SPRINGDALE™

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Planning Commission
February 2022

SPRINGDALE PLANNING COMMISSION
201 SPRING STREET
5:00 P.M.
FEBRUARY 1, 2022 AGENDA

I. Pre-Meeting Activities
Pledge of Allegiance
Invocation

II. Call to Order

III. Roll Call

IV. Approval of Minutes (January 4, 2022)

V. Public Hearing – Rezoning

A. R22-02 **Harold Lounies Treat Revocable Family Trust**
TABLED 2717 and 2775 South Old Missouri Road
PER From an A-1 to a C-6
STAFF Presented by Frosty Treat & Dave Layman

B. R22-03 **Landmarc Custom Homes, LLC (Cottages at The Park Phase III)**
PP21-17 Downum and County Line Road
W22-01 From a PUD to a Revised PUD
TABLED Waiver of Street Improvements on County Line Road
PER STAFF Presented by Engineering Services, Inc.

VI. Preliminary Plats, Replats, & Final Plats

A. RP22-01 **Worth Lane Commercial Park**
L22-06 East side of Worth Lane, south of Hwy 412
B22-13 Variance of Paved Parking Requirement
B22-14 Variance of Commercial Design Standards
(A) Parking Lot Orientation
(B) Pedestrian Flow
(C) Central Features & Community Spaces
(D) Detail Features
(E) Roofs
Presented by Engineering Services, Inc.

B. PP21-17 **Cottages at The Park Phase III**
TABLED Downum and County Line Road
PER STAFF Presented by Engineering Services, Inc.

VII. Large Scale Developments

A. L22-01 **Chandler Village (Formerly Sagely Village)**
South of Elm Springs Road and west of Oak Grove Road
B22-09 Variance of Required Landscaping
Presented by Engineering Services, Inc.

B. L22-02 **Southwest Jr. High School**
1807Princeton Avenue
Presented by McClleland Engineering

C. L22-03 **Crain RV**
5950 West Sunset Avenue
B22-11 Variance of Commercial Design Standards
(A) Facades & Exterior Walls
(B) Landscaping, Perimeter & Foundational
Presented by Engineering Services, Inc.

D. L22-04 **Central Jr. High School**
2811 West Huntsville Avenue
B22-12 Variance of Commercial Design Standards
(A) Landscaping, Parking Lot & Perimeter
Presented by Engineering Services, Inc.

E. L22-05 **Springdale High School**
101 South Pleasant Street
Presented by Engineering Services, Inc.

F. L22-06 **Worth Lane Commercial Park**
East side of Worth Lane, south of Hwy 412
Presented by Engineering Services, Inc.

G. L22-07 **Dollar General**
1153 Wagon Wheel Road
B22-04 (A) Reduction of Required Parking Spaces, From 53 to 37
(B) Replacement of Landscaping Requirements
Presented by Blew & Associates, Bartlett Arch, Van Tassel-Proctor, Inc.

H. L22-08 **A-Tech Building Expansion**
TABLED 2901 Chapman Avenue
B22-07 (A) Variance for Reduction Front Setback from 50' to 30'
PER (B) Variance for Driveway Requirements
B22-08 Variance for Commercial Design Standards
STAFF (A) Pedestrian Flow
(B) Central Features & Community Spaces
(C) Foundational Landscaping
(D) Lighting
W22-02 Waiver of Street Improvements on Chapman Avenue
Presented by David A. Gilbert, P.E.

VIII. Board of Adjustment

A. B22-04 **Dollar General**
1153 Wagon Wheel Road
(A) Reduction of Required Parking Spaces, From 53 to 37
(B) Replacement of Landscaping Requirements
Presented by Blew & Associates, Bartlett Architecture, Van Tassel-Proctor, Inc.

B. B22-07 **A-Tech Building Expansion**
TABLED PER STAFF
2901 Chapman Avenue
(A) Variance for Reduction Front Setback from 50' to 30'
(B) Variance for Driveway Requirements
Presented by David A. Gilbert, P.E.

C. B22-08 **A-Tech Building Expansion**
TABLED PER STAFF
2901 Chapman Avenue
Variance for Commercial Design Standards
(A) Pedestrian Flow
(A) Central Features & Community Spaces
(B) Foundational Landscaping
(C) Lighting
Presented by David A. Gilbert, P.E.

D. B22-09 **Chandler Village**
South of Elm Springs and west of Oak Grove Road
Variance of Required Landscaping
Presented by Engineering Services, Inc.

E. B22-11 **Crain RV**
5950 West Sunset Avenue
Variance of Commercial Design Standards
(A) Facades & Exterior Walls
(B) Landscaping, Perimeter & Foundational
Presented by Engineering Services, Inc.

F. B22-12 **Central Jr. High**
2811 West Huntsville Avenue
Variance of Commercial Design Standards
(A) Landscaping, Parking Lot & Perimeter
Presented by Engineering Services, Inc.

G. B22-13 **Worth Lane Commercial Park**
East side of Worth Lane, south of Hwy 412
Variance of Paved Parking Requirement
Presented by Engineering Services, Inc.

H. B22-14 **Worth Lane Commercial Park**
East side of Worth Lane, south of Hwy 412
Variance of Commercial Design Standards
(A) Parking Lot Orientation
(B) Pedestrian Flow
(C) Central Features & Community Spaces
(D) Detail Features
(E) Roofs
Presented by Engineering Services, Inc.

I. B22-15 **Greg Heger**
TABLED PER STAFF
617 East Emma Avenue, Suite C
Variance of Sign Ordinance
Presented by Greg Heger

J. B22-16 **Robert Sanchez**
5962 West County Line Road
Variance of Pavement Requirement
Presented by Robert Sanchez

IX. Waivers

A. W22-01 **Cottages at The Park Phase III**
TABLED PER STAFF
Downum and County Line Road
Waiver of Street Improvements on County Line Road
Presented by Engineering Services, Inc.

B. W22-02 **A-Tech Building Expansion**
TABLED PER STAFF
2901 Chapman Avenue
Waiver of Street Improvements on Chapman Avenue
Presented by David A. Gilbert, P.E.

C. W22-03 **Carla Burg**
6630 East Wagon Wheel Road
Waiver of Sidewalks and Driveways
Presented by Neil Johnson & Carla Burg

X. Planning Director's Report

XI. Adjourn

The Springdale Planning Commission met in regular session on Tuesday, January 4, 2022 at 5:00 p.m. in the Wayne Hyden Training Room A205 in the Criminal Justice Building. It should be noted at this time that the meeting was also via Zoom.

Prior to the meeting being called to order, Chairman Parsley led the Pledge of Allegiance and Commissioner Tyler gave the invocation.

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

Roll call was answered by:

Howard Austin – via Zoom
Gary Compton – via Zoom
Roy Covert – Vice-Chairman
James David – via Zoom
Shannon Mueller
Payton Parker – via Zoom
Kevin Parsley – Chairman
Ben Peters – Secretary
Dale Tyler

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

Mr. Roy Covert moved to approve the December 7, 2021 minutes. Ms. Shannon Mueller seconded the motion. By a voice vote of all ayes and no nays, the December 2021 minutes were approved by a unanimous vote.

Tabled Items

A. R21-64 Dianne Davis
1308 W. Stultz Road
From A-1 to SF-2
Presented by Blew & Associates

Mr. Jorge Du Quesne with Blew and Associates was present to answer any questions or comments.

Mr. Parsley asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates Low Density Residential use.

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

Protect the positive aspects of neighborhood character throughout the City.

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

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

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

There were none.

Mr. Covert called for the vote.

VOTE

YES: Austin, Covert, David, Mueller, Parker, Parsley, Peters, Tyler
NO: None

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, January 25, 2022 at 6:00 p.m.

It should be noted that the following will be verbatim

B. R21-66 L & J Brothers Realty, LLC
1506 Powell Street
From MF-12 to MF-24
Presented by Blew & Associates

Mr. Parsley: Next item, R21-66, L&J Brothers Realty, LLC, 1506 Powell Street, From MF-12 to MF-24 presented by Blew and Associates.

Mr. Du Quesne: Jorge Du Quesne with Blew and Associates. This is for a future residential apartment project. We are trying to get it rezoned. It is right next to the airport.

Mr. Parsley: Staff comments.

Ms. Christie: The adopted Comprehensive Land Use Plan indicates Medium Density Residential. The rezoning request is not in keeping with the Comprehensive Land Use Plan and is not recommended for approval. A downgrade to an MF-16 would be recommended for approval.

Ms. Christie: Are you all set on it being MF-24 or can we downgrade it to an MF-16.

Mr. Du Quesne: I'm pretty sure he is set on MF-24.

Ms. Christie: O.K., We had a previous project that was looked at at this piece of property and it was less than 16 units per acre and to meet the green space. Have

you all looked to see if you can get that many units on it and meet the open space requirement and the incentives to get to the density.

Mr. Du Quesne: We have not done anything beyond the rezoning. He is looking for certain amount of units per acre.
Ms. Christie: I'm assuming that you are looking at multi-story.

Mr. Du Quesne: Yes, two story.

Ms. Christie: Two story only?

Mr. Du Quesne: I don't think that he is going any higher but I don't know for sure.

Ms. Christie: Well, my recommendation is still is to downgrade to an MF-16. You don't want to reduce your request; you want to leave it at MF-24.

Mr. Du Quesne: Yes, and just curious we can always come back with the MF-16 request can't we?

Ms. Christie: Correct and if with the multi-family design standards you can only get 16 units per acre and you will have to come up with enough incentives to get to the 24.

Mr. Du Quesne: Right and if we go down to 16 we get 12 units per acre and we have to have incentives to get to 16.

Ms. Christie: Correct. So he is leaving it at MF-24.

Mr. Parsley: Any questions or comments from the audience.

Mr. Payton Parker: Payton here, I was wondering if anybody had looked at bringing this in in the Seed District Form Based Code. I would prefer that instead of an MF-16, personally.

Ms. Christie: Well, I had no discussions with the applicant before it was submitted so I didn't get the opportunity to discuss it with them so I don't if they are willing to do that or not.

Mr. Covert: Call for the vote.

Mr. Parsley: I have a call for the vote. I am mean, per Payton's request on that.

Ms. Christie: I mean that is something that the applicant would have to be willing to look and discuss and that would be something that they would have to decide if they want to look at that.

Mr. Parsley: They seem pretty firm that they want us to vote on that but I agree with Payton, I mean as far as that is something that they should consider.

Mr. Parker: The reason I brought it up because I would be used to us making a recommendation for a different zoning and I would prefer to do the Form Based Code in a Seed District rather than an MF-16. I mean we get a better product.

Ms. Christie: Well, then the other option would be to come back with a Planned Unit Development so we know exactly what we would be getting. We are going to get what the proposal was last time but they asked for an MF-24 and as I said I haven't had any discussions with the developer prior to the application so I don't know what their thoughts are.

Mayor Sprouse: We are not getting a good sound from Zoom.

Ms. Christie: O.K. what he was asking would they be willing to come in with the Seed District which is the Springdale Enhancement Elective Districts to allow them to use the Form Based Code as a way to develop that piece of property. I have not had that discussion with the developer to see if he is interested in some other alternative way of addressing this as opposed to applying for an MF-24.

Mr. Du Quesne: O.K. I mean for today I will have to go with an MF-24 but if he wants to do that, we can always come back and discuss that at a future time. I know that he specifically asked for an MF-24. I will have him look at that possibility.

Mr. Parsley: I mean, pending the outcome of the vote, I mean, that is the City Council meeting, that could be something done right?

Ms. Christie: Well, you can't go from a MF-24 to a Seed District without having a separate public hearing because that is not a downgrade. You can go down but you can't change without a new public hearing.

Mr. Parsley: O.K. we have a call for the vote by Mr. Covert.

Ms. Pounders: Compton - no; Covert – no; David – no; Mueller – no; Parker – no; Parsley – no; Peters – no; Tyler – no; Austin – no.

Mr. Parsley: This does not pass nine to zero.

Ms. Christie: The applicant has the right to appeal the Planning Commission's decision. They have to appeal within fifteen (15) days. The appeal has to be filed with the City Clerk's office with an indication of why they think the Planning Commission erred in its decision. They must re-notify the adjacent property owners.

C. L21-39 <u>Riggs Expansion</u>
4117 Wagon Wheel Road
B21-98 Variance of Commercial Design Standards
(A) Building Foundation
Presented by Morrison-Shipley Halff Engineers

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

Mr. Parsley asked for Staff comments.

Ms. Christie read the Staff comments.

Planning Comments

1. Submit PDF files at time of resubmission. (standard comment)
2. A written response to all comments is required with resubmission. (standard comment)
3. This Large Scale Development Plan has been given the number L21-39. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development. (standard comment)
4. Frontage, perimeter and entryway landscaping is required.
    a. Variance requested
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)

Commercial Design Standards Comments

1. On a details page, please provide detailed drawings of enclosures and screening methods.
    a. Please let me know what page, as your comment responses state that they've been provided, but I'm not seeing them.

Engineering Summary:

- Adjust drainage easement
- Submit grading permit package
- Show proposed streetlights

Engineering Comments:

1. Chapter 106 – Stormwater Drainage

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

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
    - ~~Requires a 1"=200' minimum scale 2-foot contour map.~~
    - ~~Show existing and proposed contours.~~
        - **This note remains in place until the plan is signed and sealed.**

2. Chapter 106 – Stormwater Drainage

- 106.5.4.10** - "An easement shall be provided in Plans for detention facilities. A minimum 20' wide drainage easement shall be provided around the 100-year flood pool, connecting the tributary pipes and the discharge system along the most passable routing of piping system." Ownership of the detention facility will remain with the land.
    - **Drainage Easement for pond should be 20' from the 100 year WSE and 10' on either side of the pipe.**

3. Chapter 107 – Stormwater Pollution

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

- *107.3*
    - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.
        - **Grading Permit – submit the following**
            - **Grading Permit application**
            - **$500 fee**
            - **SWPPP**
            - **Notice of Coverage**
            - **Proposed Truck Route**

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

(Ord. No. 3258, § 1, 11-12-02)

- *110.111* - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.
    - **Streetlights are a required improvement. (See below).**

5. Chapter 112 – Subdivisions

(Code 1973, § 30-1)

- *112-4* - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.
    - The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.
        - Label all lights as Proposed or Existing
        - Show the direction of the mast arm
        - Show the size and type of lights based on the location and classification of the street

- Add note to determine if the light is designed for area parking lot lights or as a street illuminator
- Include a note stating if the lights are public or private lights and who will be responsible for maintenance and billing

6. Chapter 130 – Zoning Ordinance

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

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

7. Other:

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

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

Ms. Christie stated that it is her understanding that the landscaping for the foundation will be distributed elsewhere on the property.

She said that they need the details of the enclosures and screening method and the percentage breakdown for each elevation.

Ms. Hollingshead stated Engineering had no further comments.

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

There were none.

Mr. Covert called for the vote on the variance.

VOTE:

YES: Covert, David, Mueller, Parker, Parsley, Peters, Tyler, Austin, Compton

NO: None

The variance was approved by a unanimous vote.

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

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

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

D. B21-104 Taqueria M. Guanajuato, LLC
1019 W. Sunset
Variance of Commercial Design Standards
(A) Greenspaces
Presented by Expedient Civil Engineers, PLLC

Mr. Avery Bodin with Expedient Civil Engineers was present on behalf of his client to answer any questions or comments.

Ms. Christie asked for some background about this project as Planning Commission approved a new construction on the lot just to the west and now it isn't moving forward and they are doing a remodel to the existing structure.

Mr. Bodin said that that was correct. He said his client was held up on funds so they are wanting to put in a drive through at this location.

Ms. Christie asked how large the addition that is being added to the structure itself.

She further stated they are adding a drive up window on the east side but all the parking that is required for this location will be at the other site.

Mr. Bodin said that was correct.

Ms. Christie pointed out that Staff did not receive a variance for off-site parking; she said that technically it isn't on the same spot.

She asked if there was a reason that the two lots were put together so there wouldn't be a lot line.

Mr. Bodin said he didn't think that customers will be using the parking lot because it is mainly a drive through.

Ms. Christie stated that the width of the drive at the drive through is 12' and 9' is all that is required. She questioned why they went to 12'.

Mr. Bodin said that he did not have an answer.

Mr. Bodin said that they were not proposing any landscaping at this time.

Ms. Christie said that the only variance his client variance being asked for is the 5' green space to zero greenspace on the east and west sides. She further stated that his client will still do the foundation landscaping, except on the drive side.

Mr. Bodin said that that was correct.

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

There were none.

Mr. Peters asked if they would consider going from 5' to 3' except for the curve on the east side and 5' to 0' on the west side.

Mr. Peters called for the vote.

VOTE:

YES: Mueller, Parker, Parsley, Peters, Tyler, Austin, Compton, Covert, David

NO: None

The variance was approved by a unanimous vote.

E. W21-20 Mustafa & Kimberly Obeidat
1820 W. Graham Road
Waiver of sidewalk requirements
Presented by Mustafa & Kimberly Obeidat

Mr. Obeidat and his wife were present to answer any questions or comments. He said that there are no other sidewalks in the area and that he is surrounded by farm land and doesn't feel they should have to pour a sidewalk when it will be the only one in the area.

Mr. Parsley asked for Staff comments.

Ms. Christie said that Staff does not recommend waiver of sidewalks. She said there is not a reason for the sidewalk not to be put in.

Ms. Christie asked if he would be willing to make a payment in-lieu of for the sidewalk so that when and if the sidewalk improvements are done he would not have to pay his portion.

Mr. Obeidat said that he would be willing to do that.

Ms. Christie asked if he would be willing to amend his waiver in favor of a payment in-lieu of.

Mr. Obeidat said that he would.

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

There were none.

Mr. Covert moved to recommend to Council to approve a payment in-lieu of. Mr. Peters seconded the motion.

VOTE:

YES: Parker, Parsley, Peters, Tyler, Austin, Compton, Covert, David, Mueller

NO: None

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

Ms. Christie stated for the record that Staff would prepare the Resolution to go to Council on Tuesday, January 25, 2022 at 6:00 p.m.

Public Hearing – Rezoning

A. R22-01 Commercial Computer Services, Inc.
697 W. Arkansas Hwy 264
From C-2 to C-6
Presented by Steve Zega and Gene Housley

Mr. Zega and Mr. Housley were both present to answer any questions or comments.

Mr. Zega said that the current zoning had been grandfathered in and Mr. Housley would like to rezone it to C-6 so that automobiles may be sold. He said that this request is per Staff's recommendation.

Mr. Parsley asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates regional commercial use.

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

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

Assure adequate land allocation for commercial areas of sufficient size and in proper locations

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

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

There were none.

Mr. Peters called for the vote.

VOTE:

YES: Parsley, Peters, Tyler, Austin, Compton, Covert, David, Mueller, Parker

NO: None

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, January 25, 2022 at 6:00 p.m.

Preliminary Plats, Replats and Final Plats

A. PP21-17 Cottages at the Park, Phase III
Downum and County Line Road
W22-01 Waiver of Street Improvements
Presented by Engineering Services, Inc.

Both items were tabled per Staff.

B. RP21-12 Alejandro Torres
713 & 715 Crutcher
B21-69 Variance for reduction of front and side setbacks
(A) Lot 17A front setback from 30' to 24.9'& N side setback from 8' to 5.9'
(B) Lot 21A W front setback from 30' to 24.9' & S front setback from 30' to 19.4'
Presented by Satterfield Land Surveyors, Alejandro Torres, Eric Hernandez

A representative for Satterfield was on line to answer any questions or comments. She said that there is a proposed addition which is shown on Lot 21A.

Mr. Parsley asked for Staff comments.

Ms. Christie said that what Staff has now is the actual measurements. At the last meeting there was some question as to how it was measured. She said that everything is covered and measured correctly.

She said that that brings 17A into compliance with the variance and there are no proposed additions to that piece of property.

She further stated that the addition they want to add is too large for a non-conforming use as they can only increase the size by 30% and what they want to add is greater than that.

Ms. Christie said that all they were addressing tonight is the variances to bring the existing structure into compliance so that the property can be replatted and create these two lots.

She reiterated that the Commission is not giving permission for the addition to be built.

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

There were none.

Mr. Covert called for the vote on both variances.

VOTE:

YES: Peters, Tyler, Austin, Compton, Covert, David, Mueller, Parker, Parsley

NO: None

The variances were approved by a unanimous vote.

Ms. Mueller moved to approved replat subject to Staff comments. Mr. Covert seconded the motion.

VOTE:

YES: Austin, Compton, Covert, David, Mueller, Parker, Parsley, Peters Tyler

NO: None

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

Ms. Christie stated for the record if they want to Ordinance to go to Council on Tuesday, January 11, 2022 it will need to be in the Planning office no later than noon on Wednesday.

Board of Adjustment

A. B21-69 Alejandro Torres
713 & 715 Crutcher
Variance for reduction of front and side setbacks
(A) Lot 17A front setback from 30' to 24.9'& N side setback from 8' to 5.9'
(B) Lot 21A W front setback from 30' to 24.9' & S front setback from 30' to 19.4'
Presented by Satterfield Land Surveyors, Alejandro Torres, Eric Hernandez

These variances were approved by a unanimous vote in conjunction with RP21-12.

B. B22-01 Ethan Bagwell
3606 Pasofino Loop
Variance for reduction of rear setback from 20' to 10'
Presented by Ethan Bagwell

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

Mr. Parsley asked for Staff comments.

Ms. Christie said that she didn't have any comments.

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

There were none.

Ms. Mueller called for the vote.

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

The variance was approved by a unanimous vote.

C. B22-03 Randy & Tresa Jones
9223 Amy Drive
Variance for reduction of front setback from 25' to 5'
Presented by Randy & Tresa Jones

Mr. and Mrs. Jones were present to answer any questions or comments.

Mr. Parsley asked if there were Staff comments.

Ms. Christie stated they Mr. Jones wants to place a garage that is 50' x 45'. She asked what the height of the building would be.

Mr. Jones said that it would be 8' no more than 12'.

She asked why he wanted to put it so close to the right of way. She said that here only concern was whether it would cause a vision problem.

Mr. Jones stated that he didn't think it would as Amy Drive and 112 is the only intersection. He said that the peach trees along the road have been there at least 15 years and they haven't caused a problem with visibility.

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

Mr. Sean Sedrick spoke. He is Mr. Jones is his neighbor and he wanted to go on record that he is not opposed to this request and that he does support.
Mr. Tyler called for the vote.

VOTE:

YES: Compton, Covert, David, Mueller, Parker, Parsley, Peters, Tyler Austin
NO: None

The variance was approved by a unanimous vote.

D. B22-05 Tidal Wave Auto Spa
North of Elm Springs Road, W. of I-49
Variance of Commercial Design Standards
(A) Central Features & Community Spaces
(B) Foundation landscaping
Presented by John LaPointe, Sergio Martinez, Jenny Baez

Ms. Baez was present on behalf of her client via Zoom to answer any questions or comments.

Mr. Parsley asked for Staff comments.

Ms. Christie wanted to address the landscaping variance first. She wanted to know if they were planning on using the same amount of landscaping but distributing it at other locations on the property.

Ms. Baez said that was correct.

Ms. Christie said that the central feature was the sidewalk connection not going out to Elm Springs Road because there is no access. She asked where the pedestrian access will be.

Ms. Baez said that they were connecting on the front of the building.

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

There were none.

Mr. Peters called for the vote.

VOTE:

YES: Covert, David, Mueller, Parker, Parsley, Peters, Tyler, Austin, Compton
NO: None

The variances were approved by a unanimous vote.

E. B22-06 I-49 Commerce Center
13293 Puppy Creek Road
Variance of maximum sign height from 30' to 55'
Presented Kenny Jones/Ken's Signs

Mr. Jones was present on behalf of his client to answer any questions or comments. He said that because of where the sign is located is that it is down in a valley there would be no visibility from I-49 if it were to be 30' in height. He said that there is a windmill at this location and it will be taken down and the sign will replace it.

Ms. Christie said that Mr. Jones pretty well summed up the reason for the increase and Staff concurs.

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

There were none.

Mr. Covert called for the vote.

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

The variance was approved by a unanimous vote.

Planning Director's Report

✓ Council actions in December

- Approved Rezonings
  - 3118 Old Wire Rd – SF-2 to MF-2
  - 2353 Lowell Rd – C-2 to MF-16
  - South side of Sunset Across from Sterwin Street – C-2 to C-5
  - 505 Spring Street – I-1 to SEED District Neighborhood Residential Type 1
  - 2195 and 2241 E Robinson – C-2 to C-6
  - 312 E County Line Rd – SF-1 to MF-12
  - Revised PUD for Cottages at the Park
  - 518 W. County Line Rd – A-1 to C-2
- Approved Final Plat for Benedetto Subdivision Phase II
- Did not pass the Final Plat for Spyglass Estates Subdivision

- Approved Conditional Uses
  - Use Unit 44 Mobile Vending -- 214 E. Robinson – Baltazar, Zuzuki
  - Use Unit 44 Mobile Vending – 1108 S West End St – Chavez
  - Use Unit 28 Home Occupation – Family Day Care – 4492 Warwick Cove

- Adopted the 2022 Budget

- Set salaries for Elected Officials and Planning Commission member

- Executed a contract of Dean's Trail Phase II

- Authorized sale of property at 219 E Appleblossom Ave

- Accepted a gift of land from BCR Development, LLC

- Approve hazard pay for Police and Fire

- Approved recovery pay for city staff

- Authorized the provision of government services for the citizens of Springdale from the American Rescue Plan Act (ARPA) funds

- Authorized execution of a contract or architect services at Shiloh Museum

✓ Work Session

January 18th – 5 pm -- Planning Office 206 S Blair – Summary of Comprehensive Land Use Plan Update

Election of Officers

Mr. Covert thanked Mr. Parsley for his 9 years of service to the Planning Commission.

Mr. Covert then nominated Dale Tyler as the new Chairman, Shannon Mueller, as vice-chairman and Ben Peters as Secretary for the year 2022.

The nominees were approved by a unanimous vote.

Adjourn

There being no further business, the meeting was adjourned at 5:55 p.m.

_____

Kevin Parsley, Chairman

_____

Ben Peters, Secretary

_____

Patsy Christie, Director
Planning and Community Development Division

_____

Debbie Pounders, Recording Secretary

815-28649-110 File No. R22-02

PETITION FOR REZONING

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by HAROLD LOUDINGS TREAT REVOCABLE FAMILY TRUST DATED NOV 21, 1997
The record property owner(s), petitioning to rezone the following described area:

Legal Description: ATTACHED

See warranty deed submitted.

Layman's Description: 2717 and 2775 S. Old Missouri Road

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-6

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

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

2. **Develop** the property NO (Yes or No), and if so, the proposed use is _____.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: VERY LITTLE TO NONE _____.

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

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

Authorized Representative: _____

Address: _____

PETITIONER/OWNER**SIGNATURE** Donna L. Great

MAILING ADDRESS: 735 Oklawon Dr.

TELEPHONE: 479-790-8224 DATE: _____

VERIFICATION

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

SIGNATURE
(Property Owner)

(Property Owner)

State of Arkansas)
) ss.
County of Washington)

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

Notary Public

TAMMIE KISNER
Notary Public-Arkansas
Washington County
My Commission Expires 09-30-2031
Commission # 12386200

N

0 30 60 120 180 240 Feet

For Location Reference Only

FILE NO. R22-02
APPLICANT: Frosty Treat & Dave Layman
REQUEST: Rezoning from a A-1 to a C-6

PLANNING COMMISSION MEETING
February 1, 2022

TABLED UNTIL MARCH PC

File No. R22-03

PETITION FOR REZONING

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale code of Ordinances, as amended, by Landmarc Custom Homes, LLC the record property owners, petitioning to rezone the following described area:

Legal Description:

(See Attached)

Layman's Description: Cottages at the Park Planned Unit Development, which includes approximately 46.5 acres along the west side of S. Downum Road, along the north side of West County Line Road, and along the east side of Shaw Family Park, in Springdale, Benton County, Arkansas. Property is across Downum Road the State of Arkansas Law Enforcement Training Academy.

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 addresses 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 classifications:

FROM (current zoning) PUD (Planned Unit Development)

TO (proposed zoning) PUD (Planned Unit Development)

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

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

2. **Develop** the property Yes (Yes or No), and if so, the proposed use is Single Family Residential PUD.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: No significant effects are anticipated. Request is to revise the development plan to reduce lot width in Phase III to provide additional right-of-way for County Line Road.

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

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

Authorized Representative: TIM BOUDREY

Address: 1224 South Maestri Springdale AR 72762

PETITIONER/OWNER: _____

(Authorized Signature – Landmarc Custom Homes, LLC)

MAILING ADDRESS: 1224 S. Maestri Road, Springdale, AR 72762

TELEPHONE: (479) 419-9639 DATE: January 12, 2022

VERIFICATION

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

(Property Owner Signature–Landmarc Custom Homes, LLC)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 12/22 day of 1/12/22, ~~2021~~.

Notary Public

BRANDON JAY RUSH
NOTARY PUBLIC
ARKANSAS
WASHINGTON COUNTY
12402770 EXPIRES 2-3-2025

LEGAL DESCRIPTION:

SURVEY DESCRIPTION:
A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY (20), TOWNSHIP EIGHTEEN NORTH (T-18-N), RANGE THIRTY WEST (R-30-W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 20, SAID POINT BEING A FOUND RAILROAD SPIKE IN WEST COUNTY LINE ROAD; THENCE ALONG THE SOUTH LINE OF SAID SW 1/4, S86°35'37"E A DISTANCE OF 659.90 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A FOUND RAILROAD SPIKE IN WEST COUNTY LINE ROAD; THENCE LEAVING SAID SOUTH LINE, N02°27'18"E A DISTANCE OF 1863.47 FEET TO A FOUND IRON PIN WITH UNREADABLE CAP; THENCE S86°36'36"E A DISTANCE OF 330.63 FEET TO A FOUND 5/8 INCH REBAR; THENCE N01°55'30"E A DISTANCE OF 326.69 FEET TO A FOUND 1/2 INCH REBAR; THENCE S86°20'27"E A DISTANCE OF 159.36 FEET TO A FOUND 1/2 INCH REBAR; THENCE S02°28'07"W A DISTANCE OF 63.13 FEET TO A FOUND 1/2 INCH REBAR WITH UNREADABLE CAP; THENCE S86°37'20"E A DISTANCE OF 500.08 FEET TO A FOUND COTTON PICKER SPINDLE IN SOUTH DOWNUM ROAD; THENCE S02°22'15"W A DISTANCE OF 2,125.66 FEET TO THE SOUTH LINE OF SAID SW 1/4 AND A FOUND "MAG" NAIL IN WEST COUNTY LINE ROAD; THENCE ALONG SAID SOUTH LINE, N 86°35'37"W A DISTANCE OF 990.12 FEET TO THE POINT OF BEGINNING, CONTAINING 46.49 ACRES (2,025,075 SQ. FT.), MORE OR LESS. SUBJECT TO THE RIGHT OF WAY OF WEST COUNTY LINE ROAD ON THE SOUTH SIDE THEREOF AND SOUTH DOWNUM ROAD ON THE EAST SIDE THEREOF AND ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

21-00167-560
STATE OF ARKANSAS LAW
ENFORCEMENT TRAINING ACADEMY
PO BOX 3106
CAMDEN, AR 71711-3106
ZONING: A-1

21-00167-565
PINKLEY FARMS INC
3194 N PINKLEY RD
SPRINGDALE, AR 72762
ZONING: C-2

21-00167-566
MOBLEY, RONALD JR & ANDREA
PO BOX 1172
TONTITOWN AR 72770
ZONING: R-E

21-00167-562
BEREAN PROPERTIES LLC
218 PINKLEY RD
SPRINGDALE, AR 72762
ZONING: A-1

21-00167-567
BEREAN PROPERTIES LLC
218 PINKLEY RD
SPRINGDALE, AR 72762
ZONING: A-1

750-00995-000
PARKER, JON & BRANDI
1954 ASHLEY LN
SPRINGDALE, AR 72762
ZONING: RSF-1

ASHLEY LANE

S 2°22'15" W – 2125.66'

SOUTH DOWNUM ROAD

21-00167-546
MARGARET F. DOWNUM
6791 E DOWNUM RD
SPRINGDALE, AR 72762
ZONING: A-1

S 86°30'27" E
500.08'

21-00167-548
ROLEN, CHARLES L & LINDA DAVIS
3558 S. DOWNUM ROAD
SPRINGDALE, AR 76762
ZONING: A-1

TRACT TO BE REZONED
±46.5 ACRES
CURRENT ZONING: PUD
PROPOSED ZONING: PUD

750-00994-000
TURNAGE, TRENT & CHRISTI
1950 ASHLEY LN
SPRINGDALE, AR 72762
ZONING: RSF-1

750-00529-001
JOHNSON, JOSHUA C
& DIANA F
PO BOX 669
FARMINGTON, AR 72730
ZONING: RSF-1

750-00529-000
CARPENTER, JOHN L &
DANELLE REVOCABLE TRUST
1595 COUNTY LINE RD
SPRINGDALE, AR 72762
ZONING: RSF-1

EAST DOWNUM ROAD

21-00167-555
MCCLELLAND, ROBERT
SHANNON & BRANDY DAWN
6873 E DOWNUM RD
SPRINGDALE AR 72762-8457
ZONING: A-1

63.13'
S 2°28'07" W
159.36'
S 86°20'27" E

N 1°55'30" E
326.69'

21-00167-553
NAVA, MANUEL
6957 E DOWNUM RD
SPRINGDALE AR 72762-8447
ZONING: A-1

S 86°36'36" E
330.63'

WEST COUNTY LINE ROAD

N 86°35'37" W
990.12'

750-00528-013
CARPENTER, JOHN L
& DANELLE REVOC. TRUST
1595 COUNTY LINE RD
SPRINGDALE, AR 72762
ZONING: RSF-1

750-00528-011
CARPENTER, JOHN L &
DANELLE REVOC. TRUST
1595 COUNTY LINE RD
SPRINGDALE, AR 72762
ZONING: RSF-1

N 2°27'18" E – 1863.47'

21-00167-545
CITY OF SPRINGDALE
201 SPRING ST
SPRINGDALE, AR 72764
ZONING: P-1

750-00528-010
CARPENTER, JOHN L &
DANELLE REVOC. TRUST
1595 COUNTY LINE RD
SPRINGDALE, AR 72762
ZONING: RSF-1

750-00528-002
CARPENTER, JOHN L &
DANELLE REVOC. TRUST
1595 COUNTY LINE RD
SPRINGDALE, AR 72762
ZONING: RSF-1

SHAW FAMILY PARK

SPRINGDALE ELEMENTARY

SURVEY DESCRIPTION:

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY (20), TOWNSHIP EIGHTEEN NORTH (T-18-N), RANGE THIRTY WEST (R-30-W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 20, SAID POINT BEING A FOUND RAILROAD SPIKE IN WEST COUNTY LINE ROAD; THENCE ALONG THE SOUTH LINE OF SAID SW 1/4, S86°35'37"E A DISTANCE OF 659.90 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A FOUND RAILROAD SPIKE IN WEST COUNTY LINE ROAD; THENCE LEAVING SAID SOUTH LINE, N02°27'18"E A DISTANCE OF 1863.47 FEET TO A FOUND IRON PIN WITH UNREADABLE CAP; THENCE S86°36'36"E A DISTANCE OF 330.63 FEET TO A FOUND 5/8 INCH REBAR; THENCE N01°55'30"E A DISTANCE OF 326.69 FEET TO A FOUND 1/2 INCH REBAR; THENCE S86°20'27"E A DISTANCE OF 159.36 FEET TO A FOUND 1/2 INCH REBAR; THENCE S02°28'07"W A DISTANCE OF 63.13 FEET TO A FOUND 1/2 INCH REBAR WITH UNREADABLE CAP; THENCE S86°37'20"E A DISTANCE OF 500.08 FEET TO A FOUND COTTON PICKER SPINDLE IN SOUTH DOWNUM ROAD; THENCE S02°22'15"W A DISTANCE OF 2,125.66 FEET TO THE SOUTH LINE OF SAID SW 1/4 AND A FOUND "MAG" NAIL IN WEST COUNTY LINE ROAD; THENCE ALONG SAID SOUTH LINE, N 86°35'37"W A DISTANCE OF 990.12 FEET TO THE POINT OF BEGINNING, CONTAINING 46.49 ACRES (2,025,075 SQ. FT.), MORE OR LESS. SUBJECT TO THE RIGHT OF WAY OF WEST COUNTY LINE ROAD ON THE SOUTH SIDE THEREOF AND SOUTH DOWNUM ROAD ON THE EAST SIDE THEREOF AND ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

N

SCALE: 1"=200'

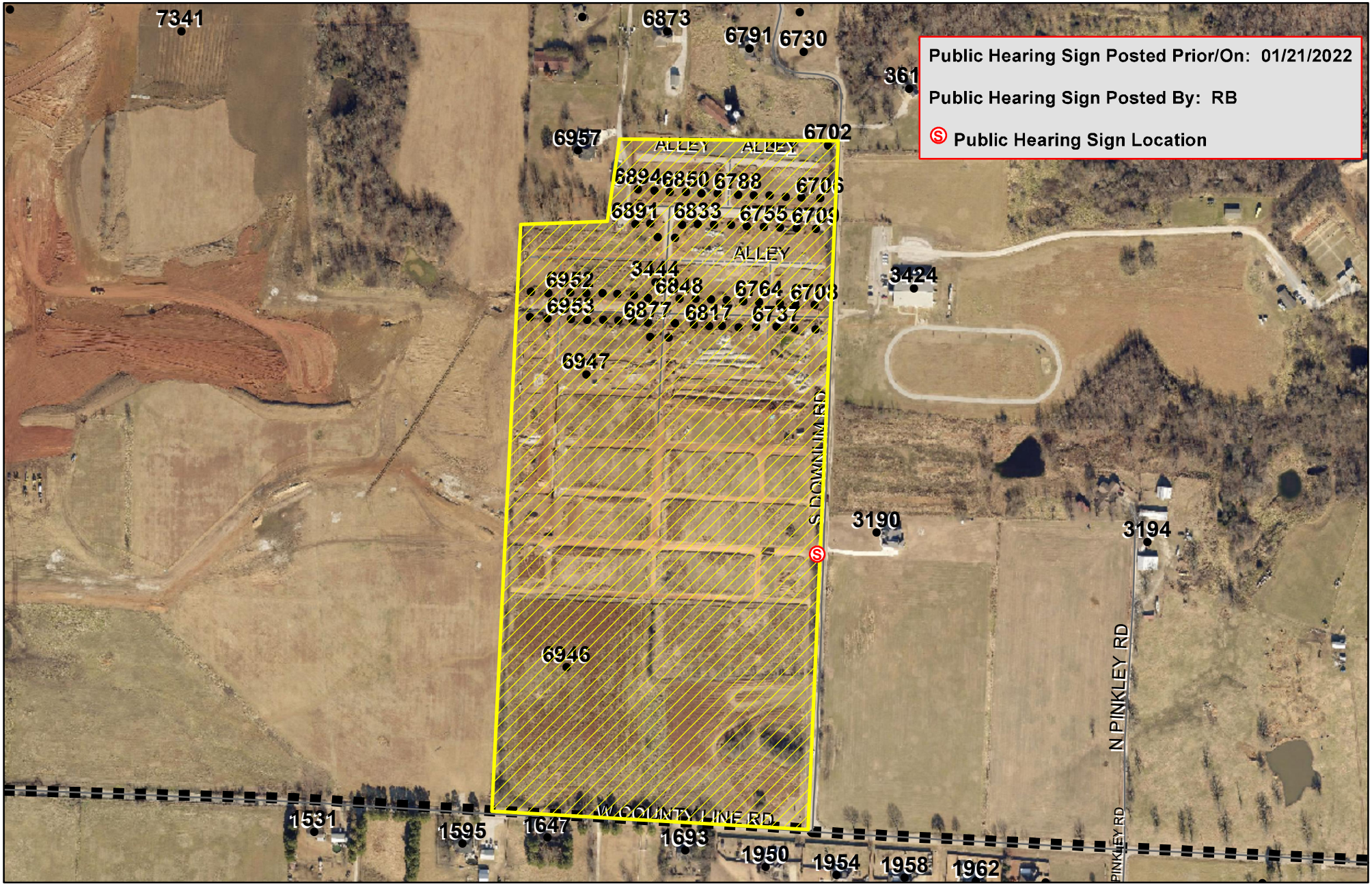
0 100 200 400

REZONING EXHIBIT

Cottages at the Park Planned Unit Development
Landmarc Custom Homes, LLC
Springdale, Benton County, Arkansas

DWG: d:\Eng Proj\18958-Cottages at the Park\Rezone
DATE: January 12, 2022
SCALE: 1" = 200'

ENGINEERING SERVICES, INC.
CONSULTING ENGINEERS AND SURVEYORS
1207 S. OLD MISSOURI ROAD
SPRINGDALE, ARKANSAS
ESI ENGINEERING SERVICES INC.



FILE NO. R22-03
APPLICANT: Engineering Services, Inc
REQUEST: Rezoning from a PUD to a Revised PUD

PLANNING COMMISSION MEETING
February 1, 2022

TABLED UNTIL MARCH PC PP21-17

Plat
Application

Please indicate project type (choose one):

☐Informal Plat: $50.00 (ie, lot split, lot line adjustment)
☐Replat: $50.00
☒Preliminary Plat: $500.00
☐Final Plat: $50.00 (plus $1.00 for each lot over 50)

All applications submitted must meet the Plat requirements as displayed in Chapter 112 of the City of Springdale Code of Ordinances.

APPLICATION CONTACTS:
Indicate one person of contact for this request: ☐Applicant ☒Representive

Applicant/Property Owner (person making request)	Site Information
Name: Landmarc Custom Homes LLC	Location/Address: Downum & County Line Rd
E-mail: tim@landmarcnwa.com	
Address: 1224 S. Maestri Road Springdale, AR 72762	Assessor's Parcel Number(s): 21-00167-556
Phone: 479-419-9639	Current Zoning District: PUD
Representative Contact Information (if applicable)	Rezone required: Yes (Revise PUD)
Name: ESI - Brandon Rush	Total Acreage: 15.4
E-mail: brush@engineeringservices.com	
Address: 1207 S. Old Missouri Rd	
Phone: 479-751-8733	

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

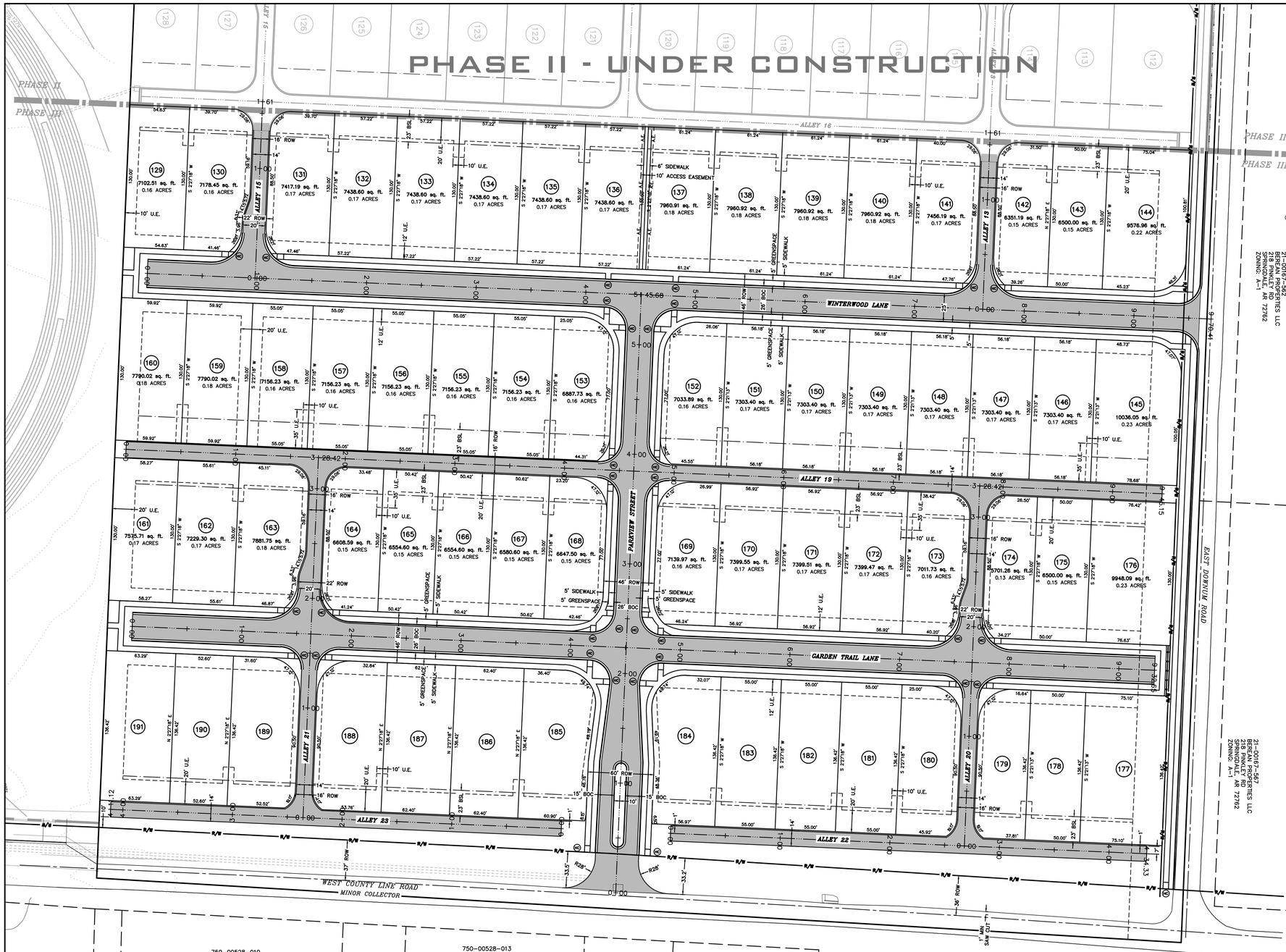
Name of Applicant/Property Owner (printed): Tim Boudrey Date: 11/16/2021

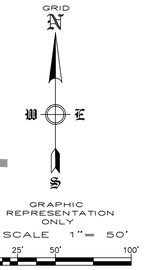
Signature: Tim Boudrey

Name of Representative (if applicable): Brandon Rush Date: 11/16/21

Signature:

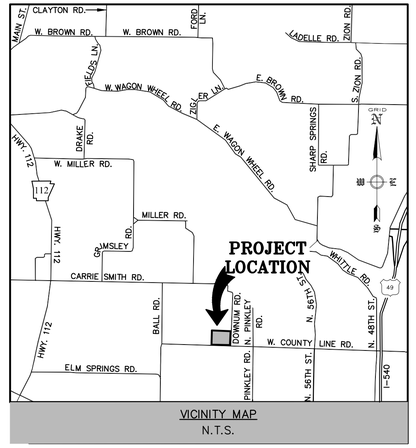
PHASE II - UNDER CONSTRUCTION





21-00167-562
BEREAN PROPERTIES LLC
2218 PINKLEY RD
SPRINGDALE, AR 72762
ZONING: A-1

21-00167-567
BEREAN PROPERTIES LLC
2218 PINKLEY RD
SPRINGDALE, AR 72762
ZONING: A-1



VICINITY MAP
N.T.S.

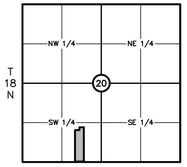
PROPOSED USE: SINGLE-FAMILY RESIDENTIAL SUBDIVISION

No. OF LOTS: 63

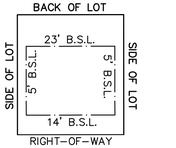
OWNER/DEVELOPER: LANDMARC CUSTOM HOMES
1224 S MAESTRI RD (HWY 112)
SPRINGDALE, AR 72762

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

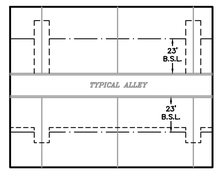
EXISTING ZONING: PUD



LOCATION MAP



BUILDING SETBACK TABLE	
FRONT	14'
REAR	23'
SIDE	5'
SIDE ON STREET	5'



TYPICAL ALLEY EASEMENT DIAGRAM
NOT TO SCALE

LEGEND
- FOUND IRON PIN
- PROPOSED 8" SEWER LINE
- PROPOSED 8" WATER LINE
- PROPOSED 6-4" UTILITY DUCTS
- WATER METER (DOUBLE UNLESS NOTED)
- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- STORM DRAINAGE PIPE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- EASEMENT LINE
- B.S.L. BUILDING SETBACK LINE
- ADJACENT PROPERTY LINE
- PROPERTY LINE
- EXISTING CONTOURS
- STREET LIGHT
- EXISTING OVERHEAD POWER
- EXISTING FENCE

NOTE:

1. THIS PROPERTY IS NOT WITHIN FLOOD ZONE A OR AE ON THE F.I.R.M. MAP 05007C0430 J, PANEL 430 OF 560, BENTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, DATED SEPTEMBER 28, 2007.
2. STREET LIGHTS IN SUBDIVISION TO BE A MINIMUM OF 6800 LUMENS. STREET LIGHTS ALONG W COUNTY LINE RD AND E DOWNUM SHALL BE 20,000 LUMENS. ALL STREET LIGHTS SHALL BE PUBLIC AND MAINTAINED/ BILLED BY THE CITY. ALL STREET LIGHTS SHALL BE PER UTILITY COMPANY. NO MAST ARM IS KNOWN, BUT SHALL BE PER UTILITY COMPANY.
3. EXISTING STRUCTURES TO BE REMOVED.
4. LOTS ADJACENT TO WEST COUNTY LINE ROAD SHALL HAVE NO ACCESS TO WEST COUNTY LINE ROAD.
5. LOTS ADJACENT TO EAST DOWNUM ROAD SHALL HAVE NO ACCESS TO EAST DOWNUM ROAD.
6. SIDEWALKS ARE TO BE 5' WIDE WITH A 5' GREEN SPACE AND SHALL BE PLACED BY INDIVIDUAL LOT OWNER UPON EACH LOT. DEVELOPER SHALL PLACE SIDEWALK ON ALL PORTIONS OF THE STREET THAT DO NOT HAVE LOT FRONTAGE.
7. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO EXISTING UTILITIES.
8. EXISTING AND PROPOSED FIRE HYDRANTS AND METER SERVICES MUST BE LOCATED IN A GREEN SPACE A MINIMUM OF 4' BEHIND ANY CURB AND GUTTER AND 4' BEHIND ANY SIDEWALKS.
9. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING POTABLE WATER METERS AND SANITARY SEWER TAPS FOR ALL PLATTED LOTS WITHIN A SUBDIVISION. DOUBLE WATER METER SETTINGS SHALL BE REQUIRED FOR EACH PROPOSED LOT.
10. LOTS 129-191 ARE IN OZARK ELECTRIC SERVICE AREA. ALL OTHER LOTS ARE IN CARROLL ELECTRIC SERVICE AREA.
11. 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 APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
   d) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
   e) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
13. ALL CROSSINGS UNDER ROADWAYS BY OPEN CUT MUST BE BACKFILLED WITH FLOWABLE FILL.
14. THE DEVELOPER IS REQUIRED TO IMPROVE THE ABUTTING STREET TO THE CITY OF SPRINGDALE STANDARDS AND IN ACCORDANCE WITH THE MASTER STREET PLAN.

750-00528-010
CARPENTER, JOHN L
& DANIELLE
REVOCABLE TRUST
1595 COUNTY LINE RD
SPRINGDALE, AR 72762
ZONING: RSF-1(ELM SPRINGS)

750-00528-013
CARPENTER, JOHN L
& DANIELLE REVOCABLE TRUST
1681 COUNTY LINE RD
SPRINGDALE, AR 72762
ZONING: RSF-1(ELM SPRINGS)

750-00529-000
CARPENTER, JOHN L
& DANIELLE REVOCABLE TRUST
1595 COUNTY LINE RD
SPRINGDALE, AR 72762
ZONING: RSF-1(ELM SPRINGS)

750-00529-001
JOHNSON, JOSHUA C
& DIANA F
1693 COUNTY LINE RD
SPRINGDALE, AR 72762
ZONING: RSF-1
(ELM SPRINGS)

750-00994-000
SLUYTER, KENNETH L
& JANELLE J
1950 ASHLEY LN
SPRINGDALE, AR 72762
ZONING: RSF-1(ELM SPRINGS)

750-00995-000
PARKER, JON & BRANDI
1954 ASHLEY LN
SPRINGDALE, AR 72762
ZONING: RSF-1(ELM SPRINGS)

PARCEL NUMBER: 21-00167-556

SURVEY DESCRIPTION:

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY (20), TOWNSHIP EIGHTEEN NORTH (T-18-N), RANGE THIRTY WEST (R-30-W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 20, SAID POINT BEING A FOUND RAILROAD SPIKE IN WEST COUNTY LINE ROAD; THENCE ALONG THE SOUTH LINE OF SAID SW 1/4, S86°35'37"E A DISTANCE OF 659.90 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A FOUND RAILROAD SPIKE IN WEST COUNTY LINE ROAD; THENCE LEAVING SAID SOUTH LINE, N02°27'18"E A DISTANCE OF 1863.47 FEET TO A FOUND IRON PIN WITH UNREADABLE CAP; THENCE S86°36'36"E A DISTANCE OF 330.63 FEET TO A FOUND 5/8 INCH REBAR; THENCE N01°55'30"E A DISTANCE OF 326.69 FEET TO A FOUND 1/2 INCH REBAR; THENCE S86°20'27"E A DISTANCE OF 159.36 FEET TO A FOUND 1/2 INCH REBAR; THENCE S02°28'07"W A DISTANCE OF 63.13 FEET TO A FOUND 1/2 INCH REBAR WITH UNREADABLE CAP; THENCE S86°37'20"E A DISTANCE OF 500.08 FEET TO A FOUND COTTON PICKER SPINDLE IN SOUTH DOWNUM ROAD; THENCE S02°22'15"W A DISTANCE OF 2,125.66 FEET TO THE SOUTH LINE OF SAID SW 1/4 AND A FOUND "MAG" NAIL IN WEST COUNTY LINE ROAD; THENCE ALONG SAID SOUTH LINE, N 86°35'37"W A DISTANCE OF 990.12 FEET TO THE POINT OF BEGINNING, CONTAINING 47.21 ACRES (2,056,539 SQ. FT.), MORE OR LESS. SUBJECT TO THE RIGHT OF WAY OF WEST COUNTY LINE ROAD ON THE SOUTH SIDE THEREOF AND SOUTH DOWNUM ROAD ON THE EAST SIDE THEREOF AND ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

FOR REVIEW ONLY

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

REGISTERED
STATE OF ARKANSAS
NO. 1156
SIGNATURE
CRAIG D. DAVIS
PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF ACCURACY:

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

PP21-17

ENGINEERING SERVICES INC.
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, ARKANSAS 72764

PRELIMINARY PLAT
COTTAGES AT THE PARK PHASE III
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2022 ENGINEERING SERVICES, INC. - 01-2022 4:51 PM

SCALE: 1"=50'
DATE: Jan 3, 2022
ENGINEER: BJR
DRAWN BY: NMB
W.O. #: 18958

1

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72765-0282
Ph: 479-751-8733 • Fax: 479-751-8746

W22-01

TABLED UNTIL MARCH PC

January 3, 2022

Mr. Ryan Carr
Springdale Engineering Department
201 Spring Street
Springdale, AR 72764

RE: Waiver Request – County Line Road
Cottages at the Park Subdivision Phase 3
Springdale, AR

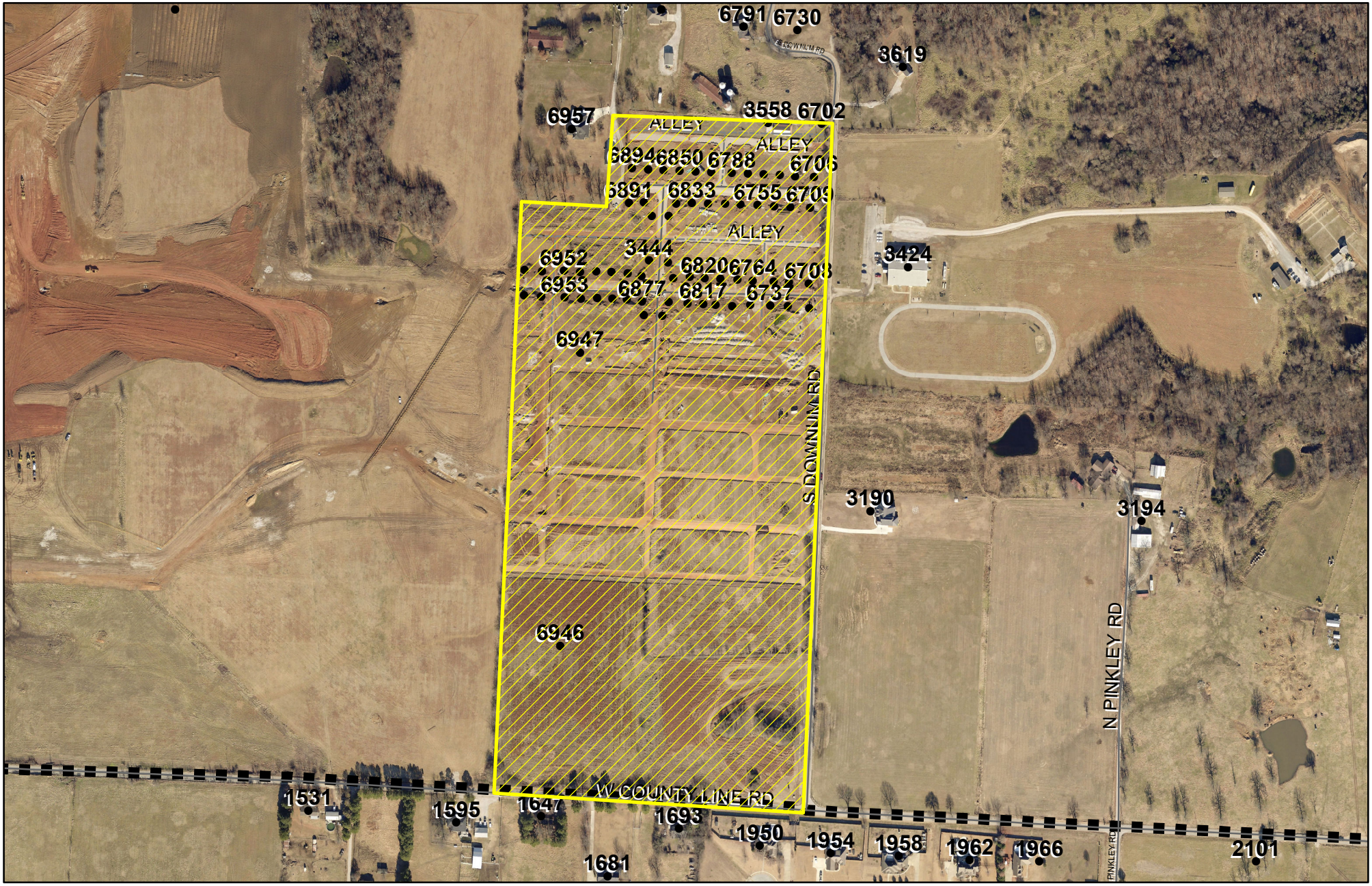
Dear Mr. Carr,

A waiver is requested for the Street Improvements for County Line Road along the southern border of this project. As discussed, our Client is willing to donate the additional Right-of-Way for to match the road section as constructed with the County Line Rd improvements for Shaw Park in lieu of the improvements. Also, our understanding is that this portion of roadway may be included in a larger plan to improve Couty Line Rd to Gene George Blvd. as a Bond Project.

If you have any questions regarding the development or this request, please contact me.

Sincerely,

Jason Appel, P.E.
Secretary/Treasurer



N

0 87.5175 350 525 700 Feet

For Location Reference Only

FILE NO. W22-01

APPLICANT: Engineering Services, Inc

REQUEST: Waiver of Street Improvements on County Line Rd

PLANNING COMMISSION MEETING
February 1, 2022

RP22-01

Plat
Application

Please indicate project type (choose one):

- ☒ Informal Plat: $50.00 (ie, lot split, lot line adjustment)
- ☐ Replat: $50.00
- ☐ Preliminary Plat: $500.00
- ☐ Final Plat: $50.00 (plus $1.00 for each lot over 50)

All applications submitted must meet the Plat requirements as displayed in Chapter 112 of the City of Springdale Code of Ordinances.

APPLICATION CONTACTS:

Indicate one person of contact for this request: ☐ Applicant ☒ Representive

Applicant/Property Owner (person making request)	Site Information
Name: MT NWA Ventures LLC	Location/Address: East side of Worth Lane
E-mail: matt@trulovedirtworks.com	
Address: 1457 E Robinson Ave Ste A	
Phone: 870-480-3053	Assessor's Parcel Number(s): 815-38256-000, 815-38255-000, 815-38254-000, 815-38253-000
Representative Contact Information (if applicable)	Current Zoning District: C-2
Name: Brandon Rush - ESI	Rezone required: No
E-mail: brush@engineeringservices.com	Total Acreage: 2.54
Address: 1207 S. Old Missouri Rd Springdale, AR 72764	
Phone: 479-751-8733	

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

Name of Applicant/Property Owner (printed): Matt Trulove Date: 2021-12-30

Signature: Matt Trulove

Name of Representative (if applicable): Brandon Rush Date: 12/30/21

Signature: Digitally signed by: Brandon J. Rush

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: February 1, 2022

Re: **RP22-01** **RePlat** **Worth Lane Commercial Park**

Planning Comments

1. This Replat has been given the number N22-01. This number should be placed on the plat and all future correspondence and plats pertaining to this replat. (standard comment)
2. Submit PDF files at time of resubmission. (standard comment)
3. Submit the approved authorization of representation form, if property owner will not be present at Planning Commission meeting.
4. Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.
5. Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting.
6. Note all variances that were granted for the subdivision.
7. Need the Certification of Transmittal, Ownership, and Ordinance to read as follows:
   The undersigned hereby transmit this plat to the City of Springdale for approval and acceptance and certify to be the owner of the property described and hereby dedicate all streets, alleys, easements, parks, and other open spaces to public or private use as noted. The undersigned certify that the platting as filed on record cannot be changed unless vacated pursuant to applicable local or other law. The Undersigned further certify that the required ordinance of acceptance is in order having been approved by the City Attorney on _____.
8. Need a resolution stating that _____ has authority to execute the Certificate of Transmittal, Ownership, and Ordinance.

9. Need Certificates of Acceptance as follows:

The undersigned hereby certify that this plat meets current regulations of the City of Springdale and regulations of the Arkansas State Board of Health as each pertains to this plat
and to the offices of responsibility shown below.

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

38. All comments from the utility companies and other city departments must be addressed prior to approval.

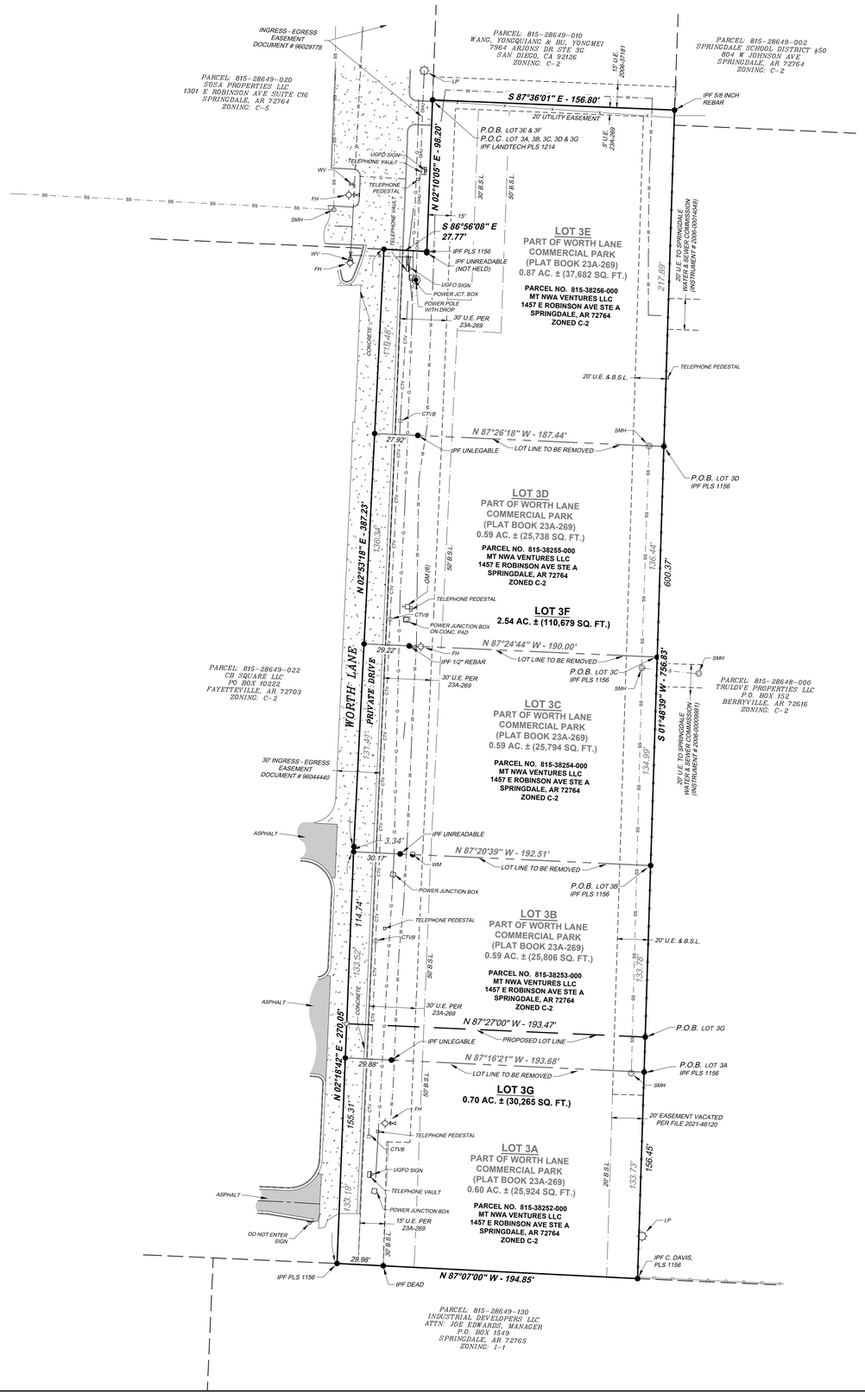
Building and Fire Comments:
Reviewer: Ed Stith – City of Springdale Building and Fire Departments Jan 6, 20221

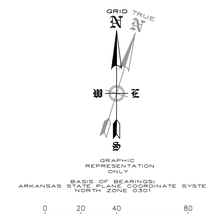
Replat – Worth Lane Commercial Park RP22-01

Engineer/Architect: Engineering Services

Following are recommendations from the Building and Fire Departments, which must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting.

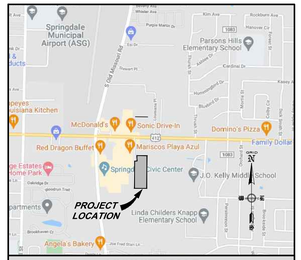
The building and fire departments have no comment on this replat.





LEGEND

PROPERTY LINE	P.O.C. POINT OF COMMENCEMENT
LOT LINE TO BE REMOVED	P.O.B. POINT OF BEGINNING
PROPOSED LOT LINE ADJUSTMENT	IPF - IRON PIN FOUND (AS NOTED)
ADJACENT OWNER	IRON PIN SET w/ CAP "PLS 1156"
EASEMENT (AS NOTED)	FOUND "MAG" NAIL
BUILDING SETBACK LINE (B.S.L.)	SET "MAG" NAIL w/WASHER 1156
CENTERLINE OF ROAD	SANITARY SEWER MANHOLE (SMH)
WIRE FENCE LINE	GAS METER (GM)
CHAIN LINK FENCE LINE	LIGHT POLE (LP)
OVERHEAD UTILITIES	POWER POLE (PP)
SANITARY SEWER LINE	WATER METER (WM)
WATER LINE	FIRE HYDRANT (FH)
UNDERGROUND GAS LINE	WATER VALVE (WV)
CABLE TV LINE	



SURVEYOR'S NOTES:

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

PLAT CLOSURE DECLARATION:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN
LOT 3A (PARCEL NO. 815-38252-000): 130,985 FEET
LOT 3B (PARCEL NO. 815-38253-000): 114,690 FEET
LOT 3C (PARCEL NO. 815-38254-000): 99,284 FEET
LOT 3D (PARCEL NO. 815-38255-000): 99,008 FEET
LOT 3E (PARCEL NO. 815-38256-000): 76,120 FEET

FEMA FLOOD PLAIN ZONE:

ALL OF THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X', (NO SHADING) DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE F.I.R.M. MAP # 05143C0090F, PANEL 90 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAPS REVISED MAY 16, 2008.

UTILITIES:

THE UTILITY INFORMATION, IF ANY SHOWN HEREON, IS BASED ON ABOVE GROUND FEATURES AND THE CITY OF SPRINGDALE G.I.S. THE DESIGNATIONS AND LOCATIONS OF THESE UTILITY FEATURES SHOWN HEREON ARE NOT TO BE CONSTRUED AS ALL INCLUSIVE OR ABSOLUTE AND ARE PROVIDED WITHOUT WARRANTY.

REFERENCES:

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

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

A. ***TRUSTEE WARRANTY DEED:*** *MT NWA VENTURES, LLC, RECORDED JUNE 4, 2021 IN FILE NO. 2021-21267.*
B. ***AFFIDAVIT OF SCRIVENER'S ERROR:*** *BRANDY SUE BOOTHMAN, RECORDED JUNE 8, 2021 IN FILE NO. 2021-21750.*
C. ***FINAL PLAT FOR WORTH LANE COMMERCIAL PARK:*** *BY PRESLEY, BRANNAN, & ASSOCIATES, INC., RECORDED FEBRUARY 2, 2007 IN PLAT BOOK 23A-269.*

SURVEY DESCRIPTION LOT 3A:

LOT 3A, WORTH LANE COMMERCIAL PARK, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD BOOK 23A, PAGE 269. BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING *AT THE NORTHWEST CORNER OF LOT 3E, AS SHOWN IN PLAT RECORD BOOK 23A, PAGE 269; THENCE S87°36'01"E A DISTANCE OF 156.80 FEET TO A FOUND 5/8 INCH REBAR; THENCE S01°48'39"W A DISTANCE OF 623.10 FEET TO THE* ***POINT OF BEGINNING****, SAID POINT BEING A FOUND IRON PIN WITH CAP: "PLS 1156"; THENCE CONTINUING S01°48'39"W A DISTANCE OF 133.73 FEET TO A FOUND IRON PIN WITH CAP: "PLS 1156"; THENCE N87°07'00"W A DISTANCE OF 194.85 FEET TO A FOUND IRON PIN WITH CAP: "PLS 1156"; THENCE N02°18'42"E A DISTANCE OF 133.19 FEET TO A FOUND "MAGNETIC NAIL"; THENCE S87°16'21"E A DISTANCE OF 193.68 FEET TO THE* ***POINT OF BEGINNING****, CONTAINING 0.60 ACRES (25,924 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.*

SURVEY DESCRIPTION LOT 3B:

LOT 3B, WORTH LANE COMMERCIAL PARK, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD BOOK 23A, PAGE 269. BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING *AT THE NORTHWEST CORNER OF LOT 3E, AS SHOWN IN PLAT RECORD BOOK 23A, PAGE 269; THENCE S87°36'01"E A DISTANCE OF 156.80 FEET TO A FOUND 5/8 INCH REBAR; THENCE S01°48'39"W A DISTANCE OF 489.32 FEET TO THE* ***POINT OF BEGINNING****, SAID POINT BEING A FOUND IRON PIN WITH CAP: "PLS 1156"; THENCE CONTINUING S01°48'39"W A DISTANCE OF 133.78 FEET TO A FOUND IRON PIN WITH CAP: "PLS 1156"; THENCE N87°16'21"W A DISTANCE OF 193.68 FEET TO A FOUND "MAGNETIC NAIL"; THENCE N02°18'42"E A DISTANCE OF 133.52 FEET TO A FOUND "MAGNETIC NAIL"; THENCE S87°20'39"E A DISTANCE OF 192.51 FEET TO THE* ***POINT OF BEGINNING****, CONTAINING 0.59 ACRES (25,806 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.*

SURVEY DESCRIPTION LOT 3C:

LOT 3C, WORTH LANE COMMERCIAL PARK, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD BOOK 23A, PAGE 269. BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING *AT THE NORTHWEST CORNER OF LOT 3E, AS SHOWN IN PLAT RECORD BOOK 23A, PAGE 269; THENCE S87°36'01"E A DISTANCE OF 156.80 FEET TO A FOUND 5/8 INCH REBAR; THENCE S01°48'39"W A DISTANCE OF 354.33 FEET TO THE* ***POINT OF BEGINNING****, SAID POINT BEING A FOUND IRON PIN WITH CAP: "PLS 1156"; THENCE CONTINUING S01°48'39"W A DISTANCE OF 134.99 FEET TO A FOUND IRON PIN WITH CAP: "PLS 1156"; THENCE N87°20'39"W A DISTANCE OF 192.51 FEET TO A FOUND "MAGNETIC NAIL"; THENCE N02°18'42"E A DISTANCE OF 3.34 FEET TO A FOUND "MAGNETIC NAIL"; THENCE N02°53'16"E A DISTANCE OF 131.41 FEET TO A FOUND "MAGNETIC NAIL"; THENCE S87°24'44"E A DISTANCE OF 190.00 FEET TO THE* ***POINT OF BEGINNING****, CONTAINING 0.59 ACRES (25,794 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.*

SURVEY DESCRIPTION LOT 3D:

LOT 3D, WORTH LANE COMMERCIAL PARK, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD BOOK 23A, PAGE 269. BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING *AT THE NORTHWEST CORNER OF LOT 3E, AS SHOWN IN PLAT RECORD BOOK 23A, PAGE 269; THENCE S87°36'01"E A DISTANCE OF 156.80 FEET TO A FOUND 5/8 INCH REBAR; THENCE S01°48'39"W A DISTANCE OF 217.89 FEET TO THE* ***POINT OF BEGINNING****, SAID POINT BEING A FOUND IRON PIN WITH CAP: "PLS 1156"; THENCE CONTINUING S01°48'39"W A DISTANCE OF 136.44 FEET TO A FOUND IRON PIN WITH CAP: "PLS 1156"; THENCE N87°24'44"W A DISTANCE OF 190.00 FEET TO A FOUND "MAGNETIC NAIL"; THENCE N02°53'16"E A DISTANCE OF 136.34 FEET TO A FOUND "MAGNETIC NAIL"; THENCE S87°26'18"E A DISTANCE OF 187.44 FEET TO THE* ***POINT OF BEGINNING****, CONTAINING 0.59 ACRES (25,738 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.*

SURVEY DESCRIPTION LOT 3E:

LOT 3E, WORTH LANE COMMERCIAL PARK, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD BOOK 23A, PAGE 269. BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING *AT THE NORTHWEST CORNER OF LOT 3E, AS SHOWN IN PLAT RECORD BOOK 23A, PAGE 269; THENCE S87°36'01"E A DISTANCE OF 156.80 FEET TO A FOUND 5/8 INCH REBAR; THENCE S01°48'39"W A DISTANCE OF 217.89 FEET TO A FOUND IRON PIN WITH CAP: "PLS 1156"; THENCE N87°26'18"W A DISTANCE OF 187.44 FEET TO A FOUND "MAGNETIC NAIL"; THENCE N02°53'16"E A DISTANCE OF 119.48 FEET TO A FOUND "MAGNETIC NAIL"; THENCE S88°56'08"E A DISTANCE OF 27.77 FEET TO A FOUND IRON PIN WITH CAP: "PLS 1156"; THENCE; THENCE N02°10'05"E A DISTANCE OF 98.20 FEET TO THE* ***POINT OF BEGINNING****, CONTAINING 0.87 ACRES (37,682 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.*

SURVEY DESCRIPTION LOT 3F:

LOTS 3C, 3D, 3E AND PART OF LOT 3B, WORTH LANE COMMERCIAL PARK, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD BOOK 23A, PAGE 269. BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING *AT THE NORTHWEST CORNER OF LOT 3E, AS SHOWN IN PLAT RECORD BOOK 23A, PAGE 269; THENCE S87°36'01"E A DISTANCE OF 156.80 FEET TO A FOUND 5/8 INCH REBAR; THENCE S01°48'39"W A DISTANCE OF 600.37 FEET TO A SET IRON PIN WITH CAP: "PLS 1156"; THENCE N87°27'00"W A DISTANCE OF 193.47 FEET TO A SET "MAGNETIC NAIL"; THENCE N02°18'42"E A DISTANCE OF 114.74 FEET TO A FOUND "MAGNETIC NAIL"; THENCE N02°53'16"E A DISTANCE OF 387.23 FEET TO A FOUND "MAGNETIC NAIL"; THENCE S86°56'08"E A DISTANCE OF 27.77 FEET TO A FOUND IRON PIN WITH CAP: "PLS 1156"; THENCE; THENCE N02°10'05"E A DISTANCE OF 98.20 FEET TO THE* ***POINT OF BEGINNING****, CONTAINING 2.54 ACRES (110,679 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.*

SURVEY DESCRIPTION LOT 3G:

LOT 3A AND PART OF LOT 3B, WORTH LANE COMMERCIAL PARK, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD BOOK 23A, PAGE 269. BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING *AT THE NORTHWEST CORNER OF LOT 3E, AS SHOWN IN PLAT RECORD BOOK 23A, PAGE 269; THENCE S87°36'01"E A DISTANCE OF 156.80 FEET TO A FOUND 5/8 INCH REBAR; THENCE S01°48'39"W A DISTANCE OF 600.37 FEET TO THE* ***POINT OF BEGINNING****, SAID POINT BEING A SET IRON PIN WITH CAP, "PLS 1156"; THENCE CONTINUING S01°48'39"W A DISTANCE OF 156.45 FEET TO A FOUND IRON PIN WITH CAP: "PLS 1156"; THENCE N87°07'00"W A DISTANCE OF 194.85 FEET TO A FOUND IRON PIN WITH CAP: "PLS 1156"; THENCE N02°18'42"E A DISTANCE OF 155.31 FEET TO A SET "MAGNETIC NAIL"; THENCE S87°27'00"E A DISTANCE OF 193.47 FEET TO THE* ***POINT OF BEGINNING****, CONTAINING 0.70 ACRES (30,265 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.*

	DATE	SIGNATURE
ACCEPTANCE OF DEDICATIONS	____	_____ CITY CLERK
	____	_____ MAYOR
APPROVAL FOR RECORDING	____	_____ DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT DIVISION
COMMISSION	____	_____ SECRETARY, PLANNING COMMISSION
	____	_____ CHAIRMAN, PLANNING COMMISSION
WATER AND SEWER	____	_____ ENGINEER, SPRINGDALE WATER UTILITIES
STREETS & DRAINAGE	____	_____ DIRECTOR OF ENGINEERING & PUBLIC WORKS

OWNER'S CERTIFICATION OF TRANSMITTAL, OWNERSHIP, AND ORDINANCE:

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.

THE UNDERSIGNED HEREBY TRANSMIT THIS PLAT TO THE CITY OF SPRINGDALE FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNER OF THE PROPERTY DESCRIBED AND HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. THE UNDERSIGNED CERTIFY THAT THE PLATTING AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO APPLICABLE LOCAL OR OTHER LAW. THE UNDERSIGNED FURTHER CERTIFY THAT THE REQUIRED ORDINANCE OF ACCEPTANCE IS IN ORDER HAVING BEEN APPROVED BY THE CITY ATTORNEY ON _____.

_____ _____
MT NWA VENTURES, LLC *DATE*
AUTHORIZED REPRESENTATIVE

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 2022.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

SURVEYOR'S DECLARATION:

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

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

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

CERTIFICATE OF AUTHORIZATION ENGINEERING SERVICES, INC. 131 ARKANSAS

OWNER: *MT NWA VENTURES LLC*
1457 E ROBINSON AVE STE A
SPRINGDALE, AR 72764

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

WORK ORDER #: *21975*

CITY ZONING: *C-2 (GENERAL COMMERCIAL)*

SETBACKS: *FRONT - 30'*
FRONT IF PARKING IS ALLOWED BETWEEN R/W AND THE BUILDING - 50'
SIDE - 0'
SIDE WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT - 20'
REAR - 20'

RECORDING INFORMATION

RP22-01

REVISION	DATE	DESCRIPTION

INFORMAL PLAT

CREATING LOTS 3F & 3G

SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

SCALE: 1"=40'	DATE: December 30, 2021	DRAWN BY: KND

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

© COPYRIGHT 2021, ENGINEERING SERVICES, INC. 12/30/2021 9:23 AM

W.O.# 21975	SHEET 01

1229
2111
2111
2111
2111
2111
1301
1301
1301

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted:_____ Payment Method:_____

Date Accepted as Complete:_____ Project Number: L22-06

Must meet the below criteria for a Large Scale Submittal:

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

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

APPLICATION CONTACTS:

Indicate one person of contact for this request: _____ Applicant ___x___ Representative

Applicant (person making request)

Name: MT NWA Ventures LLC

E-mail: matt@trulovedirtworks.com

Address: 1457 E Robinson Ave Ste A

Phone: 870-480-3053

Site/ Location: East side of Worth Lane

Assessor's Parcel Number(s): 815-38256-000, 815-38255-000 815-38254-000, 815-38253-000

Development Point of Contact for Question & Staff Reviews

Name: Brandon Rush - ESI

E-mail: brush@engineeringservices.com

Address: 1207 S. Old Missouri Rd Springdale, AR 72765-0282

Phone: 479-751-8733

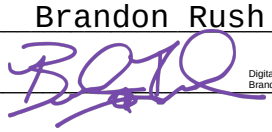
Current Zoning District: C-2

Rezone required: No

Total Acreage: 2.54

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

Name (printed): Brandon Rush Date: 12/30/2021

Signature:  Digitally signed by: Brandon J. Rush

Staff Notes:

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: February 1, 2022

Re: **L22-06** **Large-Scale** **Worth Lane Commercial Park**

Planning Comments

1. This Large Scale Development Plan has been given the number L22-06. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development.
2. Submit PDF files at time of resubmission. (standard comment)
3. A written response to all comments is required with resubmission. (standard comment)
4. Foundation landscaping is required to surround the base of the structures in accordance with Chapter 56.
    a. Currently, the proposal only shows landscaping on the front of the structures.
5. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
6. A lighting plan is required, displaying at least 1 foot candle in all parking and pedestrian areas.
7. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
8. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Commercial Design Standards Comments

1. 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 unless the building and/or parking lots are screened from view by outlot development (i.e. restaurants) and additional tree plantings and/or berms.

a. Variance requested

2. Continuous internal pedestrian walkways, no less than 5' in width form the public sidewalk to the principal customer entrance of all principal buildings on the site are required.
    a. Variance requested
3. 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 with, 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.
    a. Variance requested
4. Roof lines shall be varied with a change in height every 100 linear feet in the building length.
    a. Variance requested
5. Predominant exterior building materials shall not be: smooth-faced concrete block, tilt-up concrete panels, or pre-fabricated steel panels.
    a. It appears that the predominant exterior materials include metal panels.
6. Where will HVAC and other mechanical units be located?

Building and Fire Comments:

Reviewer: Ed Stith – City of Springdale Building and Fire Departments Jan 6, 20221

Large Scale Development – Worth Lane Commercial Park L22-06

Engineer/Architect: Engineering Services

Following are recommendations from the Building and Fire Departments, which must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting.

Development is for a site to construction three 11,900 sf mixed trades and services buildings. (occupancy groups B, F-1, S-1) Buildings are assumed to be of non-combustible construction. (PEMB w/metal studs, type IIB) and will not be sprinklered. All references are to the Arkansas Fire Prevention Code Vol I Fire unless otherwise noted.

A minimum fire flow of 2250 GPM @ 20 psi with two fire hydrants is required for a non-sprinklered 11,900 sf type IIB constructed building. (Vol I Table B105.1) The site does not appear to have sufficient fire flow to construct unsprinklered buildings without improvements to the water distribution system. Site is serviced on the east side by an 8 inch dead end main supplied by a 6 inch dead end main. Hydrants allong this main are identified as green topped indicating fire flows of 1000 to 1500 gpm. There are two hydrants across the street from the NW corner of the site that are supplied by a looped 8 inch main not connected to the main on the east side of the street. These hydrants are identified as blue topped with flows of greater than 1500 gpm. **Obtain a flow tests from one of these hydrants and from the hydrant at**

the south end of Worth Ln. Provide flow test report to the building department prior to planning commission approval.
file:///C:/Users/edst/Downloads/Springdale-Water-Utilities-Public-Hydrant-Flow-Test-Request-Form-10-3-2019%20(1).pdf

Obtain access easements to create a fire apparatus turn around on existing adjacent paved parking lot to the west.

Signs or markings in accordance with sec. 503.3 and D103.6.1 as approved by the Fire Marshal that include the words NO PARKING-FIRE LANE shall be provided for the entire length of the Worth drive to identify such roads or prohibit the obstruction thereof.

Commercial building permit plan review guidance is available at
http://www.springdalear.gov/DocumentCenter/View/4558/Commercial-Plan-Reviewpdf

Need to show all modifications on the amended drawing that will be submitted for Planning Commission approval.

Engineering Summary:

- Submit signed and sealed drainage report
- Include erosion control plan for pond
- Provide access easement to pond
- Detention pond area should be sodded and cleared of any equipment that is currently stored there
- Is all flow intended to flow overland to the pond area? Or will there be a swale graded across the back of the buildings?
- It looks like some of the flow from the parking lot could bypass the pond.
- Submit the following for the Grading Permit:
    - Grading permit application
    - SWPPP
    - Notice of Coverage
    - Truck Route
    - $500 fee

Engineering Comments:

L22-06

ENGINEERING REVIEW CHECKLIST 2021
WITH RESUBMISSIONS PROVIDE A COPY
OF RETURN COMMENTS AND A REVISED PDF

Reviewed by Steve Hatfield and Katie Hollingshead, E.I. on 1/27/2022

1. **Chapter 106 – Stormwater Drainage**

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

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
    - ~~Requires a 1"=200' minimum scale 2-foot contour map.~~
    - ~~Show existing and proposed contours.~~

2. **Chapter 106 – Stormwater Drainage**

    - **Submit signed and sealed drainage report.**
    - **Include erosion control plan for pond.**
    - **Provide access easement to pond.**
    - **Detention pond area should be sodded and cleared of any equipment that is currently stored there.**
    - **Is all flow intended to flow overland to the pond area? Or will there be a swale graded across the back of the buildings?**

3. **Chapter 107 – Stormwater Pollution**

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

- *107.3*
    - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.
        - **Submit the following for the Grading Permit:**
            - **Grading permit application.**
            - **SWPPP.**
            - **Notice of Coverage.**
            - **Truck Route.**
            - **$500 fee.**

4. **Chapter 112 – Subdivisions**

(Code 1973, § 30-1)

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

- Include a note stating if the lights are public or private lights and who will be responsible for maintenance and billing

5. Chapter 130 – Zoning Ordinance

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

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

6. Other:

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

REVIEW PLANS FOR A PROPOSED

LARGE SCALE DEVELOPMENT
WORTH LANE COMMERCIAL PARK

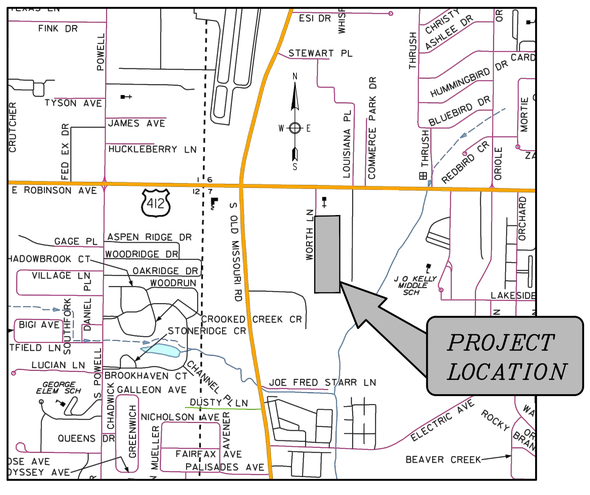
SERVING

MT NWA VENTURES LLC

IN THE CITY OF

SPRINGDALE, ARKANSAS

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
–	COVER
1	EXISTING CONDITIONS
2	LARGE SCALE DEVELOPMENT
3	TYPICAL DETAILS
4	WATER DETAILS
5	STORM WATER POLLUTION PREVENTION PLAN
6	STORM WATER POLLUTION PREVENTION DETAILS
7	LANDSCAPE PLAN
8	LIGHTING PLAN
9	OFFSITE DRAINAGE PLAN



VICINITY MAP

January 20, 2022

L22–06

BY

ENGINEERING SERVICES INC.

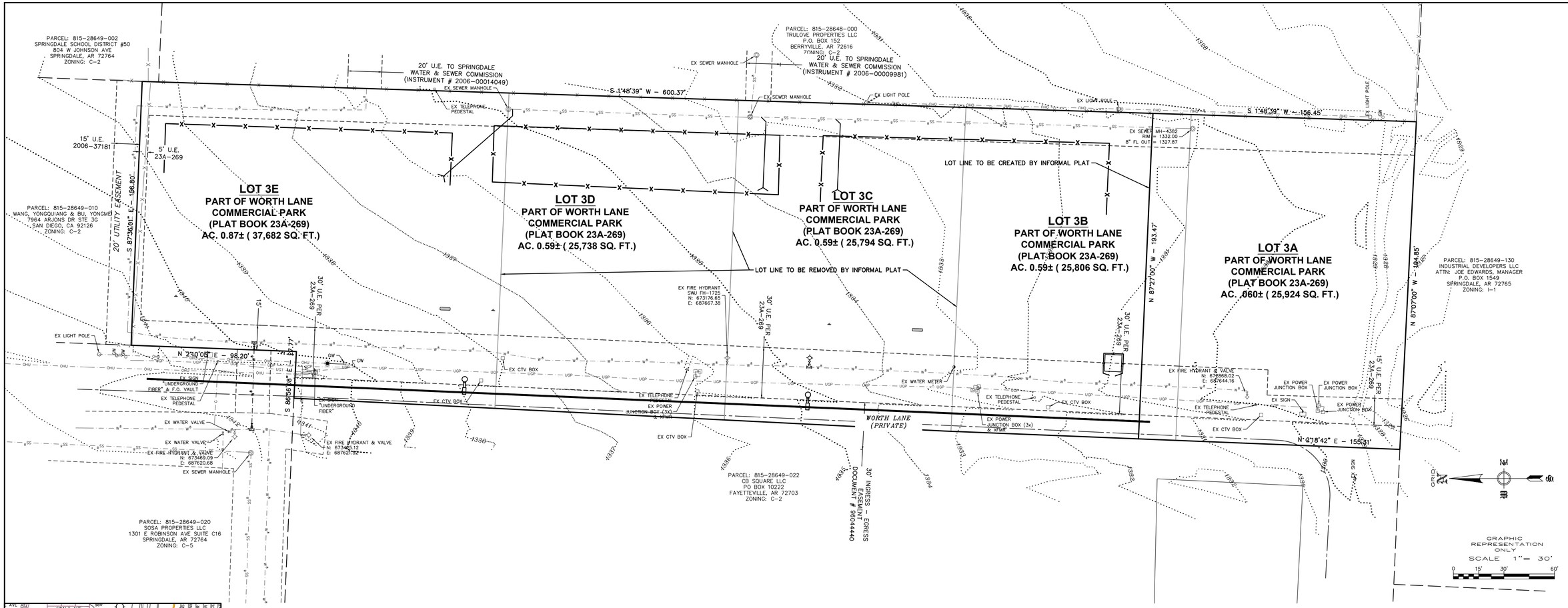
CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM

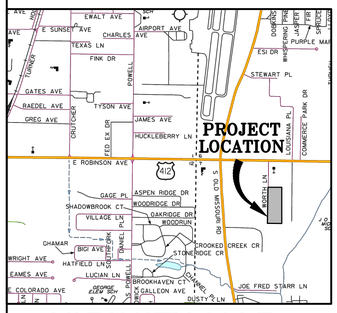
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

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

NOTES :

1. REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.
2. ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS, AS CONTAINED IN CHAPTER 110, PART. III, OF THE CODE OF ORDINANCES, CITY OF SPRINGDALE, ARKANSAS.
3. ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES OF THE CITY OF SPRINGDALE WATER UTILITIES. ADOPTED MARCH 10TH, 1987 BY ORDINANCE NO. 1640. AMENDED AUGUST 27, 2014 BY RESOLUTION No. 15–14 OF THE SPRINGDALE WATER AND SEWER COMMISSION, INCLUDING SECTION T38 AND ASSOCIATED DETAILS ADDED ON SEPTEMBER 3, 2020.
4. CAPITAL COST OF PROPOSED PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE IS ESTIMATED TO NOT EXCEED $25,000.





VICINITY MAP

SURVEY DESCRIPTION LOT 3A:

LOT 3A, WORTH LANE COMMERCIAL PARK, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD BOOK 23A, PAGE 269. BEING FURTHER DESCRIBED AS FOLLOWS:

__COMMENCING__ AT THE NORTHWEST CORNER OF LOT 3E, AS SHOWN IN PLAT RECORD BOOK 23A, PAGE 269; THENCE S87°36'01"E A DISTANCE OF 156.80 FEET TO A FOUND 5/8 INCH REBAR; THENCE S01°48'39"W A DISTANCE OF 623.10 FEET TO THE __POINT OF BEGINNING__, SAID POINT BEING A FOUND IRON PIN WITH CAP, "PLS 1156"; THENCE CONTINUING S01°48'39"W A DISTANCE OF 133.73 FEET TO A FOUND IRON PIN WITH CAP, "PLS 1156"; THENCE N87°07'30"W A DISTANCE OF 194.85 FEET TO A FOUND IRON PIN WITH CAP, "PLS 1156"; THENCE N02°18'42"E A DISTANCE OF 133.19 FEET TO A FOUND "MAGNETIC NAIL"; THENCE S87°16'21"E A DISTANCE OF 193.68 FEET TO THE __POINT OF BEGINNING__, CONTAINING 0.60 ACRES (25,924 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

SURVEY DESCRIPTION LOT 3B:

LOT 3B, WORTH LANE COMMERCIAL PARK, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD BOOK 23A, PAGE 269. BEING FURTHER DESCRIBED AS FOLLOWS:

__COMMENCING__ AT THE NORTHWEST CORNER OF LOT 3E, AS SHOWN IN PLAT RECORD BOOK 23A, PAGE 269; THENCE S87°36'01"E A DISTANCE OF 156.80 FEET TO A FOUND 5/8 INCH REBAR; THENCE S01°48'39"W A DISTANCE OF 489.32 FEET TO THE __POINT OF BEGINNING__, SAID POINT BEING A FOUND IRON PIN WITH CAP, "PLS 1156"; THENCE CONTINUING S01°48'39"W A DISTANCE OF 133.78 FEET TO A FOUND IRON PIN WITH CAP, "PLS 1156"; THENCE N87°16'21"W A DISTANCE OF 193.68 FEET TO A FOUND "MAGNETIC NAIL"; THENCE N02°18'42"E A DISTANCE OF 133.32 FEET TO A FOUND "MAGNETIC NAIL"; THENCE S87°20'39"E A DISTANCE OF 192.51 FEET TO THE __POINT OF BEGINNING__, CONTAINING 0.59 ACRES (25,806 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

SURVEY DESCRIPTION LOT 3C:

LOT 3C, WORTH LANE COMMERCIAL PARK, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD BOOK 23A, PAGE 269. BEING FURTHER DESCRIBED AS FOLLOWS:

__COMMENCING__ AT THE NORTHWEST CORNER OF LOT 3E, AS SHOWN IN PLAT RECORD BOOK 23A, PAGE 269; THENCE S87°36'01"E A DISTANCE OF 156.80 FEET TO A FOUND 5/8 INCH REBAR; THENCE S01°48'39"W A DISTANCE OF 354.33 FEET TO THE __POINT OF BEGINNING__, SAID POINT BEING A FOUND IRON PIN WITH CAP, "PLS 1156"; THENCE CONTINUING S01°48'39"W A DISTANCE OF 134.99 FEET TO A FOUND IRON PIN WITH CAP, "PLS 1156"; THENCE N87°20'39"W A DISTANCE OF 192.51 FEET TO A FOUND "MAGNETIC NAIL"; THENCE N02°18'42"E A DISTANCE OF 3.34 FEET TO A FOUND "MAGNETIC NAIL"; THENCE N02°53'19"E A DISTANCE OF 131.41 FEET TO A FOUND "MAGNETIC NAIL"; THENCE S87°24'44"E A DISTANCE OF 190.00 FEET TO THE __POINT OF BEGINNING__, CONTAINING 0.59 ACRES (25,794 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

SURVEY DESCRIPTION LOT 3D:

LOT 3D, WORTH LANE COMMERCIAL PARK, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD BOOK 23A, PAGE 269. BEING FURTHER DESCRIBED AS FOLLOWS:

__COMMENCING__ AT THE NORTHWEST CORNER OF LOT 3E, AS SHOWN IN PLAT RECORD BOOK 23A, PAGE 269; THENCE S87°36'01"W A DISTANCE OF 156.80 FEET TO A FOUND 5/8 INCH REBAR; THENCE S01°48'39"W A DISTANCE OF 217.89 FEET TO THE __POINT OF BEGINNING__, SAID POINT BEING A FOUND IRON PIN WITH CAP, "PLS 1156"; THENCE CONTINUING S01°48'39"W A DISTANCE OF 136.44 FEET TO A FOUND IRON PIN WITH CAP, "PLS 1156"; THENCE N87°24'44"W A DISTANCE OF 190.00 FEET TO A FOUND "MAGNETIC NAIL"; THENCE N02°53'19"E A DISTANCE OF 136.34 FEET TO A FOUND "MAGNETIC NAIL"; THENCE S87°26'18"E A DISTANCE OF 187.44 FEET TO THE __POINT OF BEGINNING__, CONTAINING 0.59 ACRES (25,738 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

SURVEY DESCRIPTION LOT 3E:

LOT 3E, WORTH LANE COMMERCIAL PARK, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD BOOK 23A, PAGE 269. BEING FURTHER DESCRIBED AS FOLLOWS:

__BEGINNING__ AT THE NORTHWEST CORNER OF LOT 3E, AS SHOWN IN PLAT RECORD BOOK 23A, PAGE 269; THENCE S87°36'01"E A DISTANCE OF 156.80 FEET TO A FOUND 5/8 INCH REBAR; THENCE S01°48'39"W A DISTANCE OF 217.89 FEET TO A FOUND IRON PIN WITH CAP, "PLS 1156"; THENCE N87°26'18"W A DISTANCE OF 187.44 FEET TO A FOUND "MAGNETIC NAIL"; THENCE N02°53'19"E A DISTANCE OF 119.48 FEET TO A FOUND "MAGNETIC NAIL"; THENCE S86°56'08"E A DISTANCE OF 27.77 FEET TO A FOUND IRON PIN WITH CAP, "PLS 1156"; THENCE, THENCE N02°10'05"E A DISTANCE OF 98.20 FEET TO THE __POINT OF BEGINNING__, CONTAINING 0.87 ACRES (37,682 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

SURVEY DESCRIPTION LOT 3F:

LOTS 3C, 3D, 3E AND PART OF LOT 3B, WORTH LANE COMMERCIAL PARK, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD BOOK 23A, PAGE 269. BEING FURTHER DESCRIBED AS FOLLOWS:

__BEGINNING__ AT THE NORTHWEST CORNER OF LOT 3E, AS SHOWN IN PLAT RECORD BOOK 23A, PAGE 269; THENCE S87°36'01"E A DISTANCE OF 156.80 FEET TO A FOUND 5/8 INCH REBAR; THENCE S01°48'39"W A DISTANCE OF 600.37 FEET TO A SET IRON PIN WITH CAP, "PLS 1156"; THENCE N87°27'06"W A DISTANCE OF 193.47 FEET TO A SET "MAGNETIC NAIL"; THENCE N02°18'42"E A DISTANCE OF 114.74 FEET TO A FOUND "MAGNETIC NAIL"; THENCE N02°53'19"E A DISTANCE OF 367.23 FEET TO A FOUND "MAGNETIC NAIL"; THENCE S86°56'08"E A DISTANCE OF 27.77 FEET TO A FOUND IRON PIN WITH CAP, "PLS 1156"; THENCE; THENCE N02°10'05"E A DISTANCE OF 98.20 FEET TO THE __POINT OF BEGINNING__, CONTAINING 2.54 ACRES (110,679 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

SURVEY DESCRIPTION LOT 3G:

LOT 3A AND PART OF LOT 3B, WORTH LANE COMMERCIAL PARK, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD BOOK 23A, PAGE 269. BEING FURTHER DESCRIBED AS FOLLOWS:

__COMMENCING__ AT THE NORTHWEST CORNER OF LOT 3E, AS SHOWN IN PLAT RECORD BOOK 23A, PAGE 269; THENCE S87°36'01"E A DISTANCE OF 156.80 FEET TO A FOUND 5/8 INCH REBAR; THENCE S01°48'39"W A DISTANCE OF 600.37 FEET TO THE __POINT OF BEGINNING__, SAID POINT BEING A SET IRON PIN WITH CAP, "PLS 1156"; THENCE CONTINUING S01°48'39"W A DISTANCE OF 156.45 FEET TO A FOUND IRON PIN WITH CAP, "PLS 1156"; THENCE N87°07'30"W A DISTANCE OF 194.85 FEET TO A FOUND IRON PIN WITH CAP, "PLS 1156"; THENCE N02°18'42"E A DISTANCE OF 155.31 FEET TO A SET "MAGNETIC NAIL"; THENCE S87°27'06"E A DISTANCE OF 193.47 FEET TO THE __POINT OF BEGINNING__, CONTAINING 0.70 ACRES (30,265 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

OWNER/DEVELOPER: MT NWA VENTURES LLC
1457 E ROBINSON AVE STE A
SPRINGDALE, AR 72764

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

CITY ZONING: C-2

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

FEMA FLOODPLAIN ZONE: THIS PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP # 05143C0090F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: APRIL 2, 2008

PARCEL: 815-38256-000, 815-38255-000, 815-38254-000, 815-38253-000, & 815-38252-000

LEGEND

- SET IRON PIN
- IRON PIN FOUND
- MAG NAIL FOUND
- C. PROPERTY LINE
- SAW-CUT LINE
- EX. EASEMENT LINE
- EX. BUILDING SETBACK LINE
- EX. ROAD CENTERLINE
- EX. CURB & GUTTER
- EX. CONTOUR
- 1368 PROPOSED CONTOUR
- OHP/T EX. OVERHEAD POWER LINE
- G EX. GAS LINE
- UGT EX. UNDERGROUND TELEPHONE LINE
- SS EX. SEWER LINE
- EX. STORM DRAIN LINE
- W EX. WATER LINE
- F.O. EX. FIBER OPTIC LINE
- EX. WATER METER
- EX. FIRE HYDRANT
- EX. SEWER MANHOLE
- EX. POWER POLE
- EX. WATER VALVE
- EX. LIGHT POLE
- EX. SIGN
- EX. WATER METER
- EX. TRAFFIC POLE
- EX. GAS MANHOLE
- EX. ELECTRIC MANHOLE
- EX. TELEPHONE MANHOLE
- EX. TREES
- EX. SEWER VALVE
- EX. WATER MANHOLE
- EX. FIBER OPTIC VAULT
- EX. TELEPHONE BOX
- EX. MAILBOX
- EX. GAS METER
- EX. GAS VALVE
- PROPOSED FENCE
- PROPOSED EASEMENT LINE
- PROPOSED SIDEWALK
- G PROPOSED GAS LINE
- UGP PROPOSED ELECTRIC LINE
- W PROPOSED WATERLINE
- PROPOSED ADA RAMP
- PROPOSED STORM BOX & PIPE
- PROPOSED SEWER MANHOLE & PIPE

L22-06

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

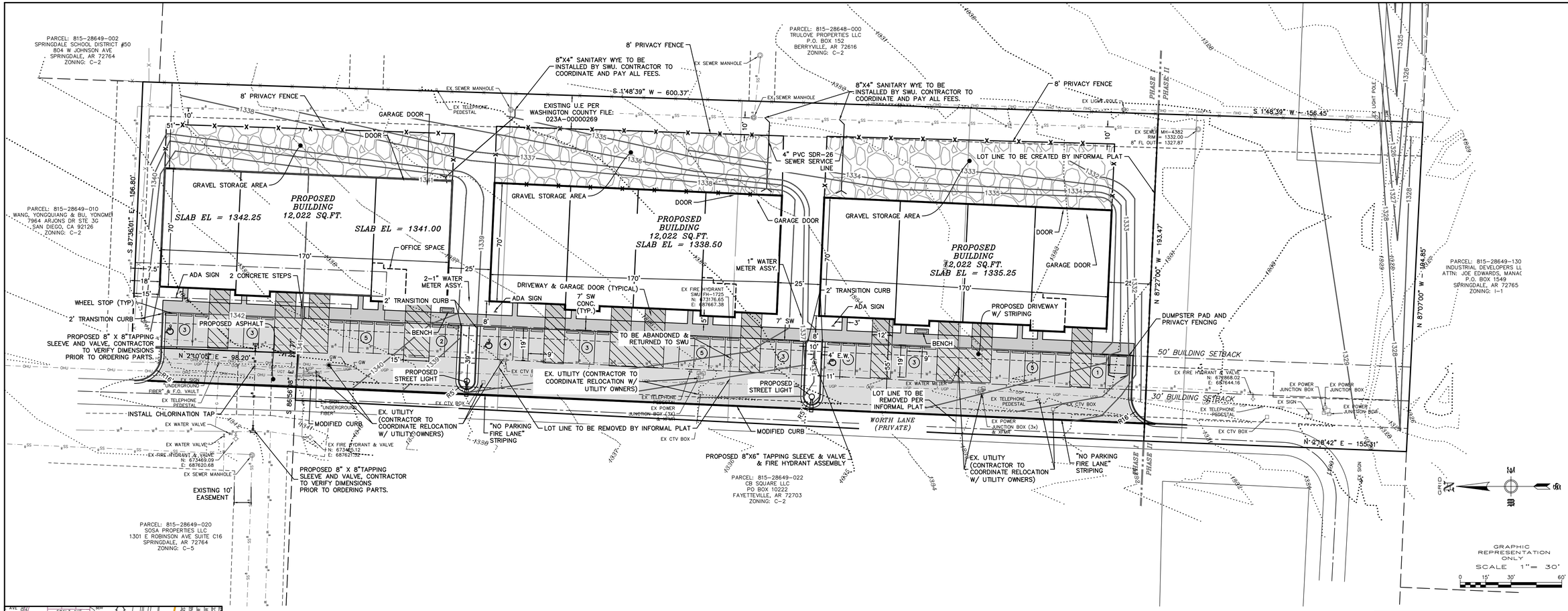
EXISTING CONDITIONS
WORTH LANE COMMERCIAL PARK
SPRINGDALE, ARKANSAS

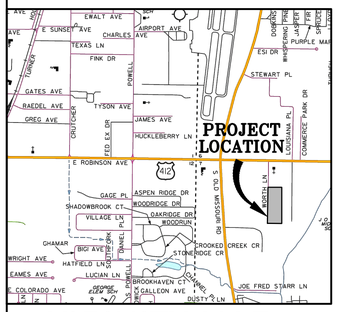
REVISION	DATE	DESCRIPTION

© COPYRIGHT 2022 ENGINEERING SERVICES, INC. - 2022-0323 11:43 AM

SCALE: 1"=30'
DATE: Jan 20, 2022
ENGINEER: TJA
DRAWN BY: BJR
W.O. #: 21975

1





VICINITY MAP

NOTES:

1) ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED (EXAMPLE: 15'BC) AS TO BACK OF CURB.
2) A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
3) ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
4) MODIFIED CURB REQUIRED AT ALL DRIVES.
5) OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS MUST BE LANDSCAPED, SO THAT THEIR FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW OF THE ADJACENT PROPERTY AND THE PUBLIC RIGHT-OF-WAY.
6) THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
7) THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAT ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
8) ALL DEVELOPMENTS AFTER AUGUST 20, 2007 MUST HAVE UTILITY WIRES, LINES, AND/OR CABLES IN SAID DEVELOPMENTS MUST BE PLACED UNDERGROUND. EXCLUDING 12Kv AND ABOVE.
9) STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6)MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
   A) DEVELOPMENT AND GRADING WITH THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
   B) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
   C) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING.
   D) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
   E) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
10) ALL CROSSINGS UNDER ROADWAYS BY OPEN CUT MUST BE BACKFILLED WITH FLOWABLE FILL
11) STREET LIGHTS ARE REQUIRED AT EACH INTERSECTION AND ALONG THE STREET AT INTERVALS OF 300 TO 350 FEET AS MEASURED ALONG THE CENTERLINE OF THE STREET. THE MINIMUM INITIAL RATING FOR THE STREETLIGHT SHALL BE 6,800 LUMENS FOR A LOCAL STREET, 11,000 LUMENS FOR A COLLECTOR STREET, OR 20,000 LUMENS FOR AN ARTERIAL STREET.
12) ALL PAVEMENT LIGHT DUTY PER GEOTECHNICAL ENGINEERS REPORT.

NOTES:

1) CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR ALL STREET CUTS, BORES, AND RESPECTIVE RIGHT-OF-WAY PERMITS FOR THE PROPOSED PROJECT.
2) FIELD LOCATE AND VERIFY THE LOCATION OF EXISTING WATER AND SANITARY SEWER FACILITIES. INDICATE THE LOCATION OF THESE FACILITIES ON THE DRAWING AND PROVIDE ADEQUATE EASEMENTS, ON-SITE AND OFF-SITE, ACCEPTABLE TO THE SPRINGDALE WATER UTILITIES. EASEMENTS SHALL BE ESTABLISHED SUCH THAT A 10-FOOT SPACE SHALL BE PROVIDED BETWEEN THE UTILITY AND ANY PERMANENT STRUCTURE AND EASEMENTS SHALL BE PROVIDED SUCH THAT 10' IS BETWEEN THE UTILITY AND EASEMENT LINE.
3) THE FINAL APPROVAL AND ACCEPTANCE OF FACILITIES PROPOSED HEREIN IS SUBJECT TO THE ACCEPTANCE BY THE UTILITY OF A UTILITY SPACING PLAN. PRIOR TO ANY CONSTRUCTION ON THIS PROJECT, PLEASE SUBMIT A UTILITY SPACING PLANS. THE OWNER AND ENGINEER MUST SUBMIT CERTAIN ASSURANCE IN WRITTEN FORM GUARANTEEING ADHERENCE TO SAID PLAN.
4) FULL DEPTH COMPACTED CLASS 7 BASE MATERIAL IS REQUIRED FOR THE WATER AND SEWER TRENCHES UNDER PRIVATE EXISTING OR PROPOSED DRIVING SURFACES.
5) THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS.
6) ALL WATER AND SEWER MAIN LINE EXTENSIONS AND SERVICES SHALL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE SPRINGDALE WATER UTILITIES SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES.
7) CONSTRUCTION PLANS AND SPECIFICATIONS WILL NEED TO BE SUBMITTED AND APPROVED BY SWU AND THE ARKANSAS DEPARTMENT OF HEALTH PRIOR TO BEGINNING ANY WATER AND SEWER CONSTRUCTION.
8) A PRE-CONSTRUCTION MEETING IS TO BE HELD WITH THE WATER AND SEWER CONTRACTOR AND SWU PRIOR TO BEGINNING ANY CONSTRUCTION.
9) ALL WATER MAIN SHALL BE SPECIAL CLASS 50 DUCTILE IRON.
10) ALL SEWER MAIN SHALL BE PVC SDR 26 HEAVY WALL SEWER PIPE.
11) ALL LOT LINES SHALL BE STAKED IN ADVANCE OF WATER AND SANITARY SEWER CONSTRUCTION PER SWU STANDARD SPECIFICATIONS.
12) CONTRACTOR SHALL CONTACT SWU PRIOR TO PERFORMING WORK.
13) SWU STAFF SHALL BE PRESENT DAY OF TAPPING, DISINFECTION AND FLUSHING.
14) SWU SHALL PERFORM AND BE PRESENT FOR ALL TAPS TO EXISTING SYSTEM.
15) LONG WATER SERVICES SHALL BE ENCASED WITH 2" SLEEVE.
16) ALL UTILITIES SHALL HAVE FULL DEPTH BACKFILL (FLOWABLE FILL) UNDER PUBLIC ROADWAYS.
17) STAKE ALL FIRE HYDRANTS FOR SWU APPROVAL PRIOR TO INSTALLATION.
18) TRACER WIRE PORTS SHALL BE INSTALLED AT EVERY CHANGE IN DIRECTION OR EVERY 400'.
19) SEWER BACKWATER VALVES TO BE INSTALLED ON PRIVATE SERVICE LINE BY LICENSED PLUMBER WHERE APPLICABLE.
20) FIRE PROTECTION SYSTEM PLANS TO BE SUBMITTED TO ADH BY OTHERS.
21) EX. WATER WELL TO BE ABANDONED PER ARKANSAS WATER WELL COMMISSION REQUIREMENTS.
22) OWNER/DEVELOPER IS RESPONSIBLE FOR REPLACING EXISTING WATER OR SANITARY SEWER PIPE IF DAMAGED DURING CONSTRUCTION.

OWNER/DEVELOPER:	MT NWA VENTURES LLC 1457 E ROBINSON AVE STE A SPRINGDALE, AR 72764
ENGINEER:	ENGINEERING SERVICES, INC. 1207 S. OLD MISSOURI ROAD P.O. BOX 282 SPRINGDALE, AR 72762
CITY ZONING:	C-2
BUILDING SETBACKS:	FRONT - 30' FRONT IF PARKING IS ALLOWED BETWEEN R-O-W AND THE BUILDING - 50' SIDE (SUBJECT TO APPLICABLE FIRE AND BUILDING CODES) - 0' SIDE WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT - 20' REAR - 20'
GROSS SITE AREA:	2.53 ACRES
NET SITE AREA:	2.53 ACRES
PARKING REQUIRED:	OFFICE - 1 SPACE 300 SQUARE FEET OF NET FLOOR SPACE. WAREHOUSE- 1 SPACE FOR EACH 1,200 SQUARE FEET OF GROSS FLOOR AREA.
PARKING CALCULATIONS:	3,684 SF / 300 SF = 12.28 SPACES 31,074 SF / 1,200 SF = 25.89 SPACES 25.89 + 12.28 = 38.17 ROUNDING TO 39 SPACES.
PARKING PROVIDED:	40 SPACES (INCLUDING 3 ADA)
FEMA FLOODPLAIN ZONE:	THIS PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP # 05143C0090F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: APRIL 2, 2008
PARCEL:	815-38254-000, 815-38255-000, 815-38256-000, 815-38253-000, & 815-38252-000
PROPOSED USE:	OFFICE/WAREHOUSE (UNIT 16)

LEGEND

- SET IRON PIN
- IRON PIN FOUND
- MAG NAIL FOUND
- C. PROPERTY LINE
- SAW-CUT LINE
- EX. EASEMENT LINE
- EX. BUILDING SETBACK LINE
- EX. ROAD CENTERLINE
- EX. CURB & GUTTER
- EX. CONTOUR
- 1368 PROPOSED CONTOUR
- OHP/T EX. OVERHEAD POWER LINE
- G EX. GAS LINE
- UGT EX. UNDERGROUND TELEPHONE LINE
- SS EX. SEWER LINE
- EX. STORM DRAIN LINE
- W EX. WATER LINE
- F.O. EX. FIBER OPTIC LINE
- EX. WATER METER
- EX. FIRE HYDRANT
- EX. SEWER MANHOLE
- EX. POWER POLE
- EX. WATER VALVE
- EX. LIGHT POLE
- EX. SIGN
- EX. WATER METER
- EX. TRAFFIC POLE
- EX. GAS MANHOLE
- EX. ELECTRIC MANHOLE
- EX. TELEPHONE MANHOLE
- EX. TREES
- EX. SEWER VALVE
- EX. WATER MANHOLE
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- PROPOSED ADA RAMP
- PROPOSED STORM BOX & PIPE
- PROPOSED SEWER MANHOLE & PIPE

L22-06

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

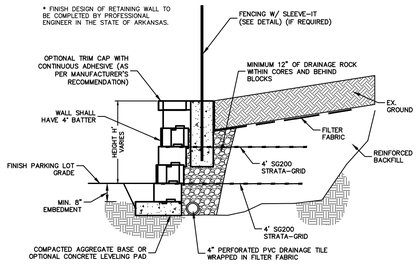
LARGE SCALE DEVELOPMENT
WORTH LANE COMMERCIAL PARK
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2022 ENGINEERING SERVICES, INC. 1/20/2022 11:43 AM
C:\2021\21975\dwg\21975.dwg

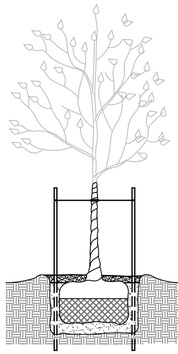
SCALE: 1"=30'
DATE: Jan 20, 2022
ENGINEER: TJA
DRAWN BY: BJR
W.O. #: 21975

2



TYPICAL RETAINING WALL CROSS SECTION

NOT TO SCALE



12MM DIA. BLACK PLASTIC HOSE

3MM (NO.11 GA.) GALV. WIRE, COIL EACH END TIGHTLY

WRAP TRUNKS WITH WHITE VINYL TREE WRAP (EXPANDABLE TREE GUARD)

TREE WRAP SHALL BE INSTALLED IN THE SPRING AND REMOVED IN THE FALL TO PREVENT SUNS-CALDING OR OTHER TRUNK DAMAGE

3 STAKES 1½" X 1½" X 8' (6' IN LENGTH)

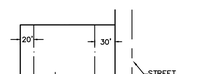
MAINTAIN TREE BASE AT OR SLIGHTLY HIGHER THAN EXISTING GRADE, TO ALLOW FOR SETTLEMENT

SPECIFICATIONS:

1) REFER TO SPECIFICATIONS FOR SOIL MIXTURE (MODIFIED COMPOST BLEND)
2) DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
3) REMOVE TREE RINGS AND STAKES WITHIN ONE YEAR AFTER INSTALLATION.
4) MEDIAN AND ROUNDABOUT TREE SHALL USE RIVER ROCK. RIGHT-OF-WAY TREES SHALL USE MULCH.
5) TREE STAKING IS DETERMINED AFTER INSTALLATION AS NEEDED BY AN APPROVED PROJECT REPRESENTATIVE OR QUALIFIED PROFESSIONAL.
6) TREE STAKING OR RELATED ALIGNMENT SHALL NOT BE ALLOWED AT LOCATIONS WHERE PEDESTRIAN SAFETY BY PROXIMITY IS A CONSIDERATION.
7) REFER TO THE TREE PLANTING DETAIL FOR ADDITIONAL INSTALLATION REQUIREMENTS

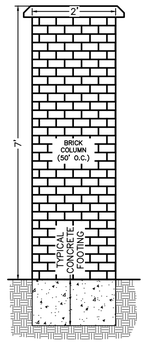
TREE STAKING AND WRAPPING DETAIL

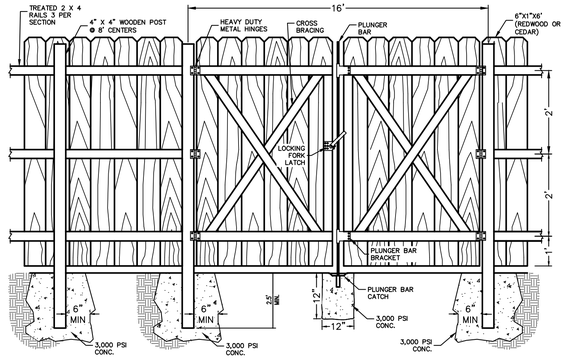
NOT TO SCALE



TYPICAL SETBACK DETAIL

NOTE:
1.) DISTANCE SHOWN WILL YIELD TO UTILITY EASEMENTS.

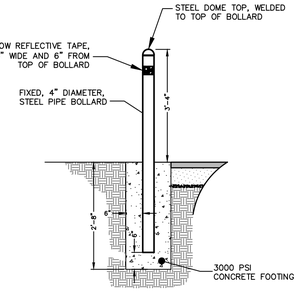




USE 6 GALV. NAILS PER BOARD. SOLID BOARD SIDE TO FACE STREET.

SCREENING FENCE DETAIL

NOT TO SCALE



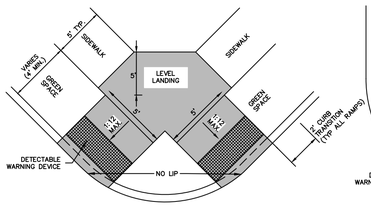
FRONT VIEW

REMOVABLE BOLLARD:
ALIGN BOLLARD PIPE & GROUND INSERT SO EYES ARE LOCATED AT BACK & FRONT OF BOLLARD, NOT STICKING OUT INTO TRAVEL WAY.

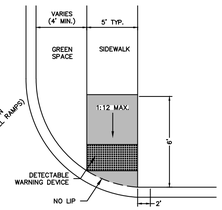
NOTE:
ALL METAL SHALL BE GALVANIZED PAINT, ONE COAT METAL PRIMER AND TWO COATS BENJAMIN MOORE HUNTER GREEN METAL ENAMEL.

STANDARD BOLLARD

NOT TO SCALE



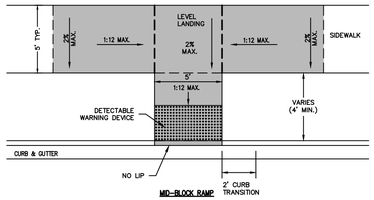
TYPE 1 RAMP



TYPE 2 RAMP

NOTES:

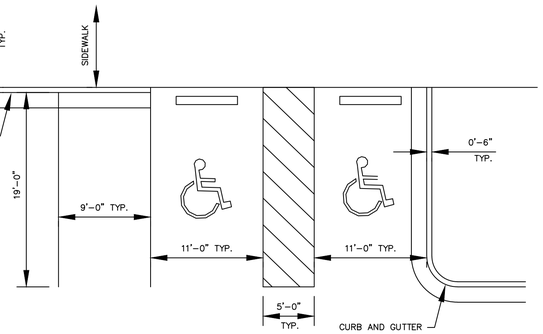
1) THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 1:12.
2) THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
3) THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".
4) DETECTABLE WARNING DEVICES SHALL BE PLACED AT THE LOCATIONS WHERE RAMPS CROSS A CURB.



MID-BLOCK RAMP

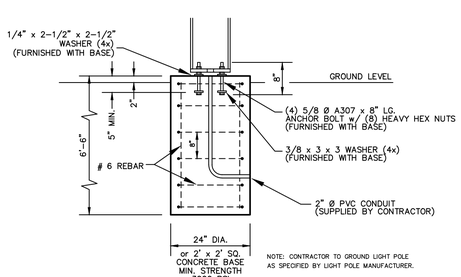
HANDICAP RAMP DETAILS

NOT TO SCALE



HANDICAPPED RAMP AND PARKING DETAILS

PLAN VIEW

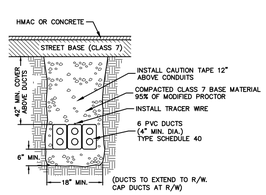


NOTE: CONTRACTOR TO GROUND LIGHT POLE AS SPECIFIED BY LIGHT POLE MANUFACTURER.

SECTION VIEW

LIGHT POLE FOOTING DETAIL

NOT TO SCALE



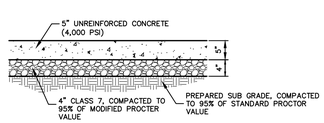
TYPICAL SECTION 6-4" UTILITY DUCTS

NOT TO SCALE

LEGEND – GREEN (RETROREFL), WHITE SYMBOL ON BLUE (RETROREFL)
BACKGROUND – WHITE (RETROREFL)

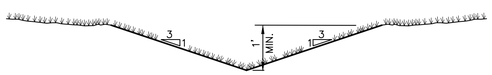
ADA SIGN DETAILS

NOT TO SCALE



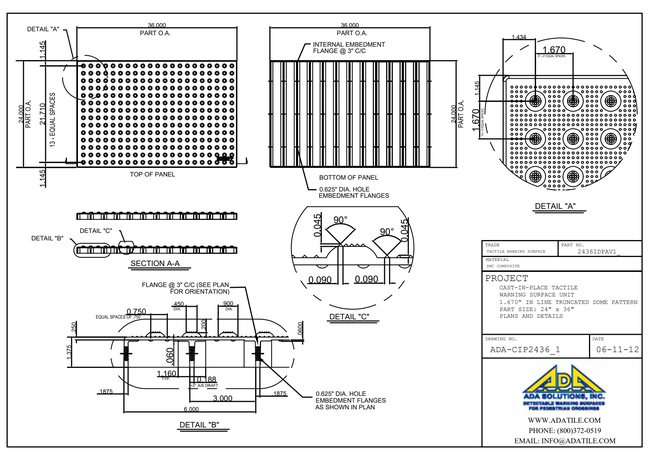
LIGHT DUTY CONCRETE PAVING

NOT TO SCALE



TYPICAL SWALE SECTION

NOTE : SWALE TO BE SODDED.

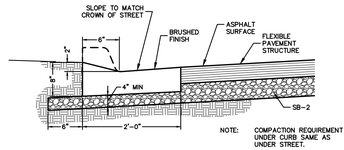


TRADE: TACTILE WARNING SURFACE	PART NO.: 2436IDPAV1
MATERIAL: DRY COMPOSITE	

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

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

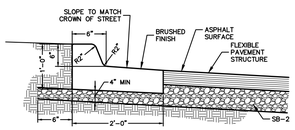
ADA SOLUTIONS, INC.
WITH OVER 20 YEARS OF EXPERIENCE IN THE TRACTILE TILE INDUSTRY
WWW.ADATILE.COM
PHONE: (800)372-0519
EMAIL: INFO@ADATILE.COM



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

MODIFIED CONCRETE CURB & GUTTER

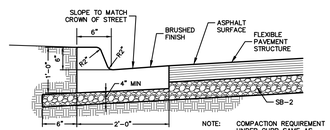
NOT TO SCALE



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

STANDARD 6" CONCRETE SPILL CURB & GUTTER

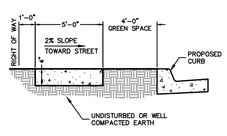
NOT TO SCALE



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

STANDARD 6" CONCRETE CURB & GUTTER

NOT TO SCALE



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

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

SIDEWALK DETAIL

NOT TO SCALE

ENGINEERING SERVICES INC.
1770 E. JOYCE BLVD., SUITE 100
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS
WORTH LANE COMMERCIAL PARK
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: N.T.S.
DATE: Jan 20, 2022
ENGINEER: TJA
DRAWN BY: BJR
W.O. #: 21975

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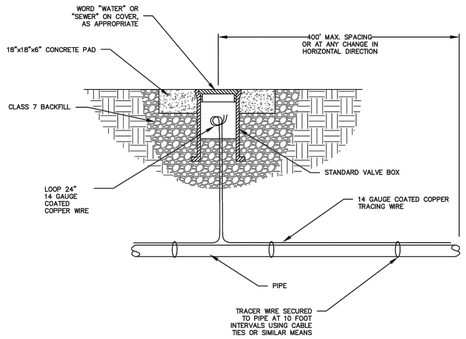
L22-06

3



TRACING WIRE CONNECTION PORT

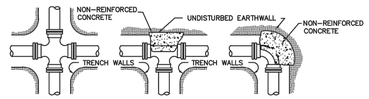
N.T.S.

SPRINGDALE WATER UTILITIES

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

MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION

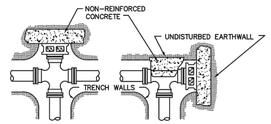
DRAWN BY:	DRAWING NO:	DATE:
CAG	M-1	AUGUST 2014



CROSS TEE 90° BEND

45° BEND SIMILAR

22 1/2° BEND SIMILAR



CROSS W/PLUG TEE W/PLUG

NOTES:

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

REACTION BACKING TABLE

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

REACTION BACKING

N.T.S.

SPRINGDALE WATER UTILITIES

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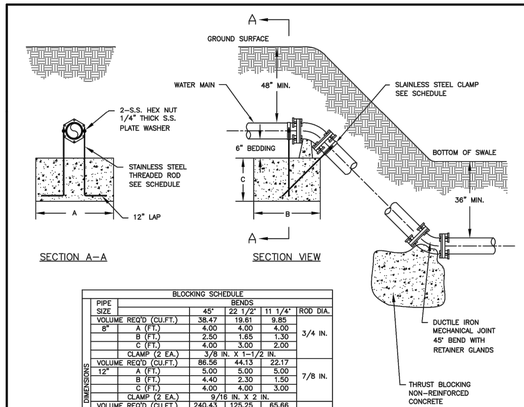
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



SECTION A-A SECTION VIEW

BLOCKING SCHEDULE

PIPE SIZE		BENDS 45°	BENDS 22 1/2°	BENDS 11 1/4°	ROD DIA.
6"	VOLUME REQ'D (CU.FT.)	38.47	19.61	9.85	3/4 IN.
	A (FT.)	4.00	4.00	4.00	
	B (FT.)	2.50	1.65	1.30	
	C (FT.)	4.00	3.00	2.00	
	CLAMP (2 EA.)	3/8 IN. X 1-1/2 IN.			
12"	VOLUME REQ'D (CU.FT.)	86.56	44.13	22.17	7/8 IN.
	A (FT.)	5.00	5.00	5.00	
	B (FT.)	4.40	2.30	1.50	
	C (FT.)	4.00	4.00	3.00	
	CLAMP (2 EA.)	9/16 IN. X 2 IN.			
20"	VOLUME REQ'D (CU.FT.)	240.43	125.25	65.66	1 IN.
	A (FT.)	6.00	6.00	6.00	
	B (FT.)	5.10	4.20	2.75	
	C (FT.)	8.00	5.00	4.00	
	CLAMP (2 EA.)	5/8 IN. X 2-9/16 IN.			
24"	VOLUME REQ'D (CU.FT.)	346.25	180.39	94.58	1 IN.
	A (FT.)	6.00	6.00	6.00	
	B (FT.)	7.25	4.50	3.20	
	C (FT.)	8.00	7.00	5.00	
	CLAMP (2 EA.)	5/8 IN. X 3 IN.			

DIMENSIONS

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

NOTES:

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

VERTICAL TIE-DOWN BLOCKING

N.T.S.

SPRINGDALE WATER UTILITIES

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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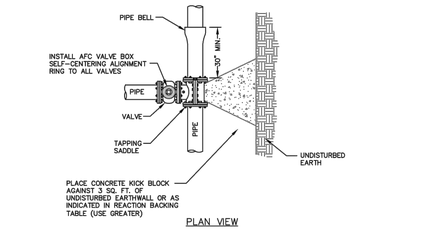
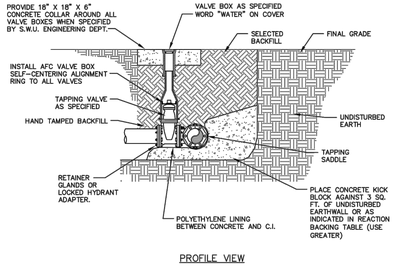
TLS	S-4	MARCH 2008



PLAN VIEW



PROFILE VIEW

TAPPING SADDLE & VALVE

N.T.S.

SPRINGDALE WATER UTILITIES

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

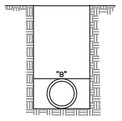
DRAWN BY:	DRAWING NO:	DATE:
CAG	S-5	AUGUST 2014

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

TRENCH WIDTH SCHEDULE

NOTES:

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



TYPICAL PIPE TRENCH

N.T.S.

SPRINGDALE WATER UTILITIES

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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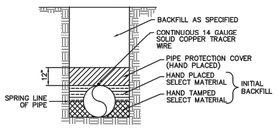
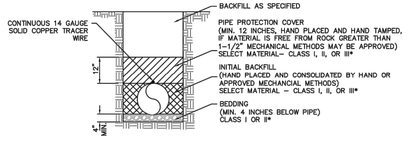
JNK	S-17	MARCH 2008



D.I. PRESSURE WATER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 2")

N.T.S.



D.I. PRESSURE PIPE TRENCH FOR FORCE MAINS

(STANDARD LAYING CONDITION "TYPE 3")

N.T.S.

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

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

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

SPRINGDALE WATER UTILITIES

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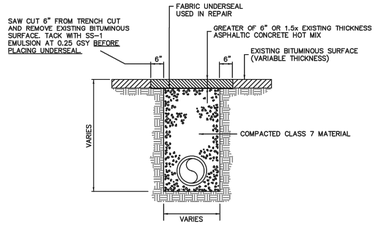
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

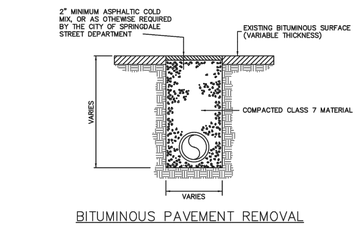
NOTES:

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



BITUMINOUS PAVEMENT REMOVAL WITH PERMANENT REPLACEMENT DETAIL

N.T.S.



BITUMINOUS PAVEMENT REMOVAL WITH TEMPORARY REPLACEMENT

N.T.S.

SPRINGDALE WATER UTILITIES

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

L22-06

ENGINEERING SERVICES INC.
1770 E. JOYCE BLVD., SUITE 100
FAYETTEVILLE, ARKANSAS 72703
SPRINGDALE, ARKANSAS 72764

SWU DETAILS
WORTH LANE COMMERCIAL PARK
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© Copyright 2022 ENGINEERING SERVICES, INC. 1/20/2022 10:15 AM

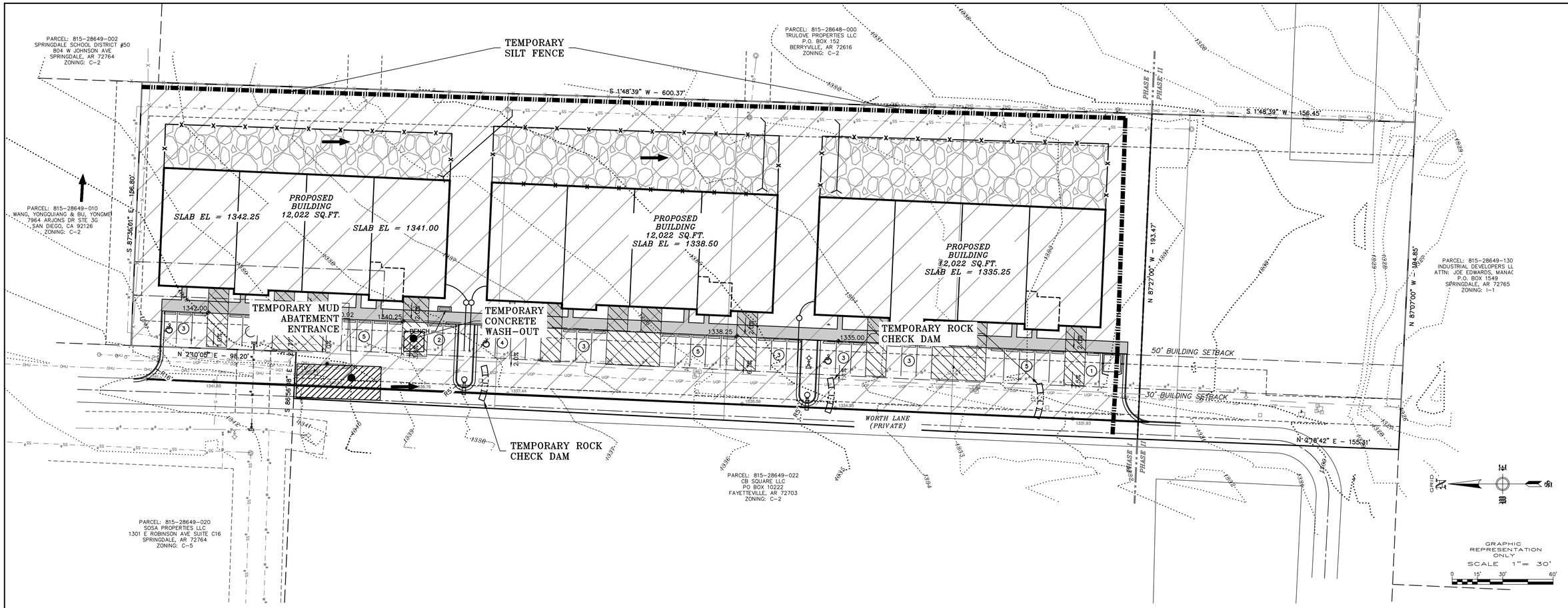
SCALE: NTS

DATE: Jan 20, 2022

ENGINEER: TJA
DRAWN BY: NMB

W.O. #: 21975

4



NOTE:

NO CHANGE MAY BE MADE TO THESE APPROVED PLANS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF SPRINGDALE.

WITHIN 40 DAYS OF PLACEMENT OF CURBS, THEY SHALL BE BACKFILLED, FINE GRADED WITH A MINIMUM OF 4-INCHES OF TOPSOIL AND HYDROMULCHED OR SODDED WITH PERMANENT GRASSES.

ALL DISTURBED AREAS, THAT ARE NOT PAVED, SHALL BE TOPSOILED, SEEDED AND STRAWED UNTIL GRASS IS ESTABLISHED.

CONSTRUCTION SEQUENCE:

1.) INSTALL EROSION CONTROL.
2.) STRIP EXISTING TOP SOIL.
3.) PREPARE SUB-GRADE AND BASE MATERIAL.
4.) POUR CONCRETE AND ASPHALT.
5.) FINAL GRADING AND ESTABLISH VEGETATION.

NOTES:

1) NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE.

2) SEED AND MULCH SHALL BE PLACED (BY OWNER) IN ALL AREAS WHERE VEGETATION IS DISTURBED.

3) STRAW AND WOOD CHIPS SHALL BE PLACED TO PROVIDE TEMPORARY PROTECTION WHILE FINAL GRADING IS BEING COMPLETED.

4) PLACE FILTER FABRIC ON ALL CURB INLETS.

***WATTLES ARE USED AS ENERGY DISSIPATION DEVICES**

***WATTLES ARE USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE**

***WATTLES MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED**

AREA OF SOIL DISTURBANCE: 2.34 ACRES

LEGEND

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

NOTES:

1.) ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOP SOIL AND RE-VEGETATED PER SECTION 169.06 OF THE UDC. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
2.) WHEN SILT FENCE OR WATTLES ARE NOT PLACED AT A CONSTANT ELEVATION FOLLOWING CONTOURS ON STEEP SLOPES, THE "J" HOOP METHOD SHOULD BE USED (AT 50 FT INTERVALS) TO CREATE PONDING AND PREVENT EROSION OF THE TRENCH BACKFILL OF SILT FENCE INSTALLATION.
3.) ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.
4.) PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
5.) TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
6.) RE-VEGETATION. RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER:
   - TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE REVEGETATED AS SET FORTH IN§169.06(F)(6) BELOW. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE TREES ROOT SYSTEM.
   - ZERO TO 10% GRADE: RE-VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
   - 10:1 UP TO 4:1 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
   - 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF
   - MORE THAN 3:1 GRADE: ANY FINISH GRADE OVER 3:1 SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING:
     - RETAINING WALLS; CRIBBING WITH LANDSCAPE FABRIC; TERRACING WITH GROUNDCOVER; RIPRAP; STAKED SOD (UP TO 2:1 SLOPE)
     - IF CRIBBING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.
7.) PERMANENT EROSION CONTROL. THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.
8.) DUST. WHERE EXCESSIVE DUST MAY BECOME A PROBLEM, A PLAN FOR SPRAYING WATER ON HEAVILY TRAVELED DIRT AREAS SHALL BE ADDRESSED.
9.) CONSTRUCTION EXITS. A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 6□ THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3□ IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.
10.) DEBRIS, MUD, AND SOIL IN PUBLIC STREETS. DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.
11.) FRANCHISE AND PRIVATE UTILITIES. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

TOTAL DISTURBED AREA: 2.34 ACRES

L22-06

ENGINEERING SERVICES INC.
1703 E. ROBINSON AVE.
SPRINGDALE, ARKANSAS 72764

STORM WATER POLLUTION PREVENTION PLAN
WORTH LANE COMMERCIAL PARK
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'

DATE: Jan 19, 2022

ENGINEER: TJA
DRAWN BY: BJR

W.O. #: 21975

5

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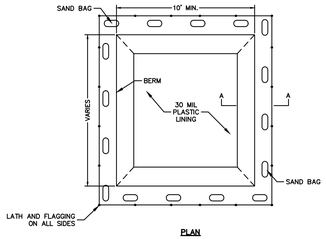
C:\ESI\2021\21975 WORTH LANE\DWG\21975 SWPPP.DWG

SECTION A – A



PLAN

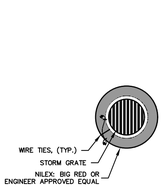
NOTES:

1) LATH AND FLAGGING SHOULD BE COMMERCIAL TYPE.

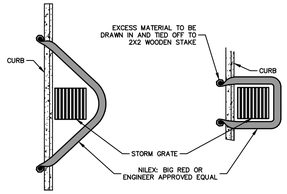
2) PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 30 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

CONCRETE WASH-OUT AREA

NOT TO SCALE

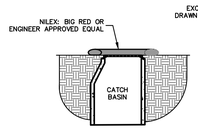


DRAIN INLET PLAN

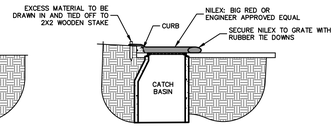


CURBSIDE OPTION "A" PLAN

CURBSIDE OPTION "B" PLAN



DRAIN INLET SECTION



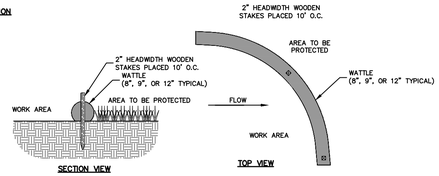
CURBSIDE SECTION

NOTES:

1) ALL MATERIAL TO MEET SPECIFICATIONS.
2) NILEX-BIG RED TO MEET APPLICATION REQUIREMENTS.
3) COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

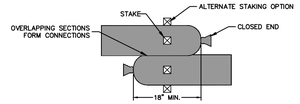
INLET PROTECTION

NOT TO SCALE



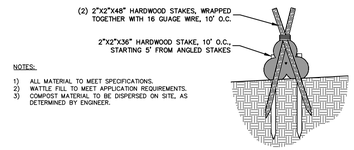
SECTION VIEW

TOP VIEW



COMPOST SOCK CONNECTION/ ATTACHMENT DETAIL

PYRAMID STAKING DETAIL

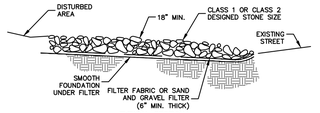


NOTES:

1) ALL MATERIAL TO MEET SPECIFICATIONS.
2) WATTLE FILL TO MEET APPLICATION REQUIREMENTS.
3) COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

CHECK DAM DETAIL

NOT TO SCALE



TYPICAL SECTION

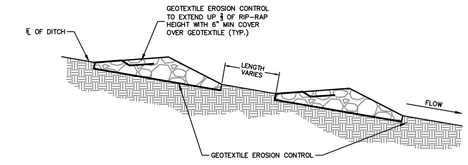
NOTES:

1) MINIMUM THICKNESS SHALL BE 18", THE STONE DIAMETER, NEVER LESS THAN 6".

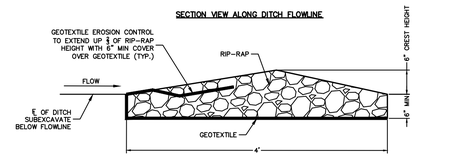
2) MINIMUM LENGTH SHALL BE 50'

MUD ABATEMENT ENTRANCE

NOT TO SCALE



SECTION VIEW ALONG DITCH FLOWLINE



SECTION VIEW OF CHECK DAM

NOTES:

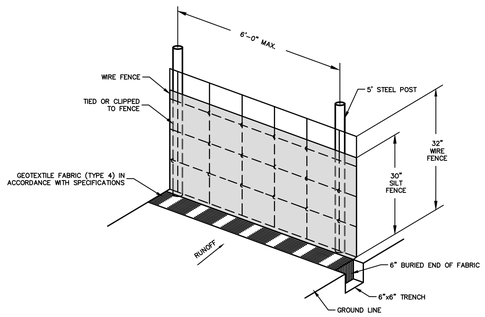
1. RIP-RAP SIZE D50 = 6" OR AS SHOWN ON THE PLANS.

ROCK CHECK DAM

Maximum Slope Length for Silt Fence		
Slope – Percent	Maximum Slope Length (ft) Above Fence	
	Standard (18" High) Silt Fence	Reinforced (30" High) Silt Fence
2 (or less)	150	250
5	100	250
10	50	150
15	35	100
20	25	70
25	20	55
30	15	45
35	15	40
40	15	35
45	10	30
50	10	25

NOTES:

1. THE SLOPE LENGTH SHOWN IS THE DISTANCE FROM THE FENCE TO THE DRAINAGE DIVIDE OR THE NEAREST UPSLOPE CHANNEL.
2. SLOPE LENGTH CANNOT BE ADDRESSED BY USE OF MULTIPLE ROWS OF SILT FENCE.



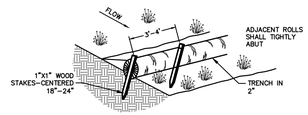
SILT FENCE NOTES

1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. HERE FENCE CANNOT BE TRENCHED IN (e.g.PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

WIRED REINFORCED BURIED EDGE SILT FENCE

NOT TO SCALE

SWPPP DETAIL W/ WATTLES



INSTALLATION NOTES:

1) WATTLES SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.

2) NOT FOR USE IN CONCENTRATED FLOW AREAS.

3) THE WATTLES SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF TWO (2) INCHES.

4) WATTLES SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.

5) ON SLOPES, WATTLES SHOULD BE INSTALLED ON CONTOUR WITH A SLIGHT UPWARD CURVE AT THE END OF THE ROW IN ORDER TO CREATE PONDING.

6) RUNNING LENGTHS OF WATTLES SHOULD BE ABUTTED FIRMLY TO ENSURE NO LEAKAGE AT THE ABUTMENTS.

7) WHEN INSTALLING RUNNING LENGTHS OF WATTLES, BUTT THE SECOND WATTLE TIGHTLY AGAINST THE FIRST, DO NOT OVERLAP THE ENDS. STAKE THE WATTLES AT EACH END AND FOUR FOOT ON CENTER.

8) STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE, LEAVING 2-3 INCHES OF THE STAKE PROTRUDING ABOVE THE WATTLE. WHEN INSTALLING WATTLES ON SLOPES, DRIVE THE STAKES PERPENDICULAR TO THE SLOPE.

9) DRIVE THE FIRST END STAKE OF THE SECOND WATTLE AT AN ANGLE TOWARD THE FIRST WATTLE IN ORDER TO HELP ABUT THEM TIGHTLY TOGETHER.

10) STAKING: THE CITY RECOMMENDS USING WOOD STAKES TO SECURE THE WATTLES. 1/2" TO 5/8" REBAR IS ALSO ACCEPTABLE WITH A SAFETY CAP. BE SURE TO USE A STAKE THAT IS LONG ENOUGH TO PROTRUDE SEVERAL INCHES ABOVE THE WATTLE.

11) THE CONTRACTOR SHALL INSPECT WATTLES EVERY TWO WEEKS AND AFTER ANY SIGNIFICANT STORM EVENT AND MAKE SURE 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 DETAIL

NOT TO SCALE

ENGINEERING SERVICES INC.
1705 S. 48th STREET, SUITE 101
SPRINGDALE, ARKANSAS 72764

STORM WATER POLLUTION PREVENTION DETAILS
WORTH LANE COMMERCIAL PARK
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

©COPYRIGHT 2022 ENGINEERING SERVICES, INC. 1/19/2022 2:43 PM
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.

SCALE: N.T.S.

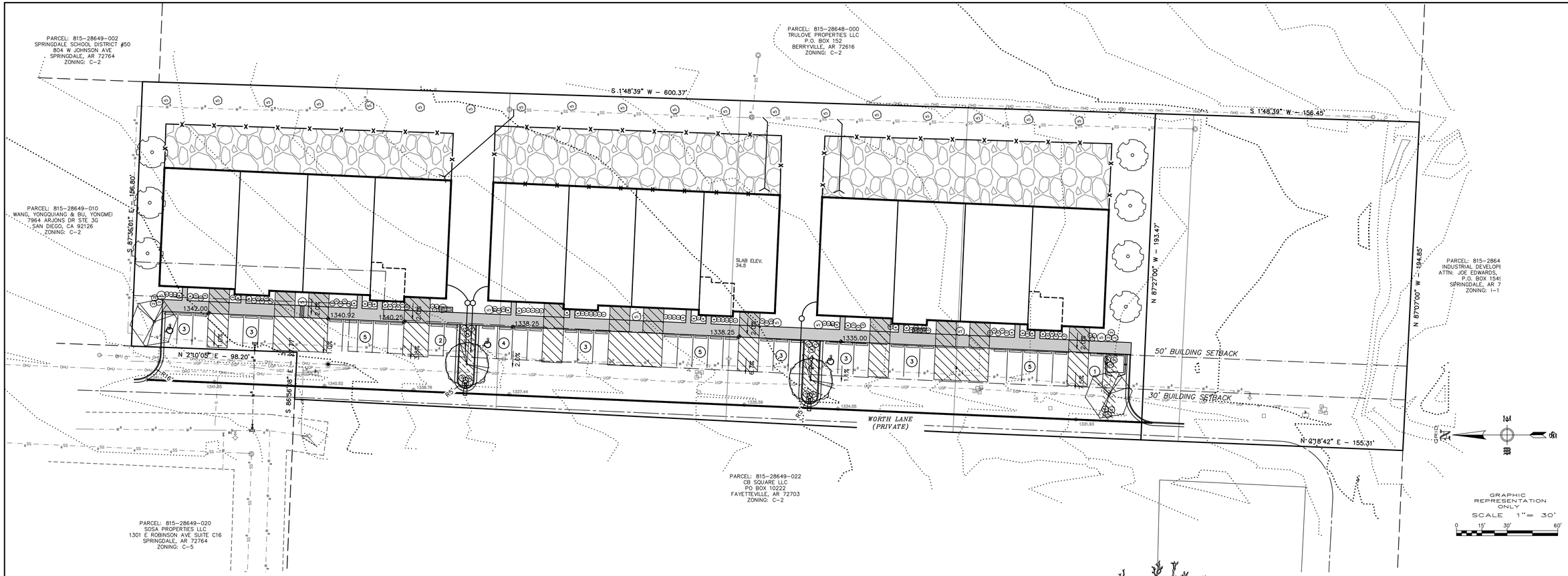
DATE: Jan 19, 2022

ENGINEER: TJA
DRAWN BY: BJR

W.O. #: 21975

L22-06

6



OWNER/DEVELOPER: TRULOVE PROPERTIES LLC
P.O. BOX 152
BERRYVILLE, ARKANSAS

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

CITY ZONING: C-2

BUILDING SETBACKS: FRONT - 30'
SIDE - 0'
REAR-20'

REQUIRED PARKING PER USE: 1 SPACE/1200 FT² MANUFACTURING SPACE
1 SPACE/6000 FT² WAREHOUSE

PARKING CALCULATION: MIXED OCCUPANCY BUILDING
1000 FT² / 1200 =
TOTAL SPACES REQUIRED

PROVIDED PARKING: SPACES (INCL ADA)

FEMA FLOODPLAIN ZONE: THIS PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP # 05143C0090F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: APRIL 2, 2008

NOTES:

1. SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION
2. ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS
3. ORGANIC MULCH AND LANDSCAPE EDGING SHALL BE PLACED AROUND ALL TREES AND WITHIN ALL LANDSCAPE BEDS AS SHOWN ON PLANS.
4. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING MATERIAL OTHER THAN VEGETATION
5. WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
6. ALL PLANTING BEDS SHALL RECEIVE 3"-4" OF ORGANIC MULCH AT TIME OF INSTALLATION. MULCH SHALL NOT BE PLACED IMMEDIATELY ADJACENT TO THE TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE.
7. ALL TREES SHOULD BE INSTALLED AT A MINIMUM HEIGHT OF 8' AND 2" TRUNK CALIPER
8. ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED PROMPTLY
9. IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED OR EXISTING FEATURES.
10. TREES SHALL BE STAKED AS NECESSARY TO PREVENT LEANING OR FALLING OVER.
11. TREES SHALL BE AT LEAST 10 FEET FROM ANY UTILITY MAIN LINES.
12. LANDSCAPE SHALL BE GUARANTEED FOR A PERIOD OF 2 YEARS AFTER INSTALLATION.

LANDSCAPE REQUIREMENTS:

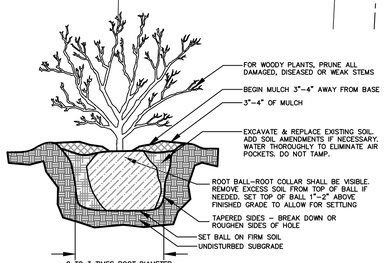
TOTAL PARKING AREA PROVIDED: 6,979 SQ. FT.
TOTAL INTERIOR LANDSCAPE REQUIRED: 558 SQ. FT. (8%)
TOTAL INTERIOR LANDSCAPE PROVIDED: 940 SQ. FT. (13.4%)

PRELIMINARY INDEX OF TREES

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	PLANTING SIZE	TYPE	MATURE HEIGHT
	Hightower Willow Oak	Quercus phellos	2	2" Cal B & B 6' H min	S	45'-55'
	Legacy Sugar Maple	Acer saccharum	2	2" Cal B & B 6' H min	S	50'-60'
	Chinese Pistache	Pistachia chinesis	7	2" Cal B & B 6' H min	S	40'-50'

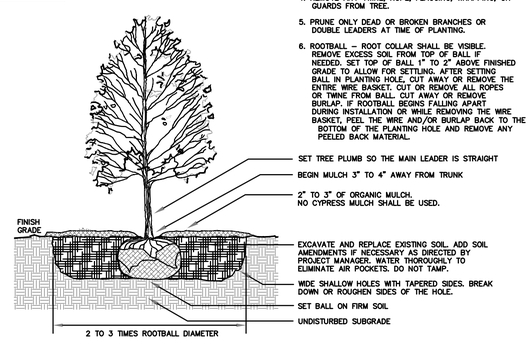
INDEX OF SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
1	WINTERGEM BOXWOOD	Buxus microphylla 'Winter Gem'	33	3 GAL.
2	ROSE CREEK ABELIA	Abelia x 'Rose Creek'	24	3 GAL.
3	COMPACT INKBERRY HOLLY	Ilex glabra 'Compacta'	46	3 GAL.
4	VIRGINIA SWEETSPIRE	Itea virginica	24	3 GAL.
5	CRAPE MYRTLE	Pinus mugo var. pumilio	28	3 GAL.



SHRUB PLANTING DETAIL
NOT TO SCALE

NOTES:
1. TREES SHALL BE 2" CALIPER MINIMUM.
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOT BALL.
3. STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.
4. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
5. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
6. ROOTBALL - ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING. AFTER SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, PEEL THE WIRE AND/OR BURLAP BACK TO THE BOTTOM OF THE PLANTING HOLE AND REMOVE ANY PEELED BACK MATERIAL.



TREE PLANTING DETAIL
NOT TO SCALE

ENGINEERING SERVICES INC.
1207 S. OLD MISSOURI
P.O. BOX 282
SPRINGDALE, ARKANSAS 72764

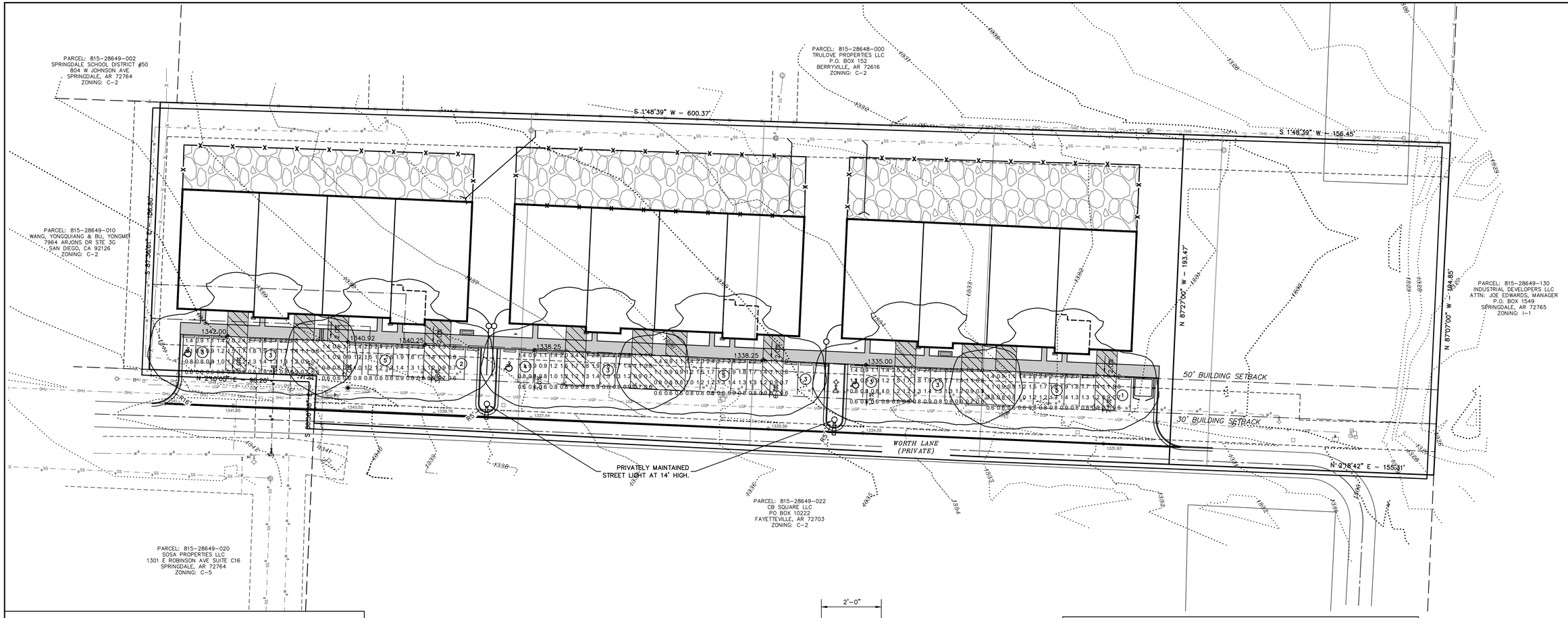
LANDSCAPING PLAN
WORTH LANE COMMERCIAL PARK
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

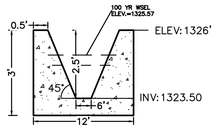
SCALE: 1"=30'
DATE: Jan 19, 2022
ENGINEER: TJA
DRAWN BY: BJR
W.O. #: 21975

L22-06

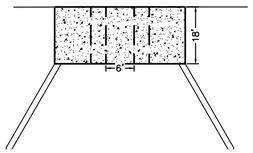
7

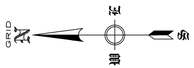

PARCEL: 815-28649-002
SPRINGDALE SCHOOL DISTRICT #50
804 W JOHNSON AVE
SPRINGDALE, AR 72764
ZONING: C-2
PARCEL: 815-28648-000
TRULOVE PROPERTIES LLC
P.O. BOX 152
BERRYVILLE, AR 72616
ZONING: C-2
PARCEL: 815-28649-010
WANG, YONGQUIANG & BU, YONGMEI
7964 ARJONS DR STE 3G
SAN DIEGO, CA 92126
ZONING: C-2
PARCEL: 815-28649-130
INDUSTRIAL DEVELOPERS LLC
ATTN: JOE EDWARDS, MANAGER
P.O. BOX 1549
SPRINGDALE, AR 72765
ZONING: I-1
PARCEL: 815-28649-020
SOSA PROPERTIES LLC
1301 E ROBINSON AVE SUITE C16
SPRINGDALE, AR 72764
ZONING: C-5
PARCEL: 815-28649-022
CB SQUARE LLC
PO BOX 10222
FAYETTEVILLE, AR 72703
ZONING: C-2
S 1°48'39" W - 600.37'
S 1°48'39" W - 156.45'
S 87°36'01" E - 136.80'
N 2°10'00" E - 96.20'
N 87°27'00" W - 193.47'
N 87°07'00" W - 194.85'
N 2°18'42" E - 155.31'
50' BUILDING SETBACK
30' BUILDING SETBACK
WORTH LANE
(PRIVATE)
PRIVATELY MAINTAINED
STREET LIGHT AT 14' HIGH.
1342.00
1340.92
1340.25
1338.25
1338.25
1335.00
1341.35
1340.92
1338.78
1337.48
1336.59
1334.55
1331.93
R15'
R15'
R15'

OUTLET STRUCTURE

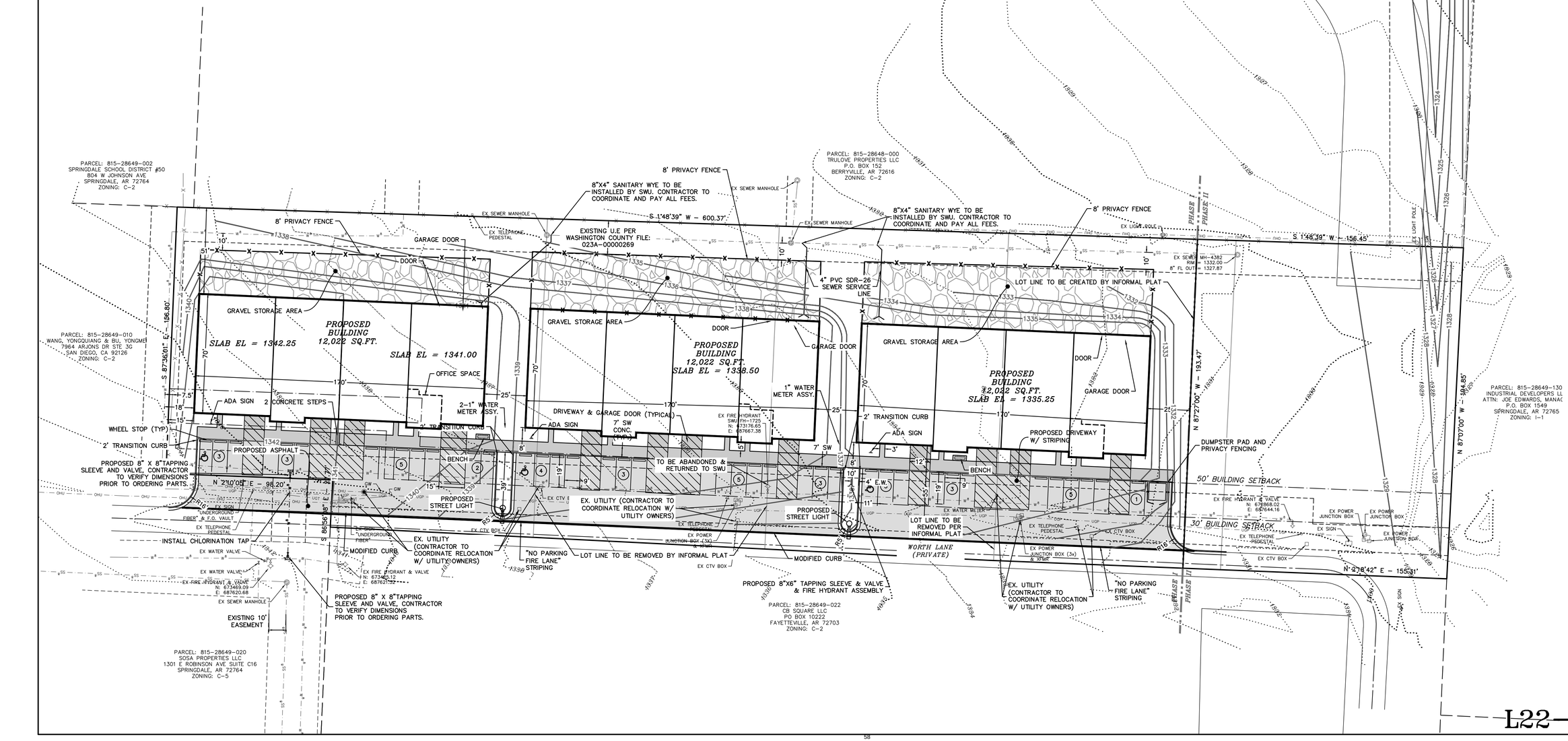


OUTLET STRUCTURE
(PLAN VIEW)





GRAPHIC
REPRESENTATION
ONLY
SCALE 1"= 30'
0 15' 30' 60'



ENGINEERING SERVICES INC.
1703 E. EMMA AVE. SUITE 105
SPRINGDALE, ARKANSAS 72764

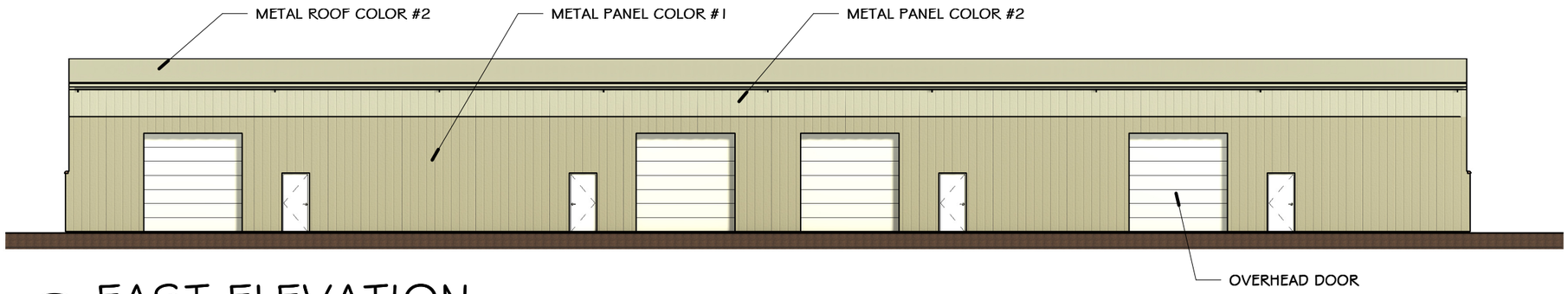
OFF SITE DETENTION POND
WORTH LANE COMMERCIAL PARK
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=100'
DATE: Jan 20, 2022
ENGINEER: TJA
DRAWN BY: CAS
W.O. #: 21975

9

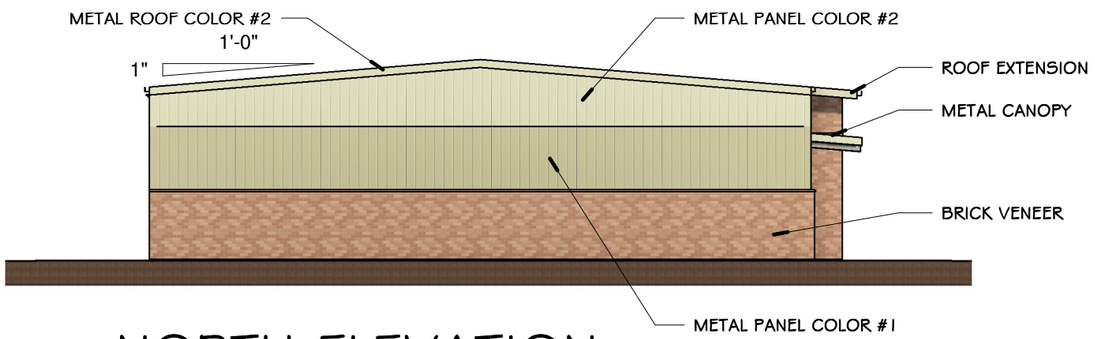
L22-06



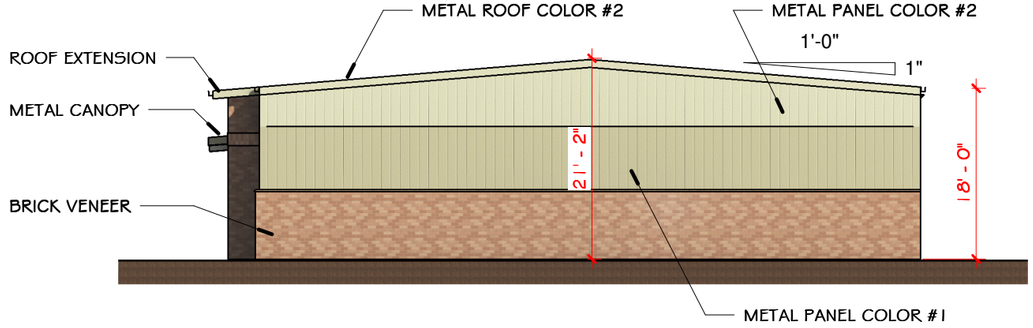
EAST ELEVATION TOTAL SF = 3,004
METAL PANEL COLOR 1 SF = 1,722 = 57%
METAL PANEL COLOR 2 SF = 622 = 21%
DOOR SF = 660 = 22%

4 EAST ELEVATION
SCALE = 1/16" = 1'-0"

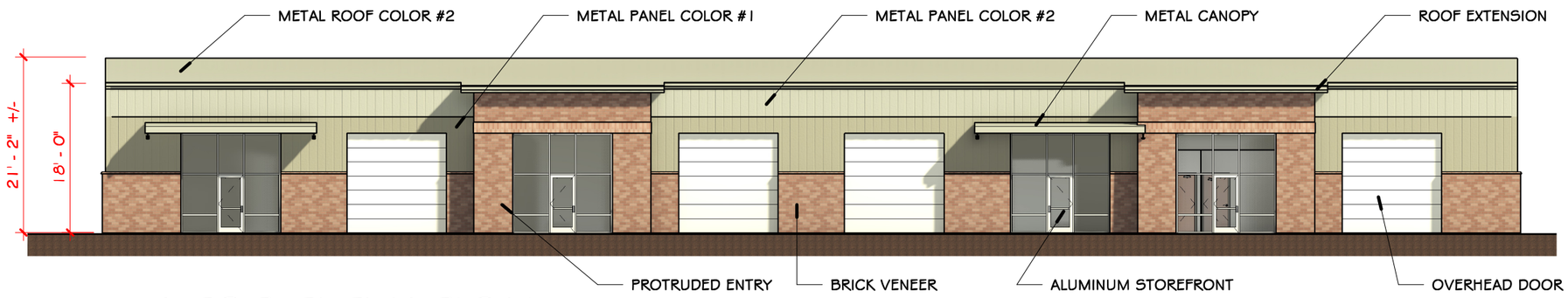
NORTH & SOUTH ELEVATION TOTAL SF = 1,366 EA.
BRICK VENEER SF = 568 = 42%
METAL PANEL COLOR 1 SF = 465 = 34%
METAL PANEL COLOR 2 SF = 333 = 24%



3 NORTH ELEVATION
SCALE = 1/16" = 1'-0"



2 SOUTH ELEVATION
SCALE = 1/16" = 1'-0"



WEST ELEVATION TOTAL SF = 3,004
BRICK VENEER SF = 840 = 30%
METAL PANEL COLOR 1 SF = 584 = 17%
METAL PANEL COLOR 2 SF = 464 = 15%
ALUMINUM STOREFRONT SF = 576 = 19%
OVERHEAD DOOR SF = 576 = 19%

1 WEST ELEVATION
SCALE = 1/16" = 1'-0"

KEY ARCHITECTURE INC.
P.O. BOX 748 FAYETTEVILLE, ARKANSAS 72702
PH: 479.444.6066 FAX: 479.444.1445

NEW OFFICE WAREHOUSE DEV.
WORTH LANE
SPRINGDALE, ARKANSAS

Project number	**2169**
Date	**01/12/22**
Drawn by	**ELP**
Checked by	**JTK**

A1

Scale **1/16" = 1'-0"**

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Board of Adjustment

STAFF USE ONLY

Date Application Submitted:_____

Date Accepted as Complete:_____ Project Number: B22-13

APPLICATION CONTACTS:
Indicate one person of contact for this request: _____ Property Owner ____x____ Representative

Applicant (person making request)	Property Owner (if other than Applicant):
Name: ESI - Brandon Rush	Name: MT NWA Ventures LLC
E-mail: brush@engineeringservices.com	E-mail: matt@trulovedirtworks.com
Address: 1207 S. Old Missouri Rd Springdale, AR 72764	Address: 1457 E Robinson Ave Ste A Springdale, AR 72764
Phone: 479-751-8733	Phone: 870-480-3053
Site/ Location: East side of Worth Ln	Current Zoning District: C-2
Assessor's Parcel Number(s): 815-38256-000, 815-38255-000, 815-38254-000, 815-38253-000	Rezone required: No
	Total Acreage: 2.54

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

Variance to allow gravel equipment storage in rear of units

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

This flexible commercial space has the possibility of being used by construction contractors or other tenants with heavy equipment.

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

Variance would allow Owner/Developer to rent this space to tenants with heavy equipment storage needs.

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

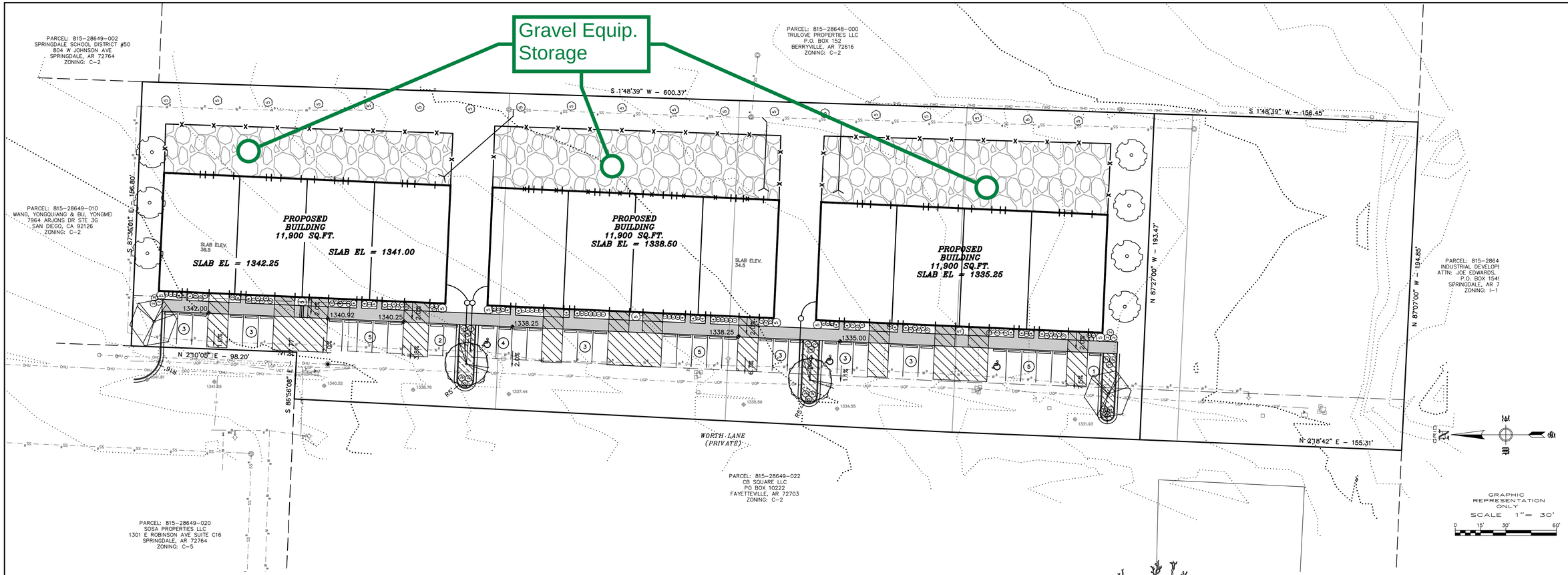
The **Applicant** understands that he/she must be present at the meeting to present the variance request and to answer questions. If the **Applicant** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on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

APPLICANT SIGNATURE(S)

Manager / Member

Matt Trulove

DATE: 1/11/2022



OWNER/DEVELOPER: TRULOVE PROPERTIES LLC
P.O. BOX 152
BERRYVILLE, ARKANSAS

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

CITY ZONING: C-2

BUILDING SETBACKS: FRONT - 30'
SIDE - 0'
REAR-20'

REQUIRED PARKING PER USE: 1 SPACE/1200 FT² MANUFACTURING SPACE
1 SPACE/6000 FT² WAREHOUSE

PARKING CALCULATION: MIXED OCCUPANCY BUILDING
1000 FT² / 1200 =
TOTAL SPACES REQUIRED

PROVIDED PARKING: SPACES (INCL ADA)

FEMA FLOODPLAIN ZONE: THIS PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP # 05143C0090F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: APRIL 2, 2008

NOTES:

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TOTAL PARKING AREA PROVIDED: 6,979 SQ. FT.
TOTAL INTERIOR LANDSCAPE REQUIRED: 558 SQ. FT. (8%)
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PRELIMINARY INDEX OF TREES

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INDEX OF SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
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3	COMPACT INKBERRY HOLLY	Ilex glabra 'Compacta'	46	3 GAL.
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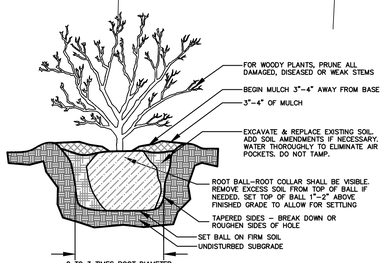
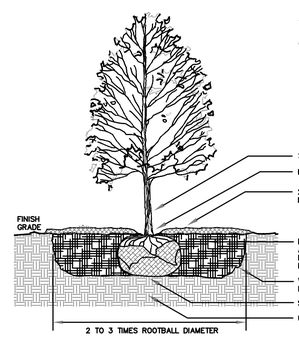


SHRUB PLANTING DETAIL
NOT TO SCALE



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NOT TO SCALE

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

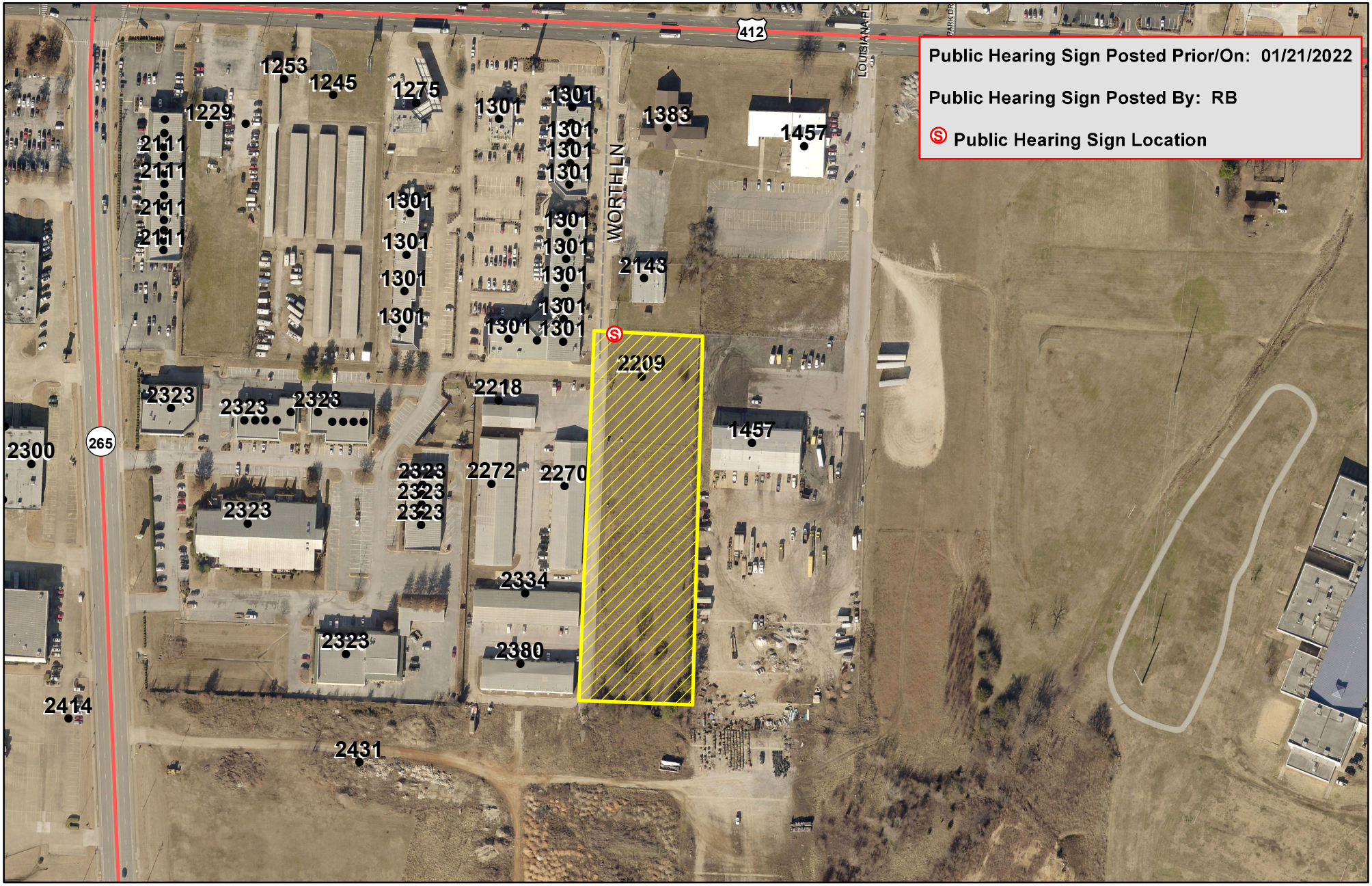
LANDSCAPING PLAN
WORTH LANE COMMERCIAL PARK
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'
DATE: Jan 12, 2022
ENGINEER: TJA
DRAWN BY: BJR
W.O. #: 21975

L22-06

6



N

0 50 100 200 300 400 Feet

For Location Reference Only

FILE NO. B22-13
APPLICANT: Engineering Services, Inc
REQUEST: Variance of paved parking requirement

63

PLANNING COMMISSION MEETING
February 1, 2022

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Commercial Design Standards

STAFF USE ONLY

Date Application Submitted:_____

Date Accepted as Complete:_____ Project Number: B22-14

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: ESI - Brandon Rush	Name: MT NWA Ventures LLC
E-mail: brush@engineeringservices.com	E-mail: matt@trulovedirtworks.com
Address: 1207 S. Old Missouri Rd Springdale, AR 72764	Address: 1457 E Robinson Ave Ste A Springdale, AR 72764
Phone: 479-751-8733	Phone: 870-480-3053
Site/ Location: East side of Worth Ln	Current Zoning District: C-2
Assessor's Parcel Number(s): 815-38256-000, 815-38255-000, 815-38254-000, 815-38253-000	Rezone required: No
	Total Acreage: 2.54

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

Fee for Variance Application is $75

Check item(s) for which variance is requested:

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

☐ **STRUCTURE BACK AND SIDES**
- ☐ Minimum setback according to zoning district requirements
- ☐ Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan

☒ **PEDESTRIAN FLOW**
- ☐ Sidewalk along all sides of lot abutting public right-of-way required per Master Street Plan
- ☒ 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site
- ☐ 5' sidewalk along the full length of building on façade featuring customer entrance an façade abutting public parking areas 6' from façade of building
- ☐ Weather protection features within 30' of all customer entrances, constructed parallel to building façade
- ☐ Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort

☒ **CENTRAL FEATURES AND COMMUNITY SPACES**
- ☐ Provision of at least 2 central features
- ☒ Direct access to public sidewalk network

☐ **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**
- ☐ Use of similar building materials
- ☐ Use of similar architectural styles or theme

☐ **OUTDOOR STORAGE, TRASH COLLECTION AND LOADING AREAS**
- ☐ Not visible from public right-of-way, located within 20' of any public street, sidewalk or internal pedestrian way
- ☐ Incorporated into the overall design of the building
- ☐ Screening material similar to principal materials of the building and landscape
- ☐ Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets
- ☐ Landscaped so not attention is attached to the function by the use of screening material an no attention is attached to the function by the use

☐ **FACADES AND EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses
- ☐ Minimum 3' depth
- ☐ Minimum of 20 contiguous feet within each 100' of façade length
- ☐ Extends 20% of the façade

☒ **DETAIL FEATURES**
- ☒ Facades include a repeating pattern with no less than 3 elements (color change, texture change, material change)
- ☐ At least one element repeating horizontally
- ☐ Elements repeat at intervals of more than 30' horizontally or vertically
- ☐ Change in plane no less than 12" in width (offset, reveal or projecting rib)

☒ **ROOFS** – change in height every 100 liner feet in building length

☐ **MATERIALS AND COLORS**
- ☐ Predominate exterior materials high quality materials
- ☐ Façade color – low reflectance, subtle, neutral or earth tone

☐ **ENTRYWAYS** – 3 defined, highly visible customer entrances

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

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

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

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

Request to allow 100% of parking in front of building
Request to not provide pedestrian access to public sidewalk
Request to allow rear facade to have less than 3 elements
Request to provide roof with no change in height

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

Project is in an existing commercial subdivision along an existing private street, on which parking is typically allowed.

Project does not abut any public sidewalks.

Owner/Developer will construct screening of rear storage, rendering material changes on rear not visible to the public

Roof will change in horizontal plane (along step-outs) rather than vertical plane

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

Variance of first two will allow construction in an existing approved and constructed subdivision

Rear facade and roof line variances will allow the Owner/ Developer to construct a building as economically as possible while still meeting the intent of the CDS.

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

Parking along Worth Ln will not create a large expanse of parking between a public street and building, it will allow limited parking along a narrow stretch.

Public sidewalk connectivity is not feasible on this site.

Developer is providing high-quality materials on front and side facades to over-compensate for materials on rear that would not be visible due to screening requirement.

Roofline will vary, but in horizontal plane instead of vertical plane.

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

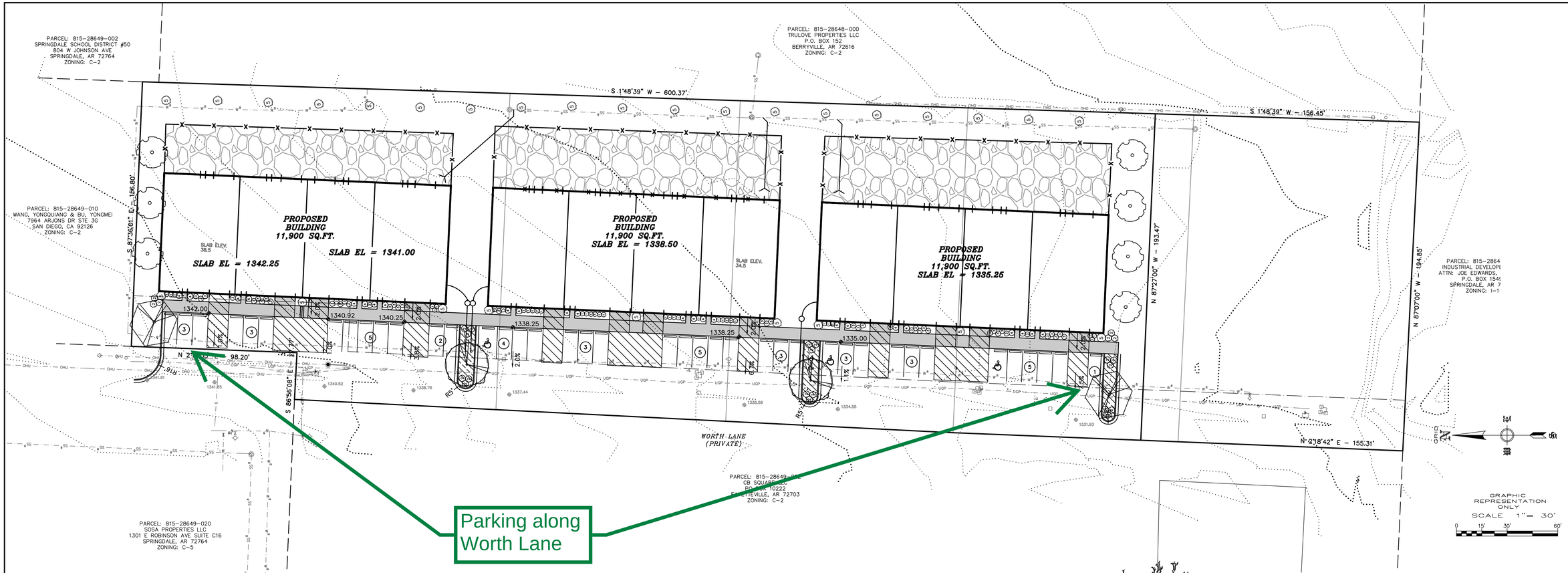
The **Applicant** understands that he/she must be present at the meeting to present the variance request and to answer questions. If the **Applicant** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on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

APPLICANT SIGNATURE(S) _____

Manager/Member

Matt Trulock

DATE: 1/11/2022



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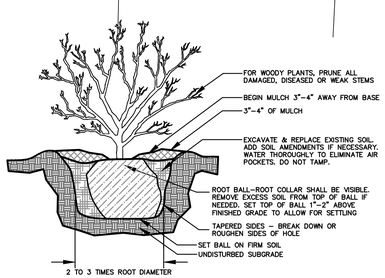

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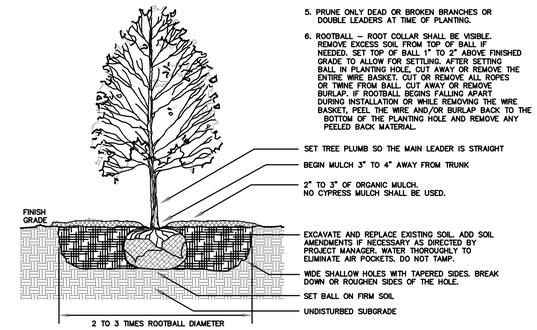

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NOT TO SCALE

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

LANDSCAPING PLAN
WORTH LANE COMMERCIAL PARK
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'
DATE: Jan 12, 2022
ENGINEER: TJA
DRAWN BY: BJR
W.O. #: 21975

© ENGINEERING SERVICES, INC. 7/12/2022 2:31 PM
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L22-06

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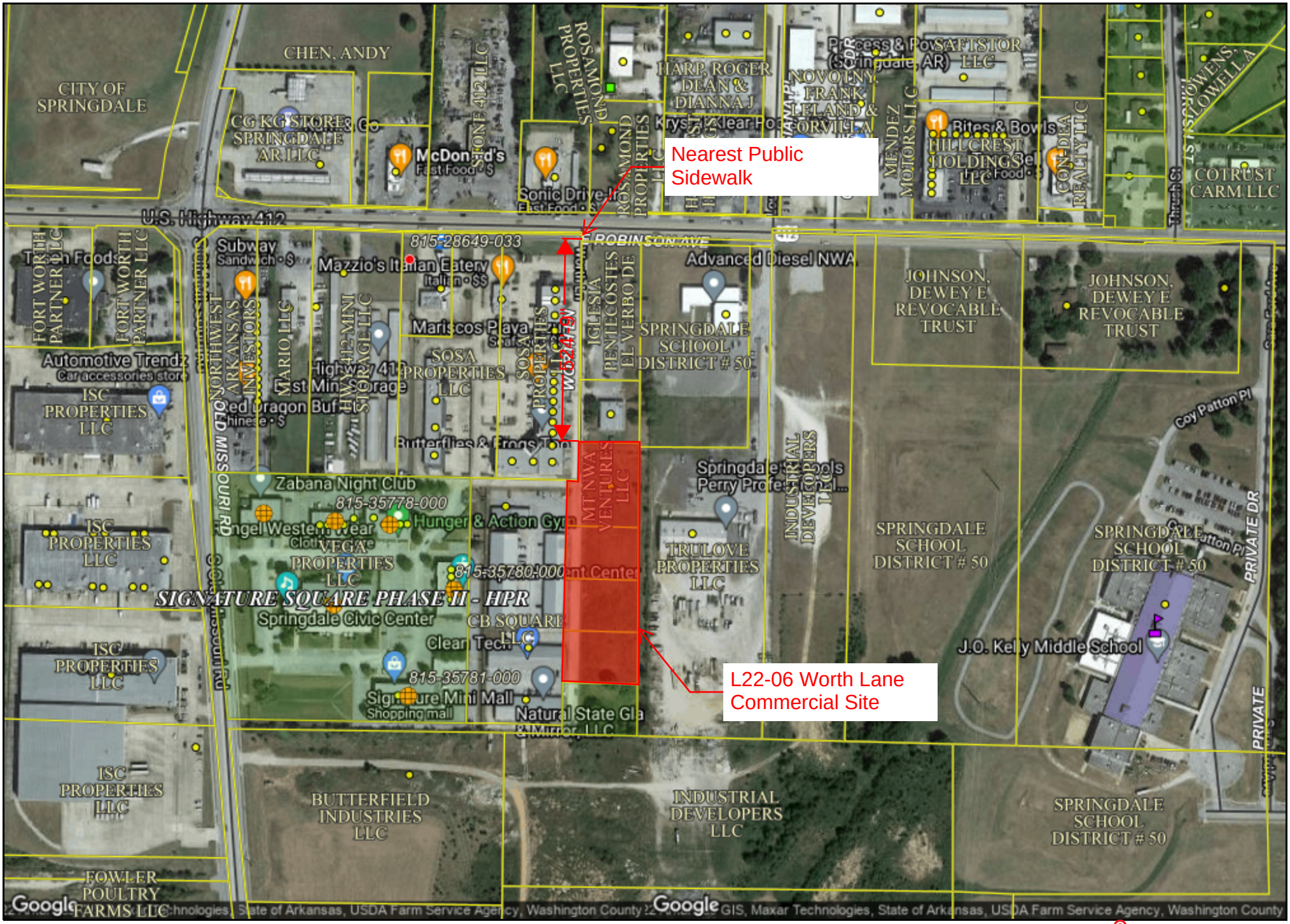
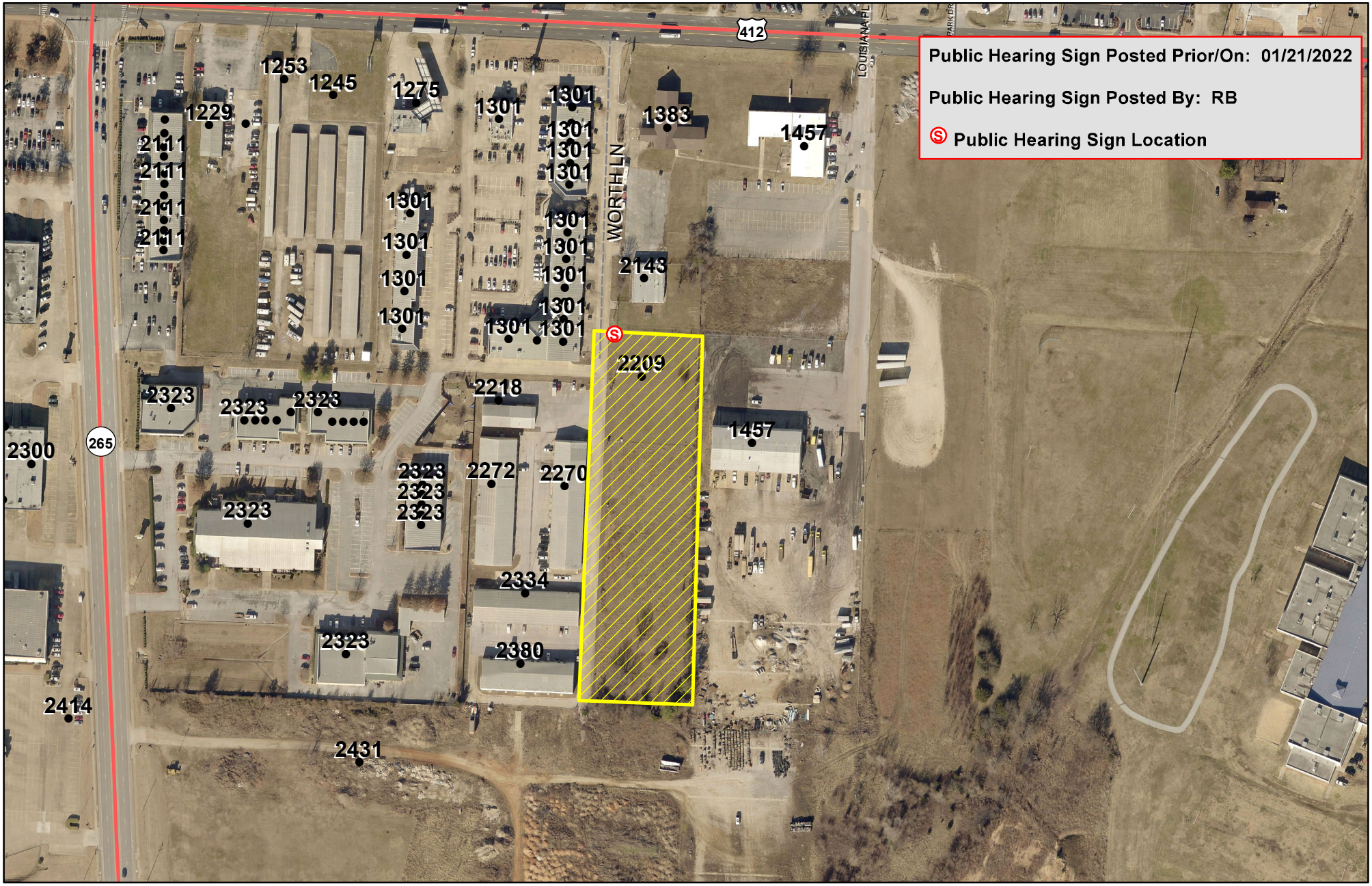


1 inch = 317 feet

Created By actDataScout on 1/12/2022 3:28:17 PM *via DataScout OneMap*

This map should be used for reference purposes only and should not be considered a legal document. While every effort has been made to ensure the accuracy of this product, the publisher accepts no responsibility for any errors or omissions nor for any loss or damage alleged to be suffered by anyone as a result of the publication of this map and the notations on it, or as a result of the use or misuse of the information provided herein.



FILE NO. B22-14
APPLICANT: Engineering Services, Inc
REQUEST: Variance of Commercial Design Standards:
(A) parking lot orientation, (B) pedestrian flow,
(C) central features & community spaces, (D) detail features, (E) roofs

PLANNING COMMISSION MEETING
February 1, 2022

N
0 50 100 200 300 400 Feet
For Location Reference Only

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted:_____ Payment Method:_____

Date Accepted as Complete:_____ Project Number: L22-01

Must meet the below criteria for a Large Scale Submittal:

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

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

APPLICATION CONTACTS:

Indicate one person of contact for this request: _____ Applicant ✓ Representative

Applicant (person making request)

Name: Sagely Village LLC

E-mail: c/o bmurray@engineeringservices.com

Address: PO Box 773 Springdale, AR 72765

Phone: c/o 479-751-8733

Site/ Location: 4.3 Acres on the west side of Oak Grove Rd and 550 feet south of Elm Springs Rd.

Assessor's Parcel Number(s): 815-29801-106

Development Point of Contact for Question & Staff Reviews

Name: Daniel Butler

E-mail: dbutler@engineeringservices.com

Address: 1207 S Old Missouri Road, Springdale, AR 72765

Phone: 479-751-8733

Current Zoning District: MF-12

Rezone required: No

Total Acreage: 4.3

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

Name (printed): Daniel Butler (ESI) Date: 12-21-2021

Signature: Daniel Butler

Staff Notes:

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: February 1, 2022

Re: **L22-01** **Large-Scale** **Chandler Village**

Planning Comments

1. This Large Scale Development Plan has been given the number L22-01. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development.
2. Submit PDF files at time of resubmission. (standard comment)
3. A written response to all comments is required with resubmission. (standard comment)
4. Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.
    a. Please correct parcel 815-39235-000 to reflect “SF-2”, AS “RV – Residential Vacant” is not a zoning type.
5. Please provide completed pre-application meeting notes document.
6. Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall e submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting or may be submitted at the meeting.
7. On all applicable pages, please correct the zoning of the parcel to the west of the subject property (815-39235-000).
8. Show the typical dimensions for regular parking, (9' x 19').
9. Show the typical dimensions for handicapped parking, (11' x 19').
10. Show the width of the handicapped access area, (5' min.).
11. Show the location of the handicapped parking signs.
12. A screening fence is required in accordance with Chapter 56. Show trees associated with screen.
13. Perimeter landscaping is required in accordance with Chapter 56.

a. Variance will be required for perimeter landscaping on West and South sides of property.

14. Show the street right-of-way for Oak Grove Rd.
15. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.
16. A lighting plan is required, displaying at least 1 foot candle in all parking and pedestrian areas.
17. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above.
18. Please provide elevations for all sides of the proposed structures.

Multi Family Design Standards Review, January 3, 2022

1. Minimum Requirements:
   MF-12 8 units/acre

A. Landscaping
   a. Building foundations shall be planted with ornamental plant material for a minimum width of 3' to a hard surface with the exception of access points.
   b. Unless otherwise restricted, the maximum height of a fence or wall shall be 8'.
   c. Walls and fences shall be constructed of high-quality materials, such as decorative blocks, brick, stone, treated wood, and ornamental metal. Others to be considered on case-by-case basis. No chain link fencing.
   d. Maximum length of a continuous, unbroken and uninterrupted fence or wall plan shall be 50'.

Building and Fire Comments:

Reviewer: Ed Stith – City of Springdale Building and Fire Departments Date: Jan 5, 2022

Large Scale Development – Chandler Village (formerly Sagely Village L21-26) East side of Gene George, West of Oak Grove Rd., North of Stockton Ave. **L22-01**

Presented by Engineering Services, Inc.

Following are recommendations from the Building and Fire Departments which must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting.

Project is for a townhouse complex consisting of 40 townhouses in 8 buildings. Townhouses are to be constructed in accordance with section R302 of the Arkansas Fire Prevention Code Vol III Residential. References are to the Arkansas Fire Prevention Code Vol I Fire.

Fire access is acceptable.

A minimum fire flow of 1000 GPM @ 20 psi and 1 fire hydrant is required for wood frame (type VB) constructed single family dwellings less than 3600 sf building. Development is serviced by an 8 inch dead end main receiving flow from an 8 inch looped main. Hydrants along the looped main are blue toped indicating flow greater than 1500 gpm. No flow testing will be required..

Hydrant locations are acceptable

Signs or markings in accordance with sec. 503.3 and D103.6.1 as approved by the Fire Marshal that include the words NO PARKING-FIRE LANE shall be provided for the entire length of the drive to identify such roads or prohibit the obstruction thereof.

Each townhouse shall be considered a separate building and shall be separated by fire-resistance rated wall assemblies meeting the requirements of section R302.1 for exterior walls or; A common 2hr wall tested in accordance with ASTM E 119 or UL 263 is permitted to separate townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the common wall.

Commercial plan review guidance may be found at http://www.springdalear.gov/170/Commercial-Plan-Review

Need to show all modifications on the amended drawing that will be submitted for Planning Commission approval.

Engineering Summary:

- Submit signed and sealed drainage report
- Add note that detention pond shall be sodded
- Provide detail for emergency overflow weir in pond
- Show proper striping for crosswalk on Oak Grove
- Revise crosswalk so that it doesn't connect to another crosswalk
- Submit the following for the Grading Permit:
    - Grading permit application
    - SWPPP
    - Notice of Coverage
    - Truck Route
    - $500 fee

Engineering Comments:

L22-01

ENGINEERING REVIEW CHECKLIST 2021
WITH RESUBMISSIONS PROVIDE A COPY
OF RETURN COMMENTS AND A REVISED PDF

Reviewed by Steve Hatfield and Katie Hollingshead, E.I. on 1/27/2021

1. **Chapter 106 – Stormwater Drainage**
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)
   - *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
     - ~~Requires a 1"=200' minimum scale 2-foot contour map.~~
     - ~~Show existing and proposed contours.~~
     - ~~—~~

2. **Chapter 106 – Stormwater Drainage**
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)
     - **Submit signed and sealed drainage report.**
     - **Add note that detention pond shall be sodded.**
     - **Provide detail for emergency overflow weir in pond.**

3. **Chapter 107 – Stormwater Pollution**
   (Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)
   - *107.3*
     - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.
       - **Submit the following for the Grading Permit:**
         - **Grading permit application**
         - **SWPPP**
         - **Notice of Coverage**
         - **Truck Route**
         - **$500 fee**

4. **Chapter 130 – Zoning Ordinance**
   (Ord. No. 3307, 3-25-03)
   - *130.7.6.1 ADA* requirements.

- Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
    - **This note is left in place throughout the design process to insure that access is maintained.**
    - **Provide an accessible path to the playgrounds and picnic tables. (Your comment responses indicated that you added an accessible path but I could not find it?)**

5. Other:

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

CONTACT LIST
BLACK HILLS ENERGY SCOTT STOKES – 479–575–1424
OZARKS ELECTRIC COOPERATIVE MIKE PHIPPS – 479–684–4696
SPRINGDALE WATER UTILITIES LARRY PECKHAM – 479–751–5751
COX COMMUNICATION CHRIS BYRD – 479–751–2000
AT&T LAYNE RHODES – 479–442–1977
SPRINGDALE FIRE DEPARTMENT DUANE MILLER – 479–750–8190

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

PLANS FOR A

LARGE SCALE DEVELOPMENT

CHANDLER VILLAGE

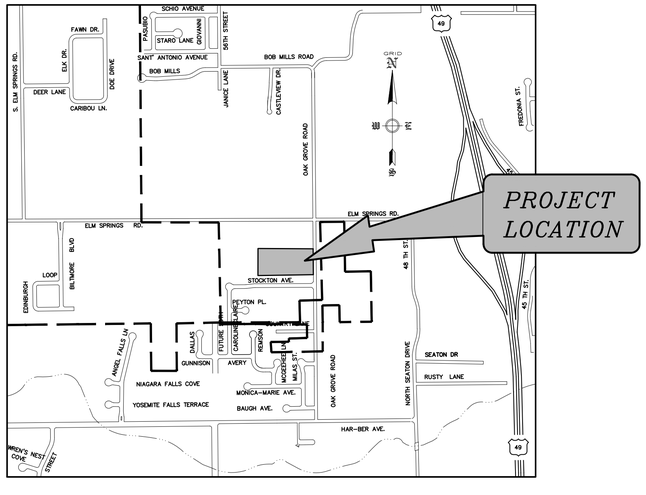
IN THE CITY OF

SPRINGDALE, ARKANSAS

L22–01

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
1	LARGE SCALE DEVELOPMENT
2	STREET PLAN & PROFILES
3–4	TYPICAL DETAILS
5	UTILITY PLAN & PROFILE
6	WATER & SANITARY SEWER DETAILS
7	STORM DRAINAGE PLAN & PROFILES
8	GRADING PLAN
9	PAVING PLAN
10	STORM WATER POLLUTION PREVENTION PLAN
11	LANDSCAPE PLAN
12	LIGHTING PLAN

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



VICINITY MAP

January 20, 2022

BY

ENGINEERING SERVICES INC.

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

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

NOTES :

1. ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS, AS CONTAINED IN CHAPTER 110, ART. III, OF THE CODE OF ORDINANCES, CITY OF SPRINGDALE, ARKANSAS.

2. ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES OF THE CITY OF SPRINGDALE WATER UTILITIES. ADOPTED MARCH 10TH, 1987 BY ORDINACNE NO. 1640. AMENDED AUGUST 27, 2014 BY RESOLUTION No. 15–14 OF THE SPRINGDALE WATER AND SEWER COMMISSION.

PARCEL No: 815-29801-106

LEGAL DESCRIPTION :

A PART OF THE SW1/4. OF THE NW1/4. OF SECTION 33, T-18-N, R-30-W, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND IRON PIN AT THE SW COMER OF SAID SW 1/4. OF THE NW 1/4; THENCE S 87°21 '08" E, 559.94 FEET TO A FOUND IRON PIN; THENCE N 02°45'20" E, 347.06 FEET TO A FOUND IRON PIN; THENCE N 02°43'40" E, 309.77 FEET TO A SET IRON PIN AND THE POINT OF BEGINNING; THENCE N 02°43'40" E, 243.22 FEET TO A SET IRON PIN; THENCE S 86°57'06" E, 214.32 FEET TO A FOUND IRON PIPE; THENCE S 87°47'52" E, 550.17 FEET TO A SET MAG NAIL; THENCE S 02°47'04" W, 249.14 FEET TO A SET MAG NAIL; THENCE N 87°06'59" W, 764.21 FEET TO THE POINT OF BEGINNING, CONTAINING 4.30 ACRES, MORE OR LESS. BEING SUBJECT TO THE RIGHT-OF-WAY OF OAK GROVE ROAD AND ALSO SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

NOTES:

1) ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED (EXAMPLE: 15'BC) AS TO BACK OF CURB.
2) ALL PROPOSED CURBING SHALL BE 6" WIDE X 6" HIGH.
3) A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
4) ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
5) MODIFIED CURB REQUIRED AT ALL DRIVES.
6) OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS MUST BE LANDSCAPED, SO THAT THEIR FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW OF THE ADJACENT PROPERTY AND THE PUBLIC RIGHT-OF-WAY.
7) THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
8) THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAT ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
9) A CITY OF SPRINGDALE DETENTION/ RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.
10) ALL 'PARKING'-LIGHTS WILL BE PRIVATE AND WILL THE RESPONSIBILITY OF THE OWNER FOR BILLING AND MAINTENANCE. ALL 'STREET'-LIGHTS WILL BE PUBLIC AND WILL BE THE RESPONSIBILITY OF THE CITY FOR BILLING AND MAINTENANCE.
11) DETENTION POND SHALL BE FULLY SODDED.
12) STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS, PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
    A) DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
    B) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
    C) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
    D) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
    E) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
13) THE MINIMUM INITIAL RATING FOR THE STREETLIGHT SHALL BE 6,800 LUMENS FOR A LOCAL STREET, 11,000 LUMENS FOR A COLLECTOR STREET, OR 20,000 LUMENS FOR AN ARTERIAL STREET. STREET LIGHTS ON GENE GEORGE BLVD AND OAK GROVE ROAD SHALL BE PAID FOR AND MAINTAINED BY THE CITY OF SPRINGDALE. PARKING LOTS ALONG THE PRIVATE DRIVE SHALL BE PAID FOR AND MAINTAINED BY THE OWNER.
14) IN ALL RESIDENTIAL, COMMERCIAL AND INDUSTRIAL DEVELOPMENTS SUBMITTED AFTER AUGUST 30, 2007, ALL UTILITY WIRES, LINES AND/OR CABLE IN SAID DEVELOPMENTS UTILIZED BY ELECTRIC AND/OR TELECOMMUNICATIONS COMPANIES SHALL BE PLACED UNDERGROUND. EXCLUDING 12Kv AND ABOVE.

DENSITY BONUS:

ALLOWABLE DENSITY FOR MF-12 (W/ INCENTIVES) = 12 UNITS/ACRE
BASE DENSITY FOR MF-12 = 8 UNITS/ ACRE

PROJECT DENSITY PROPOSED = 9.76 UNITS/ACRE
(40 UNITS/4.10 ACRES = 9.76 UNITS/ACRES)
TOTAL DENSITY INCREASE = 9.76-8.00 = 1.76 UNIT/ACRE (22.0%)

ADDITIONAL COMMON OPEN SPACE BONUS
1% INCREASE PER EVERY 1% ADDITIONAL OPEN SPACE
(49,185 S.F. PROVIDED - 35,719 S.F. REQUIRED = 13,466 S.F.)
ADDITIONAL OPEN SPACE = 13,466 S.F.
(13,466 S.F./178,596 S.F. = 7.5%)
7.5% ADDITIONAL OPEN SPACE
(7.5% INCENTIVE = 0.6 UNIT/ACRE INCREASE)

ADDITIONAL BRICK MATERIAL BONUS
5%INCREASE PER EVERY 5% OF ADDITIONAL BRICK OR MASONRY ABOVE THE REQUIRED AMOUNT.
PROVIDING 15% ADDITIONAL BRICK = 1.2 ADDITIONAL UNITS/ACRE

ADDITIONAL BONUS DENSITY (0.6 + 1.2) = 1.8 ADDITIONAL UNITS/ACRE
PROJECT DENSITY ALLOWED (W/ INCENTIVES) = 9.80 UNITS/ ACRE

COMMON OPEN SPACE REQUIREMENTS:

MULTI-FAMILY PLAY AREA = 125 S.F./BEDROOM
(15 UNITS * 2 BEDROOMS/UNIT = 30 BEDROOMS)
(25 UNITS * 3 BEDROOMS/UNIT = 75 BEDROOMS)
(105 BEDROOMS * 125 S.F.) + 1,000 S.F. = 14,125 S.F
MULTI-FAMILY PLAY AREA REQUIRED = 14,125 S.F.
MULTI-FAMILY PLAY AREA PROVIDED = 15,524 S.F.

COMMON OPEN SPACE = 20% OF NET SITE ACREAGE
(4.1 ACRES * 0.20 = 0.82 ACRES (35,719 S.F.)
COMMON OPEN SPACE REQUIRED = 0.82 ACRES (35,719 S.F.)
COMMON OPEN SPACE PROVIDED = 1.13 ACRES (49,185 S.F.)

AMENITIES REQUIREMENTS:

AMENITIES REQUIRED: 2 AMENITIES
MULTI FAMILY DEVELOPMENTS WITH
25 TO 150 DWELLING UNITS

AMENITIES PROPOSED: 2 AMENITIES
*TWO (2) 500 SQ FT TOT LOTS
*TWO (2) PICNIC AREAS WHICH
INCLUDE (2) PICNIC TABLES AND
(1) BBQ GRILL PER AREA

PROPOSED BUILDINGS	
BUILDING TYPE	**TOTAL UNITS**
3 BUILDINGS - 2 BEDROOM UNITS (900 FT.²/UNIT)	5 UNITS/BUILDING = 15 UNITS (13,500 FT.²)
5 BUILDINGS - 3 BEDROOM UNITS (1,134 FT.²/UNIT)	5 UNITS/BUILDING = 25 UNITS (28,350 FT.²)
COMBINED BUILDING AREAS (FT.²)	41,850 FT.²

TOTAL BUILDING AREA = 0.96 ACRES
TOTAL SITE AREA = 4.11 ACRES
(0.96 ACRES/4.11 ACRES = 23.33%)

TOTAL BUILDING COVERAGE = 23.33%

OWNER / DEVELOPER : SAGELY VILLAGE LLC
PO BOX 773
SPRINGDALE, AR 72765

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

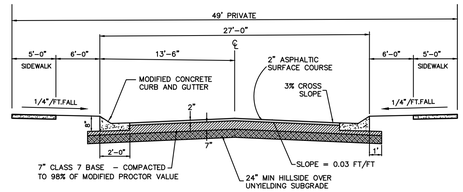
ZONING : MF-12 (HIGH DENSITY MULTI-FAMILY DISTRICT)

GROSS SITE AREA: 4.30 ACRES
NET SITE AREA: 4.11 ACRES

PARKING SPACES REQUIRED: 105 SPACES(3 HANDICAP) : 3 (20) + 2.25 (20)

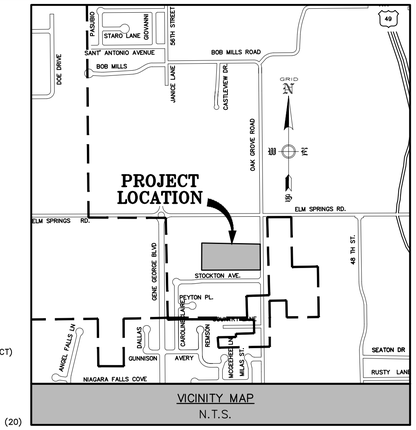
PARKING SPACES PROVIDED: 112 SPACES (TOTAL)
EACH 2 BED UNIT HAS 1 GARAGE SPACE AND 1 DRIVEWAY SPACE (30 TOTAL)
EACH 3 BED UNIT HAS 2 GARAGE SPACES AND 1 DRIVEWAY SPACES (75 TOTAL)
THERE ARE 7 ADDITIONAL SPOTS PROVIDED
3 ACCESSIBLE SPACES ARE REQUIRED AND
3 ACCESSIBLE SPACES ARE PROVIDED.

SETBACKS : FRONT SETBACK = 30'
SIDE SETBACK = 8'
REAR SETBACK = 20'



TYPICAL STREET SECTION

* STREET SECTION SHOULD BE PER GEOTECHNICAL REPORT



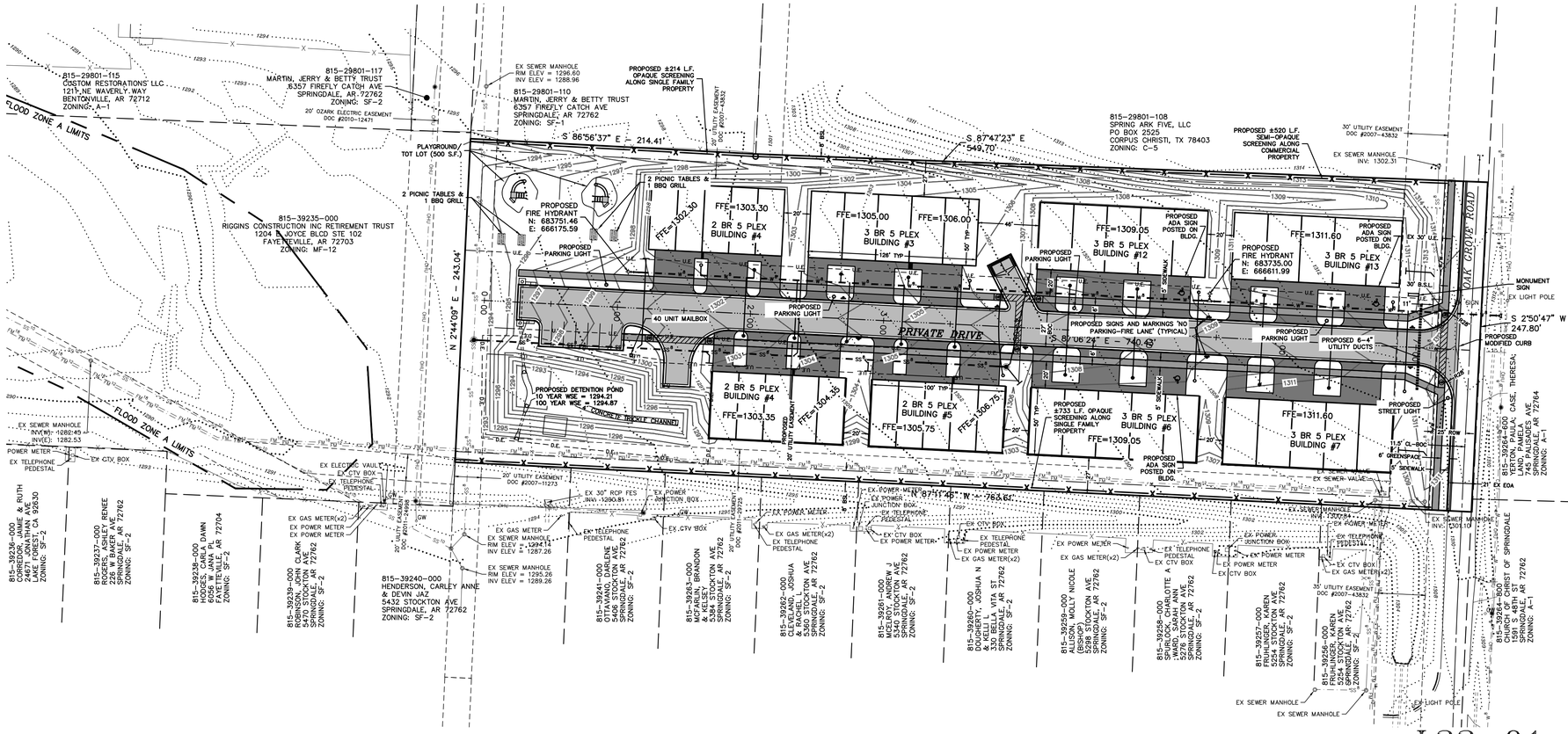
FLOOD PLAIN ZONING:

THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #05143C0055 F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: APRIL 2, 2008.

LEGEND

IRON PIN FOUND	EX. GAS MANHOLE
MAG NAIL FOUND	EX. ELECTRIC MANHOLE
C. PROPERTY LINE	EX. TELEPHONE MANHOLE
SAW-CUT LINE	EX. TREES
EX. EASEMENT LINE	EX. SEWER VALVE
EX. BUILDING SETBACK LINE	EX. WATER MANHOLE
EX. ROAD CENTERLINE	EX. FIBER OPTIC VAULT
EX. CURB & GUTTER	EX. TELEPHONE BOX
EX. CONTOUR	EX. MAILBOX
PROPOSED CONTOUR	EX. GAS METER
EX. OVERHEAD POWER LINE	EX. GAS VALVE
EX. GAS LINE	EX. PARKING STRIPE
EX. UNDERGROUND TELEPHONE LINE	PROPOSED WATER SERVICE
EX. 8" SEWER LINE	PROPOSED SEWER SERVICE
EX. STORM DRAIN LINE	PROPOSED FENCE
EX. WATER LINE	PROPOSED EASEMENT LINE
EX. FIBER OPTIC LINE	PROPOSED SIDEWALK
EX. WATER METER	PROPOSED GAS LINE
EX. FIRE HYDRANT	PROPOSED ELECTRIC LINE
EX. SEWER MANHOLE	PROPOSED WATERLINE
EX. POWER POLE	PROPOSED HADICAP RAMP
EX. WATER VALVE	PROPOSED STORM BOX & PIPE
EX. LIGHT POLE	PROPOSED SEWER MANHOLE & PIPE
EX. SIGN	
EX. HANDICAP PARKING	
EX. WATER METER	
EX. TRAFFIC POLE	

GRAPHIC REPRESENTATION ONLY
SCALE 1"= 50'
0 25' 50' 100'



L22-01

LARGE SCALE DEVELOPMENT
CHANDLER VILLAGE
SPRINGDALE, ARKANSAS

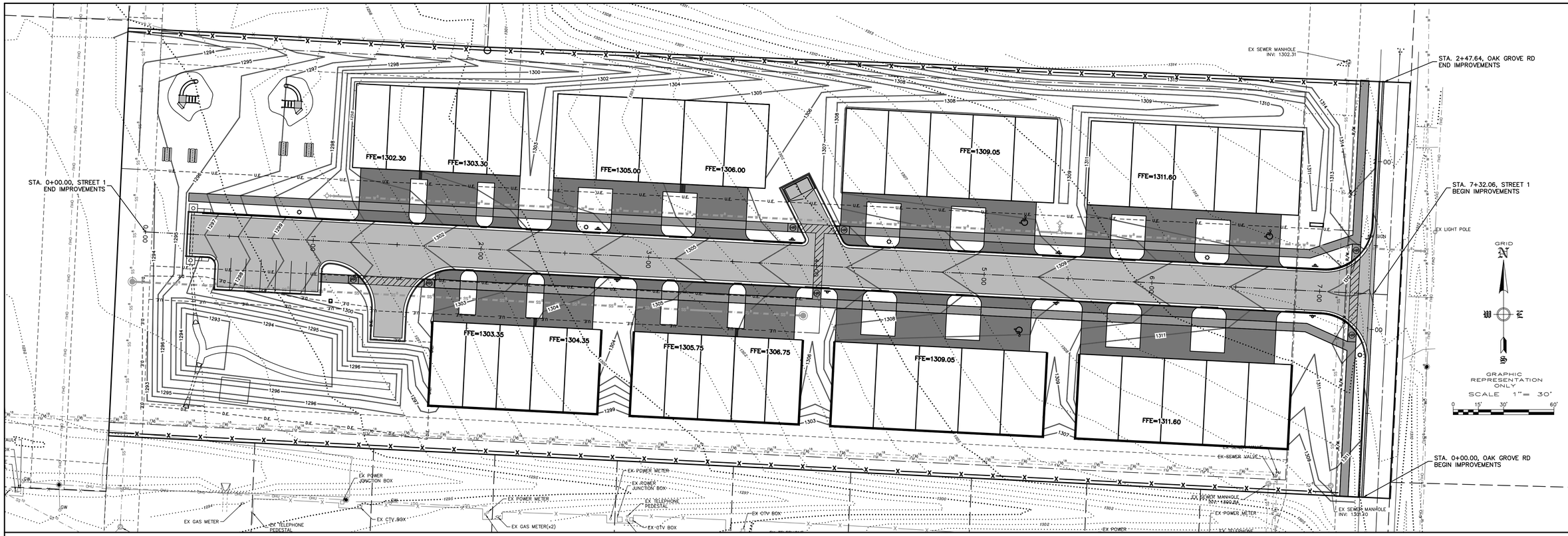
ENGINEERING SERVICES INC.
1207 S. OLD MISSOURI RD.
SPRINGDALE ARKANSAS 72764

REVISION	DATE	DESCRIPTION

COPYRIGHT 2022 ENGINEERING SERVICES, INC. / 20220323 4:17 PM

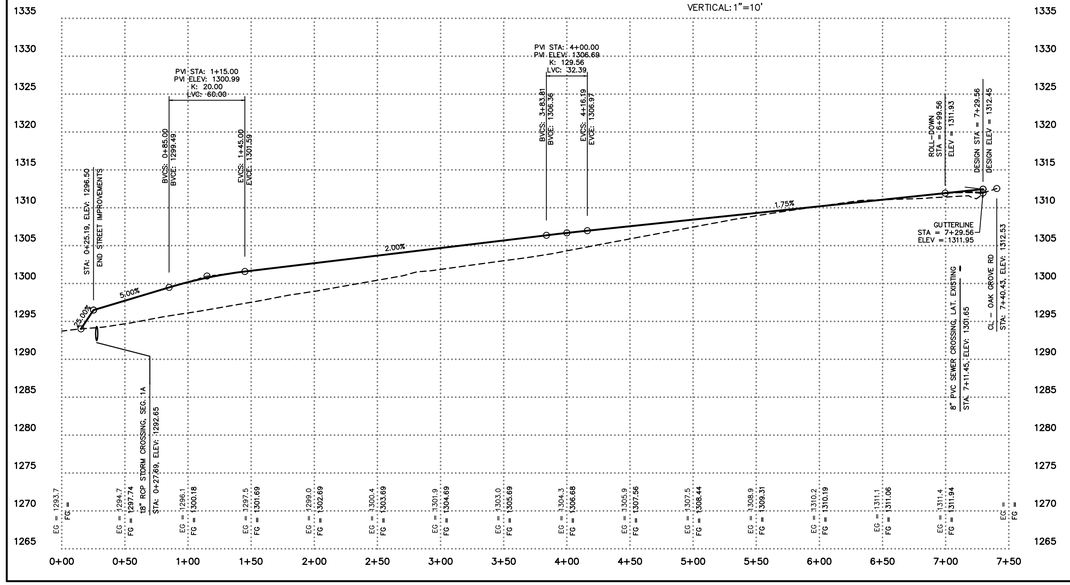
SCALE: 1"=50'
DATE: Jan 20, 2022
ENGINEER: BAM
DRAWN BY: JH
W.O. #: 21945

1



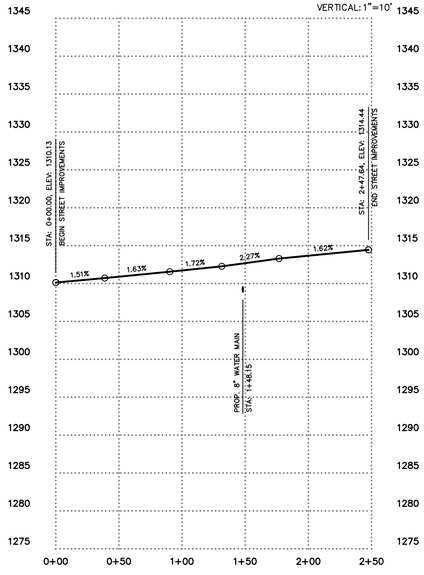
STREET 1

SCALE:
HORIZONTAL: 1"=60'
VERTICAL: 1"=10'



OAK GROVE RD

SCALE:
HORIZONTAL: 1"=60'
VERTICAL: 1"=10'



ENGINEERING SERVICES INC.
1311 S. THOMPSON, SUITE 1
SPRINGDALE, ARKANSAS 72764

STREET PLAN & PROFILES
CHANDLER VILLAGE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: AS SHOWN
DATE: Jan 20, 2022
ENGINEER: BAM
DRAWN BY: JGA
W.O. #: 21945

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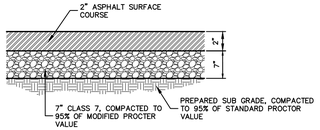
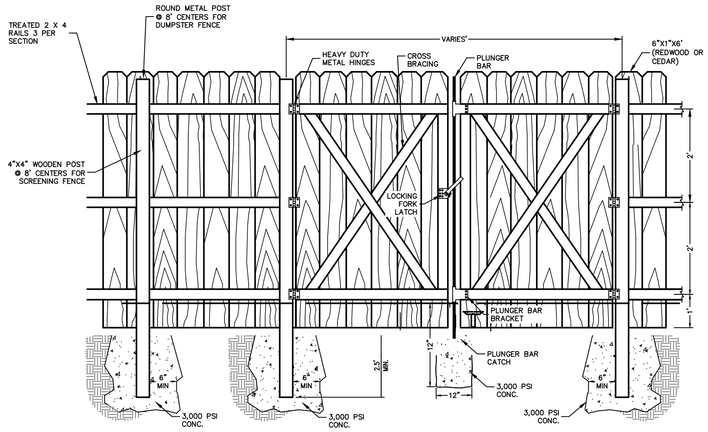
L22-01

2



PAVING SECTION

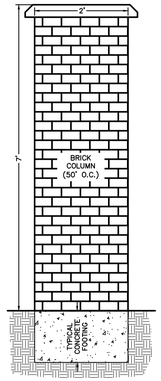
NOT TO SCALE



USE 6 GALV. NAILS PER BOARD.
SOLID BOARD SIDE TO FACE STREET.
HVAC SCREENING SHALL BE 3' TALL.

DUMPSTER & SCREENING FENCE DETAIL

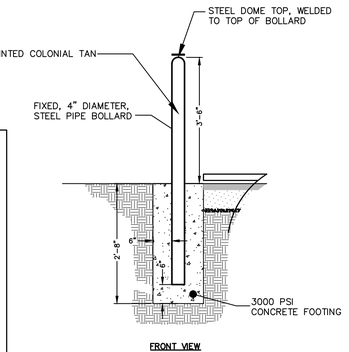
NOT TO SCALE



LEGEND – GREEN (RETROREFL), WHITE SYMBOL ON BLUE (RETROREFL)
BACKGROUND – WHITE (RETROREFL)

HANDICAP PARKING SIGN

NOT TO SCALE



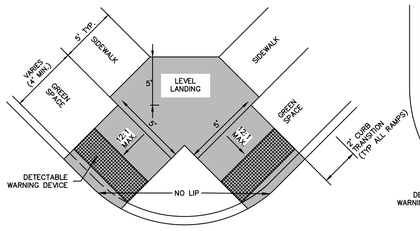
FRONT VIEW

REMOVABLE BOLLARD:
ALIGN BOLLARD PIPE & GROUND INSERT SO EYES ARE LOCATED AT BACK & FRONT OF BOLLARD, NOT STICKING OUT INTO TRAVEL WAY.

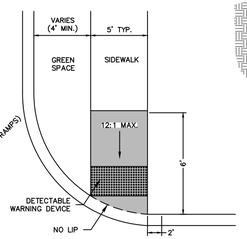
NOTE:
ALL METAL SHALL BE GALVANIZED PAINT, ONE COAT METAL PRIMER AND TWO COATS BENJAMIN MOORE HUNTER GREEN METAL ENAMEL.

STANDARD BOLLARD

NOT TO SCALE



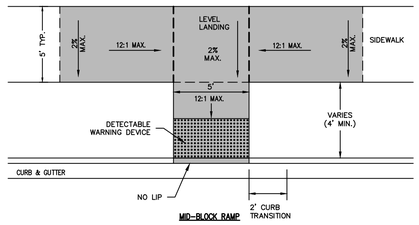
TYPE 1 RAMP



TYPE 2 RAMP

NOTES:

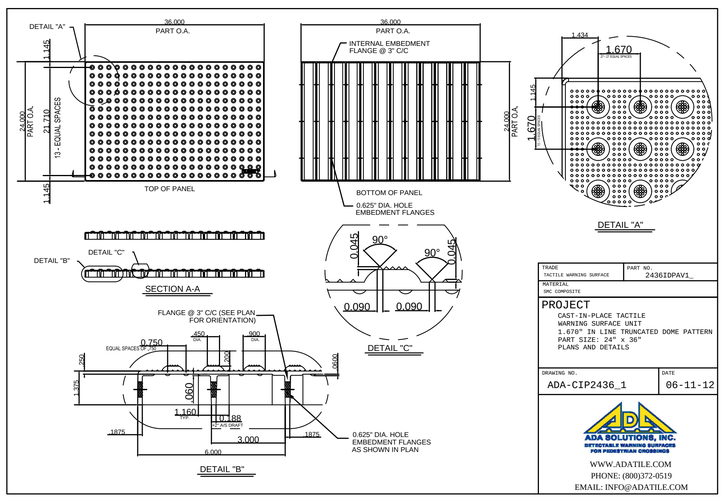
1) THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.
2) THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
3) THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".
4) DETECTABLE WARNING DEVICES SHALL BE PLACED AT THE LOCATIONS WHERE RAMPS CROSS A CURB.



MID-BLOCK RAMP

HANDICAP RAMP DETAILS

NOT TO SCALE



DETAIL "B"

DETAIL "C"

TRADE: TACTILE WARNING SURFACE	PART NO.: 2436IDPAV1_
MATERIAL: SMC COMPOSITE	

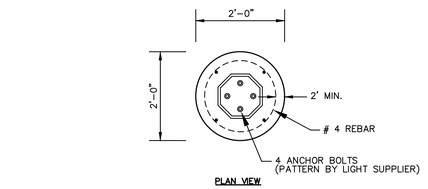
PROJECT
CAST-IN-PLACE TACTILE WARNING SURFACE UNIT
1.670" IN LINE TRUNCATED DOME PATTERN
PART SIZE: 24" x 36"
PLANS AND DETAILS

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

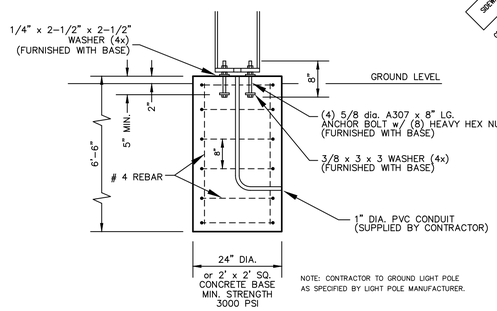
ADA SOLUTIONS, INC.
DETECTABLE WARNING SURFACES FOR PEDESTRIAN CROSSINGS
WWW.ADATILE.COM
PHONE: (800)372-0519
EMAIL: INFO@ADATILE.COM

HANDICAP RAMP DETAILS

NOT TO SCALE



PLAN VIEW

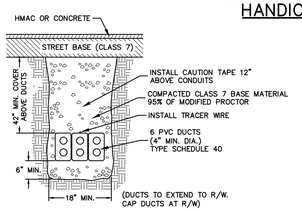


NOTE: CONTRACTOR TO GROUND LIGHT POLE AS SPECIFIED BY LIGHT POLE MANUFACTURER.

SECTION VIEW

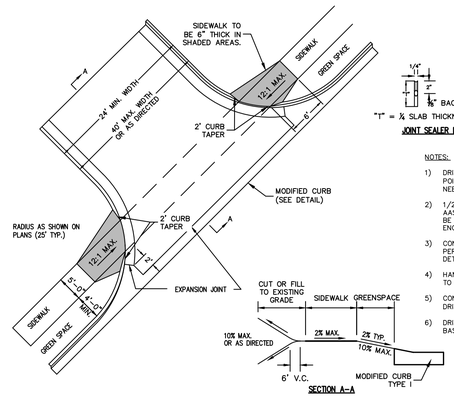
LIGHT POLE FOOTING DETAIL

NOT TO SCALE



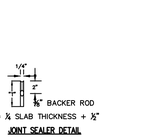
TYPICAL SECTION 6–4" UTILITY DUCTS

NOT TO SCALE



DRIVEWAY DETAIL

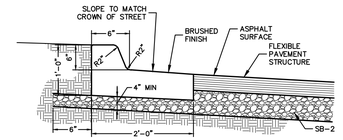
NOT TO SCALE



JOINT SEALER DETAIL

NOTES:

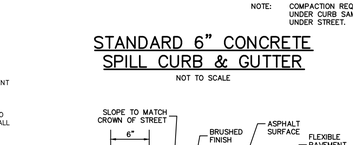
1) DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2) 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3) CONCRETE CURB TO BE SAW-CUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
4) HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
5) CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
6) DRIVEWAY SECTION TO BE 3" ASPHALT WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

MODIFIED CONCRETE CURB & GUTTER

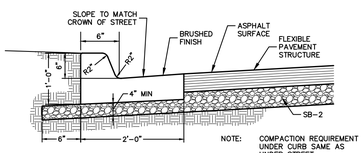
NOT TO SCALE



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

STANDARD 6" CONCRETE SPILL CURB & GUTTER

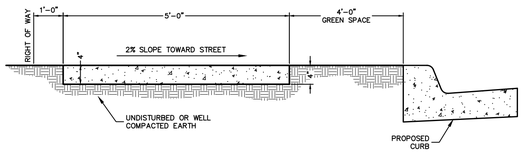
NOT TO SCALE



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

STANDARD 6" CONCRETE CURB & GUTTER

NOT TO SCALE



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

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

SIDEWALK DETAIL

NOT TO SCALE

L22-01

ENGINEERING SERVICES INC.
2701 MIDTOWN PLACE
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS
CHANDLER VILLAGE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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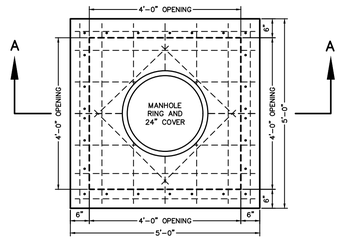
SCALE: N.T.S.
DATE: Jan 20, 2022
ENGINEER: BAM
DRAWN BY: JRC
W.O. #: 21945

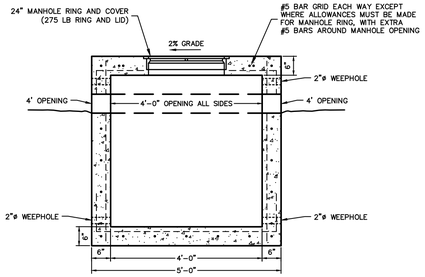
3

NOTES:

1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1-1/2" COVER UNLESS OTHERWISE NOTED.
3. CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
4. WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, THE GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.
5. PIPES MAY ENTER BOX FROM ANY ANGLE OF ELEVATION AS DIRECTED BY THE ENGINEER. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1-1/2".
6. THE EXPANSION JOINT SHALL HAVE A THICKNESS OF 1-1/2" AND CONFORM TO AASHTO M213.
7. REFER TO PLAN AND PROFILE SHEETS TO DETERMINE EXTENSIONS AND SIZE (IF ANY) ACCOMPANYING DROP INLETS.
8. EXTENSIONS WITH LENGTHS DESIGNATED ON THE PLANS EXCEEDING 8'-0" SHALL HAVE THE SAME INSIDE DEPTH DIMENSIONS AS STATED ON DETAILS UNLESS OTHERWISE NOTED.
9. CONCRETE FOR RECTANGULAR DROP INLETS SHALL BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.
10. ALL REINFORCING TO BE #5 BAR GRID @ 10" O.C., E.W. EXCEPT WHERE ALLOWANCES MUST BE MADE FOR PIPES, OPENING, OR MANHOLE RING.
11. NEOPRENE-COATED STEEL STEPS ARE TO BE INSTALLED IN ALL DROP INLETS AND JUNCTION BOXES WITH A DEPTH OF 4'-0" OR GREATER. STEP SPACING TO BE 12".
12. BOTTOM OF DRAINAGE BOX TO BE AT 0.5% MINIMUM SLOPE FROM INLET TO OUTLET.

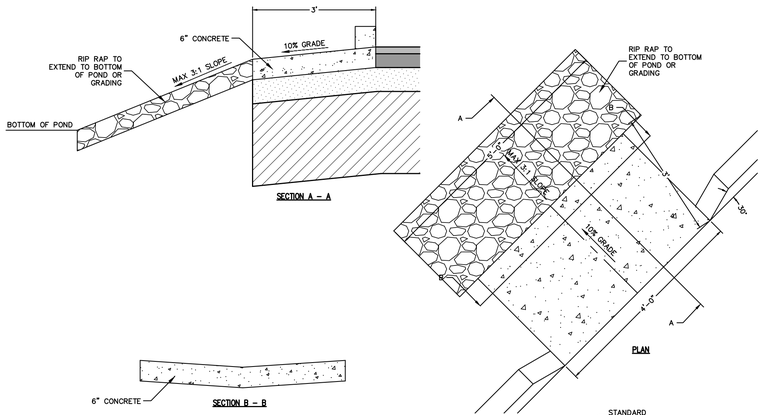


PLAN



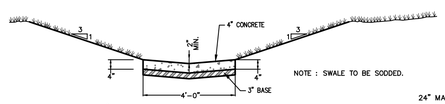
SECTION A–A

TYPICAL AREA INLET



TYPICAL 4' CURB CUT WITH CONCRETE FLUME

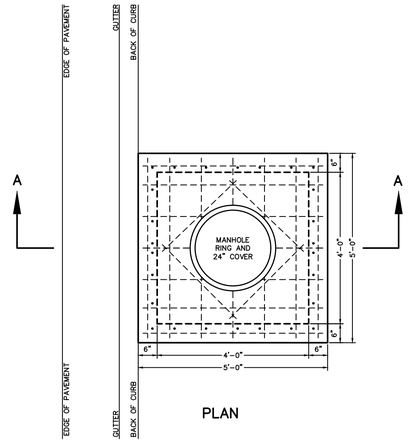
NOT TO SCALE



NOTE : SWALE TO BE SODDED.

4' CONCRETE TRICKLE CHANNEL

NOT TO SCALE



PLAN

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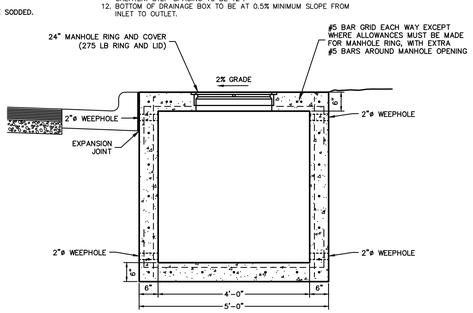
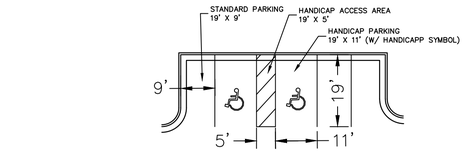
12. BOTTOM OF DRAINAGE BOX TO BE AT 0.5% MINIMUM SLOPE FROM INLET TO OUTLET.



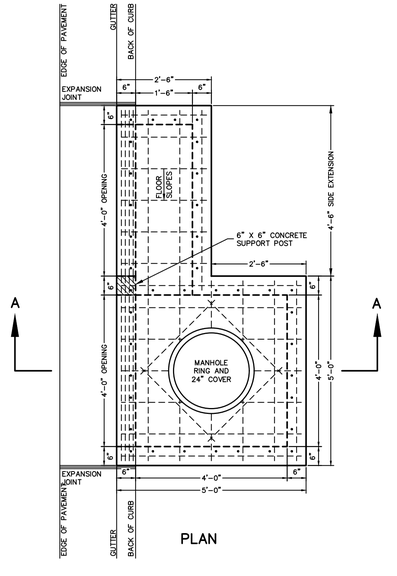
SECTION A–A

TYPICAL JUNCTION BOX

NOT TO SCALE



TYPICAL PARKING STRIPING DETAIL



PLAN

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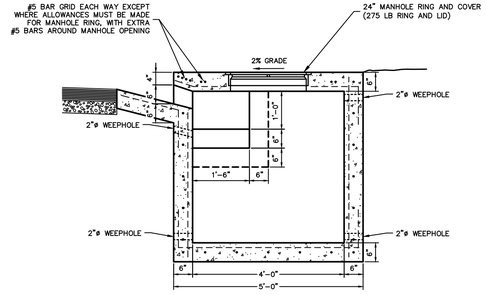

SECTION A–A

TYPICAL DROP INLET

NOT TO SCALE

L22-01

ENGINEERING SERVICES INC.
1701 S. MAIN STREET, SUITE 410
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS
CHANDLER VILLAGE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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C:\CAD\SPRINGDALE\CHANDLER VILLAGE\DETAILS.dwg

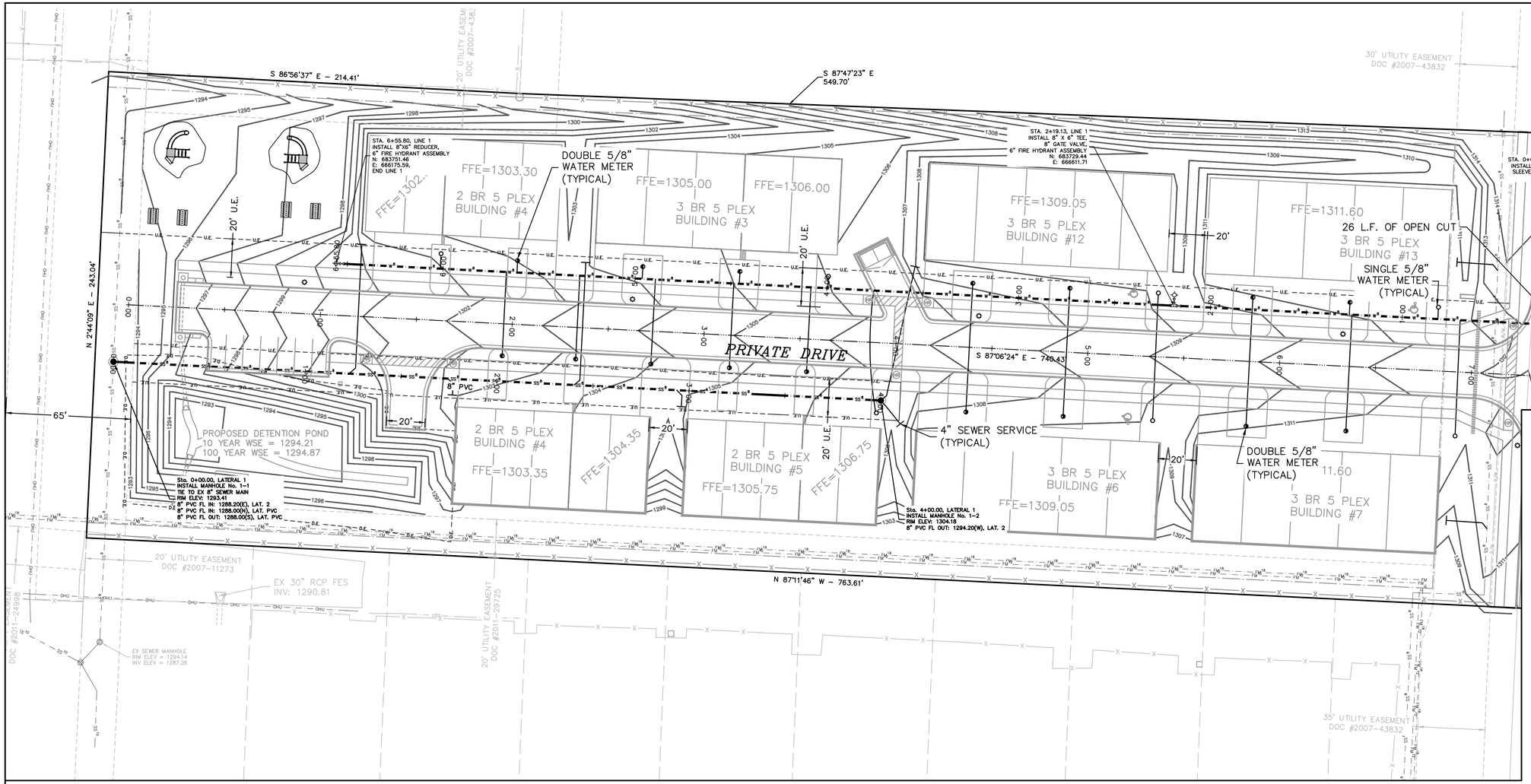
SCALE: N.T.S.

DATE: Jan 20, 2022

ENGINEER: BAM
DRAWN BY: JRC

W.O. #: 21945

4



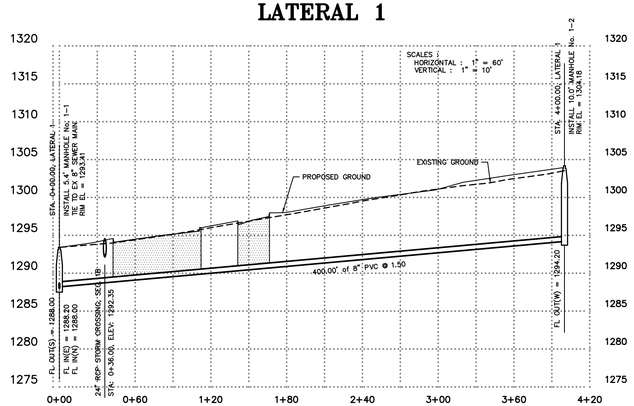
LEGEND

- IRON PIN FOUND
- C. PROPERTY LINE
- EX. BUILDING SETBACK LINE
- EX. ROAD CENTERLINE
- EX. CURB & GUTTER
- 1989 EX. CONTOUR
- 1368 PROPOSED CONTOUR
- OHP/T EX. OVERHEAD POWER LINE
- SS EX. 8" SEWER LINE
- EX. STORM DRAIN LINE
- W EX. WATER LINE
- EX. WATER METER
- EX. FIRE HYDRANT
- EX. SEWER MANHOLE
- EX. POWER POLE
- EX. WATER VALVE
- EX. LIGHT POLE
- PROPOSED FENCE
- PROPOSED SIDEWALK
- W PROPOSED WATER LINE
- SS PROPOSED SEWER LINE
- FL PROPOSED FIRE LINE
- PROPOSED FIRE HYDRANT
- PROPOSED SINGLE WATER METER
- PROPOSED DOUBLE WATER METER
- PROPOSED SEWER SERVICE
- PROPOSED SEWER MANHOLE
- HC PROPOSED HADICAP RAMP
- PROPOSED STORM BOX & PIPE

*ALL WATER METERS TO BE 10 FT FROM ANY BUILDING AND 4 FT FROM ANY SIDEWALK OR CURB

*MEP TO VERIFY WATER METER SIZE BASED ON UNIT DEMAND.

LATERAL 1



NOTES:

1) CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR ALL STREET CUTS, BORES, AND RESPECTIVE RIGHT–OF–WAY PERMITS FOR THE PROPOSED PROJECT.
2) FIELD LOCATE AND VERIFY THE LOCATION OF EXISTING WATER AND SANITARY SEWER FACILITIES. INDICATE THE LOCATION OF THESE FACILITIES ON THE DRAWING AND PROVIDE ADEQUATE EASEMENTS, ON–SITE AND OFF–SITE, ACCEPTABLE TO THE SPRINGDALE WATER UTILITIES. EASEMENTS SHALL BE ESTABLISHED SUCH THAT A 10–FOOT SPACE SHALL BE PROVIDED BETWEEN THE UTILITY AND ANY PERMANENT STRUCTURE AND EASEMENTS SHALL BE PROVIDED SUCH THAT 10' IS BETWEEN THE UTILITY AND EASEMENT LINE.
3) THE FINAL APPROVAL AND ACCEPTANCE OF FACILITIES PROPOSED HEREIN IS SUBJECT TO THE ACCEPTANCE BY THE UTILITY OF A UTILITY SPACING PLAN, PRIOR TO ANY CONSTRUCTION ON THIS PROJECT, PLEASE SUBMIT A UTILITY SPACING PLANS. THE OWNER AND ENGINEER MUST SUBMIT CERTAIN ASSURANCE IN WRITTEN FORM GUARANTEEING ADHERENCE TO SAID PLAN.
4) FULL DEPTH COMPACTED CLASS 7 BASE MATERIAL IS REQUIRED FOR THE WATER AND SEWER TRENCHES UNDER PRIVATE EXISTING OR PROPOSED DRIVING SURFACES.
5) THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS.
6) ALL WATER AND SEWER MAIN LINE EXTENSIONS AND SERVICES SHALL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE SPRINGDALE WATER UTILITIES SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES.
7) CONSTRUCTION PLANS AND SPECIFICATIONS WILL NEED TO BE SUBMITTED AND APPROVED BY SWU AND THE ARKANSAS DEPARTMENT OF HEALTH PRIOR TO BEGINNING ANY WATER AND SEWER CONSTRUCTION.
8) A PRE–CONSTRUCTION MEETING IS TO BE HELD WITH THE WATER AND SEWER CONTRACTOR AND SWU PRIOR TO BEGINNING ANY CONSTRUCTION.
9) ALL WATER MAIN SHALL BE SPECIAL CLASS 50 DUCTILE IRON.
10) ALL SEWER MAIN SHALL BE PVC SDR 26 HEAVY WALL SEWER PIPE.
11) ALL LOT LINES SHALL BE STAKED IN ADVANCE OF WATER AND SANITARY SEWER CONSTRUCTION PER SWU STANDARD SPECIFICATIONS.
12) CONTRACTOR SHALL CONTACT SWU PRIOR TO PERFORMING WORK.
13) SWU STAFF SHALL BE PRESENT DAY OF TAPPING, DISINFECTION AND FLUSHING.
14) SWU SHALL PERFORM AND BE PRESENT FOR ALL TAPS TO EXISTING SYSTEM.
15) LONG WATER SERVICES SHALL BE ENCASED WITH 2" SLEEVE.
16) ALL UTILITIES SHALL HAVE FULL DEPTH BACKFILL UNDER PUBLIC ROADWAYS.
17) STREET LIGHTS ALONG OAK GROVE ROAD SHALL BE A MINIMUM OF 6,800 LUMENS, PUBLIC, AND MAINTAINED / BILLED TO THE CITY. THERE IS NO KNOWN MAST ARM. POLE AND FIXTURES SHALL BE BY UTILITY COMPANIES SPECIFICATIONS. ALL OTHER LIGHTS ON–SITE SHALL BE PRIVATE AND MAINTAINED/BILLED TO THE OWNER.
18) STAKE ALL FIRE HYDRANTS FOR SWU APPROVAL PRIOR TO INSTALLATION.
19) TRACER WIRE PORTS SHALL BE INSTALLED AT EVERY CHANGE IN DIRECTION OR EVERY 400'.
20) FIRE PROTECTION SYSTEM PLANS TO BE SUBMITTED TO ADH BY OTHERS.
21) ALL LOTS SHALL RECEIVE A SEWER BACKWATER VALVE. THIS SHALL BE INSTALLED ON THE PRIVATE SEWER SERVICE LINE BY A LICENSED PLUMBER (4" PVC EXTENDABLE BACKWATER VALVE BY CLEAN CHECK MODEL NO. 97304).
22) ALL WATER METER OR SEWER SERVICE TAPS ON EXISTING FACILITIES SHALL BE INSTALLED BY SPRINGDALE WATER UTILITIES AT THE OWNER/ DEVELOPERS EXPENSE.

L22–01

ENGINEERING SERVICES INC.
1707 S. 48TH STREET, SUITE C
SPRINGDALE, ARKANSAS 72764

UTILITY PLAN
CHANDLER VILLAGE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: 1"=50'
DATE: Jan 20, 2022
ENGINEER: BAM
DRAWN BY: JRC
W.O. #: 21945

5

NOTE:
ALL HYDRANTS TO BE
MUELLER H-PUMPER
NOZZLE FACING STREET
OR AS DIRECTED BY
S.W.U. ENGINEER.

FIRE HYDRANT AS SPECIFIED

WORD "WATER" ON COVER

PROVIDE 18" X 18" X 6" CONCRETE COLLAR AROUND ALL VALVE BOXES OR AS DIRECTED BY S.W.U.

VALVE BOX AS SPECIFIED

INSTALL AFC VALVE BOX SELF-CENTERING ALIGNMENT RING TO ALL VALVES AS SPECIFIED

6" GATE VALVE

HAND TAMPED BACKFILL

6" DUCTILE IRON PIPE

6 CU. FT. GRAVEL

DRAIN, KEEP CLEAR OF CONCRETE

POLYETHYLENE LINING BETWEEN BETWEEN CONCRETE AND C.I.

POUR CONCRETE KICK-BLOCK AGAINST 3 SQ. FT. OF UNDISTURBED EARTHWALL

RETAINER GLANDS OR LOCKED HYDRANT ADAPTER.

PROVIDE LOCKED HYDRANT TEE. LOCKED HYDRANT ADAPTER ON RETAINER GLANDS.

FIRE HYDRANT & GATE VALVE

N.T.S.

SPRINGDALE WATER UTILITIES
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

NON-REINFORCED CONCRETE

UNDISTURBED EARTHWALL

TRENCH WALLS

CROSS

TEE

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

CROSS W/PLUG

TEE W/PLUG

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

SIZE	REACTION BACKING TABLE: REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING			
	TYPE OF FITTINGS			
	TEE	90°	45°	22 1/2°
2"	1	1	1	1
3"	1	1	1	1
4"	1	2	1	1
6"	3	5	2	1
8"	5	9	3	2
10"	7	14	4	2
12"	10	20	5	3
14"	13	13	7	4
16"	17	17	9	4
20"	21	27	12	6
24"	28	38	16	8
30"	43	58	23	10
36"	85	85	46	23

REACTION BACKING

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

1-1/4" LETTERING (RECESSED FLUSH)

1-1/2"

(2) CLOSED POSITION

(1) 1" DIA HANDLING HOLE

BOTTOM VIEW

MANHOLE COVER

MANHOLE FRAME

23 1/2"

COVER SECTION

25"
23-3/4"
22"
25-11/16"
24"

1-1/2"

5-3/4"

FRAME SECTION

3-3/8"
2-1/16"
15/16"
3-1/2"

PICKHOLE DETAIL

MANHOLE FRAME & COVER

(WITHIN AND OUTSIDE OF STREETS AND OTHER DRIVING SURFACES)

N.T.S.

VULCAN FOUNDRY V-1348-1

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

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

FRAME & LID AS SPECIFIED

GROUT AS SPECIFIED

FILL AROUND MH AS REQUIRED

TOP OF MANHOLE TO BE LEVEL WITH FINAL GRADE UNLESS OTHERWISE NOTED OR DIRECTED BY THE ENGINEER.

CAST-IN-PLACE

NOMINAL SEWER SIZE	MINIMUM MANHOLE WIDTH
6"-12"	4'-0"
14"-20"	5'-0"
24"	6'-0"

8" MIN.

24" MIN.

18" (DOWEL) (#4 REBAR @ 12" O.C.)

KEYWAY OR ROUGHENED JOINT

HYDROPHILIC WATER STOP OR BUTYL TYPE

WALL JOINT

4"-5" MIN.

6" MIN.

VARIES

NO MANHOLE STEPS REQUIRED

5½"

12" MIN.

FORM KEYWAY AT ALL LOCI JOINTS

CONCRETE BASE TO SPRINGLINE OF PIPE

PIPE MATERIAL OF CONSTRUCTION AS SPECIFIED.

BASE FORMED SO THAT NO TOP IS ALLOWED OVER ANY PIPE ENTERING THE MANHOLE BOTTOM

WATER STOP REQUIRED ON ALL PIPES

EXTEND CONCRETE BASE TO LIMITS OF EXCAVATION IN ALL DIRECTIONS. (2'-0" MINIMUM)

24" TYP.

SHORT STUB OF PIPE NO LONGER THAN 2" OUTSIDE MANHOLE WALL.

POUR BASE UPON UNDISTURBED SOIL

CAST IN PLACE MANHOLE

N.T.S.

PROVIDE AS LARGE A CURVE RADIUS AS POSSIBLE IN FLOW CHANNELS

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 MATERIAL.
3. CONSTRUCT FLOW CHANNEL FOR ALL PIPES ENTERING THE MANHOLE, INCLUDING SERVICE LINES, TO MAINTAIN A CONSTANT GRADE THROUGHOUT EACH INVERT.

MANHOLE BOTTOM FOR 6" THROUGH 24" SEWER MAINS

(MANHOLES FOR SEWER MAINS LARGER THAN 24" REQUIRE INDIVIDUAL DESIGN)

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: RLS | DRAWING NO: S-11 | DATE: MARCH 2008

TEMPORARY ASPHALT COLD MIX PATCH OR CONCRETE PAVEMENT (MATCH EXISTING MATERIAL, 1.5X ADJACENT THICKNESS, T")

TRENCH WIDTH "W"

W/2

W/2

SAWCUT

EXISTING PAVEMENT

FLOWABLE FILL

UNDISTURBED MATERIAL

MIRAFI N140 (OR APPROVED EQUAL) GEOTEXTILE FABRIC LINING ENTIRE TRENCH

6" MIN.

SIZE #7 ROCK BACKFILL, MIN. 6" COVER.

WATER MAIN

VARIES

PROFILE VIEW

WATER MAIN TRENCH REPAIR DETAIL

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: JAB | DRAWING NO: S-39 | DATE: JULY 2015

PIPE BELL

INSTALL AFC VALVE BOX SELF-CENTERING ALIGNMENT RING TO ALL VALVES

PIPE

VALVE

TAPPING SADDLE

12" MIN.

UNDISTURBED EARTH

PLACE CONCRETE KICK BLOCK AGAINST 3 SQ. FT. OF UNDISTURBED EARTHWALL OR AS INDICATED IN REACTION BACKING TABLE (USE GREATER)

PLAN VIEW

PROVIDE 18" X 18" X 6" CONCRETE COLLAR AROUND ALL VALVE BOXES OR AS DIRECTED BY S.W.U. ENGINEERING DEPT.

VALVE BOX AS SPECIFIED
WORD "WATER" ON COVER

SELECTED BACKFILL

FINAL GRADE

INSTALL AFC VALVE BOX SELF-CENTERING ALIGNMENT RING TO ALL VALVES

TAPPING VALVE AS SPECIFIED

HAND TAMPED BACKFILL

UNDISTURBED EARTH

TAPPING SADDLE

RETAINER GLANDS OR LOCKED HYDRANT ADAPTER.

PLACE CONCRETE KICK BLOCK AGAINST 3 SQ. FT. OF UNDISTURBED EARTHWALL OR AS INDICATED IN REACTION BACKING TABLE (USE GREATER)

POLYETHYLENE LINING BETWEEN BETWEEN CONCRETE AND C.I.

PROFILE VIEW

TAPPING SADDLE & VALVE

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

RING AND LID

FINISHED GRADE

YOKE ASSEMBLY

AV91-323-NL

AV91-323-NL

Y520

L84-34-NL (SINGLE SETTING)

LEAK DETECTION METER ASSEMBLY

N.T.S.

TO FIRE SYSTEM

FROM FIRE SYSTEM

PRIVATE FIRE MAIN

TRANSITION BETWEEN PUBLIC D.I.P. AND PRIVATE FIRE SYSTEM

CORPORATION STOP, TYP.

5' MIN

1" POLYCOATED K-COPPER

3' MIN

PRIVATE FIRE F.D.C.

PRIVATE

PUBLIC

STD. 5/8" METER SETTING

1" POLYCOATED K-COPPER

PUBLIC EASEMENT

36" MIN

EXISTING PUBLIC WATER MAIN

TAPPING SLEEVE AND VALVE

10' MIN

FIRE SYSTEM CONNECTION

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: crk | DRAWING NO: S-36 | DATE: FEB. 2016

45° BEND

MAX. AT 4" TO 5' DEPTH

MINIMUM SLOPE 1/8" PER FOOT

EXTEND TO DESIRED DEPTH

SERVICE WIRE

TERMINATE WITH PLUGGED TEE OR WATERTIGHT CAP

TERMINATE INSIDE PROPERTY LINE AS SPECIFIED IN TYPICAL LOCAL STREET DETAILS.

RISER FROM DEEP MAIN

45° BEND

MINIMUM SLOPE 1/8" PER FOOT

SERVICE WIRE

TERMINATE WITH PLUGGED TEE OR WATERTIGHT CAP

TERMINATE INSIDE PROPERTY LINE AS SPECIFIED IN TYPICAL LOCAL STREET DETAILS.

NORMAL DEPTH

SEWER SERVICE CONNECTIONS

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-16 | DATE: MARCH 2008

BACKFILL AS SPECIFIED

CONTINUOUS 14 GAUGE SOLID COPPER TRACER WIRE

PIPE PROTECTION COVER (MIN. 12 INCHES, HAND PLACED AND HAND TAMPED, IF MATERIAL IS FREE FROM ROCK GREATER THAN 6" IN DIAMETER, METHODS MAY BE APPROVED) SELECT MATERIAL - CLASS I, II, OR III*

INITIAL BACKFILL (HAND PLACED AND CONSOLIDATED BY HAND OR APPROVED MECHANICAL METHODS) SELECT MATERIAL - CLASS I, II, OR III*

BEDDING (MIN. 4 INCHES BELOW PIPE) CLASS I OR II*

SPRING LINE OF PIPE

D.I. PRESSURE WATER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 3")

N.T.S.

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

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

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

D.I. PRESSURE PIPE TRENCH FOR FORCE MAINS

(STANDARD LAYING CONDITION "TYPE 3")

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

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

SAW CUT 6" FROM TRENCH CUT TO PROVIDE A CLEAN BITUMINOUS SURFACE. TACK WITH SS-1H EMULSION AT 0.25 GSY BEFORE PLACING UNDERSEAL.

FABRIC UNDERSEAL USED IN REPAIR

GREATER OF 6" OR 1.5x EXISTING THICKNESS ASPHALTIC CONCRETE HOT MIX

EXISTING BITUMINOUS SURFACE (VARIABLE THICKNESS)

6"

6"

VARIES

COMPACTED CLASS 7 MATERIAL

VARIES

BITUMINOUS PAVEMENT REMOVAL WITH PERMANENT REPLACEMENT DETAIL

N.T.S.

3" MINIMUM ASPHALTIC COLD MIX, OR AS OTHERWISE REQUIRED BY THE LOCAL STREET DEPARTMENT

EXISTING BITUMINOUS SURFACE (VARIABLE THICKNESS)

VARIES

COMPACTED CLASS 7 MATERIAL

VARIES

BITUMINOUS PAVEMENT REMOVAL WITH TEMPORARY REPLACEMENT

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

PLASTIC METER BOX

RING AND LID

FINISHED GRADE

COMPACTED SELECT ON-SITE MATERIAL

30" MIN.

YOKE ASSEMBLY

6.5"

6.5"

30" MIN.

TRANSITION PIPE VERTICALLY TO BOTTOM OF METER BOX

18" MIN.

5' SERVICE LINE WITH TRACER WIRE

12" MIN.

UNDISTURBED SOIL

CRUSHED STONE BASE

5" CONDUIT W/ END SEAL (FOR @ STREET CROSSING ONLY)

STANDARD METER BOX INSTALLATION

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

N.T.S.

NOTES:
1.) 2" CONDUITS TO BE INSTALLED ON ALL STREET CROSSINGS AND SHALL EXTEND FROM BACK OF SIDEWALK TO BACK OF SIDEWALK
2.) ALL SERVICE TUBING SHALL HAVE 30" MIN. COVER EXCEPT FOR TRANSITION TO METER BOX AS SHOWN ABOVE
3.) SEE "TECHNICAL SPECIFICATIONS" FOR MATERIAL AND INSTALLATION SPECIFICATIONS

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

SEWER MAIN

18" MINIMUM

WATER MAIN

IF CONDITIONS REQUIRE THE WATER MAIN TO CROSS BELOW A SEWER LINE, 20' OF DUCTILE IRON PIPE SHALL BE CENTERED AT SEWER LINE CROSSING SO THAT JOINTS ARE AS FAR FROM SEWER LINE AS POSSIBLE. ALSO REQUIRES 20 L.F. OF STEEL ENCASEMENT

WATER LINE CROSSING UNDER SEWER LINE

N.T.S.

WATER MAIN

18" MINIMUM

ENCASEMENT REQUIRED WHERE 18" NOT AVAILABLE

SEWER MAIN

WATER LINE CROSSING ABOVE SEWER LINE

N.T.S.

10' MIN. WHERE POSSIBLE

WATER MAIN

18" MINIMUM WHERE 10' HORIZONTAL SEPARATION IS NOT POSSIBLE

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

SEWER MAIN

PARALLEL

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

NOTES:

1. ENCASEMENTS ON NON-CONTROLLED ACCESS HIGHWAYS SHALL EXTEND FROM RIGHT OF WAY LINE TO RIGHT OF WAY LINE AS PRACTICAL OR AS REQUIRED BY THE DISTRICT ENGINEER. AS A MINIMUM, ENCASEMENTS SHALL EXTEND 8 FEET BEYOND THE TOE OF SLOPE IN ANY EMBANKMENT SECTION, THE FLOW LINE OF ANY PARALLEL DITCHES, OR BACK OF ANY CURB AS APPLICABLE.
2. ENCASED CROSSINGS OF PARTIALLY CONTROLLED OR FULLY CONTROLLED ACCESS HIGHWAYS SHALL BE ENCASED THE FULL WIDTH OF THE CONTROL OF ACCESS.
3. ENCASEMENTS SHALL HAVE A MINIMUM COVER OF 48 INCHES MEASURED VERTICALLY FROM THE FLOW LINE OF PARALLEL DITCHES OR 60 INCHES MEASURED VERTICALLY FROM THE HIGHWAY SURFACE, WHICHEVER PROVIDES THE GREATER COVER.
4. CARRIER PIPE FOR WATER LINES SHALL BE SPECIAL CLASS 50 DIP AS SPECIFIED, AND CARRIER PIPE FOR SEWER LINES SHALL BE SPECIAL CLASS 50 DIP, EPOXY LINED AS SPECIFIED.
5. ENCASEMENT PIPE SHALL BE WELDED OR SEAMLESS STEEL PIPE, WITH A MINIMUM THICKNESS OF 0.25 INCHES AND A MINIMUM YIELD STRENGTH OF 35,000 PSI, OR AS OTHERWISE SPECIFIED.
6. THE ANGLE OF THE CROSSING SHALL BE AS NEAR AS PERPENDICULAR TO THE HIGHWAY AS POSSIBLE.
7. WITH THE EXCEPTION OF SERVICE LINES, A MARKER BEARING THE UTILITY OWNER'S NAME SHALL BE PLACE AT EACH RIGHT-OF-WAY LINE WHERE CROSSED.
8. CASING PIPE SHALL BE SEALED AT THE ENDS WITH A FLEXIBLE END SEAL, AS SPECIFIED.
9. CROSSING THROUGH DRAINAGE STRUCTURES SHALL NOT BE PERMITTED.
10. HIGHWAY BORINGS SHALL MAINTAIN CONFORMANCE TO THE LATEST VERSION OF THE AHTD UTILITY ACCOMMODATION POLICY.

R/W
VARIES
℄
VARIES
R/W
UTILITY MARKER
UTILITY MARKER
FINAL GRADE
6" MIN.
FLOW LINE
SUBBASE
60" MIN.
SUBGRADE
STORM DRAIN
48" MIN.
END SEAL
CASING PIPE
CARRIER PIPE
END SEAL

TYPICAL HIGHWAY BORING

(SEWER LINE SHOWN, WATER LINE SIMILAR)

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: KMI/JNK | DRAWING NO: S-32 | DATE: AUGUST 2014

MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER: FORD	MUELLER	AY. McDONALD
1	INLET CONNECTION	LB4-44-NL	P-15531N	74778W-22
1	YOKE ANGLE KEY VALVE	AV61-444-NL	H-14278N	74604Y 3/4X02
1	Y504	Y504	H-15620	14-J
1	YOKE ANGLE CHECK VALVE	HA61-444-NL	H-14248N	702-44FC 44
1	OUTLET CONNECTION	LB8-44-NL SPECIAL	H-15538N	77SJPP 33X8008
1	METER BOX ASSEMBLY	347-18X24X24D W/LID		

AV61-444-NL

HA61-444-NL

(*) EC-4-NL

LB4-44-NL (SINGLE SETTING ONLY)

Y504

LB8-44-NL SPECIAL

TYPICAL 1" METER SETTING

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

N.T.S.

NOTES:
ALL MATERIALS INSTALLED IN POTABLE WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF "LEAD FREE" CONTAINED IN PUBLIC LAW 111-380.
*METER AND EXPANSION CONNECTION EC-4-NL ARE PROVIDED BY THE DEPARTMENT.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

CASING SPACER SHALL BE SPACED A MAXIMUM OF ONE FOOT FROM EACH SIDE OF JOINT

CASING SPACER SHALL BE SPACED APPROXIMATELY EVERY 6-8 FEET

CASING SPACER SHALL BE SPACED A MAXIMUM OF ONE FOOT FROM EACH END OF CASING

1" MAX

8' MAX

END SEAL

CASING PIPE

CARRIER PIPE

END SEAL

TYPICAL SEWER LINE CASING SPACER CONFIGURATION

TYPICAL WATER LINE CASING SPACER CONFIGURATION

CARRIER PIPE

APS CASING SPACER

APS RUNNER

APS RISER

CASING PIPE

1" CLEARANCE SPACING

TYPICAL WATER LINE END VIEW

TYPICAL SEWER LINE END VIEW

ENCASEMENT DETAILS

N.T.S.

NOTES:
1. SPACERS SHALL BE MODEL SSI OR SSM AS MANUFACTURED BY ADVANCE PRODUCTS & SYSTEMS (APS) AS SPECIFIED.
2. QUANTITY OF RUNNERS SHALL BE IN ACCORDANCE WITH CARRIER PIPE SIZE AS FOLLOWS:
   TO 14" DIAMETER – 4 RUNNERS
   16" TO 36" DIAMETER – 6 RUNNERS
   36" TO 48" DIAMETER – 8 RUNNERS
3. DIMENSIONS BETWEEN SPACERS SHALL BE AS FOLLOW
   STAINLESS STEEL – 8 TO 9 FEET
4. WIDTH OF SPACERS SHALL BE IN ACCORDANCE WITH CARRIER PIPE SIZE AS FOLLOWS:
   TO 14" DIAMETER – 6" WIDTH
   16" AND LARGER DIAMETER – 12" WIDTH
5. A MINIMUM OF THREE SPACERS PER FULL JOINT OF PIPE.
6. WATER LINES SHALL BE "CENTERED" IN CASING.
7. SEWER LINES SHALL BE HELD TO SPECIFIED SLOPE.
8. ALL D.I. CARRIER PIPE MUST HAVE FIELD LOCK GASKETS INSTALLED WITHIN THE CASING PIPE.

ENCASEMENT/CARRIER PIPE SIZING CHART

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

CARRIER NOM. SIZE	CARRIER PIPE O.D.	CARRIER BELL O.D.	CASING NOM. SIZE*
6"	6.90"	11.09"	12"
8"	9.05"	13.30"	16"
10"	11.10"	13.66"	16"
12"	13.20"	19.88"	20"
14"	15.30"	20.35"	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.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

WORD "WATER" ON COVER AS APPROPRIATE

400' MAX SPACING OR AT ANY CHANGE IN HORIZONTAL DIRECTION

18"x18"x6" CONCRETE PAD

CLASS 7 BACKFILL

STANDARD VALVE BOX

LOOP 24" 14 GAUGE COATED COPPER WIRE

14 GAUGE COATED COPPER TRACING WIRE

PIPE

TRACER WIRE SECURED TO PIPE AT 10 FOOT INTERVALS USING CABLE TIES OR SIMILAR MEANS

TRACING WIRE CONNECTION PORT

N.T.S.

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MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: | DRAWING NO: | DATE:

SINGLE SETTING MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER: FORD	MUELLER	AY. McDONALD
1	INLET CONNECTION	LB4-34-NL	P-15531N	74778W-22 1X3/4
1	YOKE ANGLE KEY VALVE	AV61-323-NL	H-14278N	74604Y 3/4X02
1	Y504	Y504	H-15620	14-J
1	YOKE ANGLE CHECK VALVE	HA61-323-NL	H-14248N	702-34E 33
1	OUTLET CONNECTION	LB8-33-NL SPECIAL	H-15538N	77SJPP 33X8008
1	METER BOX ASSEMBLY	347-18X24X24D W/LID		

DOUBLE SETTING MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER: FORD	MUELLER	AY. McDONALD
1	ANGLE U BRANCH	UA48-43-8S-NL	P-15569N	70BT2W 1X3/4X8.5
2	YOKE ANGLE KEY VALVE	AV61-323-NL	H-14278N	74604Y 3/4X02
1	Y504	Y504	H-15620	14-J
2	YOKE ANGLE CHECK VALVE	HA61-323-NL	H-14248N	702-34E 33
1	OUTLET CONNECTION	LB8-33-NL SPECIAL	H-15538N	77SJPP 33X8008
1	METER BOX ASSEMBLY	347-18X24X24D W/LID		

AV61-323-NL

HA61-323-NL

(*) EC-23-NL

UA-48-43-NL (DOUBLE SETTING)
LB4-34-NL (SINGLE SETTING)

Y502

LB8-33-NL SPECIAL

TYPICAL 5/8" DOUBLE METER SETTING

YOKE ASSEMBLY, 5/8" X 3/4" METER
3/4" COPPER OR PE PJ. TO 3/4" CTS PLASTIC OR MIP

N.T.S.

NOTES:
ALL MATERIALS INSTALLED IN POTABLE WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF "LEAD FREE" CONTAINED IN PUBLIC LAW 111-380.
*METER AND EXPANSION CONNECTION EC-23-NL ARE PROVIDED BY THE DEPARTMENT.

SPRINGDALE WATER UTILITIES
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-25 | DATE: AUGUST 2014

ENGINEERING SERVICES INC.
P.O. BOX 1966
SPRINGDALE, ARKANSAS 72764

WATER & SEWER DETAILS
CHANDLER VILLAGE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: N.T.S.

DATE: Jan 20, 2022

ENGINEER: BAM
DRAWN BY: JRC

W.O. #: 21945

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S:\2021\21945 CHANDLER VILLAGE\CAD\21945 DETAILS.DWG

L22-01

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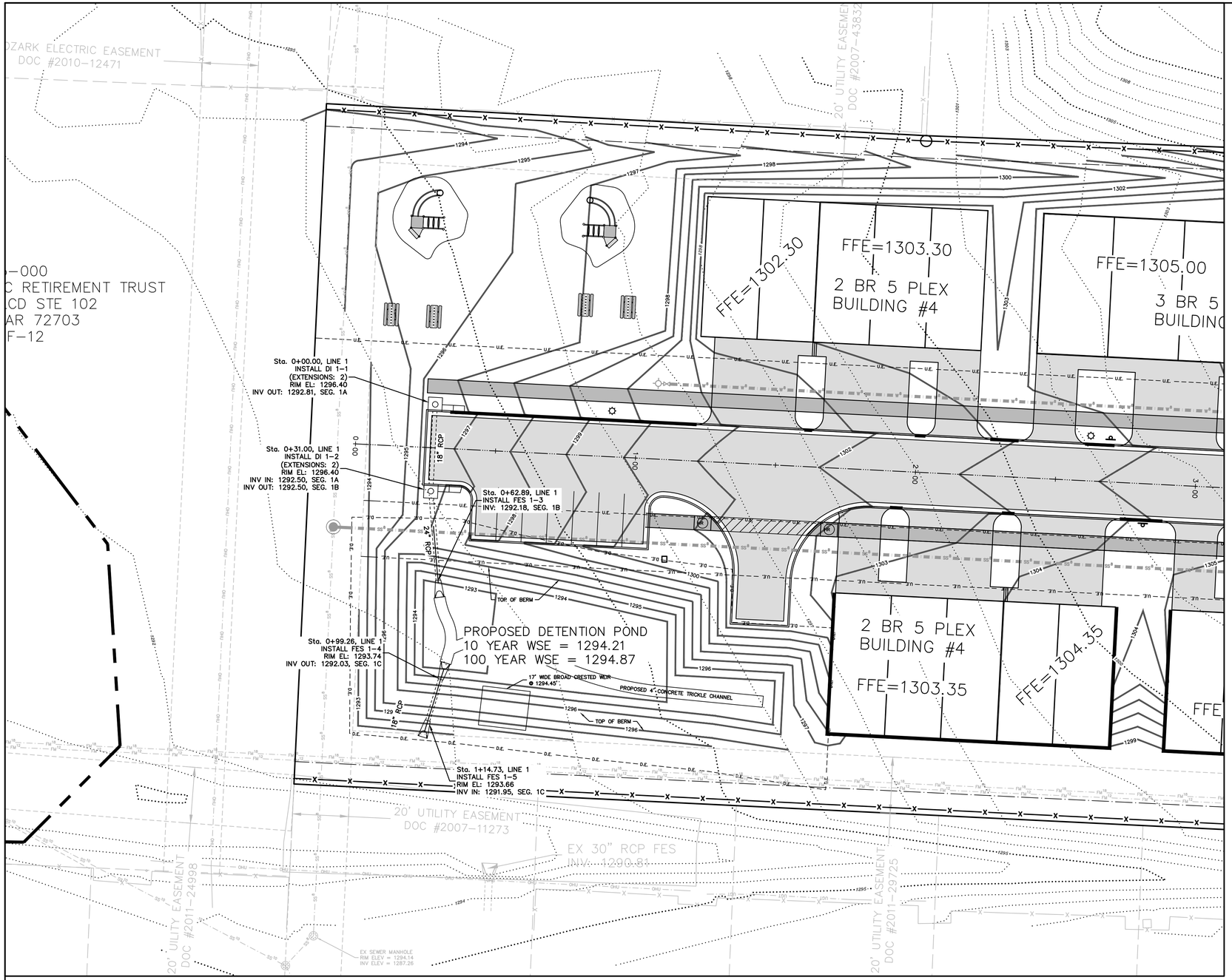

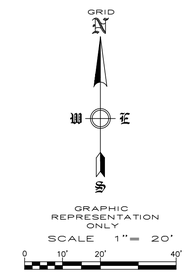

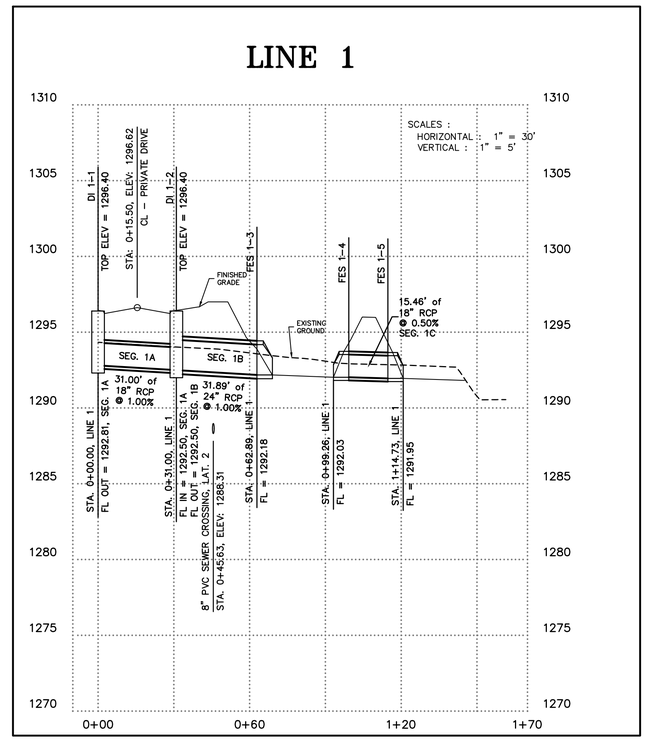

ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

POND LAYOUT
CHANDLER VILLAGE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: AS SHOWN

DATE: Jan 20, 2022

ENGINEER: BAM
DRAWN BY: JRC

W.O. #: 21945

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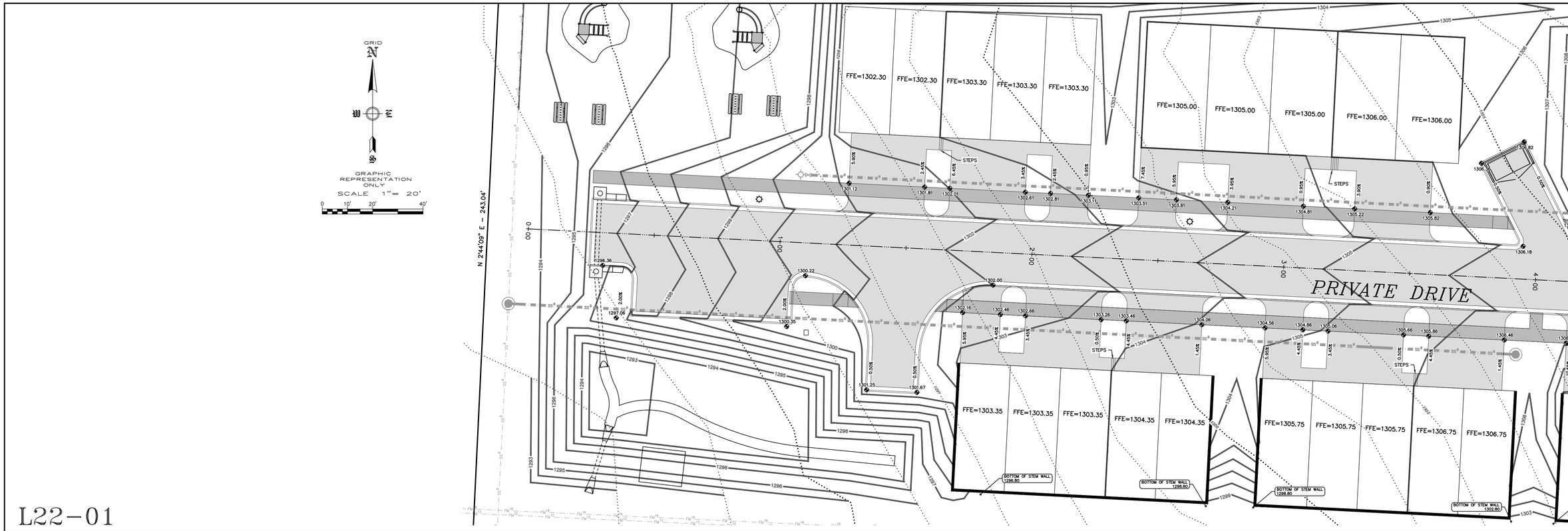

ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

GRADING PLAN
CHANDLER VILLAGE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: 1"=20'
DATE: Jan 20, 2022
ENGINEER: BAM
DRAWN BY: JGA
W.O. #: 21945

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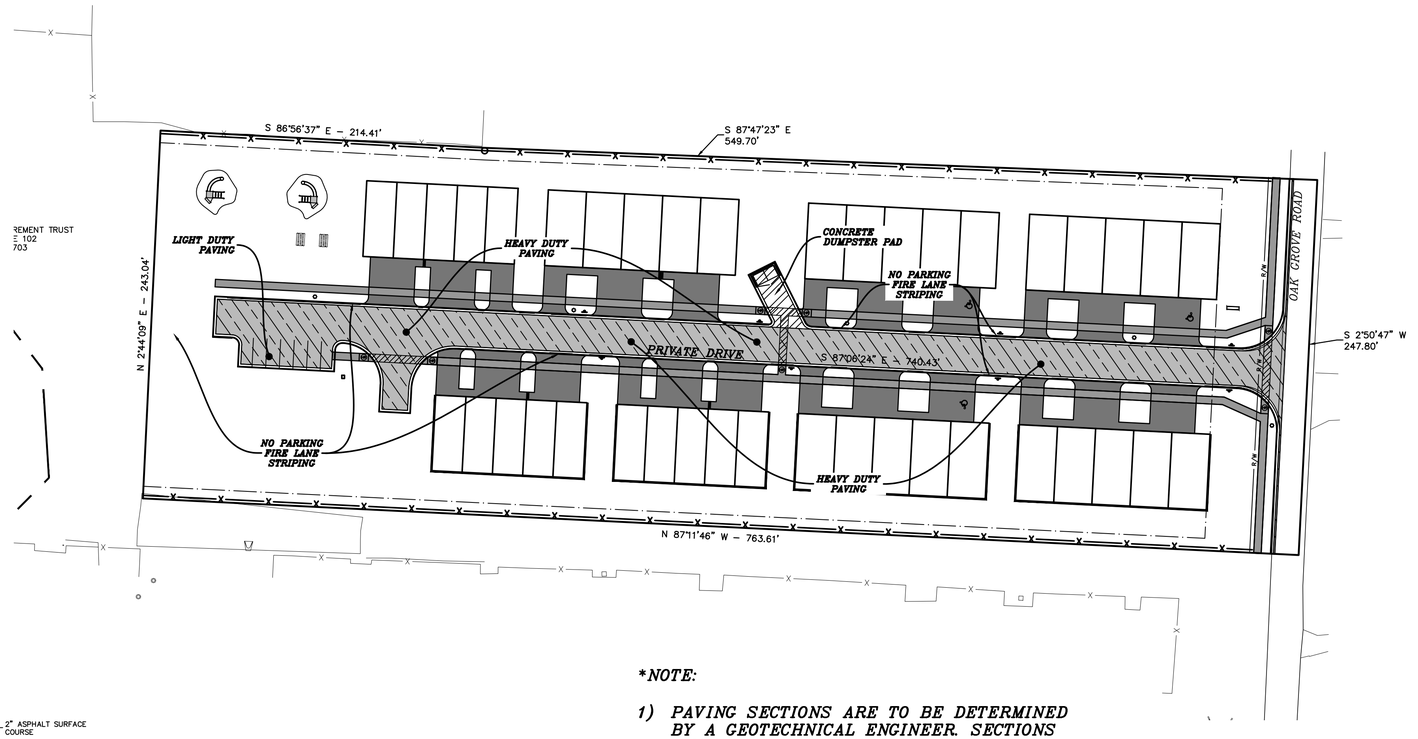
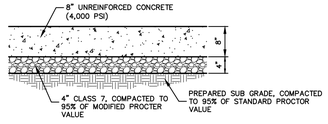
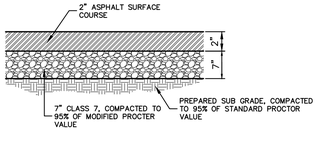




CONCRETE PAD FOR DUMPSTER

NOT TO SCALE



PAVING SECTION

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.

L22-01

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

PAVING PLAN
CHANDLER VILLAGE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=50'

DATE: Jan 20, 2022

ENGINEER: BAM
DRAWN BY: JRC

W.O. #: 21945

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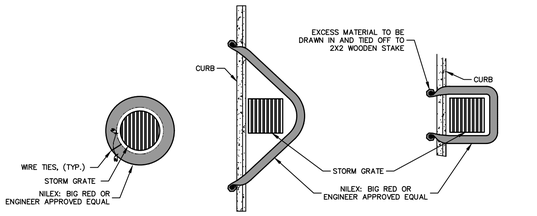
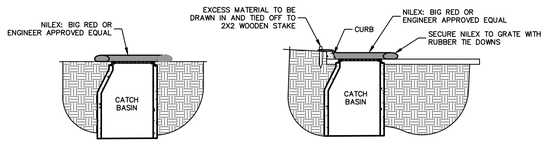


DRAIN INLET PLAN | CURBSIDE OPTION "A" PLAN | CURBSIDE OPTION "B" PLAN



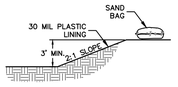
DRAIN INLET SECTION | CURBSIDE SECTION

NOTES:

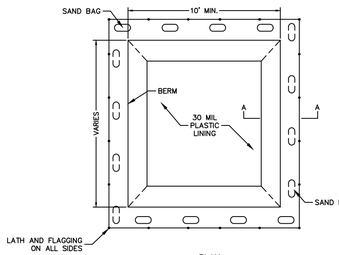
1) ALL MATERIAL TO MEET SPECIFICATIONS.
2) NILEX-BIG RED TO MEET APPLICATION REQUIREMENTS.
3) COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

INLET PROTECTION

NOT TO SCALE



SECTION A – A



PLAN

NOTES:

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

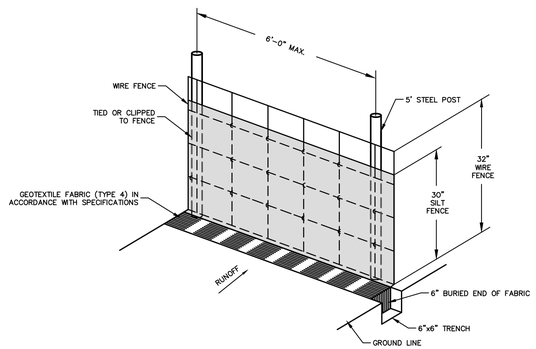
CONCRETE WASH-OUT AREA

NOT TO SCALE

Maximum Slope Length for Silt Fence		
Slope – Percent	Maximum Slope Length (ft) Above Fence	
	Standard (18" High) Silt Fence	Reinforced (30" High) Silt Fence
2 (or less)	150	250
5	100	250
10	50	150
15	35	100
20	25	70
25	20	55
30	15	45
35	15	40
40	15	35
45	10	30
50	10	25

NOTES:

1. THE SLOPE LENGTH SHOWN IS THE DISTANCE FROM THE FENCE TO THE DRAINAGE DIVIDE OR THE NEAREST UPSLOPE CHANNEL.
2. SLOPE LENGTH CANNOT BE ADDRESSED BY USE OF MULTIPLE ROWS OF SILT FENCE.



SILT FENCE NOTES

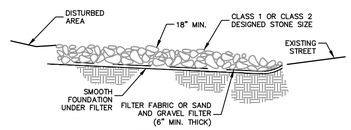
1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. HERE FENCE CANNOT BE TRENCHED IN (e.g.PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

WIRED REINFORCED BURIED EDGE SILT FENCE

NOT TO SCALE

NOTES:

1.) ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOP SOIL AND RE-VEGETATED PER SECTION 169.06 OF THE UDC. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
2.) WHEN SILT FENCE OR WATTLES ARE NOT PLACED AT A CONSTANT ELEVATION FOLLOWING CONTOURS ON STEEP SLOPES, THE "J" HOOP METHOD SHOULD BE USED (AT 50 FT INTERVALS) TO CREATE PONDING AND PREVENT EROSION OF THE TRENCH BACKFILL OF SILT FENCE INSTALLATION.
3.) ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.
4.) PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED CONCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
5.) TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
6.) RE-VEGETATION. RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER:
   - § TOPSOIL: A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE REVEGETATED AS SET FORTH IN§169.06(F)(6) BELOW. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE TREES ROOT SYSTEM.
   - § ZERO TO 10% GRADE: RE-VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
   - § 10:1 UP TO 4:1 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
   - § 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF
   - § MORE THAN 3:1 GRADE: ANY FINISH GRADE OVER 3:1 SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING:
     - RETAINING WALLS; CRIBBING WITH LANDSCAPE FABRIC; TERRACING WITH GROUNDCOVER; RIPRAP; STAKED SOD (UP TO 2:1 SLOPE)
     - IF CRIBBING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.
7.) PERMANENT EROSION CONTROL. THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.
8.) DUST. WHERE EXCESSIVE DUST MAY BECOME A PROBLEM, A PLAN FOR SPRAYING WATER ON HEAVILY TRAVELED DIRT AREAS SHALL BE ADDRESSED.
9.) CONSTRUCTION EXITS. A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 6" THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3". IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.
10.) DEBRIS, MUD, AND SOIL IN PUBLIC STREETS. DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.
11.) FRANCHISE AND PRIVATE UTILITIES. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.



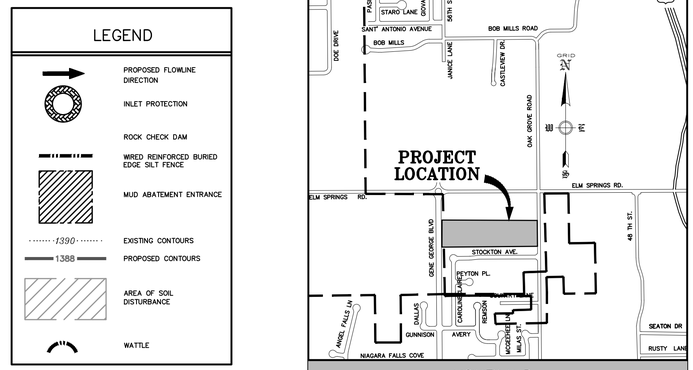
TYPICAL SECTION

NOTES:

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

MUD ABATEMENT ENTRANCE

NOT TO SCALE



VICINITY MAP
N.T.S.

OWNER / DEVELOPER : RIGGINS CONSTRUCTION
1204 E JOYCE BLVD #102
FAYETTEVILLE, AR 72703

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

ZONING : MF-12 (HIGH DENSITY MULTI-FAMILY DISTRICT)

SETBACKS : FRONT SETBACK = 30'
SIDE SETBACK = 8'
REAR SETBACK = 20'

FLOOD PLAIN ZONING:

THIS PROPERTY IS WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #05143C0055 F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: APRIL 2, 2008.

NOTES:

1) NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE.
2) SEED AND MULCH SHALL BE PLACED (BY OWNER) IN ALL AREAS WHERE VEGETATION IS DISTURBED.
3) STRAW AND WOOD CHIPS SHALL BE PLACED TO PROVIDE TEMPORARY PROTECTION WHILE FINAL GRADING IS BEING COMPLETED.
4) PLACE FILTER FABRIC ON ALL CURB INLETS.

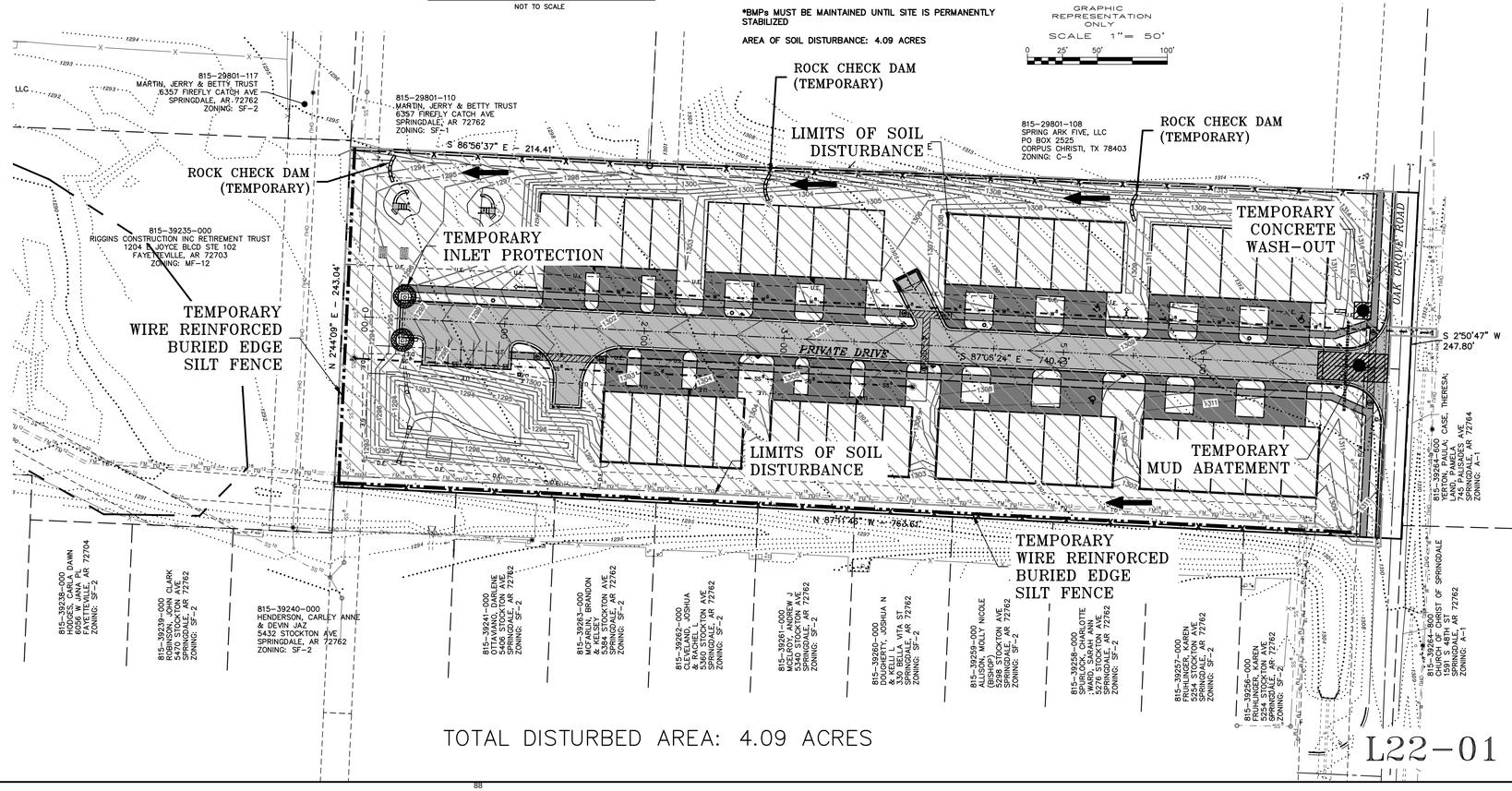
*ROCK CHECK DAMS AND REINFORCED SILT FENCE ARE USED AS ENERGY DISSIPATION DEVICES

*BEST MANAGEMENT PRACTICES (BMPs) ARE USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE

*BMPs MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED

AREA OF SOIL DISTURBANCE: 4.09 ACRES

GRAPHIC REPRESENTATION ONLY
SCALE 1"= 50'
0 25' 50' 100'



TOTAL DISTURBED AREA: 4.09 ACRES

STORMWATER POLLUTION PREVENTION PLAN
CHANDLER VILLAGE
SPRINGDALE, ARKANSAS

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

REVISION	DATE	DESCRIPTION

SCALE: 1"=50'
DATE: Jan 20, 2022
ENGINEER: BAM
DRAWN BY: JRC
W.O. #: 21945

L22-01

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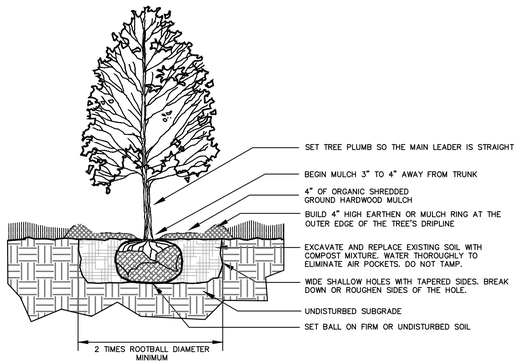
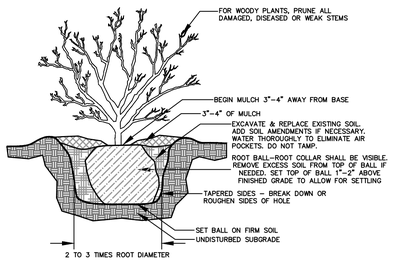


TREE PLANTING DETAIL
NOT TO SCALE

NOTES:

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



SHRUB PLANTING DETAIL
NOT TO SCALE

PROVIDED OPEN SPACE:
61,701 SQ. FT.

PROVIDED MULTIFAMILY PLAY AREA:
13,242 SQ. FT.

COMMON OPEN SPACE REQUIREMENTS:

MULTI-FAMILY PLAY AREA = 125 S.F/BEDROOM
(25 UNITS * 2 BEDROOMS/UNIT = 50 BEDROOMS)
(40 UNITS * 3 BEDROOMS/UNIT = 120 BEDROOMS)
(170 BEDROOMS * 125 S.F.) + 1,000 S.F. = 22,250 S.F
MULTI-FAMILY PLAY AREA REQUIRED = 22,250 S.F.
COMMON OPEN SPACE = 20% OF NET SITE ACREAGE
(7.27 ACRES * 0.20 = 1.45 ACRES (63,318 S.F.)
COMMON OPEN SPACE REQUIRED = 1.45 ACRES (63,318 S.F.)
COMMON OPEN SPACE PROVIDED = 2.46 ACRES (107,503 S.F.)

LANDSCAPE REQUIREMENTS:

TOTAL PARKING AREA PROVIDED: 1,404 SQ. FT.
TOTAL INTERIOR LANDSCAPE REQUIRED: 112 SQ. FT. (8%)
TOTAL INTERIOR LANDSCAPE PROVIDED: 150 SQ. FT. (10.6%)

LANDSCAPE NOTES:

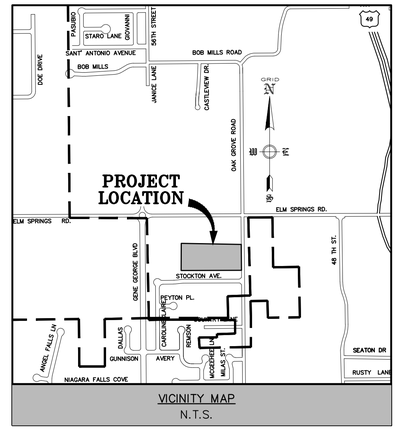
1. AUTOMATIC IRRIGATION SYSTEM OR HOSE BIBS WILL BE PROVIDED FOR ALL LANDSCAPED AREAS
2. SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION
3. WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
4. ALL PLANTING BEDS SHALL RECIEVE 6" OF TOPSOIL FREE OF ROCKS/WEEDS/DEBRIS PRIOR TO INSTALLATION OF PLANT MATERIAL
5. ALL PLANTING BEDS SHALL RECEIVE ORGANIC MULCH AT TIME OF INSTALLATION
6. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING OR MATERIAL OTHER THAN VEGETATION/SOD.
7. SHADE TREES SHALL HAVE A MIN. CALIPER OF 2" AND A HEIGHT OF 8'
8. ORNAMENTAL TREES SHALL HAVE A MIN. CALIPER OF 1.5" AND A HEIGHT OF 6'
9. ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED WITHIN THE NEXT APPROPRIATE GROWING SEASON
10. IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED FEATURES.
11. TREES SHALL BE STAKED AS NECESSARY TO PREVENT LEANING OR FALLING OVER.
12. TREES SHALL BE AT LEAST 5 FEET FROM ANY UTILITY MAIN LINES.
13. PLANT MATERIAL TO BE GUARANTEED FOR A MINIMUM PERIOD OF TWO (2) YEARS FROM DATE OF INSTALLATION.

OWNER / DEVELOPER :
RIGGINS CONSTRUCTION
1204 E JOYCE BLVD #102
FAYETTEVILLE, AR 72703

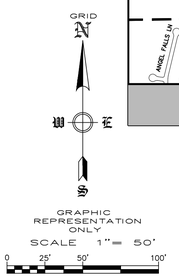
ENGINEER/SURVEYOR :
ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, AR 72762

ZONING :
MF-12 (HIGH DENSITY MULTI-FAMILY DISTRICT)

SETBACKS :
FRONT SETBACK = 30'
SIDE SETBACK = 8'
REAR SETBACK = 20'

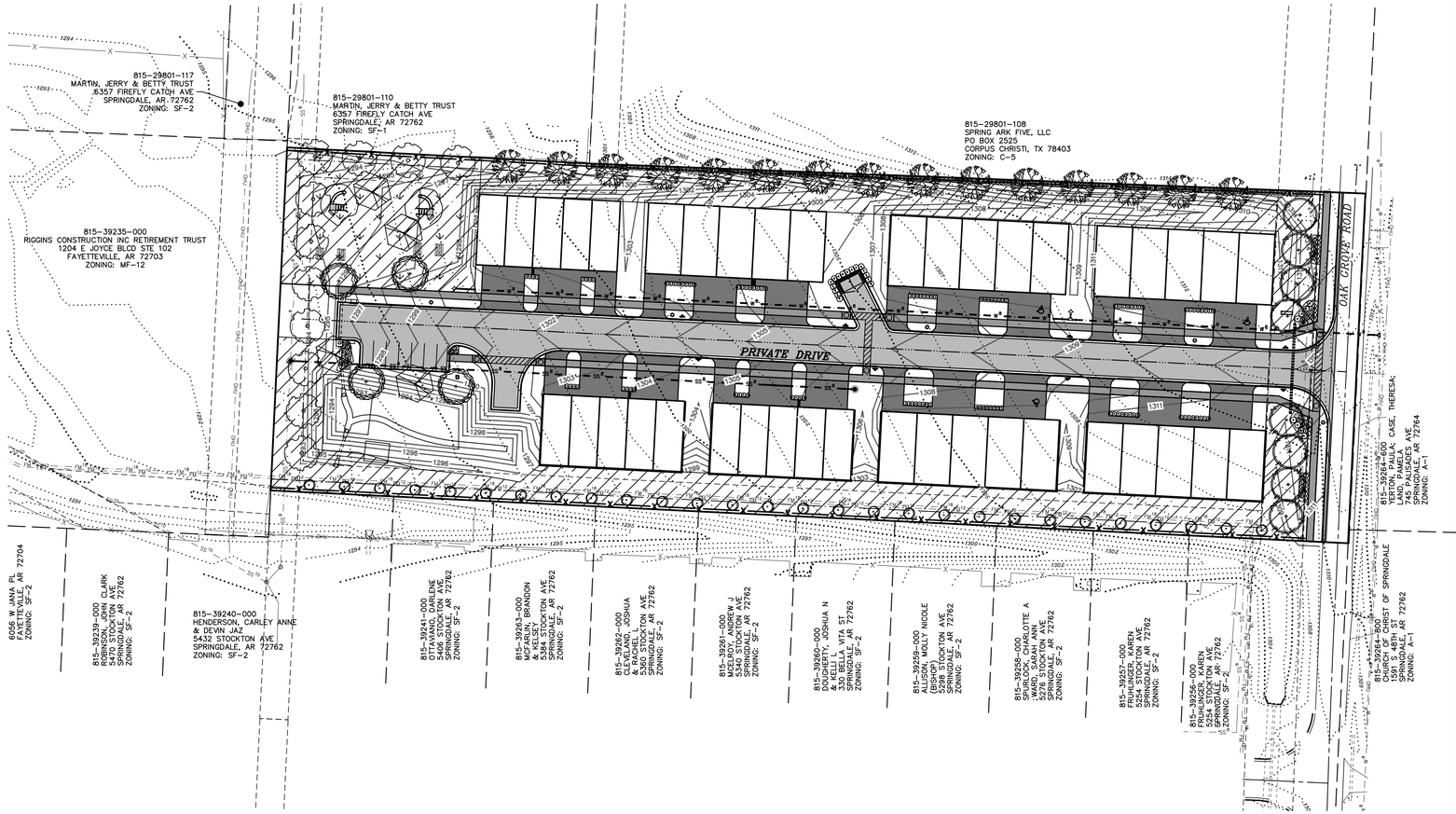


VICINITY MAP
N.T.S.



INDEX OF TREES				
TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	SIZE
	NORTRHERN RED OAK	Quercus rubra	4	2" Cal B & B
+	LITTLE LEAF LINDEN	Tilia cordata	8	2" Cal B & B
+	EASTERN REDBUD	Cercis canadensis	4	1.5" Cal B & B
o	SHUMARD OAK	Quercus shumardii	11	2" Cal B & B
	GREEN GIANT ARBORVITAE	Thuja plicata 'Green Giant'	15	8' H B & B

INDEX OF SHRUBS				
SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
1	WINTERGEM BOXWOOD	Buxus microphylla 'Winter Gem'	34	3 GAL.
2	ROSE CREEK ABELIA	Abelia x 'Rose Creek'	113	3 GAL.
3	COMPACT INKBERRY HOLLY	Ilex glabra 'Compacta'	48	3 GAL.
4	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	24	3 GAL.
5	VIRGINIA SWEETSPIRE	Itea virginica	147	3 GAL.
*	CRAPE MYRTLE	Lagerstroemia indica	28	3 GAL.



L22-01

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

LANDSCAPE PLAN
CHANDLER VILLAGE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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ALL DATA CONTAINED ON DRAWING IS PROPERTY OF ESI AND SHALL NOT BE USED WITHOUT WRITTEN PERMISSION

SCALE: 1"=50'
DATE: Jan 20, 2022
ENGINEER: BAM
DRAWN BY: JLS
W.O. #: 21945

11

American Electric Lighting

Submittal Spec Sheet

Post Top - Valiant LED, Full Cut-off (AVPCL2)

OVERVIEW

Energy efficient LED Post-top solution for local roads, residential communities, commercial streetscapes, campuses, parks, walkways, green spaces and site lighting.

As municipalities and utilities initiate conversions to LED Post-top in common applications, the new ARDL LED is designed to have utility grade standardized features for a great value! AVP LED family has expanded to include a full cutoff version using the LEM 15, 20 and 30 LED modules, which improves energy efficiency and reduces maintenance. Together, the AVPLZ (standard version) and AVPCL2 (full cutoff version) combine to give a great set of high performance LED Post-top solutions for applications for the "Valiant" style. The upscale aesthetics and install friendly features make it an extremely versatile product. It's downward directed lumens are well-suited for residential areas, city streetscapes, green spaces and retail areas, but the universal appeal of the standard and full cutoff AVCPL2 Series offering provides a uniformed look for makes it compatible with almost any application.
- Replaces up to 150 watt HPS
- 2,630 - 11,720 lumens
- Multiple color temperature options
- Full cutoff design for zero-uplight distributions
- Tool-less access to electrical components
- 10kV/10kA Class C surge protection with 20kV/10kA option
- Variety of controls options including part-night-dimming and field-adjustable lumen output
- Standard 3-pin photocontrol receptacle
- Optional 7-pin receptacle
- DALI driver available upon request
- SuperDurable corrosion-resistant finish

Warranty: www.acuitybrands.com/support/customer-support/terms-and-conditions

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

ORDERING INFORMATION	AVPCL2 P60 AS 40K R2 PCLL AO XC HSS

Series*		Lumen Package*			Voltage*	
AVPCL2	Post Top - LED Valiant, Full Cut-off	P10	P10	P55	P55	AH 347-480V
		P15	P15	P60	P60	AS 120-277V
		P20	P20			
		P25	P25			
		P30	P30			
		P35	P35			
		P40	P40			
		P45	P45			
		P50	P50			

Lamp Color*		Distribution*		Paint*		Listing*	
27K	2700K	R2	Roadway Type II	BK	Black	CSA	CSA Listed
30K	3000K	R3	Roadway Type III	BZ	Bronze	XL	No listing
40K	4000K	R4	Roadway Type IV	DDB	Dark Bronze		
50K	5000K	R5	Roadway Type V	GY	Grey		
				WH	White		

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Photocontrol Receptacle*		Photocontrol		Dimming*		Hood Style	
NR	No photocontrol receptacle	P34	DTL twistlock photocontrol 347V	AO	Field adjustable output module	VX	Valiant Vieux
P7	7 pin dimming capable photocontrol receptacle	P48	DTL twistlock photocontrol 480V	DALI	DALI driver	VXCA	Valiant Vieux with acrylic
PECR	3-pin photocontrol receptacle	PCLL	Solid-state long life photocontrol	PND	Part night dimming		
		PCSS	Solid-state lighting photocontrol	ZT	0-10V dimming		
		SH	Shorting Cap				
		SHX	Non-listed CSA shorting cap				

Hardware		Entry		Label		Ladder Rest	
SS	Stainless Steel Fasteners	TL	Tool-less Entry	NLX1	1" x 1" NEMA label	LDR	Ladder rest
				NLZX2	2" x 2" NEMA label		

Cupola*		Corrosion Resistant Finish		Surge Protection*		Factory Programmable Driver	
RCC	ROAM dimming node cupola cover	CR	Corrosion resistant finish	10KV	10kV/5kA fail off	FPD75	Factory driver programmed to 75 percent of base
SCC	Standard cupola cover			20KV	SPD-20kV/10kA	FPD80	Factory driver programmed to 80 percent of base
XC	No cupola					FPD85	Factory driver programmed to 85 percent of base
						FPD90	Factory driver programmed to 90 percent of base

Factory Programmable Driver (Cont...)		House Side Shield		Prewired Leads	
FPD95	Factory driver programmed to 95 percent of base	HSS	House side shield	L03	3ft prewire leads
				L10	10ft prewire leads
				L15	15 prewire leads
				L20	20ft prewire leads
				L25	25ft prewire leads
				L30	30ft prewire leads

This is a dynamic specification sheet that is based on certain selections made by the user. All results generated are for Informational purposes only. The user should validate the results with its agency sales representative to determine whether the product has been configured correctly before ordering. Acuity Brands Lighting is not responsable for any loss resulting from product configuration errors.

Not all versions of the product are available with all options.

Specifications subject to change without notice.

Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

See the full specification sheet at the product page link above for full product information and detailed ordering information.

Certain airborne contaminants can diminish the integrity of acrylic and/or polycarbonate.

Visit: http://www.acuitybrandslighting.com/library/lit/documents/spec-sheets/acrylic-polycarbonate-compatibility.pdf for Acrylic-Polycarbonate Compatibility table for suitable uses.

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HOLOPHANE

Submittal Spec Sheet

Hamilton LED bollard (HLBOLED)

OVERVIEW

Bollard for city streetscapes, public areas and parks, higher education campuses, paths and walkways. Hamilton decorative bollards provide an attractive pedestrian area solution to complement the full line of decorative posts by transitioning flawlessly from the street to pedestrian walkway. Our bollards offer superior finish through the application of a polyester powder coat finish. Refer to spec sheets for exact specifications and non-illuminating, HID or LED configuration options.

Warranty: www.acuitybrands.com/support/customer-support/terms-and-conditions

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

ORDERING INFORMATION	HLBOLED CA P40 27K 120V LP5 ACS BK AO PEC1 ABG

Series*		Material*		Performance Package*		Color Temperature*	
HLBOLED	Hamilton LED bollard	CA	Cast aluminum	P10	P10 performance package	27K	2700K
				P20	P20 performance package	30K	3000K
				P30	P30 performance package	40K	4000K
				P40	P40 performance package		

Voltage*		Refractor*		Bollard Lens		Finish*	
120V	120V	GL3	Borosilicate Glass Refractor, Type 3 dist.	ACS	Clear (acrylic clear smooth) outer lens	BK	Black
277V	277V	GL5	Borosilicate Glass Refractor, Type 5 dist.	AWS	Translucent (acrylic white smooth) outer lens	BZ	Bronze
347V	347V	LP5	Louver, painted white, Type 5			CMC	Customer matched color
HVOLT	Auto-sensing voltage (347-480) 50/60 HZ	LS5	Louver, semi-specular, Type 5			CTBS	Standard color to be determined
MVOLT	120-277V, 50/60 Hz	NOS	No internal reflector, Type 5			DB	Dark blue
						GH	Graphite
						GN	Green
						GR	Grey
						PP	Prime painted

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Finish* (Cont...)		Adjustable Output		Terminal Block		Eyebolt Option A	
RAL	RAL color	AO	Field adjustable output device	TB	3 position terminal block	EB34A	Eyebolt (for chain by others) at 34° and 0°
SL	Silver						
WH	White						

Eyebolt Option B		Eyebolt Option C		Eyebolt Option D		Photoelectric Control	
EB34B	Eyebolt (for chain by others) at 34° and 90°	EB34C	Eyebolt (for chain by others) at 34° and 180°	EB34D	Eyebolt (for chain by others) at 34° and 270°	PEC1	Button style photocontrol (120V)
						PEC2	Photo electric control (240V)
						PEC3	Button style photocontrol (347V)

Base Mounting*		Security Screws		Receptacle		Surge Protection	
ABG	Anchor bolt (galvanized steel)						
DBB	Direct burial base, galvanized steel	PHEX	Security screws, pin in hex exterior fasteners	FGE	Receptacle on base with wet location cover	20KV	20kv/ 10kA surge, fail off, indicator light
LAB	Less anchor bolt						

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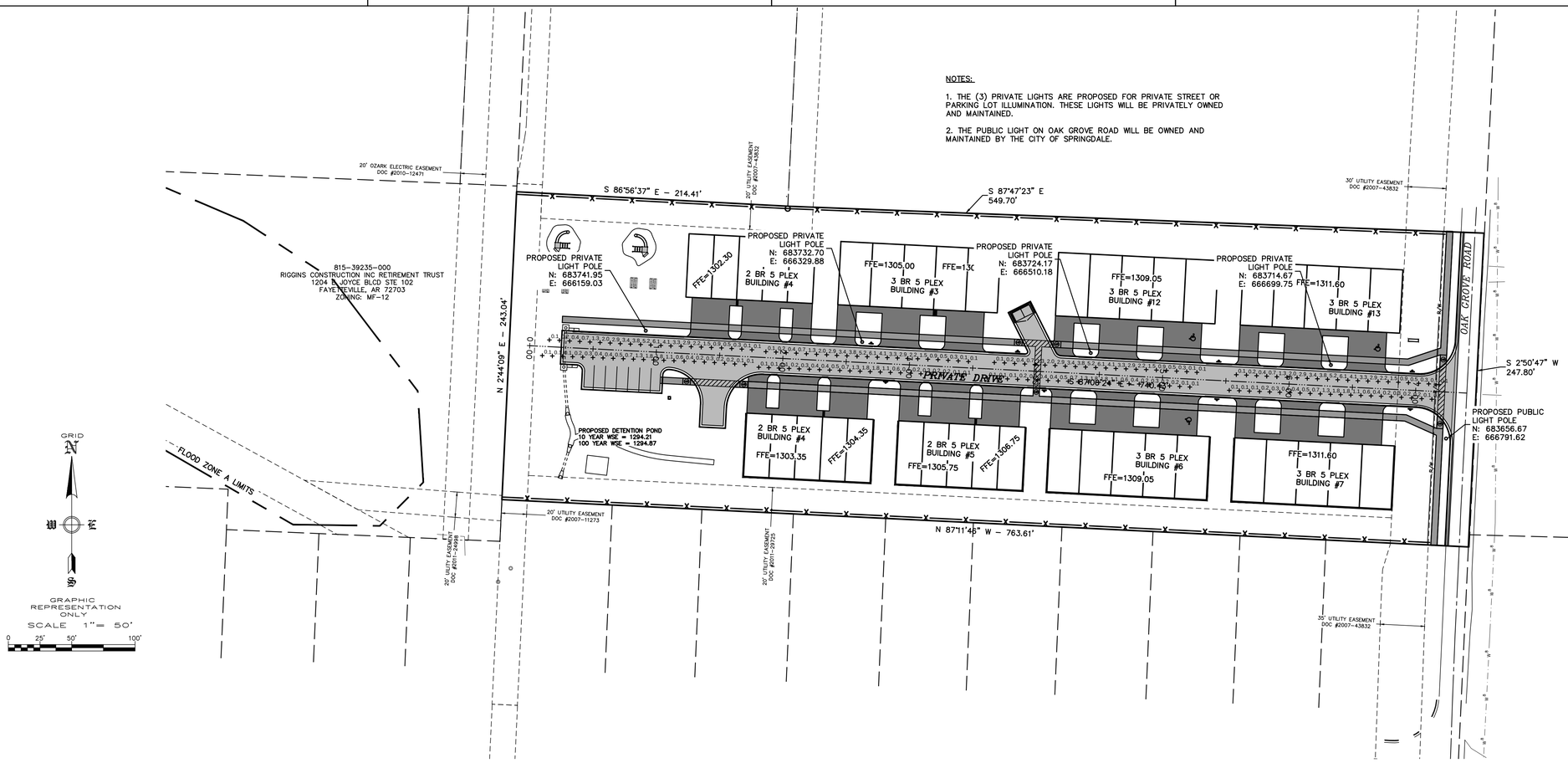
ENGINEERING SERVICES, INC.
1314 E. MAPLE
SPRINGDALE, ARKANSAS 72764

LIGHTING PLAN
CHANDLER VILLAGE
SPRINGDALE, ARKANSAS

NOTES:

1. THE (3) PRIVATE LIGHTS ARE PROPOSED FOR PRIVATE STREET OR PARKING LOT ILLUMINATION. THESE LIGHTS WILL BE PRIVATELY OWNED AND MAINTAINED.

2. THE PUBLIC LIGHT ON OAK GROVE ROAD WILL BE OWNED AND MAINTAINED BY THE CITY OF SPRINGDALE.



GRID

GRAPHIC REPRESENTATION ONLY

SCALE 1"= 50'

0 25' 50' 100'

REVISION	DATE	DESCRIPTION

SCALE: 1"=50'

DATE: Jan 20, 2022

ENGINEER: BAM
DRAWN BY: XXX

W.O. #: 21945

L22-01

12

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CHANDLER VILLAGE

FRONT

REAR

LEFT

RIGHT

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Board of Adjustment

STAFF USE ONLY

Date Application Submitted:_____

Date Accepted as Complete:_____ Project Number: B22-09

APPLICATION CONTACTS:
Indicate one person of contact for this request: _____ Property Owner ___✓___ Representative

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Sagely Village LLC	Name:
E-mail: c/o dbutler@engineeringservices.com	E-mail:
Address: c/o 1207 S Old Missouri Rd Springdale, AR	Address:
Phone: c/o 479-751-8733	Phone:
Site/ Location: 4.3 Acres on the west side of Oak Grove Rd and 550 feet south of Elm Springs Rd.	Current Zoning District: MF-12
Assessor's Parcel Number(s): 815-29801-106	Rezone required: No
	Total Acreage: 4.30

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)
Screening requirement along southern property.

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)
There is an existing 20' Utility Easement with a 18" & 12" Force Main inside it.
The required Trees cannot be placed along the property because of this.
Shrubs and smaller trees that are allowed are still shown along the property.

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

Due to the limited width of the property, requiring this would cause this development to be unbuildable.

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

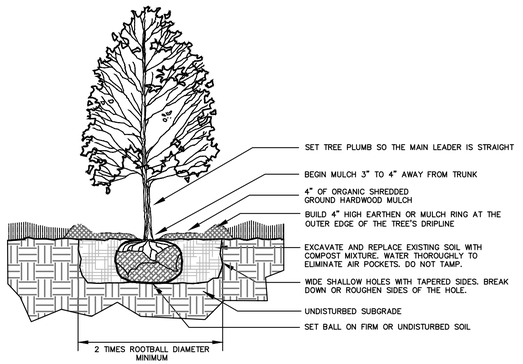
The **Applicant** understands that he/she must be present at the meeting to present the variance request and to answer questions. If the **Applicant** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on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

APPLICANT SIGNATURE(S) _____

_____

_____

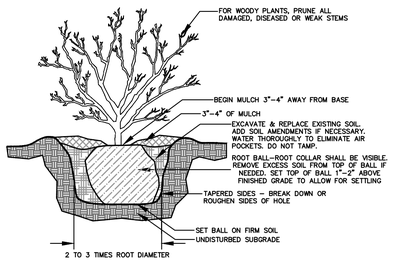
DATE: 1-12-22



TREE PLANTING DETAIL
NOT TO SCALE

NOTES:

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



SHRUB PLANTING DETAIL
NOT TO SCALE

PROVIDED OPEN SPACE:
61,701 SQ. FT.

PROVIDED MULTIFAMILY PLAY AREA:
13,242 SQ. FT.

COMMON OPEN SPACE REQUIREMENTS:

MULTI-FAMILY PLAY AREA = 125 S.F/BEDROOM
(25 UNITS * 2 BEDROOMS/UNIT = 50 BEDROOMS)
(40 UNITS * 3 BEDROOMS/UNIT = 120 BEDROOMS)
(170 BEDROOMS * 125 S.F.) + 1,000 S.F. = 22,250 S.F
MULTI-FAMILY PLAY AREA REQUIRED = 22,250 S.F.
COMMON OPEN SPACE = 20% OF NET SITE ACREAGE
(7.27 ACRES * 0.20 = 1.45 ACRES (63,318 S.F.)
COMMON OPEN SPACE REQUIRED = 1.45 ACRES (63,318 S.F.)
COMMON OPEN SPACE PROVIDED = 2.46 ACRES (107,503 S.F.)

LANDSCAPE REQUIREMENTS:

TOTAL PARKING AREA PROVIDED: 1,404 SQ. FT.
TOTAL INTERIOR LANDSCAPE REQUIRED: 112 SQ. FT. (8%)
TOTAL INTERIOR LANDSCAPE PROVIDED: 150 SQ. FT. (10.6%)

LANDSCAPE NOTES:

1. AUTOMATIC IRRIGATION SYSTEM OR HOSE BIBS WILL BE PROVIDED FOR ALL LANDSCAPED AREAS
2. SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION
3. WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
4. ALL PLANTING BEDS SHALL RECEIVE 6" OF TOPSOIL FREE OF ROCKS/WEEDS/DEBRIS PRIOR TO INSTALLATION OF PLANT MATERIAL
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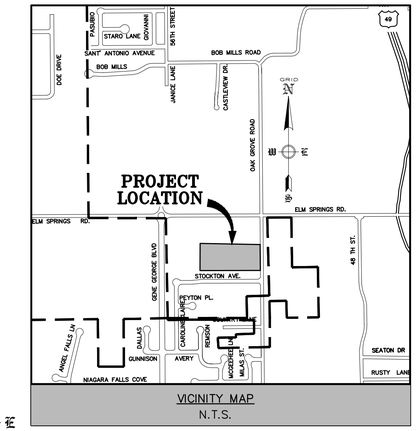
OWNER / DEVELOPER :
RIGGINS CONSTRUCTION
1204 E JOYCE BLVD #102
FAYETTEVILLE, AR 72703

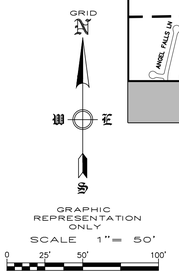
ENGINEER/SURVEYOR :
ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, AR 72762

ZONING :
MF-12 (HIGH DENSITY MULTI-FAMILY DISTRICT)

SETBACKS :
FRONT SETBACK = 30'
SIDE SETBACK = 8'
REAR SETBACK = 20'



VICINITY MAP
N.T.S.



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5	VIRGINIA SWEETSPIRE	Itea virginica	20	3 GAL.
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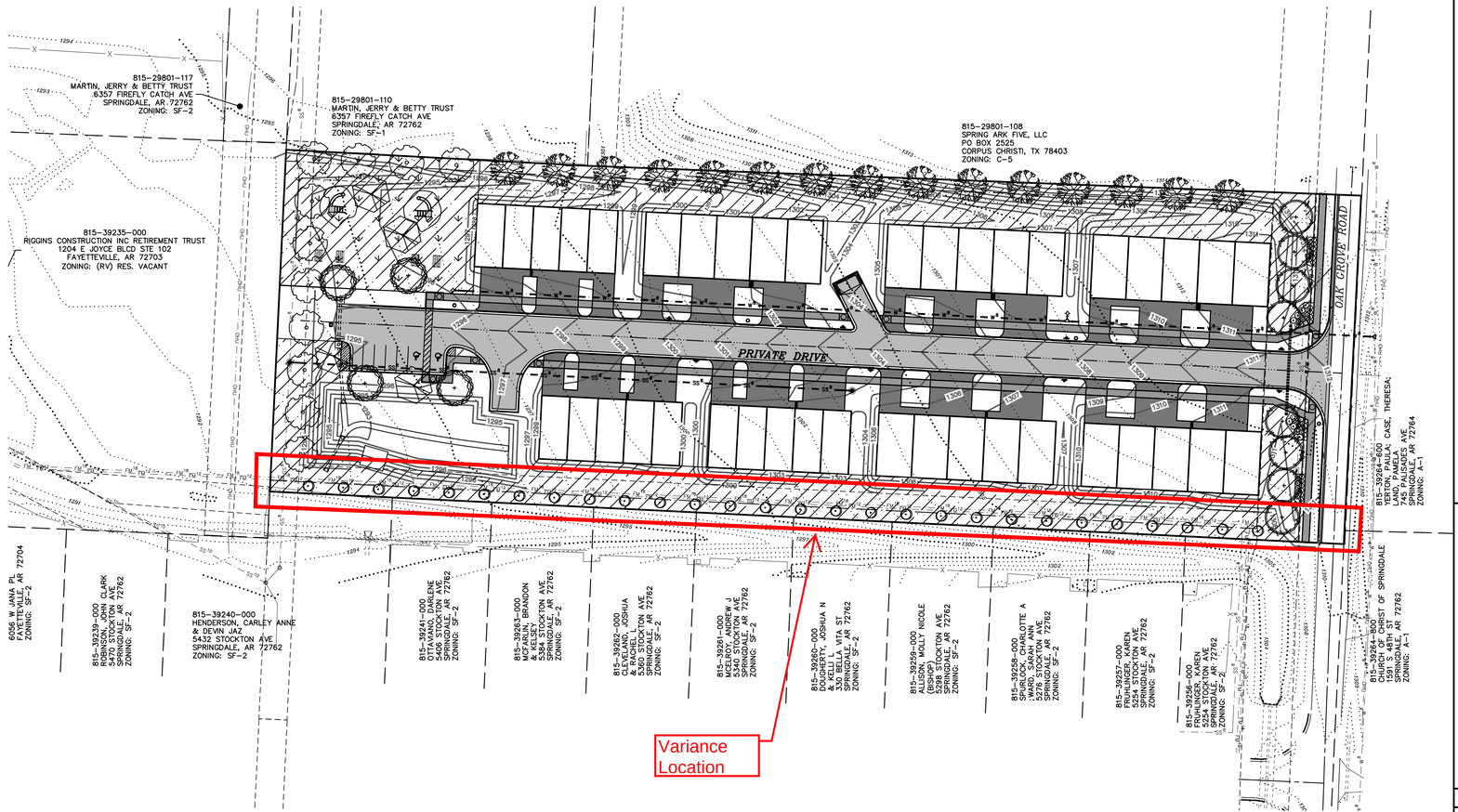

L21-XX

LANDSCAPE PLAN
CHANDLER VILLAGE
SPRINGDALE, ARKANSAS

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

REVISION	DATE	DESCRIPTION

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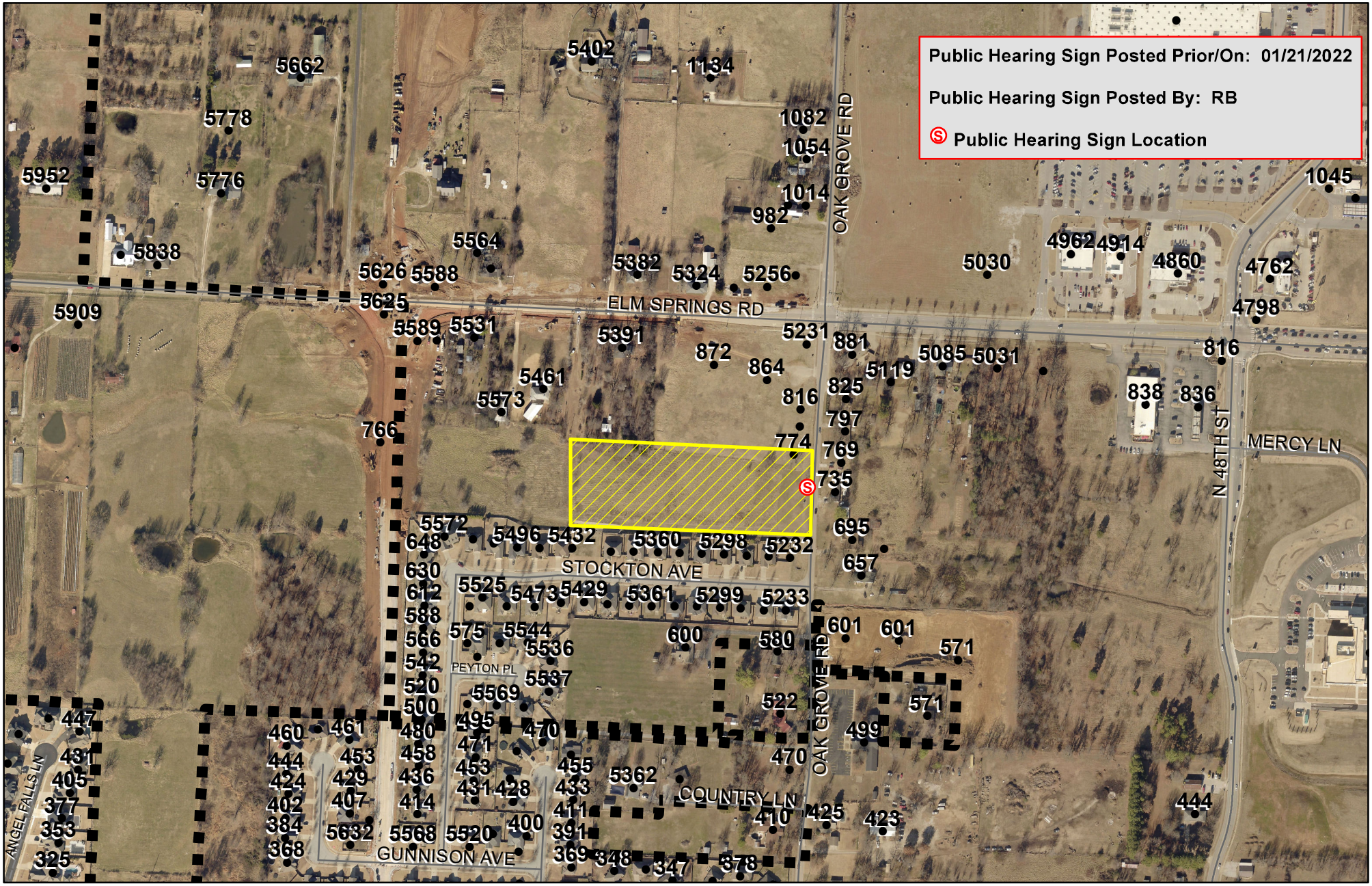
SCALE: 1"=50'
DATE: Jan 12, 2022
ENGINEER: BAM
DRAWN BY: JLS
W.O. #: 21945

11



N

0 87.5175 350 525 700 Feet

For Location Reference Only

FILE NO. B22-09
APPLICANT: Engineering Services, Inc
REQUEST: Variance of landscaping requirements

PLANNING COMMISSION MEETING
February 1, 2022

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted:_____ Payment Method:_____

Date Accepted as Complete:_____ Project Number: L22-02

Must meet the below criteria for a Large Scale Submittal:

- ☑ Pre-application meeting held with Springdale Planning Department. Date: 10/12/21
- ☑ Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

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

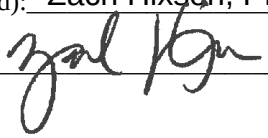
APPLICATION CONTACTS:

Indicate one person of contact for this request: _____ Applicant ✓ Representative

Applicant (person making request)	Development Point of Contact for Question & Staff Reviews
Name: Springdale Public Schools c/o Zach Hixson	Name: Zach Hixson
E-mail: zhixson@mce.us.com	E-mail: zhixson@mce.us.com
Address: 1580 E Stearns Street Fayetteville, AR 72703	Address: 1580 E Stearns Street Fayetteville, AR 72703
Phone: 479-443-2377	Phone: 479-443-2377
Site/ Location: 1807 Princeton Ave, Springdale, AR 72762	Current Zoning District: P-1
Assessor's Parcel Number(s): 815-29014-000 and 815-29012-000	Rezone required: No
	Total Acreage: 26.16

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

Name (printed): Zach Hixson, PE Date: December 21, 2021

Signature: 

Staff Notes:

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Pre-Application Meeting Notes

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

Names of all persons present at pre-application meeting: Nathan Streett, MCE; Patsy Christie; Ed Stith; Blake Holte Springdale Fire; Katie Hollingshead; Rick Barry; Brad Chilcoate, WD&D; Nate Martin, WD&D
Name of main point of contact for project: Nathan Streett, MCE
Parcel Number(s): 812-29012-000 & 812-29014-000
Acreage of the proposed development: 24.03
Type of project: Junior High School remodel & rebuild.
When is the intended application date? 12/30/21
Per the date above, the earliest Planning Commission meeting date would be: 2/1/22

Is there a street address? If not, please complete the 911 Address Assignment form on the City of Springdale's GIS Department website. Current address is 1807 Princeton Ave.

Is this proposal in a commercial zone? If yes, Commercial Design Standards will need to be met. No.

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

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

All projects must meet the requirements of the Drainage Criteria Manual. Noted.

Are you intending to bond for any aspects of this project? (landscaping, sidewalks, etc) No.

Is there a prepared photometric plan? Not at the time of this meeting.

Is there a prepared landscaping plan featuring perimeter and frontage landscaping? Not at the time of this meeting.

Based upon this discussion, what variances/waivers will be required? No variances or waivers are anticipated.

Please state all of the Fire Code issues mentioned. Ed Stith mentioned the need for the project to comply with fire protection requirements such as fire hydrant spacing.

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: February 1, 2022

Re: **L22-02** **Large-Scale** **Southwest Jr. High**

Planning Comments

1. This Large Scale Development Plan has been given the number L22-02. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development.
2. Submit PDF files at time of resubmission. (standard comment)
3. A written response to all comments is required with resubmission. (standard comment)
4. Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting or may be submitted at the meeting.
5. Need a vicinity map with sufficient street name to locate the site.
    a. On cover page, please remove Henryetta St from the vicinity map.
6. In the "Site Data" table on page C2.0, please show the gross and net area of the site.
7. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
8. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
9. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Commercial Design Standards Comments

1. Foundation landscaping is required.
    a. Due to the nature and orientation of the facility, foundation landscaping is not necessarily something that can be easily placed around the entirety of the building (sans the entrances/exits). With that in mind, please increase the density of the perimeter landscaping to match what would otherwise be required for foundation landscaping.
2. Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities and banks of meter shall be screen from public view with landscaping or with an architectural treatment compatible with the building architecture.
    a. When will Planning be receiving the "forthcoming submittal" referenced in the comment response?
3. All rooftop equipment shall be screened from public view with an architectural treatment that is compatible with the building architecture.
4. Sign design, materials, and placement should complement the overall architectural design of the building.
    a. When will signage application be applied for?

Building and Fire Comments:

Reviewer: Ed Stith – City of Springdale Building and Fire Departments Date: Jan 6, 2022

Large Scale Development – Southwest Jr. High School L22-02
1901 Princton Pl

Engineer/Architect: McClelland

Following are recommendations from the Building and Fire Departments, which must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting.

Development is for a site to construct a two story 88,519 sf addition to an existing 11,257 School. Building is of non-combustible construction. (type IIB) and will be sprinklered. Additionally a 5847 sf field house will be constructed. Building is of non-combustible construction and is not sprinklered. All references are to the Arkansas Fire Prevention Code Vol I Fire unless otherwise noted.

Removal of the existing building will require a demolition permit from the building department. Prior to issuing a demolition permit; an inspection for asbestos containing materials must be performed by a licensed asbestos inspector and a Notice of Intent must be submitted to the Arkansas Department of Environmental Quality - Air Division - Asbestos Section, http://www.adeq.state.ar.us/air/program/ 501-682-0773.

Site changes remove the existing fire access road and fire hydrant for the track press box building. **Provide a fire access road and a fire hydrant for this building.**

Fire access road must be within 150 feet of all points of the unsprinklered fieldhouse. (section 503.1.1) It appears that the **fieldhouse needs to be 27 feet closer to the parking lot**.

A minimum fire flow of 2000 GPM @ 20 psi and two fire hydrants is required for a sprinklered >138,200 sf type IIB constructed building. (Vol I Table B105.1)

A minimum fire flow of 1750 GPM @ 20 psi and two fire hydrants is required for a non-sprinklered 5847 sf type IIB constructed building. (Vol I Table B105.1)

Site is serviced by a 12 inch distribution main on site. Obtain fire flow test from the water utility and submit for approval by the Building Department prior to construction.

Provide an additional fire hydrant at west side of field house

Show **leak detection meter** per Springdale Water Utility specifications. Leak detection meter must be located in a green space.

Fire department connections FDCs shall be located on the wall within 100 feet of a fire hydrant (section 912.2.3) on the same side of the fire access road without crossing a fire access road. (section 912.2) **Relocate FDC to SW corner wall of ETE construction Lab.**

The automatic fire sprinkler system shall be installed in accordance with NFPA 13. The system shall be monitored by a fire alarm system for sprinkler flow and sprinkler valve tamper. In lieu of a mechanical or electric bell installed adjacent to the fire sprinkler riser to indicate sprinkler water flow, a water proof horn/strobe shall be installed on the exterior wall directly above the FDC.

A 3200 series KNOX Box is required at the primary entrance to each building. Boxes may be ordered at www.knoxbox.com or an order form can be obtained from the Fire Marshal.

Signs or markings in accordance with sec. 503.3 and D103.6.1 as approved by the Fire Marshal that include the words NO PARKING-FIRE LANE shall be provided for the entire length of the drive to identify such roads or prohibit the obstruction thereof.

Commercial building permit plan review guidance is available at
http://www.springdalear.gov/DocumentCenter/View/4558/Commercial-Plan-Reviewpdf

Need to show all modifications on the amended drawing that will be submitted for Planning Commission approval.

Engineering Summary:

- Detention pond outlet pipe should be RCP
- Include outlet pipe in drainage easement
- Add note that detention pond shall be sodded

- Submit the following for the Grading Permit:
    - Grading permit application
    - SWPPP
    - Notice of Coverage
    - Truck Route
    - $500 fee

Engineering Comments:

L22-02

ENGINEERING REVIEW CHECKLIST 2021
WITH RESUBMISSIONS PROVIDE A COPY
OF RETURN COMMENTS AND A REVISED PDF

Reviewed by Steve Hatfield and Katie Hollingshead, E.I. on 1/27/2021

1. Chapter 106 – Stormwater Drainage

- **Detention pond outlet pipe should be RCP.**
- **Include outlet pipe in drainage easement.**
- **Add note that detention pond shall be sodded.**

2. Chapter 107 – Stormwater Pollution

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

- *107.3*
    - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.
        - **Submit the following for the Grading Permit:**
            - **Grading permit application.**
            - **SWPPP.**
            - **Notice of Coverage.**
            - **Truck Route.**
            - **$500 fee.**
    - Phasing on larger construction sites 5 acres or more must be utilized to allow only disturbance on near term construction areas. Construction sites requiring cutting and filling must be seeded once the cutting and filling activity is finished.

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

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

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

- **Add the note above to the Site Plan sheet.**

3. Chapter 112 – Subdivisions

(Code 1973, § 30-1)

- *112-4* - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.
  - The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.
    - **Show lights that will cover intersections.**

4. Chapter 130 – Zoning Ordinance

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

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

5. Other:

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

SOUTHWEST JUNIOR HIGH
LARGE SCALE DEVELOPMENT

1807 PRINCETON AVE SPRINGDALE, AR

CITY PROJECT #L22-02

GENERAL NOTES

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND EXISTING FIELD CONDITIONS WHEN POSSIBLE. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY HAND DIGGING TEST PITS AT ALL UTILITY CROSSINGS IN ADVANCE OF TRENCHING WITH ANY MECHANICAL DEVICE. ANY CLEARANCES LESS THAN SPECIFIED ON THESE PLANS OR 18" (WHICHEVER IS LESS), CONTRACTOR SHALL CONTACT McCLELLAND CONSULTING ENGINEERS, INC. @ (479) 443-2377 PRIOR TO ANY FURTHER CONSTRUCTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OR REMOVAL OF EXISTING UNDERGROUND UTILITIES SHOWN OR NOT SHOWN AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND USE OF ANY AND ALL REQUIRED OR NECESSARY SHORING, SHEETING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THIS PROJECT. THESE MEASURES WILL MEET OR EXCEED OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS DURING CONSTRUCTION. McCLELLAND CONSULTING ENGINEERS, INC. AND THE DEVELOPER/OWNER ACCEPTS NO RESPONSIBILITY FOR THE CONTRACTORS FAILURE TO COMPLY WITH THESE REGULATIONS.

ALL UTILITIES, INCLUDING STORM SEWER, SHOWN WITHIN PUBLIC EASEMENTS OR RIGHT OF WAYS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE CONSTRUCTED TO THE CLIENT'S OR THE GOVERNING AGENCY'S SPECIFICATIONS, WHICHEVER IS MORE STRINGENT. IF THERE IS A QUESTION AS TO WHICH SPECIFICATIONS SHOULD APPLY, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW ALL RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL STUDY. WHERE A CONFLICT EXISTS BETWEEN THE HIGHWAY DEPARTMENT / CITY STANDARDS, OR THE GEOTECH STUDY, THE MOST STRINGENT SHALL APPLY.

FURTHERMORE IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE EROSION CONTROL MEASURES AS SHOWN ON THESE PLANS. CONTRACTOR SHALL KEEP THESE MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR IMPLEMENTING THE SWPPP BEFORE, DURING, AND AFTER RAIN FALL EVENTS.

ALL PHASES OF CONSTRUCTION SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.

SEE ARCHITECTURAL PLANS FOR THE EXACT DIMENSIONS AND LOCATIONS OF ANY RAMPS, VESTIBULE, PORCHES, SLOPED PAVING, BUILDING UTILITY ENTRANCE LOCATIONS, TRUCK DOCKS, OR WELLS AND PRECISE BUILDING DIMENSIONS.

CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION PROCEDURES. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

THE BOUNDARY / TOPOGRAPHIC SURVEY HAS BEEN PROVIDED BY THE FOLLOWING COMPANY:
McCLELLAND CONSULTING ENGINEERS, INC.
1580 E. STEARNS STREET,
FAYETTEVILLE, AR 72703
OFFICE: (479) 443-377

ENGINEERING SERVICES, INC.
1207 S OLD MISSOURI ROAD
SPRINGDALE, AR / 72764
OFFICE: (479)751-8733

McCLELLAND CONSULTING ENGINEERS, INC. AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL EXISTING FEATURES AS SHOWN ON THE SURVEY AND NOTIFY THE SURVEYOR AND THE ENGINEER OF RECORD OF ANY INACCURACIES FOUND ON THE SURVEY PRIOR TO BEGINNING CONSTRUCTION.

THE GENERAL CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

ALL CONSTRUCTION IN THE STATE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT.

THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING ALL PHASES OF CONSTRUCTION OF THIS SITE. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO CONSTRUCTION WORKING HOURS.

WARRANTY / DISCLAIMER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR DESIGN FUNCTION AND USE INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR HIS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION AT THE SITE.

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

WETLAND NOTE

THERE ARE NO WETLAND AREAS THAT EXIST WITHIN THE PROPERTY BOUNDARIES OF THIS SITE AS NOTED PER THE US FISH & WILDLIFE WETLAND MAPPER.

FLOOD CERTIFICATION

THIS ENTIRE PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", OR AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS.

FIRM PANEL: #05143C0070F
EFFECTIVE DATE: 04/02/2008

CONSTRUCTION TYPE

TYPE = II B

BUILDING CODE

2012 AR FIRE PREVENTION CODE
2010 AR MECHANICAL CODE
2006 AR PLUMBING CODE
2006 AR FUEL GAS CODE
2017 NATIONAL ELECTRIC CODE
2010 ANSI

CONTACTS

PLANNING
CITY OF SPRINGDALE
201 SPRING STREET,
SPRINGDALE, AR 72764
PATSY CHRISTIE / DIRECTOR
PHONE: (479) 750-8550
EMAIL: pchristie@springdalear.gov

CITY ENGINEER
CITY OF SPRINGDALE
269 E. RANDALL WOBBE LANE,
SPRINGDALE, AR 72764
BRAD BALDWIN, P.E. / DIRECTOR
PHONE: (479) 750-8105
EMAIL: bbaldwin@springdalear.gov

WATER AND SEWER
SPRINGDALE WATER UTILITIES (SWU)
526 OAK AVENUE,
SPRINGDALE, AR 72764
RICK PULVIRENTI / DIRECTOR
PHONE: (479) 751-5751
EMAIL: rpulvirenti@springdalear.gov

NATURAL GAS
BLACK HILLS ENERGY
655 E. MILLSAP ROAD,
FAYETTEVILLE, AR 72703
DON BRADSHAW / COMMERCIAL ACCT MGR
PHONE: (479) 601-8221

TELEPHONE
AT&T
1133 E. HAROLD STREET,
FAYETTEVILLE, AR 72703
LAYNE RHODES / DESIGN ENGINEER
PHONE: (479) 442-1977
EMAIL: lr592@att.com

ELECTRIC (TRACK AND FIELD AREA)
OZARKS ELECTRIC COOPERATIVE
P.O. BOX 848
FAYETTEVILLE, AR 72702
WILLIAM DICK / STAKING SUPERVISOR
PHONE: (479) 684-4658
EMAIL: wdick@ozarksecc.com

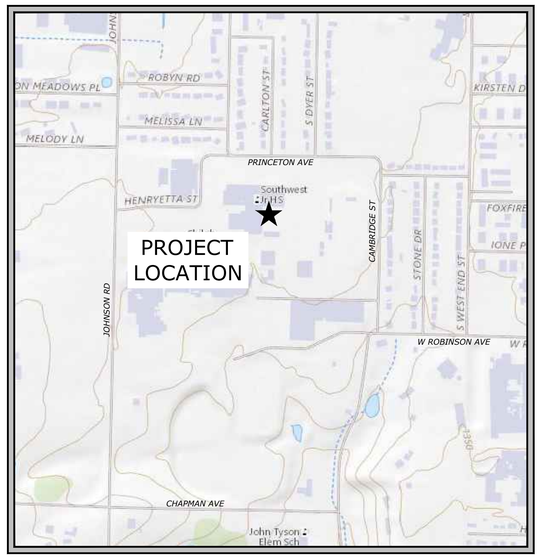
ELECTRIC (BUILDINGS)
SWEPCO/AEP
101 W TOWNSHIP STREET
FAYETTEVILLE, AR 72703
HAYDEN N MERRITT / ENGINEER
PHONE: (479) 973-42434
EMAIL: hmmerritt@aep.com

INTERNET
COX COMMUNICATIONS
4901 S. 48TH STREET,
SPRINGDALE, AR 72764
TROY OLIVER / CONSTRUCTION PLANNER
PHONE: (479) 717-3783
EMAIL: troy.oliver@cox.com

FIRE DEPARTMENT
CITY OF SPRINGDALE
417 HOLCOMB STREET,
SPRINGDALE, AR 72764
BLAKE HOLTE / FIRE CHIEF
PHONE: (479) 751-4510
EMAIL: bholte@springdalear.gov

ARCHITECT
WDD ARCHITECTS
400 W. CAPITAL AVENUE SUITE 1800,
LITTLE ROCK, AR 72201
NATE MARTIN, AIA / PROJECT ARCHITECT
PHONE: (501) 376-6681
EMAIL: nmartin@wddarchitects.com

CIVIL ENGINEERING CONSULTANT
McCLELLAND CONSULTING ENGINEERS
1580 E. STEARNS STREET,
FAYETTEVILLE, AR 72703
ZACH HIXSON, PE / PROJECT MANAGER
PHONE: (479) 443-2377
EMAIL: zhixson@mce.us.com



VICINITY MAP

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	DEMOLITION PLAN
C2.0	SITE PLAN
C2.1	PAVING AND STRIPING PLAN
C3.0	GRADING PLAN I
C3.1	GRADING PLAN II
C3.2	GRADING PLAN III
C3.3	DRAINAGE PLAN
C4.0	UTILITY PLAN
C5.0	EROSION CONTROL PLAN
L1.00	LANDSCAPE PLAN
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE PLAN
L1.03	LANDSCAPE PLAN
C7.0	DETAIL SHEET I
C7.1	DETAIL SHEET II
C7.2	DETAIL SHEET III
C7.3	DETAIL SHEET IV
C7.4	DETAIL SHEET V
C7.5	DETAIL SHEET VI
C7.6	CITY DETAILS I
C7.7	CITY DETAILS II
C7.8	CITY DETAILS III

January 19, 2022
MCE PROJECT NUMBER 21-2178

LEGAL DESCRIPTIONS:

Parcel: 815-29012-000
PT SE SW 36.90 AC Joe A Roberts Track Complex
FURTHER DESCRIBED FROM BOOK 065 PAGE 156 WARRANTY DEED AS:
A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHEAST QUARTER (SE¼), SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST, PROCEED AS FOLLOWS: NORTH 89°00' WEST, 202.1 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°00' WEST, 655.00 FEET, THENCE SOUTH 1°00' WEST 655.00 FEET; THENCE SOUTH 89°00' EAST 676.34 FEET FO THE WEST RIGHT-OF-WAY OF GUTENSOHN ROAD; THENCE NORTH 00°52' WEST ALONG SAID RIGHT-OF-WAY 655.34 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10 ACRES, MORE OR LESS, ALL IN WASHINGTON COUNTY, ARKANSAS, AND SUBJECT TO A STREET EASEMENT ALONG THE NORTH SIDE THEREOF.

Parcel: 815-29014-000
Legal: PT N½ SW SW 2-17-30 9.808 AC Southwest Junior High School
FURTHER DESCRIBED FROM BOOK 671 PAGE 102 WARRANTY DEED AS:
A PART OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION TWO (2), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SAID 40 ACRE TRACT AND RUNNING THENCE SOUTH 599.60 FEET; THENCE EAST 213 FEET; THENCE SOUTH 56 FEET; THENCE EAST TO THE EAST LINE OF THE SAID 40 ACRE TRACT; THENCE NORTH 655.60 FEET TO THE NORTHEAST CORNER OF THE SAID 40 ACRE TRACT; THENCE WEST TO THE NORTHWEST CORNER OF THE 40 ACRE TRACT, THE PLACE OF BEGINNING, CONTAINING 20 ACRES, MORE OR LESS.

Know what's below. Call before you dig.

REVISIONS		
REV	DATE	DESCRIPTION
1	1/19/2022	INITIAL CITY SUBMITTAL COMMENT REVISIONS

McCLELLAND CONSULTING ENGINEERS, INC.
DESIGNED TO SERVE
http://www.mce.us.com
1580 E STEARNS ST
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
LITTLE ROCK, AR • FAYETTEVILLE, AR • FORT SMITH, AR • TULSA, OK

McCLELLAND CONSULTING ENGINEERS No. 24 — CERTIFICATE OF AUTH. — ARKANSAS ENGINEER

STATE OF ARKANSAS — LICENSED PROFESSIONAL ENGINEER — No. 20310 — STEPHEN Z. HIXSON — 01/19/2022

ORIGINAL SIGNATURE ON FILE

SOUTHWEST JUNIOR HIGH SPRINGDALE, AR MCE #21-2178 1/19/2022 REV-0

W:\2021\21-2178 - Springdale, AR - Southwest Junior High\Design Drawings\21-2178 CS.dwg, PRINTED ON: January 19, 2022 @ 11:39 AM

815-26830-000
DOFFIN, KEVIN D
1903 MELISSA LN
SPRINGDALE, AR 72762
ZONING: SF-2

815-26831-000
SMITH, CHARLES
MERCER & DENISE A
1901 MELISSA LN
SPRINGDALE, AR 72762
ZONING: SF-2

815-26845-000
RESENDIZ, LEONEL RIVAS &
MARTINEZ, MARIA ISABEL
1113 HENRYETTA STREET
SPRINGDALE, AR 72762
ZONING: SF-2

815-20572-000
NEIL, RHONDA AILEEN;NEIL
RONNIE AILEEN
1504 CARLRON STREET
SPRINGDALE, AR 72762
ZONING: SF-2

815-20583-000
STILLS, BOBBY
1505 CARLTON ST
SPRINGDALE, AR 72762
ZONING: SF-2

815-20548-000
BROWN, KAREN D
1506 DYER ST
SPRINGDALE, AR 72762
ZONING: SF-2

815-20562-000
CAPPS, MARY FRANCES
REBECCA
1507 DYER ST
SPRINGDALE, AR 72762
ZONING: O-1

815-28999-000
FLECTER, ALBERT L (BISHOP)
PO BOX 7239
LITTLE ROCK, AR 72217
ZONING: P-1

815-29017-000
FIRST BAPTIST
CHURCH, SPRINGDALI
1709 JOHNSON RD
SPRINGDALE, AR 72762
ZONING: P-1

815-29016-000
FIRST BAPTIST CHURCH, SPRINGDALE
1707 JOHNSON RD, 1709 JOHNSON RD
SPRINGDALE, AR 72762
ZONING: P-1

815-29016-001
CITY OF SPRINGDALE
CAMBRIDGE ST
SPRINGDALE, AR 72762
ZONING: C-4

815-29012-000
CITY OF SPRINGDALE
1906 CAMBRIDGE ST
SPRINGDALE, AR 72762
ZONING: C-4

815-25855-000
HERNDON,
SHANDALE L
1706 PRINCETON
AVE
SPRINGDALE, AR
72762
ZONING: SF-2

815-25923-000
REYES, VICTOR H
1601 CAMBRIDGE ST
SPRINGDALE, AR 72762
ZONING: SF-2

815-25922-000
REED, WALTER E JR &
DEBORAH A
1603 CAMBRIDGE ST
SPRINGDALE, AR 72762
ZONING: SF-2

815-25921-000
PEREZ, NORMA P
VARGAS
1605 CAMBRIDGE ST
SPRINGDALE, AR 72762
ZONING: SF-2

815-25920-000
CARDONA-BATRES,
BERLY A
1607 CAMBRIDGE ST
SPRINGDALE, AR 72762
ZONING: SF-2

815-25919-000
CARENDER, ERIC &
ELIZABETH
1609 CAMBRIDGE ST
SPRINGDALE, AR 72762
ZONING: SF-2

815-25918-000
MONRROY, DOMINGO
1701 CAMBRIDGE ST
SPRINGDALE, AR 72762
ZONING: SF-2

815-25917-000
HERRERA, JUAN
1703 CAMBRIDGE ST
SPRINGDALE, AR 72762
ZONING: SF-2

815-25916-000
MARLIN, JAMES W;
MARLIN, HAROLD W
1705 CAMBRIDGE ST
SPRINGDALE, AR 72762
ZONING: SF-2

815-25915-000
ANGIANO, MARIA
MARTINEZ
1707 CAMBRIDGE ST
SPRINGDALE, AR 72762
ZONING: SF-2

815-25914-000
RODRIGUEZ, JOSE E &
IRMA MIRANDA
1801 CAMBRIDGE ST
SPRINGDALE, AR 72762
ZONING: SF-2

815-25913-000
WATKINS, SHERRY L
1803 CAMBRIDGE ST
SPRINGDALE, AR 72762
ZONING: SF-2

815-25912-000
CARENDER, ELIZABETH
A & ERIC W
1805 CAMBRIDGE ST
SPRINGDALE, AR 72762
ZONING: SF-2

815-25911-000
VICKERS, LOY &
PRISCILLA
1807 CAMBRIDGE ST
SPRINGDALE, AR 72762
ZONING: SF-2

815-25910-000
VICKERS, LOY &
PRISCILLA
1901 CAMBRIDGE ST
SPRINGDALE, AR 72762
ZONING: SF-2

815-25909-000
PEREZ, GERARDO M;
MUNOZ JUAN
1903 CAMBRIDGE ST
SPRINGDALE, AR 72762
ZONING: SF-2

PLAN SCALE
60 0 30 60 120
(IN FEET)

EXISTING LEGEND

PROPERTY LINE	SANITARY SEWER MH
R/W — RIGHT OF WAY	CLEAN-OUT
SS — SANITARY SEWER LINE	DRAINAGE MH
W — WATER LINE	POWER POLE
GAS — GAS LINE	GUY WIRE w/ ANCHOR
UGT — UNDERGROUND TELEPHONE	GAS METER
UGE — UNDERGROUND ELECTRIC	GAS RISER
UGTV — UNDERGROUND TELEVISION	STREET LIGHT POLE
UFO — UNDERGROUND FIBER	TELEPHONE PEDESTAL
OHE — OVERHEAD ELECTRIC	CABLE TV PEDESTAL
FENCE	SIGN (AS NOTED)
ROAD CENTERLINE	POST (AS NOTED)
DITCH FLOWLINE	BENCHMARK
EASEMENT LINE	FOUND IRON PIN (AS NOTED)
GRAVEL LINE	CONTROL POINT
FIRE HYDRANT	RR SPIKE
WATER METER	BUSH
WATER VALVE	TREE
WATER FAUCET	

LEGAL DESCRIPTIONS:

Parcel: 815-29012-000

PT SE SW 36.90 AC Joe A Roberts Track Complex
FURTHER DESCRIBED FROM BOOK 065 PAGE 156 WARRANTY DEED AS:
A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHEAST QUARTER (SE¼), SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST, PROCEED AS FOLLOWS: NORTH 89°00' WEST, 202.1 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°00' WEST, 655.00 FEET, THENCE SOUTH 1°00' WEST 655.00 FEET; THENCE SOUTH 89°00' EAST 676.34 FEET FO THE WEST RIGHT-OF-WAY OF GUTENSOHN ROAD; THENCE NORTH 00°52' WEST ALONG SAID RIGHT-OF-WAY 655.34 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10 ACRES, MORE OR LESS, ALL IN WASHINGTON COUNTY, ARKANSAS, AND SUBJECT TO A STREET EASEMENT ALONG THE NORTH SIDE THEREOF.

Parcel: 815-29014-000

Legal: PT N½ SW SW 2-17-30 9.808 AC Southwest Junior High School
FURTHER DESCRIBED FROM BOOK 671 PAGE 102 WARRANTY DEED AS:
A PART OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION TWO (2), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SAID 40 ACRE TRACT AND RUNNING THENCE SOUTH 599.60 FEET; THENCE EAST 213 FEET; THENCE SOUTH 56 FEET; THENCE EAST TO THE EAST LINE OF THE SAID 40 ACRE TRACT; THENCE NORTH 655.60 FEET TO THE NORTHEAST CORNER OF THE SAID 40 ACRE TRACT; THENCE WEST TO THE NORTHWEST CORNER OF THE 40 ACRE TRACT, THE PLACE OF BEGINNING, CONTAINING 20 ACRES, MORE OR LESS.

McCLELLAND CONSULTING ENGINEERS, INC.
DESIGNED TO SERVE
1580 E STEARNS ST
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
HTTP://WWW.MCE.US.COM

ORIGINAL SIGNATURE ON FILE

©2022

SOUTHWEST JUNIOR HIGH
LARGE SCALE DEVELOPMENT
1807 PRINCETON AVE
SPRINGDALE, AR

Know what's below. Call before you dig.

REVISIONS

REV	DATE	DESCRIPTION

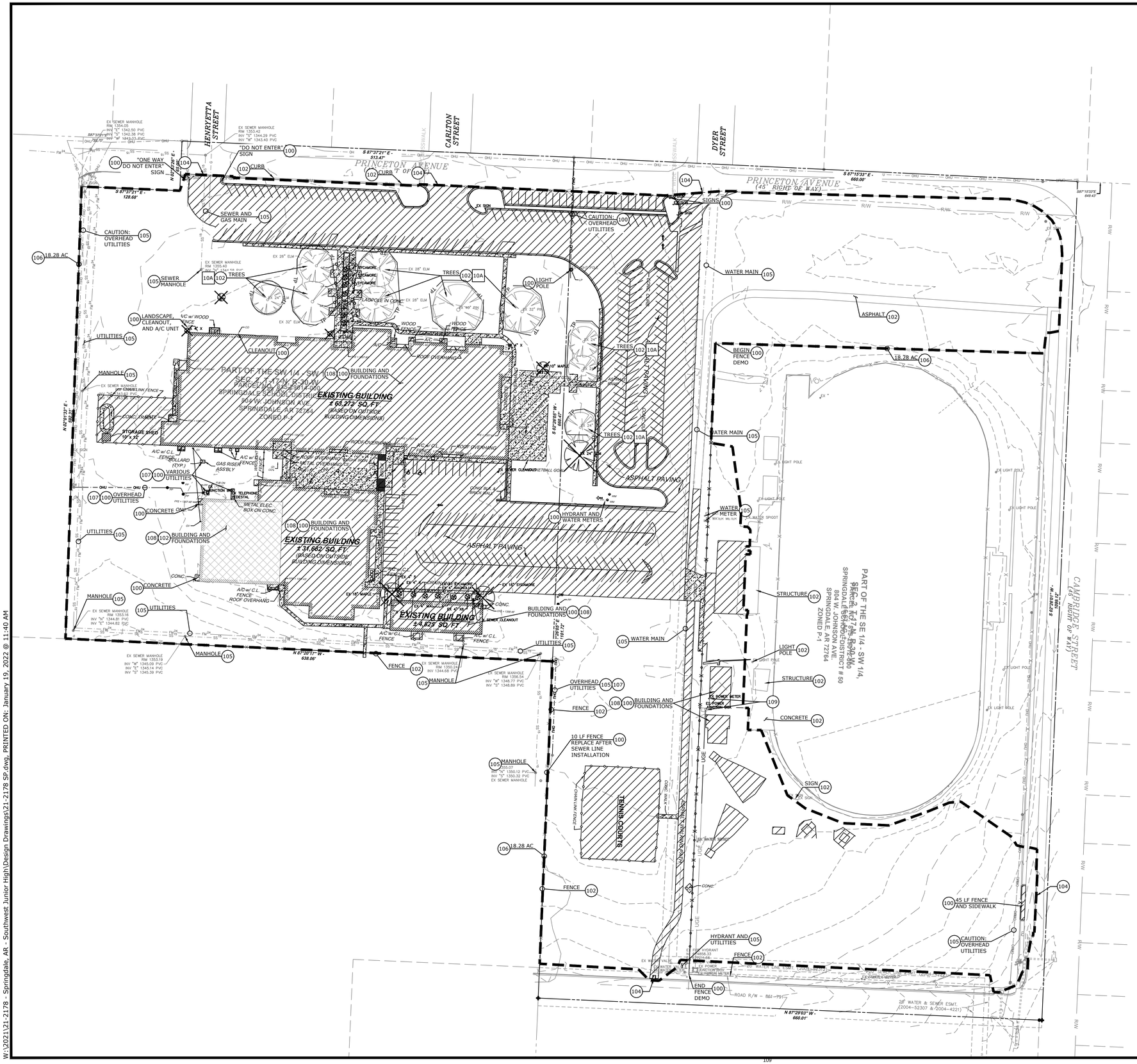
DESIGN SURVEY

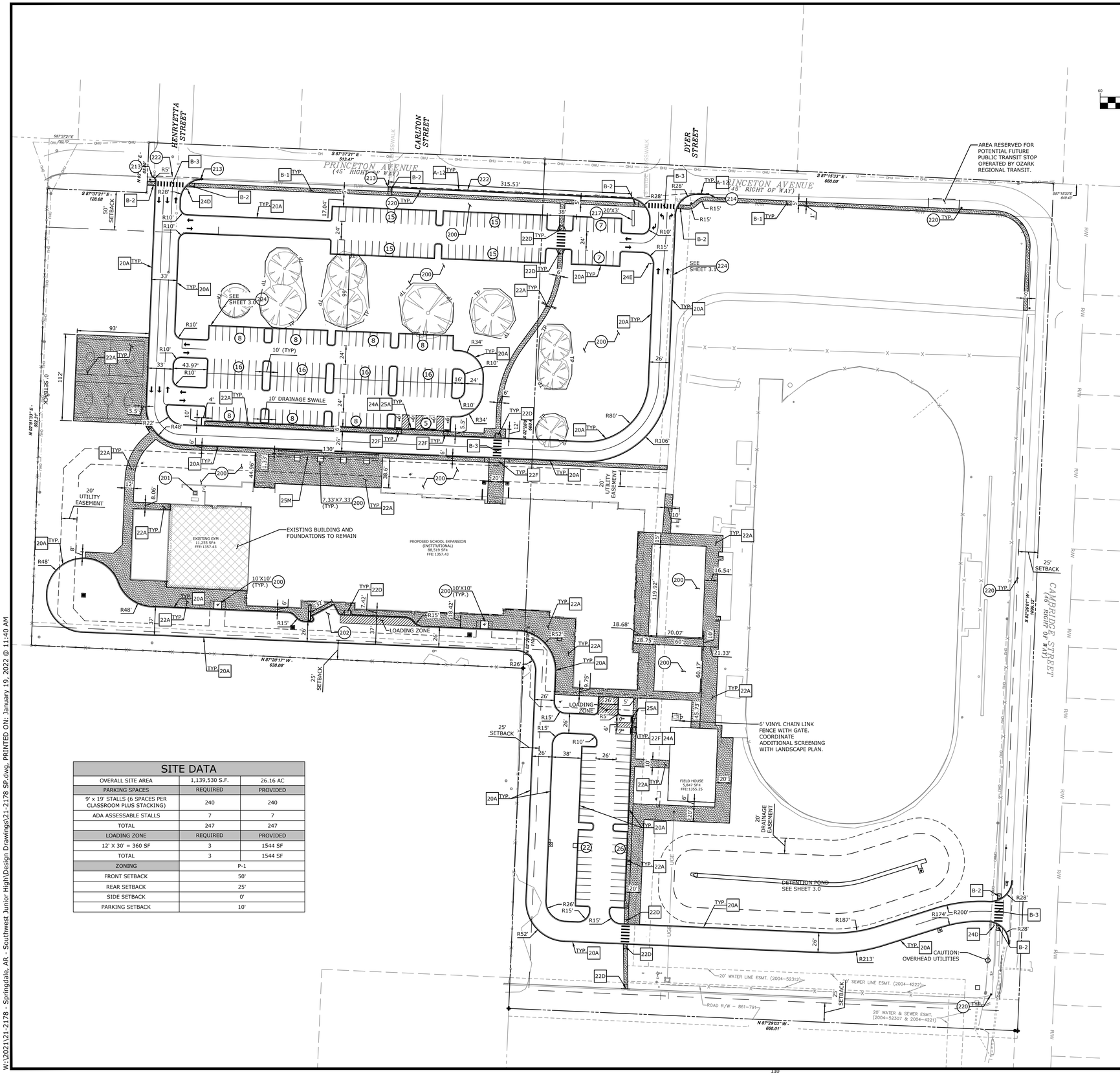
DESIGNED BY: JS	DRAWN BY: CWS
DATE: 1/19/2022	REVISION: REV-0
SCALE: 1"=60'	JOB NUMBER: 21-2178

V1.0

CITY PROJECT# L22-02

W:\2021\21-2178 - Springdale, AR - Southwest Junior High\Design Drawings\X-Ref\21-2178 SURVEY (For Plot).dwg, PRINTED ON: January 19, 2022 @ 11:40 AM


HENRIETTA STREET
CARLTON STREET
DYER STREET
PRINCETON AVENUE
"T" OF (45' RIGHT OF WAY)
CAMBRIDGE STREET
(45' RIGHT OF WAY)
"DO NOT ENTER" SIGN
"ONE WAY DO NOT ENTER" SIGN
CAUTION: OVERHEAD UTILITIES
SEWER AND GAS MAIN
SEWER MANHOLE
LANDSCAPE, CLEANOUT, AND A/C UNIT
UTILITIES
MANHOLE
CLEANOUT
STORAGE SHED 19'x 9'
CONC. FRONT
CONCRETE
VARIOUS UTILITIES
OVERHEAD UTILITIES
BUILDING AND FOUNDATIONS
EXISTING BUILDING ± 63,772 SQ. FT (BASED ON OUTSIDE BUILDING DIMENSIONS)
EXISTING BUILDING ± 31,662 SQ. FT (BASED ON OUTSIDE BUILDING DIMENSIONS)
EXISTING BUILDING ± 4,825 SQ. FT
PART OF THE SW 1/4 - SW 1/4, SEC. 7, T-17-N, R-30-W
PARCEL ID: 835-29014-000
SPRINGDALE SCHOOL DISTRICT # 50
804 W. JOHNSON AVE.
SPRINGDALE, AR 72764
ZONED P-1
TREES
LIGHT POLE
WATER MAIN
ASPHALT
BEGIN FENCE DEMO
18.28 AC
WATER METER
HYDRANT AND WATER METERS
ASPHALT PAVING
TENNIS COURTS
STRUCTURE
SIGNS
SIGN
CONCRETE
10 LF FENCE REPLACE AFTER SEWER LINE INSTALLATION
45 LF FENCE AND SIDEWALK
HYDRANT AND UTILITIES
END FENCE DEMO
FENCE
GAS RISER ASSBLY
TELEPHONE PEDESTAL
JUNCTION BOX
METAL ELEC. BOX ON CONC.
BOLLARD (TYP.)
A/C w/ C.L. FENCE
ROOF OVERHANG
CHAINLINK FENCE
WOOD FENCE
CONC. WALK
SIDEWALK
DRIVE
EX. SIGN
EX. LIGHT POLE
EX. WATER SPIGOT
EX. POWER JUNCTION BOX
EX. WATER VALVE
EX. HYDRANT
EX. 16" STORM
EX. 4" SANITARY SEWER
EX. 6" WATER
EX. 8" WATER
EX. 12" WATER
EX. 4" GAS
EX. 8" GAS
EX. 12" GAS
EX. OHU
EX. UGE
EX. UGT
EX. UGTV
EX. SEWER MANHOLE RIM 1354.05 INV "E" 1342.50 PVC INV "S" 1342.38 PVC INV "W" 1343.33 PVC
EX. SEWER MANHOLE RIM 1353.42 INV "S" 1344.29 PVC INV "W" 1343.40 PVC
EX. SEWER MANHOLE RIM 1355.40 INV "E" 1344.99 PVC
EX. SEWER MANHOLE RIM 1353.16 INV "N" 1344.81 PVC INV "E" 1344.82 PVC
EX. SEWER MANHOLE RIM 1353.19 INV "W" 1345.09 PVC INV "S" 1345.14 PVC INV "S" 1345.39 PVC
EX. SEWER MANHOLE RIM 1350.24 INV 1344.88 PVC
EX. SEWER MANHOLE RIM 1356.54 INV "W" 1348.77 PVC INV "S" 1348.89 PVC
EX. SEWER MANHOLE RIM 1355.07 INV "E" 1350.12 PVC INV "S" 1350.32 PVC EX. SEWER MANHOLE
S 87°37'21" E - 513.47'
S 87°37'21" E - 128.68'
S 87°15'33" E - 660.00'
S 87°15'33" E 649.45'
N 62°13'26" E - 60.00'
N 62°13'26" E - 60.01'
N 87°20'17" W - 638.06'
N 87°29'03" W - 660.01'
S 87°29'03" W - 20.00'
S 87°29'03" W - 20.00'
S 87°29'03" W - 20.00



SITE DATA

OVERALL SITE AREA	1,139,530 S.F.	26.16 AC
PARKING SPACES	REQUIRED	PROVIDED
9' x 19' STALLS (6 SPACES PER CLASSROOM PLUS STACKING)	240	240
ADA ASSESSABLE STALLS	7	7
TOTAL	247	247
LOADING ZONE	REQUIRED	PROVIDED
12' X 30' = 360 SF	3	1544 SF
TOTAL	3	1544 SF
ZONING	P-1	
FRONT SETBACK	50'	
REAR SETBACK	25'	
SIDE SETBACK	0'	
PARKING SETBACK	10'	

PLAN SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60ft.

EXISTING LEGEND

PROPERTY LINE	SANITARY SEWER MH
R/W — RIGHT OF WAY	CLEAN-OUT
SS — SANITARY SEWER LINE	DRAINAGE MH
W — WATER LINE	POWER POLE
GAS — GAS LINE	GUY WIRE w/ ANCHOR
UGT — UNDERGROUND TELEPHONE	GAS METER
UGE — UNDERGROUND ELECTRIC	GAS RISER
UGTV — UNDERGROUND TELEVISION	STREET LIGHT POLE
UFO — UNDERGROUND FIBER	TELEPHONE PEDESTAL
OHE — OVERHEAD ELECTRIC	CABLE TV PEDESTAL
FENCE	SIGN (AS NOTED)
ROAD CENTERLINE	POST (AS NOTED)
DITCH FLOWLINE	BENCHMARK
EASEMENT LINE	FOUND IRON PIN (AS NOTED)
GRAVEL LINE	CONTROL POINT
FIRE HYDRANT	RR SPIKE
WATER METER	BUSH
WATER VALVE	TREE
WATER FAUCET	

PROPOSED LEGEND

- CURB AND GUTTER
- EASEMENT
- SETBACK
- FENCE
- PAINTED / THERMOPLASTIC STRIPING
- TREE PROTECTION
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- EXISTING BUILDING TO REMAIN
- CATCH BASIN
- FLARED END SECTION
- SANITARY SEWER MANHOLE
- PARKING STALL COUNT
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- POST INDICATOR VALVE
- WATER METER
- LIGHT POLE (PUBLIC)
- ELECTRICAL TRANSFORMER

GENERAL SITE NOTES

1. CONTRACTOR SHALL RETAIN A FULL SET OF LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.
2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITE WORK SPECIFICATIONS PROVIDED BY McCLELLAND CONSULTING ENGINEERS, INC. OR AS SPECIFIED BY THE OWNER'S RESIDENT REPRESENTATIVE.
3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
4. PUBLIC CONVENIENCE AND SAFETY:
   THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE ARKANSAS DOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
5. UNLESS OTHERWISE NOTED, ALL CURBING INDICATED SHALL BE 18" CONCRETE CURB AND GUTTER.
6. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR CENTERLINE OF STRIPE.
7. CONTRACTOR SHALL REFER TO ARCHITECT PLANS FOR EXACT BUILDING LOCATION, DIMENSIONS, AND UTILITY ENTRANCE LOCATIONS.
8. CONTRACTOR SHALL REFER TO PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT DETAILS FOR PAVING DESIGN AND PROPER MATERIALS.
9. ALL RADII FOR CURBS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
10. ALL RADII ON CURBS ARE 3'-0" UNLESS OTHERWISE NOTED.
11. GENERAL CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
12. FOR SITE UTILITIES, SEE UTILITY PLAN(S).
13. ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH THE OWNER'S STANDARD SITE SPECIFICATIONS.
14. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT AND STAKING (UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD).
15. 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.

SITE KEYNOTES

200 LANDSCAPED AREA (SEE LANDSCAPE PLAN)
201 TRANSFORMER PAD (PER ELECTRIC COMPANY REQUIREMENTS)
202 TRASH ENCLOSURE (SEE ARCH. PLANS)
213 TAPER CURB TO MATCH EXISTING
214 TAPER CURB HEIGHT FROM 6" TO 0" OVER 2'
217 MONUMENT SIGN (SEE ARCH. PLANS)
220 PUBLIC LIGHT POLE / FIXTURE (SEE CITY STANDARDS FOR APPROVED LIGHTING FIXTURES)
222 LIMITS OF SAWCUT AND PAVEMENT REMOVAL

SITE DETAILS

20A TYPE 'A' STANDARD CONCRETE CURB & GUTTER
22A CONCRETE SIDEWALK
22C SIDEWALK JOINTING
22D PEDESTRIAN RAMP (PERPENDICULAR) (SEE LENGTH AT SYMBOL)
22F PEDESTRIAN RAMP (PARALLEL) (SEE LENGTH AT SYMBOL)
22G DETECTABLE WARNING SURFACE
24A ACCESSIBLE PARKING SIGN
24D 'STOP' SIGN
24E 'DO NOT ENTER' SIGN
25A WHEEL STOP
25M CMU BRICK SEATING WALL

CITY OF SPRINGDALE DETAILS

A-12 STANDARD CURB AND GUTTER
B-1 SIDEWALK DETAIL
B-2 HANDICAP RAMP DETAILS
B-3 COMMERCIAL DRIVEWAY DETAILS

CITY PROJECT# L22-02

McCLELLAND CONSULTING ENGINEERS, INC.
DESIGNED TO SERVE
1580 E STEARNS ST
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
HTTP://WWW.MCE.US.COM

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20310
STEPHEN Z. HIXSON
01/19/2022

ORIGINAL SIGNATURE ON FILE

SOUTHWEST JUNIOR HIGH
LARGE SCALE DEVELOPMENT
1807 PRINCETON AVE
SPRINGDALE, AR

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Know what's below. Call before you dig.

REVISIONS			
REV	DATE	DESCRIPTION	
1	1/19/2022	INITIAL CITY SUBMITTAL COMMENT REVISIONS	

SITE PLAN

DESIGNED BY: JS	DRAWN BY: CWS
DATE: 1/19/2022	REVISION: REV-0
SCALE: 1"=60'	JOB NUMBER: 21-2178

C2.0

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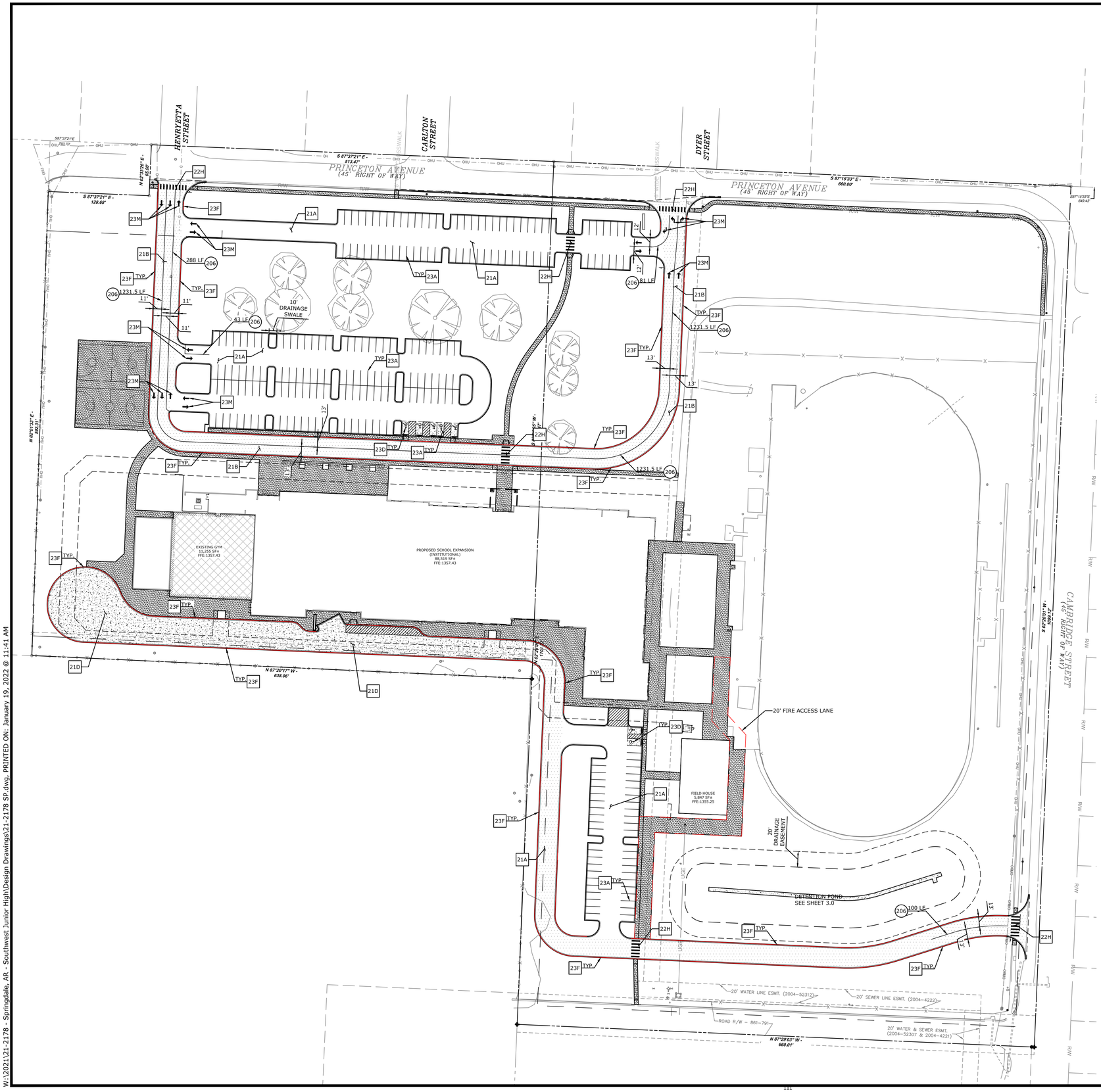

EXISTING LEGEND

	PROPERTY LINE	SS	SANITARY SEWER MH
R/W	RIGHT OF WAY		CLEAN-OUT
SS	SANITARY SEWER LINE		DRAINAGE MH
W	WATER LINE		POWER POLE
GAS	GAS LINE		GUY WIRE w/ ANCHOR
UGT	UNDERGROUND TELEPHONE		GAS METER
UGE	UNDERGROUND ELECTRIC		GAS RISER
UGTV	UNDERGROUND TELEVISION		STREET LIGHT POLE
UFO	UNDERGROUND FIBER		TELEPHONE PEDESTAL
OHE	OVERHEAD ELECTRIC		CABLE TV PEDESTAL
X X	FENCE		SIGN (AS NOTED)
	ROAD CENTERLINE		POST (AS NOTED)
	DITCH FLOWLINE		BENCHMARK
	EASEMENT LINE		FOUND IRON PIN (AS NOTED)
	GRAVEL LINE		CONTROL POINT
	FIRE HYDRANT		RR SPIKE
	WATER METER		BUSH
	WATER VALVE		TREE
	WATER FAUCET		

PROPOSED LEGEND

	CURB AND GUTTER
	EASEMENT
	SETBACK
	FIRE LANE STRIPING
X X	FENCE
	PAINTED / THERMOPLASTIC STRIPING
TP	TREE PROTECTION
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	EXISTING BUILDING TO REMAIN
	CATCH BASIN
	FLARED END SECTION
	SANITARY SEWER MANHOLE
XX	PARKING STALL COUNT
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
PIV	POST INDICATOR VALVE
	WATER METER
	POWER POLE/POWER POLE & GUY
	LIGHT POLE
E	ELECTRICAL TRANSFORMER

GENERAL SITE NOTES

1. CONTRACTOR SHALL RETAIN A FULL SET OF LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.
2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITE WORK SPECIFICATIONS PROVIDED BY McCLELLAND CONSULTING ENGINEERS, INC. OR AS SPECIFIED BY THE OWNER'S RESIDENT REPRESENTATIVE.
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5. UNLESS OTHERWISE NOTED, ALL CURBING INDICATED SHALL BE 18" CONCRETE CURB AND GUTTER.
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10. ALL RADII ON CURBS ARE 3'-0" UNLESS OTHERWISE NOTED.
11. GENERAL CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
12. FOR SITE UTILITIES, SEE UTILITY PLAN(S).
13. ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH THE OWNER'S STANDARD SITE SPECIFICATIONS.
14. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT AND STAKING (UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD).

SITE KEYNOTES

206 4" WIDE REFLECTIVE WHITE TRAFFIC LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL)
224 CURB CUT (SEE GRADING PLAN)

SITE DETAILS

21A STANDARD DUTY ASPHALT PAVEMENT
21B HEAVY DUTY ASPHALT PAVEMENT
21D HEAVY DUTY CONCRETE PAVEMENT
22H CROSSWALK STRIPING
23A 90° PARKING / ADA ACCESSIBLE PARKING SPACE STRIPING
23D ACCESSIBLE PARKING SYMBOL
23F FIRE LANE STRIPING
23M TRAFFIC FLOW ARROW PAVEMENT MARKING

CITY PROJECT# L22-02

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DESIGNED TO SERVE
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FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
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STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20310
STEPHEN Z. HIXSON
01/19/2022
ORIGINAL SIGNATURE ON FILE

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SOUTHWEST JUNIOR HIGH
LARGE SCALE DEVELOPMENT
1807 PRINCETON AVE
SPRINGDALE, AR

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

REV	DATE	DESCRIPTION
1	1/19/2022	INITIAL CITY SUBMITTAL COMMENT REVISIONS

REVISIONS

PAVING AND STRIPING PLAN

DESIGNED BY: JS	DRAWN BY: CWS
DATE: 1/19/2022	REVISION: REV-0
SCALE: 1"=60'	JOB NUMBER: 21-2178

C2.1

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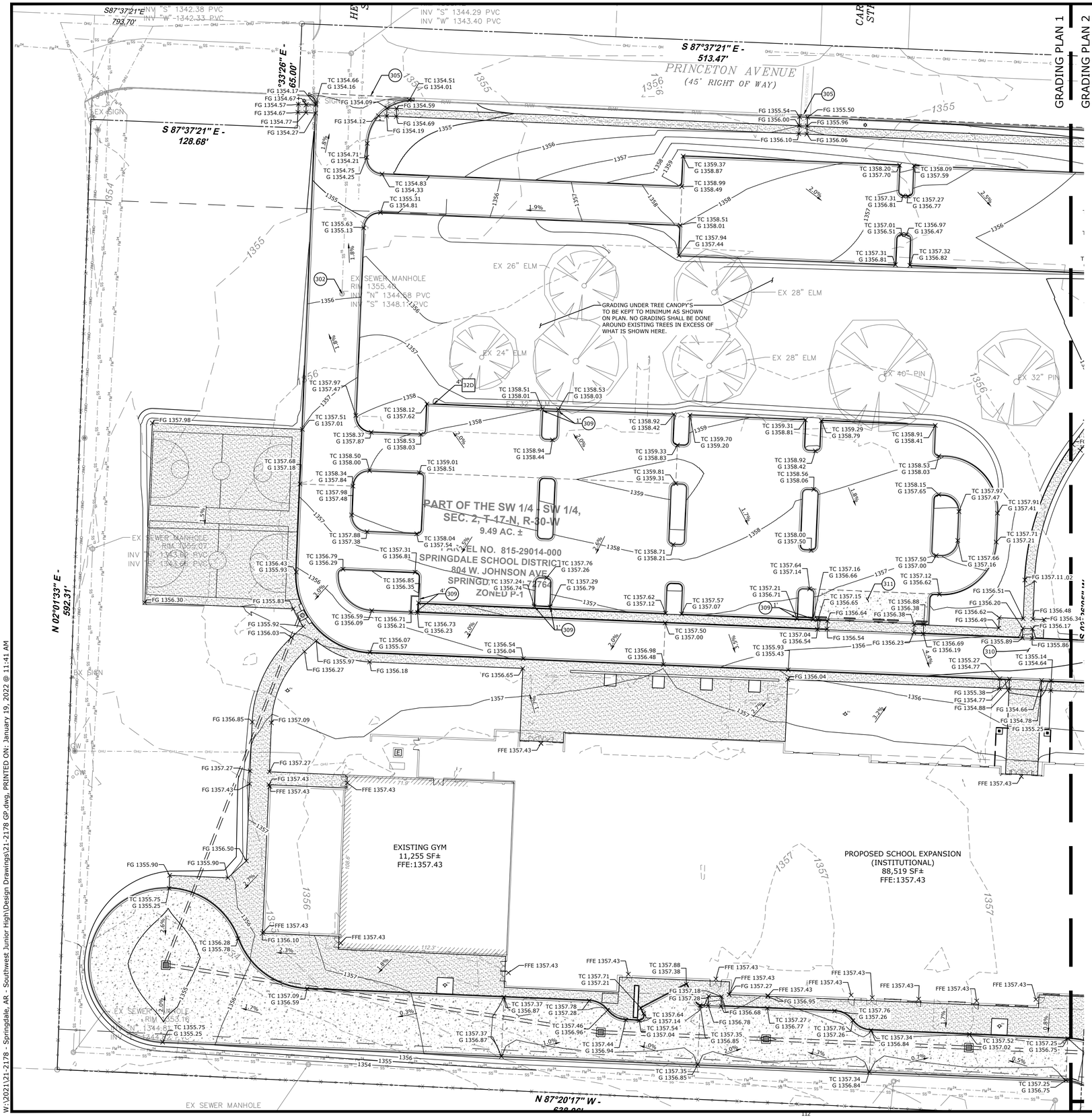

EXISTING LEGEND

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- R/W — RIGHT OF WAY
- SS — SANITARY SEWER LINE
- W — WATER LINE
- GAS — GAS LINE
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PROPOSED LEGEND

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- XXX — CONTOUR ELEVATION
- STORM DRAIN
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PLAN SCALE

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(IN FEET)
1 inch = 30ft.

GENERAL GRADING/DRAINAGE NOTES

1. CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OF ANY EXISTING AND PROPOSED ELEVATION INACCURACIES OR DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AND BUILDING APPROACHES SHALL BE CONSTRUCTED PER CURRENT ADA STANDARDS. AMENDMENTS TO STANDARDS MUST FIRST BE APPROVED BY THE ENGINEER.
3. INFORMATION PERTAINING TO UNDER GROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD LOCATIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS IN ADVANCE OF MACHINE TRENCHING. IF CLEARANCES ARE LESS THAN SPECIFIED ON THESE PLANS OR 18", WHICH EVER IS LESS, CONTACT THE ENGINEER AND THE OWNER / DEVELOPER PRIOR TO PROCEEDING WITH CONSTRUCTION.
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8. ALL STORM DRAIN PIPES ARE MEASURED FROM CENTER OF STRUCTURES AND END OF FLARED END SECTIONS.
9. WHERE THE WORD 'PIPE' IS USED, CONTRACTOR SHALL HAVE THE OPTION OF BIDDING PIPE WITH A SMOOTH INTERIOR HAVING AN 'N' VALUE OF 0.013 OR LESS.
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13. STORM SEWER TRENCHING AND BEDDING SHALL BE INSTALLED PER DETAIL 33G.
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15. REMOVE GOOD TOPSOIL FROM AREAS TO BE GRADED AND FILLED, AND PRESERVE IT FOR USE IN FINISHING THE GRADING OF ALL CRITICAL AREAS.
16. SCARIFY AREAS TO RECEIVE TOPSOIL TO A MINIMUM DEPTH OF 3 INCHES BEFORE PLACING TOPSOIL PER OWNER / DEVELOPER, CITY, AND / OR DOT STANDARDS AND SPECIFICATIONS.
17. CLEAR AND GRUB AREAS TO BE FILLED, REMOVE TREES, VEGETATION, ROOTS, DEBRIS, AND OTHER MATERIALS THAT WOULD AFFECT THE STABILITY OF THE FILL.
18. ENSURE THAT FILL MATERIAL IS FREE OF BRUSH, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS, AND OTHER MATERIALS INAPPROPRIATE FOR CONSTRUCTING STABLE FILLS.
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25. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY (STATE ONE CALL SYSTEM) AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
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27. REFER TO GEOTECHNICAL REPORT FOR GENERAL DESCRIPTION OF SOIL STRATA AND INFORMATION ON EXISTING ROCK.
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DESIGNED TO SERVE
1580 E STEARNS ST
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
HTTP://WWW.MCE.US.COM

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20310
STEPHEN Z. HIXSON
01/19/2022

ORIGINAL SIGNATURE ON FILE

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SOUTHWEST JUNIOR HIGH
LARGE SCALE DEVELOPMENT
1807 PRINCETON AVE
SPRINGDALE, AR

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

REV	DATE	DESCRIPTION
1	1/19/2022	INITIAL CITY SUBMITTAL COMMENT REVISIONS

REVISIONS

GRADING PLAN I

DESIGNED BY:	DRAWN BY:
JS	CWS
DATE:	REVISION:
1/19/2022	REV-0
SCALE:	JOB NUMBER:
1"=60'	21-2178

C3.0

CITY PROJECT# L22-02

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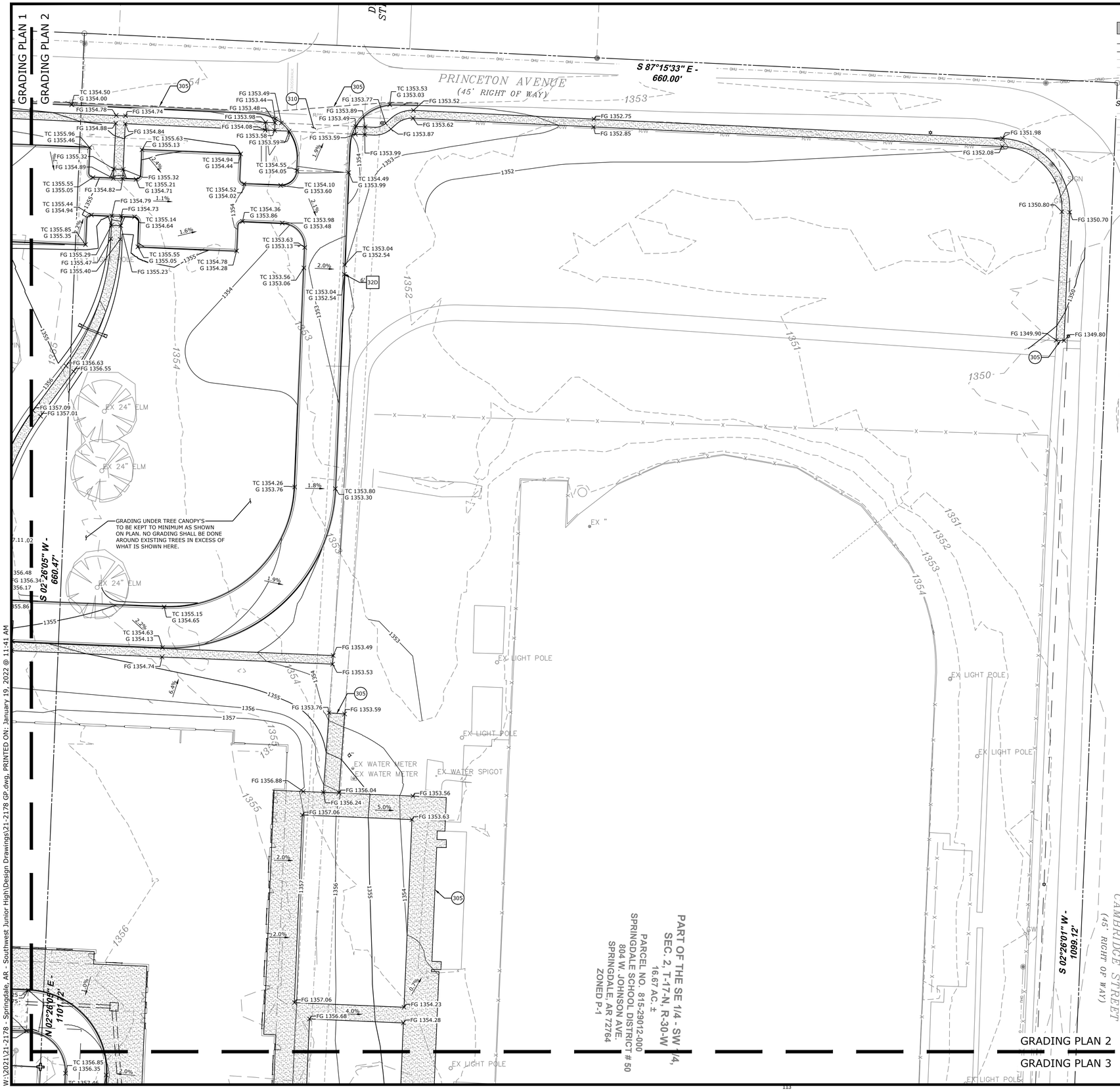

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No. 20310
STEPHEN Z. HIXSON
01/19/2022

ORIGINAL SIGNATURE ON FILE

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REV	DATE	DESCRIPTION
1	1/19/2022	INITIAL CITY SUBMITTAL COMMENT REVISIONS

GRADING PLAN II

DESIGNED BY: JS	DRAWN BY: CWS
DATE: 1/19/2022	REVISION: REV-0
SCALE: 1"=60'	JOB NUMBER: 21-2178

C3.1

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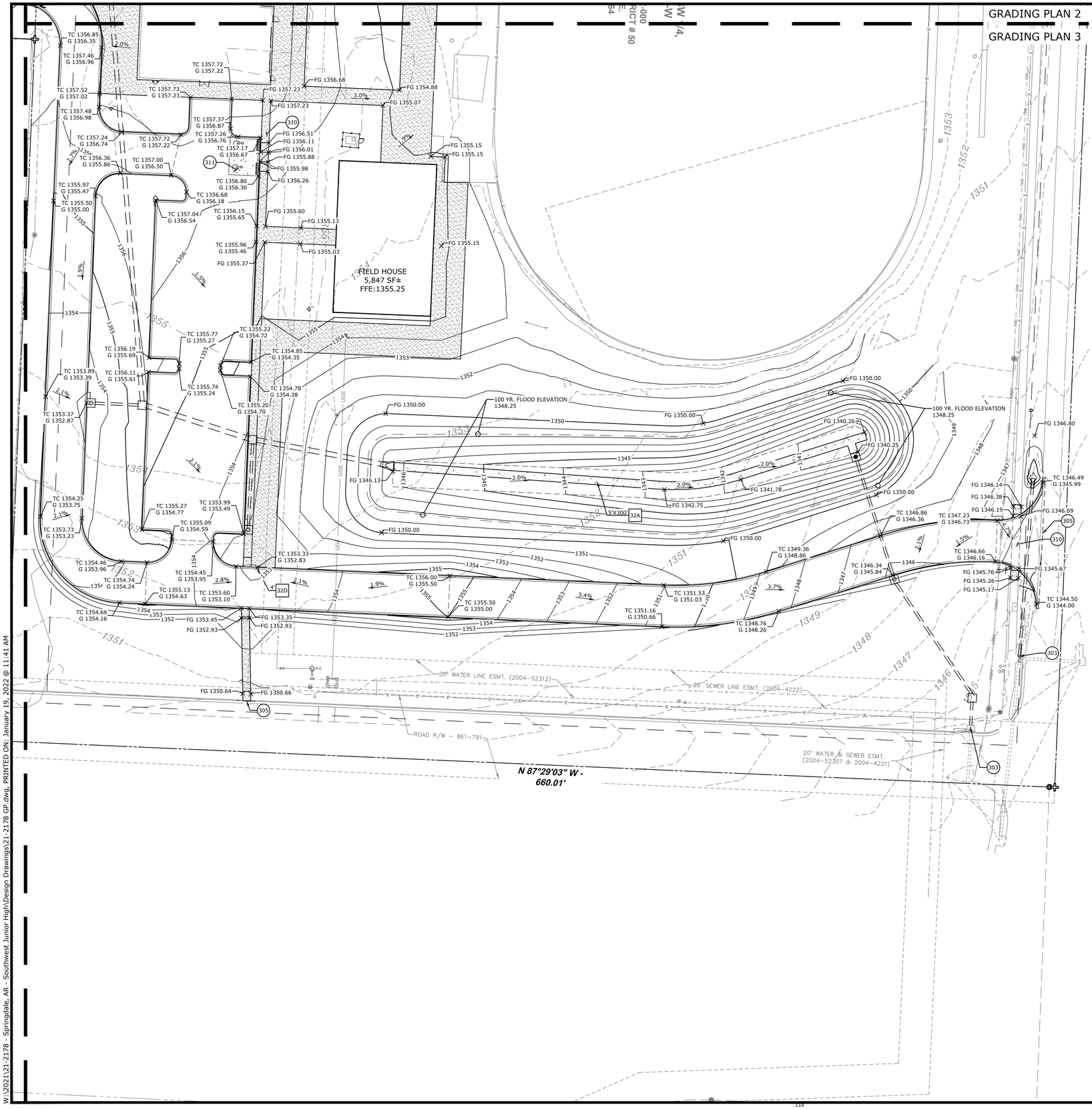

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17. CLEAR AND GRUB AREAS TO BE FILLED, REMOVE TREES, VEGETATION, ROOTS, DEBRIS, AND OTHER MATERIALS THAT WOULD AFFECT THE STABILITY OF THE FILL.
18. ENSURE THAT FILL MATERIAL IS FREE OF BRUSH, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS, AND OTHER MATERIALS INAPPROPRIATE FOR CONSTRUCTING STABLE FILLS.
19. DO NOT INCORPORATE FROZEN MATERIAL OR SOFT, MUCK, OR HIGHLY COMPRESSIBLE MATERIALS INTO FILL SLOPES.
20. KEEP DIVERSIONS AND OTHER WATER CONVEYANCE MEASURES FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
21. PERMANENTLY STABILIZE ALL GRADED AREAS AFTER FINAL GRADING IS COMPLETED ON EACH AREA OF THE GRADING PLAN. APPLY TEMPORARY STABILIZATION MEASURES ON ALL GRADED AREAS WHEN WORK IS TO BE INTERRUPTED OR DELAYED (SEE EROSION CONTROL PLAN(S)).
22. CONTRACTOR SHALL MATCH TOP OF PROPOSED DRAINAGE STRUCTURES WITH PROPOSED GRADES. IF A DISCREPANCY OCCURS BETWEEN PROPOSED GRADES AND PROPOSED STRUCTURE TOPS, THE GRADING SHALL GOVERN. IF THE DISCREPANCY IS MORE THAN 4 INCHES, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
23. ALL UTILITIES, INCLUDING STORM SEWER, SHOWN WITHIN PUBLIC EASEMENTS OR RIGHT-OF-WAYS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE CONSTRUCTED TO THE CLIENT'S OR THE GOVERNING AGENCY'S SPECIFICATIONS, WHICHEVER IS MORE STRINGENT. IF THERE IS A QUESTION AS TO WHICH SPECIFICATIONS SHOULD APPLY, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
24. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY.
25. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY (STATE ONE CALL SYSTEM) AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
26. SITE GRADING SHALL NOT PROCEED UNTIL PERIMETER EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
27. REFER TO GEOTECHNICAL REPORT FOR GENERAL DESCRIPTION OF SOIL STRATA AND INFORMATION ON EXISTING ROCK.
28. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT AND STAKING (UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD).

GRADING/DRAINAGE KEYNOTES

300 DOWNSPOUT / ROOF DRAIN (SEE ARCH. PLANS)
302 ADJUST RIM ELEVATION TO MATCH FINISHED GRADE
303 CONNECT TO EXISTING STORM DRAIN MANHOLE OR INLET PER DETAIL 33H
304 CONNECT TO EXISTING STORM DRAIN PIPE
305 MATCH EXISTING PAVEMENT ELEVATIONS
309 CURB OPENING (SEE WIDTH OF OPENING AT SYMBOL)
310 ADA PATH. NO MORE THAN 5% SLOPE ALONG THE PATH OF TRAVEL, AND 2% CROSS SLOPE
311 ADA LANDING / LOADING AREA. NO MORE THAN 2% SLOPE IN ANY DIRECTION

GRADING/DRAINAGE DETAILS

22J SIDEWALK UNDERDRAIN (SEE WIDTH OF OPENING AT SYMBOL)
32A CONCRETE SWALE (SEE LENGTH AND WIDTH AT SYMBOL)
32D CURB CUT (SEE LENGTH AT SYMBOL)

CITY PROJECT# L22-02

McCLELLAND CONSULTING ENGINEERS, INC.
DESIGNED TO SERVE
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FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
HTTP://WWW.MCE.US.COM

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20310
STEPHEN Z. HIXSON
01/19/2022

ORIGINAL SIGNATURE ON FILE

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SOUTHWEST JUNIOR HIGH
LARGE SCALE DEVELOPMENT
1807 PRINCETON AVE
SPRINGDALE, AR

REV	DATE	DESCRIPTION
1	1/19/2022	INITIAL CITY SUBMITTAL COMMENT REVISIONS

REVISIONS

Know what's below. Call before you dig.

GRADING PLAN III

DESIGNED BY: JS	DRAWN BY: CWS
DATE: 1/19/2022	REVISION: REV-0
SCALE: 1"=60'	JOB NUMBER: 21-2178

C3.2

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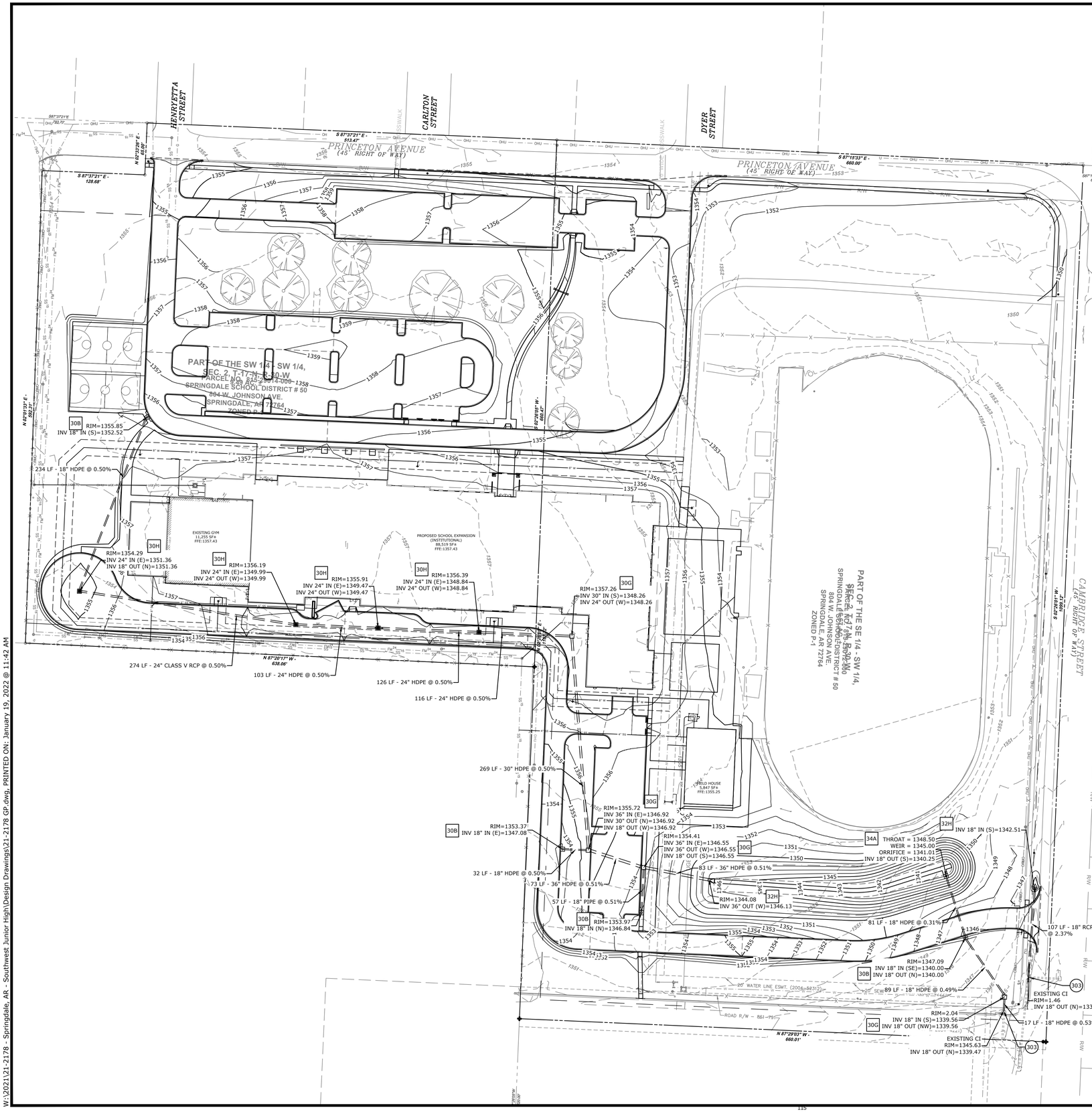

EXISTING LEGEND

PROPERTY LINE	SANITARY SEWER MH
R/W — RIGHT OF WAY	CLEAN-OUT
SS — SANITARY SEWER LINE	DRAINAGE MH
W — WATER LINE	POWER POLE
GAS — GAS LINE	GUY WIRE w/ ANCHOR
UGT — UNDERGROUND TELEPHONE	GAS METER
UGE — UNDERGROUND ELECTRIC	GAS RISER
UGTV — UNDERGROUND TELEVISION	STREET LIGHT POLE
UFO — UNDERGROUND FIBER	TELEPHONE PEDESTAL
OHE — OVERHEAD ELECTRIC	CABLE TV PEDESTAL
FENCE	SIGN (AS NOTED)
ROAD CENTERLINE	POST (AS NOTED)
DITCH FLOWLINE	BENCHMARK
EASEMENT LINE	FOUND IRON PIN (AS NOTED)
GRAVEL LINE	CONTROL POINT
FIRE HYDRANT	RR SPIKE
WATER METER	BUSH
WATER VALVE	TREE
WATER FAUCET	

PROPOSED LEGEND

- GRADE BREAK
- FLOWLINE
- XXX — CONTOUR ELEVATION
- STORM DRAIN
- CATCH BASIN
- SANITARY SEWER MANHOLE
- FLARED END SECTION
- FLOW ARROW
- XXX.XX — SPOT ELEVATIONS

FG = FINISHED GRADE	TW = TOP OF WALL @ FINISHED GRADE	BS = BOTTOM OF STAIRS @ FINISHED GRADE
EG = EXISTING GRADE	BW = BOTTOM OF WALL @ FINISHED GRADE	INV = INVERT
FFE = FINISHED FLOOR ELEVATION	TS = TOP OF STAIRS @ FINISHED GRADE	THT = THROAT
TC = TOP OF CURB		FL = FLOW LINE
G = GUTTER		HP = HIGH POINT
		LP = LOW POINT

PLAN SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60ft.

GENERAL GRADING/DRAINAGE NOTES

1. CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OF ANY EXISTING AND PROPOSED ELEVATION INACCURACIES OR DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. INFORMATION PERTAINING TO UNDER GROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD LOCATIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS IN ADVANCE OF MACHINE TRENCHING. IF CLEARANCES ARE LESS THAN SPECIFIED ON THESE PLANS OR 18", WHICH EVER IS LESS, CONTACT THE ENGINEER AND THE OWNER / DEVELOPER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OR REMOVAL OF EXISTING UNDERGROUND UTILITIES SHOWN OR NOT SHOWN AT NO ADDITIONAL COST TO THE OWNER.
4. ALL STRUCTURES LOCATED WITHIN STATE RIGHT-OF-WAY OR OTHERWISE NOTED ON THE THESE PLANS SHALL BE CONSTRUCTED PER STATE DOT STANDARDS. IF STRUCTURE(S) ARE NOT PROTOTYPICAL OR CONSTRUCTION CANNOT BE ACHIEVED, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO McCLELLAND CONSULTING ENGINEERS, INC. FOR REVIEW AND APPROVAL.
5. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES ON ADJUSTING EXISTING UTILITY LINE AS REQUIRED BY CUT AND FILL AT NO ADDITIONAL COST TO THE OWNER.
6. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THESE DRAWINGS.
7. ALL STORM DRAIN PIPES ARE MEASURED FROM CENTER OF STRUCTURES AND END OF FLARED END SECTIONS.
8. WHERE THE WORD 'PIPE' IS USED, CONTRACTOR SHALL HAVE THE OPTION OF BIDDING PIPE WITH A SMOOTH INTERIOR HAVING AN 'N' VALUE OF 0.013 OR LESS.
9. ALL DRAINAGE STRUCTURES SHALL BE CAST-IN-PLACE (UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE ENGINEER OF RECORD).
10. RETAINING WALL(S) SHALL BE CONSTRUCTED TO EXTEND A MINIMUM OF 6 INCHES ABOVE THE TOP OF FINISHED GRADE. CONTRACTOR SHALL REFER TO THE RETAINING WALL PLAN(S) FOR CONSTRUCTION AND DESIGN SPECIFICATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IF RETAINING WALL PLANS DIFFER FROM THIS.
11. ALL DISTURBED AREAS AND SLOPES SHALL BE GRADED SMOOTH AND (4") OF TOP SOIL APPLIED. THE AREA SHALL BE SEEDED AND WATERED UNTIL HARDY GRASS GROWTH HAS BEEN ESTABLISHED (SEE LANDSCAPING GENERAL NOTES FOR SEEDING MIX & SPECIFICATIONS).
12. STORM SEWER TRENCHING AND BEDDING SHALL BE INSTALLED PER DETAIL 33G.
13. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL PRACTICES IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND CONSTRUCTION SCHEDULE. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR IMPLEMENTING THE SWPPP.
14. REMOVE GOOD TOPSOIL FROM AREAS TO BE GRADED AND FILLED, AND PRESERVE IT FOR USE IN FINISHING THE GRADING OF ALL CRITICAL AREAS.
15. SCARIFY AREAS TO RECEIVE TOPSOIL TO A MINIMUM DEPTH OF 3 INCHES BEFORE PLACING TOPSOIL PER OWNER / DEVELOPER, CITY, AND / OR DOT STANDARDS AND SPECIFICATIONS.
16. CLEAR AND GRUB AREAS TO BE FILLED, REMOVE TREES, VEGETATION, ROOTS, DEBRIS, AND OTHER MATERIALS THAT WOULD AFFECT THE STABILITY OF THE FILL.
17. ENSURE THAT FILL MATERIAL IS FREE OF BRUSH, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS, AND OTHER MATERIALS INAPPROPRIATE FOR CONSTRUCTING STABLE FILLS.
18. DO NOT INCORPORATE FROZEN MATERIAL OR SOFT, MUCK, OR HIGHLY COMPRESSIBLE MATERIALS INTO FILL SLOPES.
19. KEEP DIVERSIONS AND OTHER WATER CONVEYANCE MEASURES FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
20. PERMANENTLY STABILIZE ALL GRADED AREAS AFTER FINAL GRADING IS COMPLETED ON EACH AREA OF THE GRADING PLAN. APPLY TEMPORARY STABILIZATION MEASURES ON ALL GRADED AREAS WHEN WORK IS TO BE INTERRUPTED OR DELAYED (SEE EROSION CONTROL PLAN(S)).
21. CONTRACTOR SHALL MATCH TOP OF PROPOSED DRAINAGE STRUCTURES WITH PROPOSED GRADES. IF A DISCREPANCY OCCURS BETWEEN PROPOSED GRADES AND PROPOSED STRUCTURE TOPS, THE GRADING SHALL GOVERN. IF THE DISCREPANCY IS MORE THAN 4 INCHES, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
22. ALL UTILITIES, INCLUDING STORM SEWER, SHOWN WITHIN PUBLIC EASEMENTS OR RIGHT-OF-WAYS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE CONSTRUCTED TO THE CLIENT'S OR THE GOVERNING AGENCY'S SPECIFICATIONS, WHICHEVER IS MORE STRINGENT. IF THERE IS A QUESTION AS TO WHICH SPECIFICATIONS SHOULD APPLY, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
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25. SITE GRADING SHALL NOT PROCEED UNTIL PERIMETER EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
26. REFER TO GEOTECHNICAL REPORT FOR GENERAL DESCRIPTION OF SOIL STRATA AND INFORMATION ON EXISTING ROCK.
27. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT AND STAKING (UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD).

GRADING/DRAINAGE KEYNOTES

303 CONNECT TO EXISTING STORM DRAIN MANHOLE OR INLET PER DETAIL 33H

GRADING/DRAINAGE DETAILS

30B RECTANGULAR CURB INLET W/ EXTENSIONS
30G RECTANGULAR JUNCTION BOX
30H RECTANGULAR GRATE INLET
32H FLARED END SECTION
33G STORM SEWER TRENCHING, BACKFILL, & BEDDING (NOT SHOWN ON PLANS)
34A OUTFALL CONTROL STRUCTURE

CITY PROJECT# L22-02

McCLELLAND CONSULTING ENGINEERS, INC.
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STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20310
STEPHEN Z. HIXSON
01/19/2022

ORIGINAL SIGNATURE ON FILE

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LARGE SCALE DEVELOPMENT
1807 PRINCETON AVE
SPRINGDALE, AR

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REV	DATE	DESCRIPTION
1	1/19/2022	INITIAL CITY SUBMITTAL COMMENT REVISIONS

REVISIONS

DRAINAGE PLAN

DESIGNED BY: JS	DRAWN BY: CWS
DATE: 1/19/2022	REVISION: REV-0
SCALE: 1"=60'	JOB NUMBER: 21-2178

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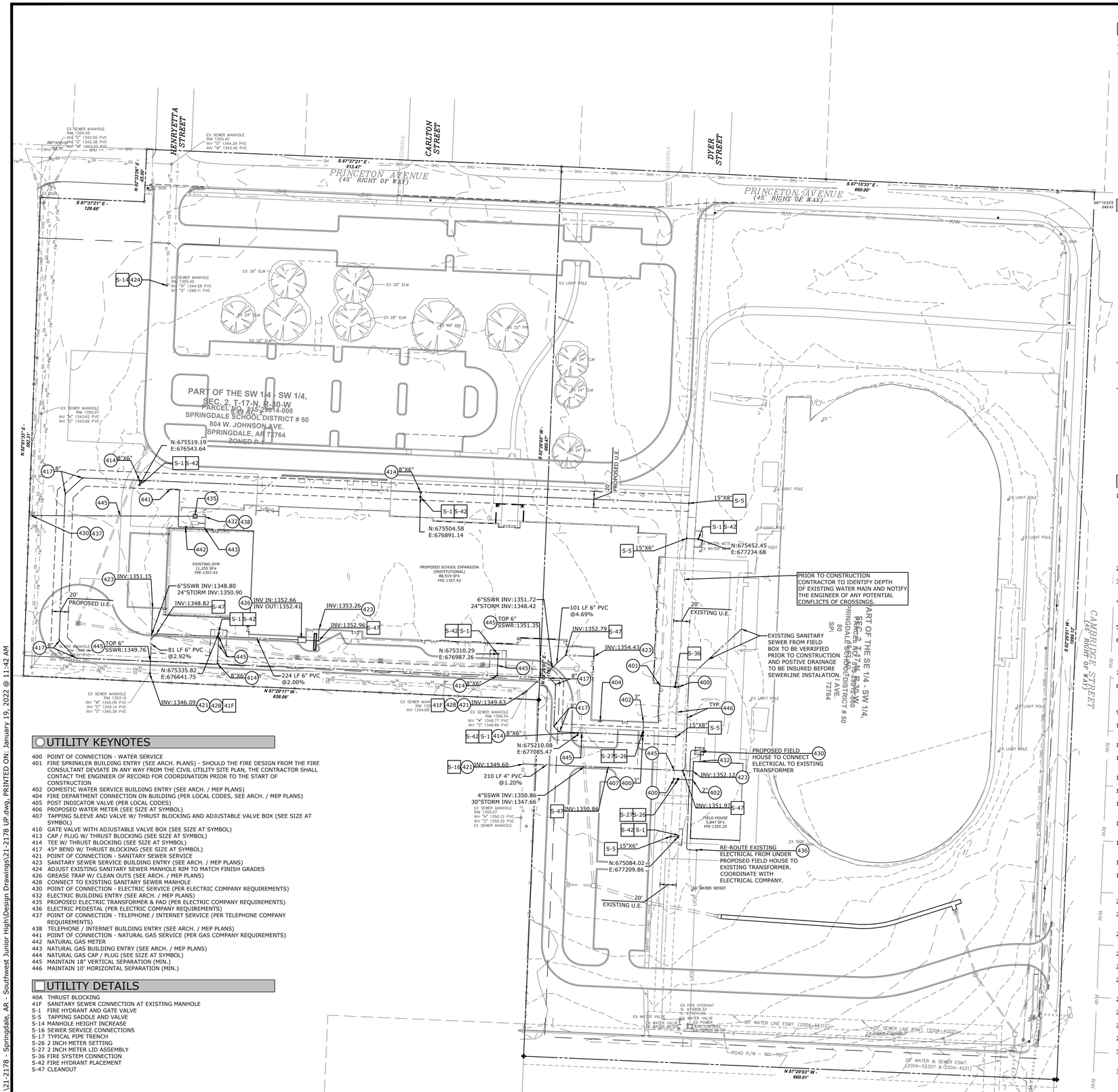

UTILITY KEYNOTES

400 POINT OF CONNECTION - WATER SERVICE
401 FIRE SPRINKLER BUILDING ENTRY (SEE ARCH. PLANS) - SHOULD THE FIRE DESIGN FROM THE FIRE CONSULTANT DEVIATE IN ANY WAY FROM THE CIVIL UTILITY SITE PLAN, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD FOR COORDINATION PRIOR TO THE START OF CONSTRUCTION
402 DOMESTIC WATER SERVICE BUILDING ENTRY (SEE ARCH. / MEP PLANS)
404 FIRE DEPARTMENT CONNECTION ON BUILDING (PER LOCAL CODES, SEE ARCH. / MEP PLANS)
405 POST INDICATOR VALVE (PER LOCAL CODES)
406 PROPOSED WATER METER (SEE SIZE AT SYMBOL)
407 TAPPING SLEEVE AND VALVE W/ THRUST BLOCKING AND ADJUSTABLE VALVE BOX (SEE SIZE AT SYMBOL)
410 GATE VALVE WITH ADJUSTABLE VALVE BOX (SEE SIZE AT SYMBOL)
413 CAP / PLUG W/ THRUST BLOCKING (SEE SIZE AT SYMBOL)
414 TEE W/ THRUST BLOCKING (SEE SIZE AT SYMBOL)
417 45° BEND W/ THRUST BLOCKING (SEE SIZE AT SYMBOL)
421 POINT OF CONNECTION - SANITARY SEWER SERVICE
423 SANITARY SEWER SERVICE BUILDING ENTRY (SEE ARCH. / MEP PLANS)
424 ADJUST EXISTING SANITARY SEWER MANHOLE RIM TO MATCH FINISH GRADES
426 GREASE TRAP W/ CLEAN OUTS (SEE ARCH. / MEP PLANS)
428 CONNECT TO EXISTING SANITARY SEWER MANHOLE
430 POINT OF CONNECTION - ELECTRIC SERVICE (PER ELECTRIC COMPANY REQUIREMENTS)
432 ELECTRIC BUILDING ENTRY (SEE ARCH. / MEP PLANS)
435 PROPOSED ELECTRIC TRANSFORMER & PAD (PER ELECTRIC COMPANY REQUIREMENTS)
436 ELECTRIC PEDESTAL (PER ELECTRIC COMPANY REQUIREMENTS)
437 POINT OF CONNECTION - TELEPHONE / INTERNET SERVICE (PER TELEPHONE COMPANY REQUIREMENTS)
438 TELEPHONE / INTERNET BUILDING ENTRY (SEE ARCH. / MEP PLANS)
441 POINT OF CONNECTION - NATURAL GAS SERVICE (PER GAS COMPANY REQUIREMENTS)
442 NATURAL GAS METER
443 NATURAL GAS BUILDING ENTRY (SEE ARCH. / MEP PLANS)
444 NATURAL GAS CAP / PLUG (SEE SIZE AT SYMBOL)
445 MAINTAIN 18" VERTICAL SEPARATION (MIN.)
446 MAINTAIN 10' HORIZONTAL SEPARATION (MIN.)

UTILITY DETAILS

40A THRUST BLOCKING
41F SANITARY SEWER CONNECTION AT EXISTING MANHOLE
S-1 FIRE HYDRANT AND GATE VALVE
S-5 TAPPING SADDLE AND VALVE
S-14 MANHOLE HEIGHT INCREASE
S-16 SEWER SERVICE CONNECTIONS
S-17 TYPICAL PIPE TRENCH
S-26 2 INCH METER SETTING
S-27 2 INCH METER LID ASSEMBLY
S-36 FIRE SYSTEM CONNECTION
S-42 FIRE HYDRANT PLACEMENT
S-47 CLEANOUT

EXISTING LEGEND

PROPERTY LINE		SANITARY SEWER MH	
RIGHT OF WAY	R/W	CLEAN-OUT	
SANITARY SEWER LINE	SS	DRAINAGE MH	
WATER LINE	W	POWER POLE	
GAS LINE	GAS	GUY WIRE w/ ANCHOR	
UNDERGROUND TELEPHONE	UGT	GAS METER	
UNDERGROUND ELECTRIC	UGE	GAS RISER	
UNDERGROUND TELEVISION	UGTV	STREET LIGHT POLE	
UNDERGROUND FIBER	UFO	TELEPHONE PEDESTAL	
OVERHEAD ELECTRIC	OHE	CABLE TV PEDESTAL	
FENCE	X X	SIGN (AS NOTED)	
ROAD CENTERLINE		POST (AS NOTED)	
DITCH FLOWLINE		BENCHMARK	
EASEMENT LINE		FOUND IRON PIN (AS NOTED)	
GRAVEL LINE		CONTROL POINT	
FIRE HYDRANT		RR SPIKE	
WATER METER		BUSH	
WATER VALVE		TREE	
WATER FAUCET			

PLAN SCALE
60 0 30 60 120
(IN FEET)
1 inch = 60ft.

PROPOSED LEGEND

WATER LINE		STORM DRAIN	
FIRE DEPARTMENT CONNECTION	FDC	CONDUIT LINE	COND
FIRE HYDRANT	FH	GAS LINE	GAS
POST INDICATOR VALVE	PIV	GAS METER	G
WATER METER		ELECTRIC METER	E
WATER VALVE		OVERHEAD ELECTRIC LINE	OHE
AIR RELEASE VALVE		OVERHEAD ELECTRIC & FIBER OPTIC LINE	OHE&FO
BALL VALVE		OVERHEAD ELECTRIC & TELEPHONE LINE	OHE&T
BLOW-OFF VALVE		OVERHEAD FIBER OPTIC LINE	OHFO
REDUCER		OVERHEAD TELEPHONE & FIBER OPTIC LINE	OHT&FO
CORPORATION STOP		OVERHEAD TELEVISION	OHTV
SANITARY SEWER LINE	X"SS	UNDERGROUND FIBER OPTIC LINE	UGFO
SANITARY SEWER MANHOLE		UNDERGROUND ELECTRIC LINE	UGE
FORCE MAIN LINE	X"FM	UNDERGROUND ELECTRIC & FIBER OPTIC LINE	UGE&FO
CLEAN-OUT		UNDERGROUND ELECTRIC & TELEPHONE LINE	UGE&T
ELECTRIC TRANSFORMER	E	UNDERGROUND TELEPHONE	UGT
POWER POLE/POWER POLE & GUY		UNDERGROUND TELEVISION	UGTV
LIGHT POLE		UNDERGROUND TELEPHONE & FIBER OPTIC LINE	UGT&FO
CATCH BASIN			X"W

GENERAL UTILITY NOTES

1. ALL WATER MAINS SHALL BE PVC (C-900; DR-14), UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
   ALL SEWER MAINS SHALL BE PVC (SDR-26), UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 48" OF COVER (MINIMUM).
   ALL FIRE / FDC LINES SHALL BE DUCTILE IRON, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
   ALL DOMESTIC WATER SERVICE LINES AFTER THE METER TO BUILDINGS SHALL BE POLYETHYLENE PIPE, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
   ALL DOMESTIC SANITARY SEWER SERVICE LINES SHALL BE PVC (SCH.40), OR OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
2. EXISTING UTILITIES SHOWN ON PLANS HAVE BEEN SHOWN IN THEIR APPROXIMATE LOCATIONS PER AVAILABLE INFORMATION.
3. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES AND THE OWNER, AND THE CONTRACTOR HAS BEEN NOTIFIED BY McCLELLAND CONSULTING ENGINEERS, INC.
4. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. McCLELLAND CONSULTING ENGINEERS, INC. AND THE OWNER ARE TO BE HELD HARMLESS.
5. ALL TRENCHING, BACKFILLING AND PIPE LAYING IS TO MEET ALL OSHA REQUIREMENTS.
6. THE LOCATION, DESCRIPTION AND SIZE OF ALL ABOVE-GROUND AND UNDER-GROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN DETERMINED WITH DUE CARE AND DILIGENCE, USING CURRENT TECHNIQUES, EQUIPMENT AND PROPER ACCURACY CONTROL PROCEDURES. HOWEVER, INFORMATION SHOWN HEREON IS NOT WARRANTED TO BE CORRECT IN EVERY DETAIL BECAUSE OF INACCURACIES IN OR LACK OF EXISTING DATA OR MAPS AND THE INABILITY TO VERIFY IN THE FIELD. PERSONS USING INFORMATION CONTAINED HEREON ARE HEREBY CAUTIONED ACCORDINGLY.
7. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLANS.
8. ALL WATER & SEWER DESIGNS ARE SUBJECT TO THE CITY'S LATEST DESIGN CRITERIA (CITY WATER & SEWER SPECIFICATIONS, REVISION NUMBER/DATE, ISSUE DATE). REVIEW FOR PLAT APPROVAL IS NOT APPROVAL OF PUBLIC IMPROVEMENTS, AND ALL PROPOSED IMPROVEMENTS ARE SUBJECT TO FURTHER REVIEW AT THE TIME CONSTRUCTION PLANS ARE SUBMITTED.
9. ANY DAMAGE TO THE EXISTING PUBLIC STREET DUE TO CONSTRUCTION SHALL BE REPAIRED / REPLACED AT THE OWNER'S / DEVELOPER'S EXPENSE.
10. WATER AND SEWER IMPACT FEES WILL APPLY FOR THE ADDITIONAL IMPACT TO THE SYSTEM (IF APPLICABLE). THE FEES WILL BE BASED ON THE PROPOSED METER SIZE AND WILL BE CHARGED AT THE TIME OF METER SET (IF APPLICABLE).
11. ALL UTILITY SERVICE LINES TO BE CONNECTED TO NEW MAINS OR RELOCATED AS NEEDED FOR INSTALLATION OF STORM SEWER SYSTEM.
12. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 24" OF COVER AT FINAL GRADE AND MARKED WITH POSTS TO IDENTIFY THE ENDS OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN ELECTRICAL CONDUITS AND CONDUITS FOR OTHER UTILITIES.
13. SERVICE TAPS ON UTILITY MAINS (PROPOSED AND / OR EXISTING) SHALL BE MADE BY THE CITY, AND FEES PAID BY CONTRACTOR.
14. ALL UNDERGROUND LINES SHALL BE INSPECTED BY THE ENGINEER, OR HIS REPRESENTATIVE, PRIOR TO BACK FILLING.
15. PUBLIC SANITARY SEWER MAIN LINE TRENCHING AND BEDDING SHALL BE INSTALLED PER DETAIL S-17.
    PRIVATE DOMESTIC SANITARY SEWER SERVICE LINE TRENCHING AND BEDDING SHALL BE INSTALLED PER DETAIL 41M.
16. PUBLIC WATER MAIN, WATER SERVICE LINE TO METER, AND / OR FDC LINE TRENCHING AND BEDDING SHALL BE INSTALLED PER DETAIL S-17.
    PRIVATE DOMESTIC WATER SERVICE LINE AFTER METER TRENCHING AND BEDDING SHALL BE INSTALLED PER DETAIL 40L.
17. ALL WATER LINE DIMENSIONS SHOWN ARE TO CENTER OF PIPE OR FITTING; ALL SEWER LINE DIMENSIONS ARE SHOWN TO CENTER OF MANHOLE OR CENTER OF PIPE.
18. TESTING OF WATER AND SEWER LINES SHALL BE AT THE CONTRACTOR'S EXPENSE.
19. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE EITHER FLUSH WITH FINISHED GRADES IN PAVED AREAS, OR 4" ABOVE FINISHED GRADES IN UNPAVED AREAS.
    TOPS OF PROPOSED MANHOLES SHALL BE FLUSH WITH FINISHED GRADES IN PAVED AREAS, OR 4" ABOVE FINISHED GRADES IN UNPAVED AREAS.
20. ALL UTILITIES UNDER PAVED AREAS SHALL RECEIVE CLASS 7 BASE BACKFILL FULL DEPTH.
21. MAINTAIN MINIMUM HORIZONTAL SEPARATION OF 10' BETWEEN WATER AND SEWER MAINS AND 5' BETWEEN OTHER UNDERGROUND UTILITIES SUCH AS STORM SEWER, ELECTRICAL, GAS, DOMESTIC WATER / SEWER SERVICE LINES, AND CONDUITS.
22. ALL EXISTING WATER, GAS AND / OR ELECTRICAL METERS AS NOTED TO BE ABANDONED AND / OR REMOVED PER THE DEMOLITION PLAN WITHIN THE PROJECT AREA ARE TO BE RETURNED TO THE APPROPRIATE AUTHORITY.
23. COORDINATION OF ALL CONDUIT PLACEMENT SHALL BE MADE WITH UTILITY PROVIDERS.
24. ALL WATER AND SEWER FORCE MAIN FITTINGS SHALL BE RESTRAINED THROUGH THE USE OF THRUST BLOCKING PER DETAIL 40A OR APPROVED EQUAL.
25. PROPOSED UTILITIES THAT ARE TO BE BURIED IN THE SAME TRENCH SHALL BE COORDINATED WITH, AND APPROVED BY, THE INVOLVED UTILITIES PRIOR TO INSTALLATION.
26. CONTRACTOR SHALL FIELD VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF PROPOSED UTILITIES.
27. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING AGENCY.
28. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT AND STAKING (UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD).
29. STAKING & LAYOUT FOR WATER & SEWER MAINS MUST BE PERFORMED BY A LICENSED PROFESSIONAL LAND SURVEYOR (SWU PROJECTS ONLY).
30. CONTRACTOR SHALL MAINTAIN 4' (MINIMUM) SEPARATION DISTANCE BETWEEN SIDEWALK AND / OR BACK OF CURB AND FACE OF FIRE HYDRANT / METER BOXES AT ALL TIMES (SWU PROJECTS ONLY).
31. CONTRACTOR SHALL INSTALL A TRACER WIRE PORT TO ALL BENDS THAT DO NOT HAVE A VALVE BOX PER SWU STANDARD DETAIL M-1 (SWU PROJECTS ONLY).

CITY PROJECT# L22-02

McCLELLAND CONSULTING ENGINEERS, INC.
DESIGNED TO SERVE
1580 E STEARNS ST
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
HTTP://WWW.MCE.US.COM

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20310
STEPHEN Z. HIXSON
01/19/2022
ORIGINAL SIGNATURE ON FILE

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SOUTHWEST JUNIOR HIGH
LARGE SCALE DEVELOPMENT
1807 PRINCETON AVE
SPRINGDALE, AR

REV	DATE	DESCRIPTION
1	1/19/2022	INITIAL CITY SUBMITTAL COMMENT REVISIONS

REVISIONS

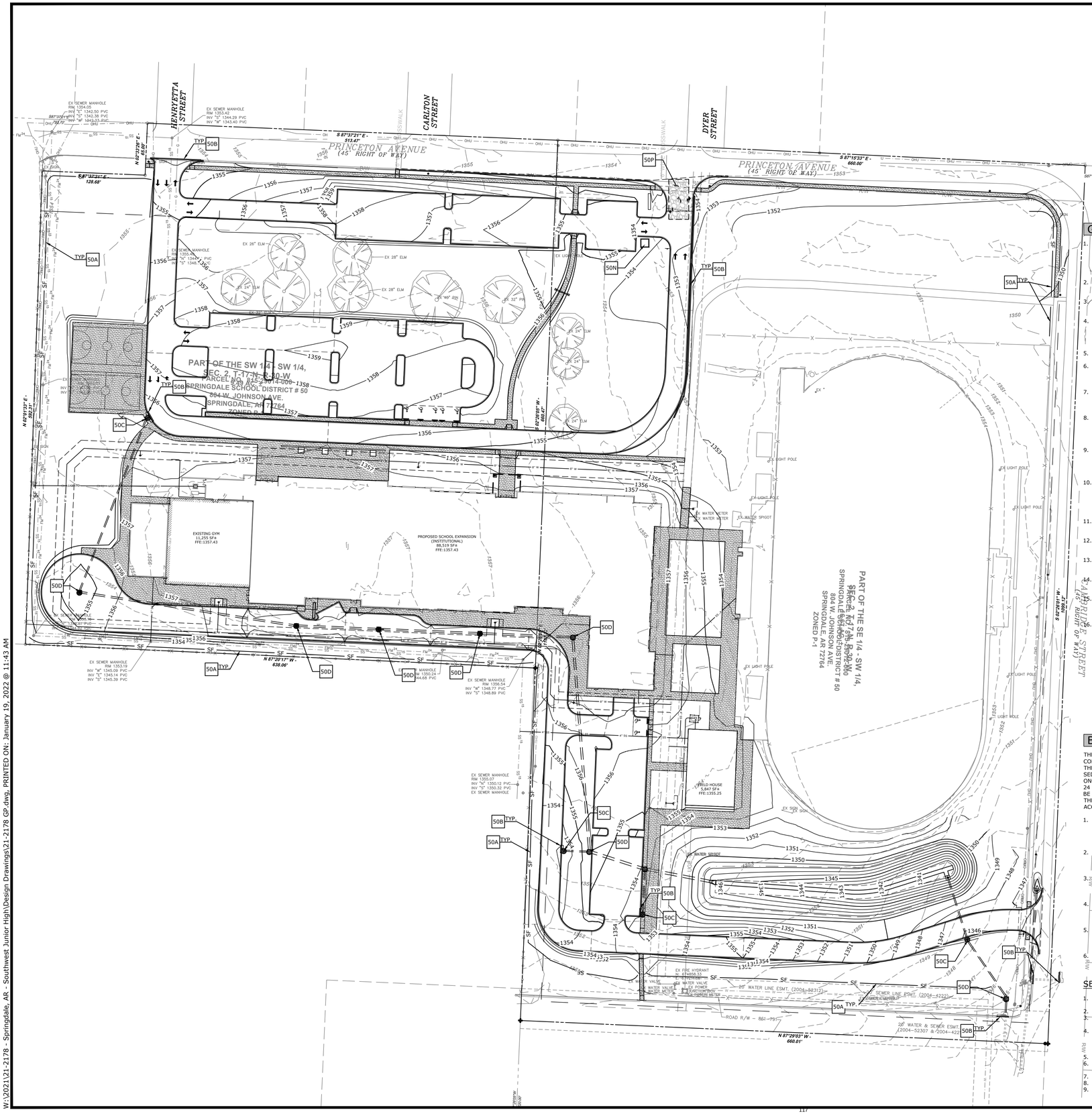
811 Know what's below. Call before you dig.

UTILITY PLAN

DESIGNED BY: JS	DRAWN BY: CWS
DATE: 1/19/2022	REVISION: REV-0
SCALE: 1"=60'	JOB NUMBER: 21-2178

C4.0

W:\2021\21-2178 - Springdale, AR - Southwest Junior High\Design Drawings\21-2178 UP.dwg, PRINTED ON: January 19, 2022 @ 11:42 AM


HENRYETTA STREET
CARLTON STREET
DYER STREET
PRINCETON AVENUE
(45' RIGHT OF WAY)
S 87°37'21" E - 513.47'
S 87°15'33" E - 660.00'
N 87°37'21" W - 128.68'
N 87°20'17" W - 638.06'
S 87°29'03" W - 660.01'
N 87°29'03" E - 662.31'
PART OF THE SW 1/4 - SW 1/4,
SEC. 2, T-17-N, R-30-W
PARCEL NO. 855-21004-100
SPRINGDALE SCHOOL DISTRICT # 50
804 W. JOHNSON AVE.
SPRINGDALE, AR 72764
ZONED P-1
EXISTING GYM
11,255 SF±
FFE:1357.43
PROPOSED SCHOOL EXPANSION
(INSTITUTIONAL)
88,519 SF±
FFE:1357.43
FIELD HOUSE
5,847 SF±
FFE:1355.25
EX SEWER MANHOLE
RIM 1354.05
INV "S" 1342.50 PVC
INV "S" 1342.39 PVC
INV "W" 1343.53 PVC
EX SEWER MANHOLE
RIM 1353.42
INV "S" 1344.29 PVC
INV "W" 1343.40 PVC
EX SEWER MANHOLE
RIM 1353.19
INV "W" 1345.09 PVC
INV "S" 1345.14 PVC
INV "S" 1345.39 PVC
EX SEWER MANHOLE
RIM 1350.24
INV "S" 1344.68 PVC
EX SEWER MANHOLE
RIM 1356.54
INV "W" 1348.77 PVC
INV "S" 1348.89 PVC
EX SEWER MANHOLE
RIM 1355.07
INV "N" 1350.12 PVC
INV "S" 1350.32 PVC
EX SEWER MANHOLE
EX FIRE HYDRANT
EX WATER VALVE
EX WATER VALVE
EX POWER
EX WATER METER
EX WATER SPIGOT
EX LIGHT POLE
LIGHT POLE
EX SIGN
EX 26" ELM
EX 28" ELM
EX 25" ELM
EX 36" ASH
EX 32" PIN
EX 24" ELM
EX 30" ELM
EX 18" ELM
EX 20" ELM
EX 22" ELM
EX 16" ELM
EX 14" ELM
EX 12" ELM
EX 10" ELM
EX 8" ELM
EX 6" ELM
EX 4" ELM
EX 2" ELM
EX 1" ELM
EX 3" ELM
EX 5" ELM
EX 7" ELM
EX 9" ELM
EX 11" ELM
EX 13" ELM
EX 15" ELM
EX 17" ELM
EX 19" ELM
EX 21" ELM
EX 23" ELM
EX 27" ELM
EX 29" ELM
EX 31" ELM
EX 33" ELM
EX 35" ELM
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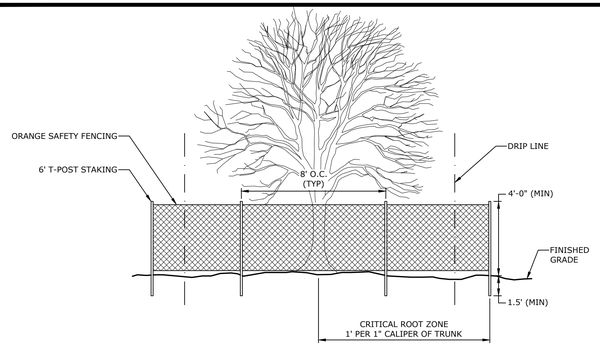
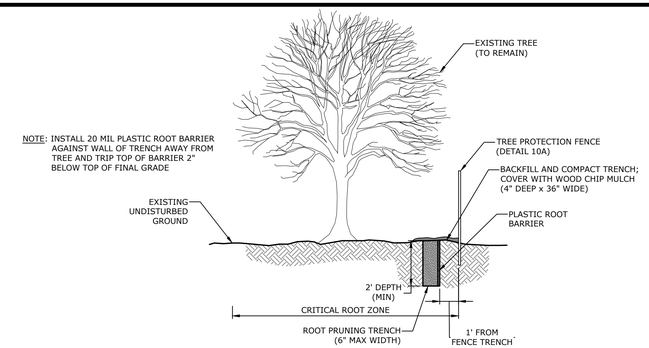
EX 43" ELM
EX 45" ELM
EX 47" ELM
EX 49" ELM
EX 51" ELM
EX

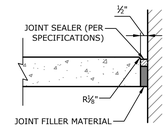


10A TREE PROTECTION FENCE
NTS

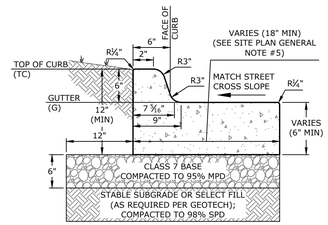


10B ROOT PRUNING
NTS

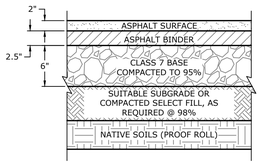
NOTES:
1. CONCRETE FOR CURB AND GUTTER TO HAVE A COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS (MIN).
2. ALL CURB AND GUTTER SHALL HAVE A BROOMED FINISH UNLESS OTHERWISE SPECIFIED.
3. SAW CUT JOINTS AT 15' O.C. SEAL WITH ONE PART COLD APPLIED SILICONE JOINT SEALER OR OTHER APPROVED SEALANT. ALL JOINTS TO BE SEALED PRIOR TO FINAL ASPHALT PLACEMENT.
4. PROVIDE 1/2" PREFORMED ISOLATION JOINT MATERIAL (ASPHALT IMPREGNATED FIBERBOARD OR OTHER APPROVED MATERIAL) AT STATIONARY STRUCTURES, (DROP INLETS, END OF CURBS, DRIVEWAYS - SEE DETAIL) OR AS DIRECTED BY ENGINEER.
5. WHEN CURB / GUTTER IS USED IN ROADWAY OR DRIVEWAY, 12" BASE BEHIND CURB SHALL BE REQUIRED. WHEN CURB / GUTTER IS USED IN PARKING LOTS, 12" BASE BEHIND CURB NOT REQUIRED - UNLESS 5:1 OR STEEPER SLOPE AWAY FROM BACK OF CURB IS PRESENT.



ISOLATION JOINT

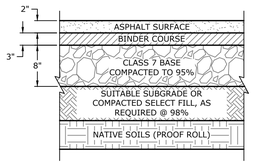


20A TYPE 'A' STANDARD CONCRETE CURB & GUTTER
NTS



NOTES:
1. MATERIALS TO BE COMPACTED AT OPTIMAL MOISTURE CONTENT BASED UPON GEOTECHNICAL RECOMMENDATIONS.
2. ACHM SURFACE COURSE SHALL ADHERE TO SECTION 407, TABLE 407-1 (TYPE II), AHTD STANDARD SPECIFICATIONS, 1996 EDITION.
3. BASE COURSE SHALL ADHERE TO SECTION 303, AHTD STANDARD SPECIFICATIONS, 2014 EDITION.
4. REFER TO GEOTECHNICAL REPORT PROJECT NO. BV210104 PREPARED BY BUILDING AND EARTH SCIENCES, INC. DATED SEPTEMBER 1, 2021.

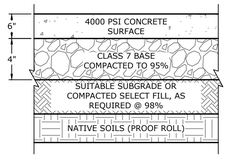
21A STANDARD DUTY ASPHALT PAVING
NTS



NOTES:
1. MATERIALS TO BE COMPACTED AT OPTIMAL MOISTURE CONTENT BASED UPON GEOTECHNICAL RECOMMENDATIONS.
2. ACHM SURFACE COURSE SHALL ADHERE TO SECTION 407, TABLE 407-1 (TYPE II), AHTD STANDARD SPECIFICATIONS, 1996 EDITION.
3. BASE COURSE SHALL ADHERE TO SECTION 303, AHTD STANDARD SPECIFICATIONS, 2014 EDITION.
4. REFER TO GEOTECHNICAL REPORT PROJECT NO. BV210104 PREPARED BY BUILDING AND EARTH SCIENCES, INC. DATED SEPTEMBER 1, 2021.

21B HEAVY DUTY ASPHALT PAVING
NTS

NOTES:
1. ALL PAVEMENT MARKING SHALL BE OF THERMOPLASTIC MATERIAL (WHITE).
2. CROSSWALK SHALL BE CENTERED ON ADA RAMP AND RUN PERPENDICULAR TO THE STREET CENTERLINE.
3. ANY EXISTING LANE MARKINGS SHALL BE REMOVED WHERE THEY CONFLICT W/ THE NEW MARKINGS.



NOTES:
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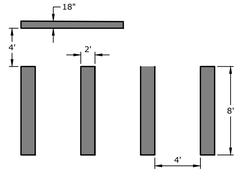
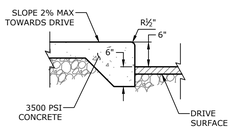
2. ACHM SURFACE COURSE SHALL ADHERE TO SECTION 407, TABLE 407-1 (TYPE II), AHTD STANDARD SPECIFICATIONS, 1996 EDITION.
3. BASE COURSE SHALL ADHERE TO SECTION 303, AHTD STANDARD SPECIFICATIONS, 2014 EDITION.
4. REFER TO GEOTECHNICAL REPORT PROJECT NO. BV210104 PREPARED BY BUILDING AND EARTH SCIENCES, INC. DATED SEPTEMBER 1, 2021.

21D HEAVY DUTY CONCRETE PAVING
NTS



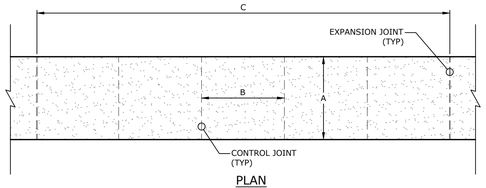
22H CROSSWALK STRIPING
NTS

NOTES:
1. CONCRETE FOR SIDEWALK SHALL HAVE A COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS (MIN).
2. ALL SIDEWALKS SHALL HAVE A BROOMED FINISHED UNLESS OTHERWISE SPECIFIED.
3. ALL JOINTING TO BE LOCATED PER SIDEWALK JOINTING (DETAIL 22C)
4. CURING COMPOUND IS REQUIRED UNLESS TEMPERATURES STAY BELOW 50° FAHRENHEIT FOR 7 DAYS. CURING COMPOUND MUST BE COLORED WHITE, RED, OR PINK. CLEAR CURING COMPOUND IS UNACCEPTABLE. IF CONCRETE IS NOT CURED WHEN REQUIRED, IT WILL BE CONSIDERED GROUNDS FOR REMOVAL AND REPLACEMENT.
5. ALL CONTROL JOINTING TO BE SAWCUT OR TOOLED JOINTED PER SIDEWALK JOINTING (DETAIL 22C).



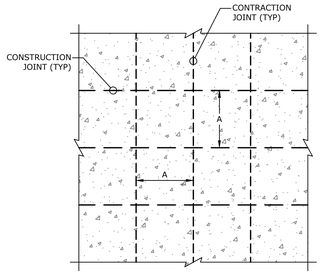
SIDEWALK ADJACENT TO DRIVE SURFACES

A	SEE SITE PLAN
B	A
C	Bx5



22A CONCRETE SIDEWALK
NTS

NOTES:
1. DOWELS SHALL BE FULLY SHOP PAINTED WITH ONE COAT OF CORROSION INHIBITING PRIMER CONFORMING TO FEDERAL SPEC. TT-P-664D.
2. DOWELS SHALL BE SOLID SMOOTH STEEL BARS.
3. PRIOR TO INSTALLATION IN CONTRACTION JOINTS, DOWELS SHALL BE LIGHTLY GREASED WITH A THIN COAT OF HIGH MELTING POINT GREASE (OR APPROVED EQUAL) AS INDICATED. IN THE CONSTRUCTION JOINTS, ONLY THE FREE END SHALL BE GREASED, AND ONLY AFTER INSERTION AND GROUTING INTO PLACE.
4. ALL CONSTRUCTION JOINT DOWELS SHALL BE GANG-DRILLED AND EPOXY GROUTED. INSERTION EQUIPMENT WILL NOT BE ALLOWED.
5. DRILLING METHOD FOR DOWELS SHALL BE CAPABLE OF MAINTAINING DRILL HOLES PARALLEL TO THE CONCRETE SURFACE AND NORMAL TO THE JOINT LINES. DRILL HOLES SHALL BE ACCURATELY LAID OUT SO THAT THE MAXIMUM HORIZONTAL DEVIATION DOES NOT EXCEED 1". DRILL HOLE DIAMETER TO BE OF SUFFICIENT SIZE TO ACCEPT THE TYPE AND SIZE OF DOWEL REQUIRED.
6. AFTER DRILLING IS COMPLETE AND PRIOR TO THE INSTALLATION OF THE DOWELS, THE HOLES SHALL BE THOROUGHLY CLEANED TO REMOVE DRILLING DUST, CONCRETE CHIPS, AND / OR ANY OTHER MATERIAL DETRIMENTAL TO DEVELOPING BOND.
7. EPOXY GROUT SHALL BE INJECTED UNIFORMLY INTO THE DOWEL HOLE (CONTRACTOR SHALL NOT DIP AND INSERT DOWEL) AND SUFFICIENT MATERIAL SHALL BE PLACED IN THE HOLE SO THAT A SLIGHT AMOUNT WILL BE FORCED OUT FROM AROUND THE DOWEL WHEN THE DOWEL IS INSERTED AND TAPPED TO THE CORRECT POSITION (SMALL WEDGES MAY BE USED TO SUPPORT THE DOWEL IN CORRECT ALIGNMENT UNTIL THE MATERIAL HARDENS). THE TOLERANCE FOR DOWEL ALIGNMENT IN EITHER THE HORIZONTAL OR VERTICAL PLANE IS ½" PER 1' OF DOWEL BAR.
8. ALL LONGITUDINAL AND TRANSVERSE CONTRACTION JOINT TIE BARS AND DOWELS SHALL BE INSTALLED USING AN ENGINEER-APPROVED WELDED BASKET ASSEMBLY ANCHORED TO THE BASE WITH A MINIMUM OF 4 GALVANIZED STRAPS AND NAILS (PER ASSEMBLY); POSITION ANCHOR STRAPS ON ALTERNATING SIDES OF THE BASKET ASSEMBLY.
9. A TRANSVERSE CONSTRUCTION JOINT SHALL BE INSTALLED AT A PLANNED JOINT WHEN PAVING OPERATIONS ARE INTERRUPTED FOR MORE THAN 30 MINUTES. IF THE INTERRUPTION OCCURS BETWEEN PLANNED JOINTS, THE FRESH CONCRETE SHALL BE REMOVED BACK TO THE PREVIOUSLY INSTALLED JOINT. UNLESS OTHERWISE APPROVED, NO JOINTS WILL BE ALLOWED BETWEEN THE JOINTS SHOWN ON THE JOINTING PLAN.
10. EDGES OF CONCRETE SLABS SHALL BE COVERED WITH AN APPROVED CURING MATERIAL AT THE SAME TIME AS THE SURFACE IS CURING. AT FORMED LOCATIONS, SLAB SIDES SHALL BE CURED WHEN FORMS ARE REMOVED.
11. IN THICKENED EDGE AREAS WHERE DOWELS OR REINFORCING STEEL IS REQUIRED, PROVIDE ADDITIONAL SUPPORT (AS APPROVED BY THE ENGINEER) TO MAINTAIN THE SAME DEPTH FROM THE SURFACE AS FOR TYPICAL 6" CONCRETE PAVEMENT.
12. CONCRETE IN REINFORCED PANELS SHALL BE PLACED IN ONE COURSE. ALL WELDED WIRE FABRIC (WWF) SHALL BE INSTALLED USING ENGINEER APPROVED HI-CHAIRS ANCHORED TO THE CRUSHED AGGREGATE BASE COURSE (3' ON CENTER MAX). THE WWF SHALL RETAIN ITS SPECIFIED POSITION DURING CONCRETE PLACEMENT. WWF VIBRATED DOWN FROM THE TOP AFTER CONCRETE IS PLACED WILL NOT BE ALLOWED.
13. SEALANT RESERVOIR SHAPE FACTOR ('W & 'D'), SHALL BE PER THE MANUFACTURER'S RECOMMENDATIONS.
14. ALL JOINT SEALANT RESERVOIRS SHOWN ON THIS SHEET SHALL BE VERIFIED BY THE SEALANT MANUFACTURER PRIOR TO CONSTRUCTION (REFER TO SECTION P-605 OF THE SPECIFICATIONS FOR FURTHER INFORMATION).
15. THE PRE-FORMED JOINT SEAL IN CONTRACTION JOINTS SHALL BE INSTALLED IN ONE CONTINUOUS PIECE ACROSS THE PAVEMENT. THE CONSTRUCTION JOINT SEALANT SHALL BE INTERRUPTED AT EVERY TRANSVERSE JOINT.
16. ALL WORK AND MATERIALS REQUIRED FOR JOINTS IS INCIDENTAL TO PAVEMENT PAY ITEMS.
17. THE CONTRACTOR HAS THE OPTION TO POUR A MONOLITHIC SLAB IN WHICH ALL JOINTS WILL BE CONTRACTION JOINTS.

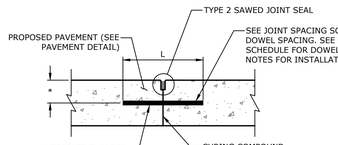


TYPICAL JOINT SPACING

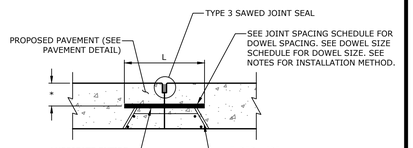
JOINT SPACING SCHEDULE	
PAVEMENT THICKNESS 'D'	'A'
≤ 3.5"	8'-6"
4" - 4.5"	10'
5" - 5.5"	12'-6"
6" OR GREATER	15'

DOWEL SIZE SCHEDULE*			
PAVEMENT THICKNESS 'D'	SIZE OF DOWEL 'Ø'	DOWEL EMBEDMENT	DOWEL LENGTH 'L'
≤ 5"	⅝"Ø	5"	12"
6" - 8"	⅝"Ø	6"	14"
9"	⅝"Ø	7"	16"

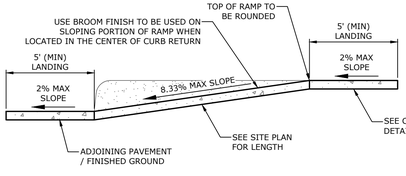
*DOWELS TO BE SPACED AT 18" O.C. (UNLESS OTHERWISE NOTED) IF NO REBAR IS USED



DOWELED CONSTRUCTION JOINT



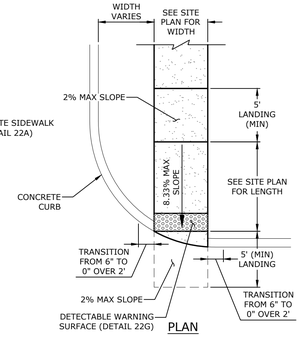
DOWELED CONTRACTION JOINT



CROSS SECTION

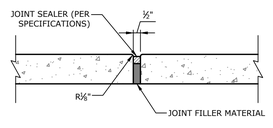
NOTES:
1. THE SURFACE OF THE RAMP SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. THE BOTTOM OF THE RAMP SHALL BE FLUSH TO ADJOINING PAVEMENT AND HAVE NO LIP.
3. RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 8.33% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.
4. CONSTRUCT PER A.D.A. STANDARDS.
5. CURING COMPOUND IS REQUIRED UNLESS TEMPERATURES STAY BELOW 50° FAHRENHEIT FOR 7 DAYS. CURING COMPOUND MUST BE COLORED WHITE, RED, OR PINK. CLEAR CURING COMPOUND IS UNACCEPTABLE. IF CONCRETE IS NOT CURED WHEN REQUIRED, IT WILL BE CONSIDERED GROUNDS FOR REMOVAL AND REPLACEMENT.
6. THE PLAN VIEW & CROSS SECTION SHOWN ON THIS DETAIL IS SCHEMATIC IN NATURE; CONTRACTOR SHALL REFER TO GRADING PLAN FOR EXACT RAMP CONFIGURATION(S).

22D PEDESTRIAN RAMP (PERPENDICULAR)
NTS

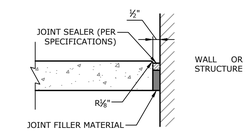


21H CONCRETE PAVEMENT DOWEL & JOINTING
NTS

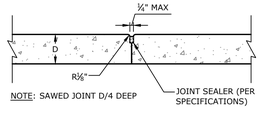
* - 0.5 x PAVEMENT THICKNESS (½"±)
** - ½ PAVEMENT THICKNESS (¼"±)



EXPANSION JOINT



ISOLATION JOINT



NOTE: SAWED JOINT D/4 DEEP

CONTROL JOINT
(LONGITUDINAL OR TRANSVERSE)

22C SIDEWALK JOINTING
NTS

McCLELLAND CONSULTING ENGINEERS, INC.
DESIGNED TO SERVE
1580 E STEARNS ST
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
HTTP://WWW.MCE.US.COM

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
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ORIGINAL SIGNATURE ON FILE

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SOUTHWEST JUNIOR HIGH
LARGE SCALE DEVELOPMENT
1807 PRINCETON AVE
SPRINGDALE, AR

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

REVISIONS			
REV	DATE	DESCRIPTION	
1	1/19/2022	INITIAL CITY SUBMITTAL COMMENT REVISIONS	

DETAIL SHEET I

DESIGNED BY: JS	DRAWN BY: CWS
DATE: 1/19/2022	REVISION: REV-0
SCALE: 1"=60'	JOB NUMBER: 21-2178

CITY PROJECT# L22-02

C7.0

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WDD ARCHITECTS

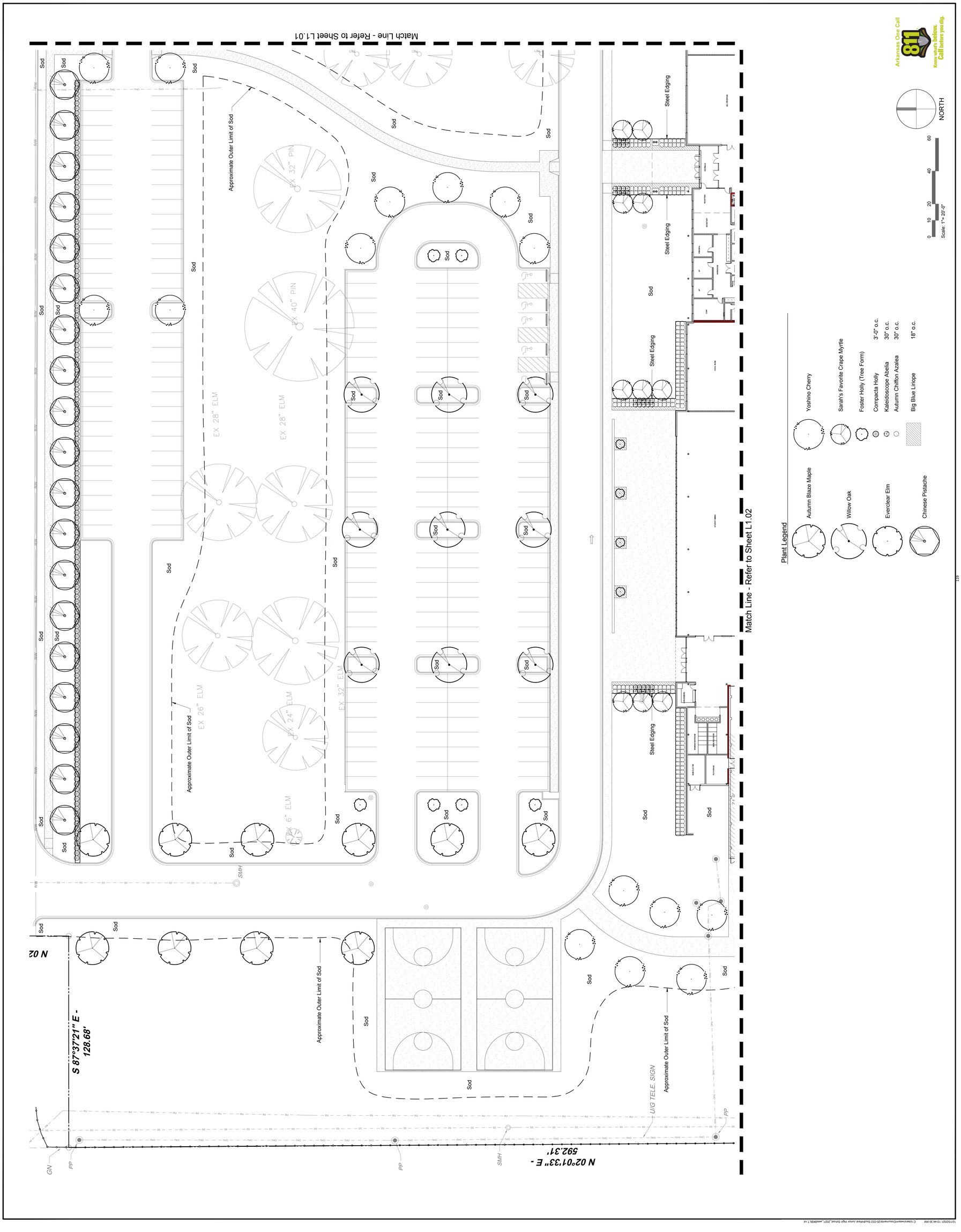
LICENSED LANDSCAPE ARCHITECT
CINDE BAUER DRIVING
License Number 8550
12-20-2021
STATE OF ARKANSAS

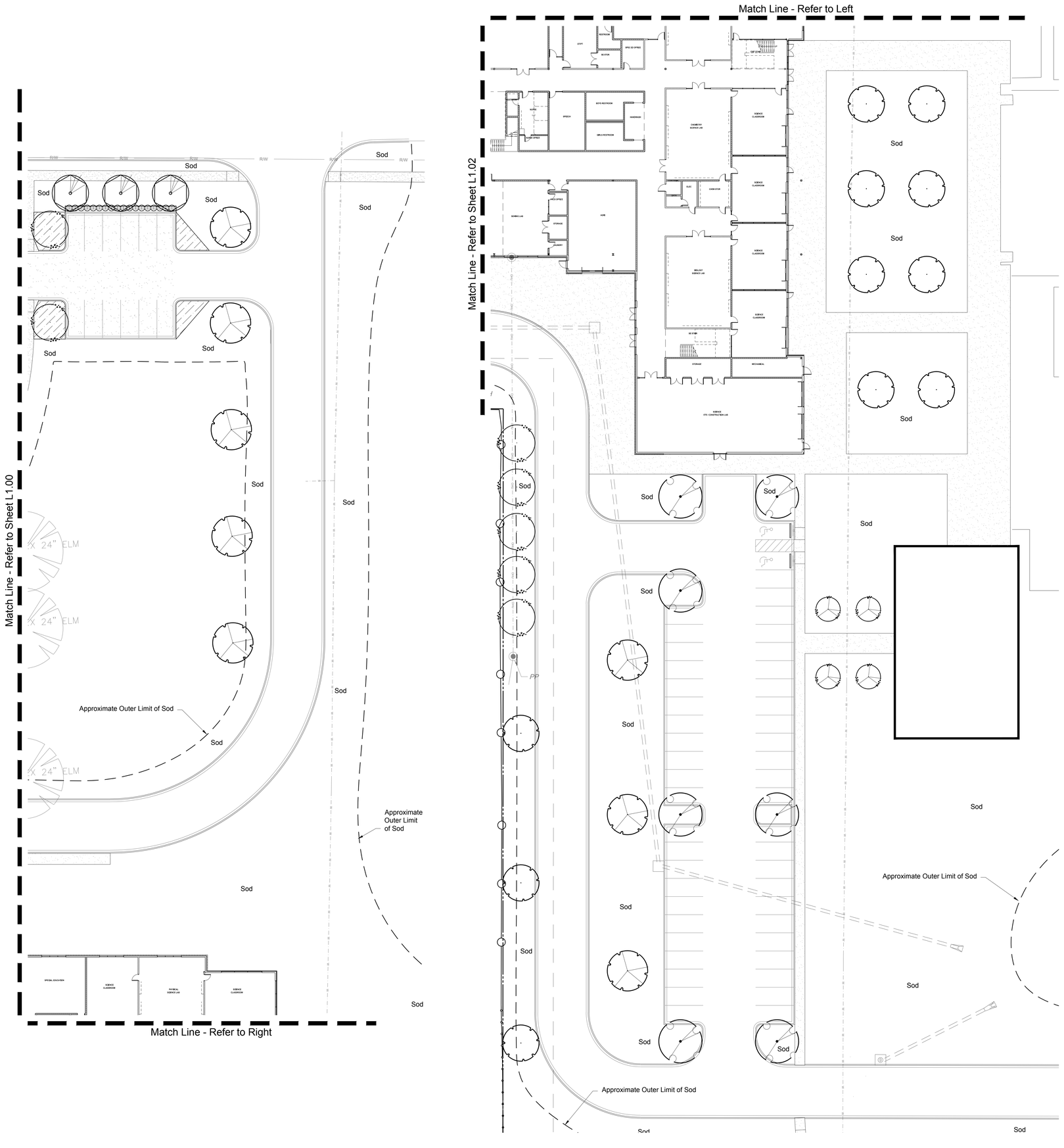
SPRINGDALE SCHOOL DISTRICT
SOUTHWEST JUNIOR HIGH SCHOOL
1807 PRINCETON AVE SPRINGDALE, AR 72762

Landscape Plan

NO.	DATE	DESCRIPTION
1	1/19/2022	INITIAL CITY SUBMITTAL COMMENTS

20-032
01 | 19 | 2022
PERMIT SET
L1.00





Plant Legend

Autumn Blaze Maple	Yoshino Cherry	
Willow Oak	Sarah's Favorite Crape Myrtle	
	Foster Holly (Tree Form)	
Everclear Elm	Compacta Holly	3'-0" o.c.
	Kaleidoscope Abelia	30" o.c.
	Autumn Chiffon Azalea	30" o.c.
Chinese Pistache	Big Blue Liriope	18" o.c.

0 10 20 40 60
Scale: 1"= 20'-0"

NORTH

Arkansas One Call 811 Know what's below. Call before you dig.

WDD ARCHITECTS

LICENSED LANDSCAPE ARCHITECT
CINDE BAUER DRILLING
License Number 8550
12-20-2021
STATE OF ARKANSAS

SPRINGDALE SCHOOL DISTRICT
SOUTHWEST JUNIOR HIGH SCHOOL
1807 PRINCETON AVE SPRINGDALE, AR 72762

Landscape Plan

NO.	DATE	DESCRIPTION
1	1/19/2022	INITIAL CITY SUBMITTAL COMMENTS

20-032

01 | 19 | 2022

PERMIT SET

L1.01

Match Line - Refer to Sheet L1.00

Approximate Outer Limit of Sod

Sod

Sod

Sod

Sod

Sod

Match Line - Refer to Sheet L1.01

SMH

SMH

SMH

WV

SMH

Approximate Outer Limit of Sod

Approximate Outer Limit of Sod

N 87°20'17" W -
638.06'

LOCKERS
COACHES
HEALTH FITNESS
108.6'
GIRLS PE GYM
LOCKERS
PE STORAGE
112.3'
AUXILIARY GYM/AUDITORIUM
STAGE
MUSIC STORAGE
MUSIC OFFICE
VOCAL MUSIC
ENSEMBLE
MEDIA CENTER
MEDIA LAB
MEDIA
WORK SPACE
DEMONSTRATION
SEATING
KITCHEN
DRY STORAGE
COOLER
FREEZER
MUSIC OFFICE
UNIFORMS
INSTRUMENT STORAGE
INSTRUMENTAL MUSIC
ART LAB
ART STORAGE
KILN
KILN
ESOL LAB
ROBOTICS LAB
FACS KITCHEN
SEWING LAB

Plant Legend

Autumn Blaze Maple	Yoshino Cherry	
Willow Oak	Sarah's Favorite Crape Myrtle	
Everclear Elm	Foster Holly (Tree Form)	
Chinese Pistache	Compacta Holly	3'-0" o.c.
	Kaleidoscope Abelia	30" o.c.
	Autumn Chiffon Azalea	30" o.c.
	Big Blue Liriope	18" o.c.

0 10 20 40 60
Scale: 1"= 20'-0"

NORTH

Arkansas One Call 811
Know what's below. Call before you dig.

WDD ARCHITECTS

LICENSED LANDSCAPE ARCHITECT
CINDE BAUER DRUEENG
License Number 855
12-20-2021
STATE OF ARKANSAS

SPRINGDALE SCHOOL DISTRICT
SOUTHWEST JUNIOR HIGH SCHOOL
1807 PRINCETON AVE SPRINGDALE, AR 72762

Landscape Plan

NO.	DATE	DESCRIPTION
1	1/19/2022	INITIAL CITY SUBMITTAL COMMENTS

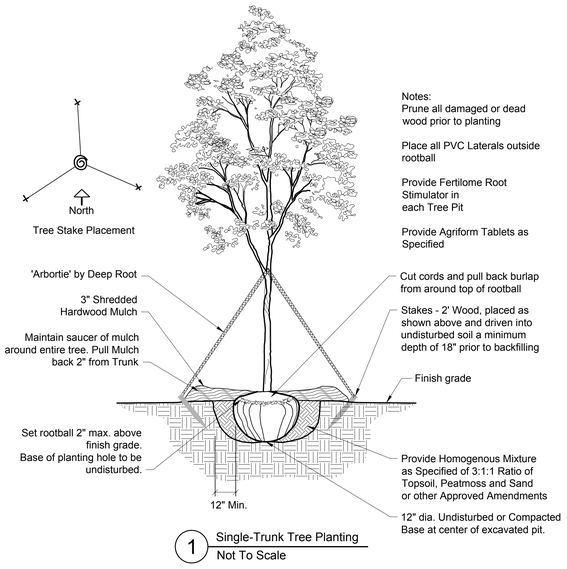
20-032

01 | 19 | 2022

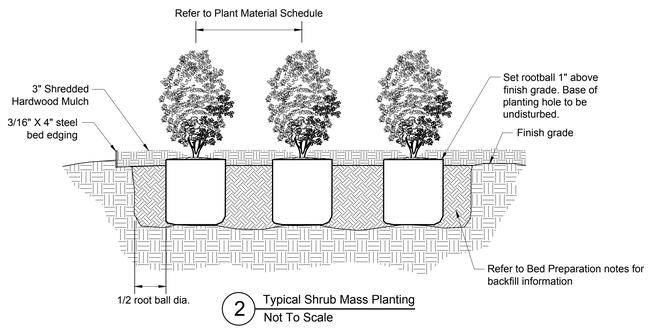
PERMIT SET

L1.02

C:\Users\evan\Documents\20-032 Southwest Junior High School_2020_vanzi89b.1.rvt
1/19/2022 11:44:35 AM

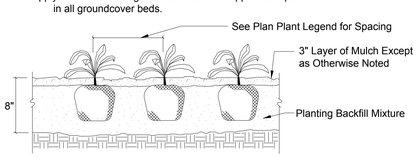


1 Single-Trunk Tree Planting
Not To Scale



2 Typical Shrub Mass Planting
Not To Scale

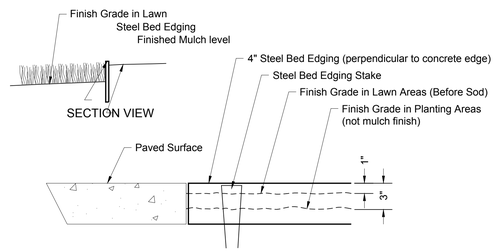
Provide weed control and / or fertilizer as specified.
Weed control and fertilizer may be applied at a later date to comply with seasonal conditions and the growing period.
Provide Agriform tablets as per manufacturers recommendations.
Provide homogenous backfill planting mixture as specified.
Provide Fertilome Root Stimulator or approved equal in pits.
Apply Balan Pre-Emergent weed control or approved equal treatment in all groundcover beds.



3 Groundcover Planting
Not To Scale

GENERAL NOTES
SOUTHWEST JUNIOR HIGH SCHOOL
SPRINGDALE, ARKANSAS

1. Provide positive drainage away from the building in all areas and provide smooth, continuous grades.
2. Prior to landscape installation, review the subsurface drainage conditions. Install materials "high" if necessary, due to subsurface conditions. Contact the Architect if existing conditions might jeopardize the plant materials' livability. Provide positive drainage in all turf areas and mass planting areas. Coordinate the final grades of all landscape areas with General Contractor.
3. Stake the location of all trees and mass planting areas and obtain approval of the General Contractor and Architect prior to installation. Tree locations may be adjusted based on the exterior light standard locations, security camera locations and signage, as applicable.
4. Trees shall be selected with forms adaptable to placement adjacent to sidewalks and/or vehicular use areas. Trees shall have forms and clear trunks adaptable to future pruning for pedestrian and vehicular clearance.
5. Provide a 3" minimum depth of shredded hardwood mulch in all mass planting beds. Finished grades of the mulch shall be ½" below the finished grade of adjacent paving or edging. Submit a sample of the mulch for approval by the Owner and/or Architect prior to installation.
6. Provide 4" x 3/16" steel landscape edging with stakes between all turf areas and ground cover or shrub beds. No edging shall be installed between the different types of shrub material unless otherwise noted. Refer to Typical Detail.
7. Refer to the Drawings for the plantings of Big Blue Liriope. Set the groundcover in mass plantings 18" on center, staggered rows, unless otherwise noted. Provide consistent spacing in the mass plantings. Set the first row of groundcover 6" from any edging or paving or other shrub mass.
8. All exterior mass planting and groundcover beds are to be full with material equally spaced, at the designated "on-center" spacing, at the time of planting.
9. Exterior shrubs and groundcover quantities shown on the Drawings are the minimum required quantities. The Landscape Contractor is responsible to verify quantities indicated on the plans. All exterior mass shrub planting areas and groundcover beds are to be full with material equally spaced at the designated "on-center" spacing, at times of planting. Beds which are not full at the time of planting based on the designated spacing, shall have additional material added at no expense to the Owner. Additional materials shall be added prior to the completion date.
10. Begin maintenance immediately after planting. Maintain plant materials by watering, pruning, cultivating, and fertilizing as required for healthy growth. Restore planting saucers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Provide positive chemical, insect and disease control as indicated by inspection. Fertilize plants as required by good horticultural practice. Provide and replace mulch in planting beds and inside the saucers as necessary. Remove trash from planting and lawn areas at least once a week. Weed shrub and groundcover beds as required to maintain a neat appearance. Mow and edge lawns at least once each week during the growing season. Bag and remove clippings from the project site. Monitor operation and coverage of the irrigation system. Provide manual hand watering for all sod and plant materials not covered by automatic irrigation system. Provide manual watering for all seeded areas as required for germination and coverage as per specifications.
11. All container grown material shall be thoroughly hand watered upon arrival, while in the containers, before planting. Do not bind or strap the trunks in the removal from refrigerated trucks. Protect the trunks at all times.
12. Prune any trees as requested by the Architect, General Contractor or Owner.
13. Review existing utilities and new utility plans prior to installing the plant materials. Do not install trees or shrubs within 7'-6" of either side or over underground drainage structures, utilities or directly under overhead power lines. Make minor adjustments in tree locations if necessary. Coordinate revised locations with the Architect and General Contractor.
14. Coordinate the installation of the landscape with the installation of the site lighting and security cameras. Coordinate the final light locations with the Architect and General Contractor.
15. Contact Architect if any proposed trees are in conflict with any utilities, light poles, security cameras, as applicable, signage or site drainage items prior to installation.
16. Landscape Contractor to secure any permits, including franchise agreements, required for planting and irrigation prior to commencing work. Coordinate with General Contractor and Architect as necessary. Pull all required permits.
17. No landscape or sprinkler system work shall be installed outside the property lines.
18. The Owner shall provide a source for water on the site and will pay all water costs. Furnish all necessary hose equipment, attachments and accessories for adequate irrigation to complete the work specified.
19. The General Contractor shall provide Schedule 40 PVC sleeving, 4" or 6" size, buried at an 18" depth as access for the sprinkler system. The ends of the sleeves shall be clearly marked by the General Contractor and shall extend out 18" past the curbs or paving.
20. All plant materials to be warranted for a period of 24 months from the time of installation. If any of the material shall fail to survive during warranty period, it shall be replaced during the appropriate planting season.



DO NOT INSTALL STEEL BED EDGING ALONG OR PARALLEL WITH PAVING EDGE

Edging to be driven into soil until 1" above finish grade, AFTER topsoil and BEFORE sod.

If unknown subsurface obstacle prevents steel from being set at specified height, cut off corners of edging to eliminate sharp 90° corner at paving and file off sharp edges.

4 Steel Bed Edging
Not To Scale

PLANT MATERIALS SCHEDULE
SOUTHWEST JUNIOR HIGH SCHOOL
SPRINGDALE, ARKANSAS

ITEM		SIZE AND DESCRIPTION
Trees / Shade		
*1. Chinese Pistache Pistacia chinensis	22	Height min. 8'-10'; 2"-2 1/2" min. caliper; full, well branched form; min. spread 3'- 4'; B&B.
*2. Willow Oak Quercus phellos	16	Height min. 10'-12'; 2"- 2 1/2" min. caliper; spread min. 36"-48"; trees well branched, well balanced all sides; well matched; trees to have strong central leaders; B&B.
*3. 'Autumn Blaze' Red Maple Acer x freemanii 'Jeffersred'	18	Height min. 10'-12'; 2"-2 1/2" min. caliper; spread min. 42"-48"; trees well branched, well-balanced all sides; trees well matched; B&B or containerized.
*4. Everclear Lacebark Elm Ulmus parvifolia 'BSNUPF' P.P #17,655	17	Height min. 8'-10'; 2" min. caliper; min. spread 30"-36"; trees well matched; full, well branched, well balanced columnar form; B&B.
Trees / Ornamental		
*5. Yoshino Cherry Prunus x yedoensis 'Yoshino'	29	Height min. 7'-8'; 1"-1 1/2" min. caliper; min. 36"-42" spread; full, well balanced; trees well matched, well branched; B&B.
*6. Foster's #2 Holly Ilex x attenuata 'Fosteri'	10	Specimen, tree-form, single trunk; 1 1/2"-2" min. cal.; height min. 7'-8'; spread min. 36"-42"; dense, full compact form; trees well matched; B&B or containerized.
*7. Sarah's Favorite Crape Myrtle Lagerstroemia indica 'Sarah's Favorite'	14	Specimen; height min. 8'-9'; multi-trunk vase shaped form with min. 3 or more trunks, each with 1"- 1 1/2" caliper; intricately branched, perforated crown; spread 36"-42"; trees well matched; B&B.
Shrubs / Evergreen		
*8. Kaleidoscope Abelia Abelia x grandiflora 'Kaleidoscope'	36	Height min. 15"-18"; spread min. 15"-18"; full, well branched; 3 gal. Shrubs shall be placed 36" on center.
*9. Autumn Chiffon Encore Azalea Azalea x 'Robled' PP# 15862 'Autumn Chiffon'	189	Height min. 15"-18"; spread min. 15"-18"; full, well branched form; 3 gal. Shrubs shall be placed 30" on center.
*10. Compact Holly Ilex crenata 'Compacta'	176	Height min. 18"-24"; spread min. 15"-18"; full, dense, mature; 3 gal. Shrubs shall be placed 36" on center.
Turf		
11. 'U3' Bermuda Cynodon dactydon 'U3' Solid Sod		Solid sod, free of weeds, debris, insects and other grasses.
12. Common Bermuda Seed Cynodon dactylon Hydro-seeded Turf		98% pure seed; seed at a minimum rate of 30 lbs. of seed per acre and as required for germination. NOTE: Hydro-seeding shall be required; do not substitute other method of seeding. NOTE: All turf areas shall be hydro-seeded unless unless designated to be sod.

*NOTE: Upon approval of a bid, submit pictures of representative samples from the nurseries supplying the plant materials, to the Architect for review. Approval of submittals does not preclude rejection on site after planting of materials not meeting the specifications.

*NOTE: Requests for substitutions must be submitted and approved prior to "Bid" Date by Architect.

*NOTE: Do not substitute B&B materials for materials designated to be containerized. B&B materials will not be accepted for these items. Note requirements for specimen quality and well matched, well balanced trees for tree species where applicable.

*NOTE: Plant acceptance for shrubs shall be based on meeting the size specification rather than the container size. The container size specified is the minimum size acceptable.

*NOTE: All plant material used shall comply with the latest amended edition of the 'American Standards for Nursery Stock'.

*NOTE: Contractor shall warranty all plant materials for a 24 month period from time of installation. If any of the materials should fail to survive during that period, they will be replaced during the appropriate planting season.

*NOTE: All tree planting caliper measurements shall be taken at D.B.H.

Arkansas One Call 811 Know what's below. Call before you dig.

WDD ARCHITECTS

LICENSED LANDSCAPE ARCHITECT
CINDE BAUER DRUEING
License Number 855P
12-20-2021
STATE OF ARKANSAS

SPRINGDALE SCHOOL DISTRICT
SOUTHWEST JUNIOR HIGH SCHOOL
1807 PRINCETON AVE SPRINGDALE, AR 72762

Landscape Details and Notes

NO.	DATE	DESCRIPTION
1	1/19/2022	INITIAL CITY SUBMITTAL COMMENTS

20-032

01 | 19 | 2022

PERMIT SET

L1.03

© Dale Lowder/Documents/20-032 Southwest Junior High School_2021_wwBIM_Tx.rvt
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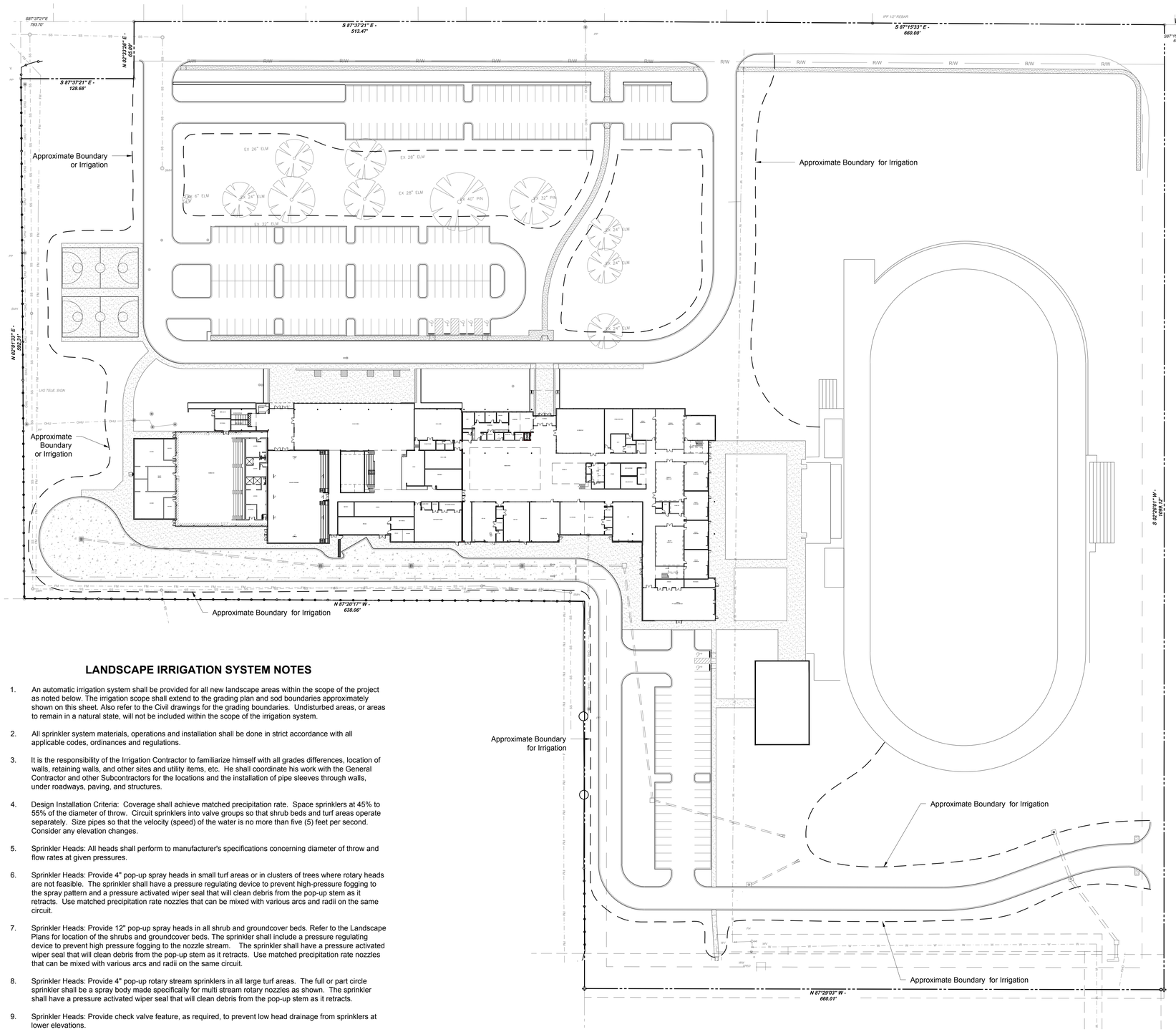


LANDSCAPE IRRIGATION SYSTEM NOTES

1. An automatic irrigation system shall be provided for all new landscape areas within the scope of the project as noted below. The irrigation scope shall extend to the grading plan and sod boundaries approximately shown on this sheet. Also refer to the Civil drawings for the grading boundaries. Undisturbed areas, or areas to remain in a natural state, will not be included within the scope of the irrigation system.

2. All sprinkler system materials, operations and installation shall be done in strict accordance with all applicable codes, ordinances and regulations.

3. It is the responsibility of the Irrigation Contractor to familiarize himself with all grades differences, location of walls, retaining walls, and other sites and utility items, etc. He shall coordinate his work with the General Contractor and other Subcontractors for the locations and the installation of pipe sleeves through walls, under roadways, paving, and structures.

4. Design Installation Criteria: Coverage shall achieve matched precipitation rate. Space sprinklers at 45% to 55% of the diameter of throw. Circuit sprinklers into valve groups so that shrub beds and turf areas operate separately. Size pipes so that the velocity (speed) of the water is no more than five (5) feet per second. Consider any elevation changes.

5. Sprinkler Heads: All heads shall perform to manufacturer's specifications concerning diameter of throw and flow rates at given pressures.

6. Sprinkler Heads: Provide 4" pop-up spray heads in small turf areas or in clusters of trees where rotary heads are not feasible. The sprinkler shall have a pressure regulating device to prevent high-pressure fogging to the spray pattern and a pressure activated wiper seal that will clean debris from the pop-up stem as it retracts. Use matched precipitation rate nozzles that can be mixed with various arcs and radii on the same circuit.

7. Sprinkler Heads: Provide 12" pop-up spray heads in all shrub and groundcover beds. Refer to the Landscape Plans for location of the shrubs and groundcover beds. The sprinkler shall include a pressure regulating device to prevent high pressure fogging to the nozzle stream. The sprinkler shall have a pressure activated wiper seal that will clean debris from the pop-up stem as it retracts. Use matched precipitation rate nozzles that can be mixed with various arcs and radii on the same circuit.

8. Sprinkler Heads: Provide 4" pop-up rotary stream sprinklers in all large turf areas. The full or part circle sprinkler shall be a spray body made specifically for multi stream rotary nozzles as shown. The sprinkler shall have a pressure activated wiper seal that will clean debris from the pop-up stem as it retracts.

9. Sprinkler Heads: Provide check valve feature, as required, to prevent low head drainage from sprinklers at lower elevations.

0 25 50 100 150
Scale: 1"= 50'-0"

NORTH

Arkansas One Call 811 Know what's below. Call before you dig.

WDD ARCHITECTS

LICENSED LANDSCAPE ARCHITECT CINDE BAUER DRILLING License Number 8550 12-20-2021 STATE OF ARKANSAS

SPRINGDALE SCHOOL DISTRICT
SOUTHWEST JUNIOR HIGH SCHOOL
1807 PRINCETON AVE SPRINGDALE, AR 72762

Irrigation Plan

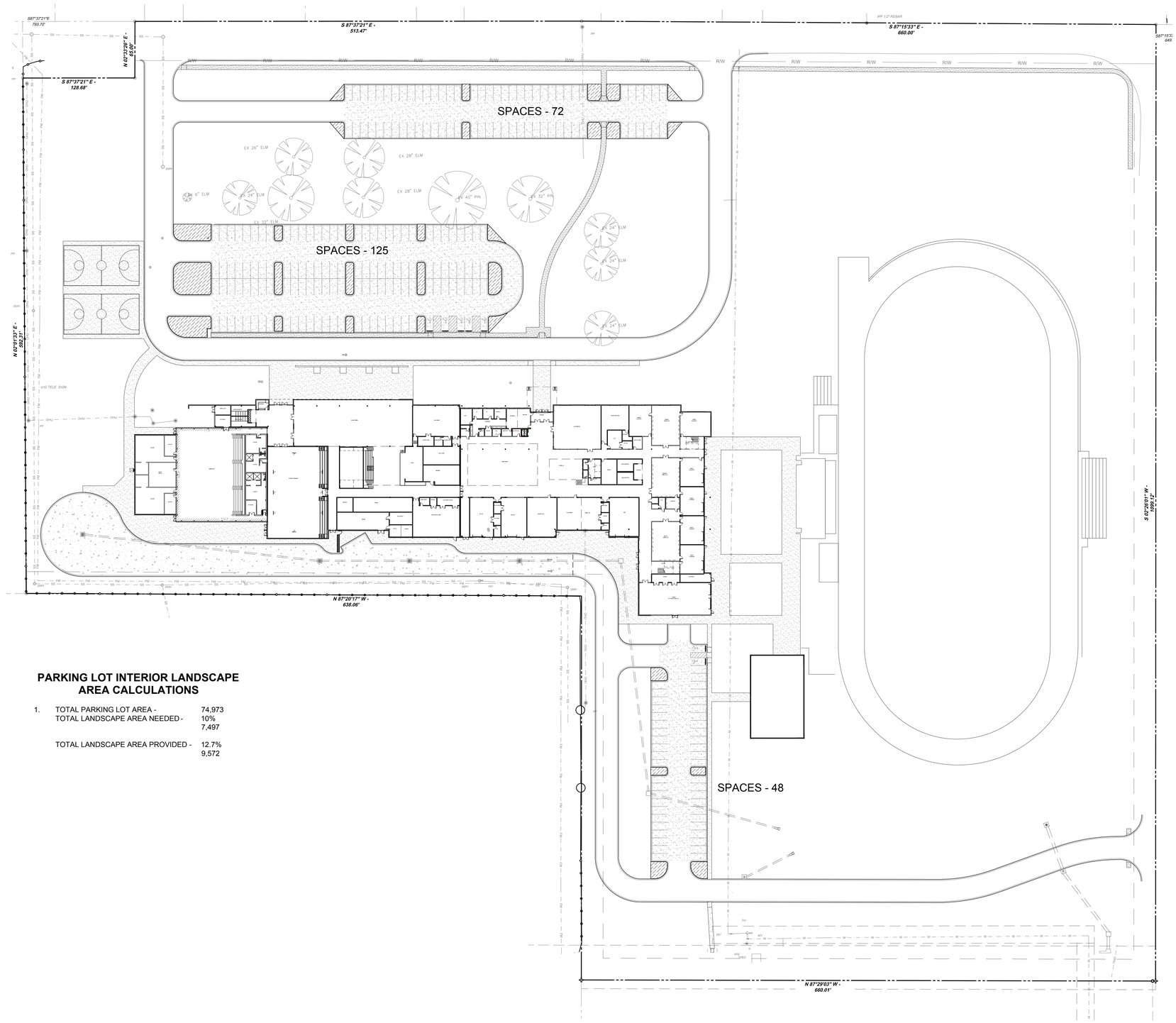
NO.	DATE	DESCRIPTION
1	1/19/2022	INITIAL CITY SUBMITTAL COMMENTS

20-032

01 | 19 | 2022

PERMIT SET

L1.04



PARKING LOT INTERIOR LANDSCAPE AREA CALCULATIONS

1. TOTAL PARKING LOT AREA - 74,973
   TOTAL LANDSCAPE AREA NEEDED - 10%
   7,497

   TOTAL LANDSCAPE AREA PROVIDED - 12.7%
   9,572

0 25 50 100 150

Scale: 1"= 50'-0"

NORTH

Arkansas One Call 811 Know what's below. Call before you dig.

WDD ARCHITECTS

LICENSED LANDSCAPE ARCHITECT
CINDE BAUER DRUEING
License Number 855
12-20-2021
STATE OF ARKANSAS

SPRINGDALE SCHOOL DISTRICT
SOUTHWEST JUNIOR HIGH SCHOOL
1807 PRINCETON AVE SPRINGDALE, AR 72762

Lanscape Area Calculations

NO.	DATE	DESCRIPTION
1	1/19/2022	INITIAL CITY SUBMITTAL COMMENTS

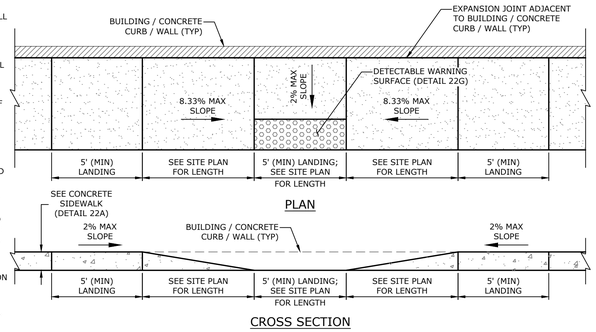
20-032

01 | 19 | 2022

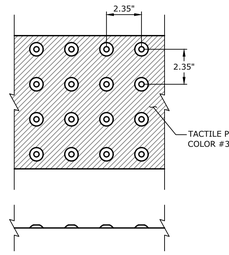
PERMIT SET

L1.05

NOTES:
1. THE SURFACE OF THE RAMP SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. THE BOTTOM OF THE RAMP SHALL BE FLUSH TO ADJOINING PAVEMENT AND HAVE NO LIP.
3. RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 8.33% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.
4. CONSTRUCT PER A.D.A. STANDARDS.
5. CURING COMPOUND IS REQUIRED UNLESS TEMPERATURES STAY BELOW 50° FAHRENHEIT FOR 7 DAYS. CURING COMPOUND MUST BE COLORED WHITE, RED, OR PINK. CLEAR CURING COMPOUND IS UNACCEPTABLE. IF CONCRETE IS NOT CURED WHEN REQUIRED, IT WILL BE CONSIDERED GROUNDS FOR REMOVAL AND REPLACEMENT.
6. THE PLAN VIEW & CROSS SECTION SHOWN ON THIS DETAIL IS SCHEMATIC IN NATURE; CONTRACTOR SHALL REFER TO GRADING PLAN FOR EXACT RAMP CONFIGURATION(S).



22F PEDESTRIAN RAMP (PARALLEL)
NTS



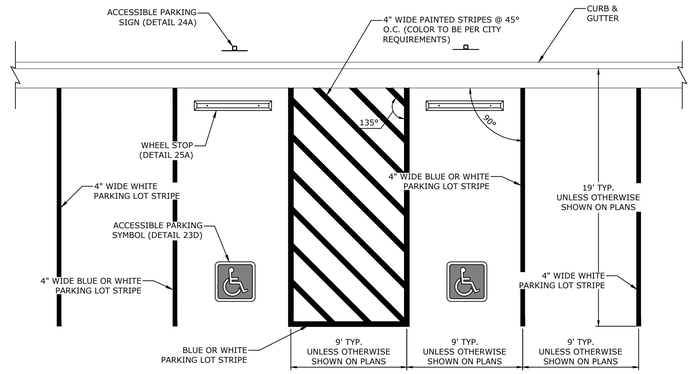
TRUNCATED DOME SPACING

TRUNCATED DOME SECTION

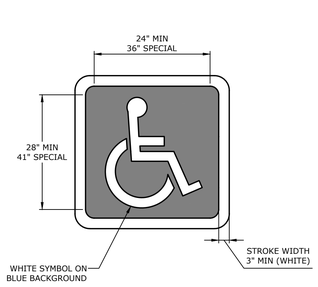
NOTES:
1. THE DETECTABLE WARNING DEVICE SHALL BE LOCATED SO THAT THE NEAREST EDGE OF THE DEVICE IS LOCATED AT THE BACK OF CURB.
2. TRUNCATED DOMES SHALL HAVE A DIAMETER OF 0.9 INCH AT THE BOTTOM, A DIAMETER OF 0.4 INCH AT THE TOP, A HEIGHT OF 0.2 INCH, AND A CENTER-TO-CENTER SPACING OF 2.35 INCHES MEASURED ALONG ONE SIDE OF A SQUARE ARRANGEMENT.
3. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
4. DETECTABLE WARNING DEVICE SHALL BE 24 INCHES IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE. (MIN 4')
5. THE CAST-IN-PLACE TACTILE PANELS SHALL BE MANUFACTURED USING VITRIFIED POLYMER COMPOSITE MATERIAL. THE PANELS SHALL BE SET INTO WET CONCRETE.

22G DETECTABLE WARNING SURFACE
NTS

NOTES:
1. REFER TO SITE PLAN FOR SPECIFIC LAYOUT OF STRIPING.
2. ALL STRIPING MEASUREMENTS ARE TO CENTER OF STRIPE.



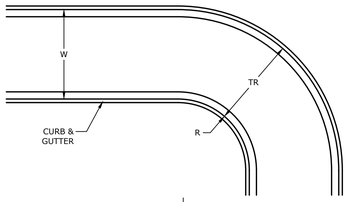
23A 90° PARKING / ADA ACCESSIBLE PARKING SPACE STRIPING
NTS



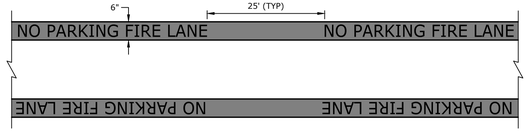
23D ACCESSIBLE PARKING SYMBOL
NTS

W	SEE SITE PLAN
R	SEE SITE PLAN
TR	30' (MIN)

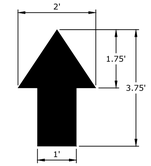
W = WIDTH OF FIRE LANE (IN FEET)
R = RADIUS OF FIRE LANE (IN FEET) TO ACCOMMODATE FIRE VEHICLES
TR = TURNING RADIUS PAVEMENT WIDTH (IN FEET)



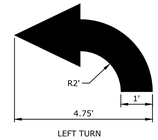
NOTES: FIRE LANE STRIPING SHALL BE 6" RED STRIPES WITH 4" INCH WHITE LETTERS READING "NO PARKING FIRE LANE". STRIPING SHALL BE PLACED ON FACE OF CURB WHENEVER POSSIBLE, OR AS SPECIFIED BY LOCAL CODES.



23F FIRE LANE STRIPING
NTS

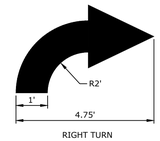


THRU LANE ARROW



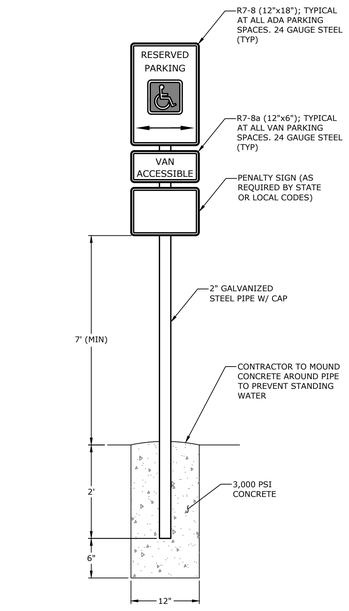
LEFT TURN ARROW

NOTES: ALL TRAFFIC FLOW ARROWS ARE TO BE PAINTED WITH YELLOW REFLECTIVE PAINT



RIGHT TURN ARROW

23M TRAFFIC FLOW ARROW PAVEMENT MARKING
NTS



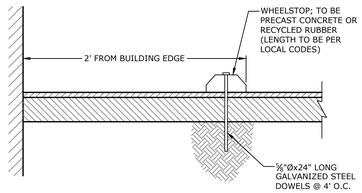
24A ACCESSIBLE PARKING SIGN
NTS

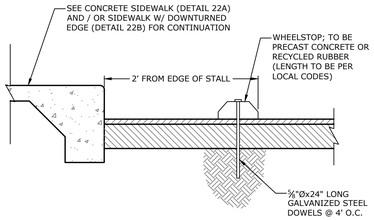
R1-1
SINGLE LANE ROAD: 30"x30"
MULTI-LANE ROAD: 36"x36"

24D 'STOP' SIGN
NTS

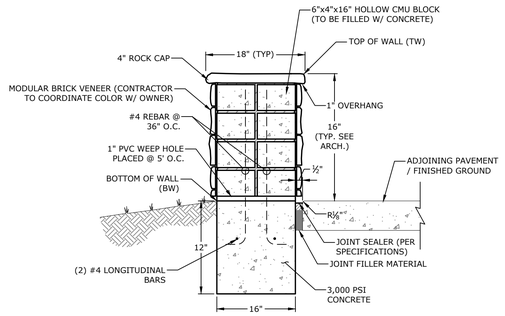
R5-1
SINGLE LANE ROAD: 30"x30"
MULTI-LANE ROAD: 36"x36"

24E 'DO NOT ENTER' SIGN
NTS





25A WHEEL STOP
NTS



25M CMU BRICK SEATING WALL
NTS

McCLELLAND CONSULTING ENGINEERS, INC.
DESIGNED TO SERVE
1580 E STEARNS ST
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
HTTP://WWW.MCE.US.COM

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20310
STEPHEN Z. HIXSON
01/19/2022
ORIGINAL SIGNATURE ON FILE

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SOUTHWEST JUNIOR HIGH
LARGE SCALE DEVELOPMENT
1807 PRINCETON AVE
SPRINGDALE, AR

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

REV	DATE	DESCRIPTION
1	1/19/2022	INITIAL CITY SUBMITTAL COMMENT REVISIONS

REVISIONS

DETAIL SHEET II

DESIGNED BY: JS	DRAWN BY: CWS
DATE: 1/19/2022	REVISION: REV-0
SCALE: 1"=60'	JOB NUMBER: 21-2178

C7.1

CITY PROJECT# L22-02

W:\2021\21-2178 - Springdale, AR - Southwest Junior High\Design Drawings\21-2178 CS.dwg, PRINTED ON: January 19, 2022 @ 11:43 AM

BASE REBAR SCHEDULE	
SECTION	REBAR
'A'	#4s @ 6" O.C.B.W.
'B'	#4s @ 6" O.C.B.W.

LID REBAR SCHEDULE		
DIMENSIONS	REBAR	PATTERN
$W_1 \leq 7'$ $W_2 \leq 7'$	#4s @ 8" O.C.B.W. #4s @ 8" O.C.B.W.	DIAGONAL @ COVER DIAGONAL @ COVER
$W_1 \leq 7'$ $W_2 \geq 7'$	#4s @ 8" O.C.B.W. #4s @ 6" O.C.B.W.	DIAGONAL @ COVER DIAGONAL @ COVER
$W_1 \geq 7'$ $W_2 \geq 7'$	#4s @ 6" O.C.B.W. #4s @ 6" O.C.B.W.	DIAGONAL @ COVER DIAGONAL @ COVER

WALL REBAR SCHEDULE			
SECTION	'W' (W_1 & W_2)	REBAR (HORIZONTAL)	REBAR (VERTICAL)
'A'	4'-0"	#4s @ 9" O.C.	#4s @ 10" O.C.
	4'-0" - 7'-0"	#6s @ 9" O.C.	#4s @ 10" O.C.
	> 7'-0"	#5s @ 4½" O.C.	#4s @ 10" O.C.
'B'	4'-0"	#4s @ 6" O.C.	#4s @ 10" O.C.
	4'-0" - 7'-0"	#6s @ 6" O.C.	#4s @ 10" O.C.

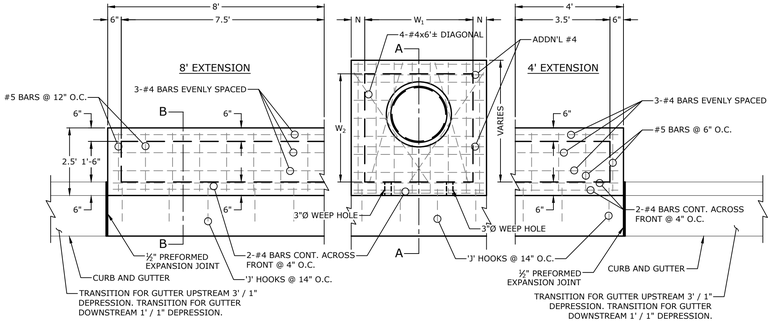
'T', 'N', AND 'D' REBAR SCHEDULE				
SECTION	'W' (W_1 & W_2)	'T'	'N'	'D'
'A'	4'-0" - 7'-0"	6" + PIPE WALL	8"	6"
	> 7'-0"	6" + PIPE WALL	8"	8"
'B'	4'-0"	8" + PIPE WALL	8"	8"
	4'-0" - 7'-0"	8" + PIPE WALL	10"	8"

'Ø' AND 'W' DIMENSION				
PIPE SIZE	CIRCULAR STRUCTURE Ø	RECTANGULAR STRUCTURE PIPE SKEW		
		STRAIGHT	30°	45°
≤ 24"	48"	4'-0"	4'-0"	4'-10"
30"	60"	4'-0"	4'-7"	5'-8"
36"	60"	4'-0"	5'-3"	6'-5"
42"	60"	5'-3"	5'-11"	7'-3"
48"	72"	5'-10"	6'-7"	8'-0"
60"	*-	7'-0"	7'-10"	9'-8"
DOUBLE	-	FOR 'A' SECTION ONLY		
24"	-	7'-0"	7'-10"	9'-5"
30"	-	8'-2"	9'-2"	11'-0"
36"	-	9'-4"	10'-6"	12'-6"
42"	-	10'-6"	11'-10"	14'-2"
48"	-	11'-8"	13'-2"	15'-10"

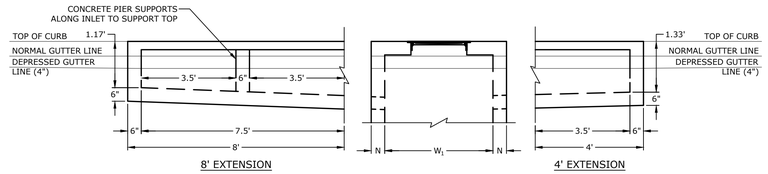
*FOR ALL PIPE LARGER THAN 48", USE RECTANGULAR STRUCTURE

30A DRAINAGE STRUCTURE REBAR & DIMENSION SCHEDULE

NTS

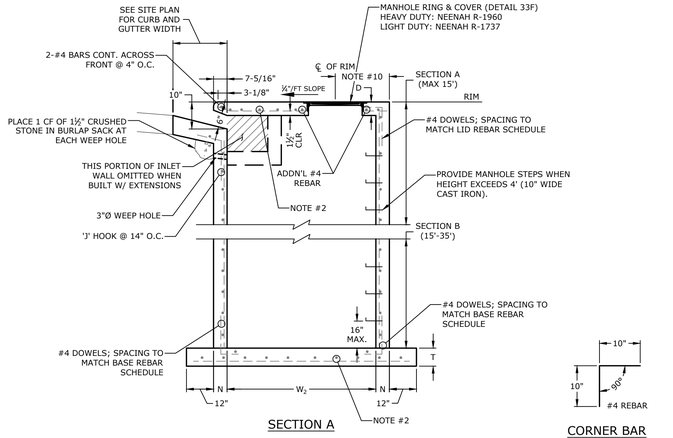


PLAN

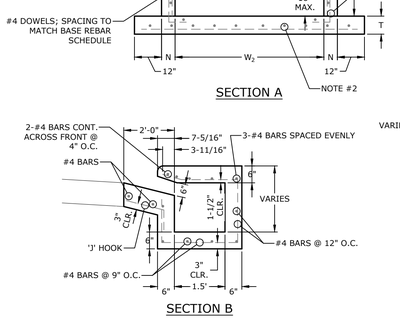


8' EXTENSION 4' EXTENSION

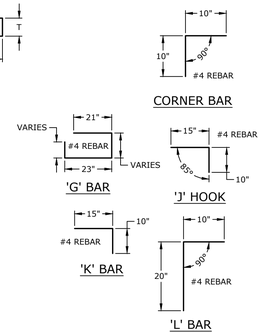
TYPICAL EXTENSION GUTTER ELEVATION



SECTION A



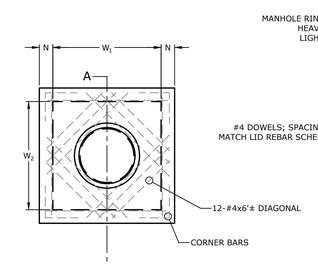
SECTION B



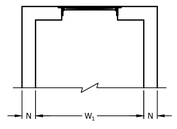
NOTES:
1. ALL EXPOSED CORNERS SHALL HAVE ¾" CHAMFER.
2. ALL REBAR SHALL BE GRADE 60 AND HAVE A MINIMUM 1½" COVER, UNLESS OTHERWISE NOTED - REFER TO DRAINAGE STRUCTURE REBAR AND DIMENSION SCHEDULE (DETAIL 30A).
3. WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, THE GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.
4. PIPES MAY ENTER INLET FROM ANY ELEVATION AND ONLY AT STRUCTURE FACE AS DIRECTED BY THE ENGINEER. PIPES WILL NOT ENTER STRUCTURE AT CORNERS, OR CLOSER THAN 6" TO STRUCTURE CORNER. REBAR SHALL BE CUT TO CLEAR PIPE BY 1½".
5. EXPANSION JOINT SHALL HAVE A THICKNESS OF ½" AND CONFORM TO AASHTO SPECIFICATIONS M213.
6. REFER TO CURB AND GUTTER DETAILS FOR APPROPRIATE CURB CONFIGURATION AND GUTTER DIMENSIONS AT EACH INLET LOCATION.
7. REFER TO GRADING / DRAINAGE PLANS TO DETERMINE EXTENSION SIZE AND NUMBER (IF ANY) ACCOMPANYING INLET.
8. CONCRETE FOR INLET & BASE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS (MIN) W/ 4%-7% AIR ENTRAINMENT.
9. REFER TO STORM PIPE BOX / INLET CONNECTION (DETAIL 33H) FOR PIPE CONNECTION TO INLET (IF APPLICABLE).
10. CENTER OF MANHOLE LID SHALL BE PLACED NO MORE THAN 2' (MAX) OFFSET FROM THE EXTERIOR OF THE STRUCTURE WALL FOR ALL STRUCTURES TALLER AND / OR WIDER THAN 4' TO ALLOW ACCESS FOR STEPS.

30B RECTANGULAR CURB INLET W/ EXTENSIONS

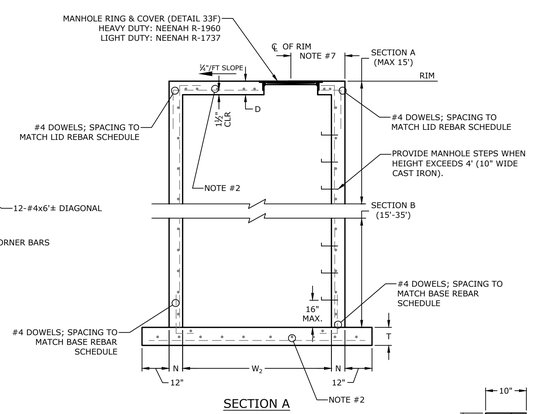
NTS



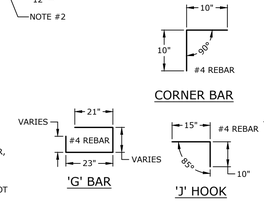
PLAN



ELEVATION



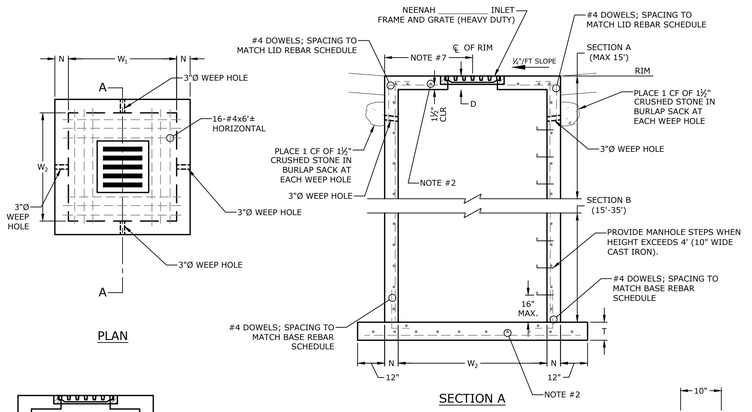
SECTION A



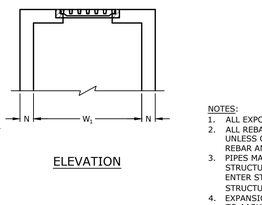
NOTES:
1. ALL EXPOSED CORNERS SHALL HAVE ¾" CHAMFER.
2. ALL REBAR SHALL BE GRADE 60 AND HAVE A MINIMUM 1½" COVER, UNLESS OTHERWISE NOTED - REFER TO DRAINAGE STRUCTURE REBAR AND DIMENSION SCHEDULE (DETAIL 30A).
3. PIPES MAY ENTER INLET FROM ANY ELEVATION AND ONLY AT STRUCTURE FACE AS DIRECTED BY THE ENGINEER. PIPES WILL NOT ENTER STRUCTURE AT CORNERS, OR CLOSER THAN 6" TO STRUCTURE CORNER. REBAR SHALL BE CUT TO CLEAR PIPE BY 1½".
4. EXPANSION JOINT SHALL HAVE A THICKNESS OF ½" AND CONFORM TO AASHTO SPECIFICATIONS M213.
5. CONCRETE FOR INLET & BASE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS (MIN) W/ 4%-7% AIR ENTRAINMENT.
6. REFER TO STORM PIPE BOX / INLET CONNECTION (DETAIL 33H) FOR PIPE CONNECTION TO INLET (IF APPLICABLE).
7. CENTER OF MANHOLE LID SHALL BE PLACED NO MORE THAN 2' (MAX) OFFSET FROM THE EXTERIOR OF THE STRUCTURE WALL FOR ALL STRUCTURES TALLER AND / OR WIDER THAN 4' TO ALLOW ACCESS FOR STEPS.

30G RECTANGULAR JUNCTION BOX

NTS



PLAN SECTION A



ELEVATION

NOTES:
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2. ALL REBAR SHALL BE GRADE 60 AND HAVE A MINIMUM 1½" COVER, UNLESS OTHERWISE NOTED - REFER TO DRAINAGE STRUCTURE REBAR AND DIMENSION SCHEDULE (DETAIL 30A).
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6. REFER TO STORM PIPE BOX / INLET CONNECTION (DETAIL 33H) FOR PIPE CONNECTION TO INLET (IF APPLICABLE).
7. CENTER OF GRATE INLET LID SHALL BE PLACED NO MORE THAN 2' (MAX) OFFSET FROM THE EXTERIOR OF THE STRUCTURE WALL FOR ALL STRUCTURES TALLER AND / OR WIDER THAN 4' TO ALLOW ACCESS FOR STEPS.

30H RECTANGULAR GRATE INLET

NTS

McCLELLAND CONSULTING ENGINEERS, INC.
DESIGNED TO SERVE
1580 E STEARNS ST
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
HTTP://WWW.MCE.US.COM

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20310
STEPHEN Z. HIXSON
01/19/2022

ORIGINAL SIGNATURE ON FILE

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SOUTHWEST JUNIOR HIGH
LARGE SCALE DEVELOPMENT
1807 PRINCETON AVE
SPRINGDALE, AR

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

REVISIONS		
REV	DATE	DESCRIPTION
1	1/19/2022	INITIAL CITY SUBMITTAL COMMENT REVISIONS

DETAIL SHEET III

DESIGNED BY: JS	DRAWN BY: CWS
DATE: 1/19/2022	REVISION: REV-0
SCALE: 1"=60'	JOB NUMBER: 21-2178

C7.2

CITY PROJECT# L22-02

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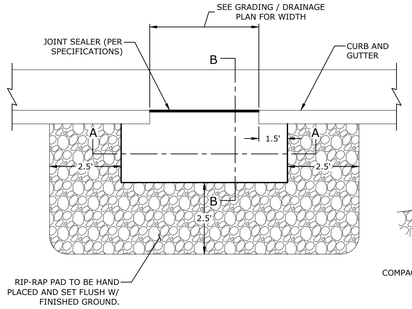
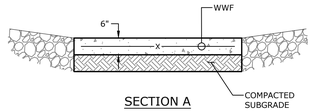
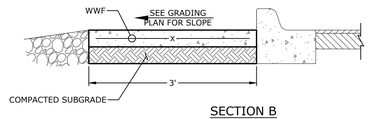


PLAN



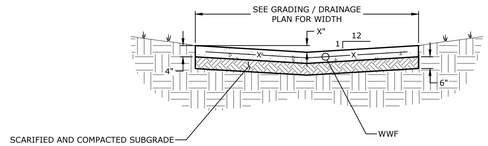
SECTION A



SECTION B

32D CURB CUT
NTS

NOTES:
1. CONCRETE PAD SHALL HAVE A BROOMED FINISHED UNLESS OTHERWISE SPECIFIED.
2. CONCRETE FOR PAD SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS (MIN) W/ 4%-7% AIR ENTRAINMENT.
3. CONCRETE PAD SHALL BE REINFORCED W/ WELDED WIRE FABRIC (WWF) (6x6), 2" FROM BOTTOM.
5. SUBGRADE SHALL BE COMPACTED TO 95% STANDARD PROCTOR.

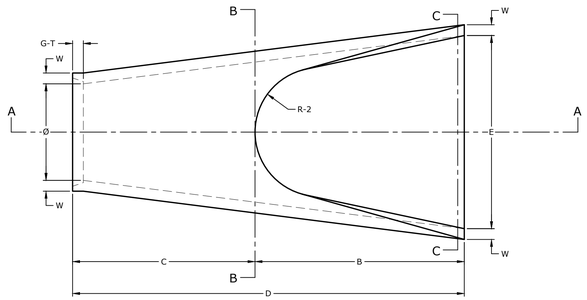


NOTES:
1. CONTRACTOR TO SMOOTH FINISH CONCRETE SWALE.
2. CONCRETE FOR SWALE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS (MIN) W/ 4%-7% AIR ENTRAINMENT.
3. CONCRETE SWALE SHALL BE REINFORCED W/ WELDED WIRE FABRIC (WWF) (6x6), 2" FROM BOTTOM.
4. CONTROL JOINTS SHALL BE LOCATED EVERY 15' O.C. AND SEALED (SEE SPECIFICATIONS FOR APPROVED SEALERS).
5. SUBGRADE SHALL BE COMPACTED TO 95% STANDARD PROCTOR.

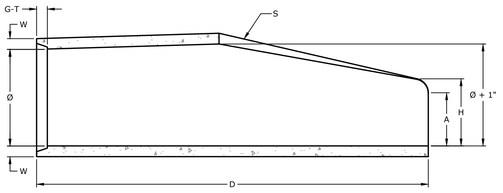
32A CONCRETE SWALE
NTS

FLARED END SECTION TABLE												
Ø	'W'	'A'	'B'	'C'	'D'	'E'	'S'	'P'	'R-1'	'R-2'	'G-T'	'H'
18"	2½"	9"	2'-3"	3'-10"	6'-1"	3'-0"	3:1	29"	15½"	12"	2"	1'-0½"
21"	2¾"	9"	2'-11"	3'-2"	6'-1"	3'-6"	3:1	31⅜"	16⅛"	13"	2"	1'-0½"
24"	3"	9½"	3'-7⅝"	2'-6"	6'-1½"	4'-0"	3:1	33⅛"	16 1/16"	14"	2½"	1'-1½"
30"	3½"	12"	4'-6"	1'-7⅜"	6'-1⅜"	5'-0"	3:1	37"	18½"	15"	3¼"	1'-4⅜"
36"	4"	15"	5'-3"	2'-10¾"	8'-1⅜"	6'-0"	3:1	47 7/16"	24⅛"	20"	3½"	1'-8"
42"	4½"	21"	5'-3"	2'-11"	8'-2"	6'-6"	3:1	53⅛"	27½"	22"	3½"	2'-2½"

NOTE: USE OF PRE-CAST FLARED END SECTIONS ARE TO BE BY CITY / ENGINEER'S APPROVAL ONLY

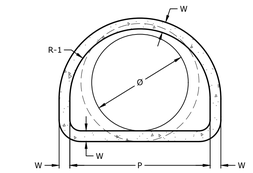


PLAN

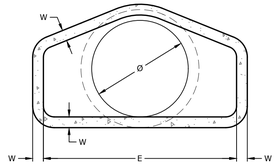


SECTION A

32H FLARED END SECTION
NTS



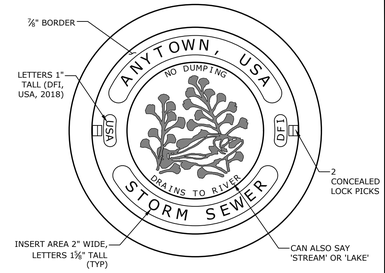
SECTION B



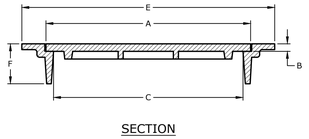
SECTION C

NOTES:
1. TONGUE END ON UPSTREAM SECTION OF PIPE.
2. GROOVE END ON DOWNSTREAM SECTION OF PIPE.

33F STORM INLET RING FRAME & COVER
NTS



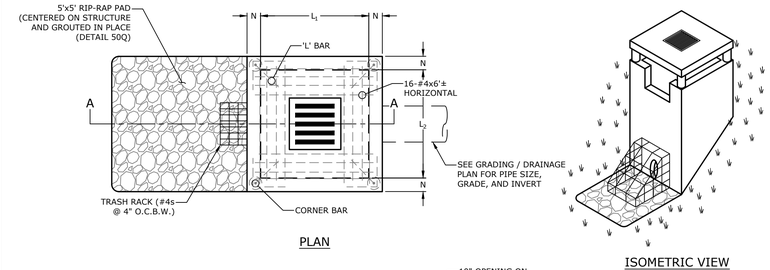
PLAN



SECTION

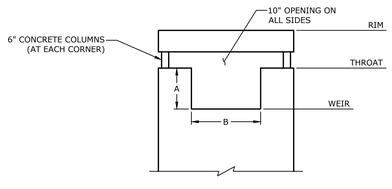
FRAME & COVER TABLE		
DIMENSION	NEENAH R-1737 (LIGHT DUTY)	NEENAH R-1960 (HEAVY DUTY)
'A'	22⅝"	23¾"
'B'	1⅛"	1¾"
'C'	21"	21⅛"
'E'	24⅞"	29"
'F'	4"	6"

NOTES:
1. FOR AREAS WHERE PIPE IS LOCATED UNDER NON-PAVED AREAS, BACKFILL SHALL BE COMPACTED SUITABLE NATIVE MATERIAL (DO NOT INCORPORATE FROZEN MATERIAL OR SOFT, MUCK, OR HIGHLY COMPRESSIBLE MATERIALS INTO FILL). FOR AREAS WHERE PIPE IS LOCATED UNDER PAVED AREAS, BACKFILL SHALL BE SELECT FILL COMPACTED PER THE GEOTECHNICAL REPORT PROJECT NO. BV210104 PREPARED BY BUILDING AND EARTH SCIENCES, INC. DATED SEPTEMBER 1, 2021.



PLAN

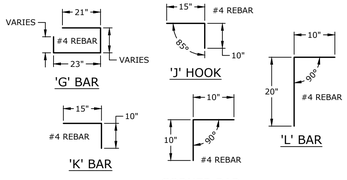
ISOMETRIC VIEW

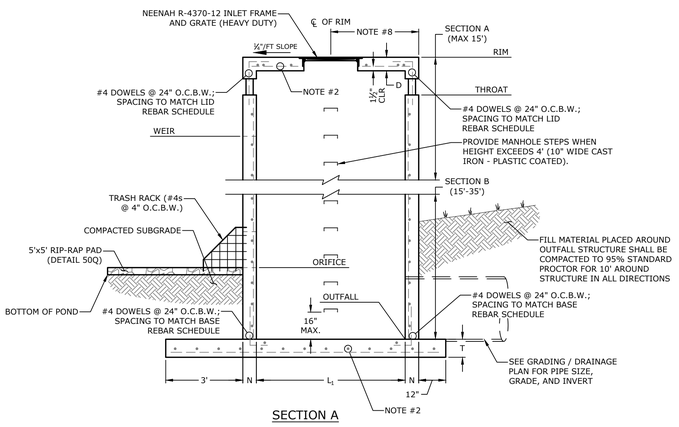


FRONT VIEW

OUTFALL CONTROL STRUCTURE TABLE										
	'A'	'B'	TRASH RACK	RIM ELEVATION	THROAT ELEVATION	WEIR ELEVATION	ORIFICE ELEVATION	ORIFICE Ø	$'L_1'$	$'L_2'$
OCS 1	THROAT - WEIR ELEVATION	0.75	ORIFICE Ø + 3"	10" + 'D' + THROAT	1348.50	1345.00	1341.01	8"	4'	4'

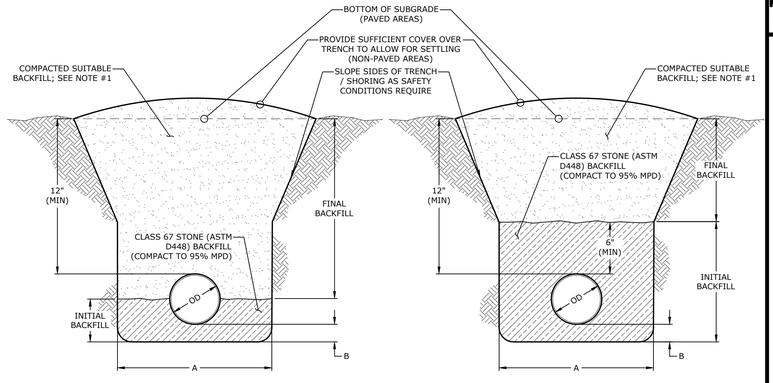
34A OUTFALL CONTROL STRUCTURE
NTS





SECTION A

NOTES:
1. ALL EXPOSED CORNERS TO HAVE ¾" CHAMFER.
2. ALL REBAR SHALL BE GRADE 60 AND HAVE A MINIMUM 1½" COVER, UNLESS OTHERWISE NOTED - REFER TO DRAINAGE STRUCTURE REBAR AND DIMENSION SCHEDULE (DETAIL 30A).
3. PIPES MAY ENTER INLET FROM ANY DIRECTION OR ELEVATION AS DIRECTED BY THE ENGINEER.
4. CONCRETE FOR INLET SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS (MIN) W/ 4%-7% AIR ENTRAINMENT.
5. REFER TO OUTFALL PROTECTION TEMPORARY SEDIMENT FILTER (DETAIL 50E) FOR SEDIMENT CONTROL.
6. TRASH RACK TO BE GROUTED INTO BOTH THE FACE OF STRUCTURE AND INTO RIP-RAP PAD.
7. REFER TO STORM PIPE BOX / INLET CONNECTION (DETAIL 33H) FOR PIPE CONNECTION TO INLET (IF APPLICABLE).
8. CENTER OF MANHOLE LID SHALL BE PLACED NO MORE THAN 2' (MAX) OFFSET FROM THE EXTERIOR OF THE STRUCTURE WALL FOR ALL STRUCTURES TALLER AND / OR WIDER THAN 4' TO ALLOW ACCESS FOR STEPS.



RIGID PIPE NON-RIGID PIPE

TRENCHING, BACKFILL, & BEDDING TABLE	
'A'	OD + 24" (MIN) OD + 36" (MAX)
'B'	.10 x OD (6" MIN)

33G STORM SEWER TRENCHING, BACKFILL, & BEDDING
NTS

McCLELLAND CONSULTING ENGINEERS, INC.
DESIGNED TO SERVE
1580 E STEARNS ST
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
HTTP://WWW.MCE.US.COM

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20310
STEPHEN Z. HIXSON
01/19/2022
ORIGINAL SIGNATURE ON FILE

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SOUTHWEST JUNIOR HIGH
LARGE SCALE DEVELOPMENT
1807 PRINCETON AVE
SPRINGDALE, AR

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

REV	DATE	DESCRIPTION
1	1/19/2022	INITIAL CITY SUBMITTAL COMMENT REVISIONS

REVISIONS

DETAIL SHEET IV

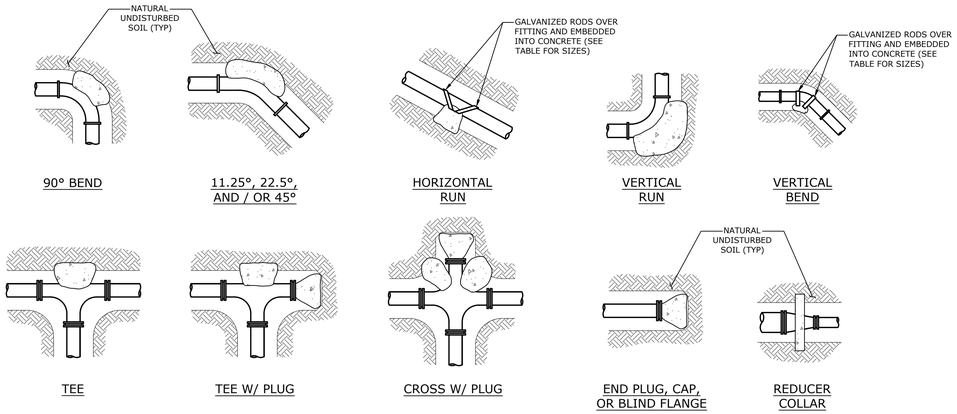
DESIGNED BY:	DRAWN BY:
JS	CWS
DATE:	REVISION:
1/19/2022	REV-0
SCALE:	JOB NUMBER:
1"=60'	21-2178

C7.3

CITY PROJECT# L22-02

W:\2021\21-2178 - Springdale, AR - Southwest Junior High\Design Drawings\21-2178 CS.dwg, PRINTED ON: January 19, 2022 @ 11:43 AM

NOTES:
1. CONCRETE FOR THRUST BLOCKS SHALL DEVELOP NOT LESS THAN 2,500 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 2000 LB/SF. SOIL BEARING, AND UPON A PIPELINE 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.

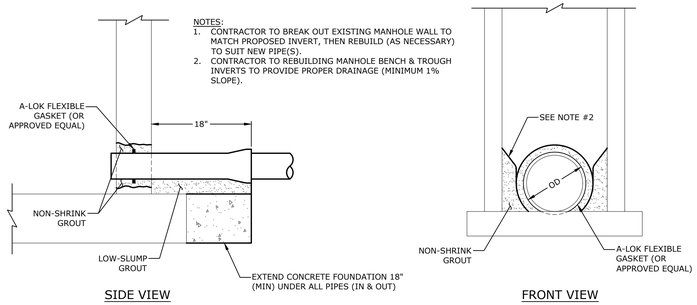


THRUST BLOCKING SCHEDULE

BEARING AREA OF THRUST BLOCKING (SQ. FT.) (HORIZONTAL BENDS)								VOLUME OF THRUST BLOCKING (CU. FT.) (VERTICAL BENDS)						
FITTING SIZE	TEE, WYE, PLUG, OR CAP	90° BEND, PLUGGED CROSS	TEE PLUGGED ON RUN (A1)	TEE PLUGGED ON RUN (A2)	BEND ANGLES			FITTING SIZE	BEND ANGLES			ROD SIZE	EMBEDMENT	CUBIC YARDS
					45°	22.5°	11.25°		45°	22.5°	11.25°			
2", 3", & 4"	1.30	1.80	1.30	1.80	1.00	1.0	-	2", 3", & 4"	1.50	0.5	0.3	#6	30"	-
6"	2.80	4.00	2.80	4.00	2.20	1.1	1.0	6"	3.60	1.3	0.5	#6	30"	-
8"	5.00	7.10	5.00	7.10	3.80	2.0	1.0	8"	5.30	2.0	0.8	#6	30"	0.6
10"	7.90	11.10	7.90	11.10	6.00	3.0	1.6	10"	8.00	3.1	1.2	#6	30"	-
12"	11.30	16.00	11.30	16.00	8.70	4.4	2.3	12"	11.30	4.3	1.7	#6	30"	1.3

40A THRUST BLOCKING
NTS

NOTES:
1. CONTRACTOR TO BREAK OUT EXISTING MANHOLE WALL TO MATCH PROPOSED INVERT, THEN REBUILD (AS NECESSARY) TO SUIT NEW PIPE(S).
2. CONTRACTOR TO REBUILDING MANHOLE BENCH & TROUGH INVERTS TO PROVIDE PROPER DRAINAGE (MINIMUM 1% SLOPE).



SIDE VIEW FRONT VIEW

41F SANITARY SEWER CONNECTION AT EXISTING MANHOLE
NTS

McCLELLAND CONSULTING ENGINEERS, INC.
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1580 E STEARNS ST
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
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STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
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STEPHEN Z. HIXSON
01/19/2022

ORIGINAL SIGNATURE ON FILE

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SOUTHWEST JUNIOR HIGH
LARGE SCALE DEVELOPMENT
1807 PRINCETON AVE
SPRINGDALE, AR

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

REV	DATE	DESCRIPTION
1	1/19/2022	INITIAL CITY SUBMITTAL COMMENT REVISIONS

REVISIONS

DETAIL SHEET
V

DESIGNED BY:	DRAWN BY:
JS	CWS
DATE:	REVISION:
1/19/2022	REV-0
SCALE:	JOB NUMBER:
1"=60'	21-2178

C7.4

CITY PROJECT# L22-02

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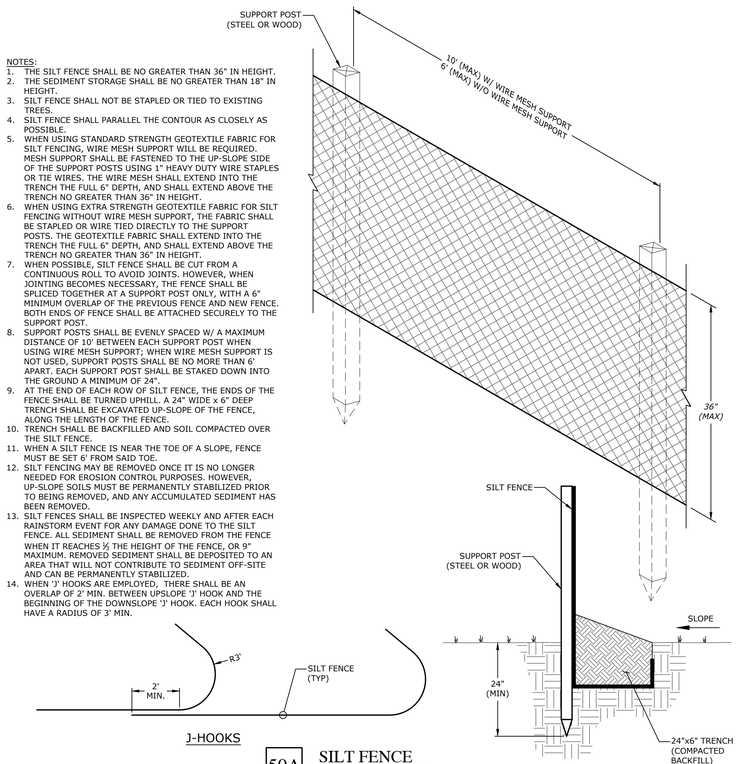


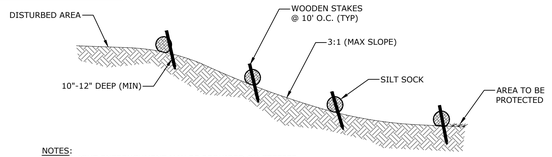
NOTES:
1. THE SILT FENCE SHALL BE NO GREATER THAN 36" IN HEIGHT.
2. THE SEDIMENT STORAGE SHALL BE NO GREATER THAN 18" IN HEIGHT.
3. SILT FENCE SHALL NOT BE STAPLED OR TIED TO EXISTING TREES.
4. SILT FENCE SHALL PARALLEL THE CONTOUR AS CLOSELY AS POSSIBLE.
5. WHEN USING STANDARD STRENGTH GEOTEXTILE FABRIC FOR SILT FENCING, WIRE MESH SUPPORT WILL BE REQUIRED. MESH SUPPORT SHALL BE FASTENED TO THE UP-SLOPE SIDE OF THE SUPPORT POSTS USING 1" HEAVY DUTY WIRE STAPLES OR TIE WIRES. THE WIRE MESH SHALL EXTEND INTO THE TRENCH THE FULL 6" DEPTH, AND SHALL EXTEND ABOVE THE TRENCH NO GREATER THAN 36" IN HEIGHT.
6. WHEN USING EXTRA STRENGTH GEOTEXTILE FABRIC FOR SILT FENCING WITHOUT WIRE MESH SUPPORT, THE FABRIC SHALL BE STAPLED OR WIRE TIED DIRECTLY TO THE SUPPORT POSTS. THE GEOTEXTILE FABRIC SHALL EXTEND INTO THE TRENCH THE FULL 6" DEPTH, AND SHALL EXTEND ABOVE THE TRENCH NO GREATER THAN 36" IN HEIGHT.
7. WHEN POSSIBLE, SILT FENCE SHALL BE CUT FROM A CONTINUOUS ROLL TO AVOID JOINTS. HOWEVER, WHEN JOINTING BECOMES NECESSARY, THE FENCE SHALL BE SPLICED TOGETHER AT A SUPPORT POST ONLY, WITH A 6" MINIMUM OVERLAP OF THE PREVIOUS FENCE AND NEW FENCE. BOTH ENDS OF FENCE SHALL BE ATTACHED SECURELY TO THE SUPPORT POST.
8. SUPPORT POSTS SHALL BE EVENLY SPACED W/ A MAXIMUM DISTANCE OF 10' BETWEEN EACH SUPPORT POST WHEN USING WIRE MESH SUPPORT; WHEN WIRE MESH SUPPORT IS NOT USED, SUPPORT POSTS SHALL BE NO MORE THAN 6' APART. EACH SUPPORT POST SHALL BE STAKED DOWN INTO THE GROUND A MINIMUM OF 24".
9. AT THE END OF EACH ROW OF SILT FENCE, THE ENDS OF THE FENCE SHALL BE TURNED UPHILL. A 24" WIDE x 6" DEEP TRENCH SHALL BE EXCAVATED UP-SLOPE OF THE FENCE, ALONG THE LENGTH OF THE FENCE.
10. TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE SILT FENCE.
11. WHEN A SILT FENCE IS NEAR THE TOE OF A SLOPE, FENCE MUST BE SET 6' FROM SAID TOE.
12. SILT FENCING MAY BE REMOVED ONCE IT IS NO LONGER NEEDED FOR EROSION CONTROL PURPOSES. HOWEVER, UP-SLOPE SOILS MUST BE PERMANENTLY STABILIZED PRIOR TO BEING REMOVED, AND ANY ACCUMULATED SEDIMENT HAS BEEN REMOVED.
13. SILT FENCES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINSTORM EVENT FOR ANY DAMAGE DONE TO THE SILT FENCE. ALL SEDIMENT SHALL BE REMOVED FROM THE FENCE WHEN IT REACHES ½ THE HEIGHT OF THE FENCE, OR 9" MAXIMUM. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
14. WHEN 'J' HOOKS ARE EMPLOYED, THERE SHALL BE AN OVERLAP OF 2' MIN. BETWEEN UPSLOPE 'J' HOOK AND THE BEGINNING OF THE DOWNSLOPE 'J' HOOK. EACH HOOK SHALL HAVE A RADIUS OF 3' MIN.

J-HOOKS

ELEVATION

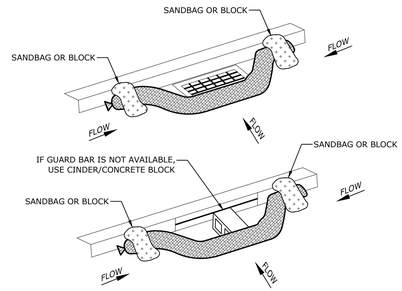
50A SILT FENCE
NTS

SLOPE INTERRUPTION

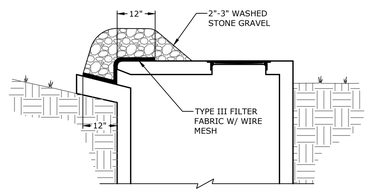


NOTES:
1. A SLIGHT ENTRENCHMENT MAY BE REQUIRED ON STEEPER SLOPES TO ENSURE INTIMATE GROUND CONTACT.
2. REMOVE SEDIMENT FROM THE UPSLOPE SIDE OF THE SILT SOCK WHEN ACCUMULATION HAS REACHED ½ OF EFFECTIVE HEIGHT OF THE SILT SOCK.
3. LOOSE FILTER MEDIA MAY BE BACKFILLED ON THE UPSLOPE SIDE OF THE FILTER SOCK TO ENHANCE PERFORMANCE.
4. HARDWOOD STAKES (2"x2"x24" NOMINAL) ARE SUGGESTED.

INLET PROTECTION

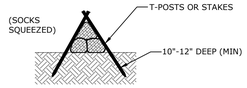


NOTES:
1. FOR AREA INLETS, APPLY DETAIL TO ALL FOUR SIDES OF INLET.



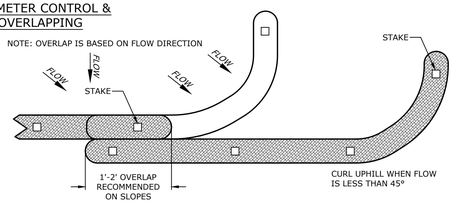
50C TEMPORARY CURB & AREA INLET SEDIMENT FILTER
NTS

PYRAMID INSTALLATION STAKING

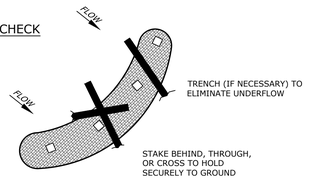


A PYRAMID OF SMALLER DIAMETER SILT SOCKS WILL INCREASE THE EFFECTIVE HEIGHT OF THE DEVICE WHEN LARGER DIAMETER SOCKS ARE NOT READILY AVAILABLE OR EASY TO INSTALL

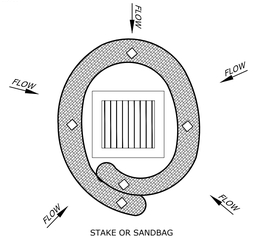
PERIMETER CONTROL & OVERLAPPING



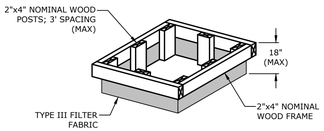
DITCH CHECK



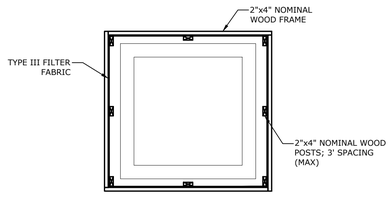
INSTALL SILT SOCK PERPENDICULAR TO FLOW WITH ENDS CURLED SLIGHTLY UPSTREAM TO PREVENT HIGH WATER FROM GOING AROUND THE ENDS. SLOW AND SPREAD WATER TO REDUCE CHANNELING AND EROSION



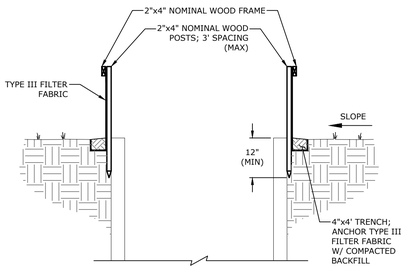
50B SILT SOCK
NTS



ISOMETRIC VIEW

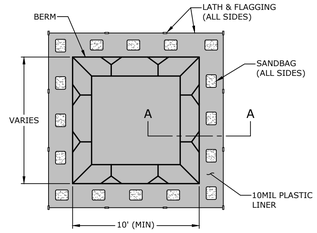


PLAN



SECTION A

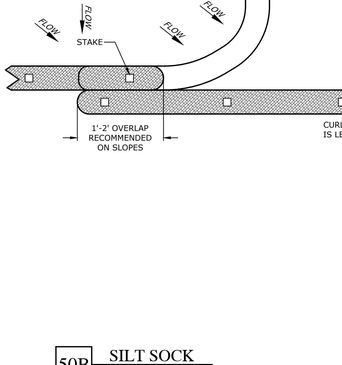
50D TEMPORARY GRATE INLET, JUNCTION BOX, & OPEN LID SEDIMENT FILTER
NTS



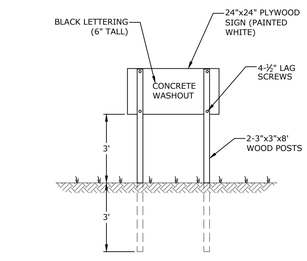
PLAN

NOTES:
1. NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.
2. EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
3. ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.
4. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
5. TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
6. WASHOUT FACILITIES WILL BE CLEANED OUT ONCE THE WASHOUT IS 75% FULL.
7. PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
8. WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF.

50N TEMPORARY CONCRETE WASHOUT
NTS



SECTION A

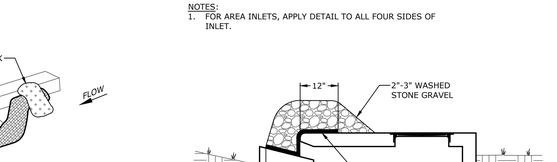


SIGN DETAIL

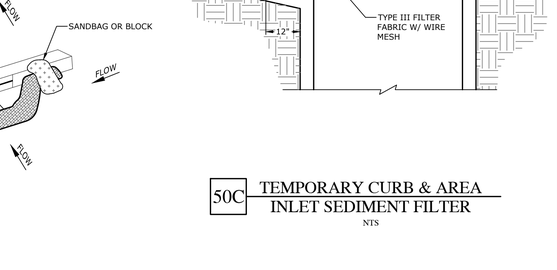
NOTES:
1. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO EXITING ONTO PUBLIC RIGHT-OF-WAYS.
2. CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED TO WHERE TRACKING OF SEDIMENT IS PREVENTED FROM ENTERING INTO PUBLIC RIGHT-OF-WAYS. THIS SHALL INCLUDE, BUT IS NOT LIMITED TO: ADDITIONAL TOP DRESSING OR REPAIR AND / OR CLEANING OUT OF ANY SEDIMENT TRAPPING MEASURES.
3. IF WASHING IS REQUIRED, THIS MEASURE SHALL BE DONE IN A CRUSHED STONE STABILIZED AREA WHICH DRAINS INTO A SEDIMENT TRAP / BASIN.

MAINTENANCE & INSPECTIONS:
1. CONTRACTOR IS TO MAINTAIN THE GRAVEL ENTRANCE(S) IN SUCH CONDITION AS TO PREVENT MUD OR SEDIMENT FROM ENTERING PUBLIC RIGHT-OF-WAYS.
2. CONTRACTOR TO REPLACE GRAVEL WHEN VOIDS BETWEEN GRAVEL IS NO LONGER VISIBLE.
3. AFTER EACH SIGNIFICANT STORM EVENT (>1" / 24HRS), CONTRACTOR TO INSPECT ALL STRUCTURES USED TO TRAP SEDIMENT AND REMOVE SEDIMENT AS NECESSARY. ANY OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TRACKED INTO PUBLIC RIGHT-OF-WAYS SHALL BE REMOVED IMMEDIATELY.
4. ALL SEDIMENT LOCATED ON PAVED ROADWAYS MUST BE REMOVED WITHIN 24 HOURS.

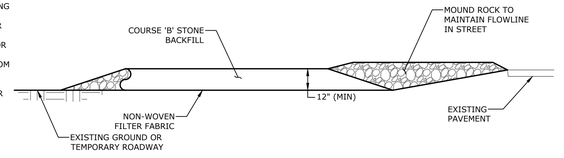
TEMPORARY CONSTRUCTION ENTRANCE SPECIFICATIONS:
1. PAD THICKNESS SHALL NOT BE LESS THAN 12". NON-WOVEN FILTER FABRIC SHALL BE USED TO IMPROVE STABILITY OF THE PAD IN AREAS OF SEEPAGE OR FOUND TO BE IN A HIGH WATER TABLE AREA.
2. AGGREGATE SIZE WITHIN THE PAD SHALL BE 3"-6" STONE, SMOOTHED.
3. LENGTH OF THE ENTRANCE(S) SHALL BE AS NECESSARY, BUT NO LESS THAN 50' LONG.
4. WIDTH OF THE ENTRANCE(S) SHALL BE THE FULL WIDTH OF INGRESS / EGRESS, BUT NO LESS THAN 12' WIDE.
5. CONSTRUCTION ENTRANCE(S) SHALL BE LOCATED TO MINIMIZE SEDIMENT LEAVING THE SITE AND PROVIDE UTILITY BY ALL CONSTRUCTION VEHICLES. CONTRACTOR IS TO AVOID PLACING CONSTRUCTION ENTRANCE(S) AT STEEP GRADES AND / OR CURVES IN THE EXISTING ROAD.
6. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, STRAW BALES, OR OTHER APPROVED METHODS.
7. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY. PROVIDE DRAINAGE TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET.



SECTION A



PLAN



SECTION A

50P TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
NTS

McCLELLAND CONSULTING ENGINEERS, INC.
DESIGNED TO SERVE
1580 E STEARNS ST
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
HTTP://WWW.MCE.US.COM

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20310
STEPHEN Z. HIXSON
01/19/2022

ORIGINAL SIGNATURE ON FILE

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SOUTHWEST JUNIOR HIGH
LARGE SCALE DEVELOPMENT
1807 PRINCETON AVE
SPRINGDALE, AR

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REV	DATE	DESCRIPTION
1	1/19/2022	INITIAL CITY SUBMITTAL COMMENT REVISIONS

DETAIL SHEET VI

DESIGNED BY: JS	DRAWN BY: CWS
DATE: 1/19/2022	REVISION: REV-0
SCALE: 1"=60'	JOB NUMBER: 21-2178

C7.5

CITY PROJECT# L22-02

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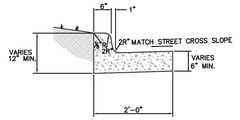
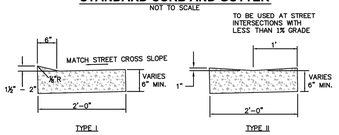


STANDARD CURB AND GUTTER
NOT TO SCALE



MODIFIED CURB AND GUTTER
NOT TO SCALE

NOTES:

1. CONCRETE FOR CURB AND GUTTER TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4–7 % AIR ENTRAINMENT.
2. ALL CURB AND GUTTER SHALL HAVE A BROOMED FINISH UNLESS OTHERWISE SPECIFIED.
3. MODIFIED CURB (TYPE I) SHALL BE PLACE ACROSS ALL DRIVEWAY ENTRANCES.
4. MODIFIED CURB (TYPE II) SHALL BE PLACED ACROSS ALL SIDE STREETS WHERE THE LONGITUDINAL GRADE IS LESS THAN 1%
5. SAW CUT JOINTS AT 15' O.C. SEAL WITH ONE PART COLD APPLIED SILICONE JOINT SEALER OR OTHER APPROVED SEALANT. ALL JOINTS TO BE SEALED PRIOR TO FINAL ASPHALT PLACEMENT.
6. PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL (ASPHALT IMPREGNATED FIBERBOARD OR OTHER APPROVED MATERIAL) AT STATIONARY STRUCTURES, (DROP INLETS, END OF CURBS, DRIVEWAYS – SEE DETAIL) OR AS DIRECTED BY ENGINEER.

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-12	

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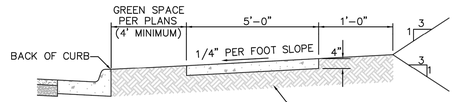
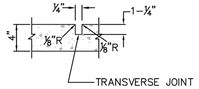


NOTES:

1. ½" ASPHALT IMPREGNATED W/ FIBERBOARD EXPANSION MATERIAL CONFORMING TO AASHTO M213 IS TO BE PLACED AT ALL DRIVEWAYS, AT MAXIMUM 200' INTERVALS, OR AS DIRECTED BY ENGINEER.
2. TRANSVERSE JOINTS TO BE PLACED AT 5' INTERVALS PERPENDICULAR TO SIDEWALK.
3. SAWED JOINTS SHALL BE USED INSTEAD OF TOOLED JOINTS. ALL SAWED JOINTS SHALL BE SEALED USING AN APPROVED SEALANT.
4. OTHER JOINTS MAY BE REQUIRED IF DIRECTED BY THE ENGINEER.
5. CONCRETE FOR SIDEWALK TO BE CLASS A, 3000 PSI, 5.5 BAG MIX W/ 4–7% AIR ENTRAINMENT.



SIDEWALK DETAIL
NOT TO SCALE

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-1	

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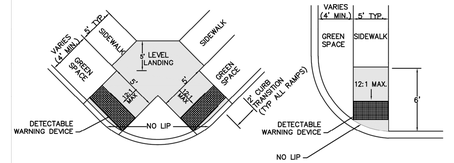
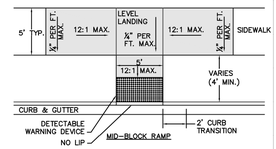


NOTES:

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



HANDICAP RAMP DETAILS
NOT TO SCALE

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-2	

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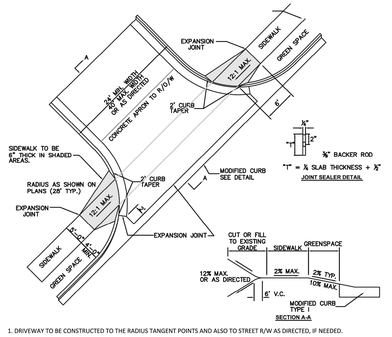
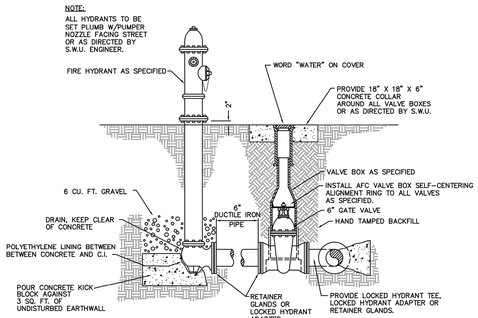


1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2. 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3. CONCRETE CURB TO BE SAWCUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
4. HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
5. CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
6. DRIVEWAY SECTION TO BE 6" PORTLAND CEMENT CONCRETE (3,500 P.S.I.) WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.
7. CONCRETE APRONS SHALL HAVE 10' SAWCUTS IN EACH DIRECTION (BOTH HORIZONTAL AND VERTICAL).
8. INDUSTRIAL DRIVES SHOULD INCREASE RADIUS AT DRIVEWAY ENTRANCES TO 50-FT.

COMMERCIAL DRIVEWAY DETAIL
NOT TO SCALE

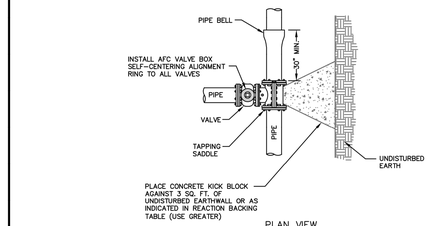
The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-3	

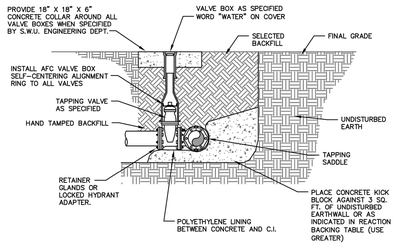


FIRE HYDRANT & GATE VALVE
N.T.S.

SPRINGDALE WATER UTILITIES 526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION		
	DRAWN BY: KMI	DRAWING NO: S-1	DATE: MARCH 2008



PLAN VIEW



PROFILE VIEW

TAPPING SADDLE & VALVE
N.T.S.
S-5

SPRINGDALE WATER UTILITIES 526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION		
	DRAWN BY: CAG	DRAWING NO: S-5	DATE: AUGUST 2014

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SOUTHWEST JUNIOR HIGH
LARGE SCALE DEVELOPMENT
1807 PRINCETON AVE
SPRINGDALE, AR

Know what's below. Call before you dig. 811

REV	DATE	DESCRIPTION
1	1/19/2022	INITIAL CITY SUBMITTAL COMMENT REVISIONS

REVISIONS

CITY DETAILS I

DESIGNED BY: JS	DRAWN BY: CWS
DATE: 1/19/2022	REVISION: REV-0
SCALE: 1"=60'	JOB NUMBER: 21-2178

C7.6

CITY PROJECT# L22-02

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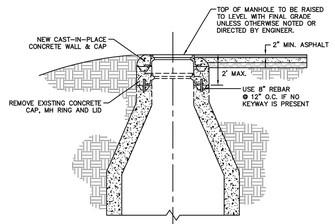
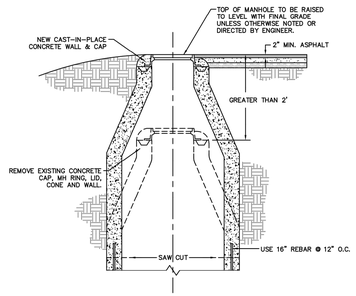


MANHOLE HEIGHT INCREASE

(2 FEET OR LESS)

N.T.S.



MANHOLE HEIGHT INCREASE

(GREATER THAN 2')

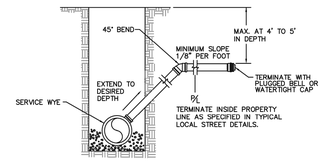
N.T.S.

SPRINGDALE WATER UTILITIES

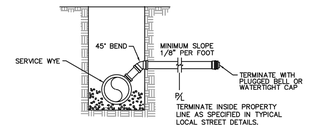
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
TLS	S-14	MARCH 2008



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

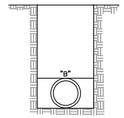
DRAWN BY:	DRAWING NO:	DATE:
TLS	S-16	MARCH 2008

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

TRENCH WIDTH SCHEDULE

NOTES:

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



TYPICAL PIPE TRENCH

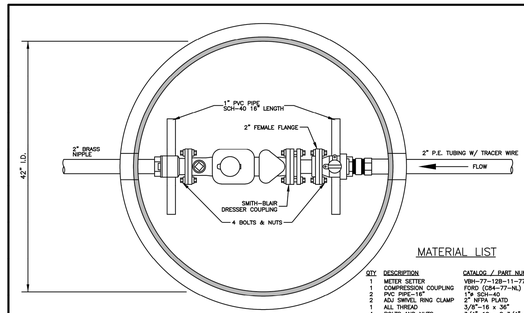
N.T.S.

SPRINGDALE WATER UTILITIES

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

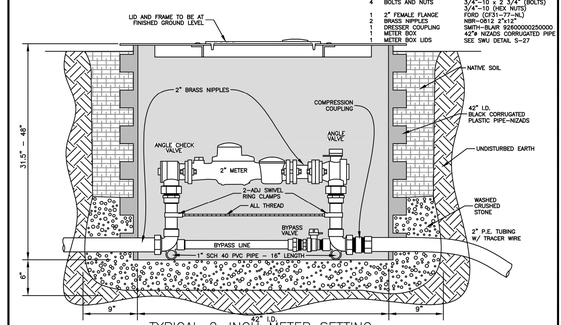
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



MATERIAL LIST

QTY	DESCRIPTION	CATALOG / PART NUMBER
1	METER SETTER	VBH-77-12B-11-77-NL
1	COMPRESSION COUPLING	FORD CC84-77-NL)
2	PVC PIPE-16"	1"ø SCH-40
2	ADJ SWIVEL RING CLAMP	2" NPTA PLATD
1	ALL THREAD	3/8"-16 x 36"
4	BOLTS AND NUTS	3/4"-10 x 2 3/4" (BOLTS) 3/4"-10 (NUTS)
1	2" FEMALE FLANGE	FORD CCF31-77-NL)
2	BRASS NIPPLES	NBR-0812 2"x12"
1	DRESSER COUPLING	SMITH-BLAIR 926000002500000
1	METER BOX	42"ø MZAIDS CORRUGATED PIPE
1	METER BOX LIDS	SEE SWU DETAIL S-27



TYPICAL 2-INCH METER SETTING

*METER PER SWU REQUIREMENT.

N.T.S. S-26

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

SPRINGDALE WATER UTILITIES

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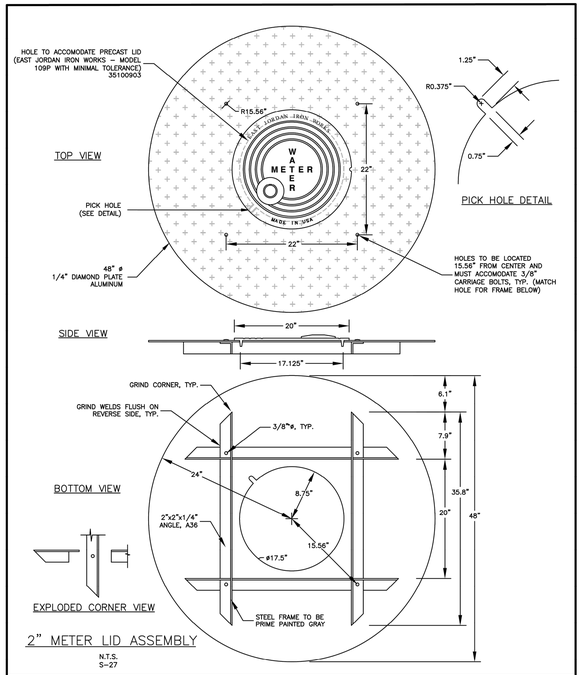
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



2" METER LID ASSEMBLY

N.T.S. S-27

SPRINGDALE WATER UTILITIES

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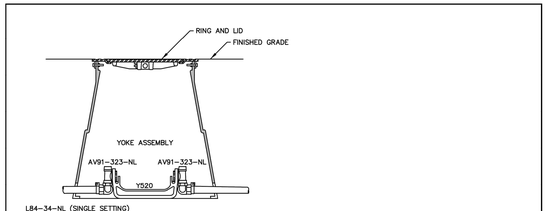
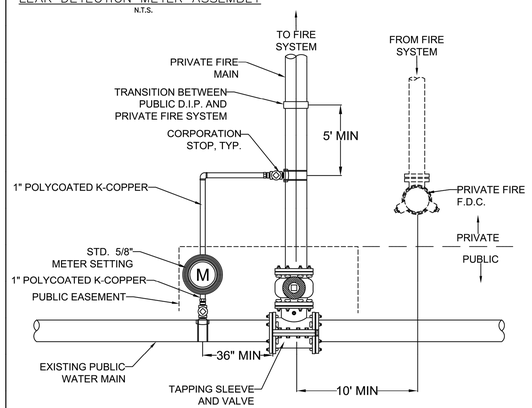
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



LEAK DETECTION METER ASSEMBLY

N.T.S.



FIRE SYSTEM CONNECTION

N.T.S.

SPRINGDALE WATER UTILITIES

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

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

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DESIGNED TO SERVE
1580 E STEARNS ST
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
HTTP://WWW.MCE.US.COM

ORIGINAL SIGNATURE ON FILE

SOUTHWEST JUNIOR HIGH
LARGE SCALE DEVELOPMENT
1807 PRINCETON AVE
SPRINGDALE, AR

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REV	DATE	DESCRIPTION
1	1/19/2022	INITIAL CITY SUBMITTAL COMMENT REVISIONS

REVISIONS

CITY DETAILS II

DESIGNED BY:	DRAWN BY:
JS	CWS
DATE: 1/19/2022	REVISION: REV-0
SCALE: 1"=60'	JOB NUMBER: 21-2178

CITY PROJECT# L22-02

C7.7

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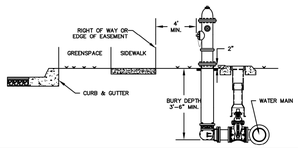
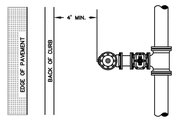
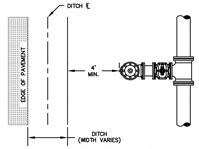
NOTES:

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

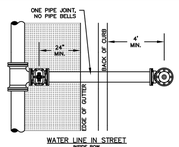




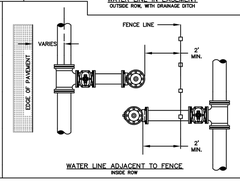
WATER LINE BEHIND CURB
INSIDE ROW



WATER LINE IN EASEMENT
OUTSIDE ROW, WITH DRAINAGE DITCH



WATER LINE IN STREET
INSIDE ROW



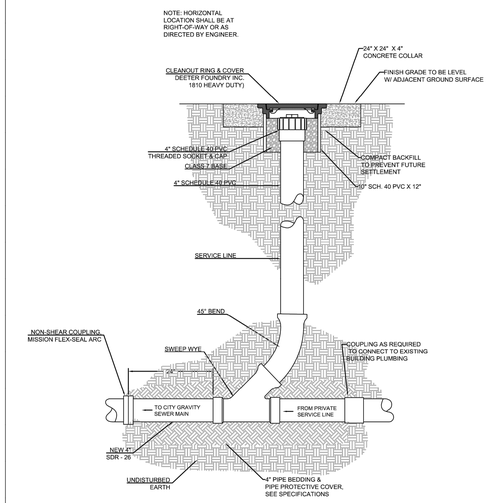
WATER LINE ADJACENT TO FENCE
INSIDE ROW

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

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:	DRAWING NO:	DATE:
JSB	S-42	DECEMBER 2016



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:	DRAWING NO:	DATE:
CRKJ	S-47	APRIL, 2018

McCLELLAND CONSULTING ENGINEERS, INC.
DESIGNED TO SERVE
1580 E STEARNS ST
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
HTTP://WWW.MCE.US.COM

ORIGINAL SIGNATURE ON FILE

SOUTHWEST JUNIOR HIGH
LARGE SCALE DEVELOPMENT
1807 PRINCETON AVE
SPRINGDALE, AR

©2021

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

REVISIONS

REV	DATE	DESCRIPTION
1	1/19/2022	INITIAL CITY SUBMITTAL COMMENT REVISIONS

CITY DETAILS III

DESIGNED BY:	DRAWN BY:
JS	CWS
DATE: 1/19/2022	REVISION: REV-0
SCALE: 1"=60'	JOB NUMBER: 21-2178

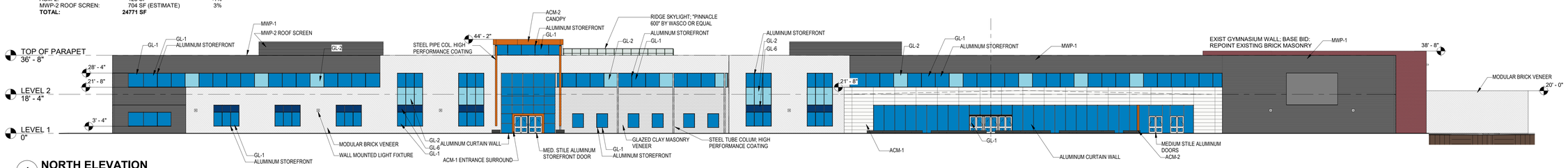
C7.8

CITY PROJECT# L22-02

W:\2021\21-2178 - Springdale, AR - Southwest Junior High\Design Drawings\21-2178 CS.dwg, PRINTED ON: January 19, 2022 @ 11:43 AM

NORTH ELEVATION PROPOSED MATERIAL AREAS AND PERCENTAGES:

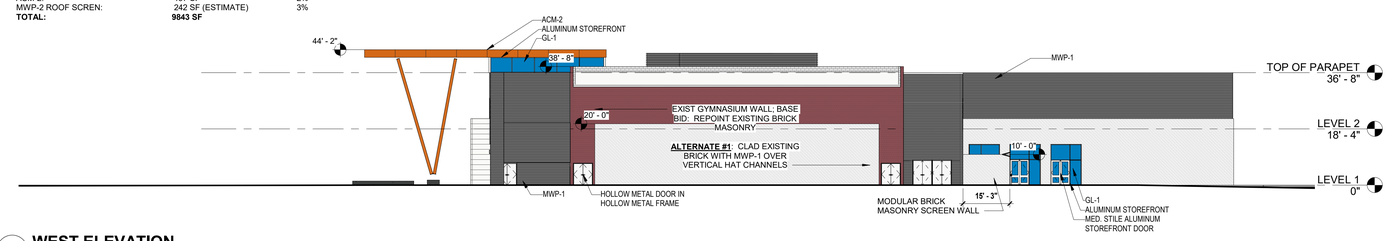
BRICK VENEER:	8723 SF	35%
ALUM./GLASS WINDOW:	7240 SF	29%
MWP-1:	6142 SF	25%
ACM-1:	1837 SF	7%
ACM-2:	125 SF	<1%
MWP-2 ROOF SCREN:	704 SF (ESTIMATE)	3%
TOTAL:	**24771 SF**	



1 NORTH ELEVATION
1" = 20'-0"

WEST ELEVATION PROPOSED MATERIAL AREAS AND PERCENTAGES:

BRICK VENEER (NEW AND EXIST.):	5811 SF	59%
ALUM./GLASS WINDOW:	467 SF	5%
MWP-1:	2989 SF	30%
ACM-1:	137 SF	1%
ACM-2:	197 SF	2%
MWP-2 ROOF SCREN:	242 SF (ESTIMATE)	3%
TOTAL:	**9843 SF**	



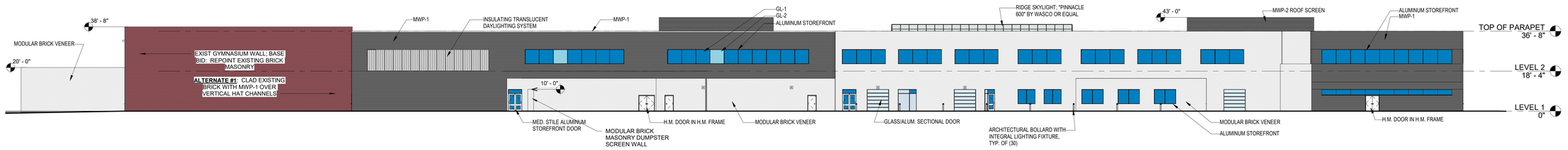
2 WEST ELEVATION
1" = 20'-0"

EXTERIOR PRODUCT LEGEND

NOTE	PRODUCT DETAILS	BASIS OF DESIGN MANUFACTURER
GLAZED CLAY MASONRY VENEER	4" x 8" x 8" STRUCTURAL GLAZED CERAMIC BRICK	ELGIN BUTLER EN/6P SERIES; COLOR: "POLAR WHITE"
MODULAR BRICK VENEER	MODULAR SIZE 4" x 2 2/3" x 8" BRICK VENEER	GLEN GERY HANLEY PLANT "ASPEN WHITE SMOOTH"
MWP-1	22 GA. STEEL CONCEALED FASTENER CORRUGATED WALL PANEL; COLOR: SILVERSMITH	MORIN "MATRIX 1.0"; COLOR: SILVERSMITH
MWP-2	22 GA. STEEL EXPOSED FASTENER CORRUGATED WALL PANEL; COLOR:	MORIN "U-24 PROFILE B"; COLOR: TBD
ACM-1	ALUMINUM COMPOSITE PANEL TRIM; PE CORE	ALPOLIC; COLOR: "BNT WHITE"
ACM-2	ALUMINUM COMPOSITE PANEL TRIM; PE CORE	ALPOLIC; COLOR: DQ PEARLESCENT ORANGE
ALUMINUM STOREFRONT	4 1/2" THERMALLY BROKEN STOREFRONT FRAMING WITH 2" SIGHTLINE	KAWNEER "TRIFAB VERSAGLAZE 451T"; FINISH: TBD
ALUMINUM CURTAIN WALL	6" DEEP THERMALLY BROKEN ALUMINUM CURTAIN WALL WITH 2 1/2" SIGHTLINE	KAWNEER "1600 WALL SYSTEM 1"; FINISH: TBD
INSULATING TRANSLUCENT DAYLIGHTING	INSULATED FIBERGLASS OR POLYCARBONATE TRANSLUCENT WALL PANEL	KALWALL "VERTI-KAL" COLOR: CRYSTAL
MED. STILE ALUM. STOREFRONT DOOR	2" HEAVY DUTY ALUMINUM ENTRANCE WITH WELDED CORNERS	KAWNEER "HEAVY WALL 350"; FINISH MATCH FRAME
GLASS/ALUM. SECTIONAL DOOR	HEAVY DUTY GLAZED ALUMINUM SECTIONAL DOOR; FINISH: CUSTOM POWDER COAT FINISH	OVERHEAD DOOR CO. "MODEL 521"
GL-1	1" LOW E EXTERIOR VISION INSULATED GLAZING UNIT	VITRO "SOLARBLUE WITH SOLARBAN 60 (2)"
GL-2	GL-1 WITH COLOR COORDINATING OPAQUE SPANDREL COATING	ICD COATINGS OPACICOAT 300 "ICELANDIC BLUE"
GL-3	GL-1 WITH ORANGE TINTED PVB INTERLAYER	VANCEVA "TANGERINE"
GL-4	GL-1 WITH CUSTOM COLORED PVB INTERLAYER	VANCEVA CUSTOM COLOR
GL-5	GL-1 WITH CUSTOM COLORED PVB INTERLAYER	VANCEVA "GOLDEN LIGHT"
GL-6	GL-1 WITH BLUE TINTED PVB INTERLAYER	VANCEVA "TRUE BLUE"
HIGH PERFORMANCE COATING	RUST-INHIBITIVE ACRYLIC COATING	TNEMEC "UNI-BOND DF" COLOR: TBD

SOUTH ELEVATION PROPOSED MATERIAL AREAS AND PERCENTAGES:

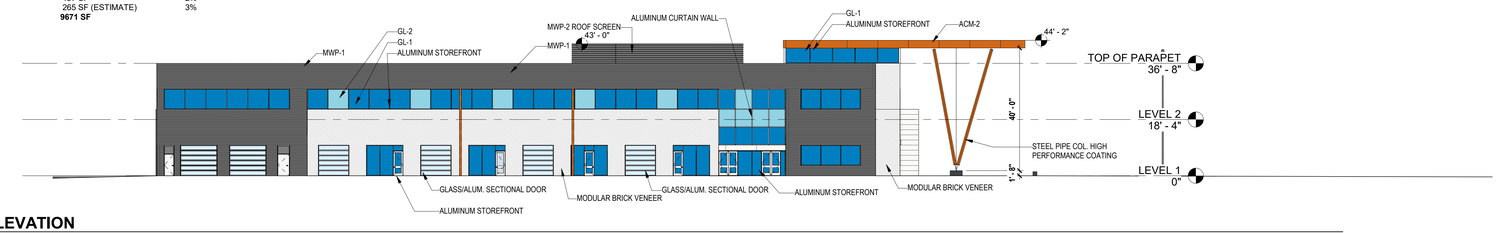
BRICK VENEER (NEW AND EXIST.):	13475 SF	55%
ALUM./GLASS WINDOW:	3656 SF	15%
MWP-1:	6597 SF	27%
MWP-2 ROOF SCREN:	705 SF (ESTIMATE)	3%
TOTAL:	**24433 SF**	



3 SOUTH ELEVATION
1" = 20'-0"

EAST ELEVATION PROPOSED MATERIAL AREAS AND PERCENTAGES:

BRICK VENEER (NEW AND EXIST.):	2314 SF	24%
ALUM./GLASS WINDOW:	3356 SF	35%
MWP-1:	3407 SF	35%
ACM-1:	132 SF	1%
ACM-2:	197 SF	2%
MWP-2 ROOF SCREN:	265 SF (ESTIMATE)	3%
TOTAL:	**9671 SF**	



4 EAST ELEVATION
1" = 20'-0"

© Dawnmarie\Documents\20-032 Southwest Junior High School_2021_vmarie.rvt

WDD ARCHITECTS

NOT FOR CONSTRUCTION

PROJECT TITLE

SPRINGDALE PUBLIC SCHOOLS
SOUTHWEST JUNIOR HIGH SCHOOL
1807 PRINCETON AVE SPRINGDALE, AR 72762

CONTENTS

REVISIONS

NO.	DATE	DESCRIPTION

SHEET

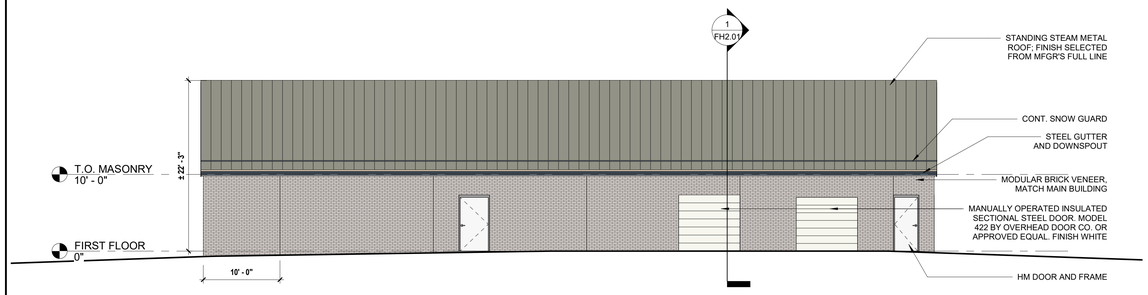
EXTERIOR ELEVATIONS

20-032
JOB. NO.

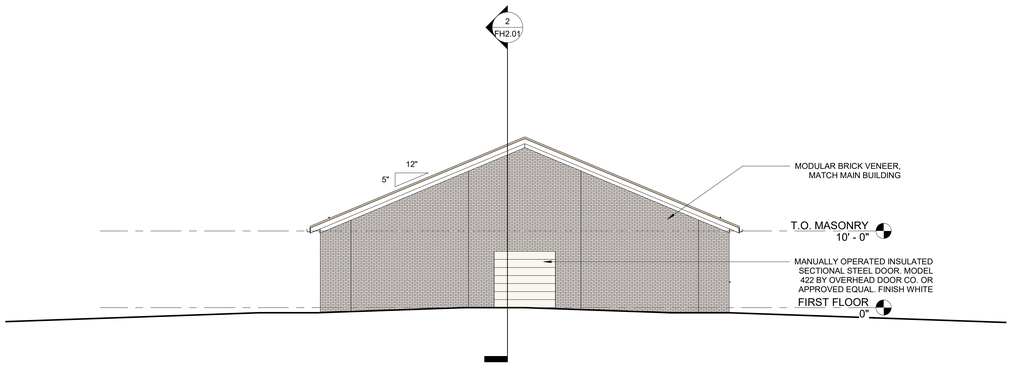
01 | 19 | 2022
DATE

LARGE SCALE L22-02

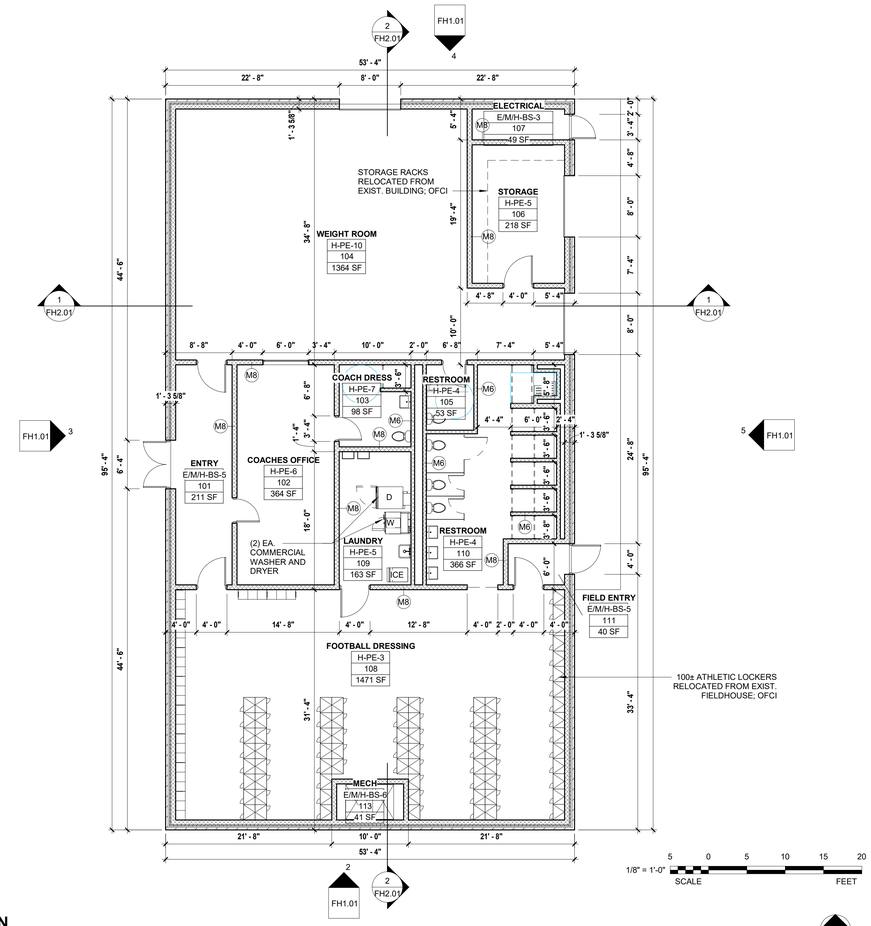
A2.01



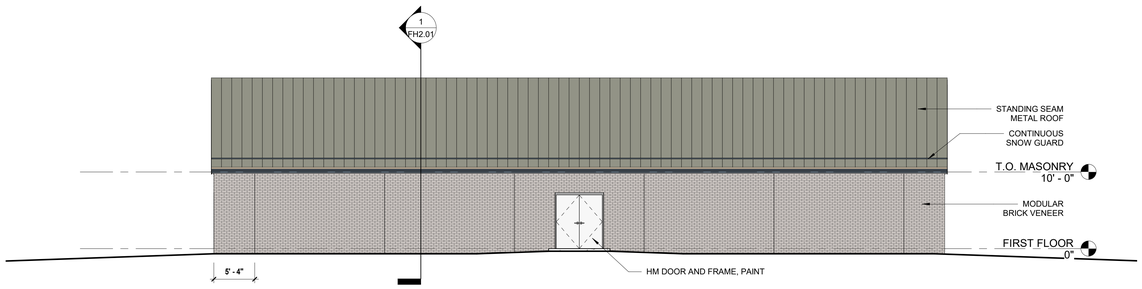
5 EAST ELEVATION
1/8" = 1'-0"



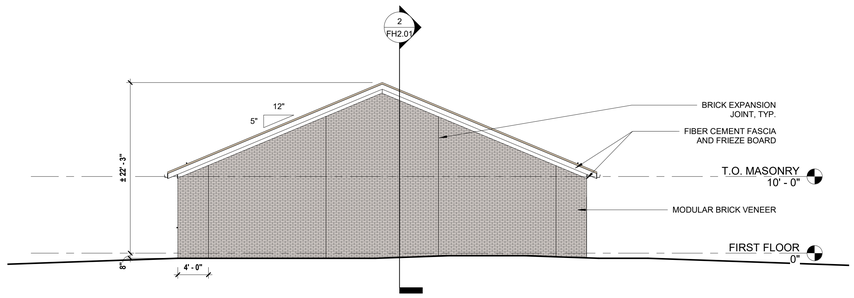
4 NORTH ELEVATION
1/8" = 1'-0"



1 LEVEL 1 FLOOR PLAN
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"

© Dake Wemken Blomstrom 2022 SWJHS Fieldhouse_master2022.rvt

1/19/2022 11:18:44 AM

WDD ARCHITECTS

NOT FOR CONSTRUCTION

PROJECT TITLE

SPRINGDALE PUBLIC SCHOOLS
SWJHS - FOOTBALL FIELDHOUSE
1807 PRINCETON AVE SPRINDALE, AR 72762

CONTENTS

FOOTBALL FIELDHOUSE PLANS AND ELEVATIONS

REVISIONS

NO.	DATE	DESCRIPTION

20-032
JOB. NO.

01 | 19 | 2022
DATE

LARGE SCALE L22-02

SHEET

FH1.01

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

December 28, 2021

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

Via email: dpounders@springdalear.gov

Re: Large Scale Development Transmittal Letter
Crain RV
5950 W. Sunset Avenue
Crain Investments LP

Debbie:

On behalf of our client, we hereby submit a new large-scale development application for an addition and Crain RV. With this letter, please find enclosed:

- Plans
- LSD Application
- Drainage letter
- Architectural elevations
- Authorization of Representation
- Copy of warranty deed
- Lighting plan
- Certified List of Adjacent Property Owners
- LSD Fee Receipt

We look forward to working with you to make this project a success.

Very truly yours,

Digitally signed by Brandon Rush

Brandon Rush, PE

Enclosures

cc Katie Hollingshead, PE, CFM (City of Springdale, via email)
Jason Appel, PE (ESI, via email)

Z:\Engineers\00 - Engineer Projects\21997 - Crain RV\03 Pre-Construction Plan Submittals\12-28-2021 Submittal #1\Transmittal Letter.docx

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted:_____ Payment Method:_____

Date Accepted as Complete:_____ Project Number: L22-03

Must meet the below criteria for a Large Scale Submittal:

- ☐ Pre-application meeting held with Springdale Planning Department. Date: 11/10/21
- ☒ Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

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

APPLICATION CONTACTS:

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

Applicant (person making request)

Name: Crain Investments LP

E-mail: iramoore@crainteam.net

Address: 5980 Wadley Rd
Sherwood, AR 72120

Phone: 501-542-5010

Site/ Location: 5950 W. Sunset Ave

Assessor's Parcel Number(s): 815-30806-000

Development Point of Contact for Question & Staff Reviews

Name: ESI - Brandon Rush

E-mail: brush@engineeringservices.com

Address: 1207 S. Old Missouri Rd
Springdale, AR 72764

Phone: 479-751-8733

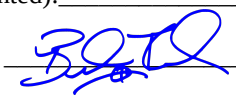
Current Zoning District: C-6

Rezone required: No

Total Acreage: 3.9

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

Name (printed): Brandon Rush Date: 12/8/21

Signature:  Digitally signed by Brandon Rush

Staff Notes:

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: February 1, 2022

Re: **L22-03** **Large-Scale** **Crain RV**

Planning Comments

1. This Large Scale Development Plan has been given the number L22-03. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development.
2. Submit PDF files at time of resubmission. (standard comment)
3. A written response to all comments is required with resubmission. (standard comment)
4. Perimeter landscaping is required in accordance with Chapter 56.
    a. Variance requested
5. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
6. A lighting plan is required, displaying at least 1 foot candle in all parking and pedestrian areas.
    a. Planning didn't receive a new lighting plan as displayed in comment responses.
7. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
8. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Commercial Design Standards Comments

1. Sign design, materials, and placement should complement the overall architectural design of the building.
    a. Will there be any new signage (other than what is proposed for the building)?

Building and Fire Comments:
Reviewer: Ed Stith – City of Springdale Building and Fire Departments Date: Jan 6, 2022

Large Scale Development – Crain RV L22-03

5850 W Sunset

Engineer/Architect: Engineering Services

Following are recommendations from the Building and Fire Departments, which must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting.

Development is for a site to construct a 3047 sf addition to an existing 11,543 sf repair garage (occupancy group B, S-1) Building is assumed to be of ordinary construction. (PEMB w/wood studs, type IIIB) and is not sprinklered. All references are to the Arkansas Fire Prevention Code Vol I Fire unless otherwise noted.

A minimum fire flow of 2500 GPM @ 20 psi with three fire hydrants is required for a non-sprinklered 14,589 sf type IIIB constructed building. (Vol I Table B105.1) Site is serviced by a 12 inch distribution main. **Obtain a flow test from the hydrant at the SE corner of the site** prior to planning commission approval.
file:///C:/Users/edst/Downloads/Springdale-Water-Utilities-Public-Hydrant-Flow-Test-Request-Form-10-3-2019%20(1).pdf

Fire access is acceptable.

The building does not have a fire hydrant within 175 feet of the building frontage along the fire access road. C105.1. **Provide a fire hydrant in the green space NE corner of existing building.**

Signs or markings in accordance with sec. 503.3 and D103.6.1 as approved by the Fire Marshal that include the words NO PARKING-FIRE LANE shall be provided for the entire length of the fire access road to identify such roads or prohibit the obstruction thereof.

Commercial building permit plan review guidance is available at
http://www.springdalear.gov/DocumentCenter/View/4558/Commercial-Plan-Reviewpdf

Need to show all modifications on the amended drawing that will be submitted for Planning Commission approval.

Engineering Summary:
- No comments

Engineering Comments:

L22-03

ENGINEERING REVIEW CHECKLIST 2021
WITH RESUBMISSIONS PROVIDE A COPY
OF RETURN COMMENTS AND A REVISED PDF

Reviewed by Steve Hatfield and Katie Hollingshead, E.I. on 1/27/2021

1. **Chapter 106 – Stormwater Drainage**
    - **Erosion Control Plan;**
        - **Since this site is previously developed and mostly paved, silt fence may not be effective or easy to maintain. I recommend using heavy silt socks laid end to end that are filled with rocks or tire shreds, such as Big Red or Erosion Eel products.**
    - **Construction Entrance not necessary if site is already paved.**
    - **Grading Permit not required on this project.**

.

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

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

PLANS FOR A

LARGE SCALE DEVELOPMENT

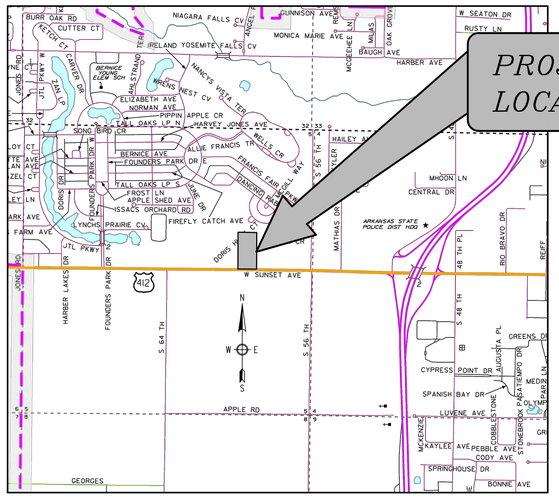
SERVING

CRAIN RV SPRINGDALE

IN THE CITY OF

SPRINGDALE, ARKANSAS

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
–	COVER
1	LARGE SCALE DEVELOPMENT
2–3	TYPICAL DETAILS
4	LANDSCAPE PLAN
5	STORM WATER POLLUTION PREVENTION PLAN



VICINITY MAP

L22–03

January 20, 2022

BY

ENGINEERING SERVICES INC.

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

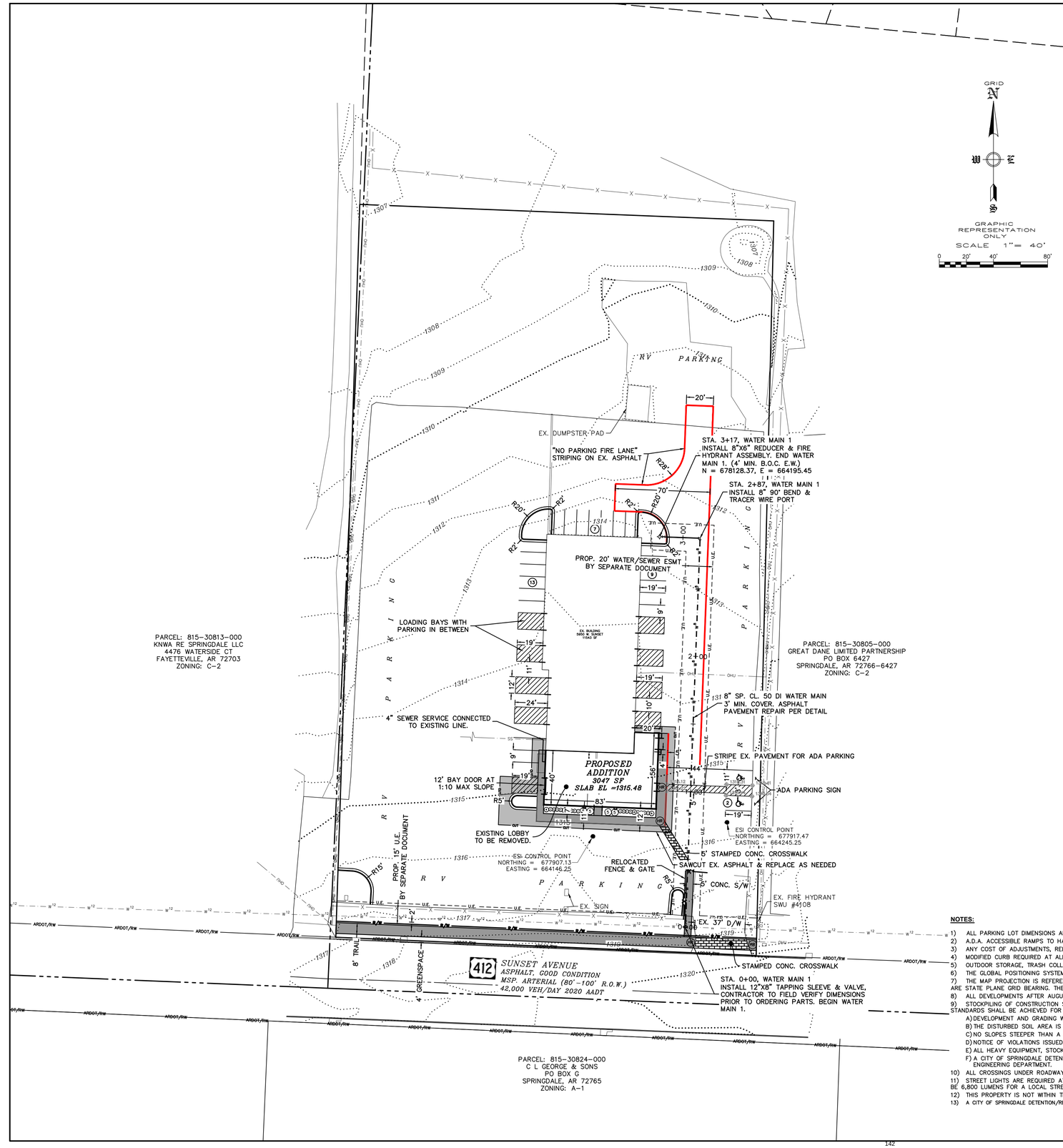
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13828
THOMAS JASON APPEL

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

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

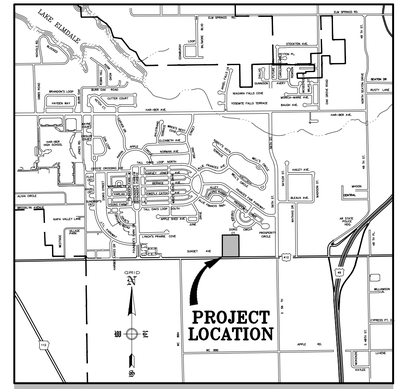
NOTES :

1. REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.
2. ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS, AS CONTAINED IN CHAPTER 110, PART. III, OF THE CODE OF ORDINANCES, CITY OF SPRINGDALE, ARKANSAS.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES AMENDED AUGUST 27, 2014 WITH THE ADDITION OF SECTION T38 AND ASSOCIATED DETAILS ON SEPTEMBER 3, 2020.
4. CAPITAL COST OF PROPOSED PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE IS ESTIMATED TO EXCEED $25,000.



LEGEND

- SET IRON PIN
- IRON PIN FOUND
- MAG NAIL FOUND
- C. PROPERTY LINE
- SAW-CUT LINE
- EX. EASEMENT LINE
- EX. BUILDING SETBACK LINE
- EX. ROAD CENTERLINE
- EX. CURB & GUTTER
- EX. CONTOUR
- PROPOSED CONTOUR
- EX. OVERHEAD POWER LINE
- EX. GAS LINE
- EX. UNDERGROUND TELEPHONE LINE
- EX. SEWER LINE
- EX. STORM DRAIN LINE
- EX. WATER LINE
- EX. FIBER OPTIC LINE
- EX. WATER METER
- EX. FIRE HYDRANT
- EX. SEWER MANHOLE
- EX. POWER POLE
- EX. WATER VALVE
- EX. LIGHT POLE
- EX. SIGN
- EX. WATER METER
- EX. TRAFFIC POLE
- EX. GAS MANHOLE
- EX. ELECTRIC MANHOLE
- EX. TELEPHONE MANHOLE
- EX. TREES
- EX. SEWER VALVE
- EX. WATER MANHOLE
- EX. FIBER OPTIC VAULT
- EX. TELEPHONE BOX
- EX. MAILBOX
- EX. GAS METER
- EX. GAS VALVE
- PROPOSED FENCE
- PROPOSED EASEMENT LINE
- PROPOSED SIDEWALK
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED WATERLINE
- PROPOSED ADA RAMP
- PROPOSED STORM BOX & PIPE
- PROPOSED SEWER MANHOLE & PIPE



VICINITY MAP
N.T.S.

OWNER/DEVELOPER: CRAIN INVESTMENTS LP
5980 WADLEY RD
SHERWOOD, AR 72120

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

CITY ZONING: C-6

GROSS AREA: 3.84 ACRES
NET AREA: 3.75 ACRES

BUILDING SETBACKS:
FRONT – 30'
FRONT – 50' IF PARKING IS BETWEEN R.O.W & BUILDING.
SIDE – 0' SUBJECT TO APPLICABLE FIRE & BUILDING CODE.
SIDE – 20' WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT.
REAR – 20'

REQUIRED PARKING:
GENERAL BUSINESS AND RETAIL: 1 SPACE PER 200 SF OF NET FLOOR. (3,047 SF/200 SF = 15.24)
WAREHOUSE/STORAGE: 1 SPACE PER 1200 SF OF GROSS FLOOR AREA. (6768 SF/1200 SF = 5.64)
AUTOMOTIVE SERVICES 4 SPACES PER BAY. (2 BAYS= 8 SPACES)
15.24 + 5.64 + 8 = 28.88 ROUNDS UP TO 29.

PROVIDED PARKING: 31 SPACES (INCLUDING 2 ADA)

PARCEL NO. 815-30806-000

SURVEY DESCRIPTION:

PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE FRACTIONAL SOUTHEAST QUARTER (FRI. SEI/4) OF THE FRACTIONAL NORTHEAST QUARTER (FRI. NE 1/4) OR SECTION FIVE (5), TOWNSHIP SEVENTEEN (17) NONH, RANGE THINY (30) WEST, DESCRIBED AS FOLLOWS, TO- WIT: BEGINNING AT U POINT ON THE NORTH RIGHT OF WAY LINE OF HIGHWAY NO. 412 (OLD HIGHWAY 68) WHICH IS 35 FEET NORTH AND 3.5 FEET EAST OF THE SOUTHWEST CORNER OF SAID FRACTIONAL TEN (10) ACRE TRACT, THENCE NORTH 56A.50 REET; THENCE EAST 309 FEET; THENCE SOUTH 546.50 FEET OR TO THE NORTH RIGHT R ANY LINE OF HIGHWAY 412 (OLD HIGHWAY 68), THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE OF HIGHWAY 412 (OLD HIGHWAY 68), 310.50 FEET, OR TO THE POINT OF BEGINNING.SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD, IF ANY.

NOTES:

1) ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED (EXAMPLE: 15'BC) AS TO BACK OF CURB.
2) A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
3) ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
4) MODIFIED CURB REQUIRED AT ALL DRIVES.
5) OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS MUST BE LANDSCAPED, SO THAT THEIR FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW OF THE ADJACENT PROPERTY AND THE PUBLIC RIGHT-OF-WAY.
6) THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
7) THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAT ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
8) ALL DEVELOPMENTS AFTER AUGUST 20, 2007 MUST HAVE UTILITY WIRES, LINES, AND/OR CABLES IN SAID DEVELOPMENTS MUST BE PLACED UNDERGROUND. EXCLUDING 12Kv AND ABOVE.
9) STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6)MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
   A) DEVELOPMENT AND GRADING WITH THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
   B) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
   C) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING.
   D) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
   E) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
   F) A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.
10) ALL CROSSINGS UNDER ROADWAYS BY OPEN CUT MUST BE BACKFILLED WITH FLOWABLE FILL.
11) STREET LIGHTS ARE REQUIRED AT EACH INTERSECTION AND ALONG THE STREET AT INTERVALS OF 300 TO 350 FEET AS MEASURED ALONG THE CENTERLINE OF THE STREET. THE MINIMUM INITIAL RATING FOR THE STREETLIGHT SHALL BE 6,800 LUMENS FOR A LOCAL STREET, 11,000 LUMENS FOR A COLLECTOR STREET, OR 20,000 LUMENS FOR AN ARTERIAL STREET.
12) THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #05143C0090F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS, EFFECTIVE MAY 16, 2008.
13) A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.

L22-03

ENGINEERING SERVICES INC.
1207 S. OLD MISSOURI
P.O. BOX 282
SPRINGDALE, ARKANSAS 72764

LARGE SCALE DEVELOPMENT
CRAIN RV SPRINGDALE EXPANSION
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=40'
DATE: Jan 18, 2022
ENGINEER: BJR
DRAWN BY: NMB
W.O. #: 21997

1

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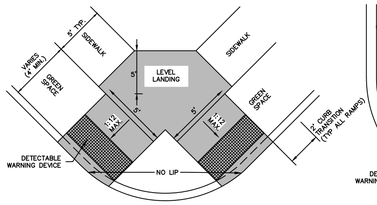
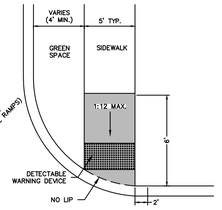


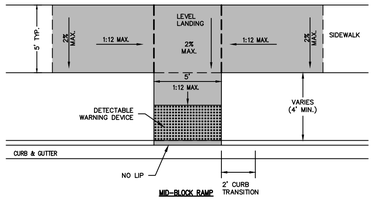
TYPE 1 RAMP



TYPE 2 RAMP

NOTES:

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



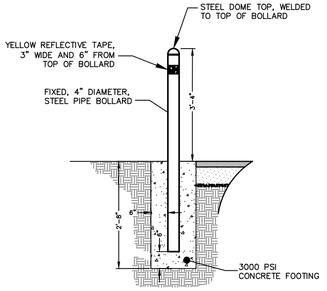
MID-BLOCK RAMP

HANDICAP RAMP DETAILS

NOT TO SCALE

R7-8 NO PARKING

LEGEND – GREEN (RETROREFL), WHITE SYMBOL ON BLUE (RETROREFL)
BACKGROUND – WHITE (RETROREFL)



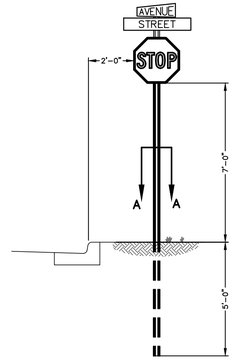
FRONT VIEW

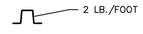
REMOVABLE BOLLARD:
ALIGN BOLLARD PIPE & GROUND INSERT SO EYES ARE LOCATED AT BACK & FRONT OF BOLLARD, NOT STICKING OUT INTO TRAVEL WAY.

NOTE:
ALL METAL SHALL BE GALVANIZED PAINT, ONE COAT METAL PRIMER AND TWO COATS BENJAMIN MOORE HUNTER GREEN METAL ENAMEL.

STANDARD BOLLARD

NOT TO SCALE



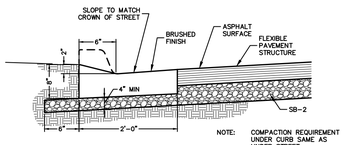


SECTION A–A
U–CHANNEL SIGN SUPPORT

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

STOP SIGN DETAIL

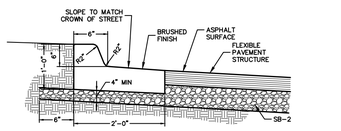
NOT TO SCALE



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

MODIFIED CONCRETE CURB & GUTTER

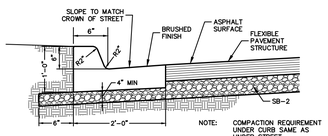
NOT TO SCALE



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

STANDARD 6" CONCRETE SPILL CURB & GUTTER

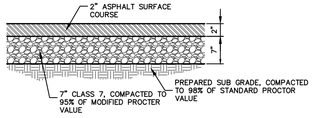
NOT TO SCALE



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

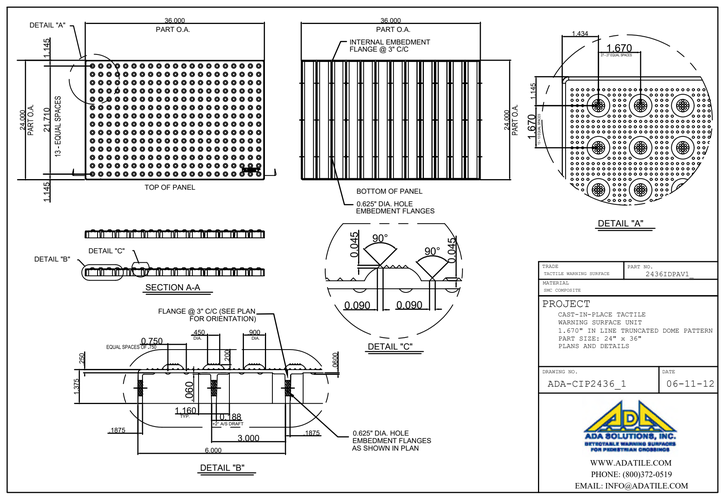
STANDARD 6" CONCRETE CURB & GUTTER

NOT TO SCALE



LIGHT DUTY PAVING

NOT TO SCALE

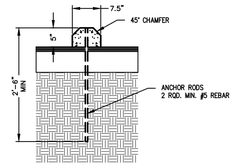


TRADE	TACTILE WARNING SURFACE
PART NO.	24361DPAV1
MATERIAL	SMC COMPOSITE

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

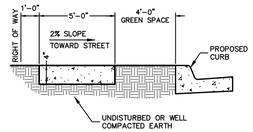
DRAWING NO.	ADA-CIP2436_1
DATE	06-11-12

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



WHEEL STOP DETAIL

NOT TO SCALE



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

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

SIDEWALK DETAIL

NOT TO SCALE

L22–03

ENGINEERING SERVICES INC.
1703 E. JOYCE BLVD. SUITE 10
SPRINGDALE, ARKANSAS 72764

CRAIN RV SPRINGDALE EXPANSION
SPRINGDALE, ARKANSAS

TYPICAL DETAILS

REVISION	DATE	DESCRIPTION

SCALE: NTS
DATE: Jan 18, 2022
ENGINEER: BJR
DRAWN BY: NMB
W.O. #: 21997

2

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C:\2021\21997\DWG\21997-TYPICAL DETAILS.DWG

SPEC SHEET DOCUMENT NO. / REV DATE SPEC-STD-B52/8 6/09/21

FlexBollard™

Standard Flexible Bollard with 8' Sign Post

- Brand Your Parking Lot: Standard and Custom Bollard Colors and Decals
- Minimizes Damage to Vehicles and Parking Lot Surfaces
- Deters Impact – Rigid Bollard Appearance
- Accommodates Standard Sized Signs
- ADA Compliant
- Installs in 30 Minutes or Less – No Special Tools Required
- Made in the U.S.A.

Sign Brackets Included

Sign Sold Separately

Patented Carbon Steel Torsion Spring

HEIGHT OPTIONS

- STD-B52/8 102" Finished Height

ANCHORING OPTIONS

CONCRETE · ASPHALT · ADHESIVE · GROUND

SPECIFICATIONS

- Patented Carbon Steel Torsion Spring
- 9" Square 7-Gauge Powder-Coated Steel Base Plate with 1-5/8" Diameter Internal Steel Post – 8'
- 7" Diameter UV-Resistant High-Density Polyethylene Cover
- 360° Range of Motion

OPTIONS

Bollard Cover & Tape Color Options

ADA Decal A-ADA

FLEX POST

2236 112th Ave., #80 · Holland, MI 49424
888-307-6610 · flexpostinc.com
Email: sales@flexpost.net

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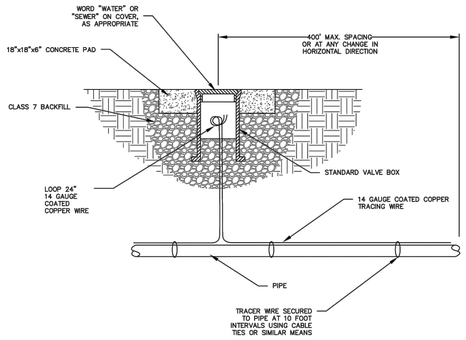


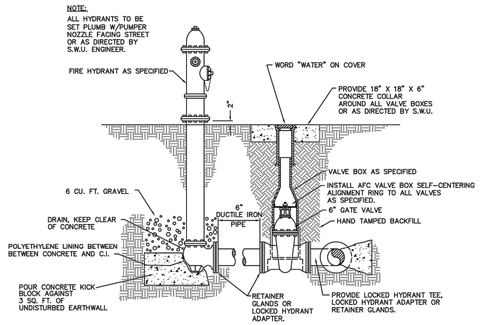
TRACING WIRE CONNECTION PORT

N.T.S.

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

MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
CAG	M-1	AUGUST 2014



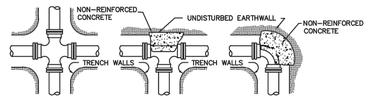
FIRE HYDRANT & GATE VALVE

N.T.S.

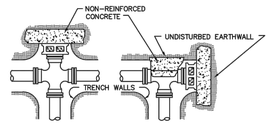
SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



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



CROSS W/PLUG TEE W/PLUG

NOTES:

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

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

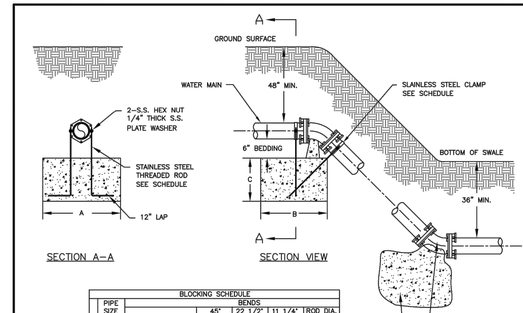
REACTION BACKING

N.T.S.

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

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



SECTION A-A SECTION VIEW

BLOCKING SCHEDULE					
PIPE SIZE		BENDS 45°	22 1/2°	11 1/4°	ROD DIA.
6"	VOLUME REQ'D (CU.FT.)	38.47	19.61	9.85	
	A (FT.)	4.00	4.00	4.00	
	B (FT.)	2.50	1.65	1.30	3/4 IN.
	C (FT.)	4.00	3.00	2.00	
	CLAMP (2 EA.)	3/8 IN. X 1-1/2 IN.			
12"	VOLUME REQ'D (CU.FT.)	86.56	44.13	22.17	
	A (FT.)	5.00	5.00	5.00	
	B (FT.)	4.40	2.30	1.50	7/8 IN.
	C (FT.)	4.00	4.00	3.00	
	CLAMP (2 EA.)	9/16 IN. X 2 IN.			
20"	VOLUME REQ'D (CU.FT.)	240.43	125.25	65.66	
	A (FT.)	6.00	6.00	6.00	
	B (FT.)	5.10	4.20	2.75	1 IN.
	C (FT.)	8.00	5.00	4.00	
	CLAMP (2 EA.)	5/8 IN. X 2-9/16 IN.			
24"	VOLUME REQ'D (CU.FT.)	346.25	180.39	94.58	
	A (FT.)	6.00	6.00	6.00	
	B (FT.)	7.25	4.50	3.20	1 IN.
	C (FT.)	8.00	7.00	5.00	
	CLAMP (2 EA.)	5/8 IN. X 3 IN.			

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

NOTES:

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

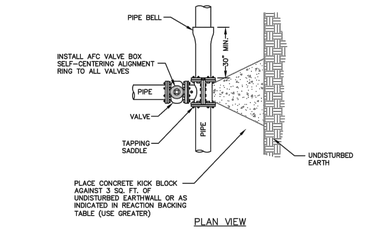
VERTICAL TIE-DOWN BLOCKING

N.T.S.

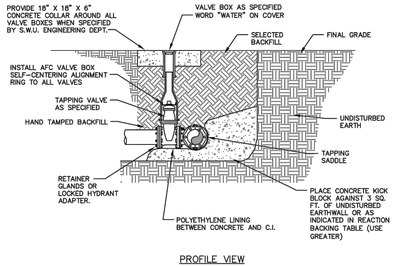
SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
TLS	S-4	MARCH 2008



PLAN VIEW



PROFILE VIEW

TAPPING SADDLE & VALVE

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

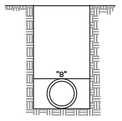
DRAWN BY:	DRAWING NO:	DATE:
CAG	S-5	AUGUST 2014

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

TRENCH WIDTH SCHEDULE

NOTES:

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



TYPICAL PIPE TRENCH

N.T.S.

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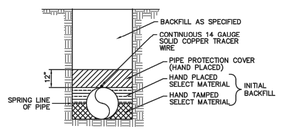
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

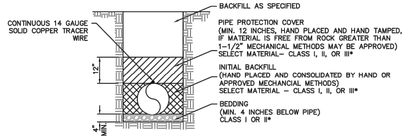
DRAWN BY:	DRAWING NO:	DATE:
JNK	S-17	MARCH 2008



D.I. PRESSURE WATER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 2")

N.T.S.



D.I. PRESSURE PIPE TRENCH FOR FORCE MAINS

(STANDARD LAYING CONDITION "TYPE 3")

N.T.S.

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

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

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

SPRINGDALE WATER UTILITIES
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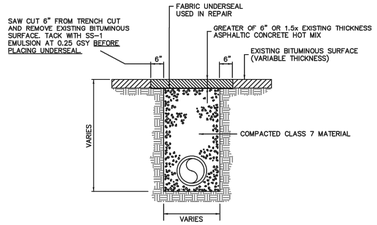
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

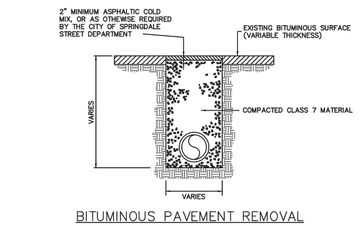
NOTES:

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



BITUMINOUS PAVEMENT REMOVAL WITH PERMANENT REPLACEMENT DETAIL

N.T.S.



BITUMINOUS PAVEMENT REMOVAL WITH TEMPORARY REPLACEMENT

N.T.S.

SPRINGDALE WATER UTILITIES
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

L22-03

ENGINEERING SERVICES INC.
1703 S. 48TH ST., SUITE 1
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS
CRAIN RV SPRINGDALE EXPANSION
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: NTS

DATE: Jan 18, 2022

ENGINEER: BJR
DRAWN BY: BJR

W.O. #: 21997

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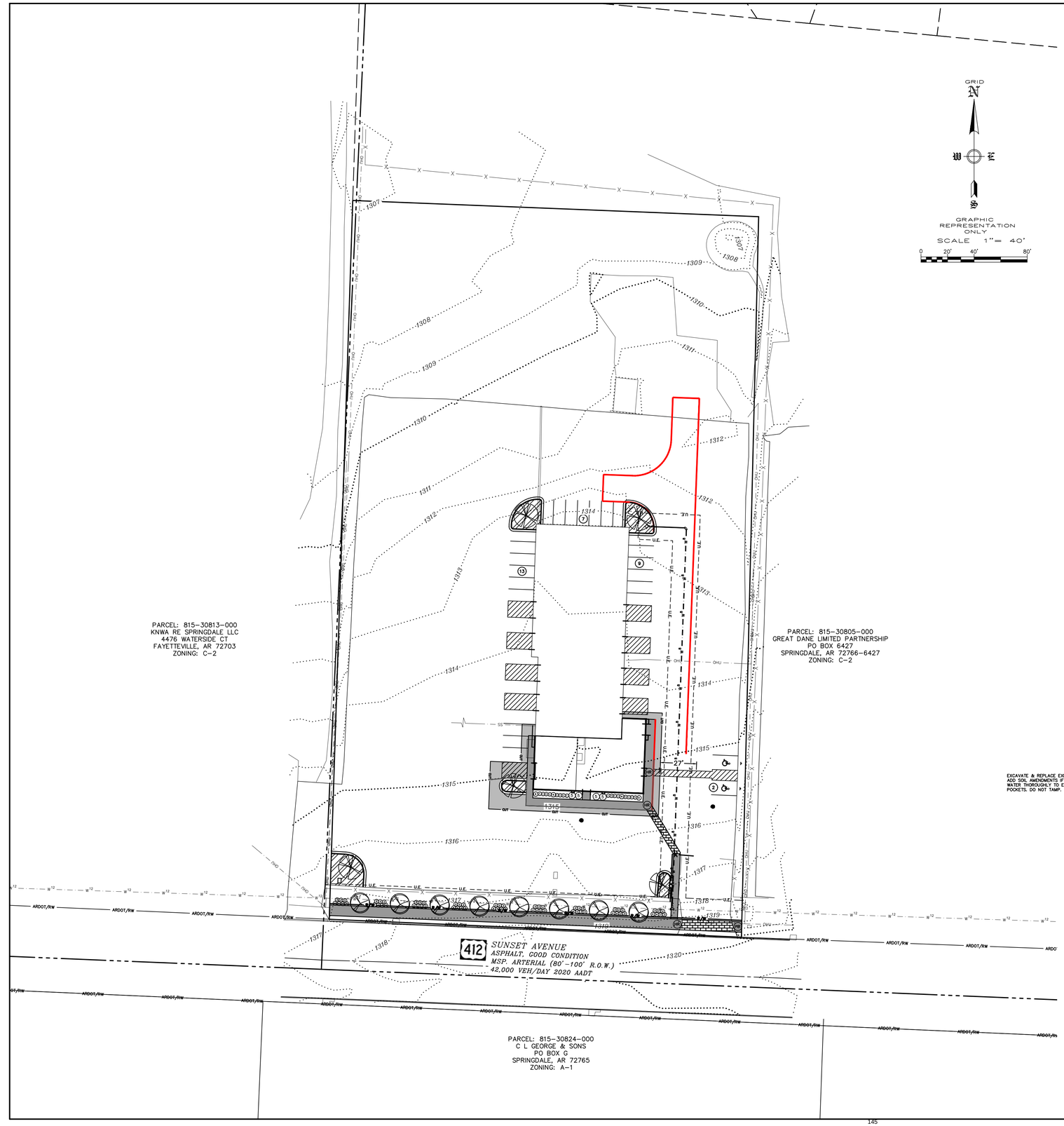
C:\2021\21997 CRAIN RV\21997 DETAILS.dwg

3

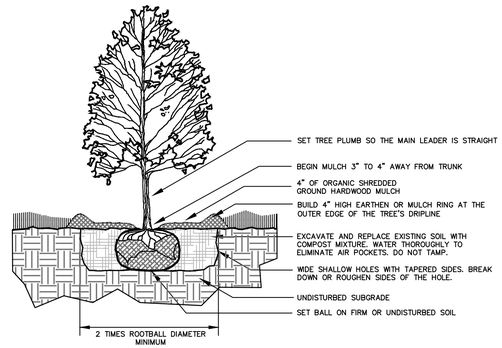


INDEX OF SHRUBS

PLANT SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
1	WINTERGEM BOXWOOD	Buxus microphylla 'Winter Gem'	16	3 GAL.
2	ANDORRAN JUNIPER	Juniperus horizontallis 'plumosa compacta'	27	3 GAL.
3	ANTHONY WATERER SPIREA	Spiraea x bumalda 'anthony waterer'	18	3 GAL.
4	DWARF YAUPON HOLLY	Ilex vomitoria 'nana'	22	3 GAL.
5	VIRGINIA SWEETSPIRE	Itea virginica	4	3 GAL.

INDEX OF TREES

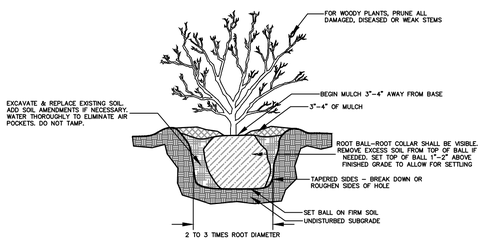
TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	SIZE
	Crape Myrtle	Lagerstroemia indica	8	2" Cal B & B
	Dawn Redwood	Metasequoia glyptostroboides	5	2" Cal B & B



TREE PLANTING DETAIL
NOT TO SCALE

NOTES:

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



SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE REQUIREMENTS:

TOTAL PARKING AREA PROVIDED: 12,529 SQ. FT.
TOTAL INTERIOR LANDSCAPE REQUIRED: 1,003 SQ. FT. (8%)
TOTAL INTERIOR LANDSCAPE PROVIDED: 1,582 SQ. FT. (12.6%)

INTERIOR LANDSCAPING AREAS:

LANDSCAPE NOTES:

1. AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL LANDSCAPED AREAS
2. SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION
3. TURF AREAS TO BE COVERED WITH 4" OF TOPSOIL FREE OF ROCKS AND DEBRIS. LANDSCAPE BEDS TO RECIEVE 6" OF TOPSOIL FREE OF ROCKS AND DEBRIS
4. 3-4" OF ORGANIC MULCH SHALL BE PLACED AROUND ALL TREES AND WITHIN ALL LANDSCAPE BEDS.
5. NOTE THE SIZE OF LANDSCAPE TREES AND MATERIALS AT TIME OF PLANTING
6. WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
7. CONTRACTOR TO PRESERVE EXISTING TREE CANOPY WHERE POSSIBLE ON SITE
8. ALL PLANTING BEDS SHALL RECEIVE 3"-4" OF ORGANIC MULCH AT TIME OF INSTALLATION
9. SHADE TREES SHALL HAVE A MIN. CALIPER OF 3" AND A HEIGHT OF 8'
9. SHRUBS WILL HAVE A MIN. SIZE OF 3 GALLON POT WITH A HEIGHT OF 15"
10. ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED WITHIN THE NEXT APPROPRIATE GROWING SEASON
11. IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED FEATURES.
12. TREES SHALL BE STAKED AS NECESSARY TO PREVENT LEANING OR FALLING OVER.
13. ALL PLANT MATERIALS SHALL BE WARRANTED FOR A PERIOD OF 24 MONTHS FROM TIME OF INSTALLATION. IF ANY PLANT MATERIAL FAILS TO SURVIVE DURING THAT PERIOD, IT SHALL BE REPLACED DURING THE APPROPRIATE PLANTING SEASON. DETENTION BASINS AND DISTURBED AREAS TO BE SODDED WITH BERMUDA SOD.
14. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5 FEET FROM ALL PUBLIC UTILITIES.
15. CONTRACTOR TO PRESERVE EXISTING TREE CANOPY WHERE POSSIBLE ON SITE

L22-03

ENGINEERING SERVICES INC.
1703 E. ROBINSON AVENUE
SPRINGDALE, ARKANSAS 72764

LANDSCAPE PLAN
CRAIN RV SPRINGDALE EXPANSION
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: 1"=40'
DATE: Jan 18, 2022
ENGINEER: BJR
DRAWN BY: NMB
W.O. #: 21997

4

NOTE:

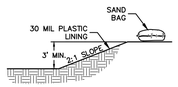
NO CHANGE MAY BE MADE TO THESE APPROVED PLANS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF SPRINGDALE.

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.

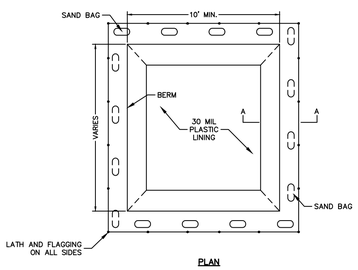
ALL DISTURBED AREAS, THAT ARE NOT PAVED, SHALL BE TOPSOILED, SEEDED AND STRAWED UNTIL GRASS IS ESTABLISHED.

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.



SECTION A – A



PLAN

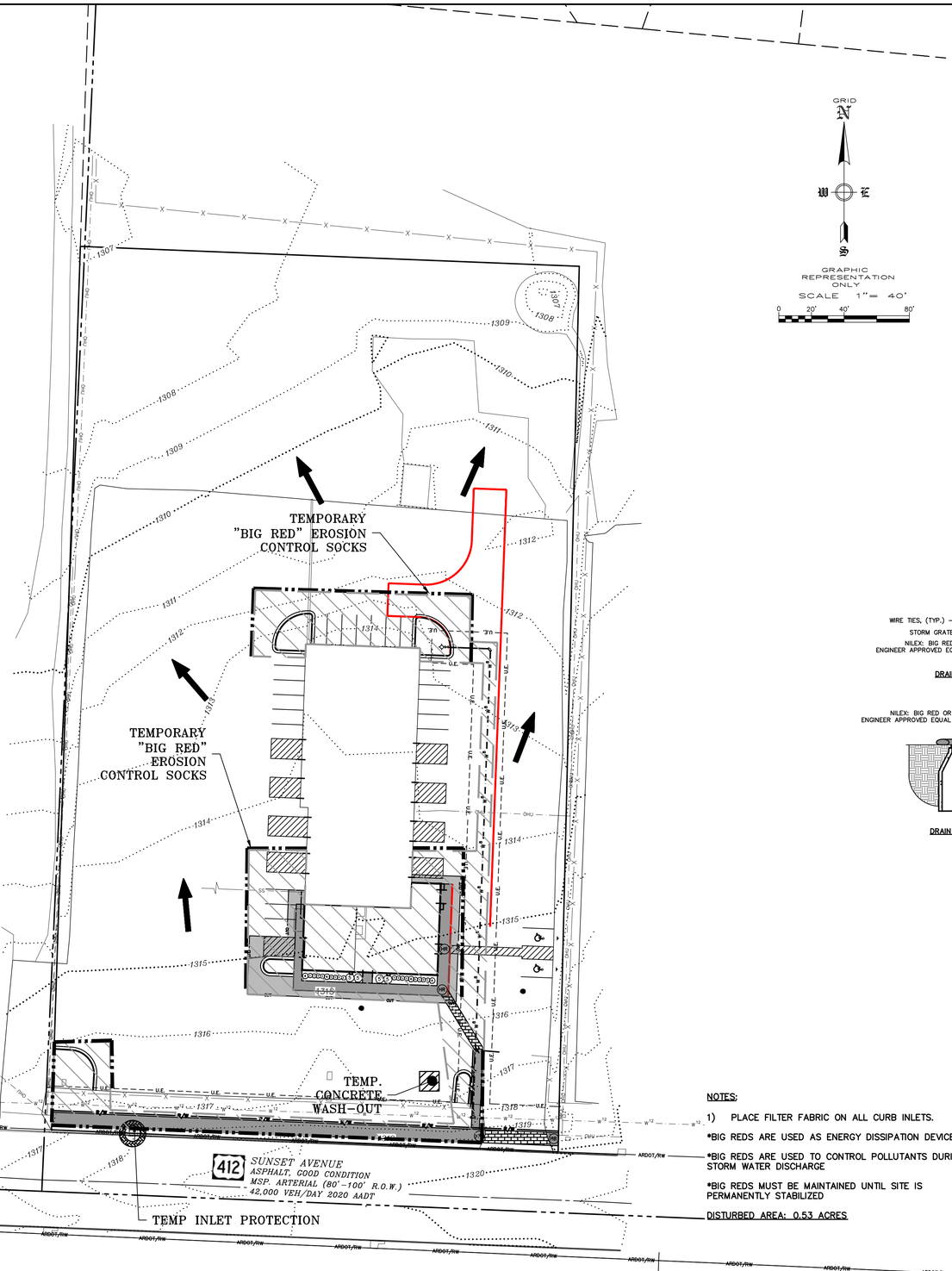
NOTES:

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



GRID N

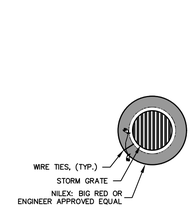
GRAPHIC REPRESENTATION ONLY
SCALE 1" = 40'
0 20' 40' 80'

LEGEND

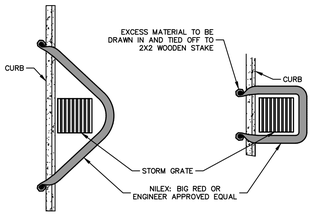
- PROPOSED FLOWLINE DIRECTION
- INLET PROTECTION
- ROCK CHECK DAM
- "BIG RED" EROSION CONTROL SOCK OR APPROVED EQUAL
- MUD ABATEMENT ENTRANCE
- 1390 EXISTING CONTOURS
- 1388 PROPOSED CONTOURS
- AREA OF SOIL DISTURBANCE
- WATTLE

NOTES:

1.) ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOP SOIL AND RE-VEGETATED PER SECTION 169.06 OF THE UDC. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
2.) WHEN SILT FENCE OR WATTLES ARE NOT PLACED AT A CONSTANT ELEVATION FOLLOWING CONTOURS ON STEEP SLOPES, THE "J" HOOP METHOD SHOULD BE USED (AT 50 FT INTERVALS) TO CREATE PONDING AND PREVENT EROSION OF THE TRENCH BACKFILL OF SILT FENCE INSTALLATION.
3.) ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.
4.) PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
5.) TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
6.) RE-VEGETATION. RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER:
   - TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE REVEGETATED AS SET FORTH IN§169.06(F)(6) BELOW. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE TREES ROOT SYSTEM.
   - ZERO TO 10% GRADE: RE-VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
   - 10:1 UP TO 4:1 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
   - 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF
   - MORE THAN 3:1 GRADE: ANY FINISH GRADE OVER 3:1 SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING:
     - RETAINING WALLS; CRIBBING WITH LANDSCAPE FABRIC; TERRACING WITH GROUNDCOVER; RIPRAP; STAKED SOD (UP TO 2:1 SLOPE)
     - IF CRIBBING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.
7.) PERMANENT EROSION CONTROL. THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.
8.) DUST. WHERE EXCESSIVE DUST MAY BECOME A PROBLEM, A PLAN FOR SPRAYING WATER ON HEAVILY TRAVELED DIRT AREAS SHALL BE ADDRESSED.
9.) CONSTRUCTION EXITS. A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 6' THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3'. IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.
10.) DEBRIS, MUD, AND SOIL IN PUBLIC STREETS. DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.
11.) FRANCHISE AND PRIVATE UTILITIES. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

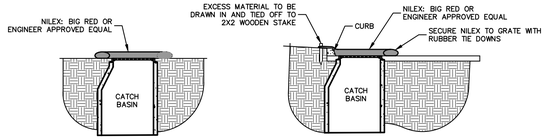


DRAIN INLET PLAN



CURBSIDE OPTION "A" PLAN

CURBSIDE OPTION "B" PLAN



DRAIN INLET SECTION

CURBSIDE SECTION

NOTES:

1) ALL MATERIAL TO MEET SPECIFICATIONS.
2) NILEX-BIG RED TO MEET APPLICATION REQUIREMENTS.
3) COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

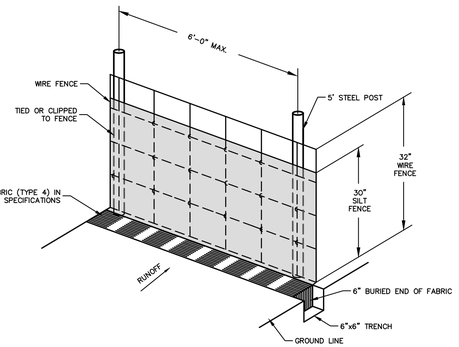
INLET PROTECTION

NOT TO SCALE

Maximum Slope Length for Silt Fence		
Slope – Percent	Maximum Slope Length (ft) Above Fence	
	Standard (18" High) Silt Fence	Reinforced (30" High) Silt Fence
2 (or less)	150	250
5	100	250
10	50	150
15	35	100
20	25	70
25	20	55
30	15	45
35	15	40
40	15	35
45	10	30
50	10	25

NOTES:

1. THE SLOPE LENGTH SHOWN IS THE DISTANCE FROM THE FENCE TO THE DRAINAGE DIVIDE OR THE NEAREST UPSLOPE CHANNEL.
2. SLOPE LENGTH CANNOT BE ADDRESSED BY USE OF MULTIPLE ROWS OF SILT FENCE.

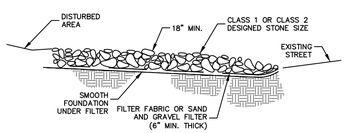


SILT FENCE NOTES

1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. HERE FENCE CANNOT BE TRENCHED IN (e.g.PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

WIRED REINFORCED BURIED EDGE SILT FENCE

NOT TO SCALE



TYPICAL SECTION

NOTES:

1) MINIMUM THICKNESS SHALL BE 18". THE STONE DIAMETER, NEVER LESS THAN 6".

2) MINIMUM LENGTH SHALL BE 50'

MUD ABATEMENT ENTRANCE

NOT TO SCALE

NOTES:

1) PLACE FILTER FABRIC ON ALL CURB INLETS.

*BIG REDS ARE USED AS ENERGY DISSIPATION DEVICES

*BIG REDS ARE USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE

*BIG REDS MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED

DISTURBED AREA: 0.53 ACRES

ENGINEERING SERVICES INC.
1703 S. 48TH STREET, SUITE 105
SPRINGDALE, ARKANSAS 72764

STORM WATER POLLUTION PREVENTION PLAN
CRAIN RV SPRINGDALE EXPANSION
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2022 ENGINEERING SERVICES, INC. - 18 JAN 2022 1:13 pm

SCALE: 1"=40'

DATE: Jan 18, 2022

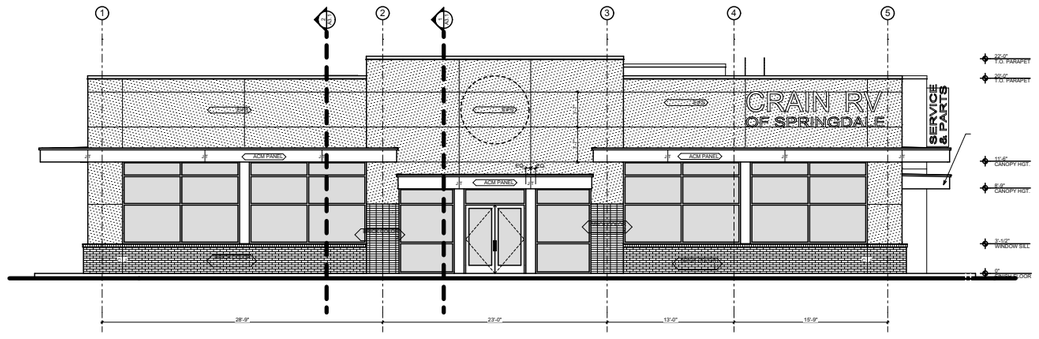
ENGINEER: BJR
DRAWN BY: NMB

W.O. #: 21997

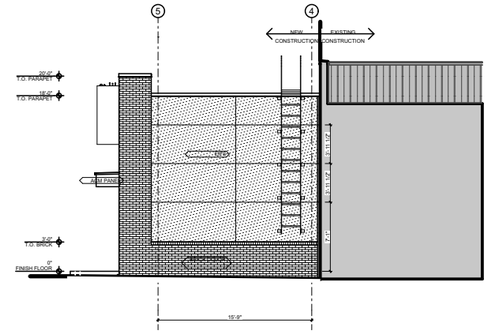
L22-03

5

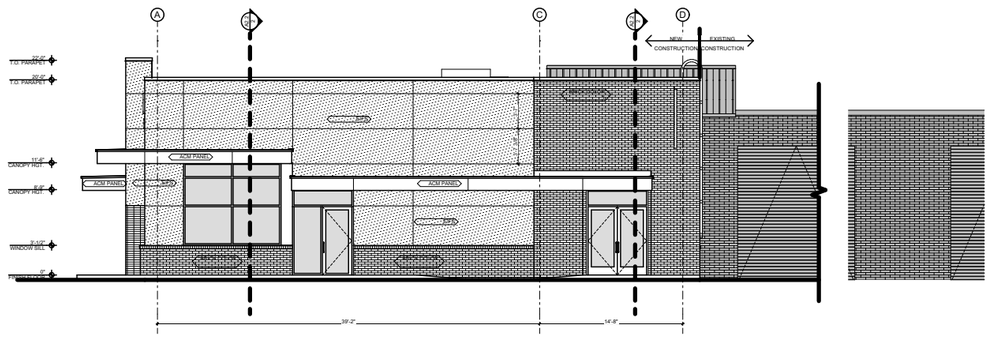
SOUTH ELEVATION



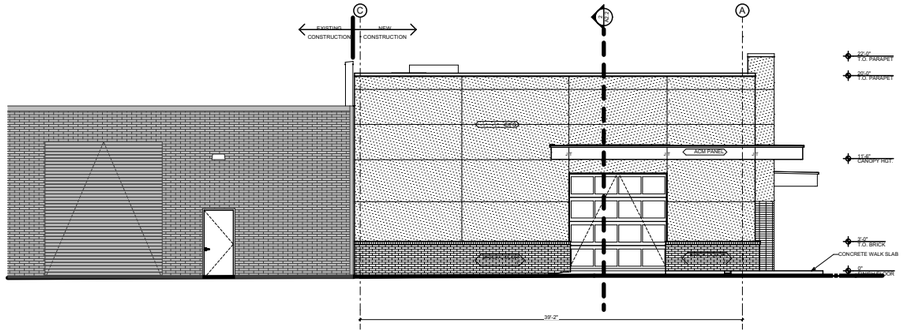
NORTH ELEVATION



EAST ELEVATION



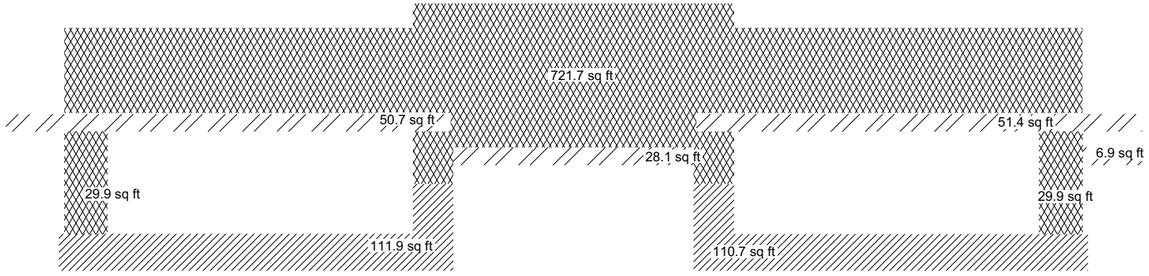
WEST ELEVATION



CRAIN RV
SPRINGDALE, ARKANSAS
1/20/2022

MBL

MATERIAL ELEVATION CALCS



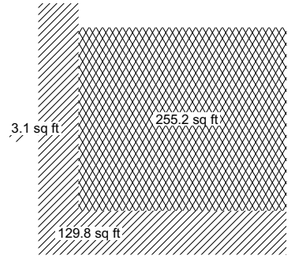
FRONT:

TOTAL: 1141.2 SQFT

EIFS: (68%)
781.5 SQFT

METAL: (12%)
137.1 SQFT

BRICK: (20%)
222.6 SQFT



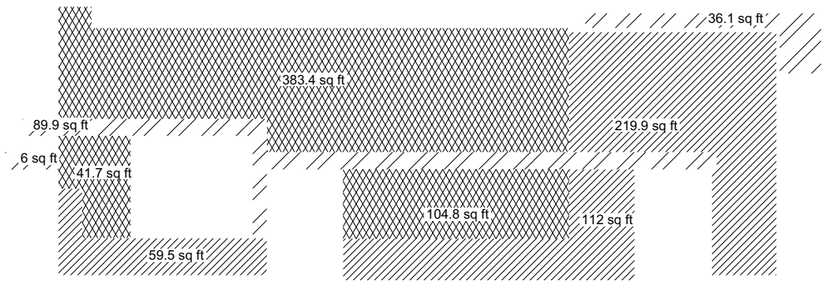
BACK & CONNCECTION TO EXISTING BUILDING

TOTAL: 388.1 SQFT

EIFS: (66%)
255.2 SQFT

METAL: (.01%)
3.1 SQFT

BRICK: (34%)
129.8 SQFT

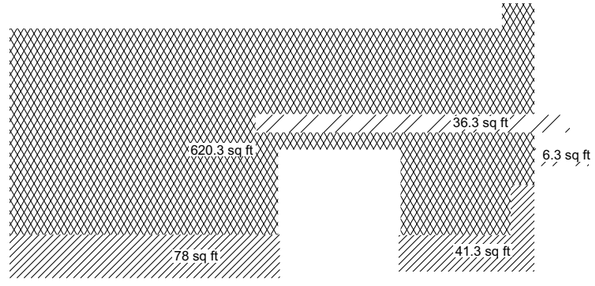


TOTAL: 1153.3 SQFT

EIFS: (46%)
529.9 SQFT

METAL: (11%)
132 SQFT

BRICK: (43%)
491.4 SQFT



TOTAL: 782.2 SQFT

EIFS: (79%)
620.3 SQFT

METAL: (6%)
42.6 SQFT

BRICK: (15%)
119.3 SQFT

SPRINGDALE, ARKANSAS 1/20/2022

CRAIN RV

MBL

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Commercial Design Standards

STAFF USE ONLY

Date Application Submitted:_____

Date Accepted as Complete:_____ Project Number: B22-11

APPLICATION CONTACTS:
Indicate one person of contact for this request: _____ Property Owner ____X____ Representative

Applicant (person making request)	Property Owner (if other than Applicant):
Name: ESI - Brandon Rush	Name: Crain Investments LP
E-mail: brush@engineeringservices.com	E-mail: iramoore@crainteam.net
Address: 1207 S. Old Missouri Rd Springdale AR 72764	Address: 5980 Wadley Rd Sherwood AR 72120
Phone: 479-751-8733	Phone: 501-542-5010
Site/ Location: 5950 W. Sunset	Current Zoning District: C-6
Assessor's Parcel Number(s): 815-30806-000	Rezone required: No
	Total Acreage: 3.9

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

Fee for Variance Application is $75

Check item(s) for which variance is requested:

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

☐ **STRUCTURE BACK AND SIDES**
- ☐ Minimum setback according to zoning district requirements
- ☐ Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan

☐ **PEDESTRIAN FLOW**
- ☐ Sidewalk along all sides of lot abutting public right-of-way required per Master Street Plan
- ☐ 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site
- ☐ 5' sidewalk along the full length of building on façade featuring customer entrance an façade abutting public parking areas 6' from façade of building
- ☐ Weather protection features within 30' of all customer entrances, constructed parallel to building façade
- ☐ Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort

☐ **CENTRAL FEATURES AND COMMUNITY SPACES**
- ☐ Provision of at least 2 central features
- ☐ Direct access to public sidewalk network

☐ **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**
- ☐ Use of similar building materials
- ☐ Use of similar architectural styles or theme

☐ **OUTDOOR STORAGE, TRASH COLLECTION AND LOADING AREAS**
- ☐ Not visible from public right-of-way, located within 20' of any public street, sidewalk or internal pedestrian way
- ☐ Incorporated into the overall design of the building
- ☐ Screening material similar to principal materials of the building and landscape
- ☐ Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets
- ☐ Landscaped so not attention is attached to the function by the use of screening material an no attention is attached to the function by the use

☒ **FACADES AND EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses
- ☐ Minimum 3' depth
- ☐ Minimum of 20 contiguous feet within each 100' of façade length
- ☐ Extends 20% of the façade

☐ **DETAIL FEATURES**
- ☐ Facades include a repeating pattern with no less than 3 elements (color change, texture change, material change)
- ☐ At least one element repeating horizontally
- ☐ Elements repeat at intervals of more than 30' horizontally or vertically
- ☐ Change in plane no less than 12" in width (offset, reveal or projecting rib)

☐ **ROOFS** – change in height every 100 liner feet in building length

☐ **MATERIALS AND COLORS**
- ☐ Predominate exterior materials high quality materials
- ☐ Façade color – low reflectance, subtle, neutral or earth tone

☐ **ENTRYWAYS** – 3 defined, highly visible customer entrances

☒ **LANDSCAPING**

- ☐ Entryway landscaping
- ☐ Parking lot landscaping
- ☒ Perimeter parking area landscaping
- ☒ Building foundation landscaping

☐ **SCREENING**

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

☐ **LIGHTING**

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

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

Request variance from two sections

Variance from CDS for existing building

Variance from foundation landscaping on east and west sides of proposed bldg & from perimeter landscaping

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

Developer is seeking to demo existing showroom and construct a new facility on a building that was constructed prior to CDS requirements. Developer wants to improve property without major renovations to existing.

Ex. site is paved up to property line on both sides, except for overhead utility poles, therefore not allowing room for perimeter landscaping.

Foundation landscaping on east side of proposed showroom would cause drive to be too narrow for fire truck.

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

Allows Owner to use existing building and site as it was previously approved and constructed while also allowing construction of new showroom.

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

Allows quality development to be constructed in Springdale without cost-prohibitive requirements to improve antecedent site construction and allowing fire access.

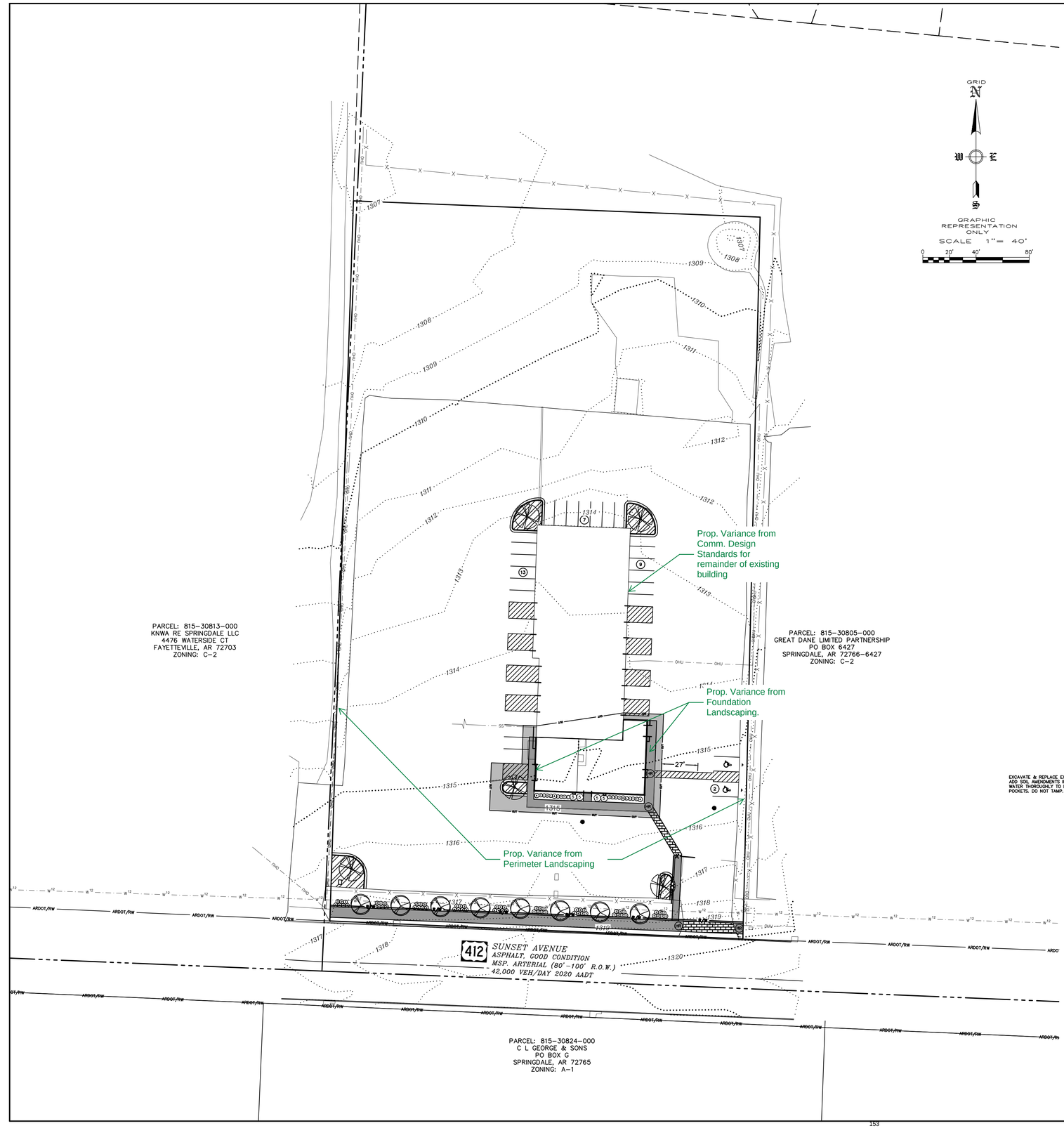
The **Applicant** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than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

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

APPLICANT SIGNATURE(S) _____

Ira Moore for Crain Investments LP

DATE: 1-12-22

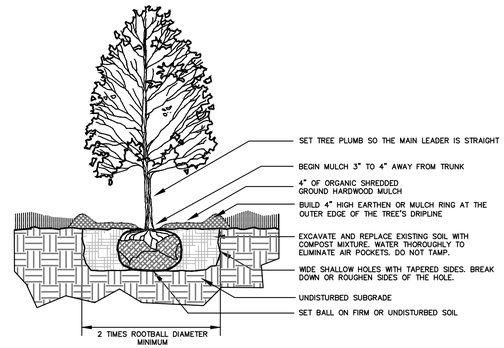


INDEX OF SHRUBS

PLANT SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
1	WINTERGEM BOXWOOD	Buxus microphylla 'Winter Gem'	16	3 GAL.
2	ANDORRAN JUNIPER	Juniperus horizontallis 'plumosa compacta'	27	3 GAL.
3	ANTHONY WATERER SPIREA	Spiraea x bumalda 'anthony waterer'	18	3 GAL.
4	DWARF YAUPON HOLLY	Ilex vomitoria 'nana'	22	3 GAL.
5	VIRGINIA SWEETSPIRE	Itea virginica	4	3 GAL.

INDEX OF TREES

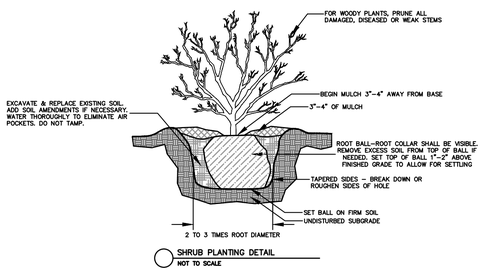
TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	SIZE
	Crape Myrtle	Lagerstroemia indica	8	2" Cal B & B
	Dawn Redwood	Metasequoia glyptostroboides	5	2" Cal B & B



TREE PLANTING DETAIL
NOT TO SCALE

NOTES:

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



SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE REQUIREMENTS:

TOTAL PARKING AREA PROVIDED: 12,529 SQ. FT.
TOTAL INTERIOR LANDSCAPE REQUIRED: 1,003 SQ. FT. (8%)
TOTAL INTERIOR LANDSCAPE PROVIDED: 1,582 SQ. FT. (12.6%)

INTERIOR LANDSCAPING AREAS:

LANDSCAPE NOTES:

1. AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL LANDSCAPED AREAS
2. SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION
3. TURF AREAS TO BE COVERED WITH 4" OF TOPSOIL FREE OF ROCKS AND DEBRIS. LANDSCAPE BEDS TO RECIEVE 6" OF TOPSOIL FREE OF ROCKS AND DEBRIS
4. 3-4" OF ORGANIC MULCH SHALL BE PLACED AROUND ALL TREES AND WITHIN ALL LANDSCAPE BEDS.
5. NOTE THE SIZE OF LANDSCAPE TREES AND MATERIALS AT TIME OF PLANTING
6. WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
7. CONTRACTOR TO PRESERVE EXISTING TREE CANOPY WHERE POSSIBLE ON SITE
8. ALL PLANTING BEDS SHALL RECEIVE 3"-4" OF ORGANIC MULCH AT TIME OF INSTALLATION
9. SHADE TREES SHALL HAVE A MIN. CALIPER OF 3" AND A HEIGHT OF 8'
9. SHRUBS WILL HAVE A MIN. SIZE OF 3 GALLON POT WITH A HEIGHT OF 15"
10. ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED WITHIN THE NEXT APPROPRIATE GROWING SEASON
11. IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED FEATURES.
12. TREES SHALL BE STAKED AS NECESSARY TO PREVENT LEANING OR FALLING OVER.
13. ALL PLANT MATERIALS SHALL BE WARRANTED FOR A PERIOD OF 24 MONTHS FROM TIME OF INSTALLATION. IF ANY PLANT MATERIAL FAILS TO SURVIVE DURING THAT PERIOD, IT SHALL BE REPLACED DURING THE APPROPRIATE PLANTING SEASON. DETENTION BASINS AND DISTURBED AREAS TO BE SODDED WITH BERMUDA SOD.
14. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5 FEET FROM ALL PUBLIC UTILITIES.
15. CONTRACTOR TO PRESERVE EXISTING TREE CANOPY WHERE POSSIBLE ON SITE

L22-03

ENGINEERING SERVICES INC.
1705 S. 48th STREET, SUITE 105
SPRINGDALE, ARKANSAS 72764

LANDSCAPE PLAN
CRAIN RV SPRINGDALE EXPANSION
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: 1"=40'
DATE: Jan 12, 2022
ENGINEER: BJR
DRAWN BY: NMB
W.O. #: 21997

3

FILE NO. B22-11
APPLICANT: Engineering Services, Inc
REQUEST: Variance of Commercial Design Standards
(A) facades & exterior walls &
(B) landscaping, perimeter & foundation

PLANNING COMMISSION MEETING
February 1, 2022

N
0 50 100 200 300 400
Feet
For Location Reference Only

December 30, 2021

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

Via email: dpounders@springdalear.gov

Re: Large Scale Development Transmittal Letter
Springdale Public Schools
Central Junior High School
2811 W. Huntsville Avenue

Debbie:

On behalf of our client, Springdale Public Schools, we hereby submit a new large-scale development application for an addition and renovation at Central Junior High School. With this letter, please find enclosed:

- Plans
- LSD Application
- Drainage report
- Architectural elevations
- Authorization of Representation
- Copy of warranty deed
- Certified List of Adjacent Property Owners

The $500.00 review fee is enclosed. We look forward to working with you to make this project a success.

Very truly yours

Digitally signed by:
Brandon J. Rush

Brandon Rush, PE

Enclosures

cc Patsy Christie, Rick Barry, Sharon Tromburg, Sarah Curry (City of Springdale Planning, via email)
Katie Hollingshead, PE, CFM (City of Springdale Engineering Dept, via email)
Jeremy White & Alan Athey (Springdale Public Schools, via email)
Michael G. Johnson, AIA, LEED AP & Krista Liesch (Architecture Plus, Inc., via email)
Jason Appel, PE (ESI, via email)

Z:\Engineers\00 - Engineer Projects\20959 - CJHS\03 Pre-Construction Plan Submittals\12-30-2021 Submittal #1\Transmittal Letter.docx

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted:_____ Payment Method:_____

Date Accepted as Complete:_____ Project Number: L22-04

Must meet the below criteria for a Large Scale Submittal:

- ☒ Pre-application meeting held with Springdale Planning Department. Date: 10/20/2021
- ☒ Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

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

APPLICATION CONTACTS:

Indicate one person of contact for this request: _____ Applicant ___X_____ Representative

Applicant (person making request)

Name: Springdale School District #50

E-mail: aathey@sdale.org

Address: 804 W. Johnson / PO Box 8
Springdale, AR 72765

Phone: 479-750-8842

Site/ Location: 2811 W. Huntsville Ave

Assessor's Parcel Number(s): 815-29841-000
815-29842-000

Development Point of Contact for Question & Staff Reviews

Name: ESI - Brandon Rush

E-mail: brush@engineeringservices.com

Address: 1207 S. Old Missouri Rd
Springdale, AR 72764

Phone: 479-751-8733

Current Zoning District: P-1

Rezone required: No

Total Acreage: 15.5

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

Name (printed): Brandon Rush Date: 11/17/2021

Signature: _____

Staff Notes:

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Pre-Application Meeting Notes

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

Names of all persons present at pre-application meeting: Patsy Christie, Rick Barry, Ed Stith, Katie Hollingshead, Michael Johnson, Krista Liesch, Jason Appel, Brandon Rush
Name of main point of contact for project: Brandon Rush
Parcel Number(s): 815-29841-000 815-29842-000
Acreage of the proposed development: 15.5
Type of project: Expansion of existing school
When is the intended application date? 12/30/2021
Per the date above, the earliest Planning Commission meeting date would be: Feb. 1, 2022

Is there a street address? If not, please complete the 911 Address Assignment form on the City of Springdale's GIS Department website. Yes, 2811 W. Huntsville Ave. New building will front Gutensohn, may consider re-addressing

Is this proposal in a commercial zone? If yes, Commercial Design Standards will need to be met. No

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

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

All projects must meet the requirements of the Drainage Criteria Manual. Yes

Are you intending to bond for any aspects of this project? (landscaping, sidewalks, etc) No

Is there a prepared photometric plan? Yes

Is there a prepared landscaping plan featuring perimeter and frontage landscaping? Yes

Based upon this discussion, what variances/waivers will be required?

None

Please state all of the Fire Code issues mentioned.

Will need FH on southwest side to cover long building
Aerial apparatus road needed
Building will be sprinkled

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: February 1, 2022

Re: **L22-04** **Large-Scale** **Central Jr. High**

Planning Comments

1. This Large Scale Development Plan has been given the number L22-04. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development.
2. Submit PDF files at time of resubmission. (standard comment)
3. A written response to all comments is required with resubmission. (standard comment)
4. A lighting plan is required, displaying at least 1 foot candle in all parking and pedestrian areas.
    a. On photometric plan, please include numbers in all parking/pedestrian areas, as there is a gap between the parking lot and building.
5. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
6. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
7. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Building and Fire Comments:

Reviewer: Ed Stith – City of Springdale Building and Fire Departments Jan 6, 2022

Large Scale Development – Central Jr. High School L22-04
2111 Huntsville Ave

Engineer/Architect: Engineering Services Inc.

Following are recommendations from the Building and Fire Departments, which must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting.

Development is for a site to construct a two story greater than 138,200 School. Building is of non-combustible construction. (type IIB) and will be sprinklered. All references are to the Arkansas Fire Prevention Code Vol I Fire unless otherwise noted.

A minimum fire flow of 2000 GPM @ 20 psi and two fire hydrants is required for a sprinklered >138,200 sf type IIB constructed building. (Vol I Table B105.1) Site is serviced by a 12 inch distribution main along Gutensohn Rd. Obtain a fire flow test from the water utility and submit for approval by the Building Department prior to construction.
file:///C:/Users/edst/Downloads/Springdale-Water-Utilities-Public-Hydrant-Flow-Test-Request-Form-10-3-2019%20(1).pdf

The building does not have a fire hydrant within 225 feet of the building frontage along the fire access road on the south side. C105.1. **Provide an additional fire hydrant along the south fire access road.**

Show **leak detection meter** per Springdale Water Utility specifications. Leak detection meter must be located in a green space.

Fire department connections FDCs shall be located on the wall within 100 feet of a fire hydrant (section 912.2.3) on the same side of the fire access road without crossing a fire access road. (section 912.2) **Relocate FDC to SE corner of building.**

The automatic fire sprinkler system shall be installed in accordance with NFPA 13. The system shall be monitored by a fire alarm system for sprinkler flow and sprinkler valve tamper. In lieu of a mechanical or electric bell installed adjacent to the fire sprinkler riser to indicate sprinkler water flow, a water proof horn/strobe shall be installed on the exterior wall directly above the FDC.

A 3200 series KNOX Box is required at the primary entrance to each building. Boxes may be ordered at www.knoxbox.com or an order form can be obtained from the Fire Marshal.

Signs or markings in accordance with sec. 503.3 and D103.6.1 as approved by the Fire Marshal that include the words NO PARKING-FIRE LANE shall be provided for the entire length of the drive to identify such roads or prohibit the obstruction thereof.

Commercial building permit plan review guidance is available at
http://www.springdalear.gov/DocumentCenter/View/4558/Commercial-Plan-Reviewpdf

Need to show all modifications on the amended drawing that will be submitted for Planning Commission approval.

Engineering Summary:

- Submit signed and sealed drainage report
- Remove existing sidewalk on Gutensohn and install a continuous 8 ft sidewalk
- If the drives are considered private, please show access easement to the pond for maintenance purposes
- Submit the following for the Grading Permit:
    - Grading permit application
    - SWPPP
    - Notice of Coverage
    - Truck Route
    - $500 fee
- Driveways are maximum 40' wide, please revise drive on Gutensohn
- Minor drainage comments, images of conflicts sent to consultant

Engineering Comments:

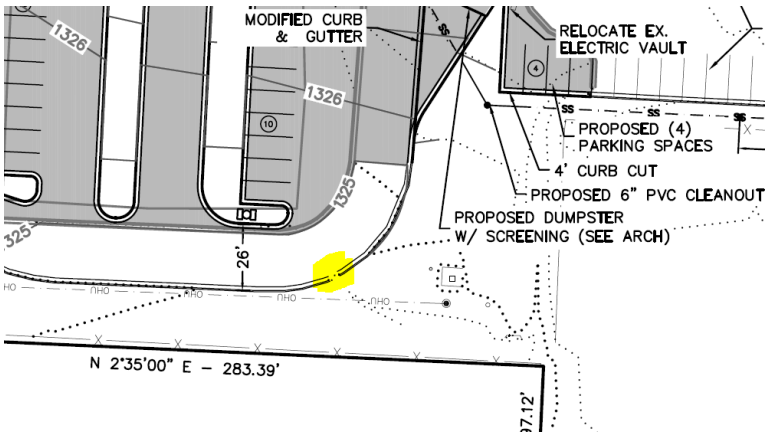
L22-04

ENGINEERING REVIEW CHECKLIST 2021
WITH RESUBMISSIONS PROVIDE A COPY
OF RETURN COMMENTS AND A REVISED PDF

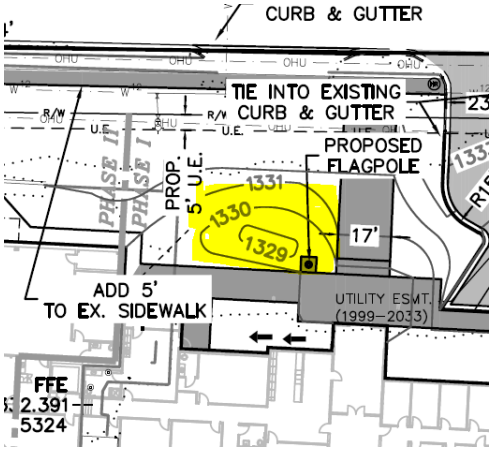
Reviewed by Steve Hatfield and Katie Hollingshead, E.I. on 1/27/2021

1. **Chapter 106 – Stormwater Drainage**
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)
   - *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.

2. **Chapter 106 – Stormwater Drainage**
   - **Submit signed and sealed drainage report.**
   - **If the drives are considered private, please show access easement to the pond for maintenance purposes.**
   - **Call out existing curb cut, shown below. Does this drain to the pond?**



- Where does this drain? Will this area hold water?



3. Chapter 107 – Stormwater Pollution

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

- *107.3*
  - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.
    - **Submit the following for the Grading Permit:**
      - **Grading permit application.**
      - **SWPPP.**
      - **Notice of Coverage.**
      - **Truck Route.**
      - **$500 fee.**
  -

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

(Ord. No. 3258, § 1, 11-12-02)

- **Driveways are maximum 40’ wide, please revise drive on Gutensohn.**

5. Chapter 130 – Zoning Ordinance

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

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

6. Other:

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

CONTACT LIST
BLACK HILLS ENERGY SCOTT STOKES – 479-575-1424
AEP/SWEPCO STEVE SATTERFIELD WSSATTERFIELD@AEP.COM
SPRINGDALE WATER UTILITIES LARRY PECKHAM – 479-751-5751
COX COMMUNICATION CHRIS BYRD – 479-751-2000
AT&T LAYNE RHODES – 479-442-1977
SPRINGDALE FIRE DEPARTMENT BLAKE HOLTE – 479-750-8190

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

CITY OF SPRINGDALE REVIEW PLANS FOR A PROPOSED

CENTRAL JUNIOR HIGH SCHOOL EXPANSION

A

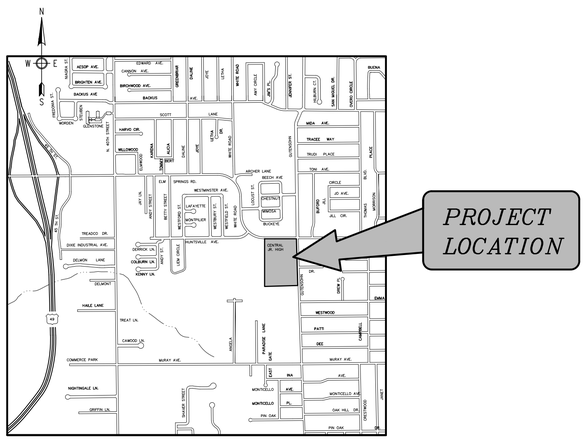
LARGE SCALE DEVELOPMENT

SERVING

SPRINGDALE PUBLIC SCHOOLS
Teach them All, All means ALL.

2811 W HUNTSVILLE AVE
SPRINGDALE, ARKANSAS

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
–	COVER
1	EXISTING CONDITIONS
2	LARGE SCALE DEVELOPMENT
3	GRADING PLAN
4	PAVING AND SIGNAGE PLAN
5	STORM DRAINAGE PLAN
6	STORM PROFILES
7–9	TYPICAL DETAILS
10	UTILITY PLAN
11	UTILITY DETAILS
12	STORM WATER POLLUTION PREVENTION PLAN
13	STORM WATER POLLUTION PREVENTION DETAILS
14	LANDSCAPE PLAN



VICINITY MAP

January 20, 2022

L22-04

BY

ENGINEERING SERVICES INC.

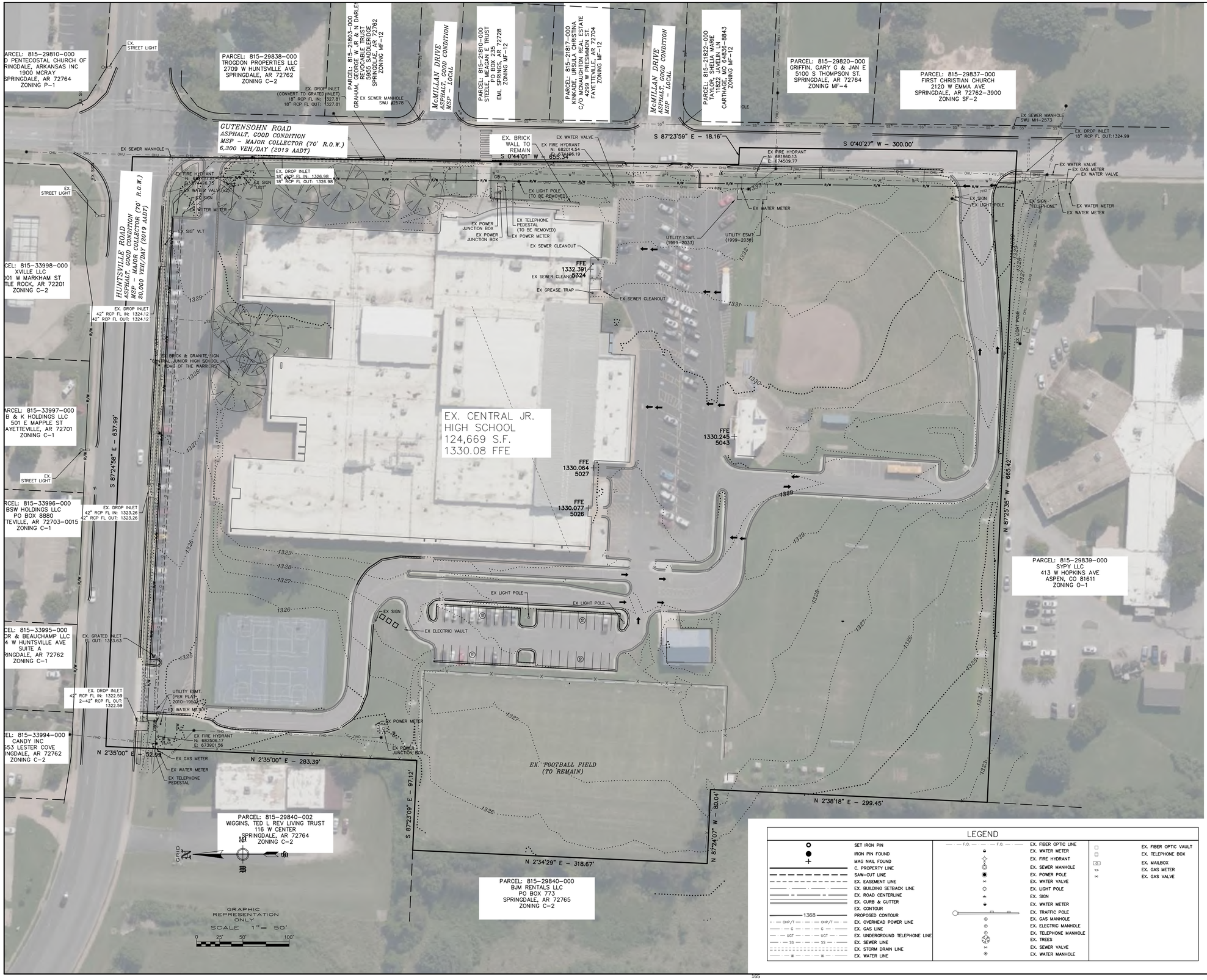
CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM

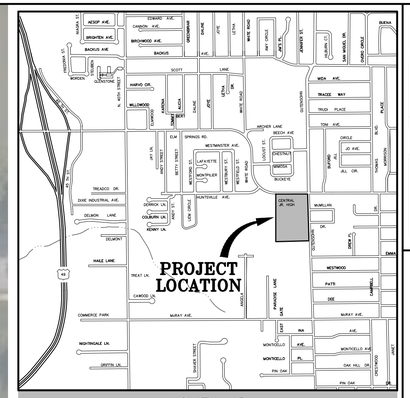
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

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

NOTES :

1. REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.
2. ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS, AS CONTAINED IN CHAPTER 110, PART. III, OF THE CODE OF ORDINANCES, CITY OF SPRINGDALE, ARKANSAS.
3. ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES OF THE CITY OF SPRINGDALE WATER UTILITIES. ADOPTED MARCH 10TH, 1987 BY ORDINANCE NO. 1640. AMENDED AUGUST 27, 2014 BY RESOLUTION No. 15-14 OF THE SPRINGDALE WATER AND SEWER COMMISSION, INCLUDING SECTION T38 AND ASSOCIATED DETAILS ADDED ON SEPTEMBER 3, 2020.
4. CAPITAL COST OF PROPOSED PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE IS ESTIMATED TO EXCEED $25,000.





VICINITY MAP
N.T.S.

LEGEND

SET IRON PIN	EX. FIBER OPTIC LINE
IRON PIN FOUND	EX. WATER METER
MAG NAIL FOUND	EX. FIRE HYDRANT
C. PROPERTY LINE	EX. SEWER MANHOLE
SAW-CUT LINE	EX. POWER POLE
EX. EASEMENT LINE	EX. WATER VALVE
EX. BUILDING SETBACK LINE	EX. LIGHT POLE
EX. ROAD CENTERLINE	EX. SIGN
EX. CURB & GUTTER	EX. WATER METER
EX. CONTOUR	EX. TRAFFIC POLE
PROPOSED CONTOUR	EX. GAS MANHOLE
EX. OVERHEAD POWER LINE	EX. ELECTRIC MANHOLE
EX. GAS LINE	EX. TELEPHONE MANHOLE
EX. UNDERGROUND TELEPHONE LINE	EX. TREES
EX. SEWER LINE	EX. SEWER VALVE
EX. STORM DRAIN LINE	EX. WATER MANHOLE
EX. WATER LINE	EX. FIBER OPTIC VAULT
	EX. TELEPHONE BOX
	EX. MAILBOX
	EX. GAS METER
	EX. GAS VALVE

OWNER/DEVELOPER: SPRINGDALE PUBLIC SCHOOLS
804 W JOHNSON AVE.
SPRINGDALE, AR 72764-4159

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

CITY ZONING: P-1

FEMA FLOODPLAIN ZONE: THIS PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP # 05143C0060F, AND # 05143C0070F WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: APRIL 02, 2008.

PARCEL: 815-29841-000 & 815-29842-000

LEGAL DESCRIPTION:

SURVEY DESCRIPTION (PARCEL NO. 815-29841-000):

A PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 34, THENCE N87°24'58"W A DISTANCE OF 192.10 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING A SET "MAG" NAIL; THENCE S00°44'01"W A DISTANCE OF 655.34 FEET TO A SET "MAG"NAIL; THENCE N87°25'05"W A DISTANCE OF 676.18 FEET TO A FOUND 4"CONCRETE MONUMENT; THENCE N87°24'07"W A DISTANCE OF 80.04 FEET TO A FOUND IRON PIN WITH CAP "GARY DENZER AR 1266"; THENCE N02°34'29"E A DISTANCE OF 318.67 FEET TO A FOUND IRON PIN WITH UNREADABLE CAP; THENCE S87°23'09"E A DISTANCE OF 97.12 FEET TO A FOUND IRON PIN WITH CAP "1266 GARY DENZER"; THENCE N02°35'00"E A DISTANCE OF 283.39 FEET TO A FOUND IRON PIN WITH CAP "1266"; THENCE N02°35'00"E A DISTANCE OF 52.99 FEET TO A SET "MAG"NAIL; THENCE S87°24'58"E A DISTANCE OF 637.99 FEET TO THE **POINT OF BEGINNING**, CONTAINING 10.46 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF W HUNTSVILLE AVENUE ON THE NORTH SIDE THEREOF, AND THE RIGHT OF WAY OF N GUTENSOHN ROAD ON THE EAST SIDE THEREOF, AND ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

SURVEY DESCRIPTION (PARCEL NO. 815-29842-000):

A PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 34, THENCE N87°24'58"W A DISTANCE OF 192.10 FEET TO A SET "MAG" NAIL; THENCE S00°44'01"W A DISTANCE OF 655.34 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING A SET "MAG"NAIL; THENCE S87°23'59"E A DISTANCE OF 18.16 FEET TO A SET "MAG"NAIL; THENCE S00°40'27"W A DISTANCE OF 300.00 FEET TO A SET "MAG"NAIL; THENCE N86°42'27"W A DISTANCE OF 39.20 FEET; THENCE N87°25'35"W A DISTANCE OF 665.42 FEET TO A FOUND 4"CONCRETE MONUMENT; THENCE N02°38'18"E A DISTANCE OF 299.45 FEET TO A FOUND 4"CONCRETE MONUMENT; THENCE S87°25'05"E A DISTANCE OF 676.18 FEET TO THE **POINT OF BEGINNING**, CONTAINING 4.81 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF N GUTENSOHN ROAD ON THE EAST SIDE THEREOF, AND ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

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

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

A. **WARRANTY DEED:** SPRINGDALE SCHOOL DISTRICT NO. 50, RECORDED OCTOBER 2, 1970 IN FILE NO. 792-90.
B. **WARRANTY DEED:** SPRINGDALE SCHOOL DISTRICT #50, RECORDED MAY 1, 1974 IN FILE NO. 868-317.
C. **WARRANTY DEED:** SPRINGDALE SCHOOL DISTRICT #50, RECORDED MARCH 18, 1975 IN FILE NO. 882-366.
D. **PLAT OF SURVEY FOR CENTRAL JR. HIGH SCHOOL:** BY MCGOODWIN WILLIAMS & YATES, RECORDED JANUARY 21, 2010 IN FILE NO. 2010-1950.

ENGINEERING SERVICES INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, ARKANSAS 72764

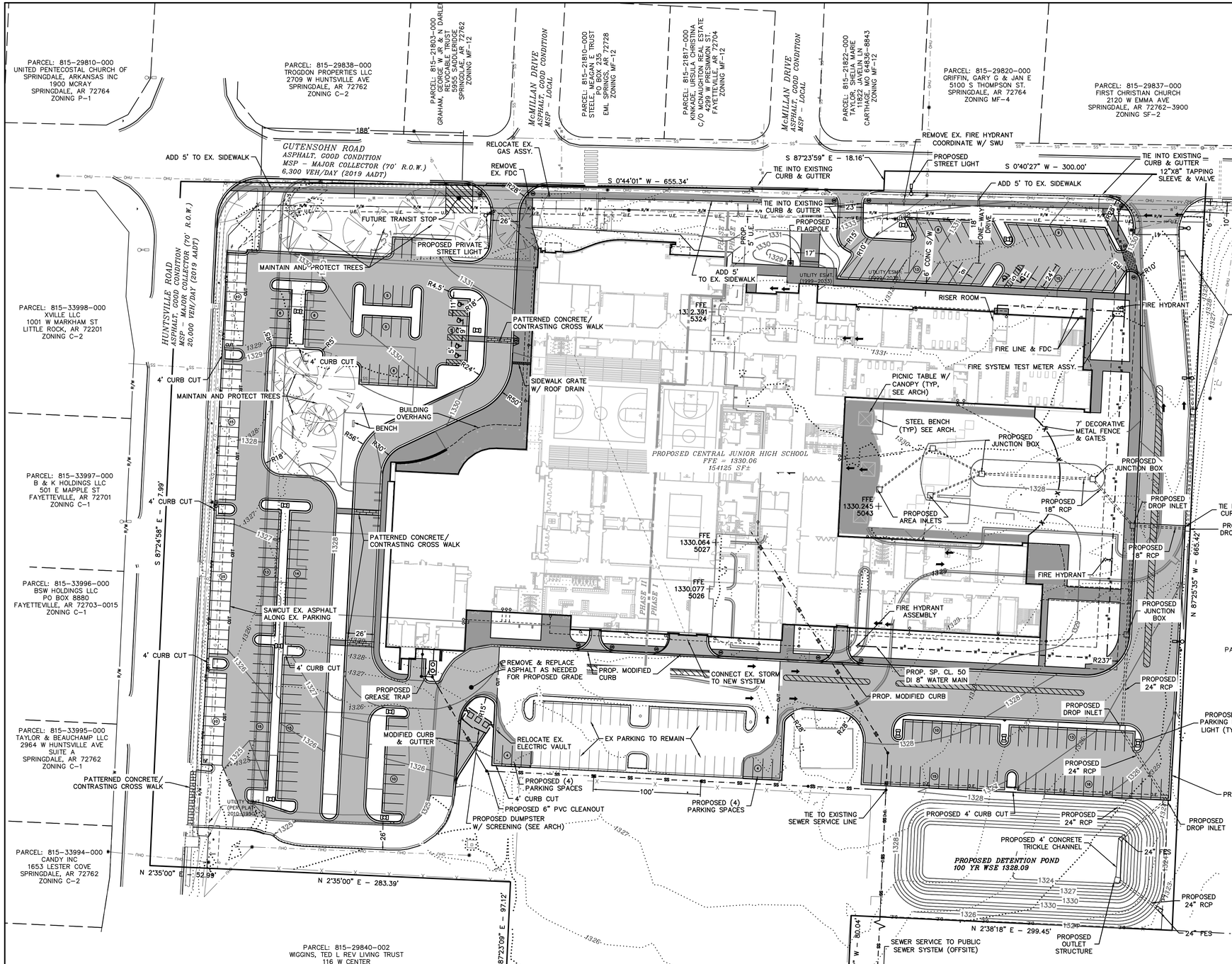
EXISTING CONDITIONS
CENTRAL JUNIOR HIGH SCHOOL
SPRINGDALE, ARKANSAS

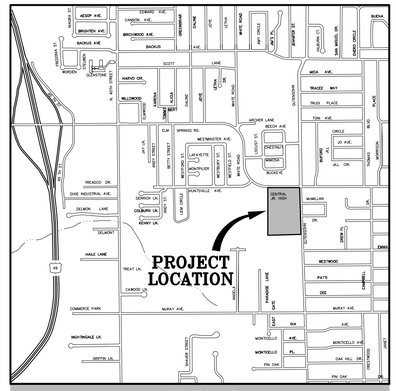
REVISION	DATE	DESCRIPTION

© COPYRIGHT 2022 ENGINEERING SERVICES, INC. - 1/13/2022 2:33:21 PM
C:\ESI\2020\20959 JBJR SPRINGDALE CENTRAL HIGH SCHOOL\DWG\20959 EXISTING.DWG

SCALE: 1"=50'
DATE: Jan 13, 2022
ENGINEER: BJR
DRAWN BY: MAB
W.O. #: 20959

1





VICINITY MAP
N.T.S.

OWNER/DEVELOPER: SPRINGDALE PUBLIC SCHOOLS
804 W JOHNSON AVE.
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1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72762

CITY ZONING: P-1

FEMA FLOODPLAIN ZONE: THIS PROPERTY IS WITHIN FLOOD ZONE X, AREA OF MINIMAL FLOODING, AS SHOWN ON THE F.I.R.M. MAP # 05007C0270K, BENTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: OCTOBER 2020.

PARCEL: 815-29841-000 & 815-29842-000

GROSS AREA: 15.27 ACRES

NET AREA: 14.03 ACRES

PARKING REQUIRED: 294 CLASSROOMS

PARKING PROVIDED: 300 CLASSROOMS

LEGAL DESCRIPTION: SURVEY: FILE#: 2010-00001950

A PART OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) IN SECTION 34, TOWNSHIP 18 NORTH, RANGE 30 WEST WASHINGTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID 40 ACRE TRACT AND RUN THENCE NORTH 87° 24'07" WEST A DISTANCE OF 192.10 FEET TO THE "TRUE POINT OF BEGINNING" OF THIS BOUNDARY DESCRIPTION; THENCE SOUTH 0°44'01" WEST A DISTANCE OF 655.34 FEET; THENCE SOUTH 87°23'59" EAST A DISTANCE OF 18.16 FEET; THENCE SOUTH 0°41'01" WEST A DISTANCE OF 300.00 FEET; THENCE NORTH 87°12'34" WEST A DISTANCE OF 39.20 FEET TO A FOUND ⅝" REBAR PIN AND THE WEST RIGHT OF WAY LINE OF N. GUTENSOHN RD.; THENCE LEAVING SAID RIGHT OF WAY LINE NORTH 87°23'20" WEST A DISTANCE OF 655.42 FEET TO A FOUND CONCRETE MONUMENT; THENCE NORTH 2°37'01" EAST A DISTANCE OF 299.58 FEET TO A FOUND CONCRETE MONUMENT; THENCE NORTH 87°26'09" WEST A DISTANCE OF 80.00 FEET TO A SET ⅝" REBAR PIN WITH YELLOW PLASTIC CAP STAMPED "GARY DENZER AR 1266"; THENCE NORTH 2°36'01" EAST A DISTANCE OF 283.38 FEET TO A SET ⅝" REBAR WITH PLASTIC CAP STAMPED "GARY DENZER AR 1266" AT THE SOUTH RIGHT OF WAY LINE OF W. HUNTSVILLE AVE.; THENCE CONTINUE NORTH 2°36'01" EAST A DISTANCE OF 52.99 FEET; THENCE SOUTH 87°23'57" EAST A DISTANCE OF 637.99 FEET TO THE POINT OF BEGINNING, CONTAINING 665,400 SQUARE FEET OR 15.27 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD, IF ANY.

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.

NOTES:

1. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF 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.
2. ALL CROSSINGS UNDER ROADWAYS BY OPEN CUT MUST BE BACKFILLED WITH FLOWABLE FILL
3. 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.
4. PROPOSED STREET LIGHTS ARE PUBLIC
5. 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.
6. ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AND BUILDING APPROACHES SHALL BE AS REQUIRED BY THE CURRENT ADA AND AS MA FROM TIME TO TIME BE AMENDED.

LEGEND

- SET IRON PIN
- IRON PIN FOUND
- MAG NAIL FOUND
- C. PROPERTY LINE
- SAW-CUT LINE
- EX. EASEMENT LINE
- EX. BUILDING SETBACK LINE
- EX. ROAD CENTERLINE
- EX. CURB & GUTTER
- EX. CONTOUR
- 1368 PROPOSED CONTOUR
- OHP/T — EX. OVERHEAD POWER LINE
- G — EX. GAS LINE
- UGT — EX. UNDERGROUND TELEPHONE LINE
- SS — EX. SEWER LINE
- EX. STORM DRAIN LINE
- W — EX. WATER LINE
- F.O. — EX. FIBER OPTIC LINE
- EX. WATER METER
- EX. FIRE HYDRANT
- EX. SEWER MANHOLE
- EX. POWER POLE
- EX. WATER VALVE
- EX. LIGHT POLE
- EX. SIGN
- EX. WATER METER
- EX. TRAFFIC POLE
- EX. GAS MANHOLE
- EX. ELECTRIC MANHOLE
- EX. TELEPHONE MANHOLE
- EX. TREES
- EX. SEWER VALVE
- EX. WATER MANHOLE
- EX. FIBER OPTIC VAULT
- EX. TELEPHONE BOX
- EX. MAILBOX
- EX. GAS METER
- EX. GAS VALVE
- PROPOSED FENCE
- PROPOSED EASEMENT LINE
- PROPOSED SIDEWALK
- G — PROPOSED GAS LINE
- UGP — PROPOSED ELECTRIC LINE
- W — PROPOSED WATERLINE
- PROPOSED ADA RAMP
- PROPOSED STORM BOX & PIPE
- PROPOSED SEWER MANHOLE & PIPE

L22-04

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

LARGE SCALE DEVELOPMENT
CENTRAL JUNIOR HIGH SCHOOL
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=50'
DATE: Jan 20, 2022
ENGINEER: BJR
DRAWN BY: NMB
W.O. #: 20959

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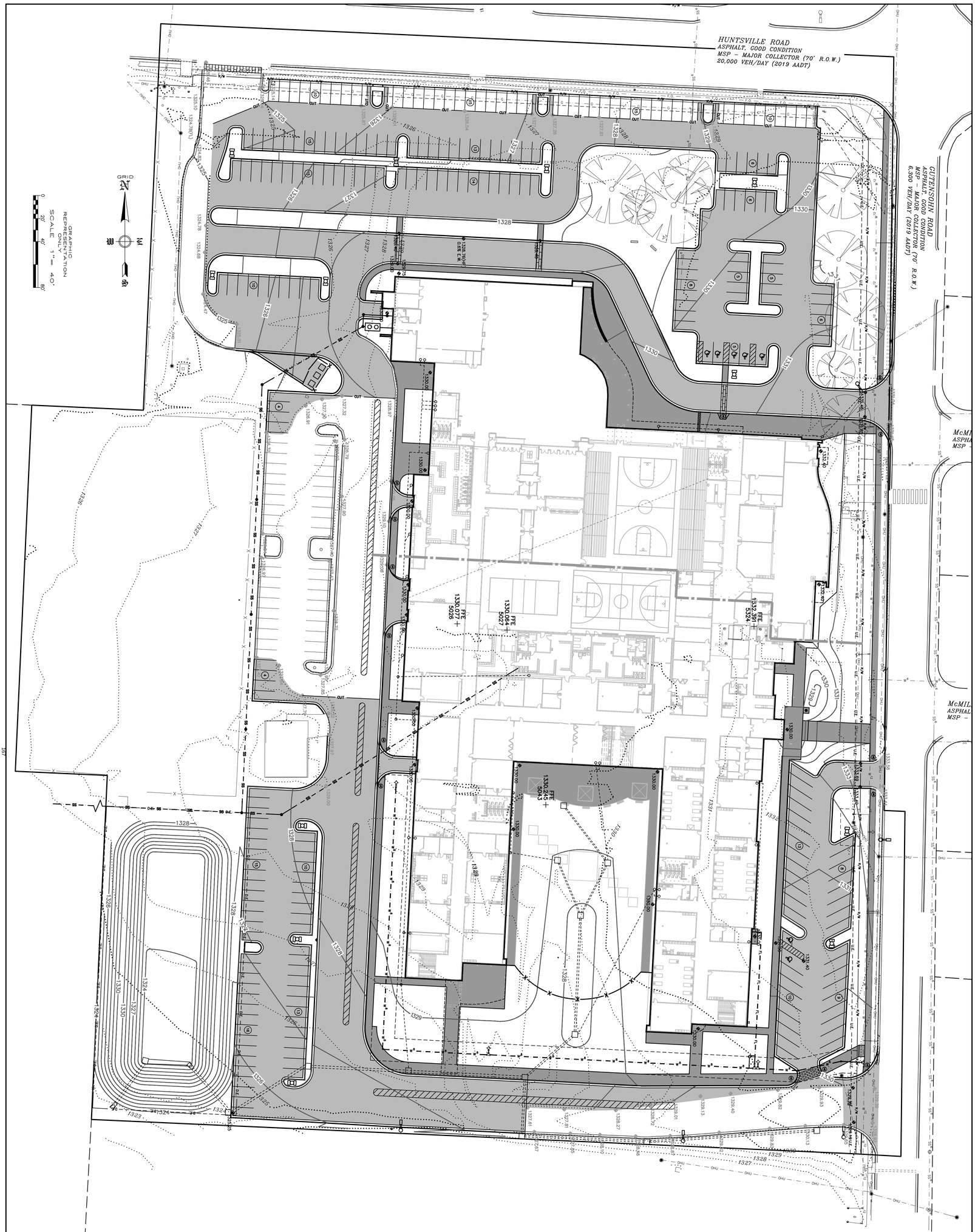
2



L22-04

3

REVISION	DATE	DESCRIPTION

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Z:\JED 20959 CENTRAL JR HIGH SPRINGDALE\20959 - GRADING.dwg

DESIGNED BY: BJB
DRAWN BY: BJB
CHECKED BY: JED

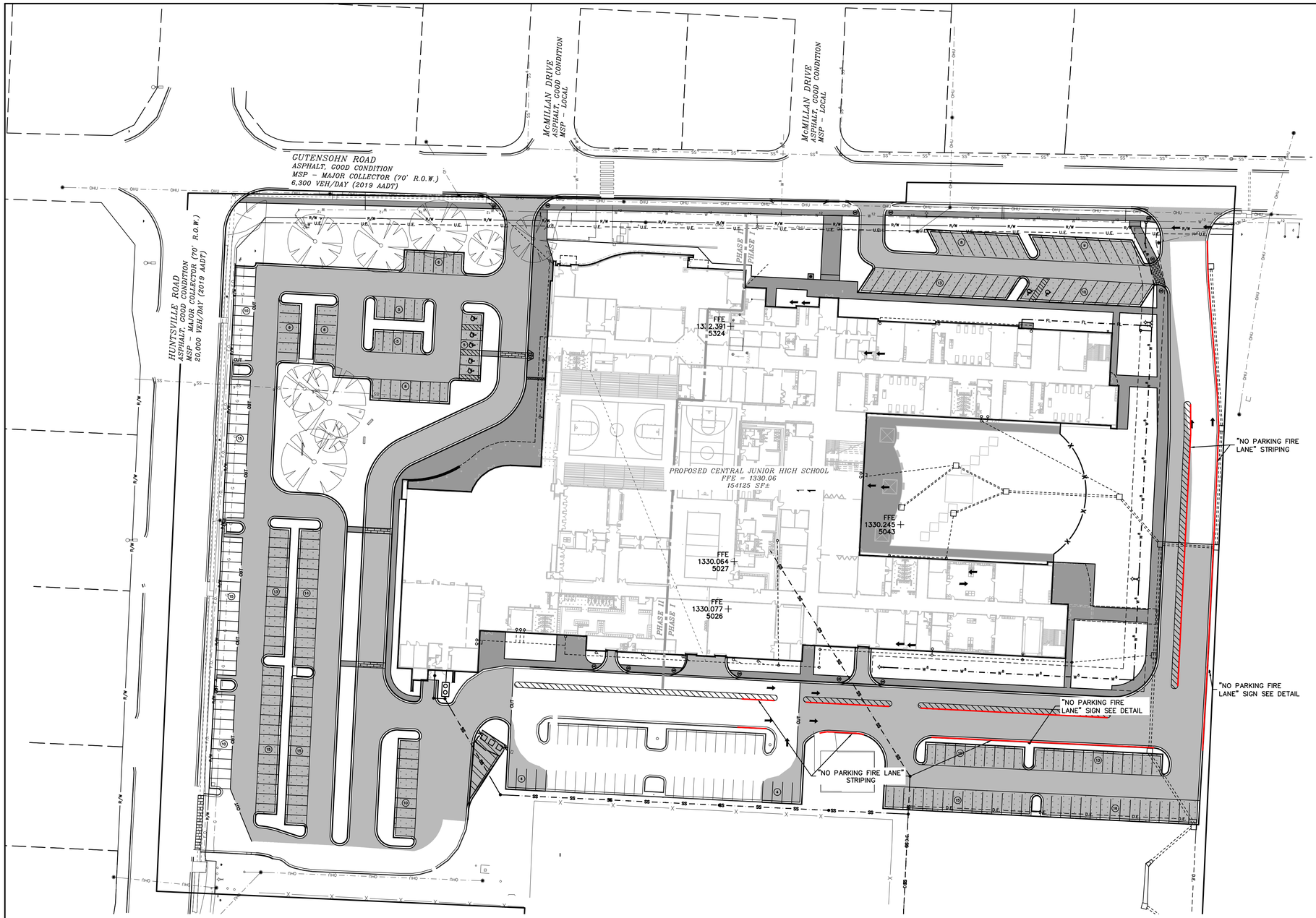
W.O. #: 20959

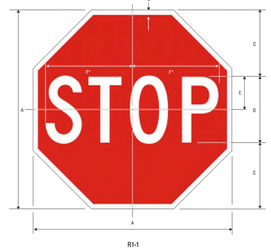
DATE: Jan 19, 2022

SCALE: 1"=40'

GRADING PLAN
CENTRAL JUNIOR HIGH SCHOOL
SPRINGDALE, ARKANSAS

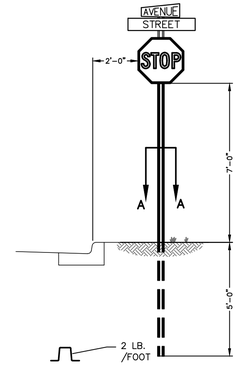
ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764





	A	B	C	D	E	F
	18	375	6	6 C	3	7.75
	24	625	8	8 C	4	10
K	30	75	10	10 C	5	13.0

NOTE: MUTCD SIGNS R7-8 (ARKANSAS VERSION) SIZES IN ACCORDANCE WITH THE MUTCD.



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

SECTION A–A
U–CHANNEL SIGN SUPPORT

STOP SIGN DETAIL

NOT TO SCALE

GRID N

GRAPHIC REPRESENTATION ONLY
SCALE 1"= 50'
0 25' 50' 100'

LIGHT DUTY PAVING: CLASS 7 BASE 6" THICK
BINDER COURSE, 2.5" THICK
SURFACE COURSE, 2" THICK

HEAVY DUTY PAVING: CLASS 7 BASE 7" THICK
BINDER COURSE, 3" THICK
SURFACE COURSE, 2" THICK

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

***NOTE:**

1) *PAVING SECTIONS ARE TO BE DETERMINED BY A GEOTECHNICAL ENGINEER. SECTIONS SHOWN SHALL BE MODIFIED TO THE GEOTECHNICAL ENGINEER RECOMMENDATION.*

2) *ALL STRIPING AND SYMBOLS SHALL BE COORDINATED WITH OWNER PRIOR TO INSTALLATION.*

3) *CONTRACTOR IS TO SUBMIT A PLAN SHOWING JOINTS FOR OWNER APPROVAL AS PART OF THE PAVING SUBMITTAL.*

ENGINEERING SERVICES INC.
3701 S.E. 8th AVENUE
SPRINGDALE, ARKANSAS 72764

PAVING & SIGNAGE PLAN
CENTRAL JUNIOR HIGH SCHOOL
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: 1"=60'
DATE: Jan 20, 2022
ENGINEER: BJR
DRAWN BY: NMB
W.O. #: 20959

4

PARCEL: 815-29810-000
UNITED PENTECOSTAL CHURCH OF SPRINGDALE, ARKANSAS INC
1900 MCRAY
SPRINGDALE, AR 72764
ZONING P-1

PARCEL: 815-29838-000
TROGDON PROPERTIES LLC
2709 W HUNTSVILLE AVE
SPRINGDALE, AR 72762
ZONING C-2

PARCEL: 815-21803-000
GRAHAM, GEORGE W JR & N DARLENE REVOCABLE TRUST
5955 SADDLERIDGE
SPRINGDALE, AR 72762
ZONING MF-12

PARCEL: 815-21810-000
STEELE, MEAGAN E TRUST
PO BOX 235
EML SPRINGS, AR 72728
ZONING MF-12

PARCEL: 815-21817-000
KINKADE, URSULA CHRISTINA
C/O MCNAUGHTON REAL ESTATE
4299 W PRESSMON ST.
FAYETTEVILLE, AR 72704
ZONING MF-12

PARCEL: 815-21822-000
TAYLOR, BRIAN LEE
11822 JAVELIN LN
CARTHAGE, MO 64836-8843
ZONING MF-12

PARCEL: 815-29820-000
GRIFFIN, GARY G & JAN E
5100 S THOMPSON ST.
SPRINGDALE, AR 72764
ZONING MF-4

PARCEL: 815-29837-000
FIRST CHRISTIAN CHURCH
2120 W EMMA AVE
SPRINGDALE, AR 72762-3900
ZONING SF-2

PARCEL: 815-33998-000
XVILLE LLC
1001 W MARKHAM ST
LITTLE ROCK, AR 72201
ZONING C-2

PARCEL: 815-33997-000
B & K HOLDINGS LLC
501 E MAPPLE ST
FAYETTEVILLE, AR 72701
ZONING C-1

PARCEL: 815-33996-000
BSW HOLDINGS LLC
PO BOX 8880
FAYETTEVILLE, AR 72703-0015
ZONING C-1

PARCEL: 815-33995-000
TAYLOR & BEAUCHAMP LLC
2964 W HUNTSVILLE AVE
SUITE A
SPRINGDALE, AR 72762
ZONING C-1

PARCEL: 815-33994-000
CANDY INC
1653 LESTER COVE
SPRINGDALE, AR 72762
ZONING C-2

PARCEL: 815-29840-002
WIGGINS, TED L REV LIVING TRUST
116 W CENTER
SPRINGDALE, AR 72764
ZONING C-2

PARCEL: 815-29840-000
BJM RENTALS LLC
PO BOX 773
SPRINGDALE, AR 72765
ZONING C-2

PARCEL: 815-29839-000
SYPY LLC
413 W HOPKINS AVE
ASPEN, CO 81611
ZONING C-1

GUTENSOHN ROAD
ASPHALT, GOOD CONDITION
MSP - MAJOR COLLECTOR (70' R.O.W.)
6,300 VEH/DAY (2019 AADT)

HUNTSVILLE ROAD
ASPHALT, GOOD CONDITION
MSP - MAJOR COLLECTOR (70' R.O.W.)
20,000 VEH/DAY (2019 AADT)

McMILLAN DRIVE
ASPHALT, GOOD CONDITION
MSP - LOCAL

McMILLAN DRIVE
ASPHALT, GOOD CONDITION
MSP - LOCAL

PROPOSED CENTRAL JUNIOR HIGH SCHOOL
FFE = 1330.06
154125 SF±

FFE 1332.391 5324

FFE 1330.064 5027

FFE 1330.077 5026

PHASE II

PHASE I

Sta. 0+62.75, LINE 1
INSTALL AI 1-2
RIM EL: 1331.92
INV IN: 1329.12, SEG. 1A
INV OUT: 1329.12, SEG. 1B

Sta. 1+14.55, LINE 1
INSTALL JB 1-3
RIM EL: 1331.58
INV OUT: 1327.79, SEG. 1C
INV IN: 1328.60, SEG. 1B
INV IN: 1328.48, SEG. 3A

Sta. 0+00.00, LINE 1
INSTALL AI 1-1
RIM EL
INV OUT: 1329.72

Sta. 0+00.00, LINE 3
INSTALL AI 3-1
RIM EL: 1333.10
INV OUT: 1329.00, SEG. 3A

Sta. 2+17.79, LINE 1
INSTALL JB 1-4
RIM EL: 1330.21
INV IN: 1326.76, SEG. 1C
INV OUT: 1326.76, SEG. 1D

Sta. 0+00.03, LINE 2
INSTALL DI 2-1
RIM EL: 1330.49
INV OUT: 1326.58, SEG. 2A

Sta. 1+48.36, LINE 2
INSTALL DI 2-2
RIM EL: 1329.00
INV OUT: 1325.84, SEG. 2B
INV IN: 1325.84, SEG. 2A

Sta. 2+56.87, LINE 2
INSTALL DI 2-3
RIM EL: 1327.56
INV IN: 1325.30, SEG. 3c
INV IN: 1325.30, SEG. 2B

Sta. 2+75.06, LINE 1
INSTALL DI 1-5
RIM EL: 1328.94
INV IN: 1325.14, SEG. 1D
INV OUT: 1325.04, SEG. 3c
INV OUT: 1325.30, SEG. 1E

Sta. 4+64.14, LINE 1
INSTALL DI 1-6
RIM EL: 1327.45
INV IN: 1324.35, SEG. 1E
INV OUT: 1324.35, SEG. 1F

Sta. 5+44.18, LINE 1
INSTALL DI 1-7
RIM EL: 1326.33
INV IN: 1323.95, SEG. 1F
INV OUT: 1323.95, SEG. 1G

Sta. 0+00.00, LINE 4
INSTALL DI 4-1
INV: 1325.44, SEG. 4A
INV: -5.55, SEG. Pipe - (4)

Sta. 1+68.37, LINE 4
INSTALL FES 4-2
INV: 1324.60, SEG. 4A

Sta. 5+96.78, LINE 1
INSTALL FES 1-8
INV: 1323.69, SEG. 1G

Sta. 0+44.19, LINE 5
INSTALL FES 5-2
INV: 1323.00, SEG. 5A

Sta. 0+00.00, LINE 5
INSTALL OS 5-1
RIM EL: 1329.50
INV OUT: 1323.50, SEG. 5A

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 50'
0 25' 50' 100'

STORM DRAINAGE PLAN
CENTRAL JUNIOR HIGH SCHOOL
SPRINGDALE, ARKANSAS

ESI
ENGINEERING SERVICES INC.
2708 S. 48TH STREET, SUITE 103
SPRINGDALE, ARKANSAS 72764

REVISION	DATE	DESCRIPTION

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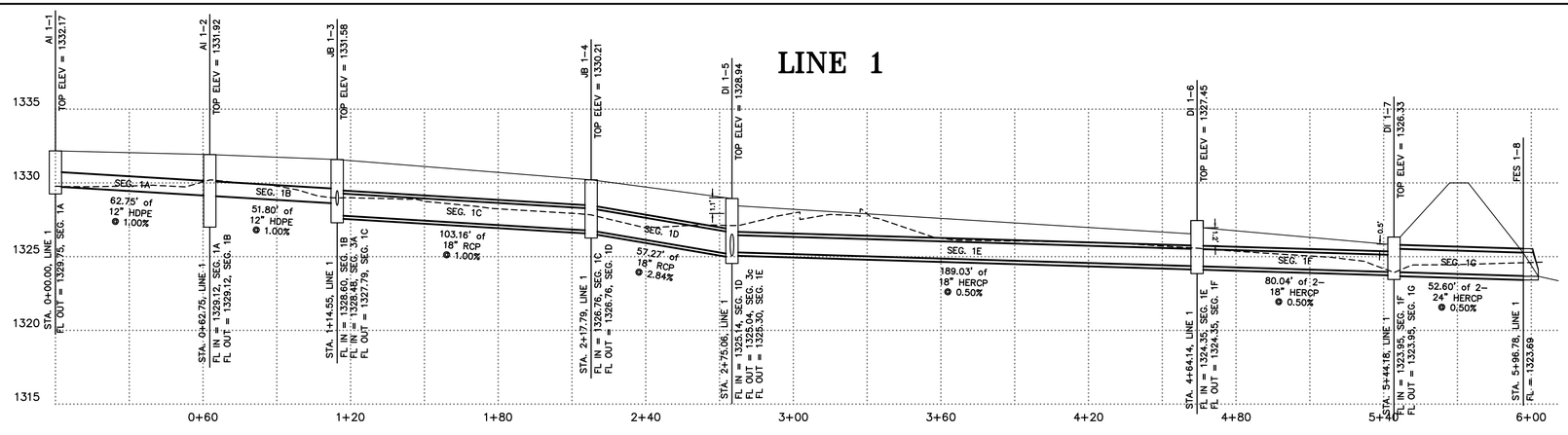
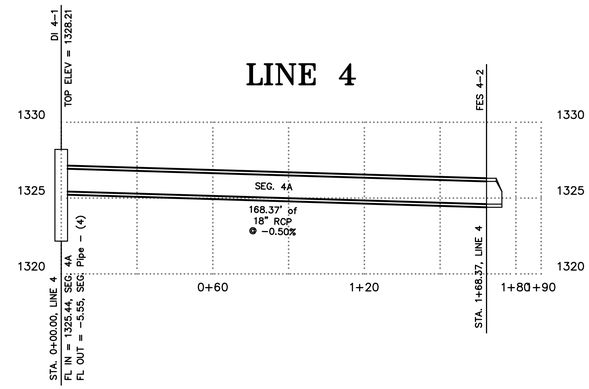
ALL DESIGNS, DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE

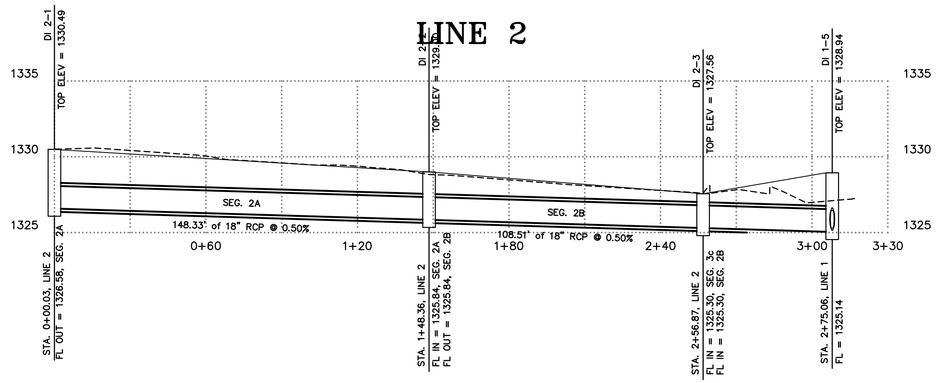
SCALE: 1"=50'
DATE: Jan 20, 2022
ENGINEER: BJR
DRAWN BY: BJR
W.O. #: 20959

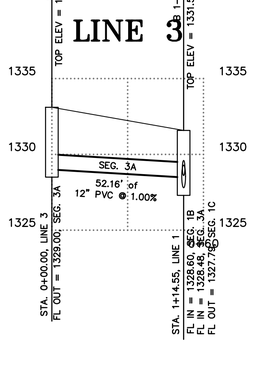
L22-04

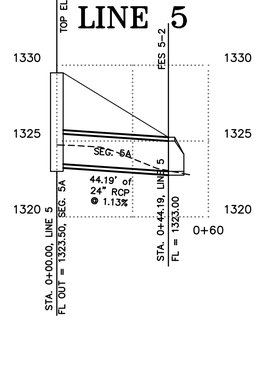
5











ENGINEERING SERVICES INC.
3701 S.E. J STREET, SUITE 100
SPRINGDALE, ARKANSAS 72764

CENTRAL JUNIOR HIGH SCHOOL
CENTRAL JUNIOR HIGH SCHOOL
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=60'

DATE: Jan 20, 2022

ENGINEER: BJR
DRAWN BY: NMB

W.O. #: 20959

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6

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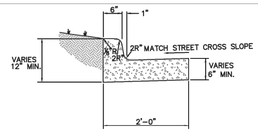
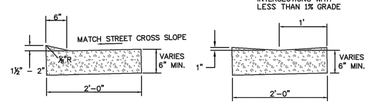


STANDARD CURB AND GUTTER
NOT TO SCALE

TO BE USED AT STREET INTERSECTIONS WITH LESS THAN 1% GRADE



MODIFIED CURB AND GUTTER
NOT TO SCALE

NOTES:

1. CONCRETE FOR CURB AND GUTTER TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4–7 % AIR ENTRAINMENT.
2. ALL CURB AND GUTTER SHALL HAVE A BROOMED FINISH UNLESS OTHERWISE SPECIFIED.
3. MODIFIED CURB (TYPE I) SHALL BE PLACE ACROSS ALL DRIVEWAY ENTRANCES.
4. MODIFIED CURB (TYPE II) SHALL BE PLACED ACROSS ALL SIDE STREETS WHERE THE LONGITUDINAL GRADE IS LESS THAN 1%
5. SAW CUT JOINTS AT 15' O.C. SEAL WITH ONE PART COLD APPLIED SILICONE JOINT SEALER OR OTHER APPROVED SEALANT. ALL JOINTS TO BE SEALED PRIOR TO FINAL ASPHALT PLACEMENT.
6. PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL (ASPHALT IMPREGNATED FIBERBOARD OR OTHER APPROVED MATERIAL) AT STATIONARY STRUCTURES, (DROP INLETS, END OF CURBS, DRIVEWAYS – SEE DETAIL) OR AS DIRECTED BY ENGINEER.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016 DESIGNED BY: WWP DRAWN BY: WWP CHECKED BY: KPP APPROVED BY: BNB	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-12	

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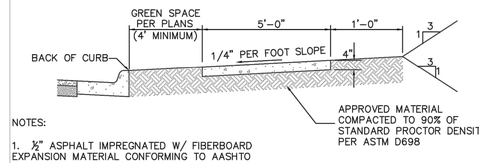
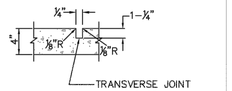


NOTES:

1. ½" ASPHALT IMPREGNATED W/ FIBERBOARD EXPANSION MATERIAL CONFORMING TO AASHTO M213 IS TO BE PLACED AT ALL DRIVEWAYS, AT MAXIMUM 200' INTERVALS, OR AS DIRECTED BY ENGINEER.
2. TRANSVERSE JOINTS TO BE PLACED AT 5' INTERVALS PERPENDICULAR TO SIDEWALK.
3. SAWED JOINTS MAY BE USED INSTEAD OF TOOLED JOINTS. ALL SAWED JOINTS SHALL BE SEALED USING AN APPROVED SEALANT.
4. OTHER JOINTS MAY BE REQUIRED IF DIRECTED BY THE ENGINEER.
5. CONCRETE FOR SIDEWALK TO BE CLASS A, 3000 PSI, 5.5 BAG MIX W/ 4–7% AIR ENTRAINMENT.



SIDEWALK DETAIL
NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016 DESIGNED BY: WWP DRAWN BY: WWP CHECKED BY: KPP APPROVED BY: BNB	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-1	

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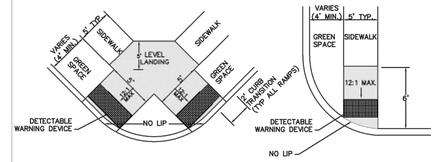
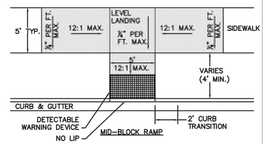


NOTES:

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



HANDICAP RAMP DETAILS
NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: NOVEMBER 2016 DESIGNED BY: KPP DRAWN BY: KPP CHECKED BY: KPP APPROVED BY: BNB	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-2	

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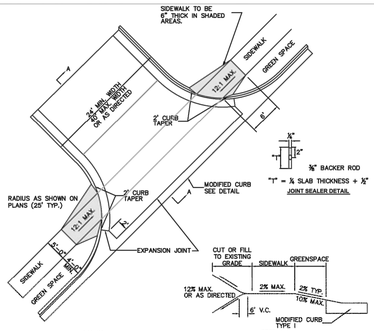

NOTES:

1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
1. ½" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTM0–1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
2. CONCRETE CURB TO BE SAWCUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
3. HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
4. CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
5. DRIVEWAY SECTION TO BE 3" ASPHALT WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.

COMMERCIAL DRIVEWAY DETAIL
NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016 DESIGNED BY: WWP DRAWN BY: WWP CHECKED BY: KPP APPROVED BY: BNB	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-3	

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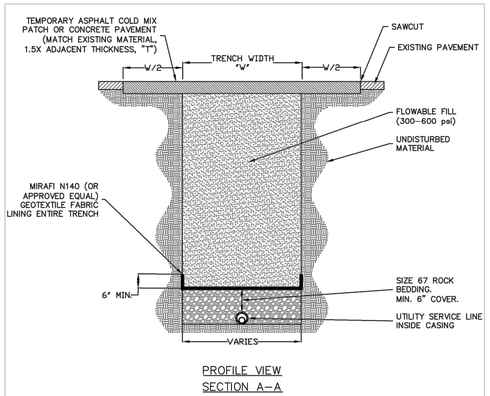

PROFILE VIEW
SECTION A–A

STREET CUT (TRENCH) REPAIR
N.T.S.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016 DESIGNED BY: KPP DRAWN BY: KPP CHECKED BY: BNB APPROVED BY: BNB	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-5	

ENGINEERING SERVICES INC.
1707 S. 48TH STREET, SUITE 1
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS
CENTRAL JUNIOR HIGH SCHOOL
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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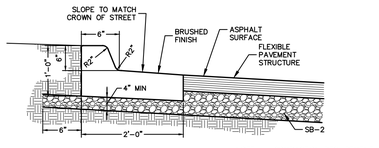
SCALE: NTS
DATE: Jan 20, 2022
ENGINEER: BJR
DRAWN BY: BJR
W.O. #: 20959

L22–04

7



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

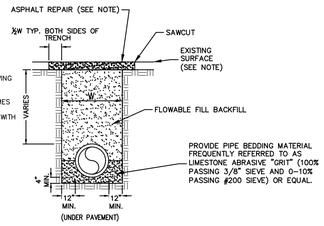
STANDARD 6" CONCRETE SPILL CURB & GUTTER

NOT TO SCALE

NOTES:

1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1-1/2" COVER UNLESS OTHERWISE NOTED.
3. CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
4. WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, THE GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.
5. PIPES MAY ENTER BOX FROM ANY ANGLE OF ELEVATION AS DIRECTED BY THE ENGINEER. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1-1/2".
6. THE EXPANSION JOINT SHALL HAVE A THICKNESS OF 1-1/2" AND CONFORM TO AASHTO M213.
7. REFER TO PLAN AND PROFILE SHEETS TO DETERMINE EXTENSIONS AND SIZE (IF ANY) ACCOMPANYING DROP INLETS.
8. EXTENSIONS WITH LENGTHS DESIGNATED ON THE PLANS EXCEEDING 8'-0" SHALL HAVE THE SAME INSIDE DEPTH DIMENSIONS AS STATED ON DETAILS UNLESS OTHERWISE NOTED.
9. CONCRETE FOR RECTANGULAR DROP INLETS SHALL BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.
10. ALL REINFORCING TO BE #5 BAR GRID @ 10" O.C., E.W. EXCEPT WHERE ALLOWANCES MUST BE MADE FOR PIPES, OPENING, OR MANHOLE RING.
11. NEOPRENE-COATED STEEL STEPS ARE TO BE INSTALLED IN ALL DROP INLETS AND JUNCTION BOXES WITH A DEPTH OF 4'-0" OR GREATER. STEP SPACING TO BE 12".
12. BOTTOM OF DRAINAGE BOX TO BE AT 0.5% MINIMUM SLOPE FROM INLET TO OUTLET.

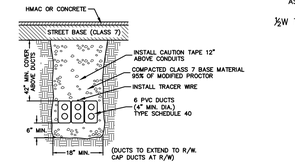
NOTE; ALL STORM SEWER TRENCHES RECEIVING PERMANENT PAVEMENT REPAIR SHALL BE REPAIRED WITH PAVEMENT TO A THICKNESS EQUALING THE GREATER OF 6" OR 1 1/2 TIMES THE THICKNESS OF THE EXISTING PAVEMENT. TEMPORARY STREET REPAIRS MAY BE MADE WITH COLD MIX ASPHALT.



STORM SEWER BEDDING FOR STREET CROSSINGS

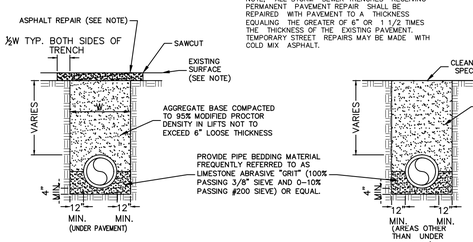
(SEE PLAN & PROFILE FOR LOCATION)

NOT TO SCALE



TYPICAL SECTION 6-4" UTILITY DUCTS

NOT TO SCALE



STORM SEWER BEDDING AND BACKFILL

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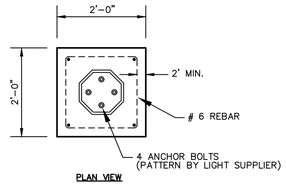
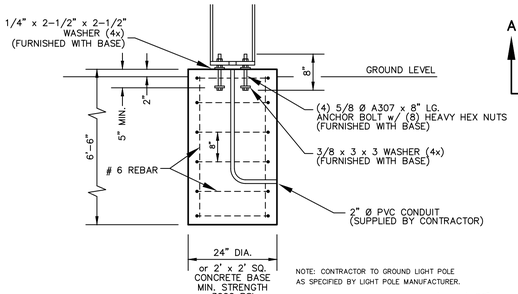


PLAN VIEW

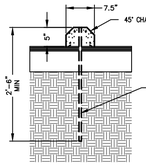


NOTE: CONTRACTOR TO GROUND LIGHT POLE AS SPECIFIED BY LIGHT POLE MANUFACTURER.

SECTION VIEW

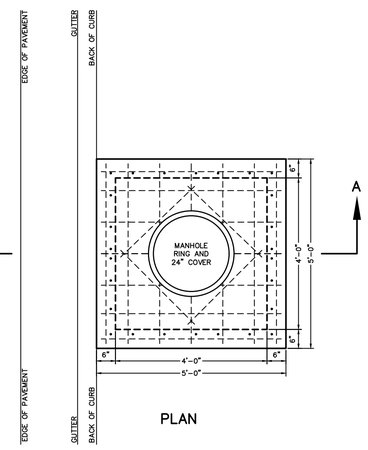
LIGHT POLE FOOTING DETAIL

NOT TO SCALE



WHEEL STOP DETAIL

NOT TO SCALE



PLAN

NOTES:

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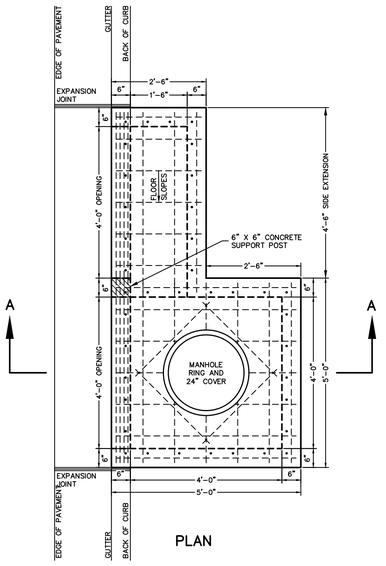
12. BOTTOM OF DRAINAGE BOX TO BE AT 0.5% MINIMUM SLOPE FROM INLET TO OUTLET.



PLAN

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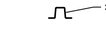
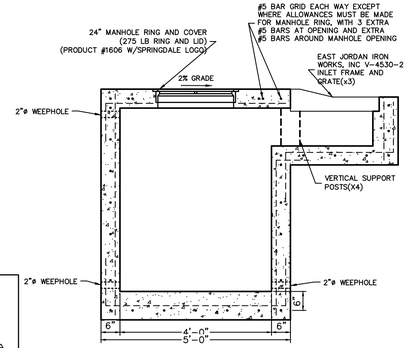
NOTE : SIGN SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AS APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION AND AHTD AND WASHINGTON COUNTY STANDARDS



SECTION A-A
U-CHANNEL SIGN SUPPORT

STOP SIGN DETAIL

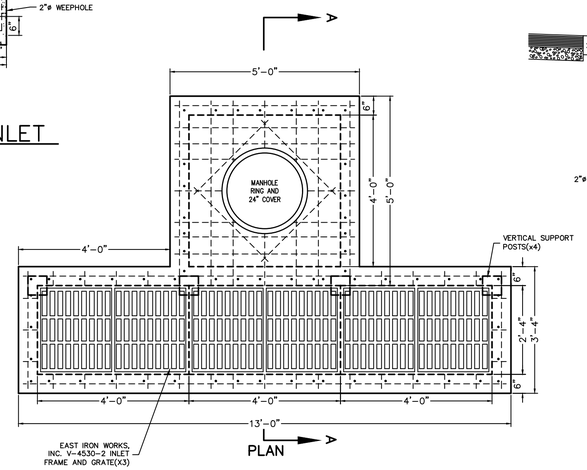
NOT TO SCALE



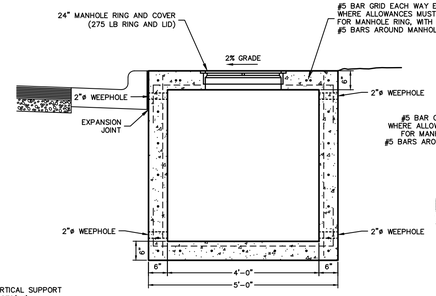
SECTION A-A

TYPICAL GRATED INLET

NOT TO SCALE



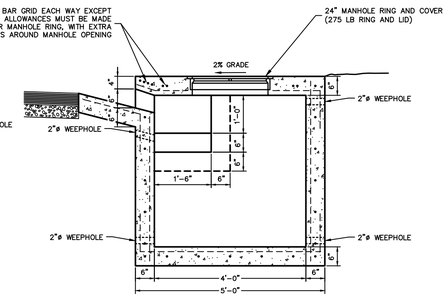
PLAN



SECTION A-A

TYPICAL JUNCTION BOX

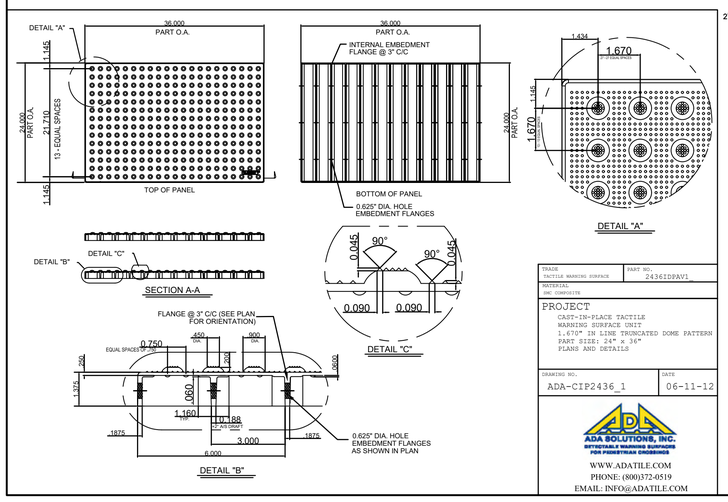
NOT TO SCALE



SECTION A-A

TYPICAL DROP INLET

NOT TO SCALE



TRADE	PART NO.
TACTILE WARNING SURFACE	2436IDPAV1
MATERIAL	
SAC CARBOLITE	

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

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

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

ENGINEERING SERVICES INC.
1707 S. 48TH STREET, SUITE 201
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS
CENTRAL JUNIOR HIGH SCHOOL
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: NTS
DATE: Jan 20, 2022
ENGINEER: BJR
DRAWN BY: BJR
W.O. #: 20959

L22-04

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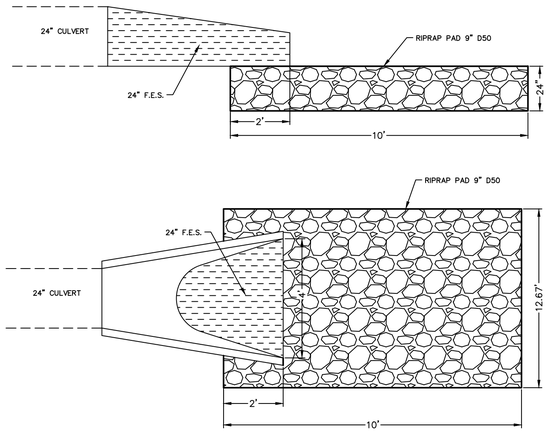
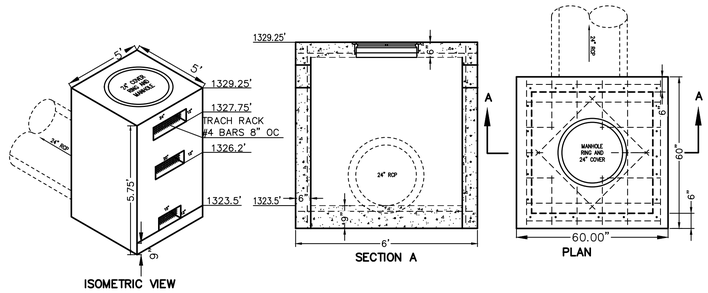
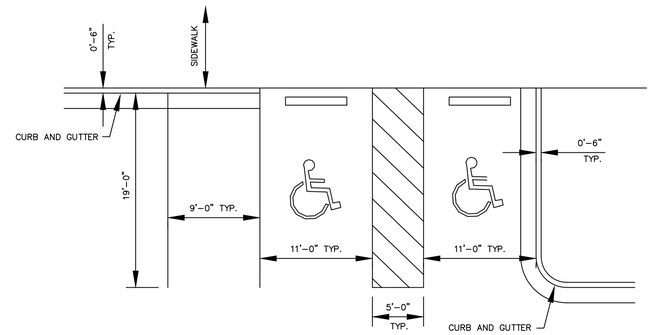
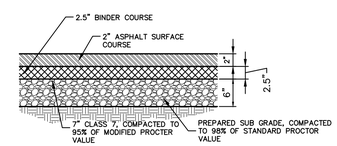


24" CULVERT



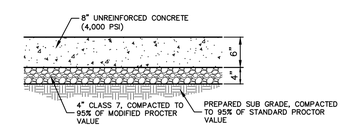


HANDICAPPED RAMP AND PARKING DETAILS



LIGHT DUTY PAVING

NOT TO SCALE



CONCRETE PAD FOR DUMPSTER

NOT TO SCALE

L22-04

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

TYPICAL DETAILS
CENTRAL JUNIOR HIGH SCHOOL
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: NTS

DATE: Jan 20, 2022

ENGINEER: BJR
DRAWN BY: BJR

W.O. #: 20959

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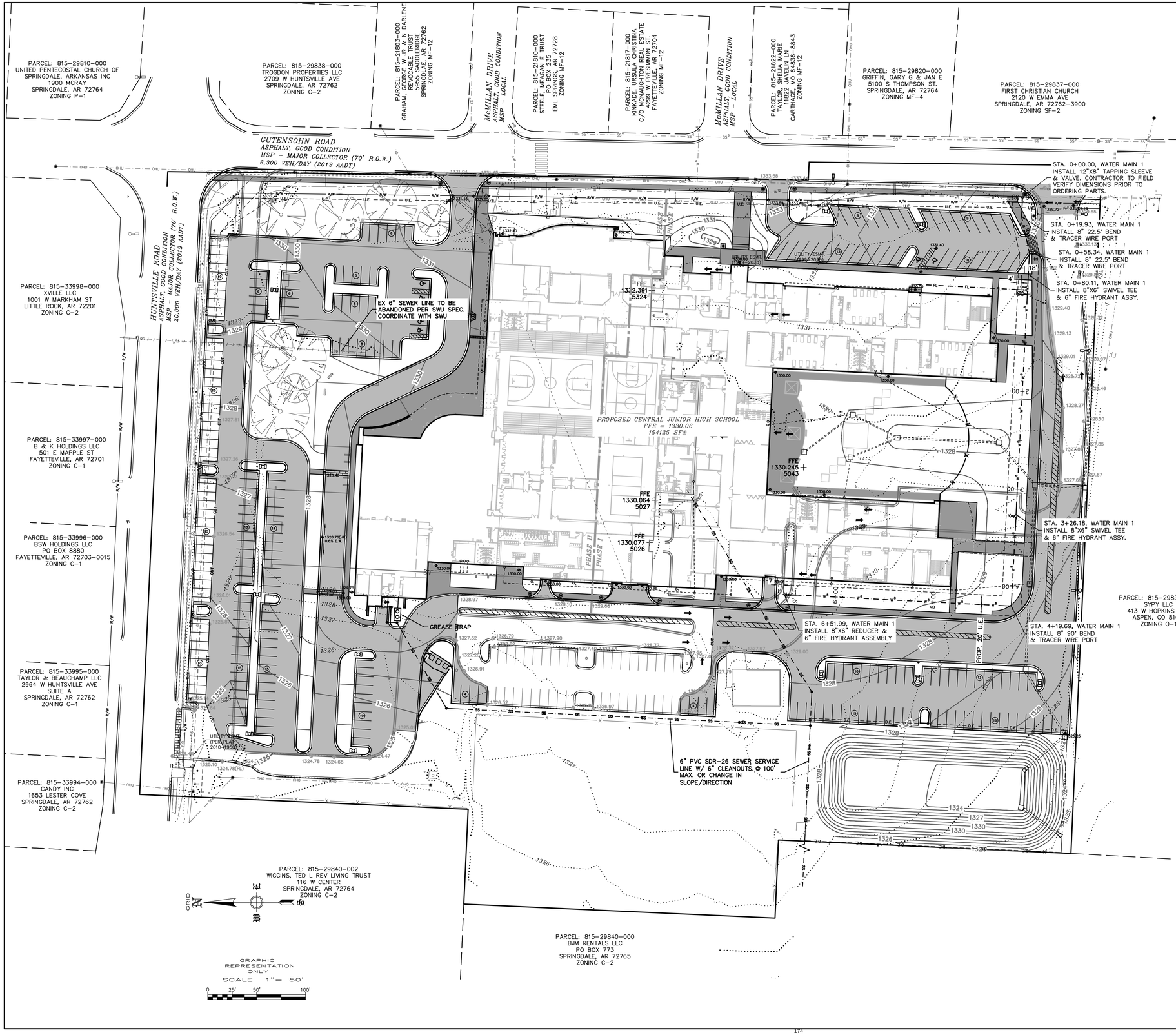
Z:\LEO\20959 CENTRAL JR HIGH SPRINGDALE\20959 - TYPICAL DETAILS.DWG



ENGINEERING SERVICES INC.
1770 E. JOYCE BLVD. SUITE 105
FAYETTEVILLE, ARKANSAS 72703
SPRINGDALE, ARKANSAS 72764

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13828
THOMAS JASON APPEL

CERTIFICATE OF AUTHORIZATION
ENGINEERING SERVICES, INC.
131
ARKANSAS

UTILITY PLAN
CENTRAL JUNIOR HIGH SCHOOL
SPRINGDALE, ARKANSAS

NOTES:

1) CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR ALL STREET CUTS, BORES, AND RESPECTIVE RIGHT-OF-WAY PERMITS FOR THE PROPOSED PROJECT.
2) FIELD LOCATE AND VERIFY THE LOCATION OF EXISTING WATER AND SANITARY SEWER FACILITIES. INDICATE THE LOCATION OF THESE FACILITIES ON THE DRAWING AND PROVIDE ADEQUATE EASEMENTS, ON-SITE AND OFF-SITE, ACCEPTABLE TO THE SPRINGDALE WATER UTILITIES. EASEMENTS SHALL BE ESTABLISHED SUCH THAT A 10-FOOT SPACE SHALL BE PROVIDED BETWEEN THE UTILITY AND ANY PERMANENT STRUCTURE AND EASEMENTS SHALL BE PROVIDED SUCH THAT 10' IS BETWEEN THE UTILITY AND EASEMENT LINE.
3) THE FINAL APPROVAL AND ACCEPTANCE OF FACILITIES PROPOSED HEREIN IS SUBJECT TO THE ACCEPTANCE BY THE UTILITY OF A UTILITY SPACING PLAN. PRIOR TO ANY CONSTRUCTION ON THIS PROJECT, PLEASE SUBMIT A UTILITY SPACING PLANS. THE OWNER AND ENGINEER MUST SUBMIT CERTAIN ASSURANCE IN WRITTEN FORM GUARANTEEING ADHERENCE TO SAID PLAN.
4) FULL DEPTH COMPACTED CLASS 7 BASE MATERIAL IS REQUIRED FOR THE WATER AND SEWER TRENCHES UNDER PRIVATE EXISTING OR PROPOSED DRIVING SURFACES. ALL UTILITIES SHALL HAVE FULL DEPTH BACKFILL (FLOWABLE FILL) UNDER PUBLIC ROADWAYS.
5) THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS.
6) ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES OF THE CITY OF SPRINGDALE WATER UTILITIES. ADOPTED MARCH 10TH, 1987 BY ORDINANCE NO. 1640. AMENDED AUGUST 27, 2014 BY RESOLUTION No. 15-14 OF THE SPRINGDALE WATER AND SEWER COMMISSION, INCLUDING SECTION T38 AND ASSOCIATED DETAILS ADDED ON SEPTEMBER 3, 2020.
7) CONSTRUCTION PLANS AND SPECIFICATIONS MUST BE APPROVED BY SWU AND THE ARKANSAS DEPARTMENT OF HEALTH PRIOR TO BEGINNING ANY WATER AND SEWER CONSTRUCTION.
8) A PRE-CONSTRUCTION MEETING IS TO BE HELD WITH THE WATER AND SEWER CONTRACTOR AND SWU PRIOR TO BEGINNING ANY CONSTRUCTION.
9) ALL SEWER MAIN SHALL BE PVC SDR-26 HEAVY WALL SEWER PIPE.
10) CONTRACTOR SHALL CONTACT SWU PRIOR TO PERFORMING WORK.
11) SWU SHALL PERFORM AND BE PRESENT FOR ALL TAPS TO EXISTING SYSTEM.
12) TRACER WIRE PORTS SHALL BE INSTALLED AT EVERY CHANGE IN DIRECTION OR EVERY 400'.
13) FIRE PROTECTION SYSTEM PLANS TO BE SUBMITTED TO ADH BY OTHERS.

REVISION	DATE	DESCRIPTION

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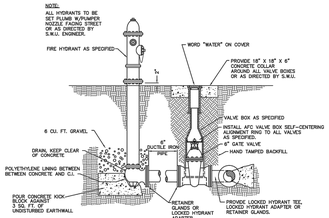
SCALE: 1"=50'
DATE: Jan 14, 2022
ENGINEER: BJR
DRAWN BY: NMB
W.O. #: 20959

L22-04

10



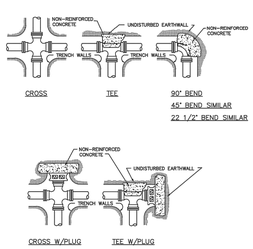
FIRE HYDRANT & GATE VALVE

N.T.S.

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



NOTES:

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

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

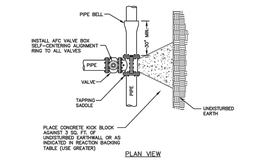
REACTION BACKING

N.T.S.

SPRINGDALE WATER UTILITIES — 526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



TAPPING SADDLE & VALVE

N.T.S.

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: CAC | DRAWING NO: S-5 | DATE: AUGUST 2014

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

TRENCH WIDTH SCHEDULE

NOTES:
TRENCH WIDTH SHALL BE AS SET FORTH IN ANSI/AWWA B06, 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

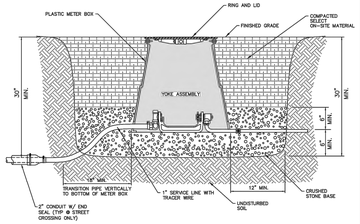
TYPICAL PIPE TRENCH

N.T.S.

SPRINGDALE WATER UTILITIES — 526 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 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

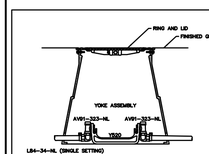
2.) ALL SERVICE TUBING SHALL HAVE 30" MIN. COVER EXCEPT FOR TRANSITION TO METER BOX AS SHOWN ABOVE

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

SPRINGDALE WATER UTILITIES — 526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701

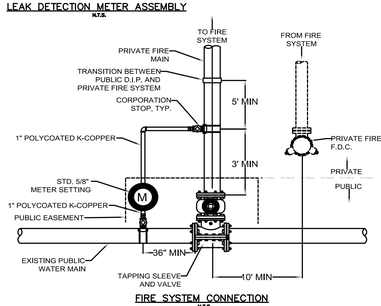
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



LEAK DETECTION METER ASSEMBLY

N.T.S.



FIRE SYSTEM CONNECTION

N.T.S.

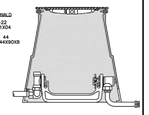
SPRINGDALE WATER UTILITIES — 526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701

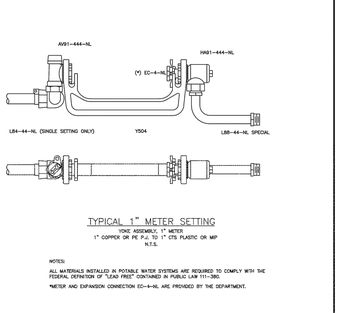
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: crk | DRAWING NO: S-36 | DATE: FEB. 2016

MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER FORD	MUELLER	AY McDONALD
1	INLET CONNECTION	LB4-44-ML	H-15531N	747784-22
1	YOKE ANGLE KEY VALVE	AW1-444-ML	H-15578N	740247-22A
1	YOKE BAR	Y504	H-5040	14-4
1	YOKE ANGLE CHECK VALVE	HW1-444-ML	H-14248N	703-4FC 44
1	METER CONNECTION	LB4-44-ML SPECIAL	H-15538N	710JPP 44X90XB
1	METER BOX ASSEMBLY	24H-18X24X24D W/LID		





TYPICAL 1" METER SETTING

YOKE ASSEMBLY, 1" METER
1" COPPER OR PE PJ, TO 1" CTS PLASTIC OR MIP

N.T.S.

NOTES:

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

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

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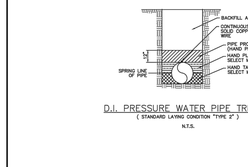
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

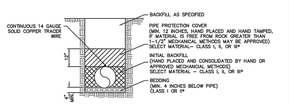
DRAWN BY: TLS | DRAWING NO: S-24 | DATE: AUGUST 2014



D.I. PRESSURE WATER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 2")

N.T.S.



D.I. PRESSURE PIPE TRENCH
FOR FORCE MAINS

(STANDARD LAYING CONDITION "TYPE 3")

N.T.S.

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

* CLASS I, II, AND III AS DEFINED IN ASTM D2321 — SEE PIPE BACKFILL MATERIAL AND INSTALLATION COURSE FULL SECTION OF THE SPECIFICATIONS

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

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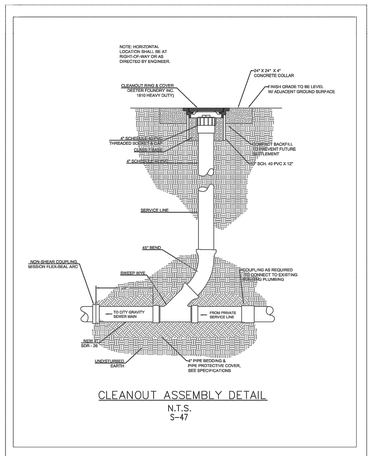
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



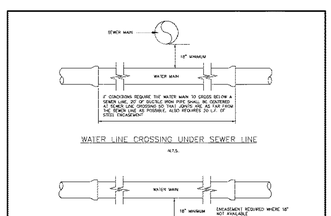
CLEANOUT ASSEMBLY DETAIL

N.T.S.
S-47

SPRINGDALE WATER UTILITIES — 526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701

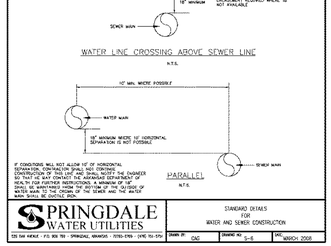
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



WATER LINE CROSSING UNDER SEWER LINE

N.T.S.



WATER LINE CROSSING ABOVE SEWER LINE

N.T.S.

IF CONDITIONS WILL NOT ALLOW 18" OF HORIZONTAL SEPARATION, CONSTRUCTION SHALL NOT PROCEED UNTIL APPROVAL IS OBTAINED FROM THE ENGINEER SO THAT HE MAY CONTACT THE ARKANSAS DEPARTMENT OF HEALTH FOR FURTHER INSTRUCTIONS. A MINIMUM OF 10' HORIZONTAL SEPARATION IS REQUIRED. THE CROWN OF THE WATER MAIN TO THE CROWN OF THE SEWER AND THE BOTTOM OF THE WATER MAIN TO THE CROWN OF THE SEWER SHALL BE A MINIMUM OF 18" WHERE POSSIBLE.

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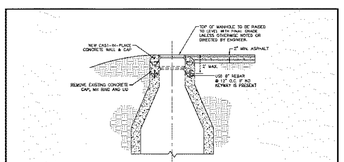
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

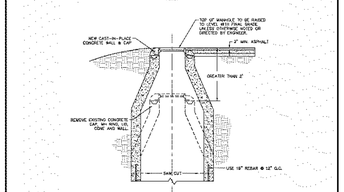
DRAWN BY: CAC | DRAWING NO: S-6 | DATE: MARCH 2008



MANHOLE HEIGHT INCREASE

(2 FEET OR LESS)

N.T.S.



MANHOLE HEIGHT INCREASE

(GREATER THAN 2')

N.T.S.

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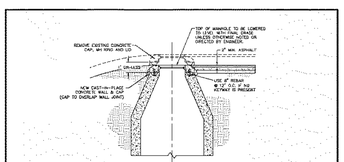
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

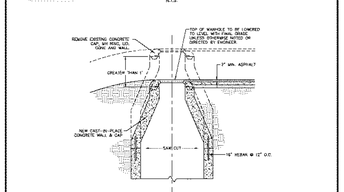
DRAWN BY: TLS | DRAWING NO: S-14 | DATE: MARCH 2008



MANHOLE HEIGHT DECREASE

(2' OR LESS)

N.T.S.



MANHOLE HEIGHT DECREASE

(GREATER THAN 2')

N.T.S.

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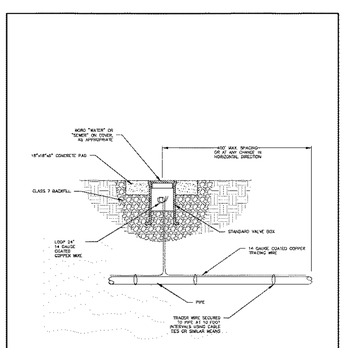
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-15 | DATE: MARCH 2008



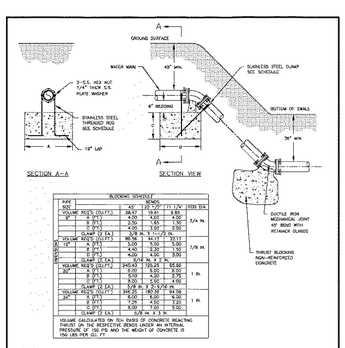
TRACING WIRE CONNECTION PORT

N.T.S.

SPRINGDALE WATER UTILITIES — 526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701

MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: CAC | DRAWING NO: M-1 | DATE: AUGUST 2014



BLOCKING SCHEDULE				
PIPE SIZE		A-BC	B-TOP OF TH	LOV
4"	VOLUME, BCY (CU.FT.)	.56 (15)	1.33 (36)	3.83
	A (FT.)	4.00	4.00	4.00
	B (FT.)	2.50	1.83	1.70
	C (FT.)	4.00	4.00	4.00
	QUANT. OF EA'S	3/8 IN. X 11'-0" (3)		
6"	VOLUME, BCY (CU.FT.)	.80 (22)	1.90 (51)	5.47
	A (FT.)	4.00	4.00	4.00
	B (FT.)	3.00	2.33	2.20
	C (FT.)	4.00	4.00	4.00
	QUANT. OF EA'S	3/4 IN. X 11'-0" (3)		
8"	VOLUME, BCY (CU.FT.)	1.45 (39)	3.45 (93)	9.93
	A (FT.)	4.00	4.00	4.00
	B (FT.)	3.50	2.83	2.70
	C (FT.)	4.00	4.00	4.00
	QUANT. OF EA'S	3/4 IN. X 11'-0" (3)		
10"	VOLUME, BCY (CU.FT.)	2.43 (65)	5.78 (156)	16.63
	A (FT.)	4.00	4.00	4.00
	B (FT.)	4.00	3.33	3.20
	C (FT.)	5.00	5.00	5.00
	QUANT. OF EA'S	1 IN. X 11'-0" (3)		
12"	VOLUME, BCY (CU.FT.)	3.60 (97)	8.57 (231)	24.66
	A (FT.)	5.00	5.00	5.00
	B (FT.)	4.50	4.00	3.83
	C (FT.)	6.00	6.00	6.00
	QUANT. OF EA'S	1 IN. X 11'-0" (3)		

VOLUME CALCULATED ON THE BASIS OF CONCRETE WEIGHING 150LBS/CU FT. AND EFFECTIVE BEARING UNDER AN INTERNAL PRESSURE OF 150 PSI AND THE WEIGHT OF CONCRETE IS 150 LBS PER CU. FT.

NOTES:

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

VERTICAL TIE-DOWN BLOCKING

N.T.S.

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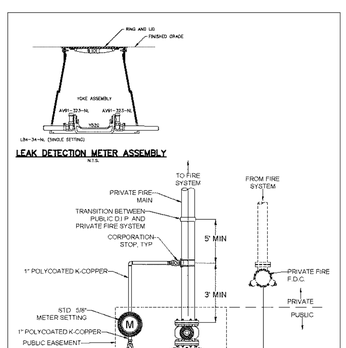
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-4 | DATE: MARCH 2008



LEAK DETECTION METER ASSEMBLY

N.T.S.

FIRE SYSTEM CONNECTION

N.T.S.

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: crk | DRAWING NO: S-36 | DATE: FEB. 2016

ENGINEERING SERVICES INC.
1703 S. 48TH ST., SUITE 1
SPRINGDALE, ARKANSAS 72764

UTILITY DETAILS
CENTRAL JUNIOR HIGH SCHOOL
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2022 ENGINEERING SERVICES, INC. I:\ESI2021\21-04\DWG\21-04 CJH.DWG, 1/14/2022 9:54:41 AM

SCALE: 1"=60'

DATE: Jan 14, 2022

ENGINEER: BJR
DRAWN BY: NMB

W.O. #: 20959

L22-04

11

PARCEL: 815-29810-000
UNITED PENTECOSTAL CHURCH OF SPRINGDALE, ARKANSAS INC
1900 MCRAY
SPRINGDALE, AR 72764
ZONING P-1

PARCEL: 815-29838-000
TROGDON PROPERTIES LLC
2709 W HUNTSVILLE AVE
SPRINGDALE, AR 72762
ZONING C-2

PARCEL: 815-21803-000
GEORGE W JR & N DARLENE GRAHAM REVOCABLE TRUST
5955 SADDLERIDGE
SPRINGDALE, AR 72762
ZONING MF-12

PARCEL: 815-21810-000
STEELE, MEAGAN E TRUST
PO BOX 235
EML SPRINGDALE, AR 72728
ZONING MF-12

PARCEL: 815-21817-000
KINKADE, URSULA CHRISTINA
C/O MCNAUGHTON REAL ESTATE
4299 W PRESSMON ST.
FAYETTEVILLE, AR 72704
ZONING MF-12

PARCEL: 815-21822-000
TAYLOR, GARY L
11822 JAVELIN LN
CARTHAGE, MO 64836-8843
ZONING MF-12

PARCEL: 815-29820-000
GRIFFIN, GARY G & JAN E
5100 S THOMPSON ST.
SPRINGDALE, AR 72764
ZONING MF-4

PARCEL: 815-29837-000
FIRST CHRISTIAN CHURCH
2120 W EMMA AVE
SPRINGDALE, AR 72762-3900
ZONING SF-2

PARCEL: 815-33998-000
XVILLE LLC
1001 W MARKHAM ST
LITTLE ROCK, AR 72201
ZONING C-2

PARCEL: 815-33997-000
B & K HOLDINGS LLC
501 E MAPPLE ST
FAYETTEVILLE, AR 72701
ZONING C-1

PARCEL: 815-33996-000
BSW HOLDINGS LLC
PO BOX 8880
FAYETTEVILLE, AR 72703-0015
ZONING C-1

PARCEL: 815-33995-000
TAYLOR & BEAUCHAMP LLC
2964 W HUNTSVILLE AVE
SUITE A
SPRINGDALE, AR 72762
ZONING C-1

PARCEL: 815-33994-000
CANDY INC
1653 LESTER COVE
SPRINGDALE, AR 72762
ZONING C-2

PARCEL: 815-29840-002
WIGGINS, TED L REV LIVING TRUST
116 W CENTER
SPRINGDALE, AR 72764
ZONING C-2

PARCEL: 815-29840-000
BJM RENTALS LLC
PO BOX 773
SPRINGDALE, AR 72765
ZONING C-2

PARCEL: 815-29839-000
SYPY LLC
413 W HOPKINS AVE
ASPEN, CO 81611
ZONING O-1

GUTENSOHN ROAD
ASPHALT, GOOD CONDITION
MSP - MAJOR COLLECTOR (70' R.O.W.)
6,300 VEH/DAY (2019 AADT)

HUNTSVILLE ROAD
ASPHALT, GOOD CONDITION
MSP - MAJOR COLLECTOR (70' R.O.W.)
20,000 VEH/DAY (2019 AADT)

McMILLAN DRIVE
ASPHALT, GOOD CONDITION
MSP - LOCAL

McMILLAN DRIVE
ASPHALT, GOOD CONDITION
MSP - LOCAL

TEMP. INLET PROTECTION

TEMP. INLET PROTECTION

TEMP. STABILIZED ENTRANCE

TEMP. SILT FENCE

TEMP. INLET PROTECTION

PROPOSED CENTRAL JUNIOR HIGH SCHOOL
FFE = 1330.06
154125 SF

FFE 1332.391 5324

FFE 1330.245 5043

FFE 1330.064 5027

FFE 1330.077 5026

PHASE 01

PHASE 02

UTILITY ESMT (1999-2039)

UTILITY ESMT (1999-2033)

UTILITY ESMT (PER PLAT 2010-1956)

GRAPHIC REPRESENTATION ONLY
SCALE 1"= 50'
0 25' 50' 100'

VICINITY MAP
N.T.S.

PROJECT LOCATION

NOTES:

1.) ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOP SOIL AND RE-VEGETATED PER SECTION 169.06 OF THE UDC. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

2.) WHEN SILT FENCE OR WATTLES ARE NOT PLACED AT A CONSTANT ELEVATION FOLLOWING CONTOURS ON STEEP SLOPES, THE "J" HOOP METHOD SHOULD BE USED (AT 50 FT INTERVALS) TO CREATE PONDING AND PREVENT EROSION OF THE TRENCH BACKFILL OF SILT FENCE INSTALLATION.

3.) ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.

4.) PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED CONSIDENTIAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.

5.) TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.

6.) RE-VEGETATION. RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER:
- TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE REVEGETATED AS SET FORTH IN§169.06(F)(6) BELOW. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE TREES ROOT SYSTEM.
- ZERO TO 10% GRADE: RE-VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
- 10:1 UP TO 4:1 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
- 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF
- MORE THAN 3:1 GRADE: ANY FINISH GRADE OVER 3:1 SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING:
  - RETAINING WALLS; CRIBBING WITH LANDSCAPE FABRIC; TERRACING WITH GROUNDCOVER; RIPRAP; STAKED SOD (UP TO 2:1 SLOPE)
  - IF CRIBBING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.

7.) PERMANENT EROSION CONTROL. THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.

8.) DUST. WHERE EXCESSIVE DUST MAY BECOME A PROBLEM, A PLAN FOR SPRAYING WATER ON HEAVILY TRAVELED DIRT AREAS SHALL BE ADDRESSED.

9.) CONSTRUCTION EXITS. A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 6' THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3". IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.

10.) DEBRIS, MUD, AND SOIL IN PUBLIC STREETS. DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.

11.) FRANCHISE AND PRIVATE UTILITIES. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

NOTE:

NO CHANGE MAY BE MADE TO THESE APPROVED PLANS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF SPRINGDALE.

WITHIN 40 DAYS OF PLACEMENT OF CURBS, THEY SHALL BE BACKFILLED, FINE GRADED WITH A MINIMUM OF 4-INCHES OF TOPSOIL, AND HYDROMULCHED OR SODDED WITH PERMANENT GRASSES.

ALL DISTURBED AREAS, THAT ARE NOT PAVED, SHALL BE TOPSOILED, SEEDED AND STRAWED UNTIL GRASS IS ESTABLISHED.

CONSTRUCTION SEQUENCE:

1.) INSTALL EROSION CONTROL.
2.) STRIP EXISTING TOP SOIL.
3.) PREPARE SUB-GRADE AND BASE MATERIAL.
4.) POUR CONCRETE AND ASPHALT.
5.) FINAL GRADING AND ESTABLISH VEGETATION.

NOTES:

1) NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE.

2) SEED AND MULCH SHALL BE PLACED (BY OWNER) IN ALL AREAS WHERE VEGETATION IS DISTURBED.

3) STRAW AND WOOD CHIPS SHALL BE PLACED TO PROVIDE TEMPORARY PROTECTION WHILE FINAL GRADING IS BEING COMPLETED.

4) PLACE FILTER FABRIC ON ALL CURB INLETS.

*WATTLES ARE USED AS ENERGY DISSIPATION DEVICES

*WATTLES ARE USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE

*WATTLES MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED

DISTURBED AREA: 12.5 ACRES

LEGEND

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

ENGINEERING SERVICES INC.
2705 S. 48TH STREET, SUITE 1
SPRINGDALE, ARKANSAS 72764

STORM WATER POLLUTION PREVENTION PLAN
CENTRAL JUNIOR HIGH SCHOOL
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2022 ENGINEERING SERVICES, INC. 1/13/2022 4:31 PM
C:\2020\20959 CENTRAL JHS\ENGINEERING\20959 GRADING.DWG

SCALE: 1"=50'
DATE: Jan 13, 2022
ENGINEER: BJR
DRAWN BY: NMB
W.O. #: 20959

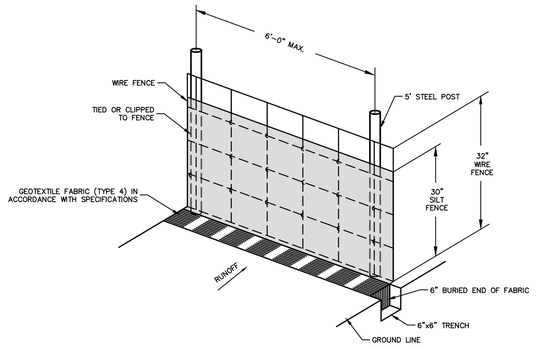
L22-04

12

Maximum Slope Length for Silt Fence		
Slope – Percent	Maximum Slope Length (ft) Above Fence	
	Standard (18" High) Silt Fence	Reinforced (30" High) Silt Fence
2 (or less)	150	250
5	100	250
10	50	150
15	35	100
20	25	70
25	20	55
30	15	45
35	15	40
40	15	35
45	10	30
50	10	25

NOTES:

1. THE SLOPE LENGTH SHOWN IS THE DISTANCE FROM THE FENCE TO THE DRAINAGE DIVIDE OR THE NEAREST UPSLOPE CHANNEL.
2. SLOPE LENGTH CANNOT BE ADDRESSED BY USE OF MULTIPLE ROWS OF SILT FENCE.

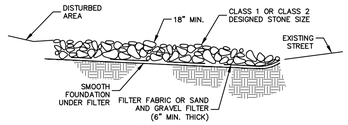


SILT FENCE NOTES

1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. HERE FENCE CANNOT BE TRENCHED IN (e.g.PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

WIRED REINFORCED BURIED EDGE SILT FENCE

NOT TO SCALE



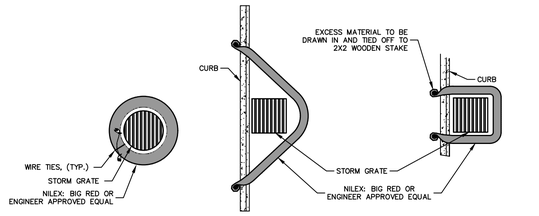
TYPICAL SECTION

NOTES:

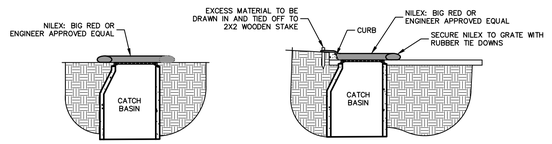
1) MINIMUM THICKNESS SHALL BE 18". THE STONE DIAMETER, NEVER LESS THAN 6".
2) MINIMUM LENGTH SHALL BE 50'

MUD ABATEMENT ENTRANCE

NOT TO SCALE



DRAIN INLET PLAN | **CURBSIDE OPTION "A" PLAN** | **CURBSIDE OPTION "B" PLAN**



DRAIN INLET SECTION | **CURBSIDE SECTION**

NOTES:

1) ALL MATERIAL TO MEET SPECIFICATIONS.
2) NILEX-BIG RED TO MEET APPLICATION REQUIREMENTS.
3) COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

INLET PROTECTION

NOT TO SCALE

ENGINEERING SERVICES INC.
1703 E. DONALDSON AVE.
SUITE 1
SPRINGDALE, ARKANSAS 72764

STORM WATER POLLUTION PREVENTION DETAILS
CENTRAL JUNIOR HIGH SCHOOL
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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THESE PLANS ARE AN INSTRUMENT OF SERVICE AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE CONSTRUCTION OF THIS PROJECT.

SCALE: 1"=60'

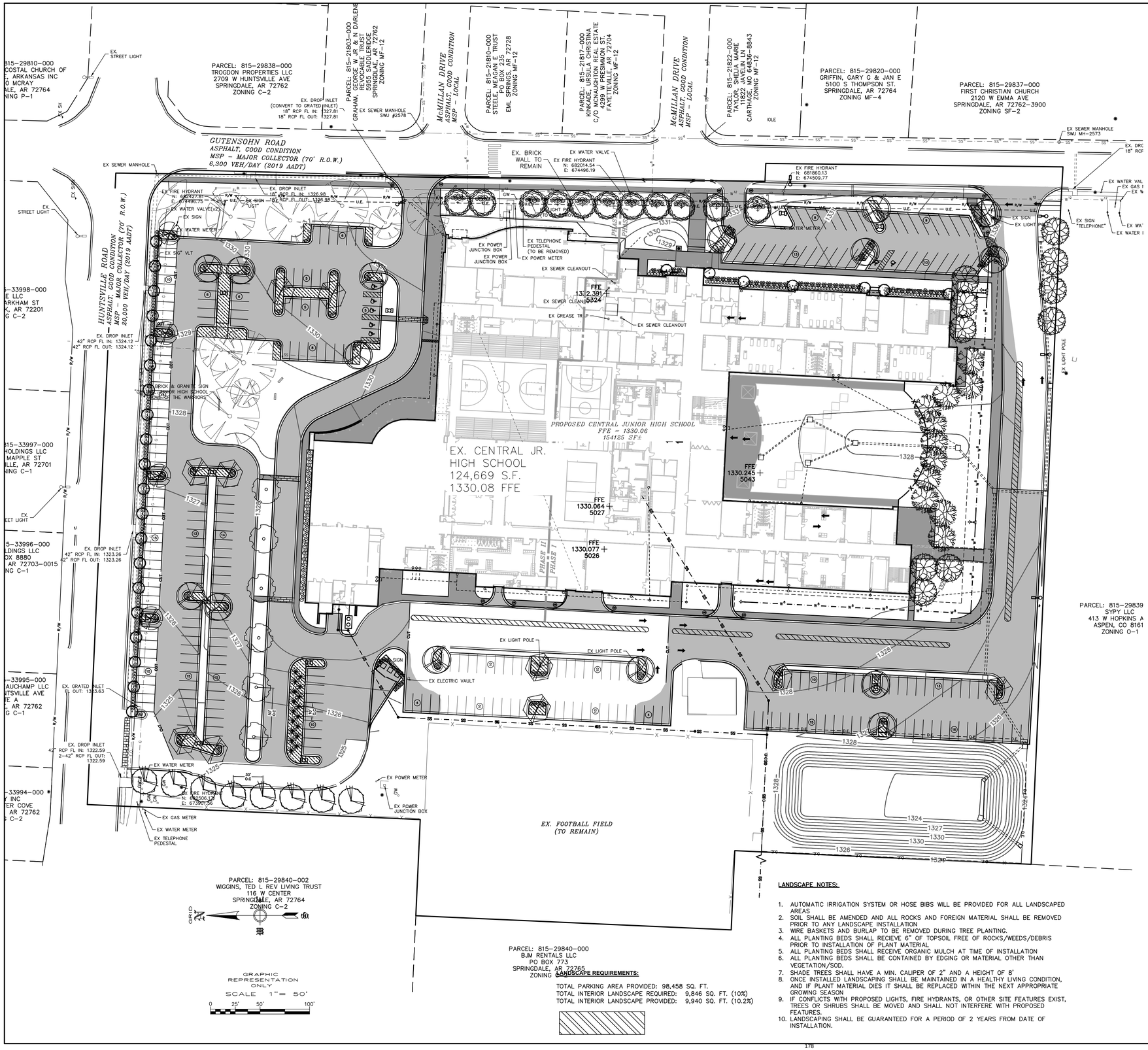
DATE: Jan 13, 2022

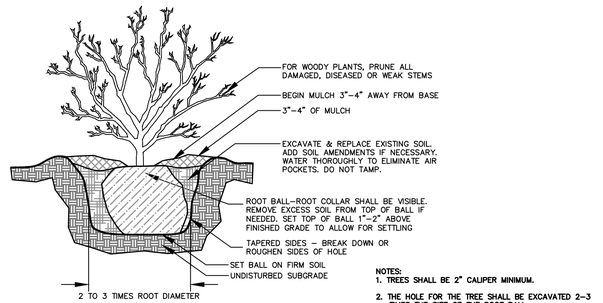
ENGINEER: BJR
DRAWN BY: NMB

W.O. #: 20959

L22-04

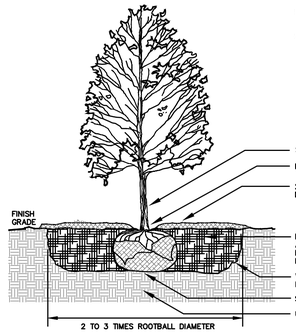
13





SHRUB PLANTING DETAIL
NOT TO SCALE

NOTES:
1. TREES SHALL BE 2" CALIPER MINIMUM.
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOT BALL.
3. STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.
4. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
5. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
6. ROOTBALL - ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING. AFTER SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET, CUT OR REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, PEEL THE WIRE AND/OR BURLAP BACK TO THE BOTTOM OF THE PLANTING HOLE AND REMOVE ANY PEELED BACK MATERIAL.



TREE PLANTING DETAIL
NOT TO SCALE

INDEX OF TREES

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	PLANTING SIZE	TYPE
	Littleleaf Linden	Tilia Cordata	10	2" Cal B & B 6' H min	S
	Legacy Sugar Maple	Acer saccharum	15	2" Cal B & B 6' H min	S
+	Eastern Redbud	Cercis canadensis	12	1.5" Cal B & B 6' H min	O
	Black Gum 'Wildfire'	Nyssa slyvatica 'Wildfire'	8	2" Cal B & B 6' H min	S
○	Hightower Willow Oak	Quercus phellos	6	2" Cal B & B 6' H min	S
	Frontier Elm	Ulmus 'Frontier'	9	2" Cal B & B 6' H min	S
	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'	11	2" Cal B & B 6' H min	S
	Christmas Jewel Holly	Ilex hybrid 'HL10-90'	17	15 gal	E
+	Crape Myrtle	Lagerstroemia indica	21	15 gal	O

INDEX OF SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
1	WINTERGEM BOXWOOD	Buxus microphylla 'Winter Gem'	87	3 GAL.
2	VIRGINIA SWEETSPIRE	Itea virginica	34	3 GAL.
3	ROSE CREEK ABELIA	Abelia x 'Rose Creek'	41	3 GAL.
4	KALEIDOSCOPE ABELIA	Abelia x grandiflora 'Kaleidoscope'	70	3 GAL.
5	COMPACT INKBERRY HOLLY	Ilex glabra 'Compacta'	191	3 GAL.
6	DWARF FOUNTAIN GRASS	Pennisetum alopecuriodes 'Hameln'	111	3 GAL.
7	SNOWMOUND SPIREA	Spiraea bumulda x 'Snowmound'	44	3 GAL.
8	DRIFT GROUNDCOVER ROSE	Rosa x drift	47	3 GAL.
9	Dwarf Burford Holly	Ilex cornuta 'Dwarf Burford'	21	3 GAL.

LANDSCAPE NOTES:

1. AUTOMATIC IRRIGATION SYSTEM OR HOSE BIBS WILL BE PROVIDED FOR ALL LANDSCAPED AREAS.
2. SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION.
3. WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
4. ALL PLANTING BEDS SHALL RECIEVE 6" OF TOPSOIL FREE OF ROCKS/WEEDS/DEBRIS PRIOR TO INSTALLATION OF PLANT MATERIAL.
5. ALL PLANTING BEDS SHALL RECEIVE ORGANIC MULCH AT TIME OF INSTALLATION
6. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING OR MATERIAL OTHER THAN VEGETATION/SOD.
7. SHADE TREES SHALL HAVE A MIN. CALIPER OF 2" AND A HEIGHT OF 8'
8. ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED WITHIN THE NEXT APPROPRIATE GROWING SEASON
9. IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED FEATURES.
10. LANDSCAPING SHALL BE GUARANTEED FOR A PERIOD OF 2 YEARS FROM DATE OF INSTALLATION.

LANDSCAPE REQUIREMENTS:

TOTAL PARKING AREA PROVIDED: 98,458 SQ. FT.
TOTAL INTERIOR LANDSCAPE REQUIRED: 9,846 SQ. FT. (10%)
TOTAL INTERIOR LANDSCAPE PROVIDED: 9,940 SQ. FT. (10.2%)

ENGINEERING SERVICES INC.
2705 E. ROBINSON
SPRINGDALE, ARKANSAS 72764

LANDSCAPE PLAN
CENTRAL JUNIOR HIGH SCHOOL
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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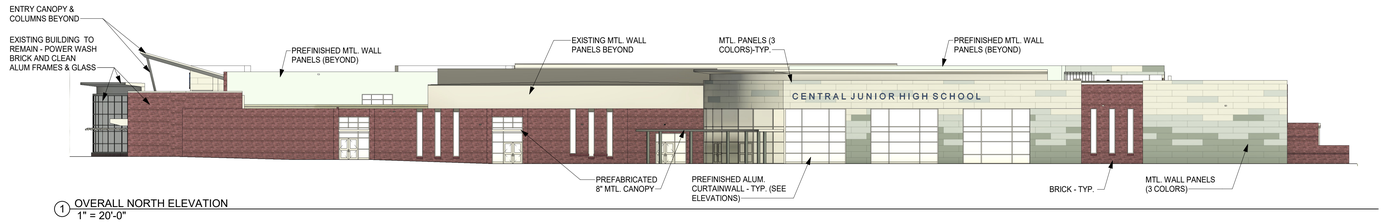
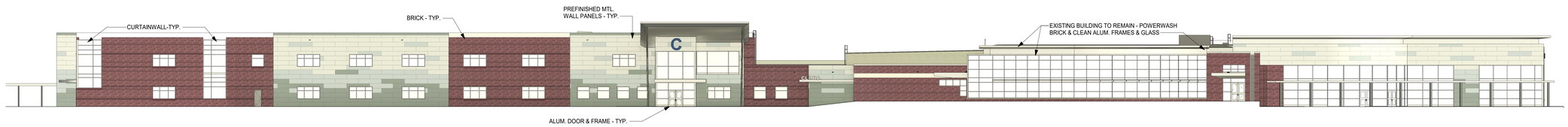
SCALE: 1"=50'
DATE: Jan 18, 2022
ENGINEER: BJR
DRAWN BY: NMB
W.O. #: 20959

L22-04

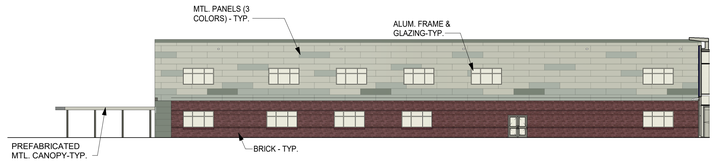
14



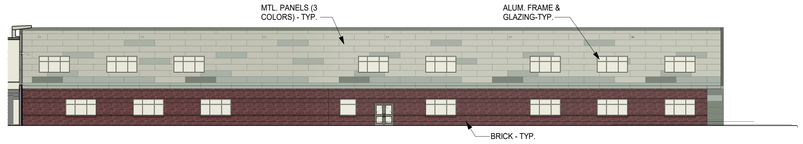
1 OVERALL NORTH ELEVATION
1" = 20'-0"



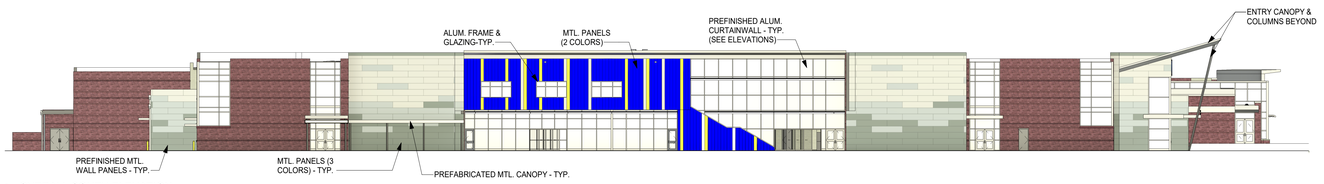
2 OVERALL EAST ELEVATION
1" = 20'-0"



3 OVERALL EAST ELEVATION - COURTYARD
1" = 20'-0"



4 OVERALL WEST ELEVATION - COURTYARD
1" = 20'-0"



5 OVERALL SOUTH ELEVATION
1" = 20'-0"

6 OVERALL WEST ELEVATION
1" = 20'-0"

ARCHITECTURE PLUS, INC.
REGISTERED ARCHITECTS
NO. C-121
ARKANSAS

SPRINGDALE PUBLIC SCHOOLS

CENTRAL JUNIOR HIGH SCHOOL

2811 W HUNTSVILLE AVE
SPRINGDALE, AR 72762

ARCHITECTURE PLUS, INC.
907 South 21st Street Fort Smith, Arkansas 479/783-8395

OVERALL BUILDING ELEVATIONS

REVISIONS:

PROJECT: 21-05.03

DATE: 1/20/2022

A2.0

ARCHITECTS · PLANNERS

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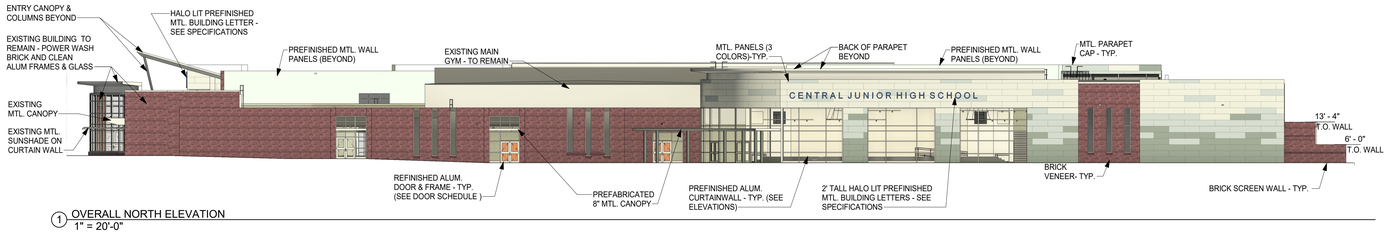
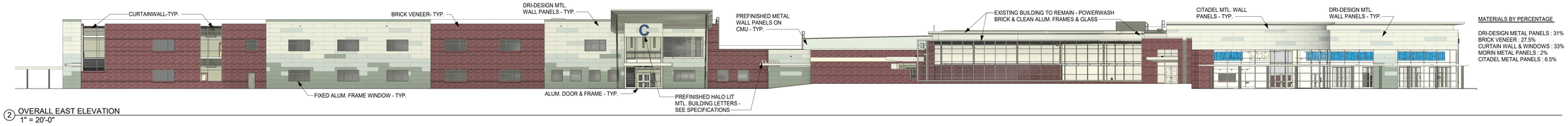
MATERIALS BY PERCENTAGE

DRI-DESIGN METAL PANELS : 30%
BRICK VENEER : 27%
CURTAIN WALL & WINDOWS : 24%
MORIN METAL PANELS : 17%
CITADEL METAL PANELS : 5%



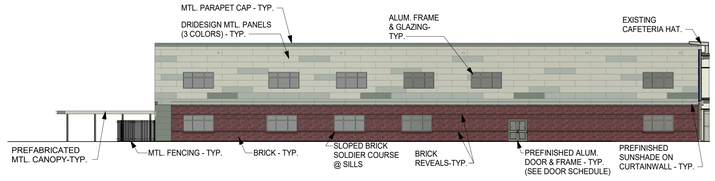
1 OVERALL NORTH ELEVATION
1" = 20'-0"



2 OVERALL EAST ELEVATION
1" = 20'-0"

MATERIALS BY PERCENTAGE

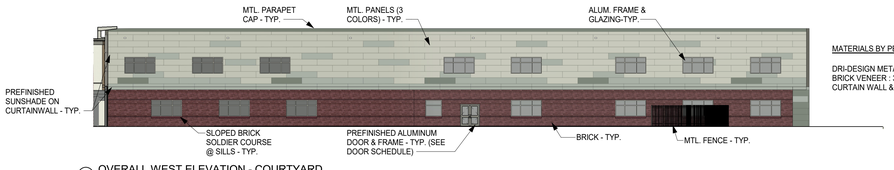
DRI-DESIGN METAL PANELS : 31%
BRICK VENEER : 27.5%
CURTAIN WALL & WINDOWS : 33%
MORIN METAL PANELS : 2%
CITADEL METAL PANELS : 6.5%



3 OVERALL EAST ELEVATION - COURTYARD
1" = 20'-0"

MATERIALS BY PERCENTAGE

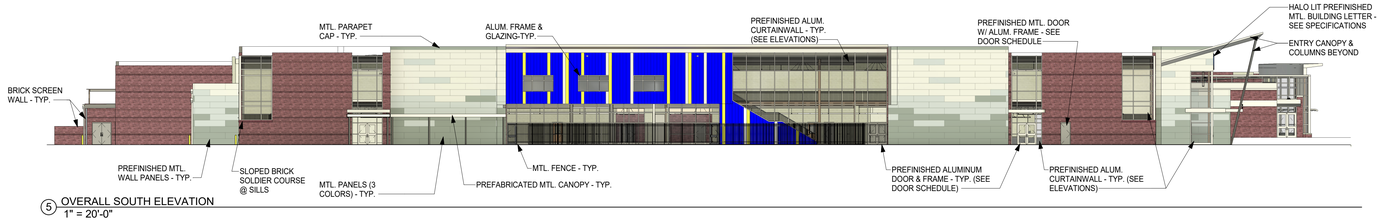
DRI-DESIGN METAL PANELS : 55.1%
BRICK VENEER : 34.2%
CURTAIN WALL & WINDOWS : 10.7%



4 OVERALL WEST ELEVATION - COURTYARD
1" = 20'-0"

MATERIALS BY PERCENTAGE

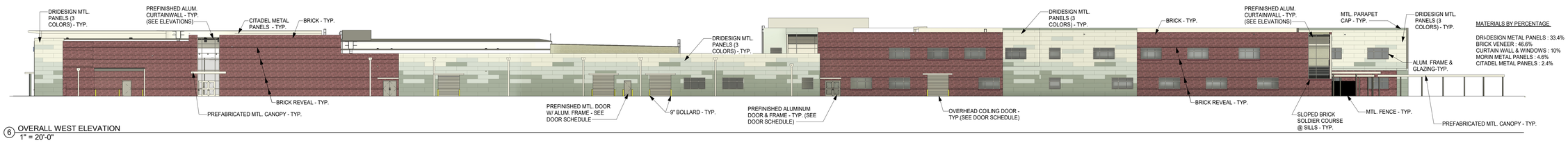
DRI-DESIGN METAL PANELS : 55.2%
BRICK VENEER : 33.3%
CURTAIN WALL & WINDOWS : 11.5%



5 OVERALL SOUTH ELEVATION
1" = 20'-0"

MATERIALS BY PERCENTAGE

DRI-DESIGN METAL PANELS : 27.8%
BRICK VENEER : 26%
CURTAIN WALL & WINDOWS : 30%
MORIN METAL PANELS : 10.7%
CITADEL METAL PANELS : 3.5%



6 OVERALL WEST ELEVATION
1" = 20'-0"

MATERIALS BY PERCENTAGE

DRI-DESIGN METAL PANELS : 33.4%
BRICK VENEER : 46.6%
CURTAIN WALL & WINDOWS : 10%
MORIN METAL PANELS : 4.6%
CITADEL METAL PANELS : 2.4%

ARCHITECTURE PLUS, INC.
REGISTERED ARCHITECTS
NO. C-121
ARKANSAS

SPRINGDALE PUBLIC SCHOOLS

CENTRAL JUNIOR HIGH SCHOOL

2811 W HUNTSVILLE AVE
SPRINGDALE, AR 72762

OVERALL BUILDING ELEVATIONS

REVISIONS:

PROJECT: 21-05.03

DATE: 2/4/2022

A2.0

ARCHITECTS · PLANNERS

ARCHITECTURE PLUS, INC.
907 South 21st Street Fort Smith, Arkansas 479/783-8395

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NO. C-121
ARKANSAS

SPRINGDALE PUBLIC SCHOOLS

CENTRAL JUNIOR HIGH SCHOOL

2811 W HUNTSVILLE AVE
SPRINGDALE, AR 72762

ARCHITECTURAL SITE PLAN

ARCHITECTURE PLUS, INC.
907 South 21st Street Fort Smith, Arkansas 479/783-8595

REVISIONS:

PROJECT: 21-05.03
DATE: 2/4/2022
A0.3

ARCHITECTS - PLANNERS

GUTENSOHN RD

HUNTSVILLE AVE

EXISTING CONC. @ ENTRY TO REMAIN

EXISTING TREES TO REMAIN-TYP.

DROP INLETS - SEE CIVIL

SITE LIGHT POLE & LUM. (SP) - SEE CIVIL

EXISTING CONCRETE DRIVEWAYS TO REMAIN

NEW GRASS SOD @ ALL "LAWN" AREA

ADD 5' TO EXISTING SIDEWALK - SEE CIVIL

NEW TOPSOIL & GRASS SOD @ ALL "LAWN" AREAS

NEW ASPHALT PARKING LOT, DRIVEWAYS, STRIPES, CROSSWALKS & ETC.- TYP (SEE CIVIL). WORK SHALL AS A MINIMUM INCLUDE 15,000 SF OF 2" MILLING & SURFACING W/ 2" ASPHALT ON 8" CLASS 7 MATERIAL BASE ON COMPACTED SUBSTRATE - TYP @ ALL ASPHALT AREAS

NEW TOPSOIL & GRASS SOD @ ALL "LAWN" AREAS

NEW 4" CONC. SIDEWALK (SW) - SEE CIVIL, HAND TOOLED C.J.'S @ 10' O.C. W/ CONTROL JTS. @ 2/3 O.C. CONTROL JTS. TO BE DOWELED TO EACH FACE OF CONC. @ 12" O.C. & HAVE 1/2" EXP. MATERIAL & SEALANT- TYP @ ALL SIDE WALKS

DECORATIVE METAL FENCE & GATES @ +/- 7' H.

NEW TOPSOIL & GRASS SOD @ ALL "LAWN" AREAS

BUILDING OVERHANG

CANOPY ABOVE

CONCRETE PADS

ARTIFICIAL GRASS - SEE SPECS

CT. BOX, AREA & STORM PIPES - SEE CIVIL

CONC. SIDEWALK

USRD - TYP. SEE CIVIL

AREA INTEL - SEE CIVIL

NEW STEEL BENCHES

PICNIC TABLES W/ PV ROOF

NEW UG STORM PIPE - SEE CIVIL

8" DIA. CONC. FILLED STL. BOLLARDS - 4'-0" @ EA. SIDE

EXISTING UG ROOF DRAINS/PIPES - SEE CIVIL

FIRE HYDRANT (FH)

7" PIPE RISERS

DETENTION POND - SEE CIVIL

EXISTING PAVILION

WATER SPIGOT

TIE TO EXISTING SEWER SERVICE LINE- SEE CIVIL

IRRIGATION VALVE

FENCED FIELD TO REMAIN

REPAIR/RESURFACE EXISTING ASPHALT PARKING LOT, DRIVEWAYS, STRIPES, CROSSWALKS, & ETC. - TYP (SEE CIVIL). WORK SHALL AS A MINIMUM INCLUDE 15,000 SF OF 2" MILLING & RESURFACING W/ 2" ASPHALT & REMOVE/REPLACEMENT OF 15,000 SF OF 3" ASPHALT ON 8" CLASS 7 MATERIAL BASE ON COMPACTED SUBSTRATE - TYP

REPAIR/RESURFACE EXISTING ASPHALT PARKING LOT, DRIVEWAYS, STRIPES, CROSSWALKS, & ETC. - TYP (SEE CIVIL). WORK SHALL AS A MINIMUM INCLUDE 15,000 SF OF 2" MILLING & RESURFACING W/ 2" ASPHALT & REMOVE/REPLACEMENT OF 15,000 SF OF 3" ASPHALT ON 8" CLASS 7 MATERIAL BASE ON COMPACTED SUBSTRATE - TYP

EXISTING SITE PARKING SPACES = 171
TOTAL NEW PARKING = 300

3 TRASH DUMPSTERS

EP 40

NP 49

NP 10

NP 29

NP 28

NP 42

NP 43

EP 53

NP 3

PROPERTY LINE

TRASH DUMPSTERS W/ NEW BRICK & CMU ENCLOSURE & GATES

INSTALL 6" ø X 5'H. STEEL PIPE BOLLARDS - FILL W/ CONC.

NEW 6" CONC. PAVING

6" ø PIPE BOLLARD-TYP

32'-4"

6'-0"

45°

TYING WALL TO REMAIN

TREES, BUSHES, & GRASS AT ALL SIDES OF PARKING LOT - SEE LANDSCAPE PLAN

EXISTING SITE UTILITIES TO REMAIN, UNLESS NOTED OTHERWISE - SEE CIVIL

NOTE 1): PROTECT EXISTING SITE UTILITIES DURING CONSTRUCTION - TYP. @ ALL EXITING UNDERGROUND & OH UTILITIES

BRICK RETURNS @ EACH SIDE OF WALL

6" DIA. CONC. FILLED STL. BOLLARDS - 4'-0" @ EA. SIDE; ACTING AS GATE POSTS

6- 5'-0"W. SOLID METAL PANEL GATES. GATES TO LATCH & LOCK TO CONC. SLAB VALVE CANE BOLTS INTO CONC. SLAB

4'W. STL. PERSONNEL DOOR BEYOND

6'-0"

3/4"

3 DUMPSTER SCREEN ELEVATION - NW
1/4" = 1'-0"

1 ARCHITECTURAL SITE PLAN
1" = 30'-0"

2 DUMPSTER SCREEN PLAN
1/8" = 1'-0"

N

C:\Users\krista\Documents\21-05.03 Central File_November_krista\7EWX.rvt

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ENGINEERING ELEMENTS, PLLC
PROJECT NO: 21-072
COMPLETE: 80%

PROGRESS PRINT

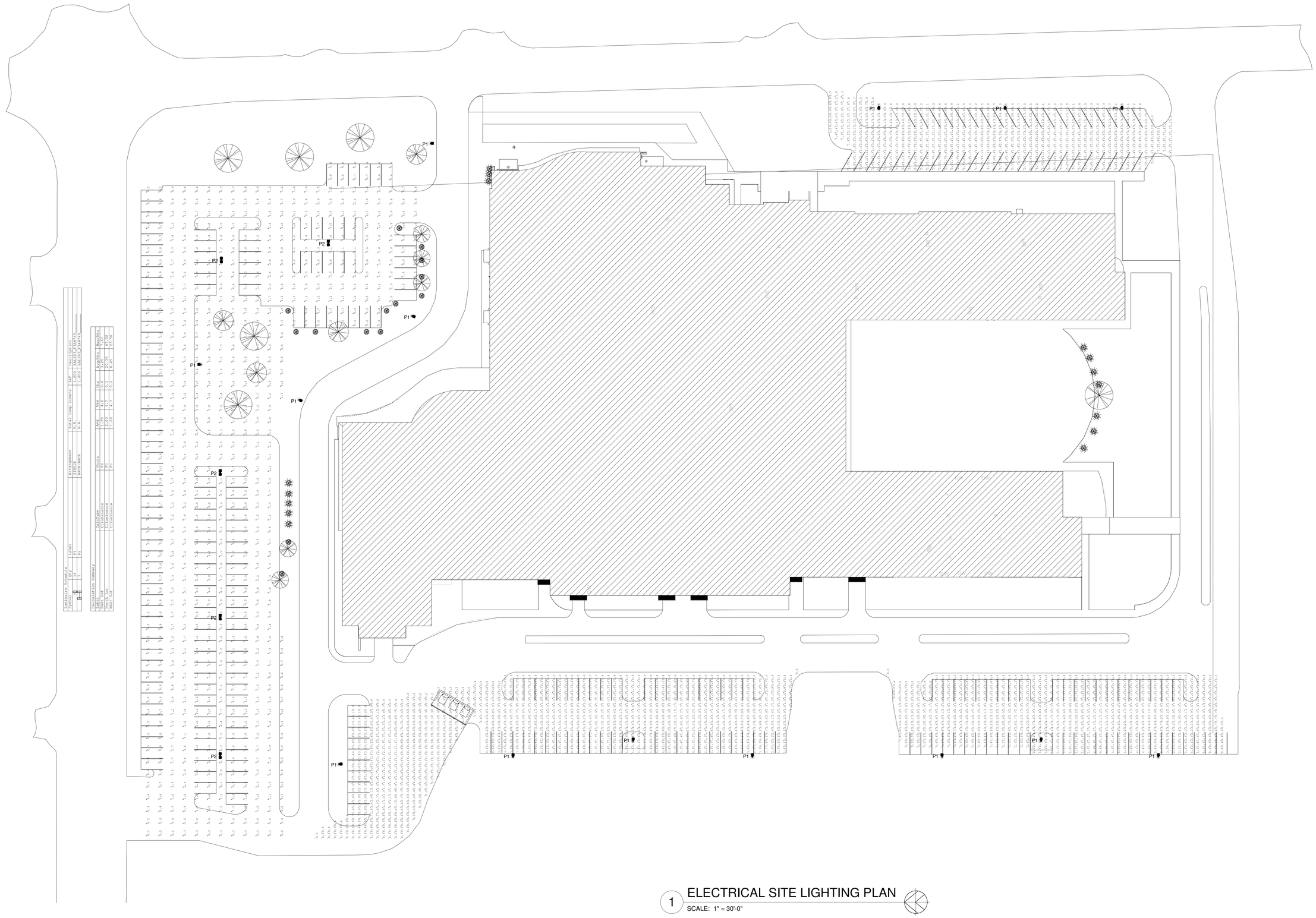
NOT FOR CONSTRUCTION

DATE: 01/10/2022

SPRINGDALE PUBLIC SCHOOLS

CENTRAL JUNIOR HIGH SCHOOL

2811 W HUNTSVILLE AVE
SPRINGDALE, AR 72762



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	14	P1	SINGLE	N.A.	1.000	EALS03_P3AW140
	5	P2	BACK-BACK	N.A.	1.000	EALS03_P3AW140

Calculation Summary							
Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
East Lot	Illuminance	FC	1.95	4.6	0.6	3.25	7.67
North Lot	Illuminance	FC	2.03	4.7	0.1	20.30	47.00
West Lot	Illuminance	FC	1.69	4.7	0.2	8.45	23.50

1 ELECTRICAL SITE LIGHTING PLAN
SCALE: 1" = 30'-0"

CERTIFICATE OF AUTH.
ENGINEERING ELEMENTS, PLLC
No. 1227
ARKANSAS-ENGINEER

ARCHITECTURE PLUS, INC.
907 South 21st Street Fort Smith, Arkansas 479/783-8395

ELECTRICAL SITE PLAN

REVISIONS:

PROJECT: 21-05.03
DATE: 01-10-2022
E0.1

ARCHITECTS · PLANNERS

PRELIMINARY SET

C:\Users\jhooe\Documents\21072MEP_jhooe@eemep.com.rvt

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SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Commercial Design Standards

STAFF USE ONLY

Date Application Submitted:_____

Date Accepted as Complete:_____ Project Number: B22-12

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: ESI - Brandon Rush	Name: Springdale School District #50
E-mail: brush@engineeringservices.com	E-mail: aathey@sdale.org
Address: 1207 S. Old Missouri Rd Springdale, AR 72764	Address: 804 W. Johnson PO Box 8 Springdale, AR 72765
Phone: 479-751-8733	Phone: 479-750-8842
Site/ Location: 2811 W. Huntsville	Current Zoning District: P-1
Assessor's Parcel Number(s): 815-29841-000 ~~815-29842-000~~	Rezone required: No
	Total Acreage: 15.5

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

Fee for Variance Application is $75

Check item(s) for which variance is requested:

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

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

☒ **LANDSCAPING**

- ☐ Entryway landscaping
- ☒ Parking lot landscaping
- ☒ Perimeter parking area landscaping
- ☐ Building foundation landscaping

☐ **SCREENING**

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

☐ **LIGHTING**

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

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

Waiver for landscaping where needed to maintain existing conditons

See attachment

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

Trying to re-use existing infrastructure where possible to maintain access and parking during phasing of project

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

Variance will allow maintaining existing infrastructure on-site to allow access and parking at the school

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

Landscaping meeting or exceeding standard will be provided in other locations on site.

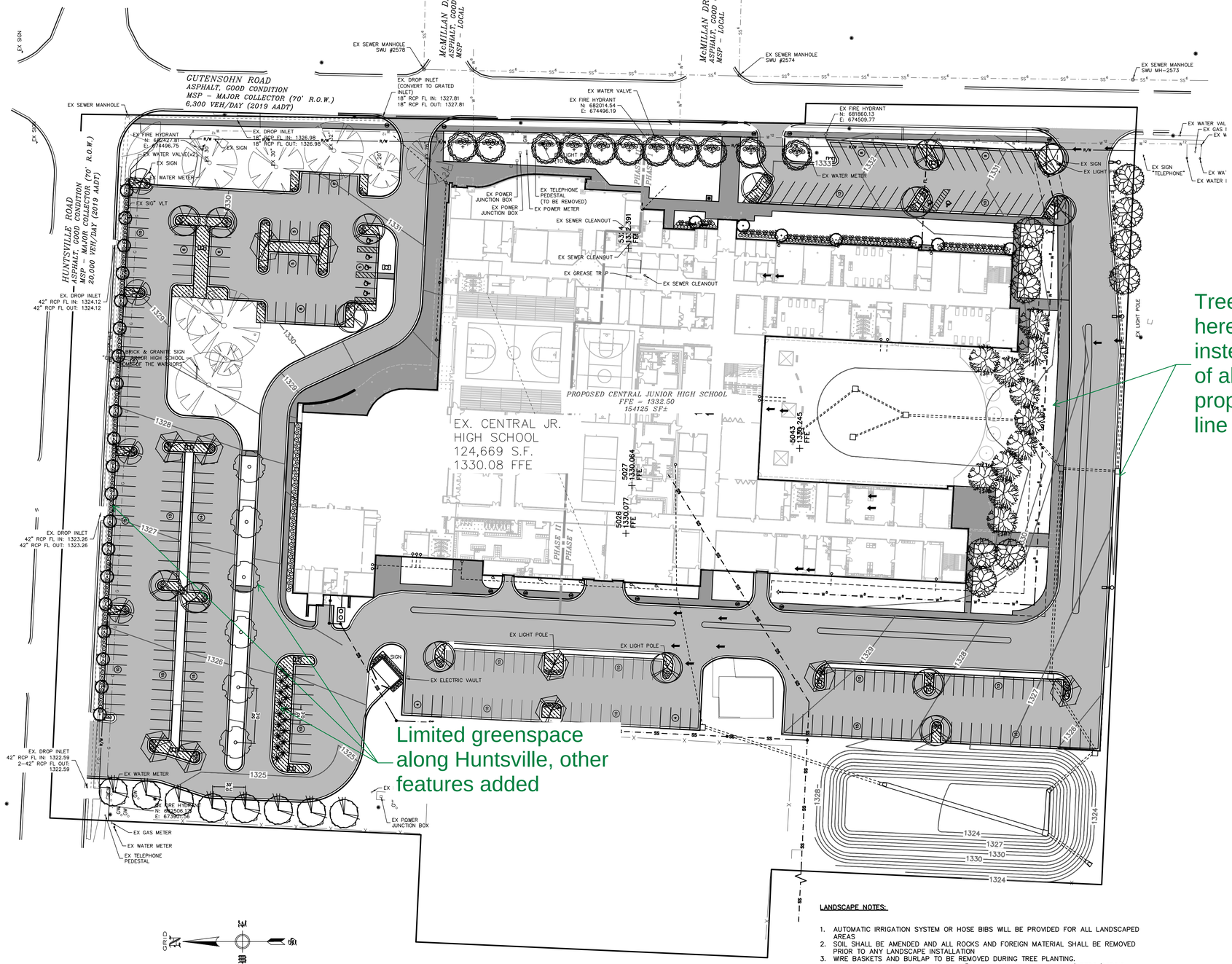
The **Applicant** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than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

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

APPLICANT SIGNATURE(S) Jeremy White

Director of Support Services

DATE: 1-12-2022



Trees here instead of along property line

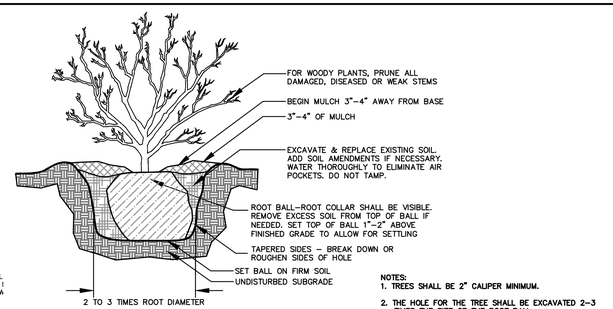
Limited greenspace along Huntsville, other features added

LANDSCAPE REQUIREMENTS:

TOTAL PARKING AREA PROVIDED: 98,458 SQ. FT.
TOTAL INTERIOR LANDSCAPE REQUIRED: 9,846 SQ. FT. (10%)
TOTAL INTERIOR LANDSCAPE PROVIDED: 9,940 SQ. FT. (10.2%)

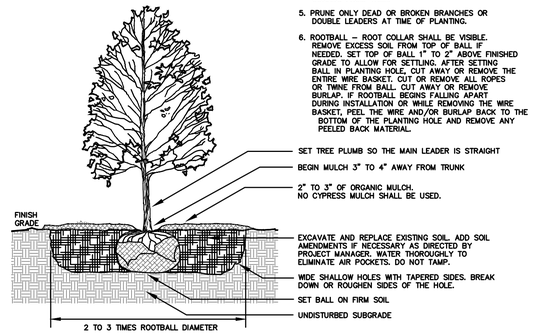
LANDSCAPE NOTES:

1. AUTOMATIC IRRIGATION SYSTEM OR HOSE BIBS WILL BE PROVIDED FOR ALL LANDSCAPED AREAS.
2. SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION
3. WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
4. ALL PLANTING BEDS SHALL RECIEVE 6" OF TOPSOIL FREE OF ROCKS/WEEDS/DEBRIS PRIOR TO INSTALLATION OF PLANT MATERIAL
5. ALL PLANTING BEDS SHALL RECEIVE ORGANIC MULCH AT TIME OF INSTALLATION
6. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING OR MATERIAL OTHER THAN VEGETATION/SOD.
7. SHADE TREES SHALL HAVE A MIN. CALIPER OF 2" AND A HEIGHT OF 8'
8. ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED WITHIN THE NEXT APPROPRIATE GROWING SEASON
9. IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED FEATURES.
10. LANDSCAPING SHALL BE GUARANTEED FOR A PERIOD OF 2 YEARS FROM DATE OF INSTALLATION.



SHRUB PLANTING DETAIL
NOT TO SCALE

NOTES:
1. TREES SHALL BE 2" CALIPER MINIMUM.
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2–3 TIMES THE SIZE OF THE ROOT BALL.
3. STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.
4. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
5. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
6. ROOTBALL – ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING. AFTER SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, PEEL THE WIRE AND/OR BURLAP BACK TO THE BOTTOM OF THE PLANTING HOLE AND REMOVE ANY PEELED BACK MATERIAL.



TREE PLANTING DETAIL
NOT TO SCALE

INDEX OF TREES

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	PLANTING SIZE	TYPE
	Littleleaf Linden	Tilia Cordata	10	2" Cal B & B 6' H min	S
	Legacy Sugar Maple	Acer saccharum	15	2" Cal B & B 6' H min	S
+	Eastern Redbud	Cercis canadensis	12	1.5" Cal B & B 6' H min	O
	Black Gum 'Wildfire'	Nyssa slyvatica 'Wildfire'	8	2" Cal B & B 6' H min	S
○	Hightower Willow Oak	Quercus phellos	6	2" Cal B & B 6' H min	S
	Frontier Elm	Ulmus 'Frontier'	9	2" Cal B & B 6' H min	S
	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'	11	2" Cal B & B 6' H min	S
	Christmas Jewel Holly	Ilex hybrid 'HL10–90'	17	15 gal	E
	Crape Myrtle	Lagerstroemia indica	21	15 gal	O

INDEX OF SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
1	WINTERGEM BOXWOOD	Buxus microphylla 'Winter Gem'	87	3 GAL.
2	VIRGINIA SWEETSPIRE	Itea virginica	34	3 GAL.
3	ROSE CREEK ABELIA	Abelia x 'Rose Creek'	41	3 GAL.
4	KALEIDOSCOPE ABELIA	Abelia x grandiflora 'Kaleidoscope'	70	3 GAL.
5	COMPACT INKBERRY HOLLY	Ilex glabra 'Compacta'	191	3 GAL.
6	DWARF FOUNTAIN GRASS	Pennisetum alopecuriodes 'Hameln'	111	3 GAL.
7	SNOWMOUND SPIREA	Spiraea bumulda x 'Snowmound'	44	3 GAL.
8	DRIFT GROUNDCOVER ROSE	Rosa x drift	47	3 GAL.
9	Dwarf Burford Holly	Ilex cornuta 'Dwarf Burford'	21	3 GAL.

L22–04

ENGINEERING SERVICES INC.
1707 S. 48TH STREET, SUITE 101
SPRINGDALE, ARKANSAS 72764

LANDSCAPE PLAN
CENTRAL JUNIOR HIGH SCHOOL
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=50'
DATE: Jan 12, 2022
ENGINEER: BJR
DRAWN BY: NMB
W.O. #: 20959

© COPYRIGHT 2022 ENGINEERING SERVICES INC. 12/2022 3:18 pm
ALL DRAWINGS AND WRITTEN MATERIAL CONSTITUTE ORIGINAL WORK OF ENGINEERING SERVICES INC. AND THE UNAUTHORIZED USE OF THESE DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN PERMISSION OF ENGINEERING SERVICES INC. IS PROHIBITED.

13

FILE NO. B22-12
APPLICANT: Engineering Services, Inc
REQUEST: Variance of Commercial Design Standards: landscaping, perimeter & parking lot

PLANNING COMMISSION MEETING
February 1, 2022

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

December 30, 2021

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

Via email: dpounders@springdalear.gov

Re: Large Scale Development Transmittal Letter
Springdale Public Schools
Springdale High School Additions & Replacements
101 S. Pleasant Street

Debbie:

On behalf of our client, Springdale Public Schools, we hereby submit a new large-scale development application for additions and replacements at Springdale High School. With this letter, please find enclosed:

- Plans
- LSD Application
- Drainage Letter
- Architectural elevations and renderings
- Authorization of Representation
- Copy of warranty deed
- Photometric plan
- Certified List of Adjacent Property Owners

The $500.00 review fee is enclosed. We look forward to working with you to make this project a success.

Very truly yours,

Digitally signed by:
Brandon J. Rush

Brandon Rush, PE

Enclosures

cc Patsy Christie, Rick Barry, Sharon Tromburg, Sarah Curry (City of Springdale Planning, via email)
Katie Hollingshead, PE, CFM (City of Springdale Engineering Dept, via email)
Jeremy White & Alan Athey (Springdale Public Schools, via email)
Dusty Graham & Ignacio Gonzalez (Core Architects, via email)
Jason Appel, PE (ESI, via email)

Z:\Engineers\00 - Engineer Projects\21969 SHS\03 Pre-Construction Plan Submittals\12-30-2021 Submittal #1\Transmittal Letter.docx

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted:_____ Payment Method:_____

Date Accepted as Complete:_____ Project Number: L22-05

Must meet the below criteria for a Large Scale Submittal:

- ☒ Pre-application meeting held with Springdale Planning Department. Date: 11/10/2021
- ☒ Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

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

APPLICATION CONTACTS:

Indicate one person of contact for this request: _____ Applicant ____X____ Representative

Applicant (person making request)

Name: Springdale School District #50

E-mail: aathey@sdale.org

Address: 804 W. Johnson
Springdale, AR 72765

Phone: 479-750-8842

Site/ Location: 101 S. Pleasant St

Assessor's Parcel Number(s): 815-28128-010
815-28128-000
815-28129-000
815-28131-000

Development Point of Contact for Question & Staff Reviews

Name: ESI - Brandon Rush

E-mail: brush@engineeringservices.com

Address: 1207 S. Old Missouri Rd
Springdale, AR 72764

Phone: 479-751-8733

Current Zoning District: P-1

Rezone required: No

Total Acreage: 7.06

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

Name (printed): Brandon Rush Date: 11/17/2021

Signature: _____

Staff Notes:

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Pre-Application Meeting Notes

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

Names of all persons present at pre-application meeting: Patsy Christie, Rick Barry Dusty Graham, Jason Appel, Brandon Rush
Name of main point of contact for project: Brandon Rush
Parcel Number(s): 815-28128-010, 815-28128-000, 815-28129-000, 815-28131-000
Acreage of the proposed development: 7.06
Type of project: School expansion
When is the intended application date? 12/30/2021
Per the date above, the earliest Planning Commission meeting date would be: Feb 1, 2022

Is there a street address? If not, please complete the 911 Address Assignment form on the City of Springdale's GIS Department website. Yes, 101 S. Pleasant

Is this proposal in a commercial zone? If yes, Commercial Design Standards will need to be met. No

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

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

All projects must meet the requirements of the Drainage Criteria Manual. Yes

Are you intending to bond for any aspects of this project? (landscaping, sidewalks, etc) No

Is there a prepared photometric plan? Yes

Is there a prepared landscaping plan featuring perimeter and frontage landscaping? Yes

Based upon this discussion, what variances/waivers will be required?

None

Please state all of the Fire Code issues mentioned.

None mentioned

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: February 1, 2022

Re: **L22-05** **Large-Scale** **Springdale High School**

Planning Comments

1. This Large Scale Development Plan has been given the number L22-05. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development.
2. Submit PDF files at time of resubmission. (standard comment)
3. A written response to all comments is required with resubmission. (standard comment)
4. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (Standard comment).
5. There appears to be a gap between the proposed building and the parking lot. Please expand photometric plan to include all parking and pedestrian areas.
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).

Commercial Design Standards Comments

1. Foundation landscaping is required.
    a. Given the nature and orientation of the proposed structure, foundation landscaping is not necessarily an option all the way around the building. In order to make up the difference, please include a few more trees in the parking islands.

Building and Fire Comments:
Reviewer: Ed Stith – City of Springdale Building and Fire Departments Jan 6, 2022

Large Scale Development – Springdale High School Central Ave **L22-05**

Engineer/Architect: Engineering Services Inc.

Following are recommendations from the Building and Fire Departments, which must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting.

Development is for a site to construct a two story approximate;ly 82,000 sf School. (occupancy group E) Building is of non-combustible construction. (type IIB) and will be sprinklered. All references are to the Arkansas Fire Prevention Code Vol I Fire unless otherwise noted.

A minimum fire flow of 1500 GPM @ 20 psi and one fire hydrant is required for a sprinklered 82,000 sf type IIB constructed building. (Vol I Table B105.1) Site is serviced by a 12 inch dead end main located on site. Hydrants on this main are blue topped indication flow greater than 1500 gpm. No fire flow test is required.

FDC and hydrant are not approved within the fenced area. Relocate to landscape island SW corner of parking lot and locate FDC on adjacent building wall.

Show **leak detection meter** per Springdale Water Utility specifications. Leak detection meter must be located in a green space.

Exterior north wall adjacent to bleachers shall be one hour fire rated in accordance with section 705.5 of the building code. Please advise architecture design team.

In lieu of a mechanical or electric bell installed adjacent to the fire sprinkler riser to indicate sprinkler water flow, a water proof horn/strobe shall be installed on the exterior wall directly above the FDC.

A 3200 series KNOX Box is required at the primary entrance to building. Boxes may be ordered at www.knoxbox.com or an order form can be obtained from the Fire Marshal.

Signs or markings in accordance with sec. 503.3 and D103.6.1 as approved by the Fire Marshal that include the words NO PARKING-FIRE LANE shall be provided for the entire length of the drive to identify such roads or prohibit the obstruction thereof.

Commercial building permit plan review guidance is available at
http://www.springdalear.gov/DocumentCenter/View/4558/Commercial-Plan-Reviewpdf

Need to show all modifications on the amended drawing that will be submitted for Planning Commission approval.

Engineering Summary:

- Submit the following for the Grading Permit:
  - Grading permit application
  - SWPPP
  - Notice of Coverage
  - Truck Route
  - $500 fee
- Add disclaimer statement to plans

Engineering Comments:

L22-05

ENGINEERING REVIEW CHECKLIST 2021
WITH RESUBMISSIONS PROVIDE A COPY
OF RETURN COMMENTS AND A REVISED PDF

Reviewed by Steve Hatfield and Katie Hollingshead, E.I. on 1/26/2022

1. **Chapter 106 – Stormwater Drainage**
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)
   - *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
     - ~~Requires a 1"=200' minimum scale 2-foot contour map.~~
     - ~~Show existing and proposed contours.~~
     - ~~—~~
2. **Chapter 107 – Stormwater Pollution**
   (Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)
   - *107.3*
     - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.
       - **Submit the following for the Grading Permit:**
         - **Grading permit application**
         - **SWPPP**
         - **Notice of Coverage**
         - **Truck Route**
         - **$500 fee**

3. Chapter 130 – Zoning Ordinance

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

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

4. Other:

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

- **Add this disclaimer statement to the title page**

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

CONTACT LIST
BLACK HILLS ENERGY SCOTT STOKES – 479–575–1424
AEP/SWEPCO STEVE SATTERFIELD WSSATTERFIELD@AEP.COM
SPRINGDALE WATER UTILITIES LARRY PECKHAM – 479–751–5751
COX COMMUNICATION CHRIS BYRD – 479–751–2000
AT&T LAYNE RHODES – 479–442–1977
SPRINGDALE FIRE DEPARTMENT BLAKE HOLTE – 479–750–8190

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

CITY OF SPRINGDALE REVIEW PLANS FOR A PROPOSED

SPRINGDALE HIGH SCHOOL ADDITIONS & REPLACEMENTS

A

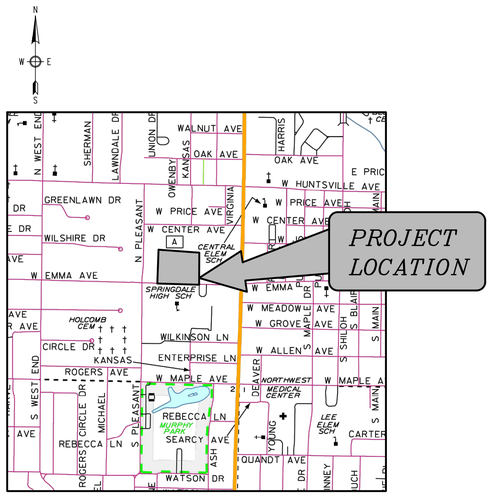
LARGE SCALE DEVELOPMENT

SERVING

SPRINGDALE PUBLIC SCHOOLS
Teach them All, All means ALL.

101 S. PLEASANT STREET
SPRINGDALE, ARKANSAS

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
–	COVER
1	EXISTING CONDITIONS
2	DEMOLITION PLAN
3–4	LARGE SCALE DEVELOPMENT
5	GRADING & STORM DRAINAGE PLAN
6	STORM DRAINAGE PROFILES
7	PAVING & SIGNAGE PLAN
8–9	TYPICAL DETAILS
10	WATER & SEWER PLAN
11	SWU TYPICAL DETAILS
12	STORM WATER POLLUTION PREVENTION PLAN
13	STORM WATER POLLUTION PREVENTION DETAILS
14	LANDSCAPE PLAN



VICINITY MAP

January 20, 2022

L22–05

BY

ENGINEERING SERVICES INC.

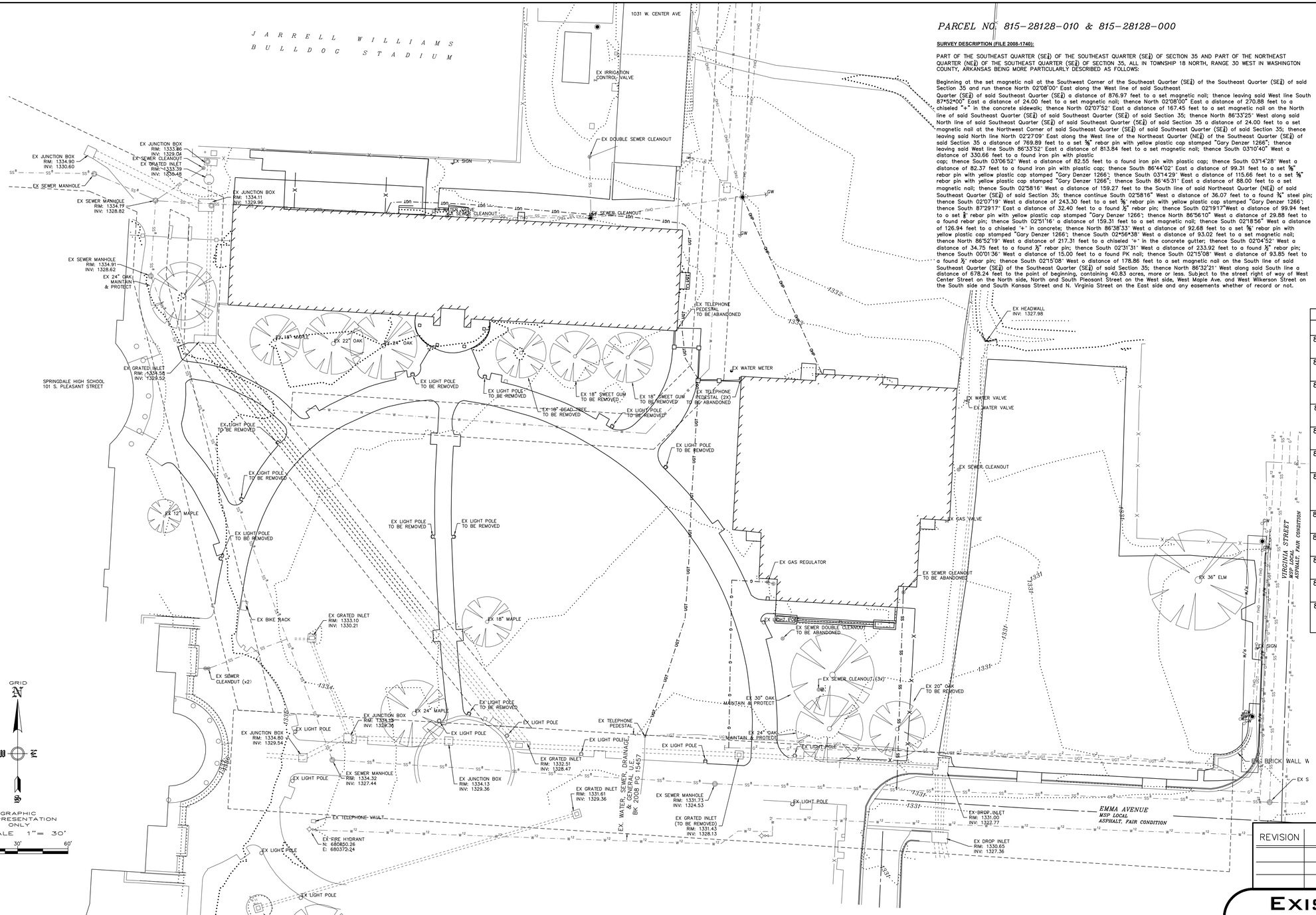
CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

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

NOTES :

1. REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.
2. ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS, AS CONTAINED IN CHAPTER 110, PART. III, OF THE CODE OF ORDINANCES, CITY OF SPRINGDALE, ARKANSAS.
3. ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES OF THE CITY OF SPRINGDALE WATER UTILITIES. ADOPTED MARCH 10TH, 1987 BY ORDINANCE NO. 1640. AMENDED AUGUST 27, 2014 BY RESOLUTION No. 15–14 OF THE SPRINGDALE WATER AND SEWER COMMISSION, INCLUDING SECTION T38 AND ASSOCIATED DETAILS ADDED ON SEPTEMBER 3, 2020.
4. CAPITAL COST OF PROPOSED PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE IS ESTIMATED TO EXCEED $25,000.

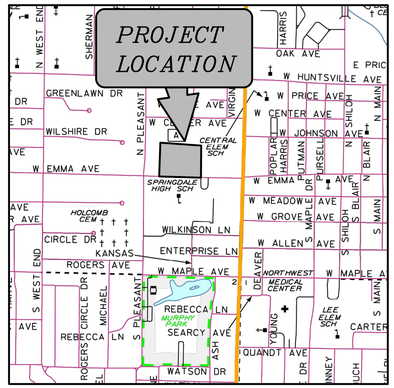


PARCEL NO. 815-28128-010 & 815-28128-000

SURVEY DESCRIPTION (FILE 2008-1740):

PART OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 35 AND PART OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 35, ALL IN TOWNSHIP 18 NORTH, RANGE 30 WEST IN WASHINGTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the set magnetic nail at the Southwest Corner of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of said Section 35 and run thence North 02°08'00" East along the West line of said Southeast Quarter (SE¼) of said Southeast Quarter (SE¼) a distance of 876.97 feet to a set magnetic nail; thence leaving said West line South 87°52'00" East a distance of 24.00 feet to a set magnetic nail; thence North 02°08'00" East a distance of 270.88 feet to a chiseled "+" in the concrete sidewalk; thence North 02°07'52" East a distance of 167.45 feet to a set magnetic nail on the North line of said Southeast Quarter (SE¼) of said Southeast Quarter (SE¼) of said Section 35; thence North 86°33'25" West along said North line of said Southeast Quarter (SE¼) of said Southeast Quarter (SE¼) of said Section 35 a distance of 24.00 feet to a set magnetic nail at the Northwest Corner of said Southeast Quarter (SE¼) of said Southeast Quarter (SE¼) of said Section 35; thence leaving said North line North 02°27'09" East along the West line of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of said Section 35 a distance of 769.89 feet to a set ⅝" rebar pin with yellow plastic cap stamped "Gary Denzer 1266"; thence leaving said West line South 86°33'52" East a distance of 813.84 feet to a set magnetic nail; thence South 03°10'40" West a distance of 330.66 feet to a found iron pin with plastic cap; thence South 03°06'52" West a distance of 82.55 feet to a found iron pin with plastic cap; thence South 03°14'28" West a distance of 82.37 feet to a found iron pin with plastic cap; thence South 86°44'02" East a distance of 99.31 feet to a set ⅝" rebar pin with yellow plastic cap stamped "Gary Denzer 1266"; thence South 03°14'29" West a distance of 115.66 feet to a set ⅝" rebar pin with yellow plastic cap stamped "Gary Denzer 1266"; thence South 86°45'31" East a distance of 88.00 feet to a set magnetic nail; thence South 02°58'16" West a distance of 159.27 feet to the South line of said Northeast Quarter (NE¼) of said Southeast Quarter (SE¼) of said Section 35; thence continue South 02°58'16" West a distance of 36.07 feet to a found ¾" steel pin; thence South 02°07'19" West a distance of 243.30 feet to a set ⅝" rebar pin with yellow plastic cap stamped "Gary Denzer 1266"; thence South 87°29'17" East a distance of 32.40 feet to a found ½" rebar pin; thence South 02°19'17" West a distance of 99.94 feet to a set ½" rebar pin with yellow plastic cap stamped "Gary Denzer 1266"; thence North 86°56'10" West a distance of 29.88 feet to a found rebar pin; thence South 02°51'16" a distance of 159.31 feet to a set magnetic nail; thence South 02°18'56" West a distance of 126.94 feet to a chiseled "+" in concrete; thence North 86°38'33" West a distance of 92.68 feet to a set ⅝" rebar pin with yellow plastic cap stamped "Gary Denzer 1266"; thence South 02°56'38" West a distance of 93.02 feet to a set magnetic nail; thence North 86°52'19" West a distance of 217.31 feet to a chiseled "+" in the concrete gutter; thence South 02°04'52" West a distance of 34.75 feet to a found ½" rebar pin; thence South 02°31'31" West a distance of 233.92 feet to a found ½" rebar pin; thence South 00°01'36" West a distance of 15.00 feet to a found PK nail; thence South 02°15'08" West a distance of 93.85 feet to a found ½" rebar pin; thence South 02°15'08" West a distance of 178.86 feet to a set magnetic nail on the South line of said Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of said Section 35; thence North 86°32'21" West along said South line a distance of 678.24 feet to the point of beginning, containing 40.83 acres, more or less. Subject to the street right of way of West Center Street on the North side, North and South Pleasant Street on the West side, West Maple Ave. and West Wilkerson Street on the South side and South Kansas Street and N. Virginia Street on the East side and any easements whether of record or not.



VICINITY MAP

ADJACENT PROPERTY OWNERS			
PARCEL	OWNER	MAILING ADDRESS	ZONE
815-28130-000	LILES, LALAH M REVOCABLE TRUST	4163 AESOP AVE SPRINGDALE, AR 72762	MF-12
815-28132-000	LILES, LALAH M REVOCABLE TRUST	4163 AESOP AVE SPRINGDALE, AR 72762	MF-12
815-28124-003	DAIZ, ARMANDO; HUIZAR, MARIA E	118 VIRGINIA ST SPRINGDALE, AR 72745	C-2
815-28124-001	PRINCE, STEFAN & DENISE	120 N VIRGINIA ST SPRINGDALE, AR 72764	C-2
815-28125-000	HOMSTAD PROPERTIES LLC	2220 WAVERLY AVE SPRINGDALE, AR 72762	C-2
815-28124-000	ALLEN, JAMES WAYNE & LINDA MAYE	490ELM VALLEY LN SPRINGDALE, AR 72762-9157	C-2
815-28124-002	CHOFFEL, DONALD C REVOCABLE TRUST	1138 N VANDEVENTER AVE FAYETTEVILLE, AR 72703	C-2
815-23000-000	KSP BUILDERS INC	148 MADISON 7145 HINDSVILLE, AR 72738-9424	MF-12
815-23024-000	REZNICEK HOLDINGS LLC	1220 CHATTIE DR CENTERTON, AR 72719	MF-12
815-23015-000	NETHERTON, FRANCES MAY; MCGINNIS	1120 W CENTER AVE SPRINGDALE, AR 72764-4168	MF-12
815-23018-000	PERME ENTERPRISES LLC	4104 TURNER ST SPRINGDALE, AR 72764	MF-12
815-28076-001	DOMINGUEZ, CARLOS V; DOMINGUEZ,	301 N PLEASANT ST APT A SORINGDALE, AR 72764	MF-12

REVISION	DATE	DESCRIPTION

EXISTING CONDITIONS
SPRINGDALE HIGH SCHOOL
SPRINGDALE, ARKANSAS

SCALE: 1"=30'	DATE: January 20, 2022	DRAWN BY: BJR

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

L22-05

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W.O.# 21969 | SHEET 1

JARRELL WILLIAMS BULLDOG STADIUM

1031 W. CENTER AVE

EX. BLEACHERS TO BE REMOVED

EX IRRIGATION CONTROL VALVE

EX DOUBLE SEWER CLEANOUT

RELOCATE EX. POWER POLE

EX JUNCTION BOX RIM: 1333.86 INV: 1329.04
EX SEWER CLEANOUT
EX GRATED INLET RIM: 1333.39 INV: 1330.48
EX JUNCTION BOX RIM: 1334.90 INV: 1330.60
EX SEWER MANHOLE
EX SEWER MANHOLE RIM: 1334.19 INV: 1328.82
EX JUNCTION BOX RIM: 1334.11 INV: 1329.96
EX SEWER CLEANOUT
EX SIGN

1100 W. EMMA AVENUE
FFE 1335.32
TO BE DEMOLISHED

EX SEWER MANHOLE RIM: 1334.91 INV: 1328.62
EX 24" OAK MAINTAIN & PROTECT
EX 18" MAPLE
EX 22" OAK
EX 24" OAK
EX GRATED INLET RIM: 1334.58 INV: 1329.52
SPRINGDALE HIGH SCHOOL
101 S. PLEASANT STREET
EX LIGHT POLE TO BE REMOVED
EX 18" SWEET GUM TO BE REMOVED
EX 16" DEAD TREE TO BE REMOVED
EX TELEPHONE PEDESTAL TO BE ABANDONED
EX TELEPHONE PEDESTAL (2X) TO BE ABANDONED
DISCONNECT POWER & REMOVE SERVICE PRIOR TO DEMOLITION
DEMOLISH EX. FENCE W/ COLUMNS
EX WATER METER
EX HEADWALL INV: 1327.98
EX WATER VALVE
EX WATER VALVE
EX SEWER CLEANOUT
EX 12" MAPLE
EX BIKE RACK
EX GRATED INLET RIM: 1333.10 INV: 1330.21
EX SEWER CLEANOUT (x2)
EX 18" MAPLE
ABANDON EX. GAS SERVICE PRIOR TO DEMOLITION
EX GAS REGULATOR
EX GAS VALVE
EX SEWER CLEANOUT TO BE ABANDONED
EX SEWER DOUBLE CLEANOUT TO BE ABANDONED
ABANDON EX. SEWER SERVICE LINE
REMOVE EXISTING ASPHALT
EX 36" ELM
EX SIGN
EX SEWER CLEANOUT (3X)
EX 20" OAK TO BE REMOVED
EX. TELEPHONE TO BE ABANDONED
COORDINATE DEMO WITH FRANCHISE UTILITIES
EX 30" OAK MAINTAIN & PROTECT
EX 24" OAK MAINTAIN & PROTECT
EX 24" MAPLE
EX JUNCTION BOX RIM: 1334.33 INV: 1329.36
EX JUNCTION BOX RIM: 1334.80 INV: 1329.54
EX SEWER MANHOLE RIM: 1334.32 INV: 1327.44
EX JUNCTION BOX RIM: 1334.13 INV: 1329.36
EX TELEPHONE PEDESTAL
EX GRATED INLET RIM: 1332.51 INV: 1328.47
EX GRATED INLET RIM: 1331.61 INV: 1329.36
EX. WATER, SEWER, DRAINAGE & GENERAL UTILITY EASEMENT BK 2008 PG 15457
EX SEWER MANHOLE RIM: 1331.73 INV: 1324.53
EX GRATED INLET (TO BE REMOVED) RIM: 1331.43 INV: 1328.13
EX TELEPHONE VAULT
EX FIRE HYDRANT N: 680850.26 E: 680372.24
EX/GRATED INLET
EX 24" OAK
EX SEWER CLEANOUT
EX SEWER CLEANOUT
EX BRICK WALL W/ SHS BULLDOG LOGO
EX SEWER MANHOLE
EX DROP INLET RIM: 1331.00 INV: 1322.77
EX DROP INLET RIM: 1330.65 INV: 1327.36

1030 W. EMMA AVENUE
FFE = 1333.62
TO BE DEMOLISHED

VIRGINIA STREET
MSP LOCAL
ASPHALT, FAIR CONDITION

EMMA AVENUE
MSP LOCAL
ASPHALT, FAIR CONDITION

GRID N

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 30'
0 15' 30' 60'

REVISION	DATE	DESCRIPTION

DEMOLITION PLAN

SPRINGDALE HIGH SCHOOL

SPRINGDALE, ARKANSAS

SCALE: 1"=30'	DATE: January 20, 2022	DRAWN BY: BJR

L22-05

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SPRINGDALE, ARKANSAS

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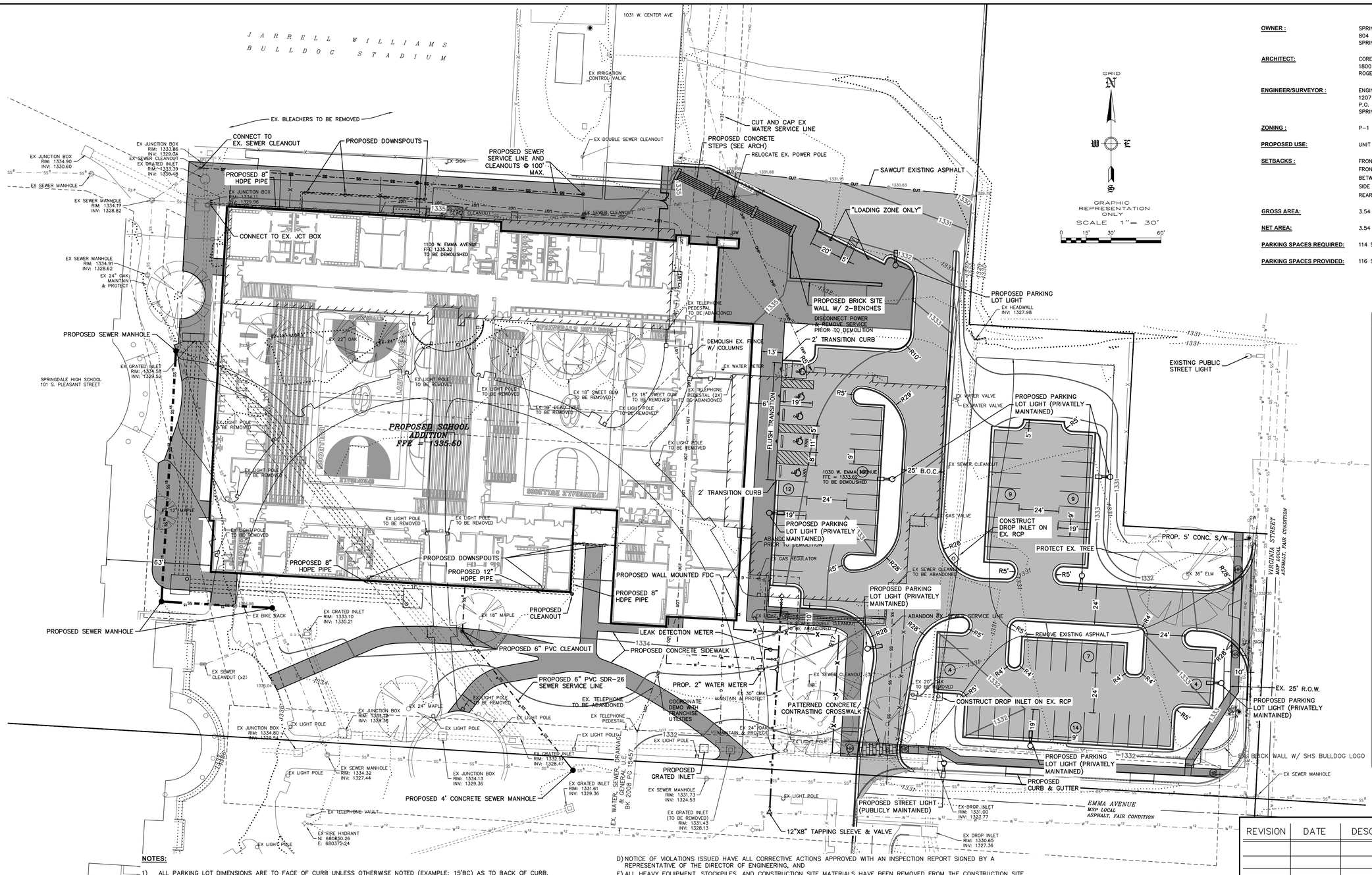

OWNER :	SPRINGDALE PUBLIC SCHOOLS 804 WEST JOHNSON AVENUE SPRINGDALE, AR 72765
ARCHITECT:	CORE ARCHITECTS, INC. 1800 S. OSAGE SPRINGS DR., SUITE 100 ROGERS, AR 72758
ENGINEER/SURVEYOR :	ENGINEERING SERVICES, INC. 1207 S. OLD MISSOURI RD. P.O. BOX 282 SPRINGDALE, AR 72762
ZONING :	P-1
PROPOSED USE:	UNIT 5, INSTITUTIONAL FACILITY (SCHOOL, K-12)
SETBACKS :	FRONT SETBACK = 30' FRONT SETBACK IF PARKING IS ALLOWED BETWEEN RIGHT OF WAY AND BUILDING = 50' SIDE SETBACK = 0', 50' TO RESIDENTIAL REAR SETBACK = 25', 50' TO RESIDENTIAL
GROSS AREA:	3.54 ACRES
NET AREA:	3.54 ACRES
PARKING SPACES REQUIRED:	114 SPACES (5 ACCESSIBLE, INCL 1 VAN)
PARKING SPACES PROVIDED:	116 SPACES (5 ACCESSIBLE, INCL 2 VAN)

NOTES:

1) ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED (EXAMPLE: 15'BC) AS TO BACK OF CURB.
2) A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
3) ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
4) MODIFIED CURB REQUIRED AT ALL DRIVES.
5) OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS MUST BE LANDSCAPED, SO THAT THEIR FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW OF THE ADJACENT PROPERTY AND THE PUBLIC RIGHT-OF-WAY.
6) THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
7) THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAT ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
8) ALL DEVELOPMENTS AFTER AUGUST 20, 2007 MUST HAVE UTILITY WIRES, LINES, AND/OR CABLES IN SAID DEVELOPMENTS MUST BE PLACED UNDERGROUND. EXCLUDING 12Kv AND ABOVE.
9) STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
   A) DEVELOPMENT AND GRADING WITH THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
   B) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
   C) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING.
   D) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
   E) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
   F) A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.
10) ALL CROSSINGS UNDER ROADWAYS BY OPEN CUT MUST BE BACKFILLED WITH FLOWABLE FILL
11) STREET LIGHTS ARE REQUIRED AT EACH INTERSECTION AND ALONG THE STREET AT INTERVALS OF 300 TO 350 FEET AS MEASURED ALONG THE CENTERLINE OF THE STREET. THE MINIMUM INITIAL RATING FOR THE STREETLIGHT SHALL BE 6,800 LUMENS FOR A LOCAL STREET, 11,000 LUMENS FOR A COLLECTOR STREET, OR 20,000 LUMENS FOR AN ARTERIAL STREET.
12) THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #05143C0090F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS, EFFECTIVE MAY 16, 2008.
13) A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.

REVISION	DATE	DESCRIPTION

LSD PLAN

SPRINGDALE HIGH SCHOOL

SPRINGDALE, ARKANSAS

SCALE: 1"=30'	DATE: January 20, 2022	DRAWN BY: BJR

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

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L22-05

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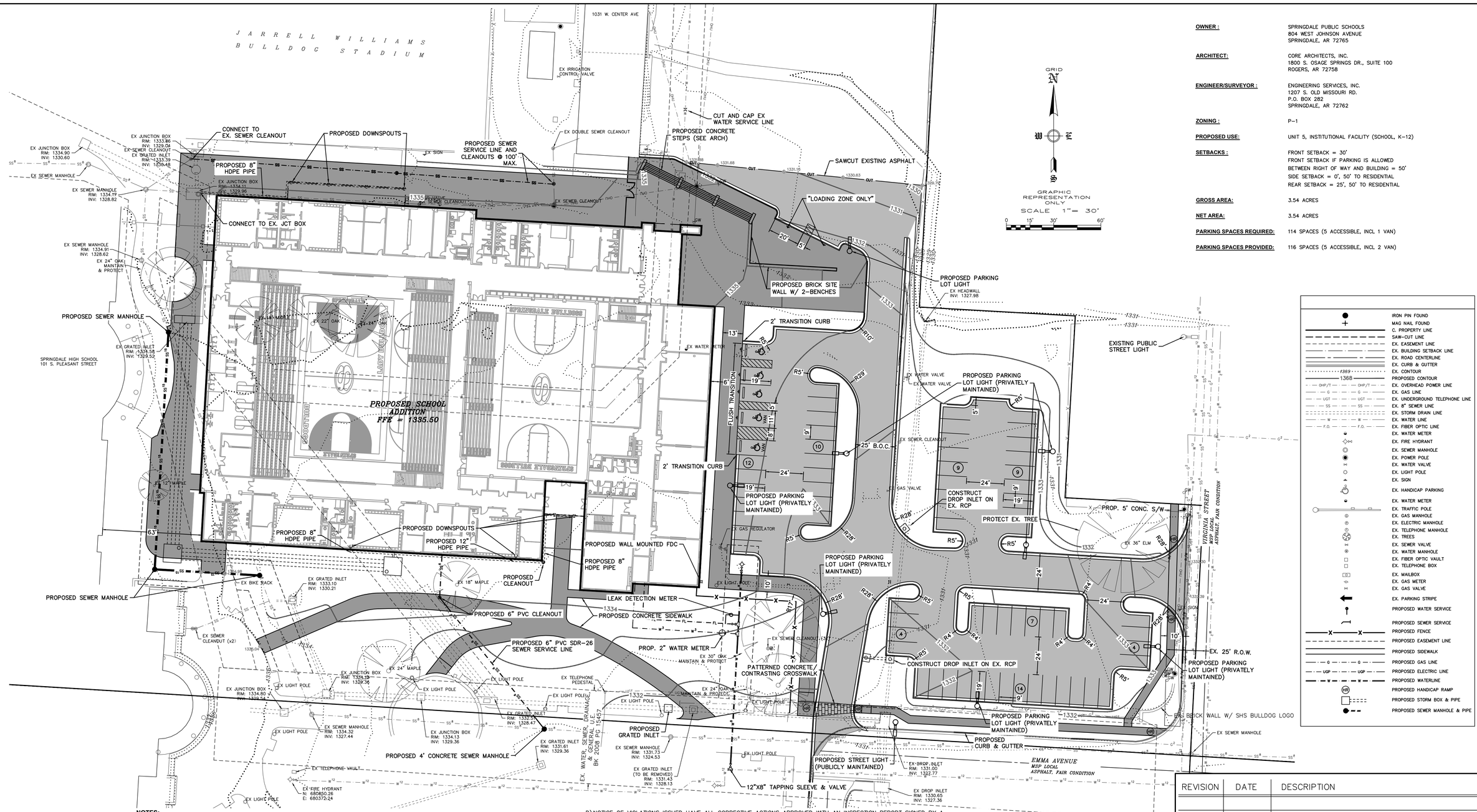

OWNER :	SPRINGDALE PUBLIC SCHOOLS 804 WEST JOHNSON AVENUE SPRINGDALE, AR 72765
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ZONING :	P-1
PROPOSED USE:	UNIT 5, INSTITUTIONAL FACILITY (SCHOOL, K-12)
SETBACKS :	FRONT SETBACK = 30' FRONT SETBACK IF PARKING IS ALLOWED BETWEEN RIGHT OF WAY AND BUILDING = 50' SIDE SETBACK = 0', 50' TO RESIDENTIAL REAR SETBACK = 25', 50' TO RESIDENTIAL
GROSS AREA:	3.54 ACRES
NET AREA:	3.54 ACRES
PARKING SPACES REQUIRED:	114 SPACES (5 ACCESSIBLE, INCL 1 VAN)
PARKING SPACES PROVIDED:	116 SPACES (5 ACCESSIBLE, INCL 2 VAN)

NOTES:

1) ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED (EXAMPLE: 15'BC) AS TO BACK OF CURB.
2) A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
3) ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
4) MODIFIED CURB REQUIRED AT ALL DRIVES.
5) OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS MUST BE LANDSCAPED, SO THAT THEIR FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW OF THE ADJACENT PROPERTY AND THE PUBLIC RIGHT-OF-WAY.
6) THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
7) THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAT ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
8) ALL DEVELOPMENTS AFTER AUGUST 20, 2007 MUST HAVE UTILITY WIRES, LINES, AND/OR CABLES IN SAID DEVELOPMENTS MUST BE PLACED UNDERGROUND. EXCLUDING 12Kv AND ABOVE.
9) STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
   A) DEVELOPMENT AND GRADING WITH THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
   B) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
   C) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING.
   D) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
   E) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
   F) A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.
10) ALL CROSSINGS UNDER ROADWAYS BY OPEN CUT MUST BE BACKFILLED WITH FLOWABLE FILL
11) STREET LIGHTS ARE REQUIRED AT EACH INTERSECTION AND ALONG THE STREET AT INTERVALS OF 300 TO 350 FEET AS MEASURED ALONG THE CENTERLINE OF THE STREET. THE MINIMUM INITIAL RATING FOR THE STREETLIGHT SHALL BE 6,800 LUMENS FOR A LOCAL STREET, 11,000 LUMENS FOR A COLLECTOR STREET, OR 20,000 LUMENS FOR AN ARTERIAL STREET.
12) THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #05143C0090F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS, EFFECTIVE MAY 16, 2008.
13) A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.

REVISION	DATE	DESCRIPTION

LSD PLAN (POST-DEMO)

SPRINGDALE HIGH SCHOOL

SPRINGDALE, ARKANSAS

SCALE: 1"=30'	DATE: January 20, 2022	DRAWN BY: BJR

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

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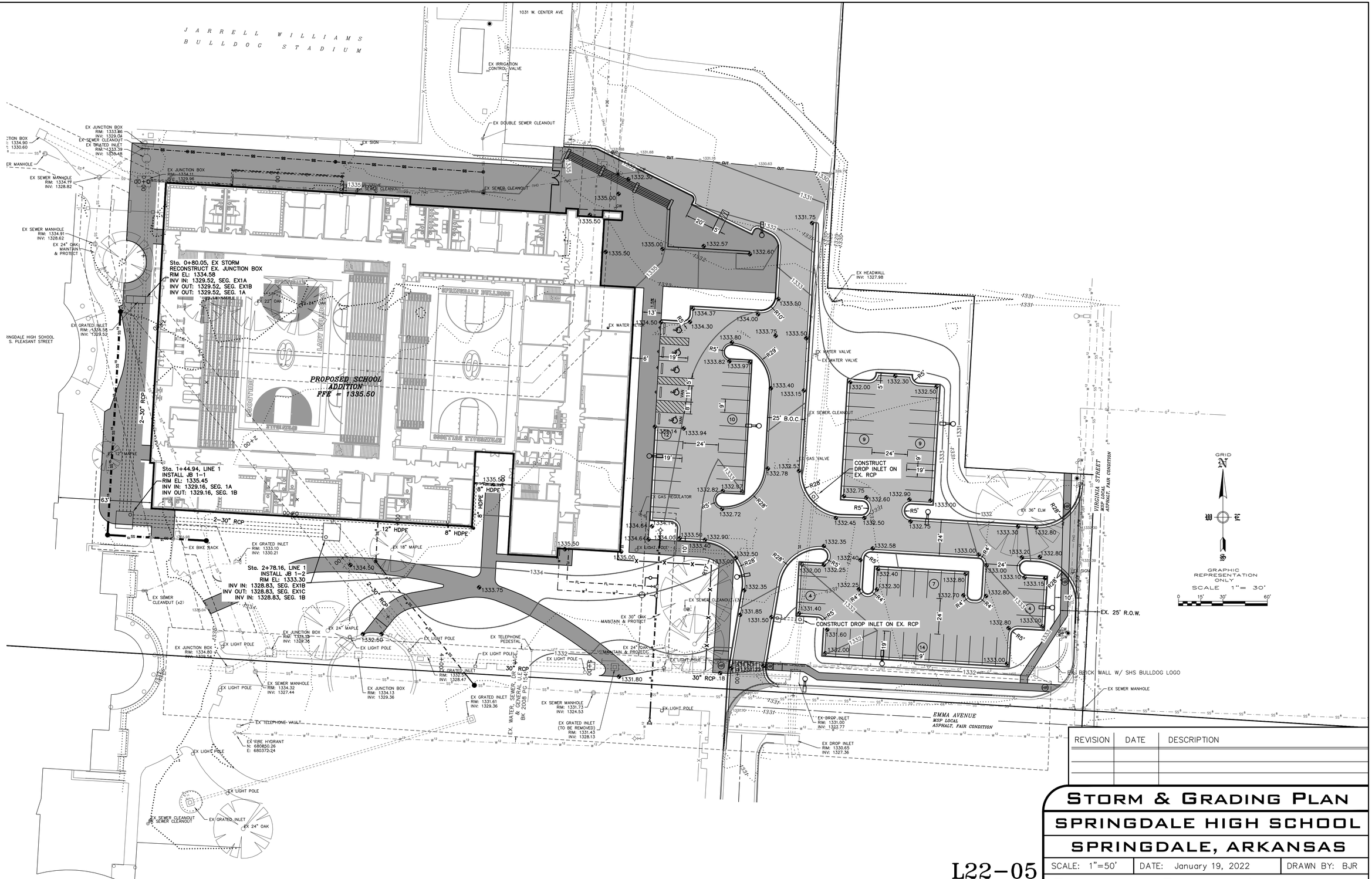
W.O.# 21969 | SHEET 4

L22-05



REVISION	DATE	DESCRIPTION

STORM & GRADING PLAN

SPRINGDALE HIGH SCHOOL

SPRINGDALE, ARKANSAS

SCALE: 1"=50' | DATE: January 19, 2022 | DRAWN BY: BJR

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

L22-05

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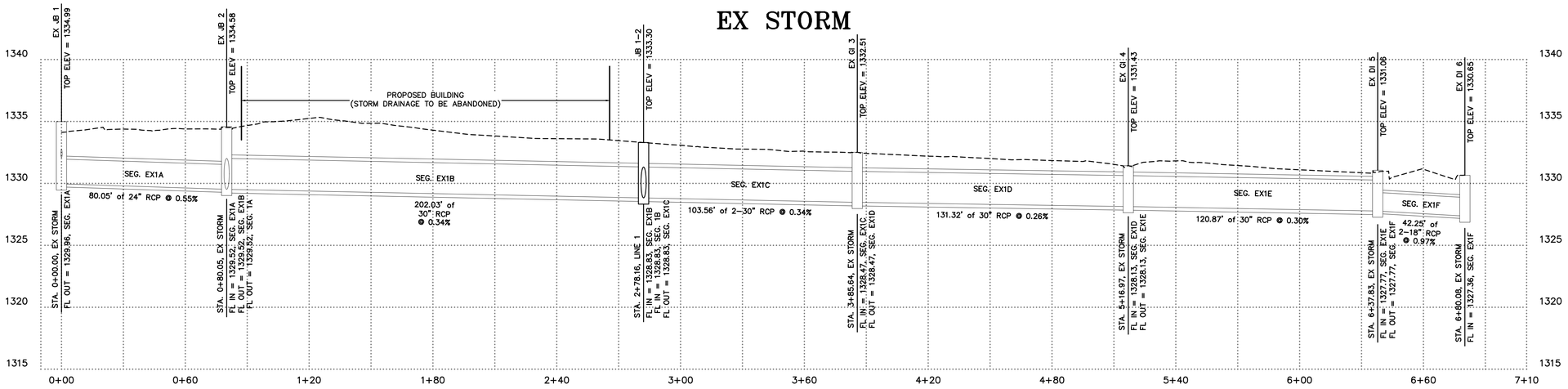
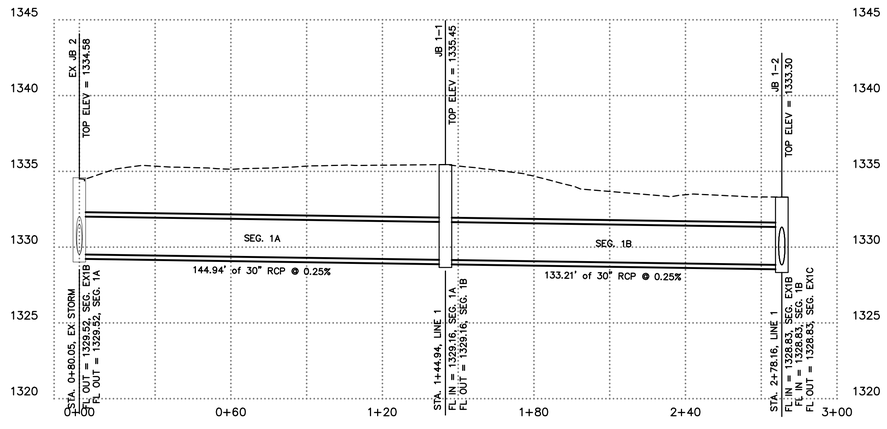
EX STORM



LINE 1



L22-05

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

STORM DRAINAGE PROFILES
SPRINGDALE HIGH SCHOOL
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: NOTED
DATE: Jan 19, 2022
ENGINEER: BJR
DRAWN BY: BJR
W.O. #: 21969

6

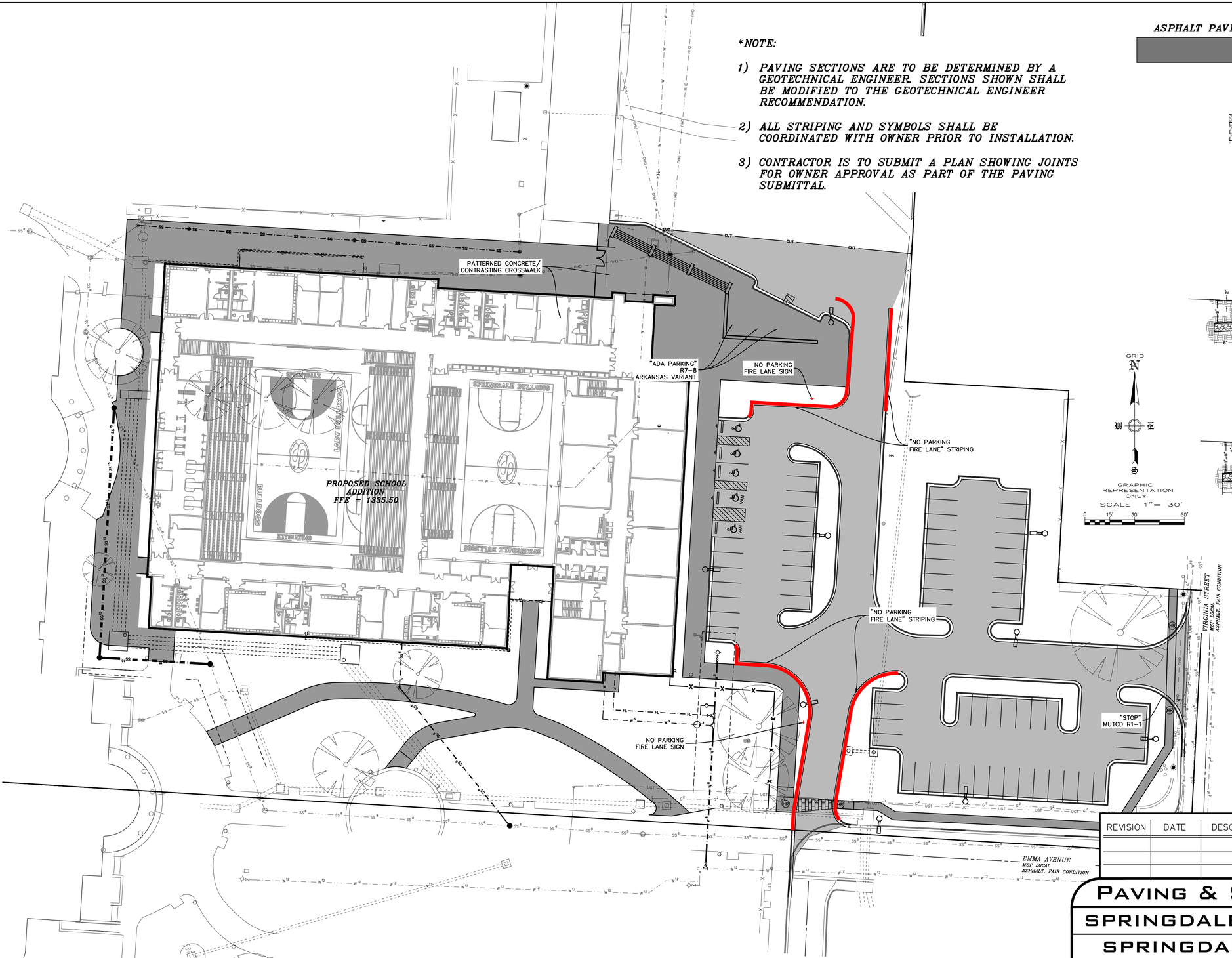
*NOTE:

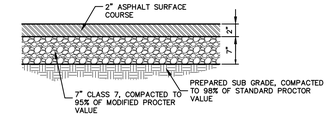
1) *PAVING SECTIONS ARE TO BE DETERMINED BY A GEOTECHNICAL ENGINEER. SECTIONS SHOWN SHALL BE MODIFIED TO THE GEOTECHNICAL ENGINEER RECOMMENDATION.*

2) *ALL STRIPING AND SYMBOLS SHALL BE COORDINATED WITH OWNER PRIOR TO INSTALLATION.*

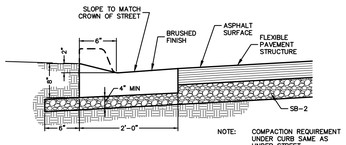
3) *CONTRACTOR IS TO SUBMIT A PLAN SHOWING JOINTS FOR OWNER APPROVAL AS PART OF THE PAVING SUBMITTAL.*

ASPHALT PAVING: CLASS 7 BASE 7" THICK
SURFACE COURSE, 2" THICK

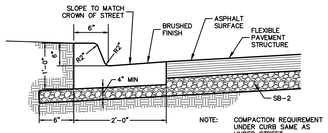




LIGHT DUTY PAVING
NOT TO SCALE



MODIFIED CONCRETE CURB & GUTTER
NOT TO SCALE



STANDARD 6" CONCRETE CURB & GUTTER
NOT TO SCALE

REVISION	DATE	DESCRIPTION

PAVING & SIGNAGE PLAN
SPRINGDALE HIGH SCHOOL
SPRINGDALE, ARKANSAS

SCALE: 1"=30'	DATE: January 17, 2022	DRAWN BY: BJR

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

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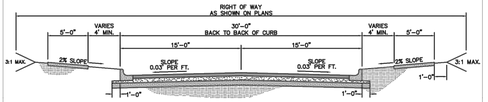

TYPICAL SECTION
LOCAL STREET - 30'
NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016 DESIGNED BY: WWP DRAWN BY: WWP CHECKED BY: KPP APPROVED BY: BNB	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-1	

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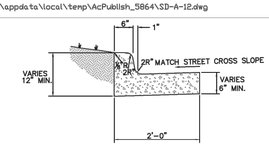
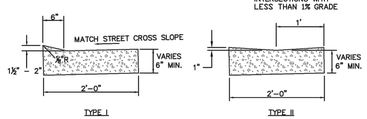


STANDARD CURB AND GUTTER
NOT TO SCALE



MODIFIED CURB AND GUTTER
NOT TO SCALE

NOTES:
1. CONCRETE FOR CURB AND GUTTER TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4–7 % AIR ENTRAINMENT.
2. ALL CURB AND GUTTER SHALL HAVE A BROOMED FINISH UNLESS OTHERWISE SPECIFIED.
3. MODIFIED CURB (TYPE I) SHALL BE PLACE ACROSS ALL DRIVEWAY ENTRANCES.
4. MODIFIED CURB (TYPE II) SHALL BE PLACED ACROSS ALL SIDE STREETS WHERE THE LONGITUDINAL GRADE IS LESS THAN 1%.
5. SAW CUT JOINTS AT 15' O.C. SEAL WITH ONE PART COLD APPLIED SILICONE JOINT SEALER OR OTHER APPROVED SEALANT. ALL JOINTS TO BE SEALED PRIOR TO FINAL ASPHALT PLACEMENT.
6. PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL (ASPHALT IMPREGNATED FIBERBOARD OR OTHER APPROVED MATERIAL) AT STATIONARY STRUCTURES, (DROP INLETS, END OF CURBS, DRIVEWAYS – SEE DETAIL) OR AS DIRECTED BY ENGINEER.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016 DESIGNED BY: WWP DRAWN BY: WWP CHECKED BY: KPP APPROVED BY: BNB	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-12	

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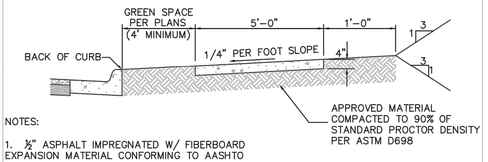
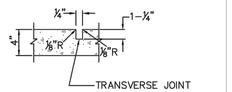


NOTES:

1. ½" ASPHALT IMPREGNATED W/ FIBERBOARD EXPANSION MATERIAL CONFORMING TO AASHTO M213 IS TO BE PLACED AT ALL DRIVEWAYS, AT MAXIMUM 200' INTERVALS, OR AS DIRECTED BY ENGINEER.
2. TRANSVERSE JOINTS TO BE PLACED AT 5' INTERVALS PERPENDICULAR TO SIDEWALK.
3. SAWED JOINTS MAY BE USED INSTEAD OF TOOLED JOINTS. ALL SAWED JOINTS SHALL BE SEALED USING AN APPROVED SEALANT.
4. OTHER JOINTS MAY BE REQUIRED IF DIRECTED BY THE ENGINEER.
5. CONCRETE FOR SIDEWALK TO BE CLASS A, 3000 PSI, 5.5 BAG MIX W/ 4–7% AIR ENTRAINMENT.



SIDEWALK DETAIL
NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016 DESIGNED BY: WWP DRAWN BY: WWP CHECKED BY: KPP APPROVED BY: BNB	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-1	

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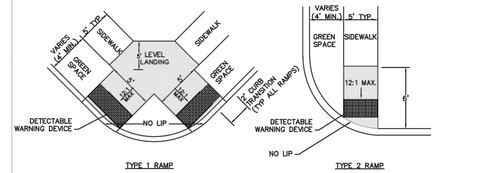
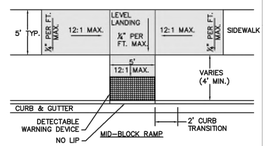


NOTES:

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



HANDICAP RAMP DETAILS
NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: NOVEMBER 2016 DESIGNED BY: KPP DRAWN BY: KPP CHECKED BY: KPP APPROVED BY: BNB	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-2	

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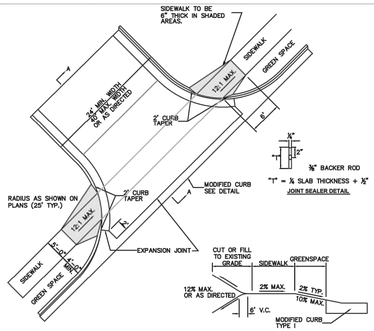

NOTES:

1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
1. ½" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTM0–1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
2. CONCRETE CURB TO BE SAWCUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
3. HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
4. CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
5. DRIVEWAY SECTION TO BE 3" ASPHALT WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.

COMMERCIAL DRIVEWAY DETAIL
NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016 DESIGNED BY: WWP DRAWN BY: WWP CHECKED BY: KPP APPROVED BY: BNB	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-3	

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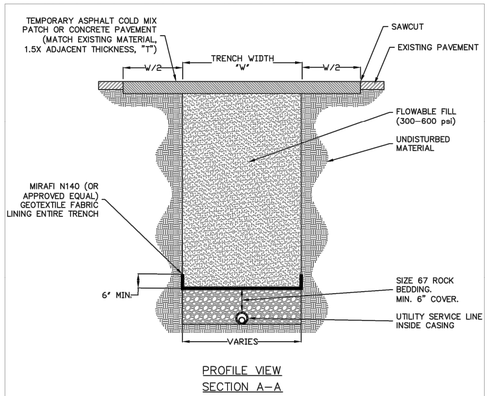
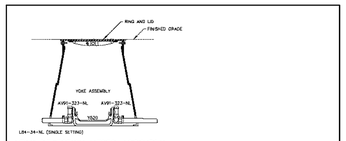


PROFILE VIEW
SECTION A–A

STREET CUT (TRENCH) REPAIR
N.T.S.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016 DESIGNED BY: KPP DRAWN BY: KPP CHECKED BY: BNB APPROVED BY: BNB	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-5	



SPRINGDALE WATER UTILITIES
DR. OA AVENUE P.O. BOX 789 SPRINGDALE, ARKANSAS 72765-0789 (479) 751-5757

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: CPK | DRAWING NO. S-36 | DATE: FEB. 2018

L22-05

ENGINEERING SERVICES INC.
1703 E. JOYCE BLVD., SUITE 1
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS
SPRINGDALE HIGH SCHOOL
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: NTS
DATE: Jan 14, 2022
ENGINEER: BJR
DRAWN BY: BJR
W.O. #: 21969

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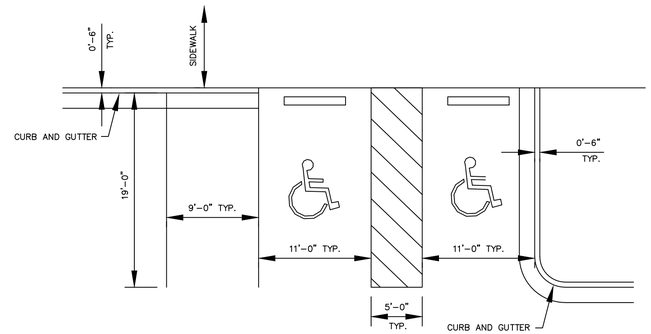
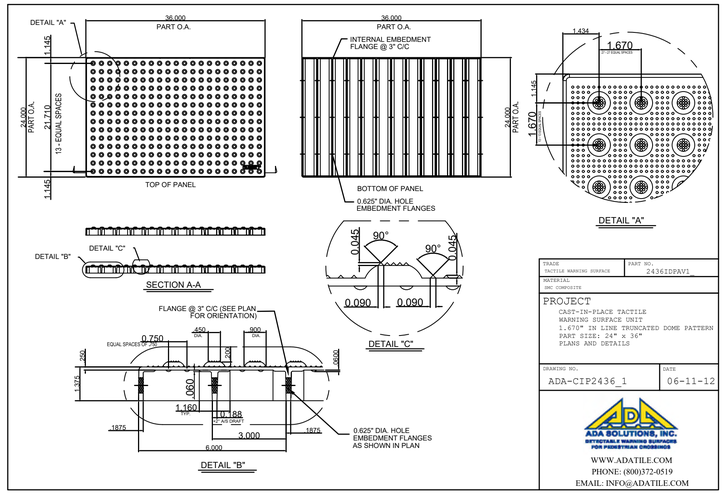
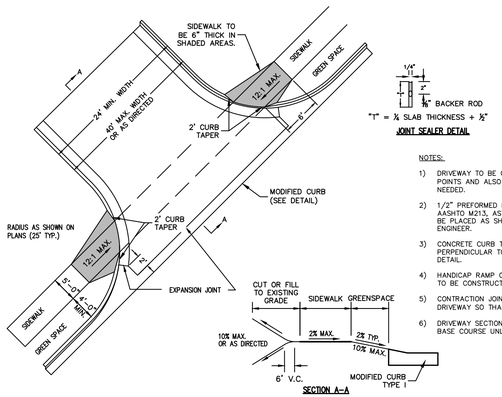


HANDICAPPED RAMP AND PARKING DETAILS



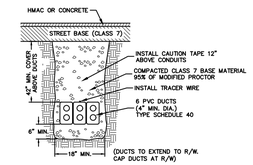


DRIVEWAY DETAIL
NOT TO SCALE

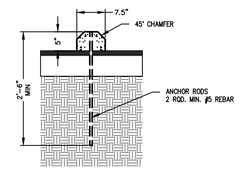
JOINT SEALER DETAIL

NOTES:

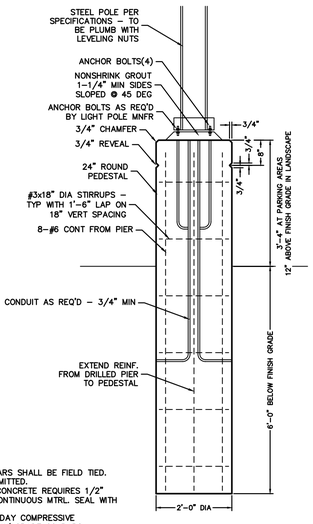
1) DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2) 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3) CONCRETE CURB TO BE SAW-CUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
4) HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
5) CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
6) DRIVEWAY SECTION TO BE 3" ASPHALT WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.



TYPICAL SECTION 6-4" UTILITY DUCTS
NOT TO SCALE



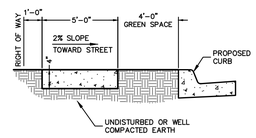
WHEEL STOP DETAIL
NOT TO SCALE



NOTES:

1. VERT. & HORZ. BARS SHALL BE FIELD TIED. WELDING NOT PERMITTED.
2. INSTALLATION IN CONCRETE REQUIRES 1/2" EXPOSED JT. & CONTINUOUS MTRL. SEAL WITH HOT TAR.
3. 3500 PSI MIN 28 DAY COMPRESSIVE STRENGTH CONC. W/ GRADE 60 BARS.
4. IF PRESENT, REMOVE WATER FROM HOLE PRIOR TO POURING.
5. EXPOSED CONCRETE & GROUT TO BE PAINTED.

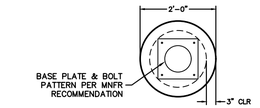
SECTION VIEW



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

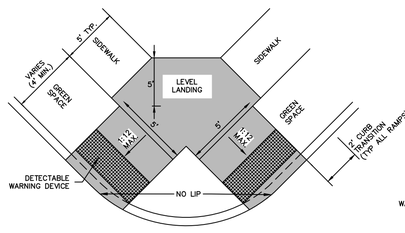
TRANSVERSE JOINTS BETWEEN EXPANSION JOINTS TO BE SCORED AT 5 FOOT INTERVALS.

SIDEWALK DETAIL
NOT TO SCALE

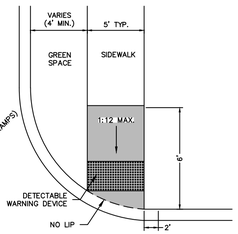


PLAN VIEW

LIGHT POLE FOOTING DETAIL
NOT TO SCALE



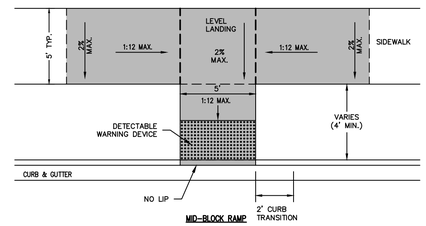
TYPE 1 RAMP



TYPE 2 RAMP

NOTES:

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



MID-BLOCK RAMP

HANDICAP RAMP DETAILS
NOT TO SCALE

ESI
ENGINEERING SERVICES INC.
3700 S. 48TH STREET, SUITE 105
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS
SPRINGDALE HIGH SCHOOL
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: NTS
DATE: Jan 14, 2022
ENGINEER: BJR
DRAWN BY: BJR
W.O. #: 21969

L22-05

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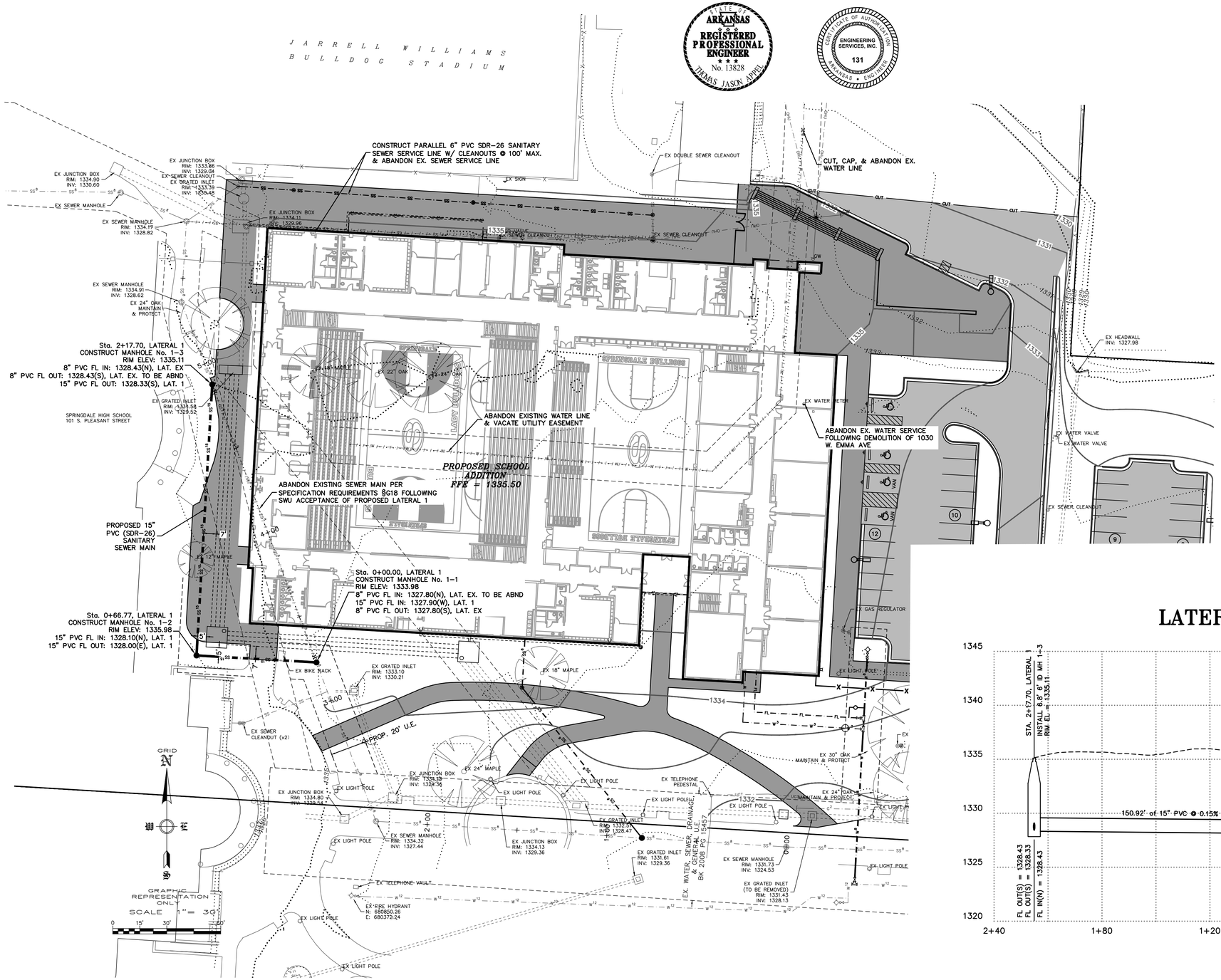

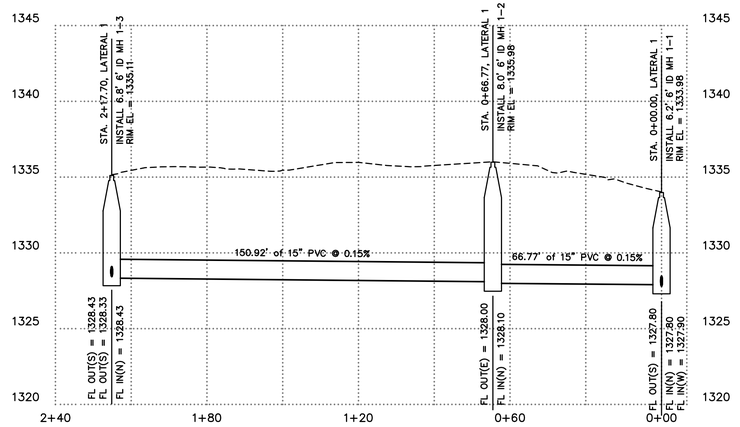

NOTES:

1) CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR ALL STREET CUTS, BORES, AND RESPECTIVE RIGHT-OF-WAY PERMITS FOR THE PROPOSED PROJECT.
2) FIELD LOCATE AND VERIFY THE LOCATION OF EXISTING WATER AND SANITARY SEWER FACILITIES. INDICATE THE LOCATION OF THESE FACILITIES ON THE DRAWING AND PROVIDE ADEQUATE EASEMENTS, ON-SITE AND OFF-SITE, ACCEPTABLE TO THE SPRINGDALE WATER UTILITIES. EASEMENTS SHALL BE ESTABLISHED SUCH THAT A 10-FOOT SPACE SHALL BE PROVIDED BETWEEN THE UTILITY AND ANY PERMANENT STRUCTURE AND EASEMENTS SHALL BE PROVIDED SUCH THAT 10' IS BETWEEN THE UTILITY AND EASEMENT LINE.
3) THE FINAL APPROVAL AND ACCEPTANCE OF FACILITIES PROPOSED HEREIN IS SUBJECT TO THE ACCEPTANCE BY THE UTILITY OF A UTILITY SPACING PLAN. PRIOR TO ANY CONSTRUCTION ON THIS PROJECT, PLEASE SUBMIT A UTILITY SPACING PLANS. THE OWNER AND ENGINEER MUST SUBMIT CERTAIN ASSURANCE IN WRITTEN FORM GUARANTEEING ADHERENCE TO SAID PLAN.
4) FULL DEPTH COMPACTED CLASS 7 BASE MATERIAL IS REQUIRED FOR THE WATER AND SEWER TRENCHES UNDER PRIVATE EXISTING OR PROPOSED DRIVING SURFACES. ALL UTILITIES SHALL HAVE FULL DEPTH BACKFILL (FLOWABLE FILL) UNDER PUBLIC ROADWAYS.
5) THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS.
6) ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES OF THE CITY OF SPRINGDALE WATER UTILITIES. ADOPTED MARCH 10TH, 1987 BY ORDINANCE NO. 1640. AMENDED AUGUST 27, 2014 BY RESOLUTION No. 15-14 OF THE SPRINGDALE WATER AND SEWER COMMISSION, INCLUDING SECTION T38 AND ASSOCIATED DETAILS ADDED ON SEPTEMBER 3, 2020.
7) CONSTRUCTION PLANS AND SPECIFICATIONS MUST BE APPROVED BY SWU AND THE ARKANSAS DEPARTMENT OF HEALTH PRIOR TO BEGINNING ANY WATER AND SEWER CONSTRUCTION.
8) A PRE-CONSTRUCTION MEETING IS TO BE HELD WITH THE WATER AND SEWER CONTRACTOR AND SWU PRIOR TO BEGINNING ANY CONSTRUCTION.
9) ALL SEWER MAIN SHALL BE PVC SDR-26 HEAVY WALL SEWER PIPE.
10) CONTRACTOR SHALL CONTACT SWU PRIOR TO PERFORMING WORK.
11) SWU SHALL PERFORM AND BE PRESENT FOR ALL TAPS TO EXISTING SYSTEM.
12) TRACER WIRE PORTS SHALL BE INSTALLED AT EVERY CHANGE IN DIRECTION OR EVERY 400'.
13) FIRE PROTECTION SYSTEM PLANS TO BE SUBMITTED TO ADH BY OTHERS.

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 13828 THOMAS JASON APPEL

CERTIFICATE OF AUTHORIZATION ENGINEERING SERVICES, INC. 131 ARKANSAS ENGINEERING

ENGINEERING SERVICES INC.
1235 E. JOYCE BLVD., SUITE 100
SPRINGDALE, ARKANSAS 72764

SANITARY SEWER PLAN & PROFILE
SPRINGDALE HIGH SCHOOL
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'
DATE: Jan 5, 2022
ENGINEER: BJR
DRAWN BY: BJR
W.O. #: 21969

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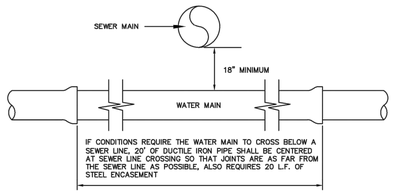
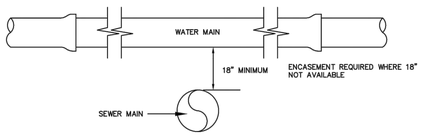


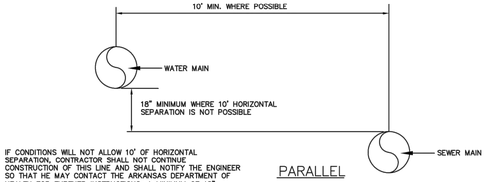
WATER LINE CROSSING UNDER SEWER LINE

N.T.S.



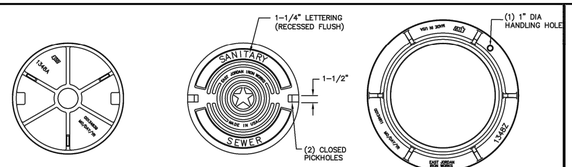
WATER LINE CROSSING ABOVE SEWER LINE

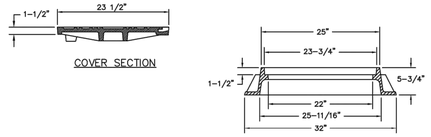
N.T.S.

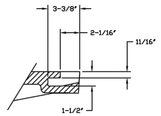


PARALLEL

N.T.S.







PICKHOLE DETAIL

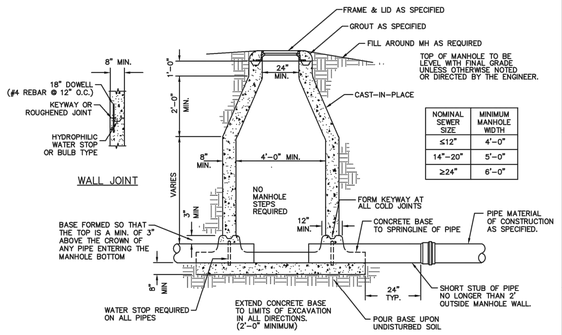
MANHOLE FRAME & COVER

(WITHIN AND OUTSIDE OF STREETS AND OTHER DRIVING SURFACES)

N.T.S.

VULCAN FOUNDRY V-1348-1

NOTE
MINIMUM WEIGHTS:
COVER: 120 LBS
FRAME: 140 LBS
MINIMUM COMBINED WEIGHT: 260 LBS
(SEE SPECS FOR ADDITIONAL REQUIREMENTS)

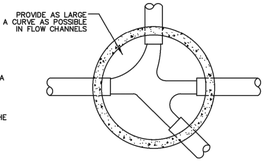


NOMINAL SEWER SIZE	MINIMUM MANHOLE WIDTH
≤12"	4'-0"
14"-20"	5'-0"
≥24"	6'-0"

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)

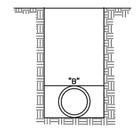
N.T.S.

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

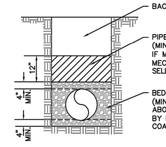
NOTES:

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



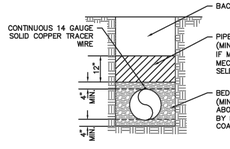
TYPICAL PIPE TRENCH

N.T.S.



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.

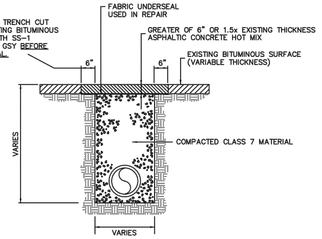
NOTE: SEE STANDARD DETAIL M-1, "TRACER WIRE CONNECTION PORT" FOR TRACER WIRE PORT SPACING

* 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

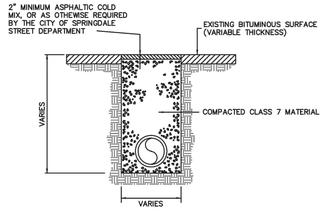
NOTES:

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



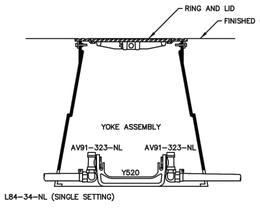
BITUMINOUS PAVEMENT REMOVAL
WITH
PERMANENT REPLACEMENT DETAIL

N.T.S.



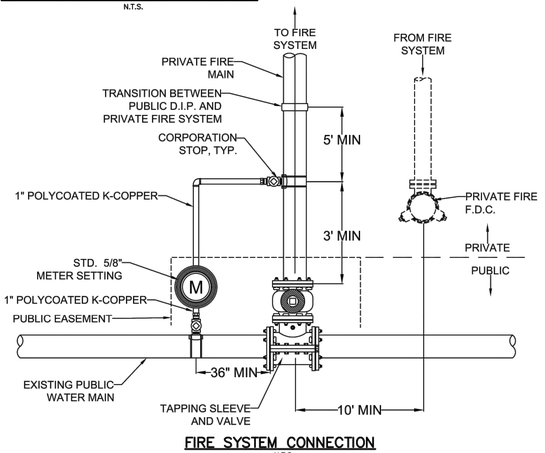
BITUMINOUS PAVEMENT REMOVAL
WITH
TEMPORARY REPLACEMENT

N.T.S.



LEAK DETECTION METER ASSEMBLY

N.T.S.



FIRE SYSTEM CONNECTION

N.T.S.

ESI
ENGINEERING SERVICES INC.
1703 E. JOYCE BLVD. SUITE A
SPRINGDALE, ARKANSAS 72764

SWU STANDARD DETAILS
SPRINGDALE HIGH SCHOOL
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: NTS

DATE: Jan 5, 2022

ENGINEER: BJR
DRAWN BY: BJR

W.O. #: 21969

L22-05

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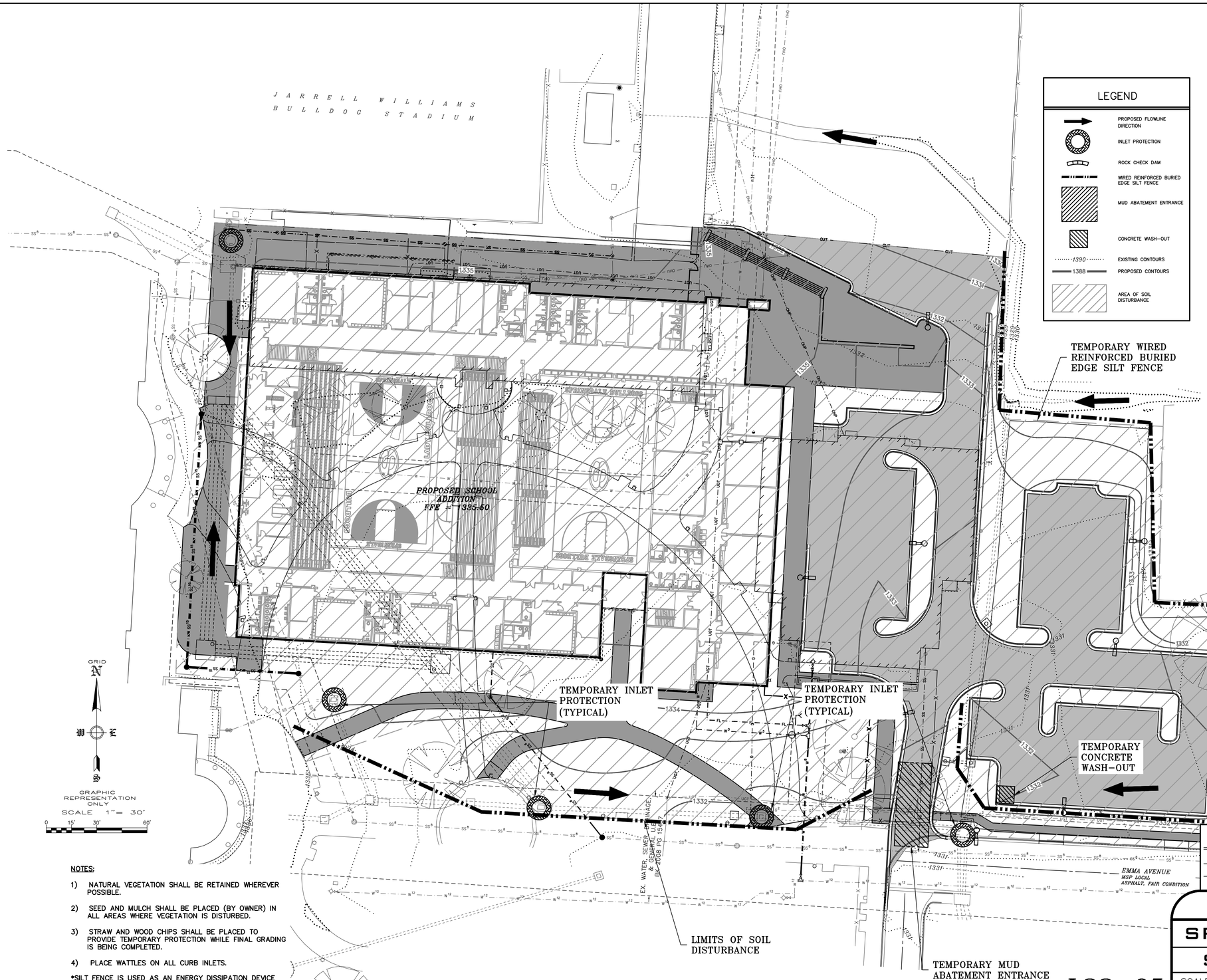

NOTES:

1.) ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOP SOIL AND RE-VEGETATED PER SECTION 169.06 OF THE UDC. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

2.) WHEN SILT FENCE IS NOT PLACED AT A CONSTANT ELEVATION FOLLOWING CONTOURS ON STEEP SLOPES, THE "J" HOOP METHOD SHOULD BE USED (AT 50 FT INTERVALS) TO CREATE PONDING AND PREVENT EROSION OF THE TRENCH BACKFILL OF SILT FENCE INSTALLATION.

3.) ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.

4.) PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.

5.) TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.

6.) RE-VEGETATION. RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER:
- TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE REVEGETATED AS SET FORTH IN§169.06(F)(6) BELOW. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE TREES ROOT SYSTEM.
- ZERO TO 10% GRADE: RE-VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
- 10:1 UP TO 4:1 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
- 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF
- MORE THAN 3:1 GRADE: ANY FINISH GRADE OVER 3:1 SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING:
  - RETAINING WALLS; CRIBBING WITH LANDSCAPE FABRIC; TERRACING WITH GROUNDCOVER; RIPRAP; STAKED SOD (UP TO 2:1 SLOPE)
  - IF CRIBBING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.

7.) PERMANENT EROSION CONTROL. THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.

8.) DUST. WHERE EXCESSIVE DUST MAY BECOME A PROBLEM, A PLAN FOR SPRAYING WATER ON HEAVILY TRAVELED DIRT AREAS SHALL BE ADDRESSED.

9.) CONSTRUCTION EXITS. A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 6" THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3". IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.

10.) DEBRIS, MUD, AND SOIL IN PUBLIC STREETS. DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.

11.) FRANCHISE AND PRIVATE UTILITIES. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

NOTES:

1) NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE.

2) SEED AND MULCH SHALL BE PLACED (BY OWNER) IN ALL AREAS WHERE VEGETATION IS DISTURBED.

3) STRAW AND WOOD CHIPS SHALL BE PLACED TO PROVIDE TEMPORARY PROTECTION WHILE FINAL GRADING IS BEING COMPLETED.

4) PLACE WATTLES ON ALL CURB INLETS.

*SILT FENCE IS USED AS AN ENERGY DISSIPATION DEVICE

*SILT FENCE IS USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE

*SILT FENCE MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED

AREA OF SOIL DISTURBANCE: 4.37 ACRES

REVISION	DATE	DESCRIPTION

SWPPP

SPRINGDALE HIGH SCHOOL

SPRINGDALE, ARKANSAS

SCALE: 1"=30'	DATE: January 17, 2022	DRAWN BY: BJR

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

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W.O.# 21969 | SHEET 12

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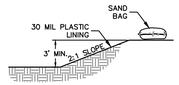
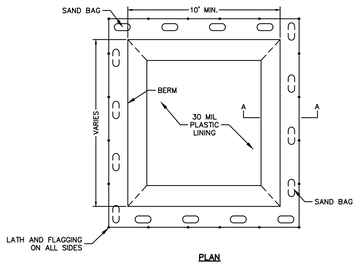


SECTION A – A



PLAN

NOTES:

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

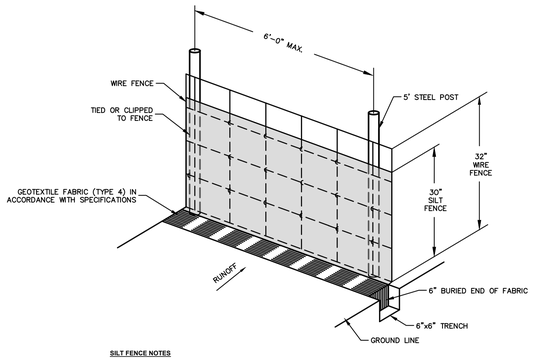
CONCRETE WASH-OUT AREA

NOT TO SCALE

Maximum Slope Length for Silt Fence		
Slope – Percent	Maximum Slope Length (ft) Above Fence	
	Standard (18" High) Silt Fence	Reinforced (30" High) Silt Fence
2 (or less)	150	250
5	100	250
10	50	150
15	35	100
20	25	70
25	20	55
30	15	45
35	15	40
40	15	35
45	10	30
50	10	25

NOTES:

1. THE SLOPE LENGTH SHOWN IS THE DISTANCE FROM THE FENCE TO THE DRAINAGE DIVIDE OR THE NEAREST UPSLOPE CHANNEL.
2. SLOPE LENGTH CANNOT BE ADDRESSED BY USE OF MULTIPLE ROWS OF SILT FENCE.

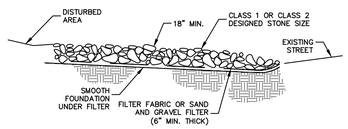


SILT FENCE NOTES

1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. HERE FENCE CANNOT BE TRENCHED IN (e.g.PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

WIRED REINFORCED BURIED EDGE SILT FENCE

NOT TO SCALE



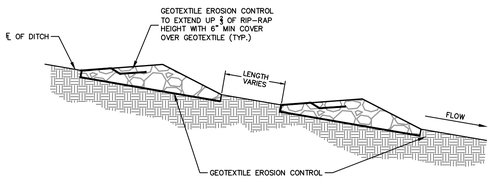
TYPICAL SECTION

NOTES:

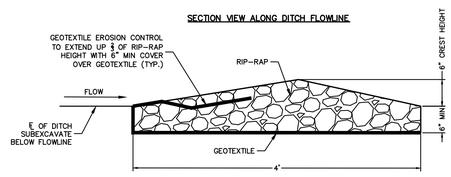
1) MINIMUM THICKNESS SHALL BE 18". THE STONE DIAMETER, NEVER LESS THAN 6".
2) MINIMUM LENGTH SHALL BE 50'

MUD ABATEMENT ENTRANCE

NOT TO SCALE



SECTION VIEW ALONG DITCH FLOWLINE

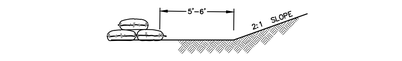


SECTION VIEW OF CHECK DAM

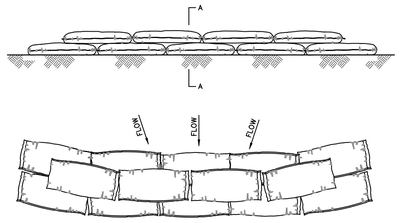
NOTES:

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

ROCK CHECK DAM



SECTION A – A



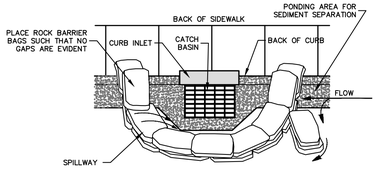
PLAN

NOTES:

1) THE SAND BAGS SHALL BE PLACED ON SLOPE CONTOUR.
2) BAGS TO BE PLACED IN A ROW WITH THE ENDS TIGHTLY ABUTTING. TAMP THE BACKFILL MATERIAL TO PREVENT EROSION OR FLOW AROUND BAGS

SANDBAG DIKE

NOT TO SCALE



NOTES:

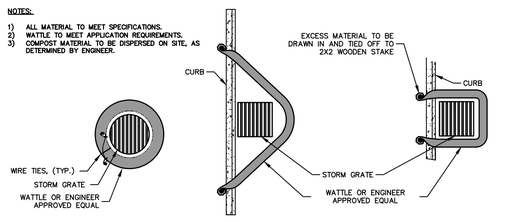
1) BAGS OF WOVEN GEOTEXTILE FABRIC, FILLED WITH GRAVEL MUST BE LAYERED SUCH THAT NO GAPS ARE EVIDENT.
2) LEAVE ONE SANDBAG GAP IN THE TOP ROW ON THE SIDE AWAY FROM FLOW, TO PROVIDE A SPILLWAY; OR IN THE CENTER IF PONDING IS NEEDED ON BOTH SIDES.
3) INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY

CURB INLET PROTECTION SETUP

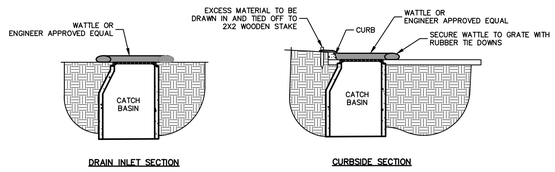
NOT TO SCALE

NOTES:

1) ALL MATERIAL TO MEET SPECIFICATIONS.
2) WATTLE TO MEET APPLICATION REQUIREMENTS.
3) COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.



DRAIN INLET PLAN | CURBSIDE OPTION "A" PLAN | CURBSIDE OPTION "B" PLAN



DRAIN INLET SECTION | CURBSIDE SECTION

INLET PROTECTION

NOT TO SCALE

REVISION	DATE	DESCRIPTION

SWPPP DETAILS

SPRINGDALE HIGH SCHOOL

SPRINGDALE, ARKANSAS

SCALE: NTS | DATE: January 17, 2022 | DRAWN BY: BJR

L22-05

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

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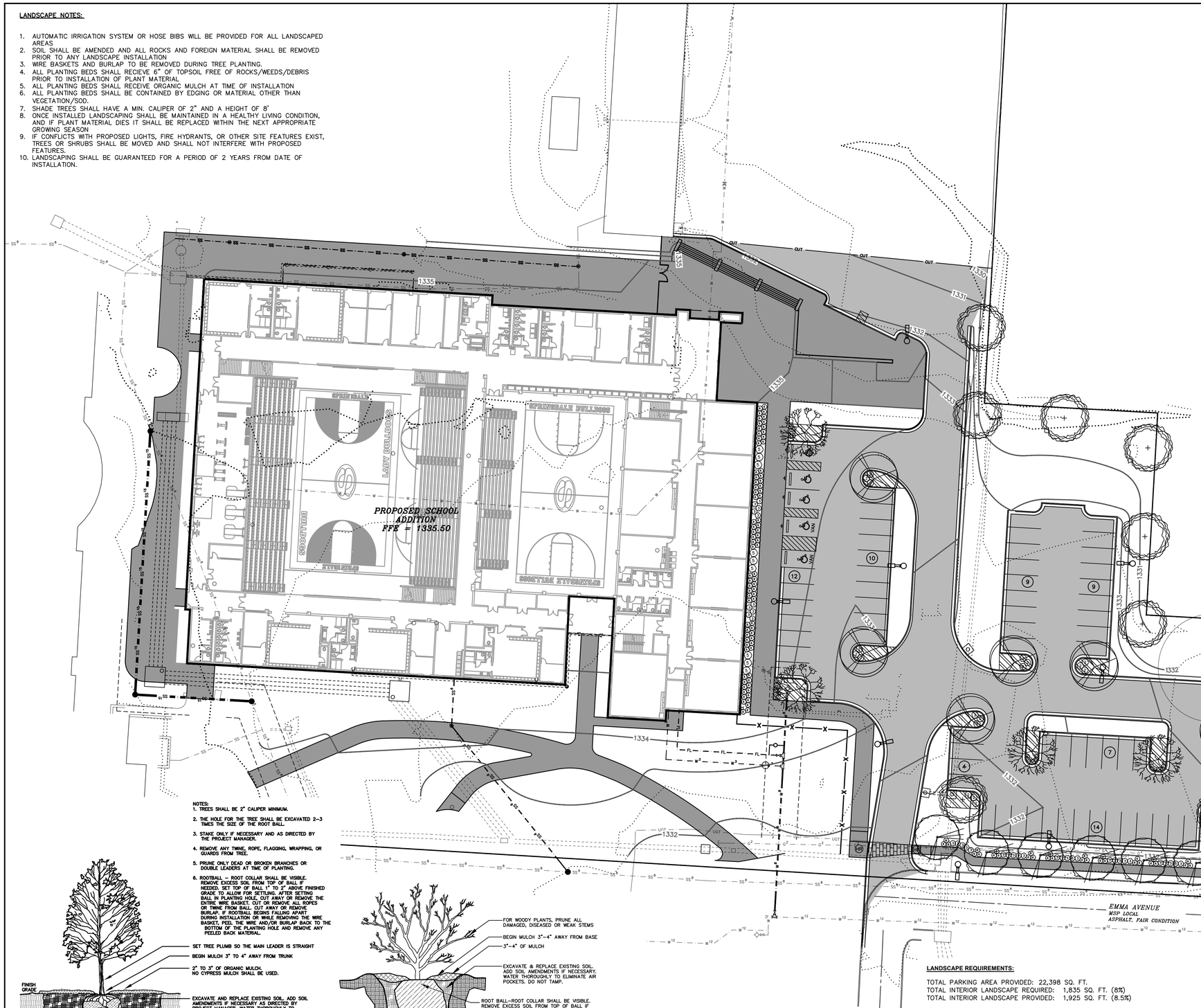
LANDSCAPE NOTES:

1. AUTOMATIC IRRIGATION SYSTEM OR HOSE BIBS WILL BE PROVIDED FOR ALL LANDSCAPED AREAS
2. SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION
3. WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
4. ALL PLANTING BEDS SHALL RECIEVE 6" OF TOPSOIL FREE OF ROCKS/WEEDS/DEBRIS PRIOR TO INSTALLATION OF PLANT MATERIAL
5. ALL PLANTING BEDS SHALL RECEIVE ORGANIC MULCH AT TIME OF INSTALLATION
6. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING OR MATERIAL OTHER THAN VEGETATION/SOD.
7. SHADE TREES SHALL HAVE A MIN. CALIPER OF 2" AND A HEIGHT OF 8'
8. ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED WITHIN THE NEXT APPROPRIATE GROWING SEASON
9. IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED FEATURES.
10. LANDSCAPING SHALL BE GUARANTEED FOR A PERIOD OF 2 YEARS FROM DATE OF INSTALLATION.



GRID N

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 30'
0 15' 30' 60'

OWNER :	SPRINGDALE PUBLIC SCHOOLS 804 WEST JOHNSON AVENUE SPRINGDALE, AR 72765
ARCHITECT:	CORE ARCHITECTS, INC. 1800 S. OSAGE SPRINGS DR., SUITE 100 ROGERS, AR 72758
ENGINEER/SURVEYOR :	ENGINEERING SERVICES, INC. 1207 S. OLD MISSOURI RD. P.O. BOX 282 SPRINGDALE, AR 72762
ZONING :	P-1
PROPOSED USE:	UNIT 5, INSTITUTIONAL FACILITY (SCHOOL, K-12)
SETBACKS :	FRONT SETBACK = 30' FRONT SETBACK IF PARKING IS ALLOWED BETWEEN RIGHT OF WAY AND BUILDING = 50' SIDE SETBACK = 0', 50' TO RESIDENTIAL REAR SETBACK = 25', 50' TO RESIDENTIAL
GROSS AREA:	3.54 ACRES
NET AREA:	3.54 ACRES
PARKING SPACES REQUIRED:	114 SPACES (5 ACCESSIBLE)
PARKING SPACES PROVIDED:	125 SPACES (5 ACCESSIBLE)

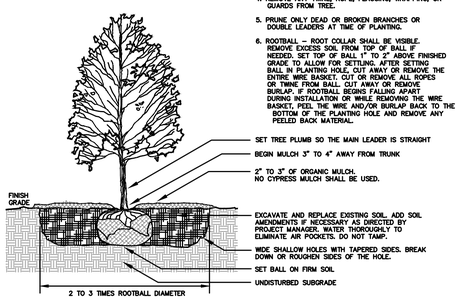
INDEX OF TREES

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	PLANTING SIZE
	Legacy Sugar Maple	Acer saccharum	6	2" Cal B & B 6' H min
	Black Gum 'Wildfire'	Nyssa slyvatica 'Wildfire'	4	2" Cal B & B 6' H min
+	Northern Red Oak	Quercus rubra	8	2" Cal B & B 6' H min
	Frontier Elm	Ulmus 'Frontier'	6	2" Cal B & B 6' H min

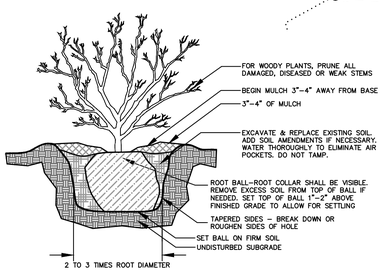
INDEX OF SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
(2)	Virginia Sweetspire	Itea virginica	29	3 GAL.
(3)	Rose Creek Abelia	Abelia x 'Rose Creek'	35	3 GAL.
(4)	Little Bunny Fountain Grass	Pennisetum alopecuriodes 'Little Bunny'	30	1 GAL.
(5)	Dwarf Burford Holly	Ilex cornuta 'Dwarf Burford'	9	3 GAL.
(6)	Karly Rose Fountain grass	Pennisetum alopecuriodes 'Karley Rose'	109	3 GAL.

NOTES:
1. TREES SHALL BE 2" CALIPER MINIMUM.
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOT BALL.
3. STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.
4. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
5. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
6. ROOTBALL - ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING. AFTER SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, PEEL THE WIRE AND/OR BURLAP BACK TO THE BOTTOM OF THE PLANTING HOLE AND REMOVE ANY PEELED BACK MATERIAL.



TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE REQUIREMENTS:

TOTAL PARKING AREA PROVIDED: 22,398 SQ. FT.
TOTAL INTERIOR LANDSCAPE REQUIRED: 1,835 SQ. FT. (8%)
TOTAL INTERIOR LANDSCAPE PROVIDED: 1,925 SQ. FT. (8.5%)

LANDSCAPE REQUIREMENTS:

TOTAL FRONTAGE DISTANCE: 175 LINEAR FT.
TOTAL FRONTAGE LANDSCAPE REQUIRED: 1 TREE AND 7 SHRUBS PER 30' = 6 TREES AND 42 SHRUBS
TOTAL INTERIOR LANDSCAPE PROVIDED: 6 TREES, AND 55 SHRUBS

REVISION	DATE	DESCRIPTION

LANDSCAPE PLAN

SPRINGDALE HIGH SCHOOL

SPRINGDALE, ARKANSAS

SCALE: 1"=30' | DATE: January 20, 2022 | DRAWN BY: JLS

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

L22-05

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1 - EAST ELEVATION - MATERIAL CALCULATIONS
1/16" = 1'-0"

EAST ELEVATION MATERIAL CALCULATIONS

BRICK VENEER

SIZE:	MODULAR
MANF:	MERIDIAN
STYLE:	KELOWNA
COLOR:	WHITE
SIZE:	AMBASSADOR
MANF:	BELDEN
STYLE:	COMMODORE
COLOR:	RED

METAL PANEL

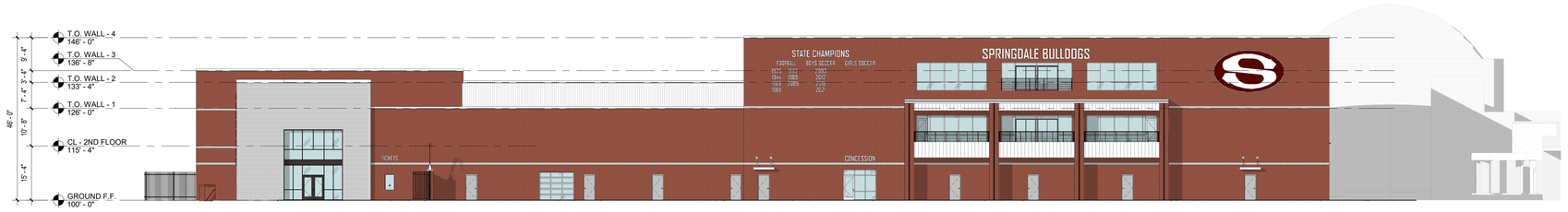
BASIS OF DESIGN OR APPROVED EQUAL
MNFR: CENTRAL STATES
STYLE: 7.2 PANEL
COLOR:POLAR

BASIS OF DESIGN OR APPROVED EQUAL
MNFR: CENTRAL STATES
STYLE: PRECISION-LOC
COLOR:POLAR

STOREFRONT(S)

MNFR:	KAWNEER
STYLE:	451T (EXTERIOR)
	450 (INTERIOR)
MULLION:	2" X 4.5"
FINISH:	CLEAR ANODIZED
FINISH:	DARK BRONZE
NOTE:	CONTINUOUS HINGES
	AT ALL DOORS

TOTAL BRICK SQ.FT.=	8,333
	79%
TOTAL GLAZING SQ.FT.=	1,933
	19%
TOTAL METAL PANEL SQ.FT.=	277
	2%
TOTAL EAST ELEVATION SQ.FT.=	10,543



2 - NORTH ELEVATION - MATERIAL CALCULATIONS
1/16" = 1'-0"

NORTH ELEVATION MATERIAL CALCULATIONS

BRICK VENEER

SIZE:	MODULAR
MANF:	MERIDIAN
STYLE:	KELOWNA
COLOR:	WHITE
SIZE:	AMBASSADOR
MANF:	BELDEN
STYLE:	COMMODORE
COLOR:	RED

METAL PANEL

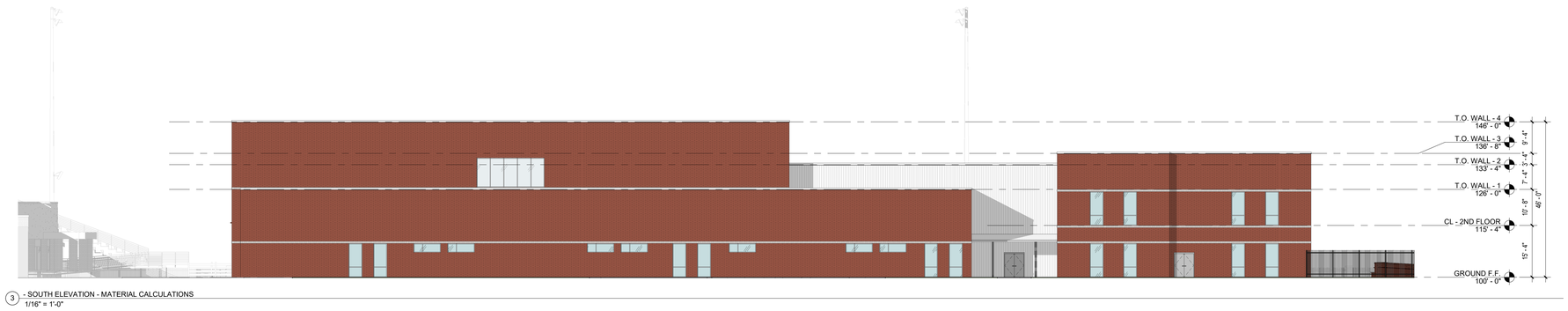
BASIS OF DESIGN OR APPROVED EQUAL
MNFR: CENTRAL STATES
STYLE: 7.2 PANEL
COLOR:POLAR

BASIS OF DESIGN OR APPROVED EQUAL
MNFR: CENTRAL STATES
STYLE: PRECISION-LOC
COLOR:POLAR

STOREFRONT(S)

MNFR:	KAWNEER
STYLE:	451T (EXTERIOR)
	450 (INTERIOR)
MULLION:	2" X 4.5"
FINISH:	CLEAR ANODIZED
FINISH:	DARK BRONZE
NOTE:	CONTINUOUS HINGES
	AT ALL DOORS

TOTAL BRICK SQ.FT.=	11,242
	80%
TOTAL GLAZING SQ.FT.=	1,466
	11%
TOTAL METAL PANEL SQ.FT.=	1,232
	9%
TOTAL NORTH ELEVATION SQ.FT.=	14,039



3 - SOUTH ELEVATION - MATERIAL CALCULATIONS
1/16" = 1'-0"

NORTH ELEVATION MATERIAL CALCULATIONS

BRICK VENEER

SIZE:	MODULAR
MANF:	MERIDIAN
STYLE:	KELOWNA
COLOR:	WHITE
SIZE:	AMBASSADOR
MANF:	BELDEN
STYLE:	COMMODORE
COLOR:	RED

METAL PANEL

BASIS OF DESIGN OR APPROVED EQUAL
MNFR: CENTRAL STATES
STYLE: 7.2 PANEL
COLOR:POLAR

BASIS OF DESIGN OR APPROVED EQUAL
MNFR: CENTRAL STATES
STYLE: PRECISION-LOC
COLOR:POLAR

STOREFRONT(S)

MNFR:	KAWNEER
STYLE:	451T (EXTERIOR)
	450 (INTERIOR)
MULLION:	2" X 4.5"
FINISH:	CLEAR ANODIZED
FINISH:	DARK BRONZE
NOTE:	CONTINUOUS HINGES
	AT ALL DOORS

TOTAL BRICK SQ.FT.=	10,876
	83%
TOTAL GLAZING SQ.FT.=	884
	7%
TOTAL METAL PANEL SQ.FT.=	1,271
	10%
TOTAL NORTH ELEVATION SQ.FT.=	13,031

4 - WEST ELEVATION Copy 1
1/16" = 1'-0"

NORTH ELEVATION MATERIAL CALCULATIONS

BRICK VENEER

SIZE:	MODULAR
MANF:	MERIDIAN
STYLE:	KELOWNA
COLOR:	WHITE
SIZE:	AMBASSADOR
MANF:	BELDEN
STYLE:	COMMODORE
COLOR:	RED

METAL PANEL

BASIS OF DESIGN OR APPROVED EQUAL
MNFR: CENTRAL STATES
STYLE: 7.2 PANEL
COLOR:POLAR

BASIS OF DESIGN OR APPROVED EQUAL
MNFR: CENTRAL STATES
STYLE: PRECISION-LOC
COLOR:POLAR

STOREFRONT(S)

MNFR:	KAWNEER
STYLE:	451T (EXTERIOR)
	450 (INTERIOR)
MULLION:	2" X 4.5"
FINISH:	CLEAR ANODIZED
FINISH:	DARK BRONZE
NOTE:	CONTINUOUS HINGES
	AT ALL DOORS

TOTAL BRICK SQ.FT.=	9,025
	85%
TOTAL GLAZING SQ.FT.=	1,520
	14%
TOTAL METAL PANEL SQ.FT.=	56
	1%
TOTAL NORTH ELEVATION SQ.FT.=	10,601

OWNER:
SPRINGDALE PUBLIC SCHOOLS
Teach them All. All means ALL.

ARCHITECT:
CORE ARCHITECTS
1800 S. OSAGE SPRINGS DR. - SUITE 100 - ROGERS, AR 72758
PH - 479.631.2673 FX - 479.631.2674 www.core-arch.com

CONSULTING ENGINEERS:
ESI ENGINEERING SERVICES INC.
HP ENGINEERING TATUM SMITH WELCHER STRUCTURAL ENGINEERS

GENERAL CONTRACTOR:
FLINTCO

ARCHITECT OF RECORD:

REVISION		
NO.	ISSUE	DATE

CONSULTANT:

SPRINGDALE HIGH SCHOOL ADDITIONS & REPLACEMENTS

101 S PLEASANT ST
SPRINGDALE, AR. 72764

DRAWN BY: BMR / IG
CHECKED BY: DG

PROJECT #: 20-063A

DATE: 01.20.2022

DRAWING: **LSD.01** ELEVATIONS - MATERIAL CALCULATIONS

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LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted:_____ Payment Method:_____

Date Accepted as Complete:_____ Project Number: L22-07

Must meet the below criteria for a Large Scale Submittal:

- [x] Pre-application meeting held with Springdale Planning Department. Date: Dec. 20 @ 2pm.
- [x] Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

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

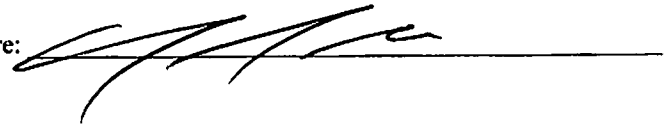
APPLICATION CONTACTS:

Indicate one person of contact for this request: X Applicant _____ Representative

Applicant (person making request)	Development Point of Contact for Question & Staff Reviews
Name: Marcus McNeice (Bartlett Architecture)	Name: Marcus McNeice (Bartlett Architecture)
E-mail: marcus@bartarch.net	E-mail: marcus@bartarch.net
Address: 603 Hwy 5 North, Benton, AR 72019	Address: 603 Hwy 5 North, Benton, AR 72019
Phone: 501-840-2104/ 501-214-1182	Phone: 501-840-2104/ 501-214-1182
Site/ Location: 1153 Wagon Wheel Road	Current Zoning District: C-2
Assessor's Parcel Number(s): 21-00196-000	Rezone required: n/a
	Total Acreage: 1.18 Ac before ROW dedication 1.10 Ac after ROW dedication

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

Name (printed): Marcus McNeire Date: 12/28/2021

Signature: 

Staff Notes:

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Pre-Application Meeting Notes

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

Names of all persons present at pre-application meeting: Daniel Bartlett (Bartlett Architecture), Cody Sexton (Blew and Associates), Patsy Christie (City of Springdale) Marcus McNeice (Bartlett Architecture), Rick Barry (City of Springdale), and Steve Goss (Springdale Fire Dept)
Name of main point of contact for project: Marcus McNeice (Bartlett Architecture) 501-840-2104
Parcel Number(s): 21-00196-000
Acreage of the proposed development: 1.18 Ac before ROW dedication, 1.10 Ac after ROW dedication
Type of project: Commerical Retail Store Development
When is the intended application date? Dec. 30, 2021
Per the date above, the earliest Planning Commission meeting date would be: Feb. 1, 2022

Is there a street address? If not, please complete the 911 Address Assignment form on the City of Springdale's GIS Department website. 1153 Wagon Wheel Road

Is this proposal in a commercial zone? If yes, Commercial Design Standards will need to be met. Yes C-2 and Commerical Design Standards will be met.

Is this project located in the Downtown Form-Based Code District or S.E.E.D. Districts? If yes, the Form-Based Code rules will apply. n/a

Does this project involve a multifamily structure? If yes, Multifamily Design Standards will apply. n/a

All projects must meet the requirements of the Drainage Criteria Manual. noted

Are you intending to bond for any aspects of this project? (landscaping, sidewalks, etc)

Is there a prepared photometric plan? yes

Is there a prepared landscaping plan featuring perimeter and frontage landscaping? yes

Based upon this discussion, what variances/waivers will be required? reduction of required parking spaces from the required 53 space to 37 spaces as shown on proposed plan. We have reduce the landscape area to accommodate as much parking as possible.

Please state all of the Fire Code issues mentioned.

We will install one fire hydrant per Ed Stith and Steve Goss comments near the proposed entrance. We have removed the side sidewalk at discuss at pre-application meeting to allow more landscaping.

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: February 1, 2022

Re: **L22-07** **Large-Scale** **Dollar General**

Planning Comments

1. This Large Scale Development Plan has been given the number L22-07. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (standard comment)
3. A written response to all comments is required with resubmission. (standard comment)
4. Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting or may be submitted at the meeting.
5. Show the rate at which the parking spaces were calculated for each use.
    a. Variance requested to reduce number of spaces provided.
6. Perimeter landscaping is required in accordance with Chapter 56.
    a. Variance requested
7. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
8. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
9. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Building and Fire Comments:
Reviewer: Ed Stith – City of Springdale Building and Fire Departments Date: Jan 7, 2022

Large Scale Development – Dollar General **L22-07**

Engineer/Architect: Blew and Associates

Following are recommendations from the Building and Fire Departments, which must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting.

Development is for a site to construction of an approximately 10,640 sf mercantile building. Building is assumed to be of non-combustible construction. (PEMB w/metal studs, type IIB) and will not be sprinklered. All references are to the Arkansas Fire Prevention Code Vol I Fire unless otherwise noted.

Removal of the existing building will require a demolition permit from the building department. Prior to issuing a demolition permit; an inspection for asbestos containing materials must be performed by a licensed asbestos inspector and a Notice of Intent must be submitted to the Arkansas Department of Environmental Quality - Air Division - Asbestos Section, http://www.adeq.state.ar.us/air/program/ 501-682-0773.

Fire access is acceptable.

A minimum fire flow of 2750 GPM @ 20 psi with three fire hydrants is required for a non-sprinklered 10,600 sf type IIB constructed building. (Vol I Table B105.1) Site is serviced by a 24 inch main. **Obtain a flow test from the hydrant north side of Wagon Wheel Rd from the water utility.** Provide flow test report to the building department prior to planning commission approval.
file:///C:/Users/edst/Downloads/Springdale-Water-Utilities-Public-Hydrant-Flow-Test-Request-Form-10-3-2019%20(1).pdf

The addition of one hydrant with the existing infrastructure is acceptable.

Proposed fire hydrant appears to be too close to sanitary sewer and too close to the curb. Consult with water utility and relocate to landscape island to the south.

The finished floor elevations of the building is below the elevation of the upstream manhole cover. Provide sewer backwater valves. (Ark Plumbing code sec 715.) **Indicate backwater valve requirement on plan.** (OPTION "A")

Signs or markings in accordance with sec. 503.3 and D103.6.1 as approved by the Fire Marshal that include the words NO PARKING-FIRE LANE shall be provided for the entire length of the drive to identify such roads or prohibit the obstruction thereof.

Commercial building permit plan review guidance is available at
http://www.springdalear.gov/DocumentCenter/View/4558/Commercial-Plan-Reviewpdf

Need to show all modifications on the amended drawing that will be submitted for Planning Commission approval.

Engineering Summary:

- Submit the following for the Grading Permit:
  - Grading permit application
  - SWPPP
  - Notice of Coverage
  - Truck Route
  - $500 fee
- Submit signed and sealed drainage report

Engineering Comments:

L22-07

ENGINEERING REVIEW CHECKLIST 2021
WITH RESUBMISSIONS PROVIDE A COPY
OF RETURN COMMENTS AND A REVISED PDF

Reviewed by Steve Hatfield and Katie Hollingshead, E.I. on 1/27/2022

1. **Chapter 106 – Stormwater Drainage**
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)
   - **Submit signed and sealed drainage report.**

2. **Chapter 107 – Stormwater Pollution**
   (Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)
   - *107.3*
     - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.
       - **Submit the following for the Grading Permit:**
         - **Grading permit application**
         - **SWPPP.**
         - **Notice of Coverage.**
         - **Truck Route.**
         - **$500 fee.**

3. Chapter 130 – Zoning Ordinance

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

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

4. Other:

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

LARGE SCALE DEVELOPMENT For:

Dollar General of Springdale
1153 Wagon Wheel Road
Springdale, Arkansas

VICINITY MAP
N.T.S.

General Notes:

- A minimum of forty eight (48) hours prior to any excavation or grading, Contractor shall contact the State One-Call system at 811to locate all underground utilities. The Contractor shall notify the Engineer of Record immediately in the event that underground utilities are not shown on plan and / or conflict with proposed civil works.
- The Engineer of record shall not be held responsible for survey inaccuracies, survey omissions, or for design errors or omissions resulting from an inaccurate survey.
- Construction Contractor and his Subcontractors agree that in accordance with generally accepted construction practices and OSHA safety standards, Construction Contractor and his Subcontractors will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not limited to normal working hours, and construction Contractor and his Subcontractors further agree to defend, indemnify and hold Design Professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, except liability arising from the sole negligence of design professional.
- It is the responsibility of the Contractor to maintain all erosion and sediment control devices through all phases of construction. Erosion and sediment control devices may only be removed upon 70% stabilization of the site as defined by the State's Department of Environmental Quality's General Permit for Construction.
- The Contractor is to be solely responsible for any damage to neighboring properties during construction of this project.
- This project was designed in accordance with currently accepted industry design standards. The Engineer of Record does not warrant any work completed on site unless direct inspection by the Engineer of Record & proper testing by a state certified qualified inspection lab occurs during all phases of construction.
- The Contractor shall review the construction documents prior to any construction, and notify the Engineer of Record immediately upon discovery of any discrepancies that may occur on the drawings. All work shall discontinue until such time that the Engineer of Record has resolved said discrepancy.
- The Contractor shall be responsible for disposal of construction waste materials including but not limited to demolition materials, debris, contaminated soils / materials, etc. in a lawful manner, at state and federally accepted disposal sites.
- The Contractor is responsible for obtaining and constructing in accordance with the stricter of: these construction documents and any associated details & specifications; and all municipalities / governing agencies' standards and specifications for construction.
- This drawing set and associated site, grading, utility, etc. plans are representations of the construction design and shall not be scaled to determine dimensions.

Survey Description

PARCEL: 21-00196-000

PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 23, RUN S 88°14'45" E 377.80 FEET; THENCE SOUTH 30.00 FEET TO THE POINT OF BEGINNING; RUNNING THENCE S 88°14'45" E 200.00 FEET; THENCE SOUTH 257.09 FEET; THENCE N 88°14'45" W 200.00 FEET; THENCE NORTH 257.09 FEET TO THE POINT OF BEGINNING.

City of Springdale Notes:

- 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.
- 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.

Contact Information:

DEVELOPER:
PB General Holdings, LLC
5110 Talley Road
Little Rock, AR 72204
Ph: (501) 219-8899

CIVIL ENGINEER:
Blew & Associates, PA
5104 S Pinnacle Hills Pkwy, Ste 1-C
Rogers, AR 72758
Ph: (479) 443-4506
Fax: (479) 582-1883

LAND SURVEYOR:
Blew & Associates, PA
3825 N Shiloh Drive
Fayetteville, AR 72703
Ph: (479) 443-4506
Fax: (479) 582-1883

ARCHITECT:
Bartlett Architecture, Inc.
603 Highway 5 North
Benton, AR 72019
Ph: (501) 794-4448
Fax: (501) 794-4449

CITY OF SPRINGDALE:
Building Department
Mike Chamlee, Chief Building Official
107 Spring Street
Springdale, AR 72764
Ph: (479) 750-8154

Planning Department
Patsy Christie, Director
201 Spring Street
Springdale, AR 72764
Ph: (479) 750-8550

Fire Department
Steve Goss, Fire Marshall
Springdale Fire Administration
417 Holcomb, 2nd Floor
Siloam Springs, AR 72761
Ph: (479) 524-3103

CITY OF SPRINGDALE (Cont'd):
Police Department
201 Spring Street
Springdale, AR 72764
(479) 751-4542 (Non-Emergency)

Public Works Department
Bradley Baldwin, PE
269 East Randall Wobbe Lane
Springdale, AR 72764
Ph: (479) 750-8135

SPRINGDALE WATER UTILTIES:
Rick Pulvirenti
526 Oak Avenue
Springdale, AR 72764
Ph: (479) 751-5751

COX COMMUNICATIONS:
4901 South 48th Street
Springdale, AR 72762
Ph: (479) 871-3466

SOURCEGAS:
1811 E. Borick Drive
Fayetteville, AR 72702
Ph: (479) 582-8647

AT&T ARKANSAS:
627 White Road
Springdale, AR 72762
Ph: (479) 442-1977

ARKANSAS STATE PLUMBING INSPECTION:
Ph: (501) 661-2000

U.S. ARMY CORPS OF ENGINEERS:
700 W. Capital
Little Rock, AR 72203
Ph: (501) 324-5296

SWEPCO
Springdale, AR 72762
Ph: 1(888) 216-3523

Sheet Index

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	CIVIL PLANS	
C1	Cover Sheet	01/20/2022
C2	Site And Utility Plan	01/20/2022
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C3	Demolition and Erosion Control Plan Ph 1	01/20/2022
C3-1	Erosion Control Plan Ph 2	01/20/2022
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C7	SWU Details	11/10/2021
	ALTA SURVEY	
1	Survey (by Blew & Associates, PA)	11/10/2021

Typical Abbreviation List:

Abbrev.	Description	Abbrev.	Description
RCP	Reinforced Concrete Pipe	TC	Top of Back of Curb (Spot Elevation)
CMP	Corrugated Metal Pipe	G	Gutter / Bottom of Sidewalk (Spot Elevation)
HDPE	High Density Polyethylene Pipe	TW	Top of Wall (Spot Elevation)
SLMP	Smooth Line Metal Pipe	BW	Bottom of Wall at Grade (Spot Elevation)
PVC	Polyvinyl Chloride Pipe	HP	High Point (Spot Elevation)
DI	Ductile Iron Pipe	LP	Low Point (Spot Elevation)
J-Box	Junction Box	TB	Top of Box (Spot Elevation)
FES	Flared End Section	BC	Back of Curb
RW	Retaining Wall	FC	Face of Curb
HW	Head Wall	FH	Fire Hydrant Assembly
WW	Wing Wall	GV	Gate Valve
AE	Access Easement	MJ	Mechanical Joint
DE	Drainage Easement	N	North
TCE	Temporary Construction Easement	E	East
UE	Utility Easement	W	West
BS	Building Setback	S	South

CERTIFICATE OF AUTHORIZATION:

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

*** Engineers Notice: ***
The existence and locations of any utilities or other structures shown on these drawings are obtained by a search of the available records. To the best of our knowledge there are no existing utilities except as shown on these drawings and we assume no responsibility as to the accuracy of their depicted location(s) on these drawings. The Contractor is required to take due precautionary measures to protect the utility lines shown and all others not shown or of record and shall assume all responsibility for protection of their locations in the field prior to the initiation of the actual portion of the their work.

*** Document Ownership ***
This document, and the ideas and designs incorporated herein as and instrument of professional services, is the property of Blew & Associates, P.A. and is not to be used, in whole or part, for any other project without the written authorization of Blew & Associates, P.A.

Cover Sheet
Springdale Project No: L22-07

Large Scale Development For:
Dollar General of Springdale
1153 Wagon Wheel Road Springdale, Arkansas
PB General Holdings, LLC
5110 Talley Road
Little Rock, AR 72204
(501) 219-8899

SEAL:

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

FIRM:
BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
3825 NORTH SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com
Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2021-01-20	21-10994
DRAWN BY:	REVIEWED BY:
A. Pope	W. Cody Sexton

DRAWING NAME: 21-10994 Civil 003.dwg

SHEET NUMBER: C1

p:\21-10994 dg of springdale, ar (wagon wheel)\civil drawings\21-10994 civil 003.dwg - Plotted on 1/20/2022 2:47:04 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Alexis Pope

A. GENERAL CIVIL SITEWORK NOTES:

1. THE CIVIL SITEWORK DRAWINGS IN THIS PACKAGE ARE PROVIDED TO INDICATE MINIMUM STANDARDS FOR DOLLAR GENERAL NEW STORE DEVELOPMENTS. IT IS NOT INTENDED, NOR WILL BE ACCEPTABLE BY DOLLAR GENERAL, AS FINAL CIVIL SITEWORK DRAWINGS AND/OR SPECIFICATIONS FOR NEW STORE SITE DEVELOPMENTS. COORDINATE SITE SPECIFIC PLANS WITH ALL DISCIPLINES.

2. PRIOR TO CONSTRUCTION DEVELOPER SHALL PROVIDE DOLLAR GENERAL STORE DESIGN DEPARTMENT A COMPLETE SET OF CIVIL SITEWORK DRAWINGS STAMPED BY A CIVIL ENGINEER LICENSED IN THE STATE IN WHICH THE DEVELOPMENT IS PROPOSED. DOLLAR GENERAL SHALL APPROVE ENGINEERED DRAWINGS PRIOR TO DEVELOPER STARTING CONSTRUCTION. ANY MAJOR MODIFICATIONS OF THE DRAWINGS, AFTER INITIAL APPROVAL, SHALL BE RESUBMITTED TO DOLLAR GENERAL FOR PRIOR APPROVAL. ANY CHANGES MADE THAT ARE NOT APPROVED BY DOLLAR GENERAL STORE DESIGN DEPARTMENT, MAY NOT BE ACCEPTABLE, AND MAY REQUIRE RECONSTRUCTION.

3. A BOUNDARY AND TOPOGRAPHIC SURVEY SHALL BE INCLUDED IN THE CIVIL SITEWORK DRAWINGS SUBMITTED TO DOLLAR GENERAL. THE DRAWINGS SHALL BE STAMPED BY A PROFESSIONAL LICENSED SURVEYOR REGISTERED IN THE STATE IN WHICH THE DEVELOPMENT IS PROPOSED. TOPOGRAPHIC SURVEY SHALL SHOW UTILITIES (ABOVE AND UNDERGROUND) AND EXISTING GRADE CONTOURS AT ONE FOOT (1') INTERVALS. TOPOGRAPHIC SURVEY SHALL EXTEND BEYOND THE PROPERTY BOUNDARY AS REQUIRED TO SHOW LOCAL STREETS, NEARBY INTERSECTIONS, ADJACENT DITCHES, ETC. AS ITEMS PERTAIN TO NEW DEVELOPMENT.

4. A UTILITY PLAN SHALL BE INCLUDED IN THE CIVIL SITEWORK DRAWINGS. THE PLAN SHALL INCLUDE UTILITIES REQUIRED FOR BUILDING SERVICES AND ANY UTILITY MAIN IMPROVEMENTS THAT MAY BE REQUIRED. UTILITY DETAILS SHALL BE INCLUDED IN THE DRAWINGS. UTILITIES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ALL JURISDICTIONAL REQUIREMENTS.

5. DEVELOPER AND/OR CONTRACTOR IS RESPONSIBLE FOR ANY NATIONAL, STATE AND/OR LOCAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS. EROSION CONTROL MEASURES SHALL BE INSTALLED AS REQUIRED TO INSURE THAT NO SEDIMENT IS CONVEYED OFF THE SITE TO ADJACENT PROPERTIES. AT A MINIMUM, CONTRACTOR/DEVELOPER SHALL SEED, FERTILIZE AND MULCH ALL DISTURBED AREAS. A SUITABLE STAND OF GRASS SHALL BE OBTAINED AT ALL UNIMPROVED AND NON-LANDSCAPED AREAS.

6. PROVISIONS FOR LOCAL AND/OR REGIONAL LANDSCAPING REQUIREMENTS, INCLUDING LANDSCAPING IRRIGATION, ARE NOT SHOWN ON THESE DRAWINGS. DEVELOPER SHALL PROVIDE LANDSCAPING IN ACCORDANCE WITH JURISDICTIONAL REQUIREMENTS.

7. HANDICAP REQUIREMENTS SHOWN ON THE DRAWINGS ARE MINIMUM REQUIREMENTS. DEVELOPMENT SHALL BE IN ACCORDANCE WITH FEDERAL AND LOCAL REQUIREMENTS FOR HANDICAP ACCESSIBILITY, INCLUDING BUT NOT LIMITED TO THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.

8. PRIOR TO FINAL ACCEPTANCE OF STORE BY DOLLAR GENERAL, THE SITE SHALL BE CLEAN OF ALL DEBRIS AND TRASH.

9. DEVELOPER SHALL OBTAIN ALL JURISDICTIONAL APPROVALS AND PERMITS REQUIRED FOR THE DEVELOPMENT.

10. WHERE OFFSITE WORK IS REQUIRED FOR THE DEVELOPMENT, SUCH AS DOT STREET IMPROVEMENTS, UTILITY IMPROVEMENTS, ETC., DEVELOPER SHALL INCORPORATE THE IMPROVEMENTS AND/OR OFFSITE DESIGN DRAWINGS INTO THE DOLLAR GENERAL SITEWORK DRAWINGS.

11. DOLLAR GENERAL MINIMUM PAVEMENT RECOMMENDATIONS MUST BE MET. DEVIATIONS WILL REQUIRE A GEOTECHNICAL INVESTIGATION INCLUDING DESIGN RECOMMENDATIONS AND APPROVAL BY DOLLAR GENERAL STORE DESIGN.

B. SITE ELECTRICAL AND SIGNAGE GENERAL NOTES:

1. UNDERGROUND ELECTRICAL SERVICE IS PREFERRED FOR DOLLAR GENERAL DEVELOPMENTS. TRANSFORMER PAD DESIGN SHALL BE PROVIDED BY ELECTRICAL UTILITY PROVIDER AND SHALL BE BOLLARD PROTECTED WHEN LOCATED IN A HAZARDOUS AREA.

2. SITE LIGHTING SHALL BE DESIGNED TO PROVIDE A MINIMUM OF 1.5 FOOT-CANDLES AT THE PARKING LOT AREAS, BUILDING ENTRANCES, DUMPSTER AREA AND TRUCK DELIVERY AREA. THE OUTER PERIMETER OF THE BUILDING SHALL BE LIGHTED FOR SECURITY. SITE LIGHTING SHALL BE INSTALLED ALONG THE WALLS OF THE BUILDING AND POLE MOUNTED AT THE PERIMETER OF THE PARKING LOT AS NECESSARY.

3. REQUIRED POLE MOUNTED LIGHTING: 24' HEIGHT POLES WITH LED HEADS. CONFIRM WITH ELECTRICAL DRAWINGS AND PHOTOMETRICS.

4. REQUIRED WALL MOUNTED LIGHTING: 400 WATT METAL HALIDE WALL PACKS. CONFIRM WITH ELECTRICAL DRAWINGS AND PHOTOMETRICS.

5. LIGHTED PYLON SIGN: PROVIDE CONDUIT FROM ELECTRICAL PANEL TO LOCATION OF THE PYLON SIGN BASE. BURY CONDUIT TO PYLON. THE CONDUIT IS TO BE 1" AND HAVE ONE SET OF 10/2 WIRE WITH GROUND AND A 20-AMP 2-POLE BREAKER AT THE PANEL. A TEMPORARY 3' TALL WIRING STAKE SHALL BE PROVIDED AT THE PYLON SIGN LOCATION UNTIL THE SIGN IS PERMANENTLY INSTALLED.

6. LIGHTED BUILDING SIGN: PROVIDE CONDUIT FROM ELECTRICAL PANEL TO THE CENTER OF THE SIGN CANOPY. THE CONDUIT IS TO BE 1" AND HAVE ONE SET OF 10/2 WIRE WITH GROUND AND A 20-AMP 2-POLE BREAKER AT THE PANEL. BUILDING CANOPY MUST BE SUFFICIENTLY BUILT TO SUPPORT THE DOLLAR GENERAL SIGN. SIGN WEIGHT UP TO 1,400 LBS. NOTE: IF THE LEASE SPECIFIES A 5'-0" X 40'-0" BUILDING SIGN OR 24" LETTER SET (OR LARGER), 2 QUANTITY - 10/2 WIRE WITH GROUND AND 2 QUANTITY 20 AMP BUILDING SIGN OR 24" LETTER SET (OR LARGER), 2 QUANTITY - 10/2 WIRE WITH GROUND AND 2 QUANTITITY 20 AMP.

7. UNDERGROUND ELECTRICAL SHALL BE PROVIDED TO THE SITE LIGHT POLES.

8. THE FINAL PYLON SIGN CONNECTION AND UNDERGROUND CONDUIT IS LANDLORD RESPONSIBILITY.

9. NATIONAL ACCOUNTS FOR DOLLAR GENERAL VENDOR PRICING FOR LIGHTING WALL PACKS AND POLE LIGHT FIXTURES ARE SHOWN ON THE NATIONAL ACCOUNT VENDOR LIST ON SHEET T01.

C. SITE PLAN GENERAL NOTES:

1. THE SITE PLAN IS BASED ON MINIMUM REQUIREMENTS FOR SITE ACCESS, PARKING & FREIGHT DELIVERY. DEVIATIONS FROM THIS PLAN SHALL INSURE PROPER SITE ACCESS FOR DOLLAR GENERAL'S FREIGHT TRUCKS DURING NORMAL BUSINESS (OPERATING) HOURS. ON-SITE DELIVERY TRUCK MANEUVERING PATHS SHALL BE DESIGNED UTILIZING DOLLAR GENERAL'S 73-FOOT LONG FREIGHT TRUCK. PATHS SHALL BE UNOBSTRUCTED AND FREE OF LANDSCAPE ISLANDS, SIGNS, LIGHT POLES, BOLLARDS, ETC. HEAVY DUTY PAVEMENT IS REQUIRED ALONG THE ENTIRE DELIVERY TRUCK (MANEUVERING) PATH.

2. A MINIMUM OF 35 PARKING SPACES, WHICH INCLUDE 2 HANDICAP ACCESSIBLE SPACES, ARE REQUIRED FOR THIS DEVELOPMENT. THE NUMBER OF PARKING SPACES SHALL BE INCREASED AS REQUIRED BY JURISDICTIONAL REQUIREMENTS. IF ADDITIONAL PARKING SPACES ARE REQUIRED OR PROVIDED, THE TOTAL NUMBER OF H.C. SPACES SHALL BE INCREASED IN ACCORDANCE WITH ADA REQUIREMENTS.

3. STANDARD PARKING SPACES SHALL HAVE MINIMUM SIZE OF 9' X 20' UNLESS LOCAL JURISDICTION REQUIRE LARGER SPACES. PARKING SPACE STRIPING SHALL BE STANDARD 90 DEGREE STYLE. MINIMUM SIZE OF H.C. PARKING SPACES AND ACCESS AISLES ARE SHOWN ON DETAILS.

4. PAINTED STANDARD PARKING SPACE AND ISLAND STRIPE COLOR SHALL BE YELLOW FOR ASPHALT PAVEMENT AND CONCRETE PAVEMENT. COLOR FOR PAINTED H.C. ACCESSIBLE PARKING SPACE STRIPES, ACCESS AISLE OR ISLAND STRIPES, H.C. SYMBOLS, SHALL BE "H.C." BLUE COLOR. BOLLARDS SHALL BE PAINTED YELLOW. PAINT SHALL BE REFLECTIVE TYPE.

5. PAINTED FIRE LANE STRIPING OR PAINTED CURBS SHALL BE PROVIDED AS REQUIRED BY JURISDICTIONAL REQUIREMENTS.

6. CONCRETE PARKING STOPS SHALL BE USED AT PARKING SPACES ALONG THE OUTER PERIMETER OF PARKING LOT WHEN CONCRETE CURBS ARE NOT USED.

7. CONCRETE PARKING STOPS SHALL NOT BE USED AT THE FRONT OF THE BUILDING OR ALONG THE PERIMETER (ADJACENT) TO THE BUILDING.

8. THE SIDEWALK AT THE FRONT OF THE BUILDING SHALL BE A MINIMUM OF 9-FEET WIDE. THE SIDEWALK SHALL INCLUDE A 10-FOOT MINIMUM WIDE ADA ACCESSIBLE RAMP ON AXIS WITH THE MAIN ENTRANCE. SIDEWALKS ALONG OTHER SIDES OF BUILDING SHALL BE MINIMUM 5'-0" WIDE. SIDEWALKS ADJACENT TO BUILDING SLABS SHALL HAVE SEALED ISOLATION JOINTS AND SHALL BE 6" HIGH ABOVE EXTERIOR OR PAVEMENT FINISH GRADES. ALL SIDEWALKS TO RECEIVE BROOM FINISH.

9. PORTLAND CEMENT SIDEWALKS SHALL BE MINIMUM 4" THICK WITH A 6" HIGH CURB AT ALL PAