 469-718-8849

CONTACT: NATE BACHELOR, P.E.
EMAIL: [redacted]
ARKANSAS REGISTERED ENGINEERING FIRM COA NO. 51


L26-08

CAUTION!!
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

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

### BENCHMARKS

BENCHMARK #1:
ELEVATION = 1307.50
X-CUT ON THE SIDEWALK LOCATED N 87°34'44" W 19.27' ± FROM A 1/2" ORANGE CAPPED IRON ROD FOUND AT THE SOUTHEAST CORNER OF SUBJECT PROPERTY.

BENCHMARK #2:
ELEVATION = 1305.36
X-CUT ON AN INLET LOCATED S 55°07'51" W 26.97' ± FROM A 1/2" ORANGE CAPPED IRON ROD FOUND STAMPED "AUNSPAUGH AR PS1374" NEAR THE SOUTHWEST CORNER OF FISHING BRIDGE INVESTMENTS, L.L.C. TRACT.

| No. | REVISIONS | DATE | BY |
|---|---|---|---|


Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
1800 S 52ND ST, SUITE 201
ROGERS, ARKANSAS 72758
PHONE: 216-05-7775
WWW.KIMLEY-HORN.COM COA NO. 51


STATE OF ARKANSAS
No. 14021
NATHANIEL BACHELOR
08/20/2026

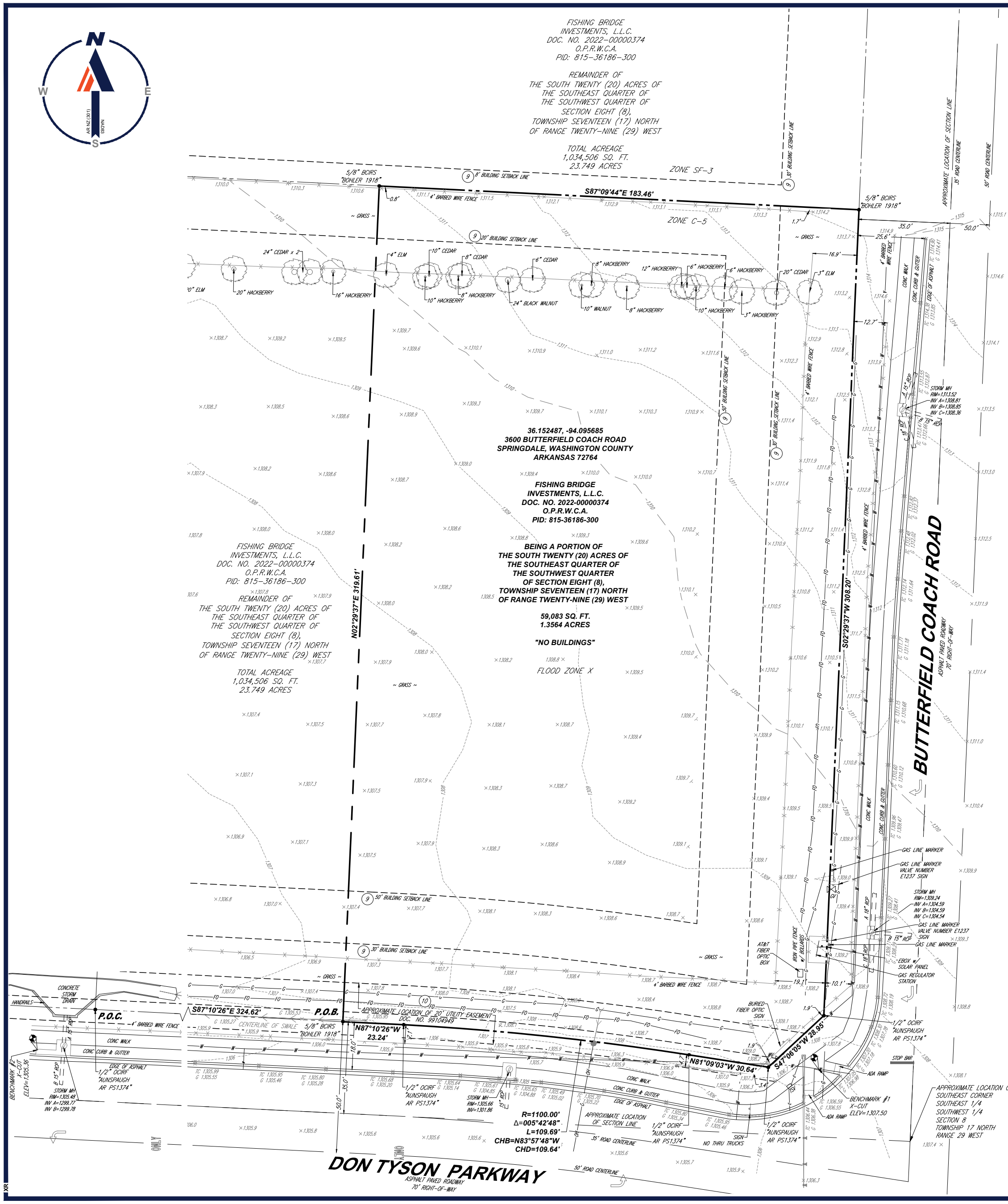
| | |
|---|---|
| KHA PROJECT | 068905536 |
| DATE | 08/20/2026 |
| SCALE | AS SHOWN |
| DESIGNED BY | CCS |
| DRAWN BY | CCS |
| CHECKED BY | JWM |

COVER SHEET

MCDONALD'S SPRINGDALE
03-0409
PREPARED FOR
MCDONALD'S USA LLC
SPRINGDALE ARKANSAS

SHEET NUMBER
C-01


Plotted By:Sisley, Chris Sheet Set:McDonald's Springdale, AR Layout:COVER SHEET August 20, 2026 08:45:40am K:\Ark_dist\068905536-mcdonald's – springdale, ar\Cad\plotsheets\1 – COVER SHEET.dwg
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## TITLE DESCRIPTION:

THE SOUTH TWENTY (20) ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION EIGHT (8), TOWNSHIP SEVENTEEN (17) NORTH OF RANGE TWENTY-NINE (29) WEST.

## FIELD NOTE DESCRIPTION:

**BEING** A **1.3564 ACRE** PARCEL OF LAND SITUATED IN THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, BEING THE SOUTHEAST PORTION OF THE SOUTH TWENTY (20) ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION EIGHT (8), TOWNSHIP SEVENTEEN (17) NORTH OF RANGE TWENTY-NINE (29) WEST, A SUBDIVISION IN WASHINGTON COUNTY, ARKANSAS, ACCORDING TO THE INFORMAL PLAT, RECORDED IN DOCUMENT NUMBER 024A-00000435, PLAT RECORDS, WASHINGTON COUNTY, ARKANSAS (P.R.W.C.A.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT A 1/2 INCH ORANGE CAPPED IRON ROD FOUND STAMPED "AUNSPAUGH AR PS1374" AT THE SOUTHWEST CORNER OF THE SOUTH TWENTY (20) ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION EIGHT (8), TOWNSHIP SEVENTEEN (17) NORTH OF RANGE TWENTY-NINE (29) WEST, ACCORDING TO THE INFORMAL PLAT, RECORDED IN DOCUMENT NUMBER 024A-00000435, PLAT RECORDS, WASHINGTON COUNTY, ARKANSAS (P.R.W.C.A.); BEING THE NORTH RIGHT-OF-WAY LINE OF DON TYSON PARKWAY, A 70' WIDTH RIGHT-OF-WAY; THENCE SOUTH 87 DEGREES 10 MINUTES 26 SECONDS EAST, COINCIDENT WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 324.62 FEET TO A 5/8 INCH BLUE CAPPED IRON ROD SET STAMPED "BOHLER 1918", BEING HEREINAFTER REFERRED TO AS THE **POINT OF BEGINNING**;

**THENCE** NORTH 02 DEGREES 29 MINUTES 37 SECONDS EAST, A DISTANCE OF 319.61 FEET TO A 5/8 INCH BLUE CAPPED IRON ROD SET STAMPED "BOHLER 1918";

**THENCE** SOUTH 87 DEGREES 09 MINUTES 44 SECONDS EAST, A DISTANCE OF 183.46 FEET TO A5/8 INCH BLUE CAPPED IRON ROD SET STAMPED "BOHLER 1918", BEING ON THE WEST RIGHT-OF-WAY LINE OF BUTTERFIELD COACH ROAD, A 70 FOOT RIGHT-OF-WAY;

**THENCE** SOUTH 02 DEGREES 29 MINUTES 37 SECONDS WEST, A DISTANCE OF 308.20 FEET TO A 1/2 INCH ORANGE CAPPED IRON ROD FOUND STAMPED "AUNSPAUGH AR PS1374", BEING ON THE NORTH RIGHT-OF-WAY LINE OF DON TYSON PARKWAY, A 70 FOOT RIGHT-OF-WAY;

**THENCE** SOUTH 47 DEGREES 06 MINUTES 05 SECONDS WEST, A DISTANCE OF 28.95 FEET TO A 1/2 INCH ORANGE CAPPED IRON ROD FOUND STAMPED "AUNSPAUGH AR PS1374";

**THENCE** NORTH 81 DEGREES 09 MINUTES 03 SECONDS WEST, A DISTANCE OF 30.64 FEET TO A 1/2 INCH ORANGE CAPPED IRON ROD FOUND STAMPED "AUNSPAUGH AR PS1374", BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 1100.00 FEET;

**THENCE** CONTINUING WITH SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 005 DEGREES 42 MINUTES 48 SECONDS, AN ARC LENGTH OF 109.69 FEET, A LONG CHORD WHICH BEARS NORTH 83 DEGREES 57 MINUTES 48 SECONDS WEST, A DISTANCE OF 109.64 FEET TO A 1/2 INCH ORANGE CAPPED IRON ROD FOUND STAMPED "AUNSPAUGH AR PS1374";

**THENCE** NORTH 87 DEGREES 10 MINUTES 26 SECONDS WEST, A DISTANCE OF 23.24 FEET TO THE **POINT OF BEGINNING** AND CONTAINING **59,083 SQUARE FEET** OR **1.3564 ACRES** OF LAND, MORE OR LESS. THE DESCRIPTION CONTAINED HEREIN IS PART OF A PLAT TO BE RECORDED AT A LATER DATE AND WILL ACQUIESCE TO THE PLAT ONCE RECORDED.

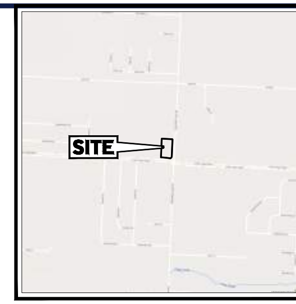
## GENERAL NOTES

1. ACCORDING TO COMMUNITY PANEL NO. 05143C0090G, DATED JANUARY 25, 2024 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
2. THE BASIS OF BEARING IS DERIVED FROM THE TEXAS ALLTERRA RTKNET COOPERATIVE NETWORK - ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE (301), NAD83. ELEVATIONS ARE DERIVED FROM NORTH AMERICAN VERTICAL DATUM (NAVD) 88 USING GEIOD 18.
3. THE SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION PURSUANT TO TABLE A ITEM 6(A) AND/OR 6(B).
4. NO ON-SITE PARKING STRIPING WAS IDENTIFIED AT TIME OF SURVEY.
5. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE, SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
6. THERE IS NO RECENT EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
7. THERE ARE NOT ANY CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
8. TREES 4 INCHES DIAMETER AT BREAST HEIGHT (DBH) AND LARGER HAVE BEEN LOCATED WITHIN THE PROJECT BOUNDARY.
9. THIS MAP IN INTENDED TO BE DEPICTED AT A SCALE OF 1" = 20' ON 24" X 36" SHEETS. UNITS SHOWN ARE U.S. FEET.
10. ALL DISTANCES ARE MEASURED GROUND DISTANCES UNLESS NOTED OTHERWISE.
11. THE PROPERTY HAS ACCESS ALONG BUTTERFIELD COACH ROAD (A 70 FOOT RIGHT-OF-WAY) & DON TYSON PARKWAY (A 70 FOOT RIGHT-OF-WAY).
12. RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.
13. THERE ARE NO GAPS / GORES OR OVERLAPS BETWEEN THE RIGHT-OF-WAY LINES OF BUTTERFIELD COACH ROAD (A 70 FOOT RIGHT-OF-WAY) & DON TYSON PARKWAY (A 70 FOOT RIGHT-OF-WAY) AND THE SUBJECT PARCEL.
14. THE SUBJECT PARCEL AND ITS ADJOINING PROPERTIES ARE CONTIGUOUS WITHOUT STRIPS, GAPS, AND / OR GORES BETWEEN THEIR COMMON LINES.
15. THE USE OF THE PROPERTY IS CURRENTLY VACANT.
16. NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.
17. SOME TOPOGRAPHIC FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY. THE CENTER OF THE SYMBOL OF SUCH FEATURES IS THE CORRECT LOCATION.
18. THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THE SURVEY AND LISTED BELOW. ENCROACHMENT IS A LEGAL CONDITION, NOT A MATTER OF SURVEY AND, AS A RESULT, THERE MAY BE OTHER POSSIBLE ENCROACHMENTS AFFECTING THE PROPERTY THAT ARE NOT SHOWN.
19. THE CONTRACTED PURPOSE OF THIS SURVEY IS FOR PERMITTING / REAL ESTATE TRANSACTION / SITE PLAN. THIS SURVEY IS NOT VALID FOR ANY OTHER USE.
20. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY ANYONE OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
21. THERE WAS NO EVIDENCE OF BURIAL GROUNDS, CEMETERIES, GRAVES, OR GRAVEYARDS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
22. THERE IS NO OBSERVABLE EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

## PROJECT BENCHMARKS

BM#1
X-CUT ON THE SIDEWALK LOCATED N 87°34'44" W 19.27' ± FROM A 1/2" ORANGE CAPPED IRON ROD FOUND AT THE SOUTH SOUTHEAST CORNER OF SUBJECT PROPERTY.
ELEVATION = 1307.50'

BM#2
X-CUT ON AN INLET LOCATED S 55°07'51" W 26.97' ± FROM A 1/2" ORANGE CAPPED IRON ROD FOUND STAMPED "AUNSPAUGH AR PS1374" NEAR THE SOUTHWEST CORNER OF FISHING BRIDGE INVESTMENTS, L.L.C. TRACT.
ELEVATION = 1305.36'




## SITE LOCATION MAP

SCALE: 1" = 1000'
SOURCE: AUTODESK GEOLOCATION MAP

## TITLE EXCEPTIONS:

THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NTS-204381-AR / L/C: 30409 WITH AN EFFECTIVE DATE OF JUNE 6, 2025. CLIENT UNDERSTANDS AND AGREES THAT THE FIRM SHALL NOT BE LIABLE FOR ANY ERRORS OR OMISSIONS IN OR RESULTING FROM THE USE OF THE TITLE DOCUMENTS OR FROM ANY DEFICIENCIES OR ANY INACCURACIES CONTAINED IN SAID TITLE DOCUMENTS. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, PART II:

9. PLAT MAP OF INFORMAL PLAT 3448 BUTTERFIELD COACH ROAD RECORDED AUGUST 24, 2022, IN DOCUMENT NO. 024A-00000435.
**SEE SURVEY.**

10. EASEMENT TO SPRINGDALE WATER AND SEWER COMMISSION, SPRINGDALE, ARKANSAS RECORDED NOVEMBER 23, 2023, IN DOCUMENT NO. 99104949.
**AFFECTS SUBJECT PROPERTY, AS SHOWN ON SURVEY.**

## LEGEND

| Symbol | Description |
|---|---|
| FO — FO | APPROX LOC UNDERGROUND FIBER OPTIC LINE PER UTILITY MARKOUT |
| G — G | APPROX LOC UNDERGROUND GAS LINE PER UTILITY MARKOUT |
| | APPROX LOC UNDERGROUND SEWER LINE |
| | APPROX LOC UNDERGROUND STORM SEWER LINE |
| W — W | APPROX LOC UNDERGROUND WATER LINE PER UTILITY MARKOUT |
| | FENCE |
| | SWALE |
| OH — OH | OVERHEAD WIRES |
| 123 | EXISTING CONTOUR |
| X G 122.95 | EXIST GUTTER ELEVATION |
| X TC 123.45 | EXIST TOP OF CURB ELEVATION |
| X 123.45 | EXISTING SPOT ELEVATION |
| GV | GAS VALVE |
| | GUY WIRE |
| | SANITARY MANHOLE |
| | STORM DRAIN MANHOLE |
| TSV | TRAFFIC SIGNAL |
| | TRAFFIC SIGNAL POLE |
| | UTILITY POLE |
| | UTILITY POLE/LIGHT POLE |
| WV | WATER VALVE |
| ONLY | ONLY PAINT MARKING |
| | PAINTED ARROWS |
| | SIGN |
| STOP | STOP BAR |
| | TREE (SIZE AS NOTED) |
| # | TITLE REPORT EXCEPTION |
| | BENCHMARK |
| | IRON PIN FOUND |
| # No | NUMBER |
| ADA | AMERICANS WITH DISABILITIES ACT |
| APPROX | APPROXIMATE |
| R | RADIUS |
| D Δ | DELTA |
| L | LENGTH |
| BCIRS | BLUE CAPPED IRON ROD SET |
| CHB | CHORD BEARING |
| CHD | CHORD DISTANCE |
| CONC | CONCRETE |
| ELEV | ELEVATION |
| EX | EXISTING |
| INV | INVERT |
| LOC | LOCATION |
| MH | MANHOLE |
| NAD | NORTH AMERICAN DATUM |
| OCIRF | ORANGE CAPPED IRON ROD FOUND |
| ± | PLUS OR MINUS |
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCING |
| RCP | REINFORCED CONCRETE PIPE |
| SAN | SANITARY |
| SEW | SEWER |
| SF | SQUARE FOOT |
| UP/LP | UTILITY POLE/LIGHT POLE |
| W/ | WITH |

TO McDONALD'S USA, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY; McDONALD'S REAL ESTATE COMPANY, A DELAWARE CORPORATION; MCDONALD'S CORPORATION; NEWMARK TITLE SERVICES; SUMMIT TITLE SERVICES, L.L.C.; FIRST AMERICAN TITLE INSURANCE COMPANY; & FINISHING BRIDGE INVESTMENTS, L.L.C.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b1), 7(b2), 7(c), 8, 9, 10, 11(a), 11(b), 13, 14, 16, 17, 18, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 07/16/2025.

**Preliminary**
12/17/2025 4:16:54 PM

**SCOTT R. BERGHERR**
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6821
12/18/2025

THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

BOHLER™

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.
© BOHLER

### REVISIONS

| REV | DATE | COMMENT | DRAWN BY / CHECKED BY |
|---|---|---|---|
| | | | |

PROJECT No.: TXA250134.00
DRAWN BY: ~ XT ~
CHECKED BY: ~ DR / DAM ~
DATE: 12/18/2025
CAD I.D.: S-ALTA-SURV
FIELD DATE: 07/16/2025
CREW CHIEF: BA
APPROVED: SRB

TEXAS
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-344-8377
www.texas811.org

PROJECT:
**ALTA/NSPS LAND TITLE SURVEY**
FOR

L/C NO.: 30409

36.152487, -94.095685
3600 BUTTERFIELD COACH ROAD
SPRINGDALE, WASHINGTON COUNTY
ARKANSAS 72764

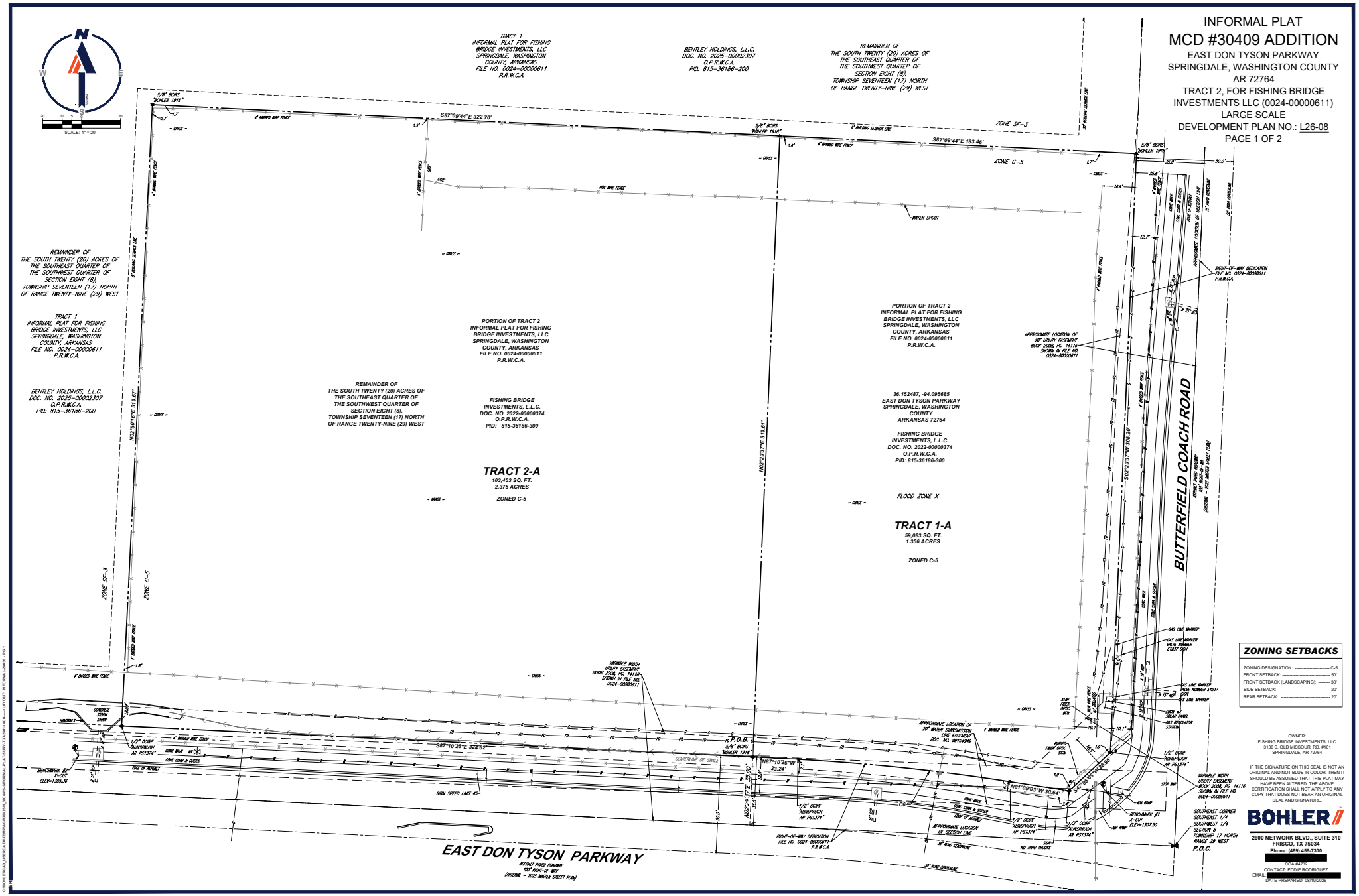
BOHLER™
2600 NETWORK BLVD., SUITE 310
FRISCO, TX 75034
Phone: (469) 458-7300
[redacted]
TBPELS #10194942

20 10 5 0 20
SCALE: 1" = 20'

**FINAL**

SHEET NUMBER:
1
OF 1

ORG. DATE - 12/18/2025


INFORMAL PLAT
MCD #30409 ADDITION
EAST DON TYSON PARKWAY
SPRINGDALE, WASHINGTON COUNTY
AR 72764
TRACT 2, FOR FISHING BRIDGE INVESTMENTS LLC (0024-00000611)
LARGE SCALE
DEVELOPMENT PLAN NO.: L26-08
PAGE 1 OF 2
SCALE: 1" = 20'
TRACT 1
INFORMAL PLAT FOR FISHING BRIDGE INVESTMENTS, LLC SPRINGDALE, WASHINGTON COUNTY, ARKANSAS FILE NO. 0024-00000611 P.R.W.C.A.
BENTLEY HOLDINGS, L.L.C. DOC. NO. 2025-00002307 O.P.R.W.C.A. PID: 815-36186-200
REMAINDER OF THE SOUTH TWENTY (20) ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION EIGHT (8), TOWNSHIP SEVENTEEN (17) NORTH OF RANGE TWENTY-NINE (29) WEST
ZONE SF-3
ZONE C-5
S87°09'44"E 322.70'
S87°09'44"E 183.46'
N03°50'16"E 319.67'
N03°26'37"E 319.81'
S02°19'37"W 308.20'
PORTION OF TRACT 2 INFORMAL PLAT FOR FISHING BRIDGE INVESTMENTS, LLC SPRINGDALE, WASHINGTON COUNTY, ARKANSAS FILE NO. 0024-00000611 P.R.W.C.A.
FISHING BRIDGE INVESTMENTS, L.L.C. DOC. NO. 2022-00000374 O.P.R.W.C.A. PID: 815-36186-300
TRACT 2-A
103,453 SQ. FT.
2.375 ACRES
ZONED C-5
TRACT 1-A
59,083 SQ. FT.
1.356 ACRES
ZONED C-5
FLOOD ZONE X
36.152487, -94.095685
EAST DON TYSON PARKWAY SPRINGDALE, WASHINGTON COUNTY ARKANSAS 72764
BUTTERFIELD COACH ROAD
EAST DON TYSON PARKWAY
ASPHALT PAVED ROADWAY
100' RIGHT-OF-WAY
(INTERIM - 2025 MASTER STREET PLAN)
APPROXIMATE LOCATION OF 20' UTILITY EASEMENT BOOK 2008, PG. 14116 SHOWN IN FILE NO. 0024-00000611
RIGHT-OF-WAY DEDICATION FILE NO. 0024-00000611 P.R.W.C.A.
VARIABLE WIDTH UTILITY EASEMENT BOOK 2008, PG. 14116 SHOWN IN FILE NO. 0024-00000611
APPROXIMATE LOCATION OF 20' WATER TRANSMISSION LINE EASEMENT DOC. NO. 9910A049
P.O.B. 5/8" BCRS "BOHLER 1918"
N87°10'26"W 23.24'
N87°09'03"W 30.64'
S87°10'26"E 324.52'
N02°29'27"E 35.00'
BENCHMARK #1 X-CUT ELEV=1305.36
BENCHMARK #2 X-CUT ELEV=1307.50
SOUTHEAST CORNER SOUTHEAST 1/4 SOUTHWEST 1/4 SECTION 8 TOWNSHIP 17 NORTH RANGE 29 WEST P.O.C.
ZONING SETBACKS
ZONING DESIGNATION: C-5
FRONT SETBACK: 50'
FRONT SETBACK (LANDSCAPING): 30'
SIDE SETBACK: 20'
REAR SETBACK: 20'
OWNER:
FISHING BRIDGE INVESTMENTS, LLC
3138 S. OLD MISSOURI RD. #101
SPRINGDALE, AR 72764
IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR, THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.
BOHLER
2600 NETWORK BLVD., SUITE 310
FRISCO, TX 75034
Phone: (469) 458-7300
COA #4752
CONTACT: EDDIE RODRIGUEZ
EMAIL:
DATE PREPARED: 08/19/2026




**SITE LOCATION MAP**

SCALE: 1" = 1000'

SOURCE: AUTODESK GEOLOCATION MAP

## LEGEND

- APPROX LOC UNDERGROUND FIBER OPTIC LINE PER UTILITY MARKOUT
- APPROX LOC UNDERGROUND GAS LINE PER UTILITY MARKOUT
- APPROX LOC UNDERGROUND SEWER LINE
- APPROX LOC UNDERGROUND STORM SEWER LINE
- APPROX LOC UNDERGROUND WATER LINE PER UTILITY MARKOUT
- FENCE
- SWALE
- OVERHEAD WIRES
- EXISTING CONTOUR
- GAS VALVE
- GUY WIRE
- SANITARY MANHOLE
- STORM DRAIN MANHOLE
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL POLE
- UTILITY POLE
- UTILITY POLE/LIGHT POLE
- WATER VALVE
- SIGN
- TREE (SIZE AS NOTED)
- BENCHMARK
- IRON PIN FOUND
- NUMBER
- ADA: AMERICANS WITH DISABILITIES ACT
- APPROX: APPROXIMATE
- R: RADIUS
- Δ: DELTA
- L: LENGTH
- BCRC: BLUE CAPPED IRON ROD SET
- CHB: CHORD BEARING
- CHD: CHORD DISTANCE
- CONC: CONCRETE
- ELEV: ELEVATION
- EX: EXISTING
- INV: INVERT
- LOC: LOCATION
- MH: MANHOLE
- NAD: NORTH AMERICAN DATUM
- ORIP: ORANGE CAPPED IRON ROD FOUND
- ±: PLUS OR MINUS
- POB: POINT OF BEGINNING
- POC: POINT OF COMMENCING
- RCP: REINFORCED CONCRETE PIPE
- SAN: SANITARY
- SEW: SEWER
- SF: SQUARE FOOT
- UP/LP: UTILITY POLE/LIGHT POLE
- W/: WITH
- O.P.R.W.C.A.: OFFICIAL PUBLIC RECORDS, WASHINGTON COUNTY, ARKANSAS
- PROPOSED ACCESS EASEMENT BY THIS PLAT
- PROPOSED DRAINAGE EASEMENT BY THIS PLAT
- PROPOSED SANITARY SEWER EASEMENT BY THIS PLAT
- PROPOSED WATER EASEMENT BY THIS PLAT
- PROPOSED UTILITY EASEMENT BY THIS PLAT

## PARENT TRACT DESCRIPTION:

SURVEY DESCRIPTION TRACT 2:

A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION EIGHT (8), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLLOWS:

**COMMENCING** AT THE SOUTH QUARTER OF SAID SECTION 8 AS SHOWN ON A SURVEY BY BLEW & ASSOCIATES RECORDED AS FILE NO. 24A-435 IN THE WASHINGTON COUNTY RECORDS, SAID POINT BEING A "MAG" NAIL IN THE INTERSECTION OF DON TYSON PARKWAY AND BUTTERFIELD COACH ROAD; THENCE ALONG SAID DON TYSON PARKWAY, N87°21'25"W A DISTANCE OF 1319.87 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 8; THENCE LEAVING SAID DON TYSON PARKWAY, N02°23'18"E A DISTANCE OF 49.70 FEET TO AN IRON PIN WITH CAP "PS 1374" ON THE NORTHERLY MASTER STREET PLAN RIGHT-OF-WAY LINE OF SAID DON TYSON PARKWAY; THENCE ALONG SAID NORTHERLY MASTER STREET PLAN RIGHT-OF-WAY LINE, S87°10'26"E A DISTANCE OF 766.60 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING AN IRON PIN WITH CAP "PS 1374"; THENCE LEAVING SAID NORTHERLY MASTER STREET PLAN RIGHT-OF-WAY LINE, N02°50'16"E A DISTANCE OF 319.67 FEET TO AN IRON PIN WITH CAP "PS 1374"; THENCE S87°09'44"E A DISTANCE OF 506.16 FEET TO AN IRON PIN WITH CAP "PS 1374" ON THE WESTERLY MASTER STREET PLAN RIGHT-OF-WAY LINE OF SAID BUTTERFIELD COACH ROAD; THENCE ALONG SAID WESTERLY MASTER STREET PLAN RIGHT-OF-WAY LINE, S02°29'37"W A DISTANCE OF 308.20 FEET TO AN IRON PIN WITH CAP "PS 1374"; THENCE LEAVING SAID WESTERLY MASTER STREET PLAN RIGHT-OF-WAY LINE, S47°06'05"W A DISTANCE OF 28.95 FEET TO A IRON PIN WITH CAP "PS 1374" ON THE NORTHERLY MASTER STREET PLAN RIGHT-OF-WAY LINE OF SAID DON TYSON PARKWAY; THENCE N81°09'03"W A DISTANCE OF 30.64 FEET TO AN IRON PIN WITH CAP "PS 1374"; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1100.00 FEET, AN ARC LENGTH OF 109.68 FEET AND A CHORD BEARING AND DISTANCE OF N83°57'53"W - 109.64 FEET TO AN IRON PIN WITH CAP "PS 1374"; THENCE N87°10'26"W A DISTANCE OF 347.86 FEET TO THE **POINT OF BEGINNING**, CONTAINING 3.731 ACRES (162,536 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

## SURVEY DESCRIPTION:

TRACT 1-A

**BEING** A **1.356 ACRE** PARCEL OF LAND SITUATED IN THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, BEING OUT OF THE SOUTHEAST PORTION OF THE SOUTH TWENTY (20) ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION EIGHT (8), TOWNSHIP SEVENTEEN (17) NORTH OF RANGE TWENTY-NINE (29) WEST, A SUBDIVISION IN WASHINGTON COUNTY, ARKANSAS, ACCORDING TO THE INFORMAL PLAT, RECORDED IN FILE NUMBER 0024-00000611, PLAT RECORDS, WASHINGTON COUNTY, ARKANSAS (P.R.W.C.A.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT A SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 29 WEST;

**THENCE** NORTH 87 DEGREES 10 MINUTES 26 SECONDS WEST WITH THE SOUTH LINE OF SAID SECTION 8, 218.46 FEET;

**THENCE** NORTH 02 DEGREES 29 MINUTES 37 SECONDS EAST, 35.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST DON TYSON PARKWAY AND THE **POINT OF BEGINNING**;

**THENCE** NORTH 02 DEGREES 29 MINUTES 37 SECONDS EAST, 319.61 FEET TO THE SOUTH LINE OF A TRACT OF LAND DESCRIBED TO BENTLEY HOLDINGS, LLC, RECORDED IN DOCUMENT NO. 2025-00002307, OFFICIAL PUBLIC RECORDS, WASHINGTON COUNTY, TEXAS;

**THENCE** SOUTH 87 DEGREES 09 MINUTES 44 SECONDS EAST, WITH THE SOUTH LINE OF SAID BENTLEY HOLDINGS, LLC, 183.46 FEET TO THE WEST RIGHT-OF-WAY LINE OF BUTTERFIELD COACH ROAD;

**THENCE** SOUTH 02 DEGREES 29 MINUTES 37 SECONDS WEST, WITH SAID WEST RIGHT-OF-WAY LINE OF BUTTERFIELD COACH ROAD, 308.20 FEET;

**THENCE** SOUTH 47 DEGREES 06 MINUTES 05 SECONDS WEST, 28.95 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID EAST DON TYSON ROAD;

**THENCE** NORTH 81 DEGREES 09 MINUTES 03 SECONDS WEST, WITH SAID NORTH RIGHT-OF-WAY LINE, 30.64 FEET;

**THENCE**, CONTINUING WITH SAID NORTH RIGHT-OF-WAY LINE, ALONG A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 005 DEGREES 42 MINUTES 48 SECONDS, A RADIUS OF 1100.00 FEET, AN ARC LENGTH OF 109.69 FEET, A LONG CHORD WHICH BEARS NORTH 83 DEGREES 57 MINUTES 48 SECONDS WEST, A DISTANCE OF 109.64 FEET;

**THENCE** NORTH 87 DEGREES 10 MINUTES 26 SECONDS WEST, A DISTANCE OF 23.24 FEET TO THE **POINT OF BEGINNING** AND CONTAINING **59,083 SQUARE FEET** OR **1.356 ACRES** OF LAND, MORE OR LESS. THE DESCRIPTION CONTAINED HEREIN IS PART OF A PLAT TO BE RECORDED AT A LATER DATE AND WILL ACQUIESCE TO THE PLAT ONCE RECORDED.

TRACT 2-A

**BEING** A **2.375 ACRE** PARCEL OF LAND SITUATED IN THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, BEING OUT OF THE SOUTHEAST PORTION OF THE SOUTH TWENTY (20) ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION EIGHT (8), TOWNSHIP SEVENTEEN (17) NORTH OF RANGE TWENTY-NINE (29) WEST, A SUBDIVISION IN WASHINGTON COUNTY, ARKANSAS, ACCORDING TO THE INFORMAL PLAT, RECORDED IN FILE NUMBER 0024-00000611, PLAT RECORDS, WASHINGTON COUNTY, ARKANSAS (P.R.W.C.A.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT A SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 29 WEST;

**THENCE** NORTH 87 DEGREES 10 MINUTES 26 SECONDS WEST WITH THE SOUTH LINE OF SAID SECTION 8, 218.46 FEET;

**THENCE** NORTH 02 DEGREES 29 MINUTES 37 SECONDS EAST, 35.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST DON TYSON PARKWAY AND THE **POINT OF BEGINNING**;

**THENCE** NORTH 87 DEGREES 10 MINUTES 26 SECONDS WEST WITH SAID PARKWAY, 324.62 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED TO BENTLEY HOLDINGS, LLC, RECORDED IN DOCUMENT NO. 2025-00002307, OFFICIAL PUBLIC RECORDS, WASHINGTON COUNTY, TEXAS;

**THENCE** NORTH 02 DEGREES 50 MINUTES 16 SECONDS EAST, WITH THE EAST LINE OF SAID BENTLEY HOLDINGS, LLC TRACT, 319.67 FEET;

**THENCE** SOUTH 87 DEGREES 09 MINUTES 44 SECONDS EAST, WITH THE SOUTH LINE OF SAID BENTLEY HOLDINGS, LLC TRACT, 322.70 FEET;

**THENCE** SOUTH 02 DEGREES 29 MINUTES 37 SECONDS WEST, A DISTANCE OF 319.61 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 103,453 SQUARE FEET OR 2.375 ACRES OF LAND, MORE OR LESS. THE DESCRIPTION CONTAINED HEREIN IS PART OF A PLAT TO BE RECORDED AT A LATER DATE AND WILL ACQUIESCE TO THE PLAT ONCE RECORDED.

## GENERAL NOTES

1. ACCORDING TO COMMUNITY PANEL NO. 05143C0090G, DATED JANUARY 25, 2024 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
2. THE BASIS OF BEARING IS DERIVED FROM THE TEXAS ALLTERRA RTKNET COOPERATIVE NETWORK - ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE (301), NAD83. ELEVATIONS ARE DERIVED FROM NORTH AMERICAN VERTICAL DATUM (NAVD) 88 USING GEOID 18.
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

## SIGNATURE BLOCK

CERTIFICATE OF OWNERSHIP:

AS OWNER OF THE PROPERTY SHOWN HEREON I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS PRESENTED ON THIS PLAT.

_____ _____

DATE OF EXECUTION SIGNATURE, OWNER

STATE OF ARKANSAS
COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20___.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CERTIFICATE OF TRANSMITTAL, OWNERSHIP, AND ORDINANCE:

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

_____ HAS AUTHORITY TO EXECUTE THE CERTIFICATE OF TRANSMITTAL, OWNERSHIP, AND ORDINANCE.

_____

OWNER: DATE:

CERTIFICATE OF SURVEYING ACCURACY:

I, SCOTT R. BERGHERR, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE, AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

_____
DATE OF EXECUTION

SIGNED: _____
REGISTERED LAND SURVEYOR
STATE OF ARKANSAS REGISTRATION NO. 1918

## CURVE TABLE

| CURVE NO | RADIUS | LENGTH | CHORD BEARING | CHORD LENGTH | DELTA | TANGENT |
|---|---|---|---|---|---|---|
| C6 | 1100.00' | 109.69' | N83°57'48"W | 109.64' | 005°42'48" | 54.89' |

INFORMAL PLAT

# MCD #30409 ADDITION

EAST DON TYSON PARKWAY
SPRINGDALE, WASHINGTON COUNTY
AR 72764
TRACT 2, FOR FISHING BRIDGE INVESTMENTS LLC (0024-00000611)
LARGE SCALE
DEVELOPMENT PLAN NO.: L26-08
PAGE 1 OF 2

## PROJECT BENCHMARKS

BM#1
X-CUT ON THE SIDEWALK LOCATED N 87°34'44" W 19.27' ± FROM A 1/2" ORANGE CAPPED IRON ROD FOUND AT THE SOUTH SOUTHEAST CORNER OF SUBJECT PROPERTY.
ELEVATION = 1307.50'

BM#2
X-CUT ON AN INLET LOCATED S 55°07'51" W 26.97' ± FROM A 1/2" ORANGE CAPPED IRON ROD FOUND STAMPED "AUNSPAUGH AR PS1374" NEAR THE SOUTHWEST CORNER OF FISHING BRIDGE INVESTMENTS, L.L.C. TRACT.
ELEVATION = 1305.36'

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 RESPONSIBILITIES SHOWN BELOW.

ACCEPTANCE OF DEDICATIONS

_____ _____
CITY CLERK DATE

_____ _____
MAYOR DATE

APPROVAL FOR RECORDING

_____ _____
DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT DIVISION DATE

WATER & SEWER

_____ _____
ENGINEER, SPRINGDALE WATER UTILITIES DATE

STREETS AND DRAINAGE

_____ _____
DIRECTOR, ENGINEERING DATE

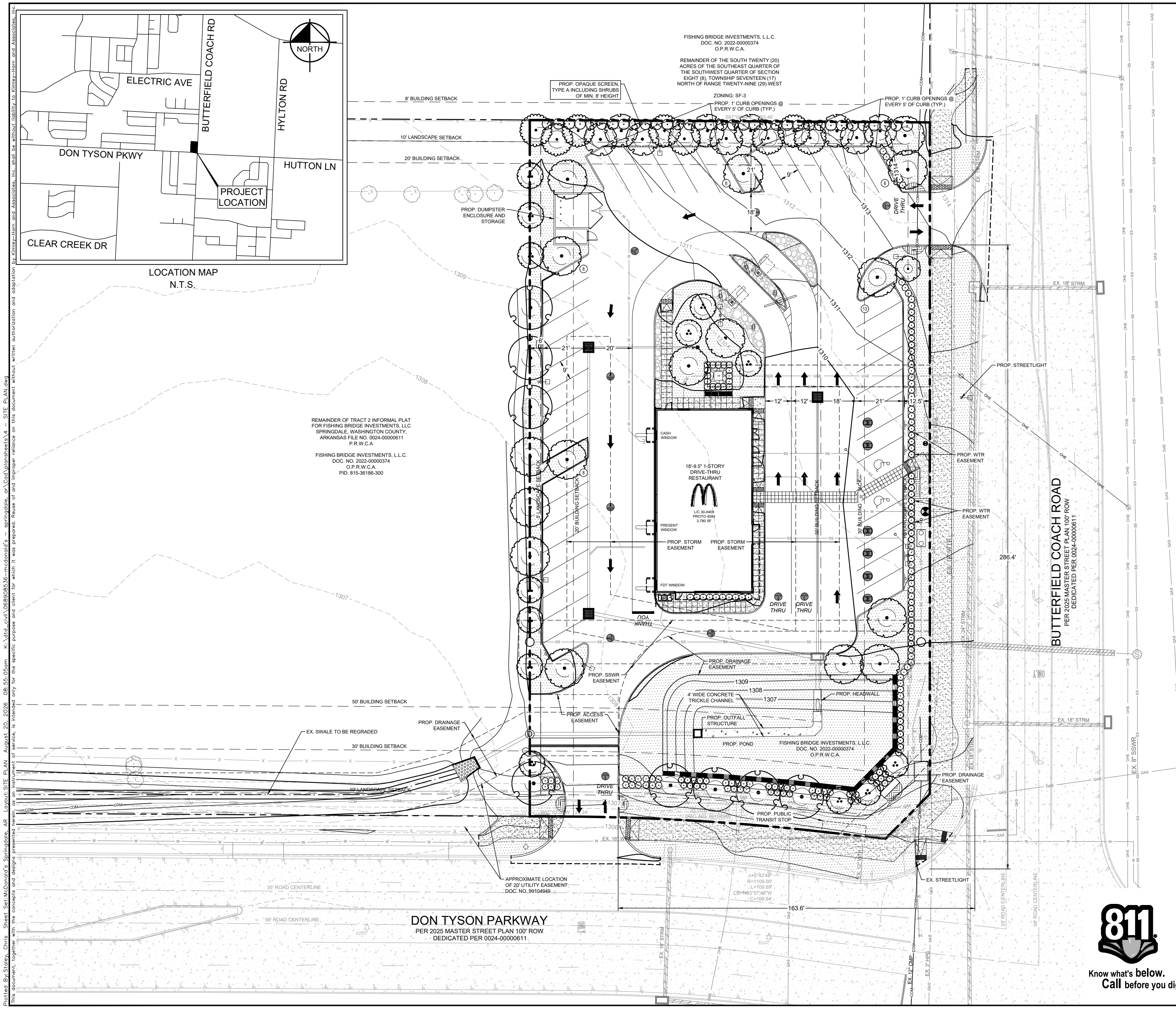
*"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed upon as a final survey document".*

OWNER:
FISHING BRIDGE INVESTMENTS, LLC
3138 S. OLD MISSOURI RD. #101
SPRINGDALE, AR 72764

IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR, THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

BOHLER
2600 NETWORK BLVD., SUITE 310
FRISCO, TX 75034
Phone: (469) 458-7300
[redacted]
COA #4752
CONTACT: EDDIE RODRIGUEZ
EMAIL: [redacted]
DATE PREPARED: 08/19/2026

C:\BOHLER\ACAD_LIB\BIGDA TA\TEMP\ACPUBLISH_31916\$\$ACPDWGALPLAT-SURV-TXA20913.dwg——LAYOUT: INFORMAL-LSK36 , PG 2




## SITE DATA

| | | |
|---|---|---|
| ADDRESS: | DON TYSON PKWY & BUTTERFIELD COACH RD SPRINGDALE, AR 72764 | |
| ZONING: | C-5 - THOROUGHFARE COMMERCIAL DISTRICT | |
| LAND USE: | UNIT 17B: EATING PLACES, RESTAURANT - DRIVE-IN | |
| VARIANCE: | B26-05 (APPROVED 2/4/2026) | |
| SITE AREA: | 59,083 SF | 1.36 AC |

| LOT COVERAGE: | EXISTING | PROVIDED | |
|---|---|---|---|
| BUILDING AREA: | 0 SF | 3,780 SF | 6.4% |
| IMPERVIOUS AREA: | 0 SF | 32,753 SF | 55.4% |
| PERVIOUS AREA : | 59,083 SF | 22,550 SF | 38.2% |

| BUILDING SETBACKS: | REQUIRED | PROVIDED |
|---|---|---|
| FRONT (EAST) | 50' | 50' |
| REAR (WEST) | 50' | 50' |
| SIDE (NORTH) | 20' | 20' |
| SIDE (SOUTH) | 20' | 20' |

## PARKING SUMMARY

REQUIRED PARKING RATIO: ONE (1) SPACE PER EACH FOUR (4) OCCUPANTS AT THE MAXIMUM PERMITTED OCCUPANCY ALLOWED UNDER BUILDING CODE AND ONE (1) SPACE PER EMPLOYEE BASED ON THE LARGEST SHIFT.

MAXIMUM PERMITTED OCCUPANCY = 82
LARGEST SHIFT = 20

MAXIMUM OCCUPANCY OF 82 / 4 = 20.5 OR 21 SPACES + 20 SPACES = 41 SPACES

NO MORE THAN 60% OF OFF-STREET PARKING SHALL BE LOCATED BETWEEN BUILDING AND ABUTTING STREET:
MAXIMUM ALLOWED = 60% OF 41 SPACES = 24 SPACES
PROVIDED SPACES = 19 SPACES

| | REQUIRED | PROVIDED |
|---|---|---|
| STANDARD SPACES | 39 | 39 |
| ACCESSIBLE PER ADA | 2 | 2 |
| TOTAL PARKING | 41 | 41 |

## NOTES

1. ALL DIMENSIONS AND RADII ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB RADII ARE 2' UNLESS DIMENSIONED OTHERWISE.
3. A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.

## PRELIMINARY DRAINAGE CALCULATIONS

EXISTING CONDITIONS

Q = C (I) (A)

C (RUNOFF COEFFICIENT) = 0.35 FOR PASTURE WITH CLAY SOILS

TIME OF CONCENTRATION = 10 MIN.

I (RAINFALL INTENSITY) = 8.45 IN./HR.

A (AREA) = 1.36 AC.

Q = 4.02 CFS (ALLOWABLE DETENTION RELEASE)

PROPOSED CONDITIONS

Q = C (I) (A)

C (RUNOFF COEFFICIENT) = 0.9 FOR COMMERCIAL WITH CLAY SOILS

TIME OF CONCENTRATION = 5 MIN.

I (RAINFALL INTENSITY) = 10.15 IN./HR.

A (AREA) = 1.36 AC.

Q = 12.42 CFS (DEVELOPED RUNOFF)

*NOTE: RATIONAL METHOD EQUATION, RUNOFF COEFFICIENT VALUES, AND RAINFALL INTENSITY VALUES TAKEN FROM CITY OF SPRINGDALE CODE OF ORDINANCES CHAPTER 106: DRAINAGE CRITERIA MANUAL AND TABLES INCLUDED IN APPENDIX 2.

L26-08

CAUTION!!
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

Know what's below. Call before you dig.

## BENCHMARKS

BENCHMARK #1:
ELEVATION = 1307.50
X-CUT ON THE SIDEWALK LOCATED N 87°34'44" W 19.27' ± FROM A 1/2" ORANGE CAPPED IRON ROD FOUND AT THE SOUTHEAST CORNER OF SUBJECT PROPERTY.

BENCHMARK #2:
ELEVATION = 1305.36
X-CUT ON AN INLET LOCATED S 55°07'51" W 26.97' ± FROM A 1/2" ORANGE CAPPED IRON ROD FOUND STAMPED "AUNSPAUGH AR PS1374" NEAR THE SOUTHWEST CORNER OF FISHING BRIDGE INVESTMENTS, L.L.C. TRACT.

| No. | REVISIONS | DATE | BY |
|---|---|---|---|

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
1800 S 52ND ST, SUITE 201
ROGERS, ARKANSAS 72758
PHONE: 216-505-7775
WWW.KIMLEY-HORN.COM COA NO. 51

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 14021 NATHANIELL BACHELOR
08/20/2026

| KHA PROJECT | DATE | SCALE | DESIGNED BY | DRAWN BY | CHECKED BY |
|---|---|---|---|---|---|
| 068908536 | 08/20/2026 | AS SHOWN | CCS | CCS | JMM |

# SITE PLAN

MCDONALD'S SPRINGDALE
03-0409
PREPARED FOR
MCDONALD'S USA LLC
SPRINGDALE ARKANSAS

SHEET NUMBER
SP

Plotted By: Staley, Chris Sheet Set: McDonald's Springdale, AR Layout: SITE PLAN August 20, 2026 08:55:05am K:\dtd_civil\068908536-mcdonald's - springdale, ar\Cad\plansheets\4 - SITE PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

**KH GENERAL NOTES**

**OVERALL:**

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE PLANS, CITY OF SPRINGDALE AS THE AUTHORITY HAVING JURISDICTION (AHJ) STANDARD DETAILS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ADDENDA ISSUED, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE AHJ SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION AND DETAIL SHALL BE FOLLOWED.
2. THE CONTRACTOR SHALL COMPLY WITH AHJ "GENERAL NOTES" FOR CONSTRUCTION, IF EXISTING AND REQUIRED BY THE AHJ. FOR INSTANCES WHERE THEY CONFLICT WITH THESE KH GENERAL NOTES, THEN THE MORE RESTRICTIVE SHALL APPLY.
3. THE CONTRACTOR SHALL FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE AUTHORITIES' SPECIFICATIONS AND REQUIREMENTS.
4. THE CONTRACTOR SHALL VISIT THE SITE TO DETERMINE EXISTING CONDITIONS PRIOR TO BIDDING CONSTRUCTION ACTIVITIES.
5. THE EXISTING CONDITIONS SHOWN ON THESE PLANS WERE PROVIDED BY THE PROJECT SURVEYOR AND ARE BASED ON THE BENCHMARKS SHOWN. THE CONTRACTOR SHALL REFERENCE THE SAME BENCHMARKS.
6. THE CONTRACTOR SHALL REVIEW AND VERIFY THE EXISTING FIELD CONDITIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES IMMEDIATELY.
7. IF THE CONTRACTOR DOES NOT ACCEPT THE EXISTING TOPOGRAPHIC SURVEY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR MAY SUPPLY, AT THEIR OWN EXPENSE, A TOPOGRAPHIC SURVEY PREPARED BY A REGISTERED PROFESSIONAL LAND SURVEYOR TO THE CLIENT/OWNER AND ENGINEER FOR REVIEW.
8. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SURVEYING AND STAKING FOR THE PROJECT.
9. THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROL, INCLUDING BENCHMARKS PRIOR TO COMMENCING CONSTRUCTION. PROPERTY LINES AND CORNERS SHALL BE HELD AS THE HORIZONTAL CONTROL.
10. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS AS THEY RELATE TO CONSTRUCTION ACTIVITIES, INCLUDING ALL UTILITY HORIZONTAL AND VERTICAL ENTRANCES/EXITS FROM THE BUILDING. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS WITHOUT PRIOR APPROVAL
11. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. CLIENT/OWNER AND ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
12. CONTRACTOR SHALL CALL 811 2 DAYS PRIOR TO COMMENCING CONSTRUCTION OR ANY EXCAVATION.
13. CONTRACTOR SHALL USE EXTREME CAUTION AS THE SITE MAY CONTAIN VARIOUS KNOWN AND UNKNOWN PUBLIC AND PRIVATE UTILITIES.
14. LOCATIONS, ELEVATIONS, DEPTHS, AND DIMENSIONS OF EXISTING UTILITIES WERE OBTAINED FROM SURVEY, AVAILABLE UTILITY COMPANY MAPS AND PLANS, AND ARE CONSIDERED APPROXIMATE AND INCOMPLETE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE PRESENCE, LOCATION, ELEVATION, DEPTH, AND DIMENSION OF EXISTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION SO THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY WHEN A PROPOSED IMPROVEMENT CONFLICTS WITH AN EXISTING UTILITY.
15. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY ADJUSTMENTS AND RELOCATIONS OF EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, ADJUSTING EXISTING MANHOLES TO MATCH PROPOSED GRADE, RELOCATING EXISTING POLES AND GUY WIRES AS NEEDED, ADJUSTING THE HORIZONTAL OR VERTICAL ALIGNMENT OF EXISTING UNDERGROUND UTILITIES TO ACCOMMODATE PROPOSED GRADE OR CROSSING WITH A PROPOSED UTILITY, AND ANY OTHERS THAT MAY BE ENCOUNTERED THAT ARE UNKNOWN AT THIS TIME AND NOT SHOWN ON THESE PLANS.
16. CONTRACTOR SHALL ARRANGE FOR OR PROVIDE, AT ITS EXPENSE, ALL GAS, TELECOMMUNICATIONS, CABLE, OVERHEAD AND UNDERGROUND POWER LINE, AND UTILITY POLE ADJUSTMENTS NEEDED.
17. CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF FRANCHISE UTILITIES THAT ARE NECESSARY FOR ON-SITE AND OFF-SITE CONSTRUCTION, AND SERVICE TO THE PROPOSED PROJECT.
18. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGES DUE TO THE CONTRACTORS' FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
19. BRACING OF UTILITY POLES MAY BE REQUIRED BY THE UTILITY COMPANIES WHEN TRENCHING OR EXCAVATING IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR, WITH NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE PAY ITEM.
20. CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER LINES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, FEDERAL AND UTILITY OWNER REGULATIONS PERTAINING TO WORK SETBACKS FROM POWER LINES.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS, APPROVALS, AND BONDS PRIOR TO CONSTRUCTION.
22. THE CONTRACTOR SHALL HAVE THE FOLLOWING AVAILABLE AT THE JOB SITE: A COPY OF THE CONTRACT DOCUMENTS, LATEST SEALED PLANS, GEOTECHNICAL REPORT AND ADDENDA, PROJECT AND AHJ SPECIFICATIONS, SPECIAL CONDITIONS, COPIES OF REQUIRED CONSTRUCTION PERMITS, STORM WATER POLLUTION PREVENTION PLAN (SWPPP) (INCLUDING THE EROSION CONTROL PLANS), AND INSPECTION REPORTS.
23. ALL SHOP DRAWINGS AND OTHER DOCUMENTS THAT REQUIRE ENGINEER REVIEW SHALL BE SUBMITTED BY THE CONTRACTOR NO LESS THAN 10 BUSINESS DAYS IN ADVANCE OF CONSTRUCTION OF THAT ITEM, SO THAT THERE IS SUFFICIENT TIME FOR REVIEW AND RESPONSE.
24. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES, AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO USE OF THE FACILITY AND THE FINAL CONNECTION OF SERVICES.
25. CONTRACTOR SHALL ARRANGE FOR REQUIRED AHJ INSPECTIONS.
26. CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES, UNLESS OTHERWISE AGREED UPON WITH OWNER.
27. ALL SYMBOLS SHOWN ON THESE PLANS (E.G. FIRE HYDRANT, METERS, VALVES, INLETS, ETC....) ARE FOR PRESENTATION PURPOSES ONLY AND ARE NOT TO SCALE. THE CONTRACTOR SHALL REFER TO THE DETAILS IN THESE PLANS OR OTHER AHJ APPROVED DETAILS FOR LOCATIONS. IN THE EVENT OF A CONFLICT, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION.
28. THE SCOPE OF WORK FOR THE CIVIL IMPROVEMENTS SHOWN ON THESE PLANS TERMINATES 5-FEET FROM THE BUILDING, UNLESS OTHERWISE SHOWN. REFERENCE THE BUILDING PLANS (E.G. ARCHITECTURAL, STRUCTURAL, MEP) FOR AREAS WITHIN 5-FEET OF THE BUILDING AND WITHIN THE BUILDING FOOTPRINT.
29. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL FINAL BUILDING DIMENSIONS.
30. THE PROPOSED BUILDING FOOTPRINT(S) SHOWN IN THESE PLANS WAS PROVIDED TO KH BY THE PROJECT ARCHITECT. DIMENSIONS AND/OR COORDINATES SHOWN ON THESE PLANS WERE BASED ON THE PROVIDED ARCHITECTURAL FOOTPRINT. THE CONTRACTOR IS SOLELY RESPONSIBLE TO VERIFY WHAT PART OF THE BUILDING THE ARCHITECT'S FOOTPRINT REPRESENTS (E.G. SLAB, OUTSIDE WALL, MASONRY LEDGE, ETC…) AND TO CONFIRM ITS FINAL POSITION ON THE SITE BASED ON THE FINAL ARCHITECTURAL FOOTPRINT (WHICH COULD VARY FROM WHAT IS SHOWN), CIVIL DIMENSION CONTROL PLAN, SURVEY BOUNDARY AND/OR PLAT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES IMEDIATELY.
31. ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEERS RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.
32. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS TESTING AND CERTIFICATION (EARTHWORK, PAVING, ETC…), UNLESS SPECIFIED OTHERWISE BY OWNER. ALL MATERIALS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE AHJ INSPECTOR AND COMPLY WITH AHJ STANDARD SPECIFICATIONS AND THE GEOTECHNICAL REPORT. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING MATERIALS. THE OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR MATERIALS TESTING.
33. ALL COPIES OF MATERIALS TEST RESULTS SHALL BE SENT TO THE OWNER AND ENGINEER DIRECTLY FROM THE TESTING AGENCY.
34. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE MATERIALS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND AHJ SPECIFICATIONS.
35. ALL CONTRACTORS SHALL CONFINE THEIR ACTIVITIES TO THE WORK AREA. ANY DAMAGE RESULTING FROM ENCROACHMENTS OUTSIDE OF THE WORK AREA SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO REPAIR.
36. THE CONTRACTOR SHALL PROTECT ALL EXISTING: STRUCTURES, UTILITIES, MANHOLES, POLES, GUY WIRES, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, COMMUNICATION BOXES/PEDESTALS, OR OTHER FACILITIES UNLESS SPECIFICALLY NOTED FOR RELOCATION OR REMOVAL. ANY DAMAGES TO PROTECTED ITEMS WILL BE REPAIRED AT NO COST TO THE OWNER.
37. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE OR PUBLIC PROPERTY TO ORIGINAL CONDITION OR BETTER AT NO COST TO THE OWNER.
38. ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY SITE CONSTRUCTION SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER.
39. THE CONTRACTOR SHALL SAVE, PROTECT, AND STORE ALL EXISTING POWER POLES, SIGNS, WATER VALVES, FIRE HYDRANTS, METERS, ETC… THAT ARE TO BE RELOCATED DURING CONSTRUCTION.
40. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, AND ENSURE EXISTING DITCHES AND CULVERTS ARE FREE OF OBSTRUCTIONS AT ALL TIMES.
41. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE THE PROJECT IS LOCATED PRIOR TO CONSTRUCTION. IF REQUIRED, THE CONTRACTOR SHALL SUBMIT THE TRENCH SAFETY PLAN TO THE AHJ. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH AHJ, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE AHJ.
42. THE CONTRACTOR SHALL KEEP TRENCHES FREE OF WATER.
43. SITE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
44. THESE PLANS DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE ENGINEER'S SEAL HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL REQUIRED SAFETY PROCEDURES AND PROGRAMS.
45. SIGNS RELATED TO SITE OPERATION OR SAFETY ARE NOT INCLUDED IN THESE PLANS.
46. THE LOCATION OF THE CONTRACTOR'S FIELD OFFICE AND STAGING AREA SHALL BE AGREED ON BY THE OWNER AND CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING REQUIREMENTS ASSOCIATED WITH THE CONSTRUCTION OFFICE, JOB TRAILER, MATERIAL STORAGE, AND STAGING OPERATIONS.
47. LIGHT POLES, SIGNS, AND OTHER OBSTRUCTIONS SHALL NOT BE PLACED IN ACCESSIBLE ROUTES.
48. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MUTCD.
49. RIM ELEVATIONS OF ALL EXISTING AND PROPOSED MANHOLES SHALL BE COORDINATED OR ADJUSTED TO BE FLUSH WITH TOP OF PAVEMENT OR FINISHED GRADE
50. CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED VALVES, FIRE HYDRANTS, AND OTHER UTILITY APPURTENANCES TO BE FLUSH WITH FINISHED GRADES AT THE TIME OF PAVING.
51. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SEQUENCING/PHASING, AND SHALL CONTACT THE APPROPRIATE AHJ OFFICIALS, INCLUDING BUILDING OFFICIAL, ENGINEERING INSPECTOR, AND FIRE MARSHALL TO LEARN OF ANY REQUIREMENTS.
52. CONTRACTOR IS RESPONSIBLE FOR PREPARATION, SUBMITTAL, AND AHJ APPROVAL OF A TRAFFIC CONTROL PLAN (INCLUDING BOTH VEHICULAR AND PEDESTRIAN DETOURS) PRIOR TO THE START OF CONSTRUCTION. ONCE APPROVED, IT IS THE CONTRACTOR'S RESPONSIBILITY FOR THE IMPLEMENTATION OF THE PLAN.
53. THE CONTRACTOR SHALL KEEP A NEAT AND ACCURATE RECORD OF CONSTRUCTION, INCLUDING ANY DEVIATIONS OR VARIANCES FROM THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS TO THE ENGINEER AND AHJ, IDENTIFYING ALL DEVIATIONS AND VARIATIONS MADE DURING CONSTRUCTION.

**EROSION CONTROL:**

1. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY REQUIREMENTS, LAWS, AND ORDINANCES THAT APPLY TO THE CONSTRUCTION SITE LAND DISTURBANCE.
2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING ENVIRONMENTAL QUALITY AGENCY, INCLUDING, BUT NOT LIMITED TO THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY ("ADEQ") AUTHORIZATION TO DISCHARGE STORMWATER UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM AND THE ARKANSAS WATER AND AIR POLLUTION CONTROL ACT GENERAL PERMIT (PERMIT NO. ARR150000).
3. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE EROSION CONTROL PLAN SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS, STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND SPECIFICATIONS.
4. CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL BEST MANAGEMENT PRACTICES (BMPS) (INSTALLATION, IMPLEMENTATION, MAINTENANCE, REPORTING, AND EFFECTIVENESS OF ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES), ALSO INCLUDING UPDATING THE EROSION CONTROL PLAN DURING CONSTRUCTION AS FIELD CONDITIONS CHANGE.
5. AS STORM SEWER INLETS ARE INSTALLED ON-SITE, TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT EACH INLET PER APPROVED DETAILS.
6. THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL THE AREA IT PROTECTS HAS BEEN PERMANENTLY STABILIZED WITH FINAL STABILIZATION.
7. CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY EROSION AND SEDIMENT CONTROL MEAUSURES NEEDED DUE TO PROJECT PHASING.
8. CONTRACTOR SHALL OBSERVE THE EFFECTIVENESS OF THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AND MAKE FIELD ADJUSTMENTS OR MODIFICATIONS AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE. IF THE MEASURES ARE NOT WORKING EFFECTIVELY TO CONTROL EROSION AND PREVENT SEDIMENT FROM WASHING OFF THE SITE, THEN THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
9. CONTRACTOR SHALL DOCUMENT THE DATES OF INSTALLATION, MAINTENANCE, MODIFICATION, AND REMOVAL FOR EACH TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES EMPLOYED IN THE SWPPP, IF APPLICABLE.
10. OFF-SITE SOIL BORROW, SPOIL, AND STORAGE AREAS (IF APPLICABLE) ARE CONSIDERED PART OF THE PROJECT SITE AND MUST COMPLY WITH THE SWPPP FOR THIS PROJECT. IF THE OFF-SITE AREA IS NOT COVERED UNDER AN APPROVED PERMIT FOR SOIL DISTURBING ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN SUCH PERMITTING AND ENSURE ADEQUATE BMPS ARE USED TO MANAGE RUNOFF FOR THE AREA. THE CONTRACTOR SHALL ENSURE FINAL STABILIZATION IS ACHIEVED ON ANY OFF-SITE AREA PRIOR TO THE COMPLETION OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR MODIFYING THE SWPPP AND EROSION CONTROL PLAN TO INCLUDE ANY OFF-SITE AREAS THAT ARE NOT ANTICIPATED OR SHOWN ON THE EROSION CONTROL PLAN.
11. ALL STAGING, STOCKPILES, SPOIL, AND STORAGE AREAS SHALL BE LOCATED AND BMPS UTILTIZED TO ENSURE THERE IS NO ADVERSE EFFECT TO STORM WATER QUALITY.
12. CONTRACTORS SHALL INSPECT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES, DISTURBED AREAS, AND VEHICLE ENTRY AND EXIT AREAS: 1) AT LEAST ONCE EVERY 7 CALENDAR DAYS OR 2) AT LEAST ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.25 INCHES OR GREATER (A RAIN GAUGE MUST BE MAINTAINED ON-SITE). THE SCHEDULE MUST BE SPECIFIED IN THE SWPPP. THE SCHEDULE MUST ALSO COMPLY WITH ANY OTHER LOCAL REQUIREMENTS.
13. CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE/EXIT IN ACCORDANCE WITH THESE PLANS AND THE SWPPP. CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION TRAFFIC USES THE STABILIZED ENTRANCE/EXIT AT ALL TIMES FOR ALL INGRESS/EGRESS. VEHICLE TIRE WASHING MAY ALSO BE USED AS A SUBSTITUTE.
14. WASHING OF VEHICLES TO REMOVE SEDIMENT PRIOR TO EXITING THE SITE, SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS TO AN APPROVED SEDIMENT TRAP.
15. SITE ENTRY AND EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OF SEDIMENT AND FLOWING OF CONTAMINATED RUNOFF ONTO OFF-SITE ROADWAYS. ALL SEDIMENT AND DEBRIS FROM THE SITE THAT IS DEPOSITED ONTO AN OFF-SITE ROADWAY SHALL BE REMOVED IMMEDIATELY.
16. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REMOVING ALL SEDIMENT AND DEBRIS FROM THE OFF-SITE ROADWAYS THAT ARE A RESULT OF CONSTRUCTION, AS REQUESTED BY OWNER AND CITY.
17. WHEN SEDIMENT OR DEBRIS HAS CLOGGED THE VOID SPACES BETWEEN STONES OF THE CONSTRUCTION ENTRANCE OR DIRT IS BEING TRACKED ONTO A ROADWAY, THE CONSTRUCTION ENTRANCE MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASH-DOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH A BMP TO CONTROL SEDIMENT AND DEBRIS LEAVING THE SITE. PERIODIC RE-GRADING OR NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFECTIVENESS OF THE CONSTRUCTION ENTRANCE.
18. CONTRACTOR SHALL INSTALL A TEMPORARY SEDIMENT BASIN FOR ANY ON-SITE DRAINAGE AREA EQUALING TEN ACRES OR MORE, INCLUDING RUN-ON FROM OTHER AREAS). IF NO ENGINEERING DESIGN HAS BEEN PROVIDED FOR A SEDIMENTATION BASIN, THE CONTRACTOR SHALL ARRANGE FOR AN APPROPRIATE DESIGN TO BE PROVIDED.
19. ALL REGULATORY FINES IMPOSED FOR SEDIMENT OR DEBRIS DISCHARGED FROM THE SITE SHALL BE PAID BY THE CONTRACTOR.
20. SOIL STABILIZATION SHALL BE INITIATED IMMEDIATELY WHEN CLEARING, GRADING, OR EXCAVATION ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
21. CONTRACTOR SHALL FOLLOW GENERAL GOOD HOUSEKEEPING PRACTICES DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF LOOSE DIRT, DEBRIS, AND TRASH AS CONSTRUCTION PROGRESSES.
22. UPON COMPLETION OF SITE GRADING, ALL SURFACES OF DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED. FINAL STABILIZATION IS ACHIEVED WHEN THE AREA IS EITHER COVERED BY PERMANENT IMPERVIOUS STRUCTURES, SUCH AS BUILDINGS, SIDEWALK, PAVEMENT, OR A UNIFORM PERENNIAL VEGETATIVE COVER AS OUTLINED IN THE STATE GENERAL PERMIT
23. AT THE CONCLUSION OF THE PROJECT, ALL INLETS, DRAINPIPE, CHANNELS, DRAINAGEWAYS AND BORROW DITCHES AFFECTED BY THE CONSTRUCTION SHALL BE DREDGED, AND THE SEDIMENT GENERATED BY THE PROJECT SHALL BE REMOVED AND DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS.
24. THE SWPPP PREPARED FOR THIS PROJECT IS AN INTEGRAL PART OF THE PLANS AND CONTRACT DOCUMENTS. THE CONTRACTOR IS ADVISED TO REVIEW AND STRICTLY FOLLOW THE REQUIREMENTS OUTLINED IN THE SWPPP TO OBTAIN PERMIT COVERAGE FOR STORMWATER DISCHARGE AND UNDERSTAND THE REQUIREMENTS FOR TERMINATING PERMIT COVERAGE AT THE COMPLETION OF CONSTRUCTION.

**DEMOLITION:**

1. KH IS NOT RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT DEMOLITION SHOWN IN THESE PLANS. THE DEMOLITION PLAN INDICATES THE KNOWN OBJECTS ON THE SUBJECT TRACT THAT ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE AND IS NOT ALL ENCOMPASSING.
2. THE DEMOLITION PLAN WAS PREPARED BASED ON FIELD SURVEY DATA AND UTILITY INFORMATION PROVIDED BY OTHERS. KH DOES NOT WARRANT OR REPRESENT THAT THE PLAN: SHOWS ALL IMPROVEMENTS AND UTILITIES, THAT THE IMPROVEMENTS AND UTILITIES ARE SHOWN ACCURATELY, OR THAT THE UTILITIES SHOWN CAN BE REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ITS OWN SITE ASSESSMENT OF THE SCOPE OF DEMOLITION. THE CONTRACTOR IS TO CONFIRM WITH THE OWNERS OF IMPROVEMENTS AND UTILITIES, THE ABILITY AND PROCESS FOR THE REMOVAL OF THEIR FACILITIES.
3. THE DEMOLITION PLAN IS INTENDED TO GIVE A GENERAL GUIDE TO THE CONTRACTOR, TO LEAVE THE SITE IN A STATE SUITABLE FOR THE CONSTRUCTION OF THE PROPOSED PROJECT. REMOVAL OR PRESERVATION OF IMPROVEMENTS, UTILITIES, ETC. TO ACCOMPLISH THIS GOAL ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR IS STRONGLY CAUTIONED TO REVIEW THE FOLLOWING REPORTS DESCRIBING SITE CONDITIONS PRIOR TO BIDDING AND IMPLEMENTING THE DEMOLITION PLAN (IF APPLICABLE):
   - a. ENVIRONMENTAL SITE ASSESSMENT PROVIDED BY THE OWNER.
   - b. ASBESTOS BUILDING INSPECTION REPORT(S) PROVIDED BY THE OWNER.
   - c. GEOTECHNICAL REPORT PROVIDED BY THE OWNER.
   - d. OTHER REPORTS THAT ARE APPLICABLE AND AVAILABLE.
5. CONTRACTOR SHALL CONTACT THE OWNER TO VERIFY WHETHER ADDITIONAL REPORTS OR AMENDMENTS TO THE ABOVE CITED REPORTS HAVE BEEN PREPARED AND TO OBTAIN/REVIEW/AND COMPLY WITH THE RECOMMENDATIONS OF SUCH REPORTS PRIOR TO STARTING ANY WORK ON THE SITE.
6. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING THE DEMOLITION OF IMPROVEMENTS, UTILITIES, OR ANY OBJECTS ON THE SITE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO REVIEW THE SITE, DETERMINE THE APPLICABLE REGULATIONS, AND COMPLY WITH THE TERMS OF ANY REQUIRED PERMITS AND AUTHORIZATIONS OBTAINED BY THE CONTRACTOR FROM THE AHJ FOR THE DISPOSAL OF MATERIALS OFFSITE.
7. KH DOES NOT REPRESENT THAT THE REPORTS REFERENCED ABOVE ARE ACCURATE, COMPLETE, OR COMPREHENSIVE SHOWING ALL ITEMS THAT WILL NEED TO BE DEMOLISHED AND REMOVED.
8. EXISTING SURFACE PAVEMENT MAY OVERLAY OTHER HIDDEN STRUCTURES, SUCH AS ADDITIONAL LAYERS OF PAVEMENT, STRUCTURES, FOUNDATIONS OR WALLS, THAT ARE ALSO TO BE REMOVED.
9. ALL ITEMS NOT CALLED OUT FOR DEMOLITION ARE TO BE PROTECTED IN PLACE

**GRADING:**

1. THE CONTRACTOR AND GRADING SUBCONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL OBTAIN ANY REQUIRED GRADING PERMITS FROM THE AHJ.
3. UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN PAVED AREAS REFLECT TOP OF PAVEMENT (TP). IN LOCATIONS ALONG A CURB LINE, ADD 6-INCHES (OR THE HEIGHT OF THE CURB) TO THE TP GRADE FOR TOP OF CURB (TC) ELEVATION.
4. UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN OUTSIDE THE PAVEMENT AREAS REFLECT TOP OF FINISHED GRADE.
5. THE PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS, HIGH POINTS (HP), LOW POINTS (LP), AND ANNOTATED SLOPES ARE TO BE USED IN CASE OF DISCREPANCY.
6. ALL FINISHED GRADES SHALL TRANSITION UNIFORMLY BETWEEN THE FINISHED ELEVATIONS SHOWN.
7. WHEN PERFORMING THE GRADING OPERATIONS, THE CONTRACTOR SHALL PROVIDE AN APPROPRIATE ELEVATION HOLD-DOWN ALLOWANCE FOR THE THICKNESS OF PAVEMENT, SIDEWALK, TOPSOIL, MULCH, STONE, LANDSCAPING, RIP-RAP AND ALL OTHER SURFACE MATERIALS THAT WILL CONTRIBUTE TO THE TOP OF FINISHED GRADE.
8. NO REPRESENTATIONS OF EARTHWORK QUANTITIES OR SITE BALANCE ARE MADE BY THESE PLANS. THE CONTRACTOR SHALL PROVIDE THEIR OWN EARTHWORK CALCULATIONS TO DETERMINE THEIR CONTRACT QUANTITIES AND COST.
9. UNLESS OTHERWISE AGREED UPON BY THE OWNER, ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. ALL UNUSABLE EXCAVATED MATERIAL AND WASTE RESULTING FROM SITE CLEARING, GRUBBING, AND STRIPPING OPERATIONS SHALL BE REMOVED FROM THE SITE AND BE APPROPRIATELY DISPOSED OF BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE. DISPOSAL SHALL BE IN A MANNER THAT ADHERES TO LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.
10. THE CONTRACTOR SHALL KEEP A RECORD OF ALL DISPOSAL LOCATIONS, ALONG WITH RECEIVING LANDOWNER'S WRITTEN APPROVAL TO DO SO.
11. BEFORE ANY EARTHWORK OPERATIONS ARE PERFORMED, THE CONTRACTOR SHALL STAKE AND MARK THE LIMITS OF THE PROJECT'S PROPERTY LINE AND SITE IMPROVEMENTS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE (HORIZONTAL) AND GRADE (VERTICAL) CONTROL POINTS RELATED TO EARTHWORK. THE CONTRACTOR SHALL REFER TO THE APPLICABLE SITE PLAN, SURVEY, OR PLAT FOR THE PROJECT'S PROPERTY LINE AND PROPOSED IMPROVEMENT HORIZONTAL DIMENSIONS.
12. CONTRACTOR TO DISPOSE OF ALL EXCESS EXCAVATION MATERIALS IN A MANNER THAT ADHERES TO LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS. THE CONTRACTOR SHALL KEEP A RECORD OF WHERE EXCESS EXCAVATION WAS DISPOSED, ALONG WITH THE RECEIVING LANDOWNER'S APPROVAL TO DO SO.
13. THE CONTRACTOR SHALL CLEAR, GRUB, AND STRIP THE SITE AND PLACE, COMPACT, AND CONDITION FILL PER THE GEOTECHNICAL REPORT. FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
14. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF TOPSOIL AT THE COMPLETION OF FINE GRADING. CONTRACTOR SHALL REFER TO LANDSCAPE ARCHITECTURE PLANS FOR SPECIFICATIONS AND REQUIREMENTS FOR TOPSOIL.
15. NO EARTHWORK FILL SHALL BE PLACED IN ANY EXISTING DRAINAGE WAY, SWALE, CHANNEL, DITCH, CREEK, OR FLOODPLAIN FOR ANY REASON OR ANY LENGTH OF TIME, UNLESS OTHERWISE SHOWN ON THE PLANS AND PROVIDE PROVISIONS FOR ADEQUATE DRAINAGE.
16. TEMPORARY CULVERTS MAY BE REQUIRED IN SOME LOCATIONS TO CONVEY RUN-OFF DURING CONSTRUCTION.

15.CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT AND STRUCTURAL PLANS AND SPECIFICATIONS FOR FILL, CONDITIONING, AND PREPARATION OF THE BUILDING PAD AND ANY NOTED OVERBUILD OF THE BUILDING PAD.

18.CONTRACTOR SHALL ENSURE THAT SUFFICIENT POSITIVE SLOPE AWAY FROM THE BUILDING PAD IS ACHIEVED FOR ENTIRE PERIMETER OF THE PROPOSED BUILDING(S) DURING GRADING OPERATIONS AND IN THE FINAL CONDITION. IF THE CONTRACTOR OBSERVES THAT THIS WILL NOT BE ACHIEVED, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.

19.THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST BY SPRINKLING WATER, OR BY OTHER MEANS APPROVED BY THE AHJ, AT NO ADDITIONAL COST TO THE OWNER.

20.EXISTING TREE LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL TREE LOCATIONS, GENERAL PROTECTED ZONES, AND INDIVIDUAL PROTECTED TREE CRITICAL ROOT ZONES. CONTRACTOR SHALL NOTIFY THE ENGINEER AND LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH THE TREE PRESERVATION PLAN AND PROPOSED GRADING PRIOR TO COMMENCING THE WORK.

21.TREE PROTECTION MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE AHJ STANDARD TREE PROTECTION DETAILS AND THE APPROVED TREE PRESERVATION PLAN.

22.CONTRACTOR SHALL REFER TO THE LANDSCAPING LANDSCAPE AND TREE PRESERVATIONS PLANS FOR ALL INFORMATION AND DETAILS REGARDING EXISTING TREES TO BE REMOVED AND PRESERVED.

23.NO TREE SHALL BE REMOVED UNLESS A TREE REMOVAL PERMIT HAS BEEN ISSUED BY THE AHJ, OR AHJ HAS OTHERWISE CONFIRMED IN WRITING THAT ONE IS NOT NEEDED

24.IN THE EVENT THAT A TREE PRESERVATION PLAN DOES NOT EXIST OR IS NOT REQUIRED BY THE AHJ, NO TREE SHALL BE REMOVED OR DAMAGED WITHOUT PRIOR AUTHORIZATION OF THE OWNER. EXISTING TREES SHALL BE PRESERVED WHENEVER POSSIBLE AND GRADING IMPACT TO THEM HELD TO A MINIMUM.

25.AFTER PROPER PLACEMENT OF THE PAVEMENT SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, THE CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING AND INADEQUATE SLOPE FOR DRAINAGE. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED DRAINAGE STRUCTURE TO CONVEY STORMWATER RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY AREAS OF POOR DRAINAGE ARE DISCOVERED.

26.THE CONTRACTOR MAY MAKE FIELD ADJUSTMENTS OF PROPOSED SPOT GRADES, IF APPROVED BY THE ENGINEER.

**PAVING:**

1. ALL SUBGRADE AND PAVING MATERIALS AND ASSOCIATED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE: PLANS, ARDOT STANDARD DETAILS AND SPECIFICATIONS (UNLESS OTHERISE NOTED THAT AHJ DETAILS AND SPECIFICATIONS SHALL BE FOLLOWED), FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE ARDOT SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST.
2. ACCESSIBLE CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE AHJ STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
3. ACCESSIBLE PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS.
4. ALL ACCESSIBLE RAMPS, STRIPING, SIGNAGE, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA AND AHJ STANDARDS.
5. ANY COMPONENTS OF THE PROJECT SERVING MULTIFAMILY DWELLINGS IN BUILDINGS THAT HAVE 4 OR MORE UNITS PER BUILDING SHALL COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
6. CONTRACTOR SHALL CONSTRUCT PROPOSED PAVEMENT TO MATCH EXISTING PAVEMENT WITH A SMOOTH, FLUSH, CONNECTION.
7. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDING AS SHOWN ON THE PLANS. ALL PAINT AND PAVEMENT MARKINGS SHALL ADHERE TO AHJ AND OWNER STANDARDS.
8. REFER TO AHJ STANDARD DETAILS AND SPECIFICATIONS FOR JOINT LAYOUT PLAN REQUIREMENTS FOR PUBLIC PAVEMENT.
9. ALL REINFORCING STEEL SHALL CONFORM TO THE GEOTECHNICAL REPORT, AHJ STANDARDS, AND ASTM A-615, GRADE 60, AND SHALL BE SUPPORTED BY BAR CHAIRS. CONTRACTOR SHALL USE THE MORE STRINGENT OF THE AHJ AND GEOTECHNICAL STANDARDS.
10. ALL JOINTS SHALL EXTEND THROUGH THE CURB.
11. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
12. SAWCUTS SHALL EXTEND FULL DEPTH OF THE EXISTING PAVEMENT SECTION FOR REMOVAL OF PAVEMENT.
13. FIRE LANES SHALL BE MARKED AND LABELED AS A FIRE LANE PER AHJ STANDARDS.
14. UNLESS THE PLANS SPECIFICALLY DICTATE TO THE CONTRARY, ON-SITE AND OTHER DIRECTIONAL SIGNS SHALL BE ORIENTED SO THEY ARE READILY VISIBLE TO THE ONCOMING TRAFFIC FOR WHICH THEY ARE INTENDED.
15. CONTRACTOR IS RESPONSIBLE FOR INSTALLING NECESSARY CONDUIT FOR LIGHTING, IRRIGATION, ETC. PRIOR TO PLACEMENT OF PAVEMENT. ALL CONSTRUCTION DOCUMENTS (CIVIL, MEP, LANDSCAPE, IRRIGATION, AND ARCHITECTURE) SHALL BE CONSULTED FOR POTENTIAL PLACEMENT LOCATIONS.
16. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA, AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP RUN SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE (INCLUDING RAMPS OR LANDINGS) EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
17. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.

**STORM DRAINAGE:**

1. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER SYSTEM.
2. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING STORM SEWER FACILITIES THAT ARE TO BE CONNECTED TO PRIOR TO START OF CONSTRUCTION OF ANY STORM SEWER. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
3. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, BOTH HORIZONTAL AND VERTICAL AS THEY RELATE TO UTLITIES CROSSING THE STORM SEWER, TO INCLUDE THE HORIZONTAL AND VERTICAL LOCATION OF ANY DRAINAGE INLET.
4. FLOW LINE, TOP-OF-CURB, RIM, THROAT, AND GRATE ELEVATIONS OF PROPOSED INLETS SHALL BE VERIFIED WITH THE GRADING PLAN AND FIELD CONDITIONS PRIOR TO THEIR INSTALLATION.
5. ALL PUBLIC STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO AHJ STANDARD DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR REQUIRED AHJ INSPECTIONS.
6. ALL PRIVATE STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE PLUMBING CODE, UNLESS OTHERWISE NOTED. CONTRACTOR SHALL ARRANGE FOR REQUIRED AHJ INSPECTIONS.
7. ALL STORM PIPE CONNECTIONS ENTERING STRUCTURES OR OTHER STORM PIPES SHALL HAVE A CONCRETE COLLAR AND BE GROUTED TO ASSURE THE CONNECTION IS WATERTIGHT.
8. ALL PUBLIC OR PRIVATE STORM SEWER PIPE 18-INCHES AND GREATER SHALL BE CLASS III RCP OR OTHER APPROVED MATERIAL, UNLESS OTHERWISE NOTED ON THE PLANS.
9. WHERE COVER EXCEEDS 20-FEET OR IS LESS THAN 2-FEET, CLASS IV RCP SHALL BE USED.
10. IF CONTRACTOR PROPOSES TO USE HDPE OR PVC IN LIEU OF RCP FOR PRIVATE STORM SEWER, CONTRACTOR SHALL SUBMIT TECHNICAL DATA TO THE OWNER, ENGINEER AND AHJ ENGINEER/INSPECTOR FOR APPROVAL PRIOR TO ORDERING THE MATERIAL. ANY PROPOSED HDPE AND PVC SHALL BE WATERTIGHT.
11. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING FOR ALL STORM SEWER LINES.
12. EMBEDMENT AND BACKFILL FOR ALL STORM SEWER LINES, PUBLIC OR PRIVATE, SHALL BE PER AHJ STANDARD DETAILS.
13. ALL WYE CONNECTIONS AND PIPE BENDS ARE TO BE PREFABRICATED AND INSTALLED PER MANUFACTURERS SPECIFICATIONS.

**POND NOTES:**

1. ANY PONDS THAT ARE INTENDED TO HOLD WATER INDEFINITELY (WET PONDS) SHALL BE CONSTRUCTED AS FOLLOWS:
   - a. WET PONDS SHALL BE WATERTIGHT.
   - b. THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR POND LINER SPECIFICATIONS.
   - c. A GEOTECHNICAL ENGINEER SHALL REVIEW AND APPROVE ALL POND LINER MATERIAL, PLACEMENT PROCEDURES, AND PROVIDE TESTING TO ENSURE THE POND LINER MATERIAL PLACED IS WATERTIGHT.
   - d. STORM SEWER PIPES AND HEADWALLS THAT CONNECT TO A WET POND SHALL BE INSTALLED WITH WATERTIGHT JOINTS TO AT LEAST 1-FOOT ABOVE THE NORMAL POOL WATER SURFACE ELEVATION.
   - e. ANY GRAVEL OR OTHER PERVIOUS EMBEDMENT AROUND PIPES OR OUTFALL STRUCTURES NEAR THE WET POND SHALL BE ELIMINATED FOR AT LEAST 20-FEET FROM THE WET POND SO NO ROUTE FOR WATER TO LEAK THROUGH THE EMBEDMENT MATERIAL IS PROVIDED. BACKFILL IN THESE AREAS SHALL BE OF IMPERVIOUS MATERIAL.
   - f. THE WATER LEVEL FOLLOWING COMPLETION AND FILLING OF THE WET POND SHALL BE MONITORED BY THE CONTRACTOR FOR AT LEAST 60 DAYS TO OBSERVE WATER INFLOW, OUTFLOW, AND CALCULATE EVAPORATION TO VERIFY THAT THE POND IS WATERTIGHT.
   - g. THE WET POND WATER LEVEL SHALL ALSO BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION SO THAT IT REMAINS FULL TO ITS DESIGN WATER LEVEL, AND IS NOT LOWERED, AS THIS MAY DRY-OUT THE POND LINER AND RISK ITS WATERTIGHT PROPERTIES.

**WATER AND WASTEWATER:**

1. ALL UTILITIES TO BE INSTALLED PER LOCAL SPECIFICATIONS. NOTES PROVIDED ARE TO BE USED IN THE ABSENCE OF LOCAL SPECIFICATION.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE WATER AND WASTEWATER IMPROVEMENTS.
3. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING WATER AND WASTEWATER FACILITIES THAT ARE TO BE CONNECTED TO PRIOR TO START OF CONSTRUCTION OF ANY WATER OR WASTEWATER. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF ALL UTILITY CROSSINGS PRIOR TO THE INSTALLATION OF ANY WATER OR WASTEWATER PIPE. SHOWN AND CALLED OUT ON PROFILE.
5. ALL PUBLIC WATER AND WASTEWATER PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO AHJ STANDARD DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR REQUIRED AHJ INSPECTIONS.
6. ALL PRIVATE FIRE SERVICE MAINS SHALL BE PVC C900 DR-14 OR APPROVED EQUAL. ALL PRIVATE FIRE SERVICE MAINS AND ALL ASSOCIATED FIRE PROTECTION APPURTENANCES SHALL BE INSTALLED, FLUSHED, AND TESTED TO CONFORM WITH NFPA 13 AND 24, INCLUDING ALL AHJ AMENDMENTS.
7. ALL PRIVATE WATER SERVICE PIPE SHALL BE TYPE K COPPER TUBING OR SCHEDULE 40 PVC, AND CONFORM TO AND BE INSTALLED PER THE PLUMBING CODE, INCLUDING ANY AHJ AMENDMENTS.
8. ALL PRIVATE BUILDING SEWER LATERALS SHALL BE A MINIMUM OF SCHEDULE 40, ASTM F789/D3212. BUILDING SEWER LINES SHALL CONFORM TO AND BE INSTALLED PER THE PLUMBING CODE, INCLUDING ANY AHJ AMENDEMENTS.
9. FIRE SPRINKLER LINES SHALL BE DESIGNED AND INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR, AND COMPLY TO ALL APPLICABLE CODES REQUIRED. THESE PLANS WERE PREPARED WITHOUT THE BENEFIT OF THE FIRE SPRINKLER DESIGN. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES IMMEDIATELY.
10. EMBEDMENT AND BACKFILL FOR ALL WATER AND WASTEWATER LINES, PUBLIC OR PRIVATE, SHALL BE PER AHJ STANDARD DETAILS AND SPECIFICATIONS.
11. CONTRACTOR SHALL TAKE REQUIRED SANITARY PRECAUTIONS, FOLLOWING ANY AHJ, AND AWWA STANDARDS, TO KEEP WATER PIPE AND FITTINGS CLEAN AND CAPPED AT TIMES WHEN INSTALLATION IS NOT IN PROGRESS.
12. ALL WATER AND WASTEWATER SERVICES SHALL TERMINATE 5-FEET OUTSIDE THE BUILDING, UNLESS NOTED OTHERWISE.
13. CONTRACTOR SHALL SEQUENCE WATER AND WASTEWATER CONSTRUCTION TO AVOID INTERRUPTION OF SERVICE TO SURROUNDING PROPERTIES. IF REQUIRED, CONTRACTOR SHALL COMPLY WITH AHJ REQUIREMENTS FOR WATER AND WASTEWATER SERVICE DISRUPTIONS AND THE AMOUNT OF PRIOR NOTICE THAT IS REQUIRED, AND SHALL COORDINATE DIRECTLY WITH THE AHJ.
14. CONTRACTOR SHALL MAINTAIN WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION (IF NECESSARY, BY USE OF TEMPORARY METHODS APPROVED BY THE AHJ AND OWNER). THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO THE PROJECT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
15. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING WATER AND WASTEWATER LINES CROSSING THE PROJECT. THE CONTRACTOR SHALL REPAIR ALL DAMAGED LINES IMMEDIATELY. ALL REPAIRS OF EXISTING WATER MAINS, WATER SERVICES, SEWER MAINS, AND SANITARY SEWER SERVICES ARE SUBSIDIARY TO THE WORK, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
16. VALVE ADJUSTMENTS SHALL BE CONSTRUCTED SUCH THAT THE COVERS ARE AT FINISHED GRADE OF THE PROPOSED PAVEMENT.
17. THE ENDS OF ALL EXISTING WATER AND WASTEWATER MAINS THAT ARE CUT, BUT NOT REMOVED, SHALL BE PLUGGED AND ABANDONED IN PLACE PER AHJ REQUIREMENTS. THIS WORK SHALL BE CONSIDERED AS A SUBSIDIARY COST TO THE PROJECT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
18. ALL FIRE HYDRANTS, VALVES, TEES, BENDS, WYES, REDUCERS, FITTINGS, AND ENDS SHALL BE MECHANICALLY RESTRAINED AND/OR THRUST BLOCKED TO AHJ STANDARDS.
19. CONTRACTOR SHALL INSTALL A FULL SEGMENT OF WATER OR WASTEWATER PIPE CENTERED AT ALL UTILITY CROSSINGS SO THAT THE JOINTS ARE GREATER THAN 10-FEET FROM THE CROSSING.
20. ALL CROSSINGS AND LOCATIONS WHERE WASTEWATER IS LESS THAN 10-FEET FROM WATER, SHALL BE PROTECTED ACCORDING TO AHJ SPECIFICATIONS
21. ALL CROSSING AND LOCATIONS WHERE WATER IS LESS THAN 10-FEET FROM WASTEWATER, SHALL BE PROTECTED ACCORDING TO AHJ SPECIFICATIONS
22. ALL WATER AND WASTEWATER SHALL BE TESTED IN ACCORDANCE WITH THE AHJ, AND AWWA STANDARDS AND SPECIFICATIONS. AT A MINIMUM, THIS SHALL CONSIST OF THE FOLLOWING:
   - a. ALL WATERLINES SHALL BE HYDROSTATICALLY TESTED AND CHLORINATED BEFORE BEING PLACED INTO SERVICE. CONTRACTOR SHALL COORDINATE WITH THE AHJ FOR THEIR REQUIRED PROCEDURES
   - b. WASTEWATER LINES AND MANHOLES SHALL BE PRESSURE TESTED. CONTRACTOR SHALL COORDINATE WITH THE AHJ FOR THEIR REQUIRED PROCEDURES. AFTER COMPLETION OF THESE TESTS, A TELEVISION INSPECTION SHALL BE PERFORMED AND PROVIDED TO THE AHJ AND OWNER IN DIGITAL FORMAT.
23. CONTRACTOR SHALL INSTALL DETECTABLE WIRING OR MARKING TAPE A MINIMUM OF 12" ABOVE WATER AND WASTEWATER LINES. MARKER DECALS SHALL BE LABELED "CAUTION - WATER LINE", OR "CAUTION - SEWER LINE". DETECTABLE WIRING AND MARKING TAPE SHALL COMPLY WITH AHJ STANDARDS, AND SHALL BE INCLUDED IN THE COST OF THE WATER AND WASTEWATER PIPE.
24. DUCTILE IRON PIPE SHALL BE PROTECTED FROM CORROSION BY A LOW-DENSITY POLYETHYLENE LINER WRAP THAT IS AT LEAST A SINGLE LAYER OF 8-MIL. ALL DUCTILE IRON JOINTS SHALL BE BONDED. CORROSION PROTECTION SHALL COMPLY WITH AHJ STANDARDS, AND SHALL BE INCLUDED IN THE COST OF THE WATER PIPE.
25. WATERLINES SHALL BE INSTALLED AT NO LESS THAN THE MINIMUM COVER REQUIRED BY THE AHJ.
26. CONTRACTOR SHALL PROVIDE CLEAN-OUTS FOR PRIVATE SANITARY SEWER LINES AT ALL CHANGES IN DIRECTION AND 100-FOOT INTERVALS, OR AS REQUIRED BY THE APPLICABLE PLUMBING CODE. CLEAN-OUTS REQUIRED IN PAVEMENT OR SIDEWALKS SHALL HAVE CAST IRON COVERS FLUSH WITH FINISHED GRADE.
27. CONTRACTOR SHALL PROVIDE BACKWATER VALVES FOR PLUMBING FIXTURES AS REQUIRED BY THE APPLICABLE PLUMBING CODE (E.G. FLOOR ELEVATION OF A FIXTURE UNIT IS BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER). CONTRACTOR SHALL REVIEW BOTH MEP AND CIVIL PLANS TO CONFIRM WHERE THESE ARE REQUIRED.
28. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" OF VERTICAL CLEARANCE BETWEEN WATER AND SEWER MAINS WITH WATER ON TOP.
29. WHERE SEPARATION CANNOT BE MAINTAINED, WATER MAIN SHALL BE ENCASED.
30. IF WATER MAIN IS BELOW SEWER, WATER SHALL BE ENCASED WITH A MINIMUM OF 18" OF SEPARATION BETWEEN SEWER AND ENCASEMENT PIPE.
31. MINIMUM VERTICAL SEPARATION BETWEEN STORM AND WATER/SEWER IS 6 INCHES
32. MINIMUM HORIZONTAL SEPARATION BETWEEN STORM AND WATER OR SEWER IS 3 FEET
33. MINIMUM HORIZONTAL SEPARATION BETWEEN WATER AND SEWER IS 10 FEET

**ABBREVIATIONS AND DEFINITIONS:**

| | |
|---|---|
| A | AREA |
| ADA | AMERICANS WITH DISABILITIES ACT |
| AHJ | AUTHORITY HAVING JURISDICTION |
| ADEQ | ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY |
| ARDOT | ARKANSAS DEPARTMENT OF TRANSPORTATION |
| AWWA | AMERICAN WATER WORKS ASSOCIATION |
| B-B | BACK-TO-BACK |
| BC | BEGIN CURVE |
| BC | BACK OF CURB |
| BCR | BEGIN CURB RETURN |
| BMP | BEST MANAGEMENT PRACTICE |
| BOC | BACK OF CURB |
| BVCE | BEGIN VERTICAL CURVE ELEVATION |
| BVCS | BEGIN VERTICAL CURVE STATION |
| BW | BASE OF WALL AT TOP OF FINISHED GRADE |
| CFS | CUBIC FEET PER SECOND |
| AHJ | AUTHORITY HAVING JURISDICTION (CITY, TOWN, OR OTHER APPLICABLE GOVERNMENT JURISDICTION) |
| C/L OR CL | CENTERLINE |
| CONC | CONCRETE |
| CY | CUBIC YARD |
| DEMO | DEMOLITION |
| DG | DECOMPOSED GRANITE |
| DTL | DETAIL |
| EA | EACH |
| EC | END CURVE |
| ECR | END CURB RETURN |
| EG | EXISTING GROUND |
| EL | ELEVATION |
| ELEC | ELECTRICAL |
| ELEV | ELEVATION |
| EOP | EDGE OF PAVEMENT |
| EOR | ENGINEER OF RECORD |
| EPA | UNITES STATES ENVIRONMENTAL PROTECTION AGENCY |
| ESMT | EASEMENT |
| EVCE | END VERTICAL CURVE ELEVATION |
| EVCS | END VERTICAL CURVE STATION |
| EX. | EXISTING |
| F-F | FACE TO FACE |
| FG | FINISHED GROUND |
| FH | FIRE HYDRANT |
| FL | FLOW LINE |
| FOC | FACE OF CURB |
| FT | FEET |
| G | GUTTER |
| HGL | HYDRAULIC GRADE LINE |
| HP | HIGH POINT |
| KH | KIMLEY-HORN AND ASSOCIATES, INC. |
| KHA | KIMLEY-HORN AND ASSOCIATES, INC. |
| LAT | LATERAL |
| LF | LINEAR FEET |
| LP | LOW POINT |
| LT | LEFT |
| MAX | MAXIMUM |
| ME | MATCH EXISTING ELEVATION |
| MH | MANHOLE |
| MIN | MINUTE / MINIMUM |
| MUTCD | MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES |
| NO | NUMBER |
| NOI | NOTICE OF INTENT |
| NOT | NOTICE OF TERMINATION |
| NTS | NOT TO SCALE |
| OC | ON CENTER |
| OFF | OFFSET |
| OSHA | OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION |
| PC | POINT OF CURVATURE |
| PCC | PORTLAND CEMENT CONCRETE / POINT OF COMPOUND CURVATURE |
| PGL | PROPOSED GRADE LINE |
| PI | POINT OF INFLECTION |
| PROP | PROPOSED |
| PRC | POINT OF REVERSE CURVATURE |
| PSI | POUNDS PER SQUARE INCH |
| PT | POINT OF TANGENCY |
| PVC | POLYVINYL CHLORIDE |
| PVI | POINT OF VERTICAL INFLECTION |
| PVMT | PAVEMENT |
| RCP | REINFORCED CONCRETE PIPE |
| ROW | RIGHT OF WAY |
| RT | RIGHT |
| SF | SQUARE FEET |
| SS | SANITARY SEWER |
| SSMH | SANITARY SEWER MANHOLE |
| STA | STATION |
| STD | STANDARD |
| SY | SQUARE YARD |
| TC | TOP OF CURB |
| TEMP | TEMPORARY |
| TH | THROAT |
| TP | TOP OF PAVEMENT |
| TW | TOP OF WALL |
| TYP | TYPICAL |
| VC | VERTICAL CURVE |
| WTR | WATER |
| WW | WASTEWATER |

**UTILITY CONTACTS:**

1. AT&T, **KENNY HARTSFIELD, 479-368-3952,** [redacted]
2. OZARKS ELECTRIC COOPERATION, **WESLEY MAHAFFEY, 479-684-4949,** [redacted]
4. BLACK HILLS ENERGY, **SCOTT STOKES, 479-601-8383,** [redacted]
5. STORM SEWER, **CHRIS HERRERA, 479-756-7716,** [redacted]
6. SANITARY SEWER/WATER, **RICK PULVIRENTI, 479-751-5751,** [redacted]

THESE PLAN AND GENERAL NOTES REFER TO:
**GEOTECHNICAL ENGINEERING REPORT**
**DONE BY: TERRACON**
**PROJ NO. KB255037**
**DATE: AUGUST 22, 2025**
INCLUDING ALL REVISIONS AND ADDENDA TO THIS REPORT THAT MAY HAVE BEEN RELEASED AFTER THE NOTED DATE.

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| No. | REVISIONS | DATE | BY |
|---|---|---|---|

**Kimley»Horn**

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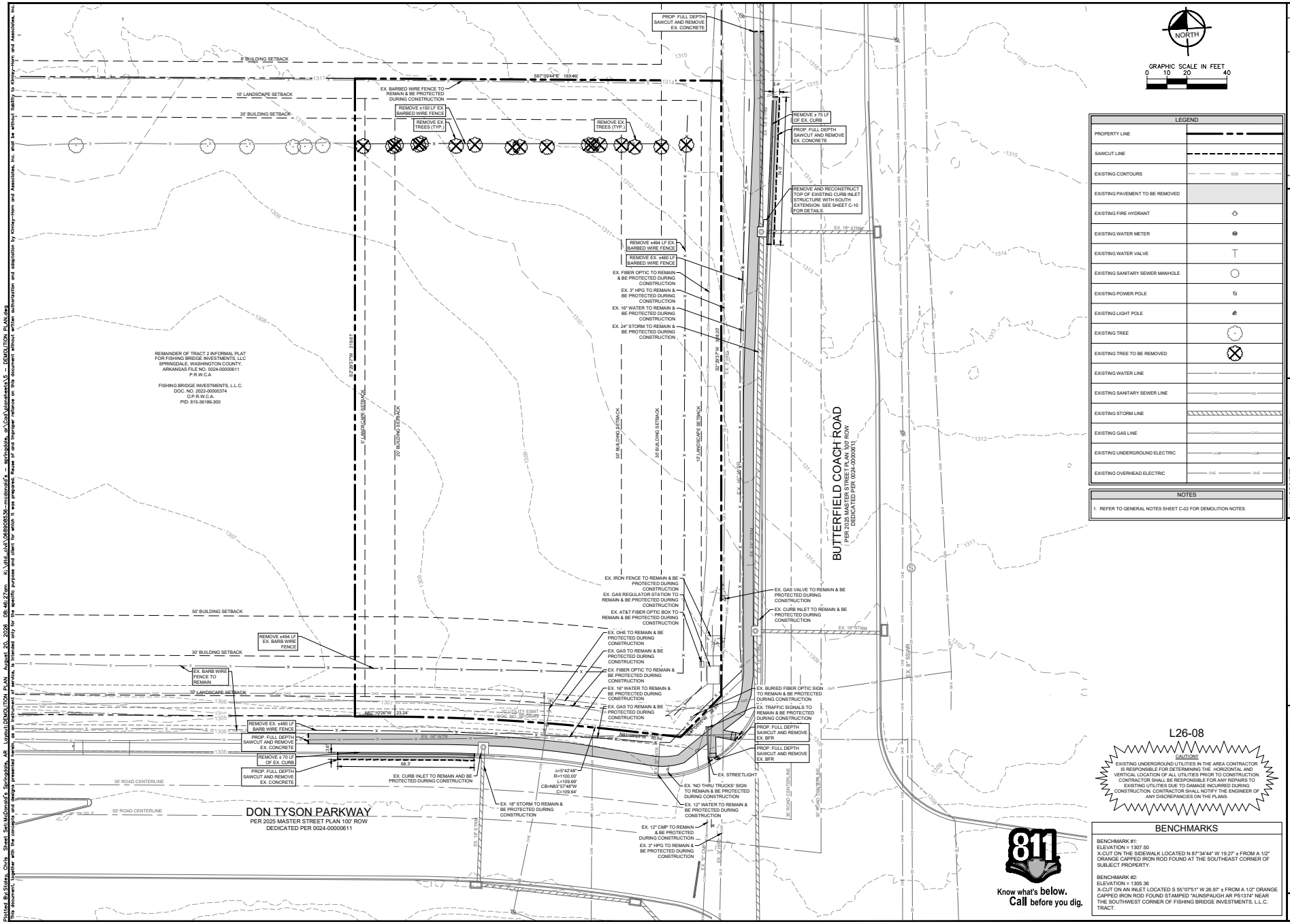
STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 14021 NATHANIELL BACHELOR
08/20/2026

| | |
|---|---|
| KHA PROJECT | 068908536 |
| DATE | 08/20/2026 |
| SCALE | AS SHOWN |
| DESIGNED BY | CCS |
| DRAWN BY | CCS |
| CHECKED BY | JMM |

# GENERAL NOTES

MCDONALD'S SPRINGDALE
03-0409
PREPARED FOR
MCDONALD'S USA LLC
SPRINGDALE ARKANSAS

SHEET NUMBER
C-02




| LEGEND | |
|---|---|
| PROPERTY LINE | |
| SAWCUT LINE | |
| EXISTING CONTOURS | 506 |
| EXISTING PAVEMENT TO BE REMOVED | |
| EXISTING FIRE HYDRANT | |
| EXISTING WATER METER | |
| EXISTING WATER VALVE | T |
| EXISTING SANITARY SEWER MANHOLE | |
| EXISTING POWER POLE | |
| EXISTING LIGHT POLE | |
| EXISTING TREE | |
| EXISTING TREE TO BE REMOVED | |
| EXISTING WATER LINE | W W |
| EXISTING SANITARY SEWER LINE | SS SS |
| EXISTING STORM LINE | |
| EXISTING GAS LINE | GAS GAS |
| EXISTING UNDERGROUND ELECTRIC | UGE UGE |
| EXISTING OVERHEAD ELECTRIC | OHE OHE |

**NOTES**

1. REFER TO GENERAL NOTES SHEET C-02 FOR DEMOLITION NOTES.

L26-08

CAUTION!!
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

811
Know what's below.
Call before you dig.

**BENCHMARKS**

BENCHMARK #1:
ELEVATION = 1307.50
X-CUT ON THE SIDEWALK LOCATED N 87°34'44" W 19.27' ± FROM A 1/2" ORANGE CAPPED IRON ROD FOUND AT THE SOUTHEAST CORNER OF SUBJECT PROPERTY.

BENCHMARK #2:
ELEVATION = 1305.36
X-CUT ON AN INLET LOCATED S 55°07'51" W 26.97' ± FROM A 1/2" ORANGE CAPPED IRON ROD FOUND STAMPED "AUNSPAUGH AR PS1374" NEAR THE SOUTHWEST CORNER OF FISHING BRIDGE INVESTMENTS, L.L.C. TRACT.

| NO. | REVISIONS | DATE | BY |
|---|---|---|---|

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WWW.KIMLEY-HORN.COM CoA NO. 51

STATE OF ARKANSAS
CHRISTOPHER C. SIDLEY
No. 14021
REGISTERED PROFESSIONAL ENGINEER
08/20/2026

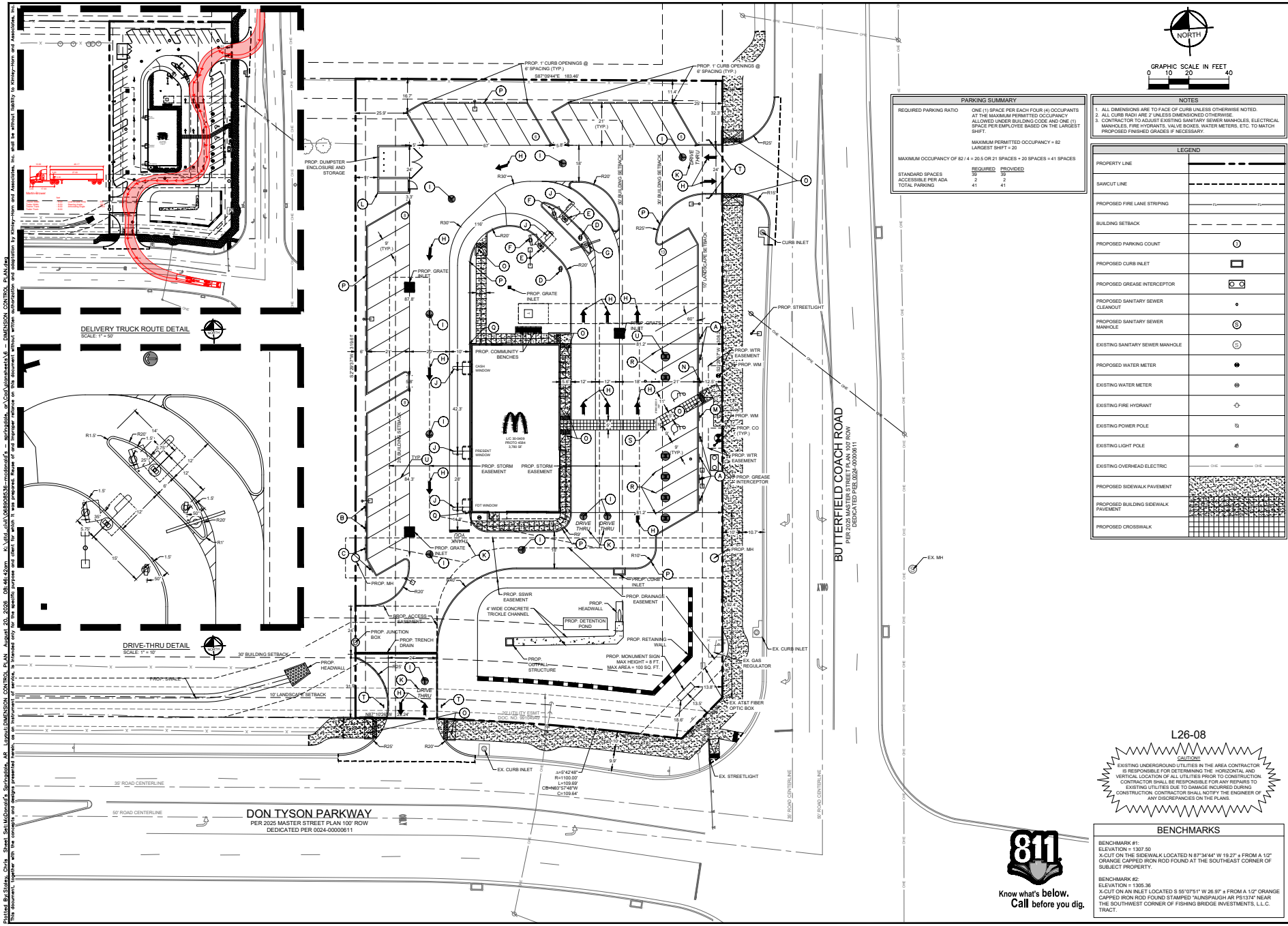
| KHA PROJECT | 068905536 |
|---|---|
| DATE | 08/20/2026 |
| SCALE | AS SHOWN |
| DESIGNED BY | CCS |
| DRAWN BY | CCS |
| CHECKED BY | JMM |

# DEMOLITION PLAN

MCDONALD'S SPRINGDALE
03-0409
PREPARED FOR
MCDONALD'S USA LLC
SPRINGDALE ARKANSAS

SHEET NUMBER
C-03

Plotted By: Sidley, Chris Sheet: SatcMcDonald's Springdale, AR - Layout: DEMOLITION PLAN August 20, 2026 08:46:27pm K:\Ard_civil\068905536-mcdonald's – springdale, ar\Civil\plansheets\5 – DEMOLITION PLAN.dwg
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| PARKING SUMMARY | | |
|---|---|---|
| REQUIRED PARKING RATIO | ONE (1) SPACE PER EACH FOUR (4) OCCUPANTS AT THE MAXIMUM PERMITTED OCCUPANCY ALLOWED UNDER BUILDING CODE AND ONE (1) SPACE PER EMPLOYEE BASED ON THE LARGEST SHIFT: | |
| | MAXIMUM PERMITTED OCCUPANCY = 82<br>LARGEST SHIFT = 20 | |
| MAXIMUM OCCUPANCY OF 82 / 4 = 20.5 OR 21 SPACES + 20 SPACES = 41 SPACES | | |
| | REQUIRED | PROVIDED |
| STANDARD SPACES | 39 | 39 |
| ACCESSIBLE PER ADA | 2 | 2 |
| TOTAL PARKING | 41 | 41 |

**NOTES**

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB RADII ARE 2' UNLESS DIMENSIONED OTHERWISE.
3. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, ETC. TO MATCH PROPOSED FINISHED GRADES IF NECESSARY

**LEGEND**

| | |
|---|---|
| PROPERTY LINE | |
| SAWCUT LINE | |
| PROPOSED FIRE LANE STRIPING | FL FL |
| BUILDING SETBACK | |
| PROPOSED PARKING COUNT | 1 |
| PROPOSED CURB INLET | |
| PROPOSED GREASE INTERCEPTOR | |
| PROPOSED SANITARY SEWER CLEANOUT | |
| PROPOSED SANITARY SEWER MANHOLE | S |
| EXISTING SANITARY SEWER MANHOLE | S |
| PROPOSED WATER METER | |
| EXISTING WATER METER | |
| EXISTING FIRE HYDRANT | |
| EXISTING POWER POLE | |
| EXISTING LIGHT POLE | |
| EXISTING OVERHEAD ELECTRIC | OHE OHE |
| PROPOSED SIDEWALK PAVEMENT | |
| PROPOSED BUILDING SIDEWALK PAVEMENT | |
| PROPOSED CROSSWALK | |

L26-08

CAUTION!!!
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

811
Know what's below.
Call before you dig.

**BENCHMARKS**

BENCHMARK #1:
ELEVATION = 1307.50
X-CUT ON THE SIDEWALK LOCATED N 87°34'44" W 19.27' ± FROM A 1/2" ORANGE CAPPED IRON ROD FOUND AT THE SOUTHEAST CORNER OF SUBJECT PROPERTY.

BENCHMARK #2:
ELEVATION = 1305.36
X-CUT ON AN INLET LOCATED S 55°07'51" W 26.97' ± FROM A 1/2" ORANGE CAPPED IRON ROD FOUND STAMPED "AUINSPAUGH AR PS1374" NEAR THE SOUTHWEST CORNER OF FISHING BRIDGE INVESTMENTS, L.L.C. TRACT.

| No. | REVISIONS | DATE | BY |
|---|---|---|---|

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STATE OF ARKANSAS
No. 14021
REGISTERED PROFESSIONAL ENGINEER
08/20/2026

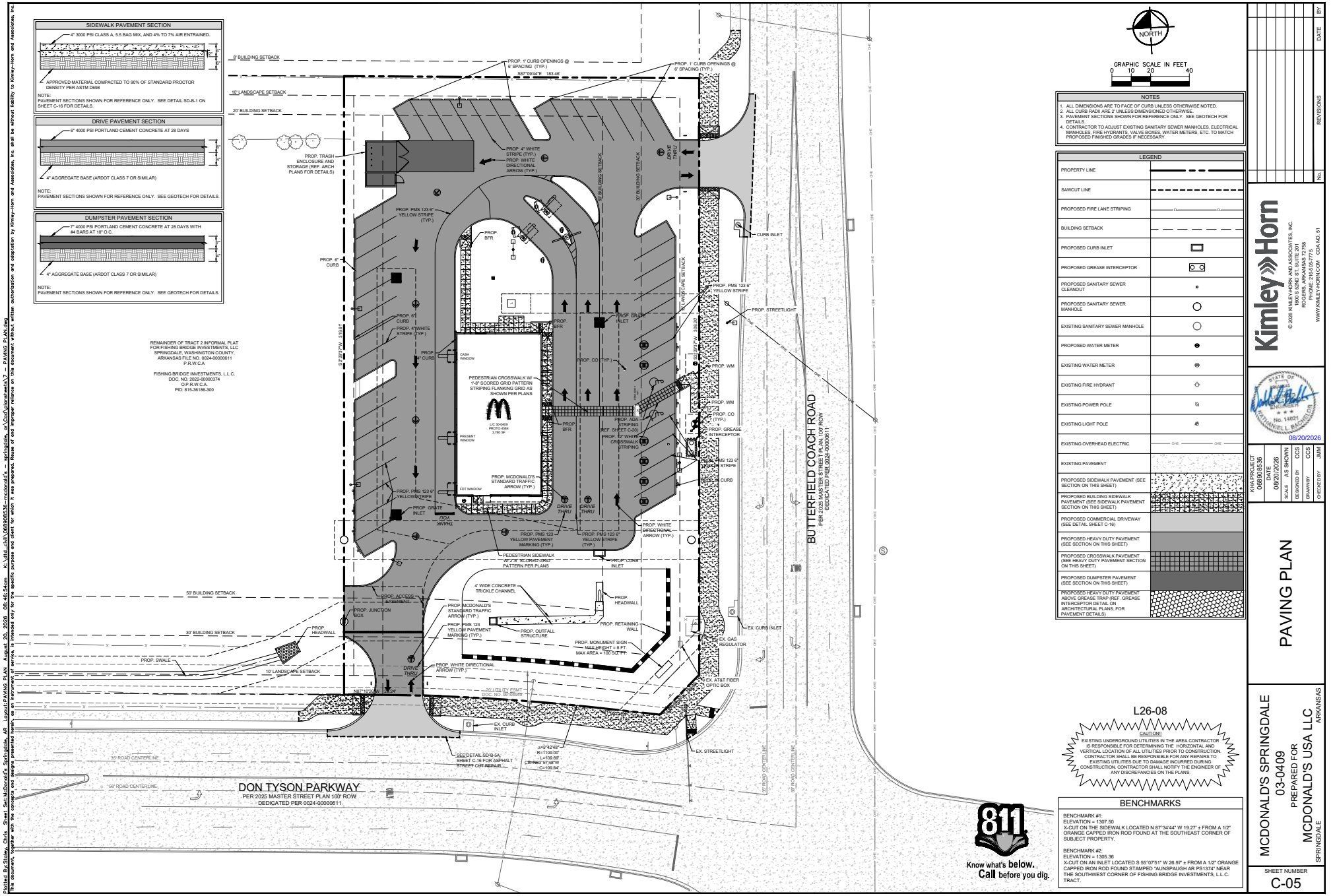
KHA PROJECT 069908536
DATE 08/20/2026
SCALE AS SHOWN
DESIGNED BY CCS
DRAWN BY CCS
CHECKED BY JMM

# DIMENSION CONTROL PLAN

MCDONALD'S SPRINGDALE
03-0409
PREPARED FOR
MCDONALD'S USA LLC
SPRINGDALE ARKANSAS

SHEET NUMBER
C-04

Plotted By: Sisley, Chris Sheet Set: McDonald's_Springdale, AR Layout: DIMENSION CONTROL PLAN August 20, 2026 08:46:42pm K:\Dtd_civil\069908536-mcdonald's ... springdale_ar\Civil\sheetsets\6 – DIMENSION CONTROL PLAN.dwg
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## NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB RADII ARE 2' UNLESS DIMENSIONED OTHERWISE.
3. PAVEMENT SECTIONS SHOWN FOR REFERENCE ONLY. SEE GEOTECH FOR DETAILS.
4. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, ETC. TO MATCH PROPOSED FINISHED GRADES IF NECESSARY.

## LEGEND

| | |
|---|---|
| PROPERTY LINE | |
| SAWCUT LINE | |
| PROPOSED FIRE LANE STRIPING | FL FL |
| BUILDING SETBACK | |
| PROPOSED CURB INLET | |
| PROPOSED GREASE INTERCEPTOR | |
| PROPOSED SANITARY SEWER CLEANOUT | |
| PROPOSED SANITARY SEWER MANHOLE | |
| EXISTING SANITARY SEWER MANHOLE | |
| PROPOSED WATER METER | |
| EXISTING WATER METER | |
| EXISTING FIRE HYDRANT | |
| EXISTING POWER POLE | |
| EXISTING LIGHT POLE | |
| EXISTING OVERHEAD ELECTRIC | OHE OHE |
| EXISTING PAVEMENT | |
| PROPOSED SIDEWALK PAVEMENT (SEE SECTION ON THIS SHEET) | |
| PROPOSED BUILDING SIDEWALK PAVEMENT (SEE SIDEWALK PAVEMENT SECTION ON THIS SHEET) | |
| PROPOSED COMMERCIAL DRIVEWAY (SEE DETAIL SHEET C-16) | |
| PROPOSED HEAVY DUTY PAVEMENT (SEE SECTION ON THIS SHEET) | |
| PROPOSED CROSSWALK PAVEMENT (SEE HEAVY DUTY PAVEMENT SECTION ON THIS SHEET) | |
| PROPOSED DUMPSTER PAVEMENT (SEE SECTION ON THIS SHEET) | |
| PROPOSED HEAVY DUTY PAVEMENT ABOVE GREASE TRAP (REF. GREASE INTERCEPTOR DETAIL ON ARCHITECTURAL PLANS, FOR PAVEMENT DETAILS) | |

## BENCHMARKS

BENCHMARK #1:
ELEVATION = 1307.50
X-CUT ON THE SIDEWALK LOCATED N 87°34'44" W 19.27' ± FROM A 1/2" ORANGE CAPPED IRON ROD FOUND AT THE SOUTHEAST CORNER OF SUBJECT PROPERTY.

BENCHMARK #2:
ELEVATION = 1305.36
X-CUT ON AN INLET LOCATED S 55°07'51" W 26.97' ± FROM A 1/2" ORANGE CAPPED IRON ROD FOUND STAMPED "AUNSPAUGH AR PS1374" NEAR THE SOUTHWEST CORNER OF FISHING BRIDGE INVESTMENTS, L.L.C. TRACT.

L26-08

CAUTION!!!
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

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|---|---|---|---|

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STATE OF ARKANSAS — No. 14021 — REGISTERED PROFESSIONAL ENGINEER — CHRISTOPHER J. SIDLEY

08/20/2026

KHA PROJECT 068905536
DATE 08/20/2026
SCALE AS SHOWN
DESIGNED BY CCS
DRAWN BY CCS
CHECKED BY JMM

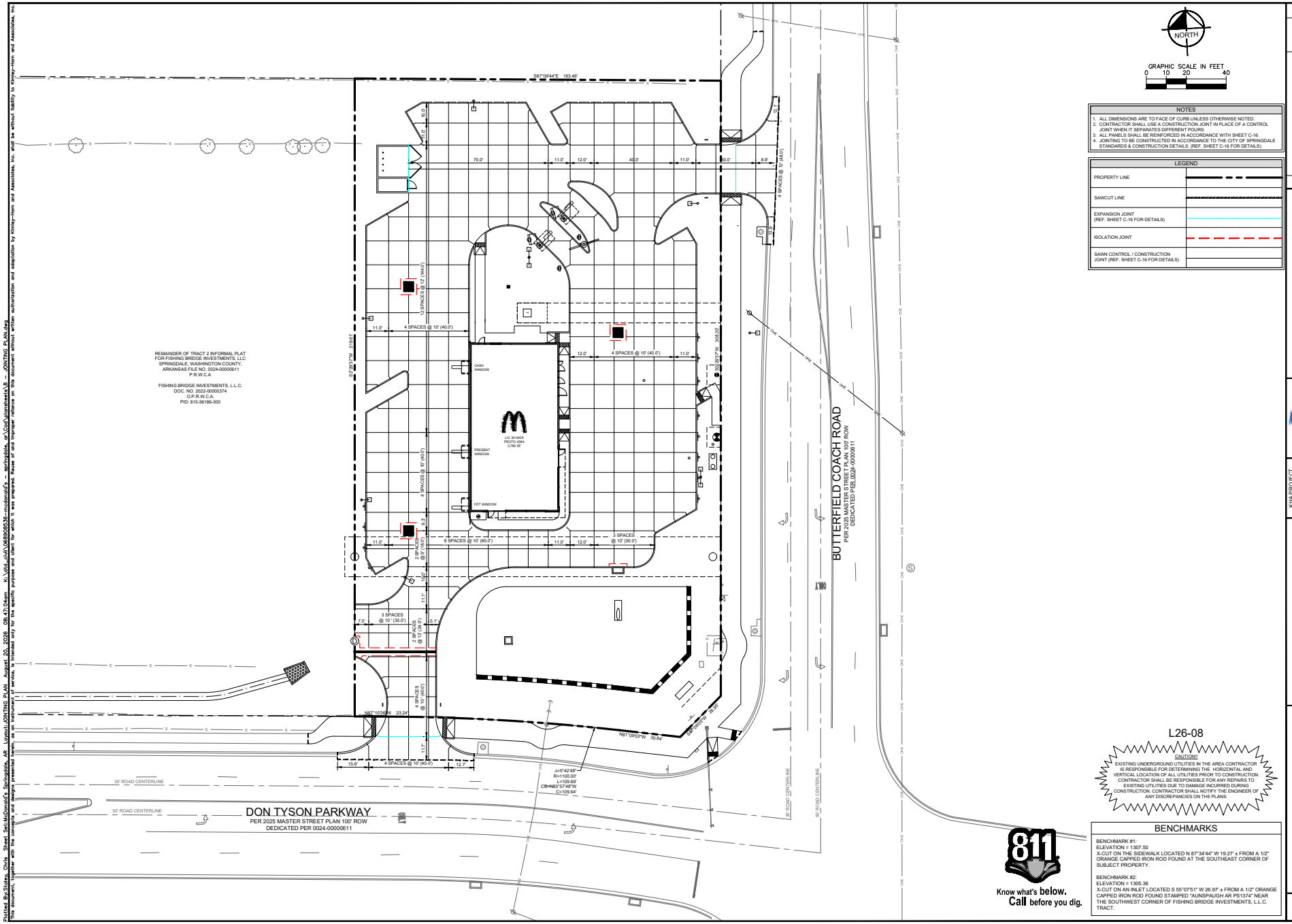
# PAVING PLAN

MCDONALD'S SPRINGDALE
03-0409
PREPARED FOR
MCDONALD'S USA LLC
SPRINGDALE ARKANSAS

SHEET NUMBER
C-05

Plotted By: Sidley, Chris Sheet Set: McDonald's Springdale, AR Layout: PAVING PLAN August 20, 2026 - 08:46:54am K:\Ida_civil\068905536-mcdonald's – springdale, ar\Civil\sheets\7 – PAVING PLAN.dwg

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| NOTES |
|---|
| 1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. |
| 2. CONTRACTOR SHALL USE A CONSTRUCTION JOINT IN PLACE OF A CONTROL JOINT WHEN IT SEPARATES DIFFERENT POURS. |
| 3. ALL PANELS SHALL BE REINFORCED IN ACCORDANCE WITH SHEET C-16. |
| 4. JOINTING TO BE CONSTRUCTED IN ACCORDANCE TO THE CITY OF SPRINGDALE STANDARDS & CONSTRUCTION DETAILS. (REF. SHEET C-16 FOR DETAILS) |

| LEGEND | |
|---|---|
| PROPERTY LINE | |
| SAWCUT LINE | |
| EXPANSION JOINT (REF. SHEET C-16 FOR DETAILS) | |
| ISOLATION JOINT | |
| SAWN CONTROL / CONSTRUCTION JOINT (REF. SHEET C-16 FOR DETAILS) | |

L26-08

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| BENCHMARKS |
|---|
| BENCHMARK #1:<br>ELEVATION = 1307.50<br>X-CUT ON THE SIDEWALK LOCATED N 87°34'44" W 19.27' ± FROM A 1/2" ORANGE CAPPED IRON ROD FOUND AT THE SOUTHEAST CORNER OF SUBJECT PROPERTY. |
| BENCHMARK #2:<br>ELEVATION = 1305.36<br>X-CUT ON AN INLET LOCATED S 55°07'51" W 26.97' ± FROM A 1/2" ORANGE CAPPED IRON ROD FOUND STAMPED "AUNSPAUGH AR PS1374" NEAR THE SOUTHWEST CORNER OF FISHING BRIDGE INVESTMENTS, L.L.C. TRACT. |

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STATE OF ARKANSAS
NATHANIEL L. RACHESKI
No. 14021
08/20/2026

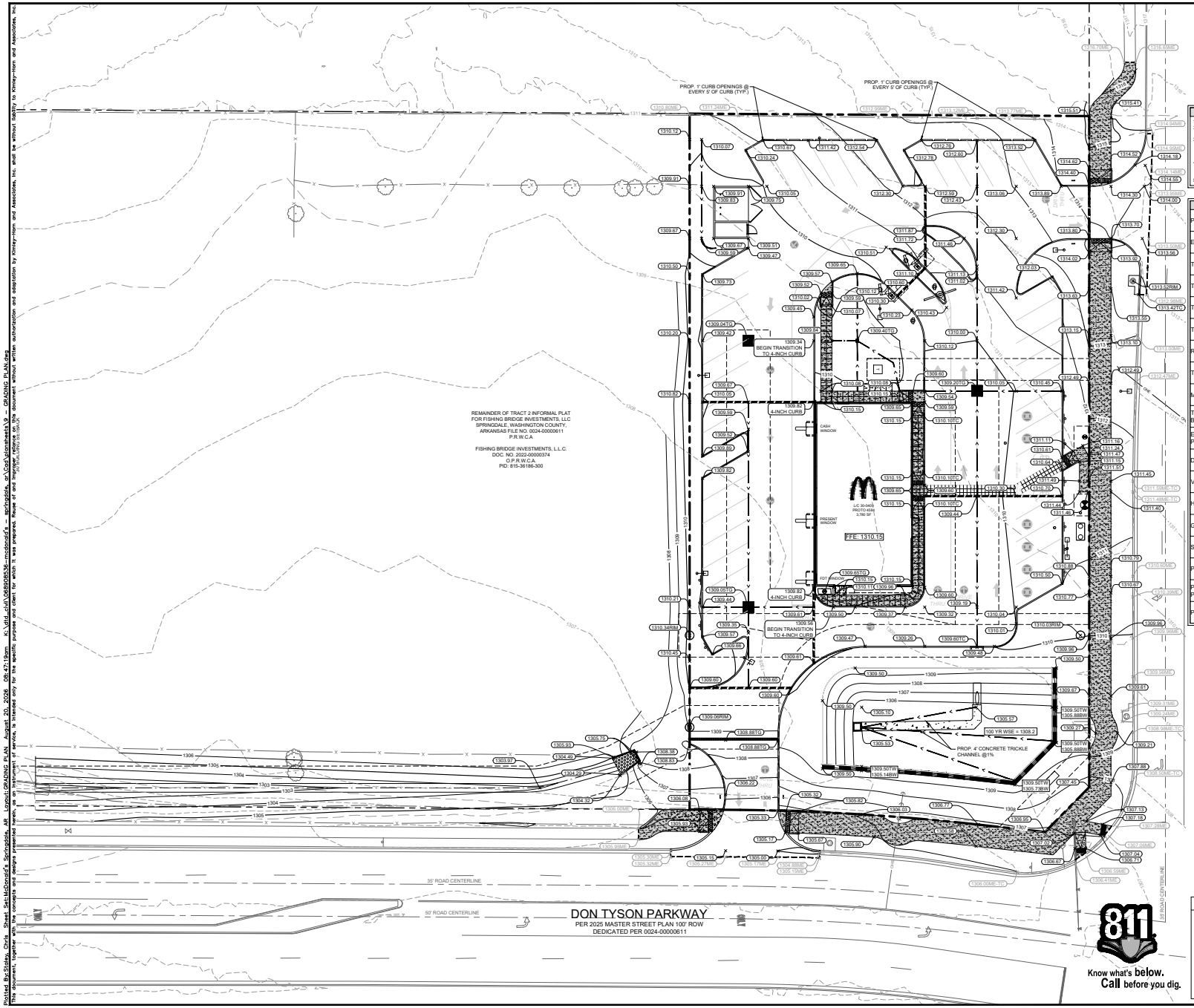
| KHA PROJECT | 068908536 |
|---|---|
| DATE | 08/20/2026 |
| SCALE | AS SHOWN |
| DESIGNED BY | CCS |
| DRAWN BY | CCS |
| CHECKED BY | JMM |

# JOINTING PLAN

MCDONALD'S SPRINGDALE
03-0409
PREPARED FOR
MCDONALD'S USA LLC
SPRINGDALE ARKANSAS

SHEET NUMBER
C-06

Plotted By:Sisley, Chris Sheet Set:McDonald's Springdale, AR Layout: JOINTING PLAN August 20, 2026 08:47:04am K:\ctd_civil\068908536-mcdonald's – springdale, ar\Cad\plansheets\A.B – JOINTING PLAN.dwg
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NOTES

1. ALL SPOT ELEVATIONS ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO VERIFY A.D.A. COMPLIANCE. FOR ANY QUESTIONS CONTACT CIVIL ENGINEER IMMEDIATELY.
3. GRADES IN ALL SIDEWALK, ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSINGS, SHALL CONFORM TO ALL APPLICABLE A.D.A. STANDARDS: NOT TO EXCEED 5.0% ALONG TRAVEL PATH WITH NOT MORE THAN 2.0% CROSS SLOPE AND NOT TO EXCEED 2.0% IN ANY DIRECTION IN ACCESSIBLE PARKING AREAS.
4. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, STORM MANHOLES ETC. TO MATCH PROPOSED FINISHED GRADES, IF NECESSARY.
5. MAXIMUM SLOPE IN TURF AREAS SHALL BE 4:1.

LEGEND

| | |
|---|---|
| PROPOSED CONTOURS | 505 |
| EXISTING CONTOURS | 506 |
| TOP OF PAVEMENT ELEVATION | 506.50 / 506.50TP |
| TOP OF CURB ELEVATION | 506.50TC |
| TOP OF GRATE INLET ELEVATION | 506.50TG |
| THROAT ELEVATION | 506.50THROAT |
| RIM ELEVATION | 506.50 RIM |
| TOP OF LANDSCAPE ELEVATION | 506.50TL |
| MATCH EXISTING ELEVATION | 506.50ME |
| TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION | 506.50TW / 506.00BW |
| EXISTING RIM ELEVATION / PROPOSED RIM ELEVATION | EX. RIM 506.00 / PROP. RIM 506.00 |
| DRAINAGE ARROW | |
| VALLEY GUTTER/SWALE | |
| HIGH POINT | |
| GRADE BREAK | |
| SAWCUT LINE | |
| PROPOSED SIDEWALK PAVEMENT | |
| PROPOSED BUILDING SIDEWALK PAVEMENT | |
| PROPOSED CROSSWALK | |

L26-08

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BENCHMARKS

BENCHMARK #1:
ELEVATION = 1307.50
X-CUT ON THE SIDEWALK LOCATED N 87°34'44" W 19.27' ± FROM A 1/2" ORANGE CAPPED IRON ROD FOUND AT THE SOUTHEAST CORNER OF SUBJECT PROPERTY.

BENCHMARK #2:
ELEVATION = 1305.36
X-CUT ON AN INLET LOCATED S 55°07'51" W 26.97' ± FROM A 1/2" ORANGE CAPPED IRON ROD FOUND STAMPED "AUINSPAUGH AR PS1374" NEAR THE SOUTHWEST CORNER OF FISHING BRIDGE INVESTMENTS, L.L.C. TRACT.

| No. | REVISIONS | DATE | BY |
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STATE OF ARKANSAS
DANIEL WELL BACHELOR
No. 14021
SURVEYOR
08/20/2026

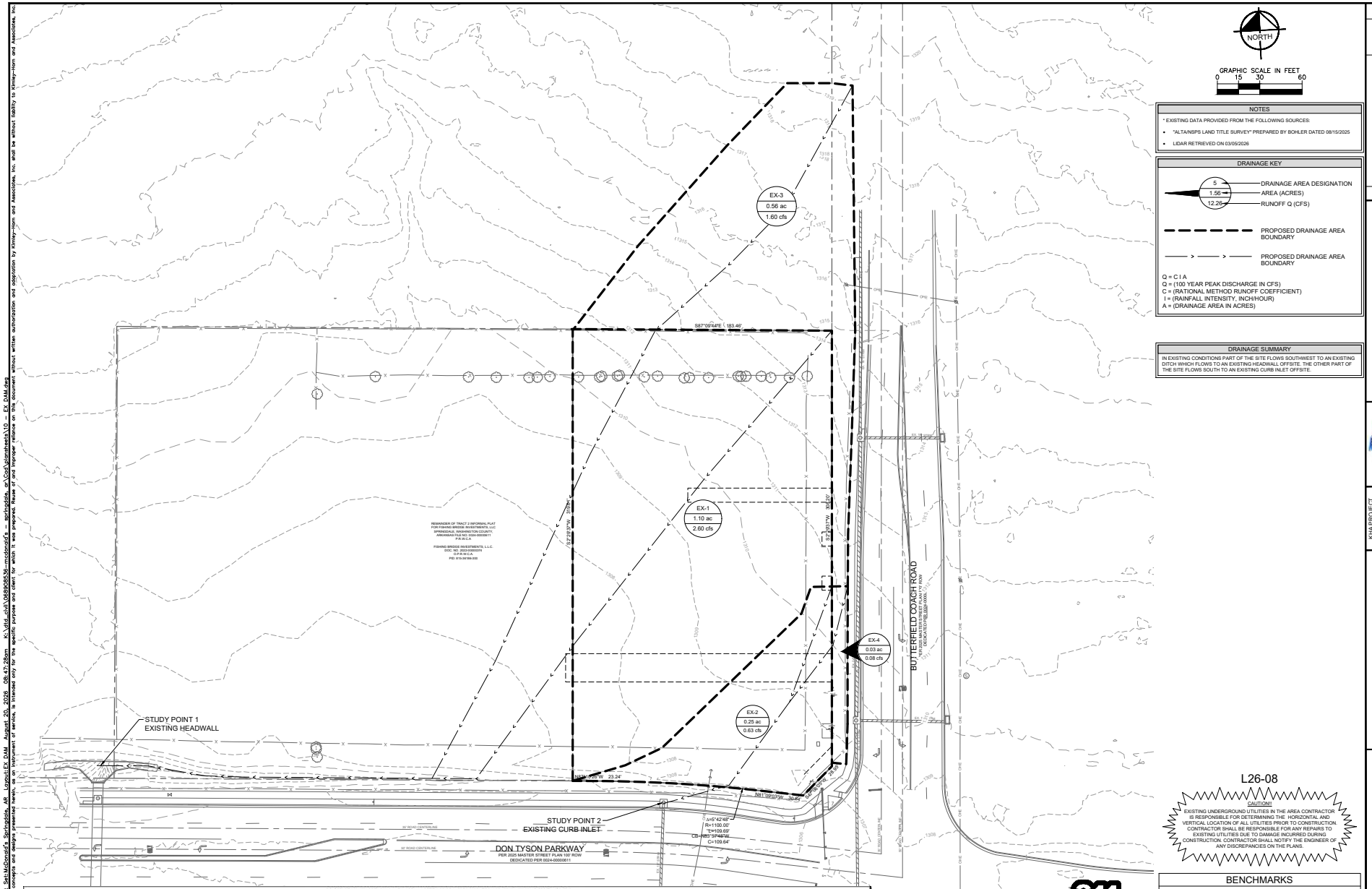
KHA PROJECT 068908536
DATE 08/20/2026
SCALE AS SHOWN
DESIGNED BY CCS
DRAWN BY CCS
CHECKED BY JMM

GRADING PLAN

MCDONALD'S SPRINGDALE
03-0409
PREPARED FOR
MCDONALD'S USA LLC
SPRINGDALE ARKANSAS

SHEET NUMBER
C-07

Plotted By:Sisley, Chris Sheet Set:McDonald's Springdale, AR Layout:GRADING PLAN August 20, 2026 08:47:19am K:\dfd_civil\068908536-mcdonalds's – springdale, ar\Civil\plansheets\A3 – GRADING PLAN.dwg
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## EXISTING DRAINAGE AREA CALCULATIONS

| DRAINAGE AREA | AREA (ac.) | RUNOFF COEFFICIENT "C" | RAINFALL INTENSITY "$I_{100}$" (in./hr.) | TIME OF CONCENTRATION (minutes) | TOTAL FLOW $Q_{100}$ (cfs) | COMMENT |
|---|---|---|---|---|---|---|
| EX-1 | 1.10 | 0.28 | 8.44 | 10.0 | 2.60 | EXISTING HEADWALL |
| EX-2 | 0.25 | 0.30 | 8.44 | 10.0 | 0.63 | EXISTING CURB INLET |
| EX-3 | 0.56 | 0.36 | 7.94 | 12.0 | 1.60 | EXISTING HEADWALL |
| EX-4 | 0.03 | 0.30 | 8.44 | 10.0 | 0.08 | EXISTING CURB INLET |

### NOTES

* EXISTING DATA PROVIDED FROM THE FOLLOWING SOURCES:
- "ALTA/NSPS LAND TITLE SURVEY" PREPARED BY BOHLER DATED 08/15/2025
- LIDAR RETRIEVED ON 03/05/2026

### DRAINAGE KEY

5 — DRAINAGE AREA DESIGNATION
1.56 — AREA (ACRES)
12.26 — RUNOFF Q (CFS)
PROPOSED DRAINAGE AREA BOUNDARY
PROPOSED DRAINAGE AREA BOUNDARY

Q = C I A
Q = (100 YEAR PEAK DISCHARGE IN CFS)
C = (RATIONAL METHOD RUNOFF COEFFICIENT)
I = (RAINFALL INTENSITY, INCH/HOUR)
A = (DRAINAGE AREA IN ACRES)

### DRAINAGE SUMMARY

IN EXISTING CONDITIONS PART OF THE SITE FLOWS SOUTHWEST TO AN EXISTING DITCH WHICH FLOWS TO AN EXISTING HEADWALL OFFSITE. THE OTHER PART OF THE SITE FLOWS SOUTH TO AN EXISTING CURB INLET OFFSITE.

L26-08

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### BENCHMARKS

BENCHMARK #1:
ELEVATION = 1307.50
X-CUT ON THE SIDEWALK LOCATED N 87°34'44" W 19.27' ± FROM A 1/2" ORANGE CAPPED IRON ROD FOUND AT THE SOUTHEAST CORNER OF SUBJECT PROPERTY.

BENCHMARK #2:
ELEVATION = 1305.36
X-CUT ON AN INLET LOCATED S 55°07'51" W 26.97' ± FROM A 1/2" ORANGE CAPPED IRON ROD FOUND STAMPED "AUINSPAUGH AR PS1374" NEAR THE SOUTHWEST CORNER OF FISHING BRIDGE INVESTMENTS, L.L.C. TRACT.

| No. | REVISIONS | DATE | BY |
|---|---|---|---|

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08/20/2026

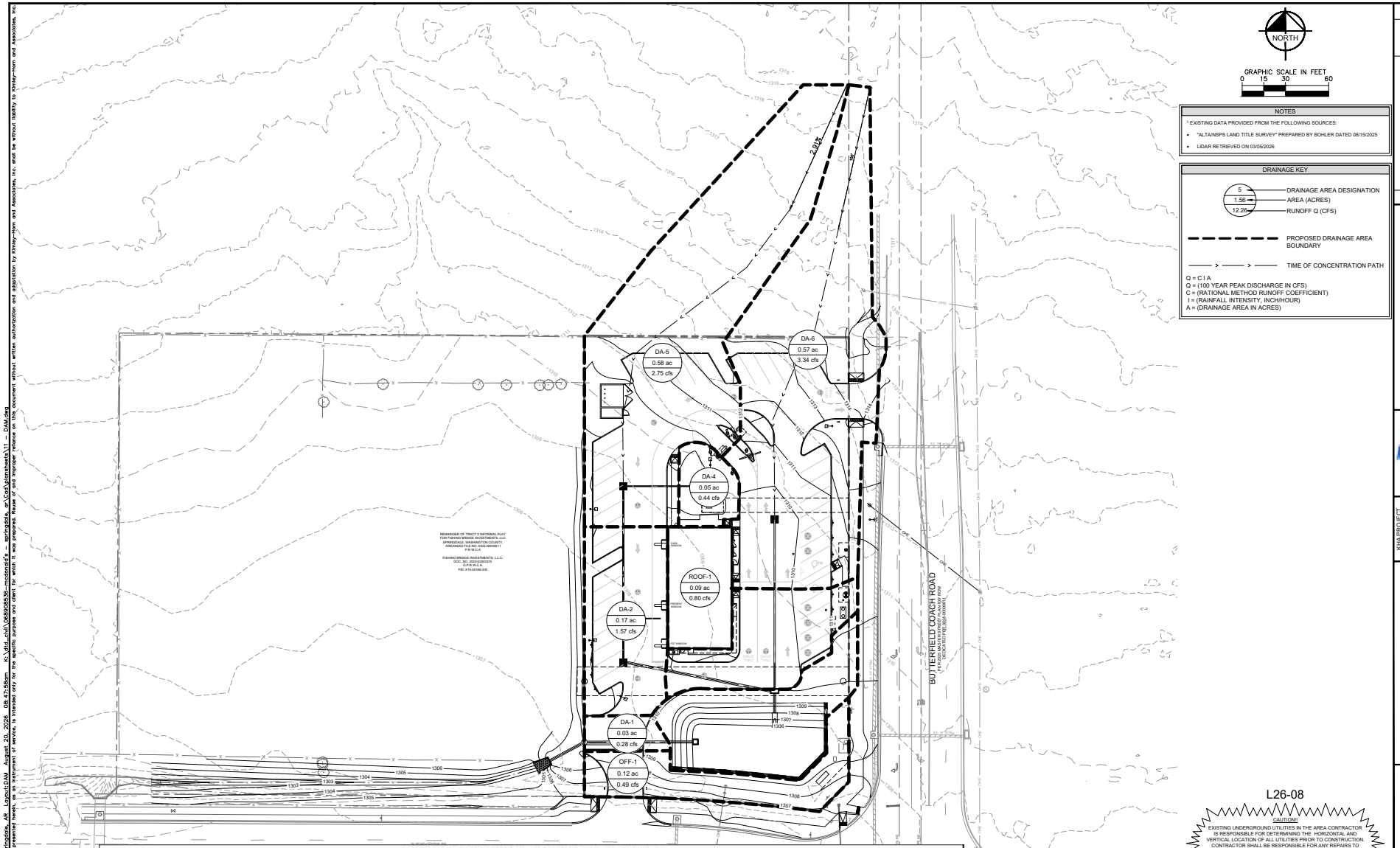
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|---|---|
| KHA PROJECT | 068908536 |
| DATE | 08/20/2026 |
| SCALE | AS SHOWN |
| DESIGNED BY | CCS |
| DRAWN BY | CCS |
| CHECKED BY | JMM |

# EXISTING DRAINAGE AREA MAP

MCDONALD'S SPRINGDALE
03-0409
PREPARED FOR
MCDONALD'S USA LLC
SPRINGDALE ARKANSAS

SHEET NUMBER
C-08

Plotted By:Sisley, Chris Sheet Set:McDonald's Springdale, AR Layout:EX DAM August 20, 2026 08:47:28am K:\ctd_civil\068908536-mcdonald's – springdale, ar\Civil\sheets\110 – EX DAM.dwg
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NOTES

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- LIDAR RETRIEVED ON 03/05/2026

DRAINAGE KEY

5 — DRAINAGE AREA DESIGNATION
1.56 — AREA (ACRES)
12.26 — RUNOFF Q (CFS)
PROPOSED DRAINAGE AREA BOUNDARY
TIME OF CONCENTRATION PATH

Q = C I A
Q = (100 YEAR PEAK DISCHARGE IN CFS)
C = (RATIONAL METHOD RUNOFF COEFFICIENT)
I = (RAINFALL INTENSITY, INCH/HOUR)
A = (DRAINAGE AREA IN ACRES)

## PROPOSED DRAINAGE AREA CALCULATIONS

| DRAINAGE AREA | AREA (ac.) | RUNOFF COEFFICIENT "C" | RAINFALL INTENSITY "$I_{100}$" (in./hr.) | TIME OF CONCENTRATION (minutes) | TOTAL FLOW $Q_{100}$ (cfs) | COMMENT |
|---|---|---|---|---|---|---|
| DA-1 | 0.03 | 0.90 | 10.15 | 5.0 | 0.28 | PROP. TRENCH DRAIN |
| DA-2 | 0.17 | 0.90 | 10.15 | 5.0 | 1.57 | PROP. 4' X 4' GRATE INLET |
| DA-3 | 0.14 | 0.90 | 10.15 | 5.0 | 1.31 | PROP 5' CURB INLET |
| DA-4 | 0.05 | 0.90 | 10.15 | 5.0 | 0.44 | PROP. 1' X 1' GRATE INLET |
| DA-5 | 0.58 | 0.58 | 8.18 | 11.0 | 2.75 | PROP. 4' X 4' GRATE INLET |
| DA-6 | 0.57 | 0.70 | 8.44 | 10.0 | 3.34 | PROP. 4' X 4' GRATE INLET |
| ROOF-1 | 0.09 | 0.90 | 10.15 | 5.0 | 0.80 | PROP. ROOF DRAIN |
| POND | 0.18 | 0.90 | 10.15 | 5.0 | 1.67 | DETENTION POND |
| OFF-1 | 0.12 | 0.40 | 10.15 | 5.0 | 0.49 | OFFSITE CURB INLET |

L26-08

CAUTION!!
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811 Know what's below. Call before you dig.

BENCHMARKS

BENCHMARK #1:
ELEVATION = 1307.50
X-CUT ON THE SIDEWALK LOCATED N 87°34'44" W 19.27' ± FROM A 1/2" ORANGE CAPPED IRON ROD FOUND AT THE SOUTHEAST CORNER OF SUBJECT PROPERTY.

BENCHMARK #2:
ELEVATION = 1305.36
X-CUT ON AN INLET LOCATED S 55°07'51" W 26.97' ± FROM A 1/2" ORANGE CAPPED IRON ROD FOUND STAMPED "AUINSPAUGH AR PS1374" NEAR THE SOUTHWEST CORNER OF FISHING BRIDGE INVESTMENTS, L.L.C. TRACT.

| No. | REVISIONS | DATE | BY |
|---|---|---|---|

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ROGERS, ARKANSAS 72758
PHONE: 216-05-7775
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STATE OF ARKANSAS
No. 14021
NATHANIEL E. BACHMEIER
08/20/2026

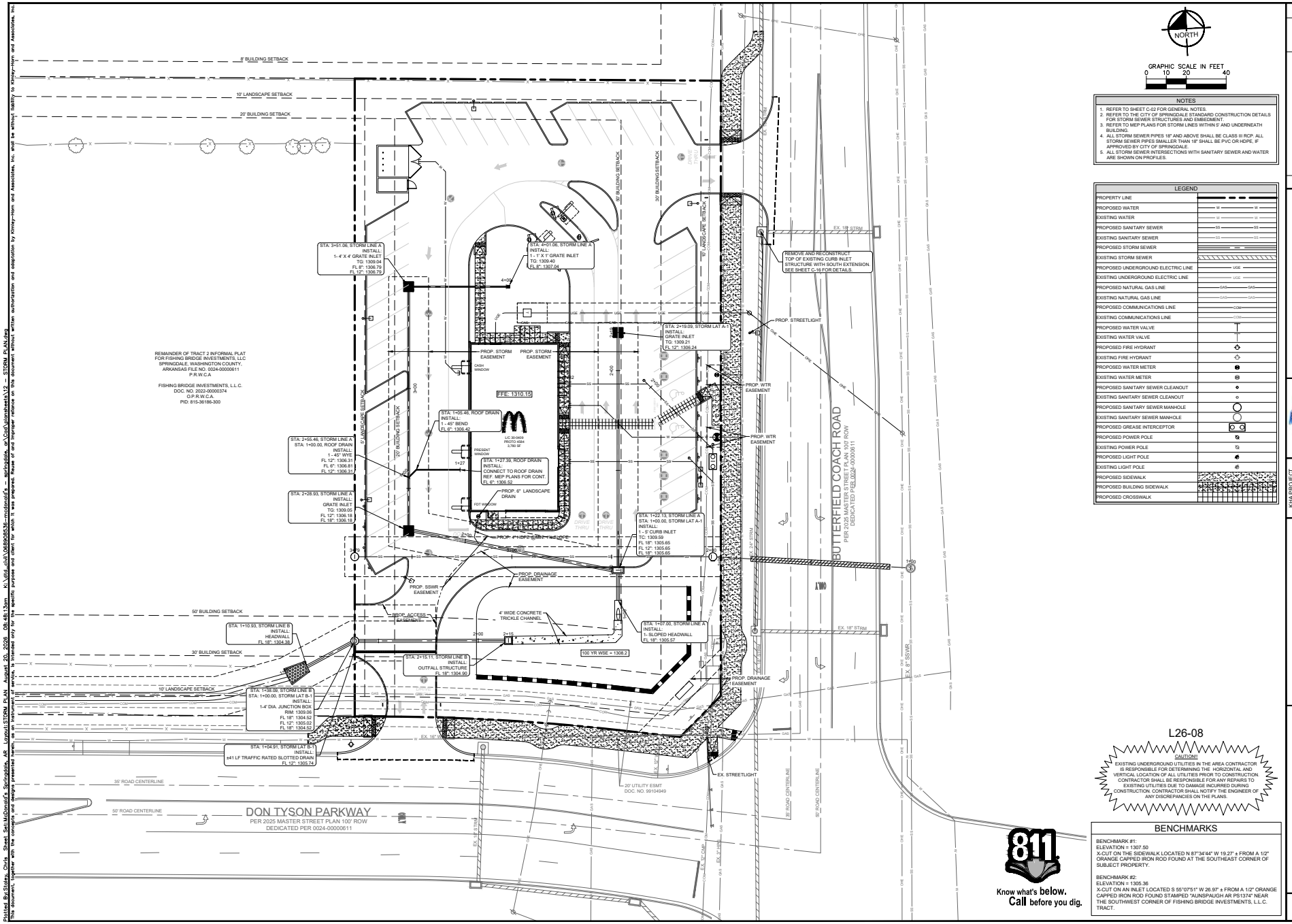
KHA PROJECT 068908536
DATE 08/20/2026
SCALE AS SHOWN
DESIGNED BY CCS
DRAWN BY CCS
CHECKED BY JMM

# DRAINAGE AREA MAP

MCDONALD'S SPRINGDALE
03-0409
PREPARED FOR
MCDONALD'S USA LLC
SPRINGDALE ARKANSAS

SHEET NUMBER
C-09

Plotted By:Sisley, Chris Sheet Set:McDonald's Springdale, AR Layout:DAM August 20, 2026 08:47:59am K:\Ida_civil\068908536-mcdonald's – springdale, ar\Civil\sheets\11 – DAM.dwg
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NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

**NOTES**

1. REFER TO SHEET C-02 FOR GENERAL NOTES.
2. REFER TO THE CITY OF SPRINGDALE STANDARD CONSTRUCTION DETAILS FOR STORM SEWER STRUCTURES AND EMBEDMENT.
3. REFER TO MEP PLANS FOR STORM LINES WITHIN 5' AND UNDERNEATH BUILDING.
4. ALL STORM SEWER PIPES 18" AND ABOVE SHALL BE CLASS III RCP. ALL STORM SEWER PIPES SMALLER THAN 18" SHALL BE PVC OR HDPE, IF APPROVED BY CITY OF SPRINGDALE.
5. ALL STORM SEWER INTERSECTIONS WITH SANITARY SEWER AND WATER ARE SHOWN ON PROFILES.

**LEGEND**

| | |
|---|---|
| PROPERTY LINE | |
| PROPOSED WATER | W W |
| EXISTING WATER | W W |
| PROPOSED SANITARY SEWER | SS SS |
| EXISTING SANITARY SEWER | SS SS |
| PROPOSED STORM SEWER | |
| EXISTING STORM SEWER | |
| PROPOSED UNDERGROUND ELECTRIC LINE | UGE |
| EXISTING UNDERGROUND ELECTRIC LINE | UGE |
| PROPOSED NATURAL GAS LINE | GAS GAS |
| EXISTING NATURAL GAS LINE | GAS GAS |
| PROPOSED COMMUNICATIONS LINE | COM |
| EXISTING COMMUNICATIONS LINE | COM |
| PROPOSED WATER VALVE | |
| EXISTING WATER VALVE | |
| PROPOSED FIRE HYDRANT | |
| EXISTING FIRE HYDRANT | |
| PROPOSED WATER METER | |
| EXISTING WATER METER | |
| PROPOSED SANITARY SEWER CLEANOUT | |
| EXISTING SANITARY SEWER CLEANOUT | |
| PROPOSED SANITARY SEWER MANHOLE | |
| EXISTING SANITARY SEWER MANHOLE | |
| PROPOSED GREASE INTERCEPTOR | |
| PROPOSED POWER POLE | |
| EXISTING POWER POLE | |
| PROPOSED LIGHT POLE | |
| EXISTING LIGHT POLE | |
| PROPOSED SIDEWALK | |
| PROPOSED BUILDING SIDEWALK | |
| PROPOSED CROSSWALK | |

Know what's below. Call before you dig. 811

L26-08

CAUTION!!
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**BENCHMARKS**

BENCHMARK #1:
ELEVATION = 1307.50
X-CUT ON THE SIDEWALK LOCATED N 87°34'44" W 19.27' ± FROM A 1/2" ORANGE CAPPED IRON ROD FOUND AT THE SOUTHEAST CORNER OF SUBJECT PROPERTY.

BENCHMARK #2:
ELEVATION = 1305.36
X-CUT ON AN INLET LOCATED S 55°07'51" W 26.97' ± FROM A 1/2" ORANGE CAPPED IRON ROD FOUND STAMPED "AUINSPAUGH AR PS1374" NEAR THE SOUTHWEST CORNER OF FISHING BRIDGE INVESTMENTS, L.L.C. TRACT.

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PHONE: 216-05-7775
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STATE OF ARKANSAS
CHRISTOPHER J. MCDONALD
No. 14021
REGISTERED PROFESSIONAL ENGINEER
08/20/2026

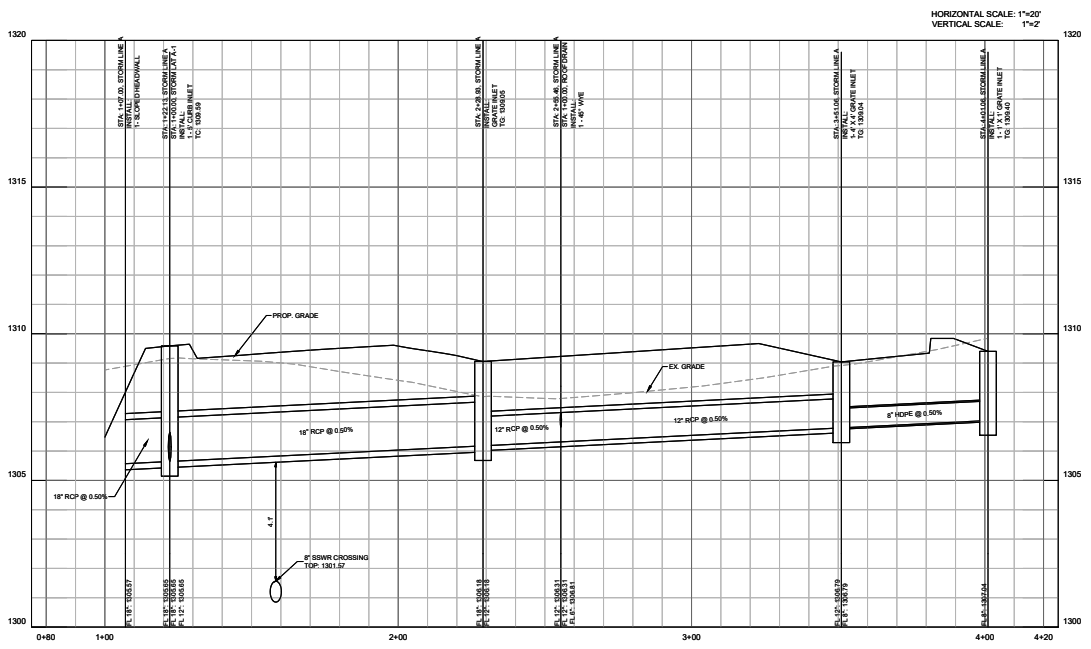
KHA PROJECT 068908536
DATE 08/20/2026
SCALE AS SHOWN
DESIGNED BY CCS
DRAWN BY CCS
CHECKED BY JMM

# STORM PLAN

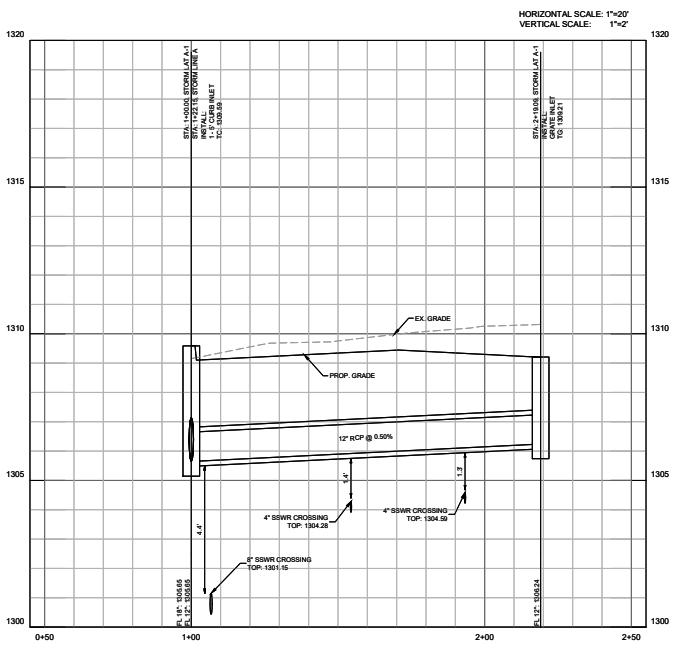
MCDONALD'S SPRINGDALE
03-0409
PREPARED FOR
MCDONALD'S USA LLC
SPRINGDALE ARKANSAS

SHEET NUMBER
C-10

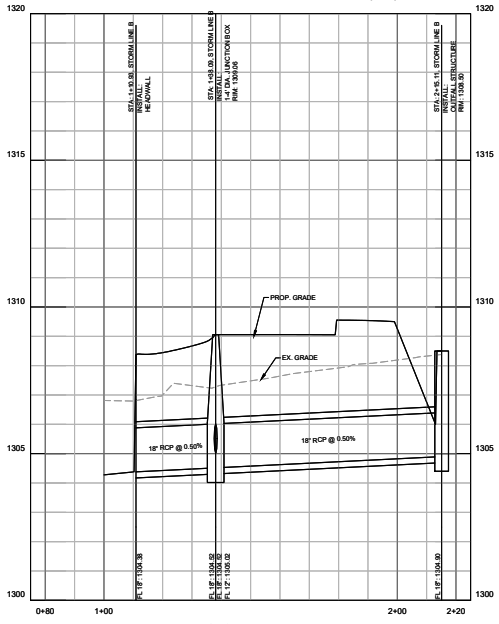
Plotted By:Sisley, Chris Sheet Set:McDonald's Springdale, AR Layout:STORM PLAN August 20, 2026 08:48:13am K:\dtd_cha\068908536-mcdonald's – springdale, ar\Civil\sheetsets\12 – STORM PLAN.dwg
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STORM LINE A
STA. 0+80 TO STA. 4+20

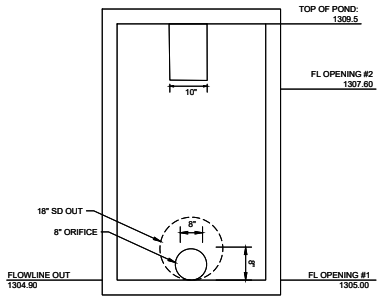



STORM LAT A-1
STA. 0+50 TO STA. 2+50

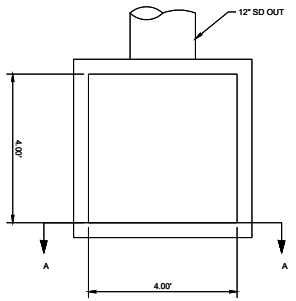



STORM LINE B
STA. 0+80 TO STA. 2+20

## 4' X 4' RECTANGULAR OUTFALL STRUCTURE SCHEMATIC




SECTION A-A
NOT TO SCALE




PLAN VIEW
NOT TO SCALE

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STATE OF ARKANSAS
MATTHEW L. BACHELOR
No. 14021
08/20/2026

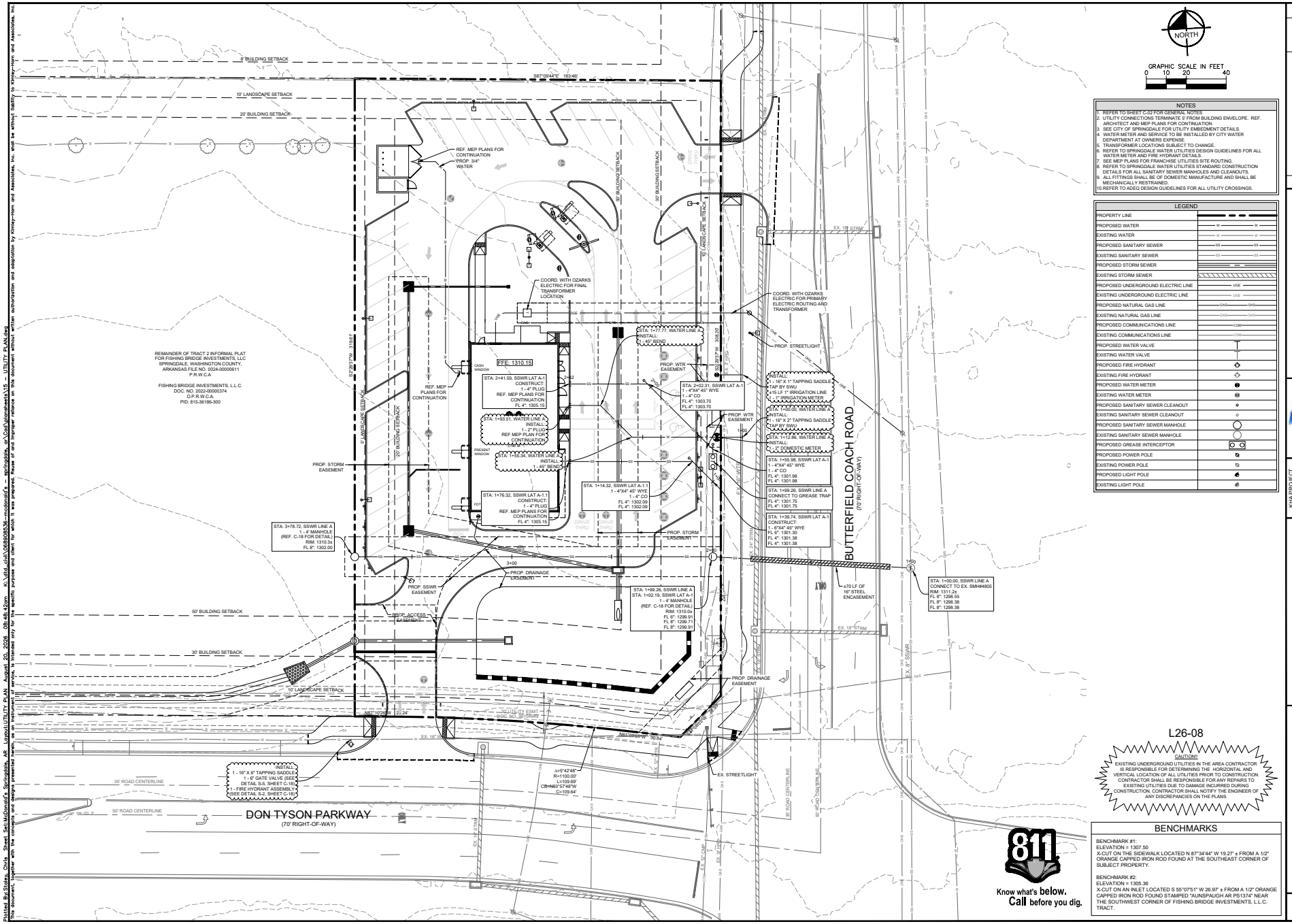
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| KHA PROJECT | 068908536 |
| DATE | 08/20/2026 |
| SCALE | AS SHOWN |
| DESIGNED BY | CCS |
| DRAWN BY | CCS |
| CHECKED BY | JMM |

# STORM PROFILES

MCDONALD'S SPRINGDALE
03-0409
PREPARED FOR
MCDONALD'S USA LLC
SPRINGDALE ARKANSAS

SHEET NUMBER
C-11

Plotted By:Staley, Chris Sheet Set:McDonald's Springdale, AR Layout:STORM PROFILES August 20, 2026 08:48:25am K:\Ark_dfd_dfd\068908536-mcdonald's – springdale, ar\Civil\sheets\13 – STORM PROFILES.dwg
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| NOTES |
|---|
| 1. REFER TO SHEET C-02 FOR GENERAL NOTES. |
| 2. UTILITY CONNECTIONS TERMINATE 5' FROM BUILDING ENVELOPE. REF. ARCHITECT AND MEP PLANS FOR CONTINUATION. |
| 3. SEE CITY OF SPRINGDALE FOR UTILITY EMBEDMENT DETAILS. |
| 4. WATER METER AND SERVICE TO BE INSTALLED BY CITY WATER DEPARTMENT AT OWNERS EXPENSE. |
| 5. TRANSFORMER LOCATIONS SUBJECT TO CHANGE. |
| 6. REFER TO SPRINGDALE WATER UTILITIES DESIGN GUIDELINES FOR ALL WATER METER AND FIRE HYDRANT DETAILS. |
| 7. SEE MEP PLANS FOR FRANCHISE UTILITIES SITE ROUTING. |
| 8. REFER TO SPRINGDALE WATER UTILITIES STANDARD CONSTRUCTION DETAILS FOR ALL SANITARY SEWER MANHOLES AND CLEANOUTS. |
| 9. ALL FITTINGS SHALL BE OF DOMESTIC MANUFACTURE AND SHALL BE MECHANICALLY RESTRAINED. |
| 10. REFER TO ADEQ DESIGN GUIDELINES FOR ALL UTILITY CROSSINGS. |

| LEGEND | |
|---|---|
| PROPERTY LINE | |
| PROPOSED WATER | W W |
| EXISTING WATER | W W |
| PROPOSED SANITARY SEWER | SS SS |
| EXISTING SANITARY SEWER | SS SS |
| PROPOSED STORM SEWER | |
| EXISTING STORM SEWER | |
| PROPOSED UNDERGROUND ELECTRIC LINE | UGE |
| EXISTING UNDERGROUND ELECTRIC LINE | UGE |
| PROPOSED NATURAL GAS LINE | GAS GAS |
| EXISTING NATURAL GAS LINE | GAS GAS |
| PROPOSED COMMUNICATIONS LINE | COM |
| EXISTING COMMUNICATIONS LINE | COM |
| PROPOSED WATER VALVE | |
| EXISTING WATER VALVE | |
| PROPOSED FIRE HYDRANT | |
| EXISTING FIRE HYDRANT | |
| PROPOSED WATER METER | |
| EXISTING WATER METER | |
| PROPOSED SANITARY SEWER CLEANOUT | |
| EXISTING SANITARY SEWER CLEANOUT | |
| PROPOSED SANITARY SEWER MANHOLE | |
| EXISTING SANITARY SEWER MANHOLE | |
| PROPOSED GREASE INTERCEPTOR | |
| PROPOSED POWER POLE | |
| EXISTING POWER POLE | |
| PROPOSED LIGHT POLE | |
| EXISTING LIGHT POLE | |

L26-08

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| No. | REVISIONS | DATE | BY |
|---|---|---|---|

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STATE OF ARKANSAS
MITCHELL BACHELOR
No. 14021
REGISTERED PROFESSIONAL ENGINEER
08/20/2026

| KHA PROJECT | 068905536 |
|---|---|
| DATE | 08/20/2026 |
| SCALE | AS SHOWN |
| DESIGNED BY | CCS |
| DRAWN BY | CCS |
| CHECKED BY | JMM |

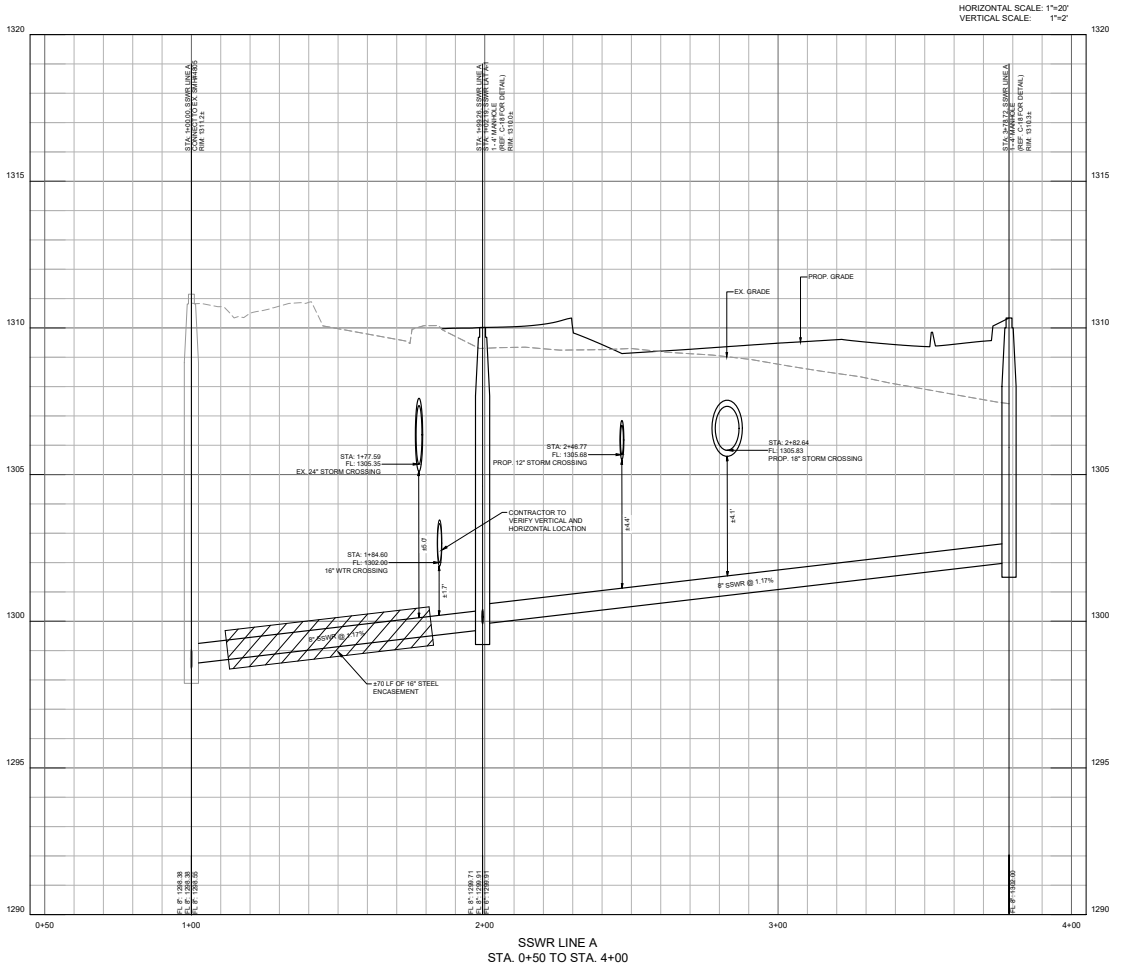
# UTILITY PLAN

MCDONALD'S SPRINGDALE
03-0409
PREPARED FOR
MCDONALD'S USA LLC
SPRINGDALE ARKANSAS

SHEET NUMBER
C-12

Plotted By: Sisley, Chris Sheet: SatcMcDonald's Springdale, AR Layout: UTILITY PLAN August 20, 2026 08:48:42am K:\Ark_dat_dat\068905536-mcdonald's - springdale, ar\Cad\plansheets\15 – UTILITY PLAN.dwg
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SSWR LINE A
STA. 0+50 TO STA. 4+00

L26-08

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| No. | REVISIONS | DATE | BY |
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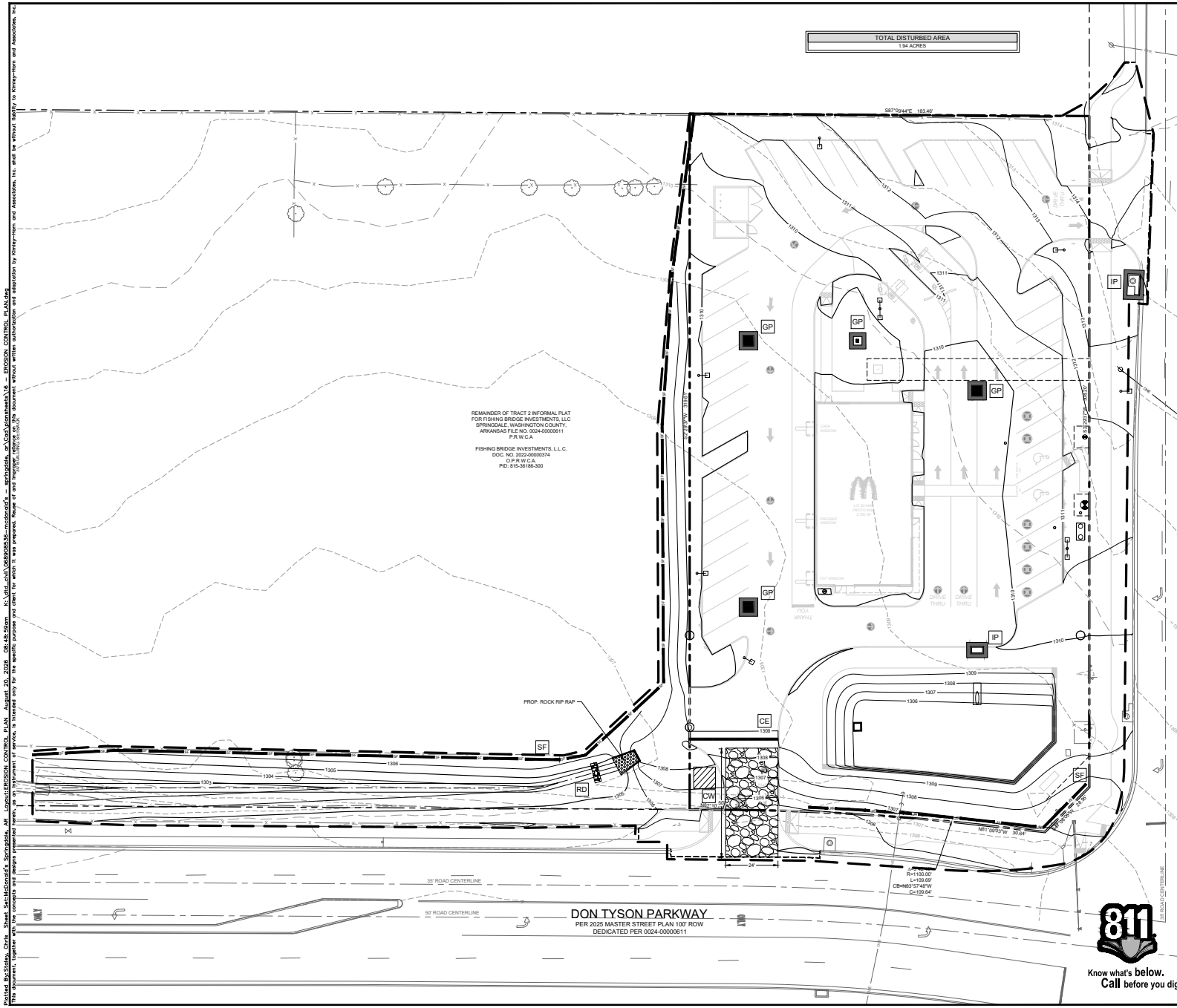
STATE OF ARKANSAS
CHRISTOPHER C. SISLEY
No. 14021
REGISTERED
08/20/2026

| KHA PROJECT | 068908536 |
|---|---|
| DATE | 08/20/2026 |
| SCALE | AS SHOWN |
| DESIGNED BY | CCS |
| DRAWN BY | CCS |
| CHECKED BY | JMM |

UTILITY PROFILE

MCDONALD'S SPRINGDALE
03-0409
PREPARED FOR
MCDONALD'S USA LLC
SPRINGDALE ARKANSAS

SHEET NUMBER
C-13




NOTES

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR SELECTION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS – CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
2. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
3. DRAINAGE PATTERNS ARE SHOWN ON THIS PLAN BY PROPOSED AND EXISTING CONTOURS, FLOW ARROWS, AND SLOPES.
4. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
5. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
6. SANITARY SEWER EFFLUENT IS DISPOSED OF VIA AN ONSITE SEWER SYSTEM CONNECTED TO A MUNICIPAL SEWER SYSTEM.
7. IN AREAS WITH 4:1 SLOPES, CONTRACTOR TO INSTALL SOIL RETENTION BLANKET IF NECESSARY.
8. ALL SAWCUT WATER SHALL BE VACUUMED AND DISPOSED PROPERLY (I.E. CONCRETE WASHOUT PIT).
9. ALL HYPERCHLORINATED WATER AND BLOW OFF WATER SHALL BE DISCHARGED INTO SANITARY SEWER SYSTEM.
10. ALL DISTURBED AREAS, WHETHER ON-SITE OR OFF-SITE, SHALL RECEIVE A FULL STAND OF GRASS (PERMANENT GRASS) PRIOR TO ISSUANCE OF ANY OCCUPANCY BY THE BUILDING AND CODE DIVISION OF COMMUNITY DEVELOPMENT.
11. THE SEQUENCE OF CONSTRUCTION SHOWN ON THIS SHEET IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

LEGEND

| | |
|---|---|
| PROPERTY LINE | |
| PROPOSED CONTOURS | 506 |
| EXISTING CONTOURS | 506 |
| LIMITS OF DISTURBANCE | |
| SILT FENCE (SEE SHEET C-15 FOR DETAILS) | SF |
| CONSTRUCTION ENTRANCE (SEE SHEET C-15 FOR DETAILS) | CE |
| CONCRETE WASHOUT (SEE SHEET C-15 FOR DETAILS) | CW |
| GRATE INLET PROTECTION (SEE SHEET C-15 FOR DETAILS) | GP |
| CURB INLET PROTECTION (SEE SHEET C-15 FOR DETAILS) | IP |
| ROCK CHECK DAM | RD |

PHASING

| PHASE | EROSION CONTROL MEASURES |
|---|---|
| 1. GRADING | ALL SILT FENCE AND CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING. CONSTRUCTION ENTRANCE TO BE INSTALLED AT THIS TIME. |
| 2. UTILITY INSTALLATION | ALL SILT FENCE SHALL BE INSTALLED PRIOR TO THE INITIATION OF ALL UTILITY CONSTRUCTION. INLET PROTECTION SHALL BE INSTALLED ON EACH INLET AS THE INLET IS INSTALLED. |
| 3. PAVING/BUILDING | ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT. |
| 4. SOIL STABILIZATION /LANDSCAPING | AFTER SITE CONSTRUCTION AND PAVING PHASE, CONTRACTOR TO REMOVE TEMPORARY ENTRANCE/EXIT AND INLET PROTECTION. ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED DURING FINE GRADING AND THROUGH OUT THE REMAINDER OF THE PROJECT. |

NOTE: THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

L26-08

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BENCHMARKS

BENCHMARK #1:
ELEVATION = 1307.50
X-CUT ON THE SIDEWALK LOCATED N 87°34'44" W 19.27' ± FROM A 1/2" ORANGE CAPPED IRON ROD FOUND AT THE SOUTHEAST CORNER OF SUBJECT PROPERTY.

BENCHMARK #2:
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X-CUT ON AN INLET LOCATED S 55°07'51" W 26.97' ± FROM A 1/2" ORANGE CAPPED IRON ROD FOUND STAMPED "AUINSPAUGH AR PS 1374" NEAR THE SOUTHWEST CORNER OF FISHING BRIDGE INVESTMENTS, L.L.C. TRACT.

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

| No. | REVISIONS | DATE | BY |
|---|---|---|---|

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PHONE: 216-05-7775
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STATE OF ARKANSAS
CHRISTOPHER C. SIDEBOTTOM
No. 14021
REGISTERED PROFESSIONAL ENGINEER
08/20/2026

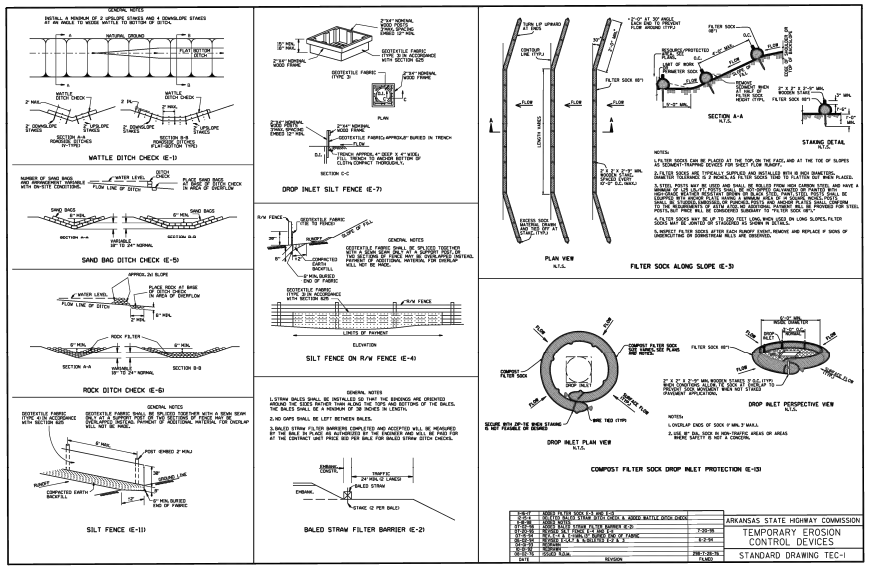
KHA PROJECT 068908536
DATE 08/20/2026
SCALE AS SHOWN
DESIGNED BY CCS
DRAWN BY CCS
CHECKED BY JMM

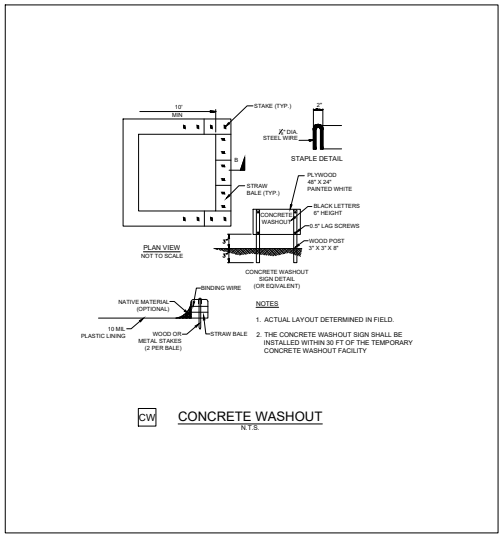
# EROSION CONTROL PLAN

MCDONALD'S SPRINGDALE
03-0409
PREPARED FOR
MCDONALD'S USA LLC
SPRINGDALE ARKANSAS

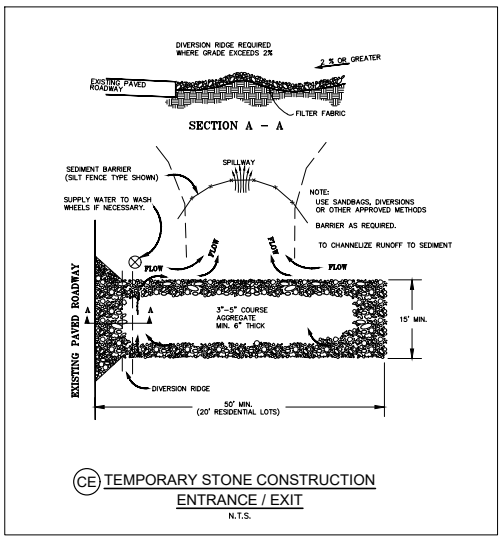
SHEET NUMBER
C-14

Plotted By:Sidey, Chris Sheet Set:McDonald's Springdale, AR Layout:EROSION CONTROL PLAN August 20, 2026 08:48:59am K:\Ark_dot\068908536-mcdonald's – springdale, ar\Civil\plansheets\16 – EROSION CONTROL PLAN.dwg
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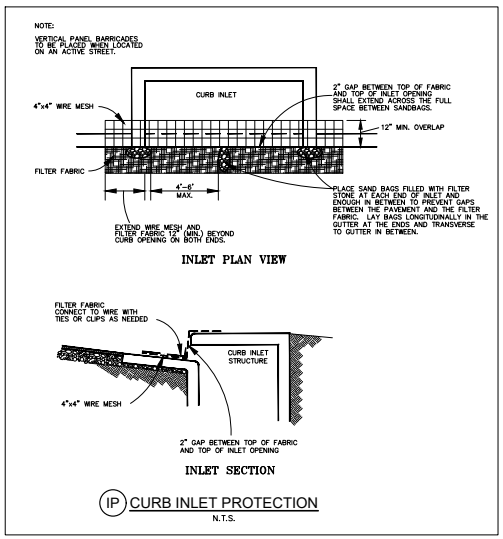



CW CONCRETE WASHOUT
N.T.S.




CE TEMPORARY STONE CONSTRUCTION ENTRANCE / EXIT
N.T.S.




IP CURB INLET PROTECTION
N.T.S.

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STATE OF ARKANSAS No. 14021 MATTHEW L. BACHELOR
08/20/2026

| KHA PROJECT | 069808536 |
|---|---|
| DATE | 08/20/2026 |
| SCALE | AS SHOWN |
| DESIGNED BY | CCS |
| DRAWN BY | CCS |
| CHECKED BY | JMM |

EROSION CONTROL DETAILS

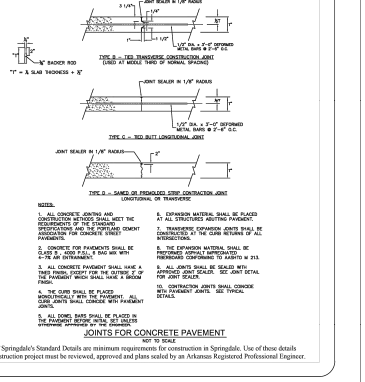
MCDONALD'S SPRINGDALE
03-0409
PREPARED FOR
MCDONALD'S USA LLC
SPRINGDALE ARKANSAS

SHEET NUMBER
C-15

| No. | REVISIONS | DATE | BY |
|---|---|---|---|

Plotted By:Staley, Chris Sheet Set:McDonald's_Springdale_AR Layout:EROSION CONTROL DETAILS August 20, 2026 08:49:07am K:\dtd_dal\069808536-mcdonald's – springdale, ar\Civil\sheets\17 – EROSION CONTROL DETAILS.dwg
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JOINTS FOR CONCRETE PAVEMENT

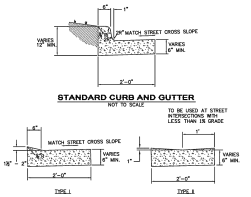
NOTES:
1. ALL CONCRETE JOINTING AND CONSTRUCTION METHODS SHALL MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE PORTLAND CEMENT ASSOCIATION FOR CONCRETE STREET PAVEMENTS.
2. CONCRETE FOR PAVEMENTS SHALL BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4–7 % AIR ENTRAINMENT.
3. ALL CONCRETE PAVEMENT SHALL HAVE A TWIG FINISH, EXCEPT FOR THE GUTTERS 2' OF THE PAVEMENT WHICH SHALL HAVE A BROOM FINISH.
4. THE CURB SHALL BE PLACED MONOLITHICALLY WITH PAVEMENT. ALL CURB JOINTS SHALL COINCIDE WITH PAVEMENT JOINTS.
5. ALL DOWEL BARS SHALL BE PLACED IN THE PAVEMENT BEFORE INITIAL SET UNLESS OTHERWISE APPROVED BY THE ENGINEER.
6. EXPANSION MATERIAL SHALL BE PLACED AT ALL STRUCTURES ABUTTING PAVEMENT.
7. TRANSVERSE EXPANSION JOINTS SHALL BE CONSTRUCTED AT THE CURB RETURNS OF ALL INTERSECTIONS.
8. THE EXPANSION MATERIAL SHALL BE PREFORMED EXPANSION JOINT MATERIAL FIBERBOARD CONFORMING TO AASHTO M 213.
9. ALL JOINTS SHALL BE SEALED WITH APPROVED JOINT SEALER. SEE JOINT DETAIL FOR JOINT SEALER.
10. CONTRACTION JOINTS SHALL COINCIDE WITH PAVEMENT JOINTS. SEE TYPICAL DETAILS.

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

| STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION | DATE: OCTOBER 2018<br>DESIGNED BY: STAFF<br>DRAWN BY: STAFF |
|---|---|
| SECTION A<br>TYPICAL STREET SECTIONS & DETAILS | FILE NO. SD-A-11 |

SPRINGDALE
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STANDARD CURB AND GUTTER
NOT TO SCALE

MODIFIED CURB AND GUTTER
NOT TO SCALE

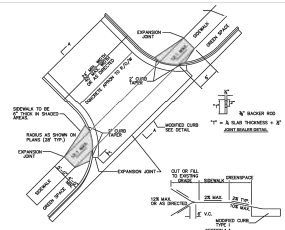
NOTES:
1. CONCRETE FOR CURB AND GUTTER TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4–7 % AIR ENTRAINMENT.
2. ALL CURB AND GUTTER SHALL HAVE A BROOMED FINISH UNLESS OTHERWISE SPECIFIED.
3. MODIFIED CURB (TYPE I) SHALL BE PLACE ACROSS ALL DRIVEWAY ENTRANCES.
4. MODIFIED CURB (TYPE II) SHALL BE PLACED ACROSS ALL SIDE STREETS WHERE THE LONGITUDINAL GRADE IS LESS THAN 1%.
5. 1/2##X4" EXPANSION JOINTS AT 10' O.C. SEAL WITH ONE PART COLD APPLIED SILICONE JOINT SEALER OR OTHER APPROVED SEALANT. ALL JOINTS TO BE SEALED PRIOR TO FINAL ASPHALT PLACEMENT.
6. PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL (ASPHALT IMPREGNATED FIBERBOARD OR OTHER APPROVED MATERIAL) AT STATIONARY STRUCTURES, (DROP INLETS, END OF CURBS, DRIVEWAYS – SEE DETAIL) OR AS DIRECTED BY ENGINEER.

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

| STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION | DATE: OCTOBER 2018<br>DESIGNED BY: STAFF<br>DRAWN BY: STAFF |
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| SECTION A<br>TYPICAL STREET SECTIONS & DETAILS | FILE NO. SD-A-12 |

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COMMERCIAL DRIVEWAY DETAIL
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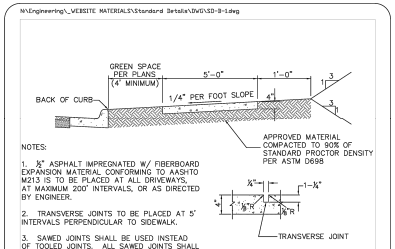
1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2. 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, TYPE I OR BITUMINOUS MATERIAL SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3. CONCRETE CURB TO BE SAWCUT AT 10' INTERVALS PERPENDICULAR TO THE CUTTER LINE AND SEALED SEE DETAIL.
4. HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
5. CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
6. DRIVEWAY SECTION TO BE 8" PORTLAND CEMENT CONCRETE (3,500 P.S.I.) WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.
7. CONCRETE APRONS SHALL HAVE 20' SAWCUTS IN EACH DIRECTION (BOTH HORIZONTAL AND VERTICAL).
8. INDUSTRIAL DRIVES SHOULD INCREASE RADIUS AT DRIVEWAY ENTRANCES TO 50-FT.

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

| STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION | DATE: OCTOBER 2018<br>DESIGNED BY: STAFF<br>DRAWN BY: STAFF |
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| SECTION B<br>TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS | FILE NO. SD-B-3 |

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SIDEWALK DETAIL
NOT TO SCALE

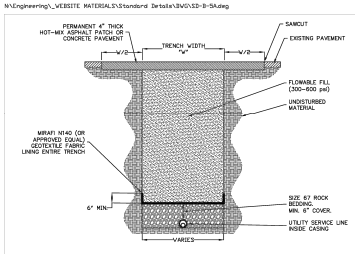
NOTES:
1. ½" ASPHALT IMPREGNATED W/ FIBERBOARD EXPANSION MATERIAL CONFORMING TO AASHTO M213 IS TO BE PLACED AT ALL DRIVEWAYS, AT MAXIMUM 200' INTERVALS, OR AS DIRECTED BY ENGINEER.
2. TRANSVERSE JOINTS TO BE PLACED AT 5' INTERVALS PERPENDICULAR TO SIDEWALK.
3. SAWED JOINTS SHALL BE USED INSTEAD OF TOOLED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

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

| STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION | DATE: OCTOBER 2018<br>DESIGNED BY: STAFF<br>DRAWN BY: STAFF |
|---|---|
| SECTION B<br>TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS | FILE NO. SD-B-1 |

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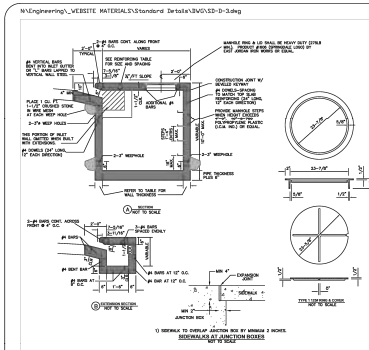
ASPHALT STREET CUT (TRENCH) REPAIR
N.T.S.

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

| STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION | DATE: OCTOBER 2018<br>DESIGNED BY: STAFF<br>DRAWN BY: STAFF |
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| SECTION B<br>TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS | FILE NO. SD-B-5A |

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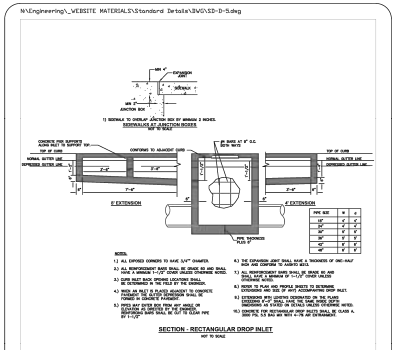
DETAILED SECTIONS - CIRCULAR (A.H.T.D. TYPE MO) DROP INLET
NOT TO SCALE

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

| STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION | DATE: OCTOBER 2018<br>DESIGNED BY: STAFF<br>DRAWN BY: STAFF |
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| SECTION D<br>DROP INLET DETAILS | FILE NO. SD-D-3 |

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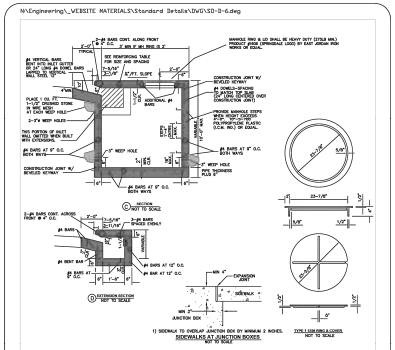
SECTION - RECTANGULAR DROP INLET
NOT TO SCALE

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

| STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION | DATE: OCTOBER 2018<br>DESIGNED BY: STAFF<br>DRAWN BY: STAFF |
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| SECTION D<br>DROP INLET DETAILS | FILE NO. SD-D-5 |

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DETAILED SECTIONS - RECTANGULAR DROP INLET
NOT TO SCALE

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| STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION | DATE: OCTOBER 2018<br>DESIGNED BY: STAFF<br>DRAWN BY: STAFF |
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| SECTION D<br>DROP INLET DETAILS | FILE NO. SD-D-6 |

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STATE OF ARKANSAS
DUSTIN W. HELL
No. 14021
REGISTERED PROFESSIONAL ENGINEER

08/20/2026

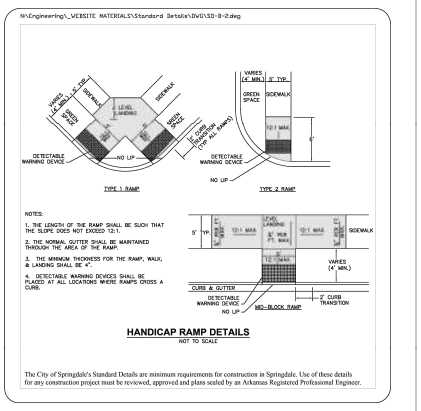
KHA PROJECT 068905536
DATE 08/20/2026
SCALE AS SHOWN
DESIGNED BY CCS
DRAWN BY CCS
CHECKED BY JMM

CONSTRUCTION DETAILS

MCDONALD'S SPRINGDALE
03-0409
PREPARED FOR
MCDONALD'S USA LLC
SPRINGDALE ARKANSAS

SHEET NUMBER
C-16

Plotted By: Staley, Chris Sheet Set: McDonald's Springdale, AR Layout: CONSTRUCTION DETAILS August 20, 2026 08:49:23am K:\Civil_dat\068905536-mcdonald's – springdale, ar\Cad\sheetsets\1B – CONSTRUCTION DETAILS.dwg
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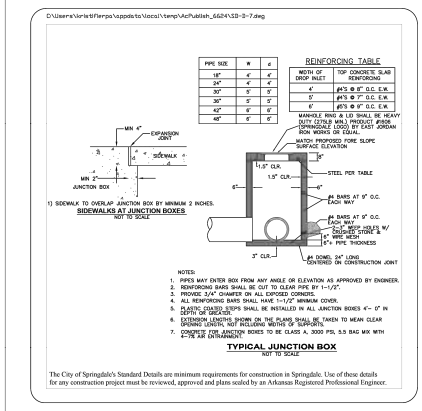

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION B
TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS

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

FILE NO. SD-B-2

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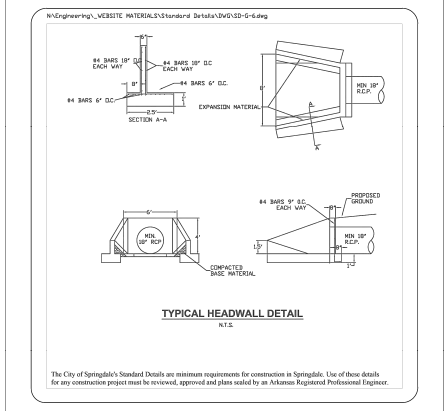

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION D
DROP INLET DETAILS

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

FILE NO. SD-D-7

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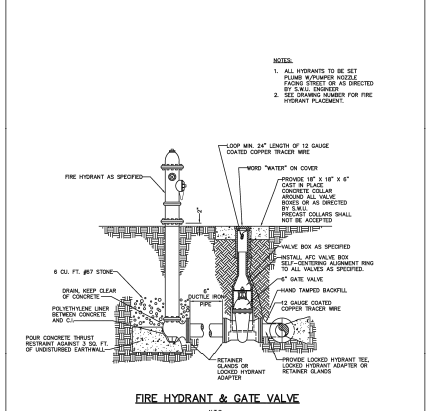

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION G
MISCELLANEOUS DETAILS

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

FILE NO. SD-G-6

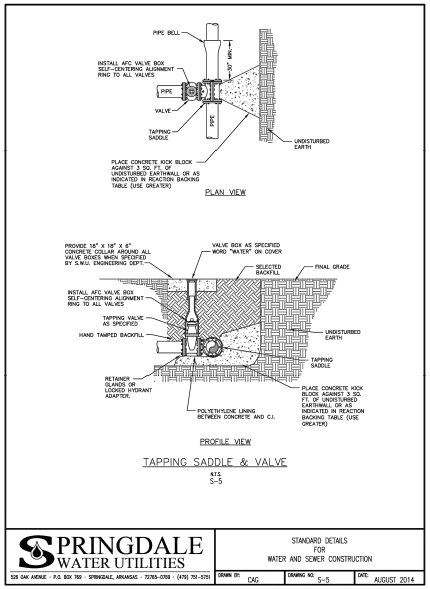
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SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

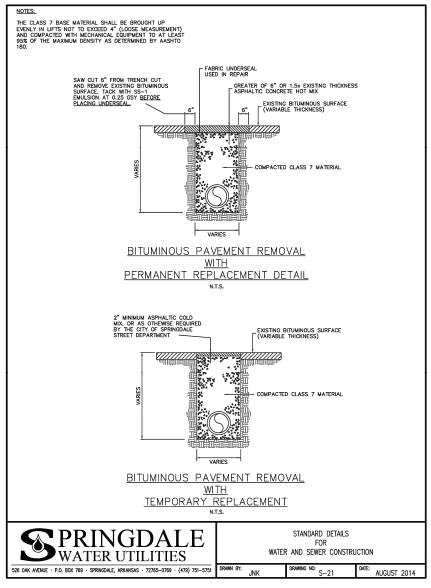
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

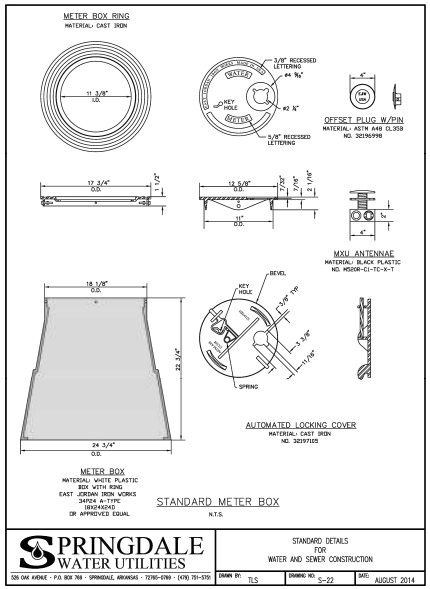
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

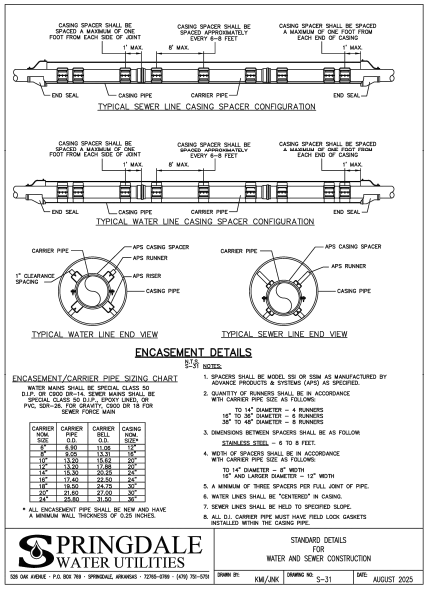
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO. S-22 | DATE: AUGUST 2014




| CARRIER PIPE NOM. SIZE | CARRIER PIPE O.D. | CARRIER PIPE BELL O.D. | CASING PIPE NOM. SIZE* |
|---|---|---|---|
| 6" | 6.90 | 10.06 | 12" |
| 8" | 9.05 | 13.20 | 16" |
| 10" | 11.20 | 15.62 | 20" |
| 12" | 13.20 | 17.88 | 20" |
| 14" | 15.30 | 20.20 | 24" |
| 16" | 17.40 | 22.50 | 24" |
| 18" | 19.50 | 24.75 | 30" |
| 20" | 21.60 | 27.00 | 30" |
| 24" | 25.80 | 31.50 | 36" |

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

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

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: KM/JNK | DRAWING NO. S-31 | DATE: AUGUST 2025

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STATE OF ARKANSAS
CHRISTOPHER J. MCDONNELL
No. 14021
REGISTERED PROFESSIONAL ENGINEER
08/20/2026

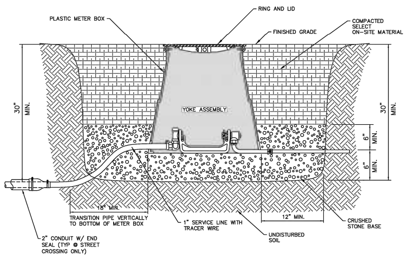
KHA PROJECT 068905536
DATE 08/20/2026
SCALE AS SHOWN
DESIGNED BY CCS
DRAWN BY CCS
CHECKED BY JMM

CONSTRUCTION DETAILS

MCDONALD'S SPRINGDALE
03-0409
PREPARED FOR
MCDONALD'S USA LLC
SPRINGDALE ARKANSAS

SHEET NUMBER
C-17

Plotted By: Sisley, Chris Sheet Set: McDonald's Springdale, AR Layout: CONSTRUCTION DETAILS (2) August 20, 2026 08:49:31am K:\Ark_civil\068905536-mcdonald's – springdale, ar\Cad\plotsheets\18 – CONSTRUCTION DETAILS.dwg
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## STANDARD METER BOX INSTALLATION

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

NOTES:

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

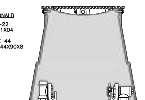
2.) ALL SERVICE TUBING SHALL HAVE 30" MIN. COVER EXCEPT FOR TRANSITION TO METER BOX AS SHOWN ABOVE

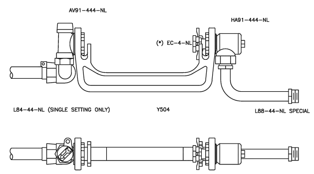
3.) SEE "TECHNICAL SPECIFICATIONS" FOR MATERIAL AND INSTALLATION SPECIFICATIONS

SPRINGDALE WATER UTILITIES
526 OAK AVENUE P.O. BOX 769 SPRINGDALE, ARKANSAS 72765-0769 (479) 751-5751
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: TLS | DRAWING NO: S-23 | DATE: OCTOBER 2014

### MATERIAL LIST

| QTY | DESCRIPTION | CATALOG NUMBER FORD | MUELLER | AY McDONALD |
|---|---|---|---|---|
| 1 | INLET CONNECTION | L84-44-NL | P-15531N | 74779M-22 |
| 1 | YOKE ANGLE KEY VALVE | AV91-444-NL | H-14278N | 74604Y 1X04 |
| 1 | YOKE BAR | Y504 | H-5040 | 14-4 |
| 1 | YOKE ANGLE CHECK VALVE | HA91-444-NL | H-14248N | 702-4YE 44 |
| 1 | OUTLET CONNECTION | L88-44-NL SPECIAL | H-15538N | 710JPP 44X90X8 |
| 1 | METER BOX ASSEMBLY | 34P-18X24X24D W/LID | | |






## TYPICAL 1" METER SETTING

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

NOTES:

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

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

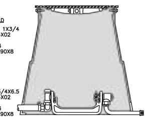
SPRINGDALE WATER UTILITIES
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
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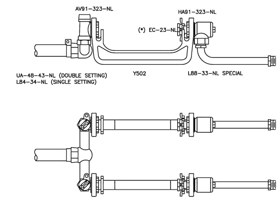
### SINGLE SETTING MATERIAL LIST

| QTY | DESCRIPTION | CATALOG NUMBER FORD | MUELLER | AY McDONALD |
|---|---|---|---|---|
| 1 | INLET CONNECTION | L84-34-NL | P-15531N | 74779M-22 1X3/4 |
| 1 | YOKE ANGLE KEY VALVE | AV91-323-NL | H-14278N | 74604Y 3/4X02 |
| 1 | YOKE BAR | Y502 | H-5020 | 14-2 |
| 1 | YOKE ANGLE CHECK VALVE | HA91-323-NL | H-14248N | 702-3YE 33 |
| 1 | OUTLET CONNECTION | L88-33-NL SPECIAL | H-15538N | 710JPP 33X90X8 |
| 1 | METER BOX ASSEMBLY | 34P-18X24X24D W/LID | | |

### DOUBLE SETTING MATERIAL LIST

| QTY | DESCRIPTION | FORD | MUELLER | AY McDONALD |
|---|---|---|---|---|
| 1 | ANGLE U BRANCH | UA48-43-65-NL | P-15369N | 708T2M 1X3/4X6.5 |
| 2 | YOKE ANGLE KEY VALVE | AV91-323-NL | H-14278N | 74604Y 3/4X02 |
| 2 | YOKE BAR | Y502 | H-5020 | 14-2 |
| 2 | YOKE ANGLE CHECK VALVE | HA91-323-NL | H-14248N | 702-3YE 33 |
| 2 | OUTLET CONNECTION | L88-33-NL SPECIAL | H-15538N | 710JPP 33X90X8 |
| 1 | METER BOX ASSEMBLY | 34P-18X24X24D W/LID | | |






## TYPICAL 5/8" DOUBLE METER SETTING

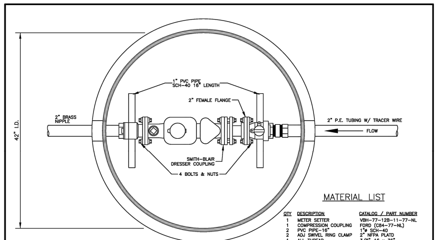
YOKE ASSEMBLY, 5/8" X 3/4" METER
3/4" COPPER OR PE P.J. TO 3/4" CTS PLASTIC OR MIP
N.T.S.
S-25

NOTES:

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

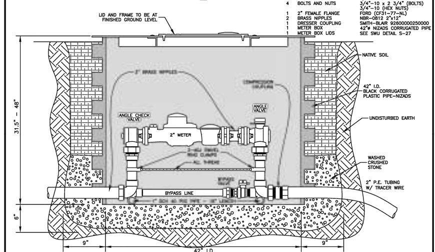
*METER AND EXPANSION CONNECTION EC-23-NL ARE PROVIDED BY THE DEPARTMENT.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: TLS | DRAWING NO: S-25 | DATE: AUGUST 2014




### MATERIAL LIST

| QTY | DESCRIPTION | CATALOG / PART NUMBER |
|---|---|---|
| 1 | METER SETTER | VBH-77-12B-11-77-NL |
| 1 | COMPRESSION COUPLING | FORD (C84-77-NL) |
| 2 | PVC PIPE-16" | 1"ø SCH-40 |
| 2 | ADJ SWIVEL RING CLAMP | 2" NFPA PLATD |
| 1 | ALL THREAD | 3/8"-16 x 36" |
| 4 | BOLTS AND NUTS | 3/4"-10 x 2 3/4" (BOLTS) 3/4"-10 (HEX NUTS) |
| 1 | 2" FEMALE FLANGE | FORD (CF31-77-NL) |
| 2 | BRASS NIPPLES | NBR-0812 2"x12" |
| 1 | DRESSER COUPLING | SMITH-BLAIR 92600000250000 |
| 1 | METER BOX | 42"ø NIZADS CORRUGATED PIPE |
| 1 | METER BOX LIDS | SEE SWU DETAIL S-27 |



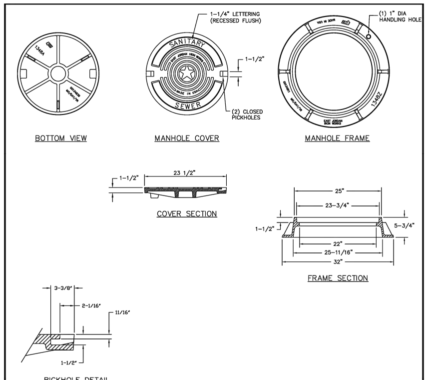

## TYPICAL 2-INCH METER SETTING

N.T.S.
S-26

*METER PER SWU REQUIREMENT.

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

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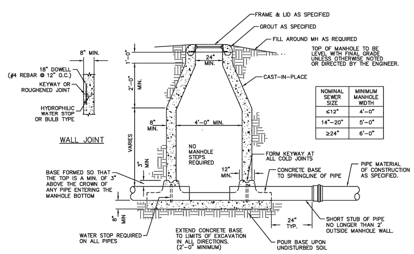

## MANHOLE FRAME & COVER

(WITHIN AND OUTSIDE OF STREETS AND OTHER DRIVING SURFACES)
N.T.S.

VULCAN FOUNDRY V-1348-1

NOTE
MINIMUM WEIGHTS:
COVER: 120 LBS
FRAME: 140 LBS
MINIMUM COMBINED WEIGHT: 260 LBS
(SEE SPECS FOR ADDITIONAL REQUIREMENTS)

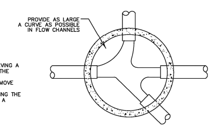
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
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| NOMINAL SEWER SIZE | MINIMUM MANHOLE WIDTH |
|---|---|
| ≤12" | 4'-0" |
| 14"-20" | 5'-0" |
| ≥24" | 6'-0" |

## CAST IN PLACE MANHOLE

N.T.S.



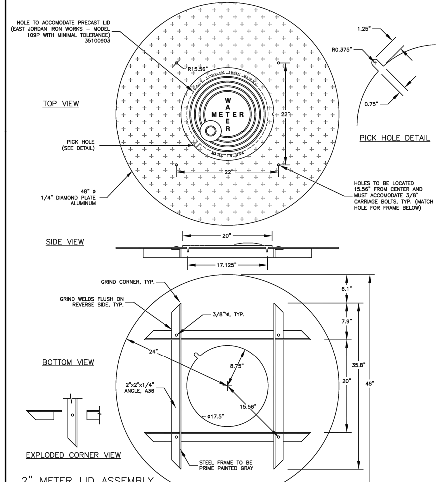

NOTES:
1. THE CENTERLINE OF ALL PIPES ENTERING AND LEAVING A MANHOLE SHALL PASS THROUGH THE CENTER OF THE MANHOLE.
2. BRUSH FINISHED SURFACES OF CONCRETE AND REMOVE ALL SHARP EDGES.
3. CONSTRUCT FLOW CHANNEL FOR ALL PIPES ENTERING THE MANHOLE, INCLUDING SERVICE LINES, TO MAINTAIN A CONSTANT GRADE THROUGHOUT EACH INVERT.

## MANHOLE BOTTOM

## FOR 6" THROUGH 24" SEWER MAINS

(MANHOLES FOR SEWER MAINS LARGER THAN 24" REQUIRE INDIVIDUAL DESIGN)
N.T.S.

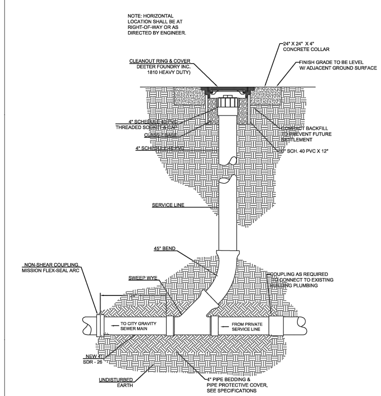
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
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## 2" METER LID ASSEMBLY

N.T.S.
S-27

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## CLEANOUT ASSEMBLY DETAIL

N.T.S.
S-47

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: CRKJ | DRAWING NO: S-47 | DATE: APRIL. 2018

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
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STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 14021 NATHANIEL BACHELOR
08/20/2026

KHA PROJECT 068908536
DATE 08/20/2026
SCALE AS SHOWN
DESIGNED BY CCS
DRAWN BY CCS
CHECKED BY JMM

# CONSTRUCTION DETAILS

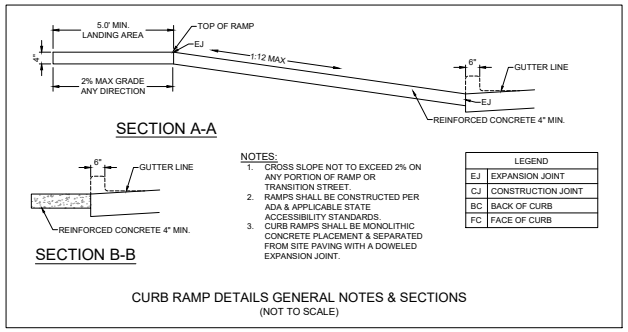
MCDONALD'S SPRINGDALE
03-0409
PREPARED FOR
MCDONALD'S USA LLC
SPRINGDALE ARKANSAS

SHEET NUMBER
C-18

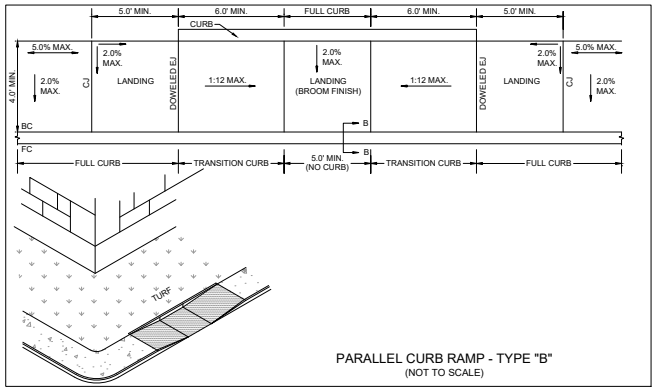
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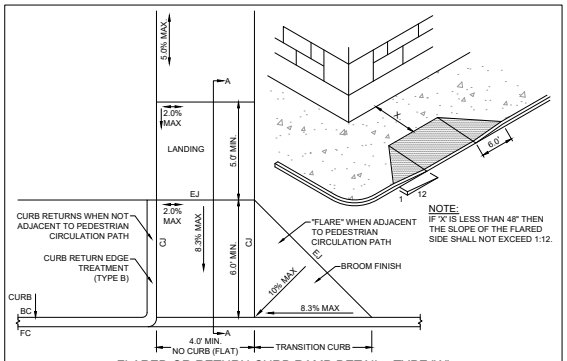
Return to Agenda



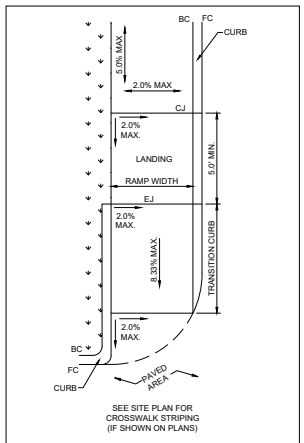

CURB RAMP DETAILS GENERAL NOTES & SECTIONS
(NOT TO SCALE)



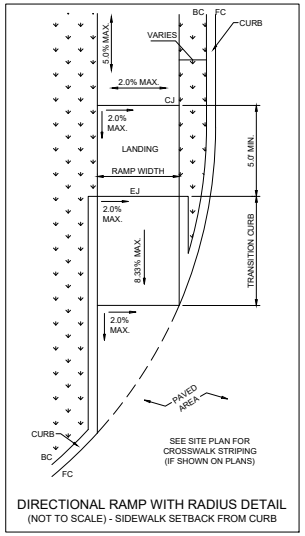

PARALLEL CURB RAMP - TYPE "B"
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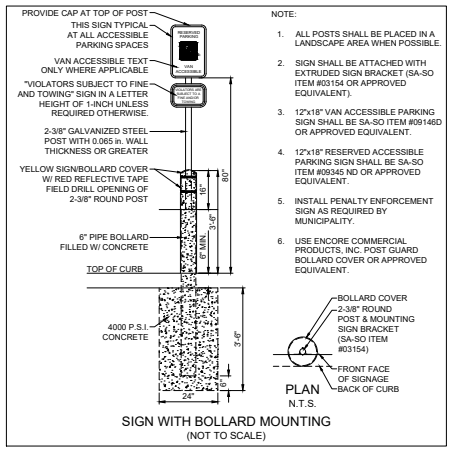

FLARED OR RETURN CURB RAMP DETAIL - TYPE "A"
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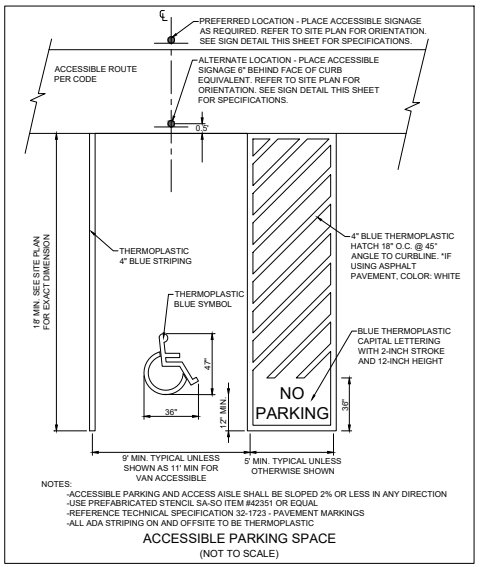

DIRECTIONAL RAMP WITH RADIUS DETAIL
(NOT TO SCALE) - SIDEWALK ADJACENT TO CURB



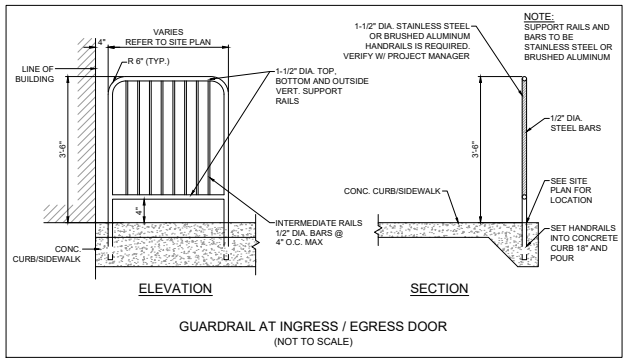

DIRECTIONAL RAMP WITH RADIUS DETAIL
(NOT TO SCALE) - SIDEWALK SETBACK FROM CURB




SIGN WITH BOLLARD MOUNTING
(NOT TO SCALE)




ACCESSIBLE PARKING SPACE
(NOT TO SCALE)




GUARDRAIL AT INGRESS / EGRESS DOOR
(NOT TO SCALE)

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STATE OF ARKANSAS
No. 14021
MITCHELL BACHELOR
08/20/2026

| KHA PROJECT | 068905536 |
|---|---|
| DATE | 08/20/2026 |
| SCALE | AS SHOWN |
| DESIGNED BY | CCS |
| DRAWN BY | CCS |
| CHECKED BY | JMM |

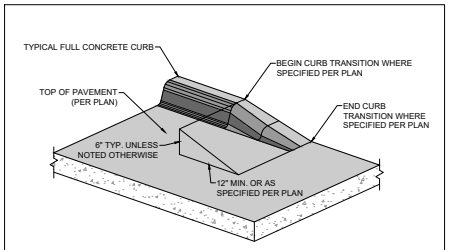
CONSTRUCTION DETAILS

MCDONALD'S SPRINGDALE
03-0409
PREPARED FOR
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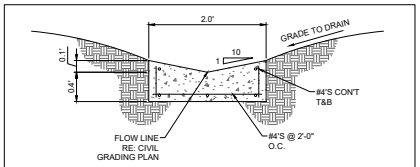
SHEET NUMBER
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| No. | REVISIONS | DATE | BY |
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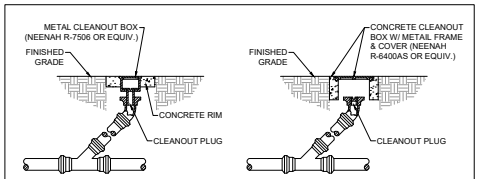
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FADE OUT CURB
(NOT TO SCALE)

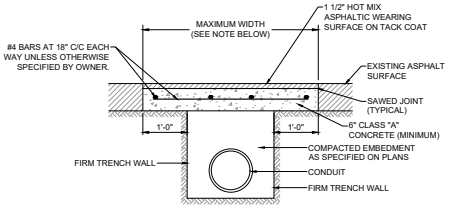



V-NOTCH CONCRETE SWALE IN GRASS AREA
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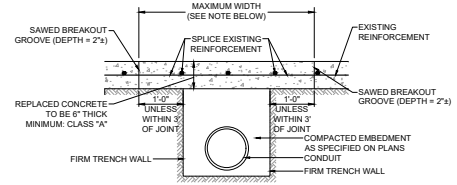



NOTE:
G.C. IS TO INSTALL CLEANOUT AT ANY PIPING ANGLE CHANGES AND AT EVERY 50' IN PIPING RUNS GREATER THAN 100' IN LENGTH.

EXTERIOR CLEANOUT
(NOT TO SCALE)



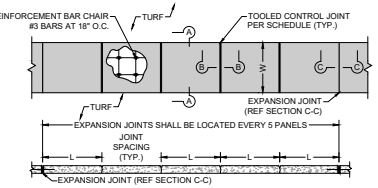

ASPHALT PAVEMENT
(N.T.S)



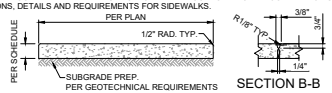

CONCRETE PAVEMENT
(N.T.S)

NOTES:
1. WHEN REMOVING CONCRETE PAVEMENT THE CONTRACTOR SHALL ENDEAVOR TO LIMIT DAMAGE TO EXISTING REINFORCEMENT SO IT MAY BE EMPLOYED IN THE REPLACEMENT OPERATION. IF ORIGINAL REINFORCEMENT IS CUT OR BROKEN, REPLACEMENT BARS OF THE SAME SIZE SHALL BE INSTALLED BY DRILLING AND DOWELING AS DIRECTED BY THE OWNER.
2. FOLLOW APPLICABLE JURISDICTION DETAILS FOR PUBLIC PAVEMENT.

PRIVATE PAVEMENT CUT REMOVAL & REPLACEMENT
(NOT TO SCALE)

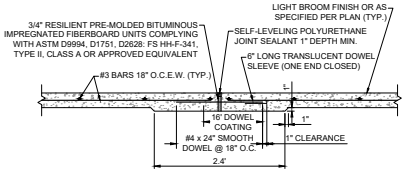



SIDEWALK NOTES:
1. SAND CUSHION WILL NOT BE PERMITTED UNDER SIDEWALKS OR OTHER PAVEMENT.
2. DOWEL WITH #4 BARS AT 18" C-C WHEN CONNECTING TO EXISTING SIDEWALKS, DRIVEWAYS, CURBS AND GUTTER.
3. REFER TO PAVING PLAN FOR THE MINIMUM COMPRESSIVE STRENGTH REQUIREMENTS OR AS SPECIFIED BY THE AUTHORITY HAVING JURISDICTION, WHICHEVER IS GREATER.
4. ALL JOINTS LOCATED WITHIN LARGE AREAS OF CONCRETE FLATWORK (PLAZA AREAS OR PAVEMENT BETWEEN BUILDINGS) SHALL BE SEALED WITH POLYURETHANE JOINT SEALANT PER JOINT DETAILS THIS SHEET.
5. CONTRACTOR SHALL SUBMIT FULL-SIZE SCALEABLE PLAZA AREAS JOINT LAYOUT FOR APPROVAL.
6. JOINT SEALANT IS NOT REQUIRED ON SIDEWALKS LOCATED IN TURF AREAS.
7. ALL SIDEWALKS LOCATED WITHIN THE PUBLIC R.O.W. SHALL CONFORM TO THE GOVERNING AUTHORITY'S SPECIFICATIONS, DETAILS AND REQUIREMENTS FOR SIDEWALKS.




SECTION A-A
(N.T.S.)

SECTION B-B
(N.T.S.)




SECTION C-C
(N.T.S.)

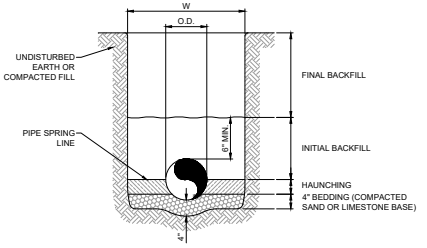
NOTES:
1. SLEEVES FOR DOWELS SHALL HAVE AN INSIDE DIAMETER OF 1/16" GREATER THAN THE DIAMETER OF THE DOWELS, AND SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL PRIOR TO USE.
2. DOWEL COATING SHALL BE ASPHALTIC COATING.

| SIDEWALK PANEL SCHEDULE | | |
|---|---|---|
| SIDEWALK WIDTH = W (IN.) | SIDEWALK THICKNESS = T (IN.) | JOINT SPACING = L (FT.) |
| 4 | 4 | 4 |
| 5 | 4 | 5 |
| 6 | 4 | 5 |
| 7 | 5 | 7 |
| 8 | 5 | 8 |
| 9 | 5 | 9 |
| 10 | 5 | 10 |

LANDSCAPE SIDEWALK
(NOT TO SCALE)

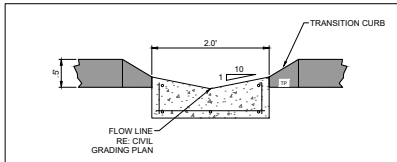
GENERAL NOTES:

1. FOR PRIVATE UTILITIES. FOLLOW APPLICABLE JURISDICTION DETAILS FOR PUBLIC UTILITIES.
2. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 85% STANDARD PROCTOR.
3. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 85% PROCTOR.
4. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 85% STANDARD PROCTOR.
5. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
6. FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3 AND 4.
7. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR.
8. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-89.
9. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
10. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
11. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

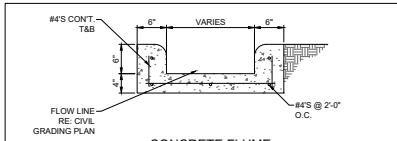



| PIPE DIA. | W |
|---|---|
| ≤12" | O.D. OF PIPE + (12" TO 18") |
| >12" | ≥ O.D. OF PIPE + 18" |

UTILITY TRENCHING & BEDDING
(NOT TO SCALE)




V-NOTCH CONCRETE SWALE & TRANSITION CURB
(NOT TO SCALE)




CONCRETE FLUME
(NOT TO SCALE)

Plotted By: Sisley, Chris Sheet Set: McDonald's Springdale, AR Layout: HANDRAIL DETAILS (2) August 20, 2026 08:49:51pm K:\ltd_rdal\068908536-mcdonald's – springdale, ar\Civil\plansheets\18 – CONSTRUCTION DETAILS.dwg
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| No. | REVISIONS | DATE |
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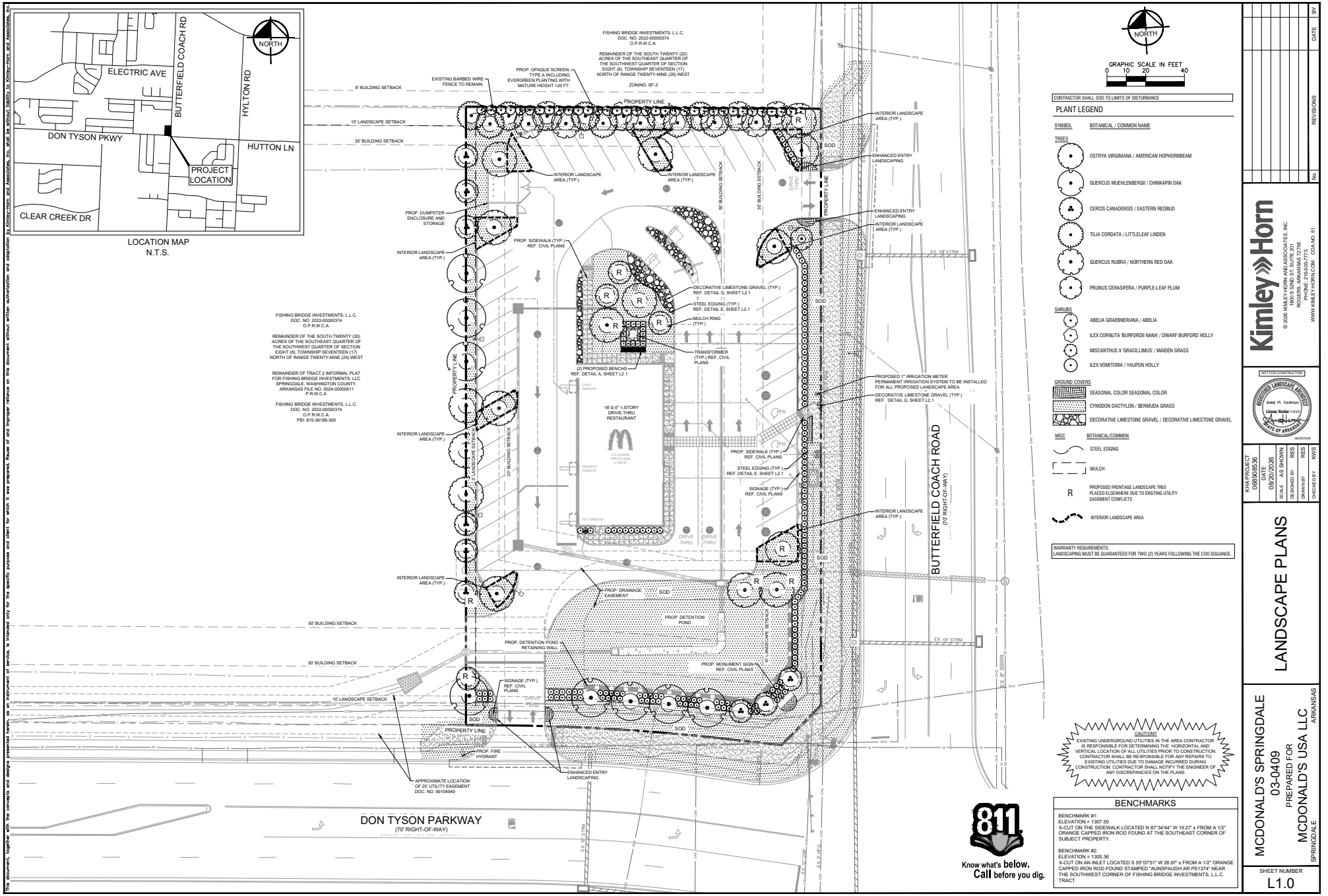
STATE OF ARKANSAS
No. 14021
MATTHEW L. BACHMEIER
ENGINEER
08/20/2026

| | |
|---|---|
| KHA PROJECT | 068908536 |
| DATE | 08/20/2026 |
| SCALE | AS SHOWN |
| DESIGNED BY | CCS |
| DRAWN BY | CCS |
| CHECKED BY | JMM |

CONSTRUCTION DETAILS

MCDONALD'S SPRINGDALE
03-0409
PREPARED FOR
MCDONALD'S USA LLC
SPRINGDALE ARKANSAS

SHEET NUMBER
C-20






Return to Agenda

| City of Springdale, AR - Landscape Data Table<br>TOTAL: 1.34 AC (58,445 sf) - ZONED C-5 | | |
|---|---|---|
| | REQUIRED | PROVIDED |
| *City of Springdale - Development Code* | | |
| ***Sec.56-31 Street frontage, interior, and perimeter*** | | |
| *(1) Landscaped street frontage buffer* | | |
| The landscaped street buffer serves two primary purposes: when a parking lot is located adjacent to a public right-of-way, a strip of landscaping helps shield projecting headlights that may impair the vision of passing motorist or pedestrians therefore creating a safer environment. It also provides an aesthetically pleasing transition from the public right of way to private property.<br><br>Option 1: A minimum buffer of ten feet in width, planted with a minimum of one shade tree and seven shrubs per 25 linear feet of street frontage.<br><br>Don Tyrpson Parkway:<br>166 LF / 25 = 7 Tree<br>166 LF / 25 = 7 x 7 = 49 Shrubs<br><br>Butterfield Coach Road:<br>279 LF / 25 = 12 Trees<br>279 LF / 25 = 12 x 7 = 84 Shrubs | Don Tyrpson Pkwy.<br>7 Trees<br>49 Shrubs<br><br>Butterfield Coach Rd.<br>12 Trees<br>84 Shrubs | Don Tyrpson Pkwy.<br>7 Trees<br>49 Shrubs<br><br>Butterfield Coach Rd.<br>12 Trees<br>84 Shrubs |
| *(2) Interior parking lot landscaping requirements.* | | |
| (C) The diagram in subsection (d) illustrates what areas of the vehicle accommodation area are considered when determining the total area of the parking lot. 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 aisles except those with no parking spaces located on either side. Landscaped areas outside the parking lot may not be used to meet the interior planting requirement. The total amount of green space for the interior lot is determined by figuring eight percent, ten percent, or 15 percent of the total parking lot area as explained above. | Yes | Yes |
| (D) Planting islands are required as a part of the green space percentage in the interior parking lot area. The diagram below illustrates the parking island dimensions. The dimensions of a parking island must be a minimum of nine feet by 19 feet, the same as a parking space, and must be curbed to protect the landscaping and trees. One parking island required for every 15 parking spaces determined for that use group from the minimum parking standard identified in the use unit section of the zoning ordinance. | Yes | Yes |
| (E) Trees are required to be planted in the interior parking area to offer shading from the heat and sun. 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-diameter should be left for car doors to open from adjacent parking spaces. | Yes | Yes |
| *(3) Perimeter landscaping other than street frontage.* | | |
| (B) The five-foot perimeter strip is required for each development regardless if one is already in place from an adjacent, developed lot.<br><br>West Landscape Strip: 254 LF / 25 = 11 Trees<br><br>North Landscape Strip: 184 LF / 25 = 8 Trees | West Landscape Strip<br>11 Trees<br><br>North Landscape Strip<br>8 Trees | West Landscape Strip<br>11 Trees<br><br>North Landscape Strip<br>8 Trees |
| ***Sec.56-33 Minimum tree and shrub planting requirements.*** | | |
| (A) 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. | Yes | Yes |
| (B) Immediately upon planting, trees shall be a minimum of eight feet tall and shall have a minimum caliper (widest width at trunk) of two inches. | Yes | Yes |
| (C) When more than ten trees are to be planted to meet the requirements of this chapter, a mix of species shall be provided. The number of species to be planted shall vary according to the overall number of trees required to be planted. The minimum number of species to be planted is listed in the table below. Species shall be planted in proportion to the required mix. This species mix shall not apply to areas of vegetation required to be preserved by law. | Yes | Yes |
| ***Sec.56-38 Screening*** | | |
| (A) An opaque Screening is required where Single Family and commercial properties abut eachother. | Opaque Type A | Opaque Type A |

| *City of Springdale - Commercial Design Standards* | | |
|---|---|---|
| *4. Back and Sides* | | |
| *(b) Guidelines* | | |
| The minimum setback for any building façade shall be in accordance with the requirements of the zoning district as set forth in Chapter 130 of the Code of Ordinances. Where the façade faces adjacent residential uses or areas designated on the Comprehensive Land Use Plan as residential use, an earthen berm shall be installed, no less than six (6) feet in height, containing at a minimum, a double row of evergreen or deciduous trees planted at intervals of fifteen (15) feet on center. All additional landscape requirements of Chapter 56 shall apply<br><br>North Landscape Strip: 184 LF / 15 = 12 Trees X 2 = 24 Trees | Evergreen or Deciduous Trees | Deciduous Trees |
| *5. Pedestrian Flows* | | |
| *(b) Guidelines* | | |
| Sidewalks, no less than five (5) feet in width, shall be provided along the full length of the building along any façade featuring a customer entrance, and along any façade abutting public parking areas. Such sidewalk shall be located at least six (6) feet from the façade of the building to provide planting beds for foundations landscaping, except where feature such as arcades or walkways are part of the façade. | 6' Façade Planting | Variance |
| *6. Central Features and Community Spaces* | | |
| *(b) Guidelines* | | |
| (1) At least two of the following shall be provided per site: Benches, patio/seating area, kiosk area, etc. | 2 Features | 2 Benches |
| (2 All internal walkways shall be distinguished from driving surfaces through the use of durable, low-maintenances surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways. Signs shall be installed to designate pedestrian walkways. | Scored Concrete | Scored Concrete |
| *D. Landscaping* | | |
| *2. Entryway Landscaping* | | |
| *(b) Guidelines* | | |
| Development entryways shall be planted with ornamental plant material, such as ornamental trees, flowering shrubs and perennials, and ground covers | Yes | Yes |
| *E. Screening* | | |
| Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities and banks of meters, shall be screen from public view with landscaping or will, an architectural treatment compatible with the building architecture | Yes | Yes |

## PLANT SCHEDULE

| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | ROOT | CAL. | SIZE | REMARKS |
|---|---|---|---|---|---|---|---|
| TREES | | | | | | | |
| | OV | 16 | OSTRYA VIRGINIANA / AMERICAN HOPHORNBEAM | B&B | 2" CAL. MIN. | 8`-10` HT | SINGLE STRAIGHT LEADER. FULL AND MATCHING. |
| | QM | 8 | QUERCUS MUEHLENBERGII / CHINKAPIN OAK | B&B | 2" CAL. MIN. | 10`-12` HT | SINGLE STRAIGHT LEADER. FULL AND MATCHING. |
| | CE | 13 | CERCIS CANADENSIS / EASTERN REDBUD | B&B | 3-1.5" CANES | 6`-8` HT | FULL AND MATCHING |
| | TC | 8 | TILIA CORDATA / LITTLELEAF LINDEN | B&B | 2" CAL. MIN. | 10`-12` HT | SINGLE STRAIGHT LEADER. FULL AND MATCHING |
| | QR | 9 | QUERCUS RUBRA / NORTHERN RED OAK | B&B | 2" CAL. MIN. | 10`-12` HT | SINGLE STRAIGHT LEADER. FULL AND MATCHING. |
| | PC | 1 | PRUNUS CERASIFERA / PURPLE-LEAF PLUM | B&B | 2" CAL. MIN. | 8`-10` HT | SINGLE STRAIGHT LEADER. FULL AND MATCHING |

| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | CONT. | SIZE | SPACING | REMARKS |
|---|---|---|---|---|---|---|---|
| SHRUBS | | | | | | | |
| | AG | 13 | ABELIA GRAEBNERIANA / ABELIA | 3 GAL. | 36" HT. | 36" O.C. | FULL AND MATCHING |
| | IB | 89 | ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY | 3 GAL. | 36" HT. | 36" O.C. | FULL AND MATCHING |
| | MX | 74 | MISCANTHUS X 'GRACILLIMUS' / MAIDEN GRASS | 3 GAL. | 36" HT. | 36" O.C. | FULL AND MATCHING |
| | IV | 34 | ILEX VOMITORIA / YAUPON HOLLY | 7 GAL. | 6`-8' HT. | 60" O.C. | 8' AT TIME OF PLANTING. |
| GROUND COVERS | | | | | | | |
| | SO | 729 | SEASONAL COLOR SEASONAL COLOR | FLAT | N/A | N/A | |
| | SOD | 21,760 SF | CYNODON DACTYLON / BERMUDA GRASS | SOD | N/A | N/A | SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS. |
| | RG | 762 SF | DECORATIVE LIMESTONE GRAVEL / DECORATIVE LIMESTONE GRAVEL | ROCK | N/A | N/A | 1/2" LIMESTONE GRAVEL FROM WHIZ-Q-STONE OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE PHOTO SAMPLE FOR APPROVAL. |

| MISC | CODE | QTY | BOTANICAL/COMMON | SPECIFICATIONS |
|---|---|---|---|---|
| | SE | TBD | STEEL EDGING | COLOR: BLACK<br>SIZE: 3/16" X 6"<br>INSTALL: INSTALL ALONG ALL LANDSCAPE BEDS ADJACENT TO SOD AND AS SHOWN PER PLANS.<br>APPROVAL: CUT SHEET |
| | MULCH | TBD | SHREDDED HARDWOOD MULCH | COLOR: NATURAL<br>INSTALL: PER PLANTING DETAILS AT A MIN. 3" DEPTH. |
| R | | | PROPOSED FRONTAGE LANDSCAPE TREE PLACED ELSEWHERE DUE TO EXISTING UTILITY EASEMENT CONFLICTS | |
| | | 1545 SF | INTERIOR LANDSCAPE AREA | |

PLANTING NOTES:

1. **THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF 2 YEARS. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.**
2. PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.
3. REFER TO LANDSCAPE SPECIFICATIONS FOR REQUIRED SUBMITTALS.
4. CONTRACTOR TO SOD TO LIMITS OF DISTURBANCE.
5. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
6. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN DRAWING AND PLANT LIST, THE DRAWING SHALL PREVAIL.
7. LOCATE ALL UTILITIES PRIOR TO ANY AND ALL PLANTING OR DIGGING OPERATIONS. HAND DIG TREES AND SHRUBS IN AREAS WITHIN 5' OF UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
8. TREE STAKING: REFER TO TYPICAL TREE PLANTING DETAIL FOR TREE STAKING. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO OWNER.
9. PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
10. PROVIDE A LANDSCAPE EDGE BETWEEN ALL PLANTING BEDS AND LAWN AREAS—REFERENCE LANDSCAPE PLAN.
11. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH—REFERENCE LANDSCAPE PLAN.
12. LAY BUFFALOGRASS SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/OR LIMITS SPECIFIED IN LANDSCAPE PLAN. ALL DISTURBED AREAS WITHIN CITY R.O.W. SHALL RECEIVE BUFFALOGRASS SOD.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
14. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF OWNER.
15. ALL LANDSCAPE BED AREAS TO BE PREPARED USING "ORGANICALLY ENRICHED TOP SOIL" BY MISSOURI ORGANIC (OR APPROVED EQUAL). INSTALL TO DEPTHS PER PLANTING DETAILS (12" DEPTH MIN.). FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN. CONTRACTOR TO SUBMIT 1 GALLON SAMPLE (MIN.) TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
16. ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN.) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, AND FERTILE; POSSES A pH RANGE OF 7.0-7.5; AND BE FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES. CONTRACTOR TO SUBMIT 1 GALLON SAMPLE (MIN.) TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
17. FERTILIZER: FERTILIZE SEEDED AREAS WITH AN APPROVED COMMERCIAL TYPE, SLOW RELEASE, AT A RATE OF 400 LBS/ACRE. FERTILIZE SODDED AREAS WITH THE SAME FERTILIZER TYPE AT A RATE OF 200 LBS/ACRE. REFER TO LANDSCAPE SPECIFICATIONS SECTION G FOR REQUIRED SUBMITTALS. USE PHOSPHOROUS-FREE FERTILIZER IF REQUIRED BY LOCAL CODE.

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|---|---|---|---|

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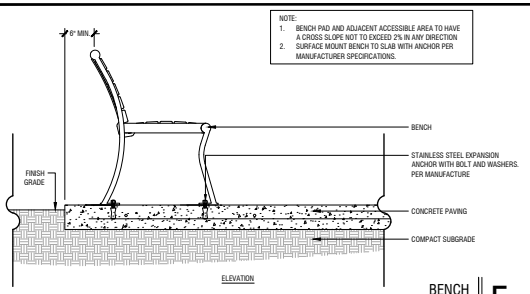
REGISTERED LANDSCAPE ARCHITECT — ANNE M. HARMAN — License Number 712003 — STATE OF ARKANSAS — 08/20/2026

| KHA PROJECT | 068905536 |
|---|---|
| DATE | 08/20/2026 |
| SCALE | AS SHOWN |
| DESIGNED BY | RES |
| DRAWN BY | RES |
| CHECKED BY | KWS |

# LANDSCAPE NOTES

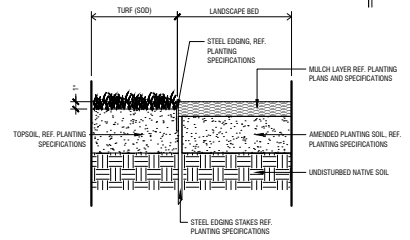
MCDONALD'S SPRINGDALE
03-0409
PREPARED FOR
MCDONALD'S USA LLC
SPRINGDALE ARKANSAS

SHEET NUMBER
L2.0



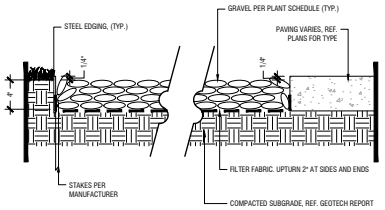

BENCH F

Scale: 1" = 1'-0"



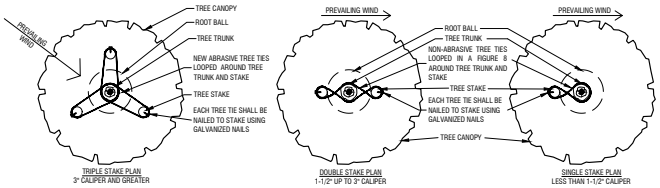

STEEL EDGING E

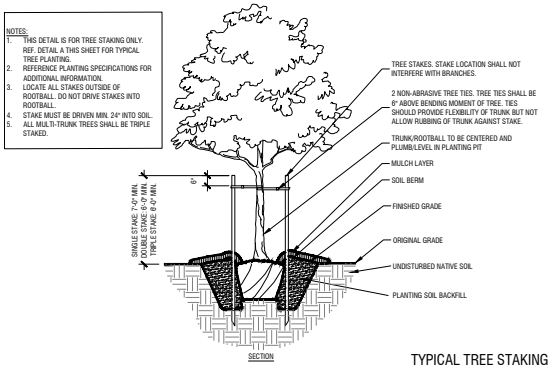
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DECORATIVE LIMESTONE GRAVEL H

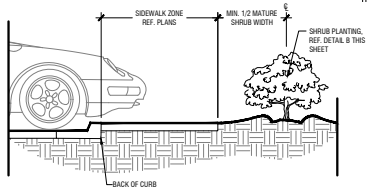
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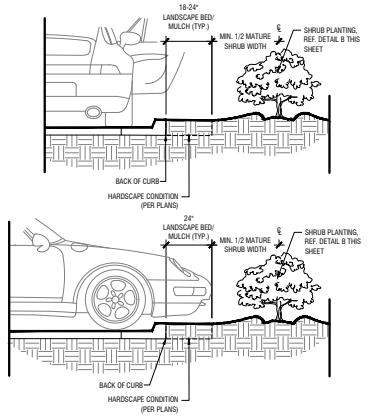

TYPICAL TREE STAKING B

Scale: NTS



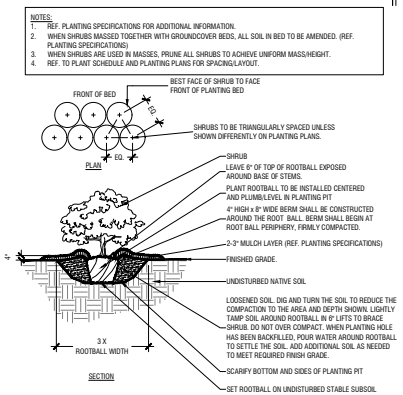

SHRUB PLANTING AT SIDEWALK D

Scale: NTS



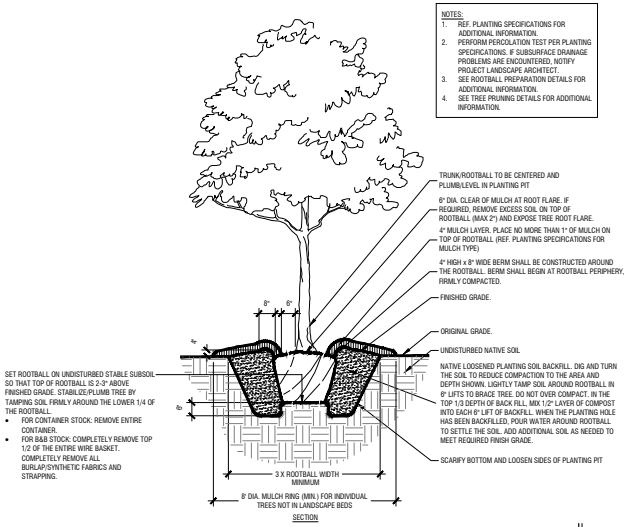

SHRUB PLANTING AT CURB G

Scale: NTS




TYPICAL SHRUB PLANTING C

Scale: NTS




TYPICAL TREE PLANTING A

Scale: NTS

| No. | REVISIONS | DATE | BY |
|---|---|---|---|

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REGISTERED LANDSCAPE ARCHITECT ANNE M. HARMAN License Number 712009 STATE OF ARKANSAS 08/20/2026

KHA PROJECT 068905536
DATE 08/20/2026
SCALE AS SHOWN
DESIGNED BY RES
DRAWN BY RES
CHECKED BY KWS

# LANDSCAPE DETAILS

MCDONALD'S SPRINGDALE
03-0409
PREPARED FOR
MCDONALD'S USA LLC
SPRINGDALE ARKANSAS

SHEET NUMBER
L2.1

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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES:

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETCETERA. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

MATERIALS LISTED BELOW SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

| MATERIAL | SUBMITTAL |
|---|---|
| MULCH | PRODUCT DATA + ONE (1) GAL. SAMPLE (MIN.) |
| TOPSOIL MIX | AMENDMENT MIX/PRODUCT DATA/TEST RESULTS + ONE (1) GAL. SAMPLE (MIN.) |
| PLANTS | PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY) |
| FERTILIZER | PRODUCT DATA + APPLICATION SCHEDULE |
| INOCULANT | PRODUCT DATA |
| HERBICIDE | PRODUCT DATA |

CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOGRAPHS OF PLANT MATERIAL. INCLUDE PRODUCT DATA FOR ALL PLANT SPECIES IN SUBMITTAL.

STAKING/GUYING FOR ALTERNATE TO DETAILS: SEND PRODUCT DATA AND DETAILS.

2. PLANT MATERIALS INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC.

   i. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE AMERICAN STANDARD NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.

   ii. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

   iii. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS, OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. ALL PLANTING BED PIT BACKFILL AREAS TO BE PREPARED USING COMPOST, SHARP SCREENED SAND AND EXPANDED SHALE BY MISSOURI ORGANIC OR APPROVED EQUAL. TILL SOIL AMENDMENTS INTO EXISTING SOIL TO DEPTHS PER PLANTING DETAILS (6" DEPTH MIN). FINISHED GRADES OF PLANTING BEDS TO BE 1" BELOW FINISHED GRADE OF ADJACENT CONCRETE MOW STRIP OR AS SHOWN ON GRADING PLAN. PLANTING BED PIT SOIL SHALL BE A MIXTURE OF APPROXIMATELY 50% WEED-FREE EXISTING SOIL, 35% COMPOST, 10% EXPANDED SHALE, AND 5% SCREENED SHARP SAND. 98.5% OF THE PLANTING BED PIT SOIL PARTICLES WILL PASS THROUGH A 1/2 INCH SCREEN AND 99% OR MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. COLOR TO BE A MEDIUM BROWN WITH A WEIGHT OF 1900-2250 LBS. PER CUBIC YARD (DEPENDING ON THE MOISTURE CONTENT).
2. ALL SOD AND SEED AREAS TO BE PREPARED USING COMPOST AND SHARP SCREENED SAND, BY MISSOURI ORGANIC OR APPROVED EQUAL. TILL SOIL AMENDMENTS INTO EXISTING SOIL TO DEPTHS PER PLANTING DETAILS (2" DEPTH MINIMUM). TOPSOIL SHALL BE A MIXTURE OF APPROXIMATELY 50% WEED-FREE EXISTING SOIL, 40% COMPOST, AND 10% SHARP SCREENED SAND. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 7.0-7.5 WITH 25% (MIN.) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN AND 99% OR MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL. (MIN.) CONTAINER.
3. THE CONTRACTOR SHALL REESTABLISH ANY ADDITIONAL DISTURBED AREAS NOT SHOWN ON THE PLANS WITH A FULL COVERING OF SOD OR SEED. THE CONTRACTOR SHALL PROVIDE 2" DEPTH (MIN) PREPARED TOPSOIL TILLED INTO EXISTING SOIL IN ALL AREAS TO RECEIVE SEED OR SOD AT NO ADDITIONAL COST.
4. TREE PLANTING PITS SHALL BE BACKFILLED WITH COMPOST BY MISSOURI ORGANIC OR APPROVED EQUAL AND NATIVE SOIL. THE TOP 1/3 OF EACH TREE PIT SHALL RECEIVE BACKFILL MATERIAL OF 80% WEED FREE NATIVE SOIL AND 20% COMPOST. THE BOTTOM 2/3 OF EACH TREE PIT SHALL RECEIVE BACKFILL MATERIAL OF 100% WEED FREE NATIVE SOIL.
5. EXISTING SOIL USED IN PLANT BACKFILL AND TOPSOIL PREP SHALL BE REASONABLY FREE OF STONES, LIME, LUMPS OF CLAY, ROOTS, AND OTHER FOREIGN MATTER. EXISTING SOIL SHALL HAVE A MINIMUM ORGANIC COMPOSITION OF 25% AND THE ACIDITY SHALL BE BETWEEN 7.0 AND 8.0 pH. CONTRACTOR SHALL SUBMIT A 1 GAL. MINIMUM SAMPLE OF THE EXISTING SOIL TO AN APPROVED TESTING FACILITY TO VERIFY COMPOSITION, ACIDITY AND ORGANIC CONTENT.
6. IF SOIL FAILS TO ACHIEVE THE AFOREMENTIONED pH AND ORGANIC COMPOSITION QUANTITIES, THE CONTRACTOR SHALL TILL AN ADEQUATE AMOUNT OF COMPOST IN TO THE EXISTING SOIL UNTIL IT MEETS THE REQUIREMENTS PRIOR TO COMBINING WITH OTHER SPECIFIED SOIL AMENDMENTS.
7. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE AND AMENDMENTS TO THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
8. WHERE LIME STABILIZED SOIL IS ENCOUNTERED, LAWN AREAS SHALL BE EXCAVATED TO A DEPTH OF 12", PLANT BEDS SHALL BE EXCAVATED TO A DEPTH OF 24", AND TREE PITS SHALL BE EXCAVATED TO A DEPTH OF 36", AND BACKFILLED WITH CLEAN NATIVE SOIL (E.5) AND APPROVED PLANTING SOIL (E.1-4).

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE OBTAINED ON THE SITE, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETCETERA. ALL COSTS FOR WATER SUPPLY AND WATERING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY—REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY—REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES FOR ALL PLANTINGS AS NOTED. MULCH AT ALL PLANTING BEDS SHALL BE TRIPLE-SHREDDED HARDWOOD MULCH.
2. CONTRACTOR TO SUBMIT ONE (1) GALLON MINIMUM SAMPLE OF MULCH PRODUCT TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
2. BALLED AND BURLAPPED PLANTS (B & B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
3. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES, HARDSCAPE ELEMENTS, FOOTERS, AND PREPARED SUBBASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.
4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

1. WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

1. PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL - 811 - TO LOCATE UTILITIES.
3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED ROCK AND ROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF ROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY/GROWING SITE.
5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
6. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.
7. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
8. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.
9. TREES SHALL BE SET WITH ROOT BALL CENTERED IN PLANTING PIT WITH ROOT FLARE 2" ABOVE ADJACENT SOIL ELEVATION. SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT—AFTER SETTLEMENT—THE TOP OF ROOT BALL SHALL BE EVEN WITH TOP OF PLANTING BED. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
10. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL FOR SOILNOC SRT ADVANCED MYCORRHIZAL INOCULUM (OR EQUAL) PRIOR TO INOCULATION.
11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETCETERA, SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
12. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.
13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 12"; REMOVE AND DISPOSE OF ALL DEBRIS AND MIX TO ACHIEVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
14. TREE STAKING, PER THE TREE PLANTING DETAIL(S), SHALL CONSIST OF ARBORSTAKES™ INSTALLED 4" MIN. FROM EDGE OF ROOTBALL (UNLESS OTHERWISE STATED IN THE PLANS) AND SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO ENSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE STAKING AND FORGO TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING/GUYING AND BRACING AT NO ADDITIONAL COST TO THE OWNER.
15. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.
16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER AS ALLOWED BY JURISDICTIONAL AUTHORITY.

P. LAWN SODDING/SEEDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, DEBRIS, HAVE SOIL PREPARED PER SECTION E, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
3. SOIL PREPARATION: ALL SOIL TO BE PREPARED PER SECTION E.
4. SODDING:

   i. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
   ii. THE SOD SHALL BE CERTIFIED TO MEET AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS, AND DISEASES OF ANY KIND.
   iii. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE OR MULCH STRIP SHALL BE PROVIDED—REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
   iv. CONTRACTOR SHALL REFERENCE PLANTING SCHEDULE FOR SEEDING VARIETY AND RATES.
   v. CONTRACTOR TO SUBMIT SOD SPECIES AND PRODUCT INFORMATION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
   vi. WATER SODDED AREAS DAILY AND UP TO TWICE A DAY DURING HOT, DRY WEATHER.
   vii. DO NOT LAY SOD WHEN DAILY HIGH TEMPERATURE IS FORECASTED TO BE ABOVE 80 DEGREES F. WATER SOD FOR FOUR (4) WEEKS OR UP UNTIL ROOTS ARE FIRMLY ESTABLISHED IN THE SOIL. DO NOT ALLOW SOIL MOISTURE TO DROP BELOW 15% ON ANY GIVEN DAY DURING THE ROOT ESTABLISHMENT PERIOD.
   viii. IF, AFTER INSPECTION BY THE OWNER, SOD IS DEAD OR STRESSED, REMOVE AND REPLACE AT NO COST TO THE OWNER. ALL ESTABLISHMENT PROCEDURES AS LISTED ABOVE APPLY TO SECOND PLACEMENT SOD.
5. SEEDING:
   i. IF TURF SEED INSTALLATION FALLS BETWEEN SEPTEMBER 16TH AND MARCH 14TH, THE CONTRACTOR SHALL INSTALL EITHER SOD OR A NATIVE COLD SEASON VARIETY SEED MIX. IF A NATIVE COOL SEASON VARIETY MIX IS INSTALLED BETWEEN SEPTEMBER 16TH AND MARCH 14TH, THE CONTRACTOR SHALL RESEED THE AREA WITH THE ORIGINAL SPECIFIED SEED MIX PER THE PLANS AND SPECIFICATIONS BETWEEN MARCH 15TH AND SEPTEMBER 15TH. NEITHER WINTER WHEAT NOR WINTER RYE SHALL BE USED. CONTRACTOR TO SUBMIT ALL NURSE/COVER CROP SPECIES DATA TO THE LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
   ii. CONTRACTOR TO SUBMIT SEED SPECIES AND PRODUCT INFORMATION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
   iii. CHECK SOIL MOISTURE WEEKLY WITH A MOISTURE PROBE FOR 6 WEEKS AFTER SEEDINGG. SHOULD THE SOIL MOISTURE LEVEL FALL BELOW 15%, WATER ALL SEEDED AREAS, BUT DO NOT EXCEED 45% MOISTURE AT ANY GIVEN TIME.
6. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
7. LAWN MAINTENANCE:
   i. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL-ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).
   ii. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.
   iii. CONTRACTOR SHALL RE-ESTABLISH 95% (MIN.) COVERAGE FOR ALL DISTURBED AREAS OF VEGETATION WITHIN 60 DAYS OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL PROVIDE SEED AND/OR SOD THAT MATCHES THE ADJACENT LAWN AREA.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.
2. PRIOR TO SUBSTATIAL COMPLETION, CONTRACTOR SHALL PROVIDE THE OWNER WITH A WRITTEN MAINTENANCE BOOKLET CONTAINING INFORMATION PROVIDED BY THE LANDSCAPE SUPPLIER(S) FOR THE LONG-TERM CARE OF ALL TREES, SHRUBS, GROUNDCOVERS, AND SOD INSTALLED ON-SITE. COPIES OF THE MAINTENANCE BOOKLET SHALL BE INCLUDED BY THE CONTRACTOR IN THE RECORD DRAWINGS PACKAGE AND SUBMITTED TO THE LANDSCAPE ARCHITECT.

S. PLANT MATERIAL SOURCING

TO ENSURE MAXIMAL RATE OF SURVIVAL, PLANT MATERIAL—PARTICULARLY FROM SPECIES WHICH HAVE WIDE RANGES AND DIVERSE ECOTYPES—SHOULD BE SOURCED FROM GROWING CONDITIONS WITH CLIMATIC SIMILARITY TO THE PROJECT AREA. CONTRACTOR TO NOTIFY THE LANDSCAPE ARCHITECT IF PLANT MATERIAL ORIGINATES GREATER THAN 100 MILES FROM THE PROJECT AREA.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

U. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL 1 GALLON AND LARGER PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING" AT NO ADDITIONAL COST TO THE OWNER.
4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

| No. | REVISIONS | DATE | BY |
|---|---|---|---|

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PHONE: 216-505-7775
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NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
ANNE M. HARMAN
License Number 712028
STATE OF ARKANSAS
08/20/2026

KHA PROJECT 068908536
DATE 08/20/2026
SCALE AS SHOWN
DESIGNED BY RES
DRAWN BY RES
CHECKED BY KWS

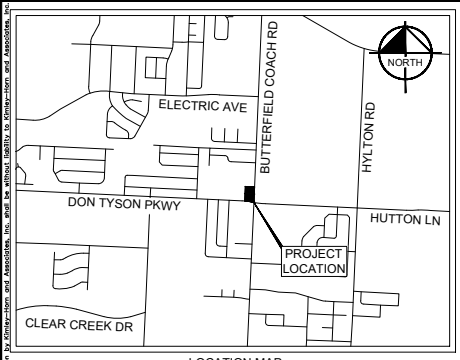
LANDSCAPE SPECIFICATIONS

MCDONALD'S SPRINGDALE
03-0409
PREPARED FOR
MCDONALD'S USA LLC
SPRINGDALE ARKANSAS

SHEET NUMBER
L2.3



Return to Agenda




LOCATION MAP
N.T.S.

REFERENCE SHEET L4.1 FOR FULL IRRIGATION SCHEDULE.

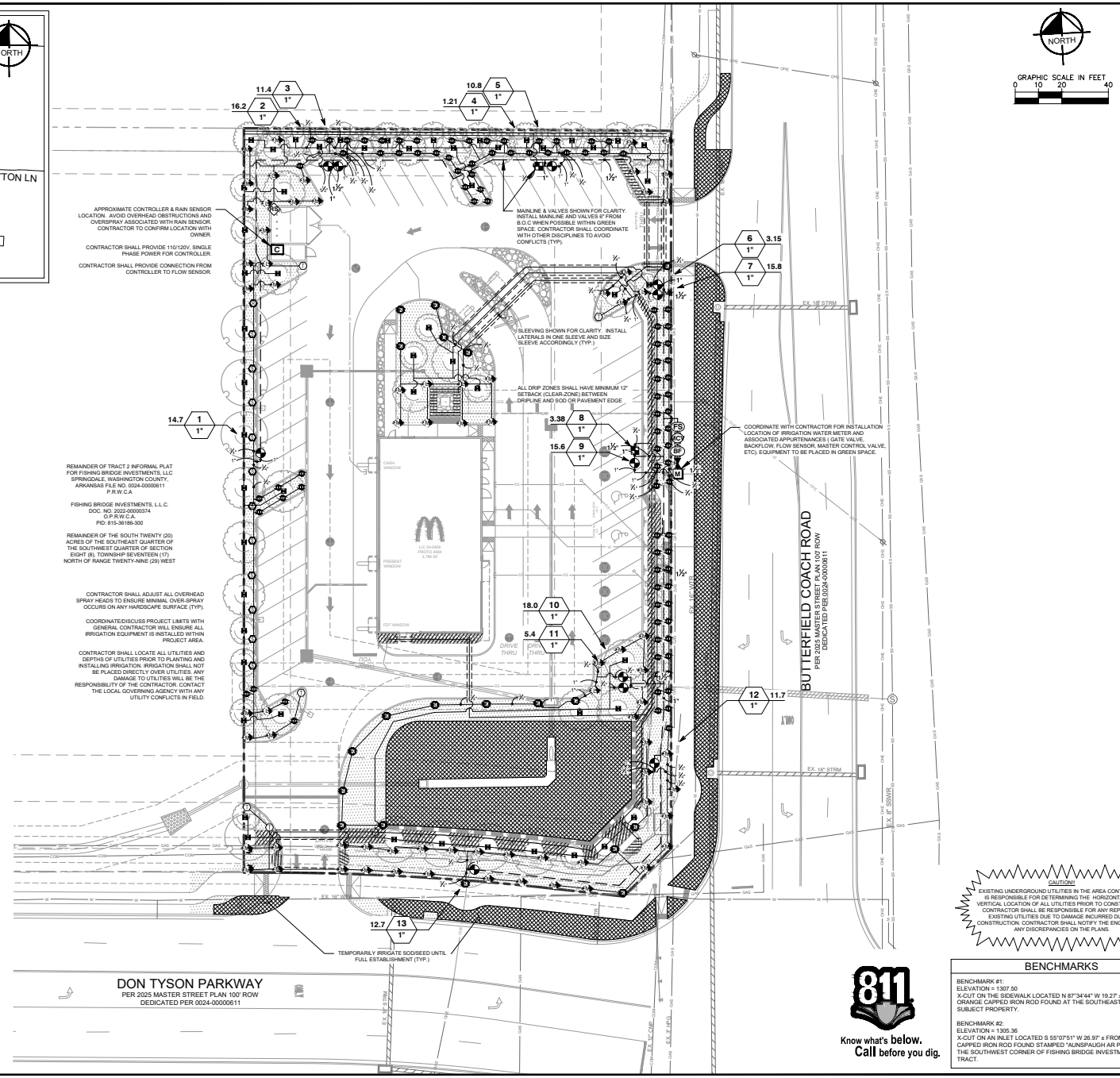
## IRRIGATION LEGEND

| SYMBOL | MANUFACTURER/MODEL |
|---|---|
| | HUNTER MP CORNER PROS-04-PRS30-CV |
| LST SRT HDT | HUNTER MP STRIP PROS-04-PRS30-CV |
| 800 A 800 F | HUNTER MP800SR PROS-04-PRS30-CV |
| | HUNTER MP815 PROS-04-PRS30-CV |
| | HUNTER MP820 PROS-04-PRS30-CV |
| 25 50 10 20 | TORO 570S-FB-PC 0.25 |

| SYMBOL | MANUFACTURER/MODEL |
|---|---|
| | HUNTER ICZ-101-25-LF (REMOTE VALVE) |
| | AREA TO RECEIVE DRIPLINE NETAFIM TLCV-026-18 |

| SYMBOL | MANUFACTURER/MODEL |
|---|---|
| | HUNTER ICV-G (REMOTE VALVE) |
| | SHUT OFF VALVE/ISOLATION VALVE |
| ICV | HUNTER ICV-G (MASTER VALVE) 1" |
| BF | FEBCO 850 (DC) 1" |
| C | HUNTER PHC-2400 |
| RS | HUNTER WRF-CLIK |
| FS | HUNTER HC-100-FLOW |
| M | WATER METER 1" |
| | IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 |
| | IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 |
| | PIPE SLEEVE: PVC SCHEDULE 40 |

Valve Callout
Valve Number
Valve Flow
Valve Size




CAUTION!!
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

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

## BENCHMARKS

BENCHMARK #1:
ELEVATION = 1307.50
X-CUT ON THE SIDEWALK LOCATED N 87°34'44" W 19.27' ± FROM A 1/2" ORANGE CAPPED IRON ROD FOUND AT THE SOUTHEAST CORNER OF SUBJECT PROPERTY.

BENCHMARK #2:
ELEVATION = 1305.36
X-CUT ON AN INLET LOCATED S 55°07'51" W 26.97' ± FROM A 1/2" ORANGE CAPPED IRON ROD FOUND STAMPED "AUNSPAUGH AR PS1374" NEAR THE SOUTHWEST CORNER OF FISHING BRIDGE INVESTMENTS, L.L.C. TRACT.

| No. | REVISIONS | DATE | BY |
|---|---|---|---|

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NOT FOR CONSTRUCTION
REGISTERED LANDSCAPE ARCHITECT ANNE M. HARMAN License Number 712003 STATE OF ARKANSAS
06/30/2026

| | |
|---|---|
| KHA PROJECT | 068908536 |
| DATE | 08/20/2026 |
| SCALE | AS SHOWN |
| DESIGNED BY | RES |
| DRAWN BY | RES |
| CHECKED BY | KWS |

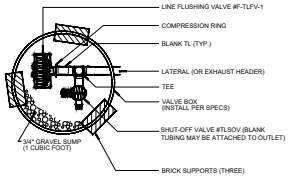
# IRRIGATION PLANS

MCDONALD'S SPRINGDALE
03-0409
PREPARED FOR
MCDONALD'S USA LLC
SPRINGDALE ARKANSAS

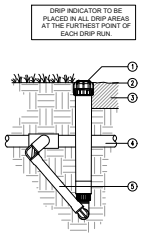
SHEET NUMBER
L3.0

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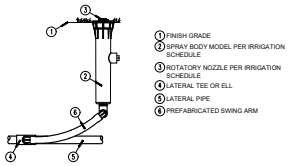
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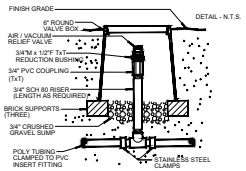

LINE FLUSHING VALVE W/ SHUT-OFF VALVE — Scale: N.T.S. — K



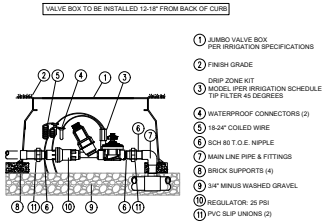

ECO INDICATOR - SWING JOINT — Scale: N.T.S. — H



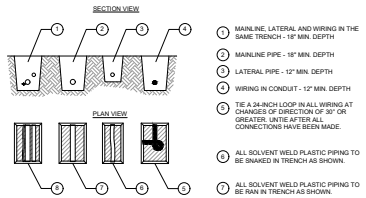

MP ROTATOR SPRINKLER — Scale: N.T.S. — D



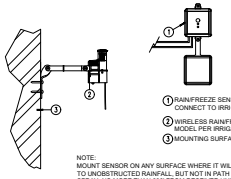

AIR/VACUUM RELIEF (PLUMBED TO POLY) — Scale: N.T.S. — J



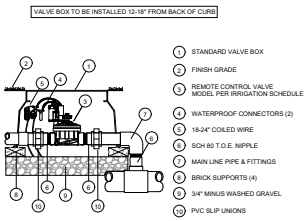

DRIP CONTROL ZONE KIT (CONVENTIONAL WIRING) — Scale: N.T.S. — G



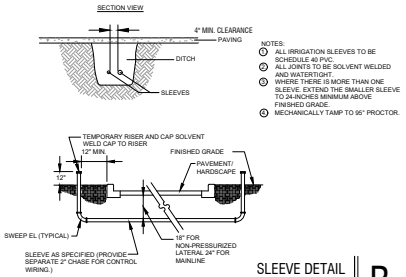

PIPE AND WIRE TRENCHING — Scale: N.T.S. — C



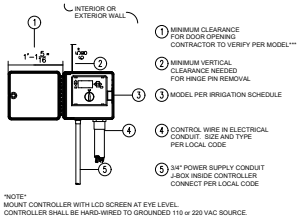

WIRELESS RAIN/FREEZE SENSOR — Scale: N.T.S. — M



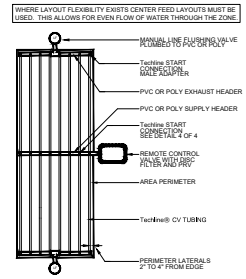

REMOTE CONTROL VALVE (CONVENTIONAL WIRING) — Scale: N.T.S. — F




SLEEVE DETAIL — Scale: N.T.S. — B



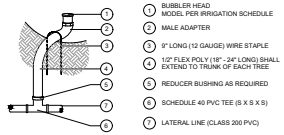

CONTROLLER (WALL MOUNTED) — Scale: N.T.S. — L




ALL BARBED FITTINGS TO UTILIZE EITHER STAINLESS STEEL HOSE CLAMPS, STEEL CRIMP, OR COMPRESSION RING.

| TECHLINE CV-MAXIMUM LENGTH OF A SINGLE LATERAL (FEET) | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| TECHLINE DRIPPER SPACING | 12" | | | | 18" | | | | 24" | |
| DRIPPER FLOW RATE (GPH) | 0.26 | 0.4 | 0.6 | 0.9 | 0.26 | 0.4 | 0.6 | 0.9 | 0.6 | 0.9 |
| INLET PRESSURE (PSI) | | | | | | | | | | |
| 20 | 331 | 242 | 190 | 144 | 468 | 344 | 270 | 204 | 342 | 260 |
| 25 | 413 | 302 | 238 | 180 | 584 | 429 | 338 | 257 | 430 | 326 |
| 35 | 518 | 380 | 299 | 227 | 737 | 540 | 426 | 323 | 542 | 412 |
| 45 | 594 | 436 | 343 | 260 | 845 | 620 | 489 | 371 | 622 | 472 |
| 55 | 655 | 480 | 378 | 287 | 932 | 684 | 539 | 410 | 686 | 522 |
| 60 | 681 | 580 | 393 | 298 | 969 | 713 | 561 | 426 | 716 | 544 |

TECHLINE CV CENTER FEED LAYOUT — Scale: N.T.S. — I




BUBBLER ASSEMBLY — Scale: N.T.S. — E

| PVC PIPE SIZE | SOLVENT WELD SCH. 40 FITTINGS | BELL AND GASKET FITTINGS | SOCKETED PIPE |
|---|---|---|---|
| 1/2" | 2" | – | 2" |
| 3/4" | 2" | – | 2" |
| 1" | 2 1/2" | – | 2 1/2" |
| 1 1/4" | 3" | – | 3" |
| 1 1/2" | 3" | 3" | 3" |
| 2" | 4" | 4" | 4" |
| 2 1/2" | 6" | 6" | 6" |
| 3" | 6" | 6" | 6" |
| 4" | 8" | 8" | 8" |

SLEEVE SCHEDULE — Scale: N.T.S. — A

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| No. | REVISIONS | DATE | BY |
|---|---|---|---|

NOT FOR CONSTRUCTION
REGISTERED LANDSCAPE ARCHITECT — ANNE M. HARMAN — License Number 712003 — STATE OF ARKANSAS — 08/20/2026

| | |
|---|---|
| KHA PROJECT | 068905536 |
| DATE | 08/20/2026 |
| SCALE | AS SHOWN |
| DESIGNED BY | RES |
| DRAWN BY | RES |
| CHECKED BY | KWS |

# IRRIGATION DETAILS

MCDONALD'S SPRINGDALE
03-0409
PREPARED FOR
MCDONALD'S USA LLC
SPRINGDALE ARKANSAS

SHEET NUMBER
L4.0



Return to Agenda

## IRRIGATION SCHEDULE

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| T | HUNTER MP CORNER PROS-04-PRS30-CV<br>TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE. T=TURQUOISE ADJ ARC 45-105 ON PRS30 BODY. | 5 |
| L S R (LST SST RST) | HUNTER MP STRIP PROS-04-PRS30-CV<br>TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. LCS=IVORY LEFT STRIP, SS=BROWN SIDE STRIP, RCS=COPPER RIGHT STRIP. | 12 |
| 800 A 800 F | HUNTER MP800SR PROS-04-PRS30-CV<br>TURF ROTATOR, 4IN. POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. ADJ=ORANGE AND GRAY ( ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360) | 92 |
| M L O | HUNTER MP815 PROS-04-PRS30-CV<br>TURF ROTATOR, 4IN. POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. M=MAROON AND GRAY ADJ ARC 90 TO 210, L=LIGHT BLUE AND GRAY 210 TO 270 ARC, O=OLIVE AND GRAY 360 ARC. | 73 |
| K G R | HUNTER MP820 PROS-04-PRS30-CV<br>TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC. | 19 |
| 25 50 10 20 | TORO 570S-FB-PC 0.25<br>PRESSURE-COMPENSATING FLOOD BUBBLER NOZZLE. | 55 |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| | HUNTER ICZ-101-25-LF (REMOTE VALVE)<br>DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 25 PSI. FLOW RANGE: .5 GPM - 15 GPM. 150 MESH STAINLESS STEEL SCREEN. | 2 |
| | AREA TO RECEIVE DRIPLINE<br>NETAFIM TLCV-026-18<br>TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.26 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM. | 1,603 LF |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| | HUNTER ICV-G (REMOTE VALVE)<br>PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. SIZED PER IRRIGATION PLAN ZONE CALLOUTS | 11 |
| | SHUT OFF VALVE/ISOLATION VALVE | 1 |
| MCV | HUNTER ICV-G (MASTER VALVE) 1"<br>PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. SIZED TO MATCH BACKFLOW. | 1 |
| BF | FEBCO 850 (DC) 1"<br>DOUBLE CHECK BACKFLOW PREVENTION, SIZED AS NOTED. | 1 |
| C | HUNTER PHC-2400<br>WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN, 24-STATION FIXED CONTROLLER, 120 VAC, OUTDOOR MODEL. | 1 |
| RS | HUNTER WRF-CLIK<br>RAIN/FREEZE SENSOR, INSTALL WITHIN 1000 FT OF CONTROLLER, IN LINE OF SIGHT. 22-28 VAC/VDC 100 MA POWER FROM TIMER TRANSFORMER. MOUNT AS NOTED. INCLUDES GUTTER MOUNT. | 1 |
| FS | HUNTER HC-100-FLOW<br>1IN. FLOW METER FOR USE WITH HYDRAWISE ENABLED CONTROLLER TO MONITOR FLOW AND PROVIDE SYSTEM ALERTS. ALSO FUNCTIONS AS STAND ALONE FLOW TOTALIZER/SUB METER ON ANY RESIDENTIAL OR COMMERCIAL IRRIGATION SYSTEM. | 1 |
| M | WATER METER 1"<br>REF. CIVIL PLANS | 1 |
| | IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21<br>3/4" MIN. | 4,331 LF |
| | IRRIGATION MAINLINE: PVC CLASS 200 SDR 21<br>1" MIN. | 788.4 LF |
| | PIPE SLEEVE: PVC SCHEDULE 40<br>TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION. | 277.8 LF |

Valve Callout
- Valve Number
- Valve Flow
- Valve Size

TEMPORARY IRRIGATION

## GENERAL IRRIGATION NOTES

1. IRRIGATION CONTRACTOR SHALL TEST EXISTING STATIC PRESSURE ON SITE PRIOR TO CONSTRUCTION. SHOULD EXISTING SITE PRESSURE BE BELOW THE DESIGN PRESSURE SPECIFIED WITHIN THESE PLANS, THE CONTRACTOR SHALL CONTACT THE IRRIGATION DESIGNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. THE IRRIGATION CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS AND PAY ALL ASSOCIATED FEES, UNLESS OTHERWISE NOTED. ALL LOCAL CODES SHALL PREVAIL OVER ANY DISCREPANCIES HEREIN.
3. THE IRRIGATION CONTRACTOR SHALL COORDINATE IRRIGATION INSTALLATION WITH PLANTING PLAN AND SITE CONDITIONS TO PROVIDE COMPLETE 100% COVERAGE WITH MINIMUM OVERSPRAY. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS PRIOR TO COMMENCEMENT OF OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR.
5. LATERAL PIPE SHALL BE INSTALLED AT A MINIMUM DEPTH OF 12 INCHES. MAINLINE PIPE AND WIRES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 18 INCHES.
6. ELECTRICAL POWER SHALL BE PROVIDED WITHIN 5 FEET OF CONTROLLER LOCATION BY GENERAL CONTRACTOR. LICENSED IRRIGATION CONTRACTOR TO PROVIDE FINAL HARD WIRE TO CONTROLLER.
7. 24 VOLT VALVE WIRE SHALL BE A MINIMUM OF 14 GAUGE, U.L. APPROVED FOR DIRECT BURIAL, SINGLE CONDUCTOR "IRRIGATION WIRE". CONTRACTOR TO CONFIRM WIRE SIZE PRIOR TO INSTALLATION. WIRE SPLICES SHALL BE ENCASED IN A WATERPROOF WIRE CONNECTOR UL APPROVED AND FILLED WITH SILICONE.
8. ALL REMOTE VALVE BOXES SHALL BE SET FLUSH WITH FINISHED GRADE AND CONTAIN ONE CUBIC FOOT OF CLEAN GRAVEL BENEATH VALVE. LABEL REMOTE BOXES WITH ONE-INCH ALPHA NUMERIC NOTATION CORRESPONDING TO THE APPLICABLE ALPHA CONTROLLER AND NUMERIC STATION. USE 10" ROUND VALVE BOXES FOR ELECTRIC VALVES AND QUICK COUPLING VALVES. USE 15" X 9.5" RECTANGULAR BOX FOR DRIP VALVES UNLESS NOTED OTHERWISE. DOUBLE CHECK ASSEMBLY SHALL BE BOXED ACCORDING TO LOCAL CODES.
9. ALL SPRAY HEADS SHALL BE CONNECTED USING PVC SWING JOINT ASSEMBLIES TO CONNECT ALL SPRAY AND ROTOR HEADS.
10. ALL ROTOR HEADS SHALL BE CONNECTED WITH A MINIMUM 12" LENGTH OF ½" FLEX PCV. THE FLEX PVC SHALL BE SOLVENT-WELDED TO SCHEDULE 40 PCV FITTINGS WITH WELD-ON *795 SOLVENT AND *P-70 PRIMER. PRIMER SHALL BE PURPLE IN COLOR
11. THE CONTRACTOR SHALL CONTACT APPROPRIATE AUTHORITIES AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
12. SLEEVES SHALL BE INSTALLED BY GENERAL CONTRACTOR. SLEEVE MATERIAL SHALL BE PVC SHCEULD 40 UNLESS OTHERWISE NOTED. CONTRACTOR SHALL EXTEND SLEEVES 12 INCHES BEYOND EDGE OF ALL PAVEMENT.
13. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVING DETAIL. ALL PRESSURE MAINLINES UNDER ASPHALT PAVEMENT SHALL BE PLACED WITHIN SLEEVES AS NOTED.
14. DRIP LINE SHALL BE PLACED A MINIMUM OF 3" UNDER MULCH AND SECURE TO THE GROUND WITH DRIP IRRIGATION TUBING STAKES.
15. LICENSED IRRIGATION CONTRACTOR SHALL ADJUST SPRAY NOZZLES FOR "HEAD-TO-HEAD" COVERAGE AND ADJUST FOR MINIMUM OVERSPRAY ONTO PAVEMENT. NO OVERSPRAY IS PERMITTED ONTO STREETS OR SIDEWALKS.
16. THE IRRIGATION CONTRACTOR SHALL SUPPLY AND CONSTRUCT IRRIGATION SYSTEM WITH ALL MATERIALS AND PER MANUFACTURER SPECIFICATIONS SHOWN ON THIS PLAN. IF CONTRACTOR PREFERS MATERIALS THAT DIFFER FROM THE THIS PLAN, THEY SHALL BE APPROVED BY THE IRRIGATION DESIGNER PRIOR TO CONSTRUCTION.
17. VERIFY CONTROLLER AND RAIN SENSOR LOCATION AND MAINLINE POINT OF CONNECTION AT PROJECT SITE WITH OWNER.
18. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
19. IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN, ALL IRRIGATION LINES AND EQUIPMENT SHALL BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
20. SUPPLY LINE AND METER SHALL BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
21. THE IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
22. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
23. MAINLINE, VALVES, AND WIRING ARE SHOWN ON DRAWINGS FOR CLARITY, SHOULD BE LOCATED IN ACCESSIBLE GREEN SPACE. CONTRACTOR TO COORDINATE WITH ALL DISCIPLINES TO AVOID CONFLICTS WITH UTILITIES/ STRUCTURES, ETC.
24. INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON THE SITE.
25. SET SPRAY HEADS 4" FROM BACK OF CURB OR 24" IF PAVEMENT HAS NO CURB.
26. THE IRRIGATION CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT. "AS-BUILT" DRAWINGS TO BE COLOR CODED BY ZONE ON 8.5" X 11", LAMINATED, AND PLACED IN CONTROLLER.
27. THE IRRIGATION CONTRACTOR SHALL PROGRAM IRRIGATION CONTROLLER ZONE RUN TIMES AND WATER USAGE IN COMPLIANCE WITH ALL APPLICABLE LOCAL WATERING REGULATIONS, JURISDICTIONAL REQUIREMENTS, AND THESE IRRIGATION PLANS. THE CONTRACTOR SHALL PROVIDE A WRITTEN WATERING SCHEDULE MATCHING THE FINAL CONTROLLER PROGRAMMING, DOCUMENTING APPROVED WATERING WINDOWS, ZONE RUN TIMES, AND FREQUENCY. THE SCHEDULE SHALL BE 8.5" X 11", LAMINATED, AND PLACED IN THE CONTROLLER ENCLOSURE.
28. ALL DRIP ZONES SHALL BE INSTALLED WITH A SELF-FLUSHING DISC FILTER, OR APPROVED EQUAL.
29. THE CONTRACTOR SHALL INSTALL ALL IRRIGATION COMPONENTS AS PER MANUFACTURERS REQUIREMENTS.
30. IRRIGATION HEADS AND COMPONENTS SHALL BE LOCATED A MINIMUM OF 24" FROM ALL BUILDINGS TO AVOID ADVERSE PERFORMANCE OF FOUNDATIONS AND SLABS.
31. NO LATERALS SHALL BE LESS THAN 3/4" DIAMETER.
32. NO MAINLINES SHALL BE LESS THAN 1" DIAMETER.

## IRRIGATION DESIGN CRITERIA

THIS IRRIGATION PLAN IS DESIGNED TO THE FOLLOWING STATS: 60 PSI AND 20 GPM. IF WATER PRESSURE DOES NOT MEET DESIGN SPECIFICATIONS A BOOSTER PUMP WILL BE REQUIRED AT COST OF CONTRACTOR. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IF SYSTEM HAS +/- 5 PSI THAN DESIGN PRESSURE.

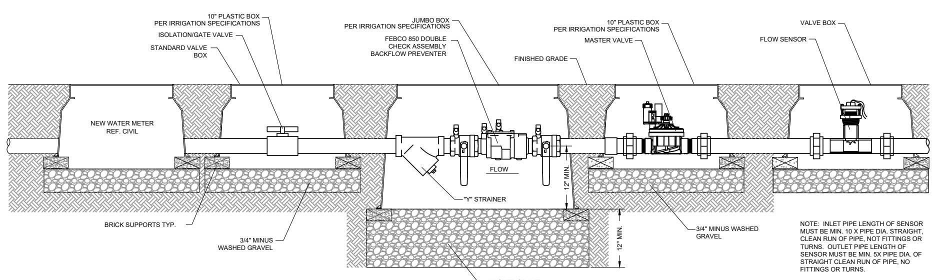
QUANTITIES PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR TO CONFIRM ALL QUANTITIES PRIOR TO BIDDING.

REFERENCE MAXIMUM LATERAL DRIPLINE CHART TO DETERMINE MINIMUM NUMBER OF POINTS OF CONNECTION PER DRIP LINE ZONE.

WHERE LAYOUT FLEXIBILITY EXISTS CENTER FEED LAYOUTS MUST BE USED. THIS ALLOWS FOR EVEN FLOW OF WATER THROUGH THE ZONE.

ECO-INDICATOR TO BE PLACED IN ALL DRIP AREAS AT THE FURTHEST POINT OF EACH DRIP RUN.

ZONES LOWER THAN THE CAPACITY OF THE FLOW SENSOR ARE TO BE WIRED IN THE CONTROLLER WITH ANOTHER ZONE SO THAT THE FLOW SENSOR READS BOTH ZONES AS ONE ZONE IN ORDER TO MEET THE FLOW SENSOR'S LOWEST GPM REQUIREMENT. DRIP ZONES REQUIRED TO REMAIN PIPED AS SEPARATE ZONES.




DOUBLE CHECK ASSEMBLY BACKFLOW PREVENTER W/ FLOW SENSOR — A

Scale: N.T.S.

## GENERAL IRRIGATION SPECIFICATIONS AND NOTES

A. EXTENT:

1. INCLUDES FURNISHING ALL LABOR, MATERIALS AND EQUIPMENT FOR THE PROPER INSTALLATION OF THE IRRIGATION SYSTEM. THE WORK INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:
   a. TRENCHING AND BACKFILL, (2) AUTOMATICALLY CONTROLLED LOW VOLUME IRRIGATION SYSTEM, (3) TEST ALL SYSTEMS AND MAKE OPERATIVE, (4) "AS-BUILT" DRAWINGS.

B. GENERAL:

1. PERMITS AND FEES: OBTAIN ALL PERMITS AND PAY REQUIRED FEES TO ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. INSPECTIONS REQUIRED BY LOCAL ORDINANCES DURING THE COURSE OF CONSTRUCTION SHALL BE ARRANGED AS REQUIRED. ON COMPLETION OF THE WORK, SATISFACTORY EVIDENCE SHALL BE FURNISHED TO THE OWNER'S CONSTRUCTION REPRESENTATIVE TO SHOW THAT ALL WORK HAS BEEN INSTALLED IN ACCORDANCE WITH THE STATE AND LOCAL BUILDING/ PLUMBING CODE AND ALL OTHER CODE REQUIREMENTS.
2. APPROVAL: WHEREVER THE TERMS "APPROVE" OR "APPROVED" ARE USED IN THE SPECIFICATIONS, THEY SHALL MEAN THE APPROVAL OF THE OWNER'S CONSTRUCTION REPRESENTATIVE IN WRITING.
3. BEFORE ANY WORK IS STARTED, A CONFERENCE SHALL BE HELD BETWEEN THE CONTRACTOR AND THE OWNER'S CONSTRUCTION REPRESENTATIVE CONCERNING THE WORK UNDER THIS CONTRACT.
4. COORDINATION: COORDINATE AND COOPERATE WITH OTHER CONTRACTORS TO ENABLE THE WORK TO PROCEED AS RAPIDLY AND EFFICIENTLY AS POSSIBLE.
5. INSPECTION OF SITE:
   a. CONTRACTOR SHALL ACQUAINT THEMSELVES WITH ALL SITE CONDITIONS. SUBMISSION OF THEIR PROPOSAL SHALL BE CONSIDERED EVIDENCE THAT THE EXAMINATION HAS BEEN CONDUCTED. SHOULD UTILITIES NOT SHOWN ON THE PLANS BE FOUND DURING EXCAVATIONS, CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S CONSTRUCTION REPRESENTATIVE FOR INSTRUCTIONS AS TO FURTHER ACTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE FOR ANY AND ALL DAMAGE THERETO ARISING FROM HIS OPERATIONS SUBSEQUENT TO DISCOVERY OF SUCH UTILITIES NOT SHOWN IN PLANS.
   b. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS IN THE LAYOUT AS MAY BE REQUIRED TO CONNECT TO EXISTING STUBOUTS, SHOULD SUCH STUBS NOT BE LOCATED EXACTLY AS SHOWN, AND AS MAY BE REQUIRED TO WORK AROUND EXISTING WORK AT NO INCREASE IN COST TO THE OWNER'S CONSTRUCTION REPRESENTATIVE.
6. PROTECTION OF EXISTING PLANTS AND SITE CONDITIONS: THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SITE CONDITIONS TO REMAIN. SHOULD DAMAGE BE INCURRED, THE CONTRACTOR SHALL REPAIR THE DAMAGE TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
7. THE OWNER RESERVES THE RIGHT TO SUBSTITUTE, ADD, OR DELETE ANY MATERIAL OR WORK AS THE WORK PROGRESSES. ADJUSTMENTS TO THE CONTRACT PRICE SHALL BE NEGOTIATED IF DEEMED NECESSARY BY THE OWNER ON A PER DIEM BASIS.
8. THE OWNER RESERVES THE RIGHT TO REJECT MATERIAL OR WORK WHICH DOES NOT CONFORM TO THE CONTRACT DOCUMENTS. REJECTED WORK SHALL BE REMOVED OR CORRECTED AT THE EARLIEST TIME POSSIBLE.
9. WORK SCHEDULE: WITHIN 10 DAYS AFTER AWARD OF THE CONTRACT, THE CONTRACTOR SHALL SUBMIT TO THE OWNER A WORK SCHEDULE.
10. "AS-BUILT" IRRIGATION DRAWINGS: PREPARE AN "AS-BUILT" DRAWING ON A FULL-SIZE PLAN SET WHICH SHALL SHOW DEVIATIONS FROM THE BID DOCUMENTS MADE DURING CONSTRUCTION AFFECTING THE MAIN LINE PIPE, CONTROLLER LOCATIONS, REMOTE CONTROL VALVES AND QUICK COUPLING VALVES. THE DRAWINGS SHALL ALSO INDICATE AND SHOW APPROVED SUBSTITUTIONS OF SIZE, MATERIAL AND MANUFACTURERS NAME AND CATALOG NAME AND CATALOG NUMBER. THE DRAWINGS SHALL BE DELIVERED TO THE TENANT'S CONSTRUCTION REPRESENTATIVE BEFORE FINAL ACCEPTANCE OF WORK.
11. FINAL ACCEPTANCE: FINAL ACCEPTANCE OF THE WORK MAY BE OBTAINED FROM THE OWNER'S CONSTRUCTION REPRESENTATIVE UPON THE SATISFACTORY COMPLETION OF ALL WORK.
12. GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT AND WORKMANSHIP. GUARANTEE SHALL ALSO COVER REPAIR OF DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT AND WORKMANSHIP TO THE SATISFACTION OF THE TENANT'S CONSTRUCTION REPRESENTATIVE. REPAIRS, IF REQUIRED, SHALL BE DONE PROMPTLY AT NO COST TO THE OWNER.
13. A LAMINATED PLAN (8 1/2 X 11) SHOWING THE DIFFERENT IRRIGATION ZONES IN COLOR, PREPARED BY THE IRRIGATION CONTRACTOR, SHALL BE POSTED IN THE MECHANICAL ROOM OR WITHIN CONTROLLER CABINET.

C. MATERIALS:

1. GENERAL: ALL MATERIALS THROUGHOUT THE SYSTEM SHALL BE NEW AND IN PERFECT CONDITION.
2. PLASTIC PIPING: ALL MAIN LINES AND LATERAL LINES SHALL BE CLASS 200 POLYVINYL CHLORIDE (PVC) PIPE AND SHALL COMPLY WITH ONE OF THE FOLLOWING STANDARDS: ASTM D 1785, ASTM D-2241, AWWA C-900, OR AWWA C-905. SDR-PR PIPE SHALL HAVE A MINIMUM WALL THICKNESS AS REQUIRED BY SDR-26. PVC GASKETS FITTINGS SHALL CONFORMING TO ASTM D 3139. GASKETS SHALL CONFORM TO ASTM F 477. SOLVENT-WELD PVC FITTINGS SHALL MEET THE REQUIREMENTS OF SCHEDULE 40 AS SET FORTH IN ASTM D 2466. THREADED PVC PIPE FITTINGS SHALL MEET THE REQUIREMENTS OF SCHEDULE 40 AS SET FORTH IN ASTM D 2464. CONFORMING TO ASTM D-1784 AND D-2241.
3. PLASTIC FITTINGS: ALL SOLVENT-WELD PVC FITTINGS SHALL MEET THE REQUIREMENTS OF SCHEDULE 40 AS SET FORTH IN ASTM D 2466. SCHEDULE 40 SOLVENT-WELD, POLYVINYL CHLORIDE (PVC) STANDARD WEIGHT AS MANUFACTURED BY SLOANE, LASCO, OR APPROVED EQUAL.
4. SOLVENT CEMENT: PVC CEMENT SHALL MEET ASTM D 2564 AND PVC CLEANER-TYPE SHALL MEET ASTM F 656.
5. SPRINKLER HEAD RISERS: SCHEDULE 40 PVC FOR RISERS. PIPE SHALL BE CUT WITH A STANDARD PIPE CUTTING TOOL WITH SHARP CUTTERS. REAM ONLY TO FULL DIAMETER OF PIPE AND CLEAN ALL ROUGH EDGES OR BURRS. CUT ALL THREADS ACCURATELY WITH SHARP DIES. NOT MORE THAN THREE(3) FULL THREADS SHALL SHOW BEYOND FITTINGS WHEN PIPE IS MADE UP. ASSEMBLIES SHALL BE AS DETAILED.
6. AUTOMATIC CONTROLLER: SEE LEGEND.
7. REMOTE CONTROL VALVES: SEE LEGEND.
8. CONTROL WIRING: CONVENTIONAL SYSTEMS TO USE 24 VOLT SOLID UL APPROVED FOR DIRECT BURIAL IN GROUND. MINIMUM WIRE SIZE: 14 GAUGE. ALL SPLICES SHALL BE MADE WITHIN VALVE BOX. TWO-WIRE SYSTEMS TO UTILIZE CONTROL WIRING PER MANUFACTURER STANDARDS.
9. SLEEVES FOR CONTROL WIRING: UNDER ALL WALKS AND PAVED AREAS AND WHERE INDICATED ON DRAWINGS. MINIMUM PVC SCHEDULE 40 PLASTIC PIPE.
10. SPRINKLER HEADS/ DRIP LINE: SEE LEGEND.
11. QUICK COUPLING VALVES: SHALL BE NOTED ON DRAWINGS.
12. TRACER WIRE: TWO-WIRE SYSTEMS TO INCLUDE A SINGLE BLUE TRACER WIRE SECURED ADHERERED TO THE TOP SIZE OF THE MAINLINE.

D. WORKMANSHIP:

1. LAY OUT WORK AS ACCURATELY AS POSSIBLE TO THE DRAWINGS. THE DRAWINGS, THOUGH CAREFULLY DRAWN, ARE GENERALLY DIAGRAMMATIC TO THE EXTENT THAT SWING JOINTS, OFFSETS, AND ALL FITTINGS ARE NOT SHOWN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULL AND COMPLETE COVERAGE OF ALL IRRIGATED AREAS AND SHALL MAKE ANY NECESSARY MINOR ADJUSTMENTS AT NO ADDITIONAL COST TO THE OWNER'S CONSTRUCTION REPRESENTATIVE.
3. ANY MAJOR REVISIONS TO THE IRRIGATION SYSTEM MUST BE SUBMITTED AND ANSWERED IN WRITTEN FORM, ALONG WITH ANY CHANGE IN CONTRACT PRICE.

E. INSTALLATION:

1. EXCAVATION AND TRENCHING:
   a. PERFORM ALL EXCAVATIONS AS REQUIRED FOR THE INSTALLATION OF THE WORK INCLUDING UNDER THIS SECTION, INCLUDING SHORING OF EARTH BANKS TO PREVENT CAVE-INS. RESTORE ALL SURFACES, EXISTING UNDERGROUND INSTALLATIONS, ETC., DAMAGED OR CUT AS A RESULT OF THE EXCAVATIONS TO AND IN A MANNER APPROVED BY THE OWNER.
   b. TRENCHES SHALL BE MADE WIDE ENOUGH TO ALLOW A MINIMUM OF 6 INCHES BETWEEN PARALLEL PIPE LINES. TRENCHES FOR PIPE LINES SHALL BE MADE OF SUFFICIENT DEPTHS TO PROVIDE THE MINIMUM COVER FROM FINISH GRADE AS FOLLOWS:
      1) 24" MINIMUM BELOW BOTTOM PAVEMENT PER SLEEVING INSTALLATION DETAIL FOR MAIN LINE.18" MINIMUM FOR NON-PRESSURIZED LATERALS.
      2) MINIMUM COVER OVER IRRIGATION LINES TO HEADS/ DRIPLINE EXCEPT VEHICLE TRAFFIC AREAS ARE AS FOLLOWS:
      12" COVER OVER LATERALS
      18" COVER OVER MAINLINE.
   c. MAINTAIN ALL WARNING SIGNS, SHORING, BARRICADES, FLARES AND RED LANTERNS AS REQUIRED BY THE SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY AND LOCAL ORDINANCES.
2. PIPE LINE ASSEMBLY:
   a. INSTALL REMOTE CONTROL VALVES WHERE SHOWN AND GROUP TOGETHER WHERE PRACTICAL, PLACE NO CLOSER THAN 12-18 INCHES TO WALK EDGES, WALLS, AND OTHER PAVEMENTS. PLACE A MINIMUM OF 24" FROM BUILDINGS.
   b. PLASTIC PIPE AND FITTINGS SHALL BE SOLVENT WELDED USING SOLVENTS AND METHODS RECOMMENDED BY MANUFACTURER OF THE PIPE, EXCEPT WHERE SCREWED CONNECTIONS ARE REQUIRED. PIPE AND FITTINGS SHALL BE THOROUGHLY CLEANED OF DIRT, DUST AND MOISTURE BEFORE APPLYING SOLVENT WITH A NON-SYNTHETIC BRISTLE BRUSH.
   c. PIPE MAY BE ASSEMBLED AND WELDED ON THE SURFACE. SNAKE PIPE FROM SIDE TO SIDE OF TRENCH BOTTOM TO ALLOW FOR EXPANSION AND CONTRACTION.
   d. MAKE ALL CONNECTIONS BETWEEN PLASTIC PIPE AND METAL VALVES OR STEEL PIPE WITH THREADED FITTINGS USING PLASTIC MALE ADAPTERS.
   e. JOINTS:
      1) PIPE SIZES 2 1/2 INCH OR SMALLER SHALL HAVE BELL AND SOCKET JOINTS.
      2) PIPE SIZES LARGER THAN 2 1/2 INCH SHALL HAVE SNAP CONNECTIONS WITH RUBBER GASKET JOINTS.
      3) THRUST BLOCKING SHALL BE REQUIRED WHEN PIPE SIZE IS 4" OR GREATER.
3. SPRINKLER HEADS/ DRIPLINE:
   a. INSTALL ALL SPRINKLERS/ DRIPLINE AS DETAILED ON DRAWINGS.
   b. DO NOT SCALE PLANS FOR EXACT HEAD LOCATION.
4. CLOSING OF PIPE AND FLUSHING LINES:
   a. CAP OR PLUG ALL OPENINGS AS SOON AS LINES HAVE BEEN INSTALLED TO PREVENT THE ENTRANCE OF MATERIALS THAT WOULD OBSTRUCT THE PIPE. LEAVE IN PLACE UNTIL REMOVAL IS NECESSARY FOR COMPLETION OF INSTALLATION.
   b. THOROUGHLY FLUSH OUT ALL WATER LINES BEFORE INSTALLING HEADS, DRIPLINE, VALVES AND OTHER HYDRANTS.
   c. TEST IN ACCORDANCE WITH PARAGRAPH ON HYDROSTATIC TESTS.
   d. UPON COMPLETION OF THE TESTING, THE CONTRACTOR SHALL COMPLETE ASSEMBLY AND ADJUST SPRINKLER HEADS FOR PROPER DISTRIBUTION.
5. INSPECTIONS:
   a. SPRINKLER/ DRIPLINE LAYOUT AND SPACING INSPECTION: VERIFICATION THAT THE IRRIGATION DESIGN IS ACCURATELY INSTALLED IN THE FIELD. IT WILL ALSO PROVIDE FOR ALTERATION OR MODIFICATION OF THE SYSTEM TO MEET FIELD CONDITIONS. SPACING SHOULD BE WITHIN 5% OF THE DESIGN SPACING.
   b. PIPE INSTALLATION DEPTH INSPECTION: ALL PIPES IN THE SYSTEM SHALL BE INSTALLED TO DEPTHS AS PREVIOUSLY DESCRIBED IN SECTION 'E' OF THESE SPECIFICATIONS.
   c. OPEN TRENCH INSPECTION: THE TRENCH AND ALL JOINTS AND EVERY TRANSITION IN PIPE SIZE, WILL BE OPEN WHERE OPEN TRENCH INSPECTION IS REQUIRED.
   d. INSPECTIONS WILL BE PERFORMED THROUGHOUT THE DURATION OF THE INSTALLATION. INSPECTION MAY BE MADE BY THE GOVERNING AGENCY/ OWNER TO ENSURE COMPLIANCE WITH DESIGN INTENT, SPECIFICATIONS, AND THE IRRIGATION CODES.
6. HYDROSTATIC TESTS:
   a. REQUEST THE PRESENCE OF THE OWNER AND/OR OWNERS REPRESENTATIVE IN WRITING AT LEAST 48 HOURS IN ADVANCE OF TESTING.
   b. TESTING TO BE ACCOMPLISHED AT THE EXPENSE OF THE CONTRACTOR AND IN THE PRESENCE OF THE OWNER.
   c. CENTER LOAD PIPING WITH SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE.
   d. APPLYING A CONTINUOUS AND STATIC WATER PRESSURE OF 125 PSI WHEN WELDED PLASTIC JOINTS HAVE CURED AT LEAST 3 HOURS AND WITH THE RISERS CAPPED AS FOLLOWS:
      1) MAIN LINES AND SUBMAINS TO BE TESTED FOR 2 HOURS.
      2) NO PRESSURE LOSS IS ALLOWED FOR SOLVENT WELD MAINLINE/ PIPE.
   e. FOR PVC AND O-RING GASKET PIPE THE ALLOWABLE LEAKAGE SHALL NOT EXCEED THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FOLLOWING FORMULA:

      L=NPD / 1,850

      IN WHICH:

      L=ALLOWABLE LEAKAGE, IN GALLONS PER HOUR
      N=NUMBER OF JOINTS
      D=PIPE DIAMETER IN INCHES
      P=AVERAGE TEST PRESSURE IN PSI GAUGE.
   f. REPAIR LEAKS RESULTING FROM TESTS.
7. AUTOMATIC CONTROLLERS:
   a. CONNECT REMOTE CONTROL VALVES TO CONTROLLER IN A CLOCKWISE SEQUENCE TO CORRESPOND WITH STATION SETTING BEGINNING WITH STATIONS 1, 2, 3, ETC.
8. AUTOMATIC CONTROL WIRING:
   a. INSTALL CONTROL WIRING, SPRINKLER MAINS AND LATERALS IN COMMON TRENCHES WHEREVER POSSIBLE.
   b. INSTALL CONTROL WIRES AT LEAST 18" BELOW FINISHED GRADE AND SNAKE WIRE SIDE TO SIDE IN TRENCH BELOW MAIN LINE. EXPANSION CURLS SHALL BE PROVIDED WITHIN THREE (3') FEET OF EACH WIRE CONNECTION TO SOLENOID AND AT LEAST EVERY THREE HUNDRED (300') FEET IN LENGTH. (EXPANSION CURLS ARE FORMED BY WRAPPING AT LEAST FIVE (5) TURNS OF WIRE AROUND A ROD OR PIPE 1" OR MORE IN DIAMETER, THEN WITHDRAWING THE ROD).
   c. CONTROL WIRE SPLICES WILL BE ALLOWED ONLY RUNS OVER 1000 FT. CONNECTIONS SHALL BE IN VALVE BOX AND LOCATION TO BE SHOWN ON AS-BUILT PLANS.
   d. ALL WIRING PASSING UNDER EXISTING OR FUTURE PAVING, CONSTRUCTION, ETC., SHALL BE ENCASED IN PLASTIC OR GALVANIZED STEEL CONDUIT EXTENDING AT LEAST 24" BEYOND EDGES OF PAVING OR CONSTRUCTION.
   e. FOR CONVENTIONAL WIRED SYSTEMS, CONTRACTOR SHALL RUN TWO SPARE WIRES IN EACH DIRECTION FROM CONTROLLER TO FARTHEST VALVE TO SERVE AS BACKUP WIRES.
9. BACKFILL AND COMPACTING:
   a. AFTER SYSTEM IS OPERATING AND REQUIRED TESTS AND INSPECTIONS HAVE BEEN MADE, BACKFILL EXCAVATIONS AND TRENCHES WITH CLEAN SOIL, FREE OF RUBBISH. INITIAL BACKFILL MATERIAL TO 6 INCHES ABOVE THE TOP OF PIPE SHALL BE FREE OF ROCKS OR STONES LARGER THAN ONE INCH IN DIAMETER FINAL BACKFILL MATERIAL SHALL BE FREE OF ROCKS OR STONES LARGER THAN 3 INCHES IN DIAMETER.
   b. BACKFILL FOR ALL TRENCHES, REGARDLESS OF THE TYPE OF PIPE COVERED, SHALL BE COMPACTED TO MINIMUM 90% DENSITY.
   c. COMPACT TRENCHES IN AREAS TO BE PLANTED BY THOROUGHLY FLOODING THE BACKFILL. JETTING PROCESS MAY BE USED IN THOSE AREAS.
   d. DRESS OFF ALL AREAS TO FINISH GRADES.
10. PROTECTIVE RADIUS OF EXISTING TREES:
   a. AN AUGER IS TO BE USED TO TUNNEL UNDER EXISTING TREES IF IRRIGATION IS INSTALLED WITHIN THE PROTECTIVE RADIUS OF EXISTING TREES AND ONLY IF THERE IS NO OTHER OPTION OR TO DO SO CREATES AN UNREASONABLE HARDSHIP.

F. CLEAN-UP:

1. REMOVE FROM THE SITE ALL DEBRIS RESULTING FROM WORK OF THIS SECTION.

END SECTION

| No. | REVISIONS | DATE | BY |
|---|---|---|---|

Kimley»Horn

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NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT — ANNE M. HARMAN — License Number 712028 — STATE OF ARKANSAS — 08/20/2026

| | |
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| KHA PROJECT | 068908536 |
| DATE | 08/20/2026 |
| SCALE | AS SHOWN |
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# IRRIGATION DETAILS

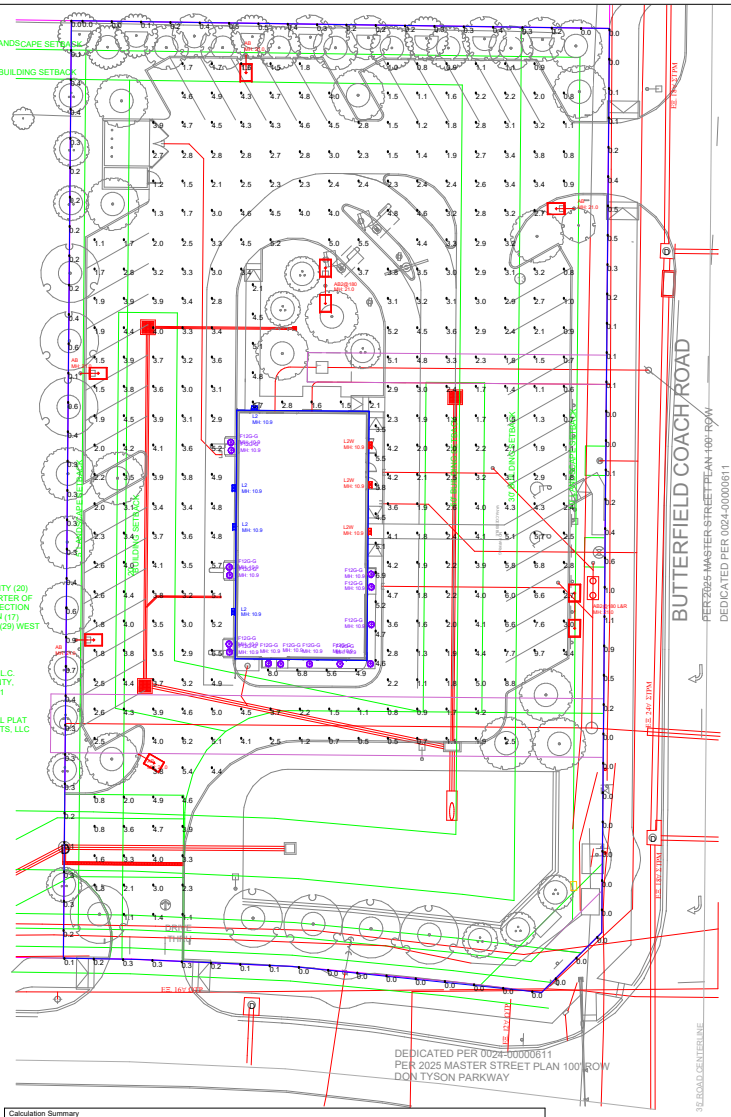
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MCDONALD'S USA LLC
SPRINGDALE ARKANSAS

SHEET NUMBER
L4.1

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

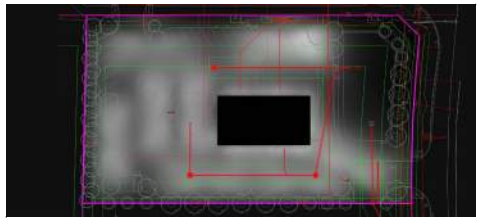


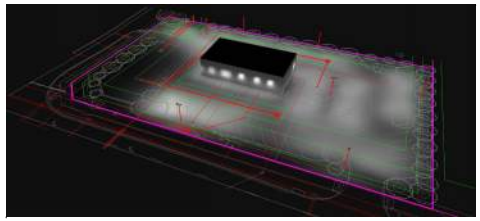
Return to Agenda




| Calculation Summary | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| Paved Surface Areas | Illuminance | Fc | 3.05 | 9.7 | 0.5 | 6.10 | 19.40 |
| Propertyline | Illuminance | Fc | 0.24 | 1.1 | 0.0 | N.A. | N.A. |
| Walkway | Illuminance | Fc | 4.60 | 8.0 | 1.5 | 3.07 | 5.33 |

| Luminaire Schedule | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Symbol | Qty | Label | Arrangement | LLF | Description | Lum. Watts | EPA | Mtg Height | Pole Type |
| | 5 | AB | Single | 0.800 | VP-2-320L-210-5K7-4W-BC-UNV-A-PSS | 213.9 | 0.555 | 21 | SES-18-40-1-TA-GL-xx (4") |
| | 1 | AB2@180 | Back-Back | 0.800 | VP-2-320L-210-5K7-4W-BC-UNV-A-PSS | 213.9 | 1.110 | 21 | SES-18-40-1-TA-GL-xx (4") |
| | 1 | AB2@180 L&R | Twin | 0.800 | VP-2-320L-210-5K7-4W-BC--UNV-A-PSS | 213.9 | 1.110 | 21 | SES-18-40-1-TA-GL-xx (4") |
| | 14 | F12G-G | Single | 0.850 | LBUD-6RD-11L-CS9-GD | 12.5 | | | |
| | 4 | L2 | SINGLE | 0.850 | RWSC-36L-9K-DO-U-PS | 14.4 | | | |
| | 3 | L2W | SINGLE | 0.850 | RWSC-36L-5K-DO-U-WH | 14.4 | | | |





NOTES:

1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
2. DISTANCE BETWEEN READINGS 10'

Pole Fixtures Are Full Cutoff
Tilt=0
Calculation Grids Are At Grade
Pole Light Mounting Height=21ft
(18' Pole + 3' Base)

Lighting Ord

Pedestrian Walkway shall be 1 Footcandle Minimu

Regional Drawing
# 03-0409

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO SECURITY LIGHTING SYSTEMS. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT LIGHTING PERFORMANCE. VERIFY ALL CRITICAL DIMENSIONS AND SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHTS, ETC.) BEFORE ORDERING. COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.
2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.
3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.
4. THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO BE COMPLIANT WITH TITLE 24 OR OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.

THIS DRAWING MEETS OR EXCEEDS McDONALDS CURRENT ILLUMINATION SPECIFICATIONS OF A 3-4 FOOTCANDLE AVERAGE, UNLESS SUPERSEDED BY OTHER REQUIREMENTS.

PROJECT WIND LOAD CRITERIA BASED ON:
ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH)
50 YEAR MEAN RECURRENCE INTERVAL
ALLOWED EPA 13.6 @ WIND LOAD 90 MPH

SECURITY LIGHTING

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES

SCALE: 1"=20' 0"

DRAWN BY: CLB

POINT-BY-POINT FOOTCANDLE PLOT FOR
MCDONALDS
3641 BUTTERFIELD COACH RD SPRINGDALE, AR 7276

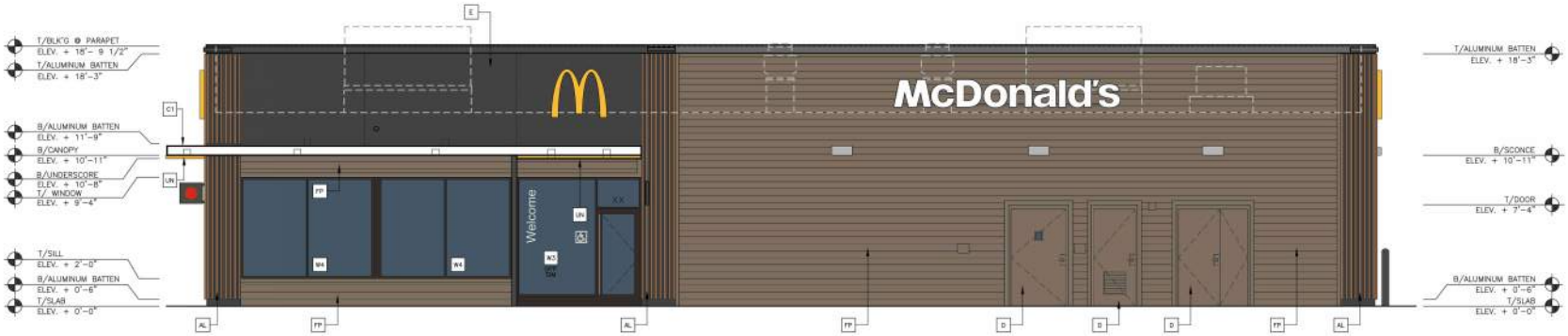
NATIONAL STORE NUMBER: 44436

DATE: 7/22/2026

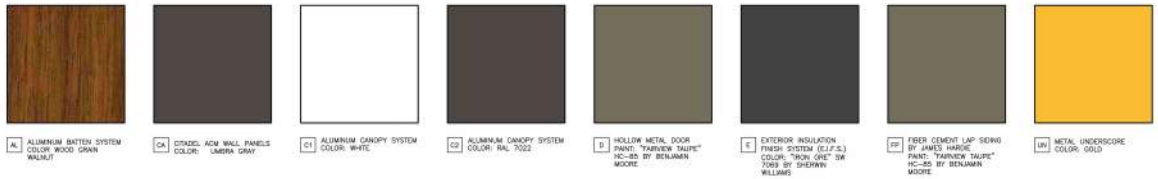
DRAWING NUMBER: A260503C.AGI




1 A2.2 **FRONT ELEVATION**
1/4" = 1'-0"




2 A2.2 **NON-DRIVE-THRU ELEVATION**
1/4" = 1'-0"




PREPARED FOR:
McDonald's USA, LLC

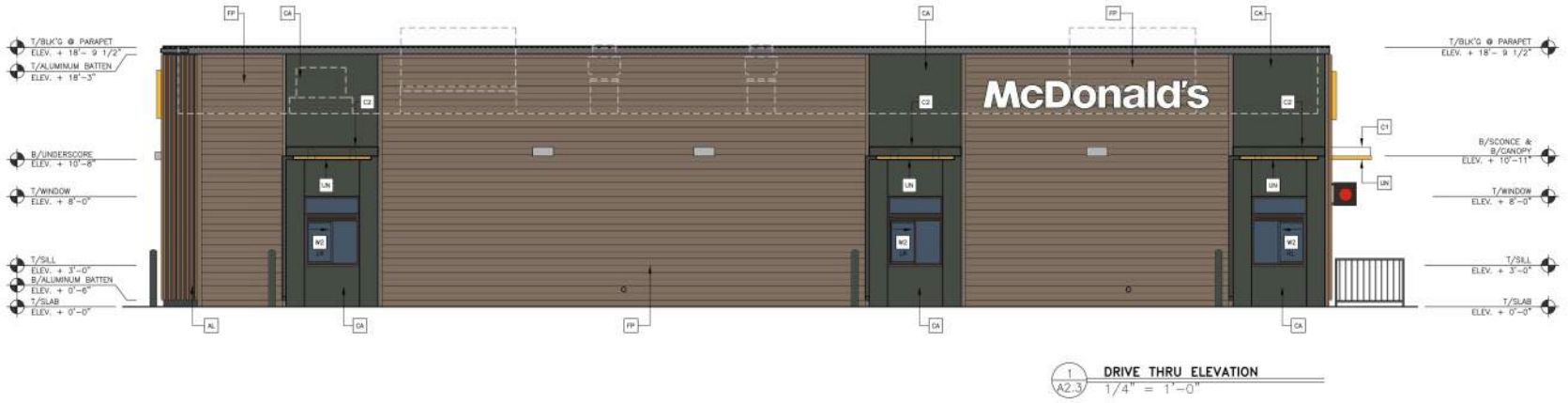
DRAWN BY: AW
SSD ISSUE DATE: 2025
REVIEWED BY: JAW
DATE ISSUED: 11/20/2025

TITLE: 2025 STANDARD BUILDING - BB20
4584-WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING
SITE ID: 003-2409
SITE ADDRESS: 3222 E. DON TYSON PKWY, SPRINGDALE, AR 72764

SHEET NO.: A2.2
JAWA 25-0167
COLORED ELEVATIONS



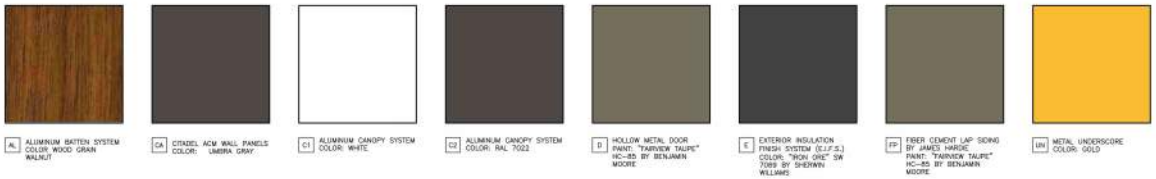
Return to Agenda




1 A2.3 DRIVE THRU ELEVATION
1/4" = 1'-0"




2 A2.3 REAR ELEVATION
1/4" = 1'-0"




REV | DATE | DESCRIPTION | BY

PREPARED BY: JAW

PREPARED FOR: McDonald's USA, LLC

DRAWN BY: JAW
SSD ISSUE DATE: 2025
REVIEWED BY: JAW
DATE ISSUED: 11/20/2025

TITLE: 2025 STANDARD BUILDING - BB20
4584-WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS
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SHEET NO.: JAWA 25-0167
A2.3
COLORED ELEVATIONS



Return to Agenda

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www.SpringdaleAR.gov

# Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

| **Applicant / Representative (person making request)** | **Property Owner (if other than Applicant)** |
|---|---|
| Name: Danielle Carter | Name: Greg Brown/Fishing Bridge Investments, LLC |
| E-mail: [redacted] | E-mail: [redacted] |
| Address: 1008 Macon St. Fort Worth, TX STE 101 76102 | Address: 1008 Macon St. Fort Worth, TX STE 101 76102 |
| Phone: 682-300-5003 | Phone: 682-300-5003 |
| Site/ Location: | Current Zoning: C-5 - Thoroughfare Commercial District |
| Assessor's Parcel Number(s): 815-36186-300 | Rezone Required: |
| | Total Acreage: 1.356 Acres |

**All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.**

**Indicate Type of Submittal:**

☒ Board of Adjustments
☐ Commercial Design Standards

**Application Requirements:**

☐ A complete application.
☐ A copy of the warranty deed indicating ownership of property.
☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
☐ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

**Review Fee:**

☐ $75.00

**STAFF USE ONLY**

Date Application Submitted: 8/12/26 Project Number: B26-92

Date Accepted as Complete: 8/12/26 Receipt Number: 6831

# Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

**Indicate person of contact for this request:** Applicant ☐ Representative ☒

**Describe your variance request:**

A secondary variance request to follow B26-05. We are asking for minor variances for Commercial Design Standards and Landscaping requirements.

We are requesting a variance from the sidewalk set back from the building, foundation landscaping requirements, and other landscaping requirements

**Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:**
(How does adhering to the rule impact you or your property?)

For the sidewalk items, adding the set back would leave insufficient space for our driveway/drive thrus. For the landscaping items, there is not adequate space on our property

to keep these trees and bushes without having them in a dedicated utility easement.

**Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:**
(How will this variance alleviate your hardship?)

With the items requested above, there will be adequate spacing for the driveways and drive thrus

and less landscaping would allow our utility easements.

**Record Property Owner(s):** _____

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

Name of Applicant: Danielle Carter

Signature: Danielle Carter Date: 7/22/26

Name of Representative (if applicable): _____

Signature: _____ Date: _____

BRONSON ABSTRACT COMPANY, INC.
3810 FRONT STREET, SUITE #5
FAYETTEVILLE, AR 72703
479-442-2700
FACSIMILE 479-442-8475

August 13, 2026

City of Springdale
Planning Department

Re: Certificate of adjoining property ownerships for tax parcel #815-36186-300

To Whom It May Concern,

The parcels and ownerships adjacent to the aforesaid tax parcel are a shown on attached Exhibit "A".

Let me know if you need anything further.

Sincerely,

Scott Bronson
President

EXHIBIT A

Bentley Holdings LLC, 13220 Allen Dr., Lowell AR 72745-9260
815-36186-200

Ricardo A. Alarcon, Susan B. Flores de Alarcon, Juan Antonio Orellana Contreras
3362 Butterfield Coach Rd, Springdale, AR 72764
815-36186-201

Larry C. Cain and Marilyn Sue Cain, 3413 Butterfield Coach Rd, Springdale AR 72764
815-30601-850

Austin Morgan Rawls, 3455 Butterfield Coach Rd, Springdale AR 72764
815-30601-860

Judy & Kenneth Stith, 3495 Butterfield Coach Rd, Springdale AR 72764
815-30601-870

Manuel Martinez Barroso, 3525 Butterfield Coach Rd, Springdale AR 72764
815-30601-880

Randy & Debbie Eden, 3553 Butterfield Coach Rd, Springdale AR 72764
815-30601-890

City of Springdale, 201 N. Spring St, Springdale AR 72764
815-30601-900

Box Enterprises, LLC, 722 Phillips Place, Huntsville AR 72740
815-36206-000

Rosa Miriam Lovo, 3631 Solitude St, Springdale AR 72764
815-37522-000

Romsa Carland/Ines Janar, 3632 Solitude St, Springdale AR 72764
815-37554-000

Ever Isaac Batres Leal 3630 Serene St, Springdale AR 72764
815-37521-000

Charles A & Dorothea J. Bradford, 3629 Serene St., Springdale AR 72764
815-37489-000

Donna Grace Olson, 3634 Serenity St, Springdale AR 72764
815-37588-000

Maria Martha Almanza Martinez/Ruendy Bernal Almanza, 3633 Serenity St, Springdale AR 72764
815-37555-000

MDB Ventures, LLC, PO Box 1117, West Fork AR 72764
815-36204-400

Pablo Franco Ramirez, 2136 Eleanor St, Springdale AR 72764
815-36204-500

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www.SpringdaleAR.gov

# Waiver Request

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

| | |
|---|---|
| **Applicant (person making request)** | Site/ Location: 3222 E Don Tyson Pkwy. Springdale, AR 72764 |
| Name: Danielle Carter | Assessor's Parcel Number(s): 815-36186-300 |
| E-mail: [redacted] | Current Zoning: C-5 - Thoroughfare Commercial District |
| Address: 1008 Macon St. STE 101, Fort Worth, TX 76102 | Waiver Requested: |
| Phone: 682-300-5003 | Total Acreage: 1.356 |

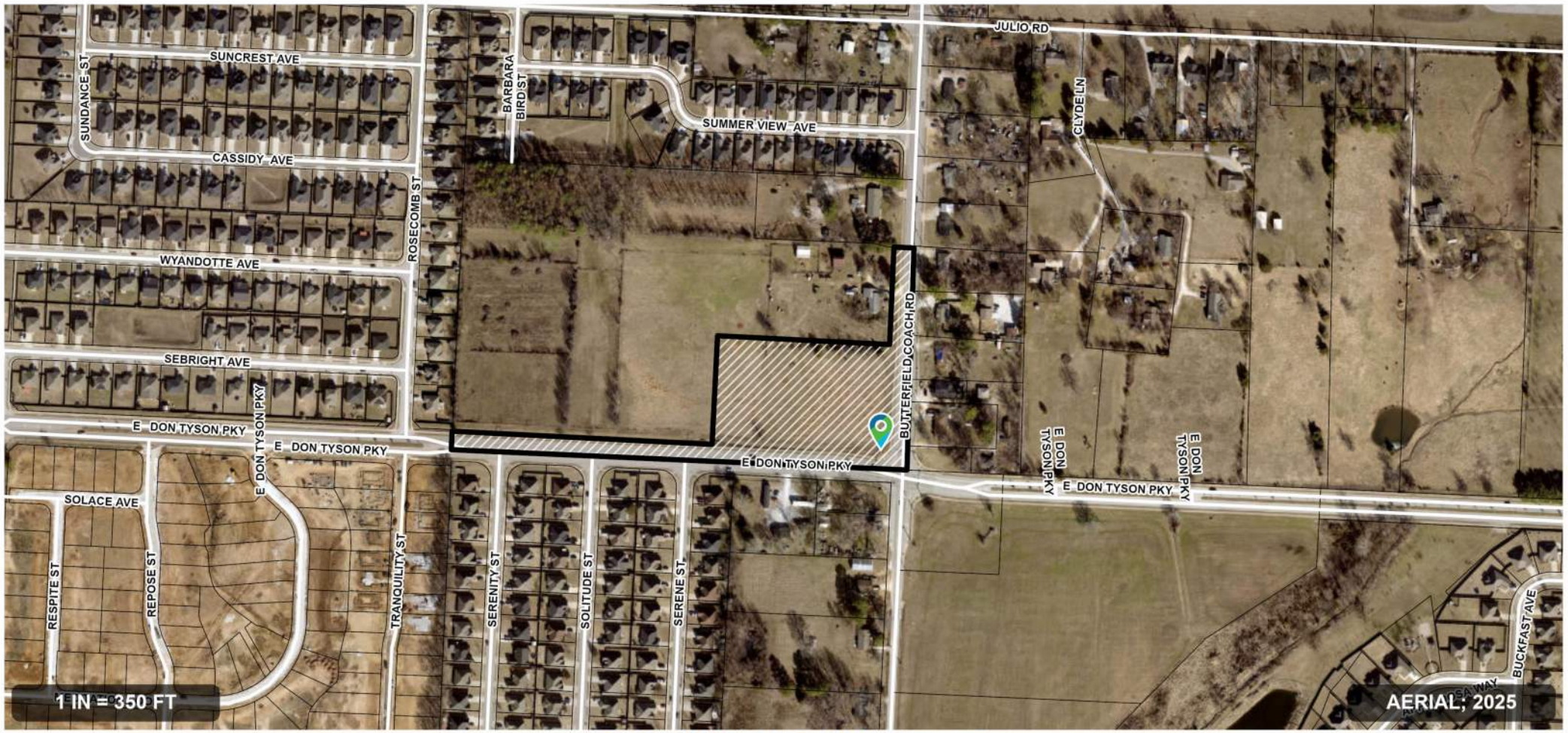
**Please describe your request in detail:**

We are asking for a waiver for the length of sidewalk that we are being asked to install. Instead of extending the sidewalk to the entire length of the parent lot, the sidewalk should only be added to the property that is being proposed via informal plat.

If you have any additional comments, please attach additional pages to this document.

**STAFF USE ONLY**

Date Application Submitted: 7/24/26 Project Number: W26-34




PROJECT AREA

PUBLIC NOTICE

# L26-08: McDonald's Restaurant

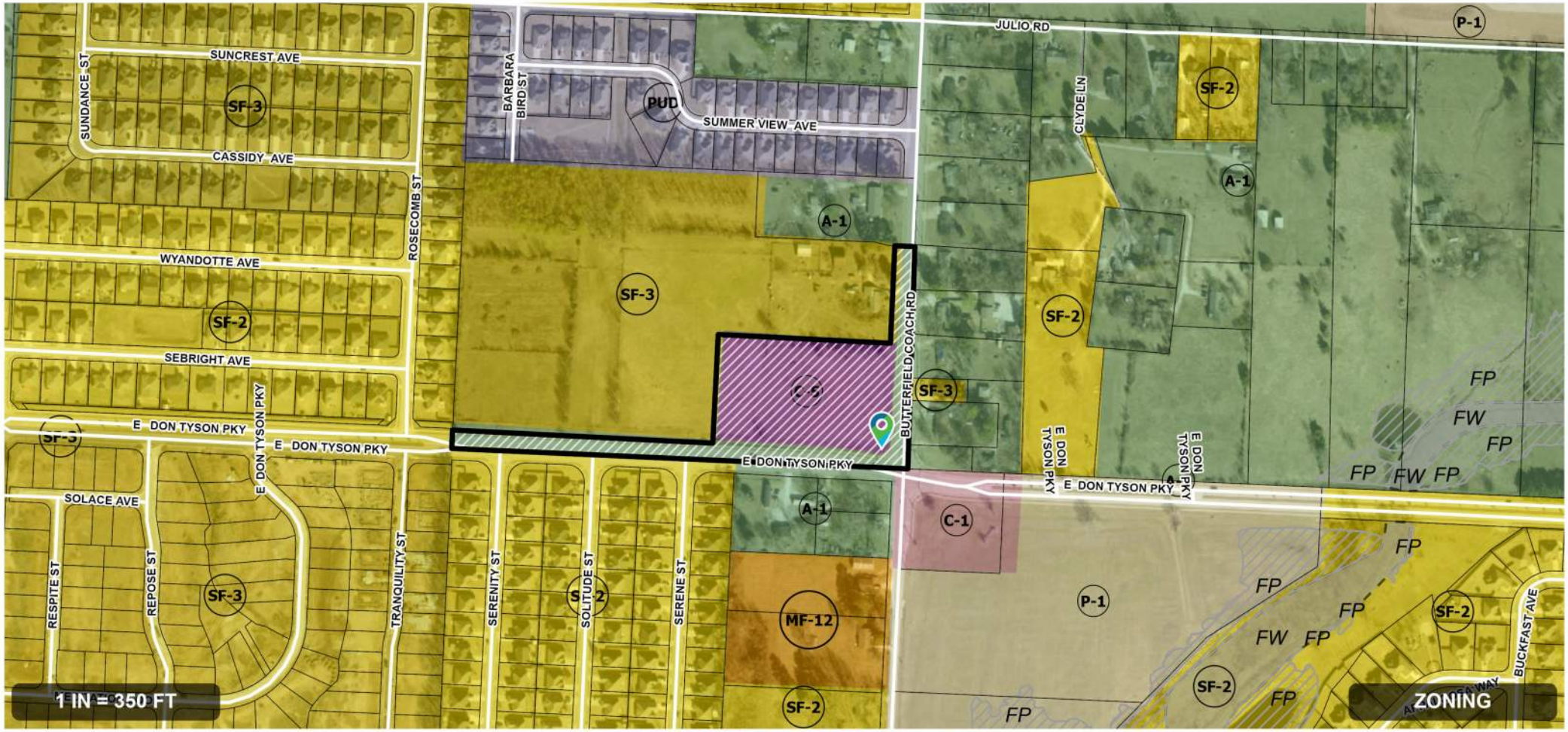
**Northwest Corner of Butterfield Coach Road & E. Don Tyson Parkway**

L26-08: Large Scale Development

B26-92: Variance from Commercial Design Standards

W26-34: Waiver of Street Improvements, Sidewalk on E. Don Tyson Parkway

N




PROJECT AREA

PUBLIC NOTICE

## L26-08: McDonald's Restaurant

**Northwest Corner of Butterfield Coach Road & E. Don Tyson Parkway**

L26-08: Large Scale Development

B26-92: Variance from Commercial Design Standards

W26-34: Waiver of Street Improvements, Sidewalk on E. Don Tyson Parkway

N

# Memo

**To:** Planning Commission Members

**From:** Sharon Tromburg, Planning Director

**Date:** September 1, 2026

**Re:** L26-16 Large Scale Development Marchant Road Storage

---

*Development plan proposed for an 8.8-acre property located at 11039 Marchant Road. The development plan proposes 4 self-storage buildings as part of phase I, while nothing is proposed for a future phase II to the north. There is one associated variance (B26-105) from commercial design standards and one waiver (W26-38) from street improvements along Marchant Road.*

**PLANNING COMMENTS**
Reviewed by Jenny Neel
Date Reviewed: 08.26.26

***Standard Comments***

1. *This Large-Scale Development Plan has been given the number L26-16. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development. (Standard comment)*
2. *Submit PDF files at time of resubmission. (Standard comment)*
3. *A written response to all comments is required with resubmission. (Standard comment)*
4. *On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (Standard comment)*
5. *All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (Standard comment)*
6. *This development must comply with the City of Springdale Commercial Design Standards or a variance is required. (Standard comment)*
7. *In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (Standard comment)*

**Planning Comments**
*Reviewed by: Jenny Neel*

8. Remove the word “Proposed” from the building setback line label in the legend.

9. Show the required street improvements along the full length of Marchant Road. *Waiver has been requested.*

10. Add a note to the utility plan stating that no sewer line or septic system is proposed because the site will not have any office or employees on site

## Commercial Design Standards Comments

This development shall comply with the City of Springdale Commercial Design Standards, or obtain the necessary variance(s).

### Pedestrian Flows

11. Provide a 5-foot-wide sidewalk along the full length of any building façade containing a customer entrance. The sidewalk shall be set back at least 6 feet from the building foundation to provide space for foundation landscaping. *Variance has been requested.*

### Building Design – Façades

12. Façades exceeding 100 feet in linear length shall incorporate wall projections and/or recesses in accordance with the Commercial Design Standards. *Variance has been requested.*

13. Building façades shall incorporate a repeating pattern using at least three of the following: color change; texture change; material module change; or expressions of an architectural or structural bay through a change in plane of at least 12 inches. At least one element shall repeat horizontally, and no element shall repeat at intervals greater than 30 feet horizontally or vertically. *Variance has been requested.*

### Roofs

14. Roof lines shall vary with a change in height at least every 100 linear feet of building length. *Variance has been requested.*

15. Parapets, gable roofs, high roofs, or dormers shall be used to conceal flat roofs and rooftop equipment from public view. *Variance has been requested.*

### Materials

16. Predominant exterior building materials shall be high-quality materials, including brick, natural/native stone, synthetic stone, smooth-face integral-color concrete masonry units, synthetic stucco/EFS, architectural precast concrete, decorative-face concrete tilt-up panels, glass, or natural/composite wood. *Variance has been requested.*

17. Predominant exterior building materials shall not consist of smooth-faced concrete block, tilt-up concrete panels, or prefabricated steel panels. *Variance has been requested.*

### Entryways

18. Each principal building shall have a clearly defined and highly visible customer entrance featuring at least three of the following: canopies or porticos, overhangs, recesses/projections, arcades, raised corniced parapets, peaked roof forms, arches, outdoor patios, display windows, integrated tile work or moldings, or integral planters/wing walls incorporating landscaped areas or seating. *Variance has been requested.*

### Landscaping

19. Provide required foundation landscaping. *Variance has been requested.*

### Screening

20. Commercial development must be screened from incompatible uses adjacent properties and the public right-of-way with an 8-foot opaque screening fence. *Variance has been requested.*

### Lighting

21. Submit a unified lighting plan in accordance with the Springdale Commercial Design Standards.

## BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 08.26.26

No actionable comments.

## ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 08.26.26

### STANDARD COMMENTS

*(no response required)*

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
- Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
    - This note is left in place throughout the design process to ensure that access is maintained.

****Please note new ROW permitting process****

- Work in city ROW associated with a development plan shall receive a ROW Permit from the Engineering Department prior to construction.
- A performance bond must be provided for any work in city ROW including street or curb cuts, utility bores, asphalt and concrete work, storm drainage installation or alteration, etc. A cost estimate for this work shall be reviewed and approved by the Engineering Department prior to issuance of any ROW permits.
- A maintenance bond for all ROW work shall be provided to Engineering at the end of the project prior to Certificate of Occupancy.
- Any sidewalk or street closures require a Work Zone Permit from the Engineering Department.
- A traffic management plan and dates of closure must be submitted to Engineering prior to issuance of Work Zone Permit.

### PROJECT SPECIFIC COMMENTS

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

- *110.111* – The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.
    - Show improvements to Marchant Road on the north side of the property
    - *Waiver requested*

- Show ramps with truncated domes at driveway, include Springdale standard detail for ramps
- Are any fences or gates proposed?

# Development Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

| **Applicant / Representative (person making request)** | **Property Owner (if other than Applicant)** |
|---|---|
| Name: Expedient Civil Engineering, PLLC | Name: Good Guys to Know, LLC |
| E-mail: | E-mail: |
| Address: P.O. Box 5484<br>Bella Vista, AR 72714 | Address: 4415 S. Bell Flower Drive<br>Fayetteville, AR 72704 |
| Phone: 479-364-0028 | Phone: |
| Site/ Location: 11039 Marchant Road | Current Zoning: C-2 |
| Assessor's Parcel Number(s): 21-00273-271 | Rezone Required: |
| | Total Acreage: 4.92 |

**All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.**

**Indicate Type of Submittal:**

☒ Large Scale Development Plan **(≥1 acre parcel)**
☐ Non-Large Scale Development Plan **(< 1 acre parcel)**

**Development Submittal Criteria:**

☒ Pre-application meeting held with the Springdale Planning Department on 7/21/2026.
☐ Three (3) hard copies and a digital copy of plans as well as SWPPP/Drainage documents.
☒ Complete colored architectural elevations and lighting plan. Lighting plan in the works
☒ A copy of the warranty deed indicating ownership of property.
☐ If large scale development plan, submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the last sixty (60) days.

**Review Fee:**

☒ **Large Scale Development:** $500.00
☐ **Non-Large Scale Development:** $250.00

**STAFF USE ONLY**

Date Application Submitted: 7/23/26 Project Number: L26-16
Date Accepted as Complete: 8/21/26 Receipt Number: 6668

**Indicate person of contact for this request:** Applicant/Representative ☒ Property Owner ☐

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

Name of Applicant: Expedient Civil Engineering, PLLC/Jason Ingalls

Signature: Jason E. Ingalls Date: 7/23/2026

Name of Representative (if applicable): _____

Signature: _____ Date: _____

Name of Property Owner (if applicable): Jeremy Helt

Signature: Jeremy Helt Date: 7/23/2026

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

# MARCHANT ROAD STORAGE
# 11039 MARCHANT ROAD
# SPRINGDALE, ARKANSAS
# LARGE-SCALE DEVELOPMENT

**NOTE TO CONTRACTOR:**
THE CONTRACTOR SHALL NOT TAKE ANY ADVANTAGE OF ANY APPARENT ERROR OR OMISSION IN THE PLANS OR SPECIFICATIONS. IN THE EVENT THE CONTRACTOR DISCOVERS SUCH AN ERROR OR OMISSION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. THE ENGINEER WILL THEN MAKE SUCH CORRECTIONS AND INTERPRETATIONS AS MAY BE DEEMED NECESSARY FOR FULFILLING THE INTENT OF THE PLANS AND SPECIFICATIONS.

1. CONTRACTOR SHALL RETAIN A FULL SET OF THE LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.
2. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH THE DEVELOPER'S RESIDENT REPRESENTATIVE.
3. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITEWORK SPECIFICATIONS PROVIDED BY EXPEDIENT CIVIL ENGINEERING, PLLC (ECE) OR AS SPECIFIED BY THE DEVELOPER'S RESIDENT REPRESENTATIVE.
4. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
5. **PUBLIC CONVENIENCE AND SAFETY:**

   THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL ENSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTC) FOR STREETS AND HIGHWAYS AND THE ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
6. **GRADING NOTES:**

   A. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS.

   B. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% OF THE MAXIMUM DRY DENISTY PER ASTM D1557. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.

   C. OFF-SITE FILL MATERIAL(SANDY CLAY, CLAYEY SAND, GRAVELLY CLAY, OR CLAYEY GRAVEL), SHALL HAVE A PLASTICITY INDEX OF 15 OR LESS, A LIQUID LIMIT OF 40 OR LESS, A CBR VALUE GREATER THAN 8, AND CONTAIN NO ROCK LARGER THAN 4 INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE DEVELOPER'S REPRESENTATIVE PRIOR TO BRINGING ON SITE.

   D. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND RECOMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D698 AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.

   E. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE DEVELOPER'S CONSTRUCTION DIVISION ON THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER PERIOD.

   F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

   G. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF THE SUBGRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUBGRADE COMPACTION. FOR BASE COURSE AND ASPHALT PAVING.

   H. ALL SLOPES ARE TO BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED. SLOPES STEEPER THAN 3:1, BUT FLATTER THAN 2:1 SHALL BE STABILIZED BY AN APPROVED VEGETATIVE LAYER OR OTHER APPROVED METHODS.

   I. ALL SLOPES EXCEEDING 2:1 SHALL BE PROTECTED BY RIP-RAP, CONCRETE PAVING, OR OTHER METHODS INDICATED ON THESE PLANS THAT WILL PREVENT EROSION, AND PLACED SUCH THAT THE SURFACE IS FLUSH WITH SURROUNDING GROUND AND SHAPED TO CHANNEL WATER IN DIRECTIONS INDICATED.

   J. CONTRACTOR SHALL REFER TO THE STORMWATER POLLUTION PREVENTION PLAN AND REPORT FOR STORMWATER QUALITY CONTROL INCLUDING EROSION AND SEDIMENT CONTROL. PROPER MEASURES SHALL BE PRACTICED TO PREVENT EROSION ALONG THE EDGE OF PROPERTY, TOE OF SLOPE, AND ALONG DITCHES. MUD AND DEBRIS ARE NOT ALLOWED TO FLOW ONTO ADJACENT PROPERTIES.

   K. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.
7. **PAVING NOTES:**

   J. ASPHALT CONCRETE SURFACE SHALL MEET SECTION 407, TYPE 2 OR THE ARKANSAS DEPARTMENT OF TRANSPORTATION (ARDOT) STANDARD SPECIFICATIONS, LATEST EDITION. BASE COURSE MATERIALS SHOULD MEET OR EXCEED THE REQUIREMENTS SPECIFIED IN THE ARDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

   K. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF IN-PLACE ASPHALT CONCRETE COURSES FOR COMPLIANCE WITH REQUIREMENTS FOR THICKNESS AND SURFACE SMOOTHNESS REQUIREMENTS AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.
8. **CONCRETE NOTES:**

   A. CONCRETE PAVING AND STRUCTURES SHOULD CONFORM TO THE ARDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

   B. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF CONCRETE FOR COMPLIANCE WITH CONCRETE STRENGTH REQUIREMENTS AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.

   C. VERTICAL CONCRETE SURFACES EXPOSED TO THE GENERAL PUBLIC SHALL BE WET-RUBBED TO A SMOOTH FINISH AFTER FORMS HAVE BEEN REMOVED. HORIZONTAL SURFACES SHALL BE BROOMED AS REQUIRED IN THE CONSTRUCTION PROJECT SPECIFICATIONS.

   D. CONTRACTOR IS TO PROVIDE WEAKENED-PLANE (CONSTRUCTION) JOINTS, SECTIONING CONCRETE INTO AREAS AT 10-FOOT ON CENTERS, MAXIMUM EACH WAY. CONSTRUCT WEAKENED-PLANE JOINTS FOR A DEPTH EQUAL TO AT LEAST 1/4" CONCRETE THICKNESS. CONTRACTOR IS TO FURNISH JOINT FILLERS APPROVED BY THE DEVELOPER'S CONSTRUCTION DIVISION OR AS DETAILED ON PLANS.
9. **UTILITY NOTES:**

   A. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE WASHINGTON WATER AUTHORITY (WWA), THE CITY OF SPRINGDALE, THE ARKANSAS DEPARTMENT OF HEALTH (ADH), AND THE CONTRACTOR HAS BEEN NOTIFIED BY ECE.

   B. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO SWU UNLESS DULY AUTHORIZED TO DO SO BY WWA. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. ECE AND THE DEVELOPER ARE NOT TO BE HELD ACCOUNTABLE.

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

   D. ALL WATER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST WWA STANDARD SPECIFICATIONS DATED AUGUST 24, 2023 AND SHALL BE INSPECTED BY THE UTILITY INSPECTOR & ECE.
10. **BLASTING AND EXPLOSIVE MATERIALS:**

    A. THE CONTRACTOR IS SUBJECT TO ALL FEDERAL, STATE AND LOCAL REGULATIONS GOVERNING THE USE AND STORAGE OF EXPLOSIVE MATERIALS AND IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND LICENSES.

    B. ECE ACCEPTS NO RESPONSIBILITY OR LIABILITY PERTAINING TO STORAGE, USE, METHODS, PROCEDURES, SAFETY PRECAUTIONS, TECHNICAL SPECIFICATIONS, CONCERNING BLASTING AND EXPLOSIVE MATERIALS. THE CONTRACTOR SHALL HOLD THE OWNER, ENGINEER, AND THEIR ASSOCIATES HARMLESS WITH REGARD TO BLASTING AND EXPLOSIVE MATERIALS.

ELEVATIONS ON PROFILES OF SECTIONS OR AS INDICATED ON PLANS SHALL HAVE U.S.G.S. DATA. AT LEAST ONE PERMANENT BENCH MARK IN THE VICINITY OF EACH PROJECT SHALL BE NOTED ON THE FIRST DRAWING OF EACH PROJECT, AND THEIR LOCATION AND ELEVATION SHALL BE CLEARLY DEFINED.

HORIZONTAL AND VERTICAL DATUM:

ALL DRAINAGE CONSTRUCTION SHALL USE THE ABOVE MENTIONED COORDINATE SYSTEM AND SHALL IDENTIFY WITH MONUMENTS THAT WERE USED FOR HORIZONTAL AND VERTICAL CONTROL. ELEVATION OF CONTROLLING POINTS SHALL BE BASED ON USGS NAVD 88 DATUM.




VICINITY MAP
NOT TO SCALE

NORTH

## SHEET INDEX

| No. | DESCRIPTION | PLOT DATE No. | PLOT DATE DATE |
|---|---|---|---|
| C1.0 | COVER SHEET | 1 | 8/20/2026 |
| C2.0 | SURVEY | 1 | 8/20/2026 |
| C3.0 | DEMOLITION & STORM WATER POLLUTION PREVENTION PLAN | 1 | 8/20/2026 |
| C4.0 | SITE PLAN | 1 | 8/20/2026 |
| C5.0 | GRADING PLAN | 1 | 8/20/2026 |
| C5.1 | STORM SEWER LINE A & B PLAN & PROFILE | 1 | 8/20/2026 |
| C6.0 | UTILITY PLAN | 1 | 8/20/2026 |
| C7.0 | DETAILS | 1 | 8/20/2026 |
| | WWA STANDARD DETAILS | | 8/24/2023 |
| L1.0 | LANDSCAPE PLAN | 1 | 8/20/2026 |

## RESOURCE LIST

| NAME | ADDRESS | TELEPHONE |
|---|---|---|
| DEVELOPER<br>GOOD GUYS TO KNOW, LLC | 4415 W BELL FLOWER DRIVE<br>FAYETTEVILLE, ARKANSAS 72704 | (785) 506-1733 |
| BLACK HILLS ENERGY<br>MR. JOSHUA KNIGHT | 1301 FEDERAL WAY<br>LOWELL, ARKANSAS 72745 | (479) 333-7005 |
| AT&T<br>MR. LAYNE RHODES | HAROLD DR<br>FAYETTEVILLE, ARKANSAS 72701 | (479) 442-1977 |
| WASHINGTON WATER AUTHORITY<br>MR. CLAYTON WILLIS | 12567 W HIGHWAY 62<br>FARMINGTON, ARKANSAS 72730 | (479) 267-2111 |
| CITY OF SPRINGDALE PLANNING & COMMUNITY DEVELOPMENT<br>MRS. SHARON TROMBURG | 201 SPRING STREET<br>SPRINGDALE, ARKANSAS 72764 | (479) 750-8550 |
| CITY OF SPRINGDALE ENGINEERING<br>MR. BEN PETERS | 201 SPRING STREET<br>SPRINGDALE, ARKANSAS 72764 | (479) 750-8105 |
| CITY OF SPRINGDALE (FIRE PLANS EXAMINER)<br>MR. ED STITH | 201 SPRING STREET<br>SPRINGDALE, ARKANSAS 72764 | (479) 750-8154 |
| CARROLL ELECTRIC COOPERATIVE<br>MR. DEREK THURMAN | 707 SE WALTON BLVD.<br>BENTONVILLE, ARKANSAS 72712 | (479) 273-2421 |
| COX COMMUNICATIONS<br>MR. JASON COMBS | 4901 S. 48TH STREET<br>SPRINGDALE, ARKANSAS 72763 | (479) 365-2402 |
| UTILITY LOCATIONS ARKANSAS<br>ONE-CALL SYSTEM, INC. | | 1-800-482-8998 |

## FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05007C0430J WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2007. AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

**SURVEY DESCRIPTION: PARCEL NUMBER 21-00273-271**

A PART OF THE NW1/4 OF THE SE1/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A COTTON SPINDLE FOUND AT THE NORTHWEST CORNER OF SAID NW1/4 OF THE SE1/4; THENCE ALONG THE NORTH LINE OF SAID NW1/4 OF THE SE1/4 S87°08'23"E 389.75 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 412 AS ESTABLISHED BY ARDOT JOB 012326; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: S11°23'23"W 260.02 FEET; S19°46'11"W 260.81 FEET; S09°24'13"W 149.34 FEET; S05°04'46"W 4.07 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE N87°07'47"W 258.47 FEET TO A PK NAIL FOUND ON THE WEST LINE OF SAID NW1/4 OF THE SE1/4; THENCE ALONG SAID WEST LINE N02°53'17"E 659.07 FEET TO THE POINT OF BEGINNING, CONTAINING 4.92 ACRES, MORE OR LESS. SUBJECT TO THE RIGHT-OF-WAY OF MARCHANT ROAD (50' R/W) AND SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

**REQUESTED VARIANCES & WAIVERS:**

1. VARIANCE - COMMERCIAL DESIGN STANDARDS, LANDSCAPING, AND SCREENING.
2. VARIANCE - LANDSCAPING REQUIREMENTS.
3. WAIVER - STREET IMPROVEMENTS

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

CITY PROJECT #L26-16

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

NOT FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
Jason E. Ingalls
8/20/2026

| Rev | Comments | Date |
|---|---|---|
| 1 | PER CITY COMMENTS | 8/20/2026 |

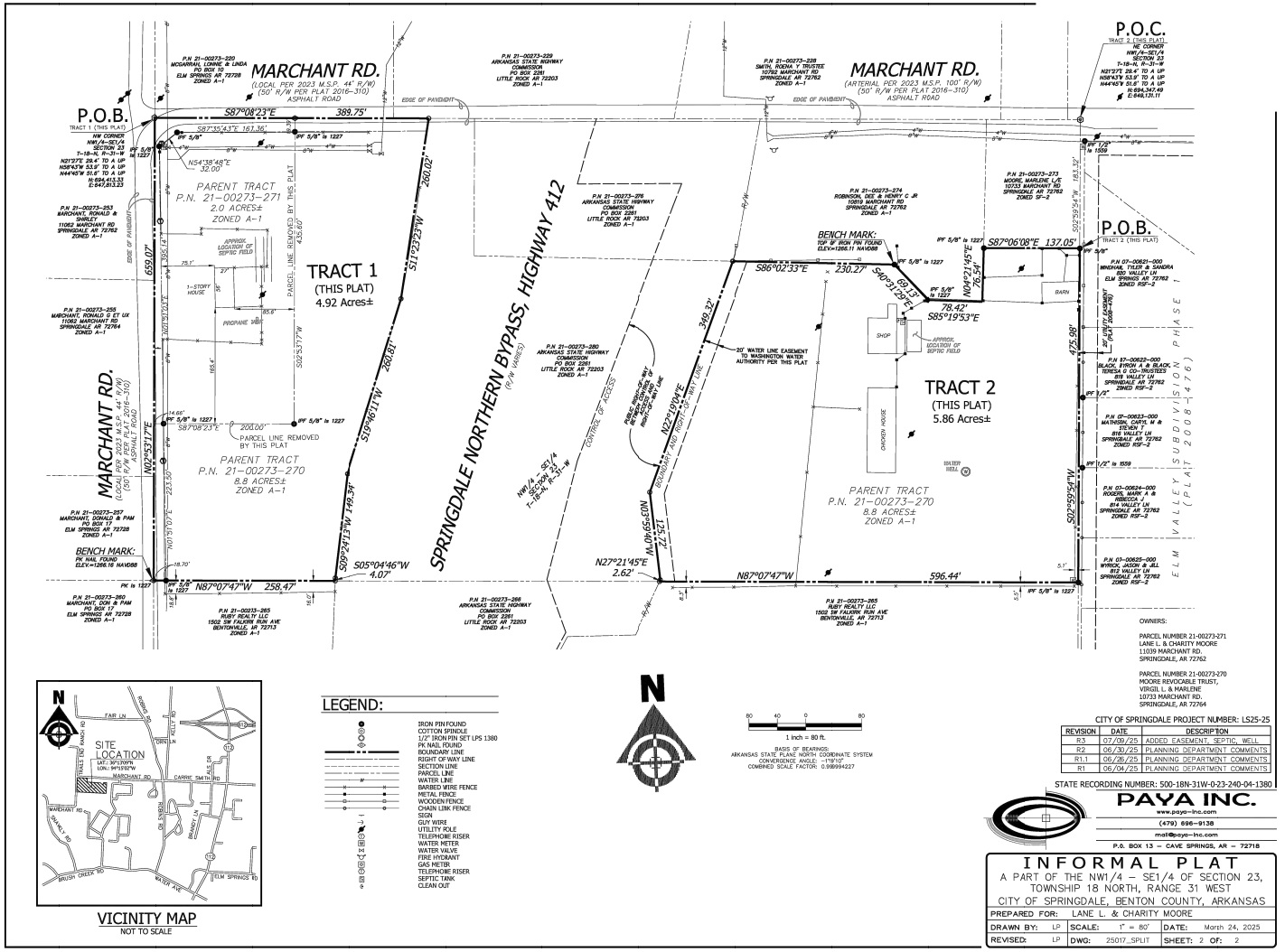
MARCHANT ROAD STORAGE
11039 MARCHANT ROAD SPRINGDALE, AR

GOOD GUYS TO KNOW, LLC
4415 W BELL FLOWER DRIVE, FAYETTEVILLE, AR 72704

EXPEDIENT CIVIL ENGINEERING, PLLC
1002 JUSTICE LAKE DR. SUITE B
ROGERS, AR 72758
O: (479) 936-2628
M: (479) 790-5063
EMAIL

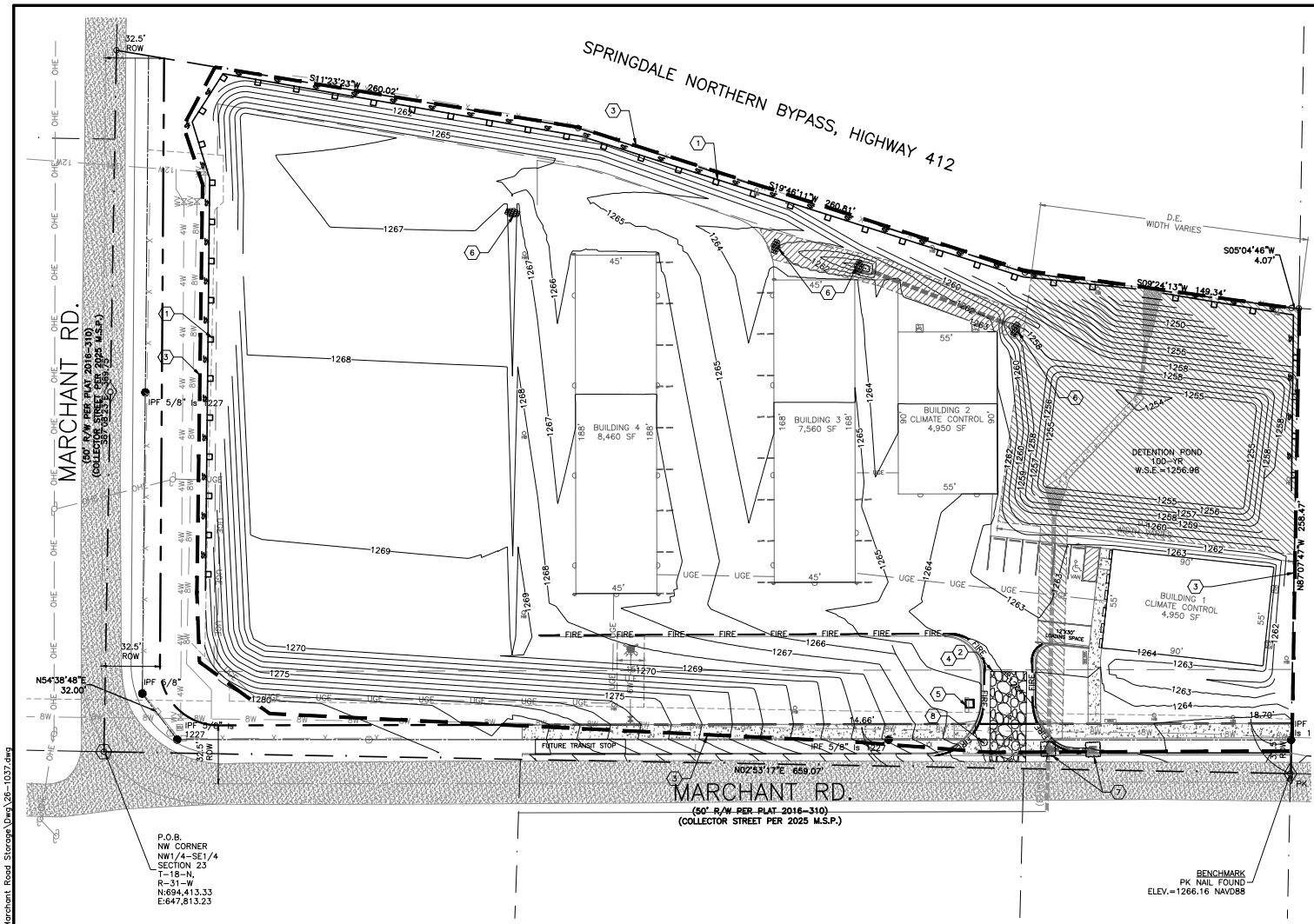
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CHECKED BY: JEI
DATE 7/23/2026
JOB NUMBER 25-1040
SHEET NAME DEMOLITION & STORMWATER POLLUTION PREVENTION PLAN
File No. 26-1037.dwg
C3.0

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Return to Agenda




NORTH

30' 0 30'

SCALE 1"=30'

LEGEND

- FOUND IRON PIN
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CHAINLINK FENCE
- EXISTING EASEMENT
- EXISTING ASPHALT
- EXISTING CENTERLINE OF ROAD
- EXISTING CONCRETE
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING 4" WATER MAIN
- EXISTING 8" WATER MAIN
- EXISTING 12" WATER MAIN
- EXISTING POWER POLE
- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS METER
- EXISTING TELEPHONE PEDESTAL
- PROPOSED CONTOUR
- EXISTING STORM PIPE
- PROPOSED SILT FENCING
- PROPOSED BUILDING SETBACK

## EROSION AND SEDIMENT CONTROL NOTES:

1. INSTALL EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION ENTRANCES AT LOCATIONS AS INDICATED ON PLANS PRIOR TO EARTHWORK.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE LOCATED AND MAINTAINED SUCH THAT THE LOCATION DOES NOT INTERFERE WITH CONSTRUCTION ACTIVITIES.
3. REFER TO THE CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN (SWPPP) REPORT FOR IMPLEMENTATION, INSTALLATION, AND/OR APPLICATION REQUIREMENTS AND SEQUENCES.
4. CONSTRUCT DETENTION POND AND TEMPORARY OVERFLOW STRUCTURE.
5. CURB INLET SEDIMENT CONTROL SHALL BE PLACED AND MAINTAINED AT EACH INLET.
6. INSTRUCTION/DIRECTION OF THE INSPECTOR SHALL PREVAIL OVER THE CONSTRUCTION SWPPP PLAN.
7. PORTABLE TOILETS SHOULD BE 25 FEET FROM DRAINAGE.

## MAINTENANCE AND OPERATION NOTES:

1. AN INSPECTION SHALL BE MADE BY DEVELOPER OR ASSIGNED REPRESENTATIVE (INSPECTOR) WITHIN 24 HOURS OF A RAINFALL EVENT PER ADEQ REQUIREMENTS. ALL OBSERVED DEFICIENCIES IN BEST MANAGEMENT PRACTICES (BMP's) WILL BE RECORDED.
2. SEDIMENT SHALL BE REMOVED BEHIND SILT FENCING OR STRAW BALES ONCE SEDIMENT REACHES 1/3 THE HEIGHT OF THE SILT FENCE OR STRAW BALE.

## KEYNOTES:

1. TEMPORARY SILT FENCING. SEE DETAIL **1/C7.0**
2. TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL **2/C7.0**
3. LIMITS OF DISTURBANCE
4. SWPPP TO BE LOCATED IN MAILBOX NEXT TO CONSTRUCTION ENTRANCE AT ALL TIMES.
5. TEMPORARY CONCRETE WASHOUT PER DETAIL **3/C7.0**
6. TEMPORARY ROCK CHECK DAM PER DETAIL **4/C7.0**
7. TEMPORARY STORM STRUCTURE EROSION CONTROL PER DETAIL **5/C7.0**
8. COORDINATE RELOCATION OF EXISTING TELEPHONE PEDESTAL WITH FRANCHISE UTILITY

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER MULTI

CITY PROJECT #L26-16

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

NOT FOR CONSTRUCTION

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Jason E. Ingalls No.11411 8/20/2026

| Rev | Comments | Date |
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| 1 | PER CITY COMMENTS | 8/20/2026 |

MARCHANT ROAD STORAGE
11039 MARCHANT ROAD
SPRINGDALE, AR

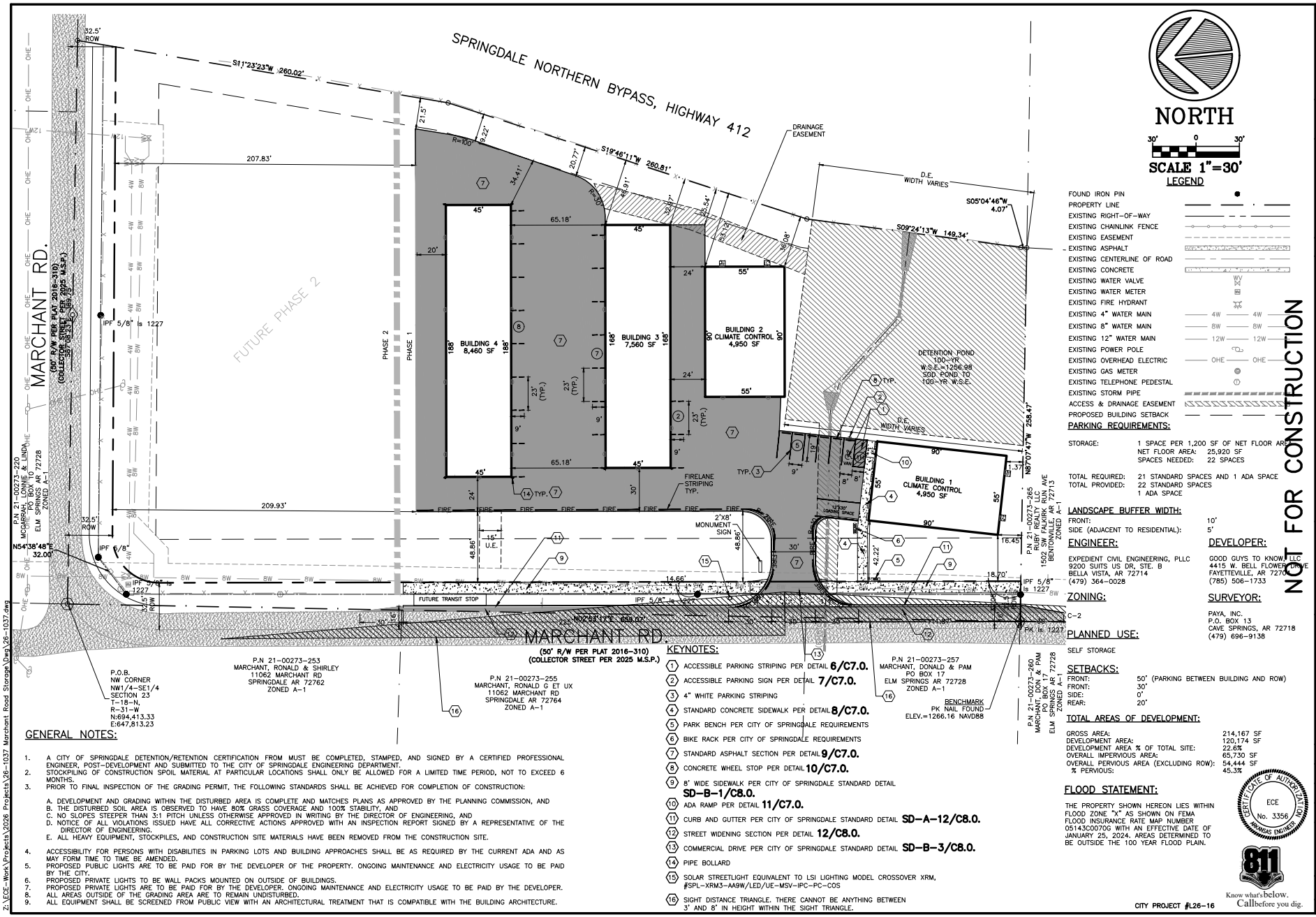
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1302 S WALTON BLVD, SUITE B
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M: (479) 790-5353
EMAIL

Expedient Civil Engineering, PLLC

DRAWN BY: JEI
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File No. 26-1037.dwg
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Z:\ECE-Work\Projects\2026 Projects\26-1037 Marchant Road Storage\Dwg\26-1037.dwg




NORTH

SCALE 1"=30'

LEGEND

- FOUND IRON PIN
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CHAINLINK FENCE
- EXISTING EASEMENT
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- EXISTING 12" WATER MAIN
- EXISTING POWER POLE
- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING STORM PIPE
- ACCESS & DRAINAGE EASEMENT
- PROPOSED BUILDING SETBACK

## PARKING REQUIREMENTS:

STORAGE: 1 SPACE PER 1,200 SF OF NET FLOOR AREA
NET FLOOR AREA: 25,920 SF
SPACES NEEDED: 22 SPACES

TOTAL REQUIRED: 21 STANDARD SPACES AND 1 ADA SPACE
TOTAL PROVIDED: 22 STANDARD SPACES
1 ADA SPACE

## LANDSCAPE BUFFER WIDTH:

FRONT: 10'
SIDE (ADJACENT TO RESIDENTIAL): 5'

## ENGINEER:

EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
(479) 364-0028

## DEVELOPER:

GOOD GUYS TO KNOW, LLC
4415 W. BELL FLOWER DRIVE
FAYETTEVILLE, AR 72704
(785) 506-1733

## ZONING:

C-2

## SURVEYOR:

PAYA, INC.
P.O. BOX 13
CAVE SPRINGS, AR 72718
(479) 696-9138

## PLANNED USE:

SELF STORAGE

## SETBACKS:

FRONT: 50' (PARKING BETWEEN BUILDING AND ROW)
FRONT: 30'
SIDE: 0'
REAR: 20'

## TOTAL AREAS OF DEVELOPMENT:

| | |
|---|---|
| GROSS AREA: | 214,167 SF |
| DEVELOPMENT AREA: | 120,174 SF |
| DEVELOPMENT AREA % OF TOTAL SITE: | 22.6% |
| OVERALL IMPERVIOUS AREA: | 65,730 SF |
| OVERALL PERVIOUS AREA (EXCLUDING ROW): | 54,444 SF |
| % PERVIOUS: | 45.3% |

## FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05143C0070G WITH AN EFFECTIVE DATE OF JANUARY 25, 2024. AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

## KEYNOTES:

1. ACCESSIBLE PARKING STRIPING PER DETAIL **6/C7.0.**
2. ACCESSIBLE PARKING SIGN PER DETAIL **7/C7.0.**
3. 4" WHITE PARKING STRIPING
4. STANDARD CONCRETE SIDEWALK PER DETAIL **8/C7.0.**
5. PARK BENCH PER CITY OF SPRINGDALE REQUIREMENTS
6. BIKE RACK PER CITY OF SPRINGDALE REQUIREMENTS
7. STANDARD ASPHALT SECTION PER DETAIL **9/C7.0.**
8. CONCRETE WHEEL STOP PER DETAIL **10/C7.0.**
9. 8' WIDE SIDEWALK PER CITY OF SPRINGDALE STANDARD DETAIL **SD-B-1/C8.0.**
10. ADA RAMP PER DETAIL **11/C7.0.**
11. CURB AND GUTTER PER CITY OF SPRINGDALE STANDARD DETAIL **SD-A-12/C8.0.**
12. STREET WIDENING SECTION PER DETAIL **12/C8.0.**
13. COMMERCIAL DRIVE PER CITY OF SPRINGDALE STANDARD DETAIL **SD-B-3/C8.0.**
14. PIPE BOLLARD
15. SOLAR STREETLIGHT EQUIVALENT TO LSI LIGHTING MODEL CROSSOVER XRM, #SPL-XRM3-AA9W/LED/UE-MSV-IPC-PC-COS
16. SIGHT DISTANCE TRIANGLE. THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SIGHT TRIANGLE.

## GENERAL NOTES:

1. A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FROM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.
2. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED 6 MONTHS.
3. PRIOR TO FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
   A. DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
   B. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
   C. NO SLOPES STEEPER THAN 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
   D. NOTICE OF ALL VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING.
   E. ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
4. ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AND BUILDING APPROACHES SHALL BE AS REQUIRED BY THE CURRENT ADA AND AS MAY FORM TIME TO TIME BE AMENDED.
5. PROPOSED PUBLIC LIGHTS ARE TO BE PAID FOR BY THE DEVELOPER OF THE PROPERTY. ONGOING MAINTENANCE AND ELECTRICITY USAGE TO BE PAID BY THE CITY.
6. PROPOSED PRIVATE LIGHTS TO BE WALL PACKS MOUNTED ON OUTSIDE OF BUILDINGS.
7. PROPOSED PRIVATE LIGHTS ARE TO BE PAID FOR BY THE DEVELOPER. ONGOING MAINTENANCE AND ELECTRICITY USAGE TO BE PAID BY THE DEVELOPER.
8. ALL AREAS OUTSIDE OF THE GRADING AREA ARE TO REMAIN UNDISTURBED.
9. ALL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT THAT IS COMPATIBLE WITH THE BUILDING ARCHITECTURE.

CITY PROJECT #L26-16

NOT FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
Jason E. Ingalls
No.11411
8/20/2026

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11039 MARCHANT ROAD
SPRINGDALE, AR

GOOD GUYS TO KNOW, LLC
4415 W BELL FLOWER DRIVE, FAYETTEVILLE, AR 72704

9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
O: (479) 364-0028
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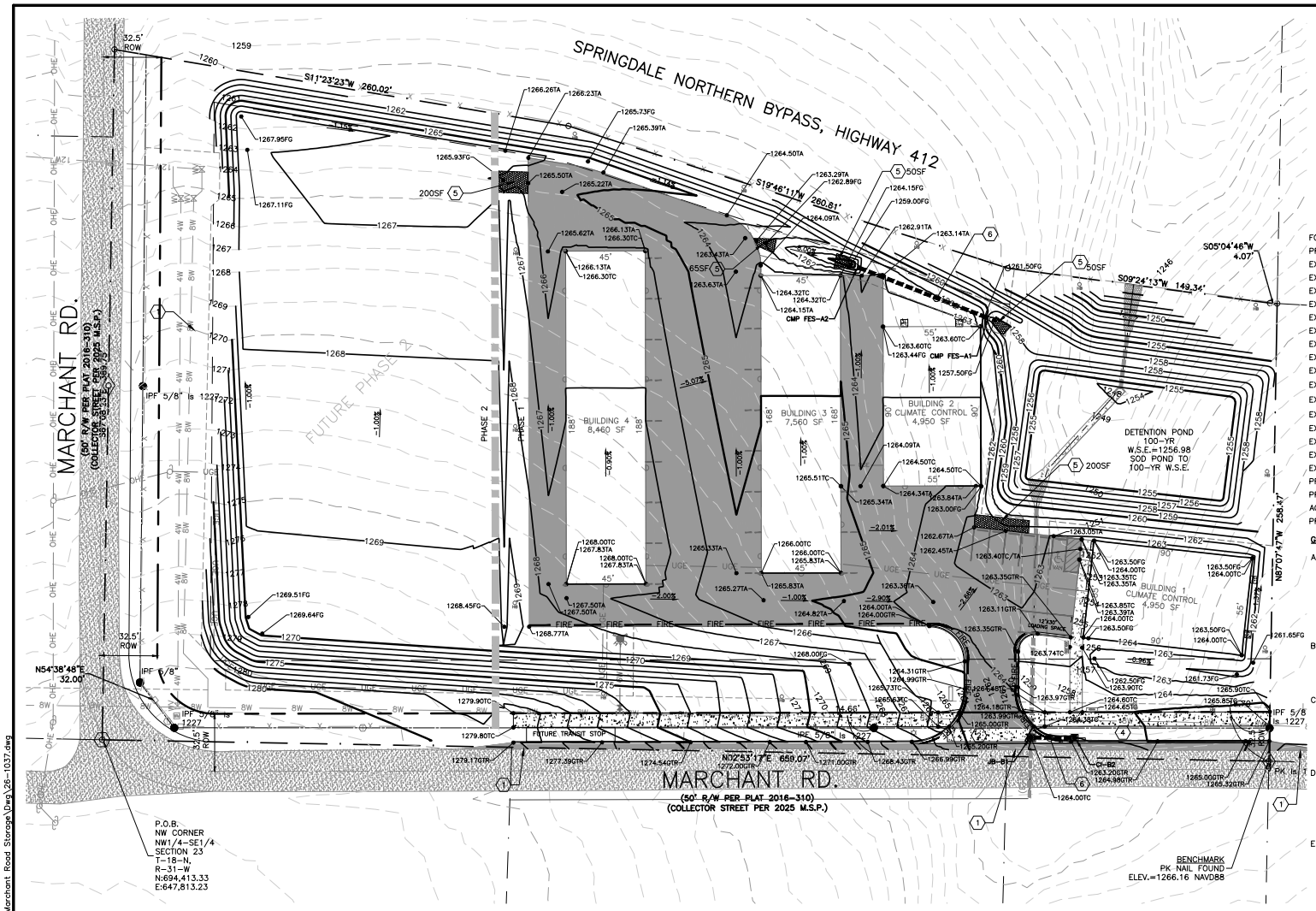
Expedient Civil Engineering, PLLC

DRAWN BY: JEI
CHECKED BY: JEI
DATE: 7/23/2026
JOB NUMBER: 25-1040
SHEET NAME: SITE PLAN
File No.: 26-1037.dwg
C4.0

CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER

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NORTH

30' 0 30'

SCALE 1"=30'

LEGEND

- FOUND IRON PIN
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CHAINLINK FENCE
- EXISTING EASEMENT
- EXISTING ASPHALT
- EXISTING CENTERLINE OF ROAD
- EXISTING CONCRETE
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING 4" WATER MAIN
- EXISTING 8" WATER MAIN
- EXISTING 12" WATER MAIN
- EXISTING POWER POLE
- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS METER
- EXISTING TELEPHONE PEDESTAL
- PROPOSED CONTOUR
- PROPOSED STORM PIPE
- ACCESS & DRAINAGE EASEMENT
- PROPOSED BUILDING SETBACK

**GRADING NOTES:**

A. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS.

B. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% OF THE MAXIMUM DRY DENISTY PER ASTM D1557. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.

C. OFF-SITE FILL MATERIAL(SANDY CLAY, CLAYEY SAND, GRAVELLY CLAY, OR CLAYEY GRAVEL), SHALL HAVE A PLASTICITY INDEX OF 15 OR LESS, A LIQUID LIMIT OF 40 OR LESS, A CBR VALUE GREATER THAN 8, AND CONTAIN NO ROCK LARGER THAN 4 INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE DEVELOPER'S REPRESENTATIVE PRIOR TO BRINGING ON SITE.

D. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND RECOMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D698 AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.

E. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE DEVELOPER'S CONSTRUCTION DIVISION ON THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER PERIOD.

F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

G. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF THE SUBGRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUBGRADE COMPACTION. FOR BASE COURSE AND ASPHALT PAVING.

H. ALL SLOPES ARE TO BE 3:1 OR FLATTER.

**KEYNOTES:**

1. MEET AND MATCH EXISTING
2. JUNCTION BOX PER CITY OF SPRINGDALE DETAIL **SD-D-7/C8.0.**
3. NOT USED
4. CURB INLET PER CITY OF SPRINGDALE DETAIL **SD-D-1 & SD-D-2/C8.0.**
5. RIPRAP PAD PER DETAIL **14/C8.0.**
6. EMBED PIPER PER CITY OF SPRINGDALE DETAIL **SD-D-8/C8.0.**

**GENERAL NOTES:**

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

| STRUCTURE TYPE | STRUCTURE | BOX SIZE (INSIDE RADIUS OR DIMENSIONS) | EXTENSION LEFT | EXTENSION RIGHT | RIM | INVERT ELEVATION |
|---|---|---|---|---|---|---|
| FLARED END SECTION | A-1 | - | - | - | - | 1257.72 |
| FLARED END SECTION | A-2 | - | - | - | - | 1259.93 |
| JUNCTION BOX | B-1 | 4' CIRCULAR | - | - | 1264.00 | 1261.05 |
| CURB INLET | B-2 | 4' CIRCULAR | 4' | 4' | 1263.95 | 1261.27 |

CITY PROJECT #L26-16

CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
Jason E. Ingalls
8/20/2026

| Rev | Comments | Date |
|---|---|---|
| 1 | PER CITY COMMENTS | 8/20/2026 |

MARCHANT ROAD STORAGE
SPRINGDALE, AR
11039 MARCHANT ROAD

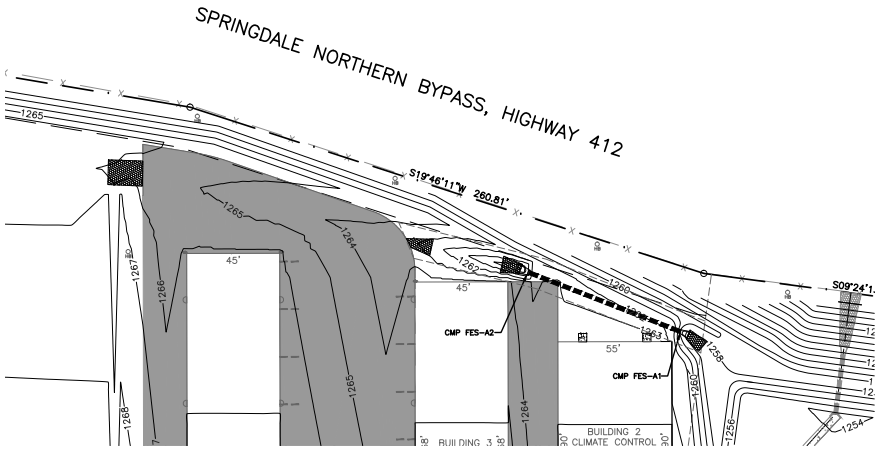
GOOD GUYS TO KNOW, LLC
4415 W BELL FLOWER DRIVE, FAYETTEVILLE, AR 72704

NOT FOR CONSTRUCTION

ECE
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1302 S WATERFALL DR, STE 6
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DRAWN BY: JEI
CHECKED BY: JEI
DATE 7/23/2026
JOB NUMBER 25-1040
SHEET NAME GRADING PLAN
File No. 26-1037.dwg
C5.0

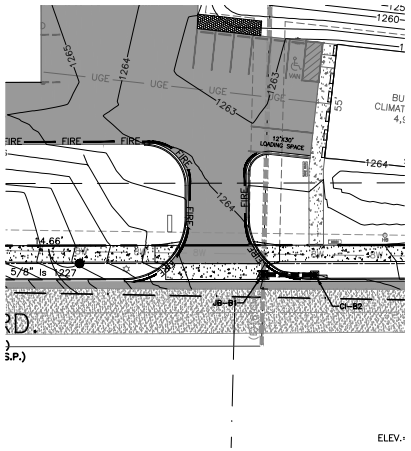
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STORM SEWER LINE A PLAN
SCALE 1"=30'

30' 0 30'
SCALE 1"=30'

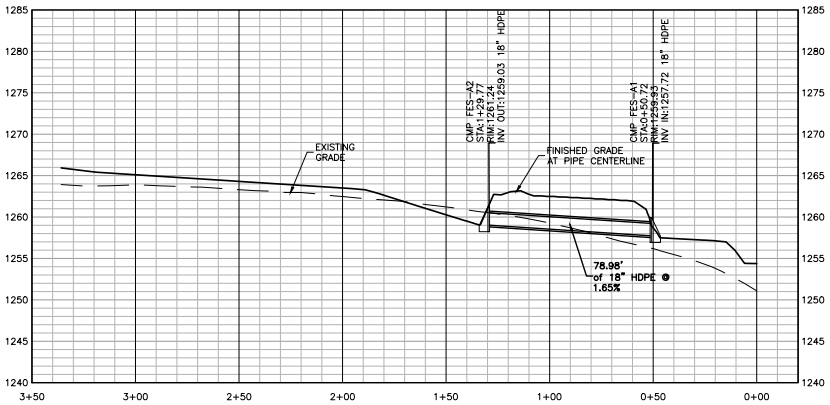
NORTH



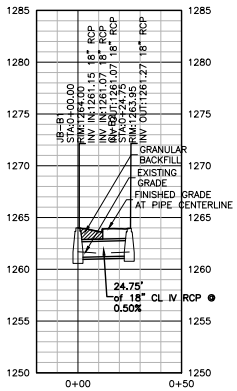

STORM SEWER LINE B PLAN
SCALE 1"=30'

30' 0 30'
SCALE 1"=30'

NORTH




STORM SEWER LINE A PROFILE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 8'




STORM SEWER LINE B PROFILE
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 5'

NOT FOR CONSTRUCTION

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ARKANSAS ENGINEER

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REGISTERED PROFESSIONAL ENGINEER
Jason E. Ingalls
No.11411
8/20/2026

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MARCHANT ROAD STORAGE
11039 MARCHANT ROAD
SPRINGDALE, AR

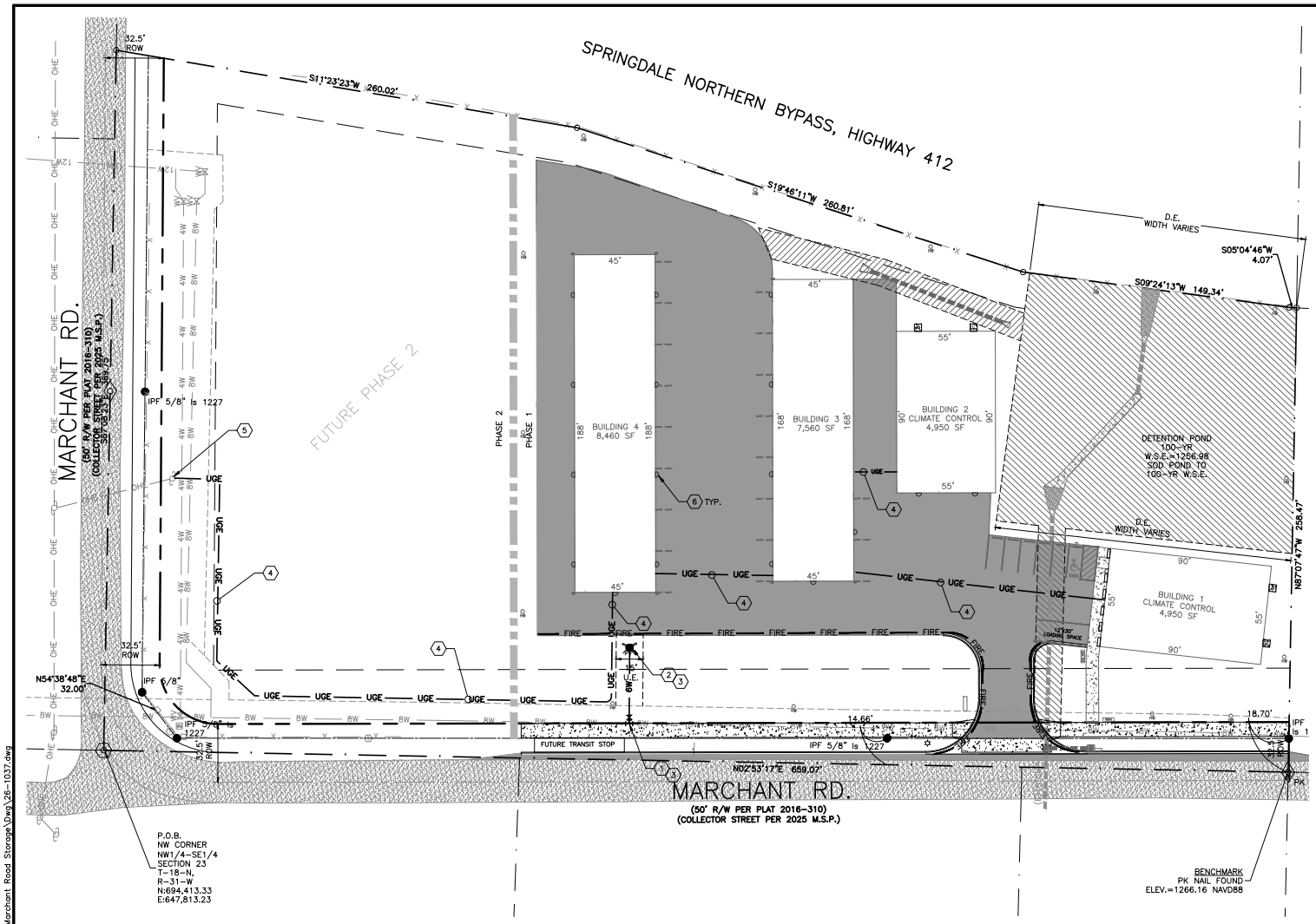
GOOD GUYS TO KNOW, LLC
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5020 JUNCTION DRIVE, SUITE B
WEST FORK, AR 72774
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F: (479) 394-2029
M: (501) 786-3263
EMAIL:

Expedient Civil Engineering, PLLC

DRAWN BY: JEI
CHECKED BY: JEI
DATE 7/23/2026
JOB NUMBER 25-1040
SHEET NAME STORM SEWER LINE A & B PLAN & PROFILE
File No. 26-1037.dwg
C5.1

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NORTH

30' 0 30'

SCALE 1"=30'

LEGEND

- FOUND IRON PIN
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CHAINLINK FENCE
- EXISTING EASEMENT
- EXISTING ASPHALT
- EXISTING CENTERLINE OF ROAD
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- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING STORM PIPE
- ACCESS & DRAINAGE EASEMENT
- PROPOSED UNDERGROUND ELECTRICAL
- PROPOSED SETBACK

## UTILITY NOTES:

A. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE WASHINGTON WATER AUTHORITY (WWA) AND THE CITY OF SPRINGDALE (CITY) AND CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT ENGINEERING, PLLC.

B. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF WWA AND EXPEDIENT CIVIL ENGINEERING, PLLC.

C. ALL WATER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH WWA STANDARD SPECIFICATIONS DATED AUGUST 24, 2023 AND SHALL BE INSPECTED BY WWA INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.

D. ALL PRIVATE WATER SERVICES SHALL BE POLYETHYLENE.

E. ALL FILL UNDER UTILITY LINES SHALL BE COMPACTED IN 6 INCH LIFTS COMPACTED TO 95% STANDARD PROCTOR DENSITY.

F. ALL DENSITY TESTING REPORTS ARE TO BE FORWARDED TO THE CITY, WWA, EXPEDIENT CIVIL ENGINEERING, PLLC, AND THE CONTRACTOR.

G. ENSURE ALL VALVES AND BOLTS ARE POLYWRAPPED APPROPRIATELY.

H. OWNER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS

## KEYNOTES:

1. 8"X8"X6" TAPPING SLEEVE AND 6" GATE VALVE
2. FIRE HYDRANT PER WWA STD DETAIL **WWA STD DETAILS.**
3. CONCRETE THRUST BLOCKING PER WWA STD DETAIL **WWA STD DETAILS.**
4. UNDERGROUND SECONDARY ELECTRICAL
5. POLE MOUNTED TRANSFORMER BY AEP/SWEPCO.
6. BUILDING MOUNTED LIGHTING

**NOTE:**
ALL MATERIALS AND METHODS USED TO CONSTRUCT PUBLIC WATER MAINS SHALL CONFORM TO WASHINGTON WATER AUTHORITY DETAILS AND STANDARD SPECIFICATIONS

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

CITY PROJECT #L26-16

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Jason E. Ingalls No.11411 8/20/2026

| Rev | Comments | Date |
|---|---|---|
| 1 | PER CITY COMMENTS | 8/20/2026 |

MARCHANT ROAD STORAGE
SPRINGDALE, AR
11039 MARCHANT ROAD

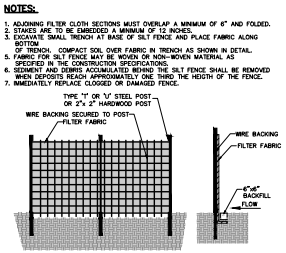
GOOD GUYS TO KNOW, LLC
4415 W BELL FLOWER DRIVE, FAYETTEVILLE, AR 72704

1302 S REGIS ST BLDG B
BENTONVILLE, AR 72712
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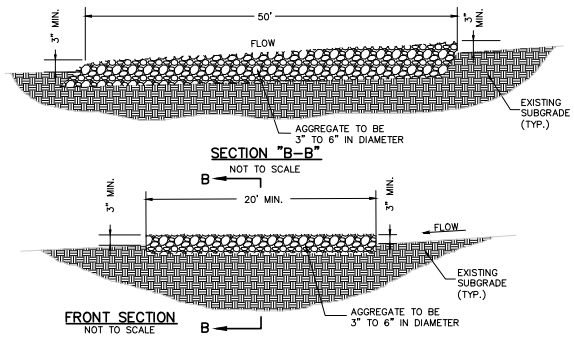
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DATE 7/23/2026
JOB NUMBER 25-1040
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File No. 26-1037.dwg
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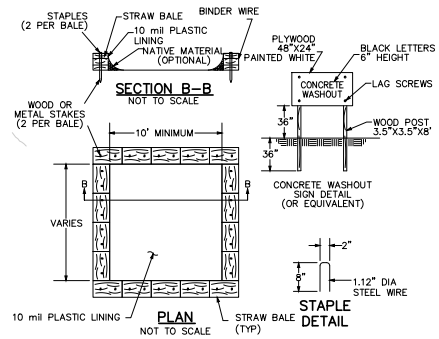
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DETAIL 1 – SILT FENCING
NOT TO SCALE



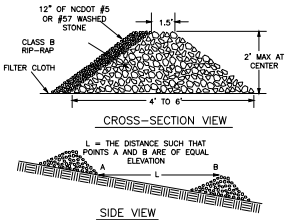

DETAIL 2 – CONSTRUCTION ENTRANCE DETAIL
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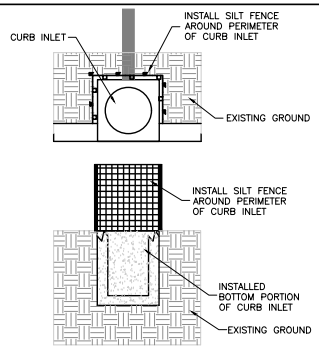

TYPE "ABOVE GRADE" WITH STRAW BALES

DETAIL 3 – TEMPORARY CONCRETE WASHOUT
NOT TO SCALE

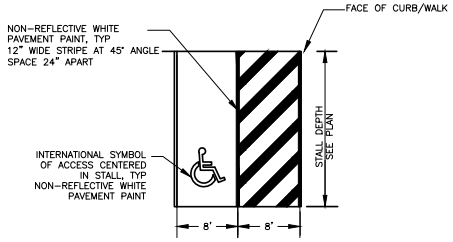
1. PLACE STONE TO THE LINE AND DIMENSION SHOWN IN THE PLAN ON A FILTER FABRIC FOUNDATION.
2. KEEP THE CENTER STONE SECTION AT LEAST 9 INCHES BELOW NATURAL GROUND LEVEL WHERE THE DAM ABUTS THE CHANNEL BANKS.
3. EXTEND STONE AT LEAST 1.5 FEET BEYOND THE DITCH BANK TO KEEP WATER FROM CUTTING AROUND THE ENDS OF THE CHECK DAM.
4. SET SPACING BETWEEN DAMS TO ASSURE THAT THE ELEVATION AT THE TOP OF THE LOWER DAM IS THE SAME AS THE TOE ELEVATION OF THE UPPER DAM.
5. PROTECT THE CHANNEL AFTER THE LOWEST CHECK DAM FROM HEAVY FLOW THAT COULD CAUSE EROSION.
6. MAKE SURE THAT THE CHANNEL REACH ABOVE THE MOST UPSTREAM IS STABLE.
7. ENSURE THAT OTHER AREAS OF THE CHANNEL, SUCH AS CULVERT ENTRANCES BELOW THE CHECK DAMS, ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.



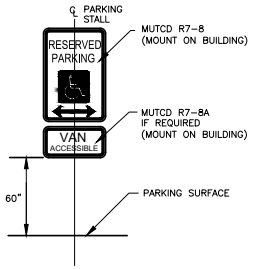

DETAIL 4 – ROCK CHECK DAM
NOT TO SCALE




DETAIL 5 – CURB INLET EROSION CONTROL DETAIL
NOT TO SCALE

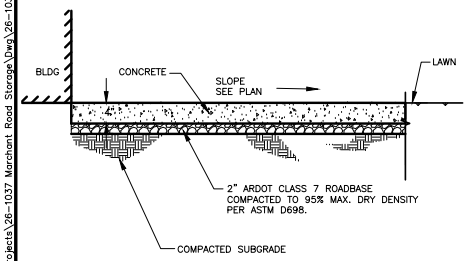



DETAIL 6 – ACCESSIBLE PARKING STRIPING
NOT TO SCALE



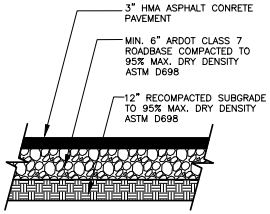

DETAIL 7 – ACCESSIBLE PARKING SIGN
NOT TO SCALE

NOT FOR CONSTRUCTION

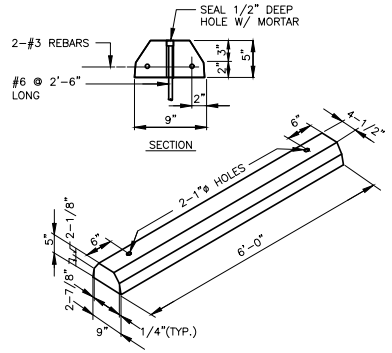



NOTES:
1. INSTALL DUMMY JOINTS AT 5'–0" C/C AND 1/2"
2. EXPANSION JOINTS AT 30'–0" C/C AND AT TERMINATIONS AGAINST SIDEWALK INTERSECTIONS UNLESS NOTED OTHERWISE BY ARCHITECT. SEE SITE PLAN FOR FINISH REQUIREMENTS.

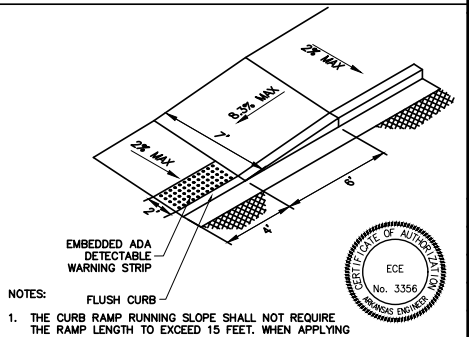
DETAIL 8 – 4" STANDARD CONCRETE SECTION
NOT TO SCALE




DETAIL 9 – STANDARD ASPHALT PAVEMENT SECTION
NOT TO SCALE




DETAIL 10 – PRECAST CONCRETE WHEEL STOP
NOT TO SCALE




NOTES:
1. THE CURB RAMP RUNNING SLOPE SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15 FEET. WHEN APPLYING THE 15 FEET MAXIMUM LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE AS FLAT AS POSSIBLE.
2. CROSS SLOPE NOT TO EXCEED 2%.

DETAIL 11 – ACCESSIBLE RAMP
NOT TO SCALE

CITY PROJECT #L26–16

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
Jason E. Ingalls
No.11411
8/20/2026

| Rev | Comments | Date |
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| 1 | PER CITY COMMENTS | 8/20/2026 |

MARCHANT ROAD STORAGE
11039 MARCHANT ROAD SPRINGDALE, AR

GOOD GUYS TO KNOW, LLC
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FT SMITH, AR 72904
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M: (479) 629-3053
EMAIL

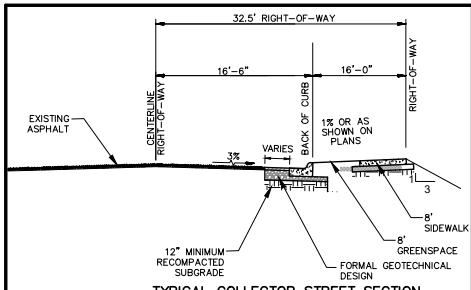
Expedient Civil Engineering, PLLC

DRAWN BY: JEI
CHECKED BY: JEI
DATE 7/23/2026
JOB NUMBER 25-1040
SHEET NAME DETAILS
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CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

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TYPICAL COLLECTOR STREET SECTION

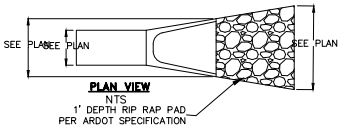
NOT TO SCALE

NOTE:

FOR A COLLECTOR STREET, THE MINIMUM PAVEMENT SECTION SHALL BE DETERMINED BY FORMAL DESIGN WITH GEOTECHNICAL ANALYSIS. SAW CUTS SHALL BE DONE AT LEAST 1' INSIDE GOOD ASPHALT WHEN ADDING CURB AND GUTTER.

## DETAIL 12 – STREET WIDENING SECTION

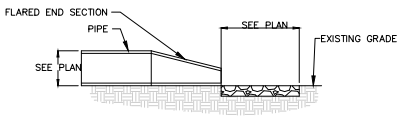
NOT TO SCALE




PLAN VIEW

NTS

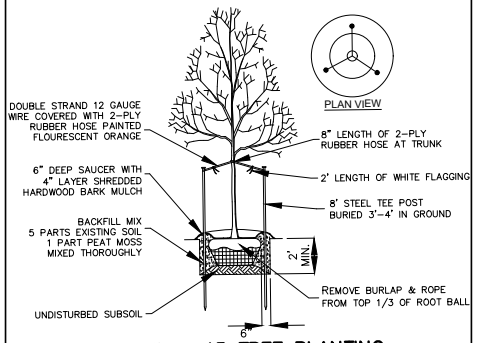
1' DEPTH RIP RAP PAD PER ARDOT SPECIFICATION




SECTION A–A

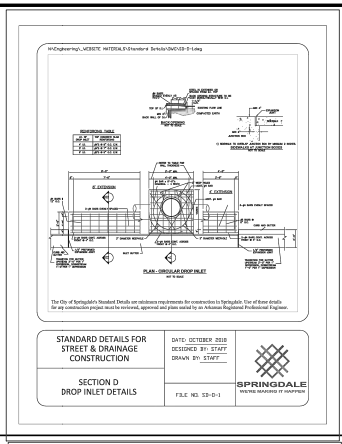
## DETAIL 14 – RIPRAP PAD

NOT TO SCALE



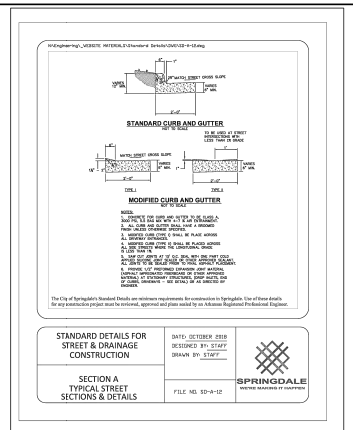

## DETAIL – 15 TREE PLANTING

NOT TO SCALE



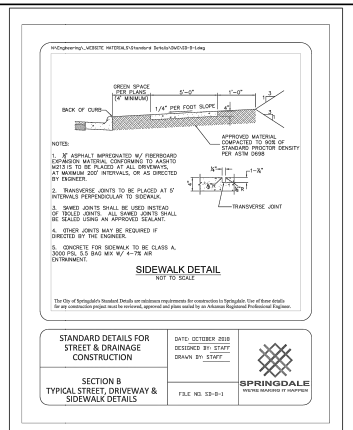
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION | DATE: OCTOBER 2018 | DESIGNED BY: STAFF | DRAWN BY: STAFF

SECTION D DROP INLET DETAILS | FILE NO. SD-D-1 | SPRINGDALE WE'RE MAKING IT HAPPEN



STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION | DATE: OCTOBER 2018 | DESIGNED BY: STAFF | DRAWN BY: STAFF

SECTION A TYPICAL STREET SECTIONS & DETAILS | FILE NO. SD-A-12 | SPRINGDALE WE'RE MAKING IT HAPPEN

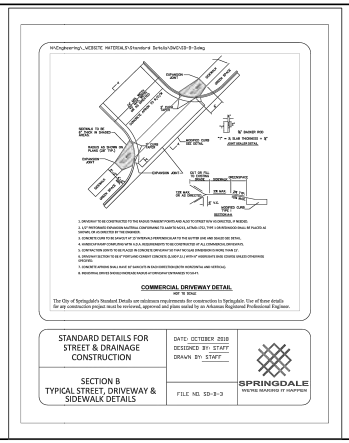



SIDEWALK DETAIL

NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION | DATE: OCTOBER 2018 | DESIGNED BY: STAFF | DRAWN BY: STAFF

SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS | FILE NO. SD-B-1 | SPRINGDALE WE'RE MAKING IT HAPPEN

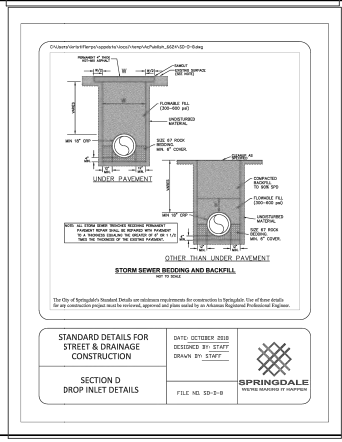


COMMERCIAL DRIVEWAY DETAIL

NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION | DATE: OCTOBER 2018 | DESIGNED BY: STAFF | DRAWN BY: STAFF

SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS | FILE NO. SD-B-3 | SPRINGDALE WE'RE MAKING IT HAPPEN

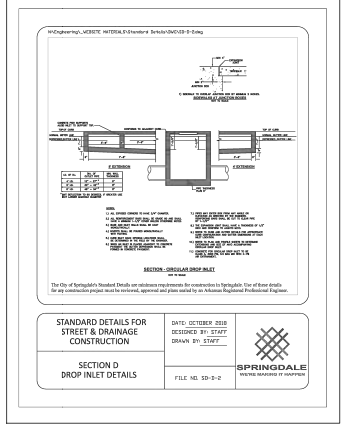



STORM SEWER BEDDING AND BACKFILL

NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION | DATE: OCTOBER 2018 | DESIGNED BY: STAFF | DRAWN BY: STAFF

SECTION D DROP INLET DETAILS | FILE NO. SD-D-8 | SPRINGDALE WE'RE MAKING IT HAPPEN

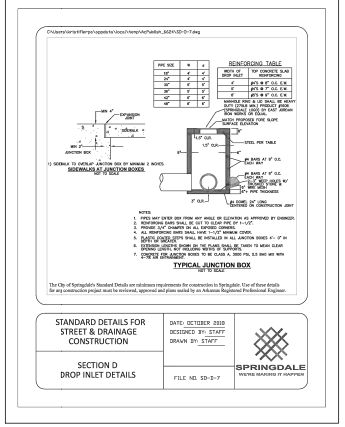


SECTION - CIRCULAR DROP INLET

NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION | DATE: OCTOBER 2018 | DESIGNED BY: STAFF | DRAWN BY: STAFF

SECTION D DROP INLET DETAILS | FILE NO. SD-D-2 | SPRINGDALE WE'RE MAKING IT HAPPEN




NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION | DATE: OCTOBER 2018 | DESIGNED BY: STAFF | DRAWN BY: STAFF

SECTION D DROP INLET DETAILS | FILE NO. SD-D-7 | SPRINGDALE WE'RE MAKING IT HAPPEN

NOT FOR CONSTRUCTION

CITY PROJECT #L26–16

Know what's below. Call before you dig.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
Jason E. Ingalls
No.11411
8/20/2026

| Rev | Comments | Date |
|---|---|---|
| 1 | PER CITY COMMENTS | 8/20/2026 |

MARCHANT ROAD STORAGE
11039 MARCHANT ROAD
SPRINGDALE, AR

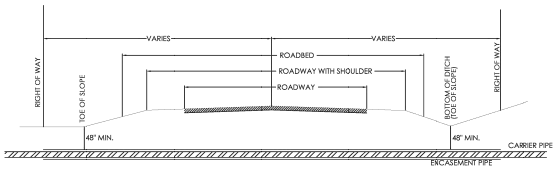
GOOD GUYS TO KNOW, LLC
4415 W BELL FLOWER DRIVE, FAYETTEVILLE, AR 72704

ECE
1302 SHILOH DR. STE. B
FAYETTEVILLE, AR 72704
O. (479) 316-3028
M. (501) 786-5063
EMAIL
Expedient Civil Engineering, PLLC

CERTIFICATE OF AUTHORIZATION
ARKANSAS ENGINEERING
ECE
No. 3356

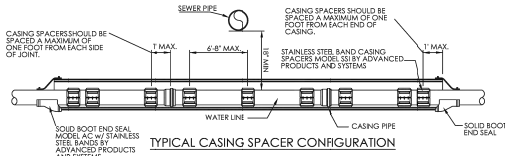
DRAWN BY: JEI
CHECKED BY: JEI
DATE 7/23/2026
JOB NUMBER 25-1040
SHEET NAME DETAILS
File No. 26-1037.dwg
C8.0

Z:\ECE-Work\Projects\2026 Projects\26-1037 Marchant Road Storage\Dwg\26-1037.dwg

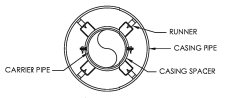



NOTES:
1. CASING SHALL EXTENDED A MINIMUM OF SIX (6) FEET BEYOND THE FLOW LINE OF PARALLEL DITCHES, TOE OF SLOPE, OR FACE OF CURB AS APPLICABLE FOR THE HIGHWAY SECTION.
2. ENCASEMENT MAY BE OF METALLIC OR NONMETALLIC MATERIAL.
3. THE STRENGTH OF THE ENCASEMENT MATERIAL SHALL EQUAL OR EXCEED STRUCTURAL REQUIREMENTS FOR HIGHWAY DRAINAGE CULVERTS.
4. A MARKER BEARING THE UTILITY OWNERS NAME SHALL BE PLACED AT EACH RIGHT OF WAY LINE WHERE CROSSED. (NOT REQUIRED FOR SERVICE LINES)
5. OWNERSHIP OF THE LINES SHALL BE SHOWN ON VENTS.
6. CASING PIPE SHALL BE SEALED AT THE ENDS WITH A FLEXIBLE MATERIAL.
7. CASING SHALL EXTEND RIGHT OF WAY TO RIGHT OF WAY.

## ROAD CROSSING
NTS




## TYPICAL CASING SPACER CONFIGURATION



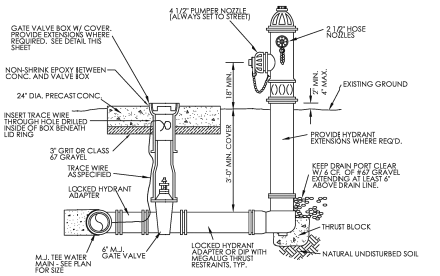

## TYPICAL END VIEW

| NOMINAL WATER LINE SIZE | NOMINAL ENCASEMENT SIZE (MIN.) | MIN. WALL THICKNESS (IN.) |
|---|---|---|
| 3" | 6" | 0.250" (1/4") |
| 4" | 8" | 0.250" (1/4") |
| 6" | 12" | 0.250" (1/4") |
| 8" | 16" | 0.250" (1/4") |
| 10" | 20" | 0.250" (1/4") |
| 12" to 14" | 24" | 0.3125" (5/16") |
| 16" to 18" | 30" | 0.375" (3/8") |
| 20" to 24" | 36" | 0.500" (1/2") |

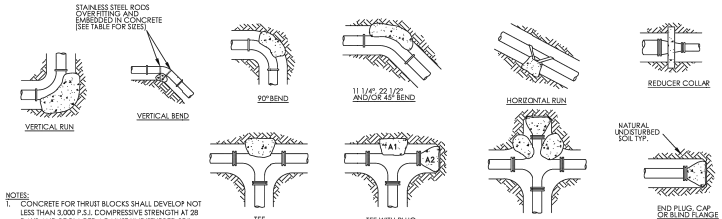
## ENCASEMENT / CARRIER PIPE SIZING CHART

NOTES:
1. SPACERS SHALL BE PREFABRICATED STEEL SPACERS, SMITH-BLAIR MODEL 883.
2. QUANTITY OF RUNNERS SHALL BE IN ACCORDANCE WITH CARRIER PIPE SIZE AS FOLLOWS:
   TO 14" DIAMETER - 4 RUNNERS
   16" TO 36" DIAMETER - 6 RUNNERS
   38" TO 48" DIAMETER - 8 RUNNERS
2. DIMENSIONS BETWEEN SPACERS SHALL BE AS FOLLOW:
   STAINLESS STEEL - 8 TO 12 FEET.
   CARBON STEEL - 8 TO 12 FEET.
3. WIDTH OF SPACERS SHALL BE IN ACCORDANCE WITH CARRIER PIPE SIZE AS FOLLOWS:
   TO 14" DIAMETER - 8" WIDTH
   16" AND LARGER DIAMETER - 12" WIDTH
4. A MINIMUM OF THREE SPACERS PER FULL JOINT OF PIPE. MAXIMUM SPACING BETWEEN SPACERS SHALL BE 6'-8".
5. ALL D.I. CARRIER PIPE MUST HAVE FIELD LOCK GASKETS INSTALLED WITHIN THE CASING PIPE. ALL PVC CARRIER PIPE MUST HAVE BELL RESTRAINTS ON EVERY PIPE BELL WITHIN THE CASING PIPE.
6. WATER LINES SHALL BE "CENTERED" IN CASING.
7. MAINTAIN 18" MINIMUM BETWEEN WATER AND SEWER MAINS. SEE "WATER CROSSING AT SEWER LINE" DETAIL.
8. ALL ENCASEMENT PIPE SHALL BE NEW STEEL & HAVE A MINIMUM WALL THICKNESS AS SHOWN IN THE ENCASEMENT/CARRIER PIPE SIZING CHART.

## WATER MAIN ENCASEMENT
NTS




## FIRE HYDRANT ASSEMBLY
NTS

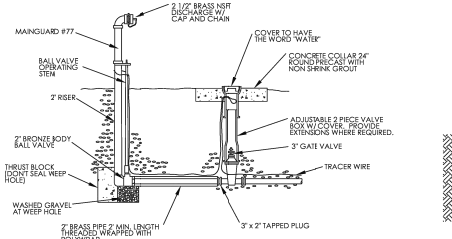



NOTES:
1. CONCRETE FOR THRUST BLOCKS SHALL DEVELOP NOT LESS THAN 3,000 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS AND BE PLACED AGAINST UNDISTURBED SOIL.
2. ALL BENDS, BOTH HORIZONTAL AND VERTICAL, SHALL BE BACKED WITH CONCRETE. VERTICAL BENDS SHALL BE PLACED ON CONCRETE PADS WHERE BENDS TURN UP, OR LOADED WHERE BENDS TURN DOWN.
3. WRAP PIPE JOINTS IN 8 MIL POLYETHYLENE BEFORE PLACING CONCRETE. USE LONG-RADIUS FITTINGS WHEREVER POSSIBLE.
4. BEARING AREA SHOWN IN TABLE, IS BASED UPON A 2,000 LB/SF. SOIL BEARING, AND UPON A PIPE LINE PRESSURE OF 250 psi PLUS WATER HAMMER. AREAS SHOWN SHALL BE ADJUSTED, SHOULD FIELD CONDITIONS VARY.
5. UTILIZE MEGALUG THRUST RESTRAINTS ON MECHANICAL JOINT FITTINGS AND VALVES, IN ADDITION TO THESE THRUST BLOCKS.

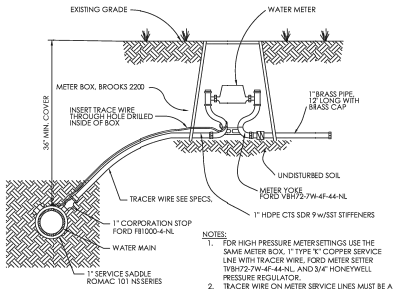
THRUST BLOCK SCHEDULE
(2000 PSF SOIL, 250 PSI WATER PRESSURE)

| | BEARING AREA OF THRUST BLOCKS IN SQ. FT. (HORIZONTAL BENDS) | | | | | | | | VOLUME OF THRUST BLOCK IN CU. YDS. (VERTICAL BENDS) | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | BEND ANGLE | | | | | BEND ANGLE | | | | | | |
| FITTING SIZE | TEE, WYE PLUG OR CAP | 90° BEND, PLUGGED CROSS | TEE PLUGGED ON RUN (A1) | TEE PLUGGED ON RUN (A2) | 45° | 22 1/2° | 11 1/4° | 5.8° | FITTING SIZE | 45° | 22 1/2° | 11 1/4° | 5.8° | ROD SIZE | EMBEDMENT | CUBIC YARDS |
| 2, 3, & 4 | 1.3 | 1.8 | 1.3 | 1.8 | 1.0 | 1.0 | - | - | 2, 3, & 4 | 1.5 | 0.5 | 0.3 | - | #6 | 30" | - |
| 6 | 2.8 | 4.0 | 2.8 | 4.0 | 2.2 | 1.1 | 1.0 | - | 6 | 3.6 | 1.3 | 0.5 | - | #6 | 30" | - |
| 8 | 5.0 | 7.1 | 5.0 | 7.1 | 3.8 | 2.0 | 1.0 | - | 8 | 5.3 | 2.0 | 0.8 | - | #6 | 30" | 0.6 |
| 10 | 7.9 | 11.1 | 7.9 | 11.1 | 6.0 | 3.1 | 1.6 | - | 10 | 8.0 | 3.1 | 1.2 | - | #6 | 30" | - |
| 12 | 11.3 | 16.0 | 11.3 | 16.0 | 8.7 | 4.4 | 2.3 | - | 12 | 11.3 | 4.3 | 1.7 | - | #6 | 30" | 1.3 |

## THRUST BLOCKING
NTS



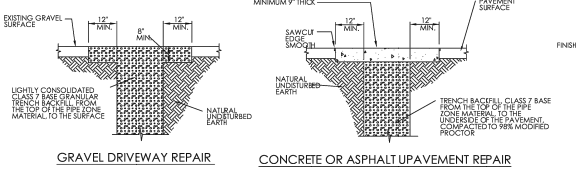

## BLOWOFF ASSEMBLY
NTS




NOTES:
1. FOR HIGH PRESSURE METER SETTINGS USE THE SAME METER BOX, 1" TYPE "K" COPPER SERVICE LINE WITH TRACER WIRE. FORD METER SETTER YVBH72-7W-4F-44-NL, AND 3/4" HONEYWELL PRESSURE REGULATOR.
2. TRACER WIRE ON METER SERVICE LINES MUST BE A CONTINUOUS LOOP FROM THE WATERMAIN TO THE METER SETTER AND BACK. TRACER SHALL BE SPLICED WITH GREASE FILLED DIRECT BURY WIRE NUTS.

**"ALL COMPONENT/FITTINGS SHALL MEET THE FEDERAL DEFINITION OF 'LEAD-FREE'"**

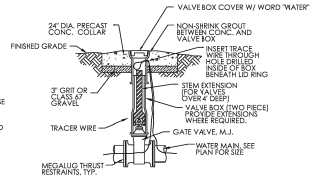
## SINGLE METER SETTING
NTS



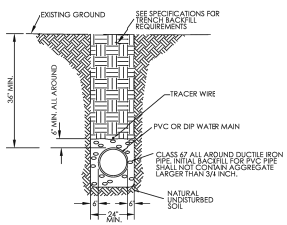

GRAVEL DRIVEWAY REPAIR

CONCRETE OR ASPHALT UPAVEMENT REPAIR

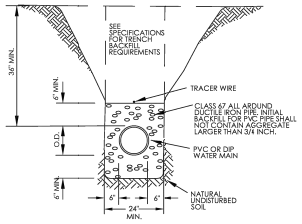
## REPAIR DETAILS
NTS




## GATE VALVE
NTS



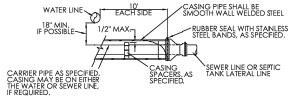

## TYPICAL SOIL TRENCH
NTS




## ROCK EXCAVATION TRENCH
NTS

NOTES:
1. INSTALL STEEL CASING ON THE WATER PIPE OR SEWER PIPE WHERE 18-INCHES OF VERTICAL SEPARATION CANNOT BE MAINTAINED OR WHENEVER SEWER PIPE IS ABOVE WATER LINE.
2. SEE "WATER MAIN ENCASEMENT" DETAIL.
3. SEWER LINES SHALL BE FIELD TO SPECIFIED SLOPE.

* SEE "WATER MAIN ENCASEMENT" DETAIL FOR REQUIRED CASING SIZES AND THICKNESSES.

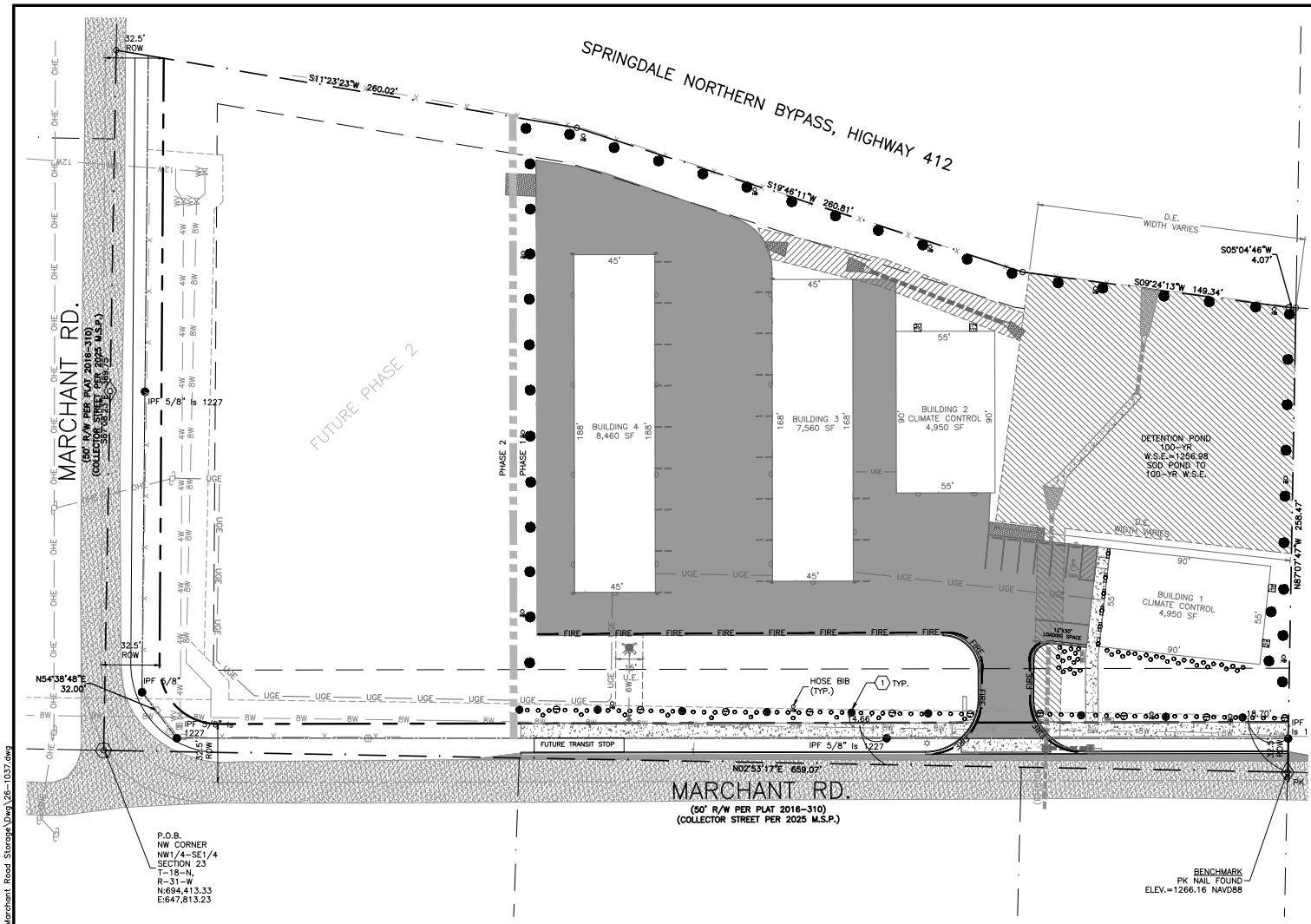



## WATER CROSSING AT SEWER LINE
NTS

Washington Water Authority
12567 West Highway 62
Farmington, AR 72730
479-267-2111

WWA STANDARD DETAILS
2023
WASHINGTON COUNTY, ARKANSAS

Date: 08/07/2023 | Drawn By: RZJ
Scale: NTS | Checked By: LFG
Revisions: 08/07/2023
Sheet 1 of 1




NORTH

30' 0 30'

SCALE 1"=30'

LEGEND

- FOUND IRON PIN
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CHAINLINK FENCE
- EXISTING EASEMENT
- EXISTING ASPHALT
- EXISTING CENTERLINE OF ROAD
- EXISTING CONCRETE
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING 4" WATER MAIN
- EXISTING 8" WATER MAIN
- EXISTING 12" WATER MAIN
- EXISTING POWER POLE
- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING STORM PIPE
- ACCESS & DRAINAGE EASEMENT
- PROPOSED UNDERGROUND ELECTRICAL
- PROPOSED BUILDING SETBACK

GENERAL LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL BE AS SPECIFIED IN THE PLANT LIST ON THIS SHEET AND MEET THE REQUIREMENTS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN PUBLICATION "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 LATEST EDITION).
2. ALL PLANT MATERIAL SHALL BE HEALTHY AND VIGOROUS AT THE TIME OF INSTALLATION AND SHALL BE GUARANTEED FOR SURVIVAL FOR A PERIOD OF 2 YEARS FROM THE TIME OF INSTALLATION.
3. INSTALLATION AND EXECUTION OF THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT LANDSCAPE ORDINANCE FOR THE CITY OF SPRINGDALE.
4. INSTALL A 4" LAYER OF ROCK MULCH OVER A WOVEN FABRIC WEED BARRIER IN ALL BEDS.
5. INSTALL A 3'/6"X 4" STEEL EDGING TO BORDER THE MULCHED BED AREAS WHERE THEY ARE ADJACENT TO TURF AREAS.
6. FROST FREE HYDRANTS ARE TO BE USED FOR IRRIGATION.
7. REQUIRED FOUNDATION LANDSCAPING ON WEST SIDE OF PROPOSED BUILDING HAS BEEN MOVED TO EAST SIDE.

LANDSCAPING REQUIREMENTS:

STREET TREES

1. REQUIRED – PUBLIC STREET FRONTAGE: 1 TREE AND 7 SHRUBS EVERY 25 LINEAR FEET OR 430 LF FRONTAGE AT 25' SPACING = 17 TREES AND 61 SHRUBS
2. PROVIDED – 19 TREES AND 61 SHRUBS

SITE PERIMETER

1. REQUIRED – 1 TREE EVERY 25' OR 690 LF OF PERIMETER AT 25' SPACING = 28 TREES
2. PROVIDED – 28 TREES

INTERIOR PARKING LOT LANDSCAPING

1. REQUIRED – 8% OF PARKING LOT AREA
2. PROVIDED – TOTAL PARKING LOT AREA: 2,620 SF; REQUIRED AREA: 210 SF; PROVIDED AREA: 0 SF; PROVIDED PERCENTAGE: 0% (REQUESTING VARIANCE)

NOT FOR CONSTRUCTION

STREET LANDSCAPING

| KEY | COMMON NAME | BOTANICAL NAME | QUANTITY | SIZE (MIN.) | SPACING |
|---|---|---|---|---|---|
| DECIDUOUS | RED MAPLE | ACER RUBRUM | 10 | 2.5" CALIPER B & B MIN. 8' | 25' MIN. |
| DECIDUOUS | REDBUD | CERCIS CANADENSIS | 9 | 2.5" CALIPER B & B MIN. 8' | 25' MIN. |
| SHRUB | SHRUB (DESIGN BUILD – MUST MEET CITY OF SPRINGDALE PLANT LIST) | | 61 | 5 GALLON | |

SITE LANDSCAPING

| KEY | COMMON NAME | BOTANICAL NAME | QUANTITY | SIZE (MIN.) | SPACING |
|---|---|---|---|---|---|
| DECIDUOUS | PIN OAK | QUERCUS PALUSTRIS | 40 | 2.5" CALIPER B & B MIN. 8' | 25' MIN. |
| SHRUB | SHRUB (DESIGN BUILD – MUST MEET CITY OF SPRINGDALE PLANT LIST) | | 46 | 5 GALLON | |

KEYNOTES:

1 TREE PLANTING PER DETAIL 15/C8.0.

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

CITY PROJECT #L26-16

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

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Jason E. Ingalls No.11411 8/20/2026

| Rev | Comments | Date |
|---|---|---|
| 1 | PER CITY COMMENTS | 8/20/2026 |

MARCHANT ROAD STORAGE
SPRINGDALE, AR
11039 MARCHANT ROAD

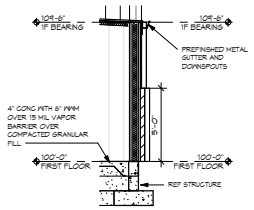
GOOD GUYS TO KNOW, LLC
4415 W BELL FLOWER DRIVE, FAYETTEVILLE, AR 72704

1302 S. LINCOLN AVE. STE. B
SPRINGDALE, AR 72764
O: (479) 316-2028
M: (479) 790-5353
EMAIL

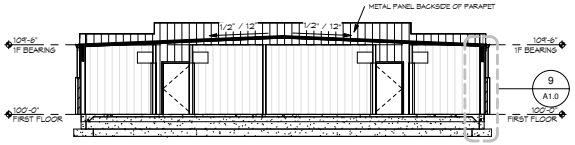
Expedient Civil Engineering, PLLC

DRAWN BY: JEI
CHECKED BY: JEI
DATE 7/23/2026
JOB NUMBER 25-1040
SHEET NAME LANDSCAPE PLAN
File No. 26-1037.dwg
L1.0

Z:\ECE-Work\Projects\2026 Projects\26-1037 Marchant Road Storage\Dwg\26-1037.dwg




9 WALL SECTION
1/4" = 1'-0"




8 Section 1
1/8" = 1'-0"

**LEGEND**

FE = RECESSED FIRE EXTINGUISHER CABINET

DOOR EGRESS:
OCCUPANTS ACTUAL
OCCUPANTS ALLOWABLE

**EGRESS DISTANCES**

| Exit Path | Exit Path Distance |
|---|---|
| A | 45' - 10" |
| B | 154' - 0" |

**UNIT MATRIX**

| Type Comments | Count |
|---|---|
| 5' X 5' UNIT | 5 |
| 5' X 10' UNIT | 8 |
| 10' X 10' UNIT | 22 |
| 10' X 15' UNIT | 8 |
| Grand total: 43 | |

**CODE SUMMARY**

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

2021 Arkansas Fire Prevention Code Vol. I (2021 IFC w/ Arkansas Amendments)
2021 Arkansas Fire Prevention Code Vol. II - Commercial (2021 IBC w/ Arkansas Amendments)
2021 Arkansas Fire Prevention Code Vol. III - Residential (2021 IRC w/ Arkansas Amendments)
2018 Arkansas Plumbing Code (IPC)
2021 Arkansas Mechanical Code (IMC)
2020 National Electrical Code (NEC)
2018 Arkansas Fuel Gas Code (IFGC)
2014 Arkansas Energy Code (AEC)
2009 ANSI A117.1

THIS PROJECT IS A NEW PROJECT ON AN UNDEVELOPED SITE, SEE CIVIL FOR ALL SITE DESIGN FEATURES

THE BUILDING IS NOT SPRINKLERED

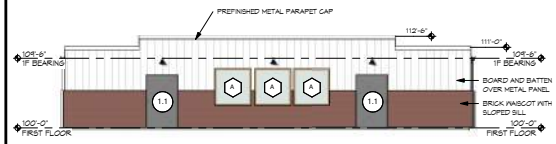
BUILDING DATA:
PROPOSED USE: MINI STORAGE
OCCUPANCY TYPE: S1

CONSTRUCTION TYPE: 2B

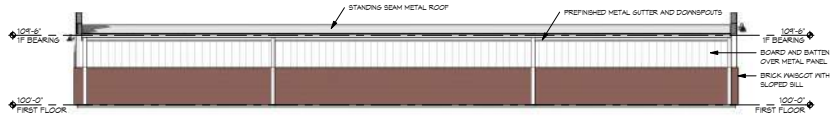
ALLOWABLE AREA = 11,500 SF
ALLOWABLE HT/STORIES = 55' AND 3 STORY

ACTUAL AREA : 4,850 SF
ACTUAL HT/STORIES = 22' AND 1 STORY

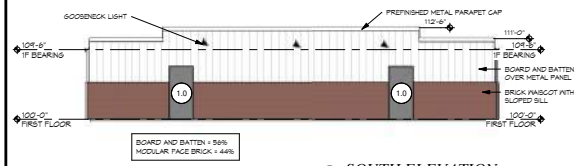
OCCUPANCY = SEE CODE DIAGRAM



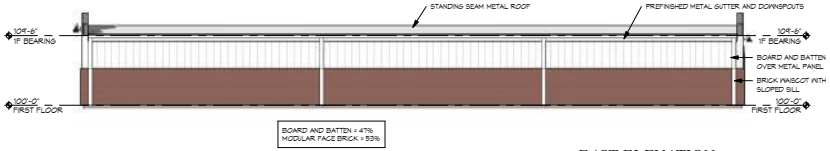

7 NORTH ELEVATION
1/8" = 1'-0"



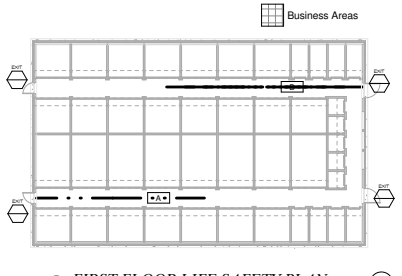

5 WEST ELEVATION
1/8" = 1'-0"



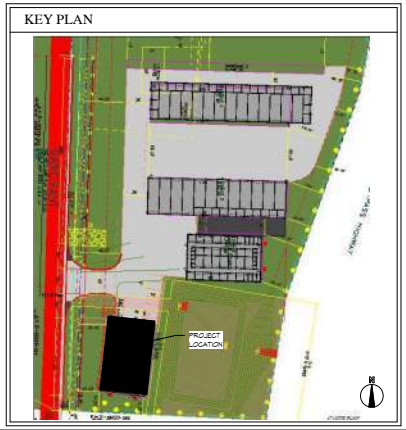

6 SOUTH ELEVATION
1/8" = 1'-0"

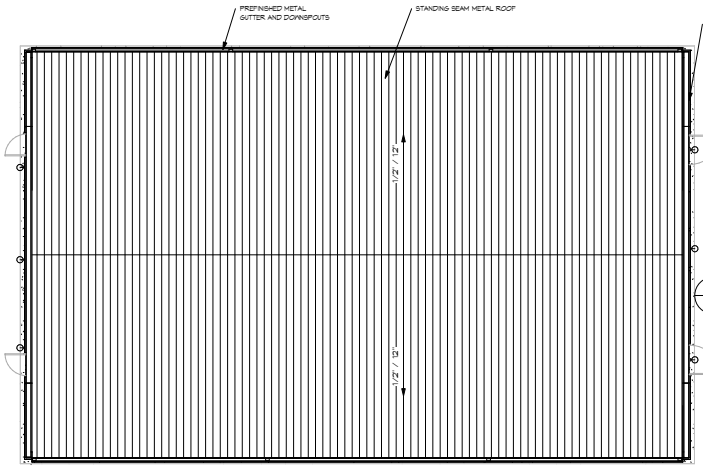



4 EAST ELEVATION
1/8" = 1'-0"

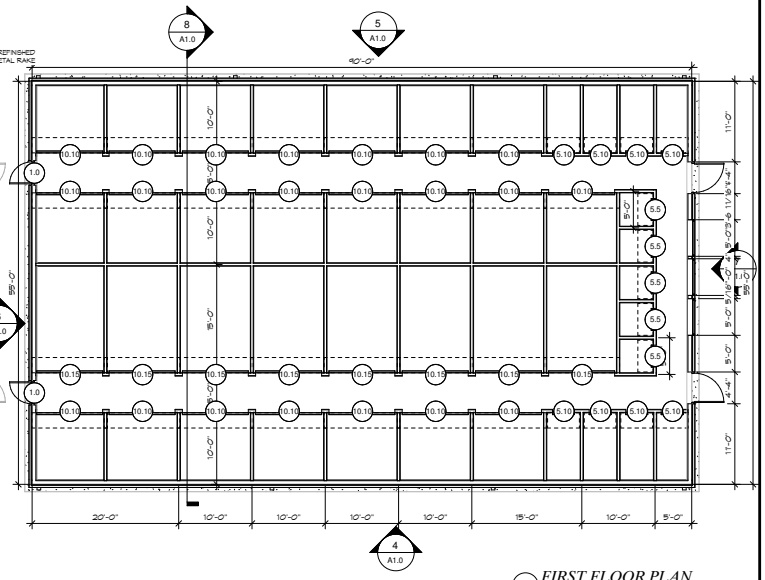



3 FIRST FLOOR LIFE SAFETY PLAN
1/16" = 1'-0"




2 ROOF PLAN
1/8" = 1'-0"




1 FIRST FLOOR PLAN
1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

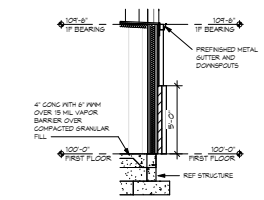
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479-319-6045

**BLDG 1 CC**
MARCHANT ROAD
SPRINGDALE, AR

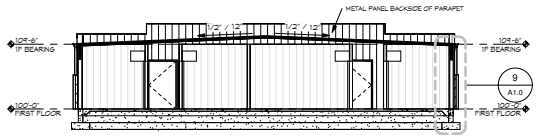
DATE 8-20-26
JOB NO. 26139
REVISIONS

A1.0
FIRST FLOOR PLAN

THE DRAWINGS, IS REVISED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT, AND IS INTENDED FOR USE ON THIS PROJECT ONLY. THIS DRAWING REMAINS THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO HIM UPON COMPLETION OF THE CONSTRUCTION WORK. ALL DRAWING, DESIGN, DETAILS, DESIGN ARRANGEMENTS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT. ANY REPRODUCTION, USE, OR DISCLOSURE OF THE PROPRIETARY CONCEPTS EMBODIED THEREIN WITHOUT THE EXPRESSED CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.




9 WALL SECTION
1/4" = 1'-0"




8 Section 1
1/8" = 1'-0"

**LEGEND**

FE = RECESSED FIRE EXTINGUISHER CABINET

DOOR EGRESS:
OCCUPANTS ACTUAL
OCCUPANTS ALLOWABLE

**EGRESS DISTANCES**

| Exit Path | Exit Path Distance |
|---|---|
| A | 45' - 10" |
| B | 154' - 0" |

**UNIT MATRIX**

| Type Comments | Count |
|---|---|
| 5' X 5' UNIT | 10 |
| 5' X 10' UNIT | 5 |
| 10' X 10' UNIT | 21 |
| 10' X 15' UNIT | 7 |
| Grand total: 46 | |

**CODE SUMMARY**

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

2021 Arkansas Fire Prevention Code Vol. I (2021 IFC w/ Arkansas Amendments)
2021 Arkansas Fire Prevention Code Vol. II - Commercial (2021 IEC w/ Arkansas Amendments)
2021 Arkansas Fire Prevention Code Vol. III - Residential (2021 IRC w/ Arkansas Amendments)
2018 Arkansas Plumbing Code (IPC)
2021 Arkansas Mechanical Code (IMC)
2020 National Electrical Code (NEC)
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2014 Arkansas Energy Code (AEC)
2009 ANSI A117.1

THIS PROJECT IS A NEW PROJECT ON AN UNDEVELOPED SITE, SEE CIVIL FOR ALL SITE DESIGN FEATURES

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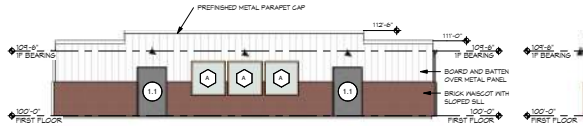
BUILDING DATA:
PROPOSED USE: MINI STORAGE
OCCUPANCY TYPE: S1

CONSTRUCTION TYPE: 2B

ALLOWABLE AREA = 11,500 SF
ALLOWABLE HT/STORIES = 55' AND 3 STORY

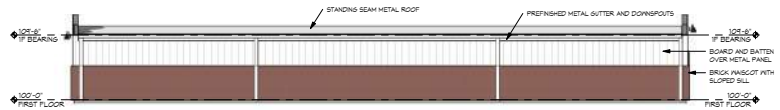
ACTUAL AREA : 4450 SF
ACTUAL HT/STORIES = 22' AND 1 STORY

OCCUPANCY = SEE CODE DIAGRAM



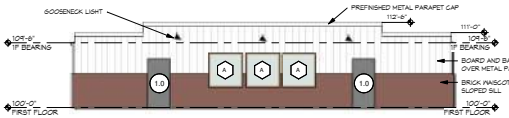

BOARD AND BATTEN = 44%
MODULAR FACE BRICK = 34%
GLASS = 12%

7 WEST ELEVATION
1/8" = 1'-0"



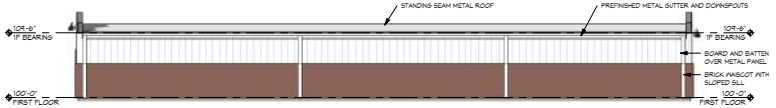

BOARD AND BATTEN = 47%
MODULAR FACE BRICK = 53%

5 SOUTH ELEVATION
1/8" = 1'-0"



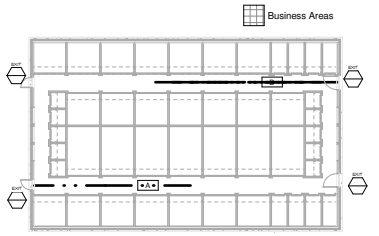

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GLASS = 12%

6 EAST ELEVATION
1/8" = 1'-0"

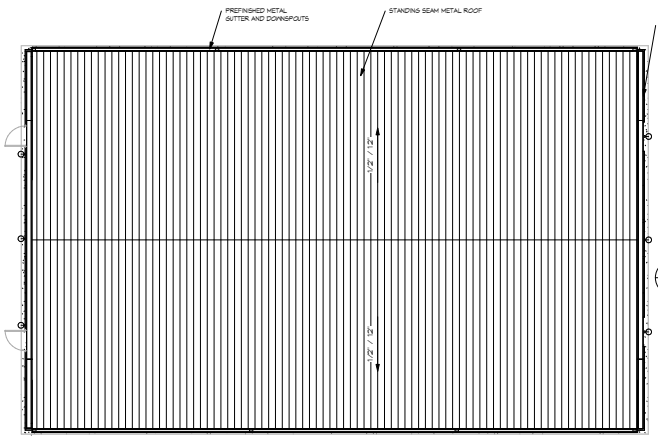



BOARD AND BATTEN = 47%
MODULAR FACE BRICK = 53%

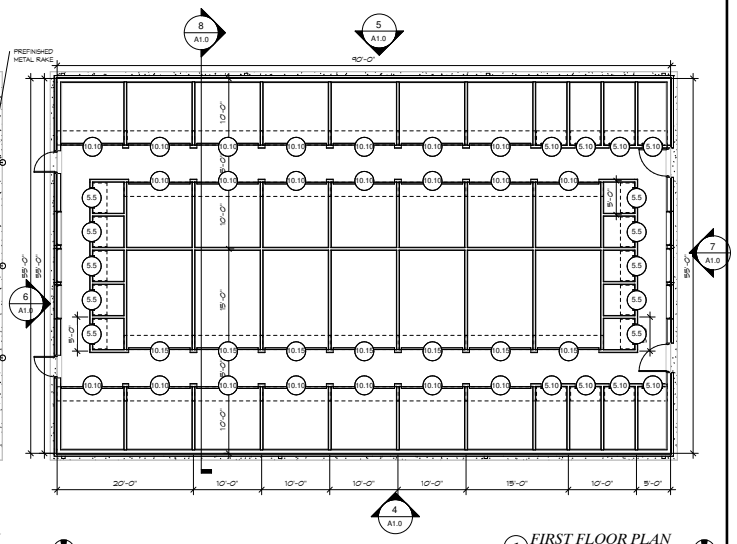
4 NORTH ELEVATION
1/8" = 1'-0"




3 FIRST FLOOR LIFE SAFETY PLAN
1/16" = 1'-0"




2 ROOF PLAN
1/8" = 1'-0"




1 FIRST FLOOR PLAN
1/8" = 1'-0"

**KEY PLAN**




PRELIMINARY
NOT FOR CONSTRUCTION

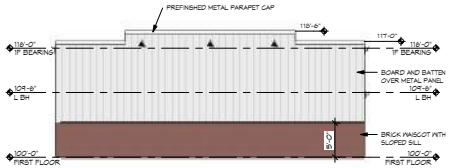
Burris Architecture
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

**BLDG 2 CC**
MARCHANT ROAD
SPRINGDALE, AR

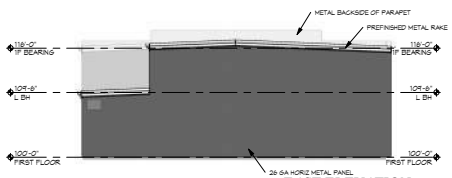
DATE
8-20-26
JOB NO.
26139
REVISIONS

A1.0
FIRST FLOOR PLAN

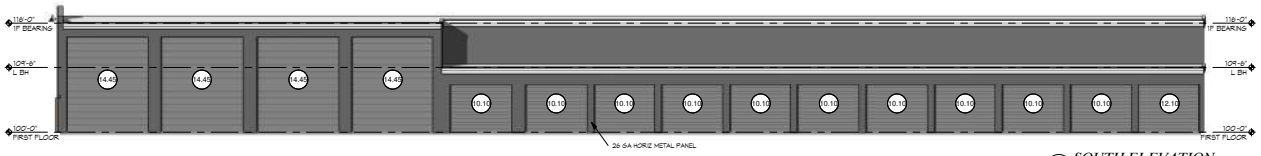
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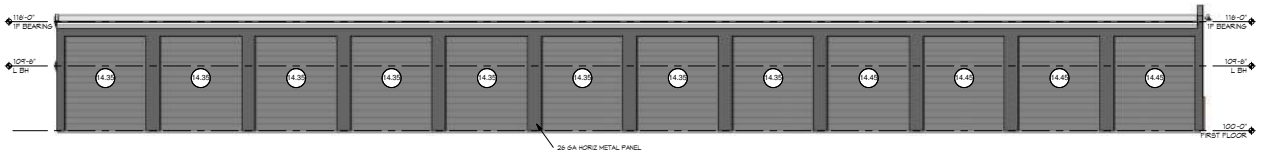

5 WEST ELEVATION
1/8" = 1'-0"




2 EAST ELEVATION
1/8" = 1'-0"




4 SOUTH ELEVATION
1/8" = 1'-0"




3 NORTH ELEVATION
1/8" = 1'-0"

## CODE SUMMARY

APPLICABLE CODES
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2014 Arkansas Energy Code (AEC)
2009 ANSI A117.1

THIS PROJECT IS A NEW PROJECT ON AN UNDEVELOPED SITE, SEE CIVIL FOR ALL SITE DESIGN FEATURES

THE BUILDING IS NOT SPRINKLERED

BUILDING DATA:
PROPOSED USE: MINI STORAGE
OCCUPANCY TYPE: S-1

CONSTRUCTION TYPE: 2B

ALLOWABLE AREA = 115500 SF
ALLOWABLE HT-STORIES = 2 STORY 55'

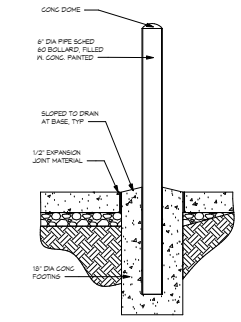
ACTUAL AREA - 7560 SF (AREA BROKEN UP INTO TWO FIRE AREAS LESS THAN 5000 SF)
ACTUAL HT-STORIES = 22' AND 1 STORY

OCCUPANCY = SEE CODE DIAGRAM

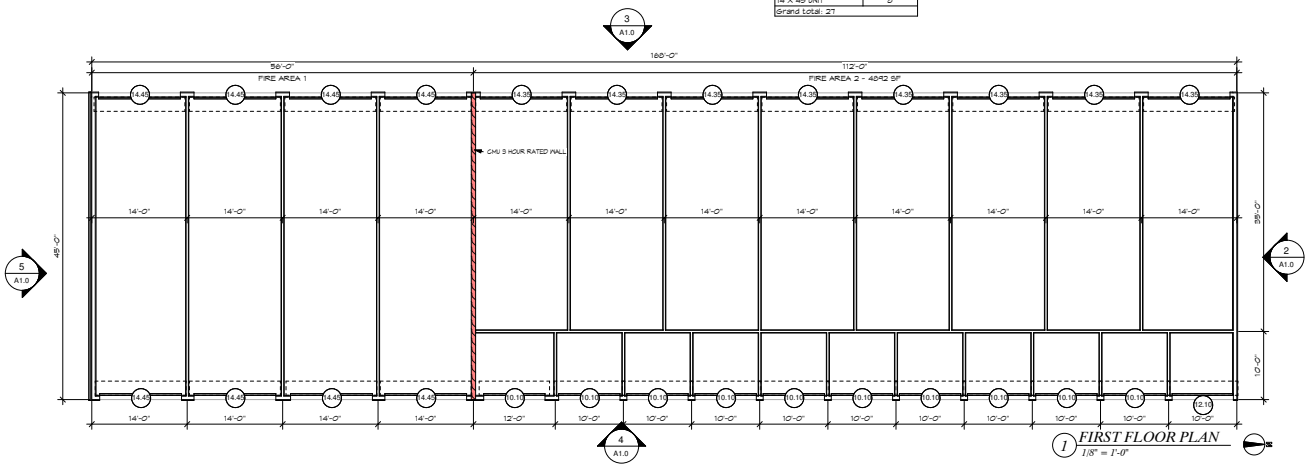
## KEY PLAN




| UNIT MATRIX | |
|---|---|
| Type Comments | Count |
| 10 X 12 UNIT | 1 |
| 10' X 10' UNIT | 10 |
| 14 X 35 UNIT | 0 |
| 14 X 45 UNIT | 0 |
| Grand total: 27 | |




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




1 FIRST FLOOR PLAN
1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

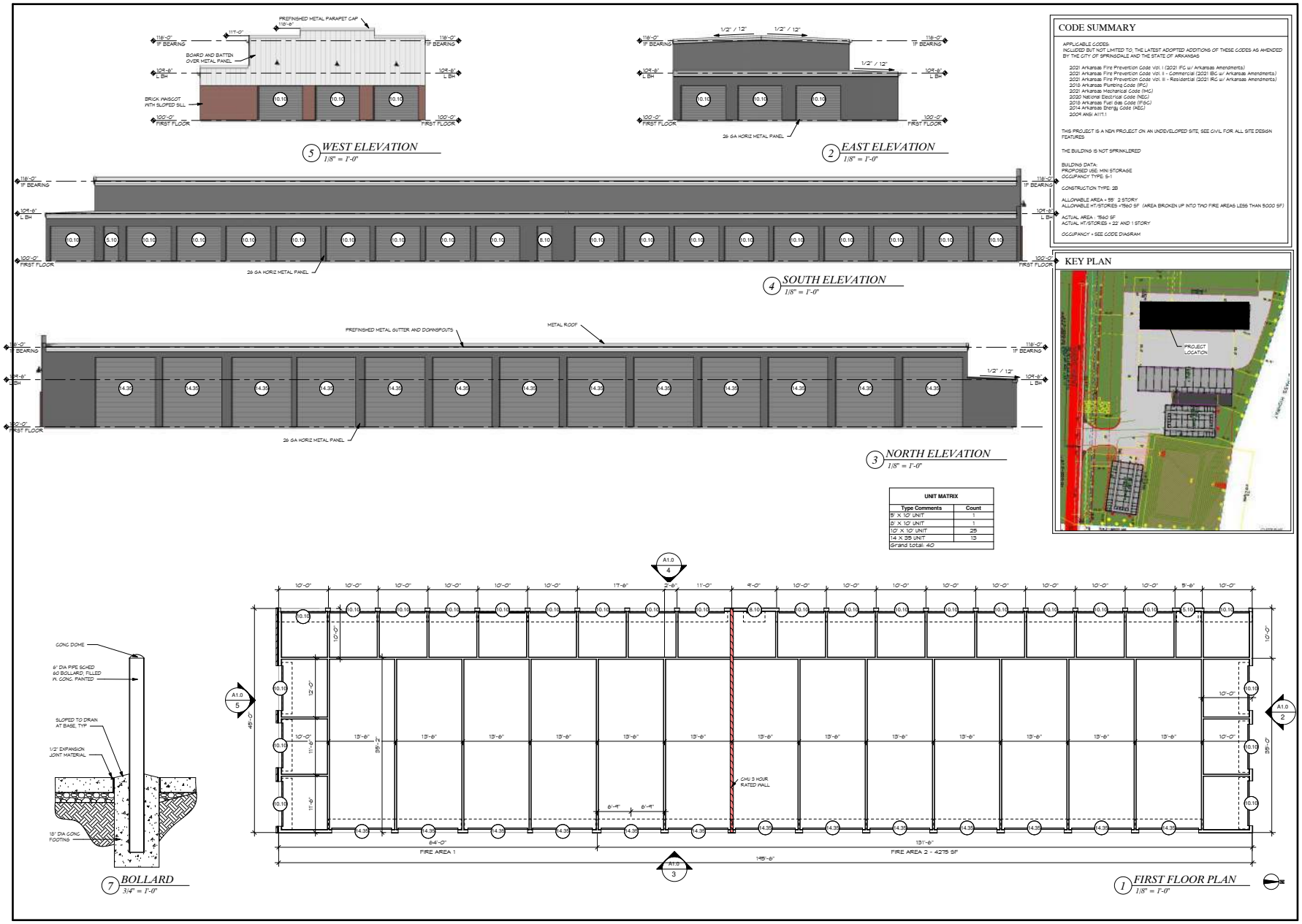
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820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

**BLDG 3**
MARCHANT ROAD
SPRINGDALE, AR

DATE
8-20-26
JOB NO.
26139
REVISIONS

A1.0
FIRST FLOOR PLAN

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PRELIMINARY
NOT FOR CONSTRUCTION

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479-319-6045

**BLDG 4**
MARCHANT ROAD
SPRIGDALE, AR

DATE
8-20-26
JOB NO.
26139
REVISIONS

A1.0
FIRST FLOOR PLAN

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# Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

**Applicant / Representative (person making request)**

Name: Expedient Civil Engineering, PLLC

E-mail: [redacted]

Address: P.O. Box 5484

Bella Vista, AR 72714

Phone: 509-759-5300

Site/ Location: 11039 Marchant Road

Assessor's Parcel Number(s): 21-00273-271

**Property Owner (if other than Applicant)**

Name: Good Guys to Know, LLC

E-mail: [redacted]

Address: 4415 W. Bell Flower Drive

Fayetteville, AR 72704

Phone: 785-506-1733

Current Zoning: C-2

Rezone Required: C-2

Total Acreage: 4.92

**All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.**

**Indicate Type of Submittal:**

☐ Board of Adjustments
☒ Commercial Design Standards

**Application Requirements:**

☒ A complete application.
☒ A copy of the warranty deed indicating ownership of property.
☒ A site plan in conformance with Chapter 130, Article 2, Section 13.
☒ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☒ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

**Review Fee:**

☒ $75.00

**STAFF USE ONLY**

Date Application Submitted: 8/12/26

Project Number: B26-105

Date Accepted as Complete: 8/25/26

Receipt Number: 7156

# Variance Application- Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

**Indicate person of contact for this request:** Applicant ☒ Representative ☐

**Check Item(s) for which Variance is Requested:**

☐ **ENTRANCES** – one (1) customer entrance on all sides of principal building directly facing abutting public right-of-way.

☐ **PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building.

☐ **STRUCTURE BACK & SIDES**

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

☐ **PEDESTRIAN FLOW**

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

☐ **CENTRAL FEATURES & COMMUNITY SPACES**

- ☐ Provision of at least two (2) central features.
- ☐ Direct access to public sidewalk network.

☐ **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**

- ☐ Use of similar building materials.
- ☐ Use of similar architectural styles or theme.

☐ **OUTDOOR STORAGE, TRASH COLLECTION & LOADING AREAS**

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

☒ **FACADES & EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses

- ☐ Minimum 3' depth.
- ☒ Minimum of 20’ contiguous feet within each 100' of façade length.
- ☐ Extends 20% of the façade.

☐ **DETAIL FEATURES**

- ☐ Facades include a repeating pattern with no less than three (3) elements (color change, texture change, material change).
- ☐ At least one (1) element repeating horizontally.
- ☐ Elements repeat at intervals of more than 30' horizontally or vertically.
- ☐ Change in plane no less than 12" in width (offset, reveal or projecting rib).

☒ **ROOFS** – Change in height every 100 linear feet in building length.

☐ **MATERIALS & COLORS**

- ☐ Predominate exterior materials high quality materials.
- ☐ Façade color – low reflectance, subtle, neutral or earth tone.

☐ **ENTRYWAYS**– three (3) defined, highly visible customer entrance elements.

☒ **LANDSCAPING**

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

☒ **SCREENING**

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

☐ **LIGHTING**

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

# Variance Application – Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

**Indicate person of contact for this request:** Applicant ☒ Representative ☐

**Describe your variance request:**

Interior storage buildings will not meet CDS due to overhead door units. End caps will meet CDS.

Foundation landscaping for interior buildings. Foundation landscaping shown for building 1 against parking & ROW

No fencing for buildings that face Marchant Road as the site is being excavated 7-8' providing natural berm.

House across street from Building 1 appears to be a trucking business.

**Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:**
(How does adhering to the rule impact you or your property?)

Interior storage buildings will not meet CDS due to overhead door units.

No fencing for buildings that face Marchant Road as the site is being excavated 7-8' providing natural berm.

House across street from Building 1 appears to be a trucking business, screening not required.

**Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:**
(How will this variance alleviate your hardship?)

Interior storage buildings will not meet CDS due to overhead door units.

No fencing for buildings that face Marchant Road as the site is being excavated 7-8' providing natural berm.

House across street from Building 1 appears to be a trucking business, screening not required.

**Record Property Owner(s):** Good Guys to Know, LLC

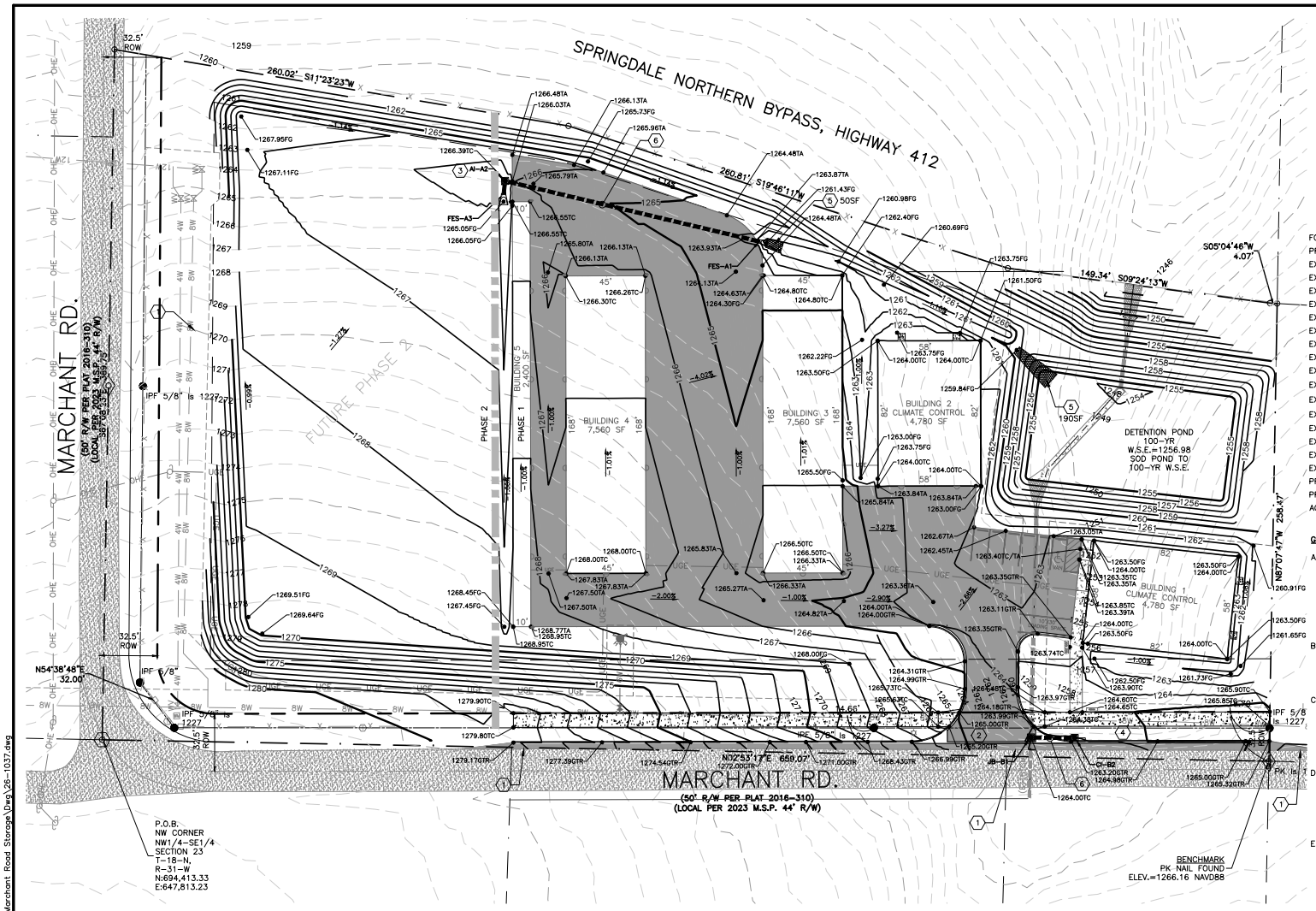
**APPLICANT / REPRESENTATIVE:** I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false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

Name of Applicant: Expedient Civil Engineering, PLLC/ Jason Ingalls

Signature: Jason E. Ingalls Date: 8/11/2026

Name of Representative (if applicable): _____

Signature: _____ Date: _____




NORTH

SCALE 1"=30'

30' 0 30'

LEGEND

- FOUND IRON PIN
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CHAINLINK FENCE
- EXISTING EASEMENT
- EXISTING ASPHALT
- EXISTING CENTERLINE OF ROAD
- EXISTING CONCRETE
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING 4" WATER MAIN
- EXISTING 8" WATER MAIN
- EXISTING 12" WATER MAIN
- EXISTING POWER POLE
- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS METER
- EXISTING TELEPHONE PEDESTAL
- PROPOSED CONTOUR
- PROPOSED STORM PIPE
- ACCESS & DRAINAGE EASEMENT

| STRUCTURE TYPE | STRUCTURE | BOX SIZE (INSIDE RADIUS OR DIMENSIONS) | EXTENSION LEFT | EXTENSION RIGHT | R-M | INVERT ELEVATION |
|---|---|---|---|---|---|---|
| FLARED END SECTION | A-1 | - | - | - | - | 1263.83 |
| AREA INLET | A-2 | 4' CIRCULAR | | | 1266.39 | 1262.36 |
| FLARED END SECTION | A-3 | - | - | - | - | 1264.05 |
| JUNCTION BOX | B-1 | 4' CIRCULAR | - | - | 1264.00 | 1263.05 |
| CURB INLET | B-2 | 4' CIRCULAR | 6' | 4' | 1263.95' | 1261.27 |

KEYNOTES:

1. MEET AND MATCH EXISTING
2. JUNCTION BOX PER CITY OF SPRINGDALE DETAIL **SD-D-7/C8.0.**
3. AREA INLET PER DETAIL **13/C8.0.**
4. CURB INLET PER CITY OF SPRINGDALE DETAIL **SD-D-1 & SD-D-2/C8.0.**
5. RIPRAP PAD PER DETAIL **14/C8.0.**
6. EMBED PIPER PER CITY OF SPRINGDALE DETAIL **SD-D-8/C8.0.**

GENERAL NOTES:

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

GRADING NOTES:

A. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS.

B. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% OF THE MAXIMUM DRY DENISTY PER ASTM D1557. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.

C. OFF-SITE FILL MATERIAL(SANDY CLAY, CLAYEY SAND, GRAVELLY CLAY, OR CLAYEY GRAVEL), SHALL HAVE A PLASTICITY INDEX OF 15 OR LESS, A LIQUID LIMIT OF 40 OR LESS, A CBR VALUE GREATER THAN 8, AND CONTAIN NO ROCK LARGER THAN 4 INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE DEVELOPER'S REPRESENTATIVE PRIOR TO BRINGING ON SITE.

D. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND RECOMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D698 AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.

E. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE DEVELOPER'S CONSTRUCTION DIVISION ON THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER PERIOD.

F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

G. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF THE SUBGRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUBGRADE COMPACTION. FOR BASE COURSE AND ASPHALT PAVING.

H. ALL SLOPES ARE TO BE 3:1 OR FLATTER.

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

Know what's below. Call before you dig.

NOT FOR CONSTRUCTION

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Jason E. Ingalls No.11411 7/23/2026

| Rev | Comments | Date |
|---|---|---|
| | | |

MARCHANT ROAD STORAGE
11039 MARCHANT ROAD
SPRINGDALE, AR

GOOD GUYS TO KNOW, LLC
4415 W BELL FLOWER DRIVE, FAYETTEVILLE, AR 72704

5302 S 125TH E AVE STE B
TULSA, OK 74146
O: (479) 316-2028
O: (539) 316-2028
M: (918) 760-3063
EMAIL

Expedient Civil Engineering, PLLC

DRAWN BY: JEI
CHECKED BY: JEI
DATE 7/23/2026
JOB NUMBER 25-1040
SHEET NAME GRADING PLAN
File No. 26-1037.dwg
C5.0

2:\ECE-Work\Projects\2026 Projects\26-1037 Marchant Road Storage\Dwg\26-1037.dwg

Expedient Civil Engineering, PLLC

9200 Suits Us Dr, Ste. B
Bella Vista, AR 72714
Phone: (479) 364-0028
Email: [redacted]

July 23, 2026

**Tax Parcel 21-00273-271**

**ADJACENT OWNER'S**

21-00273-265
RUBY REALTY, LLC
1502 SW FALKIRK RUN AVE
BENTONVILLE, AR 72713

21-00273-260 & 21-00273-257
MARCHANT, DON & PAM
PO BOX 17
ELM SPRINGS, AR 72728-0017

21-00273-255
MARCHANT, RONALD G ET UX
11062 MARCHANT RD
SPRINGDALE, AR 72764-7849

21-00273-253
MARCHANT, RONALD & SHIRLEY
11062 MARCHANT RD
SPRINGDALE, AR 72762

21-00273-220
MCGARRAH, LONNIE & LINDA
PO BOX 10
ELM SPRINGS, AR 72728-0010

21-00273-226
KIRKLAND, BRENT JARED
13661 TRAILS END RANCH RD
SPRINGDALE, AR 72762-9172

21-00273-229, 21-00273-280, 21-00273-266
ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK, AR 72203



Best Regards,
**EXPEDIENT CIVIL ENGINEERING, PLLC**



Jason E. Ingalls, P.E.
Owner/Senior Project Manager

Cc: File



Return to Agenda

# Waiver Request

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

| | |
|---|---|
| **Applicant (person making request)** | Site/ Location: 11039 Marchant Road |
| Name: Expedient Civil Engineering, PLLC | Assessor's Parcel Number(s): 21-00273-271 |
| E-mail: [redacted] | |
| Address: P.O. Box 5484 | Current Zoning: C-2 |
| Bella Vista, AR 72714 | Waiver Requested: Marchant Street Improvements |
| Phone: 479-364-0028 | Total Acreage: 4.92 |

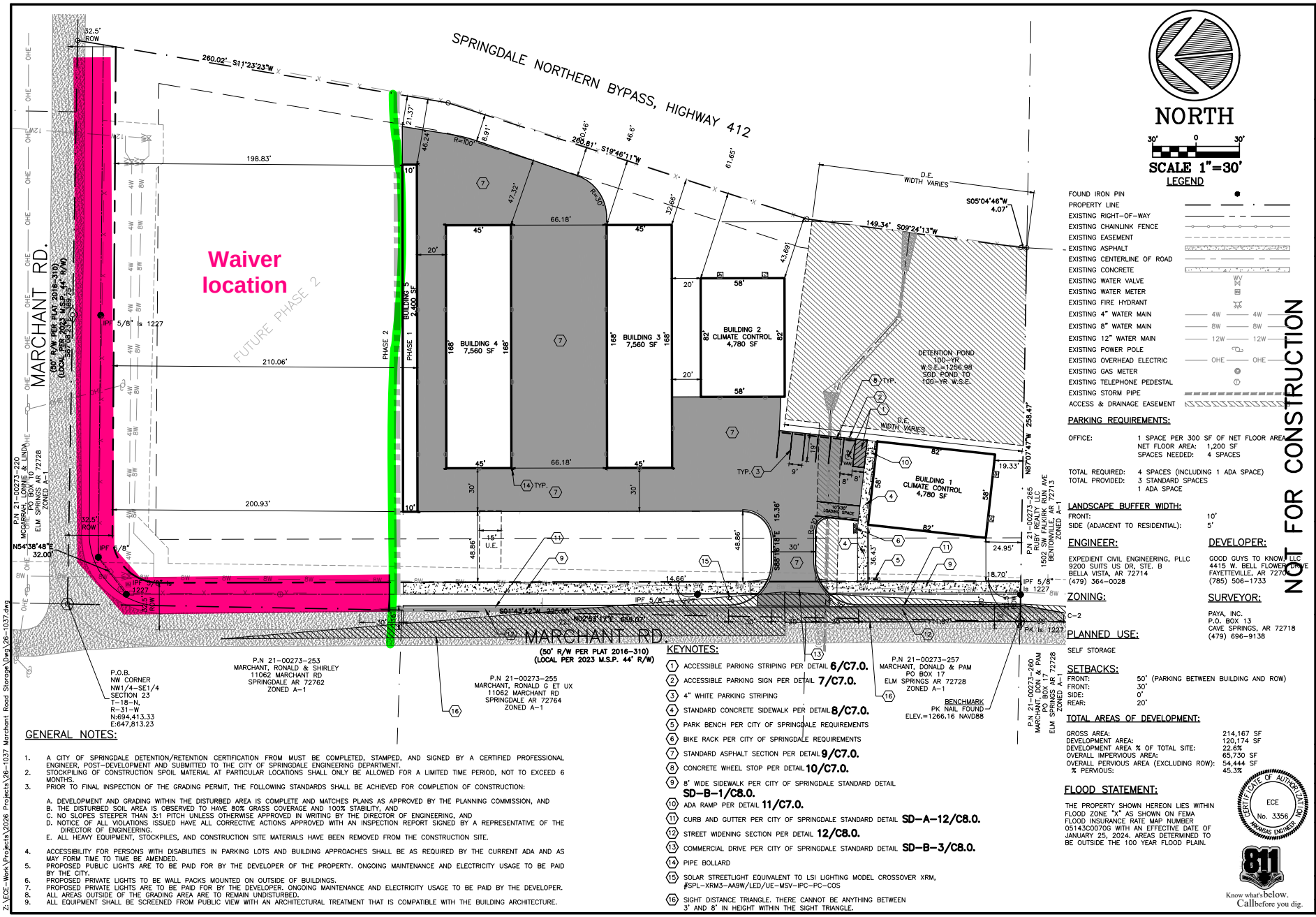
**Please describe your request in detail:**

Waiver for street improvements to Marchant Road are required. The project is being phased and we are requesting a waiver to only be required for street improvements to the phase line as the Development configuration for Phase 2 is unknown at this time.

If you have any additional comments, please attach additional pages to this document.

**STAFF USE ONLY**

Date Application Submitted: 8/12/26 Project Number: W26-38




## GENERAL NOTES:

1. A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FROM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.
2. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED 6 MONTHS.
3. PRIOR TO FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
   A. DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
   B. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
   C. NO SLOPES STEEPER THAN 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
   D. NOTICE OF ALL VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING.
   E. ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
4. ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AND BUILDING APPROACHES SHALL BE AS REQUIRED BY THE CURRENT ADA AND AS MAY FORM TIME TO TIME BE AMENDED.
5. PROPOSED PUBLIC LIGHTS ARE TO BE PAID FOR BY THE DEVELOPER OF THE PROPERTY. ONGOING MAINTENANCE AND ELECTRICITY USAGE TO BE PAID BY THE CITY.
6. PROPOSED PRIVATE LIGHTS TO BE WALL PACKS MOUNTED ON OUTSIDE OF BUILDINGS.
7. PROPOSED PRIVATE LIGHTS ARE TO BE PAID FOR BY THE DEVELOPER. ONGOING MAINTENANCE AND ELECTRICITY USAGE TO BE PAID BY THE DEVELOPER.
8. ALL AREAS OUTSIDE OF THE GRADING AREA ARE TO REMAIN UNDISTURBED.
9. ALL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT THAT IS COMPATIBLE WITH THE BUILDING ARCHITECTURE.

## KEYNOTES:

1. ACCESSIBLE PARKING STRIPING PER DETAIL **6/C7.0.**
2. ACCESSIBLE PARKING SIGN PER DETAIL **7/C7.0.**
3. 4" WHITE PARKING STRIPING
4. STANDARD CONCRETE SIDEWALK PER DETAIL **8/C7.0.**
5. PARK BENCH PER CITY OF SPRINGDALE REQUIREMENTS
6. BIKE RACK PER CITY OF SPRINGDALE REQUIREMENTS
7. STANDARD ASPHALT SECTION PER DETAIL **9/C7.0.**
8. CONCRETE WHEEL STOP PER DETAIL **10/C7.0.**
9. 8' WIDE SIDEWALK PER CITY OF SPRINGDALE STANDARD DETAIL **SD-B-1/C8.0.**
10. ADA RAMP PER DETAIL **11/C7.0.**
11. CURB AND GUTTER PER CITY OF SPRINGDALE STANDARD DETAIL **SD-A-12/C8.0.**
12. STREET WIDENING SECTION PER DETAIL **12/C8.0.**
13. COMMERCIAL DRIVE PER CITY OF SPRINGDALE STANDARD DETAIL **SD-B-3/C8.0.**
14. PIPE BOLLARD
15. SOLAR STREETLIGHT EQUIVALENT TO LSI LIGHTING MODEL CROSSOVER XRM, #SPL-XRM3-AA9W/LED/UE-MSV-IPC-PC-COS
16. SIGHT DISTANCE TRIANGLE. THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SIGHT TRIANGLE.

## LEGEND

- FOUND IRON PIN
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CHAINLINK FENCE
- EXISTING EASEMENT
- EXISTING ASPHALT
- EXISTING CENTERLINE OF ROAD
- EXISTING CONCRETE
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING 4" WATER MAIN
- EXISTING 8" WATER MAIN
- EXISTING 12" WATER MAIN
- EXISTING POWER POLE
- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING STORM PIPE
- ACCESS & DRAINAGE EASEMENT

## PARKING REQUIREMENTS:

OFFICE: 1 SPACE PER 300 SF OF NET FLOOR AREA
NET FLOOR AREA: 1,200 SF
SPACES NEEDED: 4 SPACES

TOTAL REQUIRED: 4 SPACES (INCLUDING 1 ADA SPACE)
TOTAL PROVIDED: 3 STANDARD SPACES
1 ADA SPACE

## LANDSCAPE BUFFER WIDTH:

FRONT: 10'
SIDE (ADJACENT TO RESIDENTIAL): 5'

## ENGINEER:

EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
(479) 364-0028

## DEVELOPER:

GOOD GUYS TO KNOW, LLC
4415 W. BELL FLOWER DRIVE
FAYETTEVILLE, AR 72704
(785) 506-1733

## ZONING:

C-2

## SURVEYOR:

PAYA, INC.
P.O. BOX 13
CAVE SPRINGS, AR 72718
(479) 696-9138

## PLANNED USE:

SELF STORAGE

## SETBACKS:

FRONT: 50' (PARKING BETWEEN BUILDING AND ROW)
FRONT: 30'
SIDE: 0'
REAR: 20'

## TOTAL AREAS OF DEVELOPMENT:

| | |
|---|---|
| GROSS AREA: | 214,167 SF |
| DEVELOPMENT AREA: | 120,174 SF |
| DEVELOPMENT AREA % OF TOTAL SITE: | 22.6% |
| OVERALL IMPERVIOUS AREA: | 65,730 SF |
| OVERALL PERVIOUS AREA (EXCLUDING ROW): | 54,444 SF |
| % PERVIOUS: | 45.3% |

## FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05143C0070G WITH AN EFFECTIVE DATE OF JANUARY 25, 2024. AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

NOT FOR CONSTRUCTION

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Jason E. Ingalls No.11411 7/23/2026

| Rev | Comments | Date |
|---|---|---|
| | | |

MARCHANT ROAD STORAGE
11039 MARCHANT ROAD SPRINGDALE, AR

GOOD GUYS TO KNOW, LLC
4415 W BELL FLOWER DRIVE, FAYETTEVILLE, AR 72704

Expedient Civil Engineering, PLLC
9200 SUITS US DR, STE. B BELLA VISTA, AR 72714
O: (479) 364-0028
M: (479) 790-5353
EMAIL

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

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

DRAWN BY: JEI
CHECKED BY: JEI
DATE 7/23/2026
JOB NUMBER 25-1040
SHEET NAME SITE PLAN
File No. 26-1037.dwg
C4.0

Z:\ECE-Work\Projects\2026 Projects\26-1037 Marchant Road Storage\Dwg\26-1037.dwg




PROJECT AREA

PUBLIC NOTICE

## L26-16: Marchant Road Storage

**11039 Marchant Road**

L26-16: Large Scale Development

B26-105: Variance from Commercial Design Standards

W26-38: Waiver of Street Improvements on Marchant Road

N




PROJECT AREA

PUBLIC NOTICE

## L26-16: Marchant Road Storage

**11039 Marchant Road**

L26-16: Large Scale Development

B26-105: Variance from Commercial Design Standards

W26-38: Waiver of Street Improvements on Marchant Road

N

# Memo

**To:** Planning Commission Members

**From:** Sharon Tromburg, Planning Director

**Date:** September 1, 2026

**Re:** L26-18 Large Scale Development Robinson Trailer Sales

---

*Development plan proposed for a 1.54-acre property located at 3018 E. Robinson Avenue. Divided into two phases, phase one proposes to remodel the existing house to be utilized as a sales office, while the remainder of the site will be utilized as a display area for trailers. There are two associated variances (B26-109) from setback requirements, landscaping requirements, (B26-110) from commercial design standards, and one waiver (W26-39) from street improvements along E. Robinson Avenue.*

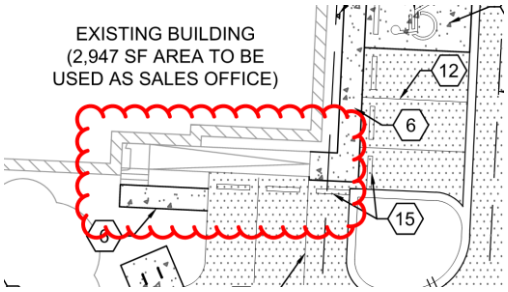
**PLANNING COMMENTS**
Reviewed by Nate Cole
Date Reviewed: 08.26.26

***Standard Comments***

1. *This Large-Scale Development Plan has been given the number L26-18. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development. (Standard comment)*
2. *Submit PDF files at time of resubmission. (Standard comment)*
3. *A written response to all comments is required with resubmission. (Standard comment)*
4. *On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (Standard comment)*
5. *All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (Standard comment)*
6. *In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Exceptions are outlined here. (Standard comment).*

**Planning Comments**
Reviewed by: Nate Cole
Date: 08.24.26

7. Need to show details of handicapped ramps.
8. Truncated domes are required as per ADA requirements. Indicate the truncated domes along ada entrance.




**[A variance has been requested from the following items]**

9. Frontage landscaping is required along all streets (one tree and 7 shrubs per 25 linear feet (insufficient along the south property line).
10. 50' setback shall apply to both structures.
11. Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.

**[A waiver has been requested from the following item]**

12. Ten-foot sidewalk is required along arterial streets.

**Commercial Design Standards Comments**

*Site Layout*

1. All sides of a principal building that directly faces an abutting public right-of-way shall feature at least one customer entrance. This includes the east side.

*Lighting*

1. All pedestrian areas shall have minimum 1.0 footcandle. Pedestrian scale lighting is encouraged along the entry and ramp to accommodate this requirement.

**[A variance has been requested from the following items]**

*Parking Lot Orientation*

2. No more than 60% of the off-street parking area for the entire property can be located between the front façade within the front yard of the principal building and the primary abutting street.

*Pedestrian Flows*

3. Continuous internal pedestrian walkways, no less than 5' in width form the public sidewalk to the principal customer entrance of all principal buildings on the site are required.
4. Internal pedestrian walkways must be distinguishable from driving surfaces through the use of low maintenance surface material such as pavers, bricks, or scored concrete.
5. A 5' wide sidewalk along the full length of the building along any side that features a customer entrance is required. This sidewalk shall be setback from the building foundation at least 6' to provide areas for foundation landscaping.

*Central Features and Community Spaces*

6. Central features and community spaces shall have direct access to the public sidewalk. This includes the bench and bike rack, seating areas, etc.

*Outdoor Storage, Trash Collection, Loading Areas*

7. Provide additional landscaping around the dumpster.

*Landscaping*

8. Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities and banks of meter shall be screen from public view with landscaping or with an architectural treatment compatible with the building architecture.
9. When a commercial development includes a fence or wall, the fence must be constructed of high-quality materials such as, decorative blocks, brick, stone, cypress, cedar, redwood, and/or wrought iron.

## BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 08.26.26

No actionable comments.

## ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 08.26.26

### STANDARD COMMENTS

*(no response required)*

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
- Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
    - This note is left in place throughout the design process to ensure that access is maintained.

****Please note new ROW permitting process****

- Work in city ROW associated with a development plan shall receive a ROW Permit from the Engineering Department prior to construction.
- A performance bond must be provided for any work in city ROW including street or curb cuts, utility bores, asphalt and concrete work, storm drainage installation or alteration, etc. A cost estimate for this work shall be reviewed and approved by the Engineering Department prior to issuance of any ROW permits.
- A maintenance bond for all ROW work shall be provided to Engineering at the end of the project prior to Certificate of Occupancy.
- Any sidewalk or street closures require a Work Zone Permit from the Engineering Department.
- A traffic management plan and dates of closure must be submitted to Engineering prior to issuance of Work Zone Permit.

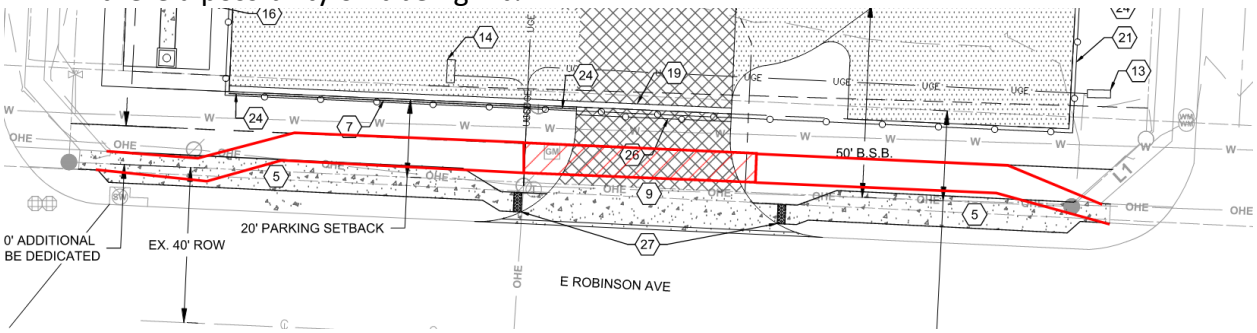
### PROJECT SPECIFIC COMMENTS

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

   - Submit approved ARDOT permit prior to construction
   - Master street plan discourages driveways on Arterials and Highways where they are not necessary, we would encourage building the drives on Loveland and Aspen only.

**Arterial** – Arterial streets provide connections from collector streets to intercity connectors such as state and federal highways through many different types of land uses. They allow movement for vehicles of all modes with direct access limited to city streets and shared property accesses at planned intervals. Cyclists are intended to be outside the roadway with multi-use paths provided on both sides of the street due to vehicular speeds and volumes. Bicycle and pedestrians are restricted to side paths except at designated crossings. Trees are expected in green spaces and medians. Streetlights and trail lights shall be provided. Design volumes are <35000 VPD with design speeds of 45 mph, typically posted at 40 mph. Right of way width is 100'

- *110.111* - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.
    - I would like the sidewalk to the cross the Robinson driveway at the back of the ROW and then jog back to the ramps on the east and west.
    - Is the power pole on the west side of the driveway too close to the radius? Is there a possibility of it being hit?



# Development Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

| **Applicant / Representative (person making request)** | **Property Owner (if other than Applicant)** |
|---|---|
| Name: Cody Smith | Name: Weston Moore |
| E-mail: | E-mail: |
| Address: 5501 W Pinnacle Pointe Dr Suite 4<br>Rogers, AR 72758 | Address: |
| Phone: 479.409.9651 | Phone: 501.368.8295 |
| Site/ Location: 3018 E Robinson Ave | Current Zoning: C-5 |
| Assessor's Parcel Number(s): 815-30506-004 | Rezone Required: No |
| | Total Acreage: 1.54 |

**All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.**

**Indicate Type of Submittal:**

☑ Large Scale Development Plan **(≥1 acre parcel)**
☐ Non-Large Scale Development Plan **(< 1 acre parcel)**

**Development Submittal Criteria:**

☑ Pre-application meeting held with the Springdale Planning Department on 7/20/2026.
☑ Three (3) hard copies and a digital copy of plans as well as SWPPP/Drainage documents.
☑ Complete colored architectural elevations and lighting plan.
☑ A copy of the warranty deed indicating ownership of property.
☑ If large scale development plan, submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the last sixty (60) days.

**Review Fee:**

☑ **Large Scale Development:** $500.00
☐ **Non-Large Scale Development:** $250.00

**STAFF USE ONLY**

| | |
|---|---|
| Date Application Submitted: 07/23/2026 | Project Number: L26-18 |
| Date Accepted as Complete: 08/20/2026 | Receipt Number: 7103 |

**Indicate person of contact for this request:** Applicant/Representative ☑ Property Owner ☐

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

Name of Applicant: Cody Smith

Signature: _____ Date: 7/23/2026

Name of Representative (if applicable): _____

Signature: _____ Date: 7/23/2026

Name of Property Owner (if applicable): _____

Signature: _____ Date: _____

L26-18

BY DESIGN ENGINEERING

Springdale Planning Department
201 Spring Street
Springdale, AR 72764

July 23, 2026

**Re: Robinson Trailer Sales**

Planning Staff,

The following narrative has been prepared for the proposed Robinson Trailer Sales project located at 3018 E Robinson Ave in Springdale (Parcel 815-30506-004). The property consists of ±1.54 acres and contains an existing house and gravel driveway with a driveway entrance onto Aspen St to the east. The existing site is bound by E Robinson Ave to the south, Loveland St to the west, a residential neighborhood to the north, and Aspen St to the east. The property is currently zoned C-5.

The proposed improvements will take place in two phases. Phase I work will include converting the existing house into office space for a new trailer sales business, paving the eastern half of the site for employee and customer parking, paving the southwest portion of the site for trailer display, widening the existing driveway entrance onto Aspen St, constructing a new driveway onto E Robinson Ave, and constructing a detention pond sized to properly mitigate storm water runoff for the full build out of Phase I and II.

Phase II will consist of the construction of a ±1,800 square-foot building to be used as office space, the addition of paved areas for employee and customer parking and additional trailer display area, and construction of a driveway onto Loveland St to the west. Phase II will also consist of the installation of water, sewer, and electric services to the proposed building. The anticipated timeline for Phase II construction is currently unknown.

The existing house is currently served by public water, private on-site sewer, and Ozarks Electric. The owner anticipates converting the sewer service for the house to city sewer via connection to the existing sanitary sewer manhole at the northeast corner of the property.

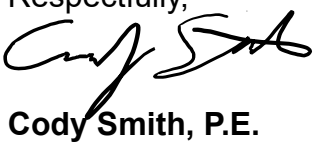
Existing street improvements have been made to Aspen Street and Loveland St. The addition of a new sidewalk along E Robinson Ave is anticipated with Phase I construction. We are requesting a waiver to reduce the required size of the sidewalk to 8 feet to match the norther edge of existing sidewalk improvements and allow for adequate greenspace between the sidewalk and E Robinson Ave for pedestrian safety.

The sidewalk is proposed to reduce to 5’ wide to avoid existing utilities near the proposed driveway.

Landscaping is proposed per the requirements of the commercial design standards. We are requesting to pay a fee in lieu of planting the required street trees along E Robinson Ave due the presence of various utilities within the existing 20’ utility easement as well as concerns with visibility for the trailer displays on the site. We are also requesting to defer the bulk of landscaping for the west and north side of the side to Phase II construction due to the minimal visual impact of Phase I improvements.

The accompanying attachments include civil plans, landscape plan, site lighting plan, drainage report, and elevation images of the existing house. We are requesting the approval of Phase I for this project with the end goal of Phase II construction kept in mind for planning purposes. Should you have any questions, please contact me at 479.409.9651 or at

Respectfully,



**Cody Smith, P.E.**
By Design Engineering







# ROBINSON TRAILER SALES

3018 E ROBINSON AVE
SPRINGDALE, AR
LARGE SCALE DEVELOPMENT (L26-18)
VARIANCE B26-109, B26-110, & WAIVER 260312

LEGEND

| | |
|---|---|
| | RIGHT-OF-WAY LINE |
| | PROPERTY LINE |
| | PROP. BUILDING SETBACK |
| | PROP. EASEMENT |
| W | EXIST. WATER PIPE |
| G | EXIST. GAS PIPE |
| SS | EXIST. SANITARY PIPE |
| P-UG | EXIST. UNDERGROUND POWER |
| SD | EXIST. STORM DRAIN PIPE |
| FO | EXIST. UNDERGROUND FIBER OPTIC |
| W W W | PROP. WATER PIPE |
| GAS | PROP. GAS PIPE |
| SS SS | PROP. SANITARY PIPE |
| UGE UGE | PROP. UNDERGROUND ELECTRIC |
| SD SD | PROP. STORM DRAIN PIPE |
| COMM COMM | PROP. COMMUNICATION LINE |

| SITE INFORMATION | |
|---|---|
| PROPOSED USE | COMMERCIAL |
| ZONING | C-5 |
| PROPOSED LOT SIZE | 67,007 SF (1.54 ACRES) |
| REQUIRED PARKING (1 PER 300 SF OFFICE) | PHASE I: 10 TOTAL; 1 ADA<br>PHASE II: 6 TOTAL; 1 ADA |
| PROPOSED PARKING | PHASE I: 10 TOTAL; 1 ADA<br>PHASE II: 9 TOTAL; 1 ADA |
| TOTAL IMPERVIOUS AREA | 42,035 SF (62.73%) |
| TOTAL PERVIOUS AREA | 24,972 SF (37.27%) |
| BUILDING SETBACKS | |
| FRONT | 30' (50' WITH PARKING IN FRONT) |
| REAR | 20' |
| SIDE | 20' |




VICINITY MAP

NOT TO SCALE

| Sheet List Table | |
|---|---|
| Sheet Number | Sheet Title |
| C-001 | COVER SHEET |
| C-002 | SURVEY |
| C-003 | GENERAL NOTES |
| C-004 | DEMOLITION PLAN |
| C-101 | PHASING PLAN |
| C-102 | SITE PLAN |
| C-103 | DIMENSION PLAN |
| C-201 | GRADING PLAN |
| C-301 | UTILITY PLAN |
| C-302 | STORM SEWER PLAN |
| C-501 | EROSION CONTROL PLAN PH I |
| C-502 | EROSION CONTROL PLAN PH II |
| C-503 | EROSION CONTROL PLAN PH III |
| C-504 | EROSION CONTROL DETAILS |
| C-601 | DETAILS SHEET I |
| C-602 | DETAILS SHEET II |
| C-603 | DETAILS SHEET III |
| C-604 | DETAILS SHEET IV |
| L1.0 | LANDSCAPE PLAN |
| L1.1 | LANDSCAPE DETAILS AND NOTES |
| L1.2 | IRRIGATION PLAN |
| L1.3 | IRRIGATION DETAILS AND NOTES |
| L1.4 | IRRIGATION DETAILS AND NOTES |
| E001 | ELECTRICAL COVER SHEET |
| E100 | ELECTRICAL SITE PLAN |
| E101 | PHOTOMETRIC CALCS |
| E500 | ELECTRICAL DETAILS |

GENERAL NOTES:

1. ACCORDING TO THE NATIONAL WETLANDS INVENTORY, NO WETLANDS OR AREAS OF INTEREST ARE LOCATED WITHIN THE PROJECT BOUNDARY.
2. NO KNOWN EROSION PROBLEMS EXIST ON-SITE OR WITHIN 100' DOWNSTREAM OF THE PROJECT SITE.
3. NO KNOWN DANGEROUS AREAS OR HAZARDS EXIST ON PROJECT SITE.

FLOOD NOTE:

THE FLOOD INSURANCE RATE MAP (FIRM) FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY PANEL NO. 05143C0090G, EFFECTIVE DATE 1/25/2024, SHOWS THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

DESIGN CONTACTS

| OWNER | ENGINEER | SURVEYOR |
|---|---|---|
| DWM PROPERTIES | BY DESIGN ENGINEERING, LLC | SWOPE CONSULTING, LLC |
| CONTACT: WES MOORE | CONTACT: CODY SMITH, PE | PHONE: 479.856.2331 |
| PHONE: 501.368.8295 | PHONE: 479.409.9651 | EMAIL: TAYLOR@SWOPE-CONSULTING.COM |
| EMAIL: DWMPROPERTIES2025@GMAIL.COM | EMAIL: CSMITH@BYDESIGNNWA.COM | |

UTILITY CONTACTS

| WATER/SANITARY | ENGINEERING |
|---|---|
| SPRINGDALE WATER UTILITIES | CITY OF SPRINGDALE |
| CONTACT: LARRY PECKHAM | CONTACT: KATIE HOLLINGSHEAD |
| PHONE: 479.751.5751 | PHONE: 479.756.7716 |
| EMAIL: LPECKHAM@SPRINGDALEWATER.COM | EMAIL: KHOLLINGSHEAD@SPRINGDALEAR.GOV |

| GAS | ELECTRIC | COMMUNICATION |
|---|---|---|
| BLACK HILLS ENERGY | OZARKS ELECTRIC | AT&T |
| CONTACT: SCOTT STOKES | CONTACT: WES MAHAFFEY | CONTACT: JEFF HAMILTON |
| PHONE: 479.601.8383 | PHONE: 479.263.2167 | PHONE: 479.442.3107 |
| EMAIL: SCOTT.STOKES@BLACKHILLSCORP.COM | EMAIL: WMAHAFFEY@OZARKSECC.COM | EMAIL: JH5430@ATT.COM |

PREPARED & SUBMITTED BY

CERTIFICATE OF AUTHORIZATION — By Design Engineering, LLC — No.4867 — ARKANSAS ENGINEER

Arkansas 811 — Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE BASED ON THE BEST INFORMATION AVAILABLE AND MAY NOT REFLECT ALL EXISTING UTILITIES IN THE PROJECT AREA. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE UTILITY COMPANIES FOR LOCATING EXISTING UTILITIES PRIOR TO CONSTRUCTION AND FOR PROTECTION OF SERVICES DURING CONSTRUCTION.

BY DESIGN ENGINEERING

STATE OF ARKANSAS — LICENSED PROFESSIONAL ENGINEER — No. 23834 — CODY SMITH

REVISIONS

| REV # | DATE | DESCRIPTION |
|---|---|---|
| 1 | 8/20/2026 | LSD RESUBMITTAL #1 |

SPRINGDALE, AR

ROBINSON AVE COMMERCIAL
COVER SHEET

PROJECT #: L26-18
DATE: 8/20/2026

SHEET
C-001

CVR_26011.dwg
8/20/2026



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## DEED INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME PERTINENT PROPERTY AS DESCRIBED IN WARRANTY DEED, FILE NO. 2022-00029228, WITH A RECORDING DATE OF 09/01/2022 AT 8:49 A.M.

## DEED DESCRIPTION

A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION FIVE (5), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST, OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 5, SAID POINT BEING A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE ALONG THE EAST LINE OF "THE APPLE ORCHARD" SUBDIVISION AS SHOWN ON THE FINAL PLAT (REVISED) OF "THE APPLE ORCHARD" FILED FEBRUARY 16, 1999 IN PLAT BOOK 15 AT PAGE 138 OF THE WASHINGTON COUNTY RECORDS, S02°50'39"W A DISTANCE OF 1038.00 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID EAST LINE, S87°28'59"E A DISTANCE OF 187.39 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1156"; THENCE CONTINUING S87°28'59"E A DISTANCE OF 271.22 FEET TO A SET IRON PIN WITH CAP "PLS 1156" ON THE WESTERLY RIGHT OF WAY LINE DEDICATED PER DEED OF DEDICATION RECORDED AS FILE NUMBER 2021-24947 IN THE WASHINGTON COUNTY RECORDS; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, S05°30'23"E A DISTANCE OF 77.39 FEET; THENCE S03°02'44"W A DISTANCE OF 146.28 FEET; THENCE S47°47'17"W A DISTANCE OF 25.92 FEET TO A SET IRON PIN WITH CAP "PLS 1156" ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 412 (EAST ROBINSON AVENUE); THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, N87°27'31"W A DISTANCE OF 259.28 FEET TO A SET IRON PIN WITH CAP "PLS 1156" ON THE EASTERLY RIGHT OF WAY LINE DEDICATED PER PLAT 24-313; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, N02°59'45"E A DISTANCE OF 79.08 FEET; THENCE N02°35'15"W A DISTANCE OF 51.39 FEET; THENCE N02°59'45"E A DISTANCE OF 110.78 FEET TO THE POINT OF BEGINNING, CONTAINING 1.54 ACRES (67,010 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT. ALSO SHOWN AS TRACT 1B OF AN INFORMAL PLAT FILED IN PLAT RECORD 24 AT PAGE 406.

SUBJECT TO RECORDED INSTRUMENTS, COVENANTS, RIGHTS OF WAY, AND EASEMENTS.
SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

## CURVE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1(M) | S 47°47'03" W | 25.88' |
| L1(R) | S 47°47'17" W | 25.92' |

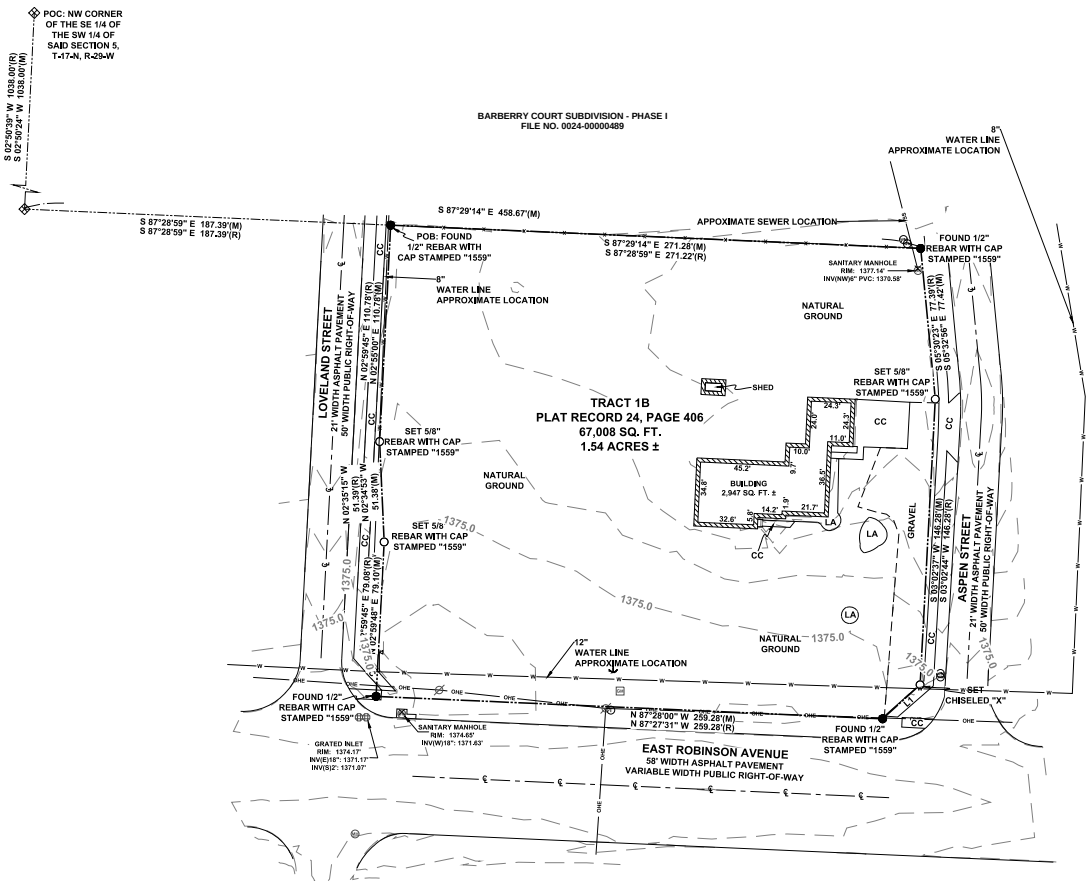
## SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE SURVEY.

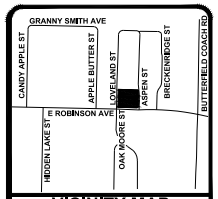
## BASIS OF BEARING:

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH PER GPS COORDINATE OBSERVATIONS ARKANSAS STATE PLANE, NORTH ZONE NAD83.

GRAPHIC SCALE
0 40' 80'
1 inch = 40 feet




## Recording Block




## SURVEYOR'S CERTIFICATION

1. IN PROVIDING THIS SURVEY, NO ATTEMPT HAS BEEN MADE TO SHOW DATA CONCERNING SIZE, DEPTH, CONDITION, OR CAPACITY OF UNDERGROUND UTILITIES EXISTING ON SITE. ONLY VISIBLE UTILITIES AND LINES MARKED BY THE APPROPRIATE UTILITY PROVIDER HAVE BEEN LOCATED ON THIS SURVEY.
2. NO ABSTRACT OF TITLE NOR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. ALL DOCUMENTS OF RECORD REVIEWED WERE PROVIDED BY BENTON COUNTY RECORDS. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.
3. NO ADDITIONAL INVESTIGATION OR INDEPENDENT SEARCH BY SWOPE ENGINEERING HAS BEEN MADE FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
5. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
6. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
7. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM BENTON COUNTY GIS.
8. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN US SURVEY FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
9. FIELD WORK WAS COMPLETED APRIL 6, 2026.
10. WE ASSUME NO RESPONSIBILITY FOR THE ACCURACY OR THE COMPLETENESS OF UTILITIES SHOWN ON THIS DRAWING FOR UNDERGROUND UTILITIES, THE EXISTENCE AND OR LOCATIONS ARE UNCERTAIN AND UNVERIFIED. THE EXISTENCE AND LOCATIONS SHOW, WERE DERIVED BY OBSERVATION OF ABOVE GROUND STRUCTURES. MARKINGS ON THE GROUND, OR FROM UTILITY MAPS, WHEN AVAILABLE. IT IS POSSIBLE THAT OTHER UTILITIES EXIST THAT ARE NOT SHOWN. WE RECOMMEND THAT THE ARKANSAS ONE CALL, (811) SYSTEM IS UTILIZED A MINIMUM OF 48 HOURS IN ADVANCE OF ANY EXCAVATION ACTIVITIES.

## LEGEND

- FOUND MONUMENT AS-NOTED
- SET MONUMENT AS-NOTED
- COMPUTED POINT
- GAS METER
- GUY ANCHOR
- POWER POLE
- STORM WATER
- WATER METER
- SANITARY SEWER
- (M) FIELD MEASUREMENT
- (R) RECORDED MEASUREMENT
- CC CONCRETE
- LA LANDSCAPE AREA
- N/F NOW OR FORMERLY
- BOUNDARY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- UTILITY EASEMENT
- OVERHEAD POWER LINE
- FENCE
- WATER LINE
- SEWER LINE

## FLOOD INFORMATION

THIS PROPERTY LIES IN ZONE 'X' (SPECIAL FLOOD HAZARD AREAS NOT INUNDATED BY 100-YEAR FLOOD) AS DETERMINED FROM THE F.I.R.M. MAPS OF BENTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, MAP NUMBER 05143C0090G, EFFECTIVE 1/25/2024.

## SETBACK INFORMATION

SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF FAYETTEVILLE ZONING CODE. FOR MORE INFORMATION VISIT HTTPS://WWW.FAYETTEVILLE-AR.GOV/298/CODES-AND-REGULATIONS OR CALL THE PLANNING DEPARTMENT AT (479) 575-8267.

SWOPE CONSULTING
Civil Engineering and Land Surveying
www.swope-consulting.com
Certificate of Authorization № 2831

## BOUNDARY SURVEY

TRACT 1B, FILE 0024-00000406
SECTION 5, TOWNSHIP-17-NORTH, RANGE-29-W
**N/F: 412 HARDWARE LLC**
3018 East Robinson Ave
Springdale, AR 72764
APN: 815-30506-004

CERTIFICATE OF SURVEYING ACCURACY

I, PHILLIP R. SWOPE, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.
DATE OF EXECUTION: 04/22/2026
SIGNED:
REGISTERED LAND SURVEYOR
NO.1889
STATE OF ARKANSAS

PROFESSIONAL LICENSED SURVEYOR STATE OF ARKANSAS No. 1889 Phillip R. Swope SIGNATURE 04/22/2026

CERTIFICATE OF AUTHORIZATION SWOPE CONSULTING No. 2831 ARKANSAS

| | |
|---|---|
| DRAWN BY: S.F. | JOB NUMBER: 26-1139 |
| SUBMITTAL DATE: 04/22/2026 | City Number: |
| DRAWING NAME: 26-1139su.dwg | |
| SHEET NUMBER: 1 OF 1 | |

r:\~survey\26-1139 e robinson ave\external references\26-1139su.dwg - Plotted on 4/30/2026 3:57:44 PM @ a scale of 1:1 to autocad pdf (general documentation).pc3 by Shannon Foskitt



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## GENERAL NOTES:

1. CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS (APPROVED BY AHJ) AND ONE (1) COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS & SPECIFICATIONS AT THE SITE AT ALL TIMES.
2. THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL LINES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL 811 AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING GRADING ACTIVITIES.
3. UTILITIES AS SHOWN WERE OBTAINED FROM INFORMATION INDICATED ON THE SURVEY OR BY FIELD OBSERVATION. CONTRACTOR SHALL FIELD VERIFY ALL HORIZONTAL AND VERTICAL LINES AND GRADES OF EXISTING UTILITIES PRIOR TO THE CONSTRUCTION OF IMPROVEMENTS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF A DISCREPANCY BETWEEN THE CONTRACT DRAWINGS AND ACTUAL FIELD CONDITIONS.
4. CONTRACTOR SHALL NOT CHANGE OR DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER AND ENGINEER.
5. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL PERMITS AND PAY ALL FEES AS REQUIRED BY THE CONSTRUCTION COVERED IN THESE PLANS.
6. ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
7. ANY ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS TO COMPLETE CONSTRUCTION AS SHOWN ON PLANS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF THE RIGHT-OF-WAY AND FOR DAMAGED IMPROVEMENTS SUCH AS CURBS, SIDEWALKS, STREET LIGHT AND TRAFFIC SIGNAL JUNCTION BOXES, TRAFFIC SIGNAL LOOP LEAD INS, SIGNAL POLES, ETC. DAMAGED IMPROVEMENTS SHALL BE REPAIRED IN CONFORMANCE WITH THE LATEST CITY STANDARDS AND TO THE CITY'S SATISFACTION.
9. CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE ANY EXISTING STREET, CURB AND GUTTER, SIDEWALK, DRIVEWAYS OR STRUCTURE UNLESS SHOWN TO BE REMOVED.
10. ALL WORK WITHIN ROAD RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF SPRINGDALE REQUIREMENTS, UNLESS OTHERWISE NOTED.
11. ALL TRAFFIC CONTROL SHALL BE IN CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
12. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNER DISTURBED OR DAMAGED BY GRADING ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF ARKANSAS, AT THE CONTRACTOR'S EXPENSE.
13. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL EARTHWORK QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS AS SHOWN TO COMPLETE CONSTRUCTION SHOWN ON PLANS.
14. THE CONTOUR LINES, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR TOP OF PAVEMENT, SIDEWALKS, CURBS AND FLOOR SLABS, ETC. REFER TO TYPICAL SECTIONS FOR PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR GRADING LINE ELEVATIONS.
15. CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL, UNLESS SPECIFIED OTHERWISE.
16. THE CONTRACTOR SHALL GRADE LANDSCAPED AREAS AT A MIN. OF 1% TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE, UNLESS SPECIFIED OTHERWISE.
17. ALL BACKFILL SHALL BE TAMPED. BACKFILL WITHIN THE RIGHT-OF-WAY SHALL BE COMPACTED TO 95% MAX. DENSITY AS PER ASTM-D698 (STANDARD PROCTOR COMPACTION).
18. THE CONTRACTOR IS RESPONSIBLE FOR ATTENDING TO AND CORRECTING UNSUITABLE SOIL CONDITIONS RELATED TO PLOW ZONES, WET SOILS AND OTHER CONDITIONS. THE UNSUITABLE CONDITIONS MUST BE CORRECTED PER THE GEOTECHNICAL ENGINEER'S REPORT, WHERE REQUIRED, TO MEET PROJECT NEEDS.
19. ALL EXTERIOR CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI AND BE AIR ENTRAINED. FLY ASH IS NOT A SUITABLE REPLACEMENT FOR PORTLAND CEMENT.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PUBLIC STREETS IN THE VICINITY OF THE JOB SITE CLEAN AND FREE OF ROCKS, SOIL/MUD AND DEBRIS DURING ALL PHASES OF CONSTRUCTION.
21. CONTRACTOR SHALL CLEAN OUT ALL EXISTING AND PROPOSED INLETS, PIPES AND MANHOLES OF DEBRIS AND SEDIMENTATION AT COMPLETION OF SITEWORK. THIS WORK SHALL BE DONE TO THE SATISFACTION OF THE OWNER AND THE CITY OF SPRINGDALE.
22. CONTRACTOR SHALL RETAIN FLOATABLE WIND BLOWN MATERIALS ON SITE BY STORING ALL TRASH AND BUILDING MATERIAL WASTE IN ENCLOSURES UNTIL PROPER DISPOSAL AT AN OFF-SITE FACILITY. CONTRACTOR TO CHECK ADJACENT AREAS DAILY AND PICK UP CONSTRUCTION WASTE MATERIALS AND DEBRIS THAT HAVE BLOWN OR WASHED OFF-SITE.
23. CONTRACTOR IS RESPONSIBLE FOR PROVIDING BERMS, SILT FENCES, OR OTHER MEANS TO PREVENT ERODED MATERIALS FROM REACHING THE PUBLIC RIGHT-OF-WAY AND ADJACENT PROPERTIES. IN THE EVENT THE PREVENTION MEASURES ARE NOT EFFECTIVE, THE CONTRACTOR SHALL REMOVE ANY DEBRIS, SILT, OR MUD AND RESTORE THE RIGHT-OF-WAY TO ORIGINAL OR BETTER CONDITION.
24. CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DOWNSTREAM EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION. EROSION CONTROL PROCEDURES SHALL BE IN PLACE PRIOR TO BEGINNING GRADING ACTIVITIES.
25. CONSTRUCTION ACCESS TO THE SITE SHALL BE LIMITED TO THE APPROVED TEMPORARY CONSTRUCTION ENTRANCE(S) AS SHOWN ON THE EROSION CONTROL PLANS.
26. TEMPORARY CONSTRUCTION ENTRANCE SHALL HAVE SHOT ROCK FOR ITS SURFACE.
27. EROSION CONTROL DEVICES SHALL BE MAINTAINED DURING THE WHOLE CONSTRUCTION PERIOD BY THE CONTRACTOR.
28. CONTRACTOR SHALL PROTECT ANY STORM INLETS FROM SEDIMENT THAT TAKE STORM WATER FROM THE AREA OF CONSTRUCTION.
29. ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN.

## DEMOLITION NOTES:

1. CONTRACTOR SHALL PROTECT EXISTING FEATURES OUTSIDE LIMITS OF DEMOLITION.
2. CONTRACTOR SHALL PROTECT EXISTING BUILDINGS, APPURTENANCES AND DRIVE ENTRANCES AS NOTED.
3. CONTRACTOR SHALL PROTECT EXISTING WATER LINES, GAS LINES, ELECTRIC LINES, LIGHT POLES, POWER POLES, TELEPHONE LINES, SEWER LINES AND RELATED COMPONENTS AND ALL OTHER EXISTING UTILITIES DESIGNATED TO REMAIN.
4. CONTRACTOR SHALL PROTECT OR HAVE A REGISTERED SURVEYOR REESTABLISH EXISTING IRON PINS.
5. DEMOLITION OR EXCAVATION BY BLASTING WILL NOT BE PERMITTED ON THIS PROJECT.
6. DEMOLITION INCLUDES REMOVAL OF ALL EXISTING IMPROVEMENTS AND TREES WITHIN LIMITS SHOWN EXCEPT THOSE ITEMS NOTED TO BE PROTECTED.
7. CAREFULLY REMOVE EXISTING LIGHT POLES, PARKING METERS, SIGN POSTS AND PANELS INDICATED. STORE THEM OFFSITE AT LOCATION PROVIDED BY OWNER. THESE ITEMS SHALL BE DISPOSED OF BY CONTRACTOR (EXCEPT FOR REMAINING EXISTING SIGNS).
8. DEMOLISH EXISTING DRIVEWAY APRONS NOTED. SAW CUT AND REMOVE EXISTING CURB AND GUTTER 5 FEET EACH WAY FROM DRIVEWAY APRON.
9. DEMOLITION AND REMOVAL OF TREES SHALL BE COMPLETED ON THE SAME DAY IT IS STARTED. NO DEBRIS SHALL BE LEFT ON SITE. TREE REMOVAL INCLUDES THE STUMP AND ROOT BALL.
10. BACKFILL REMOVED STRUCTURES WITH AGGREGATE BASE PER SPECIFICATIONS.
11. WHERE PARTIAL REMOVAL OF PAVING, CONCRETE, SIDEWALK, CURB & GUTTER, OR OTHER IMPROVEMENT IS NOTED, SAWCUT THE MATERIAL AT THE REMOVAL LINE. ROUGH EDGES AT LIMITS OF REMOVAL WILL NOT BE ACCEPTED.

## PAVEMENT MARKING NOTES:

1. DO NOT APPLY PAVEMENT MARKING PAINT UNTIL LAYOUT, COLORS AND PLACEMENT HAVE BEEN VERIFIED WITH THE ENGINEER.
2. ALLOW CONCRETE PAVING TO AGE FOR 28 DAYS BEFORE MARKING.
3. ALL PAVEMENT SURFACES SHALL BE CLEANED/CLEARED OF ANY DEBRIS OR CURING COMPOUNDS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS PRIOR TO ANY MARKING APPLICATIONS.
4. DETAILS NOT SHOWN SHALL BE IN CONFORMITY WITH THE STATE STANDARDS FOR TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND SIMILAR REQUIREMENTS ESTABLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.
5. ALL PARKING LOT STRIPING SHALL BE SINGLE LINE 4" WIDE AS PER THE SITE PLANS.
6. PAINT FOR MARKING PAVEMENT SHALL CONFORM TO FEDERAL HIGHWAY MARKING STANDARDS. USE SHERWIN WILLIAMS PROFESSIONAL FAST DRY ACRYLIC LATEX TRAFFIC MARKING PAINT OR EQUAL, USE WHITE, BLUE OR YELLOW, WHERE APPROPRIATE. UNLESS OTHERWISE DIRECTED, USE THE FOLLOWING:
   A. BLACKTOP OR BITUMINOUS ASPHALT PAVING: USE WHITE COLOR.
   B. PORTLAND CEMENT CONCRETE PAVING: USE WHITE COLOR.
   C. ADA ACCESSIBLE PARKING AND ENTRYWAYS: USE BLUE COLOR.
   D. PROVIDE PAINTED CURBS AT FIRE LANE DESIGNATIONS PER FIRE MARSHAL REQUIREMENTS.
7. APPLY ALL MARKINGS USING APPROVED MECHANICAL EQUIPMENT (WITH PROVISIONS FOR CONSTANT AGITATION OF PAINT), CAPABLE OF APPLYING THE MARKING WIDTHS AS SHOWN. PROVIDE A MINIMUM WET FILM THICKNESS OF 15 MILS. USE PNEUMATIC SPRAY GUNS FOR HAND APPLICATION OF PAINT. ALL PAINTING EQUIPMENT AND OPERATIONS SHALL BE UNDER THE CONTROL OF EXPERIENCED TECHNICIANS THOROUGHLY FAMILIAR WITH EQUIPMENT, MATERIALS, AND MARKING LAYOUTS.
8. DETAIL PAVEMENT MARKINGS SHALL BE THAT MARKING, EXCLUSIVE OF ACTUAL TRAFFIC LANE MARKING, AT EXIT AND ENTRANCE ISLANDS AND TURNOUTS, ON CURBS, AT CROSSWALKS, AT PARKING BAYS AND AT SUCH OTHER LOCATIONS AS SHOWN. ADA ACCESSIBLE PARKING SPACES SHALL BE MARKED BY THE INTERNATIONAL ACCESSIBLE SYMBOL AT INDICATED PARKING SPACES. USE A SUITABLE TEMPLATE THAT WILL PROVIDE A PAVEMENT MARKING WITH TRUE, SHARP EDGES AND ENDS.

## GRADING NOTES:

1. ALL ELEVATIONS ARE TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
2. STRIPPINGS ARE TO BE STOCKPILED ON-SITE AS DIRECTED BY THE ENGINEER. FOLLOWING THE COMPLETION OF THE GRADING, THIS TOPSOIL SHALL BE USED AS FILL MATERIAL ON ALL LANDSCAPED AREAS. IF STOCKPILE IS INACTIVE FOR MORE THAN 14 DAYS, STABILIZE OR PROTECT THE PERIMETER AS SHOWN ON SHEET C-504.
3. ALL HERBACEOUS VEGETATION SHALL BE REMOVED FROM WITHIN THE LIMITS OF THE GRADING AND REDISTRIBUTED WITH THE TOPSOIL AS OUTLINED IN NOTE #2.
4. CONTRACTOR SHALL USE CAUTION AROUND ANY EXISTING UTILITIES LOCATED ONSITE. THEY SHALL BE RESPONSIBLE FOR THE REPAIRS OF SUCH STRUCTURES WHEN BROKEN OR OTHERWISE DAMAGED BY THE NEW CONSTRUCTION.
5. THE PROPOSED CONTOURS REPRESENT TOP OF SLAB IN PAVEMENT AREAS AND FINISHED GRADE IN ALL OTHER AREAS. QUANTITIES DO NOT TAKE INTO ACCOUNT CORE-OUT OR ANY OVER-EXCAVATION.
6. CONTRACTOR SHALL ADDRESS ANY GRADING RECOMMENDATIONS IDENTIFIED IN THE GEOTECHNICAL INVESTIGATION. PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO DO A FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.
7. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES, PIPES AND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND TO THE BEST OF OUR KNOWLEDGE CONSTITUTES ALL KNOWN FACILITIES. HOWEVER, THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT AN UNDERGROUND LOCATE SERVICE IN ADVANCE OF ANY EXCAVATION FOR THE MARK-OUT OF THE LOCATION OF UTILITIES AND NOTIFICATION OF COMMENCEMENT OF WORK.
8. BEFORE EXCAVATING FOR THIS CONTRACT, THE CONTRACTOR SHALL FIELD VERIFY LOCATION OF UNDERGROUND UTILITIES. CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SEDIMENT CONTROL BARRIERS FOR A PERIOD OF 1 YEAR OR UNTIL THEY ARE RELEASED FROM THIS RESPONSIBILITY BY THE ENGINEER, WHICHEVER PERIOD IS SHORTER.
10. ALL ITEMS REMOVED SHALL BE DISPOSED OF OFF SITE BY THE CONTRACTOR AS PER CITY OF SPRINGDALE REQUIREMENTS.
11. IN ALL LOCATIONS WHERE NEW PAVEMENT ABUTS EXISTING, SAW CUT EXISTING PAVEMENT AS NECESSARY TO PROVIDE A SMOOTH TRANSITION AT THE JOINT. MATCH EXISTING GRADES AT THE JOINT IN ALL LOCATIONS.

## DOMESTIC WATER & FIRE PROTECTION GENERAL NOTES:

1. CONTRACTOR TO VERIFY WITH ARCHITECTURAL/MEP PLANS FOR SIZE AND LOCATION OF UTILITY SERVICE TO BUILDING BEFORE CONSTRUCTION.
2. WHERE THE WATER SERVICE IS TO BE CONSTRUCTED BELOW OR WITHIN 18 INCHES OF ANY SEWER PIPE, THE CONTRACTOR SHALL LAY A FULL LENGTH OF WATER SERVICE PIPE CENTERED ON THE SEWER OR SUCH LENGTH AS WILL PROVIDE THE MAXIMUM POSSIBLE SEPARATION OF THE JOINTS IN THE WATER SERVICE FROM THE SEWER LINE. IF NOT ALREADY SO, THE CONTRACTOR SHALL CONSTRUCT SANITARY SEWER WITH ONE 20 FOOT NOMINAL LENGTH OF PRESSURE PIPE MATERIAL CENTERED ON THE WATER SERVICE, SUCH THAT THE MAXIMUM POSSIBLE SEPARATION BETWEEN THE WATER SERVICE AND THE SEWER PIPE JOINTS WILL RESULT. THE BACKFILL MATERIAL SHALL BE SELECT, LOW PERMEABILITY SOIL.
3. REMOVE SPOIL MATERIAL FROM SITE.
4. THE CONTRACTOR SHALL NOT EXCEED MANUFACTURERS RECOMMENDATIONS FOR MAXIMUM PIPE JOINT DEFLECTIONS.
5. PRIOR TO FINAL ACCEPTANCE ALL WATER SERVICE PIPE SHALL BE PRESSURE TESTED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY OF SPRINGDALE REQUIREMENTS.
6. PRIOR TO FINAL ACCEPTANCE ALL WATER SERVICE PIPE SHALL BE DISINFECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY OF SPRINGDALE REQUIREMENTS.
7. LOCATION AND ELEVATIONS OF IMPROVEMENTS TO BE MET (OR AVOIDED) BY WORK TO BE DONE SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE ENGINEER OR CITY INSPECTOR ANY DISCREPANCIES BETWEEN HIS MEASUREMENTS AND THESE PLANS.
8. ALL WATER SERVICE CONSTRUCTION SHALL BE DONE UNDER A PLUMBERS PERMIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
9. MAINTAIN 42" MINIMUM COVER OVER TOP OF WATER SERVICE PIPE.
10. WATER SERVICE PIPE MATERIALS SHALL BE SDR 13.5 PVC FOR IRRIGATION WATER LINE & DOMESTIC SERVICE UNDER 4" AND DIP CLASS 350 PVC FOR FIRE PROTECTION, DOMESTIC & SERVICE MAINS OVER 4".
11. INSTALLATION OF FIRE SERVICE SHALL BE IN ACCORDANCE WITH CURRENT NFPA 24 GUIDELINES.
12. CONTRACTOR SHALL BE RESPONSIBLE TO DEFLECT PIPE OR ADD FITTINGS AS NECESSARY TO MAINTAIN A MINIMUM 18" OF CLEARANCE BETWEEN FIRE/WATER LINES AND ALL OTHER UNDERGROUND UTILITIES.

## EROSION CONTROL NOTES:

1. CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES TO PREVENT SOIL EROSION AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.
2. LIMITS OF EROSION AND SEDIMENT CONTROL STRUCTURES SHOWN ARE SCHEMATIC. NECESSARY EROSION AND SEDIMENT CONTROL MEASURES DEPEND HEAVILY ON CONTRACTOR SCHEDULING AS WELL AS MEANS AND METHODS. ANY ADDITIONAL TYPE OR QUANTITY OF STRUCTURES NOT SHOWN THAT ARE NECESSARY TO PREVENT SEDIMENT FROM LEAVING THE SITE ARE THE CONTRACTOR'S RESPONSIBILITY.
3. CONSTRUCT EROSION CONTROL IMPROVEMENTS PRIOR TO BEGINNING OF ANY OTHER WORK.
4. FREQUENTLY INSPECT AND REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL MEASURES PROMPTLY AS NEEDED.
5. DISPOSE OF SEDIMENT TRAPPED BY THESE PRACTICES IN AN APPROVED SITE IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
6. REMOVE ACCUMULATED SILT WHEN IT REACHES A DEPTH OF 6 INCHES AND DISPOSE OF IN AN APPROVED SPOIL SITE OR AS ABOVE.
7. DO NOT ALLOW SILT FENCES TO OBSTRUCT SIDEWALKS, BUILDING ENTRANCES OR DRIVEWAYS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL EROSION & SEDIMENT CONTROL MEASURES AND PRACTICES THROUGHOUT THE PROJECT. ANY AND ALL FINES ASSOCIATED WITH EROSION CONTROL VIOLATIONS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
9. EROSION CONTROL IS THE CONTRACTOR'S RESPONSIBILITY. THIS PLAN SHOULD BE USED AS A GUIDE AND REPRESENTS THE MINIMUM EROSION CONTROL DEVICES REQUIRED.
10. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
11. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL EROSION & SEDIMENT CONTROL DEVICES AFTER EACH RAINFALL EVENT.
12. THE CONTRACTOR SHALL PROVIDE ANY FURTHER EROSION CONTROL MEASURES IN ADDITION TO THOSE LISTED TO ENSURE THAT SILT WILL NOT LEAVE THE PROJECT CONFINES.
13. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION & SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED WITH A HEALTHY STAND OF PERMANENT VEGETATION.
14. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AT COMPLETION OF CONSTRUCTION.
15. THE CONTRACTOR SHALL ENSURE THAT ALL DRAINAGE STRUCTURES, FLUMES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
16. THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY STABILIZATION AS REQUIRED.
17. THE CONTRACTOR SHALL PROVIDE A TEMPORARY CONSTRUCTION ENTRANCE FOR VEHICULAR TRAFFIC AT LOCATION SHOWN.
18. ALL EROSION CONTROL DEVICES SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND DESIGN CRITERIA OF THE ENGINEERING DIVISION, DEPARTMENT OF PUBLIC WORKS, CITY OF SPRINGDALE.
19. REFERENCE DETAILS ON SHEET C-504 FOR TYPICAL EROSION CONTROL DEVICE INSTALLATION.
20. THE CONTRACTOR IS REQUIRED TO CLEAN THE STREETS OF DEPOSITED MUD AS FREQUENTLY AS NEEDED AS DETERMINED BY THE ENGINEER IN ORDER TO KEEP THEM USABLE AND TO CONTROL DUST.
21. SEE TEMPORARY VEGETATION REQUIREMENT NOTES ON THIS SHEET FOR EXPOSED SOIL WHERE NO ACTIVITY WILL OCCUR FOR MORE THAN 14 DAYS.
22. CONTRACTOR IS RESPONSIBLE FOR PHASED INSTALLATION OF EROSION CONTROL BMP'S IN ORDER TO PREVENT SEDIMENT FROM BREACHING THE LIMITS OF DISTURBANCE.

## SEEDING/SODDING NOTES:

1. ALL DISTURBED AREAS SHALL BE SODDED WITH TURF-TYPE BERMUDA-'TIFWAY' SOD (WITH A MINIMUM OF 3 CULTIVARS) UNLESS SPECIFICALLY NOTED TO BE SEEDED.
2. ALL AREAS DESIGNATED TO RECEIVE TEMPORARY OR PERMANENT SEED SHALL REFER TO EROSION CONTROL PLAN.
3. ALL LAWN AREAS SHALL RECEIVE A MINIMUM 6-INCH DEPTH OF TOPSOIL COMPACTED TO 85% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
4. THE ENTIRE SURFACE TO BE SODDED SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
5. SOD SHALL BE MACHINE STRIPPED AT A UNIFORM SOIL THICKNESS OF APPROXIMATELY ONE INCH (PLUS OR MINUS 1/4-INCH). THE MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH, AND SHALL BE DETERMINED AT THE TIME OF CUTTING IN THE FIELD. PRECAUTIONS SHALL BE TAKEN TO PREVENT DRYING AND HEATING. SOD DAMAGED BY HEAT AND DRY CONDITIONS, AND SOD CUT MORE THAN 18 HOURS BEFORE BEING INCORPORATED INTO THE WORK SHALL NOT BE USED.
6. HANDLING OF SOD SHALL BE DONE IN A MANNER THAT WILL PREVENT TEARING, BREAKING, DRYING AND OTHER DAMAGE. PROTECT EXPOSED ROOTS FROM DEHYDRATION. DO NOT DELIVER MORE SOD THAN CAN BE LAID WITHIN 24 HOURS.
7. MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE INSTALLING SOD. FERTILIZE, HARROW OR RAKE FERTILIZER IN THE TOP 1-1/2-INCHES OF TOPSOIL, AT A UNIFORM RATE OF ONE POUND OF NITROGEN PER 1000 S.F.
8. SOD SHALL BE CAREFULLY PLACED IN THE DIRECTION PARALLEL WITH THE SLOPE OF THE AREA TO BE SODDED. SOD STRIPS SHALL BE BUTTED TOGETHER BUT NOT OVERLAPPED WITH THE SEAMS STAGGERED ON EACH ROW.
9. FERTILIZER SHALL BE 20-10-5 COMMERCIAL FERTILIZER OF THE GRADE, TYPE, AND FORM SPECIFIED AND SHALL COMPLY WITH THE RULES OF THE STATE OF ARKANSAS DEPT. OF AGRICULTURE. FERTILIZER SHALL BE IDENTIFIED ACCORDING TO THE PERCENT N, P, K, IN THAT ORDER.
10. ALL SOD ON SLOPES GREATER THAN 5:1 AND WITHIN DETENTION AREAS SHALL BE STAKED.
11. SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF FOUR INCHES BELOW SOD.
12. CONTRACTOR SHALL PROVIDE FULL MAINTENANCE FOR SODDED TURF GRASS FOR A PERIOD OF 30 DAYS AFTER THE DATE OF FINAL ACCEPTANCE. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVEN-COLORED, VIABLE TURF MUST BE ESTABLISHED. THE TURF GRASS SHALL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES.

BY DESIGN ENGINEERING

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 23834 CODY G. SMITH

| REV # | DATE | DESCRIPTION |
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REVISIONS

ROBINSON AVE COMMERCIAL
GENERAL NOTES

SPRINGDALE, AR

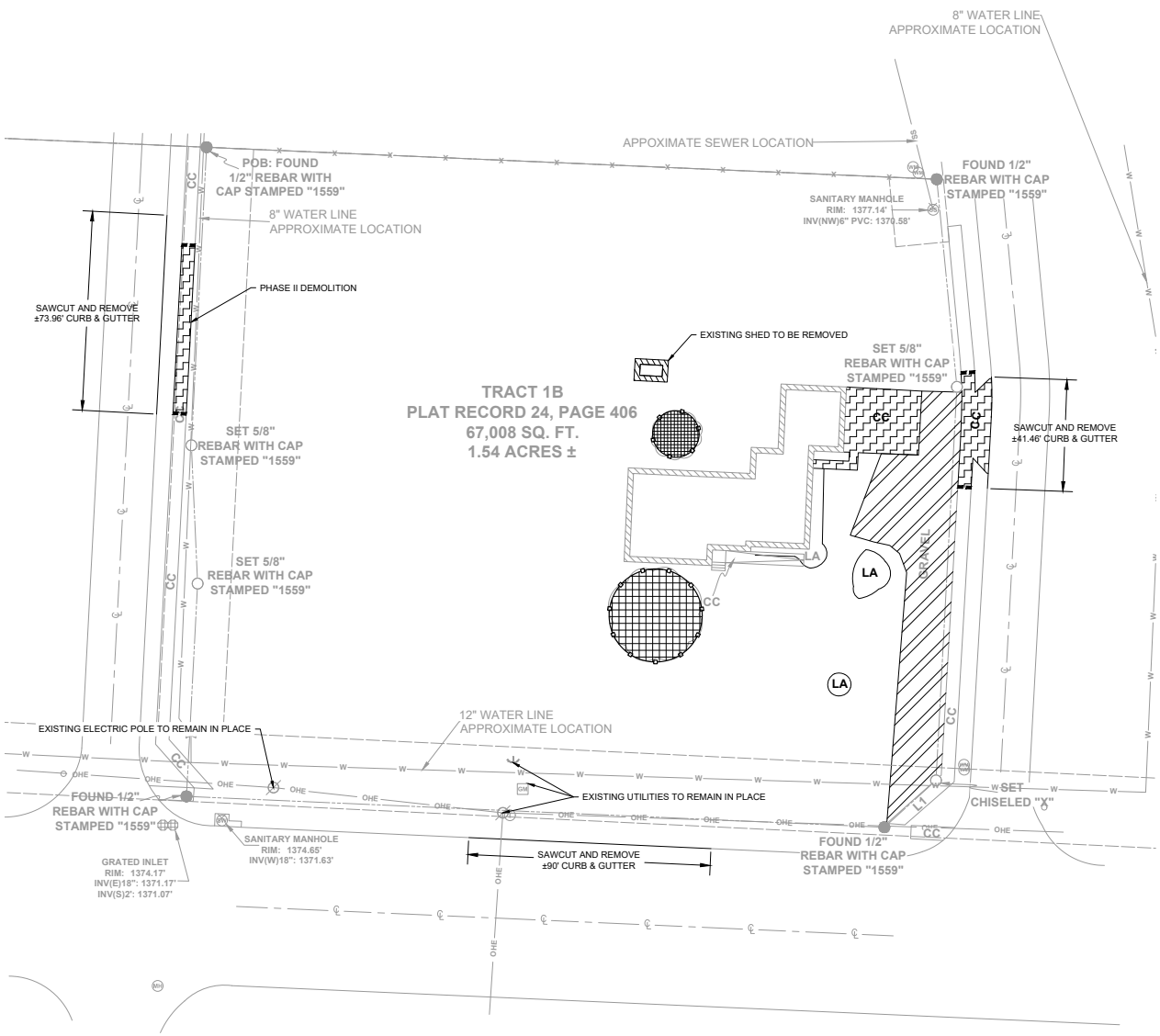
PROJECT #: L26-18
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SHEET
C-003

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LEGEND

- EXISTING GRAVEL DRIVE TO BE REMOVED
- EXISTING CONCRETE SIDEWALK AND CONCRETE DRIVEWAY TO BE REMOVED
- EXISTING TREE TO BE PRESERVED. INSTALL TREE PRESERVATION FENCING. SEE DETAIL ON SHEET L1.1.
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- EXIST. EASEMENT
- EXIST. WATER PIPE
- EXIST. GAS PIPE
- EXIST. SANITARY PIPE
- EXIST. UNDERGROUND POWER
- EXIST. STORM DRAIN PIPE
- EXIST. UNDERGROUND FIBER OPTIC
- SAWCUT EXISTING CONCRETE CURB, ASPHALT, OR CONCRETE PAVEMENT AS NECESSARY TO PROVIDE A SMOOTH EDGE BETWEEN NEW & EXISTING CURB, SIDEWALK, OR PAVEMENT. EXTENTS OF REMOVAL SHALL ACCOMMODATE NEW CONSTRUCTION SHOWN ON THESE PLANS. SIDEWALK & CONCRETE PAVEMENT REMOVAL SHALL BE TO THE NEAREST JOINT.

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BY DESIGN ENGINEERING

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 23834
CODY G. SMITH

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ROBINSON AVE COMMERCIAL
DEMOLITION PLAN

SPRINGDALE, AR

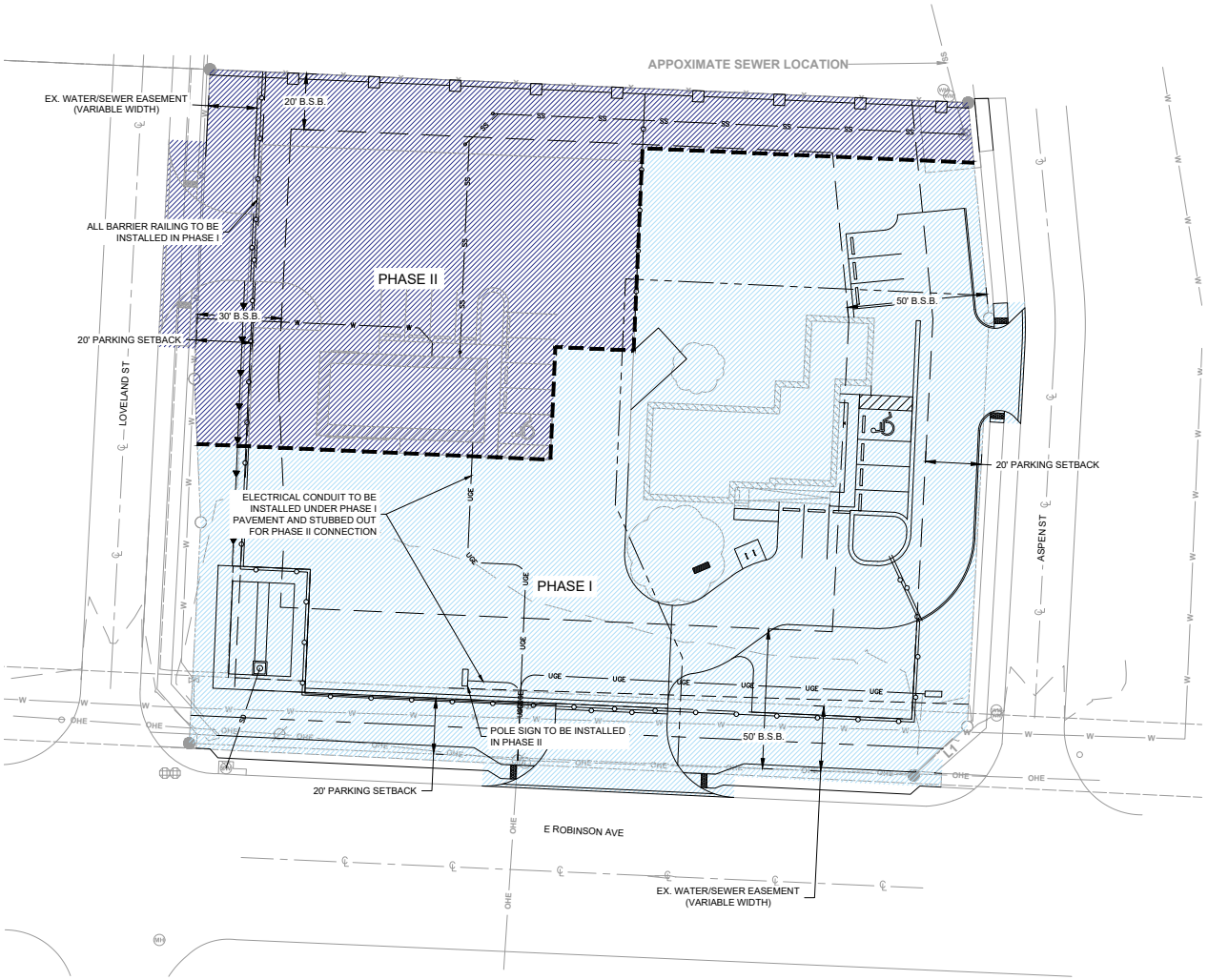
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LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- BUILDING SETBACK
- PROPOSED PHASING LINE
- PROP. EASEMENT
- EXIST. EASEMENT
- EXIST. WATER PIPE
- EXIST. GAS PIPE
- EXIST. SANITARY PIPE
- EXIST. UNDERGROUND POWER
- EXIST. STORM DRAIN PIPE
- EXIST. UNDERGROUND FIBER OPTIC

NOTE: OWNER SHALL BE RESPONSIBLE FOR TAKING THE NECESSARY MEASURES TO FACILITATE PROPER DRAINAGE OF THE PHASE II AREA PRIOR TO PHASE II CONSTRUCTION.

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BY DESIGN ENGINEERING

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 23834
CODY C. SMITH

REVISIONS

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ROBINSON AVE COMMERCIAL
PHASING PLAN

SPRINGDALE, AR

PROJECT #: L26-18
DATE: 8/20/2026

SHEET
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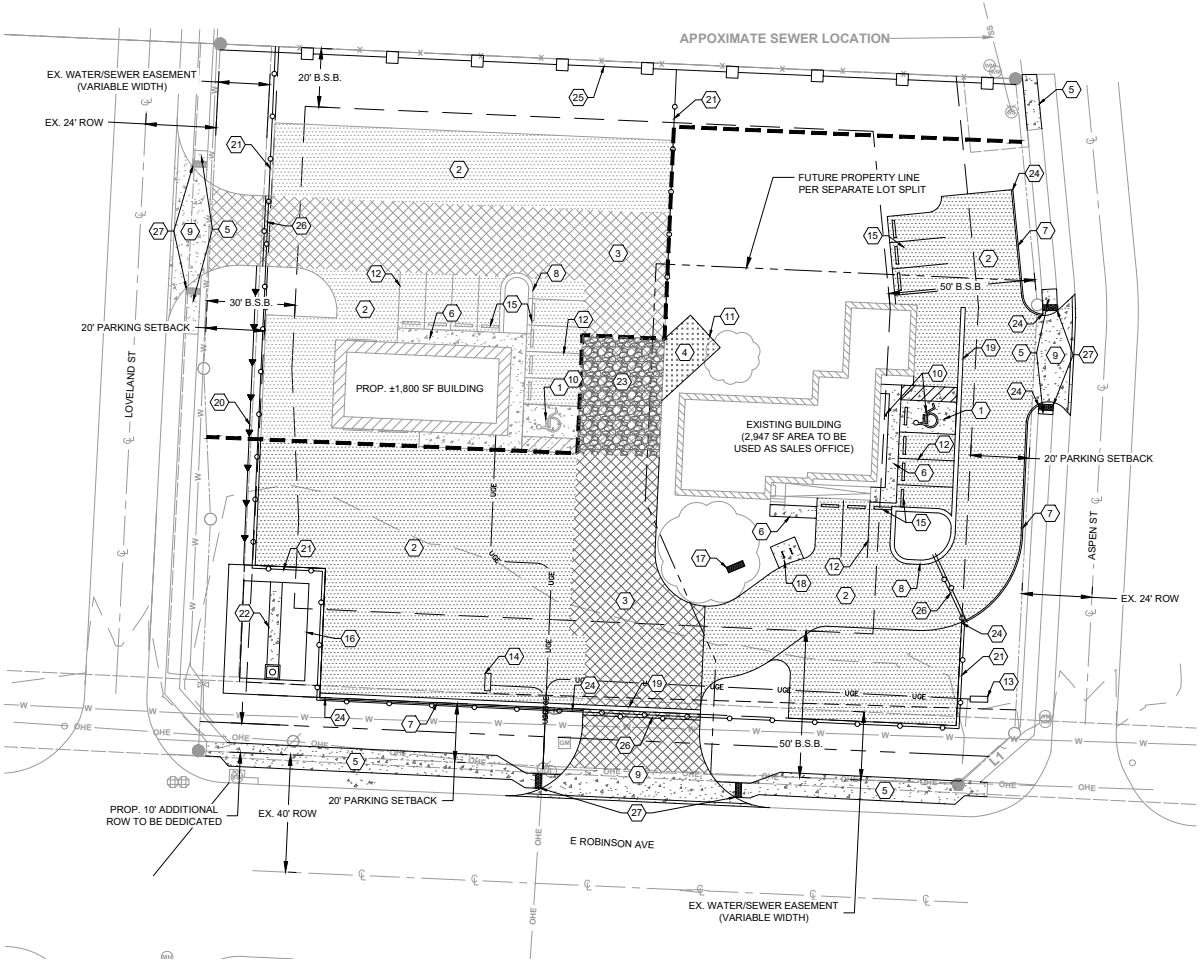
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## KEYNOTES

1. INSTALL LIGHT DUTY CONCRETE PAVING. SEE DETAIL ON SHEET C-601.
2. INSTALL LIGHT DUTY ASPHALT PAVING. SEE DETAIL ON SHEET C-601.
3. INSTALL HEAVY DUTY ASPHALT PAVING. SEE DETAIL ON SHEET C-601.
4. INSTALL HEAVY DUTY CONCRETE PAVING. SEE DETAIL ON SHEET C-601.
5. INSTALL CONCRETE SIDEWALK. SEE DETAIL ON SHEET C-603
6. INSTALL CONCRETE SIDEWALK FLUSH WITH PAVEMENT. SEE DETAIL ON SHEET C-601
7. CONSTRUCT STANDARD CURB & GUTTER
8. CONSTRUCT 18" RIBBON CURB. SEE DETAIL ON SHEET C-602.
9. CONSTRUCT COMMERCIAL DRIVEWAY. SEE DETAIL ON SHEET C-603.
10. ADA ACCESSIBLE STALL AND BOLLARD MOUNTED SIGNAGE. SEE DETAIL ON SHEET C-601
11. INSTALL TRASH ENCLOSURE. SEE DETAIL ON SHEET C-602.
12. WHITE 4" WIDE STRIPING PER MUTCD STANDARDS (SEE PAVEMENT MARKING NOTES ON SHEET C-003)
13. PROPOSED MONUMENT SIGN
14. PROPOSED POLE SIGN
15. INSTALL CONCRETE WHEEL STOP
16. PROPOSED DETENTION POND. SEE SHEET C-302 FOR MORE INFORMATION.
17. INSTALL BENCH
18. INSTALL BIKE RACKS.
19. INSTALL 1.5' WIDE CONCRETE LOW FLOW CHANNEL. SEE DETAIL ON SHEET C-601
20. PROPOSED 8' WIDE GRASS SWALE.
21. INSTALL STEEL PIPE BARRIER RAILING PER OWNER.
22. INSTALL 4' WIDE CONCRETE LOW FLOW CHANNEL. SEE DETAIL ON SHEET C-602
23. INSTALL 6" CLASS 7 AGGREGATE BASE COMPACTED TO 95% FOR TEMPORARY DUMPSTER ACCESS.
24. CURB TRANSITION TO PAVEMENT. SEE DETAIL ON SHEET C-601
25. INSTALL 8' TALL WOOD PRIVACY FENCE. SEE DETAIL ON SHEET C-602
26. INSTALL MANUAL SLIDING GATE PER OWNER
27. INSTALL TRUNCATED DOMES. SEE DETAIL ON SHEET C-602

## LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- BUILDING SETBACK
- PROPOSED PHASING LINE
- PROP. EASEMENT
- EXIST. EASEMENT
- EXIST. WATER PIPE
- EXIST. GAS PIPE
- EXIST. SANITARY PIPE
- EXIST. UNDERGROUND POWER
- EXIST. STORM DRAIN PIPE
- EXIST. UNDERGROUND FIBER OPTIC
- PROP. STEEL PIPE BARRIER RAILING
- PROP. PRIVACY FENCE




| SITE INFORMATION | |
|---|---|
| PROPOSED USE | COMMERCIAL |
| ZONING | C-5 |
| PROPOSED LOT SIZE | 67,007 SF (1.54 ACRES) |
| REQUIRED PARKING (1 PER 300 SF OFFICE) | PHASE I: 10 TOTAL; 1 ADA<br>PHASE II: 6 TOTAL; 1 ADA |
| PROPOSED PARKING | PHASE I: 10 TOTAL; 1 ADA<br>PHASE II: 9 TOTAL; 1 ADA |
| TOTAL IMPERVIOUS AREA | 42,035 SF (62.73%) |
| TOTAL PERVIOUS AREA | 24,972 SF (37.27%) |
| BUILDING SETBACKS | |
| FRONT | 30' (50' WITH PARKING IN FRONT) |
| REAR | 20' |
| SIDE | 20' |

## NOTES:

1. A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.
2. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADE PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
   a) DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLAN AS APPROVED BY THE PLANNING COMMISSION, AND
   b) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
   c) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
   d) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
   e) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.

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BY DESIGN ENGINEERING

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 23834
CODY G. SMITH

REVISIONS

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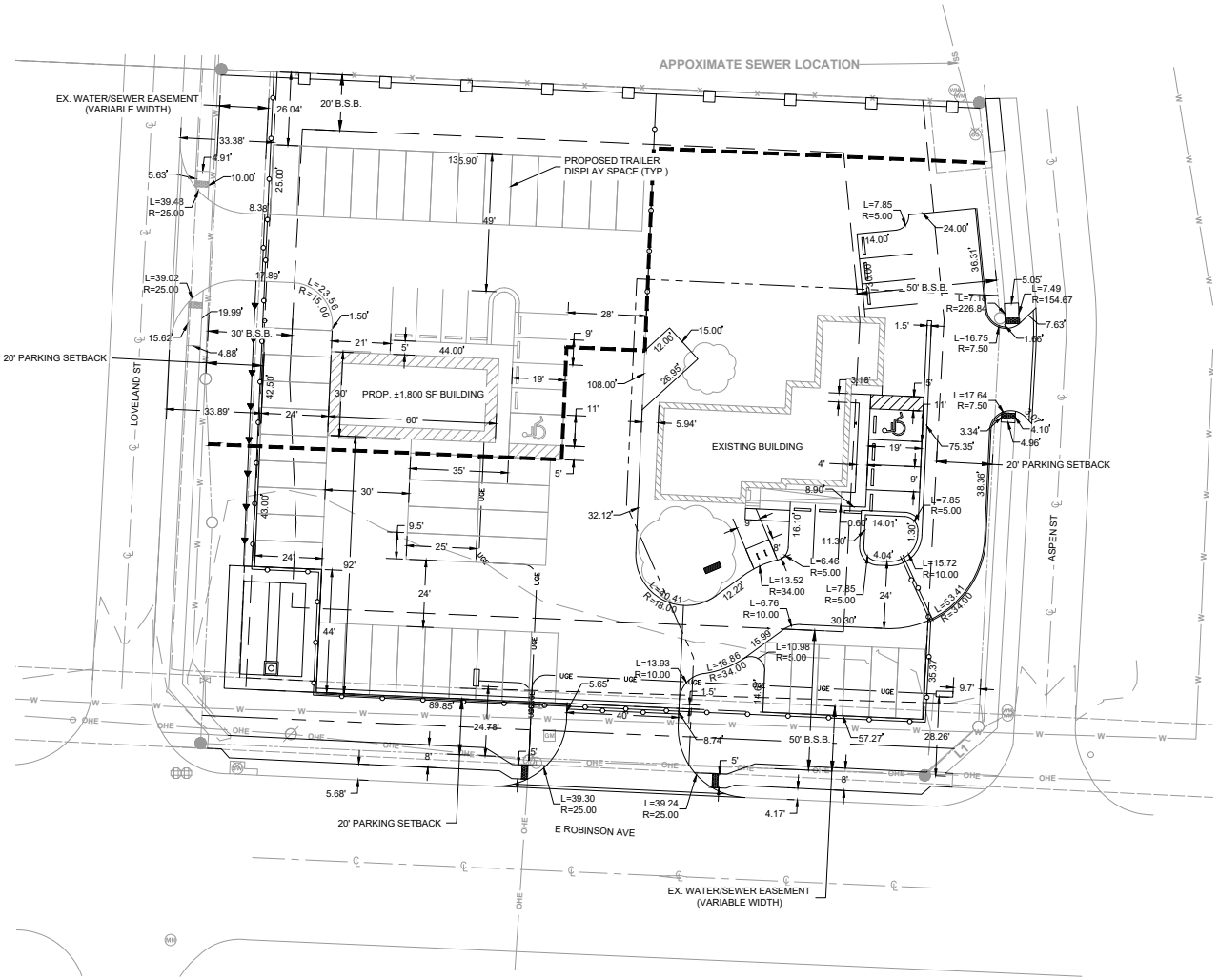
SPRINGDALE, AR

ROBINSON AVE COMMERCIAL
SITE PLAN

PROJECT # L26-18
DATE: 8/20/2026

SHEET
C-102

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8/20/2026




LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- BUILDING SETBACK
- PROPOSED PHASING LINE
- PROP. EASEMENT
- EXIST. EASEMENT
- EXIST. WATER PIPE
- EXIST. GAS PIPE
- EXIST. SANITARY PIPE
- EXIST. UNDERGROUND POWER
- EXIST. STORM DRAIN PIPE
- EXIST. UNDERGROUND FIBER OPTIC

NOTES

ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

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BY DESIGN ENGINEERING

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REVISIONS

SPRINGDALE, AR

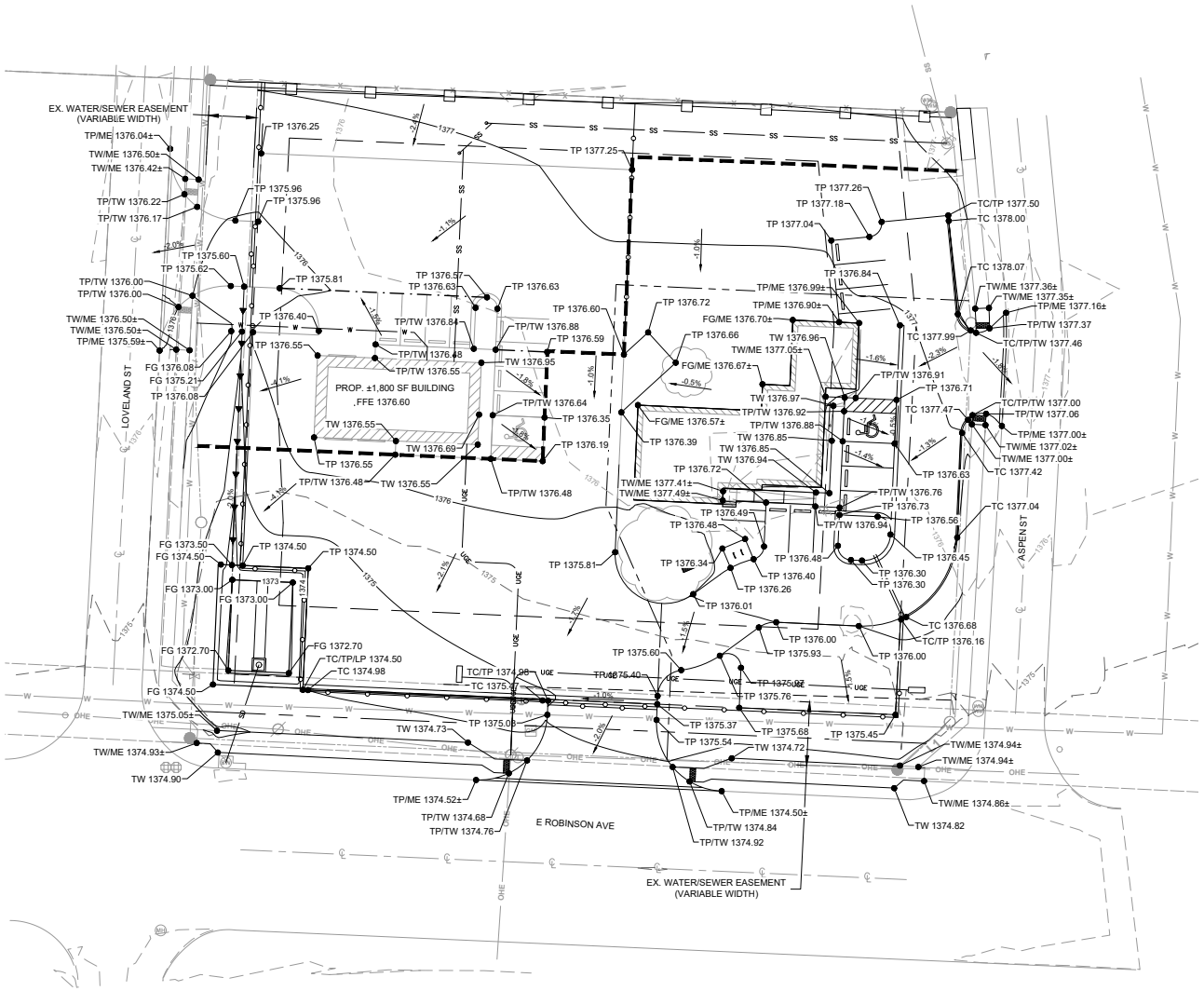
ROBINSON AVE COMMERCIAL
DIMENSION PLAN

PROJECT # L26-18
DATE: 8/20/2026

SHEET
C-103

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8/20/2026




LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- BUILDING SETBACK
- PROPOSED PHASING LINE
- PROP. EASEMENT
- EXIST. EASEMENT
- EXIST. WATER PIPE
- EXIST. GAS PIPE
- EXIST. SANITARY PIPE
- EXIST. UNDERGROUND POWER
- EXIST. STORM DRAIN PIPE
- EXIST. UNDERGROUND FIBER OPTIC
- PROP. STORM DRAIN PIPE
- FINISH GRADE CONTOUR
- EXISTING GRADE CONTOUR
- SLOPE ARROW
- GRADE BREAK
- SWALE FLOWLINE
- PROP. WATER PIPE
- PROP. SANITARY PIPE

- TP=1300.00 TOP OF PAVEMENT
- TC=1300.00 TOP OF CURB
- TW=1300.00 TOP OF SIDEWALK
- HP=1300.00 HIGH POINT
- LP=1300.00 LOW POINT
- FG=1300.00 FINISH GRADE
- EG=1300.00 EXISTING GRADE
- ME=1300.00 MATCH EXISTING

N

0 20 40 FEET

BY DESIGN ENGINEERING

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 23834
CODY C. SMITH

| REV # | DATE | DESCRIPTION |
|---|---|---|
| 1 | 8/20/2026 | LSD RESUBMITTAL #1 |

REVISIONS

SPRINGDALE, AR

ROBINSON AVE COMMERCIAL
GRADING PLAN

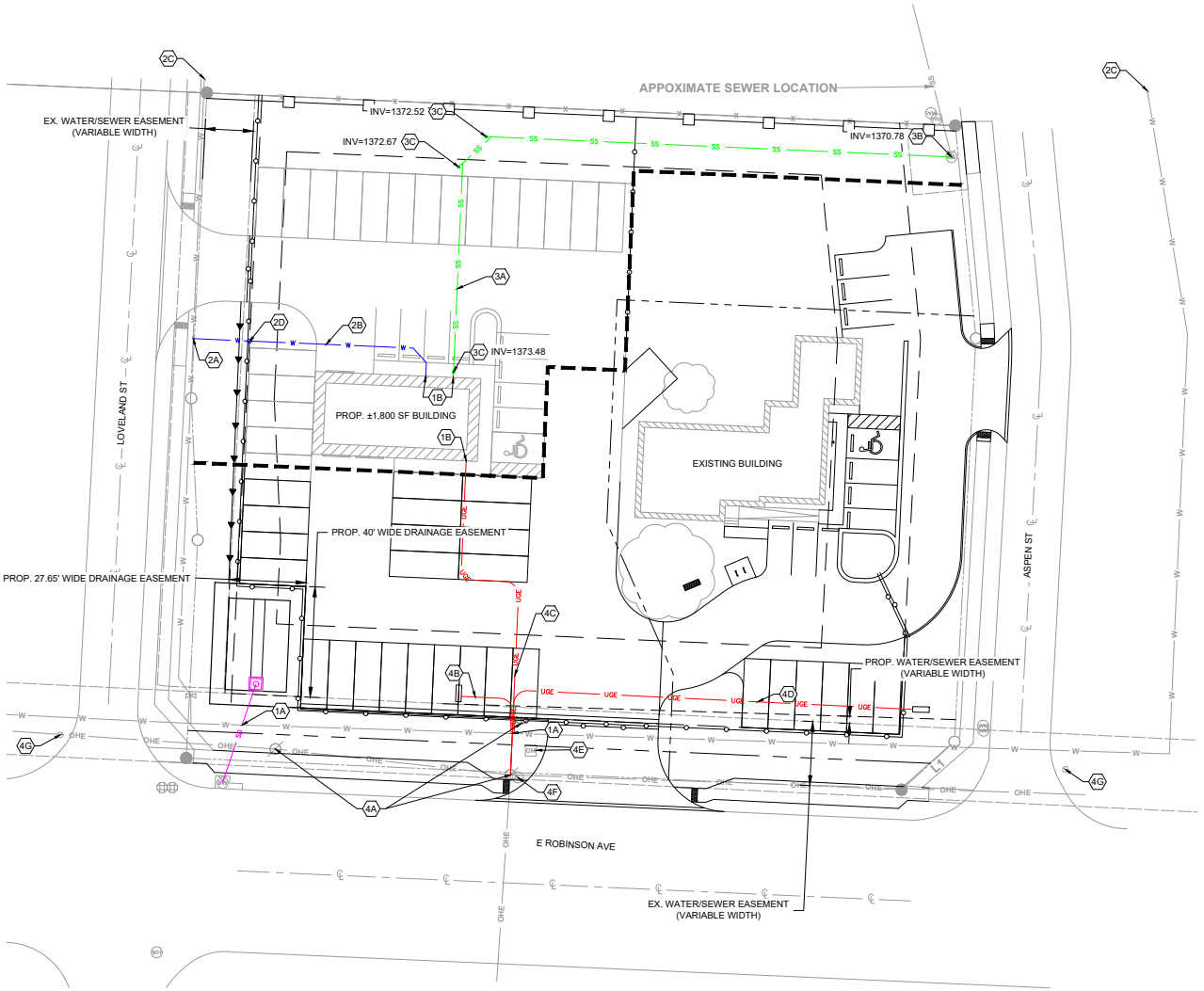
PROJECT #: L26-18
DATE: 8/20/2026

SHEET
C-201

GRD_26011.dwg
8/20/2026



Return to Agenda




## LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- BUILDING SETBACK
- PROPOSED PHASING LINE
- PROP. EASEMENT
- EXIST. EASEMENT
- EXIST. WATER PIPE
- EXIST. GAS PIPE
- EXIST. SANITARY PIPE
- EXIST. UNDERGROUND POWER
- EXIST. STORM LINE
- EXIST. UNDERGROUND FIBER OPTIC
- PROP. WATER PIPE
- PROP. FIRE LINE
- PROP. SANITARY PIPE
- PROP. UNDERGROUND ELECTRIC
- PROP.GAS PIPE
- PROP. COMMUNICATION LINE
- PROP. STORM LINE

## KEYNOTES

1A. CONTRACTOR SHALL USE CAUTION WHEN CROSSING EXISTING UTILITIES. FIELD VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION

1B. BUILDING CONNECTION. REFER MEP FOR CONTINUATION.

2A. PROPOSED DOMESTIC SERVICE CONNECTION TO EXISTING 8" WATER LINE

2B. INSTALL ±92 LF 2" PVC WATER SERVICE LINE

2C. APPROX. LOCATION OF EXISTING FIRE HYDRANT

2D. PROPOSED 1" WATER METER. SEE SWU DETAIL ON SHEET C-604

3A. INSTALL ±259 LF 4" PVC SANITARY SERVICE LINE

3B. CONNECT TO EXISTING SANITARY SEWER MANHOLE

3C. INSTALL SANITARY SEWER CLEANOUT. SEE DETAIL ON SHEET C-604

4A. EXISTING POWER POLES AND GUY WIRE TO REMAIN IN PLACE. CONTRACTOR SHALL USE CAUTION WORKING AROUND EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY CONFLICTS.

4B. INSTALL ±44 LF ELECTRIC CONDUIT TO CONNECT TO EXISTING RISER. COORDINATE INSTALLATION, SIZE, AND MATERIAL WITH OZARK ELECTRIC.

4C. INSTALL ±130 LF ELECTRIC CONDUIT TO CONNECT TO EXISTING RISER. COORDINATE INSTALLATION, SIZE, AND MATERIAL WITH OZARK ELECTRIC.

4D. INSTALL ±173 LF ELECTRIC CONDUIT TO CONNECT TO EXISTING RISER. COORDINATE INSTALLATION, SIZE, AND MATERIAL WITH OZARK ELECTRIC.

4E. EXISTING GAS METER TO REMAIN IN PLACE.

4F. EXISTING COMMUNICATION PEDESTAL TO REMAIN IN PLACE.

4G. APPROX. LOCATION OF EXISTING STREETLIGHT.

## NOTES

1. SANITARY SERVICE LATERAL SHALL BE SCH40 PVC. MINIMUM SLOPE FOR SANITARY SEWER LATERALS: 4" OR 6" SEWER LATERAL SLOPE=1.04% MIN.
2. SEE PLAN FOR SANITARY SEWER FLOW LINE ELEVATIONS.

N

0 20 40 FEET

BY DESIGN ENGINEERING

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 23834 CODY G. SMITH

| REV # | DATE | DESCRIPTION |
|---|---|---|
| 1 | 8/20/2026 | LSD RESUBMITTAL #1 |

REVISIONS

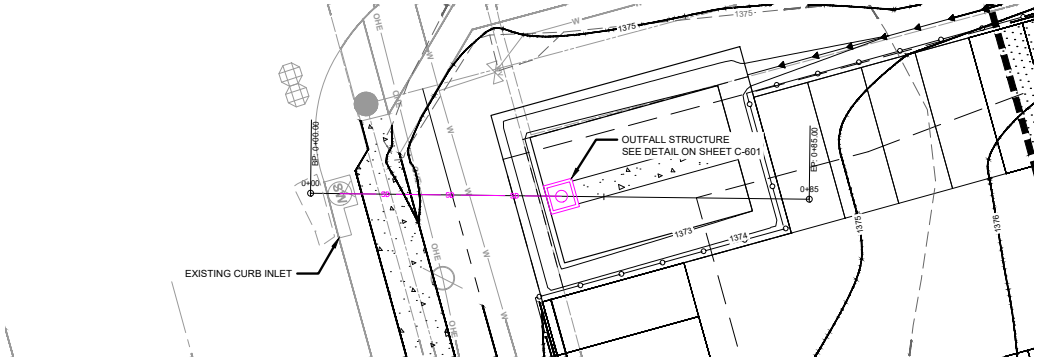
SPRINGDALE, AR

ROBINSON AVE COMMERCIAL
UTILITY PLAN

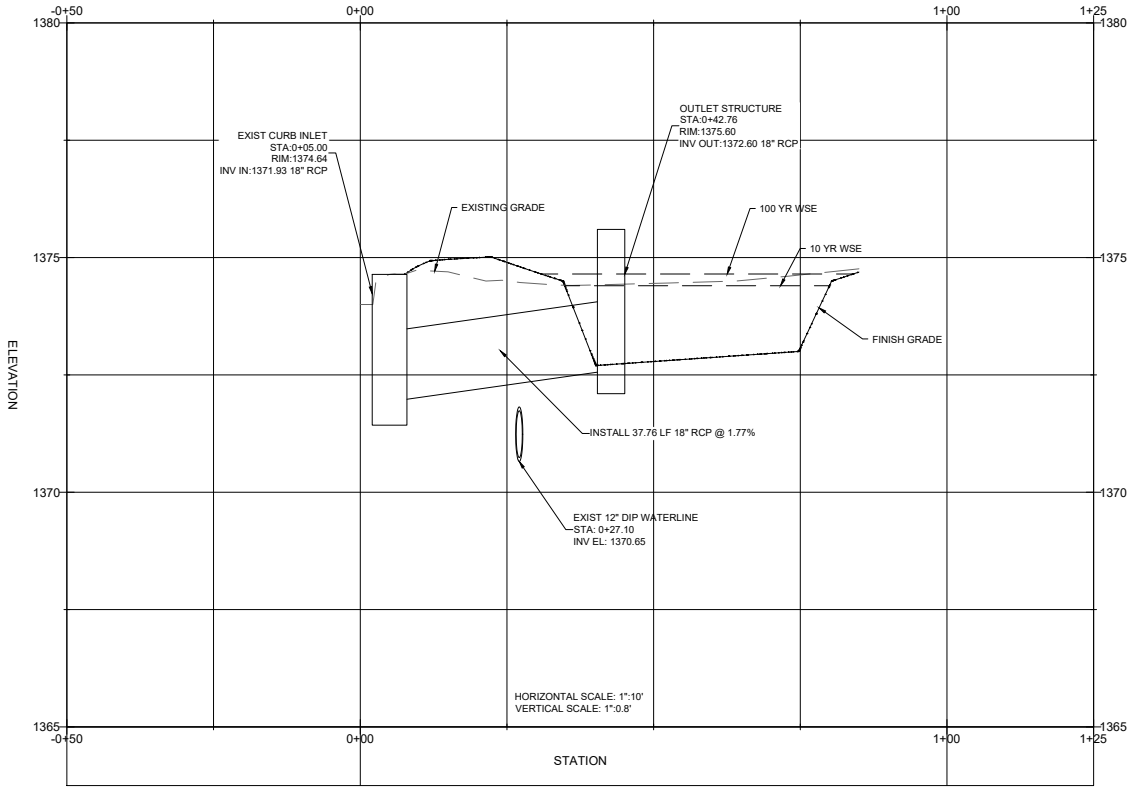
PROJECT #: L26-18
DATE: 8/20/2026

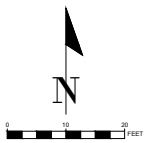
SHEET
C-301

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8/20/2026




## STORM PROFILE




BY DESIGN ENGINEERING

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 23834
CODY G. SMITH

REVISIONS

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| 1 | 8/20/2026 | LSD RESUBMITTAL #1 |

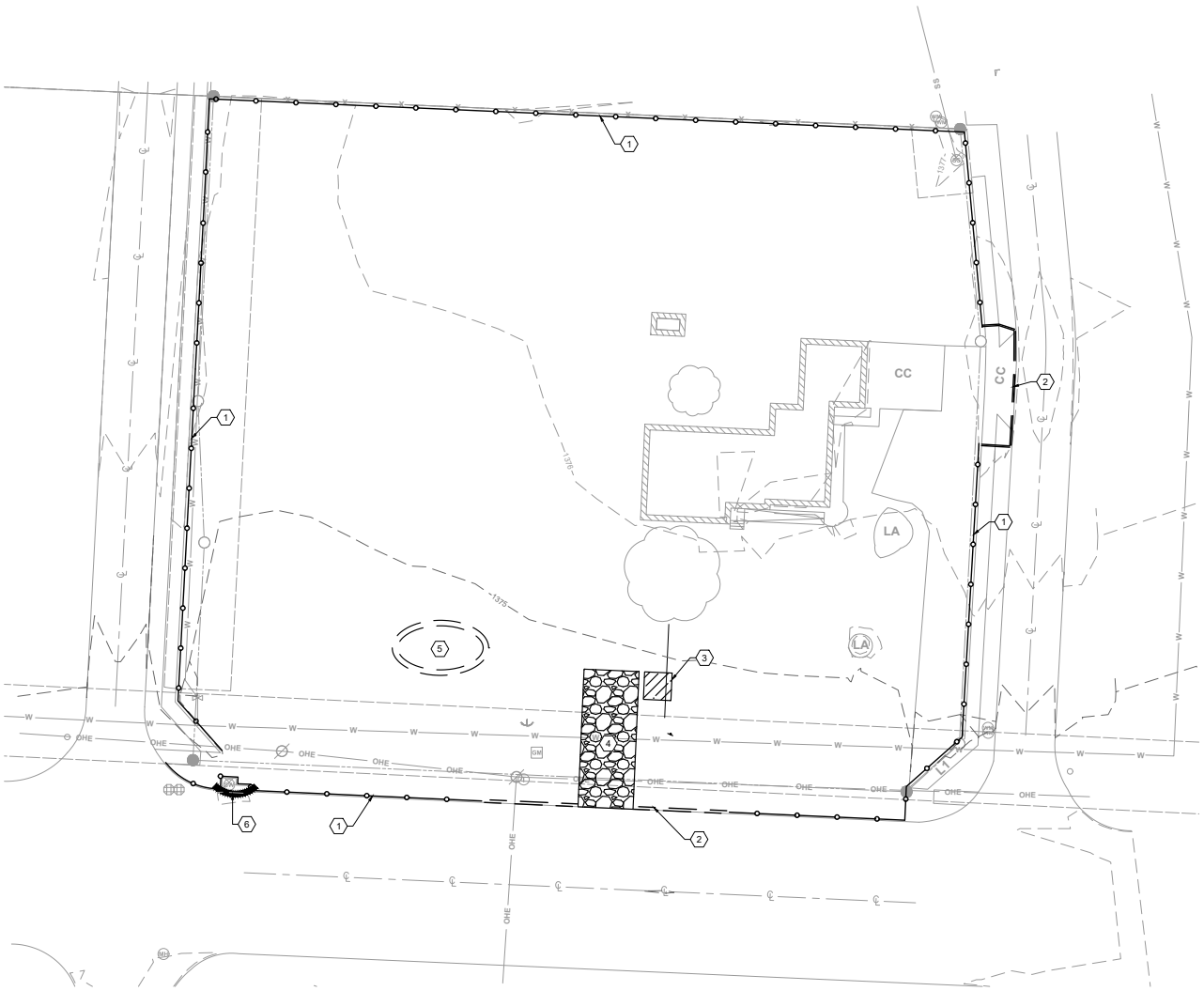
ROBINSON AVE COMMERCIAL
STORM SEWER PLAN

SPRINGDALE, AR

PROJECT #: L26-18
DATE: 8/20/2026

SHEET
C-302

8/20/2026 STRM_26011.dwg




## LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- PROP. EASEMENT
- EXIST. EASEMENT
- 1300 FINISH GRADE CONTOUR
- 1300 EXISTING GRADE CONTOUR
- INSTALL SILT FENCE
- INSTALL COMPOST FILTER SOCK
- INSTALL TREE PRESERVATION FENCING
- LOD LIMITS OF DISTURBANCE
- INSTALL TEMPORARY CONSTRUCTION ENTRANCE/EXIT
- APPROX. STOCKPILE LOCATION
- INSTALL CONCRETE WASHOUT
- INSTALL INLET PROTECTION

## KEYNOTES

1. INSTALL SILT FENCE OR APPROVED EQUAL
2. INSTALL COMPOST FILTER SOCK OR APPROVED EQUAL
3. INSTALL CONCRETE WASHOUT
4. INSTALL TEMPORARY CONSTRUCTION ENTRANCE/EXIT
5. APPROX. STOCKPILE LOCATION
6. INSTALL INLET PROTECTION

## LAND DISTURBANCE

TOTAL SITE AREA: ±1.54 AC (67,008 SF)
TOTAL AREA DISTURBED: ±1.65 AC (71,850 SF)

N

0 20 40 FEET

BY DESIGN ENGINEERING

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 23834
CODY G. SMITH

REVISIONS

| REV # | DATE | DESCRIPTION |
|---|---|---|
| 1 | 8/20/2026 | LSD RESUBMITTAL #1 |

ROBINSON AVE COMMERCIAL
EROSION CONTROL PLAN PH I

SPRINGDALE, AR

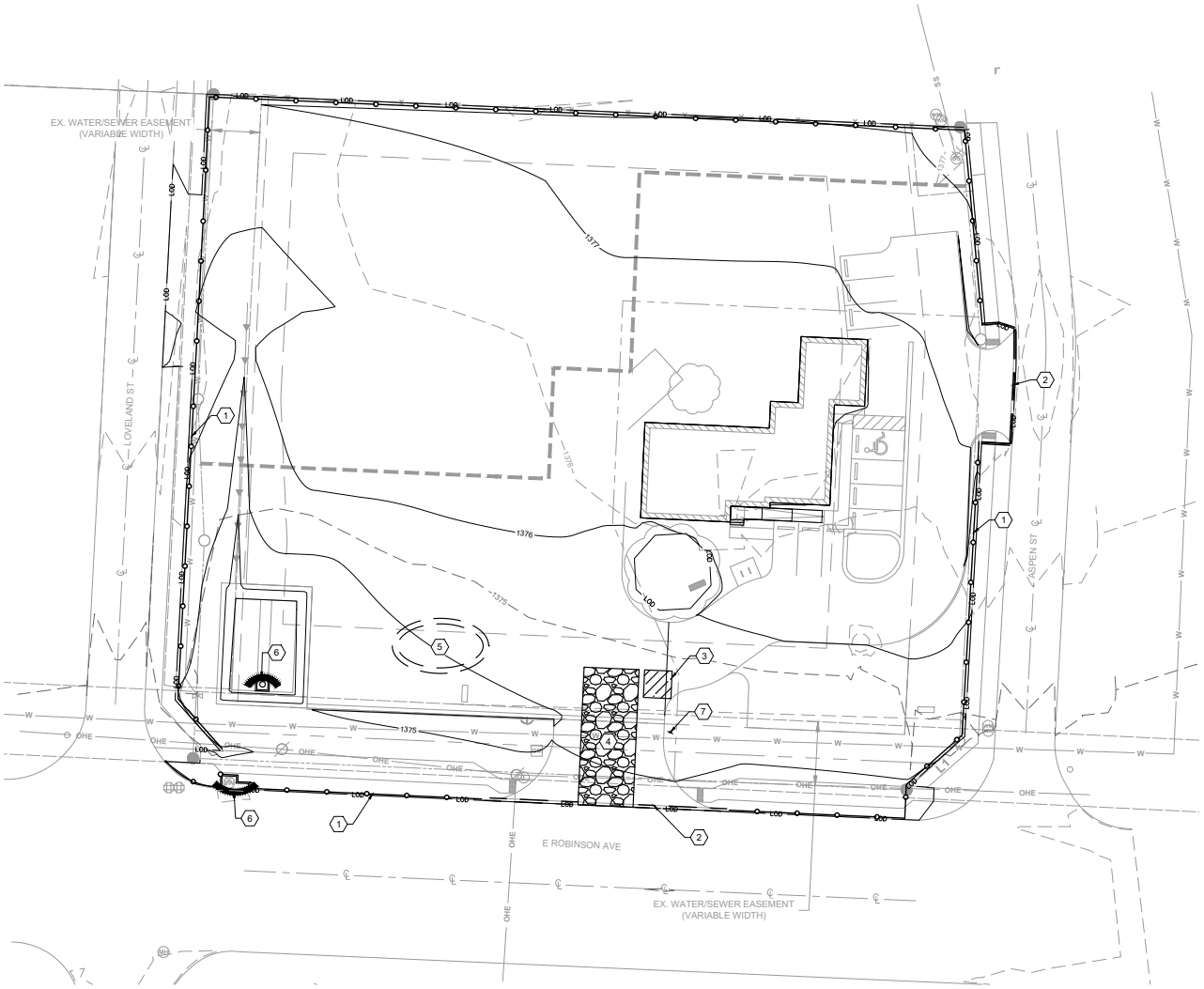
PROJECT #: L26-18
DATE: 8/20/2026

SHEET
C-501

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8/20/2026



Return to Agenda




## LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- PROPOSED PHASING LINE
- PROP. EASEMENT
- EXIST. EASEMENT
- 1300 FINISH GRADE CONTOUR
- 1300 EXISTING GRADE CONTOUR
- INSTALL SILT FENCE
- INSTALL COMPOST FILTER SOCK
- INSTALL TREE PRESERVATION FENCING
- LOD LIMITS OF DISTURBANCE
- INSTALL TEMPORARY CONSTRUCTION ENTRANCE/EXIT
- APPROX. STOCKPILE LOCATION
- INSTALL CONCRETE WASHOUT
- INSTALL INLET PROTECTION

## KEYNOTES

1. INSTALL SILT FENCE OR APPROVED EQUAL
2. INSTALL COMPOST FILTER SOCK OR APPROVED EQUAL
3. INSTALL CONCRETE WASHOUT
4. INSTALL TEMPORARY CONSTRUCTION ENTRANCE/EXIT
5. APPROX. STOCKPILE LOCATION
6. INSTALL INLET PROTECTION
7. INSTALL SWPPP SIGNAGE

## LAND DISTURBANCE

TOTAL SITE AREA: ±1.54 AC (67,008 SF)
TOTAL AREA DISTURBED: ±1.65 AC (71,850 SF)

N

0 20 40 FEET

BY DESIGN ENGINEERING

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 23834
CODY C. SMITH

REVISIONS

| REV # | DATE | DESCRIPTION |
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| 1 | 8/20/2026 | LSD RESUBMITTAL #1 |

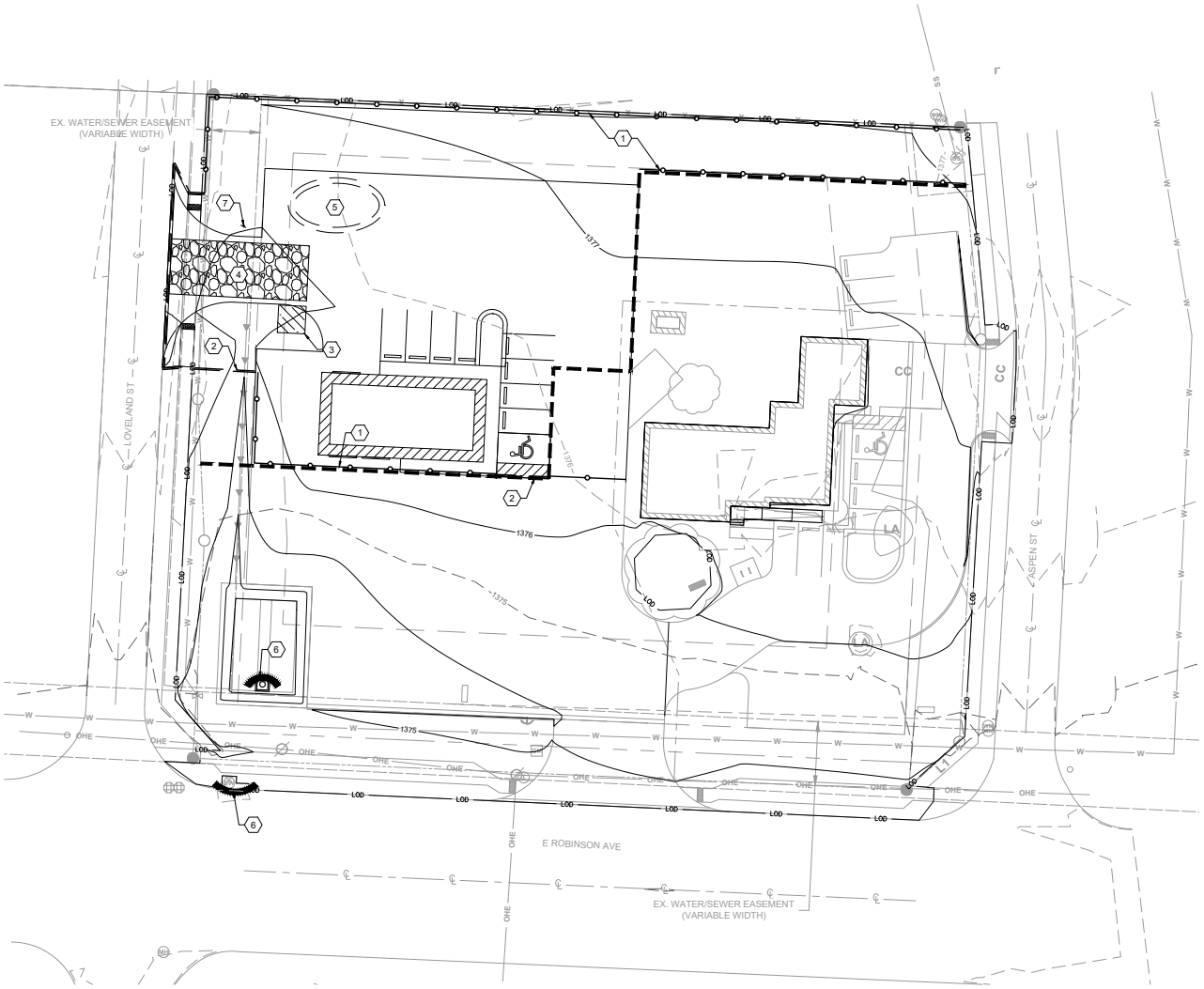
ROBINSON AVE COMMERCIAL
EROSION CONTROL PLAN PH II

SPRINGDALE, AR

PROJECT #: L26-18
DATE: 8/20/2026

SHEET
C-502

8/20/2026 ERC_26011.dwg




## LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- PROPOSED PHASING LINE
- PROP. EASEMENT
- EXIST. EASEMENT
- 1300 FINISH GRADE CONTOUR
- 1300 EXISTING GRADE CONTOUR
- INSTALL SILT FENCE
- INSTALL COMPOST FILTER SOCK
- INSTALL TREE PRESERVATION FENCING
- LOD LIMITS OF DISTURBANCE
- INSTALL TEMPORARY CONSTRUCTION ENTRANCE/EXIT
- APPROX. STOCKPILE LOCATION
- INSTALL CONCRETE WASHOUT
- INSTALL INLET PROTECTION

## KEYNOTES

1. INSTALL SILT FENCE OR APPROVED EQUAL
2. INSTALL COMPOST FILTER SOCK OR APPROVED EQUAL
3. INSTALL CONCRETE WASHOUT
4. INSTALL TEMPORARY CONSTRUCTION ENTRANCE/EXIT
5. APPROX. STOCKPILE LOCATION
6. INSTALL INLET PROTECTION
7. INSTALL SWPPP SIGNAGE

## LAND DISTURBANCE

TOTAL SITE AREA: ±1.54 AC (67,008 SF)
TOTAL AREA DISTURBED: ±1.65 AC (71,850 SF)

N

0 20 40 FEET

BY DESIGN ENGINEERING

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 23834
CODY G. SMITH

REVISIONS

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|---|---|---|
| 1 | 8/20/2026 | LSD RESUBMITTAL #1 |

ROBINSON AVE COMMERCIAL
EROSION CONTROL PLAN PH III

SPRINGDALE, AR

PROJECT #: L26-18
DATE: 8/20/2026

SHEET
C-503

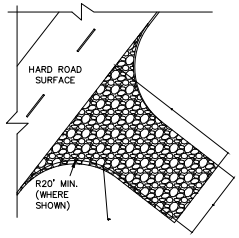
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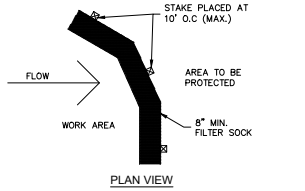
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NOTES:

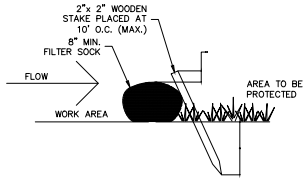
1. INSTALL AS SOON AS POSSIBLE BEFORE START OF GRADING
2. PLACE FILTER FABRIC UNDER STONE
3. USE 3"–6" CLEAN CRUSHED LIMESTONE
4. REPLACE AS NEEDED TO MAINTAIN 6" DEPTH




GRAVEL CONSTRUCTION ENTRANCE / EXIT
NOT TO SCALE




PLAN VIEW

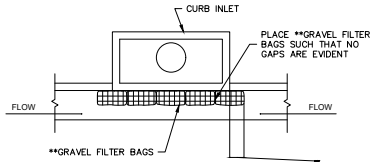



SECTION VIEW

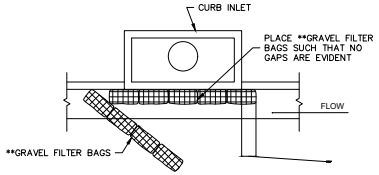
NOTES:

1. COMPOST FILTER SOCK SHALL MEET THE REQUIREMENTS OF ArDOT SECTION 621. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL BEFORE INSTALLING SOCK.
2. FILTER SOCK DEPICTED IS FOR MINIMUM SLOPES. GREATER SLOPES MAY REQUIRE LARGER SOCKS PER ENGINEER.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

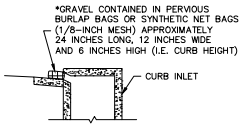
COMPOST FILTER SOCK DETAILS
NOT TO SCALE




PLAN VIEW ON GRADE OR @ SUMP




PLAN VIEW @ END OF DRIVE




SECTION VIEW

NOTE:
GRAVEL BAGS (**FILTER SOCKS) SHALL BE INSPECTED AND REPLACED AS NEEDED

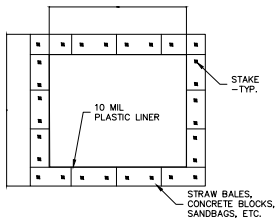
* 5/8 – 1 1/2" CRUSHED LIMESTONE

** COMPOST FILTER SOCKS MAY BE USED IN LIEU OF GRAVEL BAGS

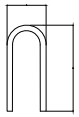
CURB INLET SEDIMENT TRAP DETAILS
NOT TO SCALE

NOTES:

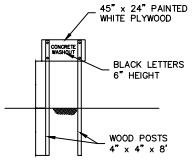
1. ACTUAL LAYOUT LOCATIONS & NUMBER OF WASH–OUTS TO BE DETERMINED BY CONTRACTOR IN FIELD.
2. THE CONCRETE WASH–OUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. WASH–OUTS SHALL BE LOCATED A MINIMUM OF 50 FT. FROM STORM DRAINS, OPEN DRAINAGE FACILITIES AND WATER COURSES. AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE.
4. INSTALL BEFORE THE START OF ANY CONCRETE ACTIVITIES OR DELIVERIES.
5. INSPECT EVERY WEEK AND AFTER ½" STORM EVENT. REMOVE AND DISPOSE OF HARDENED CONCRETE AND RETURN THE FACILITY TO A FUNCTIONAL CONDITION. WASH–OUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASH–OUT IS 75% FULL.
6. WHEN TEMPORARY CONCRETE WASH–OUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHOULD BE REMOVED AND DISPOSED. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASH–OUT FACILITIES SHALL BE REMOVED FROM THE SITE AND DISPOSED. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE WASH–OUT SHALL BE BACKFILLED AND REPAIRED.



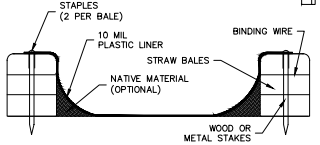

PLAN



STAPLE

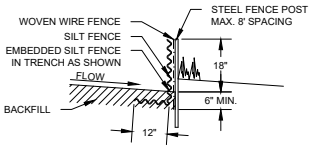



WASHOUT SIGN




SECTION

CONCRETE WASH-OUT DETAIL
NOT TO SCALE




NOTES:

1. PLACE SILT FENCE AT DOWN SLOPE LIMIT OF AREA TO BE GRADED. CONTINUOUS STRAW BALE DIKE MAY BE SUBSTITUTED FOR SILT FENCING.
2. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST.
3. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED. INSPECT WITHIN 72 HOURS FOLLOWING RAINFALL.
4. SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED IT USEFULNESS, SO AS NOT TO BLOCK OR IMPEDED STORM FLOW OR DRAINAGE.
5. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
6. ACCUMULATED SILT SHALL BE REMOVED WHEN REACHED A DEPTH OF 6 INCHES AND DISPOSED OF IN APPROVED SPOIL SITE OR AS IN NO. 5 ABOVE.
7. AT EACH END OF SILT FENCE UP SLOPE AND EXTEND UNTIL GROUND SURFACE RISES 18".

SILT FENCING DETAIL

NOT TO SCALE

POLLUTION PREVENTION PROCEDURE NOTES:

1. HANDLING AND DISPOSAL OF HAZARDOUS MATERIALS:

DO:
PREVENT SPILLS.
USE PRODUCTS UP.
FOLLOW LABEL DIRECTIONS FOR DISPOSAL.
REMOVED LIDS FROM EMPTY BOTTLES AND CANS WHEN DISPOSING.

TRASH
RECYCLES WASTE WHENEVER POSSIBLE.

DON'T:
DON'T POUR WASTE INTO SEWER OR WATERWAYS ON THE GROUND.
DON'T POUR WASTE DOWN THE SINK, FLOOR DRAIN OR SEPTIC TANKS.
DON'T BURY CHEMICALS OR CONTAINERS. OR DISPOSE OF THE WITH.

OTHER WASTE
DON'T BURN OR MIX CHEMICALS OR CONTAINERS.
DON'T WASH SEDIMENT DOWN STORM SEWER INLETS.

2. CONTAINERS SHALL BE PROVIDED FOR COLLECTION OF ALL WASTE MATERIAL INCLUDING CONSTRUCTION DEBRIS, TRASH PETROLEUM PRODUCTS AND ANY HAZARDOUS MATERIALS TO BE USED ONSITE. ALL WASTE MATERIALS SHALL BE DISPOSED OF AT FACILITIES APPROVED FOR THAT MATERIAL.
3. NO WASTE MATERIALS SHALL BE BURIED ON-SITE.
4. MIXING, PUMPING, TRANSFERRING OR OTHERWISE HANDLING CONSTRUCTION CHEMICALS SUCH AS FERTILIZER, LIME, ASPHALT CONCRETE DRYING COMPOUNDS, AND ALL OTHER POTENTIALLY HAZARDOUS MATERIALS SHALL BE PERFORMED IN AN AREA AWAY FROM ANY WATERCOURSE, DITCH OR STORM DRAIN.
5. EQUIPMENT FUELING AND MAINTENANCE, OIL CHANGING, ETC., SHALL BE PERFORMED ONLY IN AN AREA DESIGNATED FOR THAT PURPOSE. THE DESIGNATED ARE SHALL BE EQUIPPED FOR RECYCLING OIL AND CATCHING SPILLS.
6. CONCRETE WASH WATER SHALL NOT BE ALLOWED TO FLOW DIRECTLY TO STORM SEWERS, STREAMS, DITCHES, LAKES, ETC WITHOUT BEING TREATED. A CONCRETE WASHOUT AREA SHALL BE PROVIDED. SEE DETAILS ON THIS SHEET.
7. ALL PAINT, SOLVENTS, PETROLEUM PRODUCTS AND PETROLEUM WASTE PRODUCTS AND STORAGE CONTAINERS (SUCH AS DRUMS, CANS, OR CARTONS) SHALL BE STORED ACCORDING TO BMPs. THE MATERIALS EXPOSED TO PRECIPITATION SHALL BE STORED IN WATERTIGHT, STRUCTURALLY SOUND, CLOSED CONTAINERS. ALL CONTAINERS SHALL BE INSPECTED FOR LEAKS OR SPILLAGE DURING THE ONCE PER WEEK INSPECTION OF BMPs.IF SUBSTANCES SUCH AS OIL, DIESEL FUEL, HYDRAULIC FLUID, ANTIFREEZE, ETC. ARE SPILLED, LEAKED OR RELEASED ONTO SOIL, THE SOIL SHALL NE DIG UP AND PROPERLY DISPOSED OF. SPILLS ON PAVEMENT SHALL BE ABSORBED WITH SAWDUST, KITTY LITTER OR PRODUCT DESIGNED FOR THAT PURPOSED AND DISPOSED OF AT A LICENSED SANITARY LANDFILL. HAZARDOUS OR INDUSTRIAL WASTE SUCH AS MOST SOLVENTS, GASOLINE, OIL-BASED PAINTS, AND CEMENT CURING COMPOUNDS REQUIRE SPECIAL HANDLING. THESE MATERIALS WILL BE REMOVED FORM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH ADEQ REQUIREMENTS.
8. STATE LAW REQUIRES THE PARTY RESPONSIBLE FOR A PETROLEUM PRODUCT SOIL ON EXCESS OF 50 GALLONS TO REPORT THE SPILL TO ADEQ AS SOON AS PRACTICAL AFTER DISCOVERY. FEDERAL LAW REQUIRES THE RESPONSIBLE PARTY TO REPORT ANY RELEASE OF OIL IF IT REACHES OR THREATENS A SEWER, LAKE, CREEK, STREAM, ROVER, GROUNDWATER, WETLAND, OR AREA, LIKE A ROAD DITCH, THAT DRAINS INTO ONE OF THE ABOVE.
9. SUFFICIENT TEMPORARY TOILET FACILITIES TO SERVE THE NUMBER OF WORKERS ON THE SITE SHALL BE PROVIDED. THE FACILITIES SHALL BE SERVICED FREQUENTLY TO MAINTAIN A SANITARY CONDITIONS.

SEQUENCE OF CONSTRUCTION
1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. CONSTRUCT COMPOST FILTER SOCK/SILT FENCES ON THE SITE.
3. INSTALL INLET PROTECTION DEVICES ON EXISTING INLETS.
4. PREPARE TEMPORARY PARKING AND STORAGE AREA.
5. CLEAR AND GRUB THE SITE.
6. BEGIN GRADING THE SITE.
7. START CONSTRUCTION OF BUILDING PAD AND OTHER STRUCTURES.
8. TEMPORARILY SEED DENUDED AREAS.
9. INSTALL UTILITIES, UNDER DRAINS, STORM SEWERS AND CURB & GUTTERS.
10. INSTALL INLET PROTECTION DEVICES.
11. PREPARE SITE FOR PAVING.
12. PAVE SITE.
13. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
14. REMOVED ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).

BY DESIGN ENGINEERING

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 23834
CODY G. SMITH

REVISIONS

| REV # | DATE | DESCRIPTION |
|---|---|---|
| 1 | 8/20/2026 | LSD RESUBMITTAL #1 |

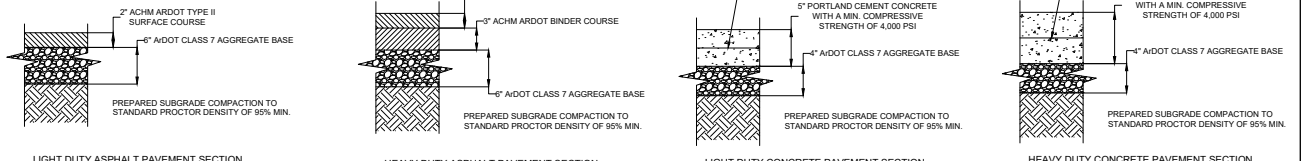
SPRINGDALE, AR

ROBINSON AVE COMMERCIAL
EROSION CONTROL DETAILS

PROJECT #: L26-18
DATE: 8/20/2026

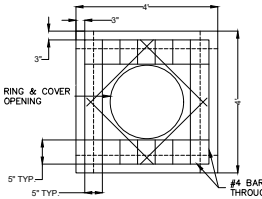
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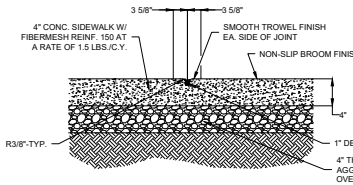

PAVEMENT SECTIONS
NOT TO SCALE

NOTES:
1. BOTTOM TO BE POURED IN PLACE.
2. PIPE TO BE ON GRADE BEFORE BOTTOM IS CONSTRUCTED.
3. RAM-NEK ALL JOINTS (OR EQUAL).
4. #4 BARS @ 10" C.C. VERT. & HOR. IN WALLS & BOTTOM.
5. REINFORCING BARS SHALL BE CUT OR BENT AT PIPE OPENINGS.
6. ALL PIPES SHALL FIT FLUSH WITH INSIDE FACE OF BOX.
7. BOTTOM OF BOX TO BE FILLED WITH CONCRETE TO 6" ABOVE INVERT OF PIPE FORMING CHANNELS TOWARD OUTLET PIPE FROM ALL INLET PIPES.
8. ALL CONCRETE SHALL HAVE 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
9. ALL REINFORCING BARS TO BE DEFORMED BARS AND MEET REQUIREMENTS OF 1966 ASTM STANDARDS NO. A-615-68 MIN. GRADE 40.
10. MUST MAINTAIN 6" CLEARANCE BETWEEN THE PIPE AND WALLS FOR PRECAST BOXES.

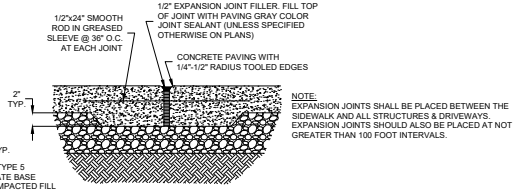



NOT TO SCALE

NOTES:
1. EVENLY SPACE TOOLED JOINTS EQUAL TO WIDTH OF SIDEWALKS UP TO 12'-0".
2. SEE ARCH. PLANS FOR JOINTING TYPES & PATTERNS

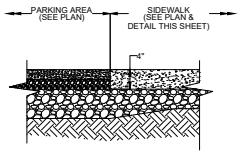



SIDEWALK & TOOLED CONTROL JOINT DETAIL

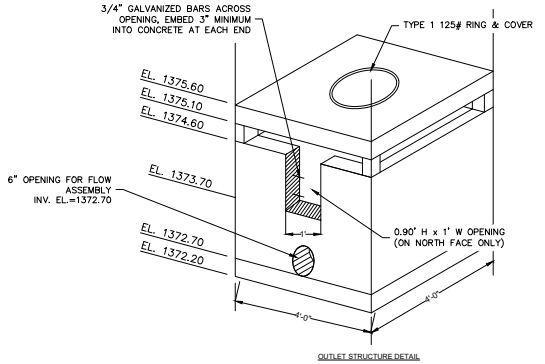



NOTE: EXPANSION JOINTS SHALL BE PLACED BETWEEN THE SIDEWALK AND ALL STRUCTURES & DRIVEWAYS. EXPANSION JOINTS SHOULD ALSO BE PLACED AT NOT GREATER THAN 100 FOOT INTERVALS.

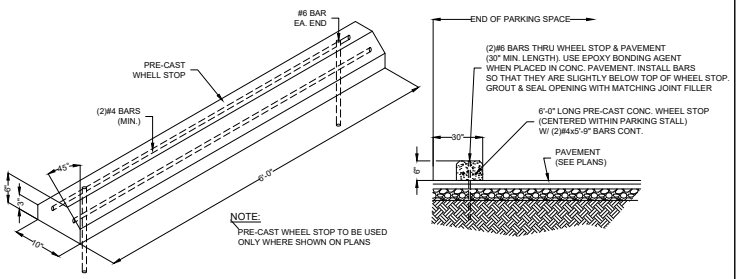
EXPANSION & CONSTRUCTION JOINT DETAIL




CONCRETE SIDEWALK FLUSH WITH PAVEMENT DETAIL
NOT TO SCALE

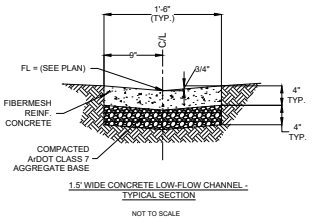



OUTLET STRUCTURE DETAIL
NOT TO SCALE

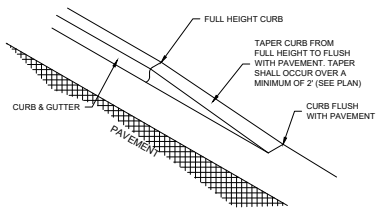



NOTE: PRE-CAST WHEEL STOP TO BE USED ONLY WHERE SHOWN ON PLANS

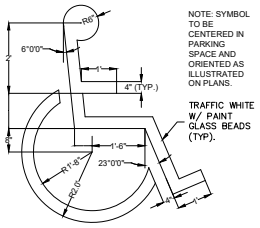
PRE-CAST WHEEL STOP DETAILS
NOT TO SCALE




1.5' WIDE CONCRETE LOW-FLOW CHANNEL - TYPICAL SECTION
NOT TO SCALE



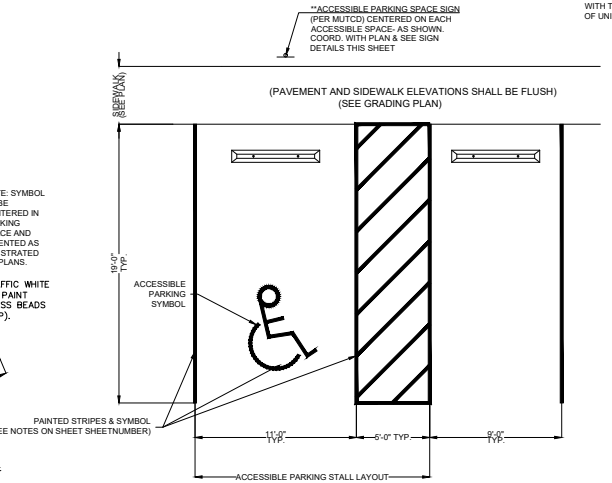

CURB TRANSITION DETAIL
NOT TO SCALE



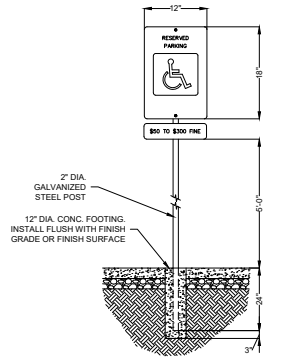

NOTE: SYMBOL TO BE CENTERED IN PARKING SPACE AND ORIENTED AS ILLUSTRATED ON PLANS.

ACCESSIBLE PARKING PAVEMENT MARKING DETAIL
NOT TO SCALE

NOTE
ACCESSIBLE PARKING SYMBOL & SIGNAGE SHALL COMPLY WITH THE APPLICABLE RECOMMENDATIONS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).




ACCESSIBLE PARKING SPACE LAYOUT DETAIL




POLE MOUNTED ACCESSIBLE SIGN

ACCESSIBLE PARKING DETAILS
NOT TO SCALE

BY DESIGN ENGINEERING

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 23834
COVING SMITH

| REV # | DATE | DESCRIPTION |
|---|---|---|
| 1 | 8/20/2026 | LSD RESUBMITTAL #1 |

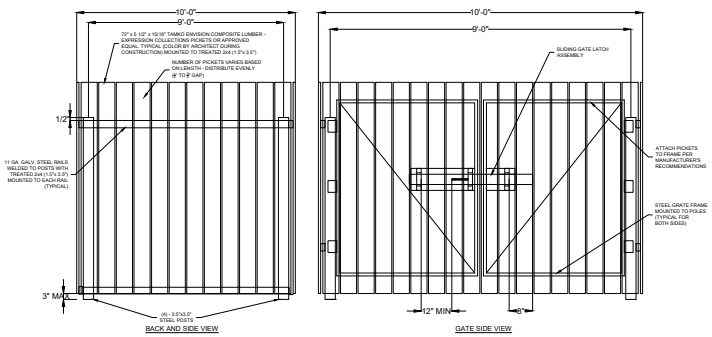
REVISIONS

ROBINSON AVE COMMERCIAL
DETAILS SHEET I

SPRINGDALE, AR

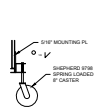
PROJECT #: L26-18
DATE: 8/20/2026
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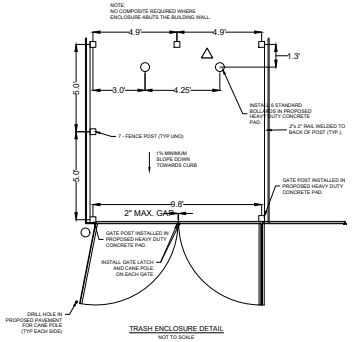



TRASH ENCLOSURE CLADDING DETAIL
NOT TO SCALE

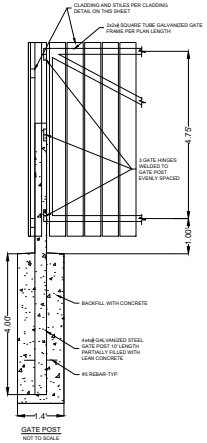
NOTE:
1. GATE FRAME AND RAIL MATERIAL & MOUNTING HARDWARE AND FASTENERS SHOULD BE BASED ON PICKET MANUFACTURER'S RECOMMENDATIONS
2. PICKET MATERIAL TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
3. CASTERS TO BE MOUNTED AT THE OUTER END OF EACH GATE PANEL FOR EASE OF OPENING GATE. (2 CASTERS TOTAL)



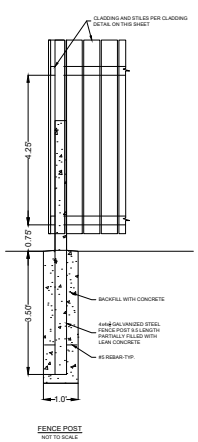

CASTER DETAIL
NOT TO SCALE



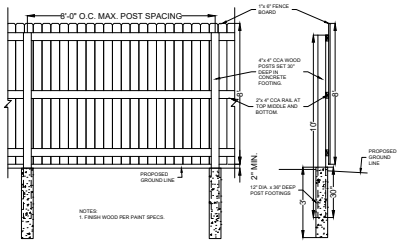

TRASH ENCLOSURE DETAIL
NOT TO SCALE




GATE POST
NOT TO SCALE



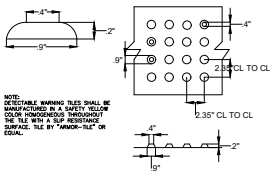

FENCE POST
NOT TO SCALE



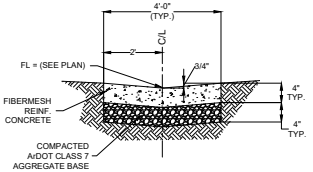

FENCE ELEVATION

SECTION

8' PRIVACY FENCE DETAIL
NOT TO SCALE

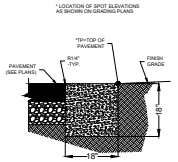



DETECTABLE WARNING TRUNCATED DOMES DETAIL
NOT TO SCALE




4' WIDE CONCRETE LOW-FLOW CHANNEL - TYPICAL SECTION

NOT TO SCALE




RIBBON CURB DETAIL
NOT TO SCALE

BY DESIGN ENGINEERING

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 23834
CODY G. SMITH

| REV # | DATE | DESCRIPTION |
|---|---|---|
| 1 | 8/20/2026 | LSD RESUBMITTAL #1 |

REVISIONS

ROBINSON AVE COMMERCIAL
DETAILS SHEET II

SPRINGDALE, AR

PROJECT #: L26-18
DATE: 8/20/2026

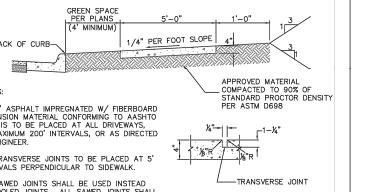
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Return to Agenda

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NOTES:

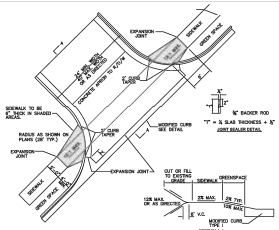
1. ½" ASPHALT IMPREGNATED W/ FIBERBOARD EXPANSION MATERIAL CONFORMING TO AASHTO M213 IS TO BE PLACED AT ALL DRIVEWAYS, AT MAXIMUM 200' INTERVALS, OR AS DIRECTED BY ENGINEER.
2. TRANSVERSE JOINTS TO BE PLACED AT 5' INTERVALS PERPENDICULAR TO SIDEWALK.
3. SAWED JOINTS SHALL BE USED INSTEAD OF TOOLED JOINTS.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

## SIDEWALK DETAIL
NOT TO SCALE

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

| STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION | DATE: OCTOBER 2018<br>DESIGNED BY: STAFF<br>DRAWN BY: STAFF | SPRINGDALE WE'RE MAKING IT HAPPEN |
|---|---|---|
| SECTION B<br>TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS | FILE NO. SD-B-1 | |

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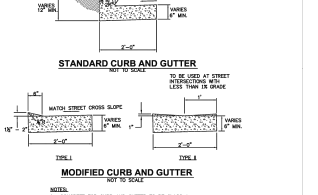

1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2. 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTM D-1751, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3. CONCRETE CURB TO BE SAWCUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
4. HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
5. CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
6. DRIVEWAY SECTION TO BE 6" PORTLAND CEMENT CONCRETE (3,500 P.S.I.) WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.
7. CONCRETE APRONS SHALL HAVE 18' SAWCUTS IN EACH DIRECTION (BOTH HORIZONTAL AND VERTICAL).
8. INDUSTRIAL DRIVES SHOULD INCREASE RADIUS AT DRIVEWAY ENTRANCES TO 50-FT.

## COMMERCIAL DRIVEWAY DETAIL
NOT TO SCALE

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

| STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION | DATE: OCTOBER 2018<br>DESIGNED BY: STAFF<br>DRAWN BY: STAFF | SPRINGDALE WE'RE MAKING IT HAPPEN |
|---|---|---|
| SECTION B<br>TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS | FILE NO. SD-B-3 | |

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## STANDARD CURB AND GUTTER
NOT TO SCALE




## MODIFIED CURB AND GUTTER
NOT TO SCALE

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

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

| STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION | DATE: OCTOBER 2018<br>DESIGNED BY: STAFF<br>DRAWN BY: STAFF | SPRINGDALE WE'RE MAKING IT HAPPEN |
|---|---|---|
| SECTION A<br>TYPICAL STREET SECTIONS & DETAILS | FILE NO. SD-A-12 | |

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| CLASS OF STREET | GROUP INDEX | SOIL DESCRIPTION | SN REQUIRED | COMPOSITE FLEXIBLE (SN) | COMPOSITE FLEXIBLE (SN) | FULL DEPTH ASPHALT (SN) | CONCRETE PAVEMENT |
|---|---|---|---|---|---|---|---|
| I/A | A-1<br>A-2<br>A-3 | GRAVEL/SAND<br>NO CLAY | 1.70 | 2" SURF.<br>6" BASE<br>(1.72) | 2" SURF.<br>4" CT. BASE<br>(1.66) | 2" SURF.<br>4" B. BASE<br>(1.66) | 5" CONCRETE<br>2" DRAINAGE BLANKET |
| I/A | A-4<br>A-6 | SILT, SILTY SAND, SANDY SILTY CLAY | 1.85 | 2" SURF.<br>7" BASE<br>(1.85) | 2" SURF.<br>4" CT. BASE<br>(1.66) | 2" SURF.<br>4" B. BASE<br>(1.85) | 5½" CONCRETE<br>2" DRAINAGE BLANKET |
| I/A | A-5<br>A-7<br>A-7-6 | CLAYS<br>LL OVER 40<br>PI OVER 10 | 2.35 | 3" SURF.<br>7" BASE<br>(2.44) | 2" SURF.<br>6" CT. BASE<br>(2.35) | 2" SURF.<br>6" B. BASE<br>(2.35) | 6" CONCRETE<br>2" DRAINAGE BLANKET |
| III | A-1<br>A-3<br>A-3 | GRAVEL/SAND<br>NO CLAY | 1.60 | 2½" SURF.<br>6" BASE<br>(1.64) | 2" SURF.<br>4" QT. BASE<br>(1.66) | 2" SURF.<br>4" B. BASE<br>(1.66) | 5½" CONCRETE<br>2" DRAINAGE BLANKET |
| III | A-4<br>A-6 | SILT, SILTY SAND, SANDY SILTY CLAY | 2.30 | 3" SURF.<br>9" BASE<br>(2.32) | 2" SURF.<br>6" CT. BASE<br>(2.35) | 2" SURF.<br>6" B. BASE<br>(2.35) | 6" CONCRETE<br>2" DRAINAGE BLANKET |
| III | A-5<br>A-7<br>A-7-6 | CLAYS<br>LL OVER 40<br>PI OVER 10 | 3.15 | 3" SURF.<br>9" BASE<br>(3.16) | 3" SURF.<br>6" BINDER<br>6" CT. BASE<br>(3.35) | 3" SURF.<br>6" BINDER<br>6" B. BASE<br>(3.35) | 6½" CONCRETE<br>2" DRAINAGE BLANKET |
| IV | A-1<br>A-3<br>A-3 | GRAVEL/SAND<br>NO CLAY | 2.30 | 3" SURF.<br>6" BINDER<br>6" BASE<br>(2.32) | 3" SURF.<br>6" BINDER<br>6" CT. BASE<br>(2.35) | 3" SURF.<br>6" BINDER<br>6" B. BASE<br>(2.35) | 6½" CONCRETE<br>2" DRAINAGE BLANKET |
| IV | A-4<br>A-6 | SILT, SILTY SAND, SANDY SILTY CLAY | 2.75 | 3" SURF.<br>6" BINDER<br>6" BASE<br>(2.76) | 3" SURF.<br>6" BINDER<br>6" CT. BASE<br>(2.76) | 3" SURF.<br>6" BINDER<br>6" B. BASE<br>(2.76) | 7" CONCRETE<br>2" DRAINAGE BLANKET |
| IV | A-5<br>A-7<br>A-7-6 | CLAYS<br>LL OVER 40<br>PI OVER 10 | 3.45 | 3" SURF.<br>6" BINDER<br>6" BASE<br>(3.44) | 3" SURF.<br>6" BINDER<br>6" CT. BASE<br>(3.45) | 3" SURF.<br>6" BINDER<br>6" B. BASE<br>(3.45) | 7½" CONCRETE<br>2" DRAINAGE BLANKET |

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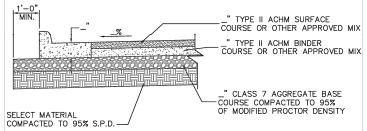
NOTE:
INFORMATION IN THE TABLE REPRESENTS MINIMUM PAVEMENT SECTIONS FOR EACH STREET CLASSIFICATION AS SPECIFIED IN THE SPRINGDALE CITY CODE. ACTUAL PAVEMENT SECTIONS WILL BE DESIGNED AND/OR SELECTED ON A PROJECT-SPECIFIC BASIS AND APPROVED BY THE CITY.

## MINIMUM PAVEMENT SECTION BY STREET AND SOIL CLASSIFICATION

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

| STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION | DATE: OCTOBER 2018<br>DESIGNED BY: STAFF<br>DRAWN BY: STAFF | SPRINGDALE WE'RE MAKING IT HAPPEN |
|---|---|---|
| SECTION A<br>TYPICAL STREET SECTIONS & DETAILS | FILE NO. SD-A-8 | |

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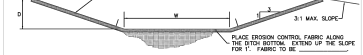

## COMPOSITE PAVEMENT SECTION
NOT TO SCALE

Note to Engineers: Paving depths and other dimensions to be per ordinace or formal design.

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

| STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION | DATE: OCTOBER 2018<br>DESIGNED BY: STAFF<br>DRAWN BY: STAFF | SPRINGDALE WE'RE MAKING IT HAPPEN |
|---|---|---|
| SECTION A<br>TYPICAL STREET SECTIONS & DETAILS | FILE NO. SD-A-6 | |

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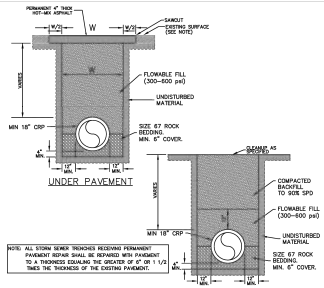



## GRASS LINED DITCH DETAIL
NOT TO SCALE

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

| STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION | DATE: OCTOBER 2018<br>DESIGNED BY: STAFF<br>DRAWN BY: STAFF | SPRINGDALE WE'RE MAKING IT HAPPEN |
|---|---|---|
| SECTION E<br>DITCHES | FILE NO. SD-E-2 | |

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## STORM SEWER BEDDING AND BACKFILL
NOT TO SCALE

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

| STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION | DATE: OCTOBER 2018<br>DESIGNED BY: STAFF<br>DRAWN BY: STAFF | SPRINGDALE WE'RE MAKING IT HAPPEN |
|---|---|---|
| SECTION D<br>DROP INLET DETAILS | FILE NO. SD-D-8 | |

BY DESIGN ENGINEERING

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 23834
CODY SMITH

| REV # | DATE | DESCRIPTION |
|---|---|---|
| 1 | 8/20/2026 | LSD RESUBMITTAL #1 |

REVISIONS

ROBINSON AVE COMMERCIAL
DETAILS SHEET III

SPRINGDALE, AR

PROJECT #: L26-18
DATE: 8/20/2026
SHEET
C-603

DTL_26011.dwg
8/20/2026

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

TRENCH WIDTH SCHEDULE

NOTES:

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



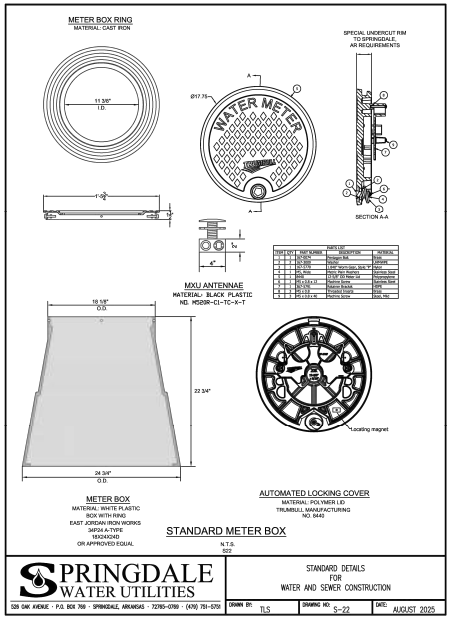

TYPICAL PIPE TRENCH

N.T.S.

SPRINGDALE WATER UTILITIES
520 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



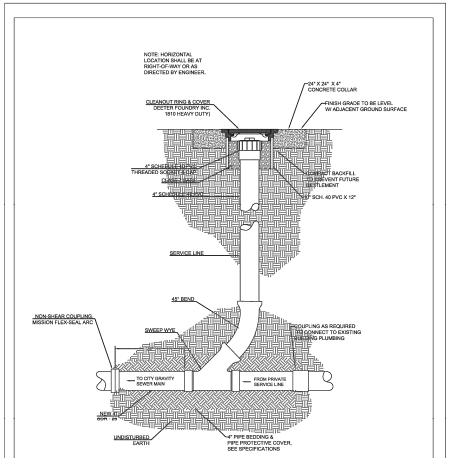

STANDARD METER BOX

N.T.S.
SIZE

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-22 | DATE: AUGUST 2025



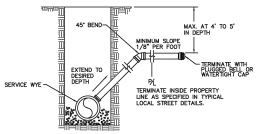

CLEANOUT ASSEMBLY DETAIL

N.T.S.
S-47

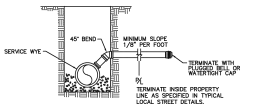
SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: CRKJ | DRAWING NO: S-47 | DATE: APRIL, 2018




RISER FROM DEEP MAIN




NORMAL DEPTH

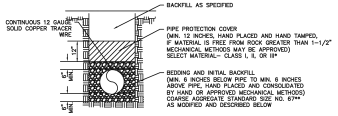
SEWER SERVICE CONNECTIONS

N.T.S.

SPRINGDALE WATER UTILITIES
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-16 | DATE: MARCH 2008




PVC PRESSURE WATER PIPE TRENCH

( STANDARD LAYING CONDITION "TYPE 5" )

N.T.S.

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

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

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

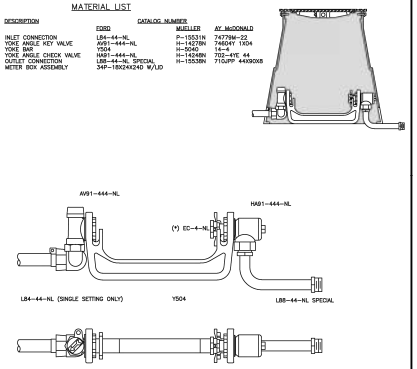
SPRINGDALE WATER UTILITIES
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STANDARD DETAILS FOR WATER CONSTRUCTION

DRAWN BY: JSB | DRAWING NO: S-49 | DATE: AUGUST 2025

MATERIAL LIST

| QTY | DESCRIPTION | CATALOG NUMBER FORD | MUELLER | AY McDONALD |
|---|---|---|---|---|
| 1 | INLET CONNECTION | LB4-44-NL | P-15531N | 747784-22 |
| 1 | YOKE ANGLE KEY VALVE | AV61-444-NL | H-14278N | 74604Y 1XD4 |
| 1 | YOKE BAR | Y504 | H-5040 | 14-4 |
| 1 | YOKE ANGLE CHECK VALVE | HA91-444-NL | H-14248N | 702-4YE 44 |
| 1 | OUTLET CONNECTION | LB8-44-NL SPECIAL | H-15539N | 710JPP 44X90X8 |
| 1 | METER BOX ASSEMBLY | 34P-18X24X24D W/LID | | |




TYPICAL 1" METER SETTING

YOKE ASSEMBLY, 1" METER
1" COATED COPPER TO 1" CTS PLASTIC OR MIP

N.T.S.
S-24

NOTES:

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

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

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-24 | DATE: AUGUST 2025

BY DESIGN ENGINEERING

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 23834
CODY G. SMITH

| REV # | DATE | DESCRIPTION |
|---|---|---|
| 1 | 8/20/2026 | LSD RESUBMITTAL #1 |

REVISIONS

SPRINGDALE, AR

ROBINSON AVE COMMERCIAL
DETAILS SHEET IV

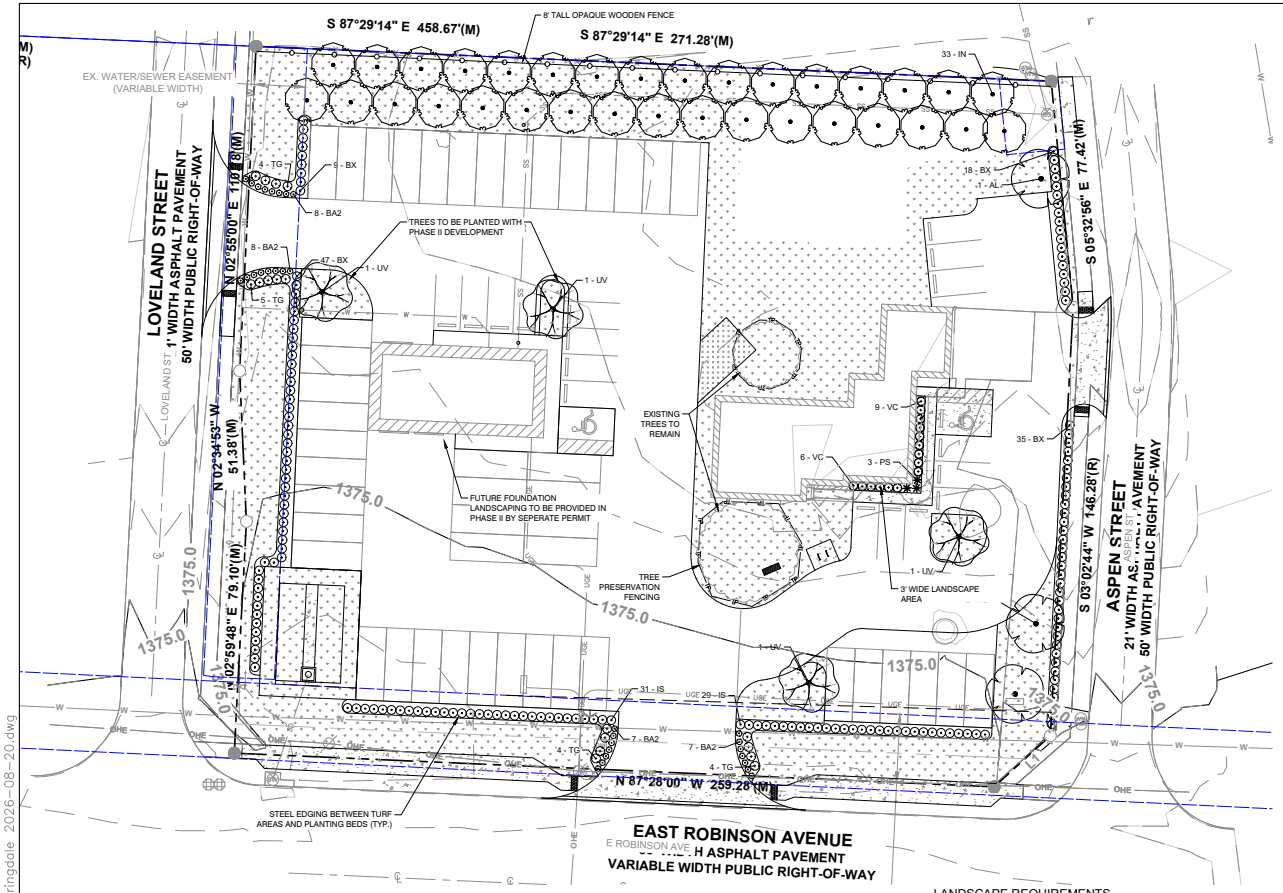
PROJECT #: L26-18
DATE: 8/20/2026

SHEET
C-604

DTL_26011.dwg
8/20/2026



Return to Agenda




NORTH

0 20 40 60 feet

SCALE: 1" = 20'

## LANDSCAPE GENRAL NOTES

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ARKANSAS ONE-CALL TO CONFIRM ALL UTILITIES.
2. ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
3. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK ansi z60.1" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
4. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST.
5. ALL REQUIRED TREES SHALL BE 2" MINIMUM CALIPER, WITH A SINGLE DOMINATE CENTRAL LEADER. MULTI LEADERED TREES WILL NOT BE ACCEPTABLE WITHOUT PRIOR APPROVAL FROM URBAN FORESTRY.
6. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED, UNLESS SPECIFIED OTHERWISE, AND MUST MEET ALL REQUIREMENTS SPECIFIED ON PLANS.
7. ALL TREES AND SHRUBS SHALL BE INSTALLED PER STANDARD CITY REQUIREMENTS OF THE CITY OF SPRINGDALE CODE OF ORDINANCE.
8. ALL TREE WITHIN 5' OF A PAVED SURFACE SHALL RECEIVE ROOT BARRIERS INSTALLED PER MANUFACTURERS SPECIFICATIONS.
9. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
10. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED WITH A 4" LAYER OF ORGANIC HARDWOOD MULCH. MULCH SHALL BE NOT BE PLACED IMMEDIATELY ADJACENT TO TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE.
11. ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.
12. ALL PLANTING BEDS SHALL BE CONTAINED BY STEEL EDGING MATERIAL OTHER THAN VEGETATION.
13. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION AT NO COST TO THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
15. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
16. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWO (2) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
17. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
18. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE CONSTRUCTION BEGINS.
19. ALL 4:1 SLOPES OR GREATER ARE TO BE PLANTED WITH 100% BERMUDA GRASS SOD.
20. ALL DISTURBED AREAS NOT DESIGNATED TO BE SODDED SHALL BE SEEDED WITH A GRASS SEED MIX CONSISTING OF 70% TURF TYPE FESCUE, 20% PERENNIAL RYE, AND 10% BERMUDA GRASS AT 5 POUNDS PER 1,000 SQUARE FEET, EXCEPT WHERE NOTED ON PLAN. DETENTION AREAS SHALL HAVE THEIR OWN SPECIFIC SEED MIX AS CALLED OUT IN THE PLANT SCHEDULE. SEEDING AMOUNTS FOR THE DETENTION AREAS SHALL FOLLOW THE SEED COMPANIES RECOMMENDED SEEDING RATE AND WATERING SCHEDULE.
21. ALL AREAS TO BE SEEDED SHALL RECEIVE 4" OF TOPSOIL AND BE GRADED PER THE GRADING PLAN.
22. IRRIGATION SHALL BE EITHER AN UNDERGROUND AUTOMATIC SYSTEM OR SHALL UTILIZE HOSE BIBS EVERY 100'.
23. MAINTENANCE: THE CURRENT OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE ONGOING MAINTENANCE OF REQUIRED LANDSCAPING.
24. REPLACEMENT LANDSCAPING: REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED SHALL BE REMOVED AND REPLACED BY THE CURRENT OWNER OF THE PROPERTY. THE OWNER SHALL HAVE 60 DAYS FROM THE RECEIPT OF WRITTEN NOTICE ISSUED BY THE CITY TO REMOVE AND REPLACE ANY REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED.

## PLANT SCHEDULE

| SYMBOL | CODE | BOTANICAL / COMMON NAME | CALIPER | ROOT | HEIGHT | QTY |
|---|---|---|---|---|---|---|
| TREES | | | | | | |
| | IN | Ilex x 'Nellie R. Stevens' / Nellie R. Stevens Holly | 2" Cal. | B&B or Cont. | 6` min. | 33 |
| | AL | Tilia americana / American Linden | 2" Cal. | B&B or Cont. | 8` min. | 3 |
| | UV | Ulmus americana `Valley Forge` / American Elm | 2" Cal. | B&B or Cont. | 8` min. | 4 |

| SYMBOL | CODE | BOTANICAL / COMMON NAME | SIZE | CONTAINER | QTY |
|---|---|---|---|---|---|
| SHRUBS | | | | | |
| | BA2 | Berberis thunbergii 'Atropurpurea Nana' / Dwarf Red Leaf Japanese Barberry | 3 gal. | Cont. | 30 |
| | BX | Buxus x 'Green Mound' / Green Mound Boxwood | 3 gal | Cont. | 109 |
| | IS | Ilex vomitoria `Schillings` / Schillings Holly | 3 gal. | Cont. | 60 |
| | PS | Panicum virgatum `Shenendoah` / Burgundy Switch Grass | 3 gal | Cont. | 3 |
| | TG | Thuja occidentalis 'Golden Globe' / Golden Globe Arborvitae | 3 gal. | Cont. | 17 |
| | VC | Viburnum carlesii 'cOMPACTUM' / Dwarf Koreanspice Viburnum | 3 gal. | Cont. | 15 |

| SYMBOL | CODE | BOTANICAL / COMMON NAME | QTY |
|---|---|---|---|
| GROUND COVERS | | | |
| | CT | Cynodon dactylon `Tif 419` / Bermuda Grass | 20,086 sf |
| | LB | Liriope muscari `Big Blue` / Big Blue Lilyturf | 9 |

## LANDSCAPE REQUIREMENTS

### STREET FRONTAGE

1 TREE / 7 SHRUBS PER 25 LF

LOVELAND ST 245 LF

| | |
|---|---|
| TREES REQUIRED: | 8 |
| TREES PROVIDED: | 0* |
| SHRUBS REQUIRED: | 56 |
| SHRUBS PROVIDED: | 56 |

E. ROBINSON AVE. 209 LF

| | |
|---|---|
| TREES REQUIRED: | 8 |
| TREES PROVIDED: | 0* |
| SHRUBS REQUIRED: | 59 |
| SHRUBS PROVIDED: | 59 |

ASPEN ST 192 LF

| | |
|---|---|
| TREES REQUIRED: | 8 |
| TREES PROVIDED: | 3** |
| SHRUBS REQUIRED: | 53 |
| SHRUBS PROVIDED: | 53 |

### INTERIOR PARKING LOT LANDSCPING

PARKING LOT AREA = 32,596 SF

| | |
|---|---|
| LANDSCAPE AREA REQUIRED: | 2,607 SF (8%) |
| LANDSCAPE AREA PROVIDED: | 3,080 SF (9.4%) |
| 1 TREE PER LANDSCAPED ISLAND | |
| 5 TREES REQUIRED | 5 TREE PROVIDED |

### PERIMETER LANDSCAPING

| | |
|---|---|
| 5' SETBACK | 5' SETBACK PROVIDED |
| DBL ROW EVERGREEN TREES PLACED AT 15 O.C. NORTH PERIMETER | |
| 33 TREES REQUIRED | 33 TREES PROVIDED |
| 8' OPAQUE WOODEN FENCE | |

*BECAUSE OF THE EXISTENCE OF UTILITY EASEMENT ALONG LOVELAND STREET AND ROBINSON AVE. STREET TREES CANNOT BE PLACED.
**BECAUSE OF THE LACK OF GREENSPACE ALONG ASPEN ST. NOT ALL STREET TREES COULD BE PLACED.

BY DESIGN ENGINEERING

2021 LANDSCAPE ARCHITECTURE AWARD WINNER 2024 TOWN OF FARMINGTON

LANDTEK STUDIOS
4362 SWEETBRIAR DR.
FAYETTEVILLE, AR 72703
PH# 479.283.9721

DATE: 8/20/2026

| REV # | DATE | DESCRIPTION |
|---|---|---|
| | | REVISIONS |

SPRINGDALE, AR

ROBINSON AVE COMMERCIAL
LANDSCAPE PLAN

PROJECT #:
DATE:

SHEET
L1.0

8/20/2026 Trailer Sales Springdale 2026-08-20.dwg

# LANDSCAPE SPECIFICATIONS

## PART 1 - GENERAL

**DESCRIPTION**
PROVIDE TREES, SHRUBS, GROUND COVERS, SOD, AND ANNUALS/PERENNIALS AS SHOWN AND SPECIFIED ON THE LANDSCAPE PLAN. THE WORK INCLUDES:
1. SOIL PREPARATION.
2. TREES, SHRUBS, GROUND COVERS, AND ANNUALS/PERENNIALS.
3. PLANTING MIXES.
4. TOP SOIL, MULCH AND PLANTING ACCESSORIES.
5. MAINTENANCE.

**QUALITY ASSURANCE**
PLANT NAMES INDICATED; COMPLY WITH "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE LATEST EDITION OF THE AMERICAN JOINT COMMITTEE OF HORTICULTURAL NOMENCLATURE. NAMES OF VARIETIES NOT LISTED CONFORM GENERALLY WITH NAMES ACCEPTED BY THE NURSERY TRADE. PROVIDE STOCK TRUE TO BOTANICAL NAME AND LEGIBLY TAGGED.

COMPLY WITH SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK". A PLANT SHALL BE DIMENSIONED AS IT STANDS IN ITS NATURAL POSITION.

ALL PLANTS SHALL BE NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS.

NURSERY STOCK FURNISHED SHALL BE AT LEAST THE MINIMUM SIZE INDICATED. LARGER STOCK IS ACCEPTABLE, AT NO ADDITIONAL COST, AND PROVIDING THAT THE LARGER PLANTS WILL NOT BE CUT BACK TO SIZE INDICATED. PROVIDE PLANTS INDICATED BY TWO MEASUREMENTS SO THAT ONLY A MAXIMUM OF 25% ARE OF THE MINIMUM SIZE INDICATED AND 75% ARE OF THE MAXIMUM SIZE INDICATED.

BEFORE SUBMITTING A BID, THE CONTRACTOR SHALL HAVE INVESTIGATED THE SOURCES OF SUPPLY AND BE SATISFIED THAT THEY CAN SUPPLY THE LISTED PLANTS IN THE SIZE, VARIETY AND QUALITY AS SPECIFIED. FAILURE TO TAKE THIS PRECAUTION WILL NOT RELIEVE THE CONTRACTOR FROM THEIR RESPONSIBILITY FOR FURNISHING AND INSTALLING ALL PLANT MATERIALS IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS WITHOUT ADDITIONAL COST TO THE OWNER. THE LANDSCAPE ARCHITECT SHALL APPROVE ANY SUBSTITUTES OF PLANT MATERIAL, OR CHANGES IN PLANT MATERIAL SIZE, PRIOR TO THE LANDSCAPE CONTRACTOR SUBMITTING A BID.

**DELIVER, STORAGE AND HANDLING**
TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE IN PREPARING PLANTS FOR MOVING. WORKMANSHIP THAT FAILS TO MEET THE HIGHEST STANDARDS WILL BE REJECTED. SPRAY DECIDUOUS PLANTS IN FOLIAGE WITH APPROVED "ANTI-DESICCANT" IMMEDIATELY AFTER DIGGING TO PREVENT DEHYDRATION. DIG, PACK, TRANSPORT, AND HANDLE PLANTS WITH CARE TO ENSURE PROTECTION AGAINST INJURY. INSPECTION CERTIFICATES REQUIRED BY LAW SHALL ACCOMPANY EACH SHIPMENT INVOICE OR ORDER TO STOCK. PROTECT ALL PLANTS FROM DRYING OUT. IF PLANTS CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY, PROPERLY PROTECT THEM WITH SOIL, WET PEAT MOSS, OR IN A MANNER ACCEPTABLE TO THE LANDSCAPE ARCHITECT. WATER HEELED-IN PLANTINGS DAILY. NO PLANT SHALL BE BOUND WITH ROPE OR WIRE IN A MANNER THAT COULD DAMAGE OR BREAK THE BRANCHES. COVER PLANTS TRANSPORTED ON OPEN VEHICLES WITH A PROTECTIVE COVERING TO PREVENT WIND BURN.

**PROJECT CONDITIONS**
PROTECT EXISTING UTILITIES, PAVING, AND OTHER FACILITIES FROM DAMAGE CAUSED BY LANDSCAPE OPERATIONS.

A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF SIZES, QUANTITIES, AND OTHER REQUIREMENTS ARE SHOWN ON THE DRAWINGS. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN.

THE IRRIGATION SYSTEM WILL BE INSTALLED PRIOR TO PLANTING. LOCATE, PROTECT AND MAINTAIN THE IRRIGATION SYSTEM DURING PLANTING OPERATIONS. REPAIR IRRIGATION SYSTEM COMPONENTS DAMAGED DURING PLANTING OPERATIONS; AT THE CONTRACTOR'S EXPENSE. REFER TO THE IRRIGATION SPECIFICATIONS, IRRIGATION PLAN AND IRRIGATION DETAILS.

DO NOT BEGIN LANDSCAPE ACCESSORY WORK BEFORE COMPLETION OF FINAL GRADING OR SURFACING.

**WARRANTY**
WARRANT PLANT MATERIAL TO REMAIN ALIVE, BE HEALTHY AND IN A VIGOROUS CONDITION FOR A PERIOD OF 1 YEAR AFTER COMPLETION AND FINAL ACCEPTANCE OF ENTIRE PROJECT.

REPLACE, IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ALL PLANTS THAT ARE DEAD OR, ARE IN AN UNHEALTHY, OR UNSIGHTLY CONDITION, AND HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, OR OTHER CAUSES DUE TO THE CONTRACTOR'S NEGLIGENCE. THE COST OF SUCH REPLACEMENT(S) IS AT THE CONTRACTOR'S EXPENSE. WARRANT ALL REPLACEMENT PLANTS FOR 1 YEAR AFTER INSTALLATION.

WARRANTY SHALL NOT INCLUDE DAMAGE, LOSS OF TREES, PLANTS, OR GROUND COVERS CAUSED BY FIRES, FLOODS, FREEZING RAINS, LIGHTNING STORMS, WINDS OVER 75 MILES PER HOUR, WINTER KILL CAUSED BY EXTREME COLD, SEVERE WINTER CONDITIONS NOT TYPICAL OF PLANTING AREA, AND/OR ACTS OF VANDALISM OR NEGLIGENCE ON A PART OF THE OWNER.

REMOVE AND IMMEDIATELY REPLACE ALL PLANTS, FOUND TO BE UNSATISFACTORY DURING THE INITIAL PLANTING INSTALLATION.

MAINTAIN AND PROTECT PLANT MATERIAL, LAWNS, AND IRRIGATION UNTIL FINAL ACCEPTANCE IS MADE.

**ACCEPTANCE**
INSPECTION OF PLANTED AREAS WILL BE MADE BY THE OWNER'S REPRESENTATIVE.
1. PLANTED AREAS WILL BE ACCEPTED PROVIDED ALL REQUIREMENTS, INCLUDING MAINTENANCE, HAVE BEEN COMPLIED WITH AND PLANT MATERIALS ARE ALIVE AND IN A HEALTHY, VIGOROUS CONDITION.

UPON ACCEPTANCE, THE CONTRACTOR SHALL COMMENCE THE SPECIFIED PLANT MAINTENANCE.

**CODES, PERMITS AND FEES**
OBTAIN ANY NECESSARY PERMITS FOR THIS SECTION OF WORK AND PAY ANY FEES REQUIRED FOR PERMITS.

THE ENTIRE INSTALLATION SHALL FULLY COMPLY WITH ALL LOCAL AND STATE LAWS AND ORDINANCES, AND WITH ALL ESTABLISHED CODES APPLICABLE THERETO; ALSO AS DEPICTED ON THE LANDSCAPE AND IRRIGATION CONSTRUCTION SET.

## PART 2 - PRODUCTS

**MATERIALS**
PLANTS: PROVIDE TYPICAL OF THEIR SPECIES OR VARIETY; WITH NORMAL, DENSELY DEVELOPED BRANCHES AND VIGOROUS, FIBROUS ROOT SYSTEMS. PROVIDE ONLY SOUND, HEALTHY, VIGOROUS PLANTS FREE FROM DEFECTS, DISFIGURING KNOTS, SUN SCALD INJURIES, FROST CRACKS, ABRASIONS OF THE BARK, PLANT DISEASES, INSECT EGGS, BORERS, AND ALL FORMS OF INFESTATION. ALL PLANTS SHALL HAVE A FULLY DEVELOPED FORM WITHOUT VOIDS AND OPEN SPACES. PLANTS HELD ON STORAGE WILL BE REJECTED IF THEY SHOW SIGNS OF GROWTH DURING THE STORAGE PERIOD.
1. BALLED AND PLANTS WRAPPED WITH BURLAP, TO HAVE FIRM, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF THE PLANT. PROVIDE BALL SIZES COMPLYING WITH THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK". CRACKED OR MUSHROOMED BALLS, OR SIGNS OF CIRCLING ROOTS ARE NOT ACCEPTABLE.
2. CONTAINER- GROWN STOCK: GROWN IN A CONTAINER FOR SUFFICIENT LENGTH OF TIME FOR THE ROOT SYSTEM TO HAVE DEVELOPED TO HOLD ITS SOIL TOGETHER, FIRM AND WHOLE.
   a. NO PLANTS SHALL BE LOOSE IN THE CONTAINER.
   b. CONTAINER STOCK SHALL NOT BE POT BOUND.
3. PLANTS PLANTED IN ROWS SHALL BE MATCHED IN FORM.
4. PLANTS LARGER THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED WHEN ACCEPTABLE TO THE LANDSCAPE ARCHITECT.
   a. IF THE USE OF LARGER PLANTS IS ACCEPTABLE, INCREASE THE SPREAD OF ROOTS OR ROOT BALL IN PROPORTION TO THE SIZE OF THE PLANT.
5. THE HEIGHT OF THE TREES, MEASURED FROM THE CROWN OF THE ROOTS TO THE TOP OF THE TOP BRANCH, SHALL NOT BE LESS THAN THE MINIMUM SIZE DESIGNATED IN THE PLANT LIST.
6. NO PRUNING WOUNDS SHALL BE PRESENT WITH A DIAMETER OF MORE THAN 1" AND SUCH WOUNDS MUST SHOW VIGOROUS BARK ON ALL EDGES.
7. EVERGREEN TREES SHALL BE BRANCHED TO THE GROUND OR AS SPECIFIED IN PLANT LIST.
8. SHRUBS AND SMALL PLANTS SHALL MEET THE REQUIREMENTS FOR SPREAD AND HEIGHT INDICATED IN THE PLANT LIST.
   a. THE MEASUREMENTS FOR HEIGHT SHALL BE TAKEN FROM THE GROUND LEVEL TO THE HEIGHT OF THE TOP OF THE PLANT AND NOT THE LONGEST BRANCH.
   b. SINGLE STEMMED OR THIN PLANTS WILL NOT BE ACCEPTED.
   c. SIDE BRANCHES SHALL BE GENEROUS, WELL-TWIGGED, AND THE PLANT AS A WHOLE WELL-BUSHED TO THE GROUND.
   d. PLANTS SHALL BE IN A MOIST, VIGOROUS CONDITION, FREE FROM DEAD WOOD, BRUISES, OR OTHER ROOT OR BRANCH INJURIES.

**ACCESSORIES**
TOPSOIL: SHALL BE FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMY CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-DRAINED ARABLE SITE, REASONABLY FREE FROM CLAY, LUMPS, COARSE SANDS, STONES, ROOTS, STICKS, AND OTHER FOREIGN MATERIALS, WITH ACIDITY RANGE OF BETWEEN PH 6.0 AND 6.8.

NOTE: ALL PLANTING AREAS SHALL BE CLEANED OF CONSTRUCTION DEBRIS (IE. CONCRETE, RUBBLE, STONES, BUILDING MATERIAL, ETC.) PRIOR TO ADDING AND SPREADING OF THE TOP SOIL.
1. SOD AREAS: SPREAD A MINIMUM 4" LAYER OF TOP SOIL AND RAKE SMOOTH.
2. PLANTING BED AREAS: SPREAD A MINIMUM 4" LAYER OF TOP SOIL AND RAKE SMOOTH.
3. LANDSCAPE ISLANDS/MEDIANS: FRACTURE/LOOSEN EXISTING SUBGRADE TO A MINIMUM 24" DEPTH. REMOVE AND REPLACE ANY SUBGRADE UNSUITABLE FOR PLANTING. ONCE SUBGRADE IS CLEAN OF DEBRIS AND LOOSENED, ADD TOPSOIL TO A MINIMUM BERM 6"-8" HEIGHT ABOVE ISLAND CURBING.
4. ANNUAL/PERENNIAL BED AREAS: ADD A MINIMUM OF 4" ORGANIC MATTER AND TILL TO A MINIMUM 12" DEPTH.

MULCH: TYPE SELECTED DEPENDENT ON REGION AND AVAILABILITY; SEE LANDSCAPE PLANS FOR TYPE OF MUCH TO BE USED. HOLD MULCH 4" FROM TREE TRUNKS AND SHRUB STEMS.
1. HARDWOOD: 6 MONTH OLD WELL ROTTED DOUBLE SHREDDED NATIVE HARDWOOD BARK MULCH NOT LARGER THAN 4" IN LENGTH AND ½" IN WIDTH, FREE OF WOOD CHIPS AND SAWDUST. INSTALL MINIMUM DEPTH OF 3".

## PART 3 - EXECUTION

**INSPECTION**
PRIOR TO BEGINNING WORK, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUBGRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOP SOIL PROVIDED BY THE GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY THE GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS, AND WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR.

**PREPARATION**
PLANTING SHALL BE PERFORMED ONLY BY EXPERIENCED WORKMEN FAMILIAR WITH PLANTING PROCEDURES UNDER THE SUPERVISION OF A QUALIFIED SUPERVISOR.

LOCATE PLANTS AS INDICATED ON THE PLANS OR AS APPROVED IN THE FIELD AFTER STAKING BY THE LANDSCAPE CONTRACTOR. IF OBSTRUCTIONS ARE ENCOUNTERED THAT ARE NOT SHOWN ON THE DRAWINGS, DO NOT PROCEED WITH PLANTING OPERATIONS UNTIL ALTERNATE PLANT LOCATIONS HAVE BEEN SELECTED AND APPROVED BY THE LANDSCAPE ARCHITECT; SPACING OF PLANT MATERIAL SHALL BE AS SHOWN ON THE LANDSCAPE PLAN.

EXCAVATE CIRCULAR PLANT PITS WITH VERTICAL SIDES, EXCEPT FOR PLANTS SPECIFICALLY INDICATED TO BE PLANTED IN BEDS. PROVIDE SHRUB PITS AT LEAST 12" GREATER THAN THE DIAMETER OF THE ROOT SYSTEM AND 24" GREATER FOR TREES. DEPTH OF PIT SHALL ACCOMMODATE THE ROOT SYSTEM. PROVIDE UNDISTURBED SUB GRADE TO HOLD ROOT BALL AT NURSERY GRADE AS SHOWN ON THE DRAWINGS.

**INSTALLATION**
SET PLANT MATERIAL IN THE PLANTING PIT TO PROPER GRADE AND ALIGNMENT. SET PLANTS UPRIGHT, PLUMB, AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO EACH OTHER OR ADJACENT STRUCTURE. SET PLANT MATERIAL 2" - 3" ABOVE THE FINISH GRADE. NO FILLING WILL BE PERMITTED AROUND TRUNKS OR STEMS. BACKFILL THE PIT WITH TOPSOIL MIX AND EXCAVATED MATERIAL. DO NOT USE FROZEN OR MUDDY MIXTURES FOR BACKFILLING. FORM A RING OF SOIL AROUND THE EDGE OF EACH PLANTING PIT TO RETAIN WATER.

AFTER BALLED AND WRAPPED IN BURLAP PLANTS ARE SET, MUDDLE PLANTING SOIL MIXTURE AROUND BASES OF BALLS AND FILL ALL VOIDS.
1. REMOVE ALL BURLAP, ROPES, AND WIRES FROM THE TOP 1/3 OF THE ROOT BALL

SPACE GROUND COVER PLANTS IN ACCORDANCE WITH INDICATED DIMENSIONS. ADJUST SPACING AS NECESSARY TO EVENLY FILL PLANTING BED WITH INDICATED QUANTITY OF PLANTS. PLANT TO WITHIN 24" OF THE TRUNKS OF TREES AND SHRUBS WITHIN PLANTING BED AND TO WITHIN 18" OF EDGE OF BED.

SOD
1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

MULCHING:
1. AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).
2. MULCH TREE AND SHRUB PLANTING PITS AND SHRUB BEDS WITH REQUIRED MULCHING MATERIAL (SEE LANDSCAPE PLAN FOR MULCH TYPE); DEPTH OF MULCH AS NOTED ABOVE. HOLD MULCH BACK 4" AWAY FROM TREE TRUNKS AND SHRUB STEMS. THOROUGHLY WATER MULCHED AREAS. AFTER WATERING, RAKE MULCH TO PROVIDE A UNIFORM FINISHED SURFACE.

PRUNING:
1. PRUNE DECIDUOUS TREES AND EVERGREENS ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES.

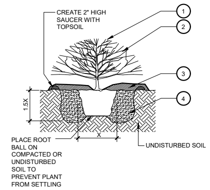
**WORKMANSHIP**
DURING LANDSCAPE/IRRIGATION INSTALLATION OPERATIONS, ALL AREAS SHALL BE KEPT NEAT AND CLEAN. PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING STRUCTURES. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER TO THE OPERATORS, THE OCCUPANTS AND ANY PEDESTRIANS.

UPON COMPLETION OF INSTALLATION OPERATIONS, ALL EXCESS MATERIALS, EQUIPMENT, DEBRIS AND WASTE MATERIAL SHALL BE CLEANED UP AND REMOVED FROM THE SITE; UNLESS PROVISIONS HAVE BEEN GRANTED BY THE OWNER TO USE ON-SITE TRASH RECEPTACLES. SWEEP PARKING AND WALKS CLEAN OF DIRT AND DEBRIS. REMOVE ALL PLANT TAGS AND OTHER DEBRIS FROM LAWNS AND PLANTING AREAS.

ANY DAMAGE TO THE LANDSCAPE, THE STRUCTURE, OR THE IRRIGATION SYSTEM CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR WITHOUT CHARGE TO THE OWNER.

**MAINTENANCE**
CONTRACTOR SHALL PROVIDE MAINTENANCE UNTIL WORK HAS BEEN ACCEPTED BY THE OWNER'S REPRESENTATIVE.

MAINTENANCE SHALL INCLUDE MOWING, FERTILIZING, MULCHING, PRUNING, CULTIVATION, WEEDING, WATERING, AND APPLICATION OF APPROPRIATE INSECTICIDES AND FUNGICIDES NECESSARY TO MAINTAIN PLANTS AND LAWNS FREE OF INSECTS AND DISEASE.
1. RE-SET SETTLED PLANTS TO PROPER GRADE AND POSITION. RESTORE PLANTING SAUCER AND ADJACENT MATERIAL AND REMOVE DEAD MATERIAL.
2. REPAIR GUY WIRES AND STAKES AS REQUIRED. REMOVE ALL STAKES AND GUY WIRES AFTER 1 YEAR.
3. CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOME APPARENT AND WEATHER AND SEASON PERMIT.
4. WATER TREES, PLANTS AND GROUND COVER BEDS WITHIN THE FIRST 24 HOURS OF INITIAL PLANTING, AND NOT LESS THAN TWICE PER WEEK UNTIL FINAL ACCEPTANCE.

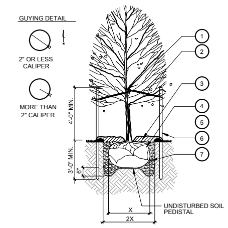



SHRUB PLANTING LEGEND

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

PLANTING NOTES
A. HOLE DIAMETER SHOULD BE AT LEAST TWICE THE DIAMETER OF THE SHRUB ROOT BALL. SHRUB CROWN SHOULD BE PLACED SLIGHTLY HIGHER (1-2") ABOVE THAN SURROUNDING FINISHED GRADE.
B. SCORE ROOTBALL BY CUTTING $\frac{1}{8}$-$\frac{1}{4}$" VERTICAL GROVES 3" APART
B. SPACE PLANTS PER PLANTING PLAN

### 3 CONTAINER SHRUB PLANTING DETAIL
N.T.S.

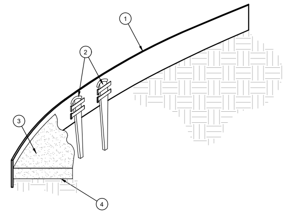



DECIDUOUS TREE PLANTING LEGEND

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

PLANTING NOTES
A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
B. PRUNE ALL DAMAGED TWIGS AFTER PLANTING
C. WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
D. TREES TO BE INSTALLED SO TOP OF ROOT BALLS LEVEL WITH ADJACENT GRADE. TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS MAINTAINED AT NURSERY
E. PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
F. IF POSSIBLE MARL TREE TRUNK ON THE NORTHERN SIDE AT THE NURSERY AND PLANT TREE WITH MARK FACING NORTH
G. TOPSOIL USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.

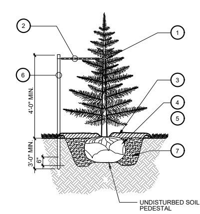
### 1 TREE PLANTING DETAIL
N.T.S.




1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

NOTES:
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

### 4 STEEL EDGING DETAIL
N.T.S.

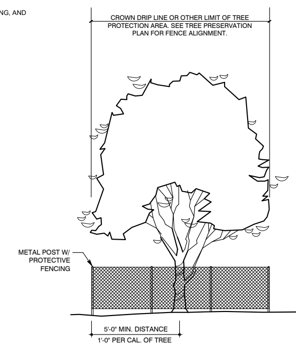



EVERGREEN TREE PLANTING LEGEND

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

PLANTING NOTES
A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
B. PRUNE ALL DAMAGED TWIGS AFTER PLANTING
C. TREES TO BE INSTALLED SO TOP OF ROOT BALLS 2-3" HIGHER THAN ADJACENT SURROUNDING GRADE. PLANTS TOO LARGE FOR 2 PERSONS TO LIFT IN AND OUT OF HOLES SHALL BE PLACED WITH SLING. DO NOT ROCK TREES IN HOLES TO RAISE.
E. PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
F. IF POSSIBLE MARK TREE TRUNK ON THE NORTHERN SIDE AT THE NURSERY AND PLANT TREE WITH MARK FACING NORTH
G. TOPSOIL USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.

### 2 EVERGREEN TREE PLANTING DETAIL
N.T.S.




NOTES:
1. ALL PRUNING OF EXISTING TREES MUST COMPLY WITH THE ANSI A300 STANDARDS AND IS TO BE DONE UNDER THE FIELD DIRECTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT.
2. PROTECTIVE FENCING MUST BE IN PLACE BEFORE ANY CONSTRUCTION ACTIVITIES MAY COMMENCE.
3. HIGH DENSITY POLYETHYLENE FENCING WITH 3.5" X 1.5" OPENINGS; COLOR-ORANGE. STEEL POSTS INSTALLED AT 8' O.C.
4. PROTECTIVE FENCING TO BE STAKED IN FIELD BY CONTRACTOR AND APPROVED BY THE CITY OF SPRINGDALE.
5. DURING CONSTRUCTION, NO EXCESS SOIL, FILL MATERIAL, EQUIPMENT, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE FENCING, NOR SHALL ANY SOIL BE REMOVED FROM WITHIN THE FENCING.
6. WITHIN THE TREE PROTECTION ZONE, THE FOLLOWING ACTIVITIES ARE PROHIBITED: CONSTRUCTION ACTIVITY; STORAGE OF CONSTRUCTION MATERIALS OR VEHICLES; AND FILLING OR CUTTING OF SOIL.
7. CONTRACTORS SHALL INSPECT ALL TREES TO BE PRESERVED EACH WEEK AND REPORT TO THE CITY ENGINEER ON THE STATE OF THE TREE. ANY TREES WITH A DECLINE IN HEALTH OR KILLED DURING CONSTRUCTION ARE SUBJECT TO PENALTIES AS ALLOWED BY THIS UDC.

### 5 TREE PROTECTION DETAIL
N.T.S.

BY DESIGN ENGINEERING

REGISTERED LANDSCAPE ARCHITECT
JAMES GIBSON
5034
STATE OF ARKANSAS

LANDTEK STUDIOS
2503 SWEETBRIAR DR.
FAYETTEVILLE, AR 72703
PH# 479.283.9721
DATE: 8/20/2026

| REV # | DATE | DESCRIPTION |
|---|---|---|

REVISIONS

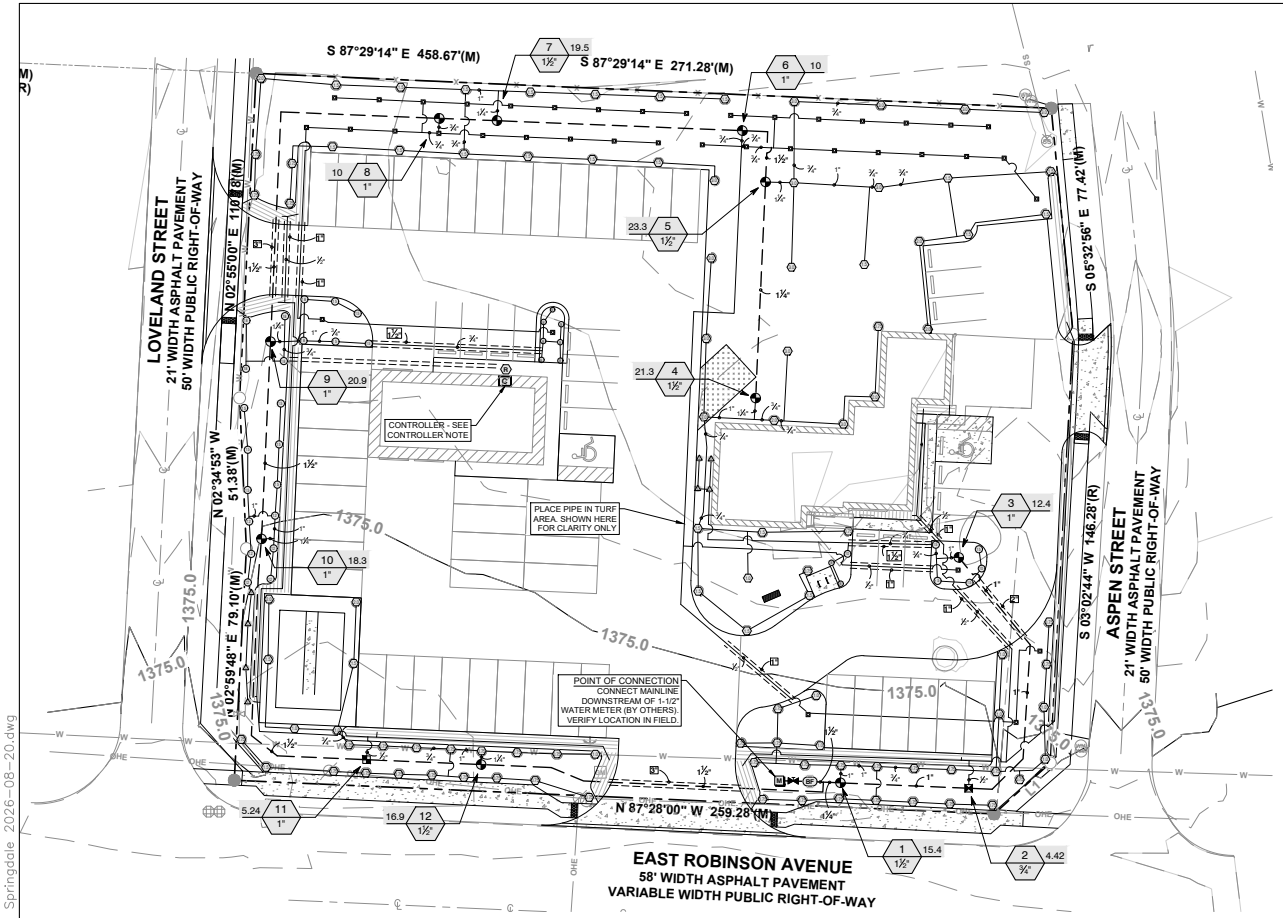
ROBINSON AVE COMMERCIAL
LANDSCAPE DETAILS AND NOTES

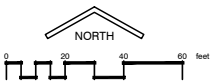
SPRINGDALE, AR

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Trailer Sales Springdale 2026-08-19.dwg
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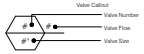

## IRRIGATION SCHEDULE

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY | PSI |
|---|---|---|---|
| EST LCS RCS CST SST | Rain Bird 1806-PRS 15 Strip Series<br>Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet. Pressure Regulating. | 8 | 25 |
| | Rain Bird 1806-PRS ADJ<br>Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet. Pressure Regulating. | 37 | 25 |
| 1401 1402 1404 | Rain Bird 1806-1400 Flood 1401<br>Flood Bubbler 6.0in. popup, install w/ PA-80 adapter. | 40 | 20 |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY | PSI | GPM | RADIUS |
|---|---|---|---|---|---|
| 0.75 | Rain Bird 3504-PC 0.75<br>Turf Rotor, 4in. Pop-Up. Adjustable and Full Circle. | 43 | 25 | 0.54 | 15' |
| 1.0 | Rain Bird 3504-PC 1.0 | 10 | 25 | 0.77 | 20' |
| 1.5 | Rain Bird 3504-PC 1.5 | 26 | 25 | 1.06 | 23' |
| 2.0 | Rain Bird 3504-PC 2.0 | 7 | 25 | 1.4 | 27' |
| 3.0 | Rain Bird 3504-PC 3.0 | 13 | 25 | 2.17 | 29' |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| | Rain Bird LFV-075<br>3/4in. Low Flow DV Valve | 1 |
| | Rain Bird XCZ-100-PRF<br>Medium Flow Drip Control Kit, 1in. DV valve, 1in. pressure regulating filter, 40psi pressure regulator. 5 GPM-20 GPM. | 1 |
| | Area to Receive Dripline<br>Rain Bird XFS-06-18<br>XFS Sub-Surface Pressure Compensating Dripline w/Copper Shield Technology. 0.6 GPH emitters at 18" O.C. Laterals spaced at 18" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings. | 1,449 lf |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| | Rain Bird PGA Globe<br>1in., 1-1/2in., 2in. Electric Remote Control Valve, Globe. | 10 |
| | Landscape Products Inc. CWV Slip Socket<br>1/2in., 3/4in., 1in., 1-1/4in., 1-1/2in.,2in. Slip Socket Plastic Ball Valve. Quarter-turn shutoff designed for irrigation, spas, pools and other general cold water applications. 125 psi rating. Same size as mainline. | 1 |
| BF | Febco 825Y 1-1/2"<br>Reduced Pressure Backflow Preventer | 1 |
| C | Rain Bird ESP-2WIRE (120VAC)<br>50 Station 2-Wire, Indoor/ Outdoor Controller w/ decoder auto-address. For Residential or Light Commercial Use. LNK WiFi Module and Flow Sensor Ready. Use with 2W-1 single station decoders and standard direct burial wire. | 1 |
| R | Rain Bird WR2-RC<br>Wireless Rain Sensor Combo, includes 1 receiver and 1 rain sensor transmitter. | 1 |
| M | Water Meter 1-1/2" | 1 |
| | Irrigation Lateral Line: PVC Class 200 SDR 21 | 4,228 lf |
| | Irrigation Mainline: PVC Schedule 40 | 836.3 lf |
| | Pipe Sleeve: PVC Schedule 40 | 331.5 lf |




## VALVE SCHEDULE

| NUMBER | MODEL | SIZE | TYPE | GPM | PSI | RESIDUAL PSI | PRECIP |
|---|---|---|---|---|---|---|---|
| 1 | Rain Bird PGA Globe | 1-1/2" | Turf Rotor | 15.42 | 30.0 | 16.0 | 0.67 in/h |
| 2 | Rain Bird LFV-075 | 3/4" | Area for Dripline | 4.42 | 24.8 | | 0.43 in/h |
| 3 | Rain Bird PGA Globe | 1" | Turf Spray | 12.43 | 35.3 | 4.91 | 1.6 in/h |
| 4 | Rain Bird PGA Globe | 1-1/2" | Turf Rotor | 21.34 | 29.9 | 5.1 | 0.73 in/h |
| 5 | Rain Bird PGA Globe | 1-1/2" | Turf Rotor | 23.29 | 30.5 | 4.98 | 0.55 in/h |
| 6 | Rain Bird PGA Globe | 1" | Bubbler | 10 | 28.3 | | 1.7 in/h |
| 7 | Rain Bird PGA Globe | 1-1/2" | Turf Rotor | 19.51 | 31.7 | 8.26 | 0.48 in/h |
| 8 | Rain Bird PGA Globe | 1" | Bubbler | 10 | 27.6 | 17.3 | 1.7 in/h |
| 9 | Rain Bird PGA Globe | 1" | Turf Spray | 20.87 | 33.7 | 7.39 | 1.85 in/h |
| 10 | Rain Bird PGA Globe | 1" | Turf Spray | 18.28 | 32.9 | 10.1 | 1.5 in/h |
| 11 | Rain Bird XCZ-100-PRF | 1" | Area for Dripline | 5.24 | 27.5 | 18.9 | 0.43 in/h |
| 12 | Rain Bird PGA Globe | 1-1/2" | Turf Rotor | 16.93 | 29.5 | 15.4 | 0.78 in/h |

## SLEEVING / WIRING NOTES:

IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, THE IRRIGATION CONTRACTOR SHALL PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL CONTROLLER WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 2" DIA. AND CONTAIN NO MORE THAN 25 WIRES.

## IRRIGATION DISCLAIMER

THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQURED TO MOVE SUCH ITEMS AT HIS OWN COST.

IRRIGATION CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE.

## CONTROLLER NOTE

LOCATE CONTROLLER AT LOCATION SHOWN ON PLAN. VERIFY LOCATION IN FIELD WITH OWNER'S REPRESENTATIVE.

120 VAC POWER TO CONTROLLER LOCATION IS NOT WITHIN THE IRRIGATION CONTRACTOR'S SCOPE OF WORK, AND SHALL BE PROVIDED BY OTHERS. HOOK-UP OF CONTROLLER TO 120 VAC SHALL BE PERFORMED BY THE IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE LOCATION OF WIRE SLEEVE PENETRATIONS THROUGH BUILDING WITH OWNER AND GENERAL CONTRACTOR. STATION RUN ORDER SHALL MATCH PLANS.

## CRITICAL ANALYSIS

| | |
|---|---|
| Generated: | 2026-08-19 11:46 |
| P.O.C. NUMBER: 01 | |
| Water Source Information: | |
| FLOW AVAILABLE | |
| Water Meter Size: | 1-1/2" |
| Flow Available | 41.64 GPM |
| PRESSURE AVAILABLE | |
| Static Pressure at POC: | 60 PSI |
| Elevation Change: | 0 ft |
| Service Line Size: | 1 1/2" |
| Length of Service Line: | 5 ft |
| Pressure Available: | 59 PSI |
| DESIGN ANALYSIS | |
| Flow Velocity: | 5 Ft.sec. |
| Maximum Station Flow: | 23.29 GPM |
| Flow Available at POC: | 41.64 GPM |
| Residual Flow Available: | 18.35 GPM |
| Critical Station: | 3 |
| Design Pressure: | 25 PSI |
| Friction Loss: | 3.94 PSI |
| Fittings Loss: | 0.39 PSI |
| Elevation Loss: | 0 PSI |
| Loss through Valve: | 5.92 PSI |
| Pressure Req. at Critical Station: | 35.3 PSI |
| Loss for Fittings: | 0.57 PSI |
| Loss for Main Line: | 5.69 PSI |
| Loss for POC to Valve Elevation: | 0 PSI |
| Loss for Backflow: | 12.3 PSI |
| Loss for Water Meter: | 0.27 PSI |
| Critical Station Pressure at POC: | 54.1 PSI |
| Pressure Available: | 59 PSI |
| Residual Pressure Available: | 4.91 PSI |

BY DESIGN ENGINEERING

ARKANSAS LANDSCAPE ARCHITECT LICENSE 2024 ZONE OF AWARENESS

LINDTEK STUDIOS
4362 SWEETBRIAR DR.
FAYETTEVILLE, AR 72703
PH# 479.283.9721
DATE: 8/20/2026

| REV # | DATE | DESCRIPTION |
|---|---|---|
| | | REVISIONS |

ROBINSON AVE COMMERCIAL
IRRIGATION PLAN

SPRINGDALE, AR

PROJECT #:
DATE:

SHEET
L1.2

8/20/2026 Trailer Sales Springdale 2026-08-20.dwg

# IRRIGATION SPECIFICATIONS

## GENERAL

A. QUALIFICATIONS OF IRRIGATION CONTRACTOR
1. ALL WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE IRRIGATION CONTRACTING FIRM SPECIALIZING IN IRRIGATION SYSTEMS. SEE THE IRRIGATION PLAN FOR SPECIFIC EQUIPMENT AND SYSTEM LAYOUT.
2. THE IRRIGATION CONTRACTOR MUST HAVE ON ITS STAFF A TEXAS LICENSED IRRIGATOR, AS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY. A LICENSED IRRIGATOR OR LICENSED IRRIGATION INSTALLER SHALL BE PRESENT AT THE PROJECT SITE AT ALL TIMES AS WORK IS IN PROGRESS. THE OWNER MAY DEMAND THAT WORK STOP UNTIL THE CONTRACTOR PROVIDES FOR A LICENSED IRRIGATOR OR LICENSED IRRIGATION INSTALLER TO BE PRESENT AT THE PROJECT SITE AND SUPERVISING ALL IRRIGATION WORK.
3. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.

B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES, FEES, AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND/OR SHOWN ON THE IRRIGATION PLANS, NOTES, AND DETAILS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS. IN CASE OF CONFLICT BETWEEN THESE PLANS AND LOCAL AND/OR STATE CODES, CODES SHALL PREVAIL.
3. THE INTENT OF THE IRRIGATION SYSTEM IS TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS. THE IRRIGATION PLAN IS GENERALLY DIAGRAMMATIC; COORDINATE IRRIGATION INSTALLATION WITH UTILITY INSTALLATIONS. ACTUAL LOCATION OF CONTROLLER, BACKFLOW DEVICE, PIPING, VALVES, SPRAY HEADS, DRIP IRRIGATION, AND RELATED EQUIPMENT MAY NEED TO BE ADJUSTED BASED ON ACTUAL SITE CONDITIONS.
4. FOR CLARITY PURPOSES, SOME IRRIGATION LINES AND EQUIPMENT ARE SHOWN IN HARDSCAPE AREAS WITHOUT ACCESS SLEEVES; THESE LINES SHALL BE INSTALLED IN A COMMON TRENCH OR AT THE BACK OF CURB IN LANDSCAPE AREAS. MINOR FIELD ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

## PRODUCTS

A. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF ANY TYPE AND SHALL BE THE BEST OF THEIR CLASS AND KIND. ALL MATERIALS SHALL HAVE A MINIMUM GUARANTEE OF ONE YEAR AGAINST MATERIAL DEFECTS OR DEFECTIVE WORKMANSHIP. ALL MATERIALS SHALL BE OF THE BRANDS AND TYPES NOTED ON THE DRAWINGS OR AS SPECIFIED HEREIN, OR APPROVED EQUAL. THE CONTRACTOR MUST FIRST OBTAIN APPROVAL FROM THE IRRIGATION DESIGNER FOR AN 'APPROVED EQUAL' BEFORE INSTALLING SUCH MATERIALS IN THE FIELD, OR THE CONTRACTOR MAY BE REQUIRED TO REPLACE SUCH MATERIALS AT HIS OWN COST.

B. BACKFLOW PREVENTION DEVICES SHALL BE OF THE SIZE AND TYPE INDICATED ON THE DRAWINGS. INSTALL BACKFLOW PREVENTION UNITS IN ACCORDANCE WITH IRRIGATION CONSTRUCTION DETAILS AND ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.

C. PIPING
1. PRESSURE SUPPLY LINES, DOWNSTREAM OF THE POINT-OF-CONNECTION:
   a. SCHEDULE 40 PVC FOR ALL PIPE 1-1/2" OR LESS
   b. CLASS 315 PVC FOR ALL PIPE 2" TO 2-1/2"
   c. CLASS 200 PVC, GASKETED, FOR ALL PIPE 3" AND LARGER
2. SLEEVING AND NON-PRESSURE LATERAL LINES (DOWNSTREAM FROM VALVES): SCHEDULE 40 PVC
3. FITTINGS: SCH. 40 PVC, EXCEPT AS NOTED OTHERWISE.

D. VALVES AND DRIP VALVE ASSEMBLIES: TYPE AND SIZE AS NOTED ON PLANS. EACH VALVE SHALL BEAR A PRE-MANUFACTURED, NUMBERED WATERPROOF TAG BEARING A NUMBER CORRESPONDING TO ITS VALVE SEQUENCE OF OPERATION ON THE CONTROLLER. THE OPERATION SEQUENCE SHALL MATCH THAT AS SHOWN ON THE PLANS.

E. QUICK COUPLERS, BALL VALVES, AND GATE VALVES: TYPE AND SIZE PER PLANS.

F. VALVE BOXES: TYPE AND SIZE AS NOTED ON DETAILS. ALL VALVES BOXES SHALL BE LOCKING BOLT-DOWN TYPE, FURNISHED WITH LIDS AND BOLTS. BOXES SHALL BE OF A SIZE TO CONTAIN THE ENTIRE VALVE AND/OR VALVE ASSEMBLY. THE VALVE BOX LID SHALL HAVE THE VALVE STATION NUMBER HEAT-BRANDED INTO THE LID WITH 2" HIGH LETTERS.

G. FIXED SPRAY HEADS AND ROTORS: PLASTIC BODY POP-UP, WITH A REMOVABLE PLASTIC SPRAY NOZZLE. EXACT TYPE, MODEL, AND NOZZLE SHALL BE AS INDICATED ON PLANS.

H. INTEGRAL EMITTER DRIP TUBING: TUBING MODEL AND FLOW RATE AS NOTED ON PLANS, WITH INTEGRAL EMITTERS WELDED TO THE INSIDE WALL OF THE TUBING AS AN INTEGRAL PART OF THE TUBING ASSEMBLY.

I. AUTOMATIC CONTROLLER: TYPE AND MODEL PER PLANS. PROVIDE VANDAL-PROOF ENCLOSURE FOR ALL EXTERIOR INSTALLATIONS. PROVIDE LINE-VOLTAGE DISCONNECT SWITCH WITH GROUND FAULT PROTECTION.

J. 24 VOLT VALVE WIRE SHALL BE A MINIMUM OF #14 GAUGE, U.F. APPROVED FOR DIRECT BURIAL, SINGLE CONDUCTOR IRRIGATION WIRE. EACH CONTROLLER SHALL HAVE A DIFFERENT COLOR STATION AND COMMON WIRE.
1. STATION WIRE - RED
2. COMMON WIRE - WHITE
3. EXTRA COMMON WIRES - BLUE

K. WIRE SPLICES SHALL BE ENCASED IN A WATERPROOF COMPOUND OR GEL. ALL FIELD SPLICES SHALL BE LOCATED IN A 6 INCH ROUND VALVE BOX.

L. RAIN SENSOR: TYPE AND MODEL PER PLANS.

## METHODS

A. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQURED TO MOVE SUCH ITEMS AT HIS OWN COST. ENSURE FIELD COORDINATION IS MADE EARLY ON IN THE CONSTRUCTION PHASE SO PLACEMENT LOCATION IS CORRECT.

B. THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL ENGINEERING, LANDSCAPE, AND OTHER APPLICABLE PLANS & DOCUMENTS. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE PLANS AND REPORT ANY CONFLICTS OR DISCREPANCIES TO THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE IMMEDIATELY.

C. THE IRRIGATION CONTRACTOR SHALL NOT WILFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADES OR DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE IRRIGATION DESIGNER. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS AND NECESSARY COSTS.

D. SEE UTILITY PLANS FOR IRRIGATION POINTS OF CONNECTION (TAP) AND DOMESTIC WATER SUPPLY.

E. THE IRRIGATION CONTRACTOR SHALL PAY ANY AND ALL FEES AND PERMITS ASSOCIATED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.

F. AT LEAST SEVEN DAYS BEFORE BEGINNING WORK, CONFIRM THE STATIC WATER PRESSURE IS AT LEAST 55 PSI AND LESS THAN 70 PSI. IF STATIC WATER PRESSURE IS OUTSIDE OF THE STATED RANGE, DO NOT PROCEED WITHOUT FIRST NOTIFYING THE IRRIGATION DESIGNER AND OWNER IN WRITING, AND OBTAINING SUBSEQUENT DIRECTION FOR CORRECTIONAL MEASURES. SHOULD THE IRRIGATION CONTRACTOR CHOOSE TO BEGIN THE INSTALLATION WITHOUT SUCH NOTIFICATION, THE IRRIGATION CONTRACTOR WILL ASSUME THE RESPONSIBILITY FOR ALL COSTS INCURRED TO ENSURE THE SYSTEM IS WORKING PROPERLY. NO CHANGE ORDERS WILL BE AUTHORIZED IN SUCH CIRCUMSTANCES.

G. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, STRUCTURES AND UTILITIES.

H. COORDINATE WITH THE OWNER THE PROPOSED LOCATIONS OF THE AUTOMATIC CONTROLLER AND ANY REQUIRED SLEEVES THROUGH THE BUILDING FOR CONTROL WIRES.

I. TRENCHING NEAR EXISTING TREES:
1. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
2. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
3. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
4. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

J. BACKFILL
1. ALL BACKFILL MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER. BACKFILL MATERIAL SHALL BE FREE FROM RUBBISH, ROCK LARGER THAN 1", LARGE STONES, BRUSH, SOD, FROZEN MATERIAL OR OTHER UNSUITABLE SUBSTANCES THAT MAY DAMAGE PIPE DURING THE BACKFILLING OPERATIONS. SEPARATE OUT ROCKS LARGER THAN 1 INCH IN ANY DIRECTION FROM EXCAVATED MATERIAL, AND REMOVE FROM AREAS TO RECEIVE LANDSCAPING. COVER FOR BOTH TOP AND SIDES OF PIPE SHALL BE A MINIMUM OF 2 INCHES OF ROCK-FREE SOIL, SAND, OR OTHER APPROVED MATERIAL.
2. IN THE EVENT THAT THE MATERIAL FROM THE EXCAVATION OR TRENCHING IS FOUND TO BE UNSUITABLE FOR USE IN BACKFILL, IT SHALL BE REMOVED FROM THE SITE AND PROPERLY AND LEGALLY DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL THEN PURCHASE AND AND FURNISH SUITABLE BACKFILL MATERIAL CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND OR OTHER APPROVED MATERIALS FREE OF DEBRIS.

K. BACKFLOW PREVENTER INSTALLATION: CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER SOURCES AT LOCATION SHOWN ON PLANS AND AS APPROVED BY THE OWNER, AND SHALL MAKE ANY MINOR CHANGES IN LOCATION AS MAY BE NECESSARY DUE TO ACTUAL SITE CONDITIONS. BACKFLOW PREVENTER HEIGHT SHALL BE AS PER LOCAL CODES AND IRRIGATION DETAILS. INSTALL A BRASS BALL VALVE IMMEDIATELY UPSTREAM OF THE BACKFLOW DEVICE TO SERVE AS AN ISOLATION VALVE. TO EVERY EXTENT POSSIBLE, INSTALL BACKFLOW PREVENTER ION A LOCATION SCREENED FROM PUBLIC VIEW (SUCH AS BEHIND A SHRUB ROW).

L. PIPING:
1. PIPE SIZE SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS FOR LARGER SIZES MAY BE APPROVED.
2. MAINLINE PIPE AND WIRES SHALL BE INSTALLED WITH A MINIMUM COVER OF 18 INCHES. LATERAL PIPE SHALL BE INSTALLED WITH A MINIMUM COVER OF 12 INCHES.
3. ASSEMBLE ALL THREADED FITTINGS WITH TEFLON TAPE, WHICH SHALL BE APPLIED TO MALE THREADS ONLY.
4. ALL SOLVENT-WELD CONNECTIONS SHALL BE MADE WITH APPROVED SOLVENT-WELD PRIMER AND GLUE.
5. PIPE SHALL BE INSTALLED WITH A MINIMUM OF 4" HORIZONTAL CLEARANCE FROM ANY OTHER PIPE AND 2" VERTICAL CLEARANCE FROM ANY PIPES THAT CROSS OVER OR UNDER.

M. VALVES
1. VALVES SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS AND THE IRRIGATION DETAILS.
2. VALVE BOXES SHALL BE INSTALLED FLUSH WITH THE GRADE, WITH CLEAN PEA GRAVEL LOCATED BELOW THE VALVE AS NOTED ON THE DETAILS. LOCATE BOXES WITHIN 12 TO 24" OF SIDEWALKS OR LANDSCAPE EDGES, WITH TOPS OF BOXES 1" ABOVE FINISH GRADE IN TURF, AND 3" ABOVE FINISH GRADE IN SHRUB AREAS (TO AVOID BEING COVERED BY MULCH).
3. EACH VALVE BOX COVER SHALL BE HEAT-BRANDED WITH THE CONTROLLER STATION NUMBER.
4. DO NOT INSTALL MORE THAN TWO VALVES IN A JUMBO BOX.

N. DRIP IRRIGATION EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS AND THE IRRIGATION DETAILS.
1. SUBSURFACE DRIP LINES SHALL BE BURIED NO MORE THAN 2" BELOW FINISH GRADE.
2. DRIP LINES MOUNTED ON GRADE SHALL BE LOCATED BENEATH LANDSCAPE FABRIC, AND SECURED IN PLACE WITH WIRE STAPLES AT A MAXIMUM OF 48" ON CENTER.

O. SPRAY, ROTOR, AND BUBBLER HEADS:
1. ALL SPRAY AND ROTOR HEAD LOCATIONS SHALL BE STAKED, FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKING SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE INSTALLATION.
2. ALL SPRAY HEADS SHALL BE CONNECTED WITH A 12 INCH MINIMUM LENGTH OF ½ INCH FLEX PVC. THE FLEX PVC SHALL BE SOLVENT WELDED TO SCHEDULE 40 PVC FITTINGS WITH WELD-ON #795 SOLVENT AND #P-70 PRIMER. ALL ROTORS SHALL BE CONNECTED TO LATERAL LINES WITH PRE-MANUFACTURED SWING JOINTS.
3. ALL ROTOR, SPRAY AND BUBBLER HEADS SHALL BE SET PERPENDICULAR AND FLUSH TO FINISH GRADE AND WITH A CLEARANCE OF FOUR INCHES (MINIMUM) FROM THE EDGE OF ANY BUILDINGS, WALLS, BOULDERS, AND HARDSCAPE, UNLESS OTHERWISE SPECIFIED.
4. ALL ROTOR, SPRRAY AND BUBBLER HEADS AND VALVES SHALL BE FLUSHED AND ADJUSTED FOR OPTIMUM COVERAGE WITH MINIMUM OVERSPRAY ON WALKS, STREETS, WALLS, ETC.

P. AUTOMATIC CONTROLLER:
1. INSTALL THE CONTROLLER AT THE LOCATION INDICATED BY THE OWNER. INSTALL CONTROLLER WITH A BACKUP BATTERY AS RECOMMENDED BY THE MANUFACTURER.
2. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V.A.C. ELECTRICAL POWER TO CONTROLLERS AND DEDICATE ONE (1) 20-AMP BREAKER FOR EACH CONTROLLER. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL SOURCE TO THE CONTROLLER UNIT ONLY.
3. ALL VALVE CONTROL WIRE SHALL BE AWG 14 TYPE UF, 600 VOLT TEST, DIRECT BURIAL. NO SPLICES SHALL BE ALLOWED EXCEPT AT VALVES AND CONTROLLER. WHERE SPLICES MAY BE NECESSARY DUE TO EXCESSIVELY LONG WIRE RUNS, THE CONTRACTOR SHALL MAKE ALL SPLICES IN 6" ROUND VALVE BOXES WITH 3M'S "DBY-DIRECT BURIAL SPLICE KIT". THE CONTRACTOR SHALL LABEL ALL WIRES WITH WATERPROOF TAGS AND MARKERS AT ALL SPLICES AND VALVE MANIFOLDS, AND SHALL LEAVE A 24" COIL OF EXCESS WIRE AT EACH CONNECTION.
4. PROVIDE #10 COMMON WIRE, DIRECT BURIAL, TO ALL REMOTE CONTROL VALVES.
5. CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING 3M'S "DBY-DIRECT BURIAL SPLICE KIT" (UNLESS OTHERWISE SPECIFIED).
6. PROVIDE THREE ADDITIONAL IRRIGATION CONTROL WIRES ALONG EACH BRANCH OF MAINLINE FOR FUTURE EXPANSION. STUB ADDITIONAL CONTROL WIRES INTO BACK OF IRRIGATION CONTROLLERS.
7. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE SLEEVES AND PIPE SLEEVES UNDER PAVED AREAS PRIOR TO PAVING - SEE SLEEVING NOTES.

Q. INSTALL THE RAIN SENSOR IN THE VICINITY OF THE CONTROLLER, AND COORDINATE LOCATION WITH THE OWNER. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THE RAIN SENSOR IS PLACED IN A LOCATION WHERE IT CAN RECEIVE ADEQUATE RAINFALL WITHOUT OBSTRUCTIONS. IF IT IS PLACED IN AN INADEQUATE LOCATION, THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO RELOCATE IT AT NO ADDITIONAL COST TO THE OWNER.

R. THE PUMP SHALL NOT BE STARTED UNTIL A REPRESENTATIVE OF THE PUMP MANUFACTURER INSPECTS THE INSTALLATION AND START-UP. ANY DAMAGE TO THE PUMP WITHOUT A WRITTEN REPORT FROM THE MANUFACTURER'S REPRESENTATIVE SHALL, AT THE OWNER'S OPTION, BE IMMEDIATELY REPAIRED OR REPLACED AT THE CONTRACTOR'S OWN COST.

S. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

T. QUALITY CONTROL
1. PERFORM COVERAGE TESTS AFTER SPRINKLER SYSTEM IS COMPLETED, BUT PRIOR TO ANY PLANTING AND PERFORM TESTING IN THE PRESENCE OF THE IRRIGATION DESIGNER AND THE CONSTRUCTION MANAGER.
2. TEST SYSTEM TO ASSURE THAT ALL LAWN AND PLANTING AREAS ARE WATERED COMPLETELY AND UNIFORMLY.
3. MAKE ALL NECESSARY ADJUSTMENTS TO PROVIDE COMPLETE COVERAGE, INCLUDING REALIGNMENT OF HEADS AND REPLACEMENT OF NOZZLES.

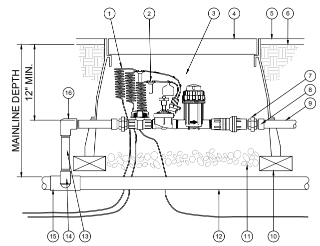
U. CLEAN UP
1. DURING IRRIGATION EXCAVATION AND INSTALLATION, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

V. INSPECTION AND ACCEPTANCE
1. UPON COMPLETION OF THE WORK, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE IRRIGATION CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
2. WHEN THE INSPECTED WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
3. THE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
4. CONTROLLER CHART: THE IRRIGATION CONTRACTOR SHALL PROVIDE A 11" X 17" COLOR-CODED, LAMINATED COPY OF THE IRRIGATION LAYOUT AND PLACE IT IN THE CONTROLLER'S COVER. THE CONTROLLER CHART SHALL CLEARLY DELINEATE THE AREAS COVERED BY EACH VALVE, USING A SEPARATE COLOR FOR EACH ZONE.
5. TURN THE FOLLOWING ITEMS IN TO THE OWNER UPON COMPLETION OF THE INSTALLATION:
   a. QUICK COUPLER KEYS (2)
   b. CONTROLLER MANUAL (1)
   c. CONTROLLER KEYS (2)
   d. A MINIMUM OF (2) COPIES OF RECORD DRAWINGS. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

W. REFER TO THE PLANTING SPECIFICATIONS FOR ADDITIONAL CONDITIONS OF FINAL ACCEPTANCE AND START OF THE MAINTENANCE PERIOD.

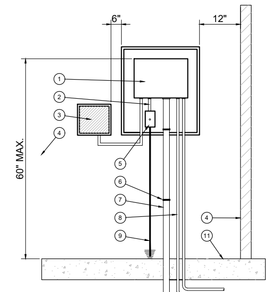
X. WARRANTY
1. THE IRRIGATION SYSTEM SUPPLIED AND INSTALLED SHALL BE WARRANTED (LABOR AND MATERIALS) TO REMAIN OPERATIONAL FOR A PERIOD OF 12 MONTHS AFTER THE DATE OF FINAL ACCEPTANCE. DURING THIS PERIOD, THE CONTRACTOR SHALL ALSO REPAIR ANY SETTLEMENT OF THE IRRIGATION TRENCHES.
2. BY THE END OF THE WARRANTY PERIOD, ANY IRRIGATION PART THAT IS EITHER NON-OPERATIONAL OR THAT IS OPERATING BELOW STANDARDS AS DETERMINED BY THE OWNER, SHALL BE REMOVED FROM THE SITE AND SHALL BE REPLACED. REPLACEMENTS SHALL BE OF THE SAME KIND AS SPECIFIED IN THE IRRIGATION LEGEND, AND SHALL BE INSTALLED AS ORIGINALLY SPECIFIED.
3. IRRIGATION PARTS DAMAGED OR IMPAIRED DUE TO ACTS OF GOD, VANDALISM, AND/OR THE OWNER'S IMPROPER MAINTENANCE SHALL NOT BE COVERED BY THIS WARRANTY.

Y. SHOULD THE PERMITTING JURISDICTION REQUIRE AN IRRIGATION AUDIT, THE IRRIGATION CONTRACTOR SHALL RETAIN THE SERVICES OF A THIRD-PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR, AT NO ADDITIONAL COST TO THE OWNER.




1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION (ANY APPROVED)
3. REMOTE CONTROL VALVE ASSEMBLY
4. JUMBO PLASTIC VALVE BOX BY CARSON (OR EQUAL)
5. TOP OF MULCH
6. FINISHED GRADE-1" BELOW TOP OF BOX IN TURF AREAS, 2" IN SHRUB AREAS
7. PVC UNION (2)
8. PVC SCH 40 MALE ADAPTER (2)
9. PVC LATERAL PIPE
10. BRICK (1 OF 4)
11. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
12. PVC MAINLINE PIPE
13. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
14. SCH. 40 PVC ELL
15. SCH. 40 PVC TEE OR ELL
16. SCH. 40 PVC THREADED ELL

### 4 DRIP CONTROL ZONE KIT
SCALE: NTS

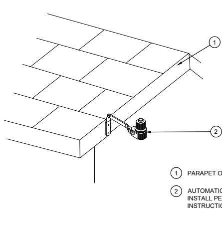



SECTION

1. CONTROLLER PER LEGEND
2. 1/2" ELECTRICAL CONDUIT BETWEEN CONTROLLER AND ELECT. BOX CLAMP TO WALL
3. SENSOR MONITOR PANEL OR RECEIVER (WHERE OCCURS)
4. WALL (WHERE OCCURS)
5. 120 VOLT SERVICE IN WATERPROOF JUNCTION BOX WITH DISCONNECT SWITCH, INSTALL INSIDE STAINLESS ENCLOSURE
6. C-CLAMPS (TYP.)
7. CONDUIT(S) FOR 24 VOLT CONTROL WIRES. CLAMP TO WALL. USE 1 CONDUIT FOR 0-24 STATIONS. USE 2 CONDUITS FOR 25-48 STATIONS
8. SENSOR CABLES IN CONDUITS (WHERE OCCURS)
9. GROUNDING PER MANUFACTURER
10. FINISH FLOOR SURFACE

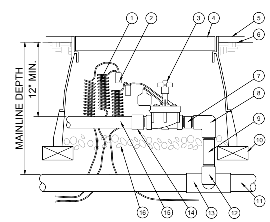
NOTES:
1) MOUNT CONTROLLER AND CABINET PER MANUFACTURER'S DIRECTIONS.
2) 120 V.A.C. POWER PROVIDED BY OTHERS. LANDSCAPE CONTRACTOR SHALL MAKE FINAL CONNECTION AT CONTROLLER. CONNECT TO ELECTRICAL SUPPLY PER NATIONAL ELECTRIC CODE AND LOCAL CODE.
3) LOCATE GROUND ROD 8' MIN. FROM CONTROLLER. VERIFY LOCATION OF GROUND ROD, CONTROLLER AND SOURCE OF ELECTRICITY WITH MANUFACTURER'S REPRESENTATIVE AND OWNER AS PART OF PRE CONSTRUCTION MEETING.

### 1 CONTROLLER - WALL MOUNT, INDOOR
SCALE: NTS



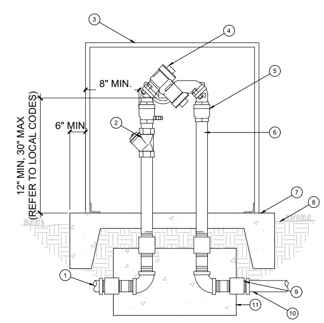
1. PARAPET OR EAVE
2. AUTOMATIC RAIN SENSOR - INSTALL PER MANUFACTURER'S INSTRUCTIONS

### 2 RAIN SENSOR, ROOF MOUNT
SCALE: NTS




1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION (ANY APPROVED)
3. REMOTE CONTROL VALVE
4. JUMBO PLASTIC VALVE BOX BY CARSON (OR EQUAL)
5. TOP OF MULCH
6. FINISHED GRADE-1" BELOW TOP OF BOX IN TURF AREAS, 2" IN SHRUB AREAS
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH. 40 PVC ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3-INCH MINIMUM DEPTH OF ¾-INCH WASHED GRAVEL

### 5 REMOTE CONTROL VALVE
SCALE: NTS




1. TO POINT OF CONNECTION - ADAPT AS NECESSARY. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES
2. BRASS WYE STRAINER W/60 MESH SCREEN
3. ENCLOSURE PER IRRIGATION LEGEND
4. BACKFLOW PREVENTER UNIT
5. BRASS UNION (TYPICAL)
6. BRASS NIPPLES (TYPICAL)
7. 4" CONCRETE PAD, SLOPE TO DRAIN AWAY FROM BACKFLOW PREVENTER
8. FINISH GRADE, 2" BELOW PAD
9. BRASS COUPLING
10. PVC ADAPTER AND MAINLINE PIPE
11. 12"X12"X24" THRUST BLOCK

### 3 BACKFLOW PREVENTER
SCALE: NTS


BY DESIGN ENGINEERING

REGISTERED LANDSCAPE ARCHITECT
JAMES GIBSON
5034
STATE OF ARKANSAS

LANDTEK STUDIOS
2503 SWEETBRIAR DR.
FAYETTEVILLE, AR 72703
PH# 479.283.9721

DATE: 8/20/2026

| REV # | DATE | DESCRIPTION |
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REVISIONS

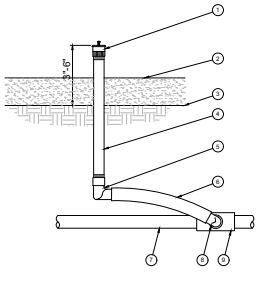
ROBINSON AVE COMMERCIAL
IRRIGATION DETAILS AND NOTES

SPRINGDALE, AR

PROJECT #: ________________
DATE: ________________

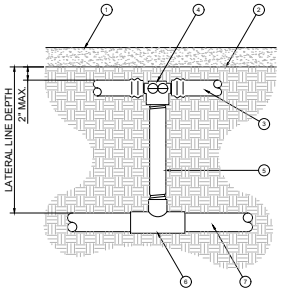
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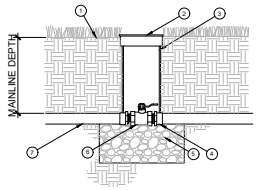

1. BUBBLER PER LEGEND - 3 PER TREE
2. MULCH
3. FINISH GRADE/TOP OF MULCH
4. UV RADIATION RESISTANT 1/2-INCH PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
5. 1/2-INCH FEMALE NPT x 0.490-INCH BARB ELBOW
6. SWING PIPE, 12-INCH LENGTH
7. PVC LATERAL PIPE
8. 1/2-INCH MALE NPT x .490-INCH BARB ELBOW
9. SCH 40 TEE OR ELL
10. EDGE OF ROOTBALL
11. PVC LATERAL LINE - 3/4"

12 BUBBLER
SCALE: NTS



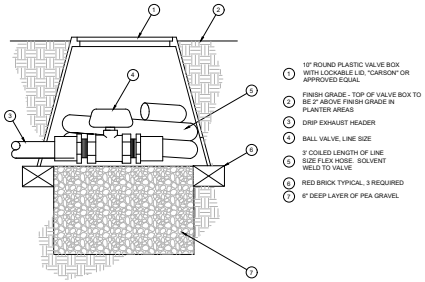

1. TOP OF MULCH
2. FINISH GRADE
3. DRIP LINE PER PLAN
4. INSERT TEE OR ELBOW
5. SCH. 80 PVC NIPPLE (LINE SIZE)
6. SCH. 40 PVC TEE (BST)
7. SCH. 40 PVC SUPPLY HEADER (SIZE PER PLAN)

9 SUBSURFACE DRIPLINE CONNECTION
SCALE: NOT TO SCALE



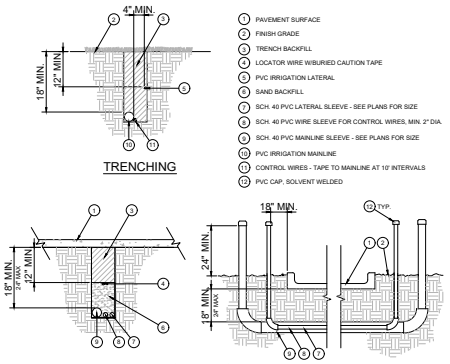

1. FINISH GRADE AT 1" BELOW TOP OF BOX IN TURF AREAS. 2" BELOW TOP OF BOX IN SHRUB/GROUNDCOVER AREAS
2. 9" ROUND VALVE BOX WITH LOCKABLE LID
3. EXTENSION SECTION AS NECESSARY TO MEET GRADE
4. PVC MALE ADAPTER
5. 3-INCH MINIMUM DEPTH OF ¾-INCH WASHED GRAVEL
6. BRASS BALL VALVE (SIZED PER MAINLINE)
7. IRRIGATION MAINLINE

6 BRASS BALL VALVE
SCALE: NTS



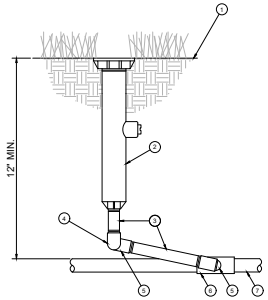
1. 10" ROUND PLASTIC VALVE BOX WITH LOCKABLE LID, "CARSON" OR APPROVED EQUAL
2. FINISH GRADE - TOP OF VALVE BOX TO BE 2" ABOVE FINISH GRADE IN PLANTER AREAS
3. DRIP EXHAUST HEADER
4. BALL VALVE, LINE SIZE
5. 3' COILED LENGTH OF LINE SIZE FLEX HOSE. SOLVENT WELD TO VALVE
6. RED BRICK TYPICAL, 3 REQUIRED
7. 6" DEEP LAYER OF PEA GRAVEL

10 FLUSH VALVE
SCALE: NTS



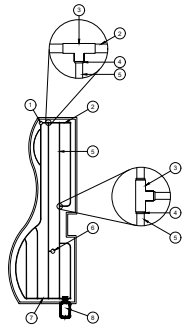

1. PAVEMENT SURFACE
2. FINISH GRADE
3. TRENCH BACKFILL
4. LOCATOR WIRE W/BURIED CAUTION TAPE
5. PVC IRRIGATION LATERAL
6. SAND BACKFILL
7. SCH. 40 PVC LATERAL SLEEVE - SEE PLANS FOR SIZE
8. SCH. 40 PVC WIRE SLEEVE FOR CONTROL WIRES, MIN. 2" DIA.
9. SCH. 40 PVC MAINLINE SLEEVE - SEE PLANS FOR SIZE
10. PVC IRRIGATION MAINLINE
11. CONTROL WIRES - TAPE TO MAINLINE AT 10' INTERVALS
12. PVC CAP, SOLVENT WELDED

7 PIPE AND SLEEVE INSTALLATION
SCALE: NTS




1. FINISH GRADE
2. POP-UP SPRAY HEAD
3. SCH. 80 PVC NIPPLE (LENGTH AS REQUIRED)
4. SCH. 40 PVC ELL
5. SCH. 40 PVC STREET ELL
6. SCH. 40 PVC TEE OR ELL
7. PVC LATERAL PIPE

11 POP-UP SPRAY HEAD
SCALE: NTS



1. FLUSH VALVE
2. SCH. 40 PVC EXHAUST HEADER
3. SCH. 40 PVC TEE OR ELL
4. COMPRESSION ADAPTER
5. DRIP LINE
6. AIR RELIEF VALVE AT HIGH POINT OF SYSTEM (WHERE INDICATED ON PLANS)
7. SCH. 40 PVC SUPPLY HEADER
8. CONTROL VALVE

NOTE: SET DRIP LINES 3"-6" AWAY FROM HARDSCAPE

8 SUBSURFACE DRIP LINE LAYOUT
SCALE: NOT TO SCALE

BY DESIGN ENGINEERING

LANDTEK STUDIOS
3302 SWEETBRIAR DR.
FAYETTEVILLE, AR 72703
PH# 479.283.9721

DATE: 8/20/2026

| REV # | DATE | DESCRIPTION |
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ROBINSON AVE COMMERCIAL
IRRIGATION DETAILS AND NOTES

SPRINGDALE, AR

PROJECT #:
DATE:

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| INDEX OF ELECTRICAL SHEETS | |
|---|---|
| E.001 | ELECTRICAL COVER SHEET WITH GENERAL NOTES |
| E.100 | ELECTRICAL SITE PLAN |
| E.101 | ELECTRICAL PHOTOMETRIC CALCULATIONS |
| E.500 | ELECTRICAL DETAILS |

## UNDERGROUND ELECTRICAL NOTES

1. UNDERGROUND RACEWAYS SHALL BE SCHEDULE 40 PVC. PROVIDE SCHEDULE 80 PVC FROM 18 INCHES BELOW GRADE THROUGH EACH EXPOSED RISER AND WHERE SUBJECT TC PHYSICAL DAMAGE.

2. PROVIDE COPPER THWN-2 OR XHHW-2 CONDUCTORS RATED FOR WET LOCATIONS. THHN-ONLY CONDUCTORS ARE NOT ACCEPTABLE IN UNDERGROUND RACEWAYS.

3. PROVIDE A SEPARATE INSULATED COPPER EQUIPMENT GROUNDING CONDUCTOR IN EACH RACEWAY.

4. PROVIDE 24 INCHES MINIMUM COVER BELOW PARKING, DRIVE, AND VEHICULAR AREAS AND 18 INCHES MINIMUM COVER IN NON-VEHICULAR AREAS, UNLESS A GREATER DEPTH IS REQUIRED BY THE SERVING UTILITY OR OTHER APPLICABLE CONDITION.

5. PROVIDE ELECTRICAL WARNING TAPE APPROXIMATELY 12 INCHES BELOW FINISHED GRADE AND DIRECTLY ABOVE EACH UNDERGROUND RACEWAY GROUP.

6. PROVIDE LONG-RADIUS SWEEPS. TOTAL RACEWAY BENDS BETWEEN ACCESSIBLE PULL POINTS SHALL NOT EXCEED 360 DEGREES.

7. HANDHOLES IN PAVED OR VEHICULAR AREAS SHALL BE TRAFFIC RATED FOR THE ANTICIPATED LOADING. SET HANDHOLE COVERS FLUSH WITH FINAL GRADE.

8. DO NOT INSTALL SPLICES DIRECTLY IN EARTH OR WITHIN RACEWAYS. MAKE SPLICES ONLY IN ACCESSIBLE LISTED HANDHOLES, POLE HANDHOLES, OR ABOVE-GRADE ENCLOSURES USING WET-LOCATION CONNECTORS.

9. DO NOT LOCATE HANDHOLES IN DRAINAGE SWALES, DETENTION AREAS, SIDE SLOPES, OR LOCATIONS SUBJECT TO STANDING WATER.

10. PROVIDE PULL STRINGS IN ALL EMPTY RACEWAYS. CAP, SEAL, AND PERMANENTLY LABEL EACH END OF FUTURE RACEWAYS.

11. PROVIDE EXPANSION OR DEFLECTION FITTINGS WHERE PVC RACEWAYS CROSS STRUCTURAL JOINTS, ENTER STRUCTURES SUBJECT TO DIFFERENTIAL MOVEMENT, OR ARE EXPOSED TO THERMAL MOVEMENT.

12. SEAL RACEWAY ENTRIES AT PANELS, CONTROL ENCLOSURES, HANDHOLES, AND POLES TO LIMIT WATER AND GAS MIGRATION. UNDERGROUND RACEWAYS SHALL BE CONSIDERED WET LOCATIONS.

13. COORDINATE RACEWAY DEPTH AND ROUTING WITH FINAL GRADES, PAVEMENT SECTIONS, DRAINAGE, UTILITIES, AND POLE FOUNDATIONS BEFORE EXCAVATION.

14. RECORD THE FINAL INSTALLED ROUTE, DEPTH, HANDHOLE LOCATION, AND PHASE-BOUNDARY STUB LOCATION ON THE PROJECT RECORD DRAWINGS.

## POLE AND FOUNDATION NOTES

1. PROVIDE A LIGHT-POLE FOUNDATION DESIGN PREPARED AND SEALED BY AN ARKANSAS-LICENSED STRUCTURAL ENGINEER. THE FOUNDATION DESIGN SHALL BE INCLUDED IN THE PERMIT DRAWINGS OR PROVIDED AS A DEFERRED SUBMITTAL ONLY WHEN ACCEPTED IN WRITING BY THE AUTHORITY HAVING JURISDICTION.

2. FOUNDATION DESIGN SHALL BE BASED ON THE FINAL POLE CATALOG NUMBER, SHAFT GEOMETRY, POLE HEIGHT, BASE-PLATE DIMENSIONS, ANCHOR-BOLT PATTERN, LUMINAIRE, ARM, FIXTURE QUANTITY, TOTAL WEIGHT, EFFECTIVE PROJECTED AREA, FIXTURE ELEVATION, CODE-PRESCRIBED WIND LOAD, EXPOSURE CATEGORY, FOUNDATION PROJECTION ABOVE GRADE, VEHICLE EXPOSURE, AND SITE SOIL PARAMETERS.

3. THE POLE MANUFACTURER SHALL PROVIDE THE FINAL POLE STRUCTURAL RATING, BASE-PLATE DATA, ANCHOR-BOLT TEMPLATE, AND ALLOWABLE FIXTURE EPA FOR THE PROJECT WIND CONDITIONS.

4. DO NOT USE A GENERIC FOUNDATION DIAMETER, DEPTH, REINFORCING CAGE, OR ANCHOR-BOLT PATTERN IN PLACE OF THE SEALED STRUCTURAL DESIGN.

5. SET ANCHOR BOLTS WITH THE MANUFACTURER'S STEEL TEMPLATE. DO NOT FIELD-ALTER, HEAT, BEND, WELD, OR REPOSITION ANCHOR BOLTS.

6. SLOPE THE TOP OF THE FOUNDATION AWAY FROM THE POLE BASE. PROVIDE A CHAMFERED EDGE AND A BASE COVER COMPATIBLE WITH THE FINAL POLE.

7. LOCATE CONDUIT STUB-UPS WITHIN THE POLE BASE CLEAR OF THE ANCHOR-BOLT CAGE, BASE PLATE, GROUNDING LUG, AND HANDHOLE. TERMINATE RACEWAYS BELOW THE ACCESSIBLE POLE HANDHOLE.

8. ORIENT THE POLE HANDHOLE AWAY FROM THE PRIMARY VEHICLE-IMPACT DIRECTION AND MAINTAIN ACCESS AFTER FINAL GRADING, PAVING, LANDSCAPING, AND BOLLARD INSTALLATION.

9. PROVIDE VEHICLE-IMPACT PROTECTION AT POLES IDENTIFIED ON THE FINAL SITE PLAN. FOUNDATION PROJECTION AND BOLLARDS SHALL BE INCLUDED IN THE STRUCTURAL DESIGN.

10. VERIFY FINAL GRADE AND POLE PHOTOMETRIC-CENTER ELEVATION BEFORE FOUNDATION CONSTRUCTION.

11. LOCATE EXISTING UTILITIES BEFORE DRILLING OR EXCAVATING A POLE FOUNDATION.

## LIGHTING CONTROL SEQUENCE NOTES

1. PROVIDE LCP-1 AS A NEMA 3R, UL 508A LISTED LIGHTING CONTROL PANEL WITH TWO INDIVIDUALLY CONTROLLED, LED-LOAD-RATED OUTPUTS FOR L1 AND L2.

2. LCP-1 SHORT-CIRCUIT CURRENT RATING SHALL NOT BE LESS THAN THE AVAILABLE FAULT CURRENT SHOWN ON THE ONE-LINE DIAGRAM.

3. IN AUTO, CIRCUITS L1 AND L2 SHALL ENERGIZE WHEN THE ASTRONOMICAL TIME CLOCK IS WITHIN THE PROGRAMMED NIGHT PERIOD AND THE PHOTOCELL SENSES DARKNESS. L1 AND L2 SHALL DEENERGIZE AT DAWN.

4. PROVIDE A HAND-OFF-AUTO SELECTOR SWITCH FOR EACH CONTROLLED OUTPUT. HAND SHALL ENERGIZE THE SELECTED OUTPUT FOR TESTING. OFF SHALL DEENERGIZE THE SELECTED OUTPUT. AUTO SHALL ENABLE AUTOMATIC OPERATION.

5. LOCATE THE PHOTOCELL ON A NORTH-FACING EXTERIOR SURFACE WITH AN UNOBSTRUCTED VIEW OF DAYLIGHT AND OUTSIDE THE DIRECT ILLUMINATION OF THE CONTROLLED LUMINAIRES.

6. THE ASTRONOMICAL TIME CLOCK SHALL INCLUDE AUTOMATIC DAYLIGHT-SAVING-TIME AND LEAP-YEAR CORRECTION AND SHALL RETAIN PROGRAMMING AND TIME FOR AT LEAST 10 HOURS AFTER LOSS OF POWER.

7. AFTER RESTORATION OF POWER, EACH OUTPUT SHALL RETURN TO THE STATE REQUIRED BY THE CURRENT PHOTOCELL AND TIME-CLOCK CONDITIONS.

8. PROVIDE CONTROL-CIRCUIT OVERCURRENT PROTECTION, ENGRAVED NAMEPLATES, AN UPDATED PANEL DIRECTORY, AND A TYPE 2 SURGE-PROTECTIVE DEVICE AT LCP-1.

9. DO NOT USE LINE-VOLTAGE DIMMERS. REMOTE 0-10 V DIMMING OR MOTION-BASED REDUCTION SHALL BE PROVIDED ONLY AS A FACTORY-COMPATIBLE LUMINAIRE CONTROL SYSTEM CONFIRMED IN WRITING BY THE LUMINAIRE MANUFACTURER.

10. VERIFY THE MAXIMUM LED DRIVER QUANTITY AND INRUSH CURRENT PER OUTPUT WITH THE LUMINAIRE AND CONTROL-EQUIPMENT MANUFACTURERS.

11. TEST PHOTOCELL, TIME-CLOCK, HAND-OFF-AUTO, POWER-RESTORATION, AND OUTPUT OPERATION. LEAVE ALL SELECTOR SWITCHES IN AUTO AFTER TESTING.

## POLE GROUNDING AND FUSING NOTES

1. PROVIDE ONE INSULATED COPPER EQUIPMENT GROUNDING CONDUCTOR WITH EACH BRANCH CIRCUIT.

2. BOND THE EQUIPMENT GROUNDING CONDUCTOR TO THE POLE GROUNDING LUG AND TO THE LUMINAIRE EQUIPMENT-GROUNDING TERMINAL.

3. PROVIDE A LISTED IN-LINE FUSEHOLDER IN EACH UNGROUNDED CONDUCTOR WITHIN THE ACCESSIBLE POLE HANDHOLE. SIZE THE FUSE IN ACCORDANCE WITH THE LUMINAIRE MANUFACTURER'S WRITTEN REQUIREMENTS.

4. DO NOT FUSE THE NEUTRAL CONDUCTOR.

5. WHERE A GROUND ROD IS SHOWN, BOND THE GROUND ROD TO THE POLE GROUNDING LUG. THE GROUND ROD SHALL BE SUPPLEMENTAL AND SHALL NOT REPLACE THE BRANCH-CIRCUIT EQUIPMENT GROUNDING CONDUCTOR.

6. PROVIDE AN ACCESSIBLE POLE HANDHOLE WITH A LISTED COVER, GROUNDING LUG, STRAIN RELIEF, AND SUFFICIENT VOLUME FOR THE FUSEHOLDER AND CONDUCTOR SPLICES.

7. USE CONNECTORS LISTED FOR THE CONDUCTOR TYPE, VOLTAGE, TEMPERATURE, AND WET LOCATION.

## GENERAL NOTES

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2020 NATIONAL ELECTRICAL CODE AS ADOPTED BY THE STATE OF ARKANSAS AND THE CITY OF SPRINGDALE, THE 2014 ARKANSAS ENERGY CODE BASED ON THE 2009 IECC, THE 2021 ARKANSAS FIRE PREVENTION CODE, VOLUMES I AND II, THE CITY OF SPRINGDALE COMMERCIAL DESIGN STANDARDS, AND ALL OTHER APPLICABLE STATE AND LOCAL REQUIREMENTS.

2. OBTAIN ALL REQUIRED ELECTRICAL, SIGN, EXCAVATION, AND UTILITY APPROVALS BEFORE BEGINNING WORK.

3. DRAWINGS SHOW THE FULL-BUILDOUT CONDITION. INSTALL PHASE I AND PHASE II WORK ONLY AS TAGGED ON SHEET E100. PROVIDE THE PHASE-BOUNDARY HANDHOLE AND ALL RACEWAYS BELOW PHASE I PAVEMENT DURING PHASE I. CAP, SEAL, LABEL, AND PROVIDE PULL STRINGS IN ALL FUTURE RACEWAYS.

4. SITE LIGHTING SHALL BE SERVED FROM THE PANEL AND CIRCUITS SHOWN ON THE ONE-LINE DIAGRAM AND PANEL SCHEDULE. DO NOT ORDER BREAKERS, CONTROL EQUIPMENT, OR LUMINAIRES UNTIL THE APPROVED SUBMITTALS MATCH THE VOLTAGE, PHASE, INTERRUPTING RATING, AND AVAILABLE FAULT CURRENT SHOWN ON THE DRAWINGS.

5. NEW BREAKERS SHALL BE LISTED FOR USE IN THE SOURCE PANELBOARD AND SHALL MATCH THE PANEL MANUFACTURER, SERIES, MOUNTING TYPE, POLE CONFIGURATION, VOLTAGE, AND INTERRUPTING RATING.

6. ALL SITE-LIGHTING AND SIGN-CIRCUIT CONDUCTORS SHALL BE COPPER THWN-2 OR XHHW-2 INSTALLED IN RACEWAY. CONDUCTORS SHALL BE RATED FOR WET LOCATIONS.

7. PROVIDE A SEPARATE INSULATED COPPER EQUIPMENT GROUNDING CONDUCTOR IN EVERY RACEWAY. DO NOT USE THE EARTH, A GROUND ROD, METAL POLE, OR RACEWAY AS THE SOLE EQUIPMENT-GROUNDING PATH.

8. UNDERGROUND RACEWAYS SHALL BE SCHEDULE 40 PVC. PROVIDE SCHEDULE 80 PVC FROM 18 INCHES BELOW GRADE THROUGH EACH EXPOSED RISER AND WHERE SUBJECT TO PHYSICAL DAMAGE.

9. PROVIDE 24 INCHES MINIMUM RACEWAY COVER BELOW PARKING, DRIVE, AND VEHICULAR AREAS AND 18 INCHES MINIMUM COVER IN NON-VEHICULAR AREAS, UNLESS A GREATER DEPTH IS REQUIRED BY THE SERVING UTILITY OR OTHER APPLICABLE CONDITION.

10. PROVIDE ELECTRICAL WARNING TAPE APPROXIMATELY 12 INCHES BELOW FINISHED GRADE AND DIRECTLY ABOVE EACH UNDERGROUND RACEWAY GROUP.

11. MAKE SPLICES ONLY IN ACCESSIBLE POLE HANDHOLES, ABOVE-GRADE ENCLOSURES, OR LISTED HANDHOLES. USE CONNECTORS LISTED FOR THE CONDUCTOR TYPE, VOLTAGE, AND WET LOCATION.

12. HANDHOLES IN PAVED OR VEHICULAR AREAS SHALL BE TRAFFIC RATED FOR THE ANTICIPATED LOADING. DO NOT LOCATE HANDHOLES IN DRAINAGE SWALES, DETENTION AREAS, SIDE SLOPES, OR LOCATIONS SUBJECT TO STANDING WATER.

13. LOCATE EXISTING UTILITIES BEFORE EXCAVATION. DO NOT INSTALL POLE FOUNDATIONS, HANDHOLES, OR RACEWAYS WITHIN A UTILITY OR DRAINAGE EASEMENT WITHOUT WRITTEN APPROVAL FROM THE EASEMENT HOLDER AND THE ENGINEER.

14. BOND EACH POLE, LUMINAIRE, HANDHOLE, AND METAL ENCLOSURE TO THE BRANCH-CIRCUIT EQUIPMENT GROUNDING CONDUCTOR.

15. WHERE A GROUND ROD IS SHOWN, BOND THE ROD TO THE POLE GROUNDING LUG. THE GROUND ROD SHALL BE SUPPLEMENTAL AND SHALL NOT REPLACE THE BRANCH-CIRCUIT EQUIPMENT GROUNDING CONDUCTOR.

16. PROVIDE A LISTED IN-LINE FUSEHOLDER IN EACH POLE HANDHOLE AHEAD OF THE LUMINAIRE. FUSE ONLY THE UNGROUNDED CONDUCTOR. SIZE THE FUSE IN ACCORDANCE WITH THE LUMINAIRE MANUFACTURER'S WRITTEN REQUIREMENTS.

17. CONTROL SITE LIGHTING THROUGH LCP-1. IN AUTO, THE PHOTOCELL SHALL PROVIDE DAYLIGHT LOCKOUT AND THE ASTRONOMICAL TIME CLOCK SHALL OPERATE EACH OUTPUT IN ACCORDANCE WITH THE CONTROL SCHEDULE. HAND SHALL PROVIDE MANUAL ON OPERATION FOR TESTING; OFF SHALL DEENERGIZE THE OUTPUT. RESTORE ALL SELECTORS TO AUTO AFTER TESTING.

18. BRANCH-CIRCUIT CONDUCTORS SHALL BE SIZED AS SHOWN IN THE CIRCUIT SCHEDULE. VOLTAGE DROP AT THE FARTHEST LUMINAIRE SHALL NOT EXCEED 3.0 PERCENT USING THE FINAL INSTALLED ONE-WAY ROUTE LENGTHS AND SEGMENT LOADS.

19. VERIFY THE MAXIMUM NUMBER OF LED DRIVERS PER BREAKER, CONTACTOR, OR RELAY OUTPUT WITH THE LUMINAIRE AND CONTROL-EQUIPMENT MANUFACTURERS. CONNECTED WATTAGE ALONE SHALL NOT BE USED TO EVALUATE LED DRIVER INRUSH CURRENT.

20. SUBMIT THE COMPLETE LUMINAIRE, IES FILE, HOUSE-SIDE SHIELD, POLE, ARM, ANCHOR-BOLT, FOUNDATION, SURGE-PROTECTION, FUSING, HANDHOLE, BREAKER, AND LIGHTING-CONTROL DATA FOR REVIEW BEFORE FABRICATION.

21. LABEL BREAKERS, CONTROL OUTPUTS, HANDHOLES, POLES, SIGN CIRCUITS, AND CONTROL DEVICES TO MATCH THE FINAL DRAWINGS. UPDATE THE SOURCE PANEL DIRECTORY AT COMPLETION.

22. TEST ALL CIRCUITS AND CONTROLS. AFTER DARK, VERIFY LUMINAIRE OPERATION, ORIENTATION, SHIELD INSTALLATION, CONTROL SEQUENCE, AND LIGHTING LEVELS BEFORE FINAL ACCEPTANCE.

Miller Newell ENGINEERING

Aaron Daugherty
STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 21518
AARON DAUGHERTY
DATE:

CERTIFICATE OF AUTHORIZATION
MN ENGINEERING LLC
DBA MILLER NEWELL ENGINEERS
No. 4718
ARKANSAS

| NO. | REVISION | DATE |
|---|---|---|
| | | |

DRAWN: AGD
CHK'D: AGD
DESIGNED: AGD
APPR'D: AGD
DATE: 08-20-2026
PROJECT NUMBER: 26-050

ROBINSON TRAILER STORAGE - SITE LIGHTING

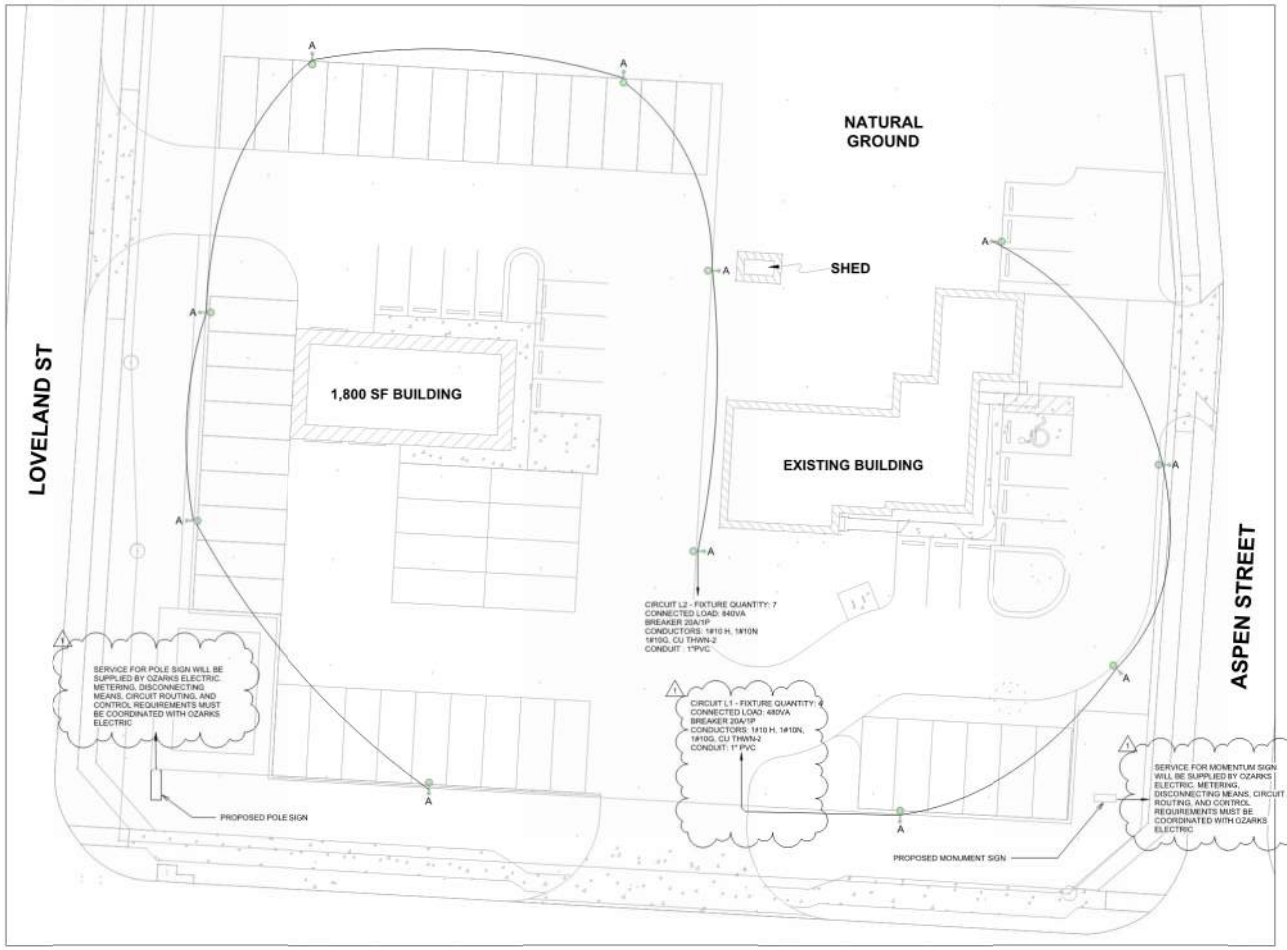
ELECTRICAL COVER SHEET

DRAWING NUMBER: E001

## LIGHTING FIXTURE SCHEDULE

1. PROVIDE 4000K AND CRI 80 MINIMUM UNLESS SPECIFICALLY NOTED OTHERWISE.
2. PROVIDE BRONZE FINISH FOR LUMINAIRES, ARMS, POLES, BASE COVERS, AND EXPOSED ACCESSORIES.
3. PROVIDE FACTORY SURGE PROTECTION AND LISTED IN-LINE FUSING. FINAL FUSE SIZE SHALL BE AS RECOMMENDED BY THE LUMINAIRE MANUFACTURER.
4. PROVIDE HOUSE-SIDE SHIELD ACCESSORY AT EACH POLE INDICATED ON THE SITE AND PHOTOMETRIC PLANS.
5. INSTALL TYPE IV LUMINAIRES LEVEL. DO NOT TILT LUMINAIRES UPWARD. ORIENT FORWARD THROW AS SHOWN ON THE SITE PLAN.
6. POLE AND FOUNDATION SUBMITTALS SHALL BE COORDINATED WITH FINAL LUMINAIRE WEIGHT, EPA, ARM, DESIGN WIND SPEED, EXPOSURE CATEGORY, ANCHOR-BOLT PATTERN, AND SITE SOIL CONDITIONS.
7. DO NOT SUBSTITUTE A POLE, ARM, OR LUMINAIRE WITHOUT VERIFYING THE POLE STRUCTURAL RATING AND FOUNDATION DESIGN.
8. REMOTE 0-10V DIMMING SHALL NOT BE ASSUMED AVAILABLE UNLESS CONFIRMED IN WRITING BY THE LUMINAIRE MANUFACTURER. WHERE MOTION-BASED DIMMING IS REQUIRED, PROVIDE A COMPATIBLE FACTORY-INSTALLED CONTROL OPTION.

| Mark | Count | FIXTURE MFGR | FIXTURE CATALOG NUMBER | MOUNTING TYPE | MOUNTING HEIGHT | LAMP LAMP | LAMP NO. | FIXTURE VOLTAGE | FIXTURE WATTAGE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|
| A | 11 | DURAGUARD | KH45Q-D-1X99-U1-4K-C-X-K445A/25' SSS POLE | POLE MOUNTED | 27' 6" | LED | 1 | 120-277 | 99 VA | |




1 POWER PLAN - ELECTRICAL SITE PLAN
1/16" = 1'-0"

## NOTES

1. CIRCUIT L1: A 20A, 1-POLE, 120V BREAKER. PROVIDE (1) #10 AWG COPPER HOT, (1) #10 AWG COPPER NEUTRAL, AND (1) #10 AWG COPPER EQUIPMENT GROUNDING CONDUCTOR IN 1-INCH PVC RACEWAY.
2. CIRCUIT L2: A 20A, 1-POLE, 120V BREAKER. PROVIDE (1) #10 AWG COPPER HOT, (1) #10 AWG COPPER NEUTRAL, AND (1) #10 AWG COPPER EQUIPMENT GROUNDING CONDUCTOR IN 1-INCH PVC RACEWAY.
3. WHERE THE ONE-WAY CIRCUIT LENGTH TO THE FARTHEST LUMINAIRE EXCEEDS 350 FEET, PROVIDE (1) #8 AWG COPPER HOT, (1) #8 AWG COPPER NEUTRAL, AND (1) # 8 AWG COPPER EQUIPMENT GROUNDING CONDUCTOR IN 1-1/4-INCH PVC RACEWAY, UNLESS THE ENGINEER'S FINAL VOLTAGE-DROP CALCULATION INDICATES OTHERWISE.
4. PROVIDE A NEMA 3R LIGHTING CONTROL PANEL, LCP-1, ADJACENT TO THE SOURCE PANEL. LCP-1 SHALL INCLUDE A 30A MINIMUM, 2-POLE CONTACTOR RATED FOR LED DRIVER LOADS, PHOTOCELL, ASTRONOMICAL TIME CLOCK, HAND-OFF-AUTO SWITCH, CONTROL FUSING, AND ENGRAVED NAMEPLATES.
5. THE PHOTOCELL SHALL ENABLE THE SITE LIGHTING AT DUSK. THE ASTRONOMICAL TIME CLOCK SHALL CONTROL THE OWNER'S SCHEDULED SHUTOFF OR REDUCTION. COORDINATE THE FINAL SEQUENCE WITH THE OWNER.
6. PROVIDE AN EMPTY 1-INCH PVC RACEWAY WITH PULL STRING FROM LCP-1 TO THE PHASE II HANDHOLE OR OTHER APPROVED PHASE BOUNDARY LOCATION. CAP AND LABEL BOTH ENDS.
7. PROVIDE HOUSE-SIDE SHIELD ACCESSORY AT POLES FOR ANY POLES REQUIRED TO MEET PROPERTY-LINE REQUIREMENTS.
8. COORDINATE FINAL POLE LOCATIONS AND ELECTRICAL ROUTING WITH THE WATER AND SEWER EASEMENTS, OVERHEAD ELECTRIC FACILITIES, AND FINAL CIVIL PLAN.

Miller Newell ENGINEERING

Aaron Daugherty
STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 21518
AARON DAUGHERTY
DATE: 08/20/2026

CERTIFICATE OF AUTHORIZATION
MN ENGINEERING LLC
DBA MILLER NEWELL ENGINEERS
No. 4718
ARKANSAS

| NO. | REVISION | DATE |
|---|---|---|
| 1 | CITY UPDATES & SIGN LIGHTING | 08/20/2026 |

DRAWN: AGD
CHK'D: AGD
DESIGNED: AGD
APPR'D: AGD
DATE: 08-20-2026
PROJECT NUMBER: 26-050

ROBINSON TRAILER STORAGE - SITE LIGHTING
ELECTRICAL SITE PLAN

DRAWING NUMBER: E100


Return to Agenda

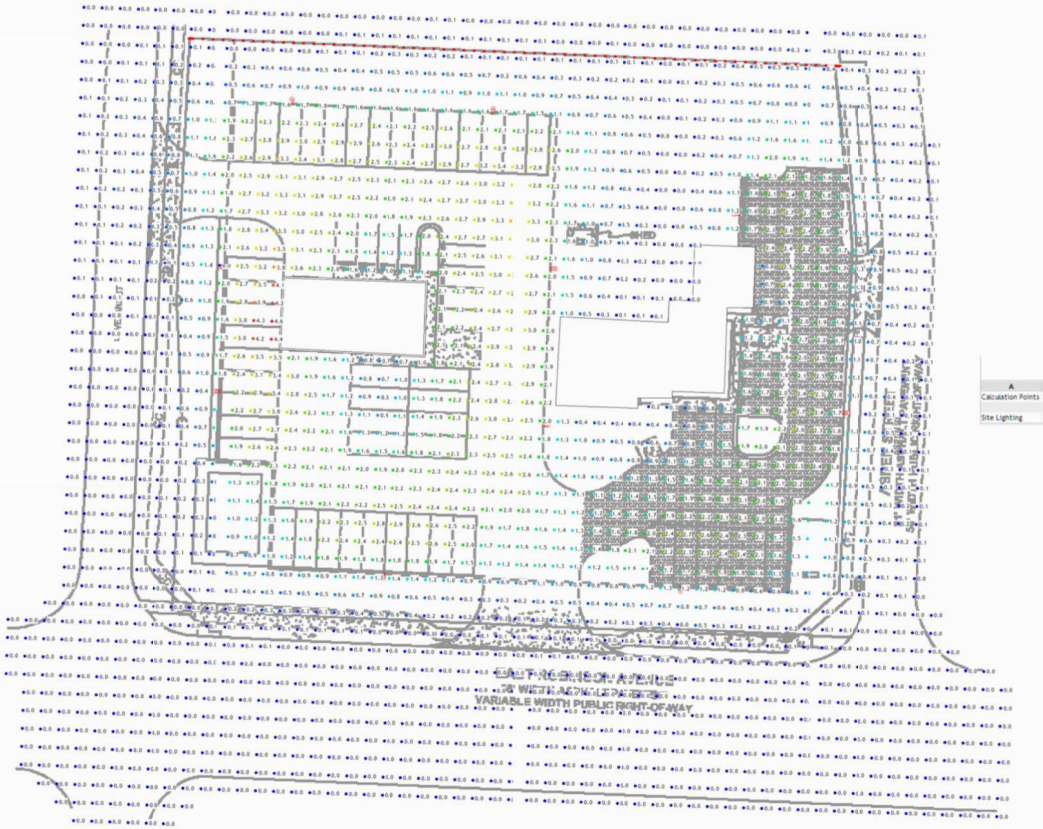
## NOTES

**CITY REVIEW – SITE LIGHTING**

EXISTING STREETLIGHTS ARE LOCATED AT EACH INTERSECTION AND ALONG THE ADJACENT STREET AT APPROXIMATELY 300 TO 350 FEET ON CENTER, MEASURED ALONG THE STREET CENTERLINE. EXISTING STREETLIGHTING SATISFIES THE CITY SPACING REQUIREMENT; THEREFORE, NO ADDITIONAL STREETLIGHT FIXTURES ARE PROPOSED AS PART OF THIS PROJECT.

ALL PROPOSED EXTERIOR LIGHTING FIXTURES SHALL BE FULL-CUTOFF/SHIELDED AND AIMED TO PREVENT GLARE OR LIGHT TRESPASS ONTO ADJACENT PROPERTIES. REFER TO THE PHOTOMETRIC PLAN FOR CALCULATED ILLUMINATION LEVELS AT THE PROPERTY LINES. CALCULATED ILLUMINATION ALONG THE NORTH PROPERTY LINE DOES NOT EXCEED 0.5 FOOT-CANDLES.

## LIGHTING CALCULATIONS




<Lighting Results>

| A | B | C | D | E | F |
|---|---|---|---|---|---|
| Calculation Points | Average | Maximum | Minimum | Avg/Min | Max/Min |
| Site Lighting | 2 fc | 4 fc | 0 fc | 196.9 | 442.6 |

## NOTES

PHOTOMETRIC CALCULATION BASIS

1. CALCULATIONS ARE MAINTAINED HORIZONTAL ILLUMINANCE AT FINISHED GRADE UNLESS SPECIFICALLY NOTED OTHERWISE.

2. BASIS-OF-DESIGN LUMINAIRE: DURAGUARD KH45QD1X99U4KC, TYPE IV DISTRIBUTION, CLEAR LENS, 4000K, 13,629 INITIAL LUMENS, AND 104.8 INPUT WATTS.

3. LUMINAIRE MOUNTING HEIGHT IS 27 FEET 6 INCHES ABOVE FINISHED GRADE TO THE LUMINAIRE PHOTOMETRIC CENTER. VERIFY FINAL POLE-BASE AND POLE HEIGHTS BEFORE INSTALLATION.

4. SPRINGDALE MAINTAINED LIGHTING VALUES ARE CALCULATED USING A TOTAL LIGHT-LOSS FACTOR OF 0.90. LIST THE LAMP-LUMEN-DEPRECIATION AND LUMINAIRE-DIRT-DEPRECIATION COMPONENTS IN THE CALCULATION REPORT.

5. LUMINAIRES SHALL BE INSTALLED LEVEL WITH NO UPWARD TILT. TYPE IV OPTICAL ORIENTATION SHALL MATCH SHEET E100.

6. CALCULATION VALUES ARE SHOWN TO 1 FOOTCANDLE ON THE PLAN AND TO 0.1 FOOTCANDLE IN THE CALCULATION SUMMARY.

7. PARKING-LOT AVERAGE MAINTAINED ILLUMINATION SHALL BE NOT LESS THAN 1.0 FOOTCANDLE AND NOT GREATER THAN 3.0 FOOTCANDLES.

8. MAXIMUM-TO-MINIMUM UNIFORMITY SHALL NOT EXCEED 20:1.

9. PEDESTRIAN AREAS SHALL MAINTAIN A MINIMUM OF 1.0 FOOTCANDLE.

10. FINAL FIXTURE QUANTITY, LOCATION, ORIENTATION, MOUNTING HEIGHT, OPTIC, AND SHIELDS SHALL MATCH SHEETS E100.

GILDNER MADDOX LIGHTING + ELECTRICAL

1 PHOTOMETERICS - SITE LIGHTING
1 1/2" = 1-0"

Miller Newell ENGINEERING

Aaron Daugherty
STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 21518
AARON DAUGHERTY
DATE: 08/20/2026

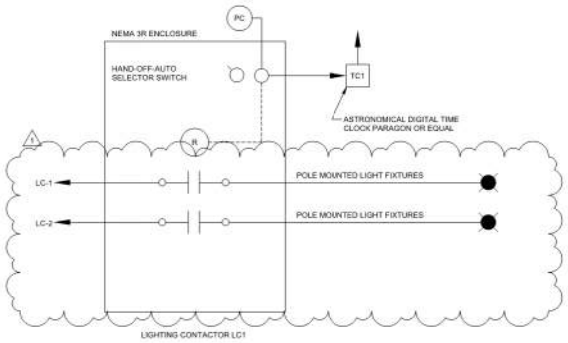
CERTIFICATE OF AUTHORIZATION
NC ENGINEERING LLC
DBA MILLER NEWELL ENGINEERS
No. 4718
ARKANSAS

| NO. | REVISION | DATE |
|---|---|---|
| 1 | CITY UPDATES & SIGN LIGHTING | 08/20/2026 |

DRAWN: ACD
CHK'D: ACD
DESIGNED: ACD
APPVD: ACD
DATE: 08-20-2026
PROJECT NUMBER: 26-050

ROBINSON TRAILER STORAGE - SITE LIGHTING
PHOTOMETRIC CALCS

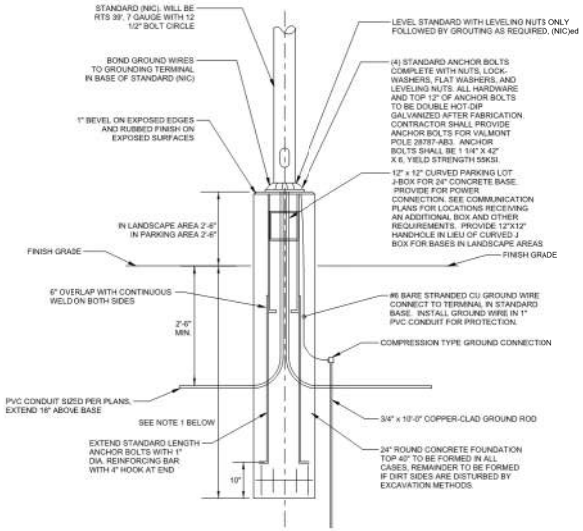
DRAWING NUMBER: E101




NOTES:

1. CONTACTORS SHALL BE MECHANICALLY HELD TYPE, SQUARE D "LXG" WITH "R6" CONTROL OPTION, OR EQUAL.
2. PROVIDE LIGHTING CONTACTOR WITH 3 POSITION SELECTOR SWITCH AND LED INDICATING PILOT LIGHT.
3. PHOTOCELL SHALL BE WIRED TO OVERIDE TIME CLOCK.

(5) CONTACTOR - LIGHTING - LC1 - DETAIL
1/8" = 1'-0"




(2) POLE - BASE - TYPE 2 - DETAIL
1/8" = 1'-0"

Miller Newell ENGINEERING

Aaron Daugherty
STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 21518
AARON DAUGHERTY
DATE:

CERTIFICATE OF AUTHORIZATION
MN ENGINEERING LLC DBA MILLER NEWELL ENGINEERS
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| NO. | REVISION | DATE |
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| 1 | CITY UPDATES & SIGN LIGHTING | 08/20/2026 |

DRAWN: AGD
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DATE: 08-20-2026
PROJECT NUMBER: 26-050

ROBINSON TRAILER STORAGE - SITE LIGHTING

ELECTRICAL DETAILS

DRAWING NUMBER: E500



Return to Agenda




East Elevation



South Elevation


Sandstone
Tan Board &
Batten Siding
White Brick




West Elevation






North Elevation



Generated by COM*check-Web* Software

# Exterior Lighting Compliance Certificate

## Section 1: Project Information

Energy Code: **2009 IECC**
Project Title:
Project Type: New Construction
Exterior Lighting Zone: 2 (Neighborhood business district (LZ2))

Construction Site: Owner/Agent: Designer/Contractor:

## Section 2: Exterior Lighting Area/Surface Power Calculation

| A<br>Exterior Area/Surface | B<br>Quantity | C<br>Allowed Watts / Unit | D<br>Tradable Wattage | E<br>Allowed Watts (B x C) | F<br>Proposed Watts |
|---|---|---|---|---|---|
| Parking area | 53000 ft2 | 0.06 | Yes | 3180 | 1188 |
| | | | Total Tradable Watts* = | 3180 | 1188 |
| | | | Total Allowed Watts = | 3180 | |
| | | | Total Allowed Supplemental Watts** = | 600 | |

* Wattage tradeoffs are only allowed between tradable areas/surfaces.

** A supplemental allowance equal to 600 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

## Section 3: Exterior Lighting Fixture Schedule

| A<br>Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast | B<br>Lamps/ Fixture | C<br># of Fixtures | D<br>Fixture Watt. | E<br>(C X D) |
|---|---|---|---|---|
| Parking area (53000 ft2): Tradable Wattage | | | | |
| LED: KH45Q-D-1X99-U1-4K-C-X-KH45A/25: LIGHT POLE: Other: | 1 | 12 | 99 | 1188 |
| | | | Total Tradable Proposed Watts = | 1188 |

## Section 4: Requirements Checklist

### Lighting Wattage:

☐ 1. Within each non-tradable area/surface, total proposed watts must be less than or equal to total allowed watts. Across all tradable areas/surfaces, total proposed watts must be less than or equal to total allowed watts.

**Compliance:** Passes.

### Controls, Switching, and Wiring:

☐ 2. All exemption claims are associated with fixtures that have a control device independent of the control of the nonexempt lighting.

☐ 3. Lighting not designated for dusk-to-dawn operation is controlled by either a a photosensor (with time switch), or an astronomical time switch.

☒ 4. Lighting designated for dusk-to-dawn operation is controlled by an astronomical time switch or photosensor.

☒ 5. All time switches are capable of retaining programming and the time setting during loss of power for a period of at least 10 hours.

### Exterior Lighting Efficacy:

☒ 6. All exterior building grounds luminaires that operate at greater than 100W have minimum efficacy of 60 lumen/watt.

*Exceptions:*

☐ Lighting that has been claimed as exempt and is identified as such in Section 3 table above.

- ❑ Lighting that is specifically designated as required by a health or life safety statue, ordinance, or regulation.
- ❑ Emergency lighting that is automatically off during normal building operation.
- ❑ Lighting that is controlled by motion sensor.

**Exterior Lighting PASSES**: Design 69% better than code.

## Section 5: Compliance Statement

*Compliance Statement:* The proposed exterior lighting design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed lighting system has been designed to meet the 2009 IECC requirements in COM*check-Web* and to comply with the mandatory requirements in the Requirements Checklist.

| Aaron Daugherty - Electrical Engineer | Aaron Daugherty | 07/23/2026 |
|---|---|---|
| Name - Title | Signature | Date |

# Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

| **Applicant / Representative (person making request)** | **Property Owner (if other than Applicant)** |
|---|---|
| Name: Cody Smith | Name: Weston Moore |
| E-mai [redacted] | E-mail [redacted] |
| Address: 5501 W Pinnacle Pointe Dr Ste 4 | Address: |
| Rogers, AR 72758 | |
| Phone: 479.409.9651 | Phone: 501.368.8295 |
| Site/ Location: 3018 E Robinson Ave | Current Zoning: C-5 |
| Assessor's Parcel Number(s): 815-30506-004 | Rezone Required: No |
| | Total Acreage: 1.54 |

**All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.**

**Indicate Type of Submittal:**

☑ Board of Adjustments
☐ Commercial Design Standards

**Application Requirements:**

☐ A complete application.
☐ A copy of the warranty deed indicating ownership of property.
☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
☐ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

**Review Fee:**

☐ $75.00

**STAFF USE ONLY**

Date Application Submitted: 8/12/26 Project Number: B26-109

Date Accepted as Complete: 8/20/2026 Receipt Number: 7103

# Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

**Indicate person of contact for this request:** Applicant ☑ Representative ☐

**Describe your variance request:**

We are requesting a variance to allow the existing house to be within the required 50' front setback from the Aspen St ROW. The existing house is located ±40' from the ROW. We are also requesting a variance to move two required street trees along both Loveland St and Aspen St to elsewhere on the property, and allow the installation of street trees and perimeter landscaping to be deferred to Phase II construction.

**Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:**
(How does adhering to the rule impact you or your property?)

The existing house is located ±40' from the Aspen St ROW line. The house is being converted into an office and cannot be moved. This property has 3 street frontages, triggering a significant amount of street trees and perimeter landscaping. Due to the nature of the business and its needs for visibility from the street, we are proposing two street trees from both Loveland St and Aspen St be placed elsewhere on site instead. Since Phase I of the development primarily involves the conversion of the existing house into an office, the financial burden of the landscaping for all street frontages and perimeter in Phase I construction does not allow the business owner to finance the development with the equity of the existing house.

**Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:**
(How will this variance alleviate your hardship?)

A variance from the above requirements will allow the existing house to remain and be converted into an office, and will allow the business owner to finance Phase I construction and operate it successfully, with the plan to complete Phase II construction once the business is established.

**Record Property Owner(s):** 412 Hardware, LLC

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

Name of Applicant: Cody Smith

Signature: _____ Date: 8/12/2026

Name of Representative (if applicable): _____

Signature: _____ Date: _____

# Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

| **Applicant / Representative (person making request)** | **Property Owner (if other than Applicant)** |
|---|---|
| Name: Cody Smith | Name: Weston Moore |
| E-mail [redacted] | E-mail: [redacted] |
| Address: 5501 W Pinnacle Pointe Dr Ste 4 | Address: |
| Rogers, AR 72758 | |
| Phone: 479.409.9651 | Phone: 501.368.8295 |
| Site/ Location: 3018 E Robinson Ave | Current Zoning: C-5 |
| Assessor's Parcel Number(s): 815-30506-004 | Rezone Required: No |
| | Total Acreage: 1.54 |

**All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.**

**Indicate Type of Submittal:**

☐ Board of Adjustments
☑ Commercial Design Standards

**Application Requirements:**

☐ A complete application.
☐ A copy of the warranty deed indicating ownership of property.
☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
☐ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

**Review Fee:**

☐ $75.00

**STAFF USE ONLY**

Date Application Submitted: 8/12/26 Project Number: B26-110

Date Accepted as Complete: 8/20/2026 Receipt Number: 7103

# Variance Application- Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

**Indicate person of contact for this request:** Applicant ☑ Representative ☐

**Check Item(s) for which Variance is Requested:**

☐ **ENTRANCES** – one (1) customer entrance on all sides of principal building directly facing abutting public right-of-way.

☑ **PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building.

☐ **STRUCTURE BACK & SIDES**

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

☑ **PEDESTRIAN FLOW**

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

☐ **CENTRAL FEATURES & COMMUNITY SPACES**

- ☐ Provision of at least two (2) central features.
- ☐ Direct access to public sidewalk network.

☐ **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**

- ☐ Use of similar building materials.
- ☐ Use of similar architectural styles or theme.

☐ **OUTDOOR STORAGE, TRASH COLLECTION & LOADING AREAS**

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

☐ **FACADES & EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses

- ☐ Minimum 3' depth.
- ☐ Minimum of 20’ contiguous feet within each 100' of façade length.
- ☐ Extends 20% of the façade.

☐ **DETAIL FEATURES**

- ☐ Facades include a repeating pattern with no less than three (3) elements (color change, texture change, material change).
- ☐ At least one (1) element repeating horizontally.
- ☐ Elements repeat at intervals of more than 30' horizontally or vertically.
- ☐ Change in plane no less than 12" in width (offset, reveal or projecting rib).

☐ **ROOFS** – Change in height every 100 linear feet in building length.

☐ **MATERIALS & COLORS**

- ☐ Predominate exterior materials high quality materials.
- ☐ Façade color – low reflectance, subtle, neutral or earth tone.

☐ **ENTRYWAYS**– three (3) defined, highly visible customer entrance elements.

☐ **LANDSCAPING**

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

☑ **SCREENING**

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

☐ **LIGHTING**

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

# Variance Application – Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

**Indicate person of contact for this request:** Applicant ☑ Representative ☐

**Describe your variance request:**

Request for variance from Commercial Design Standard requirement that no more than 60% of parking be located within front yard of principal building, requirement of 5' sidewalk along full length of building facade and connecting to public sidewalk, and requirement for high quality material for screening.

**Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:**
(How does adhering to the rule impact you or your property?)

The location of the existing house, driveway, and sidewalk makes it unfeasible to place the parking in another location and provide a 5' sidewalk along the front facades. The nature of the proposed business requires both visibility from the street as well as security from public entry, including an anti-theft railing along the street frontages with locked gates. The requirement for public sidewalk connections and screening along the street frontages places an undue burden on the business and would lead to concerns regarding product visibility and security of the private property on site.

**Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:**
(How will this variance alleviate your hardship?)

The requested variance would allow the proposed business to utilize the location of the existing house and driveway and begin conducting business without fear of property being stolen or pedestrians wandering on site after business hours, as well as allowing the products to be visible from Robinson Ave for potential customers.

**Record Property Owner(s):** 412 Hardware, LLC

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

Name of Applicant: Cody Smith

Signature:  Date: 8/12/2026

Name of Representative (if applicable): _____

Signature: _____ Date: _____

ALLEGIANCE TITLE COMPANY

# LIMITED TITLE SEARCH

**File No.:** 26-3513TI

**Effective Date:** August 11, 2026

**Recipient:** Wes Moore Properties, LLC

**NOTE:** This limited title search ("Search") is intended to be a written representation of information taken directly from the Public Records for the county shown herein, and is limited in scope to the time period stated. By accepting this Search and remitting payment for it, the Recipient agrees that this is not intended to be a determination of the marketability/insurability of title, a commitment to provide title insurance, a legal opinion concerning the status of title to the property, or a similar product of that nature, and that the findings herein are presented for the sole use and benefit of the Recipient. Further, the Recipient agrees that Allegiance Title Company of Arkansas, LLC's liability for the Search shall be limited to the amount of $750 or the cost of the Search, whichever is greater.

Having searched the public records of Washington County, Arkansas:

Washington County Parcel No. 815-30506-000, having a Legal Description further described as: **See Exhibit "A" attached hereto.**

Allegiance Title Company of Arkansas, LLC finds:

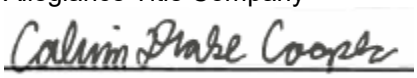
A. The grantee(s) in the last deed of record:

Wes Moore Properties, LLC

B. The following are all the possible Property Owners that are located 200 Feet, more or Less, according to the Washington County Tax Assessor Map:

1. Brenda J. Lazenby, Mailing Address of 5200 Tower Road, Springdale, AR 72764, for Parcel No. 815-30506-000.
2. Milton Properties, LLC, Mailing Address of 4061 HWY 157 JUDSONIA AR 72081, for Parcel No. 815-37864-000.
3. Trejo Investments, LLC, Mailing Address of 3652 BUTTERFIELD COACH RD SPRINGDALE AR 72764, for Parcel No. 815-30611-000.
4. Lazaro A. Trejo and Joesphine L. Trejo, Mailing Address of 3652 BUTTERFIELD COACH RD SPRINGDALE AR 72764, for Parcel No. 815-30610-000 and 815-37863-000.
5. FCPT Holdings, LLC, Mailing Address of 591 REDWOOD HWY FRONTAGE RD STE 3215 MILL VALLEY CA 94941-6006, for Parcel No. 815-30606-000.
6. City of Springdale, Arkansas, Mailing Address of 201 N SPRING ST SPRINGDALE AR 727201 N SPRING ST SPRINGDALE AR 7276464, for Parcel No. 815-30506-002.
7. ARG IX, LLC, Mailing Address of 4058 N COLLEGE AVE STE 300 FAYETTEVILLE AR 72703-5234, for Parcel No's. 815-40808-000, 815-40759-000, 815-40273-000, 815-40274-000, 815-40275-000, 815-40276-000, 815-40315-000, 815-40316-000, 815-40317-000, 815-40318-000, 815-40319-000, 815-40324-000, 815-40323-000, 815-40322-000, 815-40321-000, 815-40320-000, 815-40355-000., 815-40356-000, 815-40357-000, 815-40358-000, 815-40359-000, and 815-40360-000.
8. Arkansas State Highway Commission, Mailing Address of PO BOX 2261 LITTLE ROCK AR 72203-2261, for Parcel No. 815-30500-100.

Allegiance Title Company



Calvin Drake Cooper, Authorized Signatory

# EXHIBIT "A"

A PART OF THE SE/4 OF THE SW/4 OF SECTION FIVE (5), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST, OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SE/4 OF THE SW/4 OF SAID SECTION 5, SAID POINT BEING A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE ALONG THE EAST LINE OF "THE APPLE ORCHARD" SUBDIVISION AS SHOWN ON THE FINAL PLAT (REVISED) OF "THE APPLE ORCHARD" FILED FEBRUARY 16, 1999 IN PLAT BOOK 15 AT PAGE 138 OF THE WASHINGTON COUNTY RECORDS, S02°50'39"W A DISTANCE OF 1038.00 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID EAST LINE, S87°28'59"E A DISTANCE OF 187.39 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1156"; THENCE CONTINUING S87°28'59"E A DISTANCE OF 271.22 FEET TO A SET IRON PIN WITH CAP "PLS 1156" ON THE WESTERLY RIGHT OF WAY LINE DEDICATED PER DEED OF DEDICATION RECORDED AS FILE NUMBER 2021-24947 IN THE WASHINGTON COUNTY RECORDS; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, S05°30'23"E A DISTANCE OF 77.39 FEET; THENCE S03°02'44"W A DISTANCE OF 146.28 FEET; THENCE S47°47'17"W A DISTANCE OF 25.92 FEET TO A SET IRON PIN WITH CAP "PLS 1156" ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 412 (EAST ROBINSON AVENUE); THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, N87°27'31"W A DISTANCE OF 259.28 FEET TO A SET IRON PIN WITH CAP "PLS 1156" ON THE EASTERLY RIGHT OF WAY LINE DEDICATED PER PLAT 24~313; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, N02°59'45"E A DISTANCE OF 79.08 FEET; THENCE N02°35'15"W A DISTANCE OF 51.39 FEET; THENCE N02°59'45"E A DISTANCE OF 110.78 FEET TO THE POINT OF BEGINNING, CONTAINING 1.54 ACRES (67,010 SQUARE FEET), MORE OR LESS.

# Waiver Request

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

| | |
|---|---|
| **Applicant (person making request)** | Site/ Location: 3018 E Robinson Ave |
| Name: Cody Smith | Assessor's Parcel Number(s): 815-30506-004 |
| E-mail [redacted] | |
| Address: 5501 W Pinnacle Pointe Dr Ste 4 | Current Zoning: C-5 |
| Rogers, AR 72758 | Waiver Requested: Master Street Plan sidewalk requirement |
| Phone: 479.409.9651 | Total Acreage: 1.54 |

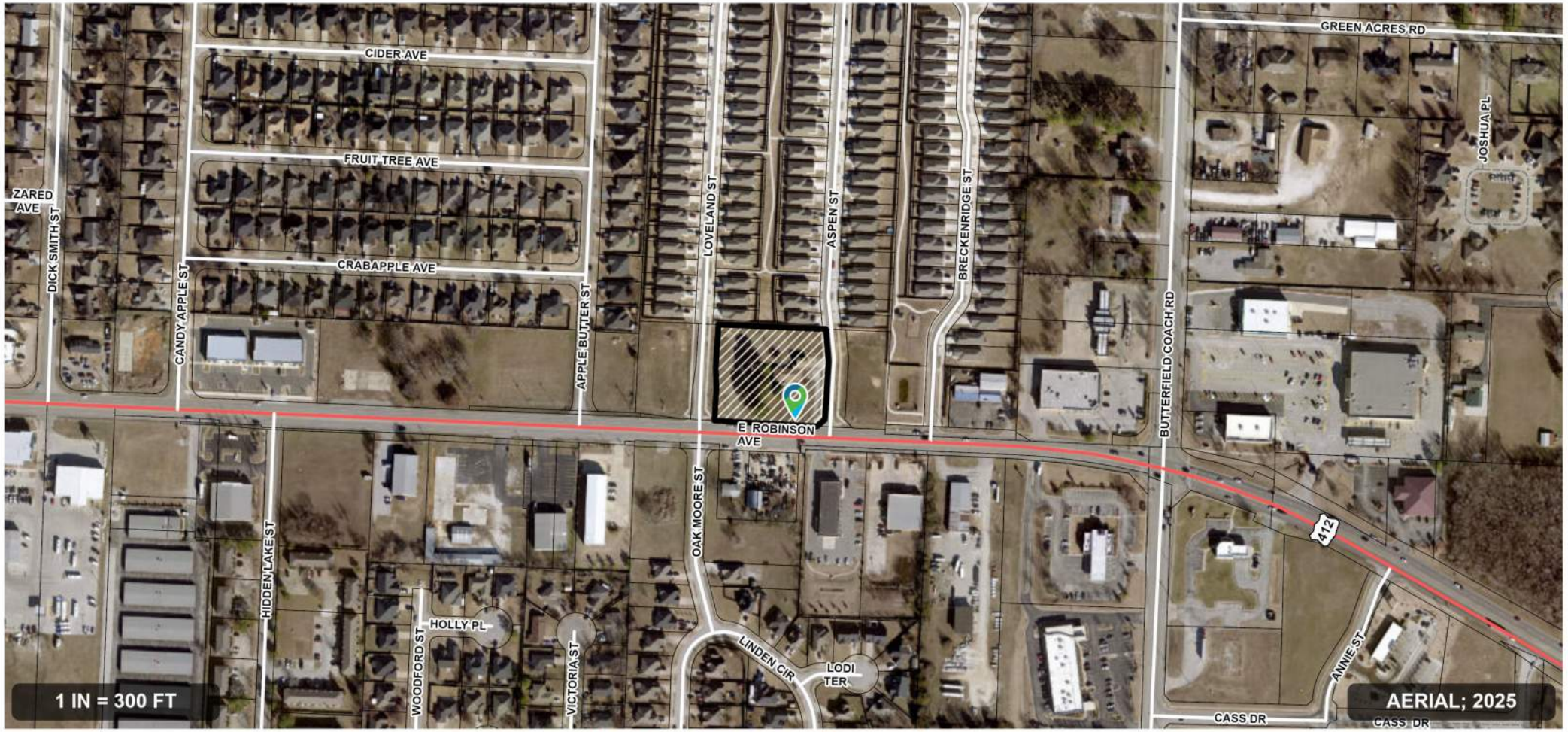
**Please describe your request in detail:**

This is a request to reduce the required sidewalk along E Robinson Ave to 8' wide, and 5' wide for the portion that passes by existing utility poles/meters. The existing sidewalk that has been constructed on the corners of Loveland/Robinson and Aspen/Robinson are 5' wide. The intent is to match the north edge of the sidewalk for uniformity as well as avoidance of a power pole near the intersection of Loveland and Robinson. A 10' sidewalk as required would only leave 2 feet of greenspace between the south edge of the sidewalk and Robinson Ave. For pedestrian safety, we are proposing a 8' wide sidewalk to allow 4' of greenspace along E Robinson Ave. Near the proposed driveway, there is an existing electric pole with guy wire, communications pedestal, and a gas meter is a cluster. We are proposing a 5' sidewalk to briefly jog around these existing utilities.

If you have any additional comments, please attach additional pages to this document.

**STAFF USE ONLY**

Date Application Submitted: 8/12/26 Project Number: W26-39




PROJECT AREA

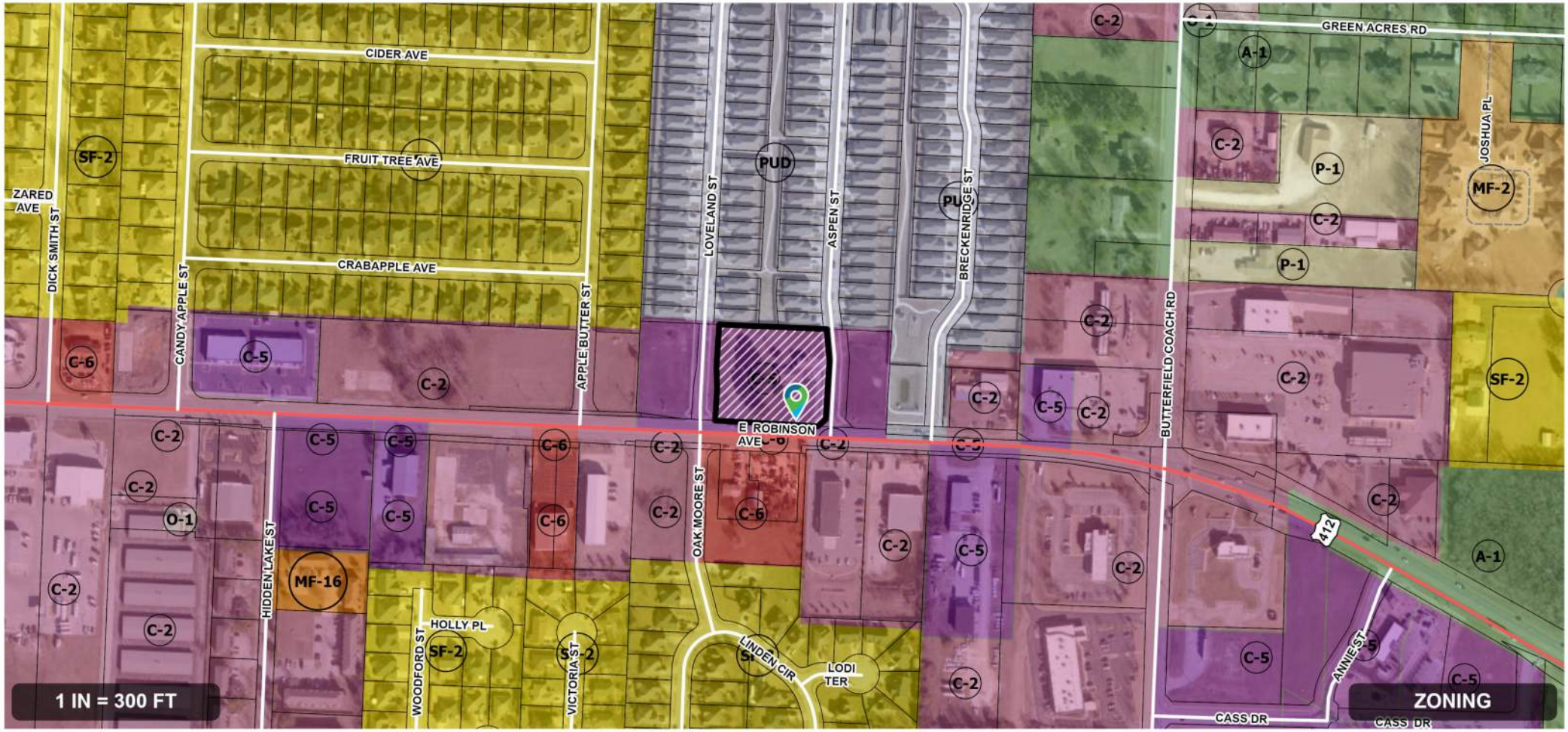
PUBLIC NOTICE

# L26-18: Robinson Trailer Sales

## 3018 E. Robinson Avenue

L26-18: Large Scale Development | B26-109: Variance for Reduction of Front Setback & from Landscaping Requirements | B26-110: Variance from Commercial Design Standards | W26-39: Waiver of Street Improvements on E. Robinson Avenue

N




PROJECT AREA

PUBLIC NOTICE

## L26-18: Robinson Trailer Sales

### 3018 E. Robinson Avenue

L26-18: Large Scale Development | B26-109: Variance for Reduction of Front Setback & from Landscaping Requirements | B26-110: Variance from Commercial Design Standards | W26-39: Waiver of Street Improvements on E. Robinson Avenue

N

# Memo

**To:** Planning Commission Members

**From:** Sharon Tromburg, Planning Director

**Date:** September 1, 2026

**Re:** L26-19 Large Scale Development J&D Asian Market

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*Development plan proposed for a 2.45-acre property located at 696 E. Robinson Avenue. The development proposes a grocery store, connection to the Razorback Regional Greenway, and an access easement connecting this development to Robinson Heights Plaza, an approved large-scale development (L25-16). There is one associated variance (B26-108) from commercial design standards.*

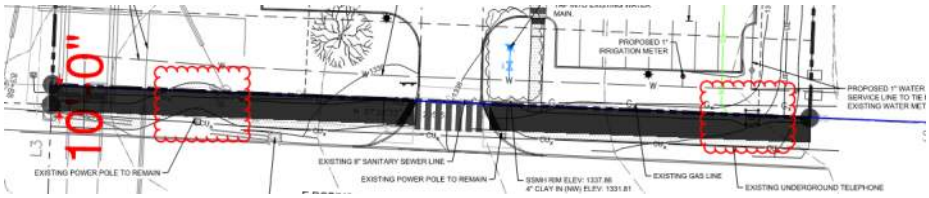
**PLANNING COMMENTS**
Reviewed by Nate Cole
Date Reviewed: 08.26.26

***Standard Comments***

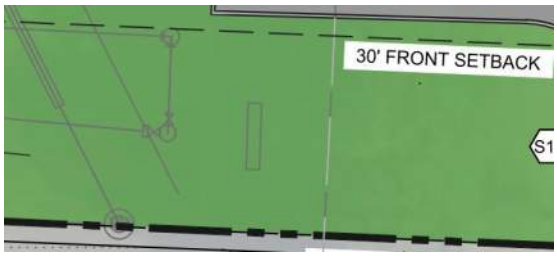
1. *This Large-Scale Development Plan has been given the number L26-19. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development. (Standard comment)*
2. *Submit PDF files at time of resubmission. (Standard comment)*
3. *A written response to all comments is required with resubmission. (Standard comment)*
4. *On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (Standard comment)*
5. *All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (Standard comment)*
6. *In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Exceptions are outlined here. (Standard comment).*

**Planning Comments**
Reviewed by: Nate Cole
Date: 08.07.26

7. Access easement shall be filed per separate instrument. You can submit an informal plat application at the provided link here.
8. On the connection to the greenway, ensure there are no slopes above 3%.
9. Regarding the detail of the sidewalk along E. Robinson, is there any possibility of relocating the power pole so that the sidewalk can be uniform?
    a. Further, we suggest revising the sidewalk to have as little variation as possible – rather than jog around the utilities. Any possibility of relocating these utilities is encouraged.




10. This is a thrust block for the water line below grade. Could the utility improvements be subdued further on those sheets, especially if they are not a part of this project? This part in particular led to some confusion.




## Commercial Design Standards Comments

**Building Design**

1. **Regarding the east elevation:** Façades over 100' in linear length shall incorporate wall projections and/or recesses per Springdale Commercial Design Standards.
2. **Regarding the east elevation:** Building façades shall include a repeating pattern with no less than three of the following: color change; texture change; material module change; expressions of architectural or structural bay through a change in plane no less than 12 inches in width, such as an offset, reveal, or projecting rib. At least one element must repeat horizontally and no element shall repeat at intervals of greater than 30' horizontally or vertically.
3. **Regarding the east elevation:** Roof lines shall be varied with a change in height every 100 linear feet in the building length.

## BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 08.26.26

All comments addressed.

## ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 08.26.26

**STANDARD COMMENTS**
*(no response required)*

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
- Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
    - This note is left in place throughout the design process to ensure that access is maintained.

~~**Please note new ROW permitting process**~~ **Not applicable – only ARDOT ROW**

- ~~Work in city ROW associated with a development plan shall receive a ROW Permit from the Engineering Department prior to construction.~~

- ~~A performance bond must be provided for any work in city ROW including street or curb cuts, utility bores, asphalt and concrete work, storm drainage installation or alteration, etc. A cost estimate for this work shall be reviewed and approved by the Engineering Department prior to issuance of any ROW permits.~~
- ~~A maintenance bond for all ROW work shall be provided to Engineering at the end of the project prior to Certificate of Occupancy.~~
- ~~Any sidewalk or street closures require a Work Zone Permit from the Engineering Department.~~
- ~~A traffic management plan and dates of closure must be submitted to Engineering prior to issuance of Work Zone Permit.~~

**PROJECT SPECIFIC COMMENTS**

1. **Chapter 106 – Stormwater Drainage**
   *(Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)*
   - Outlet pipe from the pond needs to be RCP, not noted on plans

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

   - Submit approved ARDOT permit prior to construction
   - Sidewalk on 412 should be within ROW
   - Make sure the connection to the Greenway is accessible, no greater than 5% longitudinal slope.

# Development Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

| **Applicant / Representative (person making request)** | **Property Owner (if other than Applicant)** |
|---|---|
| Name: Odyssey Engineering; Jake Chavis | Name: Lo Koe |
| E-mail: [redacted] | E-mail: [redacted] |
| Address: 124 Grant Pl STE E<br>Lowell, AR 72745 | Address: 712 Debbie Lyn St.<br>Green Forest, AR 72638 |
| Phone: 479-480-3330 | Phone: 972-743-6701 |
| Site/ Location: 696 E. Robinson | Current Zoning: C-5 |
| Assessor's Parcel Number(s):<br>815-28795-000 | Rezone Required: No |
| | Total Acreage: 2.45 |

**All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.**

**Indicate Type of Submittal:**

☒ Large Scale Development Plan **(≥1 acre parcel)**
☐ Non-Large Scale Development Plan **(< 1 acre parcel)**

**Development Submittal Criteria:**

☒ Pre-application meeting held with the Springdale Planning Department on 5.6.2026 and 7.6.2026
☒ Three (3) hard copies and a digital copy of plans as well as SWPPP/Drainage documents.
☒ Complete colored architectural elevations and lighting plan.
☒ A copy of the warranty deed indicating ownership of property.
☒ If large scale development plan, submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the last sixty (60) days.

**Review Fee:**

☒ **Large Scale Development:** $500.00
☐ **Non-Large Scale Development:** $250.00

**STAFF USE ONLY**

Date Application Submitted: 7/23/26 Project Number: L26-19

Date Accepted as Complete: 8/21/26 Receipt Number: 6397

**Indicate person of contact for this request:** Applicant/Representative ☒ Property Owner ☐

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

Name of Applicant: Jake Chavis

Signature: _____ Date: 6.25.2026

Name of Representative (if applicable): _____

Signature: _____ Date: _____

Name of Property Owner (if applicable): Loe Ko

Signature: _____ Date: 06/27/2026

# J&D ASIAN MARKET
## 696 E. ROBINSON
## SPRINGDALE, AR 72764
## LARGE SCALE DEVELOPMENT PLAN

CERTIFICATE OF AUTHORIZATION — ODYSSEY ENGINEERING, LLC No. 4188 — ARKANSAS

PROFESSIONAL SEAL:

NOT FOR CONSTRUCTION

REVISIONS

| NO. | DATE | REVISION |
|---|---|---|
| 1 | 8.20.2026 | PER CITY COMMENTS |

ODYSSEY ENGINEERING
124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

J&D ASIAN MARKET
SITE IMPROVEMENTS
696 E. ROBINSON
SPRINGDALE, AR 72764

| PROJECT NO. | DESIGNED BY | REVIEWED BY |
|---|---|---|
| ODY0171 | JJ | CT |
| PLAN DATE: | 08.20.2026 | |

SHEET NAME: COVER SHEET

SHEET NO.: C0.0

| Sheet List Table | |
|---|---|
| Sheet Number | Sheet Title |
| C0.0 | COVER SHEET |
| C0.1 | GENERAL NOTES |
| 1 | SURVEY |
| C0.2 | DEMO PLAN |
| C1.0 | SITE PLAN |
| C1.1 | PAVING PLAN |
| C1.2 | UTILITY PLAN |
| C2.0 | GRADING PLAN |
| C2.1 | EROSION CONTROL PLAN |
| C4.0 | LANDSCAPE PLAN |
| C5.0 | DETAILS |
| C5.1 | DETAILS |
| C5.2 | DETAILS |
| C5.3 | DETAILS |




VICINITY MAP
N.T.S.

PROJECT INFO:

| | |
|---|---|
| PARENT TRACT #: | 815-28795-000 |
| ZONING: | C-5 |
| PROPOSED USE: | COMMERCIAL THOROUGHFARE |
| TOTAL SITE AREA: | 2.45 ACRES |
| OWNER/DEVELOPER: | J&D ASIAN MARKET LLC<br>712 DEBBIE LYNN ST.<br>GREEN FORREST, AR 72638 |
| SURVEYOR: | ODYSSEY SURVEYING<br>124 GRANT PLACE, SUITE E<br>LOWELL, AR 72745<br>PHONE: 479-480-3330 |
| ENGINEER: | ODYSSEY ENGINEERING, LLC<br>124 GRANT PLACE, SUITE E<br>LOWELL, AR 72745<br>PHONE: 479-480-3330 |
| ARCHITECT: | MONARQ DESIGN, LLC<br>1711 BEVERLY CT<br>BENTONVILLE, AR 72712<br>PHONE: (479) 366-1809 |

VARIANCES / WAIVERS / DEVIATIONS:

1. PROJECT L26-19: APPLICATION FOR VARIANCE SUBMITTED 8-12-2026 CONCERNING WALL PROJECTION/RECESS AND DETAIL FEATURE FREQUENCY REQUIREMENTS FOR EAST ELEVATION.
2. PROJECT L26-19: APPLICATION FOR VARIANCE SUBMITTED 8-12-2026 CONCERNING OVERALL ROOF DESIGN.

FLOOD CERTIFICATION

BY GRAPHIC PLOTTING ONLY, THE SUBJECT TRACT IS IN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 05143C0090G, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 25, 2024. THE SUBJECT TRACT IS NOT IN A FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

CONTACT INFORMATION

| | |
|---|---|
| COX COMMUNICATIONS | 479-717-3730 |
| CITY OF SPRINGDALE, PLANNING | 479-750-8550 |
| ATT | 866-915-2648 |
| SWEPCO | 888-216-3523 |
| SPRINGDALE WATER UTILITIES | 479-927-4173 |
| WASTE MANAGEMENT | 800-443-5558 |
| CITY OF SPRINGDALE, FIRE DEPARTMENT | 479-750-4510 |
| BLACK HILLS ENERGY (GAS) | 800-563-0012 |

DEVELOPMENT STANDARDS

| | |
|---|---|
| TOTAL SITE AREA | 2.45 ACRES (106,707 SQ. FT.) |
| EASEMENT/TRAIL AREA | 0.35 ACRES (15,337 SQ. FT.) |
| SITE AREA MINUS TRAIL | 2.10 ACRES (91,370 SQ. FT.) |
| DISTURBED AREA | LOT- 1.24 ACRES OR 53,921 SQ FT<br>ROW- 0.02 ACRES OR 760 SQ FT |
| BUILDING AREA (BUILDING COVERAGE) | BUILDING: 11,200 SQ FT (0.26 ACRES) |
| BUILDING INFORMATION | SINGLE STORY STOREFRONT |
| BUILDING SETBACKS/ BUILD TO ZONES | C-5 (COMMERCIAL THOROUGHFARE)<br>FRONT: 30 FT<br>SIDE : 0 FT<br>REAR: 20 FT |
| PLACE TYPE | NEIGHBORHOOD MARKET |
| PROVIDED PARKING | PARKING REQUIRED: 60 SPACES<br>PARKING PROVIDED: 62 STANDARD PARKING SPACES<br>3 ADA PARKING SPACES = 65 TOTAL SPACES |
| MAX BUILDING COVERAGE | REQUIRED: 60%<br>PROVIDED LOT: 10.5% |
| MAX IMPERVIOUS SURFACE | REQUIRED: 80%<br>PROVIDED LOT: 40% |
| MINIMUM OPEN SPACE | REQUIRED: 20%<br>PROVIDED LOT: 50% |

LEGAL DESCRIPTION: PARENT TRACT # 815-28795-000

A PART OF SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 1, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND RAILROAD SPIKE MARKING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE S02°18'07"W 662.67 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1 IN THE CENTERLINE OF EAST ROBINSON AVENUE ; THENCE ALONG SAID CENTERLINE S87°30'30"E 196.25 FEET; THENCE LEAVING SAID CENTERLINE N02°18'06"E 50.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE N02°18'06"E 357.83 TO A FOUND 5/8" REBAR; THENCE S87°30'30"E 299.05 FEET TO A SET NAIL WITH WASHER "PS 1926";THENCE S02°07'40"W 254.79 FEET; THENCE N87°30'30"W 4.80 FEET; THENCE S02°07'40"W 103.05 FEET TO SET 5/8" REBAR WITH CAP "PS 1926"; THENCE N87°30'30"W 295.34 FEET TO THE POINT OF BEGINNING. CONTAINING 2.450 ACRES MORE OR LESS.

NOTE: THIS TRACT IS PART OF FILED LOT SPLIT 0024-00000597.

GENERAL NOTES:

1. IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.
2. STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
3. CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC. REQUIRE SOD TO THE 100-YEAR WATER SURFACE ELEVATION WITHIN 2-WEEKS (14-DAYS) AFTER THE POND IS BUILT, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
4. WHERE PUBLIC STREETS END FOR FUTURE STUB OUTS, INSTALL MUTCD CLASS 3 BARRICADE WITH "FUTURE STREET EXTENSION" SIGN CENTERED AT THE END OF THE RIGHT-OF-WAY.
5. WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDE PATHS END, INCLUDE "SIDEWALK ENDS" SIGN PER THE CITY OF SPRINGDALE DETAIL.
6. PUBLIC STREETS SHALL HAVE 20-FT OF DRIVABLE SURFACE FOR TWO-WAY TRAFFIC. THIS DOES NOT INCLUDE THE CURB AND GUTTER AND IS MEASURED FROM EDGE OF ASPHALT TO EDGE OF ASPHALT PER THE CITY OF SPRINGDALE DETAIL.
7. SITE DEVELOPMENT PLAN APPROVAL LAPSES AND HAS NO FURTHER EFFECT IF GRADING OR CONSTRUCTION PERMITS ARE NOT OBTAINED AND WORK AUTHORIZED BY SUCH PERMITS HAS NOT COMMENCED WITHIN ONE YEAR OF THE DATE OF APPROVAL.
8. FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED IF THE FLOODPLAIN OR FLOODWAY IS ON ANY PORTION OF THE SITE

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

L26-19

## GENERAL NOTES:

1. THE CONTRACTOR SHALL RETAIN A FULL SET OF LATEST APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS ON SITE DURING ALL CONSTRUCTION ACTIVITIES. LOCAL AUTHORITY'S STANDARDS SHALL SUPERSEDE ALL ODYSSEY ENGINEERING, LLC STANDARDS.
2. THE CONTRACTOR WILL MAINTAIN ANY REQUIRED ACCESS TO ADJACENT PROPERTIES.
3. ANY TEMPORARY CONSTRUCTION EASEMENTS REQUIRED FOR PRIVATE WORK RELATED TO THE PROJECT SHALL BE ACQUIRED BY THE OWNER. NO WORK WILL BE PERFORMED ON PRIVATE PROPERTY WITHOUT WRITTEN PERMISSION OF THE AFFECTED PROPERTY OWNER.
4. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH THE OWNER.
5. CONSTRUCTION METHODS AND MATERIALS, NOT SPECIFIED IN THESE PLANS, ARE TO MEET OR EXCEED THE SITE WORK SPECIFICATIONS PROVIDED BY ODYSSEY ENGINEERING, LLC, OR AS OTHERWISE SPECIFIED BY THE OWNER.
6. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH, AND IN ACCORDANCE WITH, REGULATIONS OF THE AUTHORITIES CONCERNED.
7. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT ALL WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC; AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG, AND ADJACENT TO, HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER, IN ACCORDANCE WITH THE DOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
8. ALL AERIAL IMAGES ARE FOR REFERENCE ONLY AND ARE NOT TO SCALE.
9. ALL IMPORTED FILL SHALL BE FREE OF ROCKS GREATER THAN 12" IN DIAMETER AND ANY DETRIMENTAL ORGANIC MATERIAL OR REFUSE DEBRIS.
10. SAFETY RAILINGS ARE REQUIRED ON ANY RETAINING WALL 30" OR GREATER IN HEIGHT.
11. PROPOSED SPOT ELEVATIONS ARE AT TOP OF FINISHED CURB UNLESS OTHERWISE SPECIFIED.
12. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
13. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE. INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING THE DURATION OF THE CONSTRUCTION. THIS WILL BE APPLICABLE 24 HOURS A DAY.
14. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
15. ALL SIGNS AND TRAFFIC CONTROL DEVICES TO FOLLOW THE GUIDELINES OF THE MUTCD.
16. THE DESIGN, INSPECTION AND CERTIFICATION OF ANY RETAINING WALL OVER 4FT SHALL BE BY A REGISTERED ENGINEER.
17. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
18. THE CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION.
19. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY, AND/OR MATERIAL, TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
20. THE ENGINEER OF RECORD SHALL REVIEW AND APPROVE MATERIAL SUBMITTALS.
21. THE DEMOLITION OF ANY EXISTING UNDERGROUND STORAGE TANKS, FUELING DISPENSERS, OR FUELING RELATED APPURTENANCES SUCH AS SUPPLY LINES, SHALL BE REMOVED PER LOCAL, STATE AND FEDERAL REQUIREMENTS.
22. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL THROUGHOUT THE PROJECT, INCLUDING PROPER TRAFFIC CONTROL DEVICES AND/OR PERSONNEL AS REQUIRED. THIS INCLUDES BOTH VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH MUTCD.
23. THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THIS SITE.
24. THE CONTRACTOR, BY AGREEING TO PERFORM THE WORK, AGREES TO INDEMNIFY AND HOLD HARMLESS THE ENGINEER AND ALL AGENTS AND ASSIGNS OF THE ENGINEER, FROM ALL SUITES AND CLAIMS ARISING OUT OF THE PERFORMANCE OF SAID WORK, AND FURTHER AGREES TO DEFEND OR OTHERWISE PAY ALL LEGAL FEES ARISING OUT OF THE DEFENSE OF SAID PARTIES.
25. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS (APPROVED BY CITY OF SPRINGDALE AND ONE (1) COPY OF THE APPROPRIATE CONSTRUCTION SPECIFICATIONS AT THE JOB SITE AT ALL TIMES.
26. CONSTRUCTION OF THE IMPROVEMENTS SHOWN OR IMPLIED BY THIS SET OF DRAWINGS SHALL NOT BE INITIATED OR ANY PART THEREOF UNDERTAKEN UNTIL CITY OF SPRINGDALE IS NOTIFIED OF SUCH INTENT, AND ALL REQUIRED AND PROPERLY EXECUTED BONDS AND PERMIT FEES ARE RECEIVED AND APPROVED BY CITY OF SPRINGDALE.
27. CITY OF SPRINGDALE CONSTRUCTION SPECIFICATIONS, LATEST EDITION, SHALL GOVERN CONSTRUCTION OF THIS PROJECT.
28. ALL EXISTING UTILITIES INDICATED ON THE DRAWINGS ARE ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER; HOWEVER, ALL UTILITIES ACTUALLY EXISTING MAY NOT BE SHOWN. UTILITIES DAMAGED THROUGH NEGLIGENCE OF THE CONTRACTOR TO OBTAIN THE LOCATION OF SAME SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
29. ALL BACKFILL SHALL BE COMPACTED.
30. ALL MATERIALS AND WORKMANSHIP ASSOCIATED WITH THIS PROJECT SHALL BE SUBJECT TO INSPECTION BY CITY OF SPRINGDALE. CITY OF SPRINGDALE RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO CITY OF SPRINGDALE CONSTRUCTION SPECIFICATIONS.
31. THE CONTRACTOR SHALL NOTIFY CITY OF SPRINGDALE A MINIMUM OF TWENTY-FOUR (24) HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION. IN ADDITION A MINIMUM OF TWENTY-FOUR (24) HOURS NOTICE SHALL BE PROVIDED FOR ANY REQUIRED INSPECTIONS.
32. RELOCATION OF ANY WATER LINE, SEWER LINE OR SERVICE LINE THEREOF REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE AT HIS EXPENSE.
33. CLEAN AGGREGATE BACKFILL: PROVIDE $\frac{3}{4}$"AGGREGATE OVER ALL PIPES, CULVERTS AND UTILITY LINES FULL DEPTH OF TRENCHES WHERE TRENCHES ARE UNDER PAVEMENT AND CURB & GUTTER. FIELD VERIFY ELEVATIONS AND LOCATIONS.
34. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE AHJ.
35. OWNER / DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.
36. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
37. INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
38. MINIMUM OF ONE PRE-CONSTRUCTION INFILTRATION TEST PER 6,000 SF OF PERMEABLE PAVERS OR THREE TESTS, WHICHEVER IS GREATER; MINIMUM OF ONE POST-CONSTRUCTION INFILTRATION TEST PER 6,000 SF OF PERMEABLE PAVERS OR THREE TESTS, WHICHEVER IS GREATER. PRE-CONSTRUCTION INFILTRATION TESTING SHALL BE PERFORMED ON THE PREPARED SUB-GRADE PER ASTM 8152 TO VERIFY IN-SITU SOIL CONDITIONS MET DESIGN ASSUMPTIONS. POST-CONSTRUCTION INFILTRATION TESTING SHALL BE PER ASTM C1781. THE AVERAGE OF THE POST-CONSTRUCTION INFILTRATION TESTS SHALL MEET OR EXCEED THE MINIMUM INFILTRATION RATE VALUES PER THE MANUFACTURER, OR 150 INCHES/HOUR, WHICHEVER IS GREATER. IF PERMEABLE PAVER SYSTEM FAILS TO MEET POST-CONSTRUCTION INFILTRATION REQUIREMENTS, REMOVE AND REPLACE PAVERS AND AGGREGATE BASE; REDO SUB-GRADE PREPARATION; AND RE-PERFORM PRE-CONSTRUCTION AND POST-CONSTRUCTION INFILTRATION TESTING; ALL AT NO ADDITIONAL COST TO THE CITY. POST-CONSTRUCTION INFILTRATION TEST MUST BE PROVIDED NO LONGER THAN A WEEK BEFORE THE SCHEDULED FINAL ACCEPTANCE INSPECTION WITH COMMUNITY DEVELOPMENT.

## SITE NOTES:

1. ASPHALT CONCRETE SURFACE AND BASE COURSE MATERIALS SHOULD MEET OR EXCEED THE REQUIREMENTS AS OUTLINED IN THE SPECIFICATIONS OR AS SPECIFIED BY THE STATE OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
2. AN INDEPENDENT TESTING LABORATORY SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF IN-PLACE ASPHALT CONCRETE COURSES FOR COMPLIANCE WITH REQUIREMENTS FOR THICKNESS AND SURFACE SMOOTHNESS REQUIREMENTS AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.
3. ALL REMOVAL OF ASPHALT PAVEMENT WILL BE SAW CUT.
4. CURBS MUST BE CAULKED BEFORE BACKFILLED AND STREET PAVED. ACCEPTABLE SUPPLIERS ARE: OMNI SEAL 50, PERCORA 864 AND 865, DOW CORNING 888, OR PRE-APPROVED EQUAL.
5. CONCRETE PIPE SHALL MEET LOCAL JURISDICTION OR DOT SPECS. NO DAMAGED OR REPAIRED PIPE WILL BE ALLOWED.
6. ANY DAMAGE TO THE EXISTING PUBLIC STREET DUE TO CONSTRUCTION SHALL BE REPAIRED/REPLACED AT THE CONTRACTORS EXPENSE.

### CONCRETE NOTES:

1. CONCRETE PAVING AND STRUCTURES SHOULD CONFORM TO PROJECT SPECIFICATION AND DETAILS. IF A DISCREPANCY IS FOUND THE MORE STRINGENT SHALL APPLY.
2. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID FOR BY THE CONTRACTOR, AND APPROVED BY OWNER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF CONCRETE FOR COMPLIANCE WITH REQUIREMENTS OF THE CONSTRUCTION SPECIFICATIONS.

## EROSION CONTROL NOTES:

1. EROSION CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO DEMOLITION COMMENCING.
2. IF TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 14 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED. STOCKPILE IS TO BE A MINIMUM DISTANCE OF 25' FROM ALL DRAINAGE STRUCTURES.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. WHEN SILT FENCE OR WATTLES ARE NOT PLACED AT A CONSTANT ELEVATION FOLLOWING CONTOURS ON STEEP SLOPES, THE "J" HOOP METHOD SHOULD BE USED (AT 50FT INTERVALS) TO CREATE PONDING AND PREVENT EROSION OF THE TRENCH BACKFILL OF SILT FENCE INSTALLATION
5. THE CONTRACTOR SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.
6. ALL STORM WATER POLLUTION PREVENTION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
7. ALL WASH WATER FROM CONCRETE TRUCKS, VEHICLE AND EQUIPMENT CLEANING, ETC. SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
8. GENERAL CONTRACTOR SHALL DENOTE THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, AND AREA FOR PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES.
9. THE CONTRACTOR WILL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY SWPPP.
10. IF APPLICABLE THE CONTRACTOR SHALL OBTAIN AND FOLLOW THE SWPPP AS APPROVED BY LOCAL AND STATE AGENCIES.
11. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS SHALL REQUIRE TEMPORARY SEED.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM DETENTION STRUCTURES AT ALL POINTS THROUGHOUT CONSTRUCTION.
13. THE CONTRACTOR SHALL ADJUST EROSION CONTROL MEASURES THROUGHOUT GRADING AS NECESSARY TO PERFORM EFFECTIVELY.
14. RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED).
15. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE RE-VEGETATED. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE TREES ROOT SYSTEM.
16. ALL CONSTRUCTION TO BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
17. PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
    a. ZERO TO 10% GRADE: RE-VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING.
    b. 10:1 UP TO 4:1 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
    c. 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
    d. MORE THAN 3:1 GRADE: ANY FINISH GRADE OVER 3:1 SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING:
    e. RETAINING WALLS; CRIBBING WITH LANDSCAPE FABRIC; TERRACING WITH GROUNDCOVER; RIPRAP; STAKED SOD (UP TO 2:1 SLOPE)
    f. IF CRIBBING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.
18. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING BEST MANAGEMENT PRACTICES, (BMP'S), WEEKLY AND AFTER IT RAINS IN ACCORDANCE WITH THE ADEQ EROSION CONTROL PERMIT.
19. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING COPIES OF THE SEDIMENT AND EROSION CONTROL PLAN, THE STORMWATER POLLUTION PREVENTION PLAN, (SWPPP), AND THE WEEKLY INSPECTION REPORTS ON SITE AT ALL TIME.
20. PERMANENT EROSION CONTROL: THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.
21. DEBRIS, MUD, AND SOIL IN PUBLIC STREETS: DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.
22. FRANCHISE AND PRIVATE UTILITIES: THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

## DEMOLITION NOTES:

1. THE LOCATION OF THE UTILITIES SHOWN HAVE BEEN DETERMINED BY INFORMATION GATHERED AND SHALL NOT BE USED AS EXACT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES TO VERIFY EXACT LOCATIONS PRIOR TO DEMOLITION.
2. THE CONTRACTOR SHALL COORDINATE WITH THE PROPER UTILITY COMPANIES FOR REMOVAL AND RELOCATIONS OF THE RESPECTIVE UTILITY. THE CONTRACTOR SHALL VERIFY ANY WORK THAT MAY BE DONE BY THE UTILITY COMPANIES.
3. CONTRACTOR SHALL PROTECT THE PUBLIC WITH BEST MANAGEMENT PRACTICES.
4. CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING STRUCTURES, PAVEMENT, AND VEGETATION THAT IS NOT TO BE DISTURBED AND IS RESPONSIBLE FOR ANY DAMAGES TO THEM.
5. THE CONTRACTOR SHALL PROPERLY DISPOSE OF ALL MATERIALS RESULTING FROM OPERATION ACCORDING TO GOVERNING AUTHORITIES AND SHALL OBTAIN THE PROPER PERMITS REQUIRED FOR DISPOSAL AND DEMOLITION.
6. THE CONTRACTOR SHALL MAINTAIN CONTINUOUS ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND AVOID ANY PROPERTY DAMAGE DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL DEVICES PRIOR TO DEMOLITION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SERVICES TO ANY NECESSARY UTILITIES DURING CONSTRUCTION.
9. FOR ALL ITEMS NOTED TO BE REMOVED, REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALSO REMOVE ALL UNDERGROUND ELEMENTS AS WELL INCLUDING, BUT NOT LIMITED TO; FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, PIPES, TANKS, ETC.
10. BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK MEETING THE REQUIREMENTS FOR FILL OUTLINED IN THE GEOTECHNICAL INVESTIGATION REPORT FOR THIS SITE.
11. ASBESTOS AND ANY OTHER HAZARDOUS MATERIAL SHALL BE PROPERLY PERMITTED AND REMOVED BY THE CONTRACTOR. CONTRACTOR SHALL SECURE ALL PERMITS FOR DEMOLITION AND REMOVAL OF MATERIALS FROM THE SITE.
12. LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE PLANS. ANY DAMAGE INCURRED TO ANY SURROUNDING AREAS SHALL BE REPAIRED / REPLACED AT THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROTECT EXISTING ADJACENT STRUCTURES, PAVEMENT, UTILITIES, LANDSCAPE, ETC. FROM DAMAGE DURING CONSTRUCTION.
13. DEMOLITION AND REMOVAL OF UNDERGROUND STORAGE TANKS, FUELING DISPENSERS, AND FUELING RELATED APPURTENANCES SUCH AS SUPPLY LINES SHALL BE REMOVED AND DISPOSED OF PER LOCAL, STATE, AND FEDERAL REQUIREMENTS. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION OF SUPPLY LINES AND APPURTENANCES AND REMOVE PER REQUIREMENTS. CONTRACTOR SHALL SECURE ALL PERMITS FOR DEMOLITION AND REMOVAL OF MATERIALS FROM THE SITE.
14. CONTRACTOR SHALL ENSURE THAT SERVICES TO ALL UTILITIES TO BE REMOVED HAS BEEN DISCONTINUED AND SHUT OFF. ALL UTILITY LINES SHALL BE CAPPED PER UTILITY COMPANY STANDARDS.
15. CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNERS PRIOR TO DEMOLITION OF MATERIALS ALONG PROPERTY LINES.

## GRADING NOTES:

1. REFER TO CITY OF SPRINGDALE REQUIREMENTS & NOTES AS INDICATED IN THE PROJECT DRAWINGS AND SPECIFICATIONS.
2. PROPOSED CONTOURS ARE AT FINISHED GRADE.
3. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES, EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS SHALL COMPLY WITH AHJ ORDINANCES.
4. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8 INCH DEPTH COMPACTED TO 95% STANDARD PROCTOR OF THE MAXIMUM LABORATORY DENSITY. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.
5. ALL GRADING SHALL BE SET BACK A MINIMUM OF 5FT FROM THE PROPERTY LINES UNLESS WRITTEN PERMISSION IS SUBMITTED FROM THE ADJACENT PROPERTY OWNER OR A JOINT GRADING PLAN IS SUBMITTED.
6. OFF-SITE FILL MATERIAL (GRAVELLY CLAY), SHALL HAVE A PLASTICITY INDEX OF 30 OR LESS, A CBR VALUE GREATER THAN 8, AND CONTAIN NO ROCK LARGER THAN 4 INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER PRIOR TO BRINGING ON SITE.
7. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF-ROLLED WITH A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND RECOMPACTED TO 95% STANDARD PROCTOR AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.
8. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A GEOTECHNICAL ENGINEER SHALL BE RETAINED TO PROVIDE RECOMMENDATIONS TO THE OWNER ON THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF-ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER.
9. AN INDEPENDENT TESTING LABORATORY SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF THE SUBGRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUBGRADE COMPACTION. FOR BASE COURSE AND ASPHALT PAVING SEE TYPICAL SECTIONS AND SPECS.
10. ALL SLOPES ARE TO BE 3H:1V OR FLATTER UNLESS OTHERWISE INDICATED.
11. CONTRACTOR SHALL REFER TO THE STORMWATER POLLUTION PREVENTION PLAN AND REPORT FOR STORMWATER QUALITY CONTROL INCLUDING EROSION AND SEDIMENT CONTROL. PROPER MEASURES SHALL BE PRACTICED TO PREVENT EROSION ALONG THE EDGE OF PROPERTY, TOE OF SLOPE, AND ALONG DITCHES. MUD AND DEBRIS ARE NOT ALLOWED TO FLOW ONTO ADJACENT PROPERTIES OR PUBLIC ROADWAYS.
12. THE CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.
13. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL PERMIT REQUIREMENTS FOR THE DISPOSAL OF MATERIALS FROM THE SITE.
14. ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOPSOIL AND BE RE-VEGETATED. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
15. PRIOR TO THE INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL NOT BE HELD LIABLE IF THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.
16. ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 14 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.
17. PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
18. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC.
19. ALL CURBS SHALL BE 6 INCHES ABOVE FINISH GRADE UNLESS OTHERWISE SPECIFIED.
20. PRIOR TO DEMOLITION OCCURRING, EROSION CONTROL DEVICES ARE TO BE INSTALLED PER BMP SEQUENCE.
21. ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO INSURE CONNECTION AT STRUCTURE IS WATER TIGHT. ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
22. ALL DRAINAGE STRUCTURES SHALL MEET H20 LOADING WHEN IN PAVED TRAFFIC AREAS AND BE FLUSH WITH FINISHED GRADES IN PAVED AREAS.
23. EXISTING DRAINAGE STRUCTURES TO REMAIN SHALL BE INSPECTED AND REPAIRED AS NECESSARY. REMOVE ALL SILT AND DEBRIS.
24. FILLS SHALL BE LIMITED TO 10FT VERTICAL HEIGHT UNLESS INFORMATION DEMONSTRATING SLOPE STABILITY, EROSION CONTROL, AND DRAINAGE CONTROL IS PROVIDED ALONG WITH RE-VEGETATION.
25. TRANSITION GUTTER TO ALLOW A 4 INCH DEPRESSION AT CURB INLETS. (12FT FOR UPSTREAM SIDE AND SAGS AND 4FT FOR DOWNSTREAM SIDE)
26. STEPS ARE REQUIRED IN STORM DRAIN MANHOLES THAT ARE AT 4FT OF DEPTH AND GREATER. CENTERLINE OF MANHOLE LID SHALL BE 2FT FROM THE WALL WHERE STEPS ARE LOCATED. STEPS SHALL BE COPOLYMER POLYPROPYLENE PLASTIC WITH STEEL CORE.
27. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR PAVED AND UNPAVED AREAS.
28. PIPE LENGTHS SHOWN ARE APPROXIMATE. CONTRACTOR TO CONFIRM ALL PIPE LENGTHS.

## UTILITY NOTES:

1. EXISTING UTILITIES SHOWN ON PLANS HAVE BEEN SHOWN IN THEIR APPROXIMATE LOCATIONS PER AVAILABLE INFORMATION.
2. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES, AND THE OWNER AND CONTRACTOR HAVE BEEN NOTIFIED BY ODYSSEY ENGINEERING, LLC.
3. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN UNLESS DULY AUTHORIZED TO DO SO BY THE AHJ. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. ODYSSEY ENGINEERING, LLC AND THE OWNER ARE TO BE HELD HARMLESS.
4. ALL TRENCHING, BACKFILLING AND PIPE LAYING IS TO MEET ALL OSHA REQUIREMENTS.
5. THE LOCATION, DESCRIPTION AND SIZE OF ALL ABOVE-GROUND AND UNDER-GROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN DETERMINED WITH DUE CARE AND DILIGENCE, USING CURRENT TECHNIQUES, EQUIPMENT AND PROPER ACCURACY CONTROL PROCEDURES. HOWEVER, INFORMATION SHOWN HEREON IS NOT WARRANTED TO BE CORRECT IN EVERY DETAIL BECAUSE OF INACCURACIES IN OR LACK OF EXISTING DATA OR MAPS AND THE INABILITY TO VERIFY IN THE FIELD. PERSONS USING INFORMATION CONTAINED HEREON ARE HEREBY CAUTIONED ACCORDINGLY.
6. ALL DESIGNS ARE SUBJECT TO THE AHJ'S LATEST DESIGN CRITERIA (WATER, SEWER, STREETS AND DRAINAGE). REVIEW FOR PLAT APPROVAL IS NOT APPROVAL OF PUBLIC IMPROVEMENTS, AND ALL PROPOSED IMPROVEMENTS ARE SUBJECT TO FURTHER REVIEW AT THE TIME CONSTRUCTION PLANS ARE SUBMITTED.
7. WATER AND SEWER IMPACT FEES WILL APPLY FOR THE ADDITIONAL IMPACT TO THE SYSTEM. THE FEES WILL BE BASED ON THE AHJS STANDARD REQUIREMENTS. THESE WILL BE PAID FOR BY THE OWNER.
8. ALL UTILITY SERVICE LINES TO BE CONNECTED TO NEW MAINS OR RELOCATED AS NEEDED FOR INSTALLATION OF STORM SEWER SYSTEM.
9. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POSTS TO IDENTIFY THE ENDS OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN ELECTRICAL CONDUITS AND CONDUITS FOR OTHER UTILITIES.
10. SERVICE TAPS ON EXISTING MAINS SHALL BE MADE BY THE CITY, AND FEES PAID BY OWNER.
11. ALL UNDERGROUND LINES TO BE INSPECTED PRIOR TO BACK FILLING.
12. DIMENSIONS SHOWN ARE TO CENTER OF PIPE OR FITTING.
13. TESTING OF WATER AND SEWER LINES SHALL BE AT CONTRACTOR'S EXPENSE.
14. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND MANHOLES IN UNPAVED AREAS ARE TO BE 1" ABOVE FINISHED GRADES.
15. ALL UTILITIES UNDER PAVED AREAS SHALL RECEIVE HIGH-QUALITY GRANULAR BASE COURSE BACKFILL FULL DEPTH
16. MAINTAIN MINIMUM HORIZONTAL SEPARATION OF 10' BETWEEN WATER AND SEWER AND 5' BETWEEN OTHER UNDERGROUND UTILITIES SUCH AS STORM SEWER, ELECTRICAL, GAS, AND CONDUITS.
17. ALL WATER, GAS AND ELECTRICAL METERS WITHIN THE PROJECT AREA ARE TO BE ABANDONED AND RETURNED TO THE APPROPRIATE AUTHORITY.
18. COORDINATION OF ALL CONDUIT PLACEMENT SHALL BE MADE WITH UTILITY PROVIDERS AND INSTALLED BY GENERAL CONTRACTOR.
19. ALL WATER AND SEWER FORCE MAIN FITTINGS SHALL BE RESTRAINED THROUGH THE USE OF THRUST BLOCKING PER DETAIL SHEETS OR APPROVED EQUAL.
20. PROPOSED UTILITIES THAT ARE TO BE BURIED IN THE SAME TRENCH SHALL BE COORDINATED WITH AND APPROVED BY THE INVOLVED UTILITIES.
21. THE CONTRACTOR SHALL FIELD VERIFY DEPTH AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION OF PROPOSED UTILITIES. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING AGENCY.
22. THE GOVERNING AHJ SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE INSTALLATION OF PUBLIC UTILITIES, INFRASTRUCTURE, ROADWAY, ETC. TESTING SHALL BE COORDINATED WITH THE AHJ BY THE ENGINEER OF RECORD AS REQUIRED.
23. CONTRACTOR TO CONFIRM ALL CLEARANCE HEIGHTS OF OVERHEAD UTILITIES. IF FINISHED ELEVATION OF GRADING REDUCES CLEARANCE OF LOWEST LINE TO LESS THAN 16.5', CONTRACTOR SHALL CONTACT UTILITY, OWNER, AND ENGINEER. ODYSSEY ENGINEERING, LLC IS NOT RESPONSIBLE FOR ANY DAMAGE TO OVERHEAD UTILITIES.

## CITY OF SPRINGDALE NOTES:

1. BASE FLOOD ELEVATION REFERS TO THE EXPECTED HEIGHT OF FLOODWATERS DURING THE PEAK OF THE BASE FLOOD EVENT. (SEC. 22-47)
2. FOR ALL NEW RESIDENTIAL STRUCTURES, THE TOP SURFACE OF THE LOWEST FLOOR MUST HAVE AN ELEVATION THREE FEET ABOVE THE BFE OR WSE. THIS ELEVATION MUST BE DOCUMENTED ON AN ELEVATION CERTIFICATE PROPERLY COMPLETED BY A PROFESSIONAL ENGINEER, SURVEYOR OR ARCHITECT LICENSED TO PRACTICE IN THE STATE. (SEC. 22-106)
3. VERIFY THAT THE STREETS PROVIDE FOR PASSAGE OF EMERGENCY VEHICLES DURING RUNOFF FROM STORMS UP TO A 100-YEAR EVENT. (DCM CH. 2, SWP-3)

L26-19

Know what's below. Call before you dig.

PROFESSIONAL SEAL:

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REVISIONS

| NO. | DATE | REVISION |
|---|---|---|
| 1 | 8.20.2026 | PER CITY COMMENTS |

ODYSSEY ENGINEERING
124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

J&D ASIAN MARKET
SITE IMPROVEMENTS
696 E. ROBINSON
SPRINGDALE, AR 72764

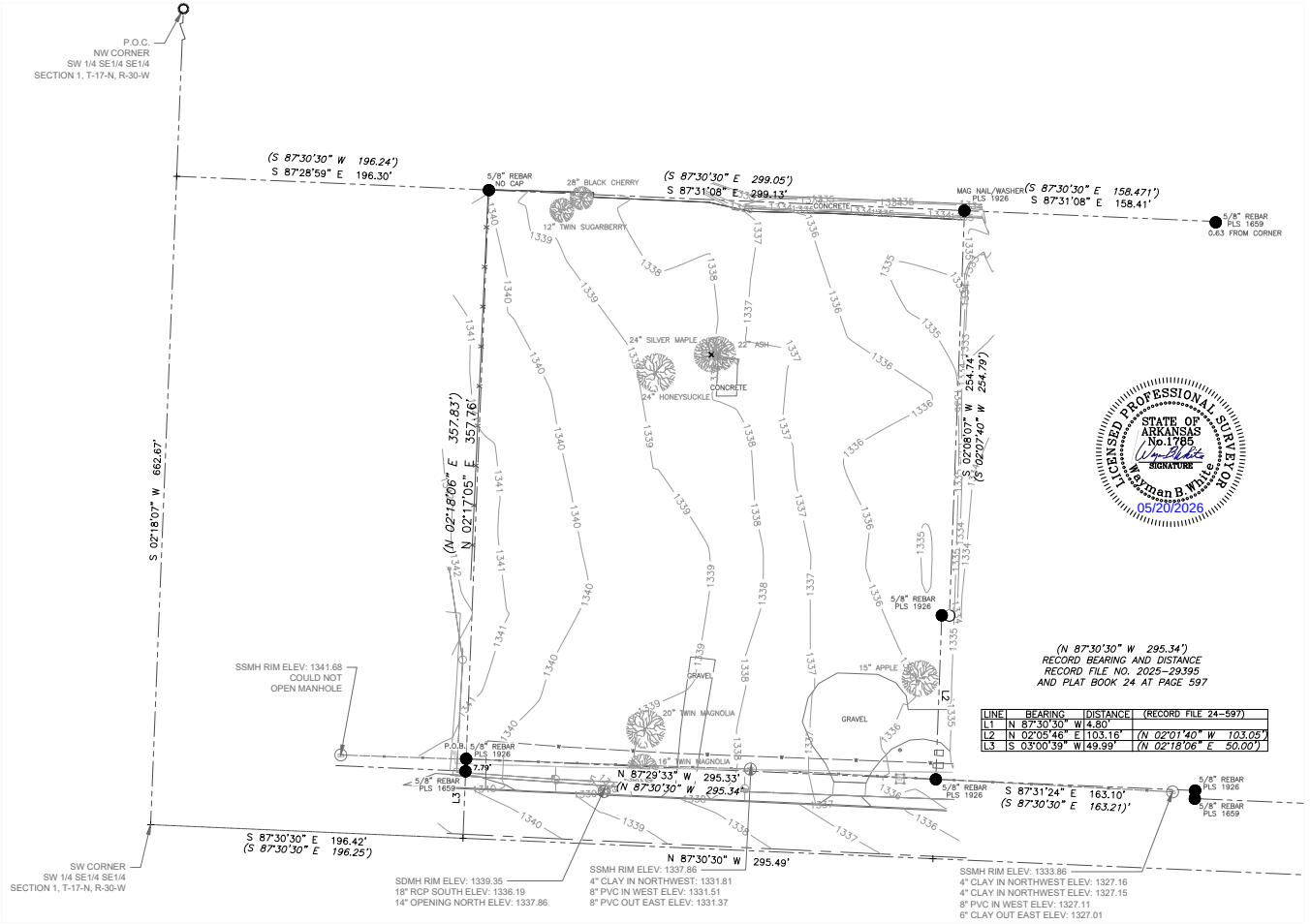
| PROJECT NO. | DESIGNED BY | REVIEWED BY |
|---|---|---|
| ODY0171 | JJ | CT |
| PLAN DATE: | 08.20.2026 | |

SHEET NAME:
GENERAL NOTES

SHEET NO.:
C0.1



Return to Agenda




| LINE | BEARING | DISTANCE | (RECORD FILE 24-597) |
|---|---|---|---|
| L1 | N 87°30'30" W | 4.80' | |
| L2 | N 02°05'46" E | 103.16' | (N 02°01'40" W 103.05') |
| L3 | S 03°00'39" W | 49.99' | (N 02°18'06" E 50.00') |

STATE OF ARKANSAS
LICENSED PROFESSIONAL SURVEYOR
No.1785
SIGNATURE
Wayman B. White
05/20/2026

ODYSSEY SURVEYING LLC
#4746
CERTIFICATE OF AUTHORIZATION
ARKANSAS

N
W E
S
25 50

## LEGEND

- SET 1/2" REBAR CAPPED #1785
- FOUND REBAR AS NOTED
- COMPUTED POINT
- SET MAG NAIL WITH DISK
- FOUND CHISLED "X" IN CONC.
- EXISTING PIPE
- EXISTING ALUM. CAPPED MON.
- CONC. MONUMENT
- ARDOT MONUMENT
- RAILROAD SPIKE
- FENCE CORNER POST
- COMMUNICATION BOX
- CENTER LINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- FIBER OPTIC LINE
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FENCE LINE
- OVERHEAD TV LINE
- EASEMENT LINE
- SETBACK LINE

STATE PLAT CODE: 500-17N-30W-0-01-220-72-1785

EXISTING DESCRIPTION – FILE NO: 2025-29395

A PART OF SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 1, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RAILROAD SPIKE MARKING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE S02°18'07"W 662.67 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1 IN THE CENTERLINE OF EAST ROBINSON AVENUE ; THENCE ALONG SAID CENTERLINE S87°30'30"E 196.25 FEET; THENCE LEAVING SAID CENTERLINE N02°18'06"E 50.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE N02°18'06"E 357.83 TO A FOUND 5/8" REBAR; THENCE S87°30'30"E 299.05 FEET TO A SET NAIL WITH WASHER "PS 1926"; THENCE S02°07'40"W 254.79 FEET; THENCE N87°30'30"W 4.80 FEET; THENCE S02°07'40"W 103.05 FEET TO SET 5/8" REBAR WITH CAP "PS 1926"; THENCE N87°30'30"W 295.34 FEET TO THE POINT OF BEGINNING. CONTAINING 2.450 ACRES MORE OR LESS.

THE ABOVE-DESCRIBED LANDS BEING ONE AND THE SAME AS TRACT 1 SHOWN ON TRACT SPLIT MADE BY CLAYTON M. MCKELVIN (PLS NO.1926) OF BLEW & ASSOCIATES, PA, DATED JULY 9, 2024, DESIGNATED AS JOB NO. 24-3965, AND FILED FOR RECORD IN/AS PLAT BOOK 24 AT PAGE 597 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

CERTIFICATE OF SURVEY AND ACCURACY:

KNOW ALL MEN BY THESE PRESENTS:
THAT I, WAYMAN B. WHITE DO HEREBY CERTIFY TO ODYSSEY ENGINEERING, THAT THIS SURVEY WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY ODYSSEY SURVEYING, DATED MAY 19, 2026, AND SIGNED BY WAYMAN B. WHITE, P.S. 1785, AND THAT THE MONUMENTS AND LOT PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF WAYMAN B. WHITE, P.S. 1785, IN ACCORDANCE WITH THE CURRENT "ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS".

05/20/2026
WAYMAN B. WHITE, AR PS 1785 DATE
ODYSSEY SURVEYING, AR LC 4746

PLAT NOTES:

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE:

EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF THE MAKING IF THIS SURVEY; RESTRICTIVE COVENANTS;
SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

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

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

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

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

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATING. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.

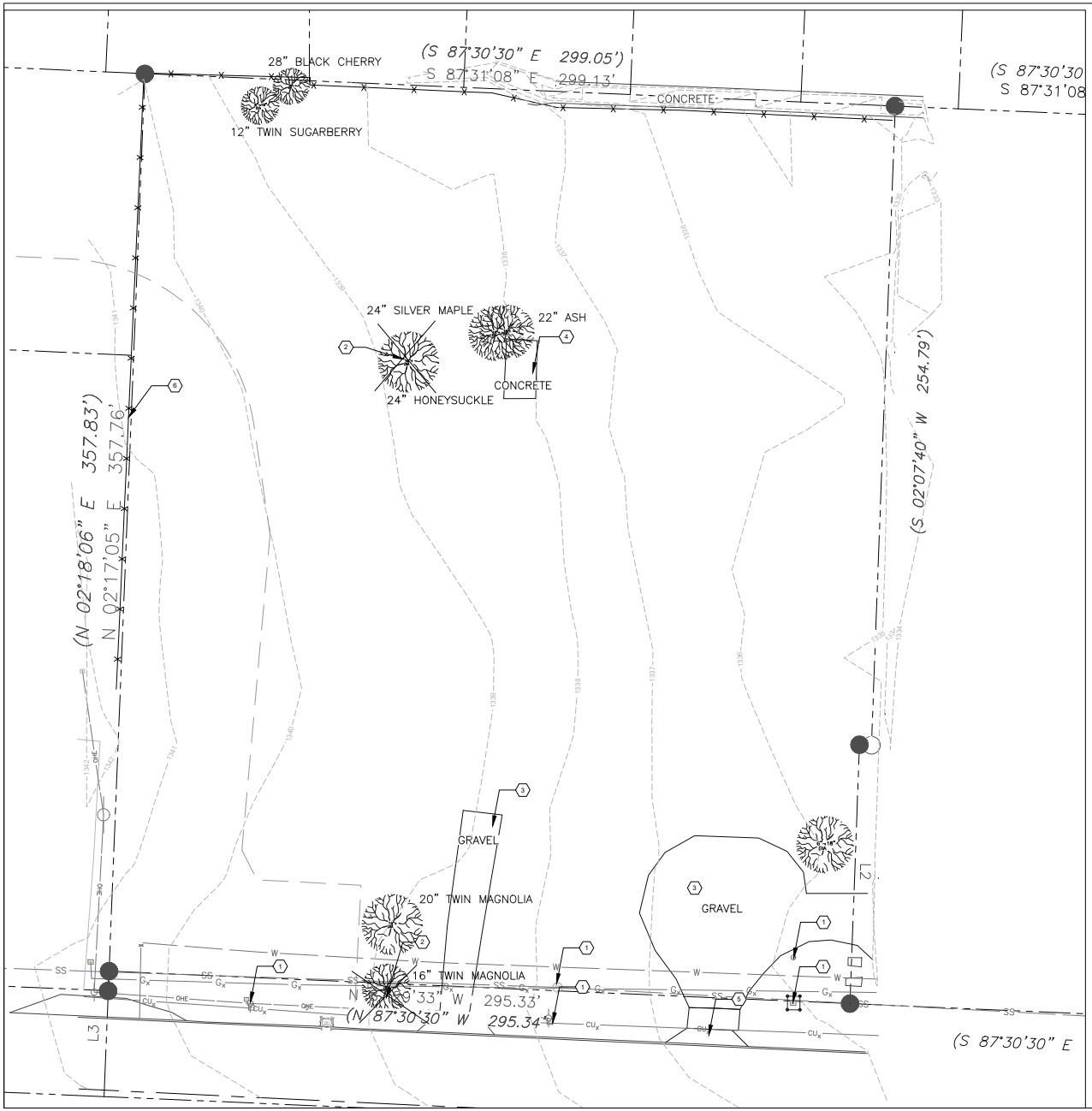
ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
ALL COORDINATES SHOWN ARE ON NAD83, ARKANSAS STATE PLANE, NORTH ZONE.
BASIS OF BEARINGS ARE BASED ON ARKANSAS STATE PLAIN COORDINATE SYSTEM NORTH ZONE 301, BASED OFF OF ARDOT REAL TIME NETWORK STATION BASE ARFY, FAYETTEVILLE, AR

PLATS THAT WERE USED FOR THIS SURVEY ARE AS FOLLOWS: DEED: 2025-29395 AND PLAT BOOK 24 AT PAGE 597

ODYSSEY SURVEYING
124 GRANT PLACE, STE. E
LOWELL ARKANSAS, 72745
PHONE: (479) 480-3330
EMAIL: [redacted]
WEB: ODYSSEYNWA.COM

JOB #
DRAWB BY: PED
REVIEWED BY: WBW
DATE: 5/19/2026
REVISED:
REVISED:
REVISED:

ODYSSEY ENGINEERING
BOUNDARY SURVEY
SECTION 01, T-17-N, R-30-W
SPRINGDALE, WASHINGTON COUNTY, AR.




## DEMOLITION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL ITEMS THAT IMPEDE THE PROPER PLACEMENT OF ANY ITEMS PROPOSED BY THIS PLAN SET.
2. THE REMOVAL WORK SHALL INCLUDE BUT NOT BE LIMITED TO: OBTAINING ALL DEMOLITION PERMITS REQUIRED, REMOVAL OF THE EXISTING TREES, SEALING OF THE EXISTING WATER WELLS, REMOVAL OF ANY SEPTIC SYSTEM OR DRY WELLS (IF ANY) AND OTHER ITEMS TO COMPLETE THE REMOVALS.
3. THE CONTRACTOR SHALL REMOVE ALL MATERIALS DEEMED UNSUITABLE BY THE ENGINEER WITHIN EIGHT INCHES OF THE PROPOSED BUILDING FOOTPRINT TO THE DEPTH THAT SUCH UNSUITABLE MATERIALS EXIST.
4. THE CONTRACTOR SHALL COORDINATE DISCONNECTION, REMOVAL, AND RELOCATION OF THE EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES THAT ARE LEVIED BY UTILITY COMPANIES IN CONJUNCTION WITH DEMOLITION AND REMOVAL OF EXISTING UTILITIES.
5. REFER TO ARKANSAS WATER WELL CONSTRUCTION COMMISSION RULES AND REGULATIONS FOR ACCEPTABLE METHODS OF PLUGGING OR ABANDONING WELLS IF FOUND ON SITE.
6. DISPOSAL OF ALL MATERIALS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. ALL WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE, CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL MATERIALS FROM THE SITE ALONG WITH ASSOCIATED PERMITS AND REGULATORY REQUIREMENTS.
7. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY SERVICES TO ADJACENT LOTS. INTERRUPTION OF SERVICES TO ADJACENT LOTS SHALL NOT OCCUR WITHOUT PROPER APPROVAL. 48 HOURS NOTICE SHALL BE GIVEN TO THE PROPERTY OWNERS PRIOR TO THE CONNECTION OF THE NEW SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH THE CONNECTION OF TEMPORARY UTILITY SERVICES, IF REQUIRED, TO FACILITATE CONSTRUCTION STAGING.
8. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. TO BE CLEAR AND FREE OF ANY CONSTRUCTION ACTIVITY AND/OR EXCAVATED AND HAULED MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM ADJACENT SITES.
9. ALL TREES AND BRUSH TO BE COMPLETELY REMOVED INCLUDING STUMPS IN ACCORDANCE WITH THE CITY OF SPRINGDALE DISPOSAL REGULATIONS.

## DEMOLITION KEY NOTES:

| | |
|---|---|
| 1 | EXISTING UTILITIES TO REMAIN. |
| 2 | REMOVE TREE PER CITY OF SPRINGDALE GUIDELINES. |
| 3 | REMOVE EXISTING GRAVEL. |
| 4 | REMOVE EXISTING CONCRETE PAD. |
| 5 | REMOVE EXISTING DRIVEWAY. |
| 6 | EXISTING FENCE TO REMAIN. |

## LEGEND

- PROPERTY LINE
- 1200 EXISTING CONTOUR
- EXISTING PAVEMENT
- EXISTING SETBACK
- EXISTING EASEMENT
- OHE EXISTING ELECTRIC LINE
- EXISTING ELECTRIC POLE
- EXISTING WATER MAIN
- EXISTING WATER SYMBOLS
- EXISTING SEWER MAIN
- SS EXISTING SEWER SYMBOLS
- PROPOSED DEMOLITION

0 10' 20' 40'
1" = 20'

Know what's below. Call before you dig.

L26-19

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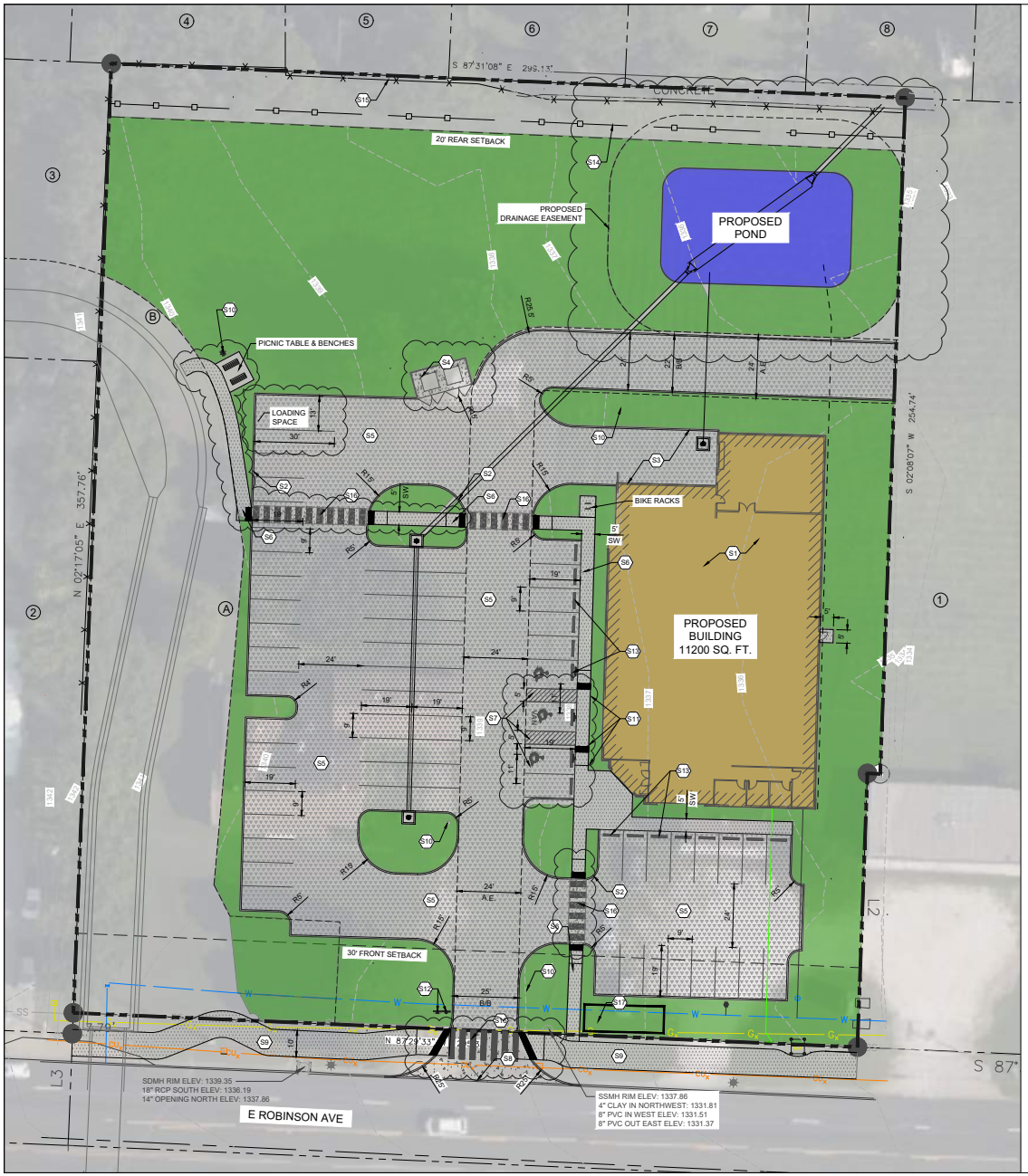
ODYSSEY ENGINEERING
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(479) 480-3330
AR COA # 4188

J&D ASIAN MARKET
SITE IMPROVEMENTS
696 E. ROBINSON
SPRINGDALE, AR 72764

| PROJECT NO. | DESIGNED BY | REVIEWED BY |
|---|---|---|
| ODY0171 | JJ | CT |
| PLAN DATE: | 08.20.2026 | |

SHEET NAME:
DEMO PLAN

SHEET NO.:
C0.2




## EXISTING LEGEND

- EXISTING CONTOURS
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING PAVEMENT
- EXISTING SETBACK
- EXISTING EASEMENT
- EXISTING FENCE
- EXISTING ELECTRIC LINE
- EXISTING WATER MAIN
- EXISTING WATER SYMBOLS

## PROPOSED LEGEND

- PROPOSED BUILDING
- PROPOSED SIDEWALK
- PROPOSED FLOODPLAIN AREA
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED GREENSPACE
- PROPOSED CURB
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED FENCE
- PROPOSED STREETLIGHTS

## ADJACENT PROPERTY OWNERS

1. PARCEL 815-28795-002
   TM PROPERTY GROUP
   2297 CARDINAL DR.
   SPRINGDALE, AR 72764
2. PARCEL 815-28794-000
   LANNING FAMILY REVOCABLE TRUST
   C/O BRIAN C & ERICA LANNING
   TONTITOWN, AR 72762
3. PARCEL 815-28780-000
   NATHAN & JENNIFER STOUT
   956 W. CATO SPRINGS
   FAYETTEVILLE, AR
4. PARCEL 815-28781-007
   LUISEL MEDINA RODRIGUEZ
   601 HUCKLEBERRY LN
   SPRINGDALE, AR 72764
5. PARCEL 815-28781-000
   AURELIO CARACHURE-GARCIA
   603 HUCKLEBERRY LN
   SPRINGDALE, AR 72764
6. PARCEL 815-28788-000
   ESSIE SEAGO REVOCABLE TRUST
   605 HUCKLEBERRY LN
   SPRINGDALE, AR 72764
7. PARCEL 815-28785-000
   ABUNDIO ANDRADE, JR
   507 ZACHARY ST
   SPRINGDALE, AR 72764
8. PARCEL 815-28792-000
   RICARDO SANTILLANO & ELPIDO MORENO
   609 HUCKLEBERRY LN
   SPRINGDALE,, AR 72764

## SITE PLAN KEY NOTES:

- S1 REFER TO ARCHITECTURAL AND PLUMBING PLANS FOR ALL BUILDING, EXTERIOR DOOR LANDINGS, AND EXTERIOR BOLLARDS INFORMATION.
- S2 PROPOSED CURB & GUTTER PER DETAIL ON SHEET C5.0
- S3 PROPOSED TRUCK UNLOADING AREA
- S4 PROPOSED DUMPSTER ENCLOSURE PER CITY OF SPRINGDALE SPECIFICATIONS. SEE DETAIL SHEET 5.2
- S5 PROPOSED PAVED PARKING AREA. STANDARD DUTY ASPHALT PAVEMENT PER DETAIL ON SHEET C5.0
- S6 PROPOSED 5' SIDEWALK
- S7 INSTALL ADA ACCESSIBLE SYMBOL PER DETAIL ON SHEET C5.3
- S8 COMMERCIAL DRIVEWAY APPROACH PER DETAIL ON SHEET C5.0
- S9 CONSTRUCT 10' SIDEWALK TRAIL ALONG FRONTAGE
- S10 PROPOSED STREET LIGHT
- S11 PROPOSED ADA PARKING SIGN
- S12 PROPOSED STOP SIGN AND RIGHT TURN ONLY SIGN
- S13 PROPOSED WHEEL STOPS
- S14 PROPOSED FENCE BUILT IN 50' SECTIONS WITH 10' SPACING.
- S15 EXISTING FENCE
- S16 PROPOSED CROSSWALK- TO BE STAMPED CONCRETE AND DIFFERENTIATE FROM ASPHALT PARKING ACCORDING TO CITY STANDARDS
- S17 POSSIBLE FUTURE BUS STOP

0 20 40

## EASEMENT INFORMATION

- (A) UTILITY EASEMENT 2026-1738
- (B) TRAIL EASEMENT 2026-17369

## PARKING INFORMATION

| | |
|---|---|
| REQUIRED PARKING | 56 PARKING STALLS REQUIRED. ONE (1) SPACE FOR EACH TWO HUNDRED (200) SQUARE FEET OF NET BUILDING AREA; OR USE THE REDUCTION PERMITTED UNDER GENERAL BUSINESS AND RETAIL SALE |
| PROVIDED PARKING | 65 PARKING STALLS PROVIDED (62 STANDARD SPACES; 3 ADA SPACES) |
| USE SQ FT | 11,200 SF FOOD SERVICE MARKET SPACE |

SITE NOTES:

1. "A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT."
2. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
   a) DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
   b) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
   c) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
   d) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
   e) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE

Know what's below. Call before you dig.

L26-19

PROFESSIONAL SEAL:

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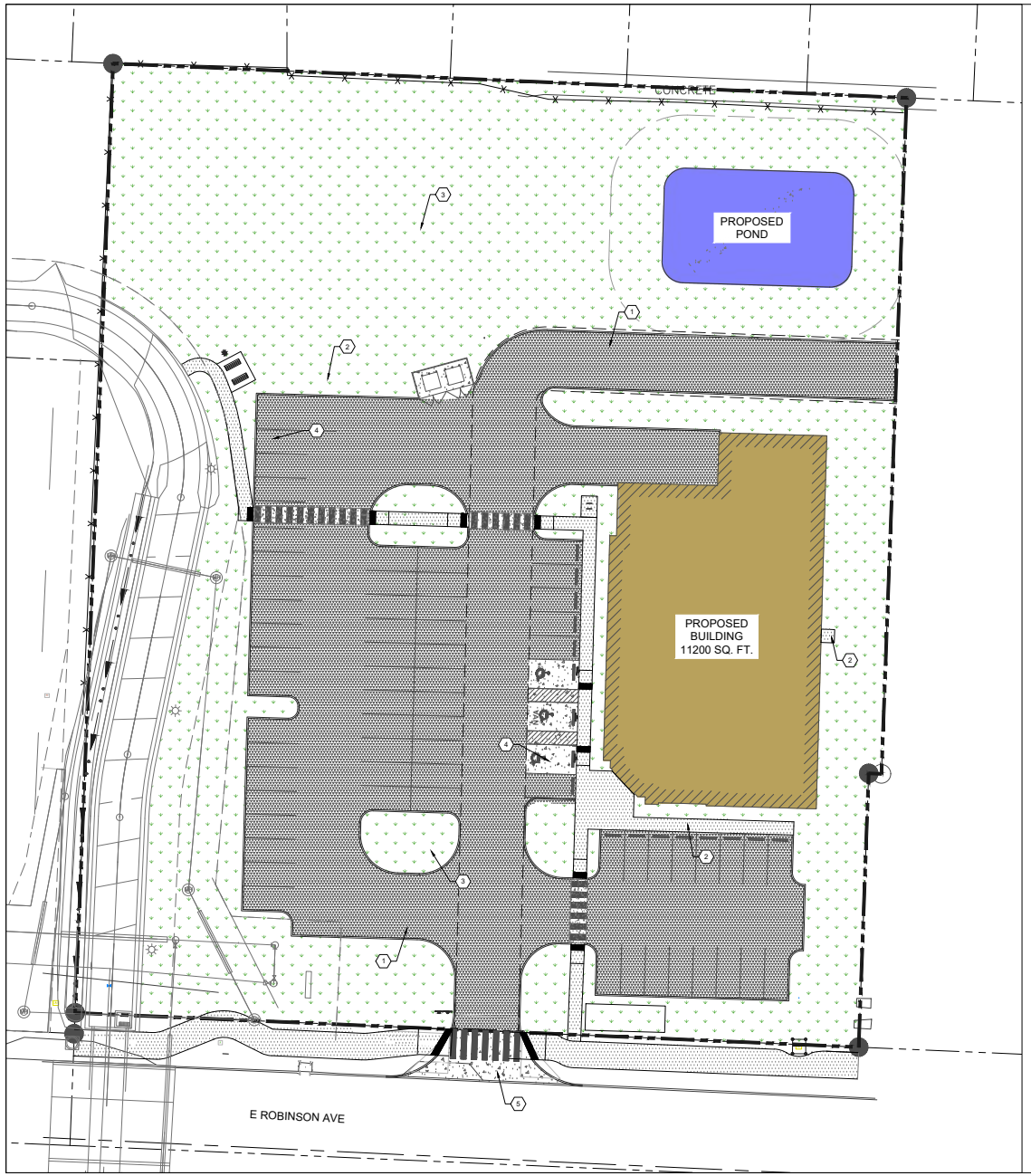
ODYSSEY ENGINEERING
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(479) 480-3330
AR COA # 4188

J&D ASIAN MARKET
SITE IMPROVEMENTS
696 E. ROBINSON
SPRINGDALE, AR 72764

| PROJECT NO. | DESIGNED BY | REVIEWED BY |
|---|---|---|
| ODY0171 | JJ | CT |
| PLAN DATE: | 08.20.2026 | |

SHEET NAME: SITE PLAN

SHEET NO.: C1.0




## EXISTING LEGEND

- EXISTING CONTOURS
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING PAVEMENT
- EXISTING SETBACK
- EXISTING EASEMENT
- EXISTING FENCE
- EXISTING ELECTRIC LINE
- EXISTING WATER MAIN
- EXISTING WATER SYMBOLS

## PROPOSED LEGEND

- PROPOSED BUILDING
- PROPOSED SIDEWALK
- PROPOSED FLOODPLAIN AREA
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED GREENSPACE
- PROPOSED CURB
- PROPOSED EASEMENT

## KEY NOTES:

1. PROPOSED ASPHALT PAVING
2. PROPOSED SIDEWALK
3. PROPOSED GREENSPACE
4. PROPOSED CONCRETE
5. PROPOSED CONCRETE DRIVEWAY. MATCH NEW PAVEMENT FLUSH WITH ADJACENT GRADE. PROVIDE SMOOTH TRANSITION.

0 20 40

L26-19

Know what's below. Call before you dig.

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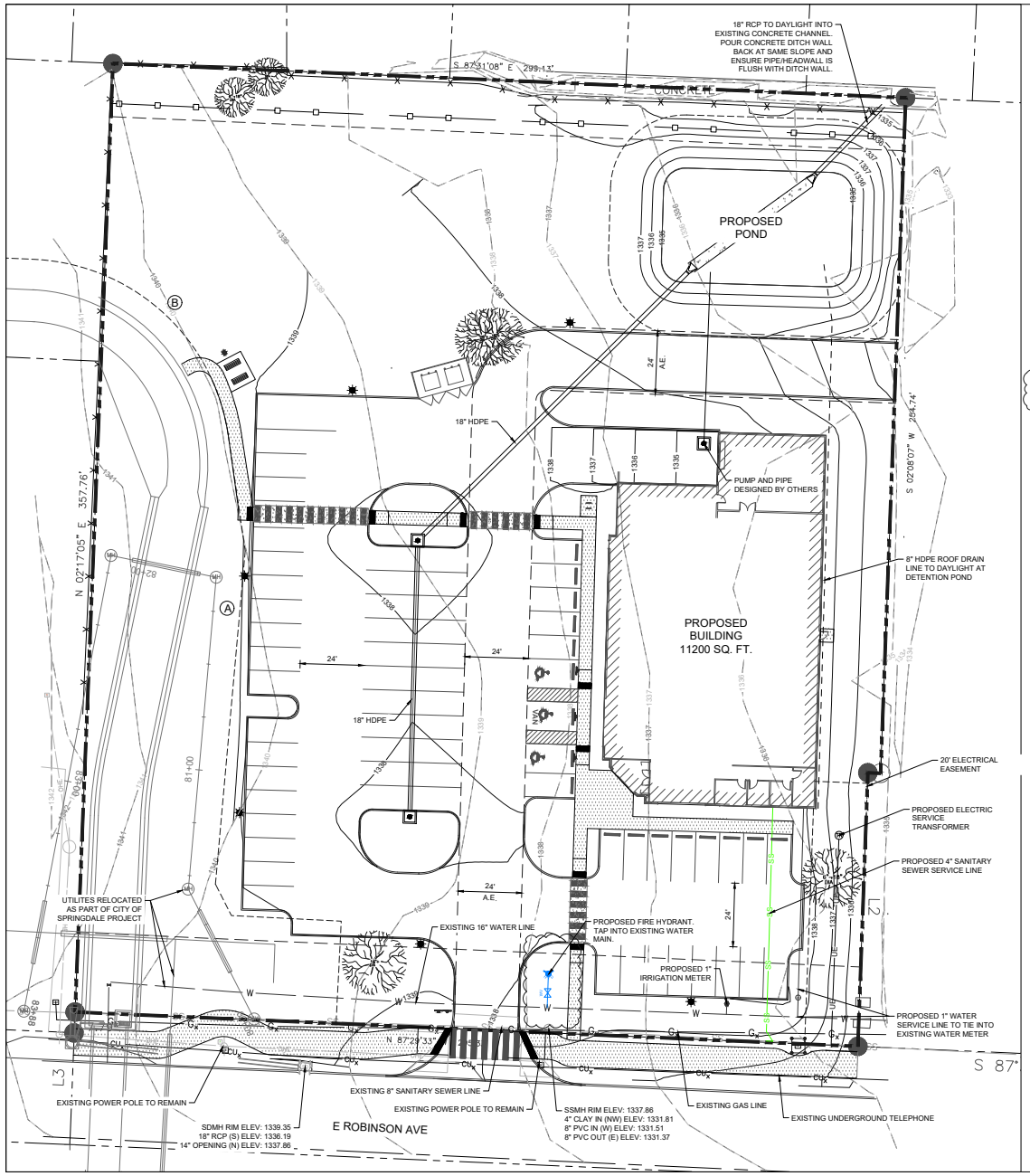
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| ODY0171 | JJ | CT |
| PLAN DATE: | 08.20.2026 | |

SHEET NAME:
PAVING PLAN

SHEET NO.:
C1.1




## EXISTING LEGEND

- EXISTING CONTOURS
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING PAVEMENT
- EXISTING SETBACK
- EXISTING EASEMENT
- EXISTING FENCE
- EXISTING ELECTRIC LINE
- EXISTING WATER MAIN
- EXISTING WATER SYMBOLS

## PROPOSED LEGEND

- PROPOSED CURB
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED FENCE
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED LIGHTING

## EASEMENT INFORMATION

(A) UTILITY EASEMENT 2026-1738

(B) TRAIL EASEMENT 2026-17369

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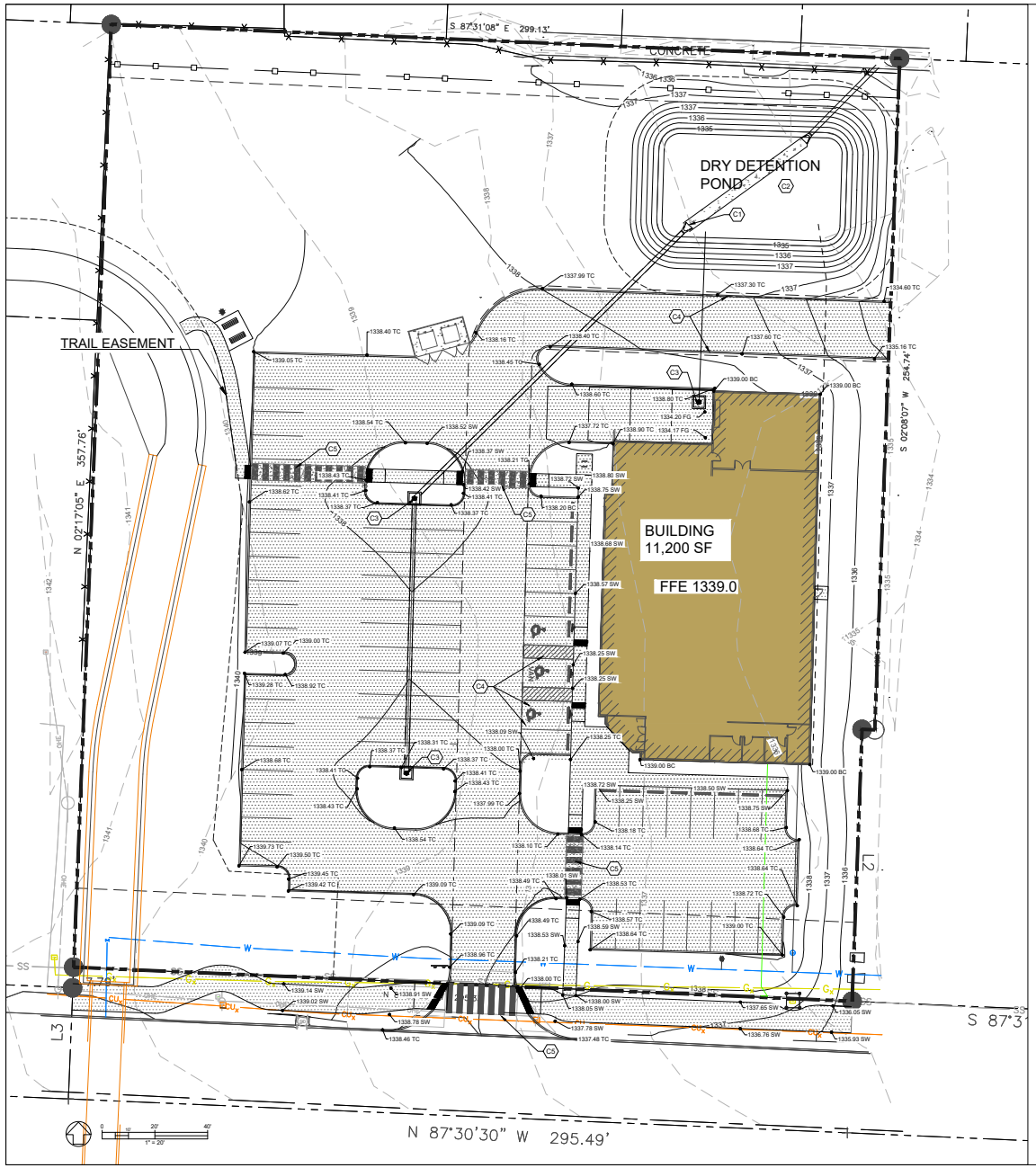
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|---|---|---|
| ODY0171 | JJ | CT |
| PLAN DATE: | 08.20.2026 | |

SHEET NAME:
UTILITY PLAN

SHEET NO.:
C1.2




## GRADING KEY NOTES:

| | |
|---|---|
| C1 | INSTALL 245± LF OF 18" CMP PIPE WITH F.E.S. INV=1337.5 |
| C2 | INSTALL DRY DETENTION POND.<br>BERM ELEV = 1337.5'<br>INV ELEV = 1337.5' |
| C3 | INSTALL STANDARD CURB INLET. SEE DETAILS. |
| C4 | PROPOSED ADA SPACE AND LOADING AREA TO BE FLUSH WITH SIDEWALK AND NO MORE THAN 2% GRADE IN ALL DIRECTIONS |
| C5 | PAINT CROSSWALK STRIPING PER CITY OF SPRINGDALE STANDARDS AND SPECIFICATIONS |

## EXISTING LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- EXISTING PAVEMENT
- EXISTING SETBACK
- EXISTING EASEMENT
- EXISTING ELECTRIC LINE
- EXISTING ELECTRIC POLE
- EXISTING WATER MAIN
- EXISTING WATER SYMBOLS
- EXISTING SEWER MAIN
- EXISTING SEWER SYMBOLS

## PROPOSED LEGEND

- PROPOSED CONTOURS
- PROPOSED SPOT
- PROPOSED STORM PIPE
- PROPOSED FLOWLINE
- SOLID SODDING

PROFESSIONAL SEAL:

NOT FOR CONSTRUCTION

REVISIONS

| NO. | DATE | REVISION |
|---|---|---|
| 1 | 8.20.2026 | PER CITY COMMENTS |

ODYSSEY ENGINEERING
124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

J&D ASIAN MARKET
SITE IMPROVEMENTS
696 E. ROBINSON
SPRINGDALE, AR 72764

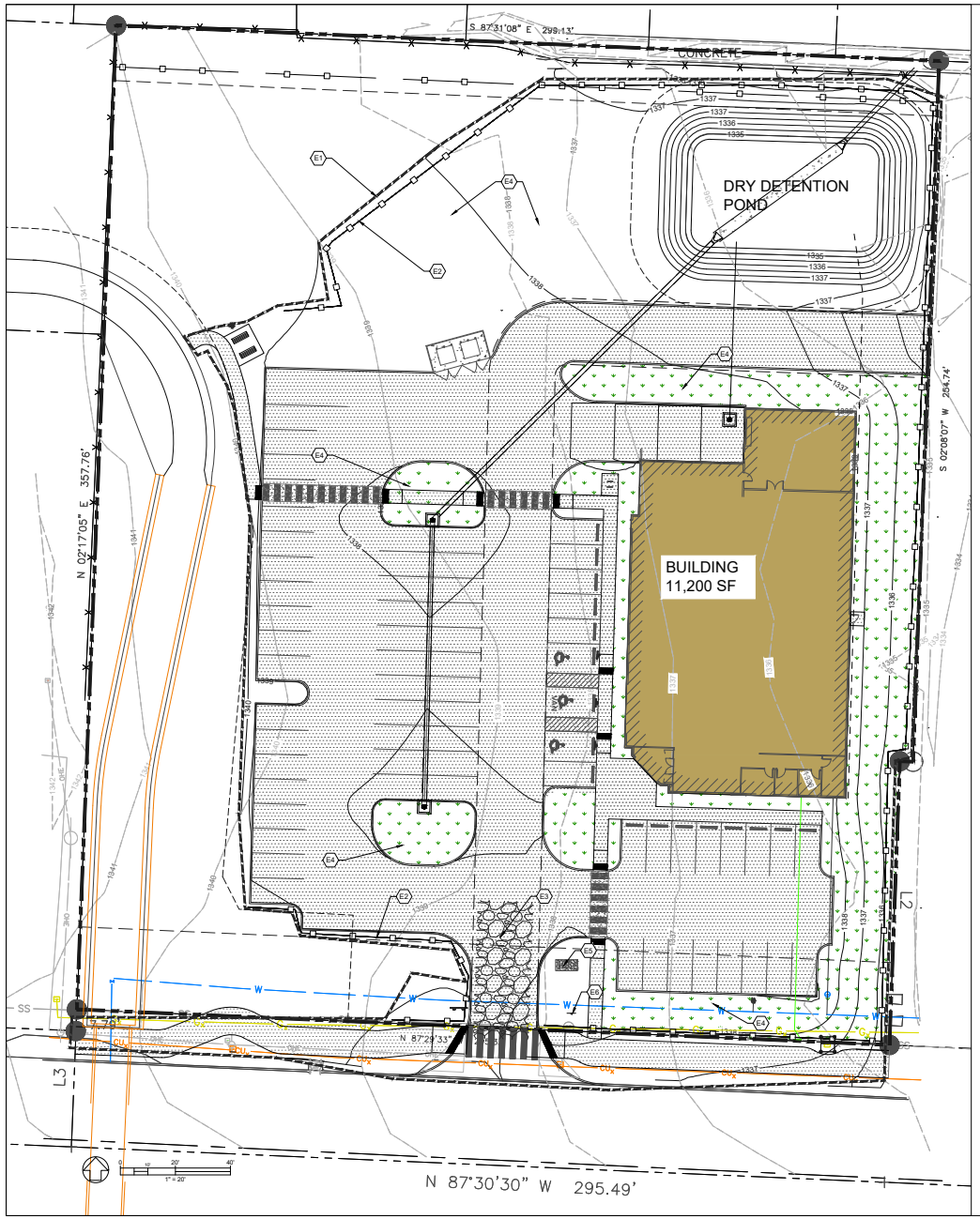
| PROJECT NO. | DESIGNED BY | REVIEWED BY |
|---|---|---|
| ODY0171 | JJ | CT |
| PLAN DATE: | 08.20.2026 | |

SHEET NAME:
GRADING PLAN

SHEET NO.:
C2.0

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

L26-19




## EXISTING LEGEND

- PROPERTY LINE
- 1310 EXISTING CONTOUR
- EXISTING PAVEMENT
- EXISTING SETBACK
- EXISTING EASEMENT
- E EXISTING ELECTRIC LINE
- EXISTING ELECTRIC POLE
- EXISTING WATER MAIN
- EXISTING WATER SYMBOLS
- EXISTING SEWER MAIN
- S EXISTING SEWER SYMBOLS

## PROPOSED LEGEND

- 1320 PROPOSED CONTOURS
- PROPOSED STORM STRUCTURE
- PROPOSED STORM PIPE
- PROPOSED FLOWLINE
- CONCRETE WASHOUT
- LIMITS OF DISTURBANCE
- SILT FENCE/SOCK
- CONSTRUCTION ENTRANCE
- SWPPP MAILBOX
- INLET PROTECTION

## EROSION CONTROL KEY NOTES:

| | |
|---|---|
| E1 | LIMITS OF DISTURBANCE= 82,758 SF OR 1.9 AC |
| E2 | INSTALL TEMPORARY SILT FENCE OR APPROVED EQUAL. SEE DETAILS. |
| E3 | INSTALL TEMPORARY CONSTRUCTION EGRESS. EGRESS REQUIRED AT ALL POINTS OF EGRESS FROM SITE TO PUBLIC RIGHT-OF-WAY. CONTRACTOR TO ADD ADDITIONAL EGRESS AS REQUIRED. SEE SHEET DETAILS. |
| E4 | AREAS TO BE VEGETATED. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE SEEDED AND STRAW MULCED, UNLESS OTHERWISE NOTED, OVER MIN. 4" TOPSOIL STOCKPILED, HAULED IN AS APPROVED BY THE PROJECT MANAGER. SEE SEEDING NOTES. ALL DISTURBED AREAS WILL BE REQUIRED TO BE STABILIZED PRIOR TO THE ISSUANCE OF ANY FINAL CERTIFICATES OF OCCUPANCY. |
| E5 | INSTALL CONCRETE WASHOUT. SEE DETAILS. |
| E6 | TEMPORARY SWPPP MAILBOX. CONTRACTOR TO FIELD ADJUST LOCATION AS NECESSARY. |

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REVISIONS

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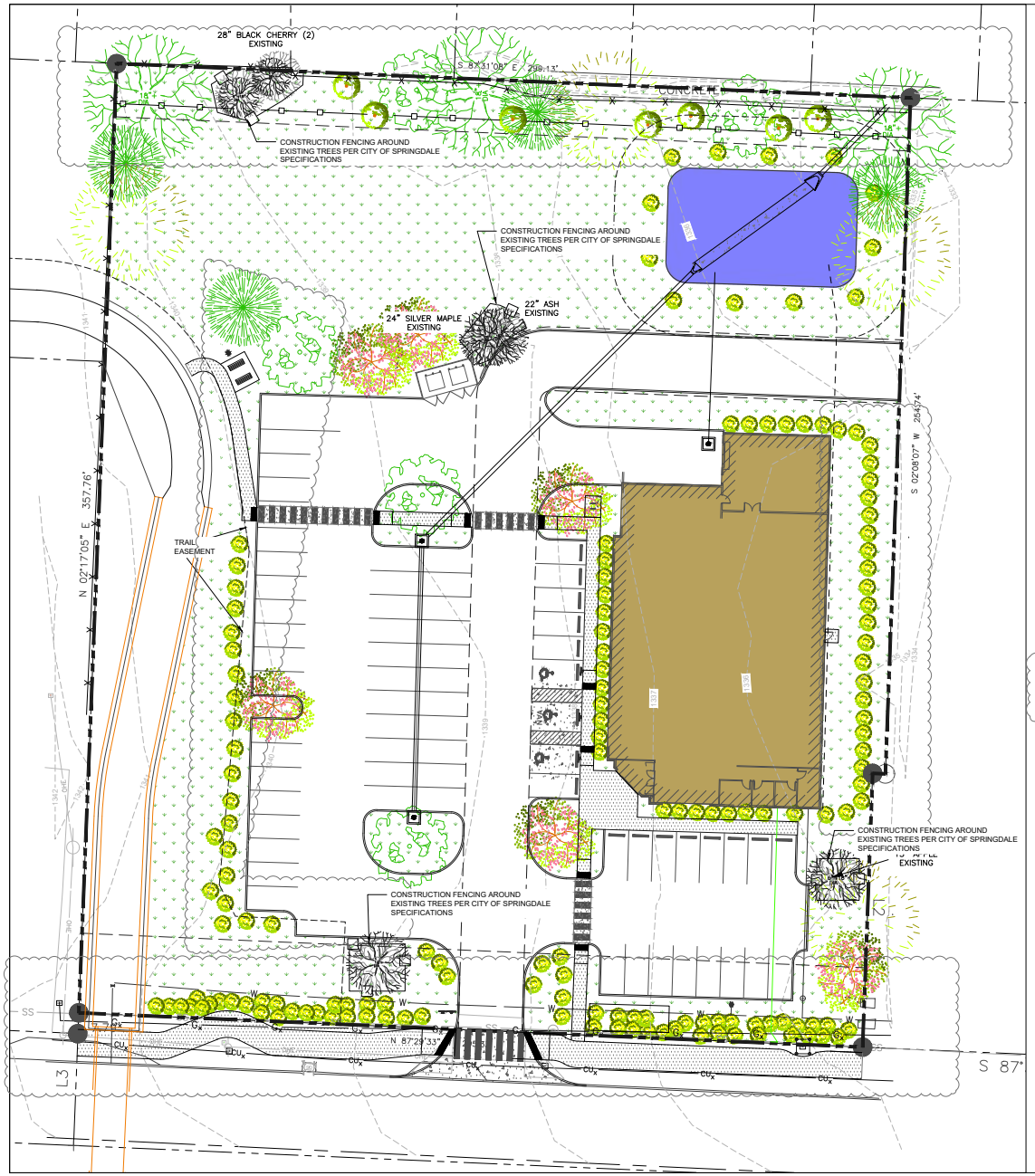
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124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

J&D ASIAN MARKET
SITE IMPROVEMENTS
696 E. ROBINSON
SPRINGDALE, AR 72764

| PROJECT NO. | DESIGNED BY | REVIEWED BY |
|---|---|---|
| ODY0171 | JJ | CT |
| PLAN DATE: | 08.20.2026 | |

SHEET NAME:
EROSION CONTROL PLAN

SHEET NO.:
C2.1




## EXISTING LEGEND

- EXISTING CONTOURS
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING PAVEMENT
- EXISTING SETBACK
- EXISTING EASEMENT
- EXISTING FENCE
- EXISTING ELECTRIC LINE
- EXISTING WATER MAIN
- EXISTING WATER SYMBOLS

## PROPOSED LEGEND

- PROPOSED BUILDING
- PROPOSED SIDEWALK
- PROPOSED GREENSPACE
- PROPOSED CONCRETE

## SPECIAL NOTES:

OWNER/DEVELOPER TO PROVIDE GUARANTEE THAT ALL PLANT MATERIALS WILL BE WARRANTED FOR AT LEAST TWO YEARS FROM THE DATE OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AND ANY MATERIAL THAT DOES NOT SURVIVE FOR THAT PERIOD WILL BE REPLACED DURING THE APPROPRIATE PLANTING SEASON.

TREES PLANTED UNDER OVERHEAD UTILITIES SHALL NOT EXCEED A MATURE HEIGHT OF 25'.

WHERE POSSIBLE, TREES SHALL BE LOCATED A MINIMUM OF 5' FROM ALL UNDERGROUND UTILITIES.

LANDSCAPING SHALL NOT BE PLACED SUCH THAT, WHEN MATURE, VEGETATION WILL BE LOCATED WITHIN 5' OF A FIRE HYDRANT. ALL LANDSCAPING SHALL BE MAINTAINED TO ENSURE THE VISIBILITY OF FIRE HYDRANTS.

LANDSCAPING SHALL NOT BLOCK ACCESS TO PUBLIC UTILITIES.

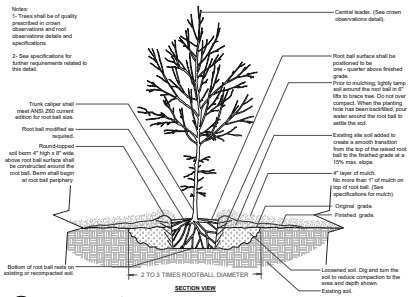
REFER TO SPRINGDALE MUNICIPAL CODE ARTICLE II, SECTIONS 56-26 THROUGH 56-41 FOR LANDSCAPING SPECIFICATIONS.

PRESERVED TREES SHALL BE PROTECTED BY INSTALLATION OF CHAIN LINK FENCING OR SOME OTHER TYPE OF PROTECTION BARRIERS AT DRIP-LINE OF TREE TO PREVENT TREE ROOT COMPACTION IN THE CRITICAL ROOT ZONE DURING BUILDING CONSTRUCTION. PROTECTIONS MAY BE REMOVED AS NECESSARY FOR FINAL JOB COMPLETION. GRADING AND REMOVAL OF SOIL SHALL NOT OCCUR WITHIN THE DRIP LINE OF CANOPY TREES TO BE PRESERVED.

ANY TYPE OF CONSTRUCTION DEBRIS OR CHEMICALS SHALL NOT BE PLACED WITHIN 25 FEET OF PRESERVED TREES.

## LANDSCAPING LEGEND

| KEY | COMMON NAME | BOTANICAL NAME | QUANTITY | SIZE (MIN.) | TYPE |
|---|---|---|---|---|---|
| | PIN OAK | QUERCUS PALUSTRIS | 4 | 1.5" CALIPER B & B MIN. 6' | STREET & BOUNDARY TREE |
| | SUGAR MAPLE | ACERSAACHAIRUM FLORIDANUM | 5 (2 PARKING) | 2" CALIPER B & B MIN. 8' | BOUNDARY, & PARKING TREE |
| | EASTERN REDBUD | CERCIS CANADENSIS | 6 (3 PARKING) | 1.5" CALIPER B & B MIN. 6' | STREET, BOUNDARY, & PARKING TREE |
| | SHUMARD OAK | QUERCUS SHUMARDI | 3 | 2" CALIPER B & B MIN. 8' | BOUNDARY TREE |
| | RED MAPLE | ACER RUBUM | 4 | 2" CALIPER B & B MIN. 8' | BOUNDARY TREE |
| | JAPANESE HOLLY | ILEX CRENATA | 150 | 1'-6" CONTAINER | STREET AND POND SHRUB |
| | CHERRY LAUREL | PRUNUS LAUROCERASUS | 6 | 2' CONTAINER | SCREENING TREE/SHRUB |




L-2 TREE PLANTING DETAIL

NTS

0 20 40

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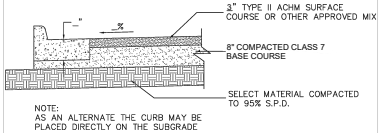
ODYSSEY ENGINEERING
124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

J&D ASIAN MARKET
SITE IMPROVEMENTS
696 E. ROBINSON
SPRINGDALE, AR 72764

| PROJECT NO. | DESIGNED BY | REVIEWED BY |
|---|---|---|
| ODY0171 | JJ | CT |
| PLAN DATE: | 08.20.2026 | |

SHEET NAME:
LANDSCAPE PLAN

SHEET NO.:
C4.0

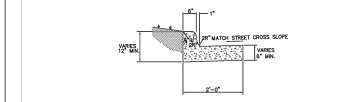



**FULL DEPTH ASPHALT SECTION**
NOT TO SCALE

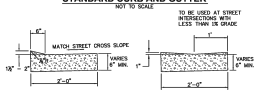
Note To Engineers:
Paving depth to be per ordinance or formal design.

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

| STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION | DATE: OCTOBER 2018<br>DESIGNED BY: STAFF<br>DRAWN BY: STAFF | SPRINGDALE WE'RE MAKING IT HAPPEN |
|---|---|---|
| SECTION A<br>TYPICAL STREET SECTIONS & DETAILS | FILE NO. SD-A-5 | |




**STANDARD CURB AND GUTTER**
NOT TO SCALE

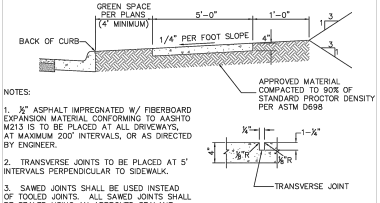



**MODIFIED CURB AND GUTTER**
NOT TO SCALE

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

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

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| SECTION A<br>TYPICAL STREET SECTIONS & DETAILS | FILE NO. SD-A-12 | |



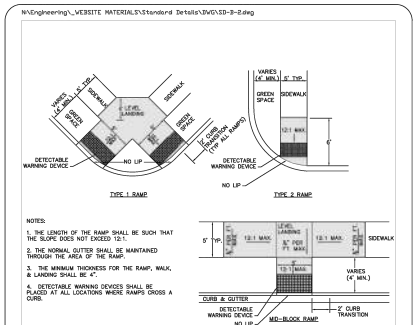

NOTES:

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

**SIDEWALK DETAIL**
NOT TO SCALE

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

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|---|---|---|
| SECTION B<br>TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS | FILE NO. SD-B-1 | |



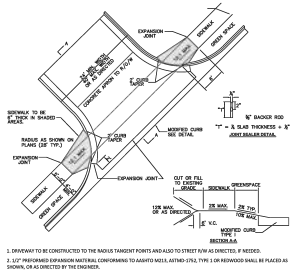

NOTES:

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

**HANDICAP RAMP DETAILS**
NOT TO SCALE

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|---|---|---|
| SECTION B<br>TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS | FILE NO. SD-B-2 | |

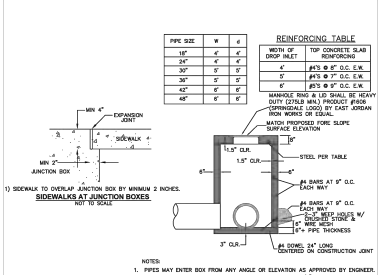



1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2. 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1751, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3. CONCRETE CURB TO BE SAWCUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
4. HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
5. CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
6. DRIVEWAY SECTION TO BE 6" PORTLAND CEMENT CONCRETE (LOW P.S.I.) WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.
7. CONCRETE APRONS SHALL HAVE 15' SAWCUTS IN EACH DIRECTION (BOTH HORIZONTAL AND VERTICAL).
8. INDUSTRIAL DRIVES SHOULD INCREASE RADIUS AT DRIVEWAY ENTRANCES TO 50-FT.

**COMMERCIAL DRIVEWAY DETAIL**
NOT TO SCALE

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|---|---|---|
| SECTION B<br>TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS | FILE NO. SD-B-3 | |




1) SIDEWALK TO OVERLAP JUNCTION BOX BY MINIMUM 2 INCHES.

**SIDEWALKS AT JUNCTION BOXES**
NOT TO SCALE

NOTES:
1. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION AS APPROVED BY ENGINEER.
2. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1-1/2".
3. PROVIDE 3/4" CHAMFER ON ALL EXPOSED CORNERS.
4. ALL REINFORCING BARS SHALL HAVE 1-1/2" MINIMUM COVER.
5. PLASTIC COATED STEPS SHALL BE INSTALLED IN ALL JUNCTION BOXES 4'- 0" IN DEPTH OR GREATER.
6. EXTENSION LENGTHS SHOWN ON THE PLANS SHALL BE TAKEN TO MEAN CLEAR OPENING LENGTH, NOT INCLUDING WIDTHS OF SUPPORTS.
7. CONCRETE FOR JUNCTION BOXES TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.

**TYPICAL JUNCTION BOX**
NOT TO SCALE

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

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| SECTION D<br>DROP INLET DETAILS | FILE NO. SD-D-7 | |

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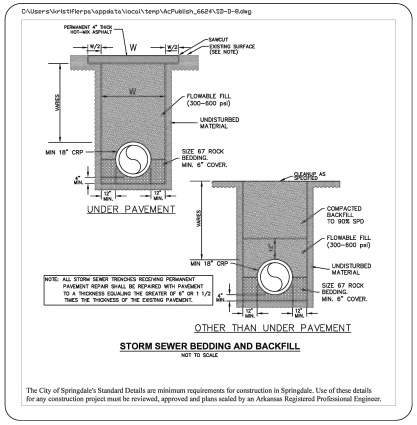
ODYSSEY ENGINEERING
124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

J&D ASIAN MARKET
SITE IMPROVEMENTS
696 E. ROBINSON
SPRINGDALE, AR 72764

| PROJECT NO. | DESIGNED BY | REVIEWED BY |
|---|---|---|
| ODY0171 | JJ | CT |
| PLAN DATE: | 08.20.2026 | |

SHEET NAME:
DETAILS

SHEET NO.:
C5.0




**STORM SEWER BEDDING AND BACKFILL**

NOT TO SCALE

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

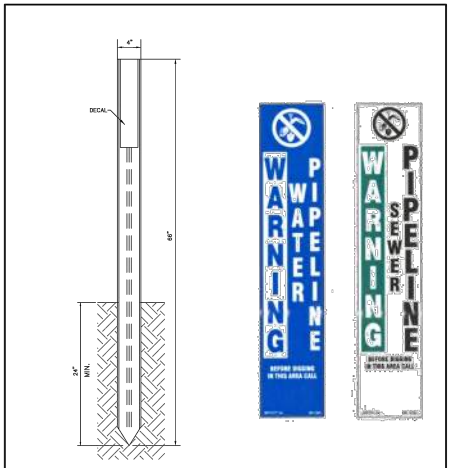
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION D
DROP INLET DETAILS

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

FILE NO. SD-D-8

SPRINGDALE
WE'RE MAKING IT HAPPEN




FIBERGLASS POST
STOCK NO RHINO 3-RAIL

DECAL
STOCK NO GD-1333C

DECAL
STOCK NO GD-1306C

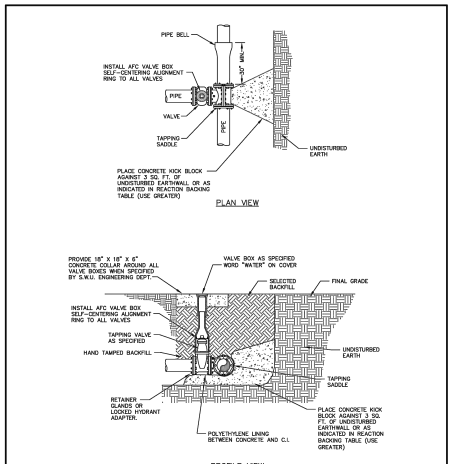
UTILITY MARKER

N.T.S.

SPRINGDALE WATER UTILITIES

MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: M-7 | DATE: MARCH 2008



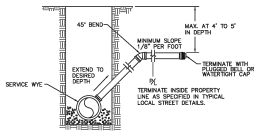

TAPPING SADDLE & VALVE

N.T.S.
S-5

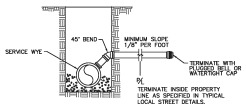
SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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




RISER FROM DEEP MAIN




NORMAL DEPTH

SEWER SERVICE CONNECTIONS

N.T.S.

SPRINGDALE WATER UTILITIES

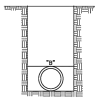
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-16 | DATE: MARCH 2008

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

TRENCH WIDTH SCHEDULE

NOTES:
TRENCH WIDTH SHALL BE AS SET FORTH IN ANSI/AWWA A03, INCLUDED AS THE TABLE ON THIS SHEET. LARGER TRENCH WIDTHS MAY BE NECESSARY FOR THE PLACEMENT OF A TRENCH SUPPORT SYSTEM OR AS OTHERWISE REQUIRED



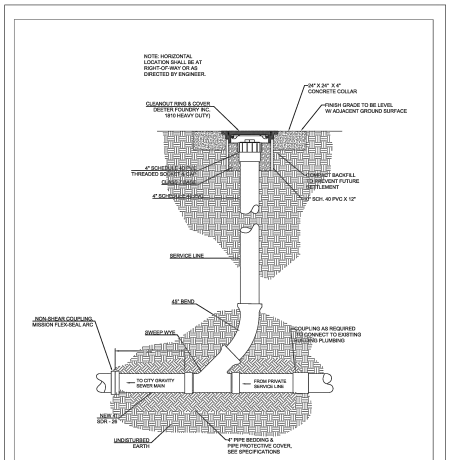

TYPICAL PIPE TRENCH

N.T.S.

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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




CLEANOUT ASSEMBLY DETAIL

N.T.S.
S-47

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: CRKJ | DRAWING NO: S-47 | DATE: APRIL, 2018

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|---|---|---|
| 1 | 8.20.2026 | PER CITY COMMENTS |

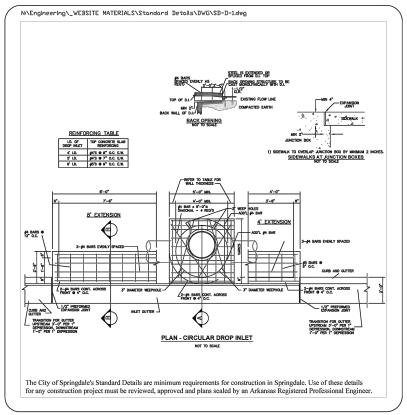
ODYSSEY ENGINEERING
124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

J&D ASIAN MARKET
SITE IMPROVEMENTS
696 E. ROBINSON
SPRINGDALE, AR 72764

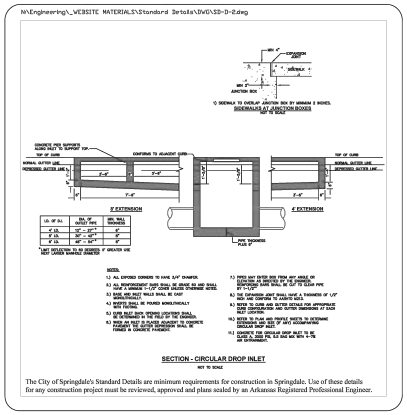
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|---|---|---|
| ODY0171 | JJ | CT |
| PLAN DATE: | 08.20.2026 | |

SHEET NAME:
DETAILS

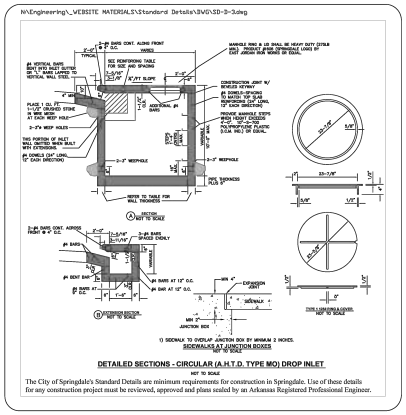
SHEET NO.:
C5.1



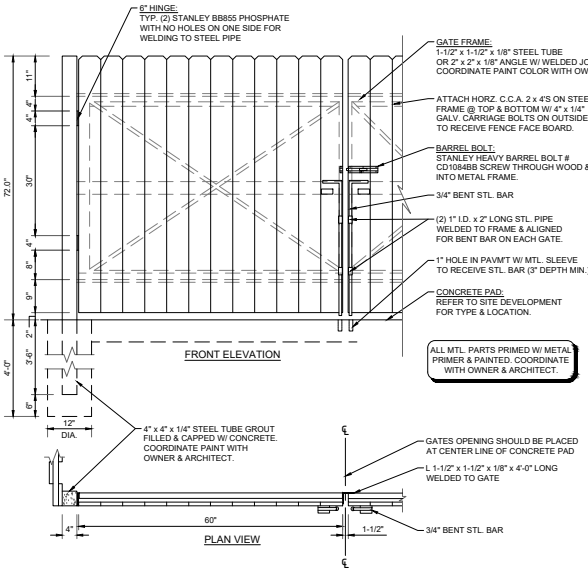

| STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION | DATE: OCTOBER 2018<br>DESIGNED BY: STAFF<br>DRAWN BY: STAFF | SPRINGDALE<br>WE'RE MAKING IT HAPPEN |
|---|---|---|
| SECTION D<br>DROP INLET DETAILS | FILE NO. SD-D-1 | |

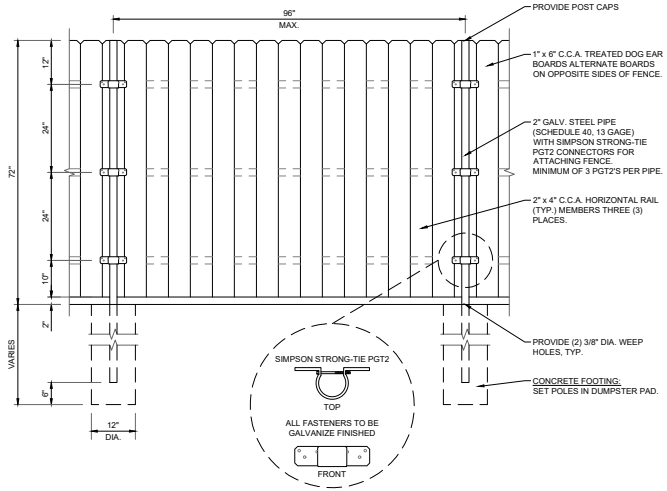



| STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION | DATE: OCTOBER 2018<br>DESIGNED BY: STAFF<br>DRAWN BY: STAFF | SPRINGDALE<br>WE'RE MAKING IT HAPPEN |
|---|---|---|
| SECTION D<br>DROP INLET DETAILS | FILE NO. SD-D-2 | |

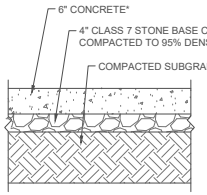



| STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION | DATE: OCTOBER 2018<br>DESIGNED BY: STAFF<br>DRAWN BY: STAFF | SPRINGDALE<br>WE'RE MAKING IT HAPPEN |
|---|---|---|
| SECTION D<br>DROP INLET DETAILS | FILE NO. SD-D-3 | |




DUMPSTER ENCLOSURE
NTS




NOTE:

1. PAVEMENT AND FILL SHALL CONFORM TO ARDOT STANDARD SPECIFICATIONS.

*OWNER & GC TO PROVIDE FINAL PAVEMENT DESIGN*

DUMPSTER PAD CONCRETE DETAIL

Know what's below. Call before you dig.

L26-19

PROFESSIONAL SEAL:

NOT FOR CONSTRUCTION

REVISIONS

| NO. | DATE | REVISION |
|---|---|---|
| 1 | 8.20.2026 | PER CITY COMMENTS |

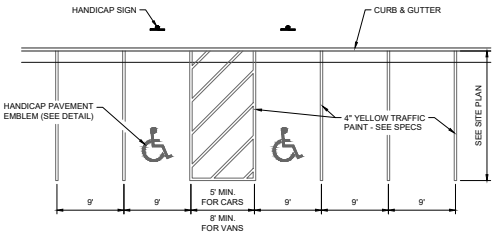
ODYSSEY ENGINEERING
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LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

J&D ASIAN MARKET
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696 E. ROBINSON
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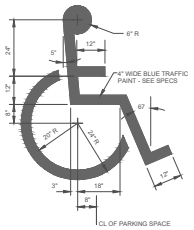
| PROJECT NO. | DESIGNED BY | REVIEWED BY |
|---|---|---|
| ODY0171 | JJ | CT |
| PLAN DATE: | 08.20.2026 | |

SHEET NAME:
DETAILS

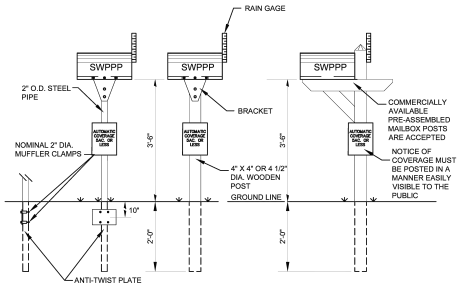
SHEET NO.:
C5.2




TYP. PARKING STRIPING LAYOUT
NTS



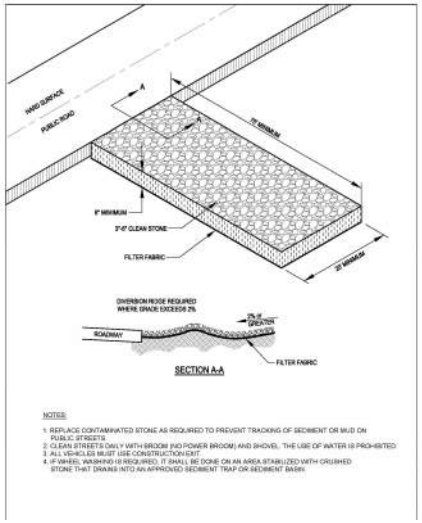

HANDICAP PAVEMENT SYMBOL
NTS



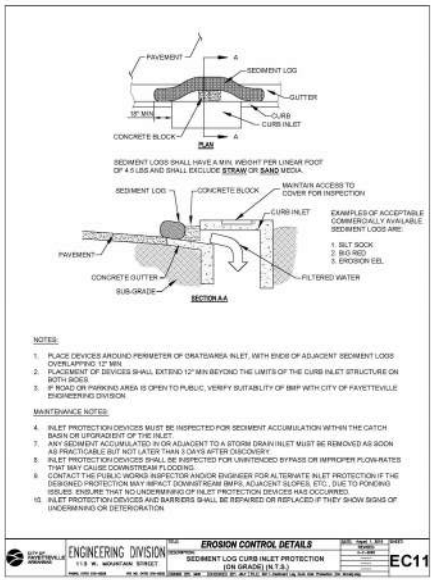

NOTES:

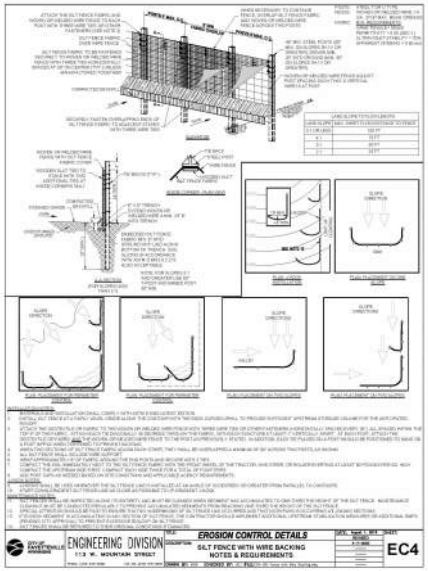
1. THE SWPPP INFORMATION MAILBOX MUST BE LOCATED IN A PROMINENT, PUBLICLY ACCESSIBLE LOCATION NEAR THE MAIN ENTRANCE OF THE SITE, SUCH THAT THE DOCUMENTATION CAN BE READ WITHOUT ACCESSING THE JOBSITE, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A TRAFFIC SAFETY HAZARD.
2. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
3. ALL PAGES OF NOTICES OF INTENT AND PERMIT AUTHORIZATIONS MUST BE INCLUDED. THE CONTRACTOR MAY UTILIZE ACCESSIBLE WATERPROOF FOLDERS TO STORE THESE DOCUMENTS.
4. MAILBOX SHALL BE LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
5. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION MAILBOX.

SWPPP MAILBOX




CONSTRUCTION EXIT




PROFESSIONAL SEAL:

NOT FOR CONSTRUCTION

REVISIONS

| NO. | DATE | REVISION |
|---|---|---|
| 1 | 8.20.2026 | PER CITY COMMENTS |

ODYSSEY ENGINEERING
124 GRANT PLACE, SUITE E
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696 E. ROBINSON
SPRINGDALE, AR 72764

| PROJECT NO. | DESIGNED BY | REVIEWED BY |
|---|---|---|
| ODY0171 | JJ | CT |
| PLAN DATE: | 08.20.2026 | |

SHEET NAME:
DETAILS

SHEET NO.:
C5.3

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

L26-19



Return to Agenda

**Schedule**

| Symbol | Label | QTY | Manufacturer | Catalog Number | Description | Lamp | LLF | Wattage |
|---|---|---|---|---|---|---|---|---|
| | A | 0 | Lithonia Lighting | DSX1 LED P8 40K 70CRI BLC3 VOLTAGE SPA FINISH / SSS 30 4G DM19AS FINISH | D-Series Size 1 Area Luminaire P8 Performance Package 4000K CCT 70 CRI Type 3 Extreme Backlight Control | LED / 40K | 0.8 | 215.77 |
| | B | 6 | Lithonia Lighting | DSX1 LED P8 40K 70CRI BLC4 VOLTAGE SPA FINISH / SSS 30 4G DM19AS FINISH | D-Series Size 1 Area Luminaire P8 Performance Package 4000K CCT 70 CRI Type 4 Extreme Backlight Control | LED / 40K | 0.8 | 215.77 |
| | E | 7 | Lithonia Lighting | WDGE2 LED P4 40K 70CRI T4M VOLTAGE SRM FINISH | WDGE2 LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 4 MEDIUM OPTIC | LED / 40K | 0.8 | 46.6589 |
| | F | 3 | Lithonia Lighting | WDGE2 LED P1 40K 70CRI T3M VOLTAGE SRM FINISH | WDGE2 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 3 MEDIUM OPTIC | LED / 40K | 0.8 | 11.1658 |
| | CITY - - A | 3 | American Electric Lighting | ATB0 P203 R3 4K | Autobahn Small P203 Package Roadway Type III 4000K/5000K | LED / 40K | 0.8 | 70 |

**Statistics**

| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
|---|---|---|---|---|---|---|
| Calc Zone #2 | + | 0.9 fc | 4.9 fc | 0.0 fc | N/A | N/A |

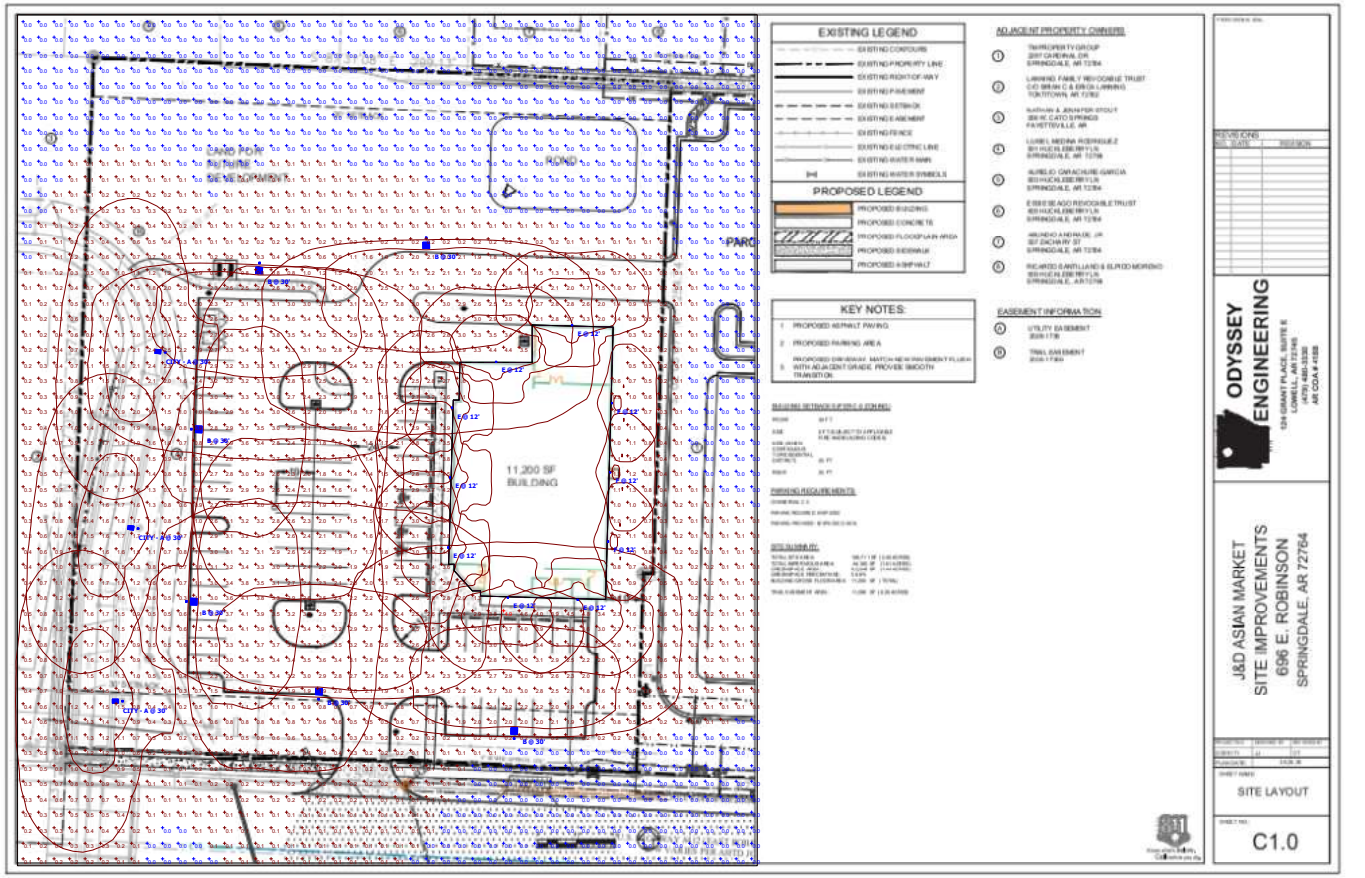
**Note**

Dimensions:
-Scaled off of PDF.

Fixture Mounting:
- Area lights are mounted to 30ft poles.
- Wall packs are mounted to surface of the building. 12' AFF

Calculations:
- 8' x 8' grid taken at 0' AFF

Reflectance:
- 50%




Plan View
Scale = 1/16" = 2ft

J&D ASIAN MARKET
SITE IMPROVEMENTS
696 E. ROBINSON
SPRINGDALE, AR 72764

Designer
LONG SALES KSL
Date
07/10/2026
Scale
Not to Scale
Drawing No.

Summary

1 of 1

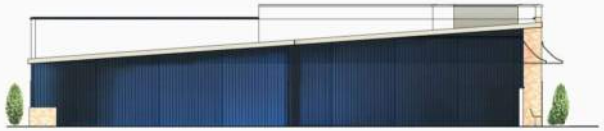


Return to Agenda

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6 NORTH ELEVATION



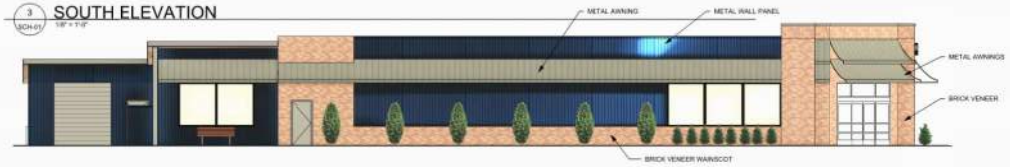
5 EAST ELEVATION



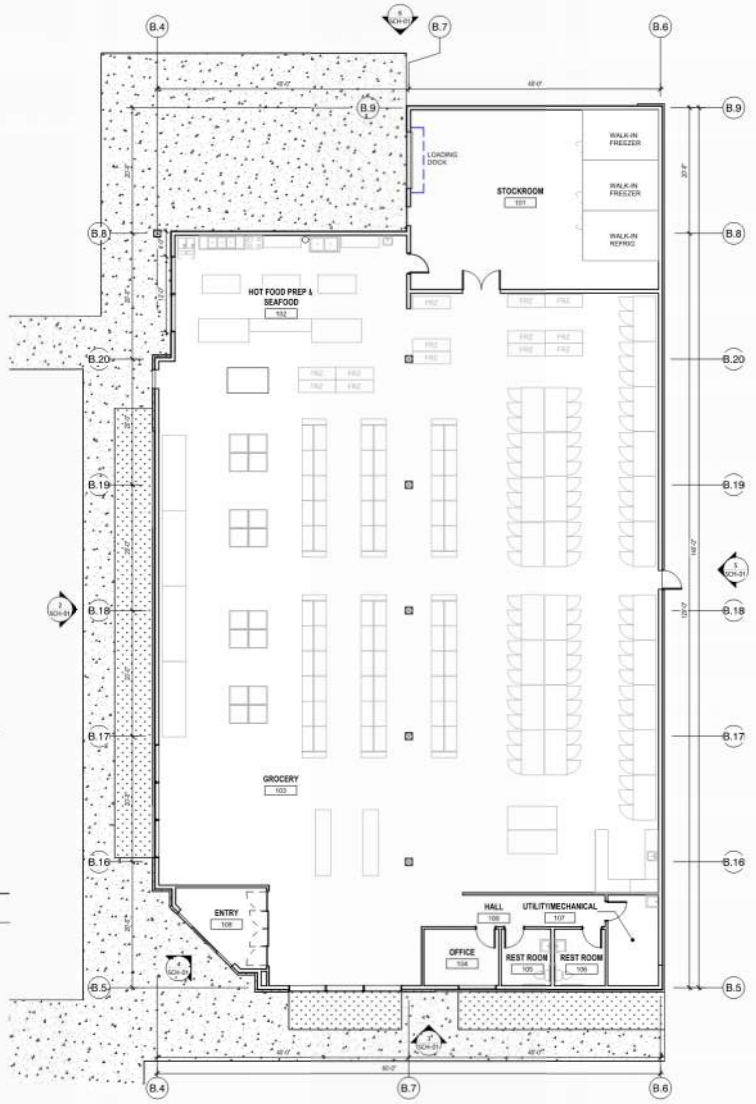

4 ENTRY ELEVATION




3 SOUTH ELEVATION




2 WEST ELEVATION




1 SCHEMATIC FLOOR PLAN

| EXTERIOR MATERIALS: | SOUTH ELEVATION | WEST ELEVATION |
|---|---|---|
| • BRICK VENEER | 50% | 31% |
| • METAL PANEL SIDING | 33% | 51% |
| • STOREFRONT WINDOWS/DOORS | 17% | 18% |
| • METAL AWNINGS | | |
| • TPO ROOF | | |

www.monarq-design.com

Wendy Staten wendy@monarq-design.com 479-366-1608
Adela Smalley adela@monarq-design.com 479-466-2736

J & D ASIAN MARKET

GROCERY STORE

PROJECT LOCATION

696 E. ROBINSON ST
SPRINGDALE, AR 72764

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"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. | Description | Date |
|---|---|---|

| | |
|---|---|
| Project Number | 2604 |
| Date | 06/18/2026 |
| Drawn By | WRS |
| Checked By | WRS |

SCHEMATIC PLANS

SCH-01

6/22/2026 5:18:23 PM

# Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

**Applicant / Representative (person making request)**

Name: Odyssey Engineering

E-mail: [redacted]

Address: 124 Grant Pl STE E

Lowell, AR 72745

Phone: 479-480-3330

Site/ Location: 696 E. Robinson

Assessor's Parcel Number(s): 815-28795-000

**Property Owner (if other than Applicant)**

Name: Lo Koe

E-mail: [redacted]

Address: 712 Debbie Lyn St.

Green Forest, AR 72638

Phone: 972-743-6701

Current Zoning: C-5

Rezone Required: No

Total Acreage: 2.45

**All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.**

**Indicate Type of Submittal:**

☐ Board of Adjustments
☒ Commercial Design Standards

**Application Requirements:**

☐ A complete application.
☐ A copy of the warranty deed indicating ownership of property.
☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
☐ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

**Review Fee:**

☒ $75.00

**STAFF USE ONLY**

Date Application Submitted: 8/12/26

Project Number: B26-108

Date Accepted as Complete: 8/21/26

Receipt Number: 6889

# Variance Application- Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

**Indicate person of contact for this request:** Applicant ☒ Representative ☐

**Check Item(s) for which Variance is Requested:**

☐ **ENTRANCES** – one (1) customer entrance on all sides of principal building directly facing abutting public right-of-way.

☐ **PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building.

☐ **STRUCTURE BACK & SIDES**

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

☐ **PEDESTRIAN FLOW**

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

☐ **CENTRAL FEATURES & COMMUNITY SPACES**

- ☐ Provision of at least two (2) central features.
- ☐ Direct access to public sidewalk network.

☐ **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**

- ☐ Use of similar building materials.
- ☐ Use of similar architectural styles or theme.

☐ **OUTDOOR STORAGE, TRASH COLLECTION & LOADING AREAS**

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

☐ **FACADES & EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses

- ☐ Minimum 3' depth.
- ☐ Minimum of 20’ contiguous feet within each 100' of façade length.
- ☐ Extends 20% of the façade.

☒ **DETAIL FEATURES**

- ☒ Facades include a repeating pattern with no less than three (3) elements (color change, texture change, material change).
- ☒ At least one (1) element repeating horizontally.
- ☒ Elements repeat at intervals of more than 30' horizontally or vertically.
- ☐ Change in plane no less than 12" in width (offset, reveal or projecting rib).

☒ **ROOFS** – Change in height every 100 linear feet in building length.

☐ **MATERIALS & COLORS**

- ☐ Predominate exterior materials high quality materials.
- ☐ Façade color – low reflectance, subtle, neutral or earth tone.

☐ **ENTRYWAYS**– three (3) defined, highly visible customer entrance elements.

☐ **LANDSCAPING**

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

☐ **SCREENING**

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

☐ **LIGHTING**

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

# Variance Application – Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

**Indicate person of contact for this request:** Applicant ☒ Representative ☐

**Describe your variance request:**

See attached form.

**Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:**
(How does adhering to the rule impact you or your property?)

See attached form.

**Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:**
(How will this variance alleviate your hardship?)

See attached form.

**Record Property Owner(s):** Lo Koe, We Twee

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

Name of Applicant: Odyssey Engineering

Signature: _____ Date: 8/12/2026

Name of Representative (if applicable): _____

Signature: _____ Date: _____

**Monarq Design, LLC**
4411 W. Canopy Meadows Dr.
Rogers, AR 72758
Wendy Staten | 479-366-1809 |
Adela Smalley | 479-466-2738 |



**Project Name:** J&D Asian Market Large Scale Development

**Project Number:** L26-19

**Address:** 696 E. Robinson St., Springdale, AR 72764

**Date:** August 12, 2026

**TO:** City of Springdale Planning Department

**RE:** Written Response to Review Comments & Variance Request (Items 6, 7, and 8)

## Response to Commercial Design Standards Comments (Items 6, 7, & 8)

**Items 6 & 7: Building Design – East Elevation (Wall Projections/Recesses & Repeating Detail Features)**

- **City Comment:**
  1. *Facades over 100' in linear length shall incorporate wall projections and/or recesses per Springdale Commercial Design Standards.*
  2. *Building facades shall include a repeating pattern with no less than three required elements (color change, texture change, material module change, architectural/structural bay offset, etc.). At least one element must repeat horizontally and no element shall repeat at intervals greater than 30'.*
- **Response & Variance Request:**
  We respectfully request a variance from the wall projection/recess and detail feature frequency requirements for the East Elevation based on the following physical, operational, and site-specific hardships:
  1. **Site Constraints & Limited Public Visibility:** The building layout is significantly constrained by on-site conditions, including the bike trail/greenway dedication on the west side, required setbacks, parking lot configuration, and the stormwater retention pond. The East Elevation directly faces an adjacent future building and drive aisle, rendering it virtually unseen from the street or any public right-of-way.
  2. **Operational & Internal Layout Impairment:** Introducing physical breaks, offsets, or plane changes along the East wall would directly conflict with the internal floor plan and refrigeration layout. This area houses back-of-house operations, stock storage, and walk-in refrigeration units. Physical wall offsets would create inefficient layout dead spaces and severely impede operational workflow and stock moving capabilities.
  3. **Structural Hardship & Unnecessary Cost:** The structure utilizes a pre-engineered red iron frame system designed for efficient clear-span construction. Forcing physical plane breaks on an unseen wall adds substantial structural cost without delivering any public aesthetic benefit or practical value.
  4. **Mitigation Provided:** To soften this elevation and enhance the drive aisle between properties, continuous evergreen shrub plantings are provided along the east foundation. While we prefer to maintain the uniform wall plane for structural integrity and cost control, we can provide a minor material or color accent shift if required; however, full compliance with structural plane offsets represents an undue financial and functional hardship.
  5. **Design Compliance Elsewhere:** Full visual interest, articulation, building offsets, wall projections, material variations (brick veneer, metal paneling, storefront glazing, and awnings), and compliance with Commercial Design Standards have been concentrated on the West and South elevations, where public visibility and pedestrian interaction occur.
  6. **Prior Technical Feedback:** During pre-application discussions, the conceptual design and intention for this East Elevation were presented to city planning staff, where the rationale for a simplified rear/side facade was favorably received.

**Item 8: Building Design – Roof Lines (East Elevation / Overall Roof Design)**

- **City Comment:**
  1. *Roof lines shall be varied with a change in height every 100 linear feet in the building length.*

- **Response & Variance Request:**
  We respectfully request a variance from the roofline variation requirement for the following reasons:
  1. **Lack of Visual Impact:** The proposed building features a uniform single-slope TPO roof system. Due to the building's scale, location, and surrounding site topography, variations in roof height would not be visible from Robinson Street or any adjoining public space.
  2. **Structural & Financial Hardship:** Modifying the single-slope roof plane on a pre-engineered frame to add parapet steps or height variations introduces unnecessary structural complexity, potential roof leak/drainage vulnerabilities, and significant financial cost without providing visual value to the public.
  3. **Prior Pre-App Review:** As discussed during pre-application meetings, the single-slope roof design was reviewed by the planning staff, and the functional rationale for this design approach was supported.

| Parcel | Owner Name | Address |
|---|---|---|
| 815-28794-000 | LANNING FAMILY REVOCABLE TRUST | C/O BRIAN C & ERICA L LANNING 1839 FLYOD RD TONTITOWN AR 72762 |
| 815-28795-001 | ARKANSAS STATE HIGHWAY COMM | PO BOX 2261 LITTLE ROCK AR 72203 |
| 815-28780-000 | STOUT, NATHAN & JENNIFER | 956 W CATO SPRINGS RD FAYETTEVILLE AR 72701 |
| 815-29233-000 | FORT WORTH PARTNER LLC | 609 W DICKSON ST UNIT 509 FAYETTEVILLE AR 72701 |
| 815-29234-000 | ISC SOUTH LLC | PO BOX 1549<br>SPRINGDALE AR 72765-1549 |
| 815-28781-007 | RODRIGUEZ, LUISEL MEDINA | 601 HUCKLEBERRY LN SPRINGDALE AR 72764 |
| 815-28781-000 | CARACHURE-GARCIA, AURELIO | 603 HUCKLEBERRY LN SPRINGDALE AR 72764-6440 |
| 815-28788-000 | SEAGO, ESSIE FAYE REV TRUST | 605 HUCKLEBERRY LN SPRINGDALE AR 72764 |
| 815-28785-000 | ANDRADE, ABUNDIO D JR | 507 ZACHARY ST SPRINGDALE AR 72762 |
| 815-28792-000 | SANTILLANO, RICARDO; MORENO, ELPIDIO | 609 HUCKLEBERRY LN SPRINGDALE AR 72764 |
| 815-28791-000 | BARRY, JOHN R III | 701 HUCKLEBERRY LN SPRINGDALE AR 72764 |

| | | |
|---|---|---|
| 815-29231-000 | STEELE, FRANK D & DONNA J REVOCABLE TRUST | 2001 PIN OAK DR SPRINGDALE AR 72762 |
| 815-28795-002 | TM PROPERTY GROUP LLC | 2297 CARDINAL DR SPRINGDALE AR 72764-5782 |
| | | |

Please contact us with any questions.



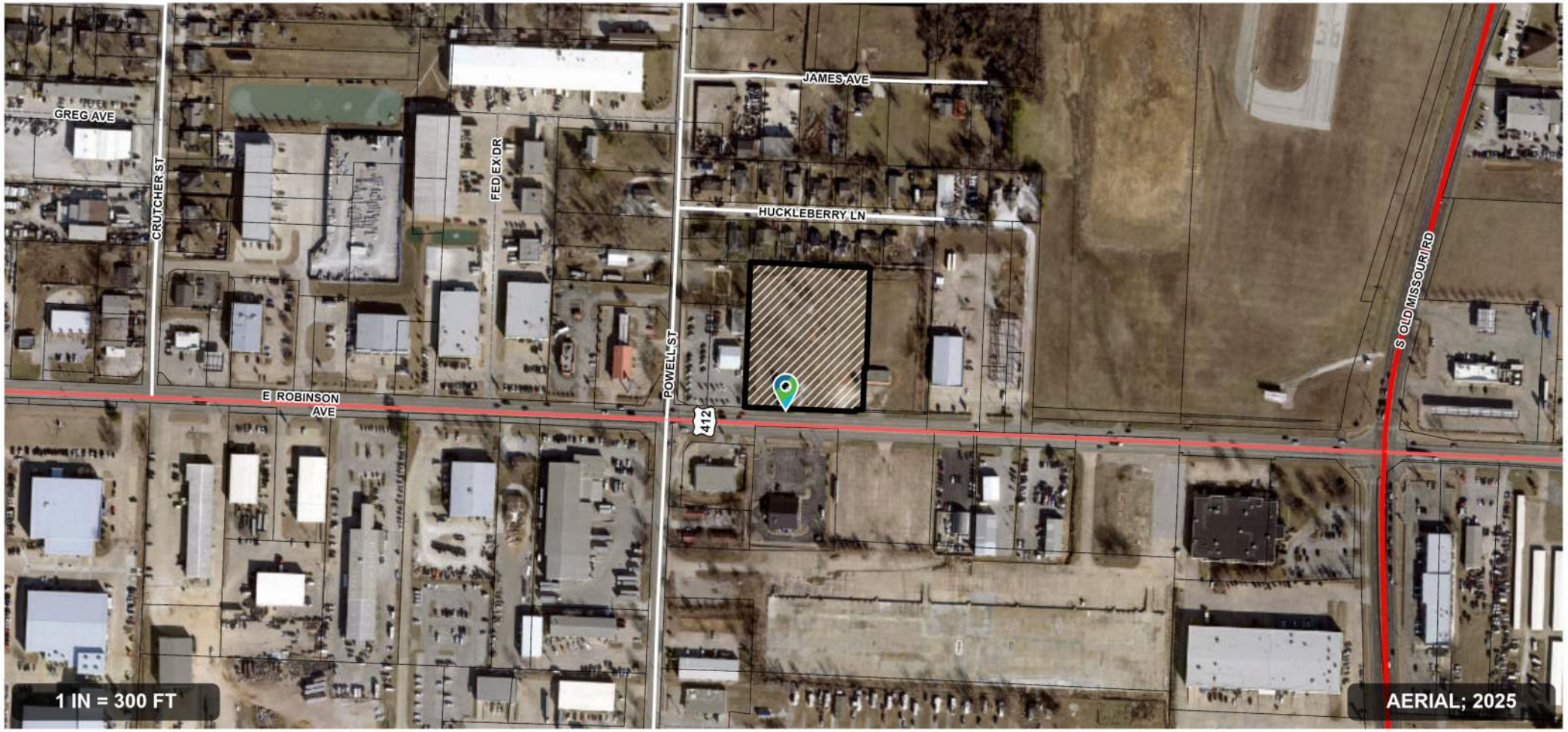



Wayman White

Odyssey Surveying LLC

479-789-3650

[redacted]




PROJECT AREA

PUBLIC NOTICE

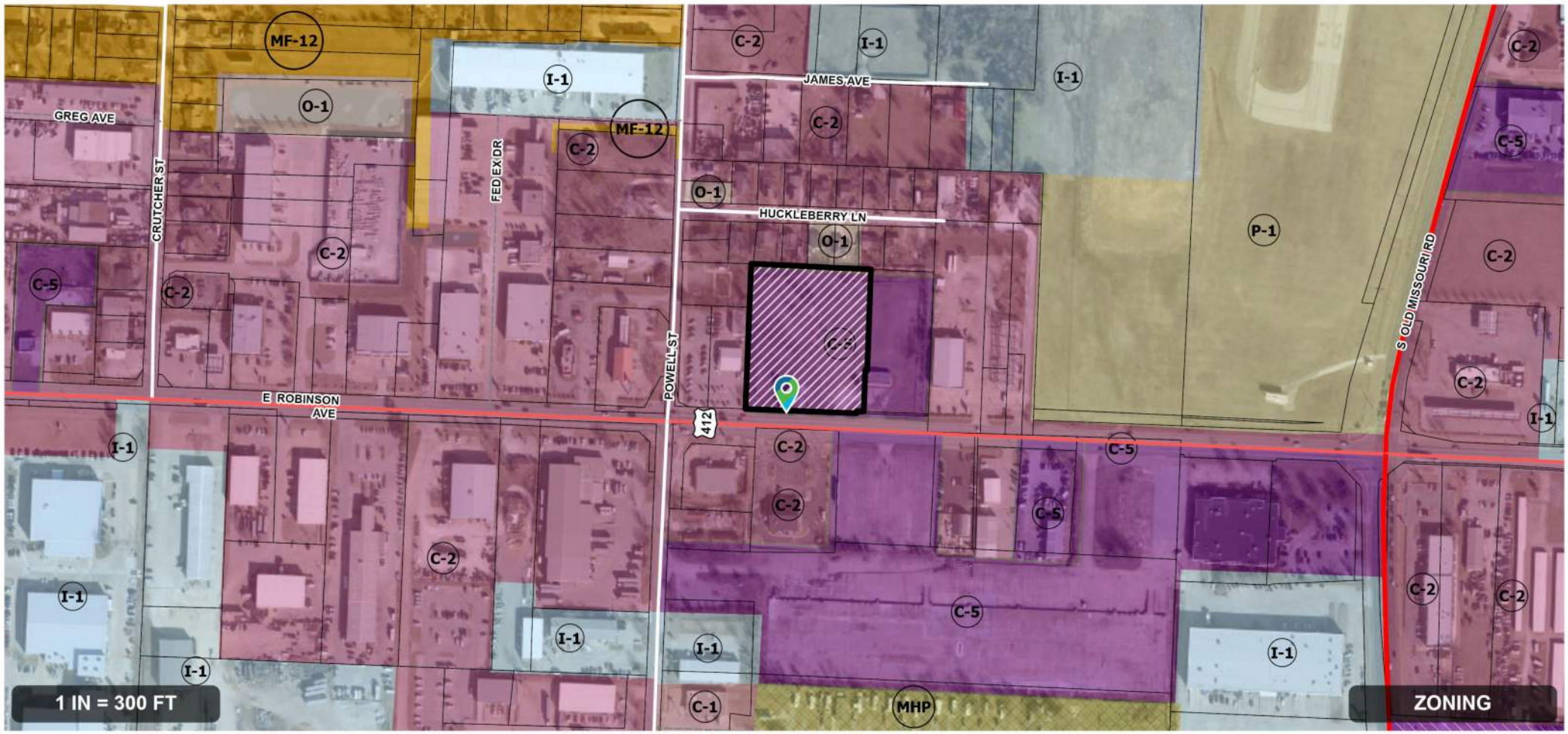
## L26-19: J&D Asian Market

**696 E. Robinson Avenue**

L26-19: Large Scale Development

B26-108: Variance from Commercial Design Standards

N




PROJECT AREA

PUBLIC NOTICE

## L26-19: J&D Asian Market

**696 E. Robinson Avenue**

L26-19: Large Scale Development

B26-108: Variance from Commercial Design Standards

N

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www.SpringdaleAR.gov

# Development Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

| Applicant / Representative (person making request) | Property Owner (if other than Applicant) |
|---|---|
| Name: Hanks Furniture | Name: SJK Properties LLC |
| E-mail: | E-mail: |
| Address: PO BOX 6870<br>SHERWOOD, AR 72124 | Address: 200 S 7th St Fort Smtih, AR 727901 |
| Phone: | Phone: |
| Site/ Location: 5177 Watkins Ave, Springdale, AR 72762 | Current Zoning: C-5 |
| Assessor's Parcel Number(s): 815-29107-320 | Rezone Required: N/A |
| | Total Acreage: 12.17 acres |

**All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.**

**Indicate Type of Submittal:**

☐ Large Scale Development Plan **(≥1 acre parcel)**
☐ Non-Large Scale Development Plan **(< 1 acre parcel)**

**Development Submittal Criteria:**

☐ Pre-application meeting held with the Springdale Planning Department on _____.
☐ Three (3) hard copies and a digital copy of plans as well as SWPPP/Drainage documents.
☐ Complete colored architectural elevations and lighting plan.
☐ A copy of the warranty deed indicating ownership of property.
☐ If large scale development plan, submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the last sixty (60) days.

**Review Fee:**

☐ **Large Scale Development:** $500.00
☐ **Non-Large Scale Development:** $250.00

**STAFF USE ONLY**

Date Application Submitted: _____ Project Number: _____

Date Accepted as Complete: _____ Receipt Number: _____

**Indicate person of contact for this request:** Applicant/Representative ☒ Property Owner ☐

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

Name of Applicant: Hanks Furniture

Signature: _____ Date: 7/22/26

Name of Representative (if applicable): Jason Appel

Signature: _____ Date: _____

Name of Property Owner (if applicable): SJK Properties LLC

Signature: _____ Date: _____

© A4CIVIL, PLLC.

# LARGE SCALE DEVELOPMENT
# HANK'S FURNITURE
## MARY FRANCES LANE
## CITY OF SPRINGDALE, ARKANSAS
## WASHINGTON COUNTY
## L26-22

REVISION 1
AUGUST, 2026
FOR REVIEW
XXXX-XX

CONTACT LIST:

CITY OF SPRINGDALE PLANNING
CONTACT: SHARON TROMBURG, DIRECTOR
201 SPRING STREET
SPRINGDALE, AR 72764
PHONE: (479) 750-8550
EMAIL: stromburg@springdaleAR.gov

SPRINGDALE WATER UTILITIES
CONTACT: RICK PULVIRENTI
CHIEF OPERATING OFFICER/DIRECTOR OF ENGINEERING
526 OAK AVENUE
SPRINGDALE, AR 72764
PHONE: (479) 751-5751
FAX: (479) 750-4039
EMAIL: rpulvirenti@springdalewater.com

ENGINEERING
CONTACT : BEN PETERS, P.E.
DIRECTOR
201 SPRING STREET
SPRINGDALE, AR 72764
PHONE: (479) 756-7716
EMAIL: bpeters@springdaleAR.gov

CONTACT : KATIE HOLLINGSHEAD, P.E.
SENIOR PROJECT MANAGER
201 SPRING STREET
SPRINGDALE, AR 72764
PHONE: (479) 750-8105
khollingshead@springdaleAR.gov

PUBLIC WORKS (STREET)
CONTACT: JAMES SMITH
DIRECTOR
269 EAST RANDALL WORBE LANE
SPRINGDALE, AR 72764
PHONE: (479) 750-8135
EMAIL: jsmith@springdaleAR.gov

CIVIL ENGINEER:
A4CIVIL
CONTACT: JASON APPEL, P.E.
797 N SALEM ROAD STE 140
FAYETTEVILLE, AR 72704
PHONE: (479) 841-5397
EMAIL: jappel@a4civil.com

LAND SURVEYOR:
ANDERSON SURVEYING INC.
CONTACT: ANTHONY ANDERSON, PLS #1272
P.O. BOX 129
VAN BUREN, AR 72957
PHONE: (479) 474-4247

SPRINGDALE FIRE DEPARTMENT
CONTACT: STEVE GOSS, FIRE MARSHAL
417 HOLCOMB STREET
SPRINGDALE, AR 72765
PHONE: (479) 751-8191
FAX:(479) 750-8104

ELECTRIC : SOUTHWESTERN ELECTRIC POWER COMPANY
GEORGE RUTH
101 W. TOWNSHIP STREET
FAYETTEVILLE, AR 72703
PHONE: 479.973.2333
EMAIL: WSSATTERFIELD@AEP.COM

STATE OF ARKANSAS
ARKANSAS DEPARTMENT OF HEALTH
CONTACT: MR. CRAIG CORDER, P.E.
DIVISION OF ENGINEERING
4815 W. MARKHAM
LITTLE ROCK, AR 72205-3867
PHONE: (501) 661-2000

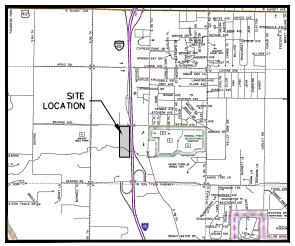
GAS UTILITY: BLACK HILLS ENERGY
CONTACT: AARON BURKS
UTILITY CONSTRUCTION PLANNER
655 E. MILLSAP DRIVE
FAYETTEVILLE, AR 72703
PHONE : 479.601.8387
EMAIL: AARON.BURKS@BLACKHILLSCORP.COM

CABLE: COX COMMUNICATION
CONTACT: RANDY BUTLER
4901 S. 48TH ST
SPRINGDALE, AR 72762
PHONE: (479) 717-3738
FAX:(479) 872-0174

OWNER:
SJK PROPERTIES
200 S 7TH STREET
FORT SMITH, AR 72901

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COORDINATING WITH ARKANSAS ONE-CALL AT 1-800-482-8998 A MIN. OF FORTY EIGHT (48) HOURS BEFORE ANY DIGGING BEGINS.
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7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING IN ACCORDANCE WITH ALL MUNICIPALITY CONSTRUCTION STANDARDS, WHERE APPLICABLE.




N

VICINITY MAP
NOT TO SCALE

A4CIVIL OR ITS DESIGNATED REPRESENTATIVE SHALL PROVIDE INSPECTION SERVICES DURING CONSTRUCTION OF PUBLIC UTILITIES.

PUBLIC WATER AND SEWER UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES AMENDED NOVEMBER 17, 2025 WITH APPROVED REVISIONS DATED NOVEMBER 17, 2025 AND SEALED DECEMBER 8, 2025

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

FLOOD CERTIFICATION

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY SCALING THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS.

MAP NUMBER: 05143C0095G & 05143C0070G
REVISED DATE: JANUARY 25, 2024

CITY OF SPRINGDALE, AR



ARKANSAS COUNTY MAP
N.T.S.

SHEET INDEX


| | | | |
|---|---|---|---|
| 1. | C1.0 | - | COVER SHEET |
| 2. | 1 | - | TOPOGRAPHIC & BOUNDARY SURVEY |
| 3. | C2.0 | - | OVERALL SITE PLAN |
| 4. | C2.1 | - | SITE PLAN |
| 5. | C3.0 | - | OVERALL GRADING PLAN |
| 6. | C3.1 | - | GRADING PLAN |
| 7. | C3.2 | - | STORM WATER POLLUTION PREVENTION PLAN |
| 8. | C3.3-C3.5 | - | STORM PLAN & PROFILE |
| 9. | C4.0 | - | UTILITY PLAN |
| 10. | C4.1-C4.2 | - | WATER PLAN & PROFILE |
| 11. | C4.3 | - | SANITARY SEWER PLAN & PROFILE |
| 12. | C5.0 | - | LANDSCAPE PLAN |
| 13. | C6.0 | - | TYPICAL DETAILS |
| 14. | C6.1 | - | TYPICAL DETAILS |
| 15. | C6.2 | - | SWU STANDARD DETAILS |
| 16. | C6.3 | - | SWPPP DETAILS |
| 17. | E-801 | - | PHOTOMETRIC PLAN |


PROPERTY DESCRIPTION - PARCEL #815-29107-320

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST QUARTER, THENCE NORTH 01° 14'51" WEST 1297.01 FEET TO THE RIGHT-OF-WAY OF U.S. HIGHWAY 71, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: NORTH 88° 41' 01" EAST 58.20 FEET, SOUTH 76° 53'19" EAST 180.57 FEET, SOUTH 89° 49'36" EAST 175.85 FEET, SOUTH 03° 48'05" EAST 1075.19 FEET AND SOUTH 03° 02'15" EAST 175.68 FEET, THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 88° 58'22" WEST 462.30 FEET TO THE POINT OF BEGINNING, CONTAINING 12.67 ACRES, MORE OR LESS, ALL IN THE CITY LIMITS OF SPRINGDALE.

PLAN SET FOR REVIEW ONLY-NOT FOR CONSTRUCTION

THOMAS JASON APPEL
ARKANSAS REGISTERED PROFESSIONAL ENGINEER NO. 13828

PLANS PREPARED BY:

A4CIVIL

DEVELOPER:
SJK PROPERTIES
200 S 7TH STREET
FORT SMITH, AR 72901

PROPERTY ADDRESS:
SJK PROPERTIES
200 S 7TH STREET
FORT SMITH, AR 72901

| NO | DATE | BY | CKD | DESCRIPTION |
|---|---|---|---|---|
| | | | | |

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ARKANSAS

HANK'S FURNITURE
SPRINGDALE, ARKANSAS

COVER

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www.arkonecall.com

| DATE | DRAWN |
|---|---|
| 07-10-2026 | NG |
| DESIGNED | CHECKED |
| NG | TJA |

FOR REVIEW

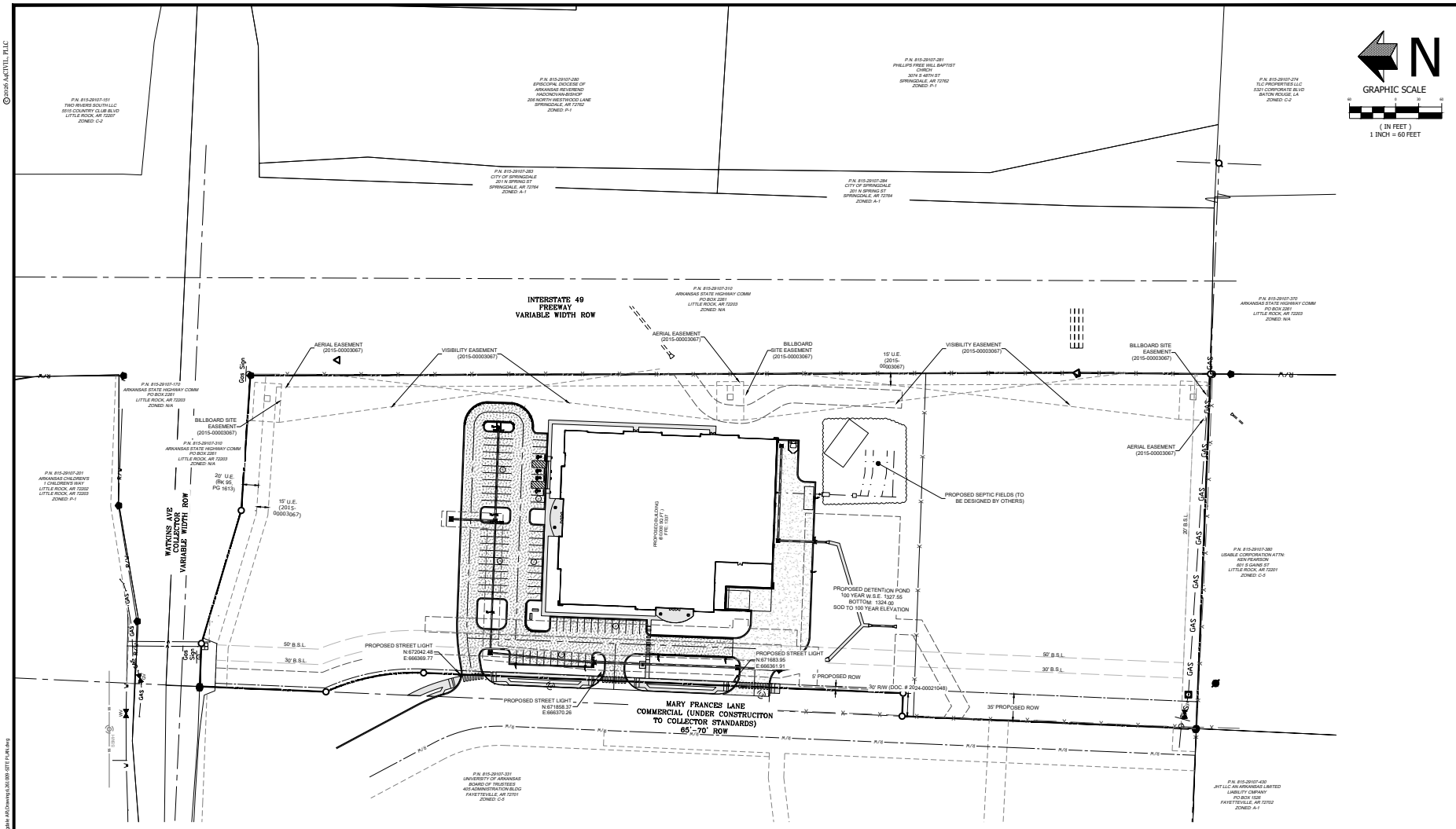
PROJECT NO.
261009

SHEET
C1.0

PLOT DATE/TIME: Thursday, August 20, 2026 3:01:39 PM FILE: I:\A4CIVIL Dropbox\Projects\261009 Hanks Furniture-Springdale AR\Drawings\261009-COVER.dwg




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GENERAL SITE NOTES:

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COORDINATING WITH ARKANSAS ONE-CALL AT 1-800-482-8998 A MIN. OF TWENTY-FOUR (24) HOURS BEFORE ANY DIGGING BEGINS.
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9. STREETLIGHT FIXTURES SHALL BE LSI LIGHTING MODEL CROSSOVER XRM, #SPL-XRM3-AAWU-EDUE-MSV-PC-PC-COS.
10. NO SHOPPING CARTS/SHOPPING CART STORAGE WILL BE PROVIDED.

LEGEND

| EXISTING | PROPOSED | |
|---|---|---|
| | | IRON PIN/PIPE FOUND |
| | | IRON PIN SET |
| | | BENCHMARK |
| | | BOUNDARY LINE |
| | | RIGHT-OF-WAY LINE |
| | | EASEMENT LINE |
| | | BUILDING SETBACK LINE |
| | | CURB AND GUTTER |
| | | SIGN |
| | | LIGHT POLE (SINGLE) |
| | | FIREHYDRANT ASSEMBLY |
| | | STOP BAR |
| | | LIGHT DUTY ASPHALT PAVEMENT |
| | | MEDIUM DUTY ASPHALT PAVEMENT |
| | | HEAVY DUTY CONCRETE PAVING |
| | | CONCRETE SIDEWALK |
| | | PARKING COUNT |
| | | FIRE LANE STRIPING |

ZONING AND SETBACK INFORMATION:

THIS PROPERTY IS CURRENTLY ZONED C-5 & LIES WITHIN THE SW OVERLAY DISTRICT (THOROUGHFARE COMMERCIAL DISTRICT).

BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: 30 FEET
FRONT W/ PARKING: 50 FEET
SIDE: 0 FEET
BACK: 20 FEET

PROPOSED USE UNIT: 20 SHOPPING GOODS (FURNITURE RETAIL)

DEVELOPMENT SHALL COMPLY WITH THE SW OVERLAY DISTRICT REQUIREMENT IN CHAPTER 130, ARTICLE 12.

SITE INFORMATION:

GROSS SITE AREA: 12.17 ACRES
NET SITE AREA: 11.76 ACRES

ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AND BUILDING APPROACHES SHALL BE AS REQUIRED BY CURRENT ADA AND AS MAY BE FROM TIME TO TIME AMENDED

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

FLOOD CERTIFICATION

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY SCALING THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS.

MAP NUMBER: 05143C0085G & 05143C0070G
REVISED DATE: JANUARY 25, 2024

OWNER:
SJK PROPERTIES LLC
200 S 7TH ST
FORT SMITH, AR 72901

PROPERTY ADDRESS:
5177 WATKINS AVE
SPRINGDALE, AR 72762

L26-22

| NO | DATE | BY | CKD | DESCRIPTION |
|---|---|---|---|---|

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ARKANSAS

HANK'S FURNITURE
SPRINGDALE, ARKANSAS

OVERALL SITE PLAN

DATE:_____

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www.arkonecall.com

| DATE | DRAWN |
|---|---|
| 07-23-2026 | NG |
| DESIGNED | CHECKED |
| NG | TJA |

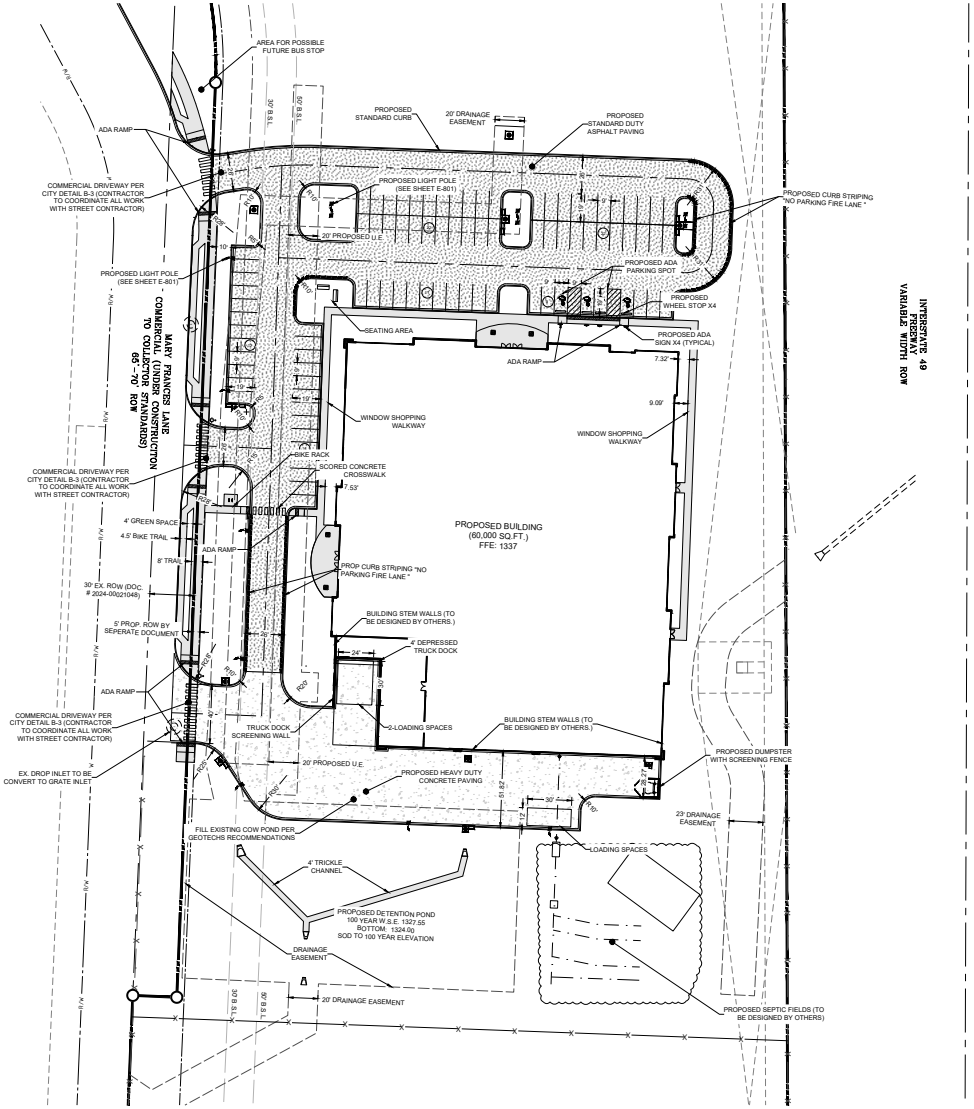
FOR REVIEW

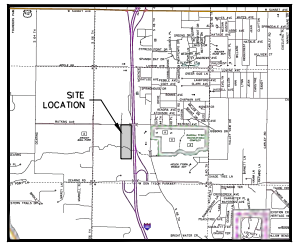
PROJECT NO.
261009

SHEET
C2.0

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PLOT DATE/TIME: Thursday, August 20, 2026 3:01:51 PM FILE: P:\2026\09-Hanks Furniture-Springdale (NA)\Drawings\L26\L09 - SITE PLAN.dwg




VICINITY MAP
NOT TO SCALE

N

GRAPHIC SCALE

( IN FEET )
1 INCH = 40 FEET

LEGEND

| EXISTING | PROPOSED |
|---|---|
| | IRON PIN/PIPE FOUND |
| | IRON PIN SET |
| | BENCHMARK |
| | BOUNDARY LINE |
| | RIGHT-OF-WAY LINE |
| | EASEMENT LINE |
| | BUILDING SETBACK LINE |
| | CURB AND GUTTER |
| | SIGN |
| | LIGHT POLE (SINGLE) |
| | FIREHYDRANT ASSEMBLY |
| | ASPHALT PAVEMENT |
| | HEAVY DUTY CONCRETE PAVING |
| | CONCRETE SIDEWALK |
| | PARKING COUNT |
| | FIRE LANE STRIPING |
| | STORM BOX |
| | PUBLIC LIGHT POLE |
| | PRIVATE LIGHT POLE |

PARKING INFORMATION:

REQUIRED PARKING SPOTS:
1 SPACE PER 1000 GFA OF FURNITURE STORES
60,000 SF/ 1,000 GFA = 60

REQUIRED PARKING:
60 SPOTS INCLUDING 3 ADA SPOTS

PROVIDED PARKING:
90 SPOTS INCLUDING 3 ADA SPOTS

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NET SITE AREA: 11.76 ACRES

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SIDE: 0 FEET
BACK: 20 FEET

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MAP NUMBER: 05143C0065G & 05143C0070G
REVISED DATE: JANUARY 25, 2024

OWNER:
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200 S 7TH ST
FORT SMITH, AR 72901

PROPERTY ADDRESS:
5177 WATKINS AVE
SPRINGDALE, AR 72762

L26-22

| NO | DATE | BY | CKD | DESCRIPTION |
|---|---|---|---|---|
| | | | | |

A4CIVIL
ARKANSAS

HANK'S FURNITURE
SPRINGDALE, ARKANSAS

SITE PLAN

DATE:_____

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www.arkonecall.com

| DATE | DRAWN |
|---|---|
| 07-23-2026 | NG |
| DESIGNED | CHECKED |
| NG | TJA |

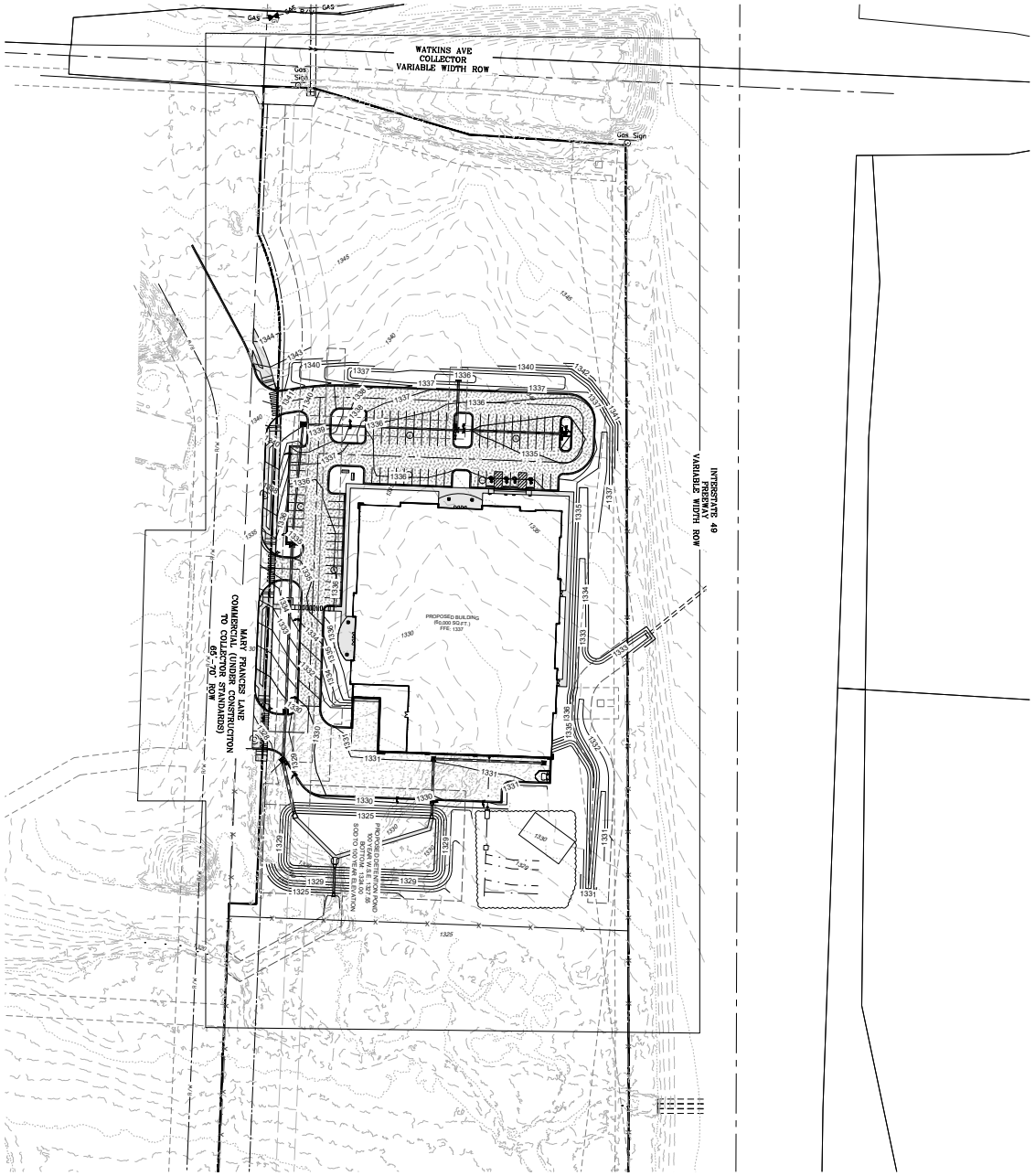
FOR REVIEW

PROJECT NO.
261009

SHEET
C2.1

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PLOT DATE/TIME: Thursday, August 20, 2026 3:01:51 PM FILE: P:\2026\09\Hanks Furniture-Springdale (NA\Drawings\261009 SITE PLAN.dwg




N

GRAPHIC SCALE

( IN FEET )
1 INCH = 60 FEET

GENERAL:

- CONTRACTOR SHALL INSTALL/USE ALL REQUIRED EQUIPMENT SO AS TO COMPLY WITH ALL SAFETY STANDARDS DICTATED BY OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS.
- CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANY AS LISTED ON THE COVER SHEET FOR ADJUSTMENT OF UTILITY LINES AFFECTED BY CUT AND FILL.
- AREAS TO BE GRADED SHALL BE CLEARED AND GRUBBED SO AS TO REMOVE ALL ORGANIC MATERIAL INCLUDING BUT NOT LIMITED TO VEGETATION, TREES, ROOTS, DEBRIS OR OTHER MATERIALS THAT WOULD AFFECT THE STABILITY OF THE FILL. IF UNCERTAINTY EXISTS AS TO THE SUITABILITY OF ANY MATERIAL, THE CONTRACTOR SHALL HAVE A REGISTERED GEOTECHNICAL ENGINEER MAKE THE FINAL DETERMINATION.
- CONTRACTOR SHALL ENSURE THAT THE FILL MATERIAL BE FREE OF ORGANIC MATERIALS, FROZEN MATERIALS, MUCK, HIGHLY COMPRESSIBLE MATERIALS, ROCKS, RUBBISH, TIMBER, BRUSH, STUMPS, BUILDING DEBRIS, AND OTHER MATERIALS THAT WOULD NEGATIVELY AFFECT THE FILL MATERIAL.
- CONTRACTOR SHALL STOCK PILE AND MAINTAIN ALL GOOD TOP SOIL REMOVED FROM AREAS TO BE GRADED AND FILLED FOR USE IN FINAL GRADING ALL CRITICAL / UNPAVED AREAS.
- CONTRACTOR SHALL PROOF ROLL BUILDING PADS AND SUBGRADE OF ALL AREAS TO BE PAVED PRIOR TO INSTALLATION OF PAVING MATERIALS. ANY SOFT AREAS SHALL BE REMOVED AND REPLACED WITH SELECT FILL AND COMPACTED AS NOTED IN THE PAVEMENT SECTION SHOWN ON THE DETAIL SHEET.

STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:

A) DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
B) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
C) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
D) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
E) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.

FINISHED GRADE AS INDICATED ON THESE DRAWINGS ARE THE TOP OF FINISHED SURFACE, IE. TOP OF PAVEMENT OR TOP OF SOD FINISHED ELEVATION

THE GRADING CONTOURS AS PROVIDED ON THESE DRAWINGS IS TO CONVEY FINAL GRADING INTENT, AND ARE NOT EXACT

LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | IRON PIN/PIPE FOUND | |
| | IRON PIN SET | |
| | BENCHMARK | |
| | BOUNDARY LINE | |
| | RIGHT-OF-WAY LINE | |
| | EASEMENT LINE | |
| | BUILDING SETBACK LINE | |
| | CURB AND GUTTER | |
| | SIGN | |
| | SPOT ELEVATION | |
| | TOP OF CURB | TC |
| | GUTTER | G |
| | TOP OF WALL | TW |
| | FINISHED GRADE | FG |
| | FLARED END SECTION | |
| | UNDERGROUND STORM DRAINAGE SYSTEM | |
| | DOMED INLET WITH RISER | |
| | CURB INLET | |
| | SODDING | |
| | 100-YEAR W.S.E | |
| | 4' CONCRETE SWALE | |
| | 4' CURB INLET EXTENSION | |

L26-22

| NO | DATE | BY | CKD | DESCRIPTION |
|---|---|---|---|---|
| | | | | |

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ARKANSAS

HANK'S FURNITURE
SPRINGDALE, ARKANSAS

OVERALL GRADING PLAN

DATE:_____

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|---|---|
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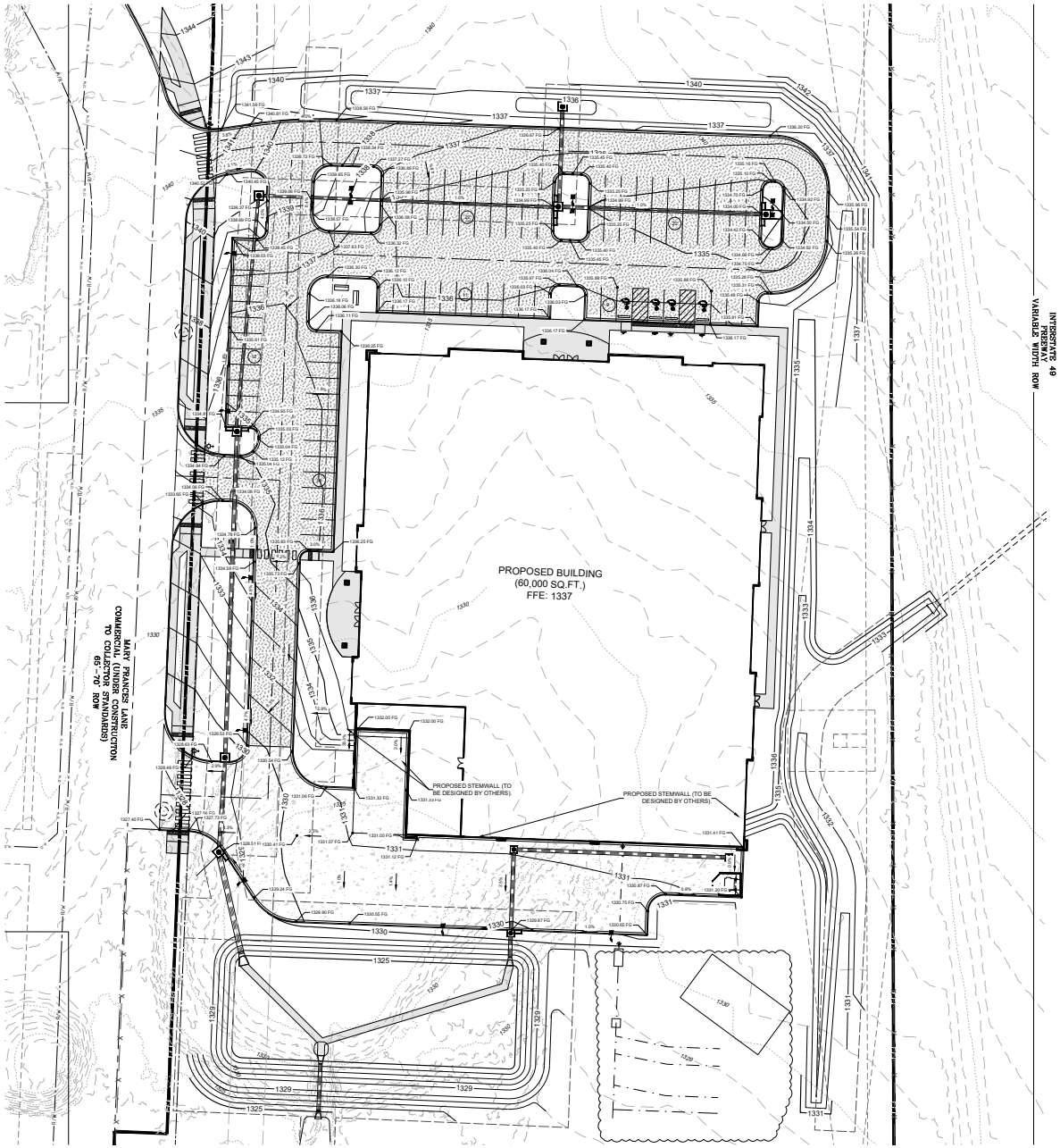
FOR REVIEW

PROJECT NO.
261009

SHEET
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GRAPHIC SCALE

( IN FEET )
1 INCH = 30 FEET

GENERAL:

- CONTRACTOR SHALL INSTALL/USE ALL REQUIRED EQUIPMENT SO AS TO COMPLY WITH ALL SAFETY STANDARDS DICTATED BY OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS.
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STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:

A) DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
B) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
C) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
D) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
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THE GRADING CONTOURS AS PROVIDED ON THESE DRAWINGS IS TO CONVEY FINAL GRADING INTENT, AND ARE NOT EXACT

LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | IRON PIN/PIPE FOUND | |
| | IRON PIN SET | |
| | BENCHMARK | |
| | BOUNDARY LINE | |
| | RIGHT-OF-WAY LINE | |
| | EASEMENT LINE | |
| | BUILDING SETBACK LINE | |
| | CURB AND GUTTER | |
| | SIGN | |
| | SPOT ELEVATION | XX.XX |
| | TOP OF CURB | TC |
| | GUTTER | G |
| | TOP OF WALL | TW |
| | FINISHED GRADE | FG |
| | FLARED END SECTION | |
| | UNDERGROUND STORM DRAINAGE SYSTEM | |
| | DOMED INLET WITH RISER | |
| | CURB INLET | |
| | SODDING | |
| | 100-YEAR W.S.E | |
| | 4' CONCRETE SWALE | |
| | 4' CURB INLET EXTENSION | |

L26-22

| NO | DATE | BY | CKD | DESCRIPTION |
|---|---|---|---|---|
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A4CIVIL
ARKANSAS

HANK'S FURNITURE
SPRINGDALE, ARKANSAS

GRADING PLAN

DATE:_____

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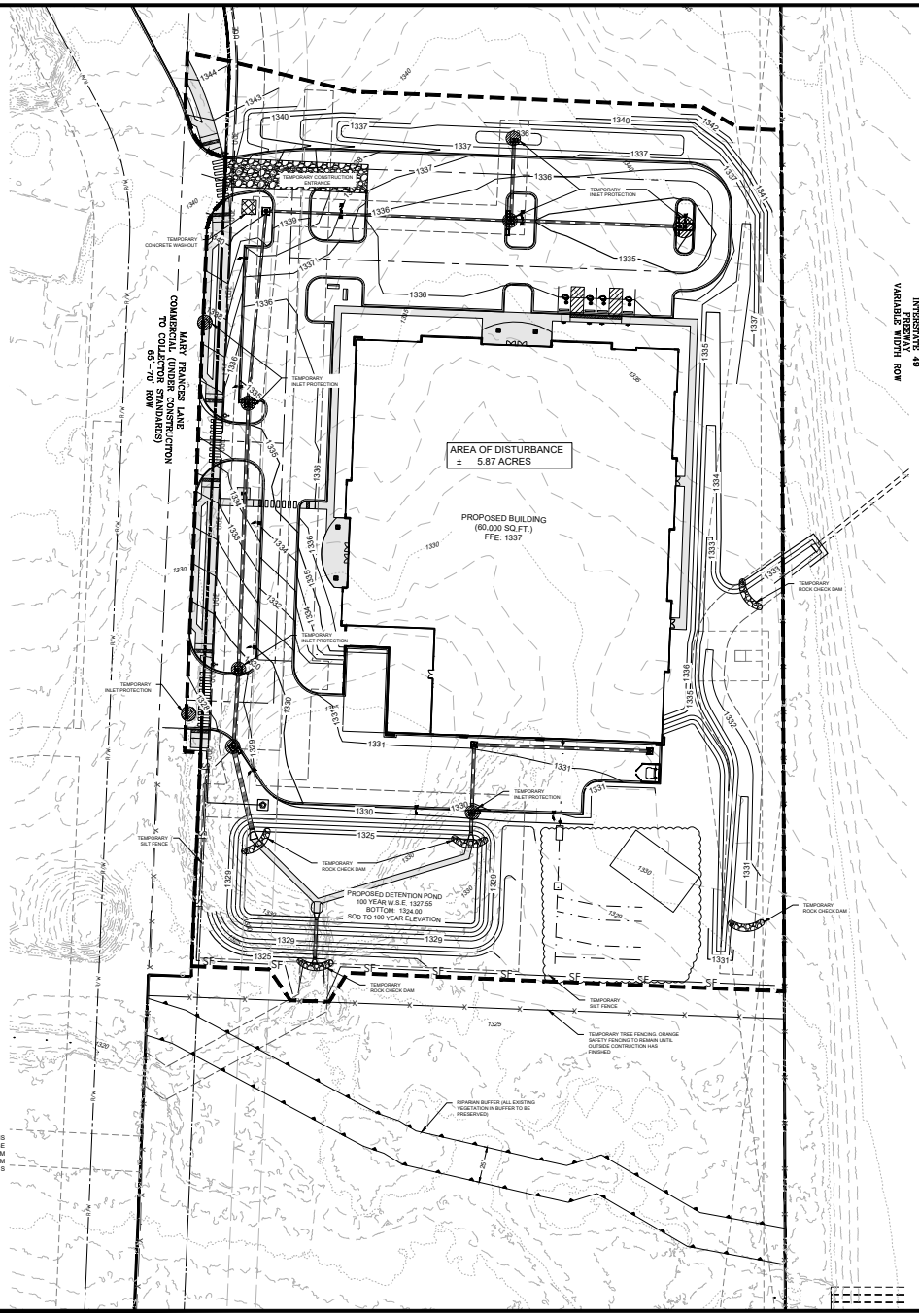
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PROJECT NO.
261009

SHEET
C3.1

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GRAPHIC SCALE

( IN FEET )
1 INCH = 40 FEET

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- LIMITS OF DISTURBANCE
- TEMPORARY SILT FENCE (SF)
- CONSTRUCTION ENTRANCE
- INLET PROTECTION

SWPPP GENERAL NOTES:

- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN CALENDAR DAYS FOR THE SURFACE OF ALL PERIMETER SLOPES AND FOURTEEN DAYS FOR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- THE CONTRACTOR SHALL INSPECT, REPAIR AND ADD STONE TO THE STONE CONSTRUCTION ENTRANCE WHEN IT BECOMES SATURATED WITH MUD TO INSURE IT FUNCTIONS AS IT WAS INTENDED.
- THE TOPSOIL STOCKPILE SHALL BE GRADED TO DRAIN AND SEEDED WITH A TEMPORARY SEED MIX.
- ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSPECTED, CLEANED REPAIRED IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN.
- TEMPORARY SEDIMENT CONTROL MEASURES (SILT FENCE, CONSTRUCTION ENTRANCE, ETC.) SHALL BE MAINTAINED UNTIL ALL CONTRIBUTING AREAS ARE GRADED AND STABILIZED.
- A COMPLETE PLAN FOR MAINTENANCE OF CONTROL DEVICES IS CONTAINED WITHIN THE STORM WATER POLLUTION PREVENTION PLAN WHICH IS PART OF THE SITE WORK SPECIFICATIONS.
- DUST CONTROL ON SITE SHALL BE MINIMIZED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS STRICTLY PROHIBITED.
- IF THE MAJORITY OF MUD OR DIRT IS NOT REMOVED FROM EXISTING TRAFFIC, CONTRACTOR SHALL ESTABLISH VEHICLE WASH AREAS AT CONSTRUCTION TRAFFIC EXIT POINTS AND VEHICLE OPERATION SHALL BE INTERCEPTED AND TRAPPED BEFORE WASH WATER IS ALLOWED TO BE DISCHARGED OFFSITE. RINSE-OFF WILL NOT BE ALLOWED OUTSIDE THE PROJECT CONSTRUCTION LIMITS.

PRE & POST CONSTRUCTION GRADING NOTES:

PRE-CONSTRUCTION:

- PRIOR TO START OF SITE GRADING, EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE TO THE EROSION CONTROL PLAN. THESE EROSION CONTROL MEASURES, AS A MINIMUM, SHALL INCLUDE ALL SILT FENCING, TEMPORARY SEDIMENT PONDS, TEMPORARY CONSTRUCTION ENTRANCE, AND ANY OTHER MEASURES NECESSARY TO ENSURE THAT SEDIMENT DOES NOT LEAVE THE SITE.
- PRIOR TO START OF SITE GRADING, CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANIES AND THE STATE ONE-CALL SYSTEM A MINIMUM OF 48 HOURS PRIOR TO DIGGING FOR THE LOCATION OF ALL UNDERGROUND UTILITY LINES THAT WILL BE AFFECTED BY THIS DEVELOPMENT. PLEASE NOTE THAT EXISTING UTILITIES NOTED ON PLAN HAVE BEEN LOCATED WITH ALL AVAILABLE INFORMATION AND THAT EXACT LOCATION OF UTILITY LINES MAY NOT BE ACCURATE.
- A PRE-CONSTRUCTION MEETING SHALL BE HELD ON SITE ONCE ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AND PRIOR TO ANY SITE GRADING / CONSTRUCTION / DEMOLITION.
- SPECIFICATIONS AND DETAILS OF THE APPROPRIATE GOVERNING AGENCY

POST-CONSTRUCTION:

- CONTRACTOR SHALL SCARIFY ANY AREA TO RECEIVE TOP SOIL TO A MINIMUM DEPTH OF 3".
- ALL DISTURBED AREAS SHALL BE GRADED SMOOTH AND RECEIVE A MINIMUM OF 4" OF TOPSOIL. THE AREA SHALL BE SEEDED AND / OR SODDED IN ACCORDANCE WITH THE LANDSCAPE PLAN. THE AREA SHALL BE WATERED UNTIL A HARDY COVER OF GRASS HAS BEEN ESTABLISHED AND 80% OF THE SITE HAS BEEN STABILIZED IN ACCORDANCE WITH ADEQ'S CONSTRUCTION GENERAL PERMIT (ARR150000).
- ONCE THE SITE HAS REACHED FINAL STABILIZATION IN ACCORDANCE TO THE REQUIREMENTS SET FORTH IN ADEQ'S CONSTRUCTION GENERAL PERMIT, THE CONTRACTOR SHALL FILE A NOTICE OF TERMINATION.

STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:

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d) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
e) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.

CONTRACTOR CERTIFICATION STATEMENT:

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

CONTRACTOR:
ADDRESS:

TELEPHONE:
PERSON IN CHARGE OF DAY TO DAY OPERATIONS:

PRINTED NAME: _____

SIGNATURE: _____

TITLE: _____

DATE: _____

L26-22

| NO | DATE | BY | CKD | DESCRIPTION |
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ARKANSAS

HANK'S FURNITURE
SPRINGDALE, ARKANSAS

STORM WATER POLLUTION PREVENTION PLAN

DATE:_____

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www.arkonecall.com

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|---|---|
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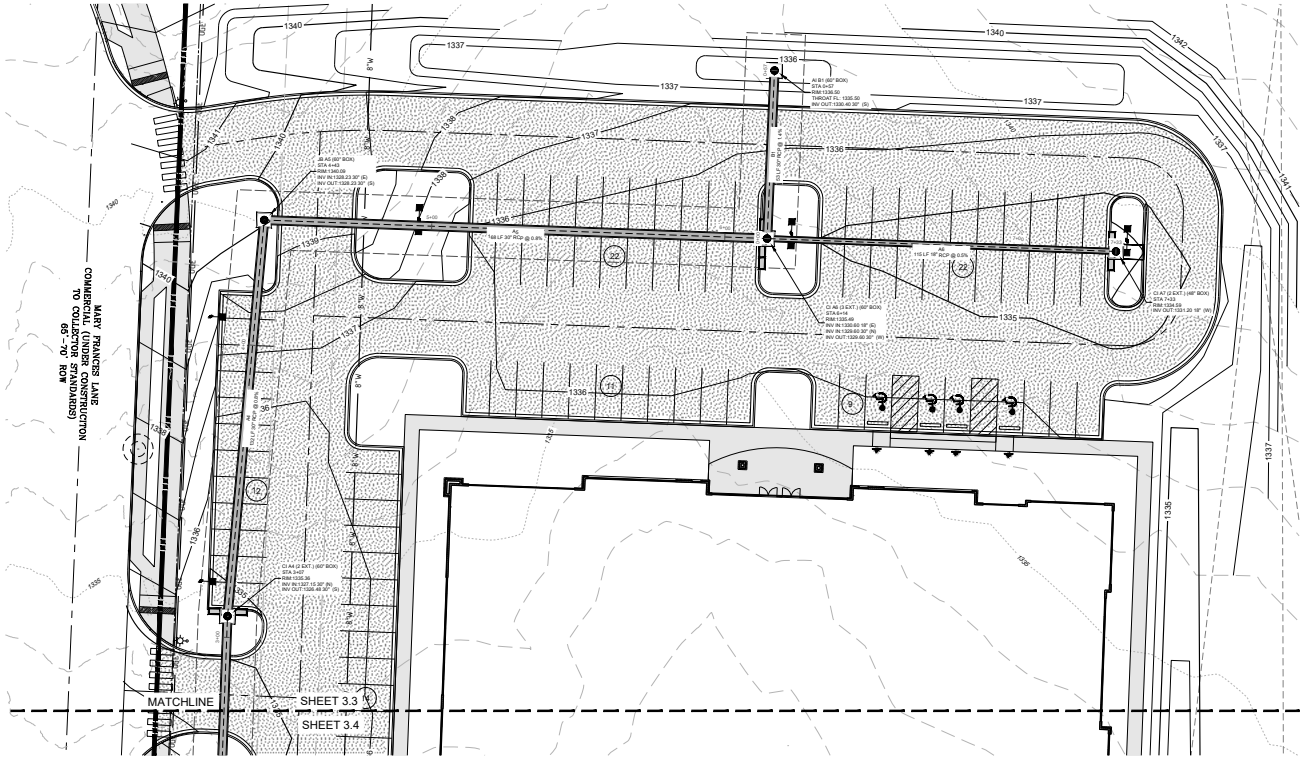
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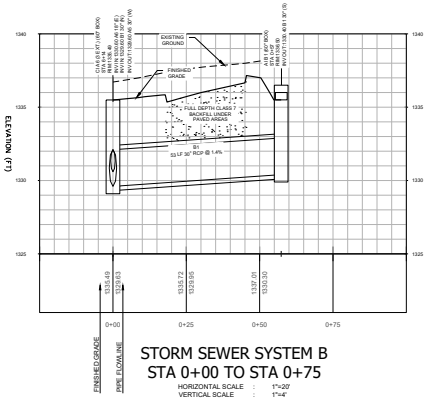
PROJECT NO.
261009

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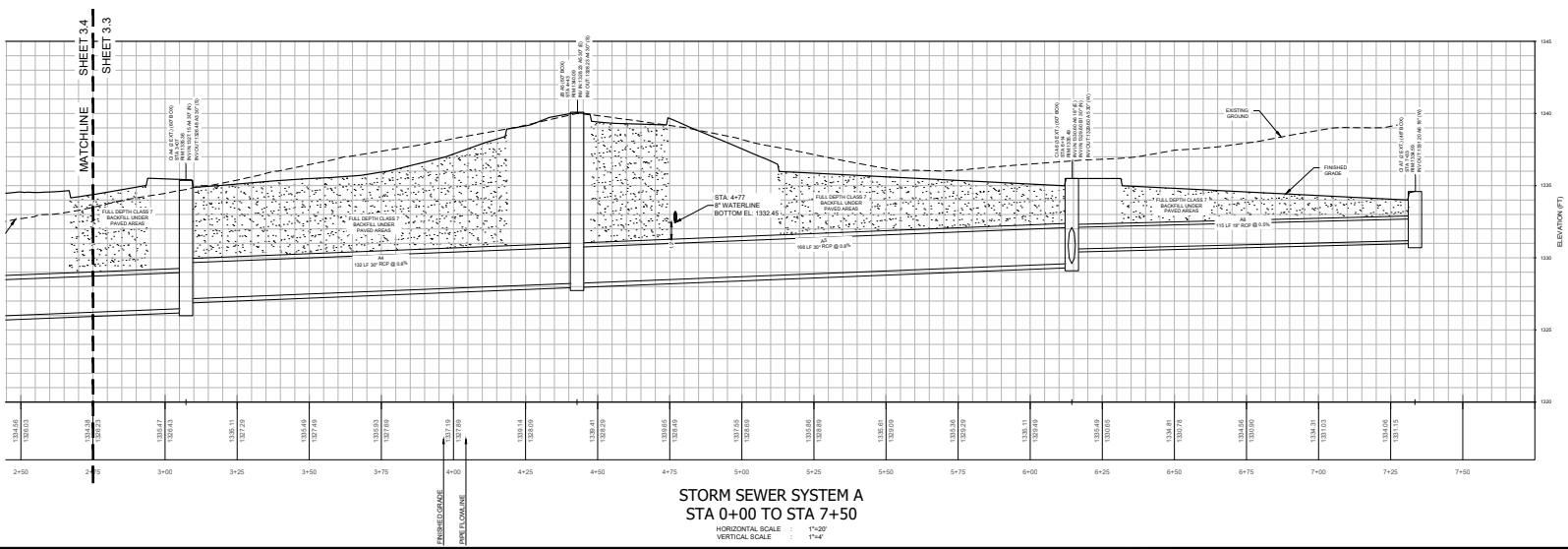
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STORM SEWER SYSTEM B
STA 0+00 TO STA 0+75
HORIZONTAL SCALE : 1"=20'
VERTICAL SCALE : 1"=4'




STORM SEWER SYSTEM A
STA 0+00 TO STA 7+50
HORIZONTAL SCALE : 1"=20'
VERTICAL SCALE : 1"=4'

GRAPHIC SCALE
( IN FEET )
1 INCH = 20 FEET

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| NO | DATE | BY | CKD | DESCRIPTION |
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A4CIVIL
ARKANSAS

HANK'S FURNITURE
SPRINGDALE, ARKANSAS

STORMSEWER PLAN AND PROFILE 1
STORMSEWER SYSTEM A - STA 0+00 TO STA 7+25

DATE:

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|---|---|
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| DESIGNED | CHECKED |
| NG | TJA |

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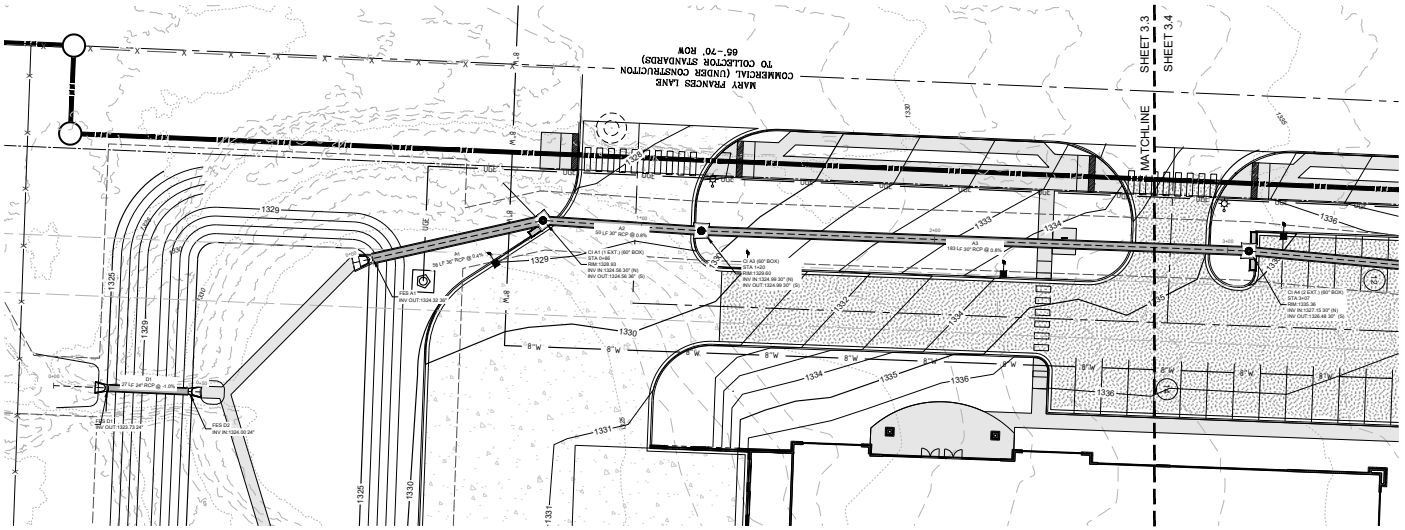
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261009

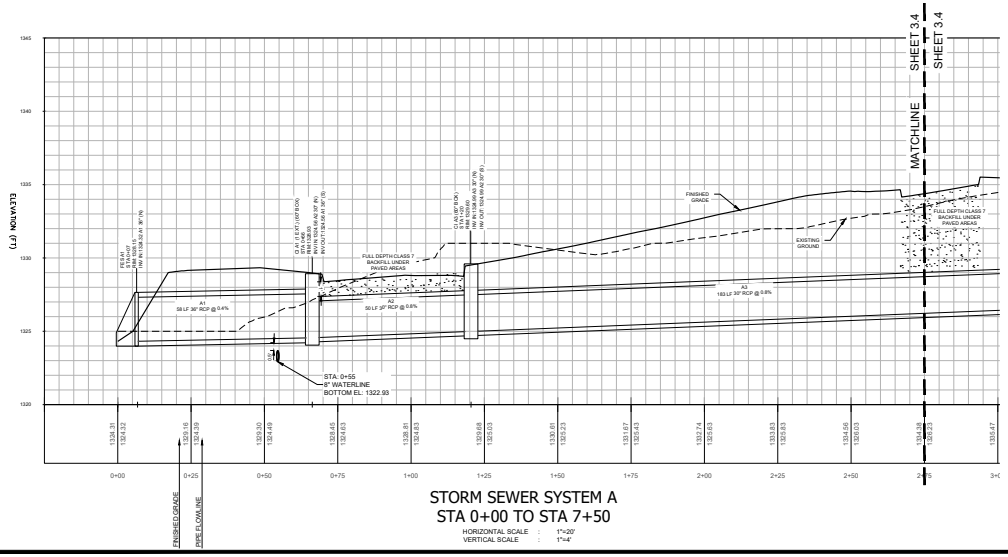
SHEET
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L26-22

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STORM SEWER SYSTEM A
STA 0+00 TO STA 7+50

HORIZONTAL SCALE : 1"=20'
VERTICAL SCALE : 1"=4'

L26-22

| NO | DATE | BY | CKD | DESCRIPTION |
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A4CIVIL
ARKANSAS

HANK'S FURNITURE
SPRINGDALE, ARKANSAS

STORMSEWER PLAN AND PROFILE 2
STORMSEWER SYSTEM A - STA 0+00 TO STA 7+25

DATE:_____

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www.arkonecall.com

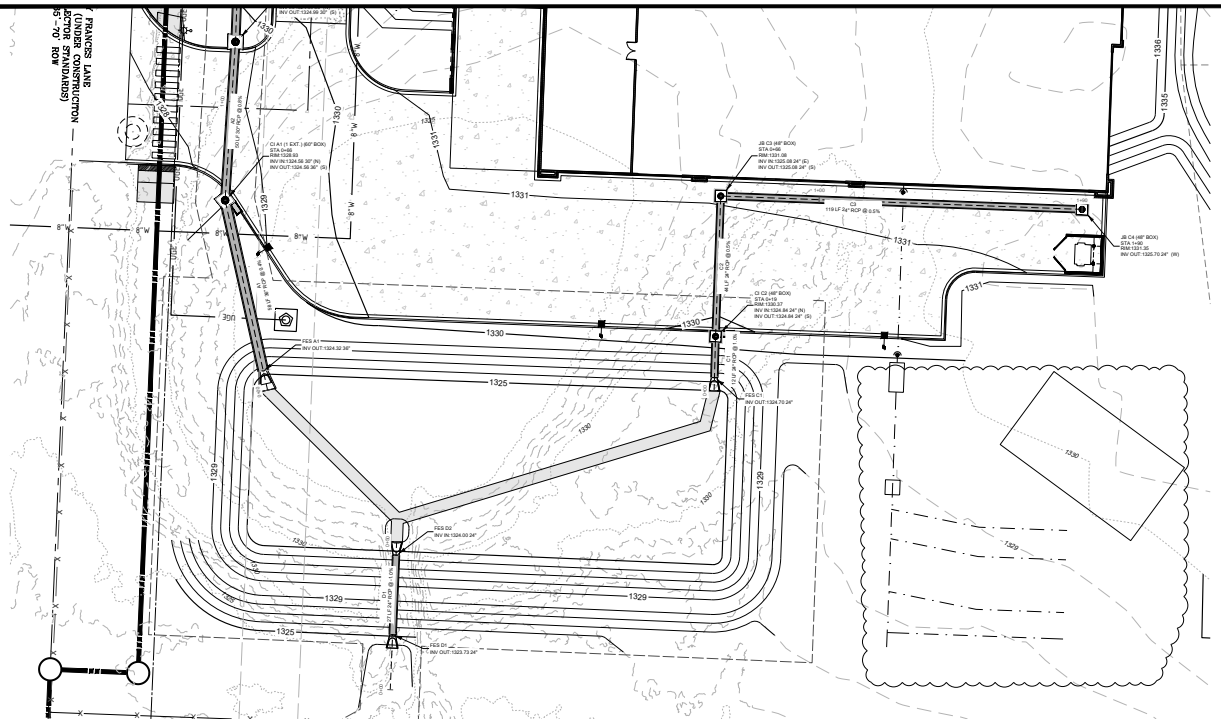
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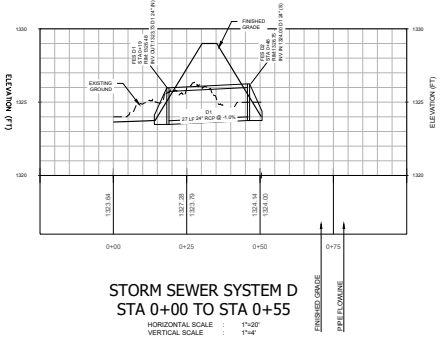
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PROJECT NO.
261009

SHEET
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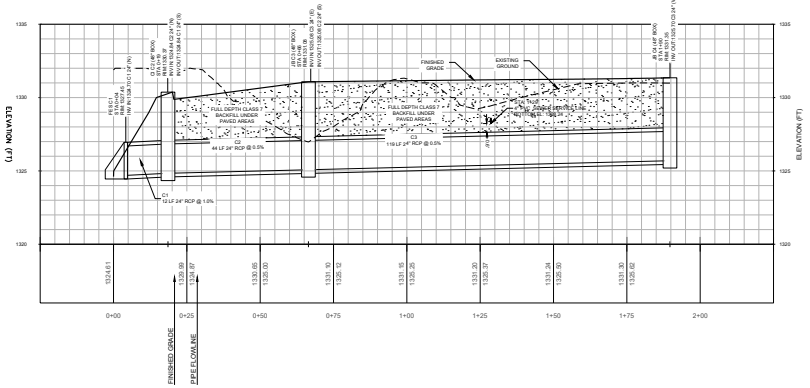
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STORM SEWER SYSTEM D
STA 0+00 TO STA 0+55

HORIZONTAL SCALE : 1"=20'
VERTICAL SCALE : 1"=4'




STORM SEWER SYSTEM C
STA 0+00 TO STA 2+00

HORIZONTAL SCALE : 1"=20'
VERTICAL SCALE : 1"=4'

L26-22

| NO | DATE | BY | CKD | DESCRIPTION |
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A4CIVIL
ARKANSAS

HANK'S FURNITURE
SPRINGDALE, ARKANSAS

STORMSEWER PLAN AND PROFILE 3
STORMSEWER SYSTEM C & D - STA 0+00 TO STA 2+00

DATE:_____

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| DATE | DRAWN |
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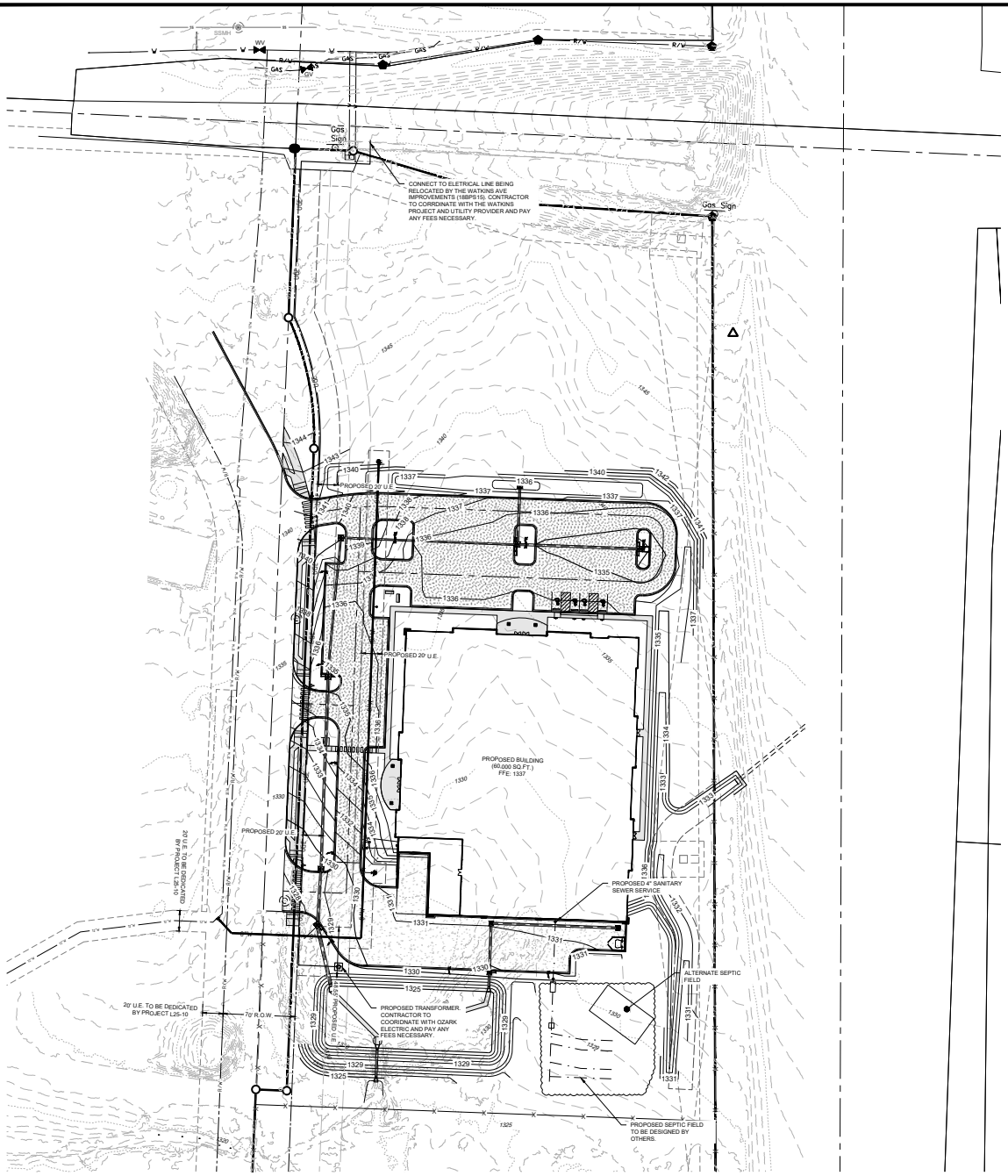
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PROJECT NO.
261009

SHEET
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GRAPHIC SCALE

( IN FEET )
1 INCH = 50 FEET

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | IRON PIN/PIPE FOUND | |
| | IRON PIN SET | |
| | BENCHMARK | |
| | BOUNDARY LINE | |
| | RIGHT-OF-WAY LINE | |
| | EASEMENT LINE | |
| | BUILDING SETBACK LINE | |
| | CURB AND GUTTER | |
| | TAPPING SLEEVE AND VALVE | |
| | FIRE HYDRANT ASSEMBLY | |
| | SINGLE WATER METER (SIZE AS INDICATED) | |
| | DOUBLE WATER METER (SIZE AS INDICATED) | |
| | SANITARY SEWER MANHOLE | |
| | 2-4"AND 3-2" SCHEDULE 40 CONDUITS | |
| | M.J GATEVALVE WITH ADJUSTABLE VALVE BOX | |
| | M.J TEE WITH THRUST BLOCKING | |
| | M.J REDUCER WITH THRUST BLOCKING | |
| | 90° M.J FITTING WITH THRUST BLOCKING | |
| | SANITARY SEWER CLEANOUT | |
| | 45° M.J. FITTING WITH THRUST BLOCKING | |
| | 11.25° M.J FITTING WITH THRUST BLOCKING | |
| | 22.5° M.J. FITTING WITH THRUST BLOCKING | |
| | 2" WATER SERVICE LINE | |
| | FULL DEPTH AHTD CLASS 7 BACKFILL | |
| | ELECTRIC TRANSFORMER (INSTALLED BY OZARK ELECTRIC) | |

1. UNLESS OTHERWISE SHOWN, ALL PUBLIC WATER LINES SHALL BE SP CL 50 DIP.
2. PRIVATE WATER SERVICE LINES (2") SHALL BE AWWA C901-96 DR-9 POLYETHYLENE PIPE WITH 36" MINIMUM COVER.
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13. ABOVE GROUND EXTERIOR FERROUS PARTS OF FIRE HYDRANTS SHALL BE PAINTED WITH A COAT OF RUSTOLEUM V2100 SYSTEM SILVER ALUMINUM ENAMEL AEROSOL, OR APPROVED EQUAL PRIOR TO FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL COORDINATE WITH SPRINGDALE WATER UTILITIES TO DETERMINE THE FLOW RATE AND SHALL PAINT THE BONNET AND CAP OF THE HYDRANT ACCORDING TO THE CHART LISTED IN THE STANDARD SPECIFICATIONS. THE PUMPER CAP AND BONNET SHALL BE RUSTOLEUM V2100 SYSTEM SPRAY ENAMEL IN THE COLORS LISTED IN THE SAME CHART. INTERIOR FERROUS SURFACES MAY BE PAINTED ONLY WITH COATINGS IN CONFORMANCE WITH ANSI/AWWA C550 (PROTECTIVE EPOXY INTERIOR COATINGS FOR VALVES AND HYDRANTS) EXTERIOR FERROUS SURFACES SHALL BE PAINTED IN CONFORMANCE WITH ANSI/AWWA C502-05 (DRY BARREL FIRE HYDRANTS).
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L26-22

| NO | DATE | BY | CKD | DESCRIPTION |
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HANK'S FURNITURE
SPRINGDALE, ARKANSAS

UTILITY PLAN

DATE:_____

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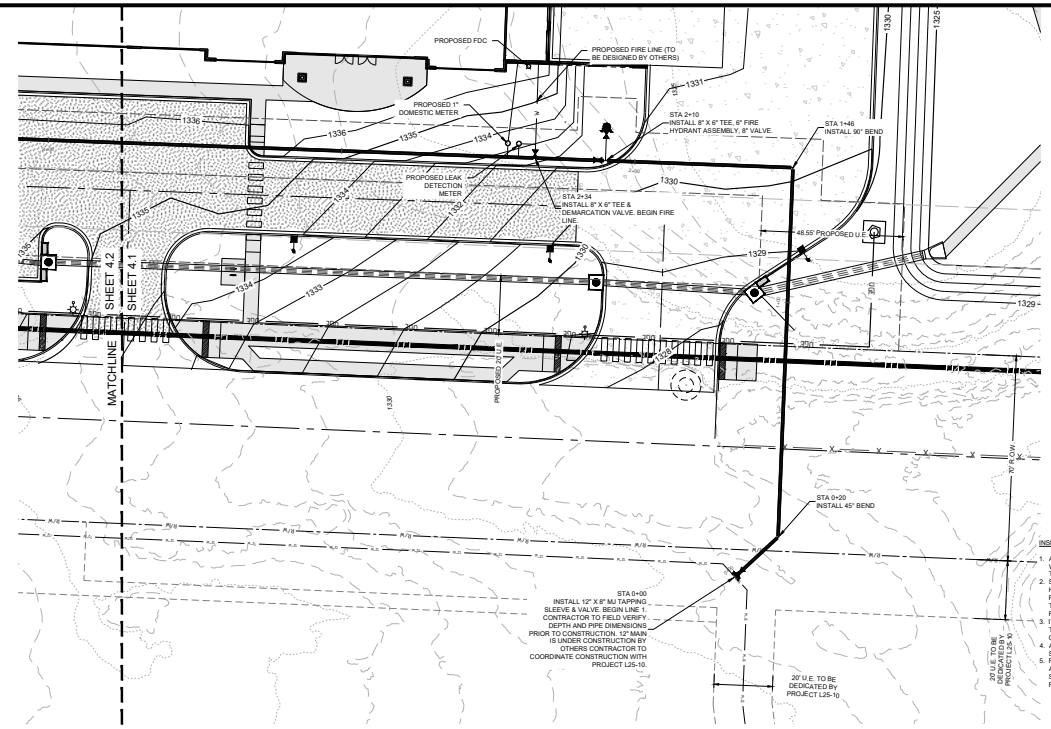
FOR REVIEW

PROJECT NO.
261009

SHEET
C4.0

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PLOT DATE/TIME: Thursday, August 20, 2026 3:01:17 PM FILE: #P:\2026\09-Hanks Furniture-Springdale (AR)\Drawings\e3\261009-UTILITY.dwg



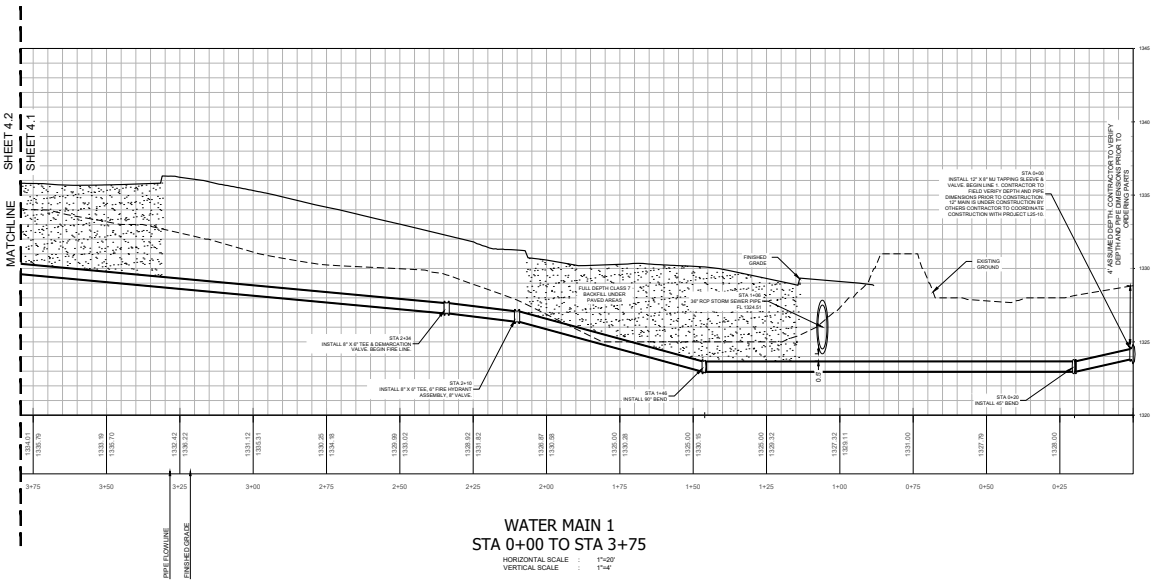

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WATER MAIN 1
STA 0+00 TO STA 3+75

HORIZONTAL SCALE : 1"=20'
VERTICAL SCALE : 1"=4'

LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | IRON PIN/PIPE FOUND | |
| | IRON PIN SET | |
| | BENCHMARK | |
| | BOUNDARY LINE | |
| | RIGHT-OF-WAY LINE | |
| | EASEMENT LINE | |
| | BUILDING SETBACK LINE | |
| | CURB AND GUTTER | |
| | TAPPING SLEEVE AND VALVE | |
| | FIRE HYDRANT ASSEMBLY | |
| | SINGLE WATER METER (SIZE AS INDICATED) | |
| | DOUBLE WATER METER (SIZE AS INDICATED) | |
| | SANITARY SEWER MANHOLE | |
| | 2-4"AND 3-2" SCHEDULE 40 CONDUITS | |
| | M.J GATEVALVE WITH ADJUSTABLE VALVE BOX | |
| | M.J TEE WITH THRUST BLOCKING | |
| | M.J REDUCER WITH THRUST BLOCKING | |
| | 90° M.J FITTING WITH THRUST BLOCKING | |
| | SANITARY SEWER CLEANOUT | |
| | 45° M.J FITTING WITH THRUST BLOCKING | |
| | 11.25° M.J. FITTING WITH THRUST BLOCKING | |
| | 22.5° M.J. FITTING WITH THRUST BLOCKING | |
| | 2" WATER SERVICE LINE | |
| | FULL DEPTH AHTD CLASS 7 BACKFILL | |
| | ELECTRIC TRANSFORMER (INSTALLED BY OZARK ELECTRIC) | |

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L26-22

GRAPHIC SCALE
( IN FEET )
1 INCH = 20 FEET

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WATER MAIN PLAN AND PROFILE 1
WATER MAIN 1 - STA 0+00 TO STA 3+75

DATE:

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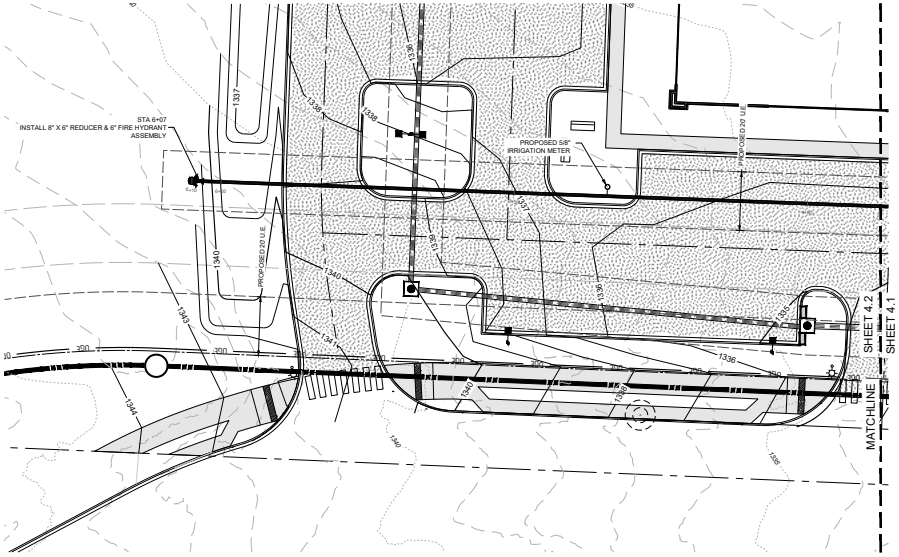
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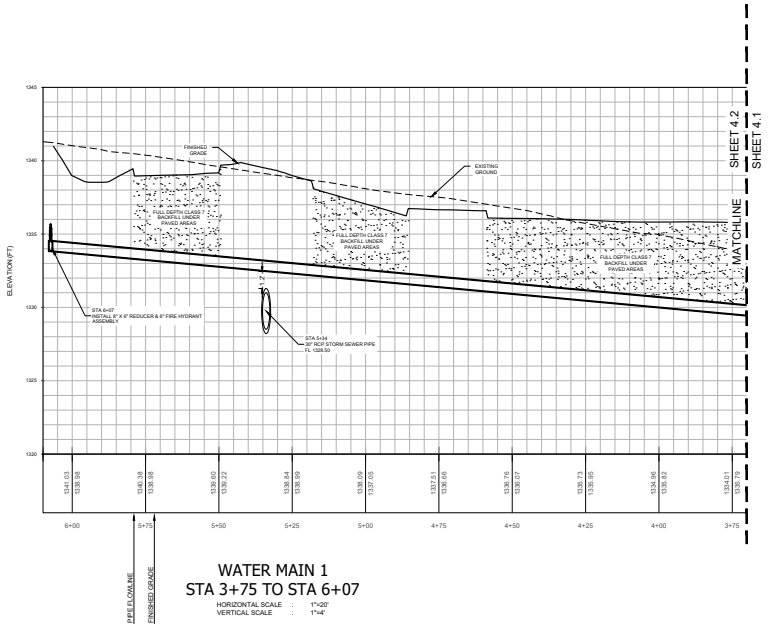
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PLOT DATE/TIME: Thursday, August 20, 2026 3:03:16 PM FILE: #P:\2026\09-Hanks Furniture-Springdale (NA)\Drawings\L26\L09-UTILITY.dwg

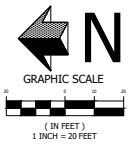
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WATER MAIN 1
STA 3+75 TO STA 6+07

HORIZONTAL SCALE : 1"=20'
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LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | IRON PIN/PIPE FOUND<br>IRON PIN SET<br>BENCHMARK<br>BOUNDARY LINE<br>RIGHT-OF-WAY LINE<br>EASEMENT LINE<br>BUILDING SETBACK LINE<br>CURB AND GUTTER | |
| | TAPPING SLEEVE AND VALVE<br>FIRE HYDRANT ASSEMBLY<br>SINGLE WATER METER (SIZE AS INDICATED)<br>DOUBLE WATER METER (SIZE AS INDICATED) | |
| | SANITARY SEWER MANHOLE<br>2-4"AND 3-2" SCHEDULE 40 CONDUITS<br>M.J GATE VALVE WITH ADJUSTABLE VALVE BOX<br>M.J TEE WITH THRUST BLOCKING<br>M.J REDUCER WITH THRUST BLOCKING<br>90° M.J FITTING WITH THRUST BLOCKING<br>SANITARY SEWER CLEANOUT<br>45° M.J FITTING WITH THRUST BLOCKING<br>11.25° M.J. FITTING WITH THRUST BLOCKING<br>22.5° M.J. FITTING WITH THRUST BLOCKING<br>2" WATER SERVICE LINE<br>FULL DEPTH AHTD CLASS 7 BACKFILL<br>ELECTRIC TRANSFORMER (INSTALLED BY OZARK ELECTRIC) | |

DAMAGE CAUSED BY CONTRACTOR TO EXISTING UTILITIES SHALL BE AT CONTRACTORS EXPENSE
RELOCATION OF EXISTING UTILITIES SHALL BE AT DEVELOPERS EXPENSE

ALL WATER SERVICE LINES, SEWER SERVICE LINES, ENCASEMENTS AND ALL FITTINGS ASSOCIATED WITH THE PROPOSED WATER AND SEWER SYSTEM SHALL REMAIN OPEN UNTIL INSPECTED BY THE ENGINEER AND APPROVED BY SPRINGDALE WATER UTILITIES

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PUBLIC WATER AND SEWER UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES AMENDED NOVEMBER 17, 2025 WITH APPROVED REVISIONS DATED NOVEMBER 17, 2025 AND SEALED DECEMBER 8, 2025

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WATER MAIN PLAN AND PROFILE 1
WATER MAIN 1 - STA 3+75 TO STA 6+07

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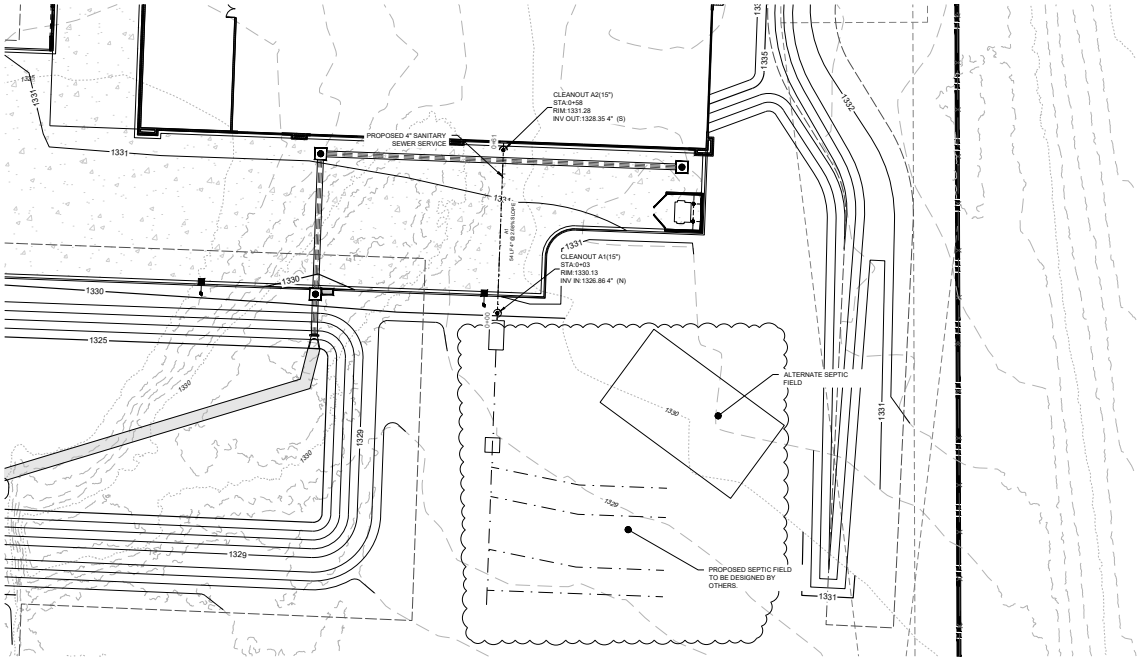
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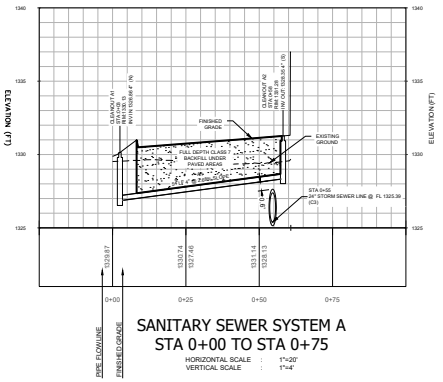
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SANITARY SEWER SYSTEM A
STA 0+00 TO STA 0+75

HORIZONTAL SCALE : 1"=20'
VERTICAL SCALE : 1"=4'

N

GRAPHIC SCALE

( IN FEET )
1 INCH = 20 FEET

LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | IRON PIN/PIPE FOUND | |
| | IRON PIN SET | |
| | BENCHMARK | |
| | BOUNDARY LINE | |
| | RIGHT-OF-WAY LINE | |
| | EASEMENT LINE | |
| | BUILDING SETBACK LINE | |
| | CURB AND GUTTER | |
| | TAPPING SLEEVE AND VALVE | |
| | FIRE HYDRANT ASSEMBLY | |
| | SINGLE WATER METER (SIZE AS INDICATED) | |
| | DOUBLE WATER METER (SIZE AS INDICATED) | |
| | SANITARY SEWER MANHOLE | |
| | 2-4"AND 3-2" SCHEDULE 40 CONDUITS | |
| | M.J GATEVALVE WITH ADJUSTABLE VALVE BOX | |
| | M.J TEE WITH THRUST BLOCKING | |
| | M.J REDUCER WITH THRUST BLOCKING | |
| | 90° M.J FITTING WITH THRUST BLOCKING | |
| | SANITARY SEWER CLEANOUT | |
| | 45° M.J FITTING WITH THRUST BLOCKING | |
| | 11.25° M.J FITTING WITH THRUST BLOCKING | |
| | 22.5° M.J FITTING WITH THRUST BLOCKING | |
| | 2" WATER SERVICE LINE | |
| | FULL DEPTH AHTD CLASS 7 BACKFILL | |
| | ELECTRIC TRANSFORMER (INSTALLED BY OZARK ELECTRIC) | |

1. UNLESS OTHERWISE SHOWN, ALL PUBLIC WATER LINES SHALL BE SP CL 50 DIP.
2. PRIVATE WATER SERVICE LINES (2") SHALL BE AWWA C901-96 DR-9 POLYETHYLENE PIPE WITH 36" MINIMUM COVER.
3. COPPER TUBING BETWEEN MAINLINE AND WATER METER SHALL BE 1-INCH OR (AS SHOWN) HEAVY WALL POLYETHYLENE COATED - TYPE K, SOFT TEMPERED AND SEAMLESS FOR UNDERGROUND INSTALLATION. TUBING SHALL BE IN ACCORDANCE WITH ASTM B88 (SEAMLESS COPPER WATER TUBE), ANSI/NSF 61 STANDARDS AND FEERAL SPECIFICATION WW-T-799 (SEAMLESS COPPER TUBING FOR USE WITH SOLDER-TYPE OR FLARED-TUBE FITTINGS). ALL COPPER TUBING SHALL BE MUELLER INDUSTRIES STREAMLINE PLASTIC COPPER TUBE OR APPROVED EQUAL.
4. WATERLINES SHALL BE CONSTRUCTED WITH 36" MINIMUM COVER ABOVE THE TOP OF PIPE.
5. TRACER WIRE PORTS SHALL BE CONSTRUCTED AT INTERVALS OF 400LF OR AT ANY CHANGE IN DIRECTION.
6. TRACER WIRE SHALL BE ATTACHED TO PIPE WITH CABLE TIES OR SIMILAR MEANS AT 10-FT INTERVALS.
7. TRACER WIRE SHALL BE 12-GAUGE COATED COPPER FOR UNDERGROUND BURIAL.
8. ALL WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES STANDARDS AND SPECIFICATIONS.
9. ALL WATER LINES SHALL BE HYDROSTATICALLY TESTED AND DISINFECTED IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES STANDARDS AND WITH A SWU REPRESENTATIVE AND ENGINEER PRESENT.
10. ALL FIRE HYDRANTS SHALL HAVE A SPRINGDALE WATER UTILITIES APPROVED GATE VALVE INSTALLED.
11. ANY CLEANOUTS AND VALVE BOXES IN THE PAVEMENT AREA SHALL BE INSTALLED WITH A CONCRETE APRON IN ACCORDANCE WITH THE DETAIL SHEET.
12. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
13. ABOVE GROUND EXTERIOR FERROUS PARTS OF FIRE HYDRANTS SHALL BE PAINTED WITH A COAT OF RUSTOLEUM V2100 SYSTEM SILVER ALUMINUM ENAMEL AEROSOL, OR APPROVED EQUAL. PRIOR TO FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL COORDINATE WITH SPRINGDALE WATER UTILITIES TO DETERMINE THE FLOW RATE AND SHALL PAINT THE BONNET AND CAP OF THE HYDRANT ACCORDING TO THE CHART LISTED IN THE STANDARD SPECIFICATIONS. PAINT CAP AND BONNET SHALL BE RUSTOLEUM V2100 SYSTEM SPRAY ENAMEL IN THE COLORS LISTED IN THE SAME CHART. INTERIOR FERROUS SURFACES MAY BE PAINTED ONLY WITH COATINGS IN CONFORMANCE WITH ANSI/AWWA C550 (PROTECTIVE EPOXY INTERIOR COATINGS FOR VALVES AND HYDRANTS) EXTERIOR FERROUS SURFACES SHALL BE PAINTED IN CONFORMANCE WITH ANSI/AWWA C502-05 (DRY BARREL FIRE HYDRANTS).
14. SPECIAL ATTENTION SHALL BE GIVEN TO BACKFILL WATER SERVICE TAPS. THE CONTRACTOR SHALL BACKFILL THESE LOCATIONS WITH #67 CLEAN ROCK IN A WAY THAT SUPPORTS THE SERVICE TUBING FOR A MINIMUM LENGTH OF 12" FROM THE TAPPING SADDLE PREVENTING SHEARING AT THE CORPORATION STOP DURING SETTLEMENT OF OVERBURDEN MATERIAL. BACKFILL SHALL EXTEND FROM THE TRENCH BOTTOM TO A MINIMUM OF 6" ABOVE THE SERVICE TUBING. PLEASE SEE SWU DETAIL S-29
15. 1" WATER SERVICE LINES TO THE TOWNHOUSE UNITS SHALL BE ENCASED WITH 2" PVC UNDER STREETS AS DEPICTED ON DETAIL WU1 ON THE DETAIL SHEETS.
16. POLYETHYLENE ENCASEMENT SHALL BE PROVIDED ON ALL DUCTILE IRON FITTING, VALVES, TEES, SERVICE TAPS, TAPPING SLEEVED AND OTHER APPURTENANCES. POLYETHYLENE ENCASEMENT SHALL BE V-BIO ENHANCED POLYETHYLENE ENCASEMENT.

INSPECTIONS AND TESTING PROCEDURES:

1. ALL FIELD TESTS REQUIRED FOR THE PROJECT SHALL BE WITNESSED BY AN S.W.U REPRESENTATIVE IN THE PRESENCE OF THE ENGINEER AND CONTRACTOR OR THEIR REPRESENTATIVE.
2. SPRINGDALE WATER UTILITIES WILL REQUIRE A MINIMUM OF 48 HOURS NOTICE ON ALL TESTS. CALLS TO THE CITY FOR THE PURPOSE OF SETTING TEST TIMES SHOULD BE MADE BY 10:00 AM. TESTS DELAYED BY WEATHER OR OTHER FACTORS WILL BE RESCHEDULED ON THE SAME BASIS.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE SCHEDULING OF SUCH TESTS WITH THE ENGINEER, WHO WILL COORDINATE WITH SPRINGDALE WATER UTILITIES.
4. ALL EQUIPMENT, MATERIALS AND LABOR REQUIRED FOR TESTING SHALL BE FURNISHED BY THE CONTRACTOR AT HIS EXPENSE.
5. PRIOR TO FINAL ACCEPTANCE, THE PROJECT SHALL BE SUBJECT TO A JOINT FINAL INSPECTION BY A DESIGNATED REPRESENTATIVE OF SPRINGDALE WATER UTILITIES, THE ENGINEER OF RECORD FOR THE PROJECT AND THE CONTRACTOR.

GENERAL SEWER UTILITY NOTES:

1. ALL SANITARY SEWER LINES SHALL BE ASTM D3034 SDR-26 WITH 24" MINIMUM COVER, UNLESS OTHERWISE NOTED.
2. ALL SANITARY SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES STANDARDS AND SPECIFICATIONS.
3. SANITARY SEWER MANHOLES LOCATED IN GRASS AREAS / NON-PAVED AREAS SHALL BE CONSTRUCTED SO THAT THE RIM OF MANHOLE IS A MINIMUM OF SIX (6) INCHES ABOVE PROPOSED HIGHEST POINT OF CLOSEST GRADE. IN THE EVENT THIS CAN NOT BE ACHIEVED, CONTRACTOR SHALL INSTALL A S.W.U APPROVED WATER TIGHT COVER.
4. CONTRACTOR SHALL MATCH TOP OF PROPOSED SANITARY SEWER MANHOLE TO THE PROPOSED GRADE IN PAVED AREAS. IF A DISCREPANCY OCCURS BETWEEN THE PROPOSED GRADE AND THE PROPOSED STRUCTURE RIM, THE GRADING SHALL GOVERN. IF THE DISCREPANCY IS MORE THAN 4 INCHES THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
5. CONNECTIONS TO EXISTING MANHOLES ARE TO BE CORE-DRILLED WITH THE USE OF A WATERSTOP(CONCRETE MANHOLE ADAPTER) AND NON-SHRINK GROUT.
6. ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES SPECIFICATIONS.

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SEWER PLAN & PROFILE

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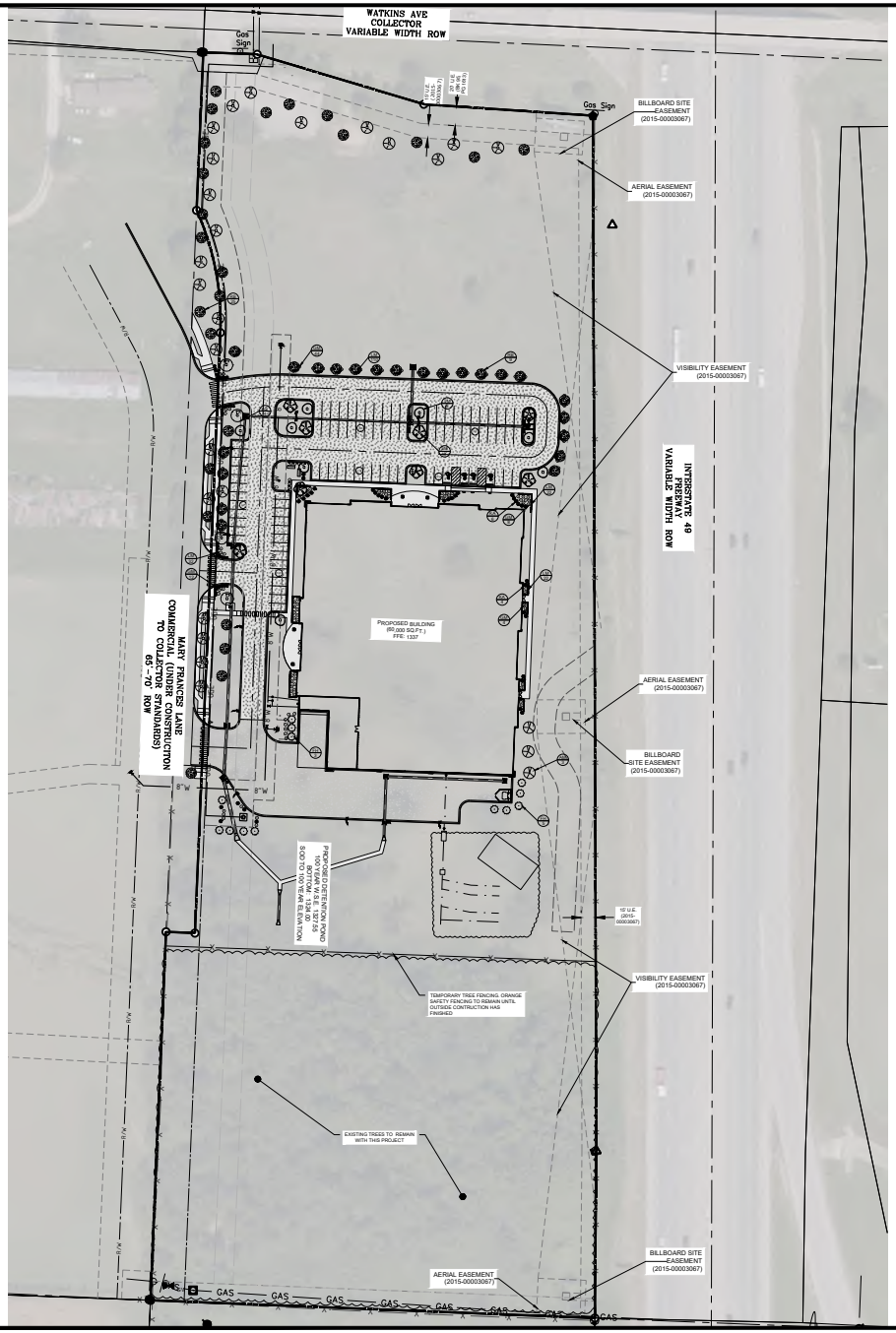
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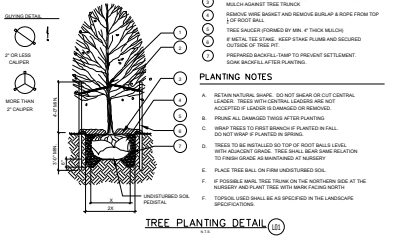
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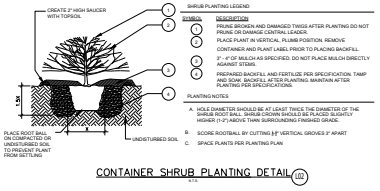
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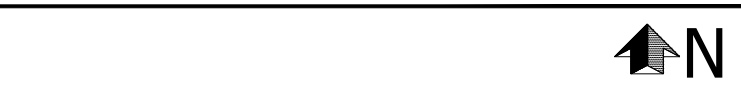



TREE PLANTING DETAIL (L01)




CONTAINER SHRUB PLANTING DETAIL (L01)




## PLANT LIST

| KEY | BOTANICAL NAME | COMMON NAME | CONTAINER | TYPE | SIZE | QNTY. |
|---|---|---|---|---|---|---|
| RB | Cercis canadensis | Eastern Redbud | B&B | ORNAMENTAL | 2" CAL. | 46 |
| AM | Amelanchier Grandiflora | Autumn Brilliance | B&B | ORNAMENTAL | 2" CAL. | 26 |
| AS | American Smoketree | Cotinus Obovatus | B&B | ORNAMENTAL | 2" CAL. | 4 |
| TM | Trident Maple | Acer Buergeranianm | B&B | SHADE | 2.5" CAL. | 8 |
| SM | Southern Magnolia | Magnolia Grandiflora | B&B | SHADE | 2.5" CAL. | 8 |
| FH | Foster Holly | Llex xattenuata "Fosteri" | B&B | SCREEN | 2" CAL. | 13 |
| LM | Liriope muscari | Loriopi | Cont | PERENNIAL | 1 GAL | 288 |
| GM | Spiraea X 'Goldmound' | Goldmound Spiraea | Cont | SHRUB | 5 GAL / 18" MIN. | 126 |
| KA | Abelia x grandiflora "Kaleidoscope" | Kaleidoscope Abelia | Cont | SHRUB | 3 GAL / 18" MIN. | 36 |

PERIMETER LANDSCAPING REQUIREMENTS

REQUIRED PERIMETER TREES : 1 TREE PER 25LF = 22 TREES REQ.

PROVIDED : 22 TREES

REQUIRED PERIMETER SHURBS: 7 SHURBS PER 25 FEET = 154 REQ.

PROVIDED:

WEST PROPERTY LINE/MARY FRANCES LANE STREET TREE/SHRUB REQUIREMENTS

STREET FRONTAGE : ± 754 LF
REQUIRED STREET TREES : 1 ORNAMENTAL TREE PER 25 LF = 30 TREES REQ.

PROVIDED : 30 TREES

WATKINS AVE STREET TREE/SHRUB REQUIREMENTS

STREET FRONTAGE : ± 412 LF
REQUIRED STREET TREES : 1 ORNAMENTAL TREE PER 25 LF = 17 TREES REQ.

PROVIDED : 17 TREES

INTERIOR PARKING LOT

INTERIOR PARKING LOT AREA = 90 SPOTS * 280 SF = 25,200 SF
REQUIRED INTERIOR PLANTING AREA (8%) = 2,016 SF

REQUIRED INTERIOR PARKING TREES = 2,016 / 125= 16 TREES

PROVIDED: 16 TREES

AREA REQUIREMENTS:

IMPERVIOUS : 124,088 SQ FT

NET AREA: 512,106 SQ FT

IMPERVIOUS COVERAGE %: 24.2%

LANDSCAPE/PREVIOUS AREA: 75.8%

### DECIDUOUS TREE PLANTING LEGEND

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

### PLANTING NOTES

A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
B. PRUNE ALL DAMAGED TWIGS AFTER PLANTING
C. WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
D. TREES TO BE INSTALLED SO TOP OF ROOT BALLS LEVEL WITH ADJACENT GRADE. TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS MAINTAINED AT NURSERY
E. PLACE TREE BALL ON FIRM UNDISTURBED SOIL
F. IF POSSIBLE MARK TREE TRUNK ON THE NORTHERN SIDE AT THE NURSERY AND PLANT TREE WITH MARK FACING NORTH
F. TOPSOIL USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.

| SYMBOL | DESCRIPTION |
|---|---|
| 1 | PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING DO NOT PRUNE OR DAMAGE CENTRAL LEADER. |
| 2 | PLACE PLANT IN VERTICAL, PLUMB POSITION. REMOVE CONTAINER AND PLANT LABEL PRIOR TO PLACING BACKFILL. |
| 3 | 3" - 4" OF MULCH AS SPECIFIED. DO NOT PLACE MULCH DIRECTLY AGAINST STEMS. |
| 4 | PREPARED BACKFILL AND FERTILIZE PER SPECIFICATION. TAMP AND SOAK BACKFILL AFTER PLANTING. MAINTAIN AFTER PLANTING PER SPECIFICATIONS. |
| 5 | |
| 6 | |

PLANTING NOTES

A. HOLE DIAMETER SHOULD BE AT LEAST TWICE THE DIAMETER OF THE SHRUB ROOT BALL. SHRUB CROWN SHOULD BE PLACED SLIGHTLY HIGHER (1-2") ABOVE THAN SURROUNDING FINISHED GRADE.
B. SCORE ROOTBALL BY CUTTING ½" VERTICAL GROVES 3" APART
C. SPACE PLANTS PER PLANTING PLAN

### GENERAL LANDSCAPE NOTES

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.
3. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED (SEE NOTE 14).
4. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
7. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF THE PLATING AREAS AND LAWN UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
8. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWO (2) YEARS BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
9. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
10. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
11. ALL SHRUB, GROUND COVER AND SEASONAL COLOR ANNUAL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH HARDWOOD MULCH TO A MINIMUM DEPTH OF FOUR INCHES.
12. ALL PLANTING BEDS, NOT ADJACENT TO SIDEWALKS, CURBS OR PAVING AND EXCLUSIVE OF THE DETENTION POND AREA SHALL SHALL RECEIVE 4" STEEL EDGING. COLOR OF STEEL EDGING SHALL BE GREEN AND SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
13. SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
14. ALL PLANT MATERIALS QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
15. ALL DISTURBED AREAS NOT IN PLANTING BEDS ARE TO RECEIVE 4" OF TOP SOIL AND ARE TO BE SODDED. SOD SHALL BE WATERED, AS NECESSARY, UNTIL IT IS ESTABLISHED. ANY SODDED AREAS DISTURBED AFTER SOD IS INSTALLED SHALL HAVE THE SOD REMOVED, THE AREA REGRADED AND THE SOD REPLACED AND WATERED UNTIL IT IS REESTABLISHED. ALL PLANTING BEDS SHALL HAVE ENOUGH EXISTING SOIL REMOVED TO HAVE 8" OF TOP SOIL PLACED IN THEM. SEE GRADING PLAN FOR FINISHED GRADES.
16. TOP SOIL FOR THIS PROJECT SHALL BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY WHICH PRODUCES HEAVY GROWTH. TOPSOIL IS TO BE FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1-INCH IN DIAMETER, STUMPS, ROOTS, TRASH, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS.
18. ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.
21. ALL TREES SHALL BE INSTALLED PER DETAIL L01 AND ALL SHRUBS, GRASSES AND PERINNIALS SHALL BE INSTALLED PER DETAIL L02
22. ALL TREES SHALL HAVE A MINIMUM OF 5 FOOT SEPERATION BETWEEN ALL UTILITY MAINS.

### LEGEND

| EXISTING | PROPOSED |
|---|---|
| | IRON PIN/PIPE FOUND |
| | IRON PIN SET |
| | BENCHMARK |
| | BOUNDARY LINE |
| | RIGHT-OF-WAY LINE |
| | EASEMENT LINE |
| | BUILDING SETBACK LINE |
| | STREET TREE |
| | INTERIOR PARKING LOT TREE |
| | PERIMETER PARKING LOT TREE |
| | ENTRANCE TREE |

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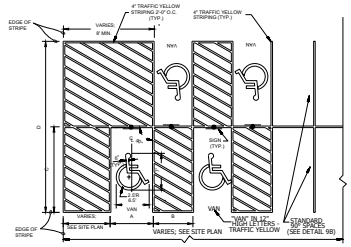
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PLOT DATE/TIME: Thursday, August 20, 2026 3:03:06 PM FILE: P:\2026\09-Hanks Furniture-Springdale (NA)\Drawings\L26\L09 LANDSCAPE PLAN.dwg




ACCESS AISLES SHOULD BE PLACED ON THE PASSENGER SIDE OF A VAN SPACE

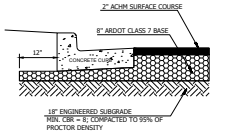
| DIMENSION CHART | | | |
|---|---|---|---|
| A | 8' | 8' | |
| B | 8' | 8' | |
| C | 18' | 19' | 20' |
| D | 36' | 38' | 40' |

NOTE: SEE SITE PLAN FOR TOTAL LAYOUT

NOTE: ALL DIMENSIONS ARE TO CENTERLINE OF STRIPE UNLESS OTHERWISE INDICATED

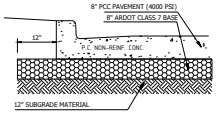
90° VAN ACCESSIBLE STRIPING

N.T.S.




STANDARD DUTY ASPHALT PAVING

N.T.S.




HEAVY DUTY CONCRETE PAVING

N.T.S.

GENERAL PAVING NOTES:

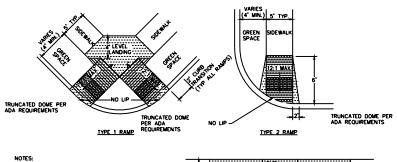
A. THE MOISTURE CONTENT AND DENSITY OF THE TOP 12-INCHES OF THE SUBGRADE SHALL BE EVALUATED AND THE PAVEMENT SUBGRADES BE PROOFROLLED WITHIN TWO DAYS PRIOR TO COMMENCEMENT OF ACTUAL PAVING OPERATIONS. AREAS WHICH DO NOT HAVE A MOISTURE CONTENT SUBSTANTIALLY THAT OF THE OPTIMUM MOISTURE CONTENT, OR INADEQUATE DENSITY, SHALL BE MOISTURE CONDITIONED AND RECOMPACTED. IF A PRECIPITATION EVENT OCCURS AFTER THE EVALUATION OR IF THE SURFACE BECOMES DISTURBED, THE SUBGRADE SHALL BE REPROVED BY QUALIFIED PERSONNEL IMMEDIATELY PRIOR PAVING.

B. ASPHALTIC CONCRETE SURFACE COURSE MIXTURES SHALL CONFORM TO THE REQUIREMENTS OF SECTION 404, 407 AND 409 OF THE ARKANSAS STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. THE MIXTURE SHALL HAVE A MINIMUM MARSHALL STABILITY OF 1,800 POUNDS AND THE SURFACE COURSE SHALL BE COMPACTED TO 97 PERCENT OF THE MIXTURES MARSHALL DENSITY (ASTM D 1559).

C. THE PORTLAND CEMENT CONCRETE PAVEMENT MIXTURE SHALL CONFORM TO THE REQUIREMENTS IN SECTION 501 OF THE ARKANSAS STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. THE MIXTURE SHALL BE DESIGNED TO DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS WITH A MAXIMUM SLUMP OF 4 INCHES AND AN ENTRAINED AIR CONTENT OF 5 TO 7 PERCENT.

PAVING DETAILS

N.T.S.

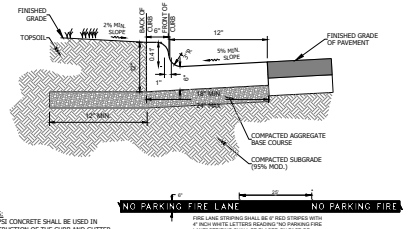



NOTES:

1. THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.
2. THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
3. THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".

WHEELCHAIR RAMP DETAILS

NOT TO SCALE




NOTES:
4000 PSI CONCRETE SHALL BE USED IN CONSTRUCTION OF THE CURB AND GUTTER. 1/2" PERFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY IN THE CURB AS FOLLOWS:

1. AT EACH JUNCTION OF RADIUS RETURN CURB AND THE CURB WHICH IS PARALLEL TO THE PROJECT CENTER LINE.
2. AT EACH JUNCTION WITH EXISTING CONCRETE CURB AND GUTTER.
3. AT EACH JUNCTION WITH EXISTING CONCRETE SIDEWALK, TO THE DEPTH OF THE SIDEWALK.
4. CONTRACTION JOINTS FOR CONCRETE CURB SHALL BE 1/8" TO 3/8" X 1-1/2" AND SHALL BE CONSTRUCTED AT 75' INTERVALS.
5. WHEN COMPLETED, THE CONCRETE SHALL BE CURED USING A WHITE PIGMENTED MEMBRANE CURING SOLUTION.

SEE PAVING DETAILS FOR PAVEMENT SECTIONS, SUBBASE, SUBGRADE AND COMPACTION REQUIREMENTS.

CONCRETE CURB AND GUTTER

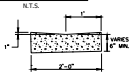
N.T.S.




FIRE LANE STRIPING SHALL BE 6" RED STRIPES WITH 4" INCH WHITE LETTERS READING "NO PARKING FIRE LANE" STRIPING SHALL BE PLACED ON FACE OF CURB WHENEVER POSSIBLE, OR AS SPECIFIED BY LOCAL CODES.

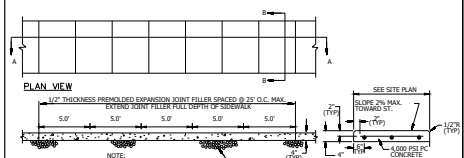
FIRE LANE STRIPING

N.T.S.



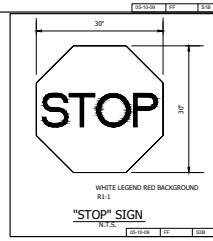

MODIFIED CURB AND GUTTER

N.T.S.




CONCRETE SIDEWALK

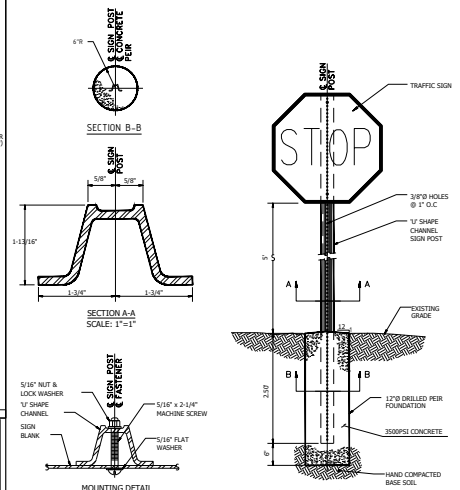
N.T.S.




WHITE LEGEND RED BACKGROUND
R1-1

"STOP" SIGN

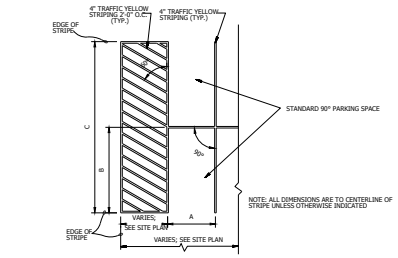
N.T.S.




NOTE:
ALL SIGNS SHOULD COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED.
MOUNT SIGNS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS

TRAFFIC SIGN POST

N.T.S.



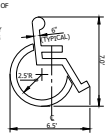

NOTE: ALL DIMENSIONS ARE TO CENTERLINE OF STRIPE UNLESS OTHERWISE INDICATED

| DIMENSION CHART | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| A | 9' | 9.5' | 10' | 9' | 9.5' | 10' | 9' | 9.5' | 10' |
| B | 18' | 18' | 18' | 19' | 19' | 19' | 20' | 20' | 20' |
| C | 36' | 36' | 36' | 38' | 38' | 38' | 40' | 40' | 40' |

NOTE: SEE SITE PLAN FOR TOTAL LAYOUT

90° PARKING STRIPING

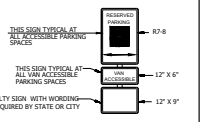
N.T.S.




NOTES:
LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING

ACCESSIBLE PAVEMENT MARKING

N.T.S.




ACCESSIBLE SIGN

N.T.S.

| NO | DATE | BY | CKD | DESCRIPTION |
|---|---|---|---|---|

A4CIVIL
ARKANSAS

HANK'S FURNITURE
SPRINGDALE, ARKANSAS

TYPICAL DETAILS

DATE:_____

damage prevention is no accident

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www.arkonecall.com

| DATE | DRAWN |
|---|---|
| 07-23-2026 | NG |
| DESIGNED | CHECKED |
| NG | TJA |

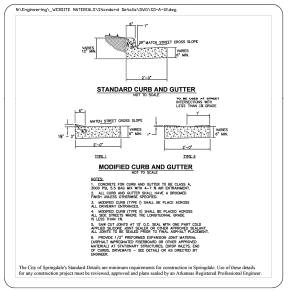
FOR REVIEW

PROJECT NO.
261009

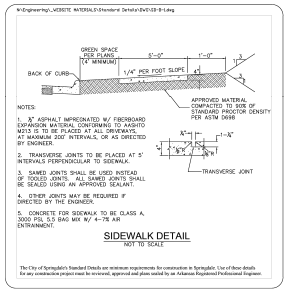
SHEET
C6.0

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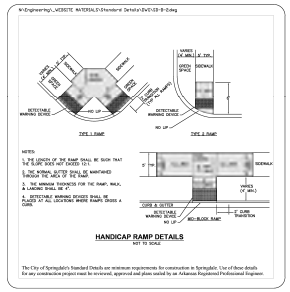
PLOT DATE/TIME: Thursday, August 20, 2026 3:01:01 PM FILE: P:\2026\09\Hanks Furniture-Springdale (ARK)\sheets\261009 DET ALL.dwg



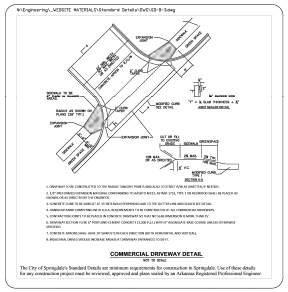

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION | DATE: OCTOBER 2018 | DESIGNED BY: STAFF | DRAWN BY: STAFF
SECTION A TYPICAL STREET SECTIONS & DETAILS | FILE NO. SD-A-12 | SPRINGDALE



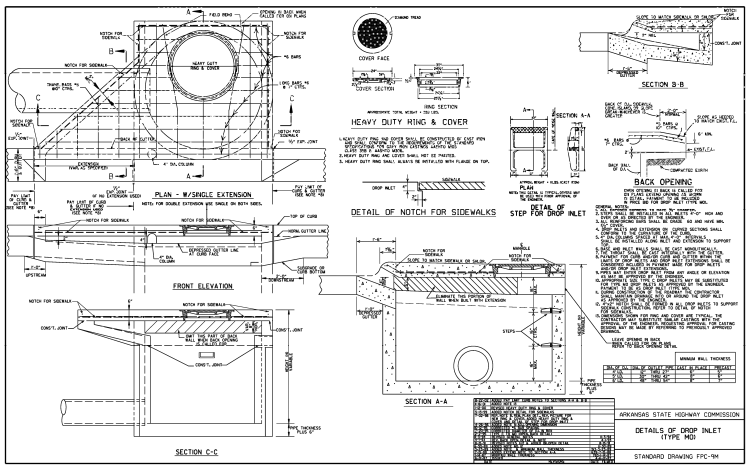

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION | DATE: OCTOBER 2018 | DESIGNED BY: STAFF | DRAWN BY: STAFF
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS | FILE NO. SD-B-1 | SPRINGDALE




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




STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION | DATE: OCTOBER 2018 | DESIGNED BY: STAFF | DRAWN BY: STAFF
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS | FILE NO. SD-B-3 | SPRINGDALE




| NO | DATE | BY | CKD | DESCRIPTION |
|---|---|---|---|---|

A4CIVIL ARKANSAS

HANK'S FURNITURE
SPRINGDALE, ARKANSAS

TYPICAL DETAILS

DATE:_____

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| NG | TJA |

FOR REVIEW

PROJECT NO.
261009

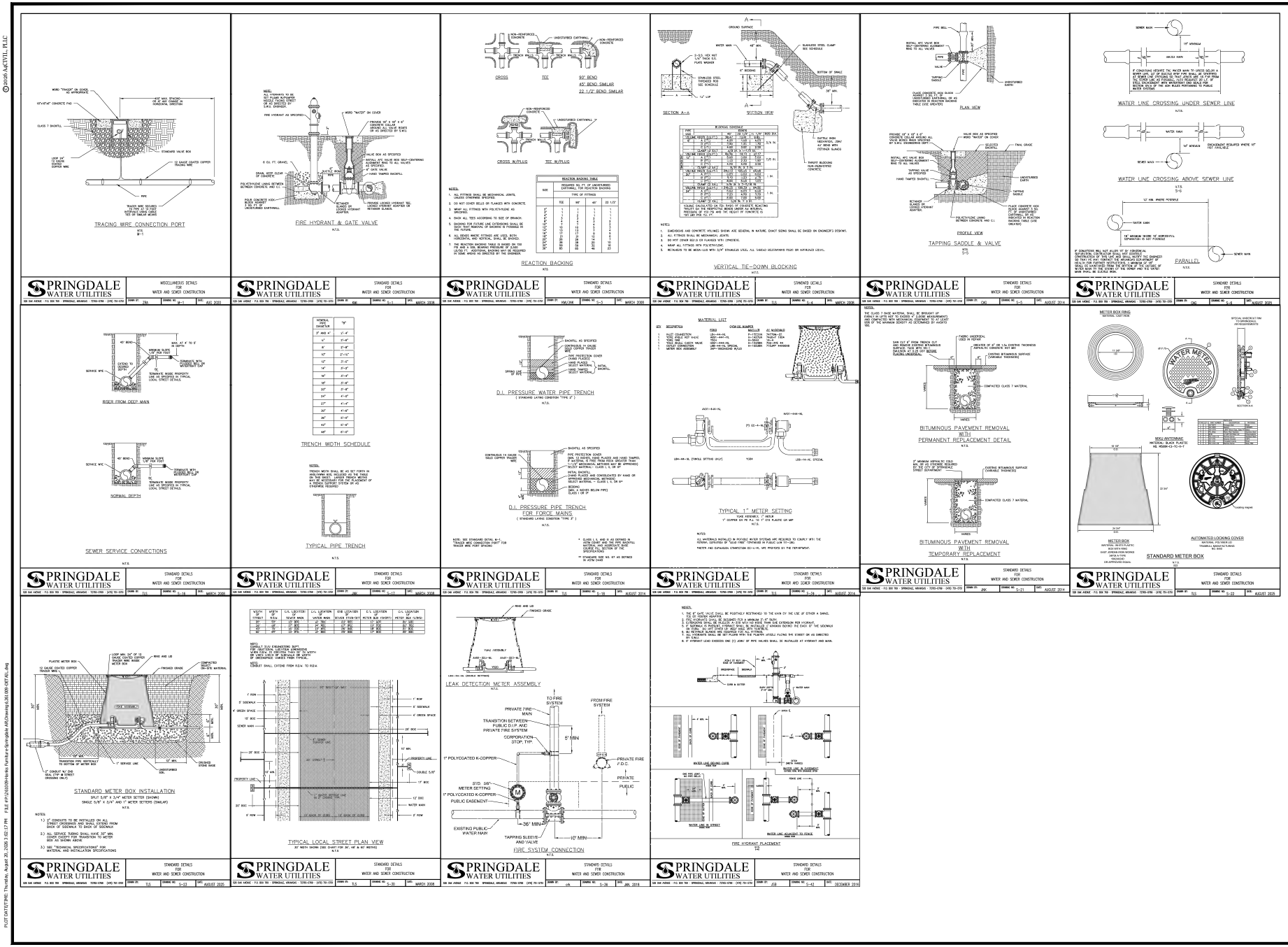
SHEET
C6.1

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PLOT DATE/TIME: Thursday, August 20, 2026 3:01:06 PM FILE: P:\2026\09-Hanks Furniture-Springdale (A4Civil)\Drawings\261009 DET-BLK.dwg

**TABLED PER STAFF**

L26-22




HANK'S FURNITURE
SPRINGDALE, ARKANSAS

TYPICAL DETAILS

A4CIVIL
ARKANSAS

DATE:_____

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| DESIGNED | CHECKED |
| NG | TJA |

FOR REVIEW

PROJECT NO.
261009

SHEET
C6.3

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PLOT DATE/TIME: Thursday, August 20, 2026 3:03:17 PM FILE: P:\2026\09-Hanks Furniture-Springdale (A4Civil)\cad\c6.3XL09 CMT ALL.dwg



Return to Agenda

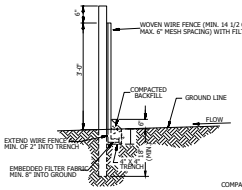



INSTALLATION NOTES

1. WATTLES SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
2. NOT FOR USE IN CONCENTRATED FLOW AREAS.
3. THE WATTLES SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF TWO (2) INCHES.
4. WATTLES SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
5. ON SLOPES, WATTLES SHOULD BE INSTALLED ON CONTOUR WITH A SLIGHT UPWARD CURVE AT THE END OF THE ROW IN ORDER TO CREATE PONDING.
6. CLOSELY ABUT ADJACENT WATTLES. WATTLES SHOULD BE ABUTTED FIRMLY TO ENSURE NO LEAKAGE AT THE ABUTMENTS.
7. WHEN INSTALLING RUNNING LENGTHS OF WATTLES, BUTT THE SECOND WATTLE TIGHTLY AGAINST THE FIRST, DO NOT OVERLAP THE ENDS. STAKE THE WATTLES AT EACH END AND FOUR FOOT ON CENTER.
8. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE, LEAVING 2 - 3 INCHES OF THE STAKE PROTRUDING ABOVE THE WATTLE. WHEN INSTALLING WATTLES ON SLOPES, DRIVE THE STAKES PERPENDICULAR TO THE SLOPE.
9. DRIVE THE FIRST END STAKE OF THE SECOND WATTLE AT AN ANGLE TOWARD THE FIRST WATTLE IN ORDER TO HELP ABUT THEM TIGHTLY TOGETHER.
10. STAKING: THE CONTRACTOR RECOMMENDS USING WOOD STAKES TO SECURE THE WATTLES. 1/2" TO 5/8" DIAMETER STAKES ARE ACCEPTABLE WITHOUT SAFETY CAP. BE SURE TO USE A STAKE THAT IS LONG ENOUGH TO PROTRUDE SEVERAL INCHES ABOVE THE WATTLE.
11. THE CONTRACTOR SHALL INSPECT WATTLES EVERY TWO WEEKS AND AFTER ANY SIGNIFICANT STORM EVENT AND MAKE REPAIRS OR REMOVE SEDIMENT ACCUMULATED BEHIND WATTLE AS NECESSARY.
12. SEDIMENT ACCUMULATED BEHIND WATTLE SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DIAMETER OF THE WATTLE.
13. WATTLES SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND IS ACCEPTED BY THE CITY.

## WATTLE BARRIER

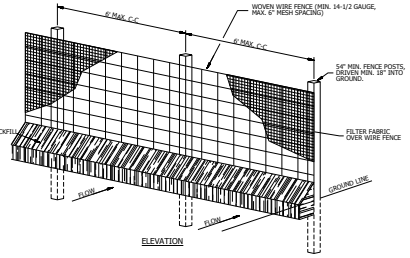
N.T.S.




CROSS-SECTION

SILT FENCE NOTES

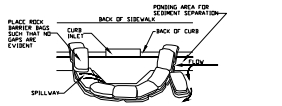
1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. HERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.




ELEVATION

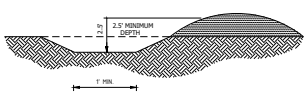
## SILT FENCE

N.T.S.




NOTES:
1. BAGS OF WOVEN GEOTEXTILE FABRIC, FILLED WITH GRAVEL MUST BE LAYERED SUCH THAT NO GAPS ARE EVIDENT.
2. USE A 2" DEEP SANDBAG GAP IN THE TOP ROW ON THE SIDE AWAY FROM FLOW, TO PROVIDE A SPILLWAY, OR IN THE CENTER IF PONDING IS NEEDED ON BOTH SIDES.
3. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

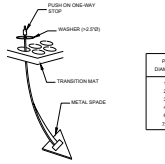
CURB INLET PROTECTION SETUP
N.T.S.




## DIVERSION DITCH

N.T.S.

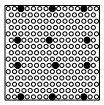
NON-COHESIVE SOILS
SCOURSTOP TRANSITION MAT
INSTALLATION DETAILS



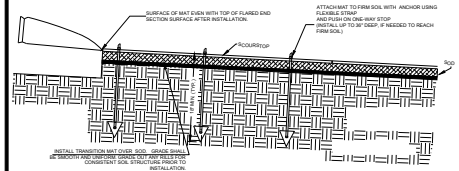

| PIPE DIAMETER | DISCHARGE (CFS) | SCOURSTOP WIDTH&LENGTH |
|---|---|---|
| 12" | 8 | 4' x 4' |
| 24" | 30 | 4' x 8' |
| 36" | 75 | 8' x 12' |
| 48" | 100 | 12' x 16' |
| 60" | 150 | 12' x 20' |
| 72"+ | | SEE DETAILS |

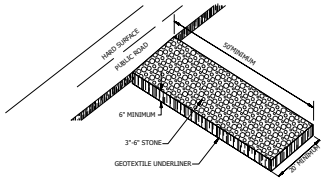
PIPE FLARED END SECTION

SHORELINE PROTECTION:



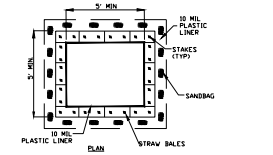
ANCHOR CONFIGURATION FOR SLOPES STEEPER THAN 0:1. TRANSITION MATS OVER A MIN. 8 OZ. GEOTEXTILE.




## TEMPORARY CONSTRUCTION ENTRANCE

N.T.S.

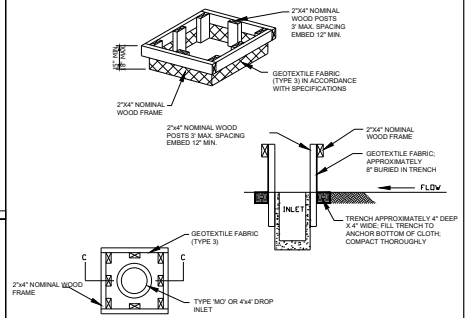



WASHOUT NOTES

1. NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.
2. EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
3. ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.
4. TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
5. WASHOUT FACILITIES WILL BE CLEANED OUT OR REPLACED ONCE THE WASHOUT IS 75% FULL.
6. PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL POLYSTHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
7. WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF OFFSITE. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF.

## CONCRETE WASHOUT

N.T.S.




## EXCAVATED INLET PROTECTION

N.T.S.

| NO | DATE | BY | CKD | DESCRIPTION |
|---|---|---|---|---|
| | | | | |

A4CIVIL
ARKANSAS

HANK'S FURNITURE
SPRINGDALE, ARKANSAS

SWPPP DETAILS

DATE:_____

*damage prevention is no accident*

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

800-482-8998
Arkansas One-Call
www.arkonecall.com

| DATE | DRAWN |
|---|---|
| 07-23-2026 | NG |
| DESIGNED | CHECKED |
| NG | TJA |

FOR REVIEW

PROJECT NO.
261009

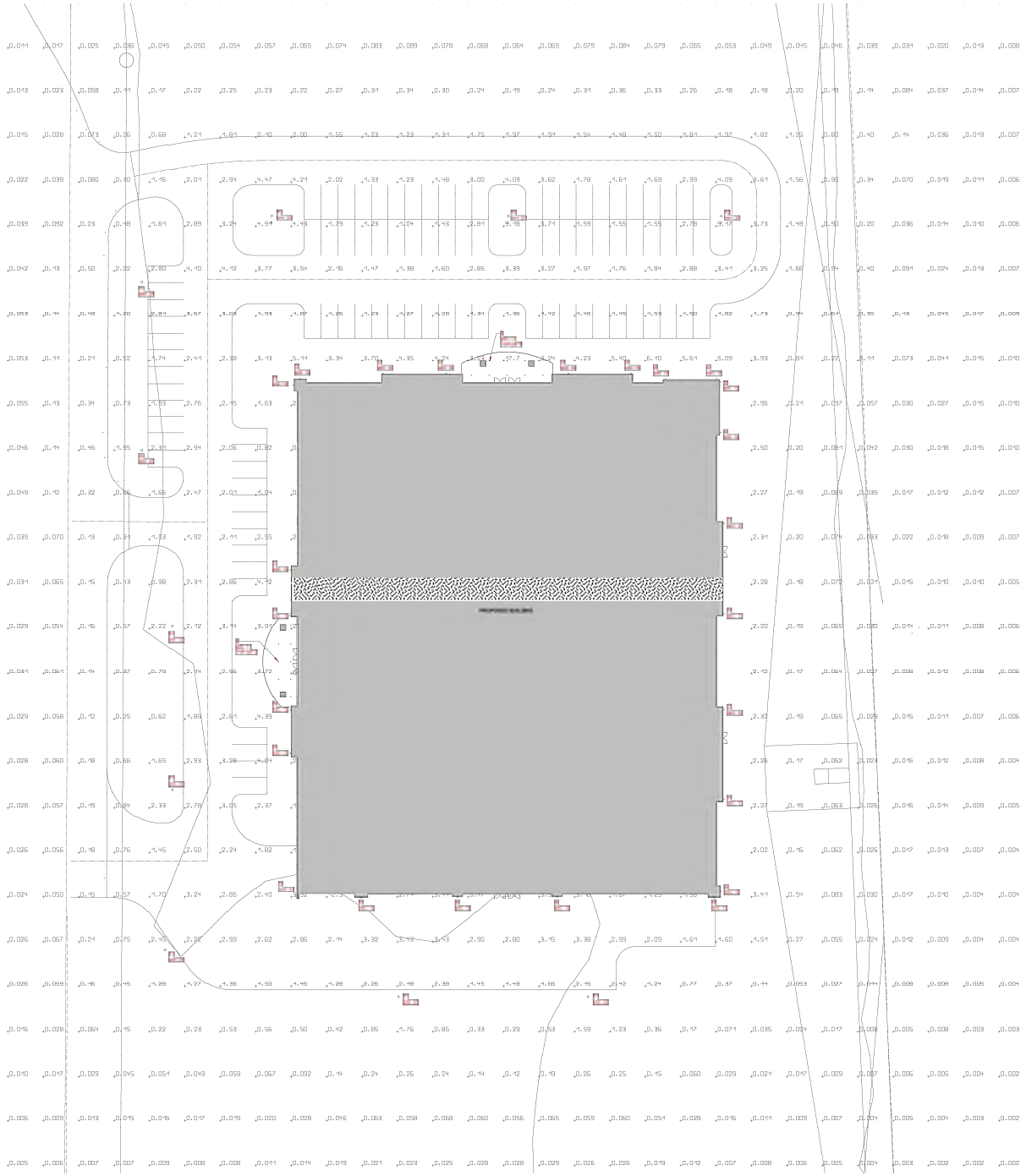
SHEET
C6.5

©2026 A4CIVIL, PLLC

PLOT DATE/TIME: Thursday, August 20, 2026 3:01:12 PM FILE: P:\2026\09\Hanks Furniture-Springdale (ARK)\sheets\261009 CMT.dwg

TABLED PER STAFF

L26-22

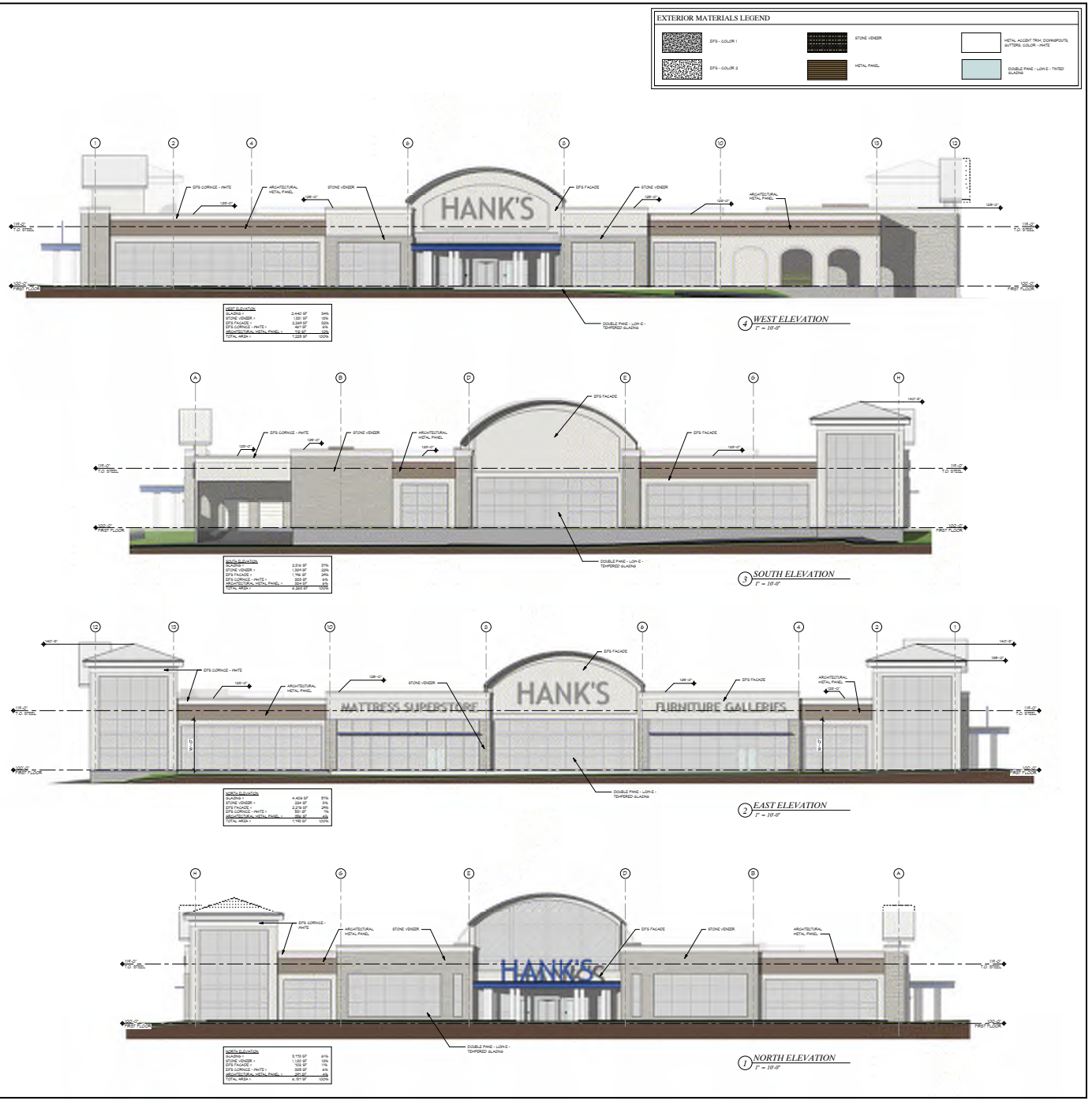


1 SITE PHOTOMETRIC PLAN
1" = 20'-0"

WORK IN PROGRESS

E-801


HANK'S
HANK'S




PRELIMINARY
NOT FOR CONSTRUCTION

Burris Architecture
4209 Trigate Blvd, Suite 201
Fort Smith, AR 72904

HANKS
MEMBERS LN
SPRINGDALE, AR

DATE 7-17-26
JOB NO. 25174
REVISIONS

A2.0
EXTERIOR ELEVATIONS

ALL DRAWINGS, PLANS, SPECIFICATIONS AND COMPUTER FILES ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF BURRIS ARCHITECTURE. THEY ARE NOT TO BE USED BY THE OWNER OR OTHERS ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF BURRIS ARCHITECTURE.

July 22, 2026
City of Springdale
Attn: Planning Department
201 Spring St.
Springdale AR, 72764

**RE: List of Adjacent Owners**
**Hank's Furniture LSD**
**A4C Project # 261009**

To the City of Springdale Planning Staff,

The following is a list of the adjacent owners to the proposed large-scale development to serve Hank's Furniture at 5177 Watkins Ave, Springdale AR.

815-29107-331
University Of Arkansas Board Of Trustees
405 Administration Bldg
Fayetteville, AR 72701

815-29107-430
JHT LLC An Arkansas Limited Liability Company
PO Box 1526
Fayetteville, AR 72702

815-29107-380
Usable Corporation Attn: Ken Pearson
601 S Gains St
Little Rock, AR 72201

815-29107-370
Arkansas State Highway Comm
PO Box 2261
Little Rock, AR 72203

815-29107-310
Arkansas State Highway Comm
PO Box 2261
Little Rock, AR 72203

815-29107-170
Arkansas State Highway Comm
PO Box 2261
Little Rock, AR 72203

815-29107-201
Arkansas Children's Northwest Inc
1 Children's Way
Little Rock, AR 72202

815-29107-283
City Of Springdale
201 N Spring St
Springdale, AR 72764

815-29107-284
City Of Springdale
201 N Spring St
Springdale, AR 72764

815-29107-281
Phillips Free Will Baptist Church
3074 S 48th St
Springdale, AR 72762

815-29107-280
Episcopal Diocese Of Arkansas Reverend Hadonovan-Bishop
206 North Westwood Lane
Springdale, AR 72762

815-29107-151
Two Rivers South LLC
5515 Country Club Blvd
Little Rock, AR 72207




815-29107-274
TLC Properties LLC
5321 Corporate Blvd
Baton Rouge, LA 70808

Anthony Anderson P.L.S. 1272

Anderson Surveying Inc.

479-841-5397
info@a4civil.com
797 N. Salem Rd. Ste 140
Fayetteville, AR 72704

A4CIVIL

August 20, 2026

Ms. Jenny Neel
Planning Department
City of Springdale
201 Spring Street
Springdale, AR 72764

**RE: Waiver Request**
**Hank's Furniture LSD**
**L26-22 (A4Civil Project 261009)**

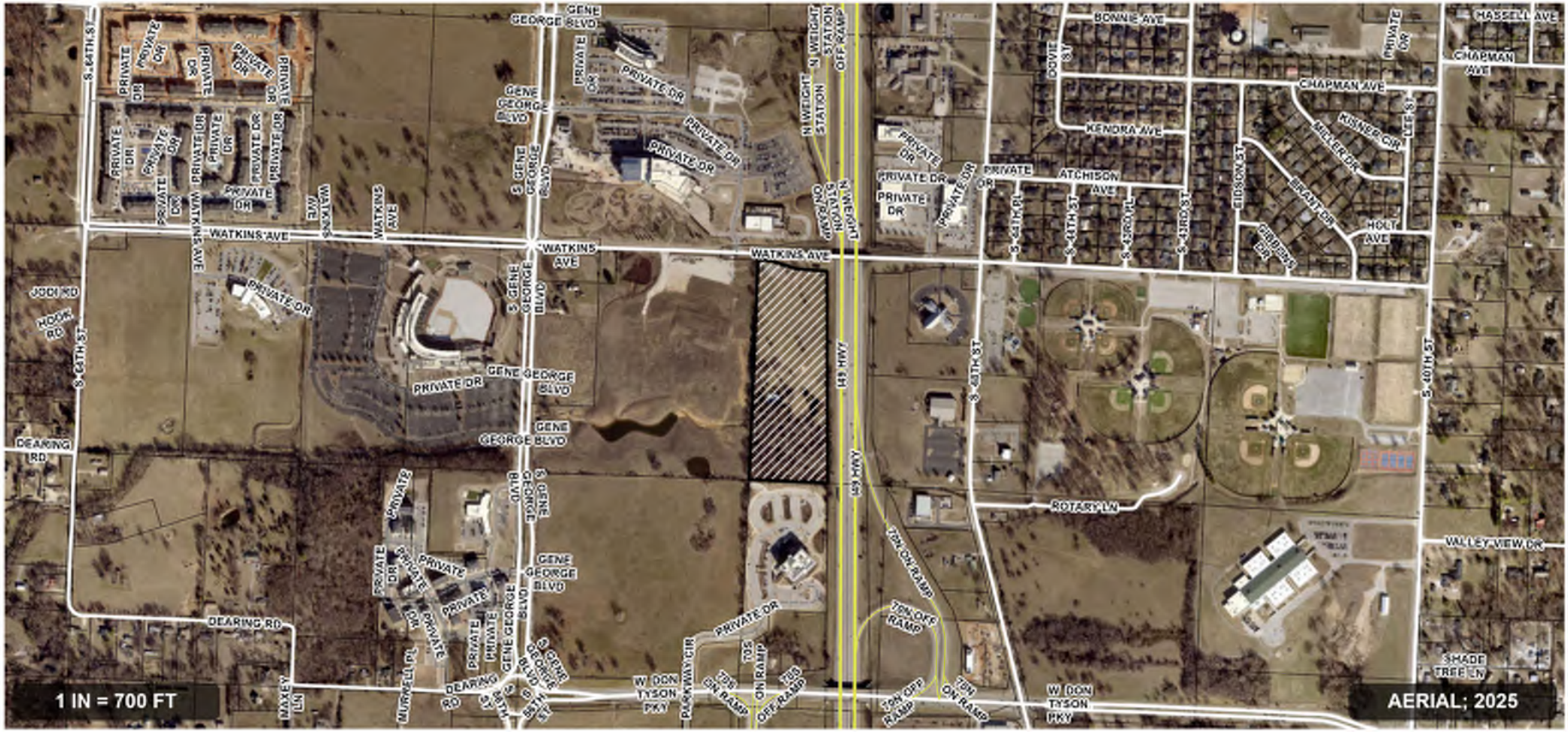
Ms. Neel:

On behalf of our client, A4Civil would like to request a waiver of the required master street improvements for the full length of the property. Our client is proposing to dedicate the required right of way along the full length of the property. The adjacent project, L25-10, received a waiver to only construct the required Mary Frances Lane improvements halfway along their property. Our client is requesting to construct the improvements to the end of Mary Frances Lane as constructed by project L25-10. When the southern portion of our client's property is developed, street improvements will be constructed to the property line.

Please let me know if you have any questions.

Sincerely,

Jason Appel P.E.
Principal / CEO




PROJECT AREA

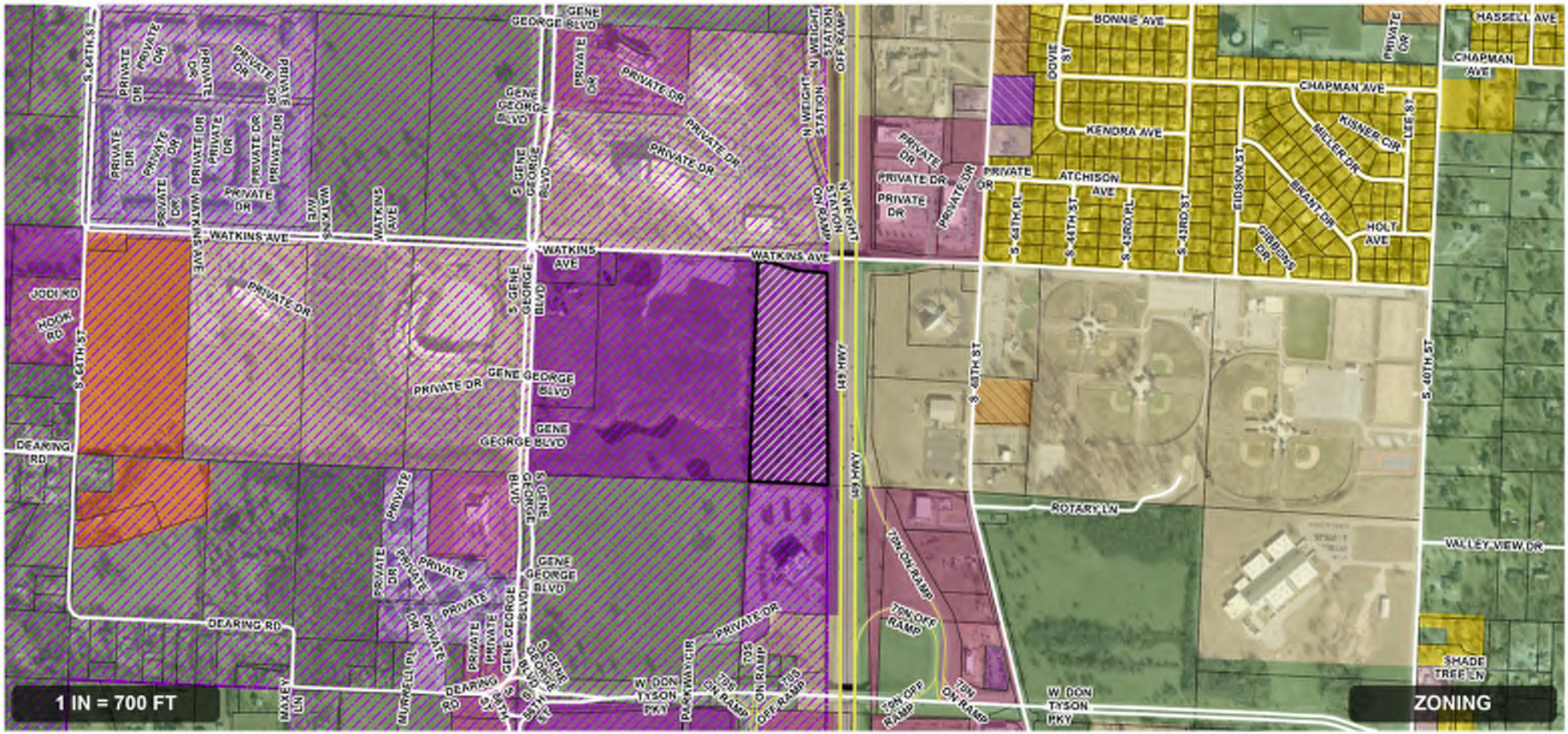
## L26-22: Hank's Fine Furniture

**5177 Watkins Avenue**

L26-22: Large Scale Development

W26-40: Waiver from Street Improvements on Mary Frances Lane

N




## L26-22: Hank's Fine Furniture

**5177 Watkins Avenue**

L26-22: Large Scale Development

W26-40: Waiver from Street Improvements on Mary Frances Lane

# Rezone Memo

**To:** PLANNING COMMISSION MEMBERS

**From:** Sharon Tromburg, Planning Director

**Date:** September 1, 2026

**Re:** **FB26-13** **Boundary Amendment**

A request by Margaret Jo Oliver Revocable Trust for Planning Commission approval of a zone change from Medium Density Multi-Family Residential District (MF-12) to S.E.E.D, specifically Neighborhood Residential Type 3 (NR3), for a tract of land containing 0.13 acres.

LOT LOCATION AND SIZE
The 0.13-acre tract is located at 314 E. Velma Avenue. A vicinity map is attached.

EXISTING ZONING
MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MF-12)

REQUESTED ZONING
NEIGHBORHOOD RESIDENTIAL TYPE 3 (NR3)

SURROUNDING ZONING AND LAND USE
Zoning of the surrounding area is shown on the attached map. The subject property is located on E. Velma Avenue, with Crutcher Street to the west and Dodson Street to the east. The property currently contains a single-family home and is zoned MF-12. The surrounding area to the north, south, east, and west consists primarily of residential uses within the MF-12 zoning district. The parcel is currently subject to a lot split process.

LAND USE PLAN AND MASTER STREET PLAN
The adopted Comprehensive Land Use Plan does not reflect downtown.
The 2025 Adopted Master Street Plan designates E. Velma Avenue as a local street.

## STAFF COMMENTS AND RECOMMENDATIONS

**The rezoning request is in keeping with the following goal of the Form-Based Code and is recommended for approval:**

- **Preserve or enhance the existing vibrant, pedestrian-oriented character of these areas while allowing flexibility in use. *(chap. 32, sec 3.5 – FBC purpose)***

SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

# Rezoning Petition

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

| **Petitioner (Property Owner)** | Site/ Location: 314 EAST VELMA |
|---|---|
| Name: MARGARET JO OLIVER | Assessor's Parcel Number(s): 815-22428-000 |
| E-mail: | |
| Address: 314 EAST VELMA AVE | Current Zoning: MF-12 |
| SPRINGDALE, ARKANSAS | Proposed Zoning: NR-3 |
| Phone: (479) 366-6119 | Total Acreage: 0.34 |

**All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.**

**Petition Requirements:**

- ☐ A copy of the warranty deed indicating ownership of the property.
- ☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
- ☐ A brief statement explaining the reason for the rezoning request, the intended use of the property, and the effect of property changes upon surrounding land uses.
- ☐ A layman's description of the property (physical address if possible).
- ☐ A list of all adjacent property owners certified by a licensed abstractor or surveyor in the past sixty (60) days.
- ☐ An accurate legal description if the property to be rezoned is only a portion of the land.
- ☐ A scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow.
- ☐ Once the petition has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
- ☐ Provide the required affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- ☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

**Review Fee:**

- ☐ $175.00

**STAFF USE ONLY**

| Date Application Submitted: 7/21/26 | Project Number: FB26-13 |
|---|---|
| Date Accepted as Complete: 8/14/26 | Receipt Number: 5991 |

# Petition for Rezoning

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

**Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by**

**Indicate person of contact for this petition:** Petitioner ☒ Representative ☐

**Record Property Owner(s):** Margaret Jo Oliver

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

**Legal Description:**

**Layman's Description:** _____

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

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

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

**FROM** (current zoning): MS-12

**TO** (proposed zoning): NR-3

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

1. **Sell** the property **YES** / (NO) and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title **YES** / (NO)

2. **Develop** the property (YES) / **NO** , and if so, the proposed use is SINGLE FAMILY HOME.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows:

NO IMPACT, FITS WITH SURROUNDING AREA

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

Authorized Representative: Margaret Jo Oliver

Mailing Address: 314 EAST VELMA AVE

Phone Number: 479 366-6119 Email:

# Verification

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

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

**Printed Name of Record Property Owner(s)**

MARGARET JO OLIVER

**Printed Name of Applicant(s)**

**Signature of Record Property Owner(s)**

Margaret Jo Oliver

**Signature of Applicant(s)**

**Date:** 7-21-2026

**Date:**

**State of Arkansas )**
**) ss.**
**County of** Wash **)**

**SUBSCRIBED AND SWORN TO before me, a Notary Public, this the** 21 **day of** July, **20** 26.

SINTIA HERRERA
Notary Public - Arkansas
Washington County
Commission # 00005430
My Commission Expires Oct 30, 2034

**Notary Public**

**My commission expires:** October 30, 2034

# Variance Application

**Date: 08/12/2026 Permit No.: 260299**

**Applicant / Owner**

| | | | |
|---|---|---|---|
| Applicant Name: | Margaret Oliver | Owner Name: | Margaret Oliver |
| Address: | 314 East Velma Ave | Address: | 314 East Velma Ave |
| City, State, Zip: | Springdale, Arkansas 72764 | City, State, Zip: | Springdale, Arkansas 72764 |
| Phone: | 479-366-6119 | Phone: | 479-366-6119 |
| Email: | [redacted] | Email: | [redacted] |
| Contact: | Applicant | | |

**Project**

| | | | |
|---|---|---|---|
| Project Location: | 314 East Velma Ave | Multiple Buildings: | ☐ |
| Parcel Numbers: | 815-22428-000 | Outdoor Storage: | ☐ |
| Current Zone: | MF12 | Facades/Exterior: | ☐ |
| Rezone Required: | NA | Detail Features: | ☐ |
| Total Acreage: | 0.34 | Roofs: | ☐ |
| Entrances: | ☐ | Materials/Colors: | ☐ |
| Parking Lot: | ☐ | Entryways: | ☐ |
| Structure Back: | ☐ | Landscaping: | ☐ |
| Pedestrian Flow: | ☐ | Screening: | ☐ |
| Central Features: | ☐ | Lighting: | ☐ |

Variance Request: Requesting Variance for nonconforming structures to remain.

Difficulty/Hardship: splitting the land and need to bring property to complience, structures have been there for over 30 years.

Variance Effect: Bring property to full complience to be able to split the land.

Harmony:

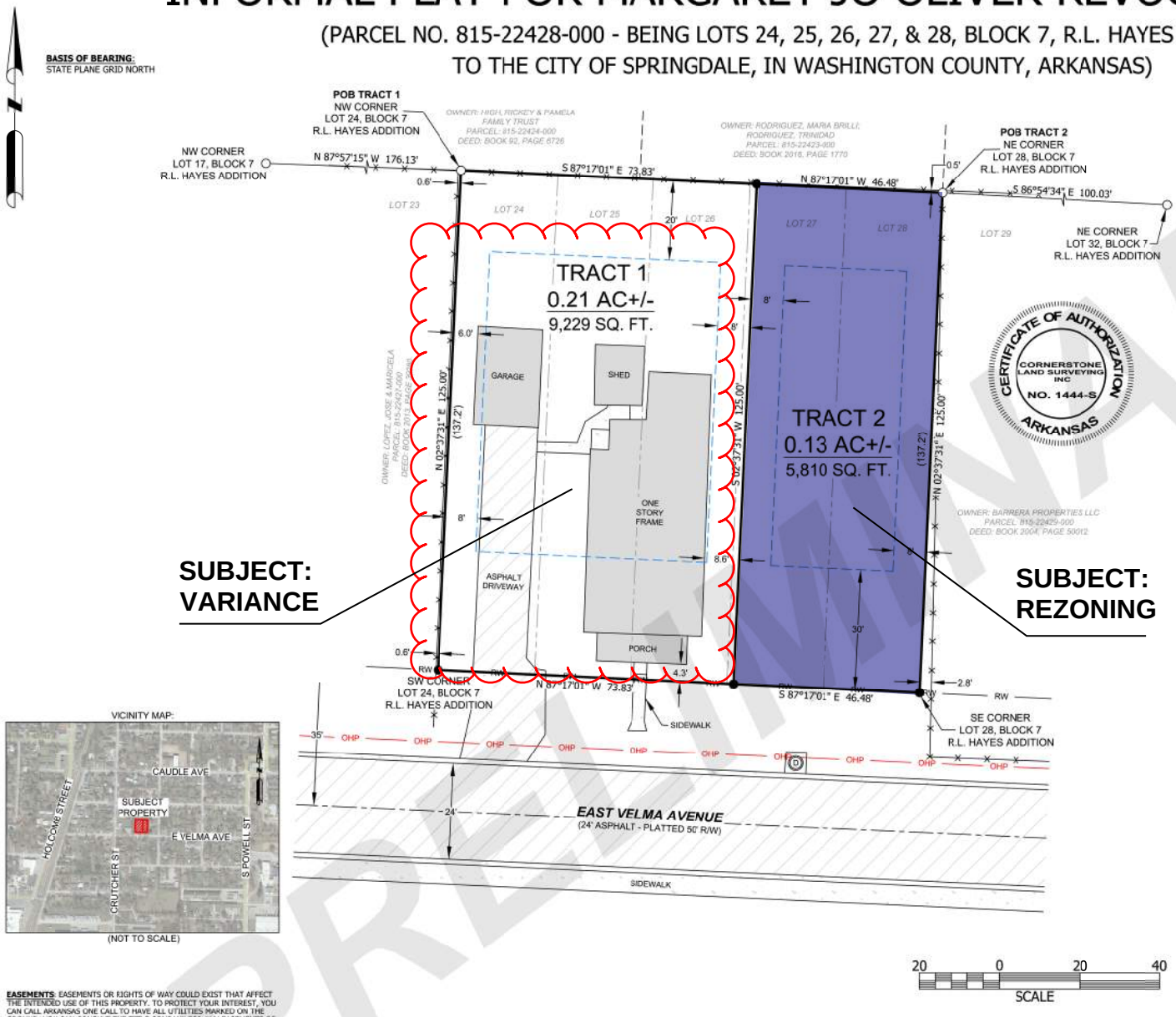
I do hereby certify that the information contained herein is true and correct.

Margaret Oliver — Name

08/12/2026 — Date

# INFORMAL PLAT FOR MARGARET JO OLIVER REVOCABLE TRUST

## (PARCEL NO. 815-22428-000 - BEING LOTS 24, 25, 26, 27, & 28, BLOCK 7, R.L. HAYES ADDITION TO THE CITY OF SPRINGDALE, IN WASHINGTON COUNTY, ARKANSAS)




**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.

**CITY OF SPRINGDALE APPROVAL FOR RECORDING:**

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION DATE

**ACCEPTANCE OF DEDICATIONS:**

CITY CLERK DATE

MAYOR DATE

ENGINEER, SPRINGDALE WATER UTILITIES DATE

**CERTIFICATION OF TRANSMITTAL & OWNERSHIP:** 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.

**ALLOTTERS:**

PRINT NAME: _____

SIGNATURE: _____

**STATE OF ARKANSAS**
**COUNTY OF WASHINGTON**

On this _____ day of _____, before me, _____, the undersigned notary, personally appeared _____ of signer(s) known to me (or satisfactorily proven) to be the person whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

SIGNED

NAME: _____ DATE: _____

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1969
SIGNATURE
COY N. SIGMON

**ZONE:** MF-12 MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT

**SETBACKS:**
FRONT 30 FEET
BACK 20 FEET
SIDE 8 FEET

**OWNER:** OLIVER, MARGARET JO REVOCABLE TRUST

**PARCEL:** 815-22428-000

**ADDRESS:** 314 E VELMA AVE, SPRINGDALE, AR 72764

**EASEMENTS:** EASEMENTS OR RIGHTS OF WAY COULD EXIST THAT AFFECT THE INTENDED USE OF THIS PROPERTY. TO PROTECT YOUR INTEREST, YOU CAN CALL ARKANSAS ONE CALL TO HAVE ALL UTILITIES MARKED ON THE GROUND. YOU CAN CONSULT THE TITLE COMPANY FOR ANY EASEMENTS OF RECORD, OR YOU CAN UPGRADE THIS SURVEY TO AN A.L.T.A., LAND TITLE SURVEY. THIS ALLOWS US TO COORDINATE WITH THE TITLE COMPANY AND ARKANSAS ONE CALL, AND THEN SUBSEQUENTLY PLOT ANY RELEVANT EASEMENTS ON THE SURVEY PLAT FOR YOUR REVIEW.

**SURVEY CERTIFICATION:** THE SUBJECT PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION IN ACCORDANCE WITH THE ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS. THIS SURVEY PLAT IS THE INTELLECTUAL PROPERTY OF CORNERSTONE LAND SURVEYING AND CAN BE USED IN ITS ENTIRETY BY THE CLIENT SHOWN, OR THEIR REPRESENTATIVES, WITHIN 90 DAYS OF THIS DATE:

COY N. SIGMON, PS 1969 DATE 07-14-2026

**TITLE RESEARCH NOTE:** IN ADDITION TO THE INITIAL DOCUMENTS RECEIVED BY THE CLIENT, OR THEIR REPRESENTATIVE, ONLY LIMITED DEED RESEARCH WAS PERFORMED BY THIS COMPANY DURING THIS SURVEY. THEREFORE, PLEASE HAVE A REPUTABLE TITLE COMPANY CONFIRM THE SURVEYED PROPERTY AND THE ACREAGE SHOWN.

**BASIS OF SURVEY:** THIS IS A SURVEY OF THAT PROPERTY DESCRIBED IN FILE NO. 2017-00036473 OF THE WASHINGTON COUNTY RECORDS. SEE ALSO A PRIOR PLAT OF R.L. HAYES ADDITION TO SPRINGDALE ARK, FILED FOR RECORD ON 02-19-1921.

**FLOOD STATEMENT:** THE DESCRIBED PROPERTY LIES IN FLOOD ZONE "X" OF THE FIRM MAP #05143C0070G, EFFECTIVE ON 01-25-2024, AS PER FEMA.


CORNERSTONE SURVEYING
3501 S. Gary Street, Fort Smith, Arkansas 72903 479.763.1414 www.cornerstone-surveying.com


| | | | |
|---|---|---|---|
| DATE | 07-14-2026 | DRAWN BY | B.HIGBY |
| SCALE | 1"= 20' | JOB# | 26-847 |
| STATE CODE | 500-17N-30W-0-01-130-72-1969 | | |
| CLIENT | MARGARET JO OLIVER REVOCABLE TRUST | | |

**LEGEND**

| | | | |
|---|---|---|---|
| ○ FOUND IRON PIN | ⊠ FOR. SERV. MONUMENT | ⊘ COMPUTED POINT | HVA/E HIGH VOLTAGE A/E |
| ◎ FOUND IRON PIPE | ⊘ CORP MARKER | ▼ SET POST ON LINE | R/W RIGHT OF WAY |
| △ FOUND IRON SPIKE | ⊗ FND. ALUM. CAP OR MON. | POB POINT OF BEGINNING | UGG UNDERGROUND GAS LINE |
| □ FOUND SET STONE | ■ FENCE CORNER POST | BROKEN SCALE | FO FIBER OPTIC LINE |
| ☒ R/W MARKER | ● SET ½" REBAR | FENCE LINE | UGE UNDERGROUND ELEC. |
| ▽ FOUND "T" POST | ⊙ SET 2" CAP-½" REBAR | (XXX.XX') RECORD DISTANCE | SANITARY SEWER |
| ◇ FOUND R.R. SPIKE | ◆ SET R.R. SPIKE | —OHP— OVERHEAD POWER | DRAIN MANHOLE |

| | | | |
|---|---|---|---|
| WM | WATER METER | | |
| WV | WATER VALVE | | |
| W | WATER LINE | | |
| GM | GAS METER | | |
| FH | FIRE HYDRANT | | |
| U/E | UTILITIES ESMT. | | |
| | SET BACK LINE | | |

PRELIMINARY



Return to Agenda

Realty Title & Closing Services LLC

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

**File No.: 26-95259W**

**Adjacent Property Owners**

**Subject Property:**
**Current Owner: Margaret Jo Oliver, Trustee of the Margaret Jo Oliver Revocable Trust dated November 1, 2017**
**Parcel Number: 815-22428-000**
**Property Address: 314 E Velma Ave, Springdale, AR**
**Mailing Address: 314 E Velma Ave, Springdale, AR 72764**

**Adjoining Property Owners:**
**Current Owner: The David M. Massie and Virginia W. Massie Joint Revocable Trust UTD 2-18-92**
**Parcel Number: 815-22446-000**
**Property Address: 305 E Velma Ave, Springdale, AR**
**Mailing Address: 252 Combs Ln, Springdale, AR 72764**

**Current Owner: Arturo Cabeza Martinez and Teresa Saldana Martinez**
**Parcel Number: 815-22445-000**
**Property Address: 307 E Velma Ave, Springdale, AR**
**Mailing Address: 307 E Velma Ave, Springdale, AR 72764**

**Current Owner: RAWR, LLC**
**Parcel Number: 815-22444-000**
**Property Address: 309 E Velma Ave, Springdale, AR**
**Mailing Address: 4126 N Valerie Dr, Fayetteville, AR 72703**

**Current Owner: Heydi Guillen and Helisandro Gachuzo Chombo**
**Parcel Number: 815-22443-000**
**Property Address: 904 Dodson St, Springdale, AR**
**Mailing Address: 904 Dodson St, Springdale, AR 72764**

**Current Owner: Barrera Properties LLC**
**Parcel Number: 815-22429-000**
**Property Address: 324 E Velma Ave, Springdale, AR**
**Mailing Address: 19854 Sherry Rd, Springdale, AR 72764**

**Current Owner: Jose Lopez and Maricela Lopez**
**Parcel Number: 815-22427-000**
**Property Address: 310 E Velma Ave, 312 E Velma Ave, Springdale, AR**
**Mailing Address: 5241 Har Ber Ave, Springdale, AR 72762**

**Current Owner: Rickey A. High and Pamela D. High, Trustees of the Rickey and Pamela High Family Trust dated March 6, 2018**
**Parcel Number: 815-22424-000**
**Property Address: 309 Hart Ave, Springdale, AR**
**Mailing Address: 309 Hart Ave, Springdale, AR 72764**

**Current Owner: Maria Brilli Rodriguez and Tinidad Rodriguez**
**Parcel Number: 815-22423-000**
**Property Address: 317 Hart Ave, Springdale, AR**
**Mailing Address: 317 Hart Ave, Springdale, AR 72764**

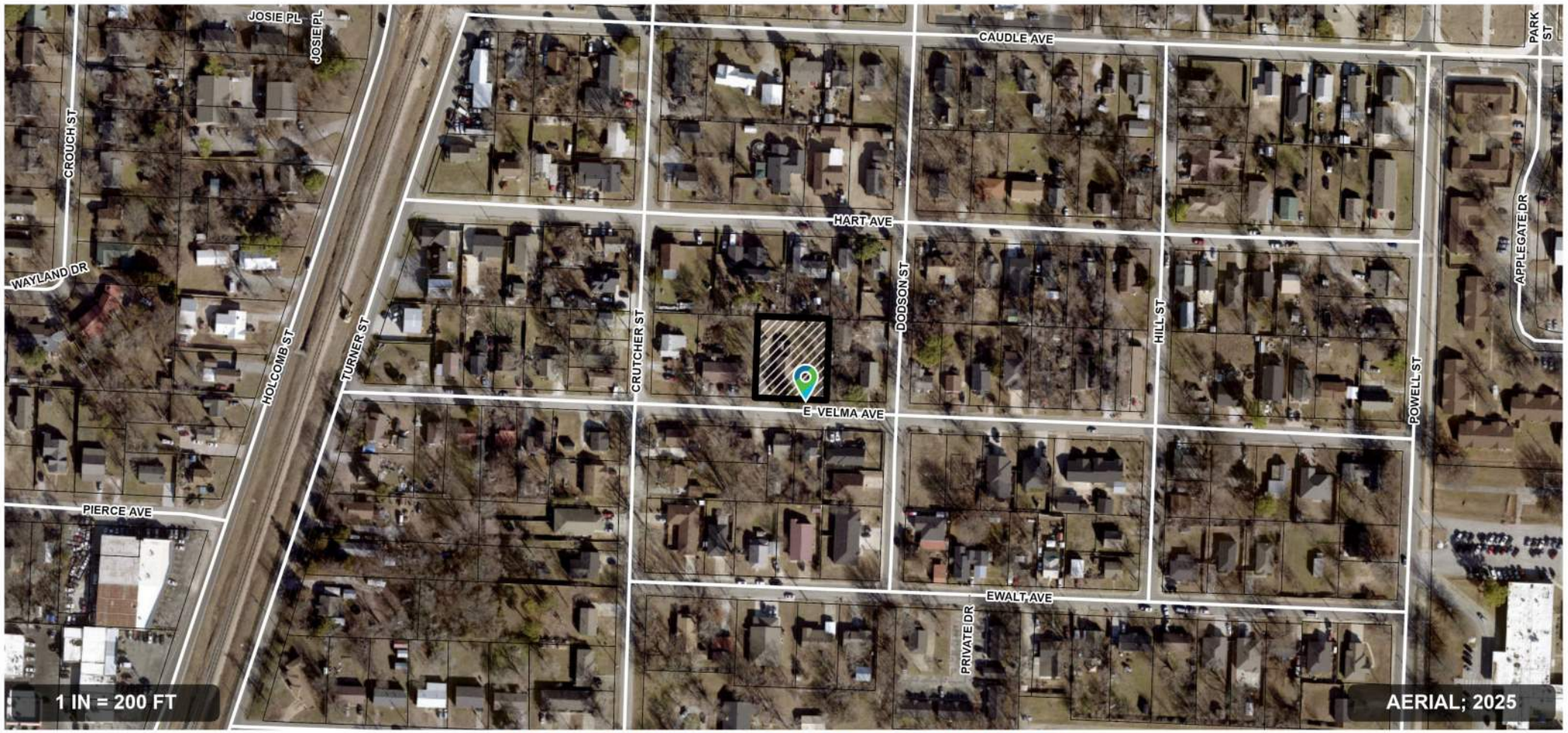
**Current Owner: Ashley Anne Whitehorn**
**Parcel Number: 815-22422-000**
**Property Address: 319 Hart Ave, Springdale, AR**
**Mailing Address: 319 Hart Ave, Springdale, AR 72764**

**This list is compiled mainly from the Washington County Assessor's Office and is further certified through July 20, 2026.**

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

Brittney Pullen

*By:* _____
*Authorized Signatory*
Brittney Pullen




PROJECT AREA

PUBLIC NOTICE

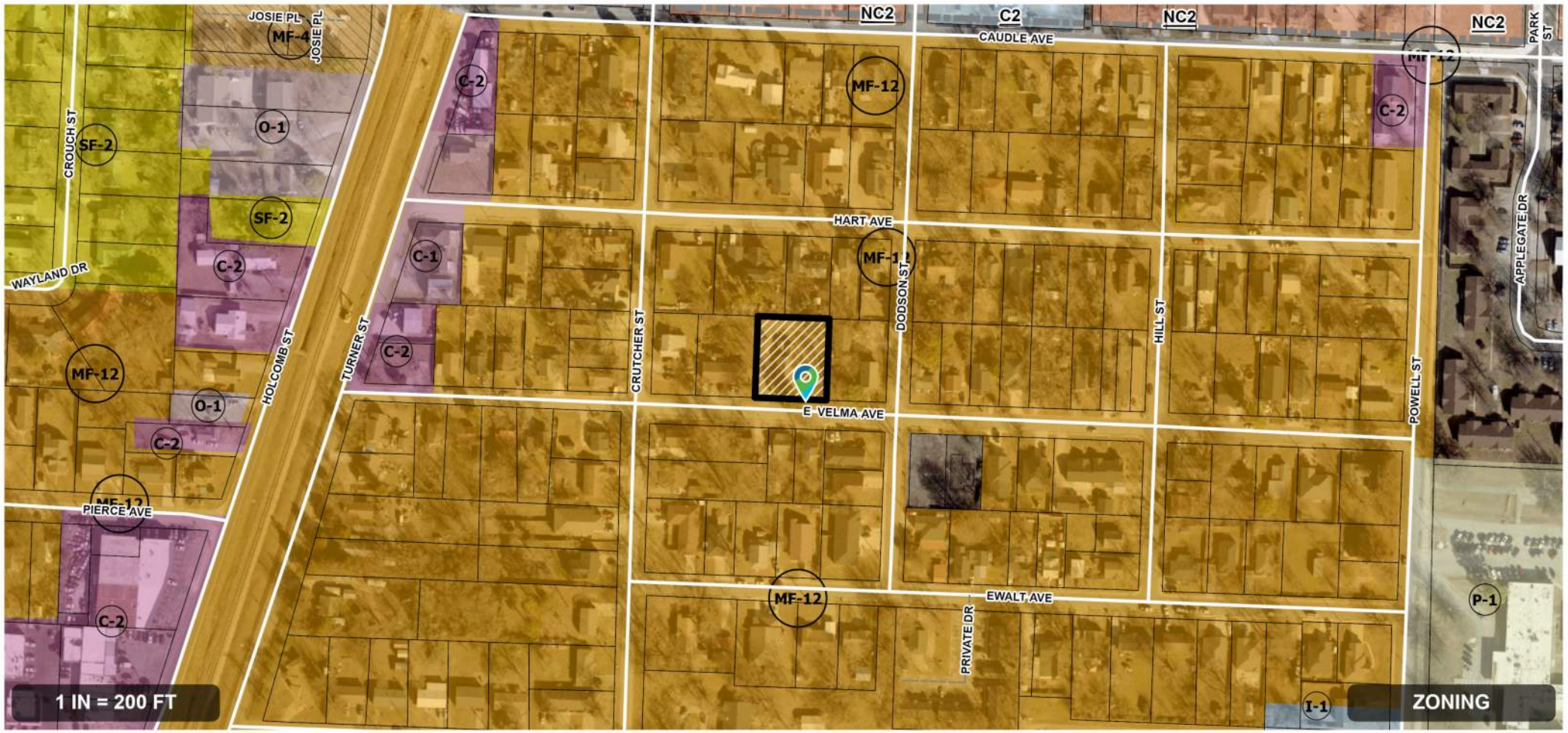
## FB26-13: Margaret Jo Oliver Revocable Trust

**314 E. Velma Avenue**

FB26-13: Boundary Amendment from MF-12 to NR-3

B26-102: Variance for Existing Non-Conforming Structures to Remain

N




PROJECT AREA

PUBLIC NOTICE

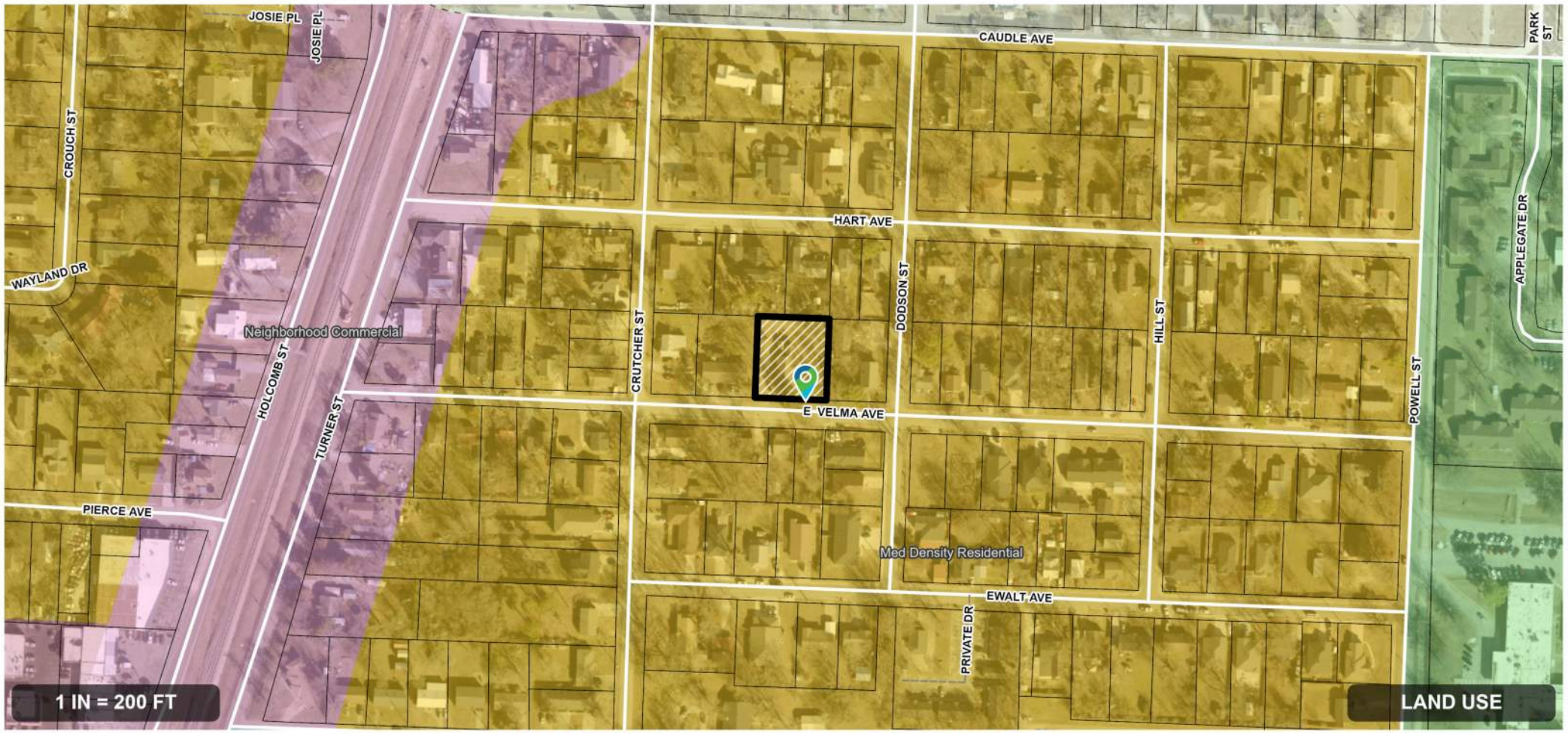
## FB26-13: Margaret Jo Oliver Revocable Trust

**314 E. Velma Avenue**

FB26-13: Boundary Amendment from MF-12 to NR-3

B26-102: Variance for Existing Non-Conforming Structures to Remain

N




PROJECT AREA

PUBLIC NOTICE

## FB26-13: Margaret Jo Oliver Revocable Trust

**314 E. Velma Avenue**

FB26-13: Boundary Amendment from MF-12 to NR-3

B26-102: Variance for Existing Non-Conforming Structures to Remain

N

# Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

| Applicant / Representative (person making request) | Property Owner (if other than Applicant) |
|---|---|
| Name: Mark and Deeona Brissey | Name: |
| E-mail: | E-mail: |
| Address: 7986 Longspur Ave. | Address: |
| Springdale Ar. 72762 | |
| Phone: 479.287.7869 or 7868 | Phone: |
| Site/ Location: | Current Zoning: |
| Assessor's Parcel Number(s): Benton county | Rezone Required: |
| 21-02756-000 | Total Acreage: |

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

**Indicate Type of Submittal:**

☒ Board of Adjustments
☐ Commercial Design Standards

**Application Requirements:**

☐ A complete application.
☐ A copy of the warranty deed indicating ownership of property.
☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
☐ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

**Review Fee:**

☐ $75.00

STAFF USE ONLY

Date Application Submitted: 7/17/26 Project Number: B26-88

Date Accepted as Complete: 8/27/26 Receipt Number: 6031

# Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

**Indicate person of contact for this request:** Applicant ☒ Representative ☐

**Describe your variance request:**

Looking for a fence height variance for 9ft (the highest part of the fence) this part is only for 20% of the actual fence the rest is at 8ft.

The 9ft. is due the drastict fall off in elevation. due to a drainage ditch between lots.

**Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:**
(How does adhering to the rule impact you or your property?)

Due to the elevation difference from our lot and the lot directly behind us we able to see into their yard and they can see into our house vise versa. I know this has been a issue for her she has put up a storage building and several trees in the back yard.

**Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:**
(How will this variance alleviate your hardship?)

With the added height there will be very limited viewing into each others yard and also limit the sound that we make while enjoying our pool during the summer months

**Record Property Owner(s):** Mark and Deeona Brissey

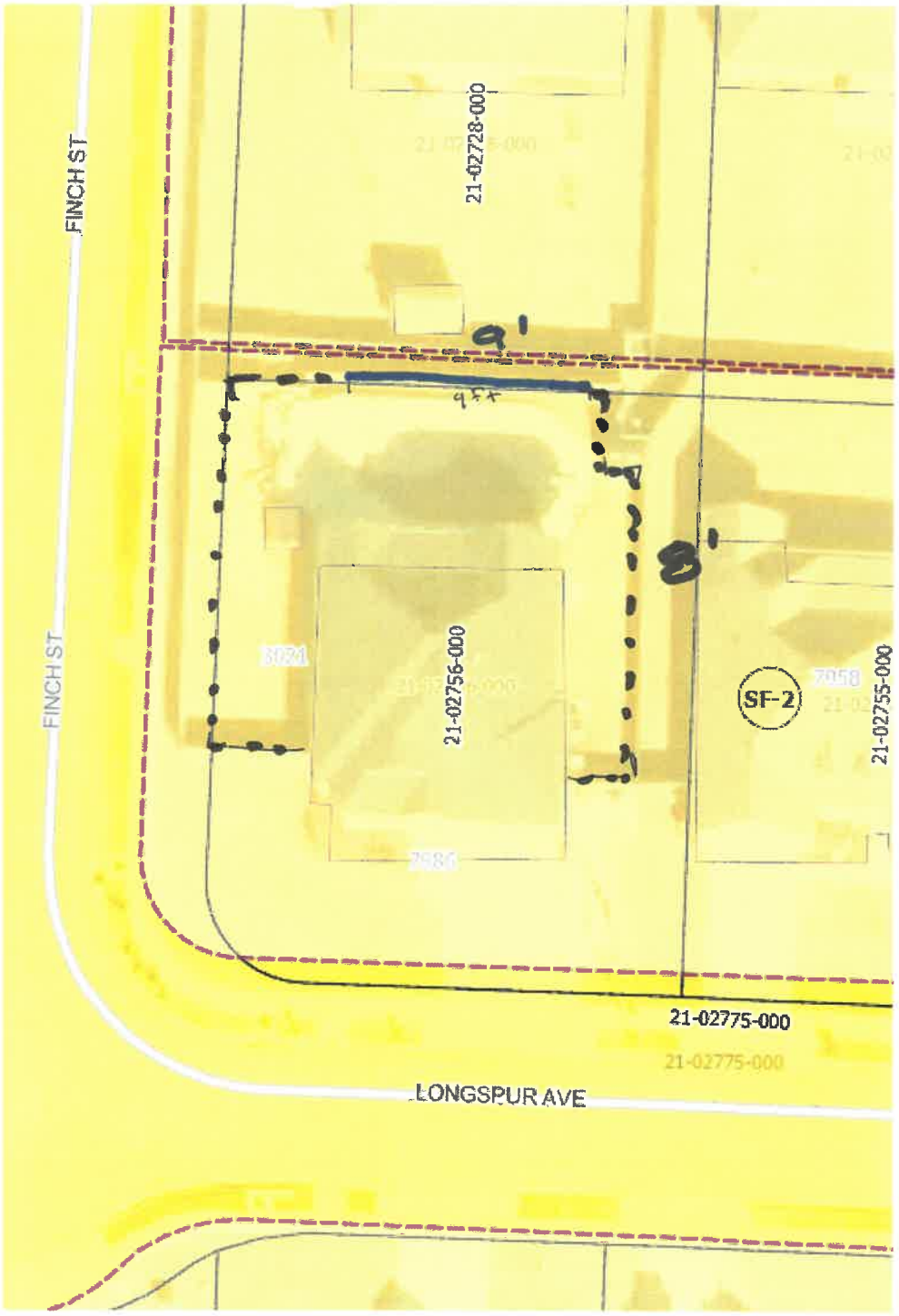
**APPLICANT / REPRESENTATIVE:** I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false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

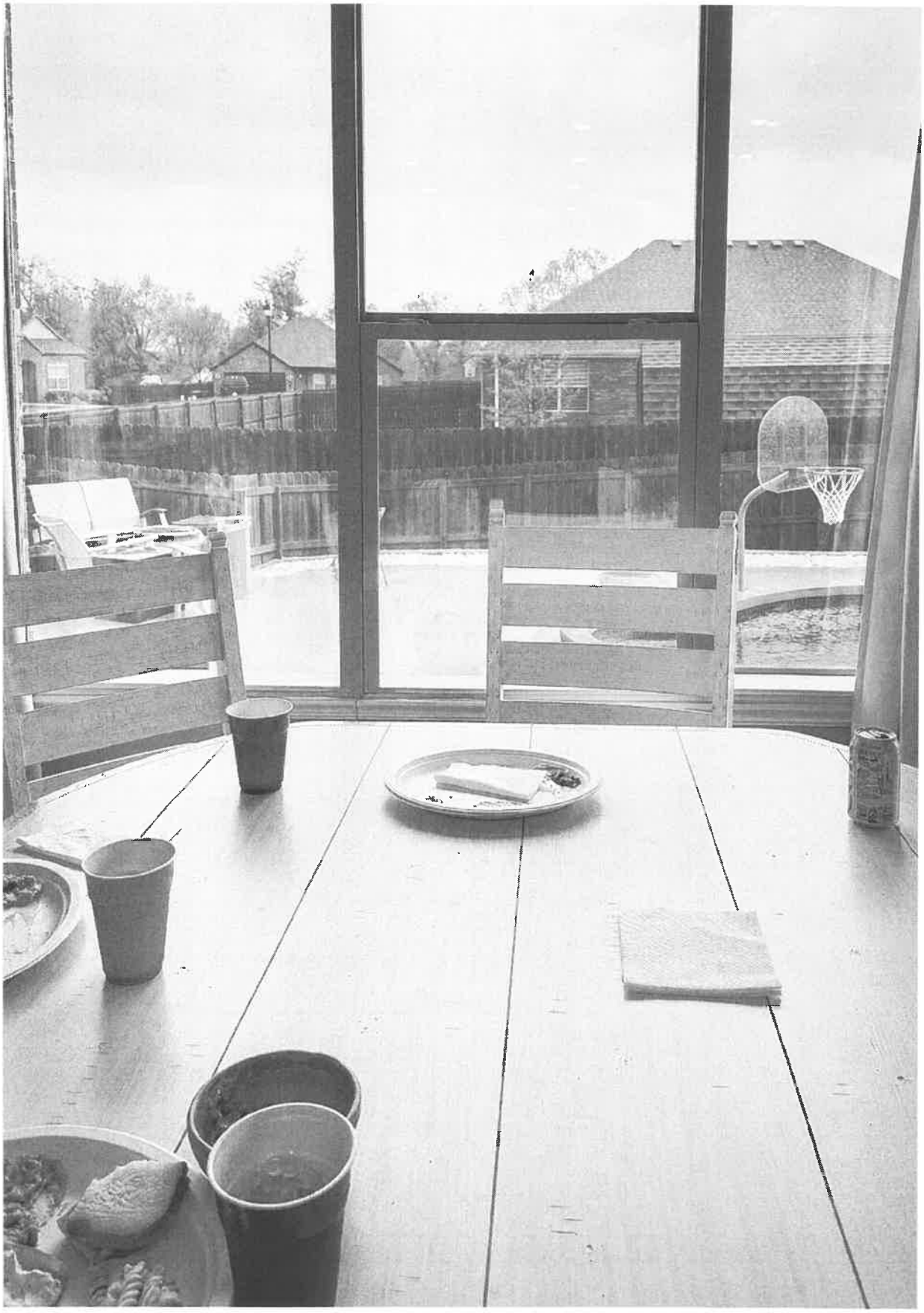
Name of Applicant: Mark Brissey

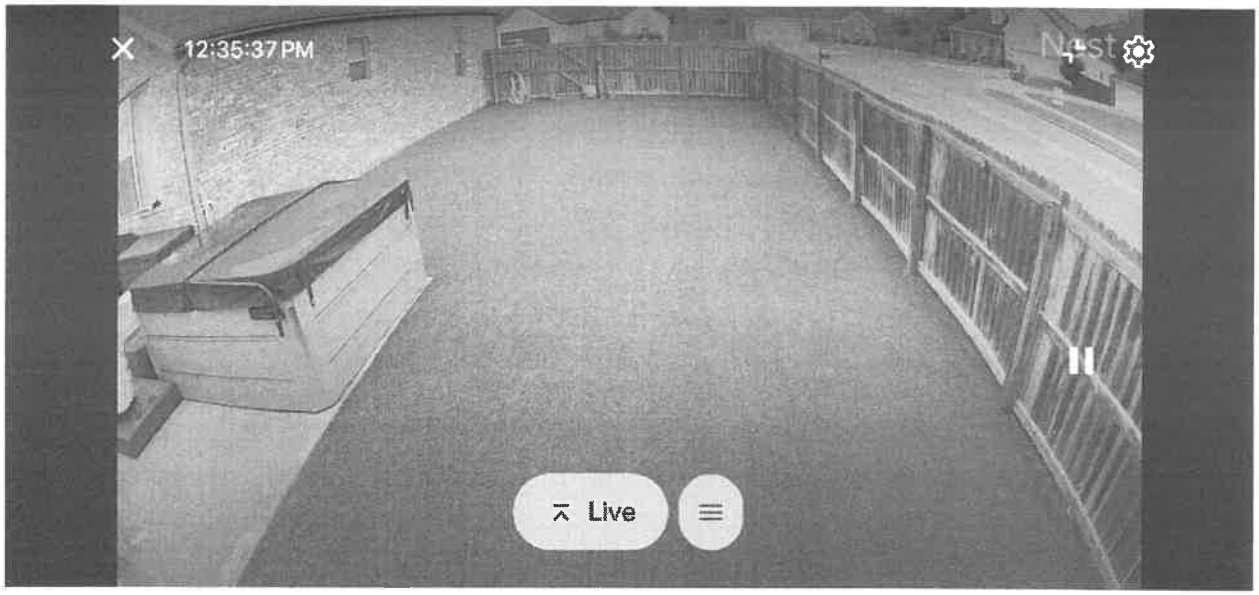
Signature: Mark Brissey Date: 07/14/2026

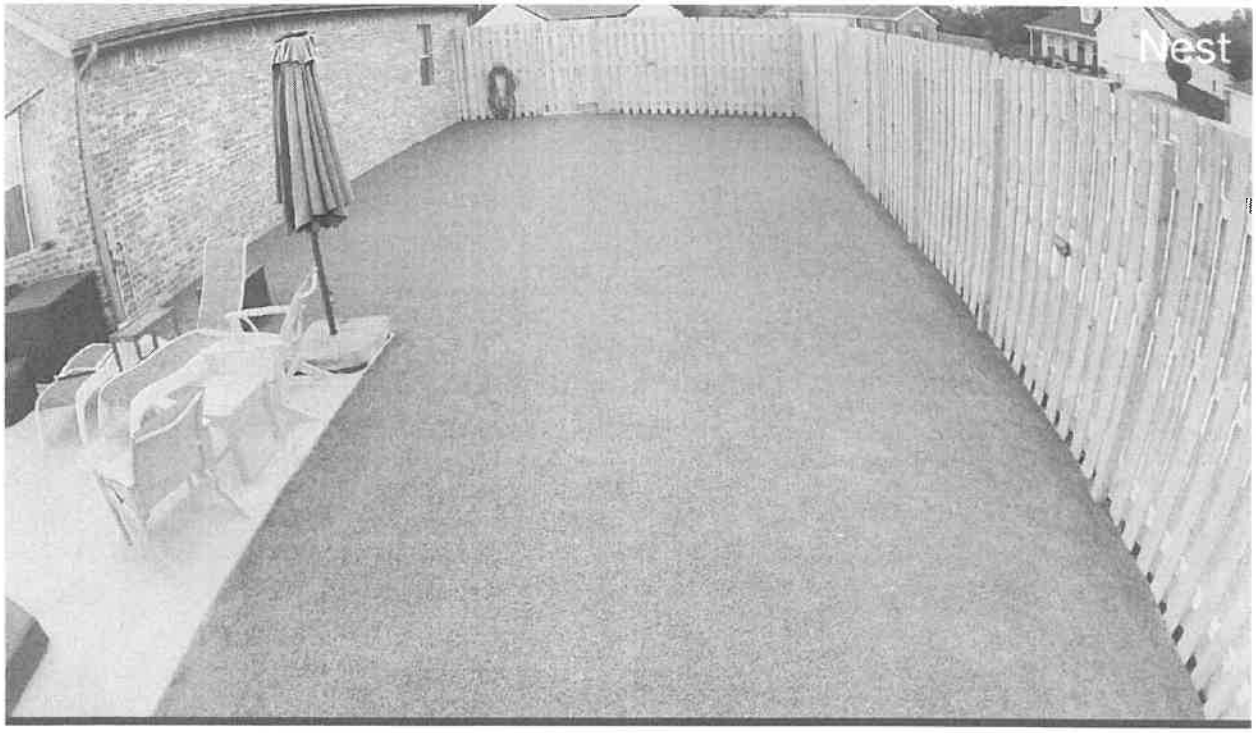
Name of Representative (if applicable): _____

Signature: _____ Date: _____

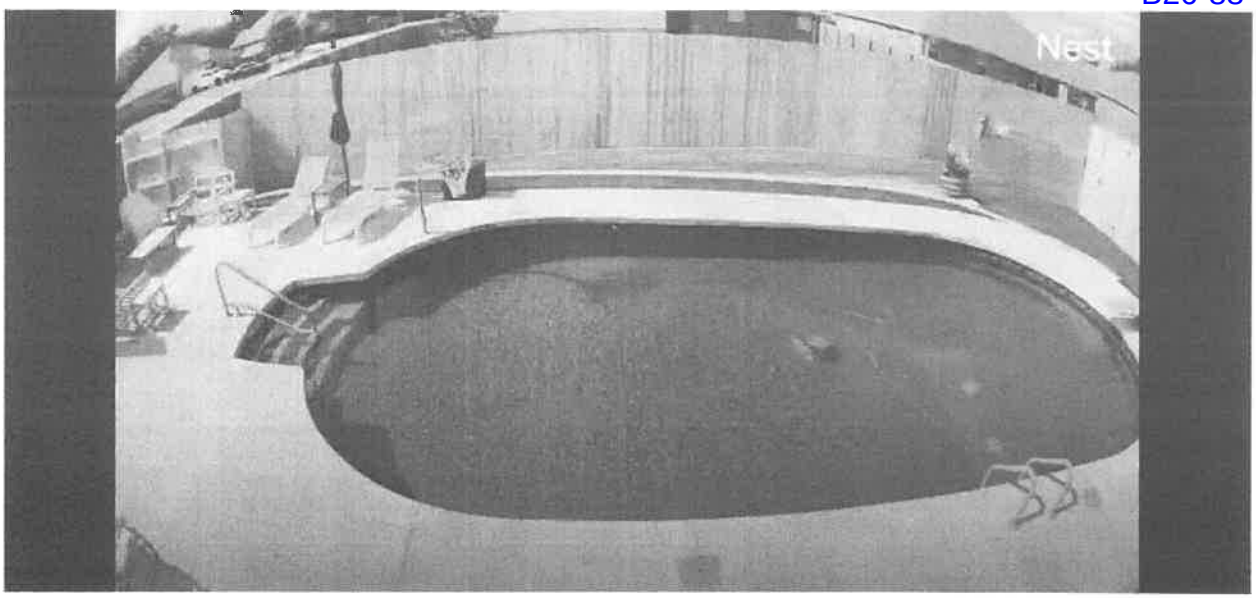

FINCH ST
21-02728-000
9'
9'
9'
FINCH ST
3021
21-02756-000
SF-2
7058
21-02755-000
7080
21-02775-000
21-02775-000
LONGSPUR AVE




12:35:37 PM
Nest
Live


Nest

B26-88





LIST OF ADJACENT PROPERTY OWNERS

TAYLOR, LORI S
7981 PHOENIX AVE
SPRINGDALE AR 72762
PARCEL 21-02728-000

RAMSEY PLACE HOMEOWNERS ASSOCIATION
1204 E JOYCE BLVD STE 102
FAYETTEVILLE AR 72703
PARCEL 21-02757-000

SCHWARTZ, CHARLES GREGORY & SCHWARTZ, SARAH SPARKS TRUSTEES
3016 FINCH ST
SPRINGDALE AR 72762
PARCEL 21-02758-000

WHORTON CONSTRUCTION OF NW ARKANSAS INC
PO BOX 6964
SPRINGDALE AR 72766
PARCEL 21-02755-000
PARCEL 21-02760-000

BALDWIN, LEVI W & BALDWIN, SHAWN M
7985 LONGSPUR AVE
SPRINGDALE AR 72762
PARCEL 21-02761-000

BREWER, MICHAEL O & JANET L
7957 LONGSPUR AVE
SPRINGDALE AR 72762
PARCEL 21-02762-000

GARCIA, JUAN & AMY
3000 FINCH ST.
SPRINGDALE AR 72762
PARCEL 21-02759-000




PROJECT AREA

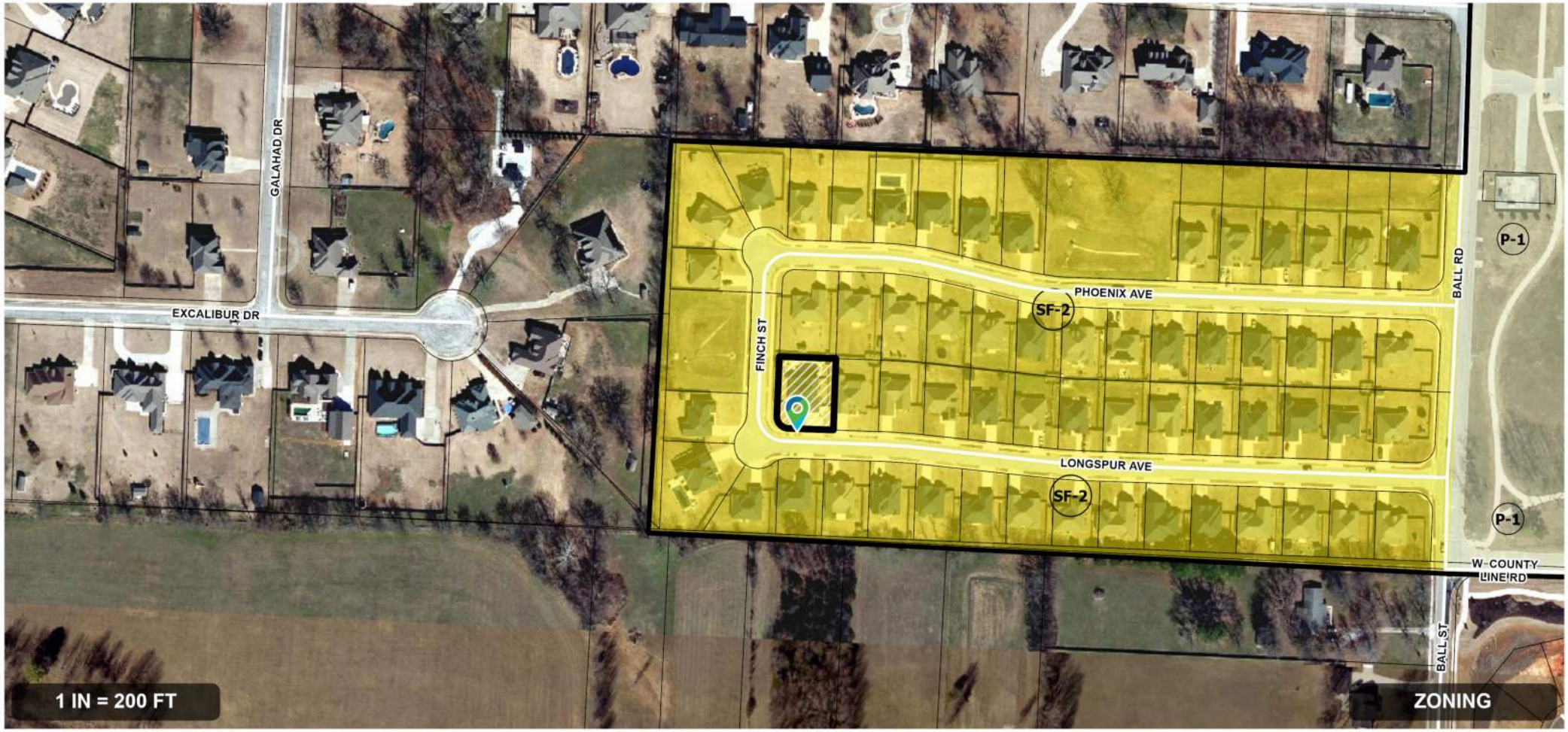
PUBLIC NOTICE

## B26-88: Mark & Deeona Brissey

**7986 Longspur Avenue**

B26-88: Variance for Increased Rear Fence Height

N




PROJECT AREA

PUBLIC NOTICE

## B26-88: Mark & Deeona Brissey

**7986 Longspur Avenue**

B26-88: Variance for Increased Rear Fence Height

N

SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

# Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

| **Applicant / Representative (person making request)** | **Property Owner (if other than Applicant)** |
|---|---|
| Name: Jairo Portilla | Name: |
| E-mail: | E-mail: |
| Address: 200 E Sunset Ave Springdale AR 72764 | Address: |
| Phone: 479-430-6945 | Phone: |
| Site/ Location: | Current Zoning: |
| Assessor's Parcel Number(s): | Rezone Required: |
| | Total Acreage: |

**All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.**

**Indicate Type of Submittal:**

☐ Board of Adjustments
☐ Commercial Design Standards

**Application Requirements:**

☐ A complete application.
☐ A copy of the warranty deed indicating ownership of property.
☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
☐ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

**Review Fee:**

☐ $75.00

**STAFF USE ONLY**

Date Application Submitted: 7/22/2026 Project Number: B26-90

Date Accepted as Complete: 8/22/2026 Receipt Number: 7114

# Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

**Indicate person of contact for this request:** Applicant ☑ Representative ☐

**Describe your variance request:**

I was previously given permission by a City employee to park my trailer on the side of my house. Because of that, we added gravel to give it a stable place to sit the trailer is parked One my Property and doesnt block traffic. There is also construction going on in front of my house, So parking it on the street would get in the way of on going construction and traffic

**Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:**
(How does adhering to the rule impact you or your property?)

Granting this variance would allow me to keep my trailers on my property where I was given permission. It keeps them off the street, out the way of ongoing Construction and traffic

**Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:**
(How will this variance alleviate your hardship?)

Granting this variance would alleviate the handship by allowing me to keep my trailers on my property during on going construction otherwise I would have to keep moving them out the way as construction progresses, the gravel parking also provides a stable surface that helps keeps the trailers from getting stuck

**Record Property Owner(s):** Jairo Portilla + Ury Portilla

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

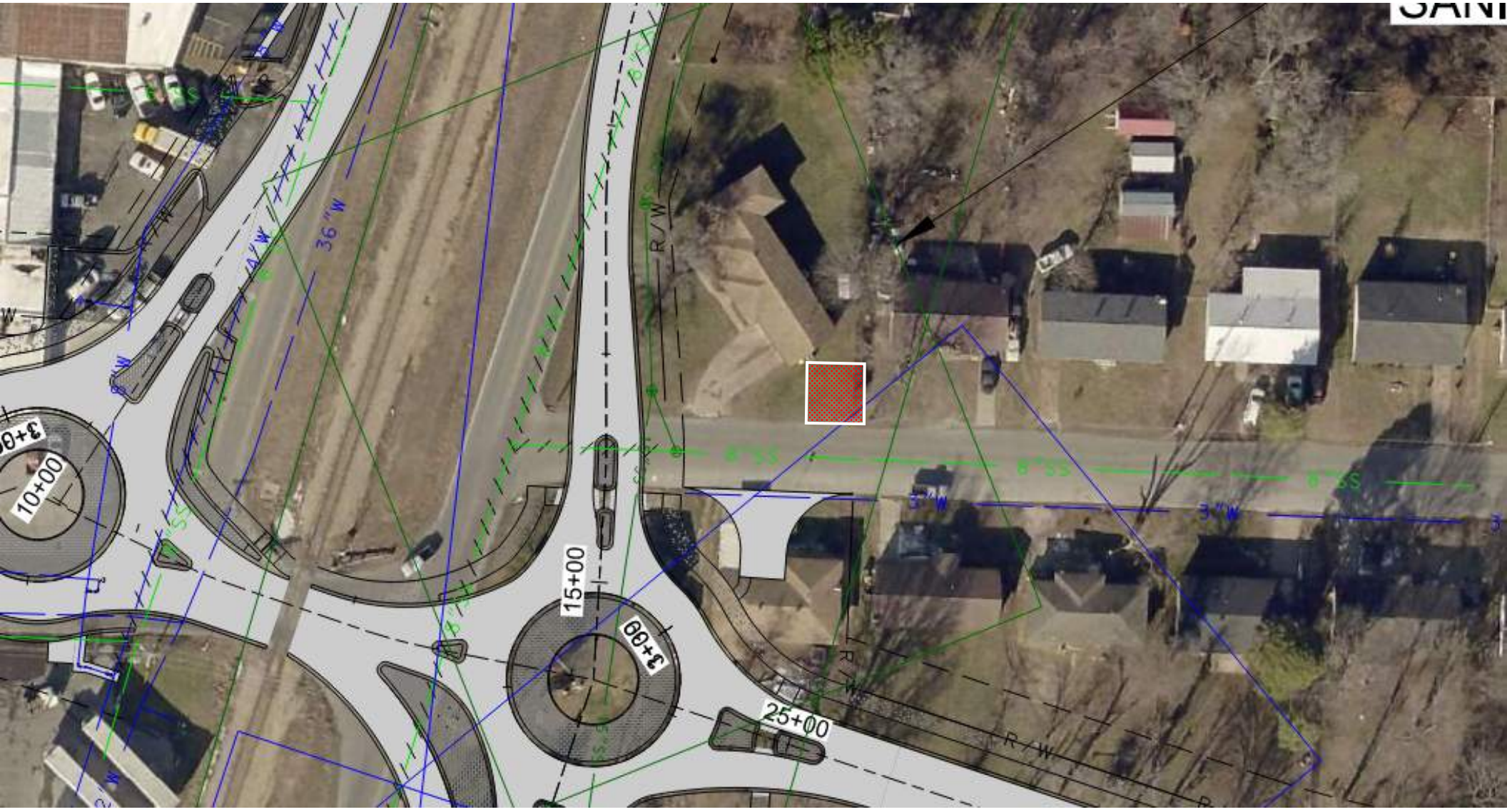
Name of Applicant: Jairo Portilla

Signature: _____ Date: 7-22-26

Name of Representative (if applicable): _____

Signature: _____ Date: _____


TURNER ST
200
815-26108-000
815-26107-000
204
GRAVEL AREA
E SUNSET AVE
E SUNS


36"W
R/W
8"SS
3"W
10+00
15+00
25+00

1. **PARCELS: 815-26107-000, 815-26115-000**
   PROPERTY OWNER: RANDY & BETTINNA COGER REVOCABLE TRUST
   MAILING ADDRESS: PO BOX 446, HUNTSVILLE, AR 72740

2. **PARCELS: 815-26116-000, 815-26117-000, 815-27727-001**
   PROPERTY OWNER: CITY OF SPRINGDALE
   MAILING ADDRESS: 201 N SPRING STREET, SPRINGDALE, AR 72764

3. **PARCEL: 815-27727-000**
   PROPERTY OWNER: GUSTAVO SOTO ARGUEYES
   MAILING ADDRESS: 4119 E. RIVERDALE DR, FAYETTEVILLE, AR 72701-6477

4. **PARCEL: 815-26033-001**
   PROPERTY OWNER: ORELLANA RENTALS LLC
   MAILING ADDRESS: 17204 E. HIGHWAY 412, SPRINGDALE, AR 72764-9264

5. **PARCEL: 815-27752-000**
   PROPERTY OWNER: 1997 HOLDINGS LLC
   MAILING ADDRESS: PO BOX 11, ELM SPRINGS, AR 72728




PROJECT AREA

PUBLIC NOTICE

## B26-90: Ury Portilla Juarez & Jairo Y. Portilla

**200 E. Sunset Avenue**

B26-90: Variance from Paving Requirements

N




PROJECT AREA

PUBLIC NOTICE

## B26-90: Ury Portilla Juarez & Jairo Y. Portilla

**200 E. Sunset Avenue**

B26-90: Variance from Paving Requirements

N

# Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

**Applicant / Representative (person making request)**

Name: Engineering Services, Inc.

E-mail:

Address: 1207 S Old Missouri Road, Springdale Arkansas 72764

Phone: 479-751-8733

Site/ Location: 5190+5161 Razorback St

Assessor's Parcel Number(s): 21-00139-030

**Property Owner (if other than Applicant)**

Name: The Schmieding Foundation, Inc., c/o Lance Taylor

E-mail:

Address: P.O. BOX 1943, SPRINGDALE ARKANSAS 72765

Phone: 479-466-7298

Current Zoning: C-2

Rezone Required: N/A

Total Acreage: 1.110 ACRES

**All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.**

**Indicate Type of Submittal:**

☒ Board of Adjustments
☐ Commercial Design Standards

**Application Requirements:**

☒ A complete application.
☒ A copy of the warranty deed indicating ownership of property.
☒ A site plan in conformance with Chapter 130, Article 2, Section 13.
☒ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

**Review Fee:**

☐ $75.00

**STAFF USE ONLY**

Date Application Submitted: 7/30/2026 Project Number: B26-93

Date Accepted as Complete: 8/13/2026 Receipt Number: 6822

# Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

**Indicate person of contact for this request:** Applicant ☐ Representative ☒

**Describe your variance request:**

We are requesting a variance of the 20 foot rear setback along the west property line of the property located at 5190 Razorback Street to be reduced to 4 feet to accommodate the existing structure.

**Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:**
(How does adhering to the rule impact you or your property?)

Requiring compliance with the 20 foot rear setback on an already existing structure without any improvements/expansions being requested creates hardship for the owner as the property cannot be platted (per city comments) without the setback requirement being reduced.

**Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:**
(How will this variance alleviate your hardship?)

Approval of the variance would allow the existing structure to be accepted by city requirements and the informal plat for splitting the property by city requirements can proceed.

**Record Property Owner(s):** The Schmieding Foundation, Inc.

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

Name of Applicant: Engineering Services, Inc.

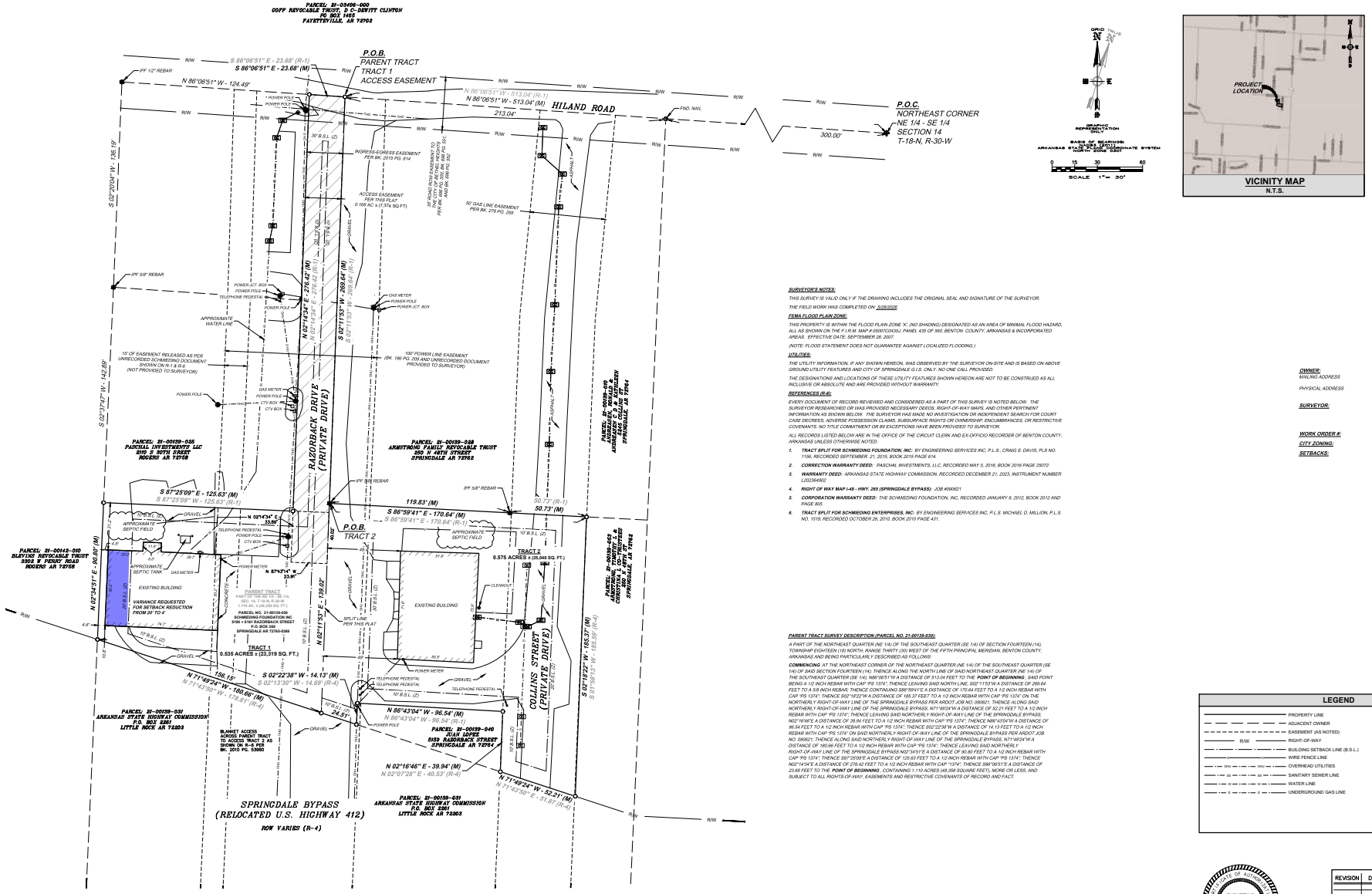
Signature: Kyle Davin Date: 2026.07.30 11:27:21-05'00' Date: 07/30/26

Name of Representative (if applicable): Engineering Services, Inc.

Signature: Kyle Davin Date: 2026.07.30 11:28:00-05'00' Date: 07/30/26

B26-93

RECORDING INFORMATION










**SURVEYOR'S NOTES:**

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

*THE FIELD WORK WAS COMPLETED ON: 5/28/2026*

**FEMA FLOOD PLAIN ZONE:**

*THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X' (NO SHADING) DESIGNATED AS AN AREA OF MINIMAL FLOOD HAZARD, ALL AS SHOWN ON THE F.I.R.M. MAP # 05007C0435J, PANEL 435 OF 550, BENTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: SEPTEMBER 28, 2007.*

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

**UTILITIES:**

*THE UTILITY INFORMATION, IF ANY SHOWN HEREON, WAS OBSERVED BY THE SURVEYOR ON-SITE AND IS BASED ON ABOVE GROUND UTILITY FEATURES AND CITY OF SPRINGDALE G.I.S. ONLY. 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.*

**REFERENCES (R-#):**

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

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

1. ***TRACT SPLIT FOR SCHMIEDING FOUNDATION, INC:*** *BY ENGINEERING SERVICES INC, P.L.S., CRAIG S. DAVIS, PLS NO. 1156, RECORDED SEPTEMBER 21, 2015, BOOK 2015 PAGE 614.*
2. ***CORRECTION WARRANTY DEED:*** *PASCHAL INVESTMENTS, LLC, RECORDED MAY 5, 2016, BOOK 2016 PAGE 25072.*
3. ***WARRANTY DEED:*** *ARKANSAS STATE HIGHWAY COMMISSION, RECORDED DECEMBER 21, 2023, INSTRUMENT NUMBER L2023R4N2.*
4. ***RIGHT OF WAY MAP I-49 - HWY. 265 (SPRINGDALE BYPASS):*** *JOB #009021*
5. ***CORPORATION WARRANTY DEED:*** *THE SCHMIEDING FOUNDATION, INC, RECORDED JANUARY 9, 2012, BOOK 2012 AND PAGE 605.*
6. ***TRACT SPLIT FOR SCHMIEDING ENTERPRISES, INC:*** *BY ENGINEERING SERVICES INC, P.L.S. MICHAEL D. MILLION, P.L.S. NO. 1518, RECORDED OCTOBER 26, 2010, BOOK 2010 PAGE 431.*

**PARENT TRACT SURVEY DESCRIPTION (PARCEL NO. 21-00139-030):**

*A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION FOURTEEN (14), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST, OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS AND BEING PARTICULARLY DESCRIBED AS FOLLOWS:*

***COMMENCING*** *AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION FOURTEEN (14); THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), N86°06'51"W A DISTANCE OF 513.04 FEET TO THE* ***POINT OF BEGINNING****, SAID POINT BEING A 1/2 INCH REBAR WITH CAP "PS 1374"; THENCE LEAVING SAID NORTH LINE, S02°11'53"W A DISTANCE OF 269.64 FEET TO A 5/8 INCH REBAR; THENCE CONTINUING S86°59'41"E A DISTANCE OF 170.64 FEET TO A 1/2 INCH REBAR WITH CAP "PS 1374"; THENCE S02°16'22"W A DISTANCE OF 165.37 FEET TO A 1/2 INCH REBAR WITH CAP "PS 1374" ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE SPRINGDALE BYPASS PER ARDOT JOB NO. 009021; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF THE SPRINGDALE BYPASS, N71°49'24"W A DISTANCE OF 52.21 FEET TO A 1/2 INCH REBAR WITH CAP "PS 1374"; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE OF THE SPRINGDALE BYPASS, N02°16'46"E A DISTANCE OF 39.94 FEET TO A 1/2 INCH REBAR WITH CAP "PS 1374"; THENCE N86°43'04"W A DISTANCE OF 96.54 FEET TO A 1/2 INCH REBAR WITH CAP "PS 1374"; THENCE S02°22'38"W A DISTANCE OF 14.13 FEET TO A 1/2 INCH REBAR WITH CAP "PS 1374" ON SAID NORTHERLY RIGHT-OF-WAY LINE OF THE SPRINGDALE BYPASS PER ARDOT JOB NO. 009021; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF THE SPRINGDALE BYPASS, N71°49'24"W A DISTANCE OF 180.66 FEET TO A 1/2 INCH REBAR WITH CAP "PS 1374"; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE OF THE SPRINGDALE BYPASS N02°34'51"E A DISTANCE OF 90.80 FEET TO A 1/2 INCH REBAR WITH CAP "PS 1374"; THENCE S87°25'09"E A DISTANCE OF 125.62 FEET TO A 1/2 INCH REBAR WITH CAP "PS 1374"; THENCE N02°14'34"E A DISTANCE OF 276.42 FEET TO A 1/2 INCH REBAR WITH CAP "1374"; THENCE S86°06'51"E A DISTANCE OF 23.68 FEET TO THE* ***POINT OF BEGINNING****, CONTAINING 1.110 ACRES (48,358 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.*

| | |
|---|---|
| ***OWNER:*** MAILING ADDRESS | SCHMIEDING FOUNDATION INC<br>PO BOX 1943<br>SPRINGDALE, AR 72764 |
| PHYSICAL ADDRESS | 5190 & 5161 RAZORBACK STREET<br>SPRINGDALE, AR 72765 |
| ***SURVEYOR:*** | ENGINEERING SERVICES, INC.<br>1207 S. OLD MISSOURI ROAD<br>P.O. BOX 262<br>SPRINGDALE, AR 72765 |
| ***WORK ORDER #:*** | 26072 |
| ***CITY ZONING:*** | C-2 |
| ***SETBACKS:*** | FRONT W/PARKING - 50'<br>FRONT W/O PARKING - 30'<br>SIDE ADJ TO NON-RESIDENTIAL - 10'<br>SIDE ADJ TO RESIDENTIAL - 20'<br>REAR - 20'<br>NO ZONING REPORT PROVIDED TO THE SURVEYOR<br>ZONING INFORMATION SHOWN PER CITY OF SPRINGDALE ZONING MAP AND ORDINANCE |

**LEGEND**

| | |
|---|---|
| PROPERTY LINE | P.O.C. POINT OF COMMENCEMENT |
| ADJACENT OWNER | P.O.B. POINT OF BEGINNING |
| EASEMENT (AS NOTED) | IPF - IRON PIN FOUND (AS NOTED) |
| R/W RIGHT-OF-WAY | FOUND COTTON PICKER SPINDLE |
| BUILDING SETBACK LINE (B.S.L.) | SET 1/2" REBAR w/ CAP "PS 1374" |
| WIRE FENCE LINE | SET "MAG" NAIL |
| OVERHEAD UTILITIES | COMPUTED POINT |
| SANITARY SEWER LINE | WATER METER (WM) |
| WATER LINE | FIRE HYDRANT (FH) |
| UNDERGROUND GAS LINE | WATER VALVE (WV) |
| | ONE CALL MARKING |
| | (M) MEASURED |
| | (R-#) RECORD/REFERENCE # |
| | (Z) ZONING |

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

| REVISION | DATE | DESCRIPTION |
|---|---|---|
| | | |

# SITE PLAN EXHIBIT

## FOR SCHMIEDING FOUNDATION, INC.

## BENTON COUNTY, ARKANSAS

SCALE: 1"=30' | DATE: July 30, 2026 | DRAWN BY: ATJ

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

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W.O.# 26072 | SHEET 1 / 1

# 26072 - SETBACK VARIANCE PARCEL NO. 21-00139-030
# (5190 + 5161 RAZORBACK STREET)
# CERTIFIED LIST OF ADJACENT PROPERTY OWNERS

I , James S. Aunspaugh, PS, hereby certify that, based upon the records of the Circuit Clerk of Benton County, Arkansas, the names and addresses listed below represent all of the owners of properties adjacent to 5190 + 5161 Razorback Street.

Signature: _____

Date: 07/30/2026

*PARCEL # 21-03406-000*
*GOFF REVOCABLE TRUST,*
*D C-DEWITT CLINTON*
*P.O. BOX 1465*
*FAYETTEVILLE, AR 72702*

*PARCEL # 21-00139-025*
*PASCHAL INVESTMENTS LLC*
*2110 S 30TH STREET*
*ROGERS, AR 72758*

*PARCEL # 21-00142-010*
*BLEVINS REVOCABLE TRUST*
*3302 W PERRY ROAD*
*ROGERS, AR 72758*

*PARCEL # 21-00139-010*
*ANDREASEN, RONALD &*
*ANDREASEN C D & KATHLEEN*
*5245 COLLINS ST*
*SPRINGDALE, AR 72764*

*PARCEL # 21-00139-040*
*JUAN LOPEZ*
*5159 RAZORBACK STREET*
*SPRINGDALE, AR 72764*

*PARCEL # 21-00139-023*
*C&A INVESTMENTS LLC*
*920 HONEYSUCKLE STREET*
*LOWELL AR, AR 72745*

*PARCEL # 21-00139-020*
*BIRCHARD, LARRY, & ROXANNE*
*11862 HILLTOP ROAD*
*LOWELL, AR 72745*

*PARCEL # 21-00139-028*
*ARMSTRONG FAMILY REVOCABLE TRUST*
*250 N 48TH STREET*
*SPRINGDALE, AR 72762*

*PARCEL # 21-00139-053*
*ARMSTRONG FAMILY REVOCABLE TRUST*
*250 N 48TH ST*
*SPRINGDALE, AR 72762*

*PARCEL # 21-00142-011*
*ARKANSAS STATE HIGHWAY COMMISSION*
*P.O. BOX 2261*
*LITTLE ROCK, AR 72203*

*PARCEL # 21-00139-031*
*ARKANSAS STATE HIGHWAY COMMISSION*
*P.O. BOX 2261*
*LITTLE ROCK, AR 72203*

*PARCEL # 21-00139-041*
*ARKANSAS STATE HIGHWAY COMMISSION*
*P.O. BOX 2261*
*LITTLE ROCK, AR 72203*

*PARCEL # 21-00139-054*
*ARKANSAS STATE HIGHWAY COMMISSION*
*P.O. BOX 2261*
*LITTLE ROCK, AR 72203*






PROJECT AREA

PUBLIC NOTICE

## B26-93: Schmieding Foundation, Inc.

**5190 Razorback Street**

B26-93: Variance for Reduction of Rear Setback

N




PROJECT AREA

PUBLIC NOTICE

## B26-93: Schmieding Foundation, Inc.

**5190 Razorback Street**

B26-93: Variance for Reduction of Rear Setback

N

SPRINGDALE™
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# Variance Application

**Date: 08/03/2026 Permit No.: 260289**

## Applicant / Owner

| | | | |
|---|---|---|---|
| Applicant Name: | Manuel Nava (Guadalupe Masonry Homes) | Owner Name: | Guadalupe Masonry Homes, LLC |
| Address: | 6957 E. Downum Road | Address: | 6957 E. Downum Road |
| City, State, Zip: | Springdale, AR | City, State, Zip: | Springdale, AR |
| Phone: | 4799661379 | Phone: | 4799661379 |
| Email: | [redacted] | Email: | [redacted] |
| Contact: | Applicant | | |

## Project

| | | | |
|---|---|---|---|
| Project Location: | 1511 w. Huntsville Avenue, Springdale, AR | Multiple Buildings: | ☐ |
| Parcel Numbers: | 815-28092-000 | Outdoor Storage: | ☐ |
| Current Zone: | SF-2 | Facades/Exterior: | ☐ |
| Rezone Required: | MF-2 | Detail Features: | ☐ |
| Total Acreage: | 13000+ Sqft | Roofs: | ☐ |
| Entrances: | ☐ | Materials/Colors: | ☐ |
| Parking Lot: | ☐ | Entryways: | ☐ |
| Structure Back: | ☐ | Landscaping: | ☐ |
| Pedestrian Flow: | ☐ | Screening: | ☐ |
| Central Features: | ☐ | Lighting: | ☐ |

Variance Request: Area Requirements - Reduction of lot width along r/w from 90' to 84'

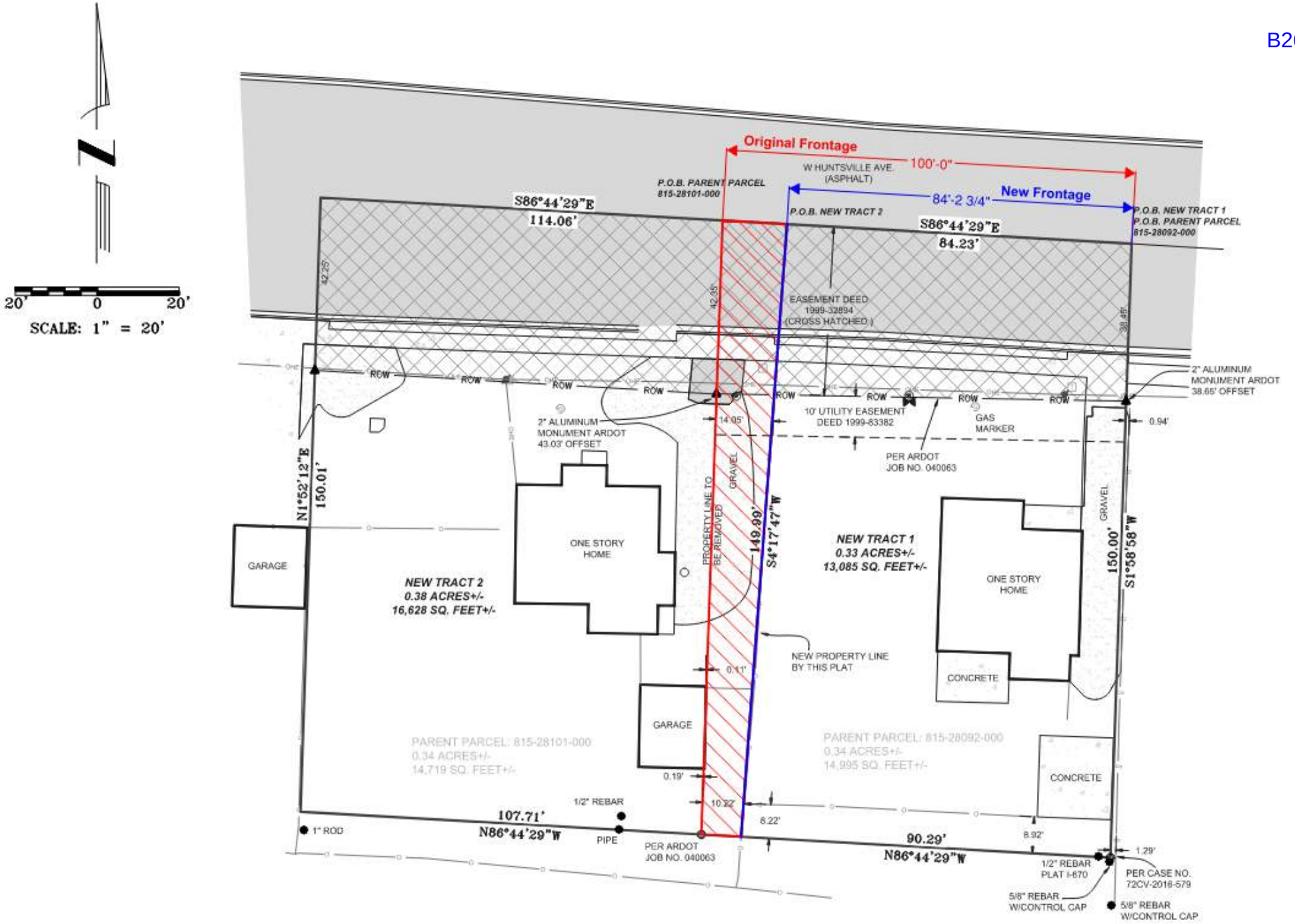
Difficulty/Hardship: Originally, the property had the required frontage along the public r/w when a rezone was initially submitted. Now, the property has 84'. Without this variance request being approved, I will not be able to develop this property.

Variance Effect: This variance will allow me to develop two homes instead of just one along a busy street section, and would provide more housing opportunities for the citizens of Springdale.

Harmony:

I do hereby certify that the information contained herein is true and correct.

| Manuel Nava | 08/03/2026 |
|---|---|
| Name | Date |


N
20' 0 20'
SCALE: 1" = 20'
Original Frontage
100'-0"
New Frontage
84'-2 3/4"
W HUNTSVILLE AVE.
(ASPHALT)
P.O.B. PARENT PARCEL
815-28101-000
P.O.B. NEW TRACT 2
P.O.B. NEW TRACT 1
P.O.B. PARENT PARCEL
815-28092-000
S86°44'29"E
114.06'
S86°44'29"E
84.23'
EASEMENT DEED
1999-32894
(CROSS HATCHED)
42.25'
42.35'
39.45'
ROW
2" ALUMINUM
MONUMENT ARDOT
38.65' OFFSET
2" ALUMINUM
MONUMENT ARDOT
43.03' OFFSET
14.05'
10' UTILITY EASEMENT
DEED 1999-83382
GAS
MARKER
0.94'
PER ARDOT
JOB NO. 040063
N1°52'12"E
150.01'
GRAVEL
PROPERTY LINE TO
BE REMOVED
149.99'
S4°17'47"W
GARAGE
ONE STORY
HOME
NEW TRACT 2
0.38 ACRES+/-
16,628 SQ. FEET+/-
NEW TRACT 1
0.33 ACRES+/-
13,085 SQ. FEET+/-
ONE STORY
HOME
150.00'
S1°58'58"W
NEW PROPERTY LINE
BY THIS PLAT
0.11'
CONCRETE
GARAGE
PARENT PARCEL: 815-28101-000
0.34 ACRES+/-
14,719 SQ. FEET+/-
PARENT PARCEL: 815-28092-000
0.34 ACRES+/-
14,995 SQ. FEET+/-
0.19'
CONCRETE
1/2" REBAR
10.22'
6.22'
8.92'
1" ROD
107.71'
N86°44'29"W
PIPE
PER ARDOT
JOB NO. 040063
90.29'
N86°44'29"W
1.29'
1/2" REBAR
PLAT I-870
PER CASE NO.
72CV-2016-579
5/8" REBAR
W/CONTROL CAP
5/8" REBAR
W/CONTROL CAP

**List of Adjacent Property Owners for 1511 W. Huntsville Avenue | Parcel Number: 815-28092-000**

1) **PARCEL:** 815-28095-000
**PROPERTY OWNER:** DEWEESE, LARRY JOHN
**MAILING ADDRESS:** 2075 N COLLEGE AVE, FAYETTEVILLE, AR 72703

**2)** **PARCEL:** 815-28096-000 & 815-28093-000
**PROPERTY OWNER:** MEJIA, EDWIN A & COURTADE-MEJIA, GILKIA MAGALY
**MAILING ADDRESS:** 4039 KONA CT, PALMDALE, CA 93552

3) **PARCEL:** 815-28101-000
**PROPERTY OWNER:** R & D PROPERTY HOLDINGS LLC
**MAILING ADDRESS:** 22014 TOWER RD, ELKINS, AR 72727

4) **PARCEL:** 815-28055-000 & 815-28054-000
**PROPERTY OWNER:** SAMARITAN COMMUNITY CENTER
**MAILING ADDRESS:** 2910 S 8TH ST, ROGERS, AR 72758

5) **PARCEL:** 815-28053-000
**PROPERTY OWNER:** CALDERON, RAFAEL ARMANDO; AGUILAR, SOCCORO
**MAILING ADDRESS:** 1702 EDGAR JONES AVE, SPRINGDALE, AR 72762




PROJECT AREA

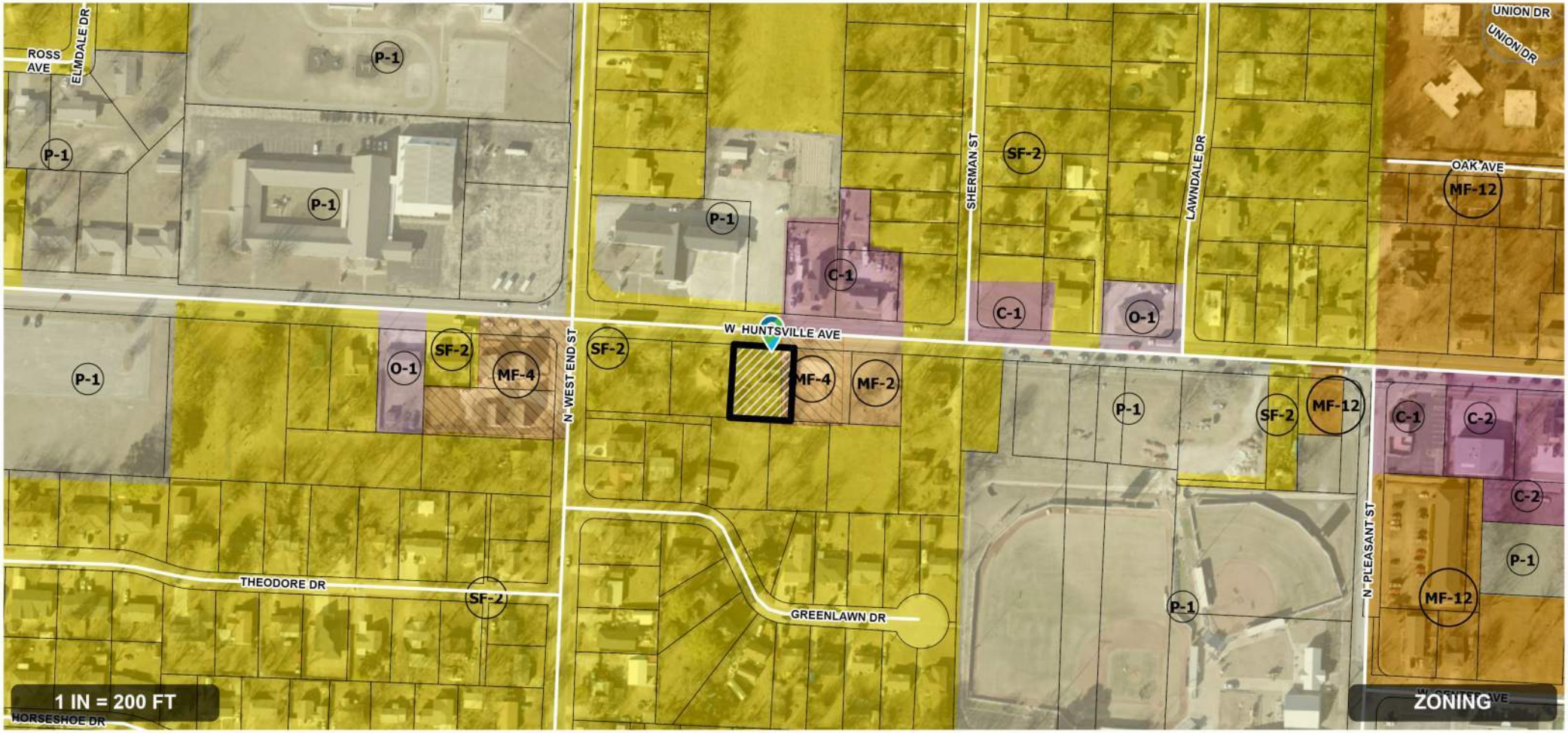
PUBLIC NOTICE

## B26-94: Guadalupe Masonry Homes, LLC

**1511 W. Huntsville Avenue**

B26-94: Variance from Minimum Street Frontage Requirements in an MF-2

N




PROJECT AREA

PUBLIC NOTICE

## B26-94: Guadalupe Masonry Homes, LLC

**1511 W. Huntsville Avenue**

B26-94: Variance from Minimum Street Frontage Requirements in an MF-2

N

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# Variance Application

**Date: 08/12/2026 Permit No.: 260292**

## Applicant / Owner

| | | | |
|---|---|---|---|
| Applicant Name: | Gisela Talbert | Owner Name: | D.R. Horton |
| Address: | 5502 W Walsh Ln | Address: | 5502 W Walsh Ln |
| City, State, Zip: | Rogers, AR 72758 | City, State, Zip: | Rogers, AR 72758 |
| Phone: | 479-957-1524 | Phone: | 479-957-1524 |
| Email: | [redacted] | Email: | [redacted] |
| Contact: | Applicant | | |

## Project

| | | | |
|---|---|---|---|
| Project Location: | 1937 Ladawn Ave Springdale, AR | Multiple Buildings: | ☐ |
| Parcel Numbers: | | Outdoor Storage: | ☐ |
| Current Zone: | SF3 | Facades/Exterior: | ☐ |
| Rezone Required: | SF3 | Detail Features: | ☐ |
| Total Acreage: | 6118 SQFT | Roofs: | ☐ |
| Entrances: | ☐ | Materials/Colors: | ☐ |
| Parking Lot: | ☐ | Entryways: | ☐ |
| Structure Back: | ☑ | Landscaping: | ☐ |
| Pedestrian Flow: | ☐ | Screening: | ☐ |
| Central Features: | ☐ | Lighting: | ☐ |

Variance Request: Build line variance for a corner lot so side can encroach the 30' build line.

Difficulty/Hardship: Due to a corner lot, the lot has two 30' build lines making the buildable area too narrow to fit a house selection is in line with the rest of the subdivision.

Variance Effect: This would create a more suitable house for a homebuyer needing to match the rest of the subdivision.

Harmony:

I do hereby certify that the information contained herein is true and correct.

| Gisela Talbert | 08/12/2026 |
|---|---|
| Name | Date |

| Lot Coverage Calculations: | |
|---|---|
| Lot Area: | 9954 Sq.Ft. |
| Slab Area: | 1215 Sq.Ft. |
| Coverage Ratio: | 12 % |
| Fence: | 0 Ln.Ft. |
| Side/Lead Walk: | 1302 Sq.Ft. |
| Driveway: | 691 Sq.Ft. |
| Front & Side Sod: | 1171 Sq.Ft. |
| Sod: | 6118 Sq.Ft. |

Legend:

- Fence
- Lot
- Building Line
- Easement
- Drive/Walk/Patio
- Grade Beam
- Retaining Wall
- Pad Area
- Slab/Porch
- Block Foundation Line
- Roof Eave

General Notes:

1. The purpose of this plot plan is to show the proposed building footprint on the designated lot using the subdivision plat and CAD files provided by the client. Unless stated otherwise, Strand has relied solely on the information provided by the builder and does not guarantee this plan reflects all matters of record affecting the property. This plot plan is not a construction drawing; it is for permitting purposes only. The builder bears full responsibility for making sure forms are erected behind all setbacks and for the design, installation, and compliance of all flatwork and fencing.

2. Dimensions, setbacks, easements, plan selection, garage drops, utility conflicts, foundation information, drive slopes, area calculations and any other information shown hereon shall be verified by the builder and appropriate government entities at permitting and prior to construction for accuracy and compliance with all applicable codes, ordinances and restrictions. A ground and/or aerial easement may exist adjacent to any existing utility. Owner and builders should verify with applicable utility companies prior to planning or construction. Builder to confirm stoops and AC units can encroach into utility easements.

3. Where applicable, the builder is responsible for ensuring that the footprint is contained within the prepared building pad. The building pad should be set high enough to allow for adequate drainage. Strand is not responsible for the design of grading and drainage on this lot.

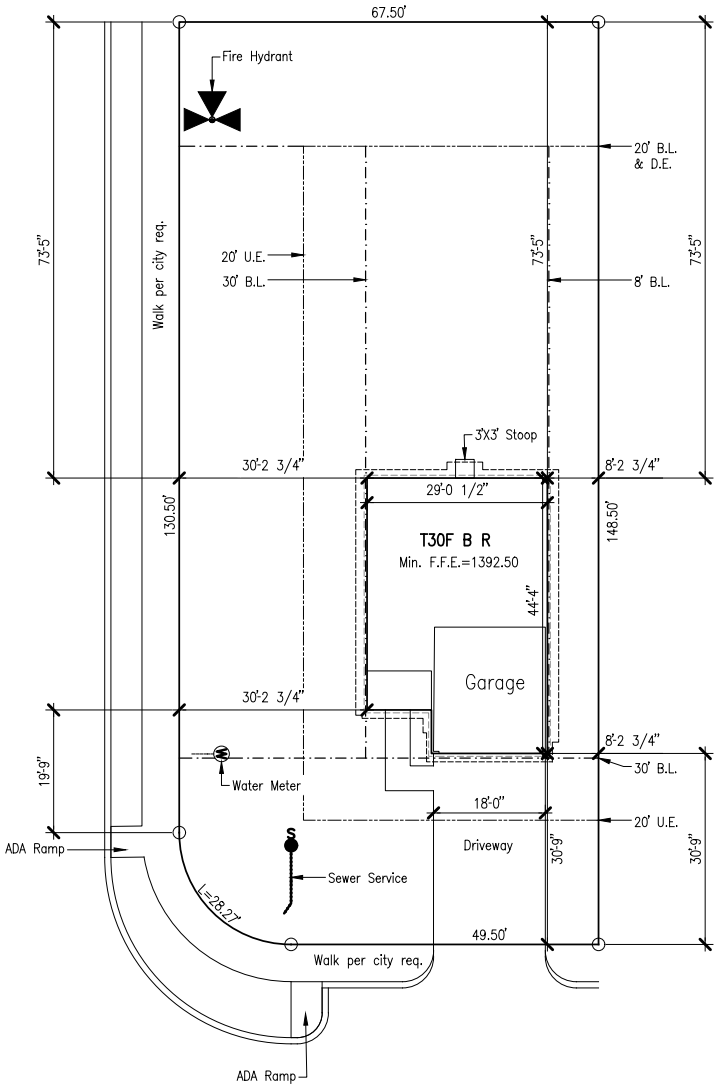
4. All calculations shown on this plan are approximate. They must be verified by the builder prior to use as any part of a contract, estimating or purchasing of materials, for permitting or construction. Strand is not responsible or liable for any construction cost or reimbursement to builder for additional improvements shown or not shown on said plot plan. City sidewalks, driveway approaches, and other improvements inside the city's right of way are provided for demonstration purposes only. Consult the development plans for actual construction.

5. The information shown hereon does not constitute a boundary survey and shall not be used or relied upon for the transfer of title or in disputes regarding the location of property lines. This plot plan was prepared without the benefit of a title report and does not constitute a title search by Strand.

6. Owner/Builder must verify minimum finished floor requirements prior to planning and/or construction.

7. The architectural plans are the controlling document for all building dimensions and area calculations.

8. Prior to foundation installation the builder shall ensure that any portions of the foundation that extend beyond the prepared building pad are constructed on natural grade or tested and compacted fill. All work shall be done in accordance with the geotechnical report and with geotechnical oversight and testing.




| | | | | | |
|---|---|---|---|---|---|
| STRAND 2637585 | PL1 | DATE 7/17/26<br>SCALE 1"=20'<br>DRN MS | BUILDER DR Horton Northwest Arkansas<br>SUBD. Nature Walk<br>LOT 27 BLOCK X IRC 2018<br>ADDRESS 1937 Ladawn Ave<br>CITY Springdale, Arkansas<br>PLAN T30F B R VER. 3 | PLOT PLAN | YG 7/21/26 |

10003 Technology Blvd West
Dallas, TX. 75220
972-620-8204
COA NO: 1340

STRAND

The use of these plans and specifications shall be restricted to the site for which they were prepared. Any reproduction or distribution is expressly limited to such use. Any other reproduction, reuse or disclosure by any method, in whole or in part, is prohibited. These drawings and specifications contain proprietary information and title remains in STRAND SYSTEMS ENGINEERING INC.

H:\House Plans_Plot Plan Design Files\Nature Walk\T30F V3 B R LOT 27 BLK X (2637585PL).dwg 7/21/2026 2:58:45 PM Audit#: 7599

1937 Ladawn Ave

Adjacent Property Owners




1919 Ladawn Ave

Owner: D.R. Horton – NW Arkansas LLC

5502 W Walsh Ln

Rogers, AR 72758

1930 Ladawn Ave

Owner: D.R. Horton – NW Arkansas LLC

5502 W Walsh Ln

Rogers, AR 72758

1948 Ladawn Ave

Owner: D.R. Horton – NW Arkansas LLC

5502 W Walsh Ln

Rogers, AR 72758

1332 Ridgeview Dr

Owner: D.R. Horton – NW Arkansas LLC

5502 W Walsh Ln

Rogers, AR 72758

Parcel 815-41609-000

Owner: D.R. Horton – NW Arkansas LLC

5502 W Walsh Ln

Rogers, AR 72758




PROJECT AREA

PUBLIC NOTICE

## B26-97: D.R. Horton - NW Arkansas, LLC

**1937 Ladawn Avenue**

B26-97: Variance for Reduction of Front Setback

N




PROJECT AREA

PUBLIC NOTICE

## B26-97: D.R. Horton - NW Arkansas, LLC

**1937 Ladawn Avenue**

B26-97: Variance for Reduction of Front Setback

N

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# Variance Application

**Date: 08/06/2026 Permit No.: 260293**

**Applicant / Owner**

| | | | |
|---|---|---|---|
| Applicant Name: | Daniel Jimenez | Owner Name: | DJ Custom Homes, Inc |
| Address: | 2425 Aspen Ln | Address: | 2425 Aspen Ln |
| City, State, Zip: | Rogers | City, State, Zip: | Rogers |
| Phone: | 4796449280 | Phone: | 4796449280 |
| Email: | [redacted] | Email: | [redacted] |
| Contact: | Applicant | | |

**Project**

| | | | |
|---|---|---|---|
| Project Location: | 804 N Virginia St | Multiple Buildings: | ☐ |
| Parcel Numbers: | 815-23657-000 | Outdoor Storage: | ☐ |
| Current Zone: | MF-16 | Facades/Exterior: | ☐ |
| Rezone Required: | MF-16 | Detail Features: | ☐ |
| Total Acreage: | .20 | Roofs: | ☐ |
| Entrances: | ☐ | Materials/Colors: | ☐ |
| Parking Lot: | ☐ | Entryways: | ☐ |
| Structure Back: | ☐ | Landscaping: | ☐ |
| Pedestrian Flow: | ☐ | Screening: | ☐ |
| Central Features: | ☐ | Lighting: | ☐ |

Variance Request: Variance For Minimum Lot Size For a Duplex Building

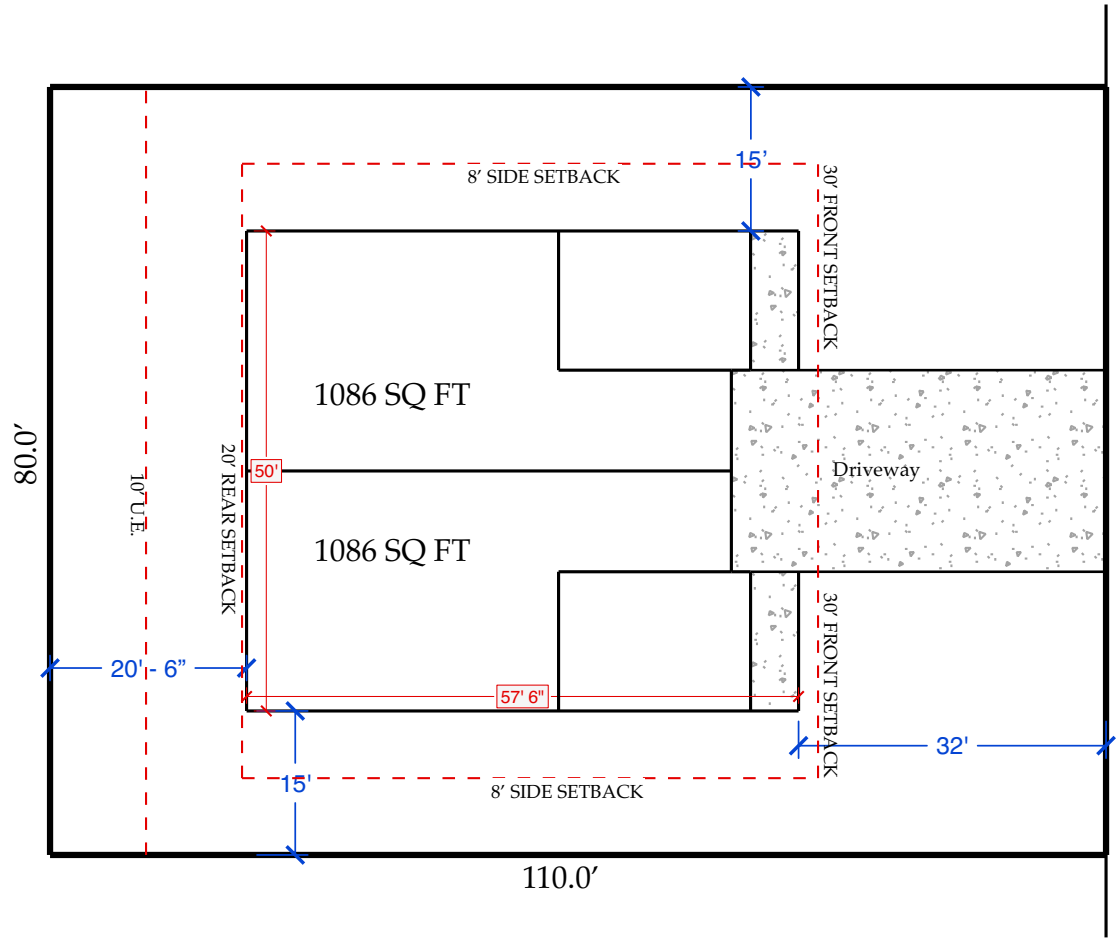
Difficulty/Hardship: The lot contains 8,712 SF, the minimum site size required for a duplex is 9,000 SF.

Variance Effect: This would allow to maximize the site density and infill potential for affordable housing.

Harmony:

I do hereby certify that the information contained herein is true and correct.

| Daniel Jimenez | 08/06/2026 |
|---|---|
| Name | Date |




Plot Plan
1" = 20'-0"

Land Use : Residential
Multi Family Duplex

Lot Area: 9270 SF (0.2128 Acres)

Subdivision: NEALS ADD
Block / Lot: 004 / 007
S-T-R: 35-18-30

804 VIRGINIA ST
SPRINGDALE, AR
72764

# Plot Plan

| | |
|---|---|
| DATE | 07/02/2026 |
| | |
| SCALE | 1" = 20'-0" |

1) **AVANCE BUSINESS SOLUTIONS INC**
PO BOX 1625
FARMINGTON AR 72730

2) **NEAL, DONALD W; NEAL, MICAH**
800 FAIRWAY CIR
SPRINGDALE AR 72764

3) **TEJADA, MARIA DELMY**
802 N VIRGINIA ST
SPRINGDALE AR 72764

4) **SILVA, SALOMON**
803 N KANSAS ST
SPRINGDALE AR 72764

5) **TORRES HOMES & PROPERTIES LLC**
805 N KANSAS ST
SPRINGDALE AR 72764

6) **GARRETT, GARY LEE & CAROL ANN**
PO BOX 8615
SPRINGDALE AR 72766

Springdale, 8/28/2024

To: Springdale Planning Commission
On: Variance Application
at: 804 Virginia St Springdale AR 72764

We: Carol Garrett and Maria Tejada living at 802 Virginia St and 806 Virginia St. Springdale AR 72764 are contesting the survey line by "Boundary by Acquiescence" (the 7-year Rule) under ARKANSAS LAW.
our fences have been there from time before we have these properties more than 20 years ago. and have been the legal property boundary by the properties owners.
The lot size at 804 Virginia St will be smaller than the recent survey 8712 SF.

for that reason we are respectfully asking for this variance to be denied.

Carol Garrett
Carol Garrett
owner at 806 Virginia St.

Maria Tejada
Maria Tejada
owner at 802 Virginia St.



Return to Agenda

# Boundary by Acquiescence:

Where adjoining landowners occupy their respective premises up to a clear, visible physical marker - such as a fence, hedgerow, or tree line - and mutually recognize or acquiesce to that marker as the true boundary for the statuory period of seven (7) continuous years, that ~~market~~ legally replaces the deeded boundary line. Mutual intent or an explicit agreement is not required; the court infers agreement from the landowners prolonged conduct.






PROJECT AREA

PUBLIC NOTICE

## B26-98: DJ Custom Homes, Inc.

**804 Virginia Street**

B26-98: Variance from Minimum Lot Size Requirements for a Duplex in an MF-16

N




PROJECT AREA

PUBLIC NOTICE

## B26-98: DJ Custom Homes, Inc.

**804 Virginia Street**

B26-98: Variance from Minimum Lot Size Requirements for a Duplex in an MF-16

N

# Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

| **Applicant / Representative (person making request)** | **Property Owner (if other than Applicant)** |
|---|---|
| Name: Bates & Associates - Hunter McCutcheon | Name: 3E Development LLC |
| E-mail: | E-mail: |
| Address: 7230 S Pleasant Ridge Drive | Address: PO Box 1549, Springdale, AR 72765 |
| Fayetteville, Arkansas 72704 | |
| Phone: 479-442-9350 | Phone: 479-435-1048 |
| Site/ Location: 327 E Robinson Avenue | Current Zoning: I-1 |
| Assessor's Parcel Number(s): 815-29240-001 | Rezone Required: N/A |
| | Total Acreage: 2.22 AC |

**All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.**

**Indicate Type of Submittal:**

☒ Board of Adjustments
☐ Commercial Design Standards

**Application Requirements:**

☒ A complete application.
☒ A copy of the warranty deed indicating ownership of property.
☒ A site plan in conformance with Chapter 130, Article 2, Section 13.
☒ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☒ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☒ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☒ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

**Review Fee:**

☒ $75.00

**STAFF USE ONLY**

Date Application Submitted: 8/11/26 Project Number: B26-99

Date Accepted as Complete: 8/18/26 Receipt Number: 6832

# Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

**Indicate person of contact for this request:** Applicant ☐ Representative ☒

**Describe your variance request:**

Requesting a variance from frontage landscaping within the existing DHL frontage area.

**Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:**
(How does adhering to the rule impact you or your property?)

The required frontage landscaping is located in an area of the property that was not impacted by the proposed development. The frontage area has been established and utilized by DHL for a minimum of the last 18 years and has historically supported the ongoing operations of the facility. The proposed development consists of a separate building addition on the south side of the existing DHL building and has no direct connection to or impact on the existing frontage area.DHL has requested that additional frontage landscaping not be provided due to the potential impact it would have on their ongoing operations. Additionally, the proposed addition does not have any street frontage and does not alter the established frontage area. Requiring new landscaping improvements within an existing and actively utilized portion of the site that is unaffected by the proposed development would create a site-specific hardship by interfering with the established operation of the property while providing limited additional benefit to the site.For these reasons, strict compliance with the frontage landscaping requirement is impractical for this property. The subject frontage area also has existing fiber optic line that runs through the area. Fiber optic line is subject to damage from roots as trees grow.

**Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:**
(How will this variance alleviate your hardship?)

Granting the requested variance would alleviate the hardship by allowing the existing frontage area to remain in its established condition and continue supporting DHL's ongoing operations without requiring additional landscaping improvements in an area that is unaffected by the proposed development. The variance would prevent unnecessary modifications to the existing site layout and eliminate the potential operational conflicts associated with installing landscaping in an actively utilized portion of the property. Because the proposed addition is located on the south side of the existing building and does not affect the site's frontage, allowing the existing frontage condition to remain would provide relief from the site-specific hardship while having no adverse effect on the proposed development or surrounding properties. This would also mitigate the potential risk of damaging an existing fiber optic line.

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

Name of Applicant: Bates & Associates - Hunter McCutcheon

Signature: Hunter McCutcheon Date: 08.11.26

Name of Representative (if applicable): Bates & Associates - Hunter McCutcheon

Signature: Hunter McCutcheon Date: 08.11.26

**PLANT WARRANTY**
LANDSCAPE MUST BE GUARANTEED FOR TWO YEARS. THIS GUARANTEE BEGINS AT THE TIME THE CERTIFICATE OF OCCUPANCY IS RECEIVED.

**PLANT WARRANTY**
AN AUTOMATIC OR OTHER IRRIGATION SYSTEM SHALL BE REQUIRE FOR ALL LANDSCAPED AREA.

**NOTE:** SUGGESTED PLANTINGS MAY BE SUBSTITUTED WITH ALTERNATE SPECIES AS APPROVED BY CITY OF SPRINGDALE. LIST OF RECOMMENDED TREES AND SHRUBS CAN BE FOUND IN SPRINGDALE CODE OF ORDINANCES, CHAPTER 56, ARTICLE II, SECTION 56-37.

## BUILDING SETBACKS

| | |
|---|---|
| FRONT | 30FT |
| FRONT | 50FT (IF PARKING IS ALLOWED BETWEEN THE R-O-W AND THE BUILDING) |
| SIDE | 00FT (SUBJECT TO APPLICABLE FIRE AND BUILDING CODES) |
| SIDE | 50FT (WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT) |
| REAR | 25FT |

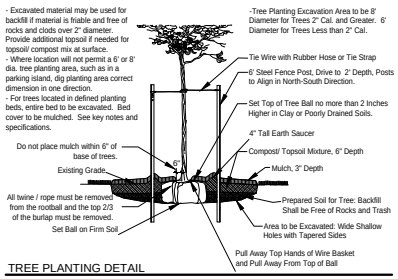
## PARKING REQUIREMENTS

WAREHOUSE: ONE (1) SPACE FOR EACH ONE THOUSAND TWO HUNDRED (1,200) SQUARE FEET OF GROSS FLOOR AREA.
GROSS FLOOR AREA: 21,852.66
CALCULATION 21,852.66/1,200= 18.21 (19) SPACE REQUIRED

| | |
|---|---|
| SPACES REQUIRED: | 19 SPACES |
| EXISTING SPACES PROVIDED: | 29 SPACES |
| ADA SPACES REQUIRED: | 2 SPACES |
| EXISTING ADA SPACES PROVIDED: | 2 SPACES |
| TOTAL SPACES: | 31 SPACES |

## OPEN SPACE:

| | |
|---|---|
| NET AREA: | 102,683.29 SQ.FT. |
| GREENSPACE: | 1,909.10 SQ.FT.(02%) |
| IMPERVIOUS AREA: | 100,774.19 SQ.FT.(98%) |

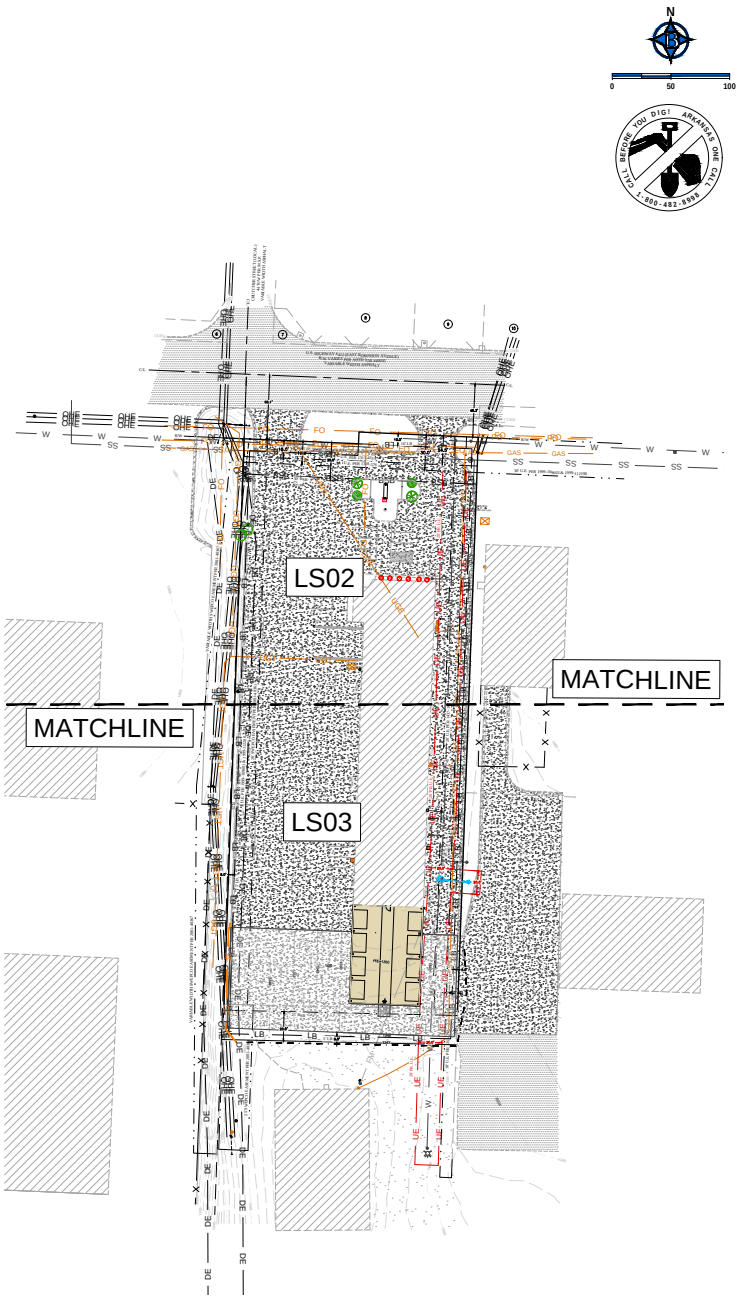



TREE PLANTING DETAIL

N.T.S.

LANDSCAPING

1. PREPARE TOPSOIL FOR SHRUB AND GROUND COVER BEDS BY TILLING A 2 INCH LAYER (165 CF PER 1000 SQ. FT.) OF COMPOST INTO THE UPPER 6 INCHES OF SOIL.
2. ALL PLANTING BEDS THAT ABUT LAWN AREAS TO BE BORDERED BY STEEL EDGING.
3. SOLID SLAB SOD BERMUDA GRASS OR BERMUDA SEED TO BE PLANTED IN ALL TURF AREAS.
4. TOPSOIL DEPTH SHALL BE MINIMUM 18" IN ALL SHRUB AND GROUNDCOVER BEDS.
5. APPLY 3" OF ORGANIC MULCH TO ALL SHRUB AND GROUNDCOVER BEDS.
6. APPLY 1/2 POUND OSMOCOTE 8-8-12 EVENLY OVER CULTIVATED AREA AROUND EACH TREE AND 1 POUND PER 100 SQUARE FEET TO SHRUB AND GROUND COVER PLANTINGS.
7. IRRIGATION SHALL BE AN UNDERGROUND AUTOMATIC SYSTEM.
8. TREAT ALL LANDSCAPE AREAS TO CONTROL WEED GROWTH PRIOR TO STARTING CONSTRUCTION.
9. ALL LANDSCAPE BEDS SHALL BE FREE OF SOD AND MULCH SHALL COVER THE BARE SOIL TO EASE MAINTENANCE.
10. DIG DOWN THE EDGE OF ALL BEDS WHERE THEY ARE ADJACENT TO WALLS, WALKWAYS OR CURBS, SO THAT THE WALL, WALKWAY, OR CURB WILL WORK AS A BED EDGE TO CONTAIN THE MULCH OR GRAVEL.
11. PLANTING BEDS SHALL HAVE AMENDED SOIL TO INSURE THE HEALTH OF THE PLANT MATERIALS.




0 50 100

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

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 9810 GEOFFREY H. BATES
08-11-26
BATES & ASSOCIATES, INC. #335
CERTIFICATE OF AUTHORIZATION

ENGINEER: G. BATES
DRAWN BY: K. HANEY
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**REVISIONS**

| DATE |
|---|
| 1st Submittal 09/21/25 |
| 2nd Submittal 09/17/25 |
| 3rd Submittal 10/09/25 |
| 4th Submittal 10/ 24/25 |
| 2nd ADH Submittal 12/ 29/25 |
| 3rd ADH Submittal 01/ 07/26 |
| Lighting Plan Revision 09/09/25 |
| Variance Application 08/11/25 |

**DHL SITE PLAN (N25-29)**
**NON-LARGE SCALE DEVELOPMENT**
**(OVERALL)**
**LANDSCAPE PLAN**
**SPRINGDALE, ARKANSAS**

B A T E S
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PROJECT NO. 24-333

DRAWING NO. LS01



Return to Agenda

| EXISTING LANDSCAPING | | | |
|---|---|---|---|
| QTY | SYM | NAME | |
| 2 | ET | EXISTING TREE | 2 TREES |
| 6 | ES | EXISTING SHRUB | 6 SHRUBS |

| SCREENING TREE LIST | | | | | |
|---|---|---|---|---|---|
| QTY | SYM | COMMON NAME / BOTANICAL NAME | ROOT | MIN. SIZE | NOTES |
| 2 | AS | AMERICAN SMOKETREE<br>Cotinus obovatus | B&B | 2.5" CAL<br>6' TALL | ORNAMENTAL TREE |
| 2 | LG | MAGNOLIA (LITTLE GEM)<br>Magnolia grandiflora 'Little Gem' | B&B | 2.5" CAL<br>6' TALL | ORNAMENTAL TREE |

N

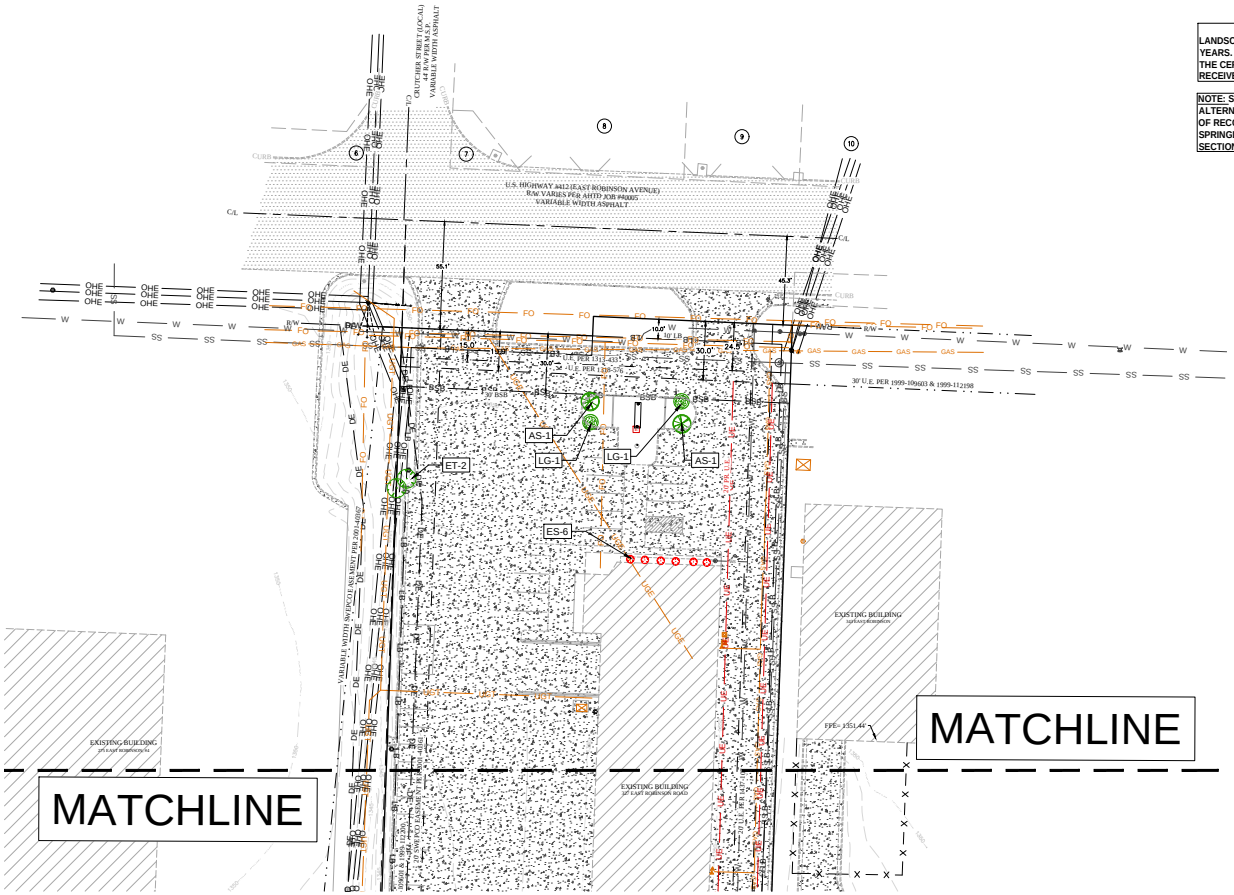
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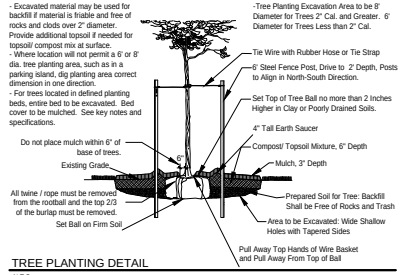
IT'S THE LAW! ARKANSAS ONE CALL 1-800-482-8998

**PLANT WARRANTY**
LANDSCAPE MUST BE GUARANTEED FOR TWO YEARS. THIS GUARANTEE BEGINS AT THE TIME THE CERTIFICATE OF OCCUPANCY IS RECEIVED.

**PLANT WARRANTY**
AN AUTOMATIC OR OTHER IRRIGATION SYSTEM SHALL BE REQUIRE FOR ALL LANDSCAPED AREA.

**NOTE:** SUGGESTED PLANTINGS MAY BE SUBSTITUTED WITH ALTERNATE SPECIES AS APPROVED BY CITY OF SPRINGDALE. LIST OF RECOMMENDED TREES AND SHRUBS CAN BE FOUND IN SPRINGDALE CODE OF ORDINANCES, CHAPTER 56, ARTICLE II, SECTION 56-37.




TREE PLANTING DETAIL
N.T.S.

LANDSCAPING

1. PREPARE TOPSOIL FOR SHRUB AND GROUND COVER BEDS BY TILLING A 2 INCH LAYER (165 CF PER 1000 SQ. FT.) OF COMPOST INTO THE UPPER 6 INCHES OF SOIL.
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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 9810 GEOFFREY H. BATES
08-11-26
BATES & ASSOCIATES, INC #335

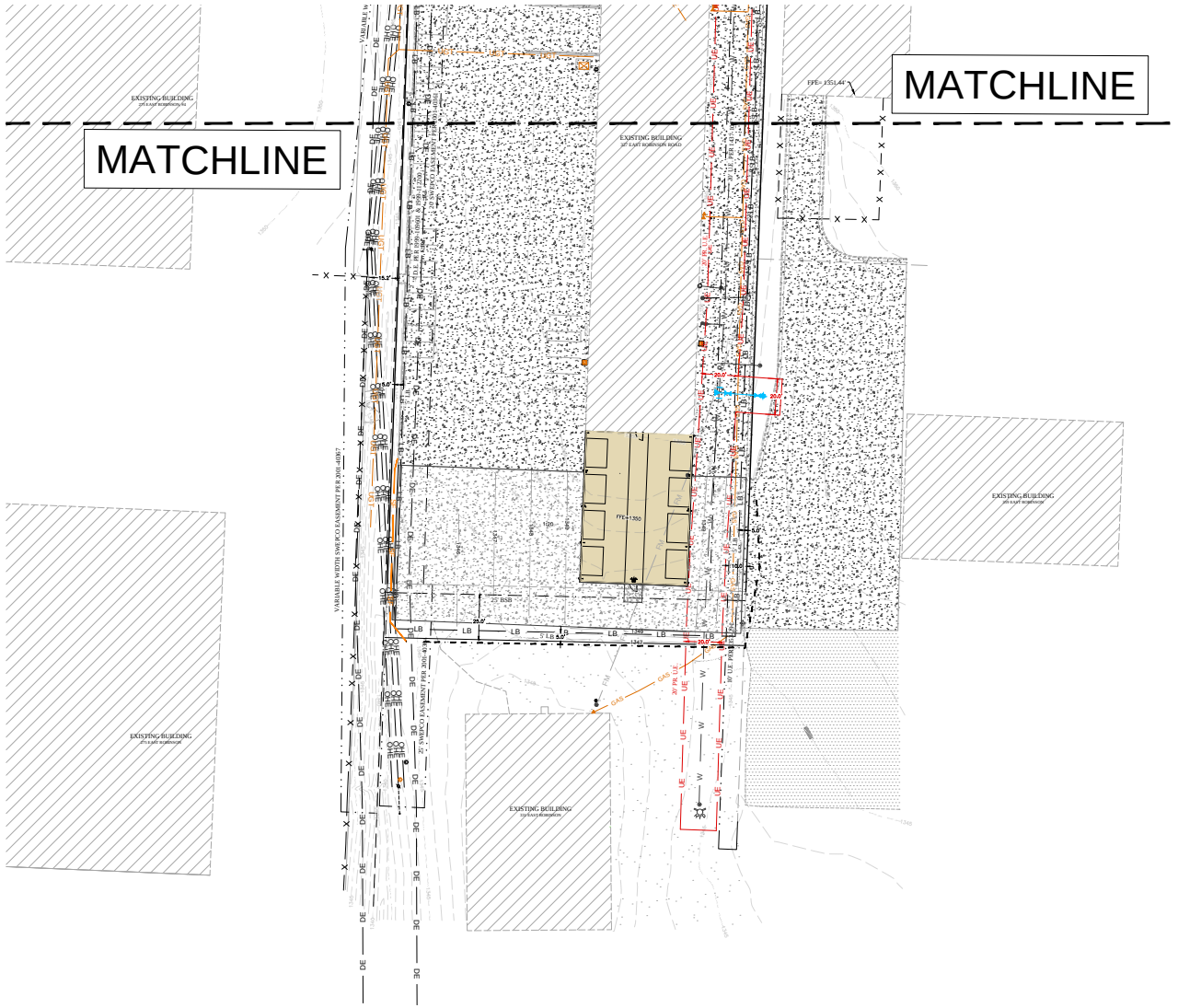
ENGINEER: G. BATES
DRAWN BY: K. HANEY
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| REVISIONS | DATE |
|---|---|
| 1st Submittal | 08/21/25 |
| 2nd Submittal | 09/17/25 |
| 3rd Submittal | 10/08/25 |
| 4th Submittal | 10/24/25 |
| 2nd ADH Submittal | 11/24/25 |
| 3rd ADH Submittal | 12/08/25 |
| Lighting Plan Revision | 08/06/26 |
| Variance Application | 08/11/26 |

DHL SITE PLAN (N25-29)
NON-LARGE SCALE DEVELOPMENT
LANDSCAPE PLAN
SPRINGDALE, ARKANSAS

B A T E S
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PROJECT NO. 24-333
DRAWING NO. LS02










DRAWN BY: K. HANEY
ENGINEER: G. BATES

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| REVISIONS | DATE |
|---|---|
| 1st Submittal | 09/21/25 |
| 2nd Submittal | 09/17/25 |
| 3rd Submittal | 10/09/25 |
| 4th Submittal | 10/ 24/25 |
| 2nd ADH Submittal | 12/ 29/25 |
| 3rd ADH Submittal | 01/ 26/26 |
| Lighting Plan Revision | 08/05/25 |
| Variance Application | 08/11/25 |

**DHL SITE PLAN (N25-29)**
**NON-LARGE SCALE DEVELOPMENT**

**LANDSCAPE PLAN**

**SPRINGDALE, ARKANSAS**

B A T E S
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PROJECT NO. 24-333

DRAWING NO. LS03

BATES
Engineers · Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com



August 11th, 2026

Planning Commission & Staff
City of Springdale
201 Spring Street
Springdale, AR 72764

To the Springdale Planning Staff,
Please see below the certified list of adjacent property owners for the Large-Scale Development project located off E Robinson Avenue in Springdale, AR.

1. ISC South LLC
   PO Box 1549
   Springdale, AR 72765-1549
   Parcel# 815-29260-000, 815-29240-004, 815-29240-003, 815-29240-000

2. Arkansas State Highway Comm
   PO Box 2261
   Little Rock, AR 72203
   Parcel# 815-29240-002, 815-28809-001, 815-27771-001

3. National Retail Properties LP NKA NNN Reit LP
   C/O Mattress Firm 3250 Briarpark Dr, Suite 400
   Houston, TX 77042
   Parcel# 815-28647-000, 815-28810-000

4. CFZ LLC
   4375 E Falcon Dr
   Fayetteville, AR 72701-7425
   Parcel# 815-28647-003

If you have any questions or require additional information, please feel free to contact me at your convenience.

Derrick Thomas, P.S. #1642
Bates & Associates, Inc.




PROJECT AREA

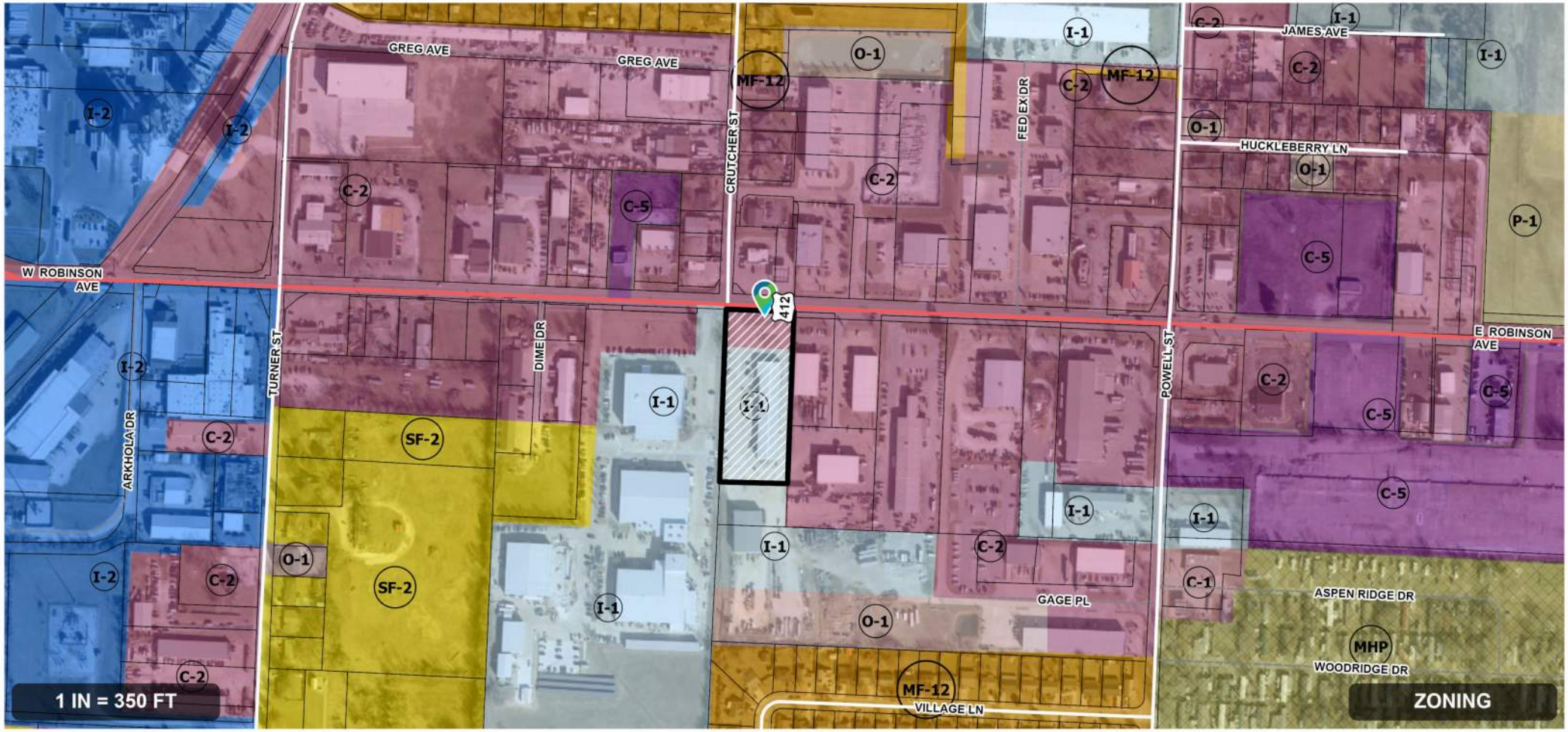
PUBLIC NOTICE

## B26-99: DHL

**327 E. Robinson Avenue**

B26-99: Variance from Frontage Landscaping Requirements

N




PROJECT AREA

PUBLIC NOTICE

## B26-99: DHL

**327 E. Robinson Avenue**

B26-99: Variance from Frontage Landscaping Requirements

N

SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

# Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

| **Applicant / Representative (person making request)** | **Property Owner (if other than Applicant)** |
|---|---|
| Name: Martin A. Leon Segora | Name: Same a property owner |
| E-mail: | E-mail: |
| Address: 2300 wyandotte Ave Springdale, AR 72764 | Address: |
| Phone: 4797998090 | Phone: |
| Site/ Location: 4003 Dixon St | Current Zoning: |
| Assessor's Parcel Number(s): | Rezone Required: |
| | Total Acreage: |

**All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.**

**Indicate Type of Submittal:**

- ☐ Board of Adjustments
- ☐ Commercial Design Standards

**Application Requirements:**

- ☐ A complete application.
- ☐ A copy of the warranty deed indicating ownership of property.
- ☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
- ☐ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
- ☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
- ☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- ☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

**Review Fee:**

- ☐ $75.00

**STAFF USE ONLY**

Date Application Submitted: 8/11/26 Project Number: B26-100

Date Accepted as Complete: 8/21/26 Receipt Number: 6836

# Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

**Indicate person of contact for this request:** Applicant ☑ Representative ☐

**Describe your variance request:**

Increase front fence height from 3' to 6'.

**Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:**
(How does adhering to the rule impact you or your property?)

the 3' front fence doesn't enough security for the vacant property. People has been treespassing, parking vehicles. My neighbor has thrown dirt and rocks onto the property.

**Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:**
(How will this variance alleviate your hardship?)

Improve the security of my vacant lot and protect it from unauthorized access.

**Record Property Owner(s):** Martin León Segura.

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

Name of Applicant: Martin León

Signature: Martin León Date:

Name of Representative (if applicable):

Signature: Date:

B26-100


815-26119-000
815-26120-000
815-26121-000
SF-2
815-29476-000
815-29482-000
815-29483-000
4001
DIXON ST

On Thu, Aug 20, 2026 at 10:06 AM CP wrote:

Good morning,

My name is , and I live at I am writing in regards to my neighbor's variance application for 4003 Dixon St. I oppose the requested increase in fence height and believe there are several issues that should be considered before the variance is approved.

Chapter 130, Article 6, Section 2, Subsection 2.3 limits fences along the front edge of a residential lot to 3 feet in height and states that the "front-yard" designation is determined by the relative orientation of the structure. In this case, there is no structure on 4003 Dixon St. I would like to understand what determines the front yard orientation when there is no structure present. If there has already been a precedent set in this specific situation, I would be interested to see the lot and how it integrates into its neighborhood. In my opinion, It would make sense that the surrounding houses/fence lines would set the orientation of a fence in this instance.

Furthermore, I don't believe that strict application of this provision prohibits or unreasonably restricts the use of this property, given that the property was being used in accordance with its intended SF-2 residential zoning. It only creates hardship when considering how the lot is currently being used: a trailer parking lot for a roofing business. There are always at least two large dump trailers on the lot, along with a broken down truck. It is not uncommon to see 3-5 trailers on the lot at any given time, and I've seen as many as 7 trailers on the lot (which appears to exceed the limit in Sec. 114-57). Trailers are coming in and out of the lot at all hours of the day, commonly picking trailers up before 7 AM and dropping trailers off after 10 PM.

I understand that the fence variance itself is the matter before the commission, but I believe the current and apparent use of the property is relevant when considering the impact of the variance. Being that the lot is in SF-2 residential zoning, I am concerned that allowing a taller fence up to the street would only encourage and facilitate more commercial usage of the property.

I purchased my property and built my home with the expectation that the SF-2 zoning would provide some protection for the residential character of the surrounding area. This is not a typical subdivision, but it is still residentially zoned property, and I believe the surrounding homeowners should have a reasonable expectation that those zoning regulations will be applied consistently.

For these reasons, I respectfully ask that the variance be denied. At a minimum, I believe the City should first clarify how the front yard and fence height requirements apply to a vacant SF-2 lot with no structure, and whether the applicant has demonstrated an actual hardship that is inherent to the property rather than one resulting from his current or desired use of it.

I would prefer to stay anonymous on this matter.

Thanks,



# LIST OF ADJACENT PROPERTY OWNERS

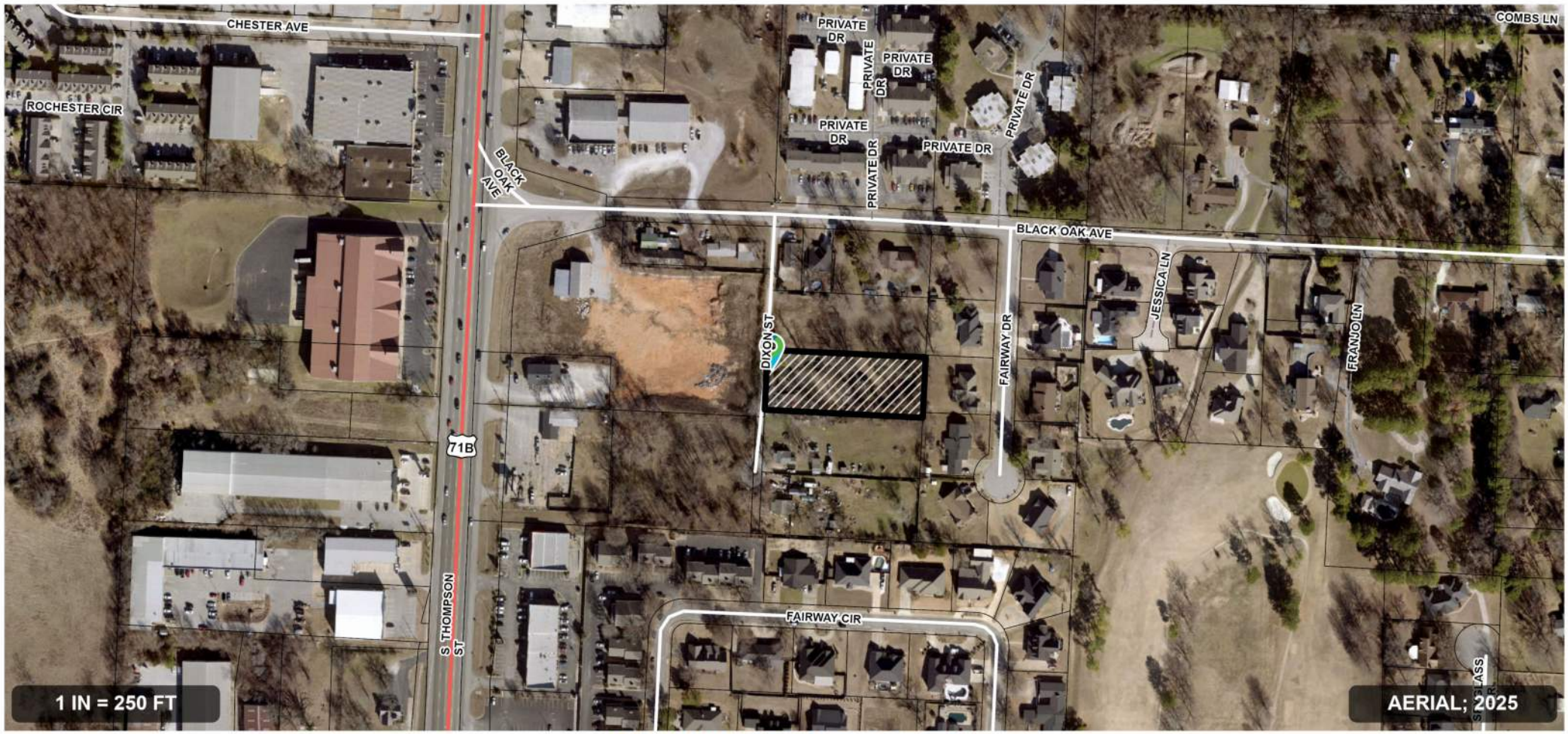
**WILLIAM ANDREW & JANICE ANNETTE MCDONALD,**
4005 DIXON AVE SPRINGDALE, AR 72764

**FARSHID & POURVASH, FIROOZEH ATASHBAND**
4100 FAIRWAY DR SPRINGDALE, AR 72764

**JEFFREY DEAN EYE**
4004 FAIRWAY DR SPRINGDALE, AR 72764-1011

**WILLIAM CONNER PRESLEY**
4001 DIXON AVE SPRINGDALE, AR 72764

**BRISIEL HOLDINGS, LLC**
PO BOX 8216 FAYETTEVILLE, AR 72703




PROJECT AREA

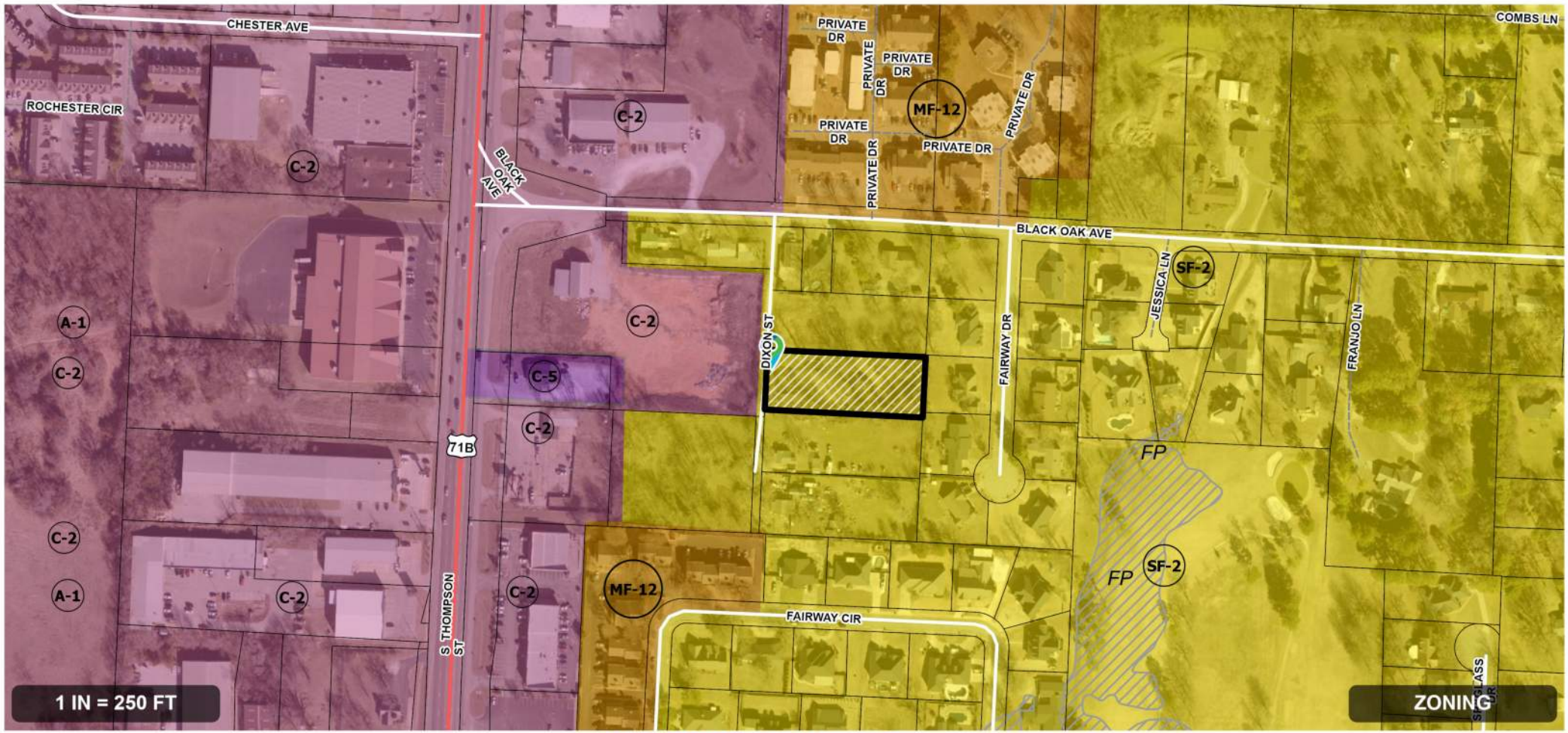
PUBLIC NOTICE

## B26-100: Martin Leon Segura

**4003 Dixon Street**

B26-100: Variance for Increased Front Fence Height

N




PROJECT AREA

PUBLIC NOTICE

## B26-100: Martin Leon Segura

**4003 Dixon Street**

B26-100: Variance for Increased Front Fence Height

N

# Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

**Applicant / Representative (person making request)**

Name: Expedient Civil Engineering, PLLC

E-mail: [redacted]

Address: P.O. Box 5484

Bella Vista, AR 72714

Phone: 509-759-5300

Site/ Location: 636 N. 40th Street

Assessor's Parcel Number(s): 815-40674-000

**Property Owner (if other than Applicant)**

Name: Lucky's Indoor Bark Park, LLC

E-mail: [redacted]

Address: 1519 Lake Estates Drive

Springdale, AR 72762

Phone: 501-590-4210

Current Zoning: C-5

Rezone Required: C-5

Total Acreage: 5.94

**All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.**

**Indicate Type of Submittal:**

☐ Board of Adjustments
☐ Commercial Design Standards

**Application Requirements:**

☒ A complete application.
☒ A copy of the warranty deed indicating ownership of property.
☒ A site plan in conformance with Chapter 130, Article 2, Section 13.
☒ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☒ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

**Review Fee:**

☒ $75.00

**STAFF USE ONLY**

Date Application Submitted: 8/11/26

Project Number: B26-101

Date Accepted as Complete: 8/21/26

Receipt Number: 6897

# Variance Application- Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

**Indicate person of contact for this request:** Applicant ☐ Representative ☐

**Check Item(s) for which Variance is Requested:**

☐ **ENTRANCES** – one (1) customer entrance on all sides of principal building directly facing abutting public right-of-way.

☐ **PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building.

☐ **STRUCTURE BACK & SIDES**

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

☐ **PEDESTRIAN FLOW**

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

☐ **CENTRAL FEATURES & COMMUNITY SPACES**

- ☐ Provision of at least two (2) central features.
- ☐ Direct access to public sidewalk network.

☐ **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**

- ☐ Use of similar building materials.
- ☐ Use of similar architectural styles or theme.

☐ **OUTDOOR STORAGE, TRASH COLLECTION & LOADING AREAS**

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

☐ **FACADES & EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses

- ☐ Minimum 3' depth.
- ☐ Minimum of 20’ contiguous feet within each 100' of façade length.
- ☐ Extends 20% of the façade.

☐ **DETAIL FEATURES**

- ☐ Facades include a repeating pattern with no less than three (3) elements (color change, texture change, material change).
- ☐ At least one (1) element repeating horizontally.
- ☐ Elements repeat at intervals of more than 30' horizontally or vertically.
- ☐ Change in plane no less than 12" in width (offset, reveal or projecting rib).

☐ **ROOFS** – Change in height every 100 linear feet in building length.

☐ **MATERIALS & COLORS**

- ☐ Predominate exterior materials high quality materials.
- ☐ Façade color – low reflectance, subtle, neutral or earth tone.

☐ **ENTRYWAYS**– three (3) defined, highly visible customer entrance elements.

☐ **LANDSCAPING**

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

☐ **SCREENING**

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

☐ **LIGHTING**

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

# Variance Application – Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

**Indicate person of contact for this request:** Applicant ☐ Representative ☐

**Describe your variance request:**

Site is for a dog park where visibility is needed but needs to keep dogs inside the fence. Requesting use chainlink fencing without the 50' columns. The fencing will not be visible from the right of way of 40th Street and will further be screened with the use of the existing vegetation and trees.

**Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:**
(How does adhering to the rule impact you or your property?)

Wood fencing would limit visibility which most dog parks are visible to the parking lots. Adding columns to the fencing is not needed as they can not be seen by the public right of way.

**Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:**
(How will this variance alleviate your hardship?)

The required fencing is very lengthy and adding columns would add extra cost that is not needed since the fencing is not visible to the public right of way.

**Record Property Owner(s):** Lucky's Indoor Bark Park, LLC

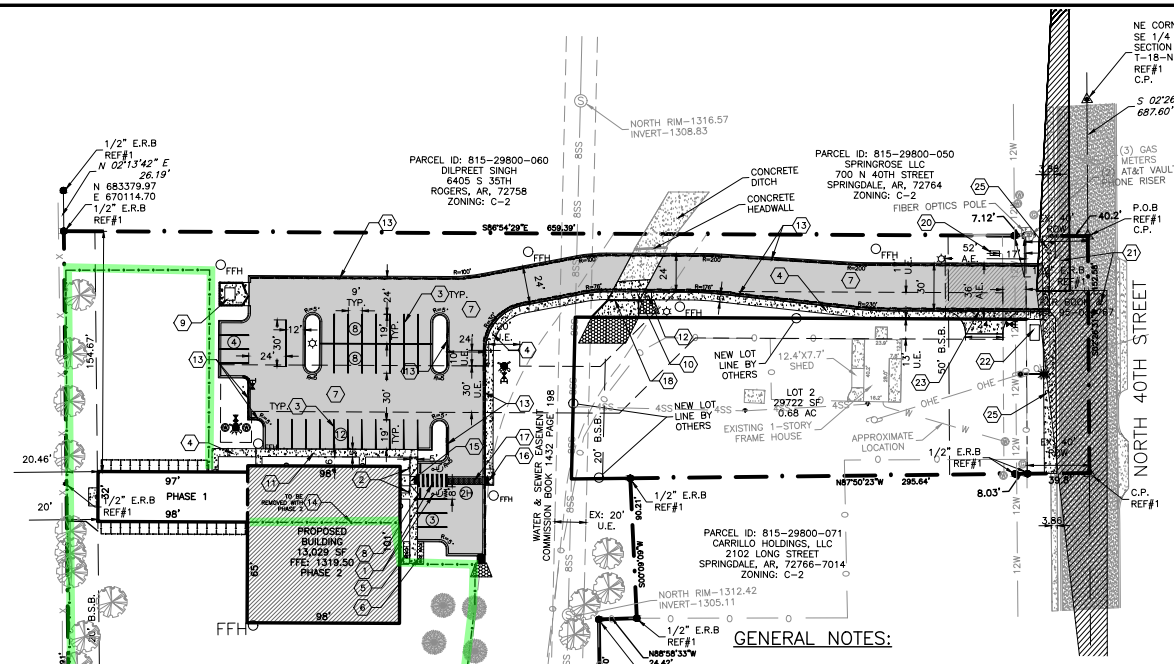
**APPLICANT / REPRESENTATIVE:** I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false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

Name of Applicant: Expedient Civil Engineering, PLLC/ Jason Ingalls

Signature: Jason E. Ingalls Date: 8/18/2026

Name of Representative (if applicable): _____

Signature: _____ Date: _____




## LEGEND

- FOUND IRON PIN
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING FENCE
- EXISTING EASEMENT
- EXISTING ASPHALT
- EXISTING CENTERLINE OF ROAD
- EXISTING CONCRETE
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING 12" WATER LINE
- EXISTING POWER POLE
- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS METER
- EXISTING MANHOLE
- EXISTING 8" SANITARY SEWER
- PROPOSED STANDARD ASPHALT
- PROPOSED HANDICAP SIGN
- PROPOSED SETBACK
- TRUNCATED DOME
- PROPOSED CONCRETE
- PROPOSED EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED PRIVATE LIGHT
- PROPOSED PUBLIC LIGHT
- PROPOSED FIRE LINE STRIPING
- PROPOSED FROST FREE HYDRANT
- PROPOSED FUTURE LOT LINE
- PROPOSED ACCESS EASEMENT

NORTH
40' 0 40'
SCALE 1"=40'

## GENERAL NOTES:

1. A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FROM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.
   STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED 6 MONTHS.
2. PRIOR TO FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
   A. DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
   B. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
   C. NO SLOPES STEEPER THAN 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
   D. NOTICE OF ALL VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING.
   E. ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
3. ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AND BUILDING APPROACHES SHALL BE AS REQUIRED BY THE CURRENT ADA AND AS MAY FORM TIME TO TIME BE AMENDED.
   PROPOSED PUBLIC LIGHTS ARE TO BE PAID FOR BY THE DEVELOPER OF THE PROPERTY. ONGOING MAINTENANCE AND ELECTRICITY USAGE TO BE PAID BY THE CITY.
   PROPOSED PRIVATE LIGHTS TO BE WALL PACKS MOUNTED ON OUTSIDE OF BUILDINGS.
4. PROPOSED PRIVATE LIGHTS ARE TO BE PAID FOR BY THE DEVELOPER. ONGOING MAINTENANCE AND ELECTRICITY USAGE TO BE PAID BY THE DEVELOPER.
5. ALL AREAS OUTSIDE OF THE GRADING AREA ARE TO REMAIN UNDISTURBED.
6. ALL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT THAT IS COMPATIBLE WITH THE BUILDING ARCHITECTURE.

## KEYNOTES:

1. ACCESSIBLE PARKING STRIPING PER DETAIL **6/C7.0.**
2. ACCESSIBLE PARKING SIGN PER DETAIL **4/C7.0.**
3. 4" WHITE PARKING STRIPING
4. STANDARD CONCRETE SIDEWALK PER DETAIL **9/C7.0.**
5. PARK BENCH PER CITY OF SPRINGDALE REQUIREMENTS
6. BIKE RACK PER CITY OF SPRINGDALE REQUIREMENTS
7. STANDARD ASPHALT SECTION PER DETAIL **5/C7.0.**
8. CONCRETE WHEEL STOP PER DETAIL **7/C7.0.**
9. TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWINGS
10. 15 LINEAR FEET OF CONCRETE CULVERT EXTENSION PER DETAIL **C7.3.**
11. THICKEN EDGE SIDEWALK PER DETAIL **13/C7.1.**
12. 4' CURB INLET THROAT WITH CONCRETE FLUME PER DETAIL **15/C7.1.**
13. FIRE LINE STRIPING
14. 6' CHAINLINK FENCE PER DETAIL **C7.1.**
15. ACCESSIBLE RAMP PER DETAIL **16/C7.2.**
16. ACCESSIBLE RAMP PER DETAIL **17/C7.2.**
17. STAMPED CONCRETE
18. 21.5 LINEAR FEET OF METAL HAND RAIL PER DETAIL **19/C7.2.**
19. CONCRETE WEIR PER DETAIL **20/C7.2.**
20. 3' X 6' MONUMENT SIGN PER ARCHITECT DESIGN
21. SIGHT DISTANCE TRIANGLE. THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SIGHT TRIANGLE.
22. POSSIBLE FUTURE PUBLIC TRANSIT STOP
23. MODIFIED CURB PER DETAIL **22/C7.2.**
24. STANDARD CONCRETE SECTION PER DETAIL **23/C7.2.**
25. 8' SIDEWALK PER CITY OF SPRINGDALE DETAIL **SD-B-1/C7.2.**

CITY PROJECT# L25-29

### ENGINEER:
EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
(479) 364-0028

### SURVEYOR:
SATTERFIELD LAND SURVEYORS P.A.
1928 HWY 71
ALMA, AR 72921
(479) 632-5002

### DEVELOPER:
LUCKY'S INDOOR BARK PARK, LLC
1519 LAKE ESTATES DRIVE
SPRINGDALE, ARKANSAS 72762
(501) 590-4210

### ZONING:
C-5

### PLANNED USE:
ENTERTAINMENT, OFFICE, AND TRADES & SERVICES

### SETBACKS:
FRONT: 50' (PARKING BETWEEN BUILDING AND ROW)
FRONT: 30'
SIDE: 0'
REAR: 20'

### PARKING REQUIREMENTS:
OFFICE: 1 SPACE PER 300 SF OF NET FLOOR AREA
NET FLOOR AREA: 700 SF
SPACES NEEDED: 3 SPACES

ENTERTAINMENT: 1 SPACE PER EACH 4 OCCUPANTS AT THE MAXIMUM PERMITTED OCCUPANCY ALLOWED UNDER BUILDING CODE AND 1 SPACE PER EMPLOYEE BASED ON THE LARGEST SHIFT.
OCCUPANTS: 23 SEATS
EMPLOYEES: 2 EMPLOYEES
SPACES NEEDED: 8 SPACES

TRADES & SERVICES: 1 SPACE PER 1,200 SF OF NET FLOOR AREA
NET FLOOR AREA: 11,416 SF
SPACES NEEDED: 10

TOTAL REQUIRED: 21 SPACES (INCLUDING 1 ADA SPACE)
TOTAL PROVIDED: 35 STANDARD SPACES
2 ADA SPACE

### LANDSCAPE BUFFER WIDTH:
FRONT: 10'
SIDE: 5'

### TOTAL AREAS OF DEVELOPMENT:

| | |
|---|---|
| GROSS AREA: | 258,500 SF |
| NET AREA: | 222,662 SF |
| IMPERVIOUS AREA: | 55,231 SF |
| PERVIOUS AREA (EXCLUDING ROW): | 167,431 SF |
| % PERVIOUS: | 75.2% |

### FLOOD STATEMENT:
THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05143C0060G WITH AN EFFECTIVE DATE OF JANUARY 25, 2024. AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

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

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11411 Jason E. Ingalls 8/10/2026

| Rev | Comments | Date |
|---|---|---|
| 1 | PER CITY COMMENTS | 9/18/2025 |
| 2 | PER CITY COMMENTS | 11/11/2025 |
| 3 | PHASING PLAN | 8/10/2026 |

LUCKY'S INDOOR BARK PARK
LARGE SCALE
636 N 40TH ST SPRINGDALE, ARKANSAS

LUCKY'S INDOOR BARK PARK, LLC
1519 LAKE ESTATES DRIVE, SPRINGDALE, AR 72762

9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
O: (479) 364-0028
M: (479) 790-5353
EMAIL

Expedient Civil Engineering, PLLC

DRAWN BY: DMF
CHECKED BY: JEI
DATE 8/28/2025
JOB NUMBER 23-1004
SHEET NAME SITE PLAN
File No. 23-1004.dwg
C4.0

Expedient Civil Engineering, PLLC

B26-101
9200 Suits Us Dr, Ste. B
Bella Vista, AR 72714
Phone: (479) 364-0028
Email:

August 11, 2026

**Lucky's Bark Park**

**ADJACENT OWNER'S**

815-29800-050
RJHR Property Investments, LLC
530 Joshua Pass
Centerton, AR 72719

815-29800-071
Carrillo Holdings, LLC
2102 Long Street
Springdale, AR 72764

815-29800-080
Three Times Prime, LLC
P.O. Box 8013
Fayetteville, AR 72703

815-29800-090
Tan Properties, LLC
782 Belmont Way
Springdale, AR 72762

815-29800-091
Steve & Linda Geels Revocable Trust
5402 Elm Springs Road
Springdale, AR 72762

815-29819-150
Lalah M Liles Revocable Trust
4163 Aesop Ave
Springdale, AR 72762

815-35194-000/815-35193-000
Harness Rentals and Investments, LLC
415 S Main
Harrison, AR 72601

815-35195-000
Agree Stores, LLC
70 E Long Lake Rd
Bloomfield Hills, MI 48304

815-38204-000
Lewis 540 Property, LLC
PO Box 8430
Fayetteville, AR 72703

815-29800-040/815-29800-060
Dilpreet Singh
6405 S 35th Street
Rogers, AR 72758

815-29819-140
Moore Revocable Trust
3993 N Dogwood Canyon Loop
Fayetteville, AR 72704

815-40675-000
Steven D Matteri Revocable Trust
P.O. Box 7014
Springdale, AR 72766

Best Regards,
**EXPEDIENT CIVIL ENGINEERING, PLLC**

Jason E. Ingalls

Jason E. Ingalls, P.E.
Owner/Senior Project Manager

Cc: File



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

# LUCKY'S INDOOR BARK PARK
# SPRINGDALE, ARKANSAS
# LARGE-SCALE DEVELOPMENT

JOB# L24-01

**NOTE TO CONTRACTOR:**
THE CONTRACTOR SHALL NOT TAKE ANY ADVANTAGE OF ANY APPARENT ERROR OR OMISSION IN THE PLANS OR SPECIFICATIONS. IN THE EVENT THE CONTRACTOR DISCOVERS SUCH AN ERROR OR OMISSION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. THE ENGINEER WILL THEN MAKE SUCH CORRECTIONS AND INTERPRETATIONS AS MAY BE DEEMED NECESSARY FOR FULFILLING THE INTENT OF THE PLANS AND SPECIFICATIONS.

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11411 Jason E. Ingalls 8/10/2026

## CONSTRUCTION NOTES

1. CONTRACTOR SHALL RETAIN A FULL SET OF THE LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.

2. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH THE DEVELOPER'S RESIDENT REPRESENTATIVE.

3. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITEWORK SPECIFICATIONS PROVIDED BY EXPEDIENT CIVIL ENGINEERING, PLLC (ECE) OR AS SPECIFIED BY THE DEVELOPER'S RESIDENT REPRESENTATIVE.

4. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.

5. **PUBLIC CONVENIENCE AND SAFETY:**

THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL ENSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTC) FOR STREETS AND HIGHWAYS AND THE ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

6. **GRADING NOTES:**

A. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS.

B. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% OF THE MAXIMUM DRY DENISTY PER ASTM D1557. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.

C. OFF-SITE FILL MATERIAL(SANDY CLAY, CLAYEY SAND, GRAVELLY CLAY, OR CLAYEY GRAVEL), SHALL HAVE A PLASTICITY INDEX OF 15 OR LESS, A LIQUID LIMIT OF 40 OR LESS, A CBR VALUE GREATER THAN 8, AND CONTAIN NO ROCK LARGER THAN 4 INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE DEVELOPER'S REPRESENTATIVE PRIOR TO BRINGING ON SITE.

D. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND RECOMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D698 AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.

E. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE DEVELOPER'S CONSTRUCTION DIVISION ON THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER PERIOD.

F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

G. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF THE SUBGRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUBGRADE COMPACTION. FOR BASE COURSE AND ASPHALT PAVING.

H. ALL SLOPES ARE TO BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED. SLOPES STEEPER THAN 3:1, BUT FLATTER THAN 2:1 SHALL BE STABILIZED BY AN APPROVED VEGETATIVE LAYER OR OTHER APPROVED METHODS.

I. ALL SLOPES EXCEEDING 2:1 SHALL BE PROTECTED BY RIP-RAP, CONCRETE PAVING, OR OTHER METHODS INDICATED ON THESE PLANS THAT WILL PREVENT EROSION, AND PLACED SUCH THAT THE SURFACE IS FLUSH WITH SURROUNDING GROUND AND SHAPED TO CHANNEL WATER IN DIRECTIONS INDICATED.

J. CONTRACTOR SHALL REFER TO THE STORMWATER POLLUTION PREVENTION PLAN AND REPORT FOR STORMWATER QUALITY CONTROL INCLUDING EROSION AND SEDIMENT CONTROL. PROPER MEASURES SHALL BE PRACTICED TO PREVENT EROSION ALONG THE EDGE OF PROPERTY, TOE OF SLOPE, AND ALONG DITCHES. MUD AND DEBRIS ARE NOT ALLOWED TO FLOW ONTO ADJACENT PROPERTIES.

K. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.

7. **PAVING NOTES:**

J. ASPHALT CONCRETE SURFACE SHALL MEET SECTION 407, TYPE 2 OR THE ARKANSAS DEPARTMENT OF TRANSPORTATION (ARDOT) STANDARD SPECIFICATIONS, LATEST EDITION. BASE COURSE MATERIALS SHOULD MEET OR EXCEED THE REQUIREMENTS SPECIFIED IN THE ARDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

K. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF IN-PLACE ASPHALT CONCRETE COURSES FOR COMPLIANCE WITH REQUIREMENTS FOR THICKNESS AND SURFACE SMOOTHNESS REQUIREMENTS AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.

8. **CONCRETE NOTES:**

A. CONCRETE PAVING AND STRUCTURES SHOULD CONFORM TO THE ARDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

B. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF CONCRETE FOR COMPLIANCE WITH CONCRETE STRENGTH REQUIREMENTS AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.

C. VERTICAL CONCRETE SURFACES EXPOSED TO THE GENERAL PUBLIC SHALL BE WET-RUBBED TO A SMOOTH FINISH AFTER FORMS HAVE BEEN REMOVED. HORIZONTAL SURFACES SHALL BE BROOMED AS REQUIRED IN THE CONSTRUCTION PROJECT SPECIFICATIONS.

D. CONTRACTOR IS TO PROVIDE WEAKENED-PLANE (CONSTRUCTION) JOINTS, SECTIONING CONCRETE INTO AREAS AT 10-FOOT ON CENTERS, MAXIMUM EACH WAY. CONSTRUCT WEAKENED-PLANE JOINTS FOR A DEPTH EQUAL TO AT LEAST 1/4" CONCRETE THICKNESS. CONTRACTOR IS TO FURNISH JOINT FILLERS APPROVED BY THE DEVELOPER'S CONSTRUCTION DIVISION OR AS DETAILED ON PLANS.

9. **UTILITY NOTES:**

A. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE SPRINGDALE WATER UTILITIES (SWU), THE CITY OF SPRINGDALE, THE ARKANSAS DEPARTMENT OF HEALTH (ADH), AND THE CONTRACTOR HAS BEEN NOTIFIED BY ECE.

B. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO SWU UNLESS DULY AUTHORIZED TO DO SO BY SWU. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. ECE AND THE DEVELOPER ARE NOT TO BE HELD ACCOUNTABLE.

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

D. ALL WATER AND SEWER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SWU STANDARD SPECIFICATIONS DATED JANUARY 20, 2021 AND SHALL BE INSPECTED BY SWU INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.

E. FIRE LINES SHALL BE INSTALLED TO SWU STANDARD SPECIFICATIONS DATED JANUARY 20, 2021.

F. WATER MAINS AND PRIVATE FIRE LINES THAT ARE TO BE INSTALLED ARE TO BE DUCTILE IRON CLASS 50.

10. **BLASTING AND EXPLOSIVE MATERIALS:**

L. THE CONTRACTOR IS SUBJECT TO ALL FEDERAL, STATE AND LOCAL REGULATIONS GOVERNING THE USE AND STORAGE OF EXPLOSIVE MATERIALS AND IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND LICENSES.

M. ECE ACCEPTS NO RESPONSIBILITY OR LIABILITY PERTAINING TO STORAGE, USE, METHODS, PROCEDURES, SAFETY PRECAUTIONS, TECHNICAL SPECIFICATIONS, CONCERNING BLASTING AND EXPLOSIVE MATERIALS. THE CONTRACTOR SHALL HOLD THE OWNER, ENGINEER, AND THEIR ASSOCIATES HARMLESS WITH REGARD TO BLASTING AND EXPLOSIVE MATERIALS.

ELEVATIONS ON PROFILES OF SECTIONS OR AS INDICATED ON PLANS SHALL HAVE U.S.G.S. DATA. AT LEAST ONE PERMANENT BENCH MARK IN THE VICINITY OF EACH PROJECT SHALL BE NOTED ON THE FIRST DRAWING OF EACH PROJECT, AND THEIR LOCATION AND ELEVATION SHALL BE CLEARLY DEFINED.

HORIZONTAL AND VERTICAL DATUM:

ALL DRAINAGE CONSTRUCTION SHALL USE THE ABOVE MENTIONED COORDINATE SYSTEM AND SHALL IDENTIFY WITH MONUMENTS THAT WERE USED FOR HORIZONTAL AND VERTICAL CONTROL. ELEVATION OF CONTROLLING POINTS SHALL BE BASED ON USGS NAVD 88 DATUM.




VICINITY MAP
NOT TO SCALE

NORTH

## RESOURCE LIST

| NAME | ADDRESS | TELEPHONE |
|---|---|---|
| DEVELOPER<br>LUCKY'S INDOOR BARK PARK, LLC | 1519 LAKE ESTATES DRIVE<br>SPRINGDALE, ARKANSAS 72762 | (501) 590-4210 |
| BLACK HILLS ENERGY<br>MR. JOSHUA KNIGHT | 1301 FEDERAL WAY<br>LOWELL, ARKANSAS 72745 | (479) 333-7005 |
| AT&T<br>MR. LAYNE RHODES | HAROLD DR<br>FAYETTEVILLE, ARKANSAS 72701 | (479) 442-1977 |
| SPRINGDALE WATER UTILITIES<br>MR. RICK PULVIRENTI, PE | 526 OAK AVENUE<br>SPRINGDALE, ARKANSAS 72762 | (479) 751-5751 |
| CITY OF SPRINGDALE PLANNING & COMMUNITY DEVELOPMENT<br>MRS. PATSY CHRISTIE | 201 SPRING STREET<br>SPRINGDALE, ARKANSAS 72764 | (479) 750-8550 |
| CITY OF SPRINGDALE ENGINEERING<br>MR. BEN PETERS | 201 SPRING STREET<br>SPRINGDALE, ARKANSAS 72764 | (479) 750-8105 |
| CITY OF SPRINGDALE (FIRE PLANS EXAMINER)<br>MR. ED STITH | 201 SPRING STREET<br>SPRINGDALE, ARKANSAS 72764 | (479) 750-8154 |
| OZARK'S ELECTRIC COOPERATIVE<br>MR. CHESTON SHADRICK<br>CSHADRICK@OZARKSECC.COM | 3641 W WEDINGTON DR<br>FAYETTEVILLE, ARKANSAS 72704 | (479) 684-4903 |
| COX COMMUNICATIONS<br>MR. JASON COMBS | 4901 S. 48TH STREET<br>SPRINGDALE, ARKANSAS 72763 | (479) 365-2402 |
| UTILITY LOCATIONS ARKANSAS<br>ONE-CALL SYSTEM, INC. | | 1-800-482-8998 |

**FLOOD STATEMENT:**

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05143C0060G WITH AN EFFECTIVE DATE OF JANUARY 25, 2024. AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

## SHEET INDEX

| No. | DESCRIPTION | PLOT DATE No. | PLOT DATE DATE |
|---|---|---|---|
| C1.0 | COVER SHEET | 3 | 8/10/2026 |
| C2.0 | TOPOGRAPHIC/BOUNDARY SHEET | 3 | 8/10/2026 |
| C3.0 | DEMOLITION & STORM WATER POLLUTION PREVENTION PLAN | 3 | 8/10/2026 |
| C4.0 | SITE PLAN | 3 | 8/10/2026 |
| C5.0 | GRADING PLAN | 3 | 8/10/2026 |
| C5.1 | DITCH CROSS SECTION PLAN | 3 | 8/10/2026 |
| C6.0 | UTILITY PLAN | 3 | 8/10/2026 |
| C6.1 | WATERLINE PLAN & PROFILE | 3 | 8/10/2026 |
| C7.0 | DETAIL SHEET | 3 | 8/10/2026 |
| C7.1 | DETAIL SHEET | 3 | 8/10/2026 |
| C7.2 | DETAIL SHEET | 3 | 8/10/2026 |
| C7.3 | DETAIL SHEET | 3 | 8/10/2026 |
| L1.0 | LANDSCAPE PLAN | 3 | 8/10/2026 |

**NOTE:**
ECE'S SCOPE OF WORK ENDS FIVE FEET OUTSIDE OF THE BUILDING. ALL PRIVATE LINES FIVE FEET OR CLOSER TO THE BUILDING IS TO BE DESIGNED BY THE ARCHITECT OF RECORD.

PARCEL NUMBER:
815-40674-000

**VARIANCE:** B23-49

- FACADE ON THE SOUTH SIDE OF BUILDING TO BE ALL METAL.
- REQUIRED FOUNDATION LANDSCAPING ALONG NORTH AND SOUTH SIDE OF THE KENNEL PART OF THE BUILDING HAS BEEN PLACED AROUND SITE.

**NEW VARIANCE:**

- NO BREAK IN FENCE EVERY 50' AND USE OF CHAIN LINK FENCING FOR DOG PLAY YARD AND KENNEL YARD

*PROPERTY DESCRIPTION*

*Part of the Southeast Quarter of the Northeast Quarter of Section 33, Township 18 North, Range 30 West, Washington County, Arkansas being more particularly described as follows:*

*Commencing at the Northeast Corner of the Southeast Quarter of the Northeast Quarter. Thence along the East line of said Forty, South 02 degrees 26 minutes 31 seconds West, 687.60 feet to the Point of Beginning. Thence continuing along said East line, South 02 degrees 26 minutes 31 seconds West, 152.58 feet. Thence leaving said East line, North 87 degrees 50 minutes 23 seconds West, 295.64 feet to an existing rebar. Thence South 00 degrees 09 minutes 09 seconds West, 90.21 feet to an existing rebar. Thence North 88 degrees 58 minutes 33 seconds West, 24.42 feet to an existing rebar. Thence South 02 degrees 06 minutes 48 seconds West, 139.30 feet to an existing rebar. Thence North 86 degrees 49 minutes 33 seconds West, 37.13 feet to an existing rebar. Thence South 02 degrees 19 minutes 40 seconds West, 245.01 feet to an existing rebar on the South line of the Southeast Quarter of the Northeast Quarter. Thence along the South line of said Forty, North 86 degrees 57 minutes 33 seconds West, 304.72 feet to an existing rebar. Thence leaving said South line, North 02 degrees 13 minutes 42 seconds East, 632.91 feet to an existing rebar. Thence South 86 degrees 54 minutes 29 seconds East, 659.39 feet to the Point of Beginning, containing 5.94 acres and subject to Road Rights of Way and any Easements of Record.*

CITY PROJECT# L25-29

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

Know what's below. Call before you dig.

| Rev | Comments | Date |
|---|---|---|
| 1 | PER CITY COMMENTS | 9/18/2025 |
| 2 | PER CITY COMMENTS | 11/11/2025 |
| 3 | PHASING PLAN | 8/10/2026 |

LUCKY'S INDOOR BARK PARK
LARGE SCALE
636 N 40TH ST
SPRINGDALE, ARKANSAS

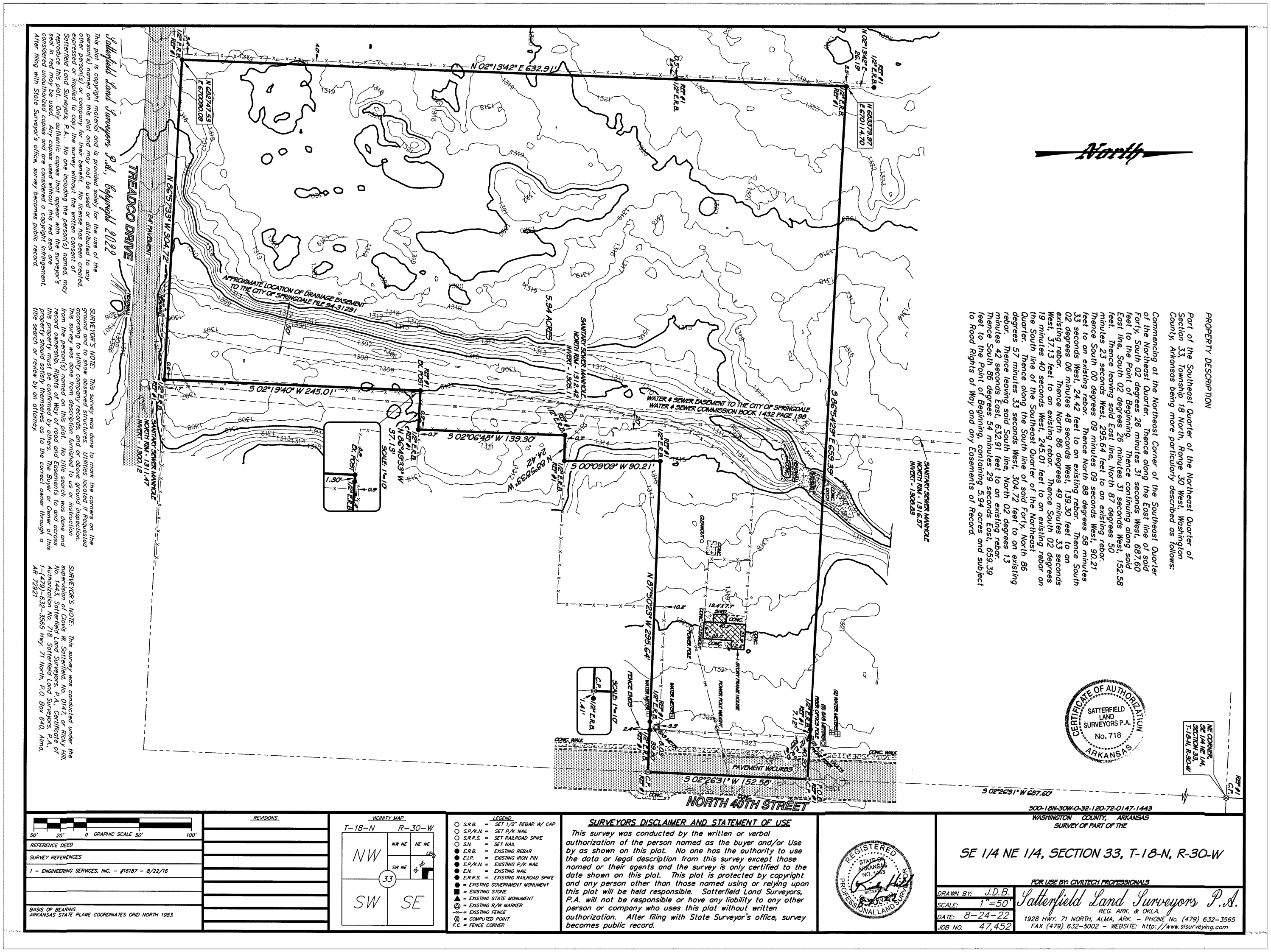
LUCKY'S INDOOR BARK PARK, LLC
1519 LAKE ESTATES DRIVE, SPRINGDALE, AR 72762

9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
O: (479) 364-0028
D: (479) 367-2924
M: (509) 759-5300
EMAIL: [redacted]

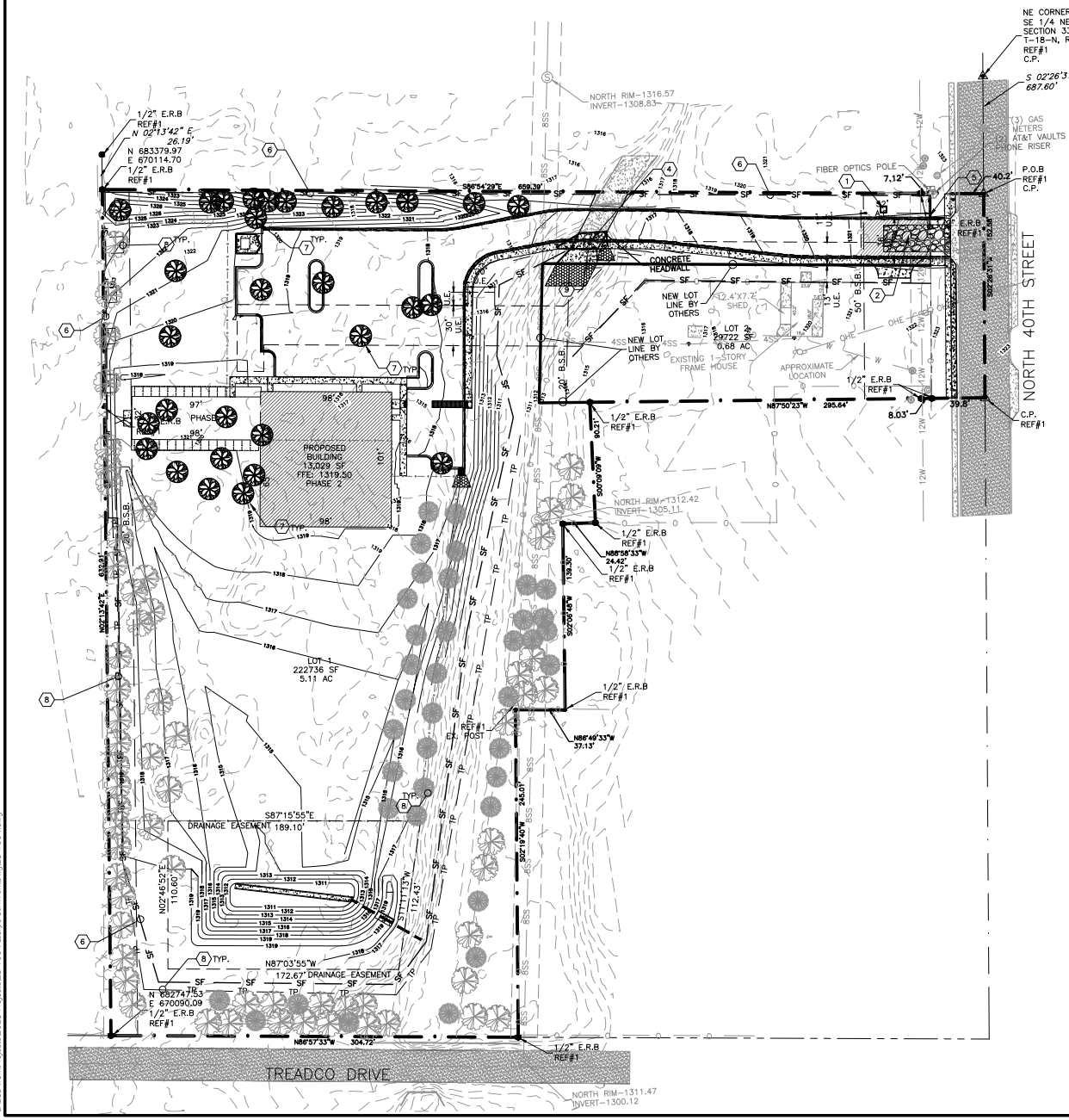
Expedient Civil Engineering, PLLC

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CHECKED BY: JEI
DATE 8/28/2025
JOB NUMBER 23-1004
SHEET NAME COVER SHEET
File No. 23-1004.dwg
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CITY PROJECT# L24-01




## LEGEND

| | |
|---|---|
| FOUND IRON PIN | ● |
| PROPERTY LINE | |
| EXISTING RIGHT-OF-WAY | |
| EXISTING FENCE | X X |
| EXISTING EASEMENT | |
| EXISTING ASPHALT | |
| EXISTING CENTERLINE OF ROAD | |
| EXISTING CONCRETE | |
| EXISTING WATER VALVE | |
| EXISTING WATER METER | |
| EXISTING 12" WATER LINE | 12W 12W |
| EXISTING POWER POLE | |
| EXISTING OVERHEAD ELECTRIC | OHE OHE |
| EXISTING GAS METER | |
| EXISTING MANHOLE | Ⓢ |
| EXISTING 8" SANITARY SEWER | 8SS 8SS |
| PROPOSED STANDARD ASPHALT | |
| PROPOSED HANDICAP SIGN | |
| PROPOSED SETBACK | |
| TRUNCATED DOME | |
| PROPOSED CONCRETE | |
| PROPOSED EASEMENT | |
| PROPOSED SILT FENCE | SF SF |
| TEMPORARY TREE PROTECTION FENCE | TP TP |
| PROPOSED FUTURE LOT LINE | |
| UTILITY EASEMENT | U.E. |

NORTH

40' 0 40'

SCALE 1"=40'

## EROSION AND SEDIMENT CONTROL NOTES:

1. INSTALL EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION ENTRANCES AT LOCATIONS AS INDICATED ON PLANS PRIOR TO EARTHWORK.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE LOCATED AND MAINTAINED SUCH THAT THE LOCATION DOES NOT INTERFERE WITH CONSTRUCTION ACTIVITIES.
3. REFER TO THE CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN (SWPPP) REPORT FOR IMPLEMENTATION, INSTALLATION, AND/OR APPLICATION REQUIREMENTS AND SEQUENCES.
4. CURB OPENING SEDIMENT CONTROL SHALL BE PLACED AND MAINTAINED AT EACH OPENING.
5. INSTRUCTION/DIRECTION OF THE INSPECTOR SHALL PREVAIL OVER THE CONSTRUCTION SWPPP PLAN.
6. EXISTING TREES TO BE RETAINED WILL BE MARKED WITH ORANGE VINYL TAPE

## MAINTENANCE AND OPERATION NOTES:

1. AN INSPECTION SHALL BE MADE BY DEVELOPER OR ASSIGNED REPRESENTATIVE (INSPECTOR) WITHIN 24 HOURS OF A RAINFALL EVENT PER ADEQ REQUIREMENTS. ALL OBSERVED DEFICIENCIES IN BEST MANAGEMENT PRACTICES (BMP's) WILL BE RECORDED.
2. SEDIMENT SHALL BE REMOVED BEHIND SILT FENCING OR STRAW BALES ONCE SEDIMENT REACHES 1/3 THE HEIGHT OF THE SILT FENCE OR STRAW BALE.

## KEYNOTES:

1. TEMPORARY CONCRETE WASHOUT PER DETAIL **1/C7.0.**
2. TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL **2/C7.0.**
3. REMOVE EXISTING BUILDING AND DISPOSE OF OFF SITE.
4. REMOVE EXISTING CONCRETE AND DISPOSE OF OFF SITE.
5. REMOVE EXISTING FENCE AND DISPOSE OF OFF SITE.
6. TEMPORARY SILT FENCE PER DETAIL **3/C7.0.**
7. REMOVE EXISTING TREE AND DISPOSE OF OFF SITE.
8. TEMPORARY TREE PROTECTION FENCE PER DETAIL **14/C7.1.**
9. REMOVE EXISTING SOUTH SIDE CONCRETE HEADWALL AND DISPOSE OF OFF SITE.

CITY PROJECT# L25-29

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

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

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11411 Jason E. Ingalls 8/10/2026

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| 3 | PHASING PLAN | 8/10/2026 |

LUCKY'S INDOOR BARK PARK
LARGE SCALE
636 N 40TH ST SPRINGDALE, ARKANSAS

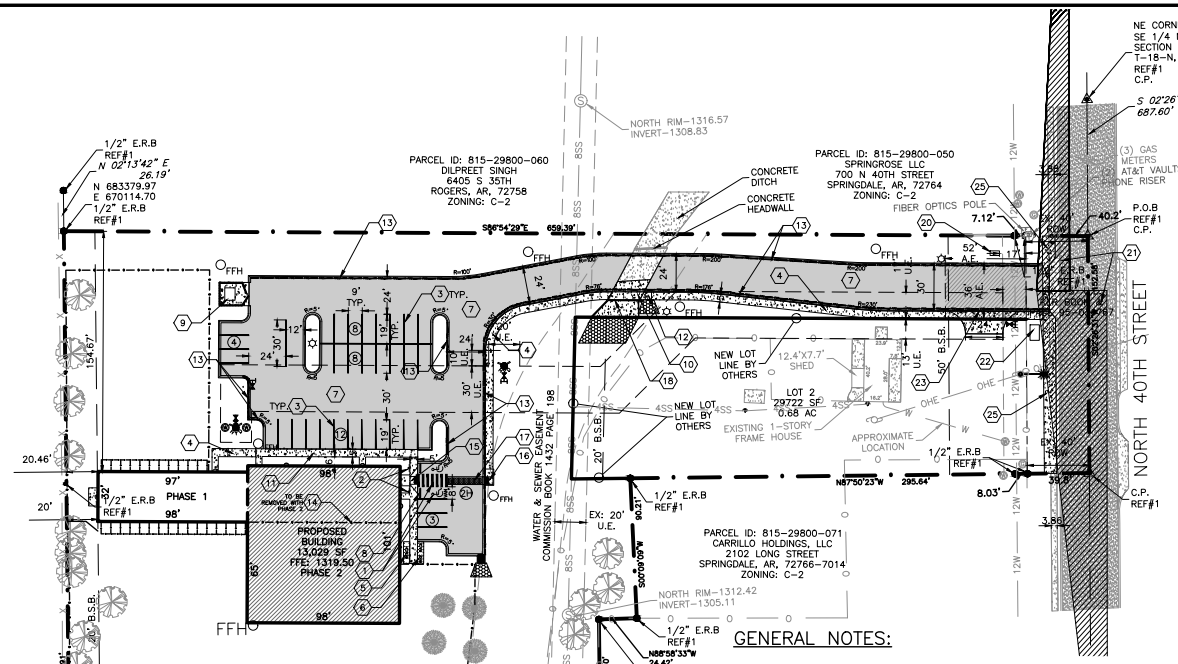
LUCKY'S INDOOR BARK PARK, LLC
1519 LAKE ESTATES DRIVE, SPRINGDALE, AR 72762

5002 S 24TH ST STE B, STE B
FT SMITH, AR 72903
O: (479) 394-2028
M: (479) 629-3731
M: (918) 789-3263
EMAIL:

Expedient Civil Engineering, PLLC

DRAWN BY: DMF
CHECKED BY: JEI
DATE 8/28/2025
JOB NUMBER 23-1004
SHEET NAME
DEMOLITION & STORM WATER POLLUTION PREVENTION PLAN
File No. 23-1004.dwg
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## LEGEND

- FOUND IRON PIN
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING FENCE
- EXISTING EASEMENT
- EXISTING ASPHALT
- EXISTING CENTERLINE OF ROAD
- EXISTING CONCRETE
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING 12" WATER LINE
- EXISTING POWER POLE
- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS METER
- EXISTING MANHOLE
- EXISTING 8" SANITARY SEWER
- PROPOSED STANDARD ASPHALT
- PROPOSED HANDICAP SIGN
- PROPOSED SETBACK
- TRUNCATED DOME
- PROPOSED CONCRETE
- PROPOSED EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED PRIVATE LIGHT
- PROPOSED PUBLIC LIGHT
- PROPOSED FIRE LINE STRIPING
- PROPOSED FROST FREE HYDRANT
- PROPOSED FUTURE LOT LINE
- PROPOSED ACCESS EASEMENT

NORTH
40' 0 40'
SCALE 1"=40'

## GENERAL NOTES:

1. A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FROM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.
   STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED 6 MONTHS.
   PRIOR TO FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
   A. DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
   B. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
   C. NO SLOPES STEEPER THAN 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
   D. NOTICE OF ALL VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING.
   E. ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
2. ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AND BUILDING APPROACHES SHALL BE AS REQUIRED BY THE CURRENT ADA AND AS MAY FORM TIME TO TIME BE AMENDED.
3. PROPOSED PUBLIC LIGHTS ARE TO BE PAID FOR BY THE DEVELOPER OF THE PROPERTY. ONGOING MAINTENANCE AND ELECTRICITY USAGE TO BE PAID BY THE CITY.
4. PROPOSED PRIVATE LIGHTS TO BE WALL PACKS MOUNTED ON OUTSIDE OF BUILDINGS.
5. PROPOSED PRIVATE LIGHTS ARE TO BE PAID FOR BY THE DEVELOPER. ONGOING MAINTENANCE AND ELECTRICITY USAGE TO BE PAID BY THE DEVELOPER.
6. ALL AREAS OUTSIDE OF THE GRADING AREA ARE TO REMAIN UNDISTURBED.
7. ALL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT THAT IS COMPATIBLE WITH THE BUILDING ARCHITECTURE.

## KEYNOTES:

1. ACCESSIBLE PARKING STRIPING PER DETAIL **6/C7.0.**
2. ACCESSIBLE PARKING SIGN PER DETAIL **4/C7.0.**
3. 4" WHITE PARKING STRIPING
4. STANDARD CONCRETE SIDEWALK PER DETAIL **9/C7.0.**
5. PARK BENCH PER CITY OF SPRINGDALE REQUIREMENTS
6. BIKE RACK PER CITY OF SPRINGDALE REQUIREMENTS
7. STANDARD ASPHALT SECTION PER DETAIL **5/C7.0.**
8. CONCRETE WHEEL STOP PER DETAIL **7/C7.0.**
9. TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWINGS
10. 15 LINEAR FEET OF CONCRETE CULVERT EXTENSION PER DETAIL **C7.3.**
11. THICKEN EDGE SIDEWALK PER DETAIL **13/C7.1.**
12. 4' CURB INLET THROAT WITH CONCRETE FLUME PER DETAIL **15/C7.1.**
13. FIRE LINE STRIPING
14. 6' CHAINLINK FENCE PER DETAIL **C7.1.**
15. ACCESSIBLE RAMP PER DETAIL **16/C7.2.**
16. ACCESSIBLE RAMP PER DETAIL **17/C7.2.**
17. STAMPED CONCRETE
18. 21.5 LINEAR FEET OF METAL HAND RAIL PER DETAIL **19/C7.2.**
19. CONCRETE WEIR PER DETAIL **20/C7.2.**
20. 3' X 6' MONUMENT SIGN PER ARCHITECT DESIGN
21. SIGHT DISTANCE TRIANGLE. THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SIGHT TRIANGLE.
22. POSSIBLE FUTURE PUBLIC TRANSIT STOP
23. MODIFIED CURB PER DETAIL **22/C7.2.**
24. STANDARD CONCRETE SECTION PER DETAIL **23/C7.2.**
25. 8' SIDEWALK PER CITY OF SPRINGDALE DETAIL **SD-B-1/C7.2.**

CITY PROJECT# L25-29

### ENGINEER:
EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
(479) 364-0028

### SURVEYOR:
SATTERFIELD LAND SURVEYORS P.A.
1928 HWY 71
ALMA, AR 72921
(479) 632-5002

### DEVELOPER:
LUCKY'S INDOOR BARK PARK, LLC
1519 LAKE ESTATES DRIVE
SPRINGDALE, ARKANSAS 72762
(501) 590-4210

### ZONING:
C-5

### PLANNED USE:
ENTERTAINMENT, OFFICE, AND TRADES & SERVICES

### SETBACKS:
FRONT: 50' (PARKING BETWEEN BUILDING AND ROW)
FRONT: 30'
SIDE: 0'
REAR: 20'

### PARKING REQUIREMENTS:
OFFICE: 1 SPACE PER 300 SF OF NET FLOOR AREA
NET FLOOR AREA: 700 SF
SPACES NEEDED: 3 SPACES

ENTERTAINMENT: 1 SPACE PER EACH 4 OCCUPANTS AT THE MAXIMUM PERMITTED OCCUPANCY ALLOWED UNDER BUILDING CODE AND 1 SPACE PER EMPLOYEE BASED ON THE LARGEST SHIFT.
OCCUPANTS: 23 SEATS
EMPLOYEES: 2 EMPLOYEES
SPACES NEEDED: 8 SPACES

TRADES & SERVICES: 1 SPACE PER 1,200 SF OF NET FLOOR AREA
NET FLOOR AREA: 11,416 SF
SPACES NEEDED: 10

TOTAL REQUIRED: 21 SPACES (INCLUDING 1 ADA SPACE)
TOTAL PROVIDED: 35 STANDARD SPACES
2 ADA SPACE

### LANDSCAPE BUFFER WIDTH:
FRONT: 10'
SIDE: 5'

### TOTAL AREAS OF DEVELOPMENT:

| | |
|---|---|
| GROSS AREA: | 258,500 SF |
| NET AREA: | 222,662 SF |
| IMPERVIOUS AREA: | 55,231 SF |
| PERVIOUS AREA (EXCLUDING ROW): | 167,431 SF |
| % PERVIOUS: | 75.2% |

### FLOOD STATEMENT:
THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05143C0060G WITH AN EFFECTIVE DATE OF JANUARY 25, 2024. AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11411 Jason E. Ingalls 8/10/2026

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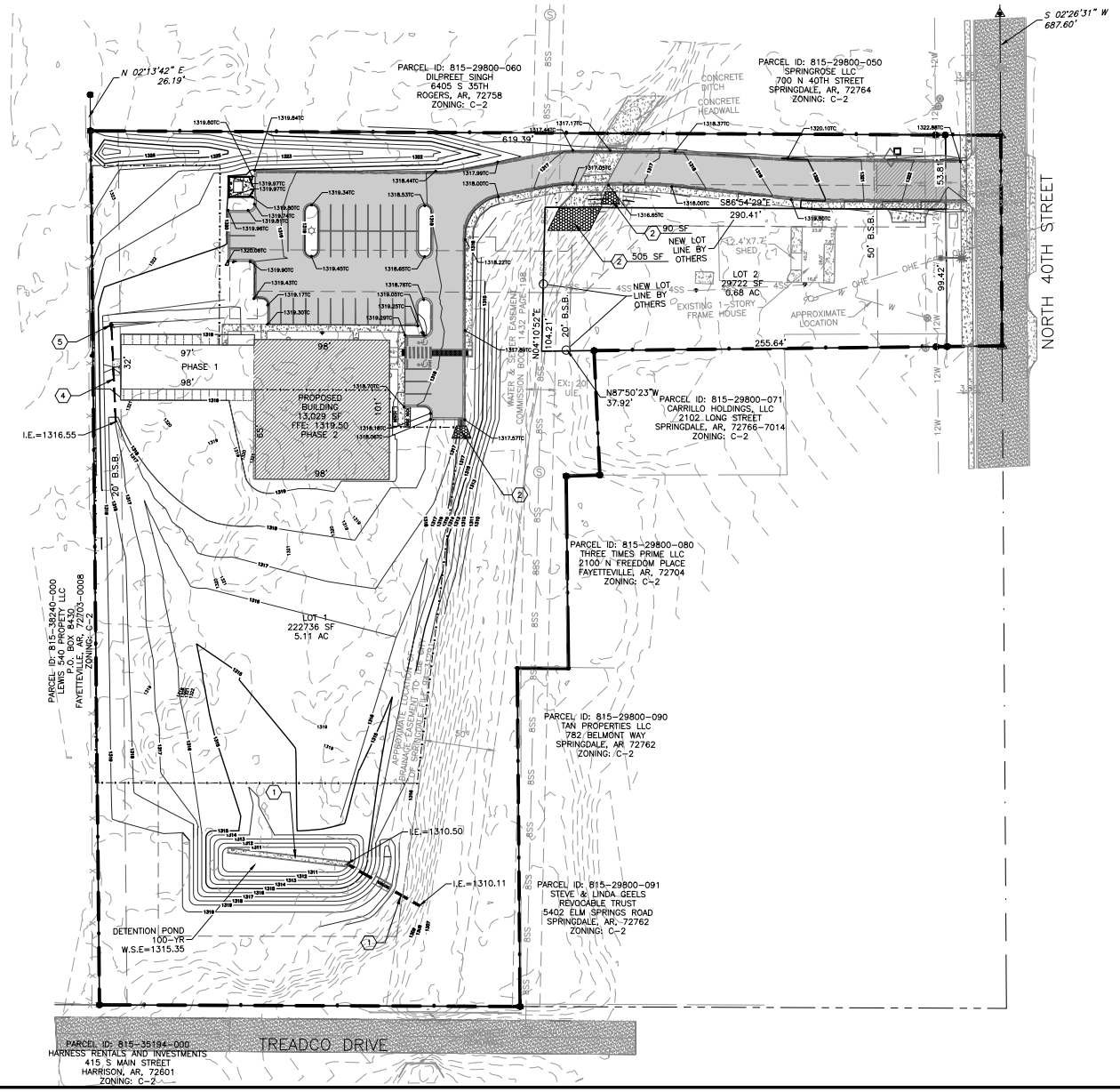
LUCKY'S INDOOR BARK PARK, LLC
1519 LAKE ESTATES DRIVE, SPRINGDALE, AR 72762

9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
O: (479) 364-0028
M: (479) 790-3053
EMAIL

Expedient Civil Engineering, PLLC

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SHEET NAME SITE PLAN
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## LEGEND

| | |
|---|---|
| FOUND IRON PIN | ● |
| PROPERTY LINE | ——— |
| EXISTING RIGHT-OF-WAY | ——— |
| EXISTING FENCE | — X — X — |
| EXISTING EASEMENT | — — — |
| EXISTING ASPHALT | |
| EXISTING CENTERLINE OF ROAD | ——— |
| EXISTING CONCRETE | |
| EXISTING WATER VALVE | ⋈ |
| EXISTING WATER METER | |
| EXISTING 12" WATER LINE | — 12W — 12W — |
| EXISTING POWER POLE | |
| EXISTING OVERHEAD ELECTRIC | — OHE — OHE — |
| EXISTING GAS METER | |
| EXISTING MANHOLE | Ⓢ |
| EXISTING 8" SANITARY SEWER | — 8SS — 8SS — |
| PROPOSED STANDARD ASPHALT | |
| PROPOSED HANDICAP SIGN | |
| PROPOSED SETBACK | — — — |
| TRUNCATED DOME | |
| PROPOSED CONCRETE | |
| PROPOSED EASEMENT | — — — |
| PROPOSED 8" WATER LINE | — 8W — 8W — |
| PROPOSED 4" SEWER SERVICE | — 4SS — 4SS — |
| PROPOSED FIRE HYDRANT | |
| PROPOSED WATER METER | |
| PROPOSED WATER VALVE | ⋈ |
| PROPOSED FUTURE LOT LINE | ——— |
| UTILITY EASEMENT | U.E. |
| PROPOSED TOP OF CURB | 1316.72TC |

NORTH

40' 0 40'

SCALE 1"=40'

## KEYNOTES:

1. CONCRETE TRICKLE CHANNEL PER DETAIL **18/C7.2.**
2. RIPRAP PAD
3. DETENTION POND OUTLET STRUCTURE. SEE DETAIL **21/C7.2.**
4. 70 LF 8" HDPE @0.30%.
5. 12" NYLOPLAST BASIN AND GRATE OR APPROVED EQUAL. RIM:1317.68 I.E.:1316.76

**GRADING NOTES:**

A. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS.

B. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% OF THE MAXIMUM DRY DENISTY PER ASTM D698. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.

C. OFF-SITE FILL MATERIAL(SANDY CLAY, CLAYEY SAND, GRAVELLY CLAY, OR CLAYEY GRAVEL), SHALL HAVE A PLASTICITY INDEX OF 15 OR LESS, A LIQUID LIMIT OF 40 OR LESS, A CBR VALUE GREATER THAN 8, AND CONTAIN NO ROCK LARGER THAN 4 INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE DEVELOPER'S REPRESENTATIVE PRIOR TO BRINGING ON SITE.

D. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND RECOMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D698 AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.

E. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE DEVELOPER'S CONSTRUCTION DIVISION ON THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER PERIOD.

F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

G. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF THE SUBGRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUBGRADE COMPACTION. FOR BASE COURSE AND ASPHALT PAVING.

H. ALL SLOPES ARE TO BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED. SLOPES STEEPER THAN 3:1, BUT FLATTER THAN 2:1 SHALL BE STABILIZED BY AN APPROVED VEGETATIVE LAYER OR OTHER APPROVED METHODS.

I. ALL SLOPES EXCEEDING 2:1 SHALL BE PROTECTED BY RIP-RAP, CONCRETE PAVING, OR OTHER METHODS INDICATED ON THESE PLANS THAT WILL PREVENT EROSION, AND PLACED SUCH THAT THE SURFACE IS FLUSH WITH SURROUNDING GROUND AND SHAPED TO CHANNEL WATER IN DIRECTIONS INDICATED.

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

CITY PROJECT #: 25-49

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

NOT FOR CONSTRUCTION

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11411 Jason E. Ingalls 8/10/2026

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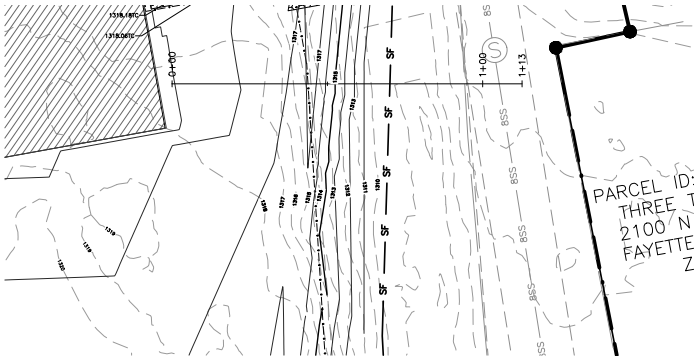
LUCKY'S INDOOR BARK PARK, LLC
1519 LAKE ESTATES DRIVE, SPRINGDALE, AR 72762

1302 S.WALTON BLVD, STE 6
BENTONVILLE, AR 72712
O: (479) 936-0928
F: (479) 845-3013
M: (501) 786-3063
EMAIL:

Expedient Civil Engineering, PLLC

DRAWN BY: DMF
CHECKED BY: JEI
DATE 8/28/2025
JOB NUMBER 23-1004
SHEET NAME GRADING PLAN
File No. 23-1004-Grading.dwg
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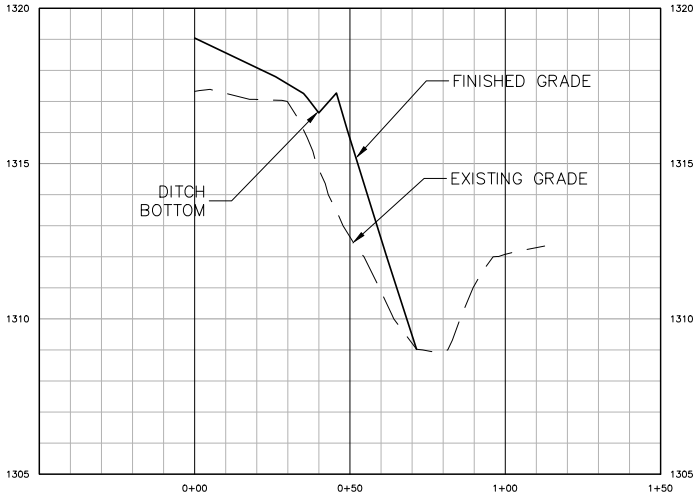
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DITCH CROSS SECTION
SCALE 1"=20'

NORTH

20' 0 20'
SCALE 1"=20'




DITCH CROSS SECTION
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER
CITY PROJECT #

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
Jason E. Ingalls
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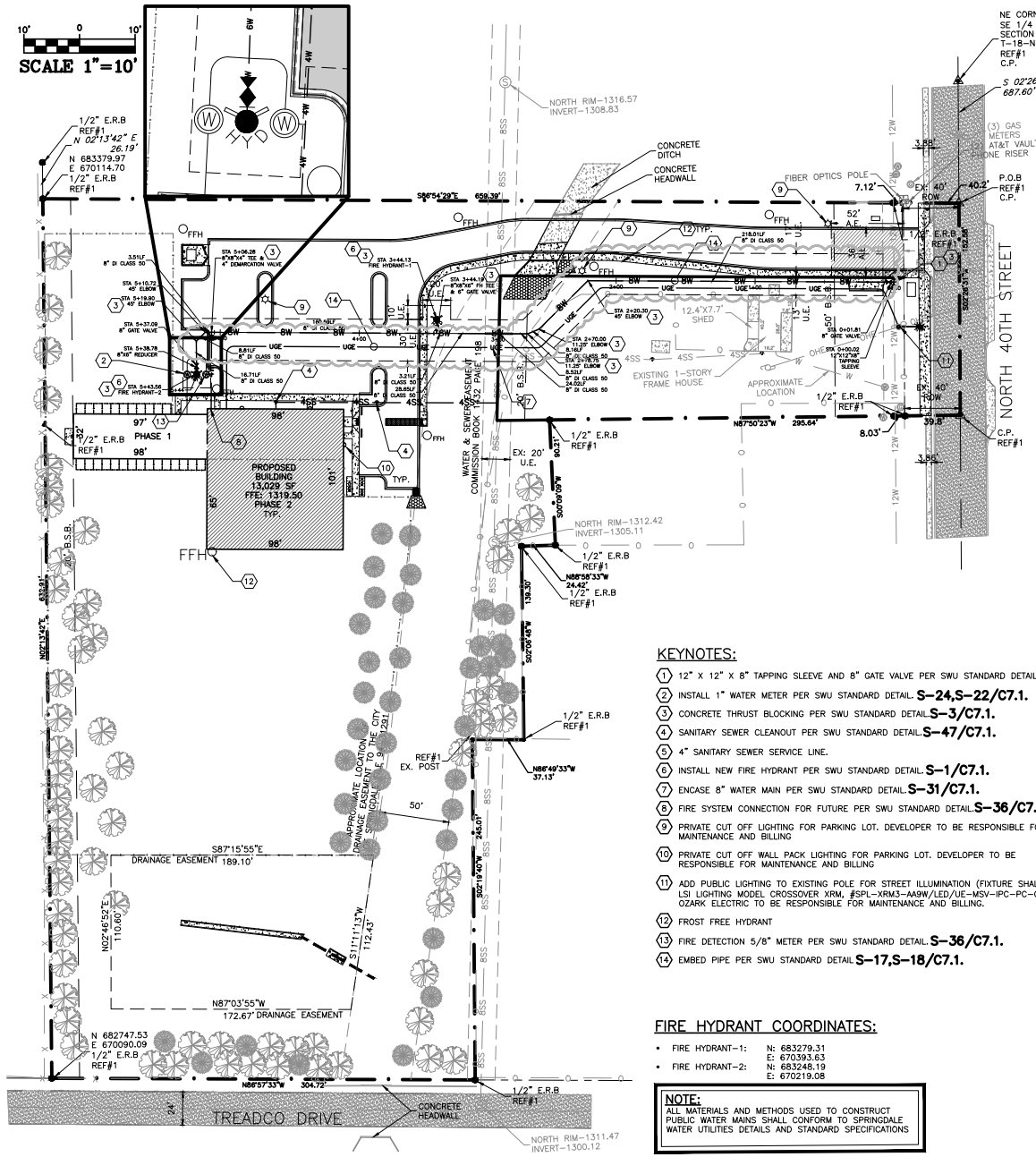
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BENTONVILLE, AR 72712
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F: (479) 845-2029
M: (918) 316-3263
EMAIL

Expedient Civil Engineering, PLLC

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## LEGEND

| | |
|---|---|
| FOUND IRON PIN | |
| PROPERTY LINE | |
| EXISTING RIGHT-OF-WAY | |
| EXISTING FENCE | X X |
| EXISTING EASEMENT | |
| EXISTING ASPHALT | |
| EXISTING CENTERLINE OF ROAD | |
| EXISTING CONCRETE | |
| EXISTING WATER VALVE | |
| EXISTING WATER METER | |
| EXISTING 12" WATER LINE | 12W 12W |
| EXISTING POWER POLE | |
| EXISTING OVERHEAD ELECTRIC | OHE OHE |
| EXISTING GAS METER | |
| EXISTING MANHOLE | |
| EXISTING 8" SANITARY SEWER | 8SS 8SS |
| PROPOSED STANDARD ASPHALT | |
| PROPOSED HANDICAP SIGN | |
| PROPOSED SETBACK | |
| TRUNCATED DOME | |
| PROPOSED CONCRETE | |
| PROPOSED EASEMENT | |
| PROPOSED 8" WATER LINE | 8W 8W |
| PROPOSED 4" SEWER SERVICE | 4SS 4SS |
| PROPOSED FIRE HYDRANT | |
| PROPOSED WATER METER | |
| PROPOSED WATER VALVE | |
| PROPOSED UNDERGROUND ELECTRIC | UGE |
| PROPOSED FROST FREE HYDRANT | FFH |
| PROPOSED FUTURE LOT LINE | |
| UTILITY EASEMENT | U.E. |
| ACCESS EASEMENT | A.E. |

NORTH
SCALE 1"=40'

## KEYNOTES:

1. 12" X 12" X 8" TAPPING SLEEVE AND 8" GATE VALVE PER SWU STANDARD DETAIL **S-5/C7.1.**
2. INSTALL 1" WATER METER PER SWU STANDARD DETAIL: **S-24,S-22/C7.1.**
3. CONCRETE THRUST BLOCKING PER SWU STANDARD DETAIL: **S-3/C7.1.**
4. SANITARY SEWER CLEANOUT PER SWU STANDARD DETAIL. **S-47/C7.1.**
5. 4" SANITARY SEWER SERVICE LINE.
6. INSTALL NEW FIRE HYDRANT PER SWU STANDARD DETAIL. **S-1/C7.1.**
7. ENCASE 8" WATER MAIN PER SWU STANDARD DETAIL. **S-31/C7.1.**
8. FIRE SYSTEM CONNECTION FOR FUTURE PER SWU STANDARD DETAIL. **S-36/C7.1.**
9. PRIVATE CUT OFF LIGHTING FOR PARKING LOT. DEVELOPER TO BE RESPONSIBLE FOR MAINTENANCE AND BILLING
10. PRIVATE CUT OFF WALL PACK LIGHTING FOR PARKING LOT. DEVELOPER TO BE RESPONSIBLE FOR MAINTENANCE AND BILLING
11. ADD PUBLIC LIGHTING TO EXISTING POLE FOR STREET ILLUMINATION (FIXTURE SHALL BE BY LSI LIGHTING MODEL CROSSOVER XRM, #SPL-XRM3-AA9W/LED/UE-MSV-IPC-PC-COS). OZARK ELECTRIC TO BE RESPONSIBLE FOR MAINTENANCE AND BILLING.
12. FROST FREE HYDRANT
13. FIRE DETECTION 5/8" METER PER SWU STANDARD DETAIL. **S-36/C7.1.**
14. EMBED PIPE PER SWU STANDARD DETAIL **S-17,S-18/C7.1.**

## FIRE HYDRANT COORDINATES:

- FIRE HYDRANT-1: N: 683279.31 E: 670393.63
- FIRE HYDRANT-2: N: 683248.19 E: 670219.08

**NOTE:**
ALL MATERIALS AND METHODS USED TO CONSTRUCT PUBLIC WATER MAINS SHALL CONFORM TO SPRINGDALE WATER UTILITIES DETAILS AND STANDARD SPECIFICATIONS

## UTILITY NOTES:

A. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE SPRINGDALE WATER UTILITIES (SWU) AND THE CITY OF SPRINGDALE (CITY) AND CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.

B. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF SWU AND EXPEDIENT CIVIL ENGINEERING, PLLC.

C. ALL WATER MAINS THAT ARE TO BE PUBLIC LINES AND PRIVATE FIRE LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SWU STANDARD SPECIFICATIONS DATED JANUARY 20, 2021 AND THE ARKANSAS STATE HEALTH DEPARTMENT REQUIREMENTS AND SHALL BE INSPECTED BY SWU INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.

D. ALL PRIVATE WATER SERVICES SHALL BE POLYETHYLENE.

E. ALL FILL UNDER UTILITY LINES SHALL BE COMPACTED IN 6 INCH LIFTS COMPACTED TO 95% STANDARD PROCTOR DENSITY.

F. ALL DENSITY TESTING REPORTS ARE TO BE FORWARDED TO THE CITY, SWU, EXPEDIENT CIVIL ENGINEERING, PLLC, AND THE CONTRACTOR.

G. WATER MAINS AND SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE ARKANSAS DEPARTMENT OF HEALTH.

H. IF ANY NEW WATER METER OR SEWER SERVICE TAPS ARE NEEDED IN THE FUTURE FROM EXISTING FACILITIES, THEY WILL BE INSTALLED BY SPRINGDALE WATER UTILITIES AT THE OWNER/DEVELOPER'S EXPENSE.

I. ENSURE ALL VALVES AND BOLTS ARE POLYWRAPPED APPROPRIATELY.

J. MINIMUM INITIAL RATING FOR THE STREETLIGHT SHALL BE 6,800 LUMENS FOR A LOCAL STREET, 11,000 LUMENS FOR A COLLECTOR STREET, OR 20,000 LUMENS FOR AN ARTERIAL STREET.

K. WATER MAINS AND SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE CITY. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE CITY.

L. FIRE LINES SHALL BE INSTALLED TO SWU STANDARD SPECIFICATIONS DATED JANUARY 20, 2021.

M. ALL WATER MAINS AND PRIVATE FIRE LINES SHALL BE DUCTILE IRON CLASS 50.

**NOTE:**
ECE'S SCOPE OF WORK ENDS FIVE FEET OUTSIDE OF THE BUILDING. ALL PRIVATE LINES FIVE FEET OR CLOSER TO THE BUILDING IS TO BE DESIGNED BY THE ARCHITECT OF RECORD.

CITY PROJECT# L25-29

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

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

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11411 Jason E. Ingalls 8/10/2026

| Rev | Comments | Date |
|---|---|---|
| 1 | PER CITY COMMENTS | 9/18/2025 |
| 2 | PER CITY COMMENTS | 11/11/2025 |
| 3 | PHASING PLAN | 8/10/2026 |

LUCKY'S INDOOR BARK PARK
LARGE SCALE
636 N 40TH ST SPRINGDALE, ARKANSAS

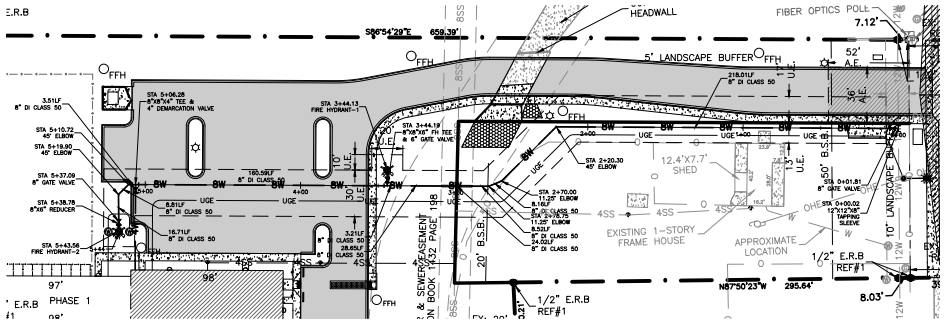
LUCKY'S INDOOR BARK PARK, LLC
1519 LAKE ESTATES DRIVE, SPRINGDALE, AR 72762

5302 S 129TH EAST AVE STE B
TULSA, OK 74134
O. (479) 316-2028
M. (539) 789-3263
EMAIL

Expedient Civil Engineering, PLLC

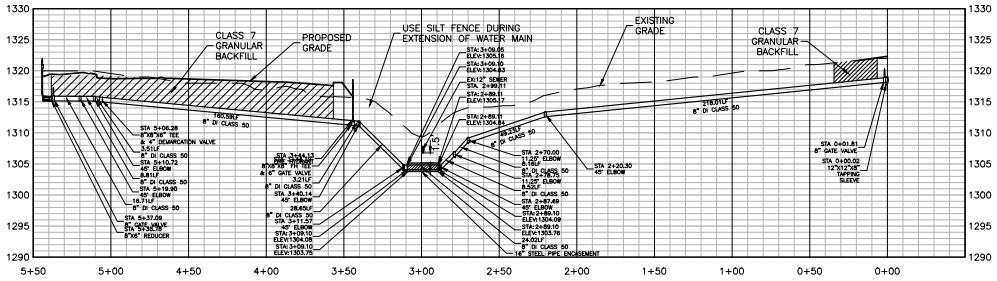
DRAWN BY: DMF
CHECKED BY: JEI
DATE 8/28/2025
JOB NUMBER 23-1004
SHEET NAME UTILITY PLAN
File No. 23-1004.dwg
C6.0

Z:\ECE-Work\Projects\2023 Projects\23-1004 Lucky's Bark Park\Dwg\23-1004.dwg




WATERLINE PLAN
SCALE 1"=40'

40' 0 40'
SCALE 1"=40'
NORTH




WATERLINE PROFILE
HORIZONTAL 1"=40'
VERTICAL SCALE 1"=10'

CITY PROJECT# L25-29

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
Jason E. Ingalls
8/10/2026

CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER

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636 N 40TH ST SPRINGDALE, ARKANSAS

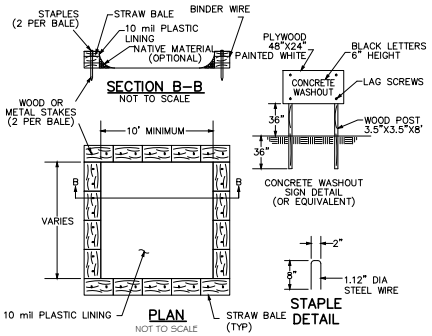
LUCKY'S INDOOR BARK PARK, LLC
1519 LAKE ESTATES DRIVE, SPRINGDALE, AR 72762

1502 S. 48TH ST. STE. B
SPRINGDALE, AR 72762
O: (479) 394-2028
F: (479) 751-3053
EMAIL:

Expedient Civil Engineering, PLLC

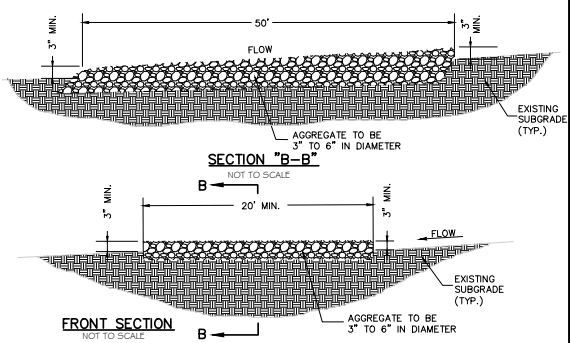
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CHECKED BY: JEI
DATE 8/28/2025
JOB NUMBER 23-1004
SHEET NAME
WATERLINE PLAN & PROFILE
File No. 23-1004.dwg
C6.1

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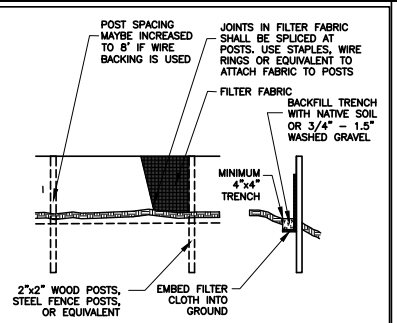



TYPE "ABOVE GRADE" WITH STRAW BALES

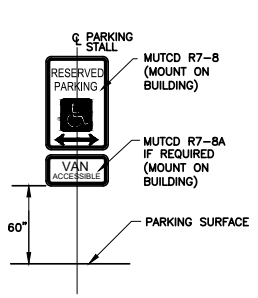
## DETAIL 1 – CONCRETE WASHOUT
NOT TO SCALE



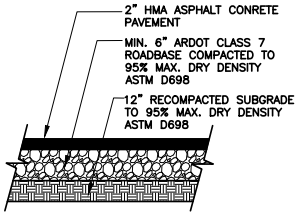

## DETAIL 2 – CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



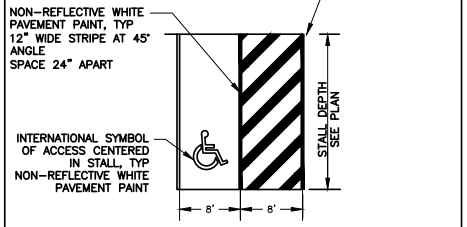

## DETAIL 3 – SILT FENCING
NOT TO SCALE



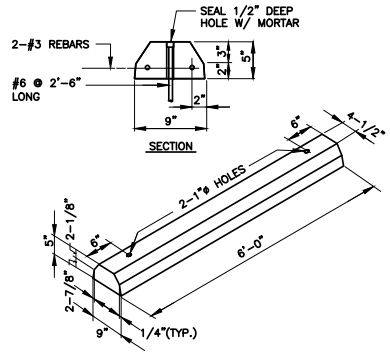

## DETAIL 4 – ACCESSIBLE PARKING SIGN
NOT TO SCALE



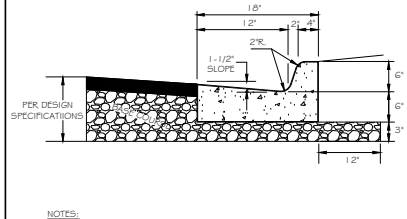

## DETAIL 5 – STANDARD ASPHALT PAVEMENT SECTION
NOT TO SCALE




## DETAIL 6 – ACCESSIBLE PARKING STRIPING
NOT TO SCALE

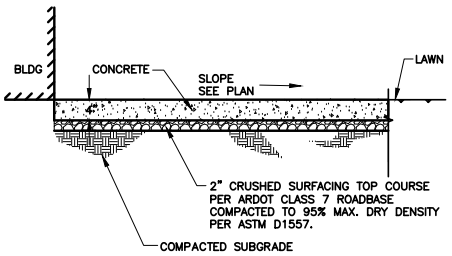



## DETAIL 7 – PRECAST CONCRETE WHEEL STOP
NOT TO SCALE



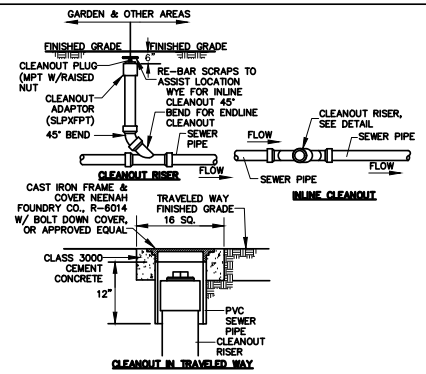

NOTES:
1. USE CONCRETE MIX FOR CURB AND GUTTER WITH 28 DAY CRUSHING STRENGTH AT 3500 P.S.I. MAXIMUM ALLOWABLE SLUMP IS 4".
2. PROVIDE 1/2" THICK PREFORMED BITUMINOUS EXPANSION JOINT AT A MAXIMUM SPACING OF 200 FEET.
3. PROVIDE A SAWED OR FORMED CONTRACTION JOINT EVERY 15 FEET. THE SAWED JOINT SHOULD BE 1-1/2" DEEP AND 1/4" WIDE.

## DETAIL 8 – CURB AND GUTTER
NOT TO SCALE

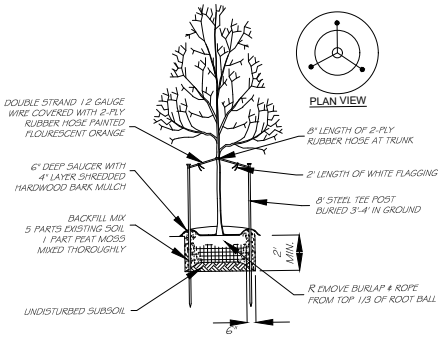



**NOTES:**
1. INSTALL DUMMY JOINTS AT 5'-0" C/C AND 1/2"
2. EXPANSION JOINTS AT 30'-0" C/C AND AT TERMINATIONS AGAINST SIDEWALK INTERSECTIONS UNLESS NOTED OTHERWISE BY ARCHITECT. SEE SITE PLAN FOR FINISH REQUIREMENTS.

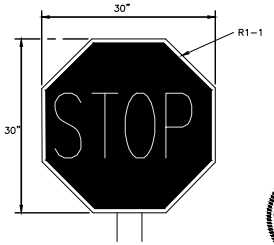
## DETAIL 9 – 4" STANDARD CONCRETE SIDEWALK
NOT TO SCALE




## DETAIL 10 – SANITARY SEWER CLEANOUT
NOT TO SCALE




## DETAIL – 11 TREE PLANTING
NOT TO SCALE




## DETAIL 12 – STOP SIGN
NOT TO SCALE

CITY PROJECT# L25-29

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11411 Jason E. Ingalls 8/10/2026

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LUCKY'S INDOOR BARK PARK
LARGE SCALE
SPRINGDALE, ARKANSAS
636 N 40TH ST

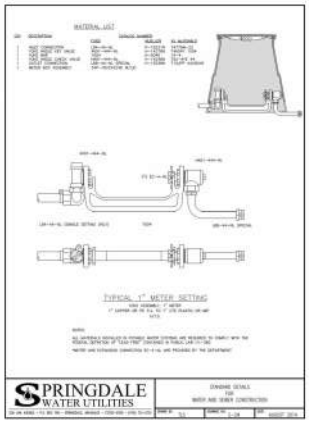
LUCKY'S INDOOR BARK PARK, LLC
1519 LAKE ESTATES DRIVE, SPRINGDALE, AR 72762

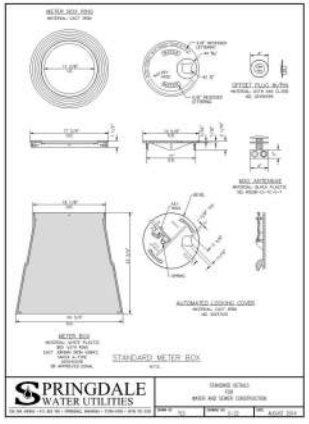
5302 SUNSET LAKE DR, STE B
BELLA VISTA, AR 72714
O: (479) 394-2028
M: (479) 790-3063
EMAIL

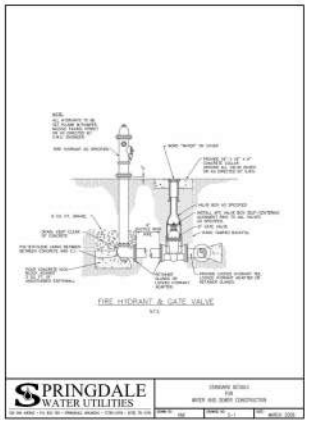
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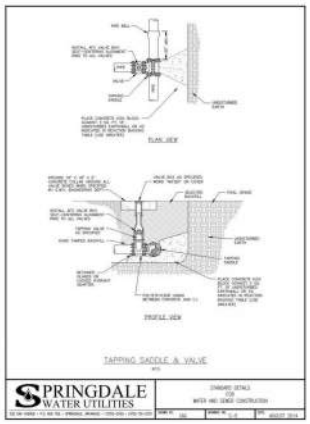
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DATE 8/28/2025
JOB NUMBER 23-1004
SHEET NAME DETAILS
File No. 23-1004.dwg
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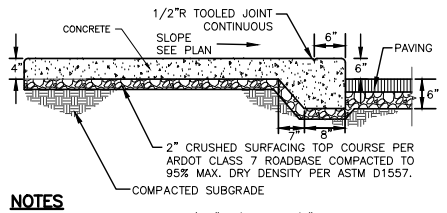
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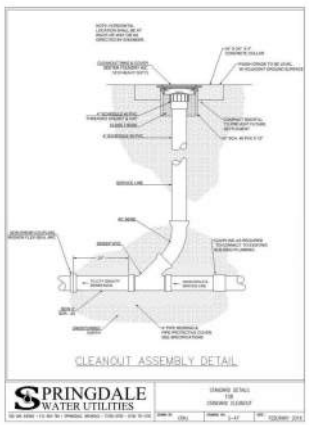



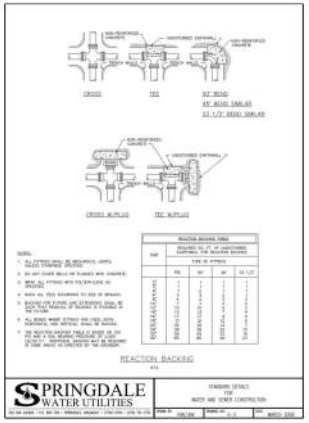



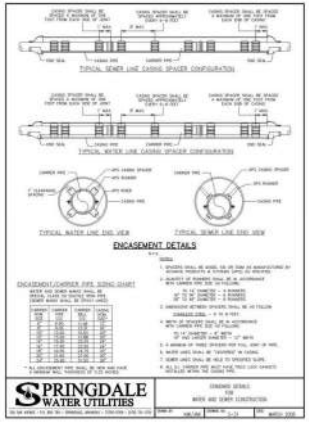



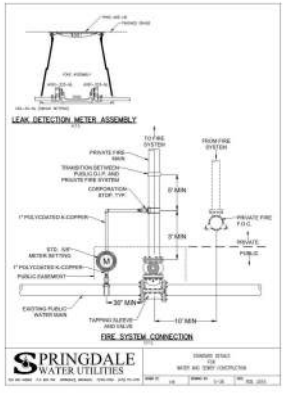

**NOTES**
1. INSTALL DUMMY JOINTS AT 5'–0" C/C AND 1/2"
2. EXPANSION JOINTS AT 30'–0" C/C AND AT TERMINATIONS AGAINST SIDEWALK INTERSECTIONS UNLESS NOTED OTHERWISE BY ARCHITECT. SEE SITE PLAN FOR FINISH REQUIREMENTS

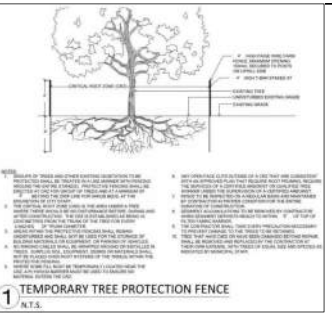
**DETAIL 13 – 4" THICKENED EDGE CONCRETE SIDEWALK**
NOT TO SCALE



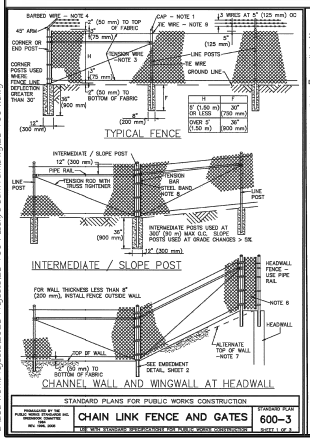



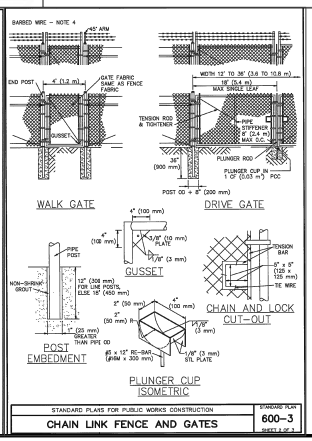



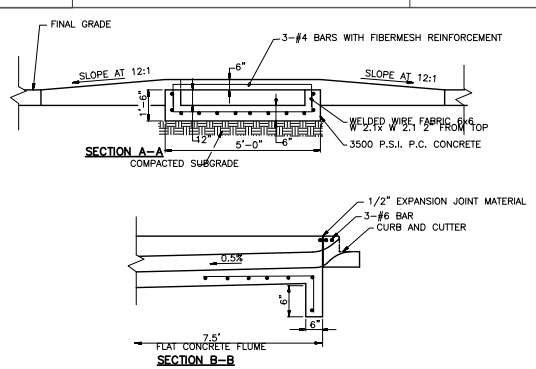



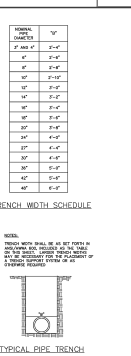

**DETAIL 14 – TEMPORARY TREE PROTECTION FENCE**
NOT TO SCALE

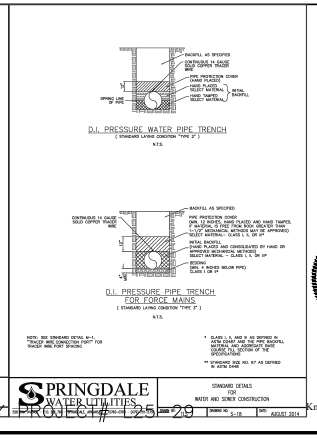



**DETAIL 15 – 4' CURB INLET THROAT WITH CONCRETE FLUME**
NOT TO SCALE




CITY PROJECT# 25-29

ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
Jason E. Ingalls
8/10/2026

| Rev | Comments | Date |
|---|---|---|
| 1 | PER CITY COMMENTS | 9/18/2025 |
| 2 | PER CITY COMMENTS | 11/11/2025 |
| 3 | PHASING PLAN | 8/10/2026 |

LUCKY'S INDOOR BARK PARK
LARGE SCALE
SPRINGDALE, ARKANSAS
636 N 40TH ST

LUCKY'S INDOOR BARK PARK, LLC
1519 LAKE ESTATES DRIVE, SPRINGDALE, AR 72762

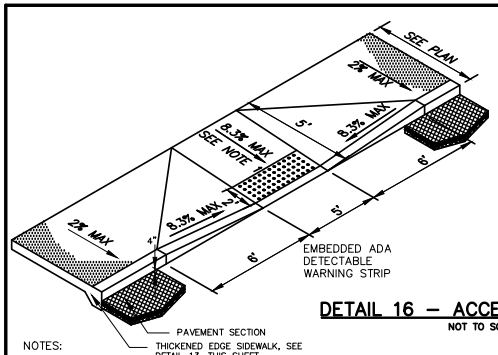
ECE
Expedient Civil Engineering, PLLC
5002 S 40TH ST, STE 5, STE B
PHOENIX, AZ 85040
O: (479) 316-2028
M: (479) 790-5313
O: (501) 795-5353
EMAIL

CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER

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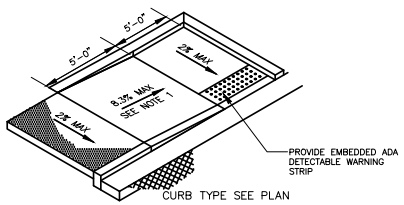
DRAWN BY: DMF
CHECKED BY: JEI
DATE: 8/28/2025
JOB NUMBER: 23-1004
SHEET NAME: DETAILS
File No.: 23-1004.dwg
C7.1

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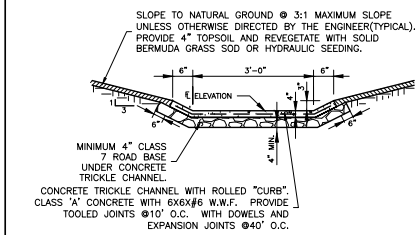

## DETAIL 16 – ACCESSIBLE RAMP
NOT TO SCALE

NOTES:
1. THE CURB RAMP RUNNING SLOPE SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15 FEET. WHEN APPLYING THE 15 FEET MAXIMUM LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE AS FLAT AS POSSIBLE.
2. CROSS SLOPE NOT TO EXCEED 2%.

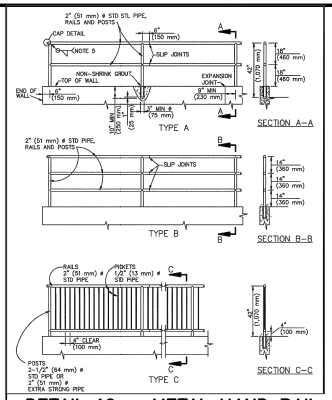



NOTES:
1. THE CURB RAMP RUNNING SLOPE SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15 FEET. WHEN APPLYING THE 15 FEET MAXIMUM LENGTH THE RUNNING SLOPE OF THE CURB RAMP SHALL BE AS FLAT AS POSSIBLE.
2. CROSS SLOPE NOT TO EXCEED 2%.

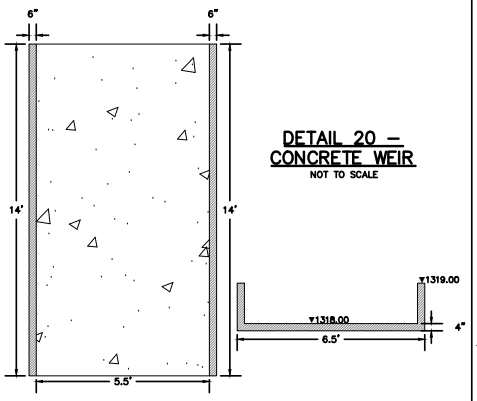
## DETAIL 17 – ACCESSIBLE RAMP
NOT TO SCALE



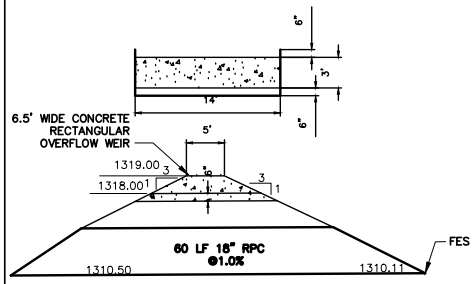

## DETAIL 18 – CONCRETE TRICKLE CHANNEL
NOT TO SCALE



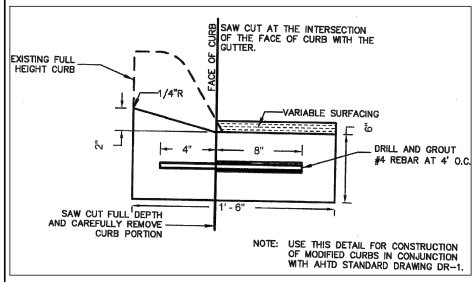

## DETAIL 19 – METAL HAND RAIL
NOT TO SCALE



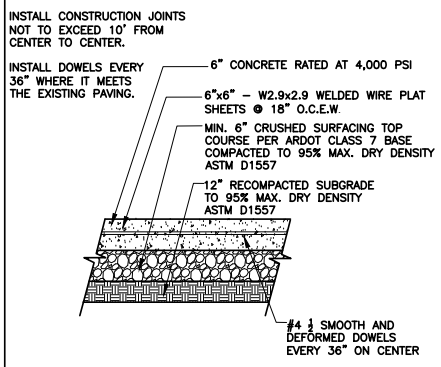

## DETAIL 20 – CONCRETE WEIR
NOT TO SCALE



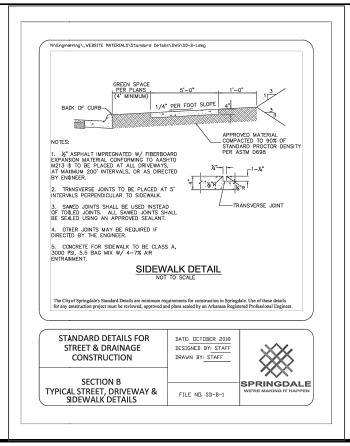

## DETAIL 21 – DETENTION POND B OUTLET STRUCTURE
NOT TO SCALE




## DETAIL 22 – MODIFIED CURB
NOT TO SCALE




## DETAIL 23 – STANDARD CONCRETE SECTION
NOT TO SCALE




CITY PROJECT# L25-29

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
Jason E. Ingalls
8/10/2026

| Rev | Comments | Date |
|---|---|---|
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LUCKY'S INDOOR BARK PARK
LARGE SCALE
636 N 40TH ST SPRINGDALE, ARKANSAS

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1519 LAKE ESTATES DRIVE, SPRINGDALE, AR 72762

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M: (918) 316-3063
EMAIL:

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CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER

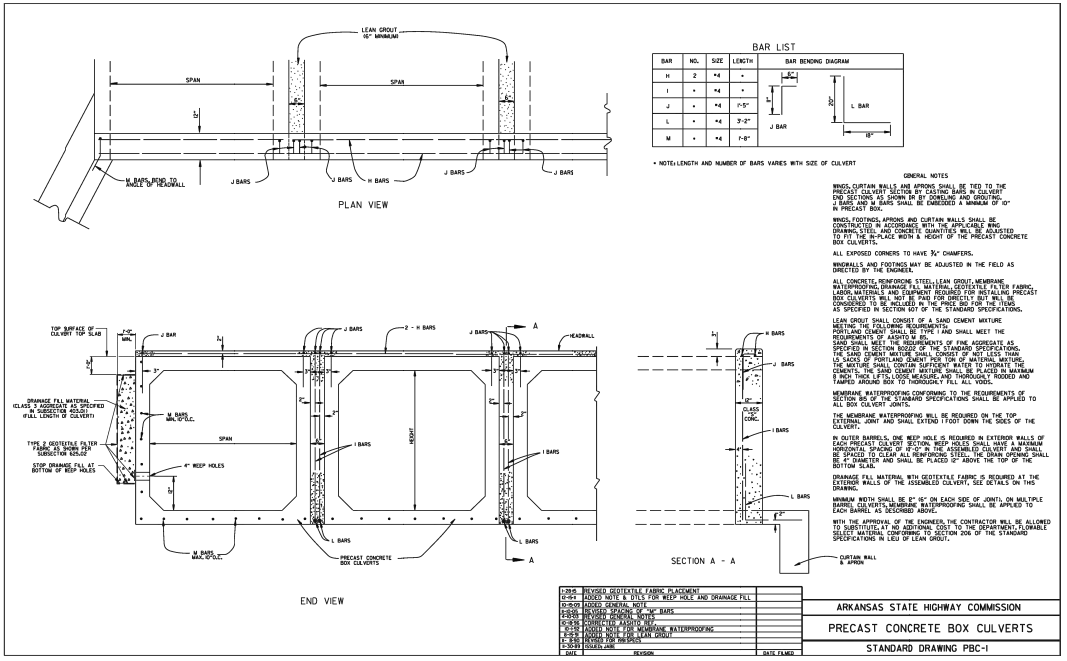
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Return to Agenda




BAR LIST

| BAR | NO. | SIZE | LENGTH | BAR BENDING DIAGRAM |
|---|---|---|---|---|
| H | 2 | #4 | * | |
| I | * | #4 | * | |
| J | * | #4 | 7'-5" | |
| L | * | #4 | 3'-2" | |
| M | * | #4 | 7'-8" | |

* NOTE: LENGTH AND NUMBER OF BARS VARIES WITH SIZE OF CULVERT

GENERAL NOTES

WINGS, CURTAIN WALLS AND APRONS SHALL BE TIED TO THE PRECAST CULVERT SECTION BY CASTING BARS IN CULVERT END SECTIONS AS SHOWN OR BY DOWELING AND GROUTING. DOWELED BARS SHALL BE EMBEDDED A MINIMUM OF "D" IN PRECAST BOX.

WINGS, FOOTINGS, APRONS AND CURTAIN WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE WING, FOOTING, APRON AND CURTAIN WALL DETAILS AND SHALL BE ADJUSTED TO FIT THE AS-PLACE WIDTH & HEIGHT OF THE PRECAST CONCRETE BOX CULVERTS.

ALL EXPOSED CORNERS TO HAVE ¾" CHAMFERS.

WINGWALLS AND FOOTINGS MAY BE ADJUSTED IN THE FIELD AS DIRECTED BY THE ENGINEER.

ALL CONCRETE, REINFORCING STEEL, LEAN GROUT, MEMBRANE WATERPROOFING, GEOTEXTILE FABRIC, GEOTEXTILE FILTER FABRIC, LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR INSTALLING PRECAST BOX CULVERTS WILL NOT BE PAID FOR DIRECTLY BUT WILL BE CONSIDERED TO BE INCLUDED IN THE PRICE BID FOR THE ITEMS AS SPECIFIED IN SECTION 607 OF THE STANDARD SPECIFICATIONS.

LEAN GROUT SHALL CONSIST OF A SAND CEMENT MIXTURE MEETING THE FOLLOWING REQUIREMENTS:
PORTLAND CEMENT SHALL BE TYPE I AND SHALL MEET THE REQUIREMENTS OF AASHTO M 85.
SAND SHALL MEET THE REQUIREMENTS OF FINE AGGREGATE AS SPECIFIED IN SECTION 802.02 OF THE STANDARD SPECIFICATIONS.
THE SAND CEMENT MIXTURE SHALL CONSIST OF NOT LESS THAN 10 SACKS OF PORTLAND CEMENT PER TON OF MATERIAL MIXTURE. THE MIXTURE SHALL CONTAIN SUFFICIENT WATER TO HYDRATE THE CEMENT AND PRODUCE A MIXTURE WHICH WILL FLOW FREELY. MINIMUM 6 INCH THICK LIFTS, LOOSE MEASURE, AND THOROUGHLY FLOODED AND TAMPED AROUND BOX TO THOROUGHLY FILL ALL VOIDS.

MEMBRANE WATERPROOFING CONFORMING TO THE REQUIREMENTS OF SECTION 620 OF THE STANDARD SPECIFICATIONS SHALL BE APPLIED TO ALL BOX CULVERT JOINTS.

THE MEMBRANE WATERPROOFING WILL BE REQUIRED ON THE TOP EXTERNAL JOINT AND SHALL EXTEND 1'-0" DOWN THE SIDES OF THE CULVERT.

IN OUTER BARRELS, ONE WEEP HOLE IS REQUIRED IN EXTERIOR WALLS OF EACH PRECAST CULVERT SECTION. WEEP HOLES SHALL HAVE A MAXIMUM HORIZONTAL SPACING OF 4'-0" IN THE ASSEMBLED CULVERT AND SHALL BE PLACED AT THE MID-HEIGHT OF EACH BARREL. WEEP HOLES SHALL BE 4" DIAMETER AND SHALL BE PLACED 12" ABOVE THE TOP OF THE BOTTOM SLAB.

DRAINAGE FILL MATERIAL WITH GEOTEXTILE FABRIC IS REQUIRED AT THE OUTER WALLS OF THE ASSEMBLED CULVERT, SEE DETAILS ON THIS DRAWING.

MINIMUM WIDTH SHALL BE 8" IS" ON EACH SIDE OF JOINTS ON MULTIPLE BARREL CULVERTS. MEMBRANE WATERPROOFING SHALL BE APPLIED TO EACH BARREL AS DESCRIBED ABOVE.

WITH THE APPROVAL OF THE ENGINEER, THE CONTRACTOR WILL BE ALLOWED TO SUBSTITUTE, AT NO ADDITIONAL COST TO THE DEPARTMENT, FLOWABLE SELECT MATERIAL CONFORMING TO SECTION 206 OF THE STANDARD SPECIFICATIONS IN LIEU OF LEAN GROUT.

| DATE | REVISION | DATE FILMED |
|---|---|---|
| 1-30-15 | REVISED GEOTEXTILE FABRIC PLACEMENT | |
| 12-4-14 | ADDED NOTE & DTLS FOR WEEP HOLE AND DRAINAGE FILL | |
| 10-15-09 | ADDED GENERAL NOTE | |
| 6-5-06 | REVISED SPACING OF "H" BARS | |
| 4-3-06 | REVISED DRAWING NOTES | |
| 6-2-98 | ADDED NOTE FOR MEMBRANE WATERPROOFING | |
| 8-2-93 | ADDED NOTE FOR LEAN GROUT | |
| 2-3-93 | REVISED FOR 1993 SPECS | |
| 4-30-91 | ISSUED JANE | |

ARKANSAS STATE HIGHWAY COMMISSION

PRECAST CONCRETE BOX CULVERTS

STANDARD DRAWING PBC-I

CITY PROJECT# L25-29

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 11411
Jason E. Ingalls
8/10/2026

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1519 LAKE ESTATES DRIVE, SPRINGDALE, AR 72762

1502 SAWMILL DR. STE. B
FAYETTEVILLE, AR 72704
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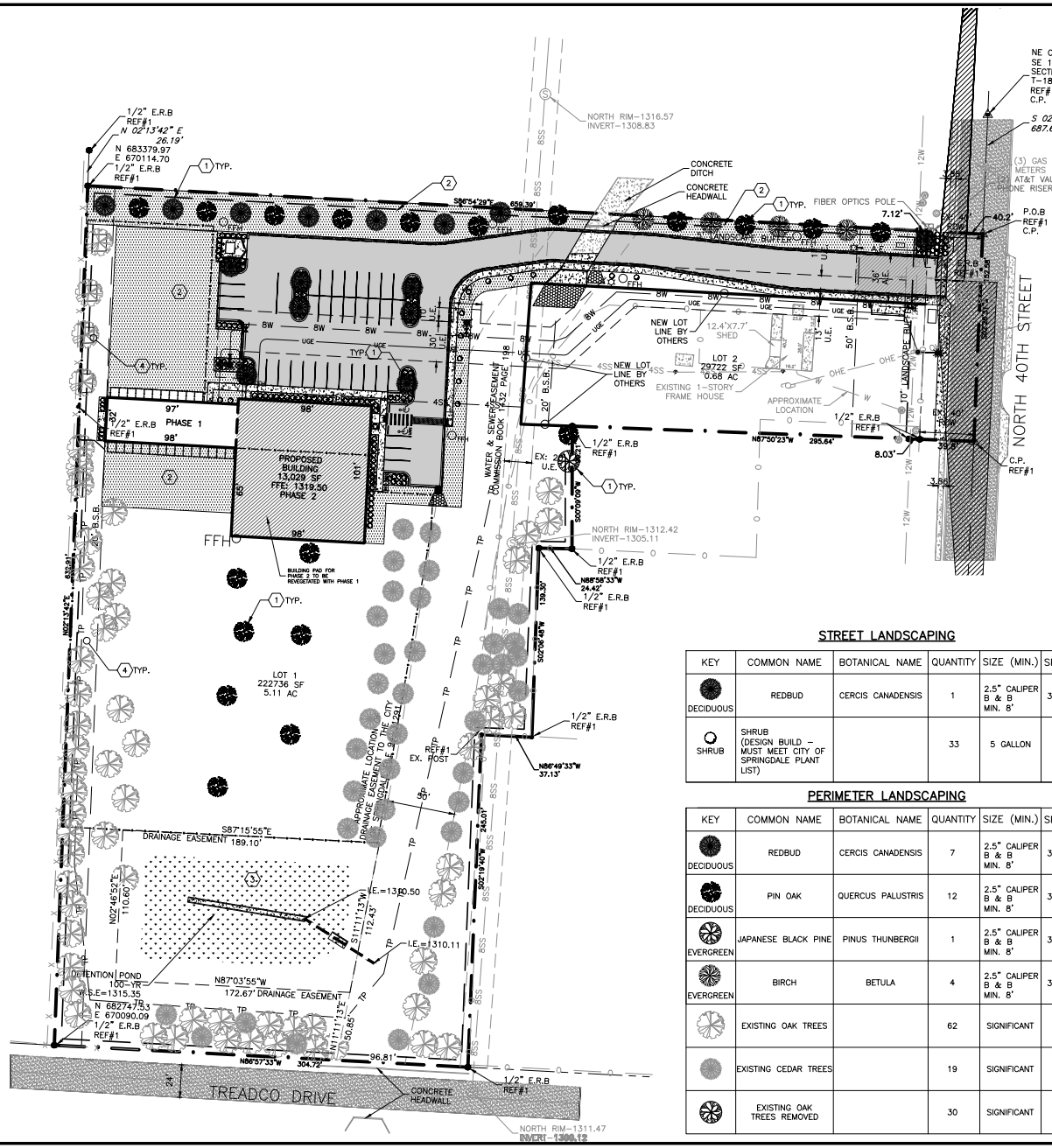
Expedient Civil Engineering, PLLC

DRAWN BY: DMF
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DATE 8/28/2025
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C7.3

CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER

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## LEGEND

| | |
|---|---|
| FOUND IRON PIN | |
| PROPERTY LINE | |
| EXISTING RIGHT-OF-WAY | |
| EXISTING FENCE | X X |
| EXISTING EASEMENT | |
| EXISTING ASPHALT | |
| EXISTING CENTERLINE OF ROAD | |
| EXISTING CONCRETE | |
| EXISTING WATER VALVE | |
| EXISTING WATER METER | |
| EXISTING 12" WATER LINE | 12W 12W |
| EXISTING POWER POLE | |
| EXISTING OVERHEAD ELECTRIC | OHE OHE |
| EXISTING GAS METER | |
| EXISTING MANHOLE | |
| EXISTING 8" SANITARY SEWER | 8SS 8SS |
| PROPOSED STANDARD ASPHALT | |
| PROPOSED HANDICAP SIGN | |
| PROPOSED SETBACK | |
| TRUNCATED DOME | |
| PROPOSED CONCRETE | |
| PROPOSED EASEMENT | |
| PROPOSED 8" WATER LINE | 8W 8W |
| PROPOSED 4" SEWER SERVICE | 4SS 4SS |
| PROPOSED FIRE HYDRANT | |
| PROPOSED WATER METER | |
| PROPOSED WATER VALVE | |
| TEMPORARY TREE PROTECTION FENCE | |
| PROPOSED UNDERGROUND ELECTRIC | UGE |
| PROPOSED FROST FREE HYDRANT | FFH |
| PROPOSED FUTURE LOT LINE | |
| UTILITY EASEMENT | U.E. |

NORTH
40' 0 40'
SCALE 1"=40'

## LANDSCAPING REQUIREMENTS:

STREET TREES

1.REQUIRED – PUBLIC STREET AND PRIVATE ACCESS DRIVE FRONTAGE: 1 TREE AND 7 SHRUBS EVERY 25 LINEAR FEET OR 53 LF FRONTAGE AT 25' SPACING = 3 TREES AND 21 SHRUBS

2. PROVIDED – 1 TREES AND 31 SHRUBS

SITE PERIMETER

1. REQUIRED – 1 TREE EVERY 25' OR 2,427 LF OF PERIMETER AT 25' SPACING = 98 TREES

2. PROVIDED – 24 TREES
81 EXISTING TREES

INTERIOR PARKING LOT LANDSCAPING

1. REQUIRED – 8% OF PARKING LOT AREA
2. PROVIDED – TOTAL PARKING LOT AREA: 17,646 SF
REQUIRED AREA: 1,412 SF
PROVIDED AREA: 1,562 SF
PROVIDED PERCENTAGE: 8.9%

## GENERAL LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL BE AS SPECIFIED IN THE PLANT LIST ON THIS SHEET AND MEET THE REQUIREMENTS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN PUBLICATION "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 LATEST EDITION).
2. ALL PLANT MATERIAL SHALL BE HEALTHY AND VIGOROUS AT THE TIME OF INSTALLATION AND SHALL BE GUARANTEED FOR SURVIVAL FOR A PERIOD OF 2 YEARS FROM THE TIME OF INSTALLATION.
3. INSTALLATION AND EXECUTION OF THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT LANDSCAPE ORDINANCE FOR THE CITY OF SPRINGDALE.
4. INSTALL A 4" LAYER OF ROCK MULCH OVER A WOVEN FABRIC WEED BARRIER IN ALL BEDS.
5. INSTALL A 3/16"X 4" STEEL EDGING TO BORDER THE MULCHED BED AREAS WHERE THEY ARE ADJACENT TO TURF AREAS.
6. FROST FREE HYDRANTS ARE TO BE USED FOR IRRIGATION.
7. LANDSCAPING MUST BE GUARANTEED FOR TWO YEARS.

## STREET LANDSCAPING

| KEY | COMMON NAME | BOTANICAL NAME | QUANTITY | SIZE (MIN.) | SPACING |
|---|---|---|---|---|---|
| DECIDUOUS | REDBUD | CERCIS CANADENSIS | 1 | 2.5" CALIPER B & B MIN. 8' | 30' MIN. |
| SHRUB | SHRUB (DESIGN BUILD – MUST MEET CITY OF SPRINGDALE PLANT LIST) | | 33 | 5 GALLON | |

## PERIMETER LANDSCAPING

| KEY | COMMON NAME | BOTANICAL NAME | QUANTITY | SIZE (MIN.) | SPACING |
|---|---|---|---|---|---|
| DECIDUOUS | REDBUD | CERCIS CANADENSIS | 7 | 2.5" CALIPER B & B MIN. 8' | 30' MIN. |
| DECIDUOUS | PIN OAK | QUERCUS PALUSTRIS | 12 | 2.5" CALIPER B & B MIN. 8' | 30' MIN. |
| EVERGREEN | JAPANESE BLACK PINE | PINUS THUNBERGII | 1 | 2.5" CALIPER B & B MIN. 8' | 30' MIN. |
| EVERGREEN | BIRCH | BETULA | 4 | 2.5" CALIPER B & B MIN. 8' | 30' MIN. |
| | EXISTING OAK TREES | | 62 | SIGNIFICANT | |
| | EXISTING CEDAR TREES | | 19 | SIGNIFICANT | |
| | EXISTING OAK TREES REMOVED | | 30 | SIGNIFICANT | |

## SITE LANDSCAPING

| KEY | COMMON NAME | BOTANICAL NAME | QUANTITY | SIZE (MIN.) | SPACING |
|---|---|---|---|---|---|
| DECIDUOUS | REDBUD | CERCIS CANADENSIS | 7 | 2.5" CALIPER B & B MIN. 8' | 30' MIN. |
| DECIDUOUS | PIN OAK | QUERCUS PALUSTRIS | 7 | | |
| SHRUB | SHRUB (DESIGN BUILD – MUST MEET CITY OF SPRINGDALE PLANT LIST) | | 128 | 5 GALLON | |

## KEYNOTES:

1. TREE PLANTING PER DETAIL **11/C7.0.**
2. HYDROSEED AREA
3. SOD AREA
4. TEMPORARY TREE PROTECTION FENCE PER DETAIL **14/C7.1.**
5. MULCHED AREA

CITY PROJECT# L25-29

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
Jason E. Ingalls
No.11411
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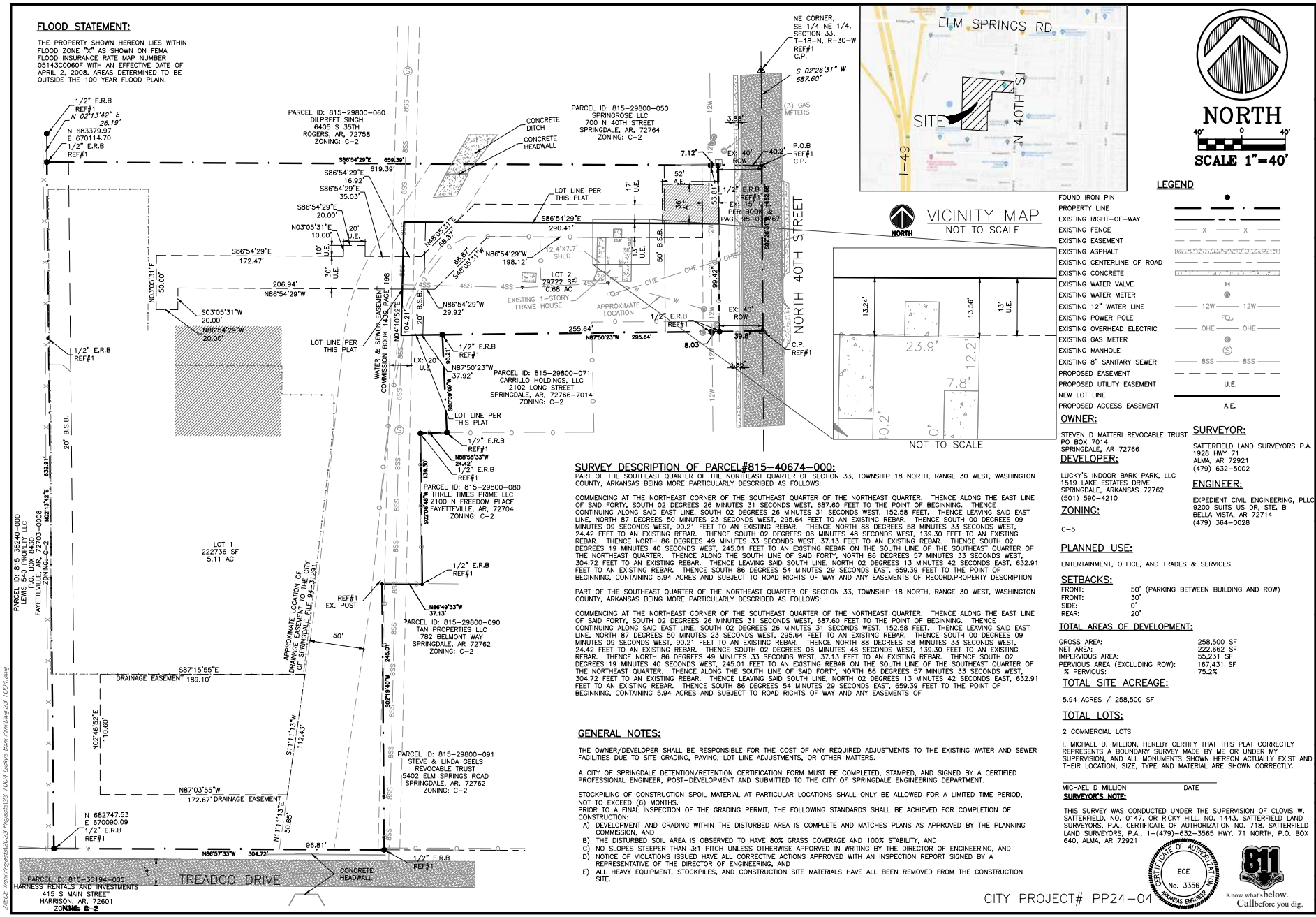
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SHEET NAME LANDSCAPE PLAN
File No. 23-1004.dwg
L1.0

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## FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05143C0060F WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.







VICINITY MAP
NOT TO SCALE




NOT TO SCALE

NORTH
40' 0 40'
SCALE 1"=40'

## LEGEND

| | |
|---|---|
| FOUND IRON PIN | |
| PROPERTY LINE | |
| EXISTING RIGHT-OF-WAY | |
| EXISTING FENCE | X X |
| EXISTING EASEMENT | |
| EXISTING ASPHALT | |
| EXISTING CENTERLINE OF ROAD | |
| EXISTING CONCRETE | |
| EXISTING WATER VALVE | |
| EXISTING WATER METER | |
| EXISTING 12" WATER LINE | 12W 12W |
| EXISTING POWER POLE | |
| EXISTING OVERHEAD ELECTRIC | OHE OHE |
| EXISTING GAS METER | |
| EXISTING MANHOLE | |
| EXISTING 8" SANITARY SEWER | 8SS 8SS |
| PROPOSED EASEMENT | |
| PROPOSED UTILITY EASEMENT | U.E. |
| NEW LOT LINE | |
| PROPOSED ACCESS EASEMENT | A.E. |

## SURVEY DESCRIPTION OF PARCEL#815-40674-000:

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER. THENCE ALONG THE EAST LINE OF SAID FORTY, SOUTH 02 DEGREES 26 MINUTES 31 SECONDS WEST, 687.60 FEET TO THE POINT OF BEGINNING. THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 02 DEGREES 26 MINUTES 31 SECONDS WEST, 152.58 FEET. THENCE LEAVING SAID EAST LINE, NORTH 87 DEGREES 50 MINUTES 23 SECONDS WEST, 295.64 FEET TO AN EXISTING REBAR. THENCE SOUTH 00 DEGREES 09 MINUTES 09 SECONDS WEST, 90.21 FEET TO AN EXISTING REBAR. THENCE NORTH 88 DEGREES 58 MINUTES 33 SECONDS WEST, 24.42 FEET TO AN EXISTING REBAR. THENCE SOUTH 02 DEGREES 06 MINUTES 48 SECONDS WEST, 139.30 FEET TO AN EXISTING REBAR. THENCE NORTH 86 DEGREES 49 MINUTES 33 SECONDS WEST, 37.13 FEET TO AN EXISTING REBAR. THENCE SOUTH 02 DEGREES 19 MINUTES 40 SECONDS WEST, 245.01 FEET TO AN EXISTING REBAR ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER. THENCE ALONG THE SOUTH LINE OF SAID FORTY, NORTH 86 DEGREES 57 MINUTES 33 SECONDS WEST, 304.72 FEET TO AN EXISTING REBAR. THENCE LEAVING SAID SOUTH LINE, NORTH 02 DEGREES 13 MINUTES 42 SECONDS EAST, 632.91 FEET TO AN EXISTING REBAR. THENCE SOUTH 86 DEGREES 54 MINUTES 29 SECONDS EAST, 659.39 FEET TO THE POINT OF BEGINNING, CONTAINING 5.94 ACRES AND SUBJECT TO ROAD RIGHTS OF WAY AND ANY EASEMENTS OF RECORD.PROPERTY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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## GENERAL NOTES:

THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS, OR OTHER MATTERS.

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

STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS.
PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:

A) DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
B) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
C) NO SLOPES STEEPER THAN 3:1 PITCH UNLESS OTHERWISE APPORVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
D) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
E) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE ALL BEEN REMOVED FROM THE CONSTRUCTION SITE.

CITY PROJECT# PP24-04

## OWNER:

STEVEN D MATTERI REVOCABLE TRUST
PO BOX 7014
SPRINGDALE, AR 72766

## DEVELOPER:

LUCKY'S INDOOR BARK PARK, LLC
1519 LAKE ESTATES DRIVE
SPRINGDALE, ARKANSAS 72762
(501) 590-4210

## ZONING:

C-5

## PLANNED USE:

ENTERTAINMENT, OFFICE, AND TRADES & SERVICES

## SETBACKS:

| | |
|---|---|
| FRONT: | 50' (PARKING BETWEEN BUILDING AND ROW) |
| FRONT: | 30' |
| SIDE: | 0' |
| REAR: | 20' |

## TOTAL AREAS OF DEVELOPMENT:

| | |
|---|---|
| GROSS AREA: | 258,500 SF |
| NET AREA: | 222,662 SF |
| IMPERVIOUS AREA: | 55,231 SF |
| PERVIOUS AREA (EXCLUDING ROW): | 167,431 SF |
| % PERVIOUS: | 75.2% |

## TOTAL SITE ACREAGE:

5.94 ACRES / 258,500 SF

## TOTAL LOTS:

2 COMMERCIAL LOTS

## SURVEYOR:

SATTERFIELD LAND SURVEYORS P.A.
1928 HWY 71
ALMA, AR 72921
(479) 632-5002

## ENGINEER:

EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
(479) 364-0028

I, MICHAEL D. MILLION, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME OR UNDER MY SUPERVISION, AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE SHOWN CORRECTLY.

MICHAEL D MILLION DATE

**SURVEYOR'S NOTE:**

THIS SURVEY WAS CONDUCTED UNDER THE SUPERVISION OF CLOVIS W. SATTERFIELD, NO. 0147, OR RICKY HILL, NO. 1443, SATTERFIELD LAND SURVEYORS, P.A., CERTIFICATE OF AUTHORIZATION NO. 718. SATTERFIELD LAND SURVEYORS, P.A., 1-(479)-632-3565 HWY. 71 NORTH, P.O. BOX 640, ALMA, AR 72921

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

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

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11411 Jason E. Ingalls 4/3/2025

| Rev | Comments | Date |
|---|---|---|
| 1 | PER CITY COMMENTS | 12/21/2023 |
| 2 | PER CLIENT COMMENTS | 4/3/2025 |

LUCKY'S SUBDIVISION
SPRINGDALE, ARKANSAS
636 N 40TH ST

LUCKY'S INDOOR BARK PARK, LLC
1519 LAKE ESTATES DRIVE, SPRINGDALE, AR 72762

9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
O: (479) 364-0028
M: (479) 790-5063
EMAIL

Expedient Civil Engineering, PLLC

DRAWN BY: DMF
CHECKED BY: JEI
DATE 11/30/2023
JOB NUMBER 23-1004
SHEET NAME PRELIMINARY PLAT
File No. 23-1004.dwg
1 OF 1



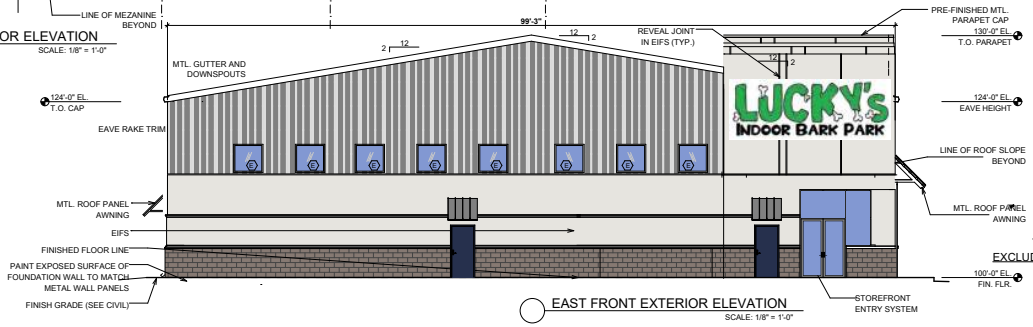

NORTH SIDE EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

NORTH ELEVATION OVERALL SQ. FT. EXCLUDING WINDOWS AND DOORS : 3,705 SQ. FT.

MANSORY VENEER: 715 SQ. FT. TOTAL = 19%

METAL WALL PANELS: 895 SQ. FT. = 24 %

EIFS: 1,937 SQ. FT. = 52 %




EAST FRONT EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

EAST FRONT ELEVATION OVERALL SQ. FT. EXCLUDING WINDOWS AND DOORS : 2,685 SQ. FT.

MANSORY VENEER: 354 SQ. FT. TOTAL = 13%

METAL WALL PANELS: 1,064 SQ. FT. = 39 %

EIFS: 1,270 SQ. FT. = 47%

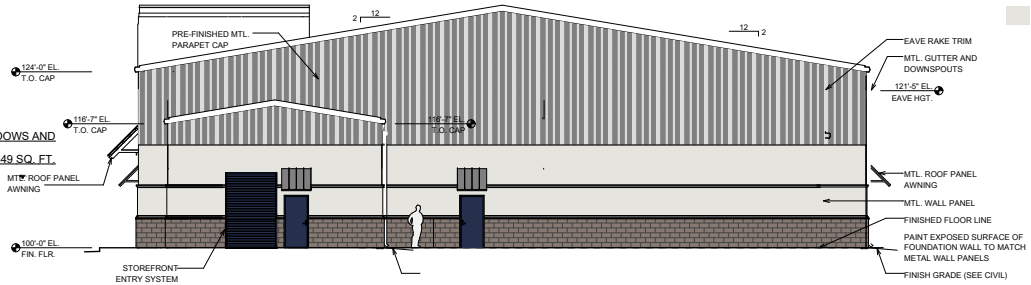
**WEST, NORTH, SOUTH & EAST ELEVATIONS OVERALL SQ. FT. EXCLUDING WINDOWS AND DOORS : 12,140 SQ. FT.**

OVERALL MANSORY VENEER: 1,419 SQ. FT. TOTAL = 13 %

OVERALL METAL WALL PANELS: 6,422 SQ. FT. = 52 %

OVERALL EIFS: 4,057 SQ. FT. = 35%

OVERALL EIFS & MANSORY COMBINED: = 48%



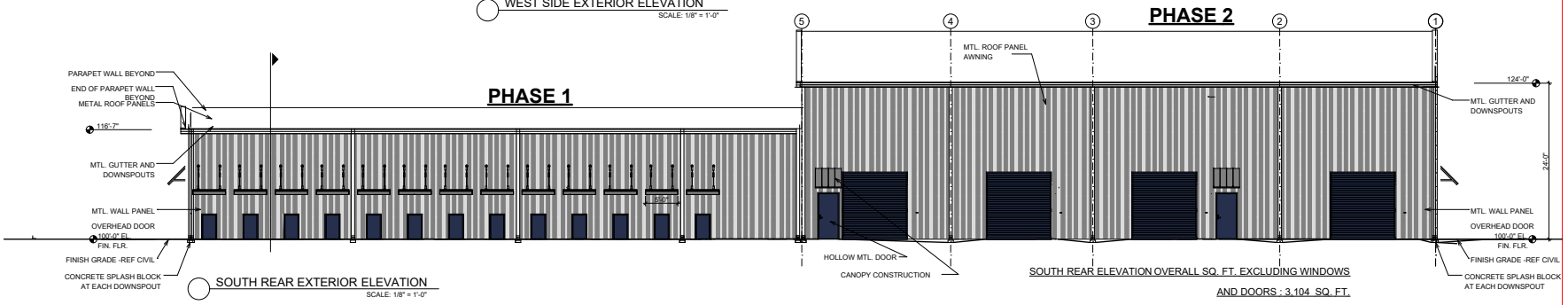

WEST SIDE EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

WEST ELEVATION OVERALL SQ. FT. EXCLUDING WINDOWS AND DOORS : 2,649 SQ. FT.

MANSORY VENEER: 350 SQ. FT. TOTAL = 13 %

METAL WALL PANELS: 1,359 SQ. FT. = 51%

EIFS: 850 SQ. FT. = 32 %




SOUTH REAR EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

SOUTH REAR ELEVATION OVERALL SQ. FT. EXCLUDING WINDOWS AND DOORS : 3,104 SQ. FT.

METAL WALL PANELS: 3,104 SQ. FT. = 100 %

ARCHITECT

iMA architecture planning design
inclusive | meaningful | activated
400 east new hope road rogers, arkansas 72756
Isaac Moran
Principal Contact
479.445.4595

ARCHITECTURE
ENGINEERING
CIVIL

DO NOT SCALE THE DRAWINGS. Request verification of dimensions from the Architect as required.

The General Contractor shall check andverify all levels, datums and dimensions and shall report any and all errors and omissions to the Architect immediately.

This drawing is to be read in conjunction with Civils, structural,mechanical, electrical and/or any other consultants drawings that may be applicable.

This drawing is the exclusive property of the Architect and must not be reproduced without his written permission.

ARCHITECT

REGISTERED ARCHITECT Thomas B. Merrill STATE OF ARKANSAS

PROPOSED NEW BUILDING:
LUCKY'S INDOOR BARK PARK, LLC
TAX PARCELS#615-29800-070,
WASHINGTON COUNTY RECORDS
SPRINGDALE, ARKANSAS

CONSTRUCTION DOCUMENTS

These drawings, specifications, ideas, designs and arrangements presented thereby are and shall remain the property of IMA. No part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which they have been prepared and developed without the written consent of IMA. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.

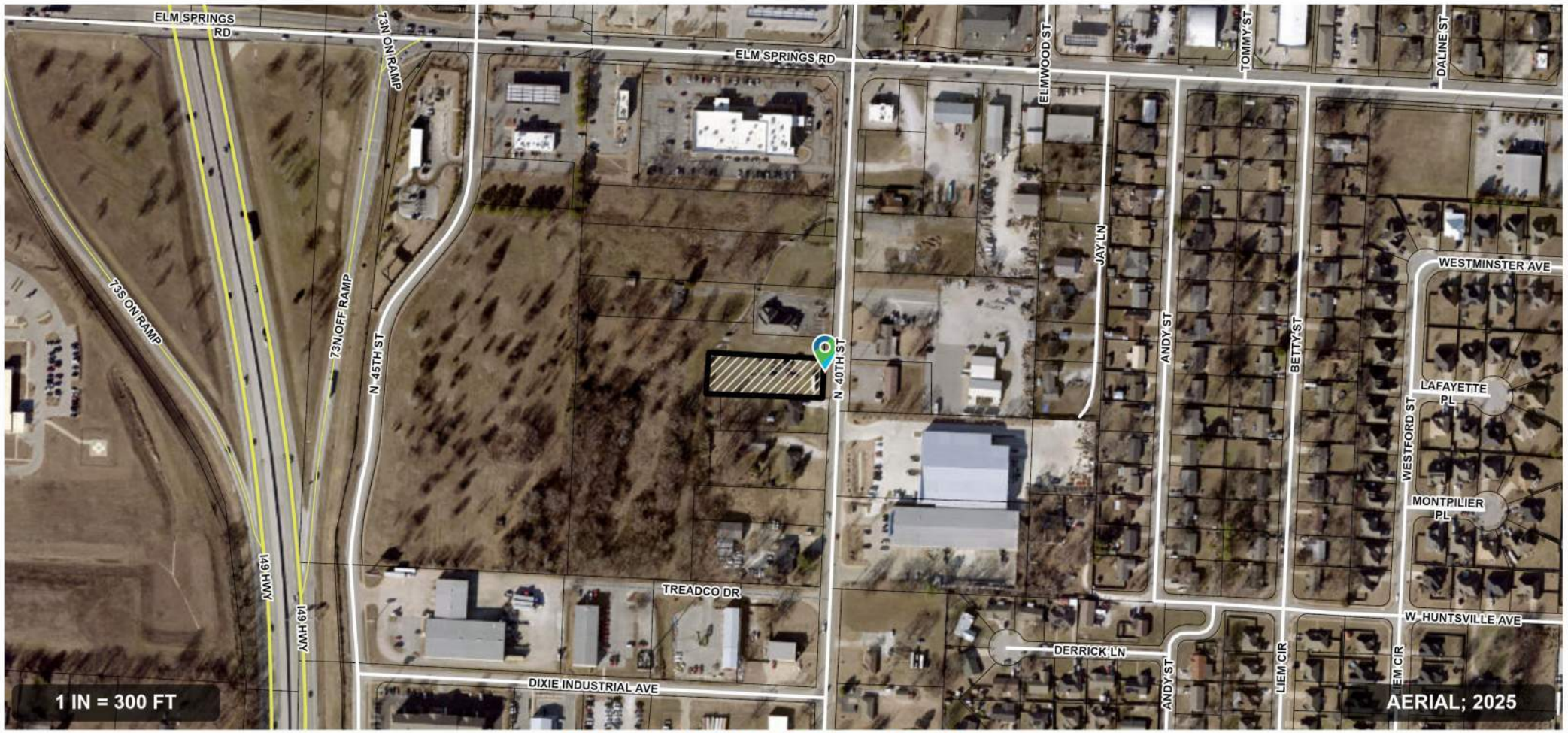
Any deviation in the Construction Documents that compromises the Life Safety, Structural Integrity, ADA compliance, Violation of Codes or Regulations is the responsibility of the Owner or Contractor.
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SHEET CONTENTS

EXTERIOR ELEVATIONS

SHEET

A4




PROJECT AREA

PUBLIC NOTICE

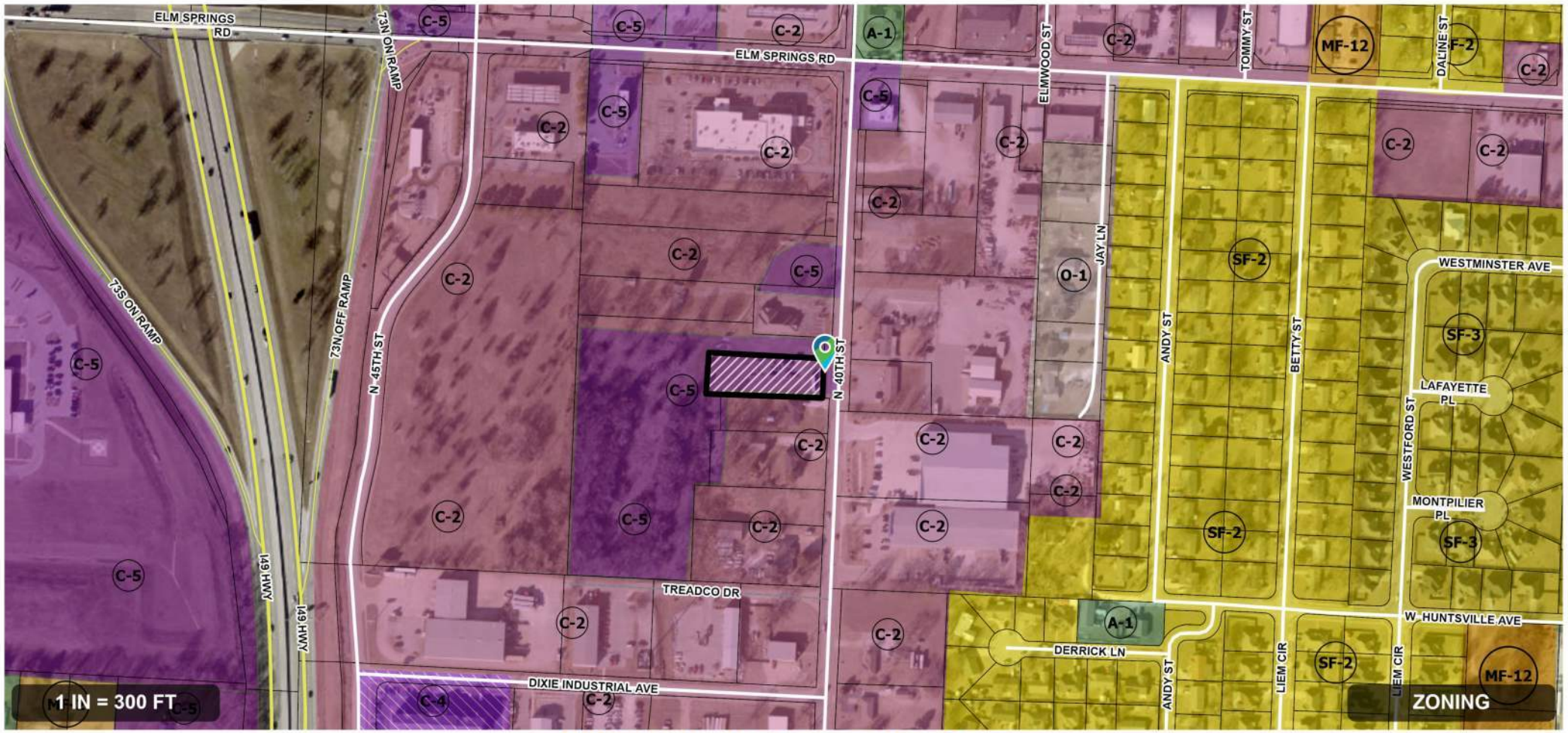
## B26-101: Lucky's Indoor Bark Park

**636 N. 40th Street**

B26-101: Variance from Commercial Design Standards

L25-29: Phasing Plan Approval

N




PROJECT AREA

PUBLIC NOTICE

## B26-101: Lucky's Indoor Bark Park

**636 N. 40th Street**

B26-101: Variance from Commercial Design Standards

L25-29: Phasing Plan Approval

N

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# Variance Application

**Date: 08/11/2026 Permit No.: 260302**

## Applicant / Owner

| | | | |
|---|---|---|---|
| Applicant Name: | Mario | Owner Name: | Isabel Velasquez bahena |
| Address: | 990 w sunset av springdale AR | Address: | 2951 n mountain rd Springdale AR 72764 |
| City, State, Zip: | 2645 mcray av Springdale, AR | City, State, Zip: | 2951 n mountain rd Springdale AR 72764 |
| Phone: | 4792870963 | Phone: | 7734864686 |
| Email: | [redacted] | Email: | [redacted] |
| Contact: | Applicant | | |

## Project

| | | | |
|---|---|---|---|
| Project Location: | 990 w Sunset Ave Springdale AR | Multiple Buildings: | ☐ |
| Parcel Numbers: | | Outdoor Storage: | ☐ |
| Current Zone: | None | Facades/Exterior: | ☐ |
| Rezone Required: | None | Detail Features: | ☐ |
| Total Acreage: | Unknown | Roofs: | ☐ |
| Entrances: | ☐ | Materials/Colors: | ☐ |
| Parking Lot: | ☐ | Entryways: | ☐ |
| Structure Back: | ☐ | Landscaping: | ☐ |
| Pedestrian Flow: | ☐ | Screening: | ☐ |
| Central Features: | ☐ | Lighting: | ☐ |

Variance Request: Reduce distance from residents to restaurant

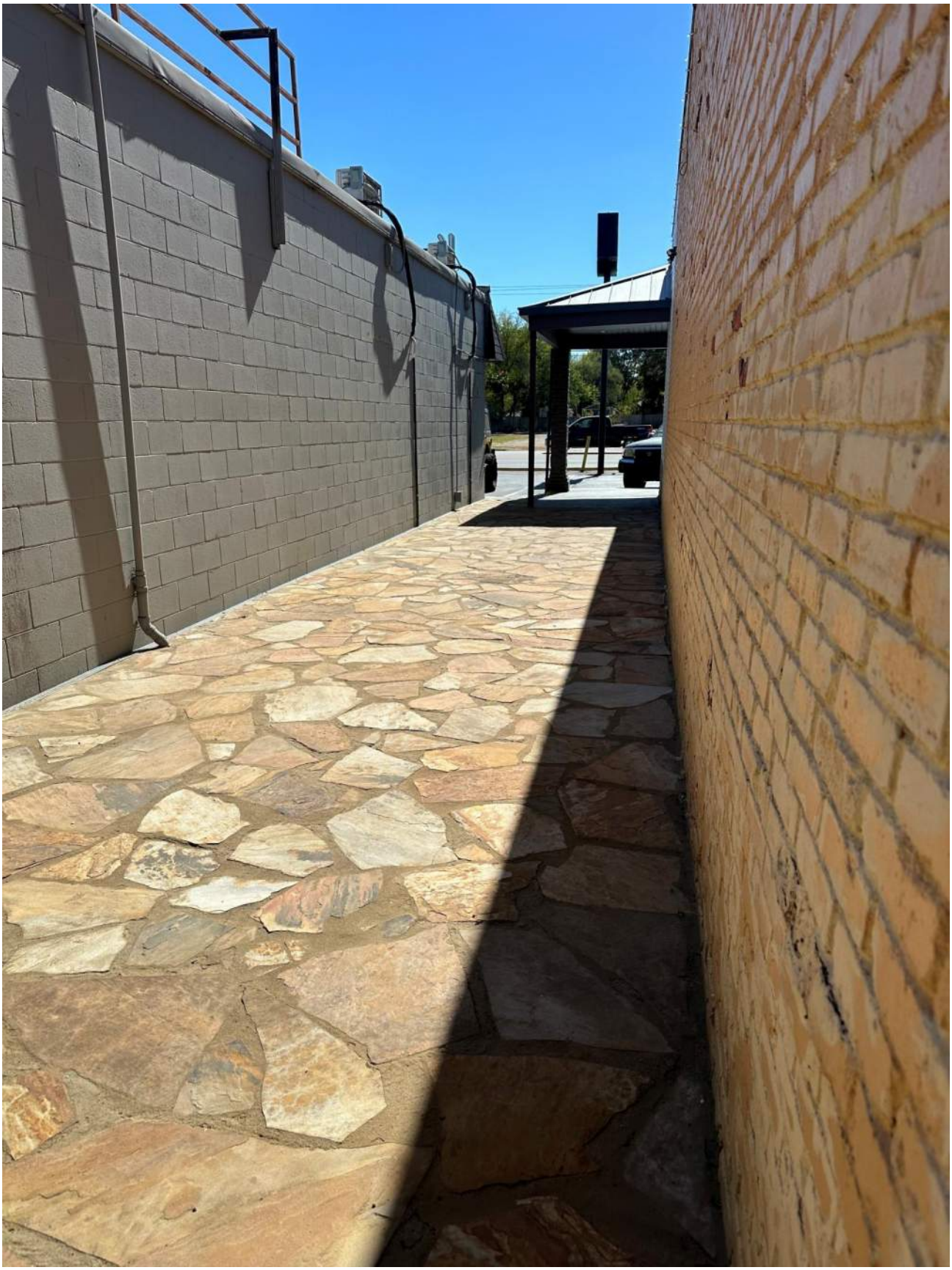
Difficulty/Hardship: It will not allow me to operate my restaurant.

Variance Effect: Would like to add an outdoor dinning area for my restaurant.

Harmony:

I do hereby certify that the information contained herein is true and correct.

| Mario Garcia | 08/11/2026 |
|---|---|
| Name | Date |




KalaVeras Floor Plan
EXIT
VENT HOOD
DISH WASHING
KITCHEN
OFFICE
EXIT
MAN RESTROOM
STORAGE ROOM
WOMEN RESTROOM
BAR STOOLS (16)
4 GUEST
BOOTHS 4 GUEST
BOOTHS 4 GUEST
BAR
4 GUEST
BOOTHS 4 GUEST
4 GUEST
BOOTHS 4 GUEST
4 GUEST
BOOTHS 4 GUEST
4 GUEST
BOOTH 9 GUEST
4 GUEST
4 GUEST
4 GUEST
Outside Patio access
BOOTH 9 GUEST
BOOTH 6 GUEST
ENTRY
EXIT


1483-000
815-21482-000
815-21481-000
ALLEY
36.62 ft
990
1008
C-2
815-21475-000
815-21473-000
815-21475-001
815-21473-001
815-21476-000
815-21474-000




LAPO

| |
|---|
| *Parcel*<br>815-21475-001, 815-21473-001, 815-21474-000, 815-21476-000, 815-23991-000, 815-23990-000, 815-27873-000 |
| *Owner*<br>ARKANSAS STATE HIGHWAY COMM |
| *Mailing Address*<br>PO BOX 2261 LITTLE ROCK AR 72203 |
| *Parcel*<br>815-21478-000 |
| *Owner*<br>CHEN, JAMES CS & ROSALY Y |
| *Mailing Address*<br>502 FAIRWAY CIR SPRINGDALE AR 72764 |

*Parcel*
815-27870-000 & 815-23985-000

*Owner*
TAQUERIA M GUANAJUATO LLC; MORALES, BENIGNO

*Mailing Address*
11 N 54TH AVE FAYETTEVILLE AR 72704

*Parcel*
815-23987-000

*Owner*
NWA REAL ESTATE SOLUTIONS LLC

*Mailing Address*
105 W ELM ST STE 210 ROGERS AR 72756-4026

*Parcel*
815-21470-000

*Owner*
CHICKADEE FARMS LLC

*Mailing Address*
2424 RIDGE RD ROCKWALL TX 75087

*Parcel*
*815-21481-000*

*Owner*
*RODRIGUEZ, MANUEL*

*Mailing Address*
*614 CARLOCK RD SPRINGDALE AR 72764*

*Parcel*
*815-21483-000*

*Owner*
*BUCHANAN, PATRICK ROBERT*

*Mailing Address*
*911 EICHER AVE SPRINGDALE AR 72764*

*Parcel*
*815-21482-000*

*Owner*
*BLAYLOCK, KATHRYN L*

*Mailing Address*
*909 EICHER AVE SPRINGDALE AR 72764*




PROJECT AREA

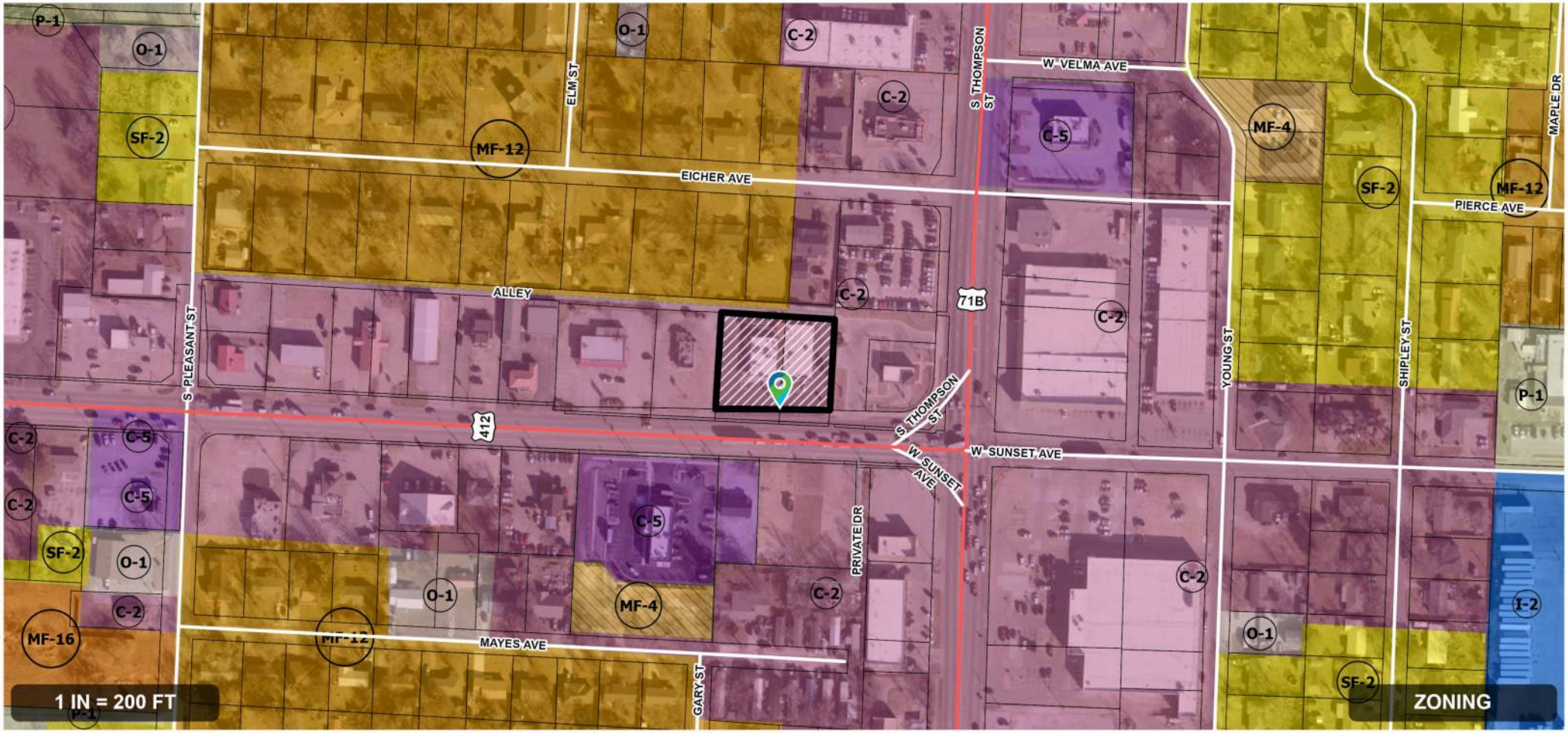
PUBLIC NOTICE

## B26-103: Jose & Maria Montes & Isabel Valazquez

**990 & 1008 W. Sunset Avenue**

B26-103: Variance for Reduction of Minimum Distance from a Residential District

N




PROJECT AREA

PUBLIC NOTICE

## B26-103: Jose & Maria Montes & Isabel Valazquez

**990 & 1008 W. Sunset Avenue**

B26-103: Variance for Reduction of Minimum Distance from a Residential District

N

# Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

| **Applicant / Representative (person making request)** | **Property Owner (if other than Applicant)** |
|---|---|
| Name: Expedient Civil Engineering, PLLC | Name: Edgar Hernandez |
| E-mail: [redacted] | E-mail: [redacted] |
| Address: P.O. Box 5484 | Address: 1804 S. Powell Street |
| Bella Vista, AR 72714 | Springdale, AR 72762 |
| Phone: 509-759-5300 | Phone: 479-586-4602 |
| Site/ Location: 1804 S. Powell Street | Current Zoning: C-2 |
| Assessor's Parcel Number(s): 815-28799-000 | Rezone Required: C-2 |
| | Total Acreage: 0.69 |

**All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.**

**Indicate Type of Submittal:**

☐ Board of Adjustments
☐ Commercial Design Standards

**Application Requirements:**

☒ A complete application.
☒ A copy of the warranty deed indicating ownership of property.
☒ A site plan in conformance with Chapter 130, Article 2, Section 13.
☒ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☒ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

**Review Fee:**

☒ $75.00

**STAFF USE ONLY**

Date Application Submitted: 8/12/26 Project Number: B26-104

Date Accepted as Complete: 8/26/26 Receipt Number: 1767

# Variance Application- Commercial Design Standards

B26-104

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

**Indicate person of contact for this request:** Applicant ☐ Representative ☐

**Check Item(s) for which Variance is Requested:**

☐ **ENTRANCES** – one (1) customer entrance on all sides of principal building directly facing abutting public right-of-way.

☐ **PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building.

☒ **STRUCTURE BACK & SIDES**

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

☐ **PEDESTRIAN FLOW**

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

☐ **CENTRAL FEATURES & COMMUNITY SPACES**

- ☐ Provision of at least two (2) central features.
- ☐ Direct access to public sidewalk network.

☐ **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**

- ☐ Use of similar building materials.
- ☐ Use of similar architectural styles or theme.

☐ **OUTDOOR STORAGE, TRASH COLLECTION & LOADING AREAS**

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

☐ **FACADES & EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses

- ☐ Minimum 3' depth.
- ☐ Minimum of 20’ contiguous feet within each 100' of façade length.
- ☐ Extends 20% of the façade.

☐ **DETAIL FEATURES**

- ☐ Facades include a repeating pattern with no less than three (3) elements (color change, texture change, material change).
- ☐ At least one (1) element repeating horizontally.
- ☐ Elements repeat at intervals of more than 30' horizontally or vertically.
- ☐ Change in plane no less than 12" in width (offset, reveal or projecting rib).

☐ **ROOFS** – Change in height every 100 linear feet in building length.

☐ **MATERIALS & COLORS**

- ☐ Predominate exterior materials high quality materials.
- ☐ Façade color – low reflectance, subtle, neutral or earth tone.

☐ **ENTRYWAYS**– three (3) defined, highly visible customer entrance elements.

☒ **LANDSCAPING**

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

☐ **SCREENING**

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

☐ **LIGHTING**

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

# Variance Application – Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

**Indicate person of contact for this request:** Applicant ☒ Representative ☐

**Describe your variance request:**

Site is very narrow and difficult to fit a building, parking, foundation landscaping and required berm along south property line. 6' wooden privacy fencing will be installed to block vehicle lights Greenspace along south is only 3' wide and not enough room for trees. Property to south is zoned C-2 but currently being used as a residence

**Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:**
(How does adhering to the rule impact you or your property?)

Site is very narrow and difficult to fit a building, parking, foundation landscaping and required berm along south property line. 6' wooden privacy fencing will be installed to block vehicle lights Greenspace along south is only 3' wide and not enough room for trees. Property to south is zoned C-2 but currently being used as a residence

**Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:**
(How will this variance alleviate your hardship?)

The required fencing is very lengthy and adding columns would add extra cost that is not needed since the fencing is not visible to the public right of way.

**Record Property Owner(s):** Edgar Hernandez

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

Name of Applicant: Expedient Civil Engineering, PLLC/ Jason Ingalls

Signature: Jason E. Ingalls Date: 8/11/2026

Name of Representative (if applicable): _____

Signature: _____ Date: _____

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www.SpringdaleAR.gov

# Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

| **Applicant / Representative (person making request)** | **Property Owner (if other than Applicant)** |
|---|---|
| Name: Expedient Civil Engineering, PLLC | Name: Edgar Hernandez |
| E-mail: [redacted] | E-mail: [redacted] |
| Address: P.O. Box 5484 | Address: 1804 Powell Street |
| Bella Vista, AR 72714 | Springdale, AR 72762 |
| Phone: 509-759-5300 | Phone: 479-586-4602 |
| Site/ Location: 1804 Powell Street | Current Zoning: C-2 |
| Assessor's Parcel Number(s): 815-28799-000 | Rezone Required: C-2 |
| | Total Acreage: 0.69 |

**All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.**

**Indicate Type of Submittal:**

☒ Board of Adjustments
☐ Commercial Design Standards

**Application Requirements:**

☒ A complete application.
☒ A copy of the warranty deed indicating ownership of property.
☒ A site plan in conformance with Chapter 130, Article 2, Section 13.
☒ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☒ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

**Review Fee:**

☒ $75.00

**STAFF USE ONLY**

Date Application Submitted: 8/12/26 Project Number: B26-107

Date Accepted as Complete: 8/26/26 Receipt Number: 7203

# Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

**Indicate person of contact for this request:** Applicant ☒ Representative ☐

**Describe your variance request:**

Existing drive is located closer than minimum distance required by code. Building is placed so back of building is facing north as there is no access easement through adjacent development to north. Requesting waiver from minimum drive separation.

**Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:**
(How does adhering to the rule impact you or your property?)

Existing drive is located closer than minimum distance required by code. Building is placed so back of building is facing north as there is no access easement through adjacent development to north. Requesting waiver from minimum drive separation.

**Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:**
(How will this variance alleviate your hardship?)

Existing drive is located closer than minimum distance required by code. Building is placed so back of building is facing north as there is no access easement through adjacent development to north. Requesting waiver from minimum drive separation.

**Record Property Owner(s):** Edgar Hernandez & Alfonzo Hernandez

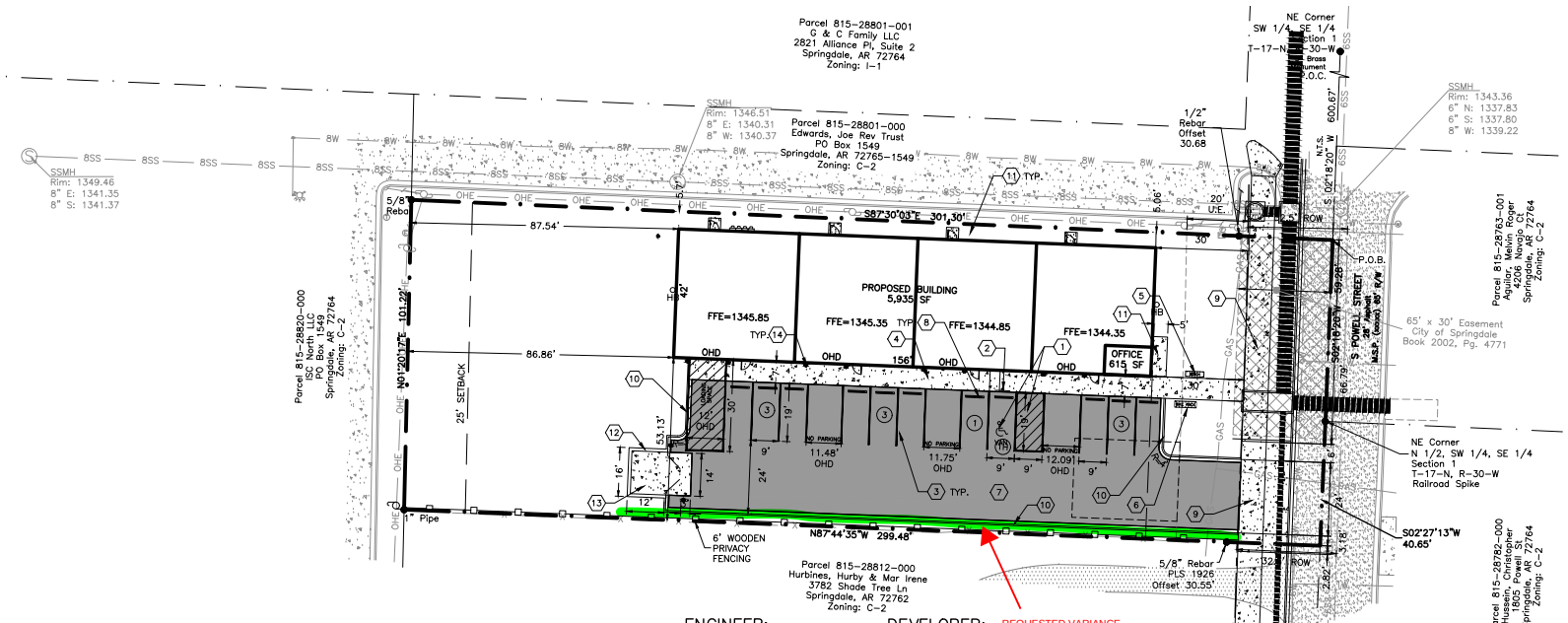
**APPLICANT / REPRESENTATIVE:** I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false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

Name of Applicant: Expedient Civil Engineering, PLLC/ Jason Ingalls

Signature: Jason E. Ingalls Date: 8/12/2026

Name of Representative (if applicable): _____

Signature: _____ Date: _____




REQUESTED VARIANCE

## ENGINEER:

EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714

## DEVELOPER:

EDGAR HERNANDEZ
1804 S. POWELL STREET
SPRINGDALE, AR 72762

## ZONING:

C-2
GENERAL COMMERCIAL

## BUILDING SETBACKS:

20' FRONT – NO PARKING IN FRONT
50' FRONT – WITH PARKING IN FRONT
0' SIDE INTERIOR
20' REAR

## TOTAL AREAS OF DEVELOPMENT:

| | |
|---|---|
| GROSS AREA: | 30,212 SF |
| NET AREA (MINUS ROW): | 27,467 SF |
| OVERALL IMPERVIOUS AREA: | 15,093 SF |
| OVERALL PERVIOUS AREA (EXCLUDING ROW): | 12,374 SF |
| % PERVIOUS: | 45.1% |

## NOTES:

1. ALL HVAC EQUIPMENT AND OTHER MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW AND SCREENED ON ALL SIDES WITH SIMILAR MATERIALS AS THE BUILDING.
2. ANY NEW LIGHTING WILL BE REQUIRED TO BE CUT-OFF OR B-U-G WITH A "U" RATING OF ZERO AND APPROVED BY PLANNING COMMISSION.
3. THERE WILL NOT BE ANY FREE-STANDING SIGNS ON-SITE.
4. ANY FENCE THAT WILL BE INSTALLED AFTER CONSTRUCTION WILL REQUIRE A SEPERATE PERMIT.
5. THERE SHALL BE NO OBSTRUCTIONS BETWEEN 3' & 8' TALL INSIDE OF THE SIGHT DISTANCE TRIANGLES.

## PARKING REQUIREMENTS:

1. OFFICE – 1 SPACE PER 300 SF (615 SF), TRADES & SERVICES – 1 SPACE PER 1,200 SF (5,935 SF)
   NUMBER OF SPACES REQUIRED – OFFICE – 3 SPACES, TRADES & SERVICES – 5 SPACES
2. NUMBER OF STANDARD PARKING SPACES PROVIDED –10 SPACES
3. NUMBER OF ACCESSIBLE PARKING SPACES PROVIDED – 1 SPACE
4. TOTAL NUMBER OF PARKING SPACES PROVIDED – 11 SPACES

## LANDSCAPE BUFFER WIDTH:

| | |
|---|---|
| FRONT: | 10' |
| SIDE (ADJACENT TO RESIDENTIAL): | 5' |

## KEYNOTES:

1. ACCESSIBLE PARKING STRIPING PER DETAIL **5/C7.0.**
2. ACCESSIBLE PARKING SIGN PER DETAIL **4/C7.0.**
3. 4" WHITE PARKING STRIPING
4. 6" DEPTH CONCRETE SIDEWALK PER DETAIL **6/C7.0.**
5. PARK BENCH PER CITY OF SPRINGDALE REQUIREMENTS
6. BIKE RACK PER CITY OF SPRINGDALE REQUIREMENTS
7. STANDARD ASPHALT SECTION PER DETAIL **7/C7.0.**
8. CONCRETE WHEEL STOP PER DETAIL **8/C7.0.**
9. 8' SIDEWALK BY CITY OF SPRINGDALE PER POWELL STREET IMPROVEMENTS
10. CURB AND GUTTER PER DETAIL **9/C7.0.**
11. 4" THICK CONCRETE
12. TRASH ENCLOSURE PER ARCHITECTURAL PLANS
13. 6" HEAVY DUTY CONCRETE SECTION PER DETAIL **13/C7.0.**
14. BOLLARD PER DETAIL **14/C4.0.**

## FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05143C0070G WITH AN EFFECTIVE DATE OF JANUARY 25, 2024. AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

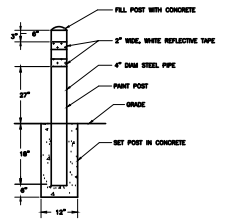
NORTH

20' 0 20'

SCALE 1"=20'

## LEGEND

| | |
|---|---|
| FOUND IRON PIN | |
| SET IRON PIN | |
| PROPERTY LINE | |
| EXISTING ASPHALT | |
| EXISTING CENTERLINE OF ROAD | |
| EXISTING EASEMENT | |
| EXISTING CONCRETE | |
| EXISTING 8" WATER MAIN | 8W |
| EXISTING FIRE HYDRANT | |
| EXISTING WATER VALVE | |
| EXISTING 8" SEWER MAIN | 8SS |
| EXISTING SEWER MANHOLE | |
| EXISTING STORM SEWER | |
| EXISTING JUNCTION BOX | |
| PROPOSED SETBACK | |
| PROPOSED STANDARD ASPHALT | |
| PROPOSED CONCRETE | |
| PROPOSED SIGN | |




DETAIL 14 – TYPICAL BOLLARD DETAIL
NOT TO SCALE

NOT FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
Jason E. Ingalls
8/7/2026

| Rev | Comments | Date |
|---|---|---|
| 1 | PER CITY COMMENTS | 8/7/2026 |

1804 S. POWELL RETAIL
1804 S. POWELL STREET SPRINGDALE, AR

EDGAR HERNANDEZ
1804 S. POWELL STREET, SPRINGDALE, AR 72762

9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
O: (479) 594-2028
F: (479) 795-3063
M: (918) 749-3083
EMAIL:

Expedient Civil Engineering, PLLC

DRAWN BY: JEI
CHECKED BY: JEI
DATE 6/4/2026
JOB NUMBER 26-1011
SHEET NAME SITE PLAN
File No. 26-1011.dwg
C4.0

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER
PROJECT # 26-30

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

2:\ECE-Work\Projects\2026 Projects\26-1011 1804 Powell Street Retail\Dwg\26-1011.dwg

Expedient Civil Engineering, PLLC
9200 Suits Us Dr, Ste. B
Bella Vista, AR 72714
Phone: (479) 364-0028
Email:

August 12, 2026

**Tax Parcel 815-28799-000**

**ADJACENT OWNER'S**

815-28801-000
EDWARDS, JOE REV TRUST
PO BOX 1549
SPRINGDALE, AR 72765

815-28820-000
ISC NORTH, LLC
PO BOX 1549
SPRINGDALE, AR 72764

815-28812-000
HURBINES, HURBY & MAR IRENE
3782 SHADE TREE LN
SPRINGDALE, AR 72762

815-28782-000
HUSSEIN, CHRISTOPHER
1805 POWELL ST
SPRINGDALE, AR 72764

815-28763-001
AGUILAR, MELVIN ROGER
4206 NAVAJO CT
SPRINGDALE, AR 72764

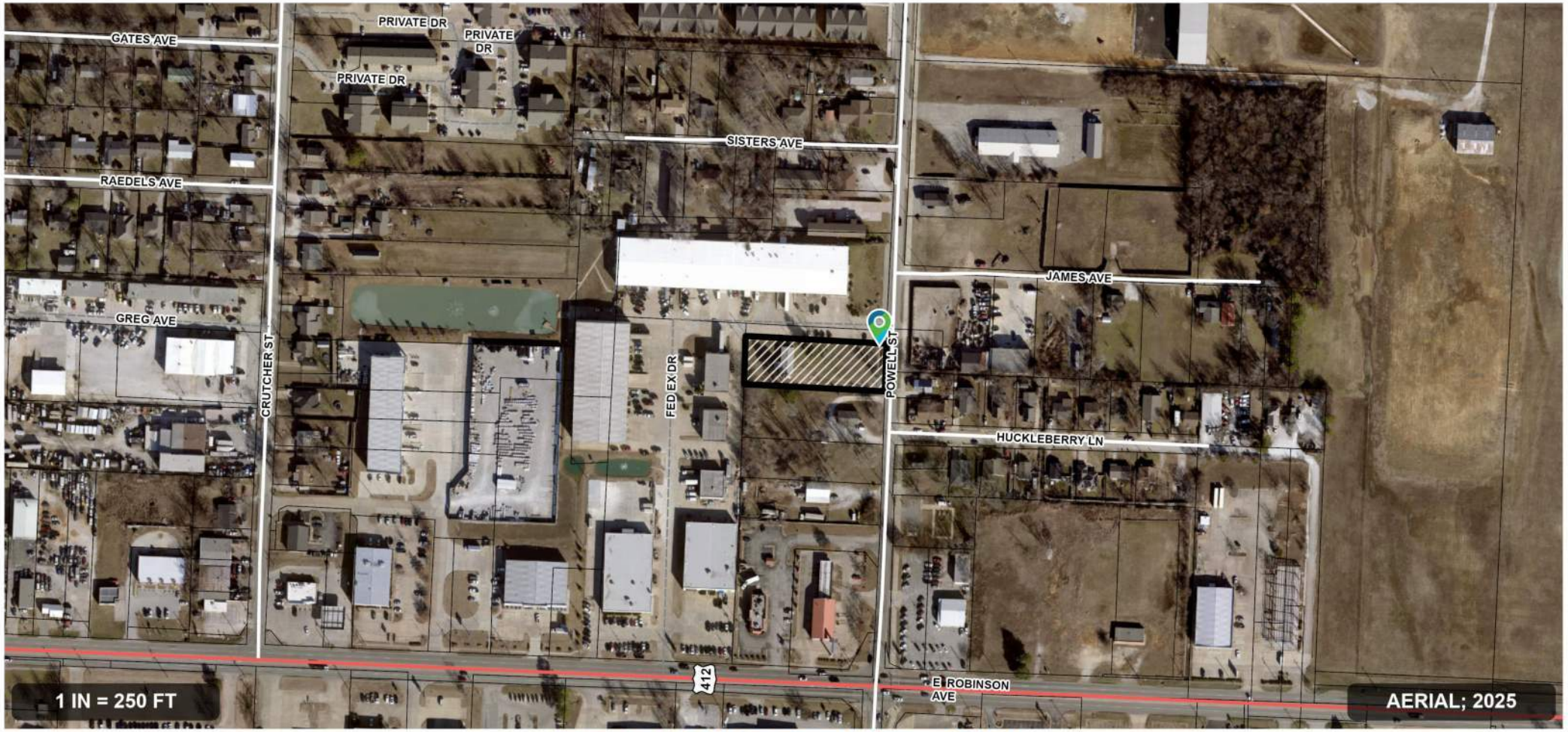
Best Regards,
**EXPEDIENT CIVIL ENGINEERING, PLLC**

Jason E. Ingalls

Jason E. Ingalls, P.E.
Owner/Senior Project Manager

Cc: File

STATE OF ARKANSAS
Jason E. Ingalls
REGISTERED PROFESSIONAL ENGINEER
No.11411
Jason E. Ingalls




PROJECT AREA

PUBLIC NOTICE

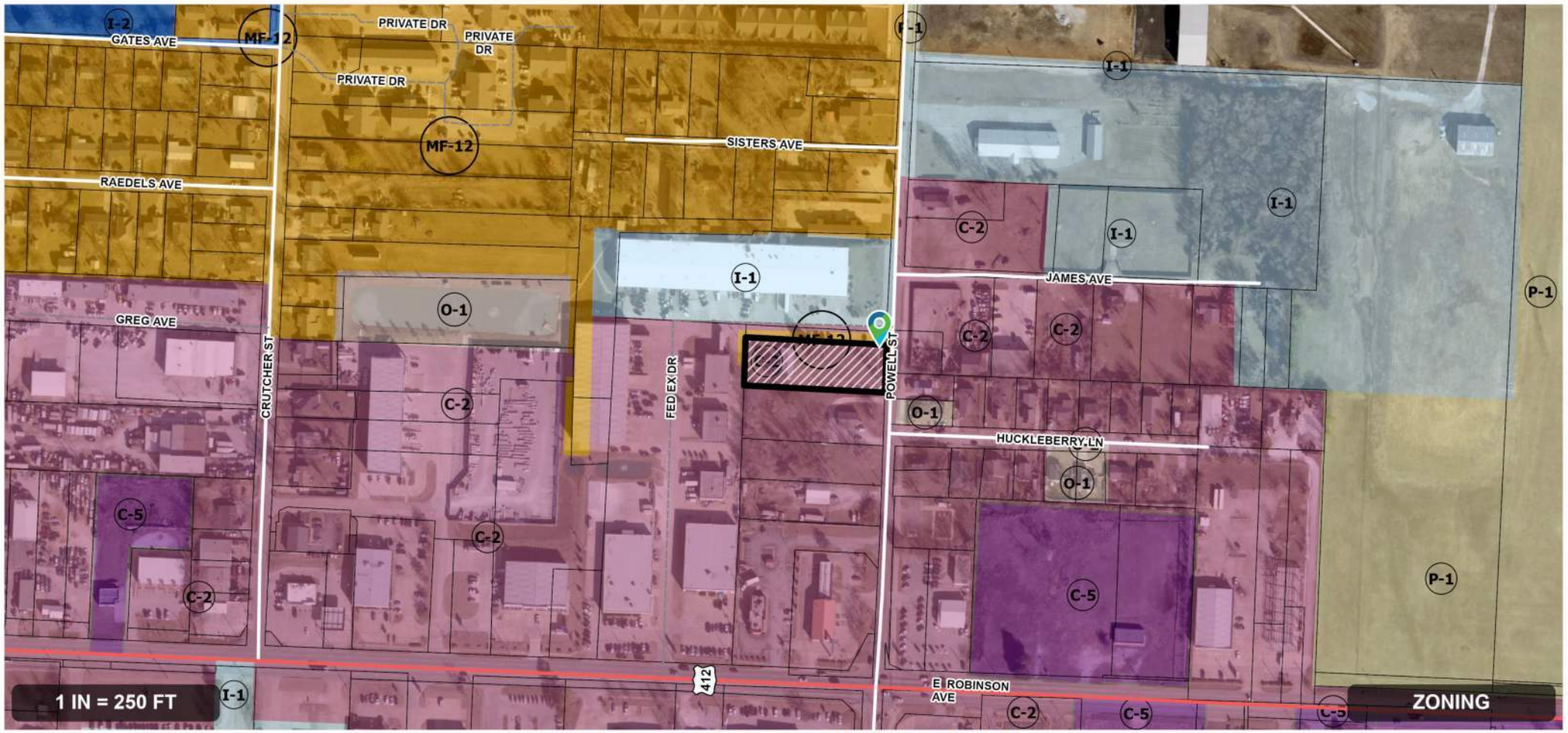
## B26-104: 1804 S. Powell Street Retail

**1804 Powell Street**

B26-104: Variance from Commercial Design Standards

B26-107: Variance from Minimum Permitted Distance Between Drives on an Adjacent Tract

N




PROJECT AREA

PUBLIC NOTICE

# B26-104: 1804 S. Powell Street Retail

**1804 Powell Street**

B26-104: Variance from Commercial Design Standards

B26-107: Variance from Minimum Permitted Distance Between Drives on an Adjacent Tract

N

TABLED PER STAFF

SPRINGDALE
WE'RE MAKING IT HAPPEN
www.SpringdaleAR.gov

# Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

| **Applicant / Representative (person making request)** | **Property Owner (if other than Applicant)** |
|---|---|
| Name: Sherwood Vegsund | Name: Mitchell & Julie Erickson |
| E-mail | E-mail: |
| Address: 302 W. Oaklawn Dr. Springdale, AR 72764 | Address: 300 W. Oaklawn Drive Springdale, AR 72764 |
| Phone: 503.310.7882 | Phone: 479.387.1300 |
| Site/ Location: Lot 7 Blk 6 Edmondson Addition | Current Zoning: |
| Assessor's Parcel Number(s): | Rezone Required: |
| | Total Acreage: .34 acre |

**All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.**

**Indicate Type of Submittal:**

☐ Board of Adjustments
☐ Commercial Design Standards

**Application Requirements:**

☒ A complete application.
☒ A copy of the warranty deed indicating ownership of property.
☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
☒ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☒ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

**Review Fee:**

☐ $75.00

**STAFF USE ONLY**

Date Application Submitted: 8/12/26 Project Number: B26-106

Date Accepted as Complete: Receipt Number: 6866

TABLED PER STAFF

B26-106

# Variance Application – Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

**Indicate person of contact for this request:** Applicant ☒ Representative ☐

**Describe your variance request:**

to Locate a 12' X 20' custom built shed 5' from side adjoing property @ 304 OAKlAWN Dr, 15' From back Lot adjoing property@3404 Peggy st & 27' From house

**Describe why strict application of the provision probibit or unreasonably restrict the use of the property:**
(How does adhering to the rule impact you or your property?)

Moving shed to fit within city code would place shed in middle of yard.

**Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:**
(How will this variance alleviate your hardship?)

keep look-of most springdale sheds - uniform & not relocate ~~to~~ nearer to areas with utilities of easements.

**Record Property Owner(s):** Mitchell & Julie Erickson

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

Name of Applicant: Sherwood Vegslund

Signature: Sherwood Vegslund Date: 8.12.26

Name of Representative (if applicable): Mitchell Erickson

Signature: Mitchell Erickson Date: 8.12.26

TABLED PER STAFF

B26-106




3404 Peggy St

15'

Shed

5'

27'

304 Oaklawn

House

300 Oakawn

**TABLED PER STAFF**

**ADJACENT PROPERTY OWNERS FOR 302 OAKLAWN DRIVE, PARCEL: 815-21459-000 | 8/12/2026** B26-106

1) **PARCEL:** 815-21458-000
   **PROPERTY OWNER:** ERICKSON, MITCHELL & JULIE REVOCABLE TRUST
   **MAILING ADDRESS:** 300 W OAKLAWN DR, SPRINGDALE, AR 72764

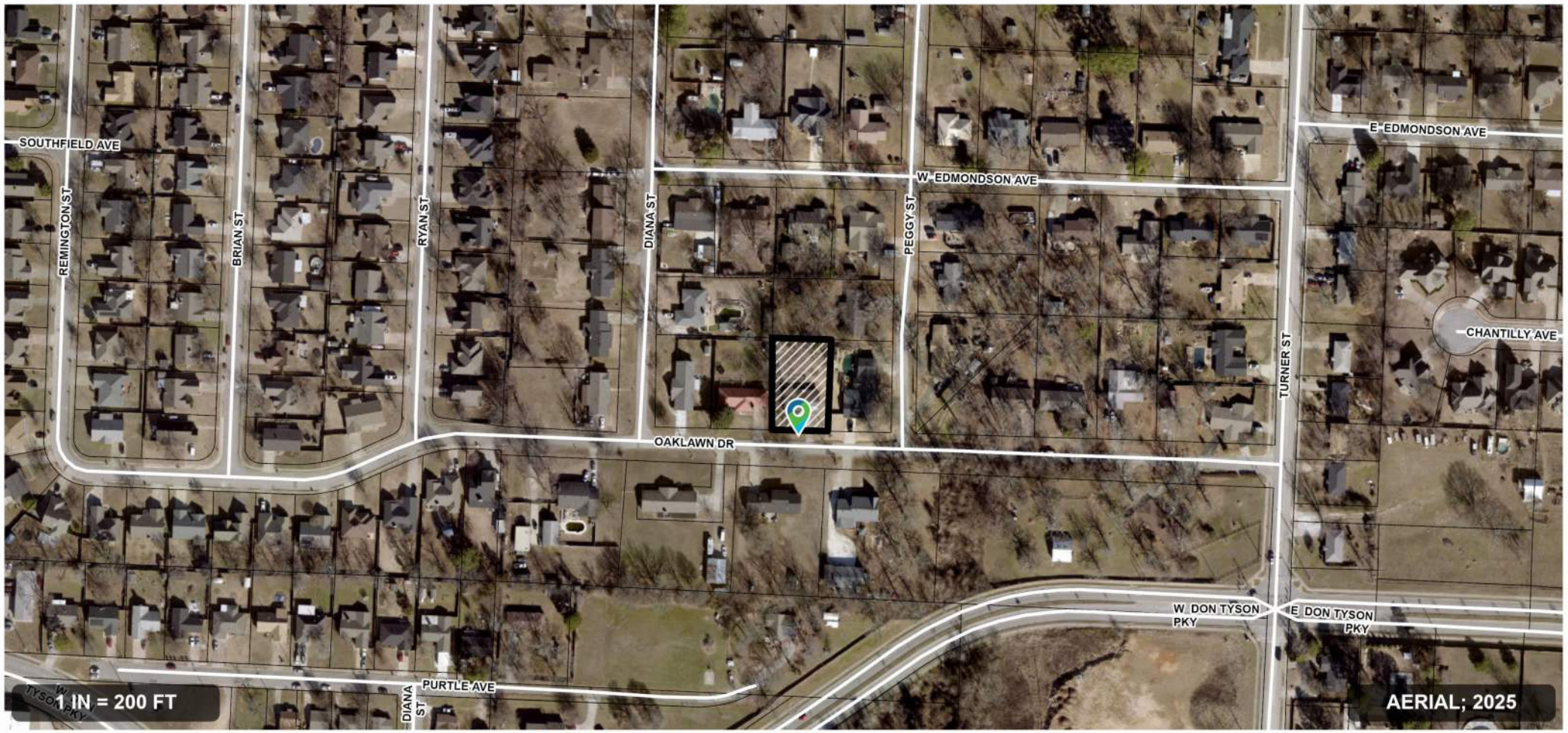
2) **PARCEL:** 815-29330-001
   **PROPERTY OWNER:** STEWART, RICHARD WAYNE
   **MAILING ADDRESS:** 305 OAKLAWN DR, SPRINGDALE, AR 72764

3) **PARCEL:** 815-29330-002
   **PROPERTY OWNER:** MARTINEZ, BEATRIS; MARIN, JESSICA & GUTIERREZ
   **MAILING ADDRESS:** 307 OAKLAWN DR, SPRINGDALE, AR 72764

4) **PARCEL:** 815-21460-000
   **PROPERTY OWNER:** SOTO, JOSE JUAN ZARRAGO
   **MAILING ADDRESS:** 304 W OAKLAWN DR, SPRINGDALE, AR 72764

5) **PARCEL:** 815-21457-000
   **PROPERTY OWNER:** WALKER, PAM S
   **MAILING ADDRESS:** 3404 PEGGY ST, SPRINGDALE, AR 72764

**TABLED PER STAFF**




PROJECT AREA

PUBLIC NOTICE

## B26-106: Mitchell & Julie Erickson Revocable Trust

**302 Oaklawn Drive**

B26-106: Variance for Reduction of Rear & Side Setbacks

N

**TABLED PER STAFF**




PROJECT AREA

PUBLIC NOTICE

## B26-106: Mitchell & Julie Erickson Revocable Trust

**302 Oaklawn**

B26-106: Variance for Reduction of Rear & Side Setbacks

N

# Waiver Request

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

| | |
|---|---|
| **Applicant (person making request)** | Site/ Location: 8857 & 8781 W. Miller Road |
| Name: HKH Residence Trust | Assessor's Parcel Number(s): 21-00272-475 |
| E-mail: [redacted] | Current Zoning: SF-1 |
| Address: 8781 W. Miller Road, Springdale, AR, 72762 | Waiver Requested: Sidewalk on W. Miller Rd |
| Phone: 479-586-0608 | Total Acreage: 36.1 |

**Please describe your request in detail:**

Our family has now completed our home on Miller Road and we are needing to complete our CofO process. We own approximately 934 feet of frontage on Miller Road. We live on 53 acres and plan for this to be our long term home place and farm. We are over 1000 ft off the road and are requesting to be able to gain CofO without building the sidewalk up on Miller Road. The majority of Miller Road continues to be mostly larger acreages with more estate size lots. Additionally, the home owners adjacent to us on the West side along Miller were granted a waiver also to not build a sidewalk. The closest sidewalk to our farm is East on Miller Road approximately 0.5 mile where the Water District built a sidewalk on 1/2 of there frontage as a Commercial development. There are also practical challenges with construction of the 8 ft sidewalk due to topography and utilities running through where this sidewalk would be placed. Lastly, as a family we had planned to plant Oak and Maple Trees along our frontage on Miller Road to further the appeal and nature of our area. With an 8 ft sidewalk we would be allocating both the space and the large spend of capital on concrete. We request your consideration.

If you have any additional comments, please attach additional pages to this document.

**STAFF USE ONLY**

Date Application Submitted: 8/26/26 Project Number: W26-41

Dear Members of the Springdale Planning Commission,

I am writing to respectfully request that, if possible, members of the Commission visit my property on Miller Road prior to my appearance before the Commission on Tuesday at 5:00 p.m.

I believe the unique circumstances of my property support my request for a waiver from the sidewalk requirement. Given the property's geographic location and rural character, I feel that an on-site visit would provide valuable context and help illustrate why the installation of a sidewalk may not be practical or necessary in this case.

Currently, there are no connecting sidewalks on either side of my property, and the construction of a sidewalk would result in a segment that effectively leads nowhere. Additionally, the cost of installing the required sidewalk would impose a significant financial burden on me personally without providing a meaningful public benefit.

I also understand that a neighboring property owner in a similar situation was previously granted a waiver by the Planning Commission. Based on the comparable circumstances, I am respectfully requesting the same consideration and relief for my property.

I appreciate your time, consideration, and service to our community. Thank you for reviewing my request, and I look forward to discussing the matter with you at Tuesday evening's meeting.

Sincerely,

Hunter Hart
Miller Road Property Owner
Springdale, Arkansas
479-586-0608


W Miller Rd
W Miller Rd
W Miller Rd
W Miller Rd
934'




PROJECT AREA

## W26-41: HKH Residence Trust

**8781 & 8857 W. Miller Road**

Waiver of Street Improvements; Sidewalk on W. Miller Road

N

# Waiver Request

**Date: 08/28/2026 Permit No.: 260323**

**Applicant / Owner**

| | | | |
|---|---|---|---|
| Applicant Name: | Ross Kephart | Owner Name: | Stair Steppers LLC |
| Address: | 417 W Maple Ave | Address: | 417 W Maple Avenue |
| City, State, Zip: | Springdale, AR 72764 | City, State, Zip: | Springdale, AR 72764 |
| Phone: | 479.313.1886 | Phone: | 479.313.1886 |
| Email: | [redacted] | Email: | [redacted] |
| Contact: | | | |

**Project**

Project Location: 206 W Maple Avenue

Parcel Numbers: 815-25298-000

Reason for Request: Construction of 2 homes and 2 adus.

I do hereby certify that the information contained herein is true and correct.

B. Ross Kephart
Name

08/28/2026
Date

# Waiver Request | 206 W Maple Avenue

Property Owner: Stair Steppers LLC
Property Address: 206 W Maple Avenue
Parcel #: 815-25298-000
Permit #: 260102

Stair Steppers LLC, owner of 206 W Maple Avenue, requests a waiver from the Master Street Plan requirement to construct an 11'6" sidewalk along W Maple Avenue. In lieu of the required improvement, we propose to retain and clean up the existing 4' sidewalk and construct the driveway transition to meet ADA running-slope and cross-slope requirements. This approach was discussed with Katie Hollingshead on August 13, 2026.

Four considerations supporting this request:

1) The location of the water meter prevents construction of the sidewalk in the originally intended location - bordering the property line.

2) A 6’ x 6’ concrete manhole collar sits within the existing sidewalk alignment – relocating the structure is not in the scope of this project. Relocating the sidewalk to the property line would leave the collar stranded in the greenspace as an obstruction adjacent to the pedestrian path.

3) Existing sidewalk meets ADA running-slope and cross-slope requirements (0% and 1.5% respectively).

4) The existing sidewalk is in good condition. We will commit to fully clean the walkway and repair any existing cracks in the sidewalk or joints.

Thank you for your consideration in this matter.

Ross Kephart

Sidewalk condition. POV: East → West




Water meter is in the path of the intended sidewalk location.






PROJECT AREA

## W26-43: Stair Steppers, LLC

**206 W. Maple Avenue**

Waiver of Street Improvements; Sidewalk on W. Maple Avenue

N

**The Springdale Planning Commission met in regular session on Tuesday, August 4th, 2026, at 5:00 p.m. in Council Chambers.**

**Prior to the meeting being called to order, Mark Cloud led the Pledge of Allegiance and Brent Couch gave the invocation.**

**Roll call was answered by:**

Brent Couch – Secretary
Clement Ogunyemi
Howard Austin
Jennifer Keith
Mark Cloud – Acting Chairman
Matthew Philpot
Ray Cardiel
Tresa Reynolds

Also in attendance were Sharon Tromburg, Director of the Planning and Community Development Division; Jacqueline Perez-Pharr, Assistant Director and Planning Coordinator; Sarah Curry, Senior Planner; Nate Cole, Planner II; Jenny Neel, Planner II; Katie Hollingshead, Senior Project Manager with the Engineering Department; Ed Stith with the Building Department; and Steve Goss, Fire Marshall.

**Mr. Mark Cloud called to vote on the approval of the July 7th, 2026, minutes.**

.

**Ms. Keith moved to approve the July 7th, 2026, minutes.**

**Approval of the June 2nd, 2026 Meeting Minutes is voted on electronically:**
***YES:*** *Couch, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
***NO:*** *None*

**Mr. Cloud:** Thank you.

**Mr. Cloud went on to review the items on the agenda that were tabled:**

**A. R26-34** **Honey Properties, LLC, Cameron & Kris Honey, & Mike Acuff**
4376 Twin Oaks Drive, 3525 Wagon Wheel Road, & Parcel South of 3525 Wagon Wheel Road
From A-1 to C-2
**B26-77** Variance from Paving Requirements
Variance for Reduction of Rear Setback from 20' to 8' & Reduction of Side Setbacks from 20' to 0' & 20' to 6'
Variance from Minimum Lot Size in an A-1 from 2 acres to 0.657 acres
Presented by Blew & Associates

**B. C26-16** **Taqueria Rosy Toluca**
4409 S. Thompson Street
Use Unit 44 (Mobile Vending) in a C-2
Presented by Wendy E. Moke

**C. PP26-07** **Whispering Springs Phase I-IV, REVISED (Prev. PP23-19)**
S. End of Hylton Road
Presented by Crafton Tull

**D. RP26-08** **Ranchwood Place Subdivision**
106 & 200 Ranchwood Drive
Lots 3, 4, & 5
**B26-82** Variance for Reduction of Front Setback from 30' to 24'
Presented by Michael Townsend

**E. FB26-12** **Ronald Katjang & Rosalie Luluj**
305 Mountain View Avenue
Deviation from Paving Requirements
Presented by Ronald Katjang & Rosalie Luluj

**F. B26-82** **Michael Townsend & Joy A. Foringer**
106 & 200 Ranchwood Drive
Variance for Reduction of Front Setback from 30' to 24'
Presented by Michael Townsend

*V. Public Hearing – Resolution*

**A Resolution Adopting the 2026 Comprehensive Land Use Plan and Future Land Use Map for the City of Springdale, Arkansas; Superseding Resolution No. 151-12; and for Other Purposes**

**Mr. Cloud:** Presented by Garver Engineering, I believe

**Mrs. Richey:** Hi, I'm Juliet Richey and I'm the Urban Planning Leader in our Garver office here in Northwest Arkansas and I'm going to go through just a quick summary of, kind of, where we're at with the Future Land Use Plan. I'll do some of the slides and then I'm going to flip it to Sharon to talk about some of it as well. So, you know, we've been working on this for the past six months, basically, now and, just kind of a reminder of what is the Future Land Use Plan? The Future Land Use Plan is, kind of, an official guide or policy document to plan for the future. It's not zoning, which you know, I know lots of people worry about that. We're not rezoning anything. It is a kind of overarching land use guide. And it's for everybody, it's for our community members, for y'all, for City Council and City staff to reference when you have rezone [petitions] coming in front of you, or other types of development. Just to kind of recap of why it's needed, so, the last time it was updated was in 2010, a lot of things have changed since 2010. Yeah, Springdale's grown a lot, and just the needs in general, I think. The market and economy have changed, [there's] definitely a need for housing, new state legislation. All of those things are why, you know, we need to update it. They put together this annexation map, so everything that's, kind of, orange and red is annexations that have happened since 2010. So, you know, a third of the city wasn't here last time. You did planning, for the long range, so that plays into it as well. Just, kind of, a quick overview of the timeline. So, we started working on this with staff in January and, kind of, January through April, we divided the city into eight different sections and we went through it, like each week, with City staff and, you know, talked about what the existing land use was, what we saw as far as development patterns and things happening on the ground and talked through changes that we wanted to make, and things that we retained. And then, February through April, we met with many different stakeholders. The chamber, the school district, water utilities, active transportation, you can see that list up there. [We] met with a lot of different people to try to get input and it was great. We got some good input on, kind of, issues that people see in other parts of the community, you know, from their viewpoint. And then May through July. In May, we kicked off the, you know, looking at this draft plan with City Council and Planning Commission meeting here, on the fourth. We've had a website up since the beginning of May and then we had a community workshop at the Springdale Public Library, which I know a lot of y'all attended. And

then we've been receiving input from those sessions and then online, and then, incorporating that into the map and the document. So, what you have in front of you, tonight, and then we have placed around the room is the Future Land Use map. And kind of some primary changes, I think, is that in 2010, you had ten land use classifications, it's, you know, pretty simple. And then, now we have kind of five overarching land use categories with sub classifications. So, you have residential, mixed use and commercial, industry and technology, corridors, and then some special districts. And the reason we did that is, you know, we really wanted to reflect what was on the ground now in Springdale. We felt there was a lot of things that when we were going through the maps that we did not feel like, you know, was even reflecting what is happening today in a lot of the areas of the city, and there are you know a mix of uses in a lot of places, especially your corridors and some of your, kind of, commercial areas as they transition into residential areas. So, we wanted to look, like, give a head nod to what's there and also make sure that those transitions were handled well, right? You want to have the appropriate type of intensity of, you know, a mix of uses if you're transitioning for something that's primarily commercial, say along a corridor, and into a neighborhood. We don't want it to be the same type of commercial that's, you know, right at, you know, the edge of the interstate. So, kind of, looking at some nuanced issues that I think hopefully will help when you have rezoning [petitions] and things in the future, because some of those things will be taken into consideration, and you know, hopefully people have more predictability about what the outcomes will be. And then the corridors, so the major thoroughfare corridors that you have in the city: Old Missouri, Robinson, Sunset, and Thompson, we went ahead and made them their own districts. This is something that we've been doing in other cities, just because they really function as their own places, and those are major transportation corridors. And you know, I tell people like, “think about it as an audience.” Your audience, you know, for Sunset is different than your audience for Old Missouri. Like, people are doing different things along those corridors, and I think it can be helpful to put them into perspective, kind of, for what they are. So those are the big changes and then I'll give it to you, Sharon.

**[Chris Hussein enters the meeting and assumes position as Chairperson]**

**Mrs. Tromburg:** Yeah, first I want to thank Garver. This has been a long collaborative project. we originally knew that we needed to start looking at our land use plan a couple years ago. Garver has also helped with some of our neighboring cities, so, we were able to hone in. And this update recognizes that Springdale is set for continued growth. The growth is coming, and so it's up to us whether we are going to manage it responsibly, and this Land Use Plan is that. So, while we are

embracing new, the continued growth of Springdale, it also protects a lot of the existing neighborhoods that are here. So, even this breakdown, if you look at some of the residential that's on the top, a lot, a very high percentage and acreage of Springdale are neighborhoods that we seek to protect while embracing growth in other areas. And as Juliet mentioned, we— the stakeholder meetings, we met with, with so many [groups]. [The] Chamber, school, individual employers— multiple times, multiple iterations. [We] honed in, Garver helped us, parcel by parcel look at this map and look at different changing neighborhoods. And what this is— this is not a new— this is not a reinvention or something new, this is building on what Springdale has. We are simply building on the growth and the productivity that we already have here. Let's go to the next one. So, these pictures kind of give a breakdown of that the— what we just saw with the percentages of each category. So, this is the low-density residential, again, protecting a lot of our existing neighborhoods while looking at other areas. Next, our medium-density residential, again, protecting a lot of existing neighborhoods while prepping for growth. Our public institutions, what do we have next? Our commercial mixed use, and then our neighborhood mixed use. And what we've set for high-density residential, and community mixed use, and our regional commercial along some of our bigger, heavier corridors, and our light industrial warehouse, and the heavy industrial, and our trades and services because we know in Springdale, we have a category in between commercial and industrial that we need to identify for trades and services and support a lot of the businesses and folks we have. And this breaks down our corridors, Juliet mentioned it, I don't know if we have a slide that highlights those, it almost looks like a spine. But we looked at the corridors and this was what Garver did, this right here and it really gave us a lens to look at Springdale— that this is the spine of what we're dealing with. And, as Juliet mentioned, these corridors have different characteristics, and this land use plan this is our blueprint, right? Our vision board of what we want for Springdale and identifying these areas can then help us build the right tools to promote the right responsible development that we have. This highlights what they are, and I think a lot of you will agree, right? When you're on North Thompson and former Bethel Heights that has very different characteristics than if you were on West Sunset or East Robinson. We appreciate it. Questions? I know that we did— we had work sessions. We collaborated with our Active Transportation. In early May we brought the preliminary draft to City Council and we did a joint work session with Planning Commissioners. We had feedback sessions. Again, it's a big collaborative effort that I am incredibly proud of and thankful for Garver's help.

**Mr. Hussein:** Any comments from the public? Ma'am, could you come up to the microphone and please let us know your name? Sorry.

**Miss Frakes:** Linda Frakes. Are these maps available online?

**Mrs. Tromburg:** They are. Right on the Planning Department's webpage and we also probably have a hard copy here that we can send you with, and if you get a card, we're happy to follow up with any additional info you need.

**Miss Frakes:** Thank you.

**Mrs. Perez-Pharr:** We also have a QR code you can scan out front where you signed in and you'll be able to find that material there.

**Mr. Hussein:** Any other comment from the public? Commissioners?

**Mr. Cloud:** I just wanted to thank the Planning Staff and Garver and several other leaders in Springdale just working on this. I think adding the corridor was— different corridors was important for our future growth. I'm curious, do we ever consider Don Tyson Parkway and Huntsville, [Elm Springs] Road as corridors too? Is that something— I didn't mean to make you come back up to the mic, but I was just curious because that's the only thing I see, kind of, missing in the corridor language was those two.

**Mrs. Richey:** We did. Yeah, we did talk about that because— we decided to focus on the regional transportation ones, I will say that I'm trying to remember which one it is, but there were several land uses that we looked at specifically for Don Tyson and Huntsville that we felt like resonated specifically with those areas, the community, the neighborhood, mixed uses because we didn't want anything too intense along those corridors. But I mean yeah, it's a— it's a fair question.

**Mrs. Tromburg:** I would love to see the next iteration, the next 5 years of our land use plan, maybe Don Tyson, maybe County Line. Plan for growth, yeah.

**Mr. Cloud:** Yes. Yeah. Thank you

**Mr. Hussein:** If there aren't any other comments, this will be a call for the vote on the resolution.

**Mr. Cloud:** Call for a vote.

**Mr. Austin:** Second.

**Approval of the Resolution is voted on electronically:**

***YES:*** *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

***NO:*** *None*

**Mr. Hussein:** That passes nine to zero.

**Mrs. Tromburg:** And staff is going to prepare a resolution that is set to go to Council Committee on the 17th [of August]. If anybody wants to come, comment, see this again, and then it's set for City Council, if forwarded, on the twenty-fifth.

**Mr. Hussein:** We're going to move into section six next, our previously tabled items.

***VI. Tabled Items***

**C26-14** **Vilma E. Orellana**
2007 W. Huntsville Avenue
Tandem Lot Split in a C-2
Presented by Dana Roza

**Mr. Roza:** Good evening. Dana Roza with Satterfield Land Surveyors, and this is Marsha Chavez, the agent for the Ms. Orellana.

**Ms. Chavez:** Hi. I'd like to just give a little story about this property because, like we just heard, our city's growing, and a lot of the people moving here is looking to bring more to the city, and this particular owner of this property bought this property in the beginning to bring a business from New York, but when she came to look at it, it cost more to move her business here in the area. So, she decided to sell the business she bought, but when she bought this property [there were] three lots involved and when we bought it, she bought the whole thing together. So, then we tried to do a survey to divide the lots. And finally, she got somebody who wants to buy only the shop to plan it to do her business. So, we did a survey, which take a little longer to get it approved. We

got it done, but we did not hire this company. We hired somebody else and they split the lots, but we thought that they split it three lots separate, but actually what they did they put the house and the lot in the back together and the one we sold was clear to close. We closed, but we never, thought that the lot in the back was together with the front house until we put the house on the market because she decided to buy a business up there and now move here. And when we tried to do the closing, we found out that the lot was attached to the house. So, now she wants to keep only the lot in the back for personal use because she's still buying properties here through me and she has a company— small company and she keep personal construction and this little shop is in the back and that's why she wants to split the lot and sell only the property and just keep the lot in the front and I don't know if he we have an easement to go to from the side parking lot of the business through the lot in the back and I guess he can explain that. I don't know how to read the survey, so it's the little story I want to tell you guys. That's the reason she wants to do this and we cannot close the house because we found out that information, so we still the house— we have the house on the market still waiting to see and we have a buyer still waiting to have an answer to see if it's going to be possible to sell only the property.

**Mrs. Tromburg:** So, for a little bit of context for this, there was an informal plat so basically a lot split that was approved in 2025, so just last year which resolved some numerous long-standing non-conformities on the property. Will you show an aerial view just to show where it is? So, by nature it has some nonconforming businesses, property lines over the years. And so that informal plat that we did, irregular property lines, there were some utility lines lacking proper easements, some site deficiencies. And so, there was a pretty long collaborative effort between Satterfield, the City, the property owners, but what we did was we felt that it that plat established it coming into a more orderly, conforming, way. And so, this request to basically parcel off the house again basically undoes that progress that the City believes that we did with that plat last year. So, it would effectively undo portions of that work. And so, even though there is an easement, the City is not at the recommendation only because that plat took a step forward.

**Mr. Hussein:** Any other staff comments? Public comment?

**Mrs. Tromburg:** Building and fire might.

**Mr. Stith:** This plat causes several problems. I know it was an existing line at one time. The first reason is that what used to be an accessory structure to the house is no longer an accessory

structure to the house. But the worse problem in this, is that it's— the lot line is going to be right along that property line, there's no fire separation distance. For a building of that type, you would need a ten-foot fire separation distance. The second thing is, if you'll see that access comes to a kind of a wing that kind of comes out there, that's got a throat that's only about fifteen feet. So, there's no real access to run a supply line and a fire truck back there to get back to that building or any other building that they would build on that lot. So, it really has to have the frontage on the front, so the fire access road becomes Huntsville Avenue and they can run their hose lines down to fight anything on that full lot if it was a lot. Also, if we built a building back there, we would require some sort of access to build a building. All this causes a whole lot of issues, you know, in order to use that back, you almost have to have the other piece and tear down the house or do something like that because it's a good commercial lot. But, we would be opposed to doing a tandem lot at this location.

**Mrs. Tromburg:** And there's some water and sewer because if we allow the split again to work, revert back, now we have a tract that doesn't have proper water and sewer. And so that plat last year resolved that. So, then we go back to a lot if it were to get bought, then we have a landlocked lot without proper utilities.

**Ms. Chavez**: Well, she's not planning to sell because, like I said, she's still investing here in properties and she has the company— small company that the brothers-in-law are handling. So, they have only the personal machines in that lot. I want to ask, what is going to or what is the road in the back, the lines on the back on the land. Is that a road or is that going to be a street at some point or what is that going to be? The lines on the back because—

**Mr. Philpot:** I think she's asking on the bottom there, like the utility easements and such that run along—

**Mrs. Tromburg:** That's a great— that's exactly what we need to figure out.

**Ms. Chavez:** Because on one point, I also lease a property facing to Huntsville. It's an empty lot right now, it used to be an old building there, and the easement is crossing all the way from Campbell to Gutensohn. So, I just wonder if he's at some point is going to be in the street, is just an easement? Or I'm planning to do something because she just wants to get more money to continue investments because she bought this in cash. So, her money is stuck there and she

wants to sell and do two or three more buys. Is the only reason she wants to sell only the house and keep the lot. So, I talked to her and, of course, she's in New York right now, so, I asked her to explain what she wants to do and keep her as a customer to keep investment here. Because if not, she's going to regret and just keep maybe a rental, I don't know. And not invest any more. And it's a good business for me, of course, and for her. Bring more people here to invest is a good [benefit] for everybody. So. I ask that to bring up.

**Mr. Hussein:** Thank you. Any public comment? Commissioners?

**Mr. Cloud:** I have one question. Can someone confirm that there's currently no access to this new formed lot if we move forward with this new line, is that correct?

**Mrs. Tromburg:** There is an access easement, but at one point it's 15 ft wide, which is not sufficient for a fire truck. And it doesn't have utilities.

**Mr. Cloud:** Yeah, that's that makes it difficult. What— is she trying to sell the house?

**Ms. Chavez:** Yeah, I have a contract right now holding for over 3 months, I think, when we hired them to do this. Yes, she wants to sell the house and buy other properties.

**Mr. Cloud:** But she can't sell the house as it currently is. Is that what you're stating?

**Ms. Chavez:** Because, like I said, she has a small business on construction and she's using that small building in the back where she's had like at her personal.

**Mr. Cloud:** Yeah, understood. It's difficult to do a lot split that doesn't have access. I mean, that that makes it really difficult to do as a commissioner.

**Ms. Chavez:** Well, I told her that, but maybe at one point she has an idea that the easement was enough wide to move in it, so

**Mr. Cloud:** Yeah, based on this information, there's not really access to that back lot if we were to do this.

**Mr. Roza:** I do have a question. When we did the previous lot split and it was approved with the twenty-foot access easement on that one side, why didn't [anyone] say anything about making it bigger or a problem accessing that part? I don't remember all the—

**Mr. Philpot:** I wasn't here, but I would imagine because they have access from Huntsville to the house.

**Mr. Roza:** I understand that, but there was a problem, I remember, about being able to get vehicular around it without being on someone else's property at the time because the house takes up considerable amount of the front area of the lot.

**Mr. Philpot:** I'm just looking at the fact that there's like a shared drive, possibly with the property to the east of it.

**Ms. Chavez:** I— from my experience with this property, I think it's been a lot of irregularities because the way has been divided, and I understand at one point the owner of the whole thing did not have a problem because, I believe the whole family was living in that section, but when they start selling and dividing, we thought, like he said, when we asked for the first one, we thought that we are having— and yes, we had three parcels, but we do not have three different separate lots.

**Mrs. Tromburg:** And so, our ordinance for tandem lots requires a twenty-five-foot access easement with— What is it? Fifteen feet of it paved, so, you have five feet on each side. And so, whenever we did your original plat, we were making it better. We were combining it. So, the lot then had access to a public road. So, we weren't as concerned about the easement because it was your choice, because it wasn't required. But now, if you parcel off that house again, now that easement is required. So, we have to look at it a little bit more detailed.

**Ms. Chavez:** Yeah, and also the house in the middle, and the house we have, it is sharing the same entrance and does not have enough parking lot for the neighbor, but we have parking lot. But we're using the same driveway to go in.

**Mrs. Tromburg:** And one other consideration for this is that Huntsville is an arterial and this is commercial. So, the goal is to parcel off a single-family home on an arterial and commercial.

**Ms. Chavez:** And we have it listed as residential. Yes.

**Mr. Hussein:** Any other public comment, staff comment, comments from the commissioners?

**Mr. Cloud:** Call for the vote.

**Approval of the Conditional Use (C26-14) is voted on electronically:**

***YES:*** *Austin,*

***NO:*** *Couch, Hussein, Ogunyemi, Keith, Cloud, Philpot, Cardiel, Reynolds*

**Mr. Hussein:** [This] does not pass, one to eight.

**Mrs. Tromburg:** You have the right to appeal the Planning Commission's decision to City Council. You have to file your appeal in writing to the City Clerk's office within fifteen days of the Planning Commission's meeting. You have to identify what you think the error of the Planning Commission's decision was and you have to re-notify adjacent property owners. Whenever you file your appeal with the City Clerk, they will they'll let you know what meeting you're eligible to go to. And you can follow up with our office tomorrow morning for more details, okay?

**The Memo for C26-14 is attached below:**

# Conditional Use Memo

**To:** PLANNING COMMISSION MEMBERS
**From:** Sharon Tromburg, Planning Director
**Date:** August 4, 2026
**Re:** **C26-14 Conditional Use Request**

A request by Vilma E. Orellana for a Tandem Lot Split in a C-2 (General Commercial District).

LOCATION
The subject property is located at 2007 W. Huntsville Avenue.

TANDEM LOT
A tandem lot is a piece of property that sits directly adjacent to another lot and usually has no direct street frontage of its own, sharing an access point. Tandem lots are only allowed as conditional uses reviewed and approved by the Planning Commission. *Chapter 112, Subdivisions, § 112-10, Tandem Lots.*

EXISTING CONDITIONS & SUMMARY
The property is zoned C-2 (General Commercial District) and consists of a one-story concrete block building and a one-story brick house, both accompanied by a paved parking area. These properties were combined as part of a 2023 plat that dedicated a paved access easement through an adjacent property from W. Huntsville Avenue. Currently, the property exists as a single parcel but operates as if it were two separate sites.

The owner is seeking to revert to the conditions that existed prior to the 2023 lot combination. Tract 1A (0.24-acres) will include the residential use with its own access from W. Huntsville Avenue, while the proposed tandem lot, Tract 1B (0.36-acres), will contain the concrete block building associated with the commercial uses to the east. The property has access to sanitary sewer, but Tract 1B does not have any water facilities. Additionally, Tract 1B tapers to a width of 13 feet on the side with an existing drive.

SITE PLAN REVIEW REQUIRED: __X__ Yes _____No

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

| | |
|---|---|
| **UNKNOWN** | The tandem lot development will not significantly reduce property values in the area. In determining whether property values will be significantly reduced, the planning commission shall consider the size of nearby lots in comparison with the proposed tandem lot or lots. |
| **UNACCEPTABLE** | Must have access to a public street or approved private street through an easement at least 25 feet wide.<br>25' easement required |

| | |
|---|---|
| **UNKNOWN** | 20’ of the 25’ access easement must be paved with hard surface. Must be completed prior to plat signatures. |
| **ACCEPTABLE** | The tandem lot, excluding the access easement, will conform to the minimum lot width and lot area requirements of the zoning district in which it is located. Lot area calculations to determine whether a tandem lot meets minimum lot area requirements shall not include any portions of the lot having less than the required minimum width. No structure shall be placed on any portion of a tandem lot having less than the required minimum width. |
| **UNKNOWN** | The terrain of the area in which the tandem lot is proposed is such that subdivision of said area into a standard block in accordance with the city's subdivision regulations is not feasible. |
| **UNDER REVIEW** | After a tandem lot is approved, the applicant shall comply with the provisions of section 112-3(d), informal plat.<br>Where and how are water/sewer proposed for tract 1B?<br>*(LS26-19) informal plat is currently under staff review.* |

STAFF RECOMMENDATION

An informal plat was approved in 2025 to resolve numerous long-standing nonconformities on this property, including irregular property lines, structures and paving crossing property boundaries, utility lines lacking proper easements, and other site deficiencies. That approval represented a significant collaborative effort between the property owner, Satterfield Land Surveyors, City staff, and Springdale Water Utilities to bring the property into a more orderly and compliant configuration.

**The current request would effectively undo portions of that work. Staff recommends that the request not be approved at this time until the applicant demonstrates the necessity for the proposed reconfiguration and addresses outstanding questions regarding access, paving, utility easements, and the overall public benefit of revisiting the property configuration.**

**FP26-05** **The Courtyard at Butterfield**
South of Brushwood Avenue & West of Butterfield Coach Road
Presented by Justin Jorgensen

**Mr. Jorgensen:** Good evening, and thank you for your time and I always appreciate working with staff. [I'm] Justin Jorgenson, I'm representing Riverwood Homes, the developer on this. We're just looking for a final plat. Everything's done, we've had all of our inspections. Everything's good to go and this is the next step. So, I'm happy to answer any questions.

**Mrs. Tromburg:** Tell us a little bit about it. It's been a while since, I think, the Planning Commission has seen it.

**Mr. Jorgensen:** It's sixty-three lots, sixty-two buildable. We came through earlier and it got tabled because we were going back and forth with staff on the lots by the— where the ponds are at and doing picnic tables and they entertained doing like a pickleball clubhouse deal and, at that time, it didn't work because of the way the preliminary plat came through. So, right now we're just showing what we showed on preliminary plat and if we ever decide to come back with anything else, it'll have to come back through as some kind of, site plan of some sort. So, for now, and I've been working with Sarah and she's great, and we either— they're either going to put the sidewalks and to build— the sitting area in or bond it.

**Mr. Hussein:** Any staff comments?

**Ms. Curry:** For the Planning Department, and it has been great working with the Jorgensens as well.

**Ms. Curry read the Planning Comments Section and Mr. Carr read the Engineering Comments Section of the Memo for FP26-05 (attached after the minutes for this item).**

**Mr. Hussein:** Any comment from the public? Commissioners? If none, this is a motion subject to staff comments.

**Mr. Cloud:** So motion.

**Ms. Keith:** Second.

**Approval of the Final Plat (FP26-05) is voted on electronically:**

***YES:*** *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

***NO:*** *None*

**Mr. Hussein:** [That] passes nine to zero.

**Mr. Jorgensen:** Thank you.

**Mrs. Tromburg:** If you want this to go to City Council next Tuesday, we would need a revised plat addressing all of those in an ordinance by end of day tomorrow or you can go to August twenty-fifth. City Council. And so, let us know in the morning and work with us what date you want to see, okay?

**Mr. Jorgensen:** Okay. Perfect. Will do. Thank you very much.

**The Memo for FP26-05 is attached below:**

# Memo

**To:** Planning Commission Members

**From:** Sharon Tromburg, Planning Director

**Date:** August 4, 2026

**Re:** FP26-05 Final Plat The Courtyard at Butterfield

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*Final plat proposed for a 20-acre property located west of Butterfield Coach Road and Bowen Drive. The plat proposes 65 total lots, one of which is unbuildable detention lot and another is for both detention and a common area managed by the POA. This plat was originally proposed under PP25-03, Butterfield Coach Cottages, approved at the February 2025 planning commission meeting.*

## PLANNING COMMENTS

Reviewed by Sarah Curry
Date Reviewed: 07.30.26

### Standard Comments

1. This Final Plat has been given the number FP26-05. This number should be placed on the plat and all future correspondence and plats pertaining to this Final Plat *(standard comment).*
2. Submit a PDF file of the Plat and written comment responses addressing all comments from utility companies and city departments with resubmission *(standard comment).*
3. All comments from the utility companies and other city departments must be addressed prior to approval *(standard comment).*
4. All items on the Final Plat Checklist must be satisfied prior to obtaining the Planning Director's signature on the final plat *(standard comment).*
5. Noted: No monument sign is proposed.
6. Noted: Street names should be approved by GIS prior to City Council, see following comment: *"Avon Avenue is not continuous with the existing Avon Avenue, provide a new street name. Beacon Ct. is not continuous with the existing Beacon Ct, provide a new street name, the suffix shall be "Street". Solitude St. is not continuous with the existing Solitude St., provide a new street name"*

### Project-Specific Comments

7. Work with staff to finalize plat title language as it relates to Archie's Place.
8. Verify accurate limitations are shown for the 20' proposed drainage easement around Lot 62.
9. Note the total linear feet of street being dedicated per street classification.
10. Lot 63; Sidewalks and picnic tables must be poured/installed prior to obtaining Final Plat signatures, or a bond may be submitted. Please reach out with further bond paperwork questions and note that the bond would be returned upon Lot 63 development completion.
11. Street lights are to be installed prior to Final Plat acceptance, or a receipt confirmation from the electric company that the lights have been paid for and are slated to be on their installation schedule.
12. Subdivision Fence shall respect the site triangles.
13. Revise on-street parking to not be in front of driveways.

## BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 07.30.26

No further comments.

**ENGINEERING COMMENTS**

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 07.30.26

Complete all final plat checklist items prior to plat approval.

**FB26-10** **Wrigley, LLC & Campus Edge, LLC**
403 Wayland Drive & Parcel East of 403 Wayland Drive
From MF-12 to NR-2
**RP26-09** Maple Drive Third Addition
Lots 17 & 18
Presented by Ross Kephart

**Mr. Kephart:** Hello everyone, good afternoon. So, our goal with respect to— forget exactly what number we're talking about here, FB26-10, we're excited whenever the S.E.E.D.— the S.E.E.D. district expanded south a little bit from the Quandt [Avenue] because it allowed for us, in this particular lot, to explore other options. And so given that, most every home or dwelling around this particular address is single family, if we can rezone to NR2 from MF-12, then we'll be in a position to build nice single-family homes as opposed to what we originally planned, which would have required variances and waivers and would have been more challenging. So, I'm happy to answer any questions that you have on the rezoning and or the replat.

**Mr. Hussein:** Any staff comment?

**Mrs. Tromburg read the Staff Comments Section of the Memo for FB26-10 (attached after the minutes for this item). Mr. Carr read the Engineering Comments Section and Mr. Cole read the Planning Comments Section of the Memo for RP26-09 (attached after the minutes for this item).**

**Mr. Hussein:** Any public comment? Commissioners?

**Mr. Cloud:** Can someone— staff elaborate on this proposed storm water easement, how it navigates through, especially the two 17 lots? Is that still enough room to build?

**Mrs. Tromburg:** You want to talk about that journey to finding that that storm pipe?

**Mr. Kephart:** Hey, I'm all about it. Yes, so right now this line runs in a linear fashion, kind of diagonally and you can figure it out by looking at that. And so, lot 17A is platted such that we will have sufficient space— as long as we can rezone to NR2, have sufficient space to build the home that we're planning to, on Lot 17A and maintain the minimum ten-foot distance from the easement— or from the line. And so, the plan as I understand it, I'm not an engineer, but as I

understand it is to put some type of junction box in each of these turns, so there's three of them. And we're just going to reroute the line around the backside of the house.

**Mr. Cloud:** So, they'll be placed much closer to Wayland Avenue. The house fronts— I'm just looking at the map I'm looking at the lots.

**Mrs. Tromburg:** It supports the intention moving the structure closer to the road. And then I think a shared drive for the back would be—

**Mr. Kephart:** They'll be twenty-two feet off the street, which is in line with a lot of the other houses on Wayland. So, whenever we designed it, we looked at it from an aerial perspective to make sure that the front porch is pretty close to in line with the other houses along the street.

**Mr. Cloud:** Thank you.

**Mr. Kephart:** Sure, Mark.

**Mrs. Tromburg:** You're doing street improvements, updating it to the current Master Street Plan in this area?

**Mr. Kephart:** Yeah, so we're going to put in a sidewalk— five-foot sidewalk, and had talked to Katie a little bit about on-street parking. So that's kind of up in the air, but at this point we're definitely going to put in sidewalks.

**Mr. Hussein:** If there are no other comments, this would be a call for the vote on the rezone.

**Mr. Cloud:** Call for the vote.

**Approval of the Boundary Amendment (FB26-10) is voted on electronically:**
***YES:*** *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
***NO:*** *None*

**Mr. Hussein:** [It] passes nine to zero. And then, if there are no other comments on the replat, that would be a motion subject to staff comments.

**Mr. Cloud:** So motion.

**Mr. Ogunyemi:** Second.

**Approval of the Replat (RP26-09) is voted on electronically:**
***YES:*** *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
***NO:*** *None*

**Mr. Hussein:** Also passes nine to zero

**Mrs. Tromburg:** So, your two [applications] are set for typically different council meetings, where the rezoning would go to the later one and the plat would go to the earlier one. So, if you would like to coordinate with our office to potentially combine them and send them to the same City Council meeting, which would either be next Tuesday, August eleventh or August twenty-fifth. Or, if you'd like to separate them. So, you may call our office in the morning and unless you have a preferred schedule that you know.

**Mr. Kephart:** Hey, I'm all about the eleventh.

**Mrs. Tromburg:** Okay, then that would mean that— okay, we would get everything in a potential revised plat if any remaining comments were there by that time. Okay?

**Mr. Kephart:** By tomorrow?

**Mrs. Tromburg:** By tomorrow close of business preferably.

**Mr. Kephart:** Thank you. I'm just going to hang out about right here.

**The Memos for FB26-10 and RP26-09 are attached below:**

# Rezone Memo

**To:** PLANNING COMMISSION MEMBERS

**From:** Sharon Tromburg, Planning Director

**Date:** August 4, 2026

**Re:** **FB26-10 Rezone**

A request by Wrigley, LLC & Campus Edge, LLC for Planning Commission approval of a zone change from Medium Density Multi-Family Residential District (MF-12) to S.E.E.D, specifically Neighborhood Residential Type 2 (NR2) for a tract of land containing 0.41 acres.

LOT LOCATION AND SIZE
The 0.41-acre tract is located at 403 Wayland Drive & Parcel East to 403 Wayland Drive. A vicinity map is attached.

EXISTING ZONING
MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MF-12)

REQUESTED ZONING
NEIGHBORHOOD RESIDENTIAL TYPE 2 (NR2)

SURROUNDING ZONING AND LAND USE
Zoning of the surrounding area is shown on the attached map. The subject tract is undeveloped in the Maple Drive III subdivision, and surrounded on all sides by single-family dwellings in an MF-12 and SF-2 zoning.

LAND USE PLAN AND MASTER STREET PLAN
The adopted Comprehensive Land Use Plan does not reflect downtown.
The MSP designates Wayland Ave as a local street.

## STAFF COMMENTS AND RECOMMENDATIONS

**The rezoning request is in keeping with the following goal of the Form-Based Code and is recommended for approval:**

- **preserve and enhance the integrity and quality of this primarily denser and smaller-lot single-unit residential district. *(chap. 32, sec 3.2 – FBC purpose)***

# Memo

**To:** Planning Commission Members

**From:** Sharon Tromburg, Planning Director

**Date:** August 4, 2026

**Re:** RP26-09 Replat Maple Drive Third Addition, Lots 17 & 18

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*Replat proposed for a .4-acre property located at 403 Wayland drive. The plat proposes 3 .15 acre lots 17A, 17B, and 18A from the two original parent tracts, Lot 17 & 18 Maple Drive Third Addition, platted in 1949. There is one associated rezoning (FB26-10) to amend the property from MF-12 to NR2 as a part of the Powell Street S.E.E.D. District.*

## PLANNING COMMENTS

Reviewed by Nate Cole
Date Reviewed: 07.30.26

**STANDARD COMMENTS:**

1. *This Replat has been given the number RP26-09. This number should be placed on the plat and all future correspondence and plats pertaining to this replat. (Standard comment)*
2. *Submit PDF files at time of resubmission. (Standard comment)*
3. *On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (Standard comment)*
4. *All comments from the utility companies and other city departments must be addressed prior to approval. (Standard comment)*

**PROJECT SPECIFIC COMMENTS:**

1. Ensure adequate utility easements are dedicated to SWU.
2. Pending rezoning application – upon approval or denial this shall be updated to reflect that zoning.
3. Ensure all easements are labeled as dedicated “per this plat”.
4. Include note that the plat meets minimum standards as set for by the State Land Surveyor’s Office.

## BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 07.30.26

No building or fire comments.

## ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 07.30.26

**PROJECT: RP26-09 Maple Drive III Addition Lots 17 and 18**
**REVIEW DATE:** 7/27/2026

**PROJECT SPECIFIC COMMENTS**

- Submit drainage analysis, is the existing storm pipe sized appropriately? Will it be relocated? I recommend finalizing drainage plans before filing the replat to ensure the drainage easement is in the correct location.
- When new driveway is installed, old driveway needs to be demoed and curb closed in.
- 5’ Sidewalk is required on Wayland

**FB26-11** **Wrigley, LLC**
504 E. Velma Avenue
From MF-12 to NC-2
Presented by Ross Kephart

**Mr. Kephart:** Hey guys, good afternoon. I'm Ross.

**Mr. Cloud:** Good to see you.

**Mr. Kephart:** It's great to see you guys. Hey, so this this parcel on East Velma [Avenue] is currently zoned MF-12 and our intent is to rezone to NC2 and piggyback off of— I don't remember exactly the address, but right on the corner of Powell and Caudle from a couple of months ago. Which we believe will help us to establish the appropriate level of density for that site. Our plan is if we can get it rezoned to NC2, we'll do full street improvements including lights and trees and whatever else you have planned.

**Mr. Hussein:** Staff comments?

**Mrs. Tromburg read the Staff Comments Section of the Memo for FB26-11 (attached after the minutes for this item).**

**Mr. Hussein:** Any public comment? Commissioners? If none, this is a call for the vote.

**Mr. Philpot:** Call for the vote.

**Approval of the Boundary Amendment (FB26-11) is voted on electronically:**
***YES:*** *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
***NO:*** *None*

**Mr. Hussein:** [That] passes nine to zero.

**Mrs. Tromburg:** Staff will prepare an ordinance set to go to City Council on the twenty-fifth, but add that to the list of what we discussed for the council schedule.

**Mr. Kephart:** Thank you, guys.

**The Memo for FB26-11 is attached below:**

# Rezone Memo

**To:** PLANNING COMMISSION MEMBERS

**From:** Sharon Tromburg, Planning Director

**Date:** August 4, 2026

**Re:** **FB26-11** **Boundary Amendment**

A request by Campus Edge, LLC for Planning Commission approval of a zone change from Medium Density Multi-Family Residential District (MF-12) to S.E.E.D, specifically Neighborhood Center Type 2 (NC2), for a tract of land containing 0.23 acres.

LOT LOCATION AND SIZE
The 0.23-acre tract is located at 504 E. Velma Avenue. A vicinity map is attached.

EXISTING ZONING
MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MF-12)

REQUESTED ZONING
NEIGHBORHOOD CENTER TYPE 2 (NC2)

SURROUNDING ZONING AND LAND USE
Zoning of the surrounding area is shown on the attached map. The subject property is a corner lot located at the intersection of E. Velma Avenue to the south and Hill Street to the west. It currently has a single-family home situated on it in an MF-12. The surrounding area to the north, south, east, and west contains residential uses in an MF-12.

LAND USE PLAN AND MASTER STREET PLAN
The adopted Comprehensive Land Use Plan does not reflect downtown.
The 2025 Adopted Master Street Plan designates E. Velma Avenue & Hill Street as local streets.

## STAFF COMMENTS AND RECOMMENDATIONS

**The rezoning request is in keeping with the following goal of the Form-Based Code and is recommended for approval:**

- **Preserve or enhance the existing vibrant, pedestrian-oriented character of these areas while allowing flexibility in use. *(chap. 32, sec 3.5 – FBC purpose)***

**B26-64** **Cesar Polanco**
1013 Ritter Street
Variance for Reduction of Side Setback from 8’ to 5’
Presented by Jaime Lara

**Mr. Lara:** Good afternoon, everybody. I'm here on behalf of Cesar Polanco. He's trying to do—

**Mr. Hussein:** Could you let us know your name?

**Mr. Lara:** Jaime Lara. I'm here to well— Cesar's trying to get a setback reduced from eight feet to five [feet]. He's trying to add two rooms to the house as his family's growing.

**Mr. Hussein:** Any staff comment?

**Mrs. Tromburg:** Can we go back to the aerial vision of this? Maybe the site plan... I know that five foot— building, do you have any comment? I know that—

**Mr. Stith:** Concern here is this is a hand-drawn drawing. It was done from, probably, you know, figuring out from fences and other things, and when you take it down to five foot four inches, there's a high risk here that it will end up being in the fire separation distance. And so, what we'd like them to do is to get a survey to find out exactly where their property lines are. You'll also notice, if you go to the aerial, that the neighboring property is only five feet away from the property line also, so, it's very important that we get as much distance as we can in that fire separation distance and we don't we don't have to, you know, get in there where we're saying, "Oh, well, we're only over by six inches." and so now we're four foot six [inches] and we got to know with an overhang or something like that. So, we would like to get a survey to know exactly where we stand before we go forward with this. The other issue— we would require, in order as a condition of any setback reduction, that they use non-combustible cladding, but that would be— but first we really need a survey or definite drawing of where we can actually figure out where the exact lines are. So, we don't approve something that really can't fit.

**Mr. Hussein:** Sir, would you would you guys be on board with tabling this until next month's meeting so that you can go and get the survey that they're wanting?

**Mr. Lara:** That's fine.

**Mr. Hussein:** Okay. Thank you.

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***VII. Public Hearing – Rezoning***

**R26-35** **Nets Global Holdings, LLC**
4876 N. Thompson Street
From C-2 to C-5
**B26-79** Variance from Paving Requirements
Presented by Bates & Associates

**Mr. McCutcheon:** Good evening, everybody. My name's Hunter McCutcheon, representing Bates & Associates regarding the rezoning and variance request for paving requirements to lift an existing Bill of Assurance for 4876 North Thompson. I'm happy to answer any questions you guys have.

**Mr. Hussein:** Tell us what you want to do.

**Mr. McCutcheon:** Regarding the variance?

**Mr. Hussein:** Just give both to us.

**Mr. McCutcheon:** Okay. We're looking to rezone this property from C-2 to C-5 to fit this area. Our variance is requesting paving requirements to lift an existing Bill of Assurance on this site. The reason we're asking for this is just to allow for flexibility for future development. The site's looking to serve possible two tenants and we're unsure at this time of what their desires are and we just want to mitigate the removal and replacement of asphalt or paving if it is going to be required.

**Mr. Hussein:** Staff comments?

**Mrs. Tromburg:** So, I do. I'll comment on the variance first, that this area it was non-conforming, right? So, it should have been in a C-5 with the outdoor display. So, a C-5 actually brings it into conformity and there is an existing Bill of Assurance to pave this site that is in place. But from my understanding, the interested buyers would not like to just put asphalt on the entirety of this site but be able to revisit it with some different options, which is why we are here.

**Mrs. Tromburg read the Staff Comments Section of the Memo for R26-35 (attached after the minutes for this item).**

**Mrs. Tromburg:** And if you go back to that [slide] that shows [highway] 612 in the yellow, I think you're definitely going to have Graham Road on the north side of this, right? Chief Truman Brewer [Street] to the west. There's a lot of different frontages on this.

**Mr. McCutcheon:** Yes, ma'am.

**Mrs. Tromburg:** I will say, we do not have a development plan submitted to the city as of yet. So, this is just a proposed site plan intended to display the gravel.

**Mr. McCutcheon:** Yes, correct.

**Mr. Cloud:** So, if we if we agree to rezone, do they come back to tell us what they're planning to do with the site? And then we get to talk about paving or not paving at that time?

**Mrs. Tromburg:** Yes, so if they were to have this variance granted then they would not have to fulfill the Bill of Assurance that was signed with the previous occupants, right? So that then, they have the potential to redevelop, which I believe is why they are seeking the variance.

**Mr. McCutcheon:** Correct.

**Mrs. Tromburg:** And the rezoning is just— that's our recommendation in order to come into zoning compliance.

**Mr. Cloud:** If we agree to the— with the variance, could they just keep the site as is and do pretty much what's on it now without—

**Mrs. Tromburg:** Potentially. That's what— mhmm

**Mr. Cloud:** I remember this. I remember we didn't like the fact that it was the way it was and that's why we required them to do the Bill of Assurance the first time. So, I'd hate to give the next group the opportunity to do the same thing we didn't allow the first guy to do.

**Ms. Keith:** If we don't have a development plan yet, I'm kind of leaning on what Mark was saying, if we don't have that yet, it, kind of, doesn't make sense to me to do a variance on something that we're not clear about what's going to happen in the future.

**Mr. McCutcheon:** We just, we did not want to have to go through the work of paving the site and then having to fit it for an additional tenant whenever they come in and then having to rip up and remove this work that would have just been completed and then go back and redo it again for a new tenant that comes in and occupies the site. That's why we want to just utilize the existing gravel for now until a development plan is in place and then we can pave according to the development plan.

**Mr. Cloud:** Yeah, but we didn't like the idea of the gravel there the first time. So, I'm not sure I like the idea of the gravel still there. So, if I agree to give you this variance, that means I'm agreeing to do something I didn't want to do the first time, which is why we did the Bill of Assurance the first time around. So, that's what makes it hard. I mean, I don't want to restrict you from developing it, but also don't want to continue doing something that we weren't crazy about the first time around.

**Mr. McCutcheon:** Okay.

**Mrs. Tromburg:** Would you be willing to come forth with a development plan at least for these small improvements?

**Mr. McCutcheon:** Yeah, we'd be okay with that.

**Mrs. Tromburg:** So, if they submitted a development plan showing this and then had the variance accompanying, would planning commission hear it?

**Mr. Cloud:** I think that's a good compromise.

**Mr. Hamm:** Hi commissioners, my name's Rob Hamm. We have the property under contract right now, so we are not the current owner.

**Mr. Cloud:** Correct.

**Mr. Hamm:** And so, part of this is, what is in play here is the fact that the highway's coming through. And we know that there is higher and better use, especially along Thompson, right? And so, we are just trying to work with the City just to know that this is a transition zone. And so, we just, as buyers of this, we want to just make sure that we are setting it up accordingly with when the highway comes through. And so, there there's a reality tied to demand from tenancies and what they need and a lot of it's tied to the highway coming through, correct? And so, we just need to set it up correctly so that once the highway is in, that then there could be movement and then activate it in a way that works best along with your comprehensive plan.

**Mr. Philpot:** Is there a way that we could do some sort of other Bill of Assurance for them as the new buyers? For two years, or a year, or something, because I don't— I'm kind of on the same lines as you, of I would rather keep it, honestly, gravel until it's developed when this highway comes through. For a, you know, potential Buccee's or something like that someday. It'd be kind of cool, but—

**Mr. Hamm:** As one who has a Buccee's close to my house, I can assure [you] it's nice.

**Mr. Philpot:** Yeah, I know, but— and then I don't, I think, as I'm kind of thinking from a developer's side of like, you are going to want to say we paved it in a year and then they have to go and just re-rip it up to do another development on it. It just doesn't really make much sense to me, but—

**Mrs. Tromburg:** Can you go back to that site plan that you guys had proposed? And although it's not an official development plan,

**Mr. Hamm:** There's— yeah, there's not an official—

**Mrs. Tromburg:** Could you tell me a little bit about it? Because, if you did come forth with this as a development plan, what would you—

**Mr. McCutcheon:** As you can see for this area here, well— on the west side of the site, this is potentially going to be a laydown yard area, and we're looking for outdoor storage use on this here. This would utilize the existing gravel that's there for now. We would come back through and replace the driving lanes with compacted asphalt millings, to provide structural integrity for

fire trucks if they need to access the site, and you're going to have a bunch of heavy equipment operating around here, so we want a road that can support the loads that are going to be driving on it. And then on the east side of the site, that's more of the area that's up in the air right now, and most of that side of the site is subject to that Bill of Assurance for the paving. And that's the area where the uncertainty lies. We're not sure what tenant's going to occupy, what their desire is going to be, or what building's going to be there. And so that's why we're hesitant to move forward with paving the site today, and we want to hold off on this for a later date.

**Ms. Keith:** So, is the existing Bill of Assurance saying they have to pave it immediately, type of thing?

**Mrs. Tromburg:** Within this year. It stays with the land, so now the interested buyers have that responsibility.

**Mr. Cardiel:** When was that picture taken? The one that shown up there. Do we know?

**Mr. McCutcheon:** I'm unsure when that photo was taken. I believe that was a— I want to say that photo was taken maybe by the city of Springdale.

**Mrs. Tromburg:** It might have been us. We take a lot of photos.

**Mr. McCutcheon:** I want to say that was one of y'all's photos there.

**Mrs. Tromburg:** It could have been today.

**Mr. Cloud:** So, Sharon, going back to your comment, so are you requiring them, or requesting, or asking if they will, before they put a new business on this site, they would come back and show us what they're going to do?

**Mrs. Tromburg:** They'd have to have a development plan. Correct. Unless they had a non-conforming business that had the same— if any improvements [are made] to the site, that would trigger a building permit or grading permit [which] would have to come through with a development plan. And we know that the sites pretty limited. They have a very small little office.

**Mr. Hamm:** And we know that, if you can go back to the one [slide] that shows the— that one right there, the reason why the front half of it is taken off means essentially— because we know that if we demise the property, we have to have a building on the backside. So, we did not put that there simply because we already have the building, but we're showing that in the future, we know that the highest and best use, that front two acres of the site really have a higher and better use than what you currently have on the site that is non-conforming. So, we want to come alongside you guys and work with you to make sure that we understand what the offer up coming on to Thompson. This is a very activating part of Thompson and we want to make sure that we work with you guys on that. And set the property up well for that future use.

**Ms. Keith:** Pardon my ignorance of procedure, but is there a way to extend the Bill of Assurance or something like we're talking about, to give them the freedom to do what they— not have to put something in right now, get us the development plan, but not have that tight timeline that we're currently looking at. And does that make sense?

**Mrs. Tromburg:** I mean, they could. That is an option. But from my understanding, you were trying to not have a Bill of Assurance run with the property.

**Mr. Hamm:** Yeah, because, I mean, essentially what is probably on the— all it shows is for us to pave the site. Like up until probably that fence line. About 2 acres. But the truth is the highest and best use is, probably is, somebody's going to come in. And so, and they're going to— so all that money to spend, it could be out in three years, could be out in five years. Once the highway comes through. So, from our perspective, but I want to hear what you guys think, it's challenging to have to pave all that on the front end and then in two years have it all get ripped up for something different. Just to come in conformity with the Bill of Assurance.

**Ms. Keith:** I think I agree with that and that's why I'm trying to see what other options there might be because I don't want to say that it, you know, it give a variance— a general blanket variance that says, "Oh, you don't ever have to pave it if you don't want to." That's my concern is I don't want to give a blanket variance. You know, but also, I don't want to make you have to pave it. So, I'm not sure where that middle ground is.

**Mr. Hamm:** So, they could come through with a, you know, a development plan [which] can be small and minimal. So, they could come through with a development plan which basically if this is what they propose but with much more detail, right?

**Mr. Cloud:** Can we release the Bill of Assurance we currently have or no?

**Mrs. Tromburg:** You said "Can we?"

**Mr. Cloud:** Can we release the current Bill of Assurance?

**Mrs. Tromburg:** If they meet it, or they're granted a variance to not have to, or if they meet the requirement.

**Mr. Cloud:** So, I mean, I think part of the question is I don't mind rezoning to C-5. I don't mind releasing them a Bill of Assurance. I do not want to give them a variance for parking without knowing what they're going to do. So, that's why I'm asking that question because I think that resolves his issue with having a Bill of Assurance over the top of it. It clears that up and then it gets the zoning, get these requests in and it gives us a chance to look at what they're going to do with the new— so, I don't know if we can do that or not, but if we can, that'd be what I'd want to do. Is that possible?

**Mr. Hamm:** Can I speak up on one additional item? I, you know, Commissioner Cloud, I totally understand. Like you're like, "Hey, I want to know what's going on. I don't really like what is on that site." My question, I guess, to back you is how do we handle— the truth is, a future use is tied to traffic count, pretty much, and so, how do we handle that transition period in your perspective?

**Mr. Cloud:** Yeah, I think part of the issue is we don't know when that's going to happen. I don't know if you've been around ARDOT, but it doesn't necessarily happen tomorrow. So, then they this could be seven years. Who knows? And so, I don't want to tie a variance to something that I don't know when that's going to happen. I also understand you as a developer, you want the best use, I agree with you. I think we're on the same page there, but I'm trying not to tie the hands of the City, say we no longer have any say over this property. So, I'm trying to thread that thin line of, we like to have some say over what you want to do with the property, but at the

same time I don't want to put you in any type of handcuffs where you can't do what you need to do with it, and that's what I'm trying to figure it out.

**Ms. Keith:** Basically, is it feasible for you to get us that development plan pretty quickly, so that we can grant the variance based on that development plan, or is that too wishy-washy on your end, I mean, as far as you don't know what you're—

**Mr. Hussein:** That's the same question I have, and I don't think it has to be like a thirty-day turnaround. I think they could come back later this year before their Bill runs [out] and present that plan to us, and the variance at that point, is my understanding. So, if that's something you'd be open to, I think that gives us what we need to feel comfortable. If not, I get it and we'll vote regardless, but—

**Mr. McCutcheon:** And you're saying bring back the development plan and hear this variance in the future, correct?

**Mr. Hussein:** Yeah, we would vote on the rezone today, table the variance for later, you guys come back with your development plan and the variance alongside it at that point in time, before your Bill runs out and you have to build, and then we've got the ability to review the site plan at that point and hash out what we're talking about now with a better understanding of what we're looking at.

**Mr. Bates:** Jeff Bates with Bates & Associates. The problem is, the area that where we're—where you're going to have to pave or where the Bill of Assurance is, we're not doing anything with because they're waiting for the interstate to come in and that makes that property more valuable because it could be a McDonald's or gas station or something. When we come in with our development plan, it's only going to be for the back half. It's not even going to address the front half where the paving issue is. So, I don't know if that's going to help us. [Does] that make sense.

**Mr. Hussein:** It makes sense, and if you want us to vote on all of it tonight, we can, but if the issue is that it's going to cost some money that you don't want to spend, it's not a real hardship that we can consider. So, if that's what we're doing, that's fine, but you know that that's not—

**Mr. Bates:** What if we just get another Bill of Assurance for a longer period of time? Is that something, for the new owners?

**Mr. Philpot:** Typically, we don't like doing those for more than a year, correct?

**Mrs. Tromburg:** We typically do them a maximum of two years, but if you want we're happy to further discuss, maybe with staff what the best route is, maybe with City Attorney's office to see compare both assurances and find out what the best route is for this project.

**Mr. Bates:** I think that's what's what we'll do here, we'll come up with some other options and go ahead and vote on the rezoning and table the variance tonight.

**Mr. Hussein:** Understood. Thank you. If we've got no more comments on the rezoning, it's a call for the vote.

**Mr. Cloud:** Call for the vote.

**Approval of R26-35 is voted on electronically:**
***YES:*** *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
***NO:*** *None*

**Mr. Hussein:** Rezone passes nine to zero.

**Mrs. Tromburg:** Staff will prepare an ordinance that goes to City Council on the twenty-fifth [of August].

**The Memo for R26-35 is attached below:**

# Rezone Memo

**To:** PLANNING COMMISSION MEMBERS
**From:** Sharon Tromburg, Planning Director
**Date:** August 4, 2026
**Re:** **R26-35 Rezone**

A request by Nets Global Holdings, LLC, for Planning Commission approval of a zone change from a General Commercial District (C-2) to a Thoroughfare Commercial District (C-5) for a tract of land containing 8.95 acres.

LOT LOCATION AND SIZE
The 8.95-acre tract is located at 4876 N. Thompson Street, north of Wagon Wheel Rd. A vicinity map is attached.

EXISTING ZONING
GENERAL COMMERCIAL DISTRICT (C-2)

REQUESTED ZONING
THOROUGHFARE COMMERCIAL DISTRICT (C-5)

SURROUNDING ZONING AND LAND USE
Zoning of the surrounding area is shown on the attached map. The site contains a commercial use in a C-2, home to trailer displays on a non-conforming gravel lot. The area to the north contains Graham Road and ARDOT ROW, as 612 Northern Bypass will be directly north of this site. The area to the south contains a commercial use in a C-5, and the area to the east has commercial uses in a C-2 and C-6. The area to the west is Chief Truman Brewer and undeveloped land in an A-1.

LAND USE PLAN AND MASTER STREET PLAN
The adopted Comprehensive Land Use Plan indicates regional commercial.
The Master Street Plan designates N. Thompson Street as an arterial.

## STAFF COMMENTS AND RECOMMENDATIONS

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

- **Promote the viability of older commercial properties as well as new commercial development.**
- **Encourage the development of regional commercial areas that accommodate a variety of wholesale, retail, service, and office uses where high traffic volumes and utility demands can be served and more extensive outdoor display of materials will be expected and permitted that have frontage and/or access to state and federal highways.**

**R26-36** **Calvary Free Will Baptist Church**
1000, 910, & 908 N. Gutensohn Road
From A-1 to P-1
**B26-80** Variance from Commercial Design Standards
(A) Central Features & Community Spaces
(B) Screening
**W26-33** Waiver of Street Improvements on N. Gutensohn Road
Presented by Engineering Services, Inc.

**Mr. Bohning:** Hey guys, Nick with ESI. Do you have any questions? Let me know.

**Mr. Hussein:** What are we doing, Nick?

**Mr. Bohning:** Yes, so we are adding a parking lot on this existing church, and in order to accomplish that, we need to bring it into conforming use. So, it's currently A-1 zoning, and we're going to bring it to a P-1 Institutional zone, that way it kind of meets the requirement it needs to. So, we're just looking for that rezone tonight.

**Mr. Hussein:** Any staff comments?

**Mrs. Tromburg read the Staff Comments Section of the Memo for R26-36 (attached after the minutes for this item).**

**Mr. Hussein:** Any public comment? Commissioners?

**Mr. Cloud:** Can you explain why you're asking a variance on the screening? I'm assuming this has to do with the residence to the south of you.

**Mr. Bohning:** Correct. There's a house, kind of, on the east side of that existing parking lot for the church. the church owns that house, and we're just trying to not have to do any screening around the church's own building. And then, also, the existing tree line on the south, the west, and the north already. So, there's not really a need for us to go in and add more trees to the existing pretty dense tree line already.

**Ms. Keith:** Are you planning to add any lighting to this new parking area?

**Mr. Bohning:** Yes, ma'am. We have some— I think two or three street lights right now. We have a lighting plan put together with the Non-Large-Scale Development. On those parking islands, there's one on the east and west parking island.

**Mr. Cloud:** Do you know if those are full cut off?

**Mr. Bohning:** They will be, yes.

**Mrs. Tromburg:** Yeah, I guess I'd like to mention the Non-Large-Scale [Development], right? What's the status of that, I guess, with staff? Because those Non-Large Scale [Developments], just as a reminder, are small enough that they don't come before the public hearing, but it is in review.

**Mr. Bohning:** Yeah, we got comments back from staff. We're working on getting those addressed to get it resubmitted.

**Ms. Keith:** Yeah, I just wanted to know, because I know other lights on the building are glare-y and awful. I already dislike the lighting on the building, but I know it's existing. I just was curious. I didn't— That part wasn't included in what we were reviewing, so.

**Mr. Hussein:** If there are no other comments, this is a call for the vote on the rezone.

**Mr. Couch:** Call for the vote.

**Approval of R26-36 is voted on electronically:**
***YES:*** *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
***NO:*** *None*

**Mr. Hussein:** [That] passes nine to zero. We okay to do the variances together, commission? That'd be a call for the vote on the variances.

**Mr. Couch:** Call for the vote.

**Approval of B26-80 is voted on electronically:**

***YES:*** *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

***NO:*** *None*

**Mr. Hussein:** [That] also passes nine to zero. Lastly, we've got the waiver of street improvements. This is a motion to forward to council with recommendation of denial or approval of the waiver.

**Ms Keith:** Recommend to forward to council for approval.

**Mr. Cloud:** Second.

**A Motion to Forward W26-33 to City Council with Recommendation for Approval is voted on electronically:**

***YES:*** *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

***NO:*** *None*

**Mr. Hussein:** That also passes nine to zero.

**Mr. Bohning:** All right, staff will prepare an Ordinance for the rezone and a Resolution for the waiver that goes to City Council on the twenty-fifth [of August].

**Mr. Bohning:** Awesome. Thank you, guys.

**The Memo for R26-36 is attached below:**

# Rezone Memo

**To:** PLANNING COMMISSION MEMBERS
**From:** Sharon Tromburg, Planning Director
**Date:** August 4, 2026
**Re:** **R26-36 Rezone**

A request by Calvary Free Will Baptist Church, for Planning Commission approval of a zone change from a Agricultural District (A-1) to an Institutional District (P-1) for a tract of land containing 5.68-acres.

LOT LOCATION AND SIZE
The 5.68-acre tract is located at 1000 N. Gutensohn Road and 5 surrounding parcels. A vicinity map is attached.

EXISTING ZONING
AGRICULTURAL DISTRICT, A-1

REQUESTED ZONING
INSTITUTIONAL DISTRICT, P-1

SURROUNDING ZONING AND LAND USE
Zoning of the surrounding area is shown on the attached map. The tract contains a long-standing church in an A-1. The area to the north contains a single-family dwelling and non-conforming lot in a SF-2. The area to the south contains Central Village subdivision in a MF-4 and SF-2. The area to the east contains West Huntsville subdivision in a SF-2, and the area to the west has a single family dwelling in an A-1, and another undeveloped A-1 tract.

LAND USE PLAN AND MASTER STREET PLAN
The adopted Comprehensive Land Use Plan indicates medium density residential.
The Master Street Plan designates Gutensohn Road as a collector street.

## STAFF COMMENTS AND RECOMMENDATIONS

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

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

***IX. Preliminary Plats, Replats, & Final Plats***

**RP26-10** **Commerce Subdivision, Phase II**
3803 Kelley Avenue
Block 2, Lots 2 & 3
**L26-14** Kinco Office, Expansion
**B26-84** Variance from Commercial Design Standards
(A) Detail Features
(B) Landscaping
(C) Screening
**B26-86** Variance from Paving Requirements
Variance from Minimum Fence Height from 8' to 6'
Variance for Reduction of Front Setback from 50' to 47' & Reduction of Rear Setback from 20' to 10'
Variance from Minimum Distance Between Drives from 150' to 134'
Presented by Sitewise Civil Engineering

**Mr. Streett:** Good evening. Nathan Streett with Sitewise Civil. Kinco Constructors is a full-service construction company with an existing office on site here on Kelley Avenue. They are occupying the easternmost parcel of this project. They recently purchased the adjoining property to the west. The request is to combine the two lots that are both about a half an acre into a single lot of one acre. When combined, this would allow Kinco to construct a plus or minus 4,900 square foot office expansion that would connect to their existing office building. The project totals thirty-five parking spaces, and I'll be happy to answer any questions.

**Mr. Hussein:** Any staff comments?

**Mr. Cole then read the Planning Comments Section of the Memo for RP26-10 (attached after the minutes for this item).**

**Mr. Hussein:** Public or engineering, anything? Anything from the public? Commissioners?

**Dr. Ogunyemi:** Can you walk us through this long list of variances, please?

**Mr. Streett:** Yes, I will do my best because it is a lengthy list. The property is a little bit unique given that we're dealing with an existing office on the east side of the property. So, that alone kind of triggers— facilitates the need for a few of these variances. Some of the landscaping variance, for example, on the— mainly it's for the perimeter landscaping. Within this subdivision,

there are existing buildings within five feet of the property lines. Not real comfortable planting the trees that are required at the twenty-five-foot spacing, due to proximity of buildings there. For screening, this may overlap a little bit with fencing, but there is existing chain-link fence throughout the subdivision and existing on three sides of the existing office building. We'd like to continue to use that chain-link fence. The fencing that is visible from the right-of-way will be decorative. It will screen the uses, such as the dumpster trash enclosure in the back. We do have a variance for a front setback reduction from fifty to forty-seven feet. That's due to the architectural design and trying our best to meet the commercial design standards. We do have a bump-out on that front facade that reduces that front setback. The rear setback from twenty to ten is actually because of an existing covered shed that's attached to the existing office there on the east side. That's currently used for storage, it is open, but it has a roof that does encroach into the setback. The minimum distance between drives, code requires 150 feet. We're only able to achieve 134 [feet]. Part of that is because of the total width of the property. I believe the total width is only about 165 feet. But on our site plan, you'll see the parking in the front is angled and so it's a one-way drive eastbound to the second driveway that's located further east. So, it's only exiting traffic that will use Kelley Avenue in that situation.

**Mrs. Tromburg:** And I will note that per Springdale's commercial design standards, the application rules are that if you modify fifty percent or more of the site, then it triggers conformity for the entire site. So, by the improvements that they proposed, it triggered that where then we needed the entire site [to come into] conformity. So, it's a good effort of redevelopment of a current existing trades and services area. So, a lot of these variances we know are working around a lot of existing nonconformities.

**Mr. Cloud:** Are you adding any new landscaping? I know you have some now in front of your current building, are you adding some more with the addition of this additional lot? Just not to our standards, but you're adding more landscaping?

**Mr. Streett:** Yes, sir. We are.

**Mr. Hussein:** Any other staff comments or public comments?

**Mr. Cole:** Staff does have several comments on the Large-Scale that might help clarify some of the variances, as well.

**Mr. Cole then read the Planning Comments Section of the Memo for L26-14 (attached after the minutes for this item).**

**Mr. Hussein:** Any other staff comments? Anything from the public? Or commission?

**Ms. Keith:** I just want to add a little bit to what Nate was saying about the lighting. I did notice, obviously, I really like the look of the building and I like that you've got the downlights going around it. Primarily the fixtures on the back of the building are the issue, because they're not cut off at all. They're just glare bombs. And they're really cool color temperature 5,000 K which we just want to try to avoid that as much as possible. You know, three to four thousand is more friendly to everybody. But also, yeah, the lack of cut-off is going to be an issue.

**Mr. Hussein:** Okay. If there are no other comments, we will start with the replat. That's a motion subject to staff comments.

**Mr. Cloud:** So motion.

**Dr. Ogunyemi:** Second.

**Motion for Approval of RP26-10, subject to staff comments, is voted on electronically:**
***YES:*** *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
***NO:*** *None*

**Mr. Hussein:** [That] passes nine to zero. We'll take up the first three variances next, as long as we're all good to do so. That's B26-84. [That will] be a call for the vote.

**Mr. Cloud:** Call for the vote.

**Approval of B26-84 is voted on electronically:**
***YES:*** *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
***NO:*** *None*

**Mr. Hussein:** [That] passes nine to zero. We'll take up the next set of variances B26-86, next all together, unless there's an objection from the commission. Also, a call for the vote.

**Mr. Cloud:** Call for the vote.

**Approval of B26-86 is voted on electronically:**
***YES:*** *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
***NO:*** *None*

**Mr. Hussein:** [That] passes nine to zero. Finally, we'll take up the large scale [development] L26-14 submission subject to staff comments.

**Mr. Cardiel:** So motion.

**Ms. Keith:** Second.

**Motion for Approval of L26-14, subject to staff comments, is voted on electronically:**
***YES:*** *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
***NO:*** *None*

**Mr. Hussein:** [That] passes nine to zero

**Mrs. Tromburg:** And if you want the replat to go to City Council next Tuesday, we need the ordinance and any revisions by the office by close of business tomorrow.

**Mr. Bohning:** Thank you all very much.

**The Memos for RP26-10 and L26-14 are attached below:**

# Memo

**To:** Planning Commission Members

**From:** Sharon Tromburg, Planning Director

**Date:** August 4, 2026

**Re:** RP26-10 Replat Commerce Subdivision, Phase II, Lots 2 & 3 Block 2

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*Replat proposed for a 1.01-acre property located at 3803 Kelley Avenue to combine Lots 2 and 3, Block 2, Commerce Subdivision Phase II, into one lot 2A. There is a linked large-scale development (L26-14), one variance (B26-84) from Commercial Design Standards, and one variance (B26-86) from paving requirements, minimum fence height, front and rear setback reductions, and distance between drives.*

## PLANNING COMMENTS

Reviewed by Jenny Neel
Date Reviewed: 07.30.26

**STANDARD COMMENTS:**

1. *This Replat has been given the number RP26-10. This number should be placed on the plat and all future correspondence and plats pertaining to this replat. (Standard comment)*
2. *Submit PDF files at time of resubmission. (Standard comment)*
3. *On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (Standard comment)*
4. *All comments from the utility companies and other city departments must be addressed prior to approval. (Standard comment)*

**PROJECT SPECIFIC COMMENTS:**

5. Remove note referencing variance B15-14 on sheet 1.
6. If variance B26-86 for reduction of rear setback is approved. Add a note referencing it on the "Specific Site Notes" section on sheet 1.
7. On the notary block, just leave a blank space next to "county of" for the notary to complete when notarizing the plat.

## BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 07.30.26

No building or fire comments.

## ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 07.30.26

No further comment.

# Memo

**To:** Planning Commission Members

**From:** Sharon Tromburg, Planning Director

**Date:** August 4, 2026

**Re:** L26-14 Large Scale Development Kinco Office Expansion

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*Large scale development proposed for a 1.01-acre property located at 3803 Kelley Avenue. There is a linked replat (RP26-10) to combine two lots into Lot 2A, one variance (B26-84) from Commercial Design Standards, and one variance (B26-86) from paving requirements, minimum fence height, front and rear setback reductions, and distance between drives.*

**PLANNING COMMENTS**
Reviewed by
Date Reviewed: 07.30.26

***Standard Comments***

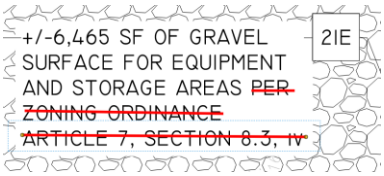
1. *This Large-Scale Development Plan has been given the number L26-14. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development. (Standard comment)*
2. *Submit PDF files at time of resubmission. (Standard comment)*
3. *A written response to all comments is required with resubmission. (Standard comment)*
4. *On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (Standard comment)*
5. *All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (Standard comment)*
6. *In all residential, commercial, and industrial developments submitted after August 30, 2007, all utility wires, lines, and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Exceptions are outlined here. (Standard comment).*

**Planning Comments**
Reviewed by: Jenny Neel
Date: July 29, 2026

7. Show the floor area of each commercial unit, identifying the square footage by use.




8. The existing metal building on the southeast side of the property and the dumpster enclosure on the southwest side encroach into the required setback. **A *variance has been requested.***
9. When parking is located between the building and the front property line, a minimum 50-foot front setback is required. Revise the front building façade location to meet this requirement. ***A variance has been requested.***
10. All storage areas shall be paved or chip sealed. Article 7, Section 8.3(IV) applies only to Industrial Districts. ***A variance has been requested.*** Please remove the following label from the proposed gravel area since it does not apply to the zoning of this development.




11. All open storage areas must be screened with an 8' opaque screening fence from adjacent properties or right-of-way view. ***A variance has been requested.***

12. Maintain a minimum spacing of 150 feet between driveways on the same tract. ***A variance has been requested.***

## Commercial Design Standards Comments

*This development must comply with the City of Springdale Commercial Design Standards, or a variance is required.*

### Pedestrian Flows

13. Foundation landscaping is required. Add foundation landscaping along the south façade. ***A variance has been requested.***

### Central Features and Community Spaces

14. Provide an area to accommodate a possible future public transit stop. ***A variance has been requested.***

### Landscaping

15. Frontage landscaping is required in accordance with Chapter 56. Provide a minimum 10-foot-wide landscaped buffer planted with one shade tree and seven shrubs per 25 linear feet of street frontage. ***A variance has been requested.***
16. Perimeter landscaping is required in accordance with Chapter 56. Provide a minimum 5-foot-wide landscaped strip along the side property lines, with one tree per 25 linear feet. ***A variance has been requested.***

### Screening

17. Provide detailed drawings of all proposed screening and enclosure methods. Include details of gate, chain link fence, and dumpster enclosure. Specify if the fence on the detail sheet C7.1 is for the dumpster enclosure.

**Lighting**

18. The lighting plan indicates several areas within the development that do not meet the minimum one (1) foot-candle requirement. Please revise.
19. Ensure that the proposed light fixtures are equipped with cutoff shields to minimize light spillover and glare, in accordance with the Commercial Design Standards. Provide cut sheets to demonstrate that light fixtures are full-cutoff.

## BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 07.30.26

All comments addressed.

## ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 07.30.26

### STANDARD COMMENTS

- Projects with disturbed areas greater than 0.5 acres must apply for a Grading Permit. Submit the following via iWorq Portal: https://springdalear.portal.iworq.net/portalhome/springdalear
    - Application
    - Stormwater Pollution Prevention Plan (SWPPP)
    - Notice of Coverage (5 acres or larger) or Automatic Site Coverage (under 5 acres)

- Submit Grading Permit fee to the City Clerk's office
    - $250 for sites under 1 acre
    - $500 for sites 1 acre and larger

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

### PROJECT SPECIFIC COMMENTS

**1. Chapter 106 – Stormwater Drainage**
*(Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)*

- USGS Wetland Mapper shows an intermittent stream at the back of the property; how will this be taken into account for the gravel lay down area?
    - This channel is shown to flow into our storm network, how will pollution be prevented?
    - Consider a filter strip that can double as landscaping—the bur oak should be able to work well if it is just an intermittent stream.

- *106.9.7* - Channel Lining Design.
    - Temporary linings and check dams are required in accordance with an approved SWPPP throughout any project.
        - Including this due to the previous comment.

**2. Chapter 107 – Stormwater Pollution**

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

- *107.1* - Show & Label all temporary construction stockpiles, parking, entrances, egress, roads, or access as "Temporary" on the Grading or Erosion Control Plan.
    - Add the word "Temporary" to all the items that are intended to be removed at the completion of the project.
- *107.3* - The following note is required as a General Note on the Site Plan:

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

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

**RP26-11** **Henson Heights Subdivision**
4305 S. Turner Street
Tract 12
Presented by A4Civil, PLLC

**Mr. Appel:** Thank you. Jason Appel with A4. We're trying to redevelop these three acres on Turner from the existing Cornerstone Baptist Church into nine single-family lots. And I'll answer any questions.

**Mr. Hussein:** Any staff comments?

**Mr. Cole then read the Planning Comments Section of the Memo for RP26-11 (attached after the minutes for this item).**

**Mr. Hussein:** Any comments from the public? Come up and please state your name and you'll have the floor.

**Mr. Johnson:** Kurt Johnson, I live on Henson Avenue, adjacent to that street. I just wanted to issue our— what are they going to do about the drainage on Henson Avenue? We like to nickname it Henson River on a heavy rainfall, and [we want to] see if they're going to be doing anything with that street.

**Mrs. Tromburg:** I guess talk through some of the storm water that's going to happen.

**Mr. Appel:** So, from the site's perspective, we are adding a small pond to facilitate any of the increase of runoff from our development. We're not proposing any other street improvements at this time with the exception of sidewalk pretty much on three frontages.

**Mr. Philpot:** You said you're doing a pond?

**Mr. Appel:** Yeah, we've got a small pond in the front. It's in a drainage easement. It's just that little small drainage graded area there along Henson.

**Mrs. Tromburg:** So, how do the driveways— I guess talk about the driveways for these lots.

**Mr. Appel:** Yeah, so you can, I think we did it on the site plan, but I've got little drainage crossings in there where that pond area is and that's where the driveway locations will be for lots seven or five, six, and seven. I guess. And we'll make those fifteen feet wide.

**Mr. Hussein:** Any other comments from the public?

**Mrs. Tromburg:** We did get an opposition letter at some point. So, before we finish, we'll address that.

**Mr. Philpot:** Sorry, I think I'm still stuck on this pond thing. Can you point it out on this, where this pond is going to be? And then like a driveway is going over the pond?

**Mr. Appel:** It's basically going to be—

**Mrs. Tromburg:** Follow Ed.

**Mr. Appel:** It's going to be this in the front. It's you know, it's basically what it is. Yeah.

**Mr. Philpot:** I just want to clarify this was not a pond. This is a drainage ditch. Okay.

**Mr. Appel:** It's a very small feature that needs to be added for the increase.

**Mr. Hussein:** Yes, sir. Looking at you, sir, with the glasses.

**Mr. Gregory:** Oh, sorry. Hi, my name is Ellis Gregory. I live in proximity to 4305 South Turner. Again, I just wanted to kind of echo what my neighbor was talking about with the drainage. I did ask the Commission to send the stormwater drainage report or assessment and the preliminary plat. From what I can tell, like this area is considered silty loam, meaning that water is zero to seven inches below the surface. And so, for these nine parcels, it's unclear what the impermeable surfaces will be and what the volume of water will be coming down to this drainage that A4 Civil is putting in place with these ponds. We also know that there's one down outlet there at the corner of Turner and Henson that is going to be evacuating that water. We don't know what the— It's not clear from the assessment what the overall evacuation is for the current capacity of that down drop right there. And so, we we're already considering what

Henson River does at that moment, but we also know from this development plan that they're considering the site, not what might be coming off of the driveways, for what's coming off of Alma. And so that's more impermeable surfaces that are going to be depositing onto Alma [Avenue] and then tracking down to Henson, which we know at certain times curls into the front yards and the driveways of the houses that are on the south side of Henson Street. And so, it in general, I have some concerns about how we're going to be addressing this, additional impermeable surfaces that haven't been necessarily assumed of what that size is going to be and how that water is going to be discharged effectively. Beyond that, we do know that according to A4 Civil, that there's going to be these retention ponds that are going to be traversing that Henson Street. And it's going to be a graduated thing, right? So, it starts as a small area up towards the east end and then it tapers to a larger retention towards the west end. And there'll be basically culverts that will be covering those driveways. What we know is— so, one, there's a question of you know, what does the maintenance and upkeep of that area look like? Is that going to be on the homeowners? Is that going to be something that the City is going to take care of themselves? Additional questions. Say we have, like we do, we have big events that happen. you know, what if that drain gets covered over with debris? What does that look like? In a one-hundred-year storm, I don't know if it's going to make it— and that storm drainage water is going to pearl over and create a much larger problem for the residents of Henson Street. In addition to that, we know that this is going to be like an open retention pond and it'll evacuate or evaporate. That's great. I'm all for that. I'm not opposed to increasing housing in the area. I think that that's something the City needs and so I'm not in opposition to that. My concerns are more about how we're going to do this effectively to where we're not necessarily creating a hazard for anybody that lives in the space, but also if it's an open pond, we'll just call it that, you know, without landscaping, what we know is that with landscaping, it helps actually improve and maintain the property values of the existing neighborhood. What we also know is that with we— when we have these open ponds in this way for retention, that it does actually have like a net deficit to the property value, just seeing open pit, per se. I won't call it a pit or a pond whatever that vernacular is. But those are the general concerns. I did ask for these documents about a week ago. I did respond with about nine questions that go into much further detail. I didn't get a response to that. I know this is a preliminary hearing or meeting, and so I'm just kind of hoping that those questions would be considered before we move on to some other stage of a refinement to this to this plan. Thank you.

**Mr. Hussein:** Anybody else from the public? Just, please come forward.

**Mr. Giurbino:** Name's, Rick Giurbino. My wife Karen. We live right next door to the church and the property that's being— up for development. Most of his and stuff was directed on the flooding or water drainage and stuff onto Henson off of Turner off of Alma coming back in. I've lived there for since 1992. Our back of our property and stuff which ends up dividing Matt's house and our house and down the middle and stuff that runs into it gets a lot of water drainage coming from the north of us and stuff down through the two adjoining or three adjoining lots that's north of us, that's running down. And my concern is how are they going to handle at that point, because at the end of you know, my lot going into the church property or development property that's being up for development, how's that going to handle that water? Are they going to, when they develop it, are they going to build it up? Are they going to put some kind of drainage port at that point where the water flows into it and into the drainage, you know, line? And stuff because it, right now, and stuff with through heavy rains and stuff, real heavy rains I will get a pond, a puddle or, you know, a small pond in my backyard until it evaporates out and stuff. And if they're closing the envelope on it, that lot— that property isn't going to absorb the amount of water that it does at this time unless they put some kind of a collector unit at, you know, in that vicinity and stuff to alleviate the water out. That's my biggest concern on it. And since I know over the years and stuff there is— I mean the amount of water that comes in, you get down Henson and stuff along the property line and stuff from corner to corner from Turner and stuff back down, it does retain a lot of water until, you know, it slowly evaporates out. So, and that's my biggest concern, is the amount of drainage and water that we usually get, is how they're going to acquire that amount in the development plan of the collecting ports and stuff like that into it, you know, to alleviate any potential, you know. Is that you know, right now I don't want the water, like I said, I'm right next to it. The church is basically, we're right at the bottom of the hill and stuff. You come down and it starts inclining from Henson up and then from Henson back up north and stuff. So, that that property area is at the pretty much at the bottom of the grass of, you know, water.

**Mr. Hussein:** Yes, sir. Thank you. Anyone else?

**Mrs. Giurbino:** Is there going to be a time where we'll all get to meet and discuss this further? I mean, this is the first time I've even seen this— we've seen this map. So, will there be a time where the residents around will be able to talk?

**Mrs. Tromburg:** And if you'd like, so this forum is to serve that, right? So, we have a packet online, on our website that has all of the plans, and this is the public hearing in which we discuss it. But, all of these plans are public record, so you can easily request a meeting, whether it's with City Staff or the developer, to try to get more information.

**Mrs. Giurbino:** Okay. Because I'm just concerned, you know, we're big on development, and that's fine. You know, there's single-family homes, I understand that. But, when it comes to destruction and tearing down the church, our house and Matt's house, is right there. Like, we line up. I'm at 4301. So, like, dirt and dust and things like that are my concern. So, I just want to make sure that as development does proceed, that we're notified so that we can cover our pools and things like that. Will that be something—

**Mrs. Tromburg:** If you want to reach out to Planning Staff, we can help provide you with this particular plan set and the notes that we have contact info. We can try to help facilitate that if you want to call the planning office tomorrow.

**Mrs. Giurbino:** Okay. Thank you.

**Mr. Hussein:** Thank you. Any other comments from the public? We did receive a letter of opposition. Commission, are you guys good to just include that in the record, or do you want it read out loud?

**Mr. Cloud:** Include in records is fine with me.

**Mr. Hussein:** Any other staff comments or comments from the Commission? Jason, do you have anything else?

**Ms. Keith:** I just have a quick question. So, is this the one and only time we will see this before us? We don't— this is a replat, but there's no like final plat or any of that sort of stuff.

**Mrs. Tromburg:** So, it's within an existing subdivision, which is why it's a replat. I probably should have given some context. So, it is a replat, but because of the number of lots, it's really like looking at a new preliminary plat, like a new little development. Yes, this would be the approval for them to then split those lots and move forward.

**Mr. Appel:** I'm going to address some of the drainage questions. The site drains from the north to the south toward Henson. We're going to provide conveyance for that water from the north. We're not just going to dam that up, and so, we're going to provide a means for that water to flow through the backs of these lots toward Henson. You know, we have the benefit of book values for runoff values and runoff coefficients that we use daily for the future improvements of these homes. And so, that's what we're using in our drainage manual and our drainage report. I think staff's generally supportive of the drainage report that's been provided. We didn't analyze Henson and the surrounding streets. We just— because there is existing developed impervious area on the site, we're going to have some, but we're also removing that as well. So, I believe that we're accommodating for any increases that our developments responsible for. But I— there is a lot of water that drains down Henson. I've looked at it and I agree.

**Mrs. Tromburg:** It sounds like there might be some further coordination that is needed unless you want a vote tonight. Unless you wanted to meet City staff, look at the drainage a little bit more based on the on the public comment, or if you request a vote tonight, because this would be seen kind of as a preliminary plat where then they would be able to divide and then further develop. And you would not— because it is a replat, it would not come back for a final plat.

**Mr. Appel:** It does still have to go to Council.

**Mrs. Tromburg:** Yes, it does. Correct. It would still have to go by City Council to get final approval.

**Mr. Cloud:** Yeah, I'm not as worried. I mean, the lot sizes are similar to what's around it. The contour that I was able to pull up on county records, it doesn't contour drastically from north to south. So, it's not like major watershed. Not that there's not issues, we have issues all over Northwest Arkansas with our rain that we get, events as we call them. Unfortunately, I don't know that— any of us know exactly how much runoff we have because we develop so quickly. It's hard to keep up with it. But I think, do you know how— you may not know this, do you know how what the sizes of the houses will be square footage wise? Do you have any idea?

**Mr. Appel:** No, I don't know. I mean, I think they're going to be generally compatible with what's in the neighborhood.

**Mr. Cloud:** Makes sense.

**Mr. Appel:** I mean, there are larger lots, too. They're not you know, abnormal from a city standard SF-2 subdivision lot

**Mr. Hussein:** Jason, these detention ponds that are being done, are those— have those been crafted with the math or science to prevent any additional runoff coming to Henson and their neighbors? I mean, I understand that's what it's there for, but is your understanding that that will encapsulate any extra runoff that would be created by the development to—

**Mr. Appel:** Yes, that was the intent.

**Mr. Philpot:** Okay. Where does that really run to? Just into the this—

**Mr. Appel:** There's an existing drainage box on Henson, and so, we'll take the outfall of that swale or pond into the back of that drop in. So, it won't go into the street. It'll go into the back of that drainage structure.

**Mr. Cloud:** And you are doing a sidewalk? This includes a sidewalk around the perimeter?

**Mr. Appel:** Yes, sir.

**Mr. Cloud:** That's good.

**Mr. Hussein:** If there are no other comments, this is a motion subject to staff comments.

**Mr. Cloud:** So, motion.

**Ms. Keith:** Second.

**Motion for Approval of RP26-11, subject to staff comments, is voted on electronically:**

***YES:*** *Couch, Hussein, Ogunyemi, Keith, Cloud, Philpot, Cardiel, Reynolds*

***NO:*** *Austin*

**Mr. Hussein:** [It] passes eight to one. Thank you.

**Mrs. Tromburg:** Staff will prepare well, for a replat, if you want to go to City Council next Tuesday, we need an ordinance, at our office by the end of business tomorrow. Thank you.

**The letter of opposition as well as the Memo for RP26-11 are attached below:**

## OPPOSITION LETTERS RECEIVED FOR RP26-11 HENSON HEIGHTS, LOT 12:

LETTER 1:

To the Springdale Planning Commission,

I am writing as a property owner adjacent to 4305 S Turner St., Springdale, AR 72764, the subject of replat application RP26-11 (Henson Heights, Lot 12), scheduled for public hearing on August 4, 2026 at 5:00 p.m.

I have reviewed the drainage report (A4Civil/Hydraflow, dated June 25, 2026) and preliminary plat submitted with this application and want to share the following observations and questions for the record, with specific page references to the applicant's own documents.

The soil survey included in the drainage report (Appendix 3, page 20) confirms that 9.6 acres, or 45.8% of the 21-acre area of interest, consists of Leaf silt loam. Per the soil unit description (pages 23–24), this soil is officially rated "Hydric soil rating: Yes," classified as "Drainage class: Poorly drained," Hydrologic Soil Group D, with a water table at 0 to 7 inches below the surface. This confirms long-standing observations from residents in the area regarding this parcel's low-lying, wet character.

The applicant has proposed a small detention pond along the north side of Henson Ave (report page 4), and the Hydraflow calculations show that post-development peak flow at the study point ("Outlet A") is held at or slightly below existing peak flow for the 2- through 100-year storm events (summary table, report page 4). I recognize this technical work and want to acknowledge it, but the margin of improvement is minimal — in several cases a few hundredths of a cubic foot per second — essentially a "no net increase" standard rather than a meaningful reduction in flood risk to adjacent properties, on a site with confirmed hydric soil characteristics.

My central concern is this: the "no net increase" claim in the drainage report is calculated only at a single internal study point ("Outlet A") on the Henson Ave side. It does not demonstrate that either Henson Ave or Alma St — both of which residents report already experience flooding — have adequate existing capacity to absorb this development's additional discharge, some of which appears to bypass the detention pond entirely. I would ask the Commission to require the applicant to demonstrate adequate capacity at both street frontages, not just at the internal study point, before approval.

I would respectfully ask the Commission to require clarification or conditions addressing the following before approval, grouped by topic and referenced to specific pages of the submitted drainage report:

**Pond design and capacity:**
1. Per the pond's Stage/Storage Table (Appendix 6, page 104), total detention capacity is 2,080 cubic feet at elevation 1265.00 ft. Per the 100-year storm hydrograph (Appendix 5, page 101), the pond reaches a maximum elevation of 1264.91 ft and uses 1,954 cubic feet of storage — approximately 94% of total capacity, leaving roughly one inch of freeboard. Given how little margin this leaves, what happens if the outlet structure becomes partially obstructed by debris or sediment, or if a storm exceeds the 100-year design event?

2. Nowhere in the drainage report is a long-term owner or maintenance party identified for the detention pond. Who will hold that responsibility — an HOA, individual lot owners, or the city — and will a maintenance agreement be recorded as a condition of approval?

**Data accuracy and downstream capacity:**
3. The drainage report (page 3, line 11) cites FEMA flood panel 05143C00070G. The plat cover sheet (C1.0) cites a similar but not identical number, 05143C0070G. The plat site plan sheet (C2.1) cites an entirely different panel, 05007C0260K, with a different county FIPS prefix. Can staff confirm which flood determination is accurate for this specific parcel?
4. The drainage report's analysis concludes at the existing curb inlet identified as "Study Point Outlet A" (report page 4, lines 12–14). No page of the report evaluates capacity of the municipal drainage system beyond that inlet. Has that broader downstream system been evaluated for capacity to receive this site's added flow?

**Regulatory status:**
5. Given the hydric soil finding detailed above (report pages 20, 23–24), was a formal wetland delineation ever performed for this parcel? Hydric soil is one of the three required indicators of a jurisdictional wetland under federal criteria, and the report does not reference any wetland delineation or Army Corps of Engineers consultation. If any portion of the site meets the full three-part standard, disturbance could require a Section 404 permit separate from the city's replat approval. I would ask the Commission to confirm whether this has been checked before final approval.

**Uncaptured street runoff (Henson Ave and Alma St):**
6. Both the pre-development drainage pattern (report page 3, lines 14–15) and the pond's discharge (report page 4, lines 12–14) route into the same single existing curb inlet at Henson Ave and Turner St. No page of the report evaluates that inlet's independent capacity, and no new inlet or added street drainage capacity appears to be proposed. Given that this section of Henson Ave already experiences flooding during heavy rain, does the existing inlet have documented capacity to handle both current street drainage and this development's additional discharge?
7. I reviewed the full 106-page drainage report for any reference to Alma St and found none — the street is not mentioned anywhere in the analysis. The lots fronting Alma St do not appear to be addressed by the detailed storm sewer system shown on the civil plans ("Storm Sewer System A"), which serves only the Henson Ave frontage. Will roof and driveway runoff from the Alma St-facing lots discharge directly into the Alma St curb and gutter, entirely outside the analysis and detention accounted for in this report?

**Future buildout assumptions:**
8. The plat does not specify a maximum home size or impervious footprint per lot, and the drainage report's Hydraflow inputs (e.g., Appendix 5, page 102) show only aggregate sub-basin areas, not lot-by-lot impervious assumptions. Was a maximum impervious surface percentage or building footprint assumed per lot in the drainage calculations, and is that assumption enforceable? Or could future homeowners build larger structures than what was accounted for in the stormwater design?

**Aesthetics, long-term appearance, and property value:**

9. Per the plat site plan, the detention pond sits within a drainage easement only approximately 5 to 9 feet wide along the Henson Ave frontage, and the plans specify that no fencing shall be constructed within any drainage easement, meaning the pond will be open and unenclosed. Published research on stormwater facilities and residential property values consistently distinguishes between multi-use, landscaped ponds (which can positively affect nearby property values) and single-purpose dry detention basins like the one proposed here, which peer-reviewed hedonic pricing studies have associated with measurably lower and slower-appreciating property values for adjacent homes, particularly where the basin is visible from the street or neighboring yards. Is there a landscaping or screening plan specific to the pond area, and what measures will ensure it is properly maintained over time so it does not become an unmaintained eyesore, safety hazard, nuisance, or drag on surrounding property values?

I plan to attend the August 4th hearing in person to raise these questions directly, but wanted them on record in advance, with specific citations to the applicant's own submitted materials. I would appreciate confirmation of the correct flood panel, the pond maintenance plan, the wetland delineation status, demonstrated capacity at both Henson Ave and Alma St, and the pond's long-term appearance and screening plan prior to any approval.

Thank you for your time and consideration.

Sincerely,
Ellis Gregory
4315 Alma Street
Springdale, AR 72764

LETTER 2

Hello! My name is Jennifer Meyer and live at 203 East Henson Ave. I understand that the investors that bought Henson Heights lot 12 want to build 9 single family lots. I am opposed to that many houses being built on that property. I understand that I can’t stop any houses from being built there but 9 is too many. It will cause more traffic on our street. People already use this street as a cut through. I feel that 6 houses would be more in line with the zoning approval for the Spyglass subdivision across the street a few years ago. Thank you for your time.

Jennifer Meyer

# Memo

**To:** Planning Commission Members

**From:** Sharon Tromburg, Planning Director

**Date:** August 4, 2026

**Re:** RP26-11 Replat Henson Heights, Lot 12

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*Replat proposed for a 3-acre property located at 4305 Turner Street, Lot 12 of Henson Heights, a platted subdivision filed in 1961. This plat proposes 9 new single-family lots between .25 and .35 acres.*

## PLANNING COMMENTS

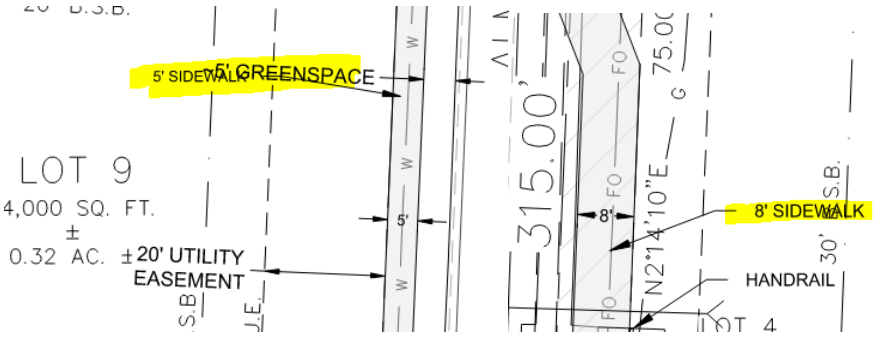
Reviewed by Jenny Neel
Date Reviewed: 07.30.26

**STANDARD COMMENTS:**

1. *This Replat has been given the number RP26-11. This number should be placed on the plat and all future correspondence and plats pertaining to this replat. (Standard comment)*
2. *Submit PDF files at time of resubmission. (Standard comment)*
3. *On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (Standard comment)*
4. *All comments from the utility companies and other city departments must be addressed prior to approval. (Standard comment)*

**PROJECT SPECIFIC COMMENTS:**

5. Add the building setback line to the legend on Sheet C2.1.
6. Show the 65-foot right-of-way width for Turner Street and identify the right-of-way dedicated per this plat
7. Revise the driveways to provide a minimum width of 15 feet.
8. Some portions of E. Henson Avenue and Alma Street show landscaped strips that are less than the required 6 feet in width. Revise the plans to meet the minimum width requirement.
9. Revise the plans for legibility. Do not place labels or text over existing information in a manner that obscures or makes it difficult to read.



## BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 07.30.26

All comments addressed.

## ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 07.30.26

**PROJECT: RP26-11 Henson Heights Lot 12**
**REVIEW DATE:** 7/27/2026

**STANDARD COMMENTS**
*(no response required)*

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
- Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
    - This note is left in place throughout the design process to ensure that access is maintained.

****Please note new ROW permitting process****

- Work in city ROW associated with a development plan shall receive a ROW Permit from the Engineering Department prior to construction.
- A performance bond must be provided for any work in city ROW including street or curb cuts, utility bores, asphalt and concrete work, storm drainage installation or alteration, etc. A cost estimate for this work shall be reviewed and approved by the Engineering Department prior to issuance of any ROW permits.
- A maintenance bond for all ROW work shall be provided to Engineering at the end of the project prior to Certificate of Occupancy.
- Any sidewalk or street closures require a Work Zone Permit from the Engineering Department.
- A traffic management plan and dates of closure must be submitted to Engineering prior to issuance of Work Zone Permit.

**PROJECT SPECIFIC COMMENTS**

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

    - Residential driveways should be minimum 15’ wide per standard detail
    - For lot 1 and 4, how many parking spaces does the shared driveway provide?

**FP26-03** **Lex Estates**
West of Robins Road & South of W. Graham Road
Presented by Swope Consulting

**Mr. Thibodaux:** Good evening. My name is Dirk Thibodaux with Swope Consulting, representing Lex Estates. We're requesting your approval for the final plat. It's an eighteen-lot subdivision. One of the lots is the detention pond. It is east of Robbins Road, south of Graham [Road]. And we— we've read City Staff comments, agree with all comments, and have no issue.

**Mr. Hussein:** Any staff comments?

**Ms. Curry then read the Planning Comments Section and Mr. Carr read the Engineering Comments Section of the Memo for FP26-03 (attached after the minutes for this item).**

**Mr. Hussein:** Any public comment? Commissioners? If none, this is a motion subject to staff comments.

**Ms. Keith:** So moved.

**Mr. Cloud:** Second.

**Motion for Approval of FP26-03, subject to staff comments, is voted on electronically:**
***YES:*** *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
***NO:*** *None*

**Mr. Hussein:** [This] passes nine to zero.

**Mr. Thibodaux:** Thank you. Appreciate it.

**Mrs. Tromburg:** Okay, if you seek to go to City Council next Tuesday, then we need a completed ordinance and revised plat that is ready by close of business tomorrow. Okay?

**The Memo for FP26-03 is attached below:**

# Memo

**To:** Planning Commission Members

**From:** Sharon Tromburg, Planning Director

**Date:** August 4, 2026

**Re:** FP26-03 Final Plat Lex Estates

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*Final plat proposed for a 13.3-acre tract consisting of 18 single family lots and one lot containing detention and mailboxes, located East of Robins Road and South of Graham Road. This plat was originally approved at the July 2022 planning commission meeting under PP22-07.*

## PLANNING COMMENTS

Reviewed by Sarah Curry
Date Reviewed: 07.30.26

### Standard Comments

1. This Final Plat has been given the number FP26-03. This number should be placed on the plat and all future correspondence and plats pertaining to this Final Plat *(standard comment).*
2. Please list/display all associated waivers by their Springdale Planning Department project number *(standard comment).*
3. Submit a PDF file of the Plat along with written comment responses with resubmission *(standard comment).*
4. All comments from the utility companies and other city departments must be addressed prior to approval *(standard comment).*
5. Noted: L202500604 is a general utility easement.
6. Noted: No Common Areas, Monument sign, Subdivision Fencing, or POA is proposed for subdivision.
7. Noted: Lot 1 is to be privately owned and maintained.
8. Noted: Lot 19 has been developed, previous septic removed and sewer connection made.
9. Noted: Additional ROW is to be acquired.
10. Noted: GIS must approve street names and verify legal description prior to City Council.

### Project-Specific Comments

11. Cover Sheet; add “planning commission” on the secretary signature line.
12. Provide notary block(s).
13. Engineer of Record indicated there are not any common areas proposed for the subdivision, directly contradicting Note 7 which states there is. Please clarify and revise.
14. Add note that no fences may be constructed within drainage easements.
15. Add rear setback label for Lot 3.
16. Clearly define drainage easement limitations on Lot 18, Lot 19, confirm there is not one for Lot 1.
17. Prior to City Council, ROW improvements must be inspected and approved and verified to be accurately reflected on plat.

## BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 07.30.26

Will need to show fire hydrants along Garza St. prior to signing final plat.

## ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 07.30.26

| | |
|---|---|
| **Final Plat Requirements Checklist and Procedure** | |
| | **FP26-03 Lex Estates** |
| | 7/27/2026 |
| **PRIOR TO SUBMISSION*** | |
| X | Submit Certificate of Substantial Completion to Engineering and Planning |
| X | Complete preliminary engineering inspection |
| | |
| | *Failure to address above items prior to submission may delay final plat review by staff |
| | |
| **PRIOR TO SIGNATURES** | |
| | Confirm streets and drainage improvements are complete. |
| | Submit surety bond, letter of credit or cash for 150% of the cost of remaining improvements. |
| | Set monuments at all subdivision corners and bearing changes as shown on plat. Install metal pins in the asphalt at the center of all circles, cul-de-sacs, or radius points required for determination of lot lines. |
| | Provide required Finished Floor Elevations on final plat |
| | Submit a copy of the POA bylaws - must identify maintenance responsibilities for common property, detention facilities, amenities, etc. |
| | Submit As-Built plans in both .pdf and .dwg formats |
| | Submit Engineer's Certification that the subdivision was constructed according to plan and specification and according to City of Springdale Specifications |
| | Submit Detention Certificate |
| | Submit field geotechnical reports |
| | Submit Engineer's statement of cost for the street and drainage improvements with itemized list of type of improvement, quantity, and construction costs for each item |
| | Submit one-year maintenance bond for 50% of the total cost of street and drainage improvements |
| | Pay the street sign installation costs to Public Works, provide receipt |
| | Submit certification from title company that all easements for the property are shown on the final plat |
| | Submit subdivider's affidavit that all labor, material, and supply costs have been paid |
| | Complete Engineering Final Inspection |
| | Complete ROW dedication summary - see ROW Tab in this sheet |
| | |
| | **COMMENTS:** |
| | Finish punch list and pass final inspection |
| | Show minimum finished floor elevations on lots adjacent to the pond |

**FP26-06** **Spring Creek Farms, Phase III**
East of Teton Trail Avenue & North of Highway 612
Presented by James & Sarah Geurtz

**Mr. Geurtz:** I'm James Geurtz with EDA, the engineer on the project. This is a final plat for Spring Creek Farms Phase III. It's 71 lots, two detention lots, and one POA lot.

**Mr. Hussein:** Any staff comments?

**Mr. Cole then read the Planning Comments Section and Mr. Carr read the Engineering Comments Section of the Memo for FP26-06 (attached after the minutes for this item).**

**Mr. Hussein:** Okay. Any public comment? Commissioners? This will be a motion subject to staff comments.

**Mr. Philpot:** Motion.

**Mr. Couch:** Second.

**Motion for Approval of FP26-06, subject to staff comments, is voted on electronically:**
***YES:*** *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
***NO:*** *None*

**Mr. Hussein:** [This] passes nine to zero.

**Mr. Geurtz:** Thank you.

**Mrs. Tromburg:** All right. If you seek to go to council next Tuesday, [get the] revised plat and related ordinance to our office by tomorrow end of day. Thank you.

**Mr. Geurtz:** Thank you.

**The Memo for FP26-06 is attached below:**

# Memo

**To:** Planning Commission Members

**From:** Sharon Tromburg, Planning Director

**Date:** August 4, 2026

**Re:** FP26-06 Final Plat Spring Creek Farms, Phase III

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*Final plat for a 25.6-acre property located north of HWY 612, east of Teton Trail Avenue. There are 73 total lots, 2 of which are detention lots and 1 is a proposed neighborhood amenity lot. This is based off of preliminary plat PP26-04 approved at the April 2026 planning commission meeting, and was originally heard under PP24-01 at the January 2023 planning commission meeting.*

**PLANNING COMMENTS**
Reviewed by Nate Cole
Date Reviewed: 07.30.26

1. *This Final Plat has been given the number FP26-06. This number should be placed on the plat and all future correspondence and plats pertaining to this Final Plat. (standard comment)*
2. *Submit a PDF file of the Plat with resubmission. (standard comment)*
3. *All comments from the utility companies and other city departments must be addressed prior to approval (standard comment).*
4. *All items on the attached list must be satisfied prior to obtaining the Planning Director's signature on the final plat (standard comment)*
5. *Please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).*

**Planning Comments**
*Reviewed by: Nate Cole*

1. Complete bond for parking and sidewalk improvements for the proposed POA amenity lot, 129. Bond shall be finalized before approval of the final plat.
2. Consider a note regarding corner lots to ensure those properties have the ability to build 6' fences in the side yards. Unless otherwise noted, planning will see all corner lots as two front yards, restricting those fence heights to 3'.
3. Provide the parent tract legal descriptions in addition to the one provided.
4. Legal description needs to be a full metes and bounds description – not only the lot number.
5. Indicate total linear feet of street being dedicated per street classification.
6. Only one certificate of transmittal, ownership and ordinance statement is required.
7. Add a resolution that "_____ has the authority to sign on behalf of Paul Pinkley Construction Inc."
8. Remove reference to zero lot line lots as none are proposed.
9. Show side setbacks on the lots and include the line type in the legend.

## BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 07.30.26

No building or fire comments.

## ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 07.30.26

| | Final Plat Requirements Checklist and Procedure |
|---|---|
| | FP26-06 Spring Creek Farms Ph 3 |
| **PRIOR TO SUBMISSION*** | |
| x | Submit Certificate of Substantial Completion to Engineering and Planning |
| x | Complete preliminary engineering inspection |
| | |
| | *Failure to address above items prior to submission may delay final plat review by staff |
| | |
| **PRIOR TO SIGNATURES** | |
| x | Confirm streets and drainage improvements are complete. |
| n/a | Submit surety bond, letter of credit or cash for 150% of the cost of remaining improvements. |
| x | Set monuments at all subdivision corners and bearing changes as shown on plat. Install metal pins in the asphalt at the center of all circles, cul-de-sacs, or radius points required for determination of lot lines. |
| x | Provide required Finished Floor Elevations on final plat |
| | Submit a copy of the POA bylaws - must identify maintenance responsibilities for common property, detention facilities, amenities, etc. |
| | Submit As-Built plans in both .pdf and .dwg formats |
| x | Submit Engineer's Certification that the subdivision was constructed according to plan and specification and according to City of Springdale Specifications |
| x | Submit Detention Certificate |
| x | Submit field geotechnical reports |
| x | Submit Engineer's statement of cost for the street and drainage improvements with itemized list of type of improvement, quantity, and construction costs for each item |
| | Submit one-year maintenance bond for 50% of the total cost of street and drainage improvements |
| | Pay the street sign installation costs to Public Works, provide receipt |
| | Submit certification from title company that all easements for the property are shown on the final plat |
| | Submit subdivider's affidavit that all labor, material, and supply costs have been paid |
| x | Complete Engineering Final Inspection |
| | Complete ROW dedication summary - see ROW Tab in this sheet |
| | |
| | **COMMENTS:** |
| | ROW Dedication Summary is for accounting, please fill out the second tab |
| | Submit signage plan to Public Works Dept if you haven't already |
| | Provide sidewalk exhibit with dimensions for all greenspace and sidewalks for Building Dept |

**FP26-07** **Chapel Grove, Phase I**
Marchant Road & Kelly Road
Presented by OWN Engineering

**Ms. Bryant:** Good evening. I'm Lillian Bryant and with Own. this is the final plat for the Phase 1 of Chapel Grove. There's 61 lots total, 58 buildable, and three out lots, two being a detention pond, and one is a lift station. I'm happy to answer any questions you guys might have.

**Mr. Hussein:** Any staff comment?

**Ms. Curry then read the Planning Comments Section and Mr. Carr read the Engineering Comments Section of the Memo for FP26-07 (attached after the minutes for this item).**

**Mr. Hussein:** Any public comment? Commissioners? If not, it's a motion subject to staff comments.

**Mr. Couch:** Motion subject to staff comments.

**Mr. Philpot:** Second.

**Motion for Approval of FP26-07, subject to staff comments, is voted on electronically:**
***YES:*** *Couch, Hussein, Ogunyemi, Austin, Cloud, Philpot, Cardiel, Reynolds*
***NO:*** *None*
***ABSTAIN:*** *Keith*

**Mr. Hussein:** Passes eight to one [abstention].

**Ms. Bryant:** Thank you.

**Mrs. Tromburg:** All right. if you want to take this plat to City Council next Tuesday, we would need the revised plats with all the comments addressed in our ordinance in our office. So, thank you, to you and Seth. Appreciate it.

**The Memo for FP26-07 is attached below:**

# Memo

**To:** Planning Commission Members

**From:** Sharon Tromburg, Planning Director

**Date:** August 4, 2026

**Re:** FP26-07 Final Plat Chapel Grove, Phase I

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*Final plat proposed for a 36-acre property located at the northeast corner of Marchant Road and Kelly Road. This is phase I of II of the preliminary plat (PP23-12) approved at the August 1st, 2023 planning commission meeting, containing a total of 111 buildable lots. Phase I proposes 61 total lots, 58 buildable and 3 of which are unbuildable tracts. The proposed single-family lots range in size from 7,000 square-feet to 28,000 square-feet.*

## PLANNING COMMENTS

Reviewed by Sarah Curry
Date Reviewed: 07.30.26

### Standard Comments

1. This Final Plat has been given the number FP26-07. This number should be placed on the plat and all future correspondence and plats pertaining to this Final Plat. *(standard comment)*
2. Submit a PDF file of Plat with written comment responses with resubmission. *(standard comment)*
3. All comments from the utility companies and other city departments must be addressed prior to final acceptance *(standard comment).*
4. Noted: Cohesive subdivision fencing on Marchant and Kelly Road is provided for Ph. I and will be maintained by the POA.
5. Noted: Sign permit is required for proposed monument sign on Lot 11.
6. Noted: Street names must be approved by GIS prior to City Council approval.

### Project-Specific Comments

7. Update Cover Sheet to reflect Tract D within Ph. I.
8. Zoning Data should be updated to include the Ordinance number and City Council meeting date. *"Parent tract was rezoned from A-1 to SF-3 per Rezoning R23-19 at the May 2, 2023 Planning Commission Meeting and per Ordinance 5844 at the May 23, 2023 City Council Meeting"* Update the language referring to the zoning ordinance. *"Refer to Code of Ordinances of The City of Springdale"*
9. Provide an additional sheet which shows the lot lines, lot numbers, setbacks, sidewalks, and easements.
10. Revise rear setback and utility easement callouts to delineate the building setback distance and the utility easement distances.
11. Verify with Springdale Water Utilities that all easement acquisitions and notes pertaining to are agreed upon and or filed prior to City Council approval.
12. Add a note that no fences may be constructed within a drainage easement.
13. Update Legend to include street trees.
14. POA Easement shall be shown for the proposed subdivision monument sign located within Lot 11.
15. Traffic management concerns were identified with the two (2) proposed community mailbox locations, work with Staff to find a suitable location and establish associated easements.

## BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 07.30.26

No building or fire comments.

## ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 07.30.26

| | Final Plat Requirements Checklist and Procedure |
|---|---|
| | FP26-07 Chapel Grove Ph 1 |
| **PRIOR TO SUBMISSION*** | |
| x | Submit Certificate of Substantial Completion to Engineering and Planning |
| x | Complete preliminary engineering inspection |
| | |
| | *Failure to address above items prior to submission may delay final plat review by staff |
| | |
| **PRIOR TO SIGNATURES** | |
| | Confirm streets and drainage improvements are complete. |
| | Submit surety bond, letter of credit or cash for 150% of the cost of remaining improvements. |
| | Set monuments at all subdivision corners and bearing changes as shown on plat. Install metal pins in the asphalt at the center of all circles, cul-de-sacs, or radius points required for determination of lot lines. |
| | Provide required Finished Floor Elevations on final plat |
| | Submit a copy of the POA bylaws - must identify maintenance responsibilities for common property, detention facilities, amenities, etc. |
| | Submit As-Built plans in both .pdf and .dwg formats |
| | Submit Engineer's Certification that the subdivision was constructed according to plan and specification and according to City of Springdale Specifications |
| | Submit Detention Certificate |
| | Submit field geotechnical reports |
| | Submit Engineer's statement of cost for the street and drainage improvements with itemized list of type of improvement, quantity, and construction costs for each item |
| | Submit one-year maintenance bond for 50% of the total cost of street and drainage improvements |
| | Pay the street sign installation costs to Public Works, provide receipt |
| | Submit certification from title company that all easements for the property are shown on the final plat |
| | Submit subdivider's affidavit that all labor, material, and supply costs have been paid |
| | Complete Engineering Final Inspection |
| | Complete ROW dedication summary - see ROW Tab in this sheet |
| | |
| | **PLAT COMMENTS:** |
| | Update Street Classification Info - streets are considered just "local" |
| | Please show the dedicated street information on the next tab on this spreadsheet |
| | Add note that Lots 47-57 shall not have access to Marchant Road |
| | Provide sidewalk exhibit with dimensions for all greenspace and sidewalks for Building Dept |
| | Submit signage plan to Public Works Dept if you haven't already |

***X. Large Scale Developments***

**L26-12** **I-49 Industrial Park, Phase VI**
South of 5564 Chief Truman Brewer Street
Presented by Michael Clotfelter, Halff Associates, Inc

**Mr. Clotfelter:** Good evening. Mike Clotfelter with Halff Associates representing Crossland in the I-49 Industrial Park Phase VI. This is a Large-Scale Development project located on approximately ten acres. It's on the west side of Chief Truman Brewer Street. Site's currently zoned W-1 Warehouse District. We're proposing a 151,200 square foot warehouse. Access will be provided on the northeast, northwest, and southeast portions of the site. Stormwater detention will be provided by an existing regional detention facility that's currently serving the I-49 Industrial Park. There'll be a public water main that circles the site. It'll tie into the existing water main located along the north side. Sewer will be provided by an existing public main located along the northwest portion of the site. If you have any questions, I'll be happy to answer them.

**Mr. Hussein:** Thank you. Staff comments?

**Mr. Cole then read the Planning Comments Section and Mr. Carr read the Engineering Comments Section of the Memo for L26-12 (attached after the minutes for this item).**

**Mr. Hussein:** Any public comment? Commission?

**Ms. Keith:** Are these types of projects required to provide photometrics?

**Mrs. Tromburg:** It's in W-1, it's not. The commission could potentially request it, if they want it, but, they [are not] required to adhere to commercial sign standards.

**Ms. Keith:** My main concern is, I know that we have had concerns from the neighborhood across the street with lighting on other buildings in the area. I would strongly encourage any lighting on and around the building to be full cut off and meet the typical lighting design standards.

**Mr. Clotfelter:** Yes, ma'am. We submitted, some cut sheets today to Planning.

**Mr. Hussein:** If there are no other comments, it's a motion subject to staff comments.

**Mr. Cloud:** So motion.

**Dr. Ogunyemi:** Second.

**Motion for Approval of L26-12, subject to staff comments, is voted on electronically:**

***YES:*** *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

***NO:*** *None*

**Mr. Hussein:** [It] passes nine to zero.

**The Memo for L26-12 is attached below:**

# Memo

**To:** Planning Commission Members

**From:** Sharon Tromburg, Planning Director

**Date:** August 4, 2026

**Re:** L26-12 Large Scale Development I-49 Industrial Park, Phase VI

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*Large scale development proposed for a 10.22-acre property located south of 5564 Chief Truman Brewer Street. This is building 6 of the I-49 Industrial Park development, however it is not a part of the platted I-49 Industrial Park subdivision. The project proposes one 151,000 SF warehouse.*

**PLANNING COMMENTS**
Reviewed by Nate Cole
Date Reviewed: 07.30.26

***Standard Comments***

1. *This Large-Scale Development Plan has been given the number L26-12. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development. (Standard comment)*
2. *Submit PDF files at time of resubmission. (Standard comment)*
3. *A written response to all comments is required with resubmission. (Standard comment)*
4. *On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (Standard comment)*
5. *All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (Standard comment)*
6. *In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Exceptions are outlined here. (Standard comment).*

**Planning Comments**
Reviewed by: Nate Cole
Date: 07.27.26

1. Indicate adjacent subdivisions by file number or book-page. Include those east of Truman Brewer Street.
2. 4 loading spaces are required measuring 12X30'. Indicate loading space areas on the plans. Loading space requirements are linked here.
3. Include details on existing trees and landscaping – including number, size and species, in order to count it towards your perimeter landscaping requirements.
4. Add diagonal parking standard details.
5. Prior to CO, informal plat LS24-46 to combine the three parent tracts will need to be resolved.

## BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 07.30.26

No actionable comments.

## ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 07.30.26

**PROJECT: L26-12 I-49 Industrial Phase VI**
**REVIEW DATE:** 7/24/2026

**STANDARD COMMENTS**
*(no response required)*

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
- Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
    - This note is left in place throughout the design process to ensure that access is maintained.

****Please note new ROW permitting process****

- Work in city ROW associated with a development plan shall receive a ROW Permit from the Engineering Department prior to construction.
- A performance bond must be provided for any work in city ROW including street or curb cuts, utility bores, asphalt and concrete work, storm drainage installation or alteration, etc. A cost estimate for this work shall be reviewed and approved by the Engineering Department prior to issuance of any ROW permits.
- A maintenance bond for all ROW work shall be provided to Engineering at the end of the project prior to Certificate of Occupancy.
- Any sidewalk or street closures require a Work Zone Permit from the Engineering Department.
- A traffic management plan and dates of closure must be submitted to Engineering prior to issuance of Work Zone Permit.

**PROJECT SPECIFIC COMMENTS**

1. **Chapter 106 – Stormwater Drainage**
   *(Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)*
   - Submit signed and stamped drainage report

2. **Chapter 112 – Subdivisions**
   *(Code 1973, § 30-1)*
   - If parcels are not going to be combined, need to provide access easements

## EROSION CONTROL COMMENTS – Reviewed by Chris Herrera

**PROJECT: L26-12 I-49 Industrial Park Ph. VI**
**REVIEW DATE:** 7/28/2026

**STANDARD COMMENTS**

- Projects with disturbed areas greater than 0.5 acres must apply for a Grading Permit. Submit the following via iWorq Portal: https://springdalear.portal.iworq.net/portalhome/springdalear
    - Application
    - Stormwater Pollution Prevention Plan (SWPPP)
    - Notice of Coverage (5 acres or larger) or Automatic Site Coverage (under 5 acres)

- Submit Grading Permit fee to the City Clerk's office
    - $250 for sites under 1 acre
    - $500 for sites 1 acre and larger

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

**PROJECT SPECIFIC COMMENTS**

**3. Chapter 106 – Stormwater Drainage**

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

- *106.9.7* - Channel Lining Design.
    - Temporary linings and check dams are required in accordance with an approved SWPPP throughout any project.

- *106.10.5.2.1* - Temporary Construction Entrances.
    - Construction entrance must be a minimum of 50' long and 12' wide.
    - Required at all locations where construction traffic moves to public road or other paved areas.

**4. Chapter 107 – Stormwater Pollution**

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

- The silt fence is shown to partially go down the bank of the detention pond, must be kept out of the detention pond.
- Will the silt fence down to the pond be enough? Looks like contours show about a 20ft drop to the lowest point.
- *107.1* - Show & Label all temporary construction stockpiles, parking, entrances, egress, roads, or access as "Temporary" on the Grading or Erosion Control Plan.
    - Add the word "Temporary" to all the items that are intended to be removed at the completion of the project.

**L26-13** **Lincoln Drive Warehouse**
SE Corner of Moody Avenue & Lincoln Drive, East of N. Thompson Street
**B26-87** Variance from Frontage Landscaping Requirements
**W26-35** Waiver from Street Improvements on N. Thompson Street, Lincoln Drive & Future Collector Street
Presented by Mary Salmonsen, Kimley-Horn & Associates, Inc.

**Ms. Salmonsen:** Hey everyone, good evening. My name is Mary Salmonson with Kimley-Horn. We are here for approval of our LSD that we've been working with City Staff on. The project is 49 acres located adjacent to the A&M Railroad. It will be north of the new ARDOT Highway 612 bypass project, south of Moody Avenue, and east of Lincoln Drive. The project is a 220,000 square foot delivery station warehouse. It's got fleet vehicle parking for delivery vans on the east and west sides of the building. On the south side, we have an associate vehicle parking lot, and those will be employees working inside the building during the day. And then on the north side, there is a truck court, a small truck court for the trucks bringing in pre-packaged, pre-labeled packages to be delivered. In addition to the warehouse facility itself, the project does propose two collector roadways dedicated to the city for access to the property. Those are roadway A and Lincoln Drive that you can see there in the exhibit. In addition, we are proposing a deceleration lane on North Thompson to help move traffic off of the North Thompson Highway and headed into the facility. In addition to the roadways, the project does propose extensive public water and sanitary sewer improvements that will run from Apple Blossom south to the property, and the water will extend all the way down to the ARDOT highway coming through. SWU does have a new project that will be tying in there. The sewer and water will serve the surrounding adjacent parcels that are undeveloped as well as those collector roadways that we're proposing. We are also working with the adjacent property owners, one being the City, to install offsite drainage improvements that will drain our site from our detention pond, which is located there on the north, you can see in the exhibit, and it'll drain north to the culvert that goes under Apple Blossom. In addition to the LSD, we are working on an informal plat with the City to revise lot lines. We have prepared and submitted a traffic impact study for the development as well as a drainage report. I am here for any questions.

**Mr. Hussein:** Any staff comments?

**Ms. Curry then read the Planning Comments Section and Mr. Carr read the Engineering Comments Section of the Memo for L26-13 (attached after the minutes for this item).**

**Mr. Hussein:** Any public comment? Commissioners?

**Ms. Keith:** Just a quick question because I didn't see it specifically noted on here. The heights of those pole lights in the parking, do you know?

**Ms. Salmonsen:** I don't know off the top of my head. We did submit some cut sheets for them, but I want to say around 30

**Ms. Keith:** I know 35 is the maximum. I just wanted to confirm that, you know, we're— lower is always better in my opinion, but everything else looked good to me, so.

**Ms. Salmonsen:** Yep. And we did submit site photometrics to the Planning Department as well for the whole development.

**Ms. Keith:** That's what I was talking about. They didn't indicate any heights on there.

**Ms. Salmonsen:** Okay.

**Mrs. Reynolds:** And I'm just curious, why are we asking for the waiver for the street improvements?

**Ms. Salmonsen:** Yes. So, for the street improvements, these collector roadways will serve multiple parcels, and we feel that it's better suited for the future parcels to install those. Just so they can coordinate driveway locations, utilities, grading, etc. We don't want to install them just for them to be later ripped out or demoed.

**Mrs. Reynolds:** Would we want to do, maybe a payment in lieu on that, if don't know what's going to be there yet, so that we encourage sidewalks?

**Ms. Salmonsen:** It's something that we can take back to discuss with our clients. We are— our development, the warehouse side, is building its sidewalk and street trees with the roadway as well. So, it'd just be the sidewalks and street trees that are adjacent to the undeveloped parcels that won't have them in the meantime.

**Mr. Cloud:** Is all this parking for this phase, only? Or is it also for future phases?

**Ms. Salmonsen:** No, it's for this phase only. They—

**Mr. Cloud:** How many spaces are there? I'm just curious.

**Ms. Salmonsen:** There's just one phase. There's no future phases.

**Mr. Cloud:** How many parking spaces?

**Ms. Salmonsen:** We do have 948 stalls for the vans and those are in the east and west lots and then there are about 250 automobile parking stalls.

**Mr. Cloud:** Got it. Thank you.

**Mr. Hussein:** If there are no other comments, we're going to start with the variance. That'd be a call for the vote.

**Mr. Cardiel:** Call for the vote.

**Approval of B26-87 is voted on electronically:**
***YES:*** *Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel,*
***NO:*** *Couch, Reynolds*

**Mr. Hussein:** [This] passes seven to two. We'll take up the waiver next. That is a motion to forward to Council with recommended recommendation of denial or approval of the request for a waiver.

**Ms. Keith:** Recommend forward to Council for approval.

**Mr. Cloud:** Second.

**A Motion to Forward W26-35 to City Council with Recommendation for Approval is voted on electronically:**
***YES:*** *Austin, Keith, Cloud, Cardiel*
***NO:*** *Couch, Hussein, Ogunyemi, Philpot, Reynolds*

**Mr. Hussein:** That does not pass. Does anyone want to make a motion to the counter? Or just leave it? Last will be the Large Scale. It's a motion subject to staff comments.

**Mr. Cloud:** So motion.

**Dr. Ogunyemi:** Second.

**Mrs. Tromburg:** Hold on one— for the waiver procedure?

**Mr. Harlan:** Yeah, for clarity's sake for the waivers, would y'all vote up or down on whether to forward it at all to City Council, please?

**Mr. Hussein:** To forward it at all, or do you want “forward recommending denial” since that was essentially the outcome of the vote?

**Mr. Harlan:** The idea is, are y'all denying the waiver request or are y'all going to forward it on to City Council? And so just a yes or down vote— up or down on that would be helpful. It— a recommendation is immaterial to what I'm seeking, Chris. I know I'm not being very clear, but I just—

**Mr. Hussein:** Understood. Thanks, Council.

**Mrs. Tromburg:** Are we sending a resolution to Council whether it's a up or down vote?

**Mr. Harlan:** Correct.

**Ms. Keith:** My understanding is that we're— the recommendation is to forward it regardless. In the training that I've received, recommending for approval is always recommended so that it's very clear what the outcome is. So, I think it's forwarding either way, and we're saying our opinion is as a group to deny it.

**Mr. Hussein:** Is that good with you, Garrett, or you need more?

**Mr. Harlan:** It's fine with me as long as you understand you're going to take it to Council, Sharon. Okay.

**Mrs. Tromburg:** We're improving our processes as we go. Thank you, everybody.

**Mr. Harlan:** I'm going with Jennifer, so thank you.

**Mr. Philpot:** Can we redo this vote then just so we're clear on what this—

**Mr. Hussein:** This is on the large scale.

**Motion for Approval of L26-13, subject to staff comments, is voted on electronically:**
***YES:*** *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
***NO:*** *None*

**Mr. Hussein:** [It] passes nine to zero.

**Ms. Salmonsen:** Thank you.

**Mrs. Tromburg:** Staff will prepare the waiver— the resolution for the waiver to go to City Council on the twenty-fifth.

**Ms. Salmonsen**: Okay, thank you.

**The Memo for L26-13 is attached below:**

# Memo

**To:** Planning Commission Members

**From:** Sharon Tromburg, Planning Director

**Date:** August 4, 2026

**Re:** L26-13 Large Scale Development Lincoln Drive Warehouse

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*Large scale development proposed for an approximate 50-acre property located east of N. Thompson Street, southeast of Lincoln Drive and Moody Avenue. The project proposes a 218,628 SF warehouse with an associated accessory maintenance building. Public street improvements to Lincoln Drive and the dedication of a future public street are proposed. There is one associated variance (B26-87) from frontage landscaping requirements and a waiver (W26-35) from street improvements along existing and proposed roadways.*

## PLANNING COMMENTS

Reviewed by Sarah Curry
Date Reviewed: 07.30.26

### Standard Comments

1. This Large-Scale Development Plan has been given the number L26-13. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development *(standard comment).*
2. Submit PDF files and written comment responses at time of resubmission *(standard comment).*
3. On the cover page, please list/display all associated variances/waivers by their Springdale Planning Department project number *(standard comment).*
4. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground *(standard comment).*
5. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans *(standard comment).*
6. Noted: No outdoor storage is proposed.
7. Noted: Parcel number and legal description to be updated once informal plat LS26-20 is finalized.

### Project-Specific Comments

1. Update Site Data Table to reflect zoning setbacks within General Site Data.
2. If the parking spaces within the office parking lot do not meet minimum dimensions of 9’ x 19’ then the parking spaces shall be shown as compact spaces. Ordinance allows for up to 20% of total spaces to be compact.
3. Update Overall Landscaping plan site data table as it states incorrect zoning classification, a contradicting total site acreage, and needs to be updated to accurately reflect the frontage landscaping requirements.
4. Variance B26-87 has been submitted for frontage landscaping requirements, required tree count is accounted for on-site with proposed relocations.

## BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 07.30.26

All building and fire comments addressed.

## ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 07.30.26

**PROJECT: L26-13 Lincoln Drive Warehouse**
**REVIEW DATE:** 7/27/2026

**STANDARD COMMENTS**
*(no response required)*

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
- Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
    - This note is left in place throughout the design process to ensure that access is maintained.

****Please note new ROW permitting process****

- Work in city ROW associated with a development plan shall receive a ROW Permit from the Engineering Department prior to construction.
- A performance bond must be provided for any work in city ROW including street or curb cuts, utility bores, asphalt and concrete work, storm drainage installation or alteration, etc. A cost estimate for this work shall be reviewed and approved by the Engineering Department prior to issuance of any ROW permits.
- A maintenance bond for all ROW work shall be provided to Engineering at the end of the project prior to Certificate of Occupancy.
- Any sidewalk or street closures require a Work Zone Permit from the Engineering Department.
- A traffic management plan and dates of closure must be submitted to Engineering prior to issuance of Work Zone Permit.

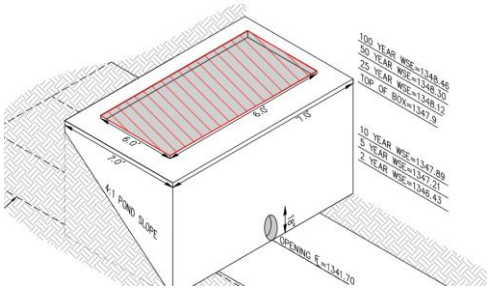
**PROJECT SPECIFIC COMMENTS**

1. **Chapter 106 – Stormwater Drainage**
   *(Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)*

- Provide a legal description of the drainage easement to be dedicated on city property to take to city council for approval.
- On the top of the detention pond outlet, will there be a grate or area inlet top for the overflow at 1347.9'? Am I interpreting this drawing correctly that the top is open?

| Pond 1 Summary Table | | | | |
|---|---|---|---|---|
| Storm Event | Inflow (cfs) | Outflow (cfs) | WSE (ft) | Storage (ac-ft) |
| 2-YR | 211 | 17 | 1346.4 | 6.09 |
| 5-YR | 246 | 19 | 1347.2 | 8.37 |
| 10-YR | 273 | 20 | 1347.9 | 10.19 |
| 25-YR | 314 | 28 | 1348.1 | 11.77 |
| 50-YR | 352 | 41 | 1348.3 | 12.44 |
| 100-YR | 386 | 54 | 1348.5 | 12.98 |

1. Pond sizing was completed using Modified Rational Method
2. Pond 1 outfall consists of 1 - 18" orifice @ invert 1341.7' and a 20' broad crested weir @ invert 1347.9'




- Submit a PDF of the signed and sealed Drainage Report to Engineering.
- If a trickle channel is not provided, the bottom of the pond should be minimum 2% slope to drain properly.

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

*(Ord. No. 3258, § 1, 11-12-02)*

- All street sections shall be determined by formal design with geotechnical analysis. Submit detailed sections prior to construction.
- Submit approved ARDOT permit prior to construction
- *110.31* - Sidewalks are required along ROW line for all public streets. This also includes a 10' sidewalk on Hwy 71B. (waiver requested)
- Street trees are required for all public streets (waiver requested)
- Apron should be concrete to the ROW on commercial drives off of Lincoln Dr. Northernmost driveway still shows asphalt apron in ROW
- Collector section needs to extend to the north property line and then taper back down in the existing Lincoln Dr ROW.
- Provide typical sections for all streets
- Ensure that any hydrants are set at least 4' from future sidewalk on the public streets
- Roadway lighting shall be 3000-4000K
- Streetlight that is placed at the corner of Moody Ave and Lincoln Drive needs to be a more appropriate fixture for a local street/residential subdivision. Recommended brightness approx. 6800 lumens.

**L26-15** **La Dama Afortunada**
1210 S. Thompson Street
**B26-85** Variance from Commercial Design Standards
(A) Landscaping
Presented by A4Civil, PLLC

**Mr. Appel:** Thank you. Jason Appel, with A4 representing the La Dama Afortunada Large-Scale. We're proposing a 5,000 square foot liquor store with two drive-thrus on the north and south sides, which is one of the requests for the landscaping variances, and the other landscaping variance is for perimeter landscaping on the northwest and some of the south sides where future development may occur. We're screening the areas of the development adjacent to the current development plan. So, with that I'll answer any questions.

**Mr. Hussein:** Staff comments?

**Mr. Cole then read the Planning Comments Section and Mr. Carr read the Engineering Comments Section of the Memo for L26-15 (attached after the minutes for this item).**

**Mr. Hussein:** Any public comment? Commissioners? If not, we'll start with the variance. Let's call for the vote.

**Ms. Keith:** I— sorry.

**Mr. Hussein:** Yeah, go ahead.

**Ms. Keith:** I was just going to say, I know I commented on these fixtures before, the parking lot fixtures. They look more like street fixtures, maybe not necessarily the right one for this space. The photometric looks okay though, so. I guess, sorry— what I was just going to say is it's got selectable, so we want to make sure that they select a reasonable color temperature and brightness and things like that and they don't get— they look hinged, like they could be hinged and a lot of times that leads to them getting mounted like this [motions to show an upward hinge/face], so that's my biggest concern is it's not a fixed fixture.

**Mr. Appel:** Okay. We'll pass it along.

**Mr. Philpot:** And you're asking a variance on landscaping, so what landscaping are they doing? What landscaping are you asking to not be doing?

**Mr. Appel:** We're just not asking for the foundation landscaping on the north and south sides where the driveways are— or the drive-thrus for the building are. And then we've shown future perimeter trees for when the site's fully developed and so we'd like to do those trees at that time instead of with this development is the request.

**Mr. Philpot:** And if we grant this variance, do they not have to do it on the future development then? Question mark.

**Mrs. Tromburg:** Well, I presume we're only looking at the delineation of this first phase. So, if they were to come back with a second one, we would we'd have to look at it again.

**Mr. Appel:** The reason for the request from my understanding from staff was that we wanted to show it so that it's there for future reference, but we just don't want to put them in at this time.

**Mr. Philpot:** And when this is built, I guess, are they going to have— this is, again they're just going to go now and tear down the motel that's there and rebuild the liquor store? Is that that's their plan, I'm assuming?

**Mr. Appel:** Yeah. I mean, I'm sure with the second phase of development we'll come back. Our intention is just to build the parking in the liquor store at this time.

**Mr. Hussein:** If no other comments, it's is a call for the vote on the variance.

**Mr. Philpot:** Call for the vote.

**Approval of B26-85 is voted on electronically:**

***YES:*** *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

***NO:*** *None*

**Mr. Hussein:** Passes nine to zero. The large scale will be a motion subject to staff comment.

**Mr. Cloud:** So, motion.

**Dr. Ogunyemi:** Second.

**Motion for Approval of L26-15, subject to staff comments, is voted on electronically:**

***YES:*** *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

***NO:*** *None*

**Mr. Hussein:** Also passes nine to zero.

**Mr. Appel:** Thank you.

**The Memo for L26-15 is attached below:**

# Memo

**To:** PLANNING COMMISSION MEMBERS

**From:** Sharon Tromburg, Planning Director

**Date:** August 4, 2026

**Re:** L26-15 Large Scale Development La Dama Afortunada

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*Large scale development proposed for a 1.98 acre property located south of 1208 S. Thompson Street for a liquor store with a drive through. This is phase I of a multi-phase commercial development. There is one linked variance (B26-85) from Commercial Design Standards and a waiver (W26-37) from street improvements along S. Thompson Street.*

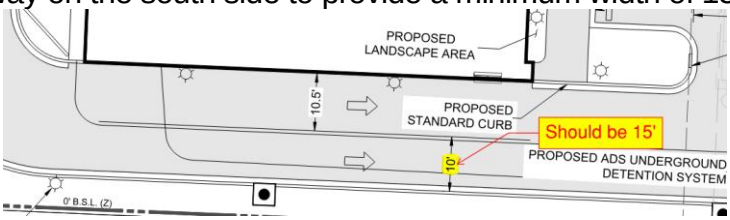
**PLANNING COMMENTS**
Reviewed by Jenny Neel
Date Reviewed: 07.30.26

***Standard Comments***

1. *This Large-Scale Development Plan has been given the number L26-15. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development. (Standard comment)*
2. *Submit PDF files at time of resubmission. (Standard comment)*
3. *A written response to all comments is required with resubmission. (Standard comment)*
4. *On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (Standard comment)*
5. *All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (Standard comment)*
6. *In all residential, commercial, and industrial developments submitted after August 30, 2007, all utility wires, lines, and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Exceptions are outlined here. (Standard comment).*

**Planning Comments**
Reviewed by: Jenny Neel
Date: July 29, 2026

7. Revise the driveway on the south side to provide a minimum width of 15 feet.



8. Perimeter landscaping is required in accordance with Chapter 56. Although perimeter landscaping is proposed as part of a future phase, that phase is not included in this review. ***A variance has been requested.***
9. The landscape strip within the right-of-way shall be a minimum of 10 feet wide. Because the existing ARDOT pavement prevents the required 10-foot landscape strip from being provided, a waiver from this requirement will be required.
10. Show the irrigation system or the location of hose bibs for all landscaped areas.

## Commercial Design Standards Comments

*This development must comply with the City of Springdale Commercial Design Standards, or a variance is required.*

**Site Layout**
**Pedestrian Flows**

11. Foundation landscaping is required along the north and south sides of the building. Revise the plans to provide the required foundation landscaping. ***A variance has been requested.***

**Screening**

12. The proposed HVAC screening only partially screens the mechanical equipment. Consider providing additional landscaping, taller screening, or other compatible design features to fully screen the equipment from public view. Since the west façade will be visible to the public from the future development, revise to better integrate the screening into the overall building design.

## BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 07.30.26

All comments addressed.

## ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 07.30.26

**PROJECT: L26-15 La Dama Afortunada**
**REVIEW DATE:** 7/24/2026

**STANDARD COMMENTS**
*(no response required)*

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
- Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
    - This note is left in place throughout the design process to ensure that access is maintained.

****Please note new ROW permitting process****

- Work in city ROW associated with a development plan shall receive a ROW Permit from the Engineering Department prior to construction.
- A performance bond must be provided for any work in city ROW including street or curb cuts, utility bores, asphalt and concrete work, storm drainage installation or alteration,

etc. A cost estimate for this work shall be reviewed and approved by the Engineering Department prior to issuance of any ROW permits.
- A maintenance bond for all ROW work shall be provided to Engineering at the end of the project prior to Certificate of Occupancy.
- Any sidewalk or street closures require a Work Zone Permit from the Engineering Department.
- A traffic management plan and dates of closure must be submitted to Engineering prior to issuance of Work Zone Permit.

**PROJECT SPECIFIC COMMENTS**

1. **Chapter 106 – Stormwater Drainage**
*(Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)*

- Provide finalized construction details for ADS system

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

- Submit approved ARDOT permit prior to construction

## EROSION CONTROL COMMENTS – Reviewed by Chris Herrera

**PROJECT: L26-15 La Dama Afortunada**
**REVIEW DATE:** 07/30/2026

**STANDARD COMMENTS**

- Projects with disturbed areas greater than 0.5 acres must apply for a Grading Permit. Submit the following via iWorq Portal: https://springdalear.portal.iworq.net/portalhome/springdalear
    - Application
    - Stormwater Pollution Prevention Plan (SWPPP)
    - Notice of Coverage (5 acres or larger) or Automatic Site Coverage (under 5 acres)

- Submit Grading Permit fee to the City Clerk's office
    - $250 for sites under 1 acre
    - $500 for sites 1 acre and larger

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

**PROJECT SPECIFIC COMMENTS**

- Will the whole site be mass graded or just the first phase that is being built?

3. **Chapter 107 – Stormwater Pollution**
*(Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)*
- *107.1* - Show & Label all temporary construction stockpiles, parking, entrances, egress, roads, or access as "Temporary" on the Grading or Erosion Control Plan.

    - Add the word "Temporary" to all the items that are intended to be removed at the completion of the project.
- *107.3.C.1* - Phasing on larger construction sites 5 acres or more must be utilized to allow only disturbance on near term construction areas. Construction sites requiring cutting and filling must be seeded once the cutting and filling activity is finished.

*XII. Board of Adjustments*

**B26-60** **James K. & Alison P. Bloodworth**
3405 Diana Street
Variance for Parking of Motor Vehicles in Rear Yard
Presented by Top Hat Chimney & Roofing

**Mr. Gabbard:** My name is Matt Gabbard. I'm with Top Hat Chimney & Roofing, and I'm here representing the Bloodworths. They're wanting to put a carport in and it's on the side of the house. It's set up now where, I guess, according to the [code], it's showing in the backyard. They're just wanting to put a carport in, and they're going to put a driveway in, and then be able to park under it, and that's what I'm just needing to get approval to be able to park in there.

**Mr. Hussein:** Any comments from staff? Public? Commissioners?

**Mr. Philpot:** Where exactly is it in adjacent to, like on the right side where that

**Mr. Gabbard:** See where that truck is on the right?

**Mr. Philpot:** Yeah.

**Mr. Gabbard:** We're going to put a carport leaning off his house. And we're paving it right through there. It's gravel currently, and then we just want to be able to park there because, I guess, according to the [code], it's saying that it's in the backyard, but it's not technically in the backyard, and they just want to be able to park their cars in the carport.

**Mr. Philpot:** Will they also need like a setback variance for this? Because that's like right up next to someone's property.

**Mr. Gabbard:** It's eight feet from the neighbor's fence on the— that you see on the right-hand side, it's eight feet over is where it'll stop at. So, that's where the eve of the carport will be

**Mr. Couch:** So, I guess this is the only thing—

**Mr. Stith:** I may need [to provide] some clarity. Neighborhood Services has ruled or they've determined that any carport would be parking in the back or side yard if it was if it was a carport.

If it was a garage, it wouldn't make a difference. But since it's open and you can see the car, they consider that parking in the backyard. I will say we probably need to switch something or we're going to have a lot of these.

**Mr. Gabbard:** I was going to say, Mr. Bloodworth took twenty-one photos of other vehicles in that neighborhood that are parked on the side of the home also. I don't know if that helps at all, but—

**Mr. Couch:** Is this, I guess, could be the amount of concrete for the front yard. Is that a concern as well?

**Mrs. Tromburg:** It— what's the size?

**Mr. Gabbard:** We are going to do a concrete driveway and attach it to that.

**Mrs. Tromburg:** And, you are capped at forty percent of that front yard area. And then we get into, is it part of the forty percent because is it part of the front yard? But yes, there is a limitation on how much impervious you can have in the front. And so, that will be a safeguard that we look at throughout this.

**Ms. Curry:** If this variance is approved, Engineering is going to encourage you to apply for a driveway expansion permit. And through that review of that application, they will determine if that forty percent threshold is met or not.

**Mr. Gabbard:** Okay.

**Mr. Cloud:** Are you requiring it or encouraging it?

**Ms. Curry:** Well, it depends on if you vote yes, Mark.

**Mr. Cloud:** Well, I don't know that one has to do with the other. I'm okay with the carport.

**Ms. Curry:** Yes, they will have to apply for a driveway expansion permit.

**Mr. Cloud:** Are you good with that, if we vote yes for this request that you will go through procedures to make sure we're not exceeding the driveway?

**Mr. Gabbard:** Yeah, sure will.

**Mr. Cloud:** Okay, thank you.

**Mr. Hussein:** If there are no other comments,

**Dr. Ogunyemi:** Call for the vote.

**Approval of B26-60 is voted on electronically:**

***YES:*** *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

***NO:*** *None*

**Mr. Hussein:** [This] passes nine to zero. Thank you.

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**B26-73** **Clintina Floyd**
4803 Bonita Place
Variance for Reduction of Front Setback from 10' to 1'
Presented by Clintina Floyd

**Ms. Floyd:** Good evening. Clintina Floyd, 4803 Bonita Place. I want to reduce my front setback from ten feet to really one foot or even three feet. Any questions regarding my application?

**Mr. Hussein:** Anyone from staff?

**Ms. Floyd:** In order to put in a carport, sorry.

**Mr. Hussein:** Any public comment? Commissioners?

**Mr. Philpot:** Didn't we see this last month, correct?

**Mrs. Tromburg:** We did. We did and I did not work directly with you, but from what I understand that we worked with staff and came back with area that would potentially work. Do we know what the difference is from your first proposal to now? What are the changes?

**Ms. Floyd:** Yes, my first proposal was from twenty-five feet to ten feet. So, now that I've learned what the front setback is, ten feet is— I really won't have enough room for my car. So, I had to submit a new variance application to reduce it from the ten [feet] to, I would like to do one or three feet. That way I would have a good amount of carport. Oh, good. Yeah. that will cover my whole car.

**Mr. Cloud:** So, will this be a single car carport? I'm sorry.

**Ms. Floyd:** Double.

**Mr. Cloud:** Double, two car?

**Ms. Floyd:** Yes.

**Mrs. Tromburg:** We have the aerial, Nate.

**Ms. Floyd:** Yeah, and I'm at the end of the cul-de-sac, which is what's killing me on the ten feet because it's behind the curve and I go ten feet up. And it's like, practically nothing there if I do that. So, if I can reduce it from the ten to one or three, I'll be good.

**Mr. Philpot:** And correct me if I'm wrong, but just looking at the aerial, there's kind of like a natural drop-off with the drainage there in between you and your neighbor, right?

**Ms. Floyd:** Yes.

**Mr. Philpot:** Okay.

**Ms. Floyd:** I'm not going to go all the way to the curb. I've talked to a contractor yesterday. I'm going to go twenty-four feet, so where the grass is on the other side of the car, and then twenty-four feet out, which will leave me two feet from the drop off or the drainage.

**Mr. Philpot:** Cool.

**Mr. Hussein:** This is a call for the vote.

**Mr. Couch:** Call for the vote.

**Approval of B26-73 is voted on electronically:**

***YES:*** *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

***NO:*** *None*

**Mr. Hussein:** [This] passes nine to zero.

**Ms. Floyd:** Thank you. And it's one or three feet or which—

**Mr. Hussein:** One is what was before us.

**Ms. Floyd:** Oh. Thank you very much.

**Mr. Hussein:** Yes, ma'am.

**Mrs. Tromburg:** So, now you can work with the building department for permitting and next steps.

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**B26-74** **Russell & Hannah Reynerson**
101 E. Henson Avenue
Variance for Increased Front Fence Height from 3' to 6'
Presented by Russell & Hannah Reynerson

**Mr. Reynerson:** Good evening. Russell Reynerson, I'm the property owner at 101 East Henson Avenue. Thanks for your consideration of the variance. The purpose of the variance is just to replace an existing six foot fence that's there. I believe it was it was there when we purchased the property in 2018 and needed to be replaced probably in 2018, but we're just getting around to it. It needs a variance because it's a corner lot and the situation of the house in the backyard means that the fence goes on, you know, out towards Turner Street there. So, the hard— the

kind of the hardship there is with code at three feet, there's no privacy. And there's— if you can see from there, even the sidewalk is a little bit higher up. So, if you're any taller than I am, you can kind of see pretty well into our backyard. So, it would be just replacing what's there. It will come just a little bit closer to the street to come in line with the neighbors fences there. And so, yeah, three-foot fence, safety concern with kids. And so, just want that to be a little bit taller, a little bit more privacy for our backyard. And it's— I drove down there from that section from Don Tyson down to Lake Fayetteville. I think this would be like the ninth variance of this type on a corner lot. So, it's consistent with the neighborhood. So, I'll field any questions.

**Mr. Hussein:** Staff comments? Public comment? Commissioners?

**Mr. Cloud:** To verify, you're not extending the fence up the house, right? You're keeping it at the at the back of the house. You're just extending it toward the street a little bit.

**Mr. Reynerson:** Yeah, so I would, it's going to be based on that, I did my best on the sketch there. But it'll come forward just a hair just to avoid basically that bush that's right there and it'll come out to be in line with that fence that up in the property, where you can't see it very well, but just to be continuous with the fence line instead of it going back and forth.

**Mr. Cloud:** Understood. You got a lot of hammock hanging trees there.

**Mr. Reynerson:** What?

**Mr. Cloud:** You got a lot of places to hang hammocks in your backyard.

**Mr. Reynerson:** Oh yeah. Hey, as much as that backyard I can get I'm taking, so.

**Mrs. Tromburg:** And the material, wood?

**Mr. Reynerson:**Yeah, cedar fence, metal posts. Modern Fence is doing it, so.

**Mr. Hussein:** This is a call for the vote.

**Mr. Cloud:** Call for vote.

**Approval of B26-74 is voted on electronically:**

***YES:*** *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

***NO:*** *None*

**Mr. Hussein:** [It] passes nine to zero.

**Mr. Reynerson:** Thank you. Thank y'all.

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**B26-75** **Morgan Clupka & Luke Fields Jr.**
1800 Joye Street
Variance for Increased Front Fence Height 3' to 6'
Presented by Morgan Clupka & Luke Fields Jr.

**Ms. Clupka:** I am Morgan Clupka.

**Mr. Fields:** I'm Luke Fields.

**Ms. Clupka:** And we have a very similar thing to the last guy.

**Mr. Fields:** Yes.

**Ms. Clupka:** Where we have a corner lot and we're wanting to— instead of doing a three-foot fence, doing a six-foot fence and it's our backyard, but it's considered a front yard because it's a corner lot.

**Mr. Fields:** And there is already an existing privacy fence there. So, we're just wanting to take it down the south side, going west and just connecting it up to it. But we want to try and go around the tree, like, to get the oak tree in our backyard. Because the other fence was just kind of stapled to it.

**Ms. Clupka:** Yeah, it grew into the existing fence.

**Mr. Fields:** It grew into the tree and it kind of ripped it all out.

**Ms. Clupka:** And the hardship is that our back window to our bedroom and our bathroom are like right there on that corner. And so, there's like no privacy, like the last guy.

**Mrs. Tromburg:** And you have a unique shaped lot. And just to confirm, this isn't going to cause any sight problems, correct Ryan, since it's on the on that curve.

**Mr. Carr:** That's correct.

**Mr. Hussein:** Any other staff comments? Public comment? Sir, please come forward state your name.

**Mr. Neal:** I'm Roy Neal and this is my wife, Janet. We live across the street from them which we're not against their fence. We just want to make sure that it does not impede the view of the road. Since it's a curve and our house is right— our driveway is right across from their backyard, and as I was turning in, I'm afraid if that fence was blocking the view. Someone coming up the road could actually incidentally hit me as I was turning into my driveway.

**Mrs. Neal:** As long as the fence is situated where the view isn't obstructed as we go around the corner, because our driveway is like basically right in that curve. It's an unusual home. So, we just want to be sure that, if you, especially if you extend it more in the back just that the view is clear, so people can see us coming and we can see them because I think you can see—

**Mr. Philpot:** Just to confirm—

**Mr. Neal:** The driveway is the next one up.

**Mr. Philpot:** Just to confirm, the fence is just going to wrap— can you go back to that last picture, Nate? It's just going to wrap around just to the left of that tree? Yes, okay. Yeah. Okay. Is that your driveway right there behind it or the one to the right of it? To the left.

**Mrs. Neal:** Our driveway is the next one.

**Mr. Neal:** It's just before the curve.

**Mr. Philpot:** Okay. Yeah.

**Mr. Neal:** It'd obscure our view of the street as we're turning into our driveway.

**Mr. Philpot:** But there's already an existing fence kind of going down that back right now, right?

**Mrs. Neal:** Chain link.

**Mr. Philpot:** Okay. The back. Yeah.

**Mr. Neal:** If they stayed where the left of the right of the tree and came out I don't think it would be a problem. But they are wanting to put the tree in their yard. Right, Luke?

**Mr. Fields:** Right, yeah.

**Mrs. Neal:** But we would just want to be sure that there was a clear enough view

**Mr. Cloud:** Yeah, I think we already did a— did we already test that to make sure they've got sight or no?

**Mr. Carr:** Yes, that's correct. We did run those site distance calculations on it.

**Mrs. Tromburg:** And those poles that are in the picture are existing from the previous fence? Okay, so the poles are existing from the previous fence and we've determined based on that curve that it is not a sight safety issue for the fence. Just to know for—

**Mr. Hussein:** Thank you. Any other public comment? Commissioners? This is also a call for the vote.

**Mr. Cloud:** Call for vote.

**Approval of B26-75 is voted on electronically:**

***YES:*** *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

***NO:*** *None*

**Mr. Hussein:** This passes nine to zero.

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**B26-76** **Eloy & Matilde Torres Joint Revocable Trust**
3361 N. Oak Street
Variance from Minimum Frontage Requirements in an A-1 from 200' to 50.5'
Presented by Justin Reid, Bates & Associates

**Mr. Reed:** Good evening, Justin Reed with Bates & Associates, and this variance request is to go along with a lot split that we have submitted to the City. The property owners would like to split off a 3.93-acre tract kind of towards the back there. And having Logan Heights Drive just right there, contiguous and budding up right to the property, just seems like a good use of land and checks the boxes of access to public water and as well, as you know, access to a public right-of-way. So, that's pretty much sums up this variance request and I would be happy to answer any questions.

**Mr. Hussein:** Thank you. Any staff comments?

**Mrs. Tromburg:** I will note since we have the informal plat under review that typically fifty feet is not enough and not recommended for an A-1. But, typically, you don't have a piece of property that also has a connection to another public road and utilities on site. I think the property owner expressed that he had a use for the A-1. So, it's kind of an interesting setup, the A-1 actually works for the access. So basically, that the zoning— I don't know the history, if this was intentionally zoned like this or if it was a legal description error, but we are going to recognize that partial A-1 and partial SF-1. So, they're basically seeking to split it down that current zoning line.

**Mr. Cloud:** So, if the lot split is approved, this back lot will contain both A-1 and SF-1?

**Mrs. Tromburg:** Are you having some of that SF-1 on that?

**Mr. Reed:** There is a portion of SF-1, the dashed, black and white line is the approximate zoning line.

**Mrs. Tromburg:** Is there frontage for that SF-1 piece?

**Mr. Reed:** I guess the SF-1, we're kind of lumping in with the A-1, so the Logan Heights Drive would count as, you know, frontage for the back tract, which is contained within two zonings, I guess, would be the best answer.

**Mr. Cloud:** Yeah, and I—

**Mr. Cloud:** I mean, it seems like that back lot should either be SF-1 or A-1 entirely.

**Mr. Reed:** Okay.

**Mrs. Tromburg:** It doesn't meet the area regulations for the SF-1. It doesn't address the frontage of creating an SF-1 lot with that variance request, and I don't think that was addressed or sent out in the mailing letter. It was— I think it was just the A-1 frontage, correct? That was in the variance letter that you requested for.

**Mr. Reed:** Correct. The variance was for A-1 frontage, but I think that if we needed to amend the informal plat to contain only the A-1 tract, the property owners would— I could talk with them and they would most likely be amenable to that.

**Mrs. Tromburg:** So that is one option and that would be probably recommended just to keep zoning clean. Or unfortunately, you'd have to come back with a separate variance to send that mailing about the SF-1 requirements and we would hear both together.

**Mr. Reed:** Okay.

**Mr. Cloud:** Or you could table it and bring it back next month once you figure out “Can you do that?” Can we table it?

**Mrs. Tromburg:** You want if you know what the property owner wants, right? If he's comfortable with just the frontage for the A-1 and then the informal plat, you move that property line to that. I mean, if—

**Mr. Reed:** I believe that the property owners as well as another family member are here. If I could request that they come up. Eloy and Matilde and Manuel.

**Mr. Torres:** My name is Manuel Torres. And what was the question, sorry?

**Mr. Reed:** So Manuel, the suggestion here is to help this project along where we propose this tract split line, we actually make it line up with the A-1 zoning line.

**Mr. Torres:** Okay.

**Mr. Reed:** So therefore, we would take out any non-conformities on the SF-1 zoning side and have a better chance of this variance passing, not have to go to another meeting or etc. etc. So, you—

**Mrs. Tromburg:** And a single-family home is allowed by right in A-1.

**Mr. Reed:** So, shifting the tract split line over to here and then you know— and Sharon, correct me if I'm wrong, but if we do that and we wanted to come through in the future with a lot line adjustment, some other you know type of plan like that we could as long as we check all the boxes for zoning and setbacks and frontages and etc.

**Mrs. Tromburg:** Correct. If you wanted to come back with a request for the SF-1 and move that, we would just have to address the lack of frontage and then how that, like, split zoning is allowed on one tract, but we have to, kind of, address those area regulations.

**Mr. Torres:** Okay. Yeah.

**Mr. Reed:** So, we could we could shift the tract split line over to the A-1. That would handle this variance request today.

**Mr. Torres:** For the entrance here?

**Mr. Reed:** That's correct. So, if you're amenable to that I would— I would move that we can update the informal plat submittal to reflect that.

**Mr. Torres:** Yeah, I'm okay with that.

**Mrs. Tromburg:** So, the request tonight is as is on the application, the sign, the mailings, is just the variance for the A-1 frontage, and then you were going to ask staff with our administrative project of the informal plat to adjust that.

**Mr. Reed:** That's correct, yes.

**Mr. Hussein:** Any other comments? Call for the vote otherwise.

**Ms. Keith:** Call for the vote.

**Approval of B26-76 is voted on electronically:**
***YES:*** *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
***NO:*** *None*

**Mr. Hussein:** [That] passes nine to zero.

**Mr. Reed:** Thank you.

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**B26-78** **Dean's Trail Commercial**
1515 & 1517 E. Robinson Avenue
Variance from Commercial Design Standards
(A) Screening
Presented by Bates & Associates

**Mr. McCutcheon:** Good evening, everyone. My name is Hunter McCutcheon representing Bates & Associates regarding the variance request for screening requirements for the Dean's Trail Commercial Center. With this variance we are requesting the use of chain link fencing with slats for the laydown yard area directed or located south of the site. Along with this we are also proposing no column breaks with this, as it is a chain link fence. As I previously stated the storage yard is located on the south side of the site behind the principal structure. It shouldn't be seen from any public roadways and I believe that there is existing chain link fence in areas around the site as it stands currently and I'm happy to answer any questions you have about this. Thanks.

**Mrs. Tromburg:** So, to provide some context because I think we're all familiar with this project as of the even the last meeting. So, this comes about— I may ask staff, Sarah, to elaborate on a little bit because she has been— but this is the result of a Bill of Assurance because of a variance that the project and applicant requested in March. And so, this is a result of not wanting to meet that Bill of Assurance and asking for a variance. I think, Sarah, do you have any more context for this?

**Ms. Curry:** Just to add that the developer signed and notarized his signature in March of this year, that he would meet those Commercial Design Standards for screening requirements.

**Mr. Cloud:** Thank you.

**Mr. Hussein:** Any other staff comment? Comment from the public? Commission?

**Mr. Cloud:** Call for the vote.

**Ms. Curry:** I would like to ask for clarification. If this variance were to be approved tonight is the— I guess we can't go back to the site plan now. But as the site plan was shown just now, thank you— is that the location that the developer is wanting chain link fence with slats and no breaks?

**Mr. McCutcheon:** Yes ma'am that outline is roughly correct. I believe, looking at it this way, as it is presented on the screen, the bottom portion of that storage yard area would be moved a little bit to the north. It's not quite as large as depicted on the screen.

**Ms. Curry:** And then the last time we met, which was last month, we discussed cutting off the [highway] 265 access to this property. The barricades that were placed, which were seen in the photos that were shown on the slideshow, would those concrete barricades be moved to the south to prevent vehicles coming to and from [highway] 265 and— or the property behind this development.

**Mr. McCutcheon:** Yes, ma'am. Once this is completed, these barricades would be moved to block access to [highway] 265 on the south side of the site.

**Ms. Curry:** Will you please confirm that if and when that [highway] 265 access is paved, those barricades would be removed?

**Mr. McCutcheon:** Yes, ma'am.

**Ms. Curry:** Thank you.

**Mr. Cloud:** The call for vote for this still stands.

**Approval of B26-78 is voted on electronically:**
***YES:*** *Austin, Philpot, Cardiel, Reynolds*
***NO:*** *Couch, Hussein, Ogunyemi, Keith, Cloud*

**Mr. Hussein:** This does not pass, five to four. Thank you.

**Mrs. Tromburg:** You have the right to appeal this denial, by the way. You need to write a letter describing why you think the Planning Commission erred within fifteen days of this Planning Commission meeting, okay?

**Mr. McCutcheon:** Thank you.

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**B26-81** **M-Mile**
5469 Watkins Avenue
Variance for Reduction of Side Buffers from 7' to 5'
Presented by Bates & Associates

**Mr. McCutcheon:** Didn't realize I was up again. As I just said, my name is Hunter McCutcheon, representing Bates & Associates. This is the M-Mile project, and we are requesting a variance from the side buffers to go from seven feet to five feet. We're requesting this because this driveway approach from the sidewalk was recently completed a couple months back. This is a very small and tight site here, and with the seven-foot side setbacks, we're not able to get the adequate parking spaces in this area with this current layout. It's just not enough room to get the parking on the east side of the site, and so we're asking for that five foot on the east and west side as opposed to seven [feet] for the side buffers.

**Mr. Hussein:** Staff comments?

**Mrs. Tromburg:** And this was a Non-Large Scale [Development plan], right? That we saw through our office. I don't know if we have an aerial of where this is located, it is tucked right in there around the UAMS development, and so the Watkins improvements definitely benefited this site. So, they did have a kind of tight area to work with.

**Mr. McCutcheon:** And I would also like to add, with this, while we are reducing our buffer area, UAMS has provided a very large buffer area adjacent to our site, so there should be sufficient room in between these properties in this area.

**Mrs. Tromburg:** This is in the southwest overlay, so they had to adhere to that. There are some elements they are not allowed to ask for a variance for, and they were able to adhere to those.

**Mr. Hussein:** Any other comment? Call for the vote otherwise?

**Mr. Philpot:** Call for the vote.

**Approval of B26-81 is voted on electronically:**
***YES:*** *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
***NO:*** *None*

**Mr. Hussein:** This passes nine to zero.

**Mr. McCutcheon:** Thank you.

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**B26-83** **Margarita Figueroa**
3434 Reynolds Avenue
Variance for Reduction of Rear Setback from 20’ to 10’
Presented by James & Sarah Geurtz

**Mrs. Geurtz:** Hello, thank you for seeing me. This property is off Reynolds Avenue, and there the—

**Mr. Hussein:** Sarah, could you tell us your name real quick? Just for the record.

**Mrs. Geurtz:** Yes, Sarah Geurtz. There is a twenty-four— sorry, twenty-foot rear setback, and property owner would like to put a covered pavilion off the back of his house ten foot into that twenty-foot setback. Now, there is a few there on along the north at ten foot, that is an easement, so he would be staying out of that.

**Mrs. Tromburg:** So, I will say that as we looked at this proposal, we saw that easement and I think it was some of the existing structures that might have posed some questions. That structure, if you go back to that aerial, building and fire were able to flag that and ask some questions. Just, do you have the one the site plan that shows the distance?

**Mrs. Geurtz:** Yes, so the property owner is here and can address that. They tell me that it's on skids, so can be moved off the easement. It's not a permanent structure there.

**Mr. Stith:** The issue is 175 square feet. It's within ten feet of the existing structure of the house. Both of which are not allowed in a portable building on skids.

**Mrs. Geurtz:** Okay.

**Mr. Stith:** So, so we're dealing with a building here that's in the utility easement that even though it can be moved, it's too close to the house, and it wasn't built with a permit, so we don't have a problem with the variance as long as the variance for the rear setback, but we do have a problem with that building still in that place. So, he either needs to not build the one building or not build the addition or tear down the other structure.

**Mrs. Geurtz:** Okay. You want to speak to that?

**Mr. Figueroa:** Hello. My name is Nestor Figueroa. And well, the building that we have, we didn't need a permit to do it because we are below the 120-foot requirement

**Mr. Stith:** Okay, it's scaled from the aerial and is 170 [square feet].

**Mr. Figueroa:** No, because it's that the roof is square, but we cut part of it, so it's not

**Mr. Stith:** So, is the wall ten feet away from your house?

**Mr. Figueroa:** It is, yeah. Yeah, because I remember the City went once because we had it in the other side. I don't know if it was, I don't remember the name of the inspector.

**Mr. Stith:** That would have been Tom most likely.

**Mr. Figueroa:** Probably Tom, yeah. And we had to hire someone to move it to the other side. And then once we moved it, he saw that we had the ten feet

**Mr. Stith:** [We] will withdraw our opposition.

**Mrs. Tromburg:** If passed, staff would just want to double-check and make sure with building records that this—

**Mrs. Geurtz:** And I have pictures he submitted. I remember seeing that cut off and now I know why it was. So, I can send this to staff. Or you, Ed.

**Mr. Hussein:** Any other comment? This would be a call for the vote.

**Mr. Philpot:** Call for the vote.

**Approval of B26-83 is voted on electronically:**

***YES:*** *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

***NO:*** *None*

**Mrs. Geurtz:** Thank you.

***XIII. Waivers***

**W26-36** **ChemStation of the Ozarks**
1212 ESI Drive
Waiver of Street Improvements, Public Street Light, on ESI Drive
Presented by Engineering Services, Inc.

**Mr. Lundstrum:** Mr. Chairman, Tom Lundstrum with ChemStation of the Ozarks. I'll represent myself.

**Mr. Hussein:** Go on, Tom. What do you want to do here? Waiver of street improvements.

**Mr. Lundstrum:** No, for a facility— Yes, so we just recently completed this facility on ESI Drive. It's the last facility to be built. That's upside down. Last facility to be built on that street. I think that lot's been empty since Max Hall developed it in the early '80s. I'm asking that we not be required to put in that proposed public light pole, which is right at the corner of the entrance to our truck dock. My main reason for asking for that is when you look at the building lit at night, we light up the end of that street like a Christmas tree, and I just don't see a practical reason to put that street light in. I tried to put myself in the place of the City and infer to myself why it would be necessary. Public safety or maybe police access was the only thing I could come up with. I did call the police chief and asked him his opinion. I didn't want to put him in a bad spot here. He said that he had no problem with the waiver. He's very familiar with that street, he's patrolled it many times himself. He didn't think the absence of a street light would impact what they do. It did not occur to me to call the fire department.

**Mr. Hussein:** Any staff comments? Fire department [do you] have anything? No? Okay. Public? Commissioners?

**Mr. Couch:** So, is it a waiver just for the light pole or is there street improvement? Because it says street improvements. So, it's just the light pole?

**Mrs. Tromburg:** It just the light pole because I believe we addressed the other street improvements.

**Mr. Lundstrum:** Yeah, everything else we did looks great.

**Mrs. Tromburg:** Yeah, the lighting and the photometric plan that we looked at and those are for his private development, which does, it looks fantastic, the lighting. And so, this one was part of the public street improvements since it was a street light on the public right-of-way. And so that's why we have to consider it and handle it under the waiver.

**Mr. Hussein:** This one is a motion to forward to council with recommendation of denial or approval.

**Dr. Ogunyemi:** I move that we forward it to City Council with the recommendation to approve this waiver request.

**Mr. Cloud:** Second.

**A Motion to Forward W26-35 to City Council with Recommendation for Approval is voted on electronically:**

***YES:*** *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

***NO:*** *None*

**Mr. Hussein:** Waiver passes nine to zero.

**Mr. Lundstrum:** Thank you. Mr. Chairman, might I make one comment unrelated to this? Once again tonight, you, the commission has demonstrated your commitment to being really flexible with downtown development, which I appreciate. That is a tough road to hoe, and I totally understand it. Everything seems to be a moving target. But if you drive down Emma or any street bordering it, I think you can be really proud of your handiwork in downtown Springdale. So, thank you for that.

**Mr. Hussein:** Thank you, Tom.

***XIV. Other***

**L25-15** **Vale at Watkins Apartments**
SE Corner of Watkins Avenue & S. 64th Street & 3317 S. 64th Street
Approval Extension
Presented by Crafton Tull

**Mr. Gifford:** Hello, I'm Chris Gifford from Crafton Tull, and we're just seeking approval extension while we continue working with Springdale Water Utilities on determining future improvements to downstream sewer.

**Mr. Hussein:** Any staff comments?

**Mrs. Tromburg:** No, just to note that they've, obviously their year ended- so they need the extension, and we are working with Springdale Water. There are some capacity issues that they're working through for this project. So, that is the hold up, not necessarily on the developer.

**Mr. Hussein:** Anything from the public? Commissioners? Call for the vote.

**Mr. Philpot:** Call for the vote.

**Approval of an extension for L25-15 is voted on electronically:**
***YES:*** *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*
***NO:*** *None*

**Mr. Hussein:** This passes nine to zero.

**Mrs. Tromburg:** All right, thank you. You get another year, and you were very patient throughout this meeting.

**Mr. Gifford:** I learned a lot.

***XV. Planning Director's Report***

**The Planning Director's Report is attached on the following page.**

August 2026

# Planning Director's Report

**To:** PLANNING COMMISSION MEMBERS
**From:** Sharon Tromburg, Planning Director
**Date:** August 4, 2026
**Re:** Planning Director's Report

## WORK SESSION

TUESDAY, AUGUST 18TH @ 5:00 PM

→ Springdale City Attorney Garrett Harlan will cover Commissioner responsibilities.

## CERTIFICATE OF OCCUPANCY

1. L24-19 Via Emma
2. L24-35 Dean's Trail
3. L24-38 Fire Station #10
4. L25-02 Chemstation

## DOWNTOWN IMPROVEMENTS

City Council voted to authorize two grant applications to WFF

1. Downtown Infrastructure Infill Cost-Share *(80/20 match, 12-month pilot, 1 million)*
2. Shiloh Square Redesign *(design only, construction later, 750k)*

DSA worked with the city to apply for a Projects for Public Spaces grant for the Sqaureabout by LGP *(100%, no match, 100k)*

## NON-LSD

*(The developments are either under 1 acre, in a platted subdivision, or minor in nature)*

1. N26-33 Crain RV
2. N26-32 Tyson Canopy
3. N26-31 Gaskins Trattoria
4. N26-30 1804 S. Powell Street Retail
5. N26-29 M-Mile
6. N26-28 Calvary Free Will Baptist Church, Expansion
7. N26-27 Railside Parking Addition
8. N26-26 ESI Expansion

## JULY CITY COUNCIL UPDATE

| PROJECT # | REQUEST | PC DATE | PC VOTE | COUNCIL DATE | COUNCIL VOTE |
|---|---|---|---|---|---|
| **B26-46** | **APPEAL** from denied sign variance on 48th by I-49 | **July** 7/07/26 | **5-4** | **July** 7/14/26 | **Overturned** modified size: 55' tall and 200 sq. ft. |
| **R26-29**<br>**C26-13** | **Rezone from C-1 to C-2**<br>**Conditional Use for 42 in C-2**<br>Berean Baptist Church–Sanders Ave. | **July** 7/07/26 | **6-0**<br>**6-0** | **July** 7/14/26 | **Passed** |

| | | | | | |
|---|---|---|---|---|---|
| **RP25-14** | **Replat of Walker Addition**<br>For Westwood Elementary | **December**<br>12/02/25 | **7-0** | **July**<br>7/14/26 | **Passed** |
| **RP26-07** | **Replat of Conestoga Estates**<br>Commercial lots - J.A. Riggs | **July**<br>7/07/26 | **6-0** | **July**<br>7/14/26 | **Passed** |
| **FP26-04** | **Final Plat for Creekfront 49**<br>Off Wagon Wheel Rd. | **June**<br>6/02/26 | **8-0** | **July**<br>7/14/26 | **Passed** |
| **W26-24** | **Waiver of Street Improvements**<br>for Miller Flooring LSD on 40TH | **July**<br>7/07/26 | **5-1** | **July**<br>7/14/26 | **Passed**<br>Option #1 |
| **W26-25** | **Waiver of sidewalk for SF home**<br>4300 Croxdale Street | **July**<br>7/07/26 | **6-0** | **July**<br>7/14/26 | **Passed,**<br>Option #1 |
| **W26-28** | **Waiver of sidewalk for SF home**<br>8216 E. Brown Road | **July**<br>7/07/26 | **6-0** | **July**<br>7/14/26 | **Passed** |
| **W26-30** | **Waiver of sidewalk for SF home**<br>107 Raedels Avenue | **July**<br>7/07/26 | **6-0** | **July**<br>7/14/26 | **Passed,**<br>from 5' to 4' with ADA met |
| **W26-32** | **Waiver of sidewalk for SF home**<br>1465 S. Maestri Road, Hwy 112 | **July**<br>7/07/26 | **6-0** | **July**<br>7/14/26 | **Passed** |
| **R26-28** | **Rezone from MF-12 to MF-16**<br>804 Virginia St. for duplex | **July**<br>07/07/26 | **5-1** | **July**<br>7/28/26 | **Passed** |
| **R26-30** | **Rezone from C-6 to a C-2**<br>Small tract between Purtle Ave and Don Tyson Pkwy | **July**<br>07/07/26 | **6-0** | **July**<br>7/28/26 | **Passed**<br>No Emergency Clause |
| **R26-31** | **Rezone from A-1 to SF-2**<br>Existing residential along Hwy 112 | **July**<br>07/07/26 | **6-0** | **July**<br>7/28/26 | **Passed** |
| **R26-32**<br>**R26-33** | **Rezone from PUD to Revised**<br>PUD- Ford Avenue Flats | **July**<br>07/07/26 | **6-0**<br>**6-0** | **July**<br>7/28/26 | **Passed** |
| **C26-14** | **Conditional Use for 44 in C-5**<br>Food Truck at 1321 W. Sunset Ave | **July**<br>07/07/26 | **6-0** | **July**<br>7/28/26 | **Passed** |
| **C26-15** | **Conditional Use for 28 in a SF-2**<br>Home Occupation at 2105 Tall Tree Lane | **July**<br>07/07/26 | **6-0** | **July**<br>7/28/26 | **Passed** |

**There being no further business, the meeting was adjourned.**

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**Chris Hussein, Chairman**

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**Brent Couch, Secretary**

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**Sharon Tromburg, Director**

**Planning and Community Development**

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**Olivia King, Recording Secretary**

SPRINGDALE™

WE'RE MAKING IT HAPPEN

# SEPTEMBER 1, 2026

# PLANNING COMMISSION MEETING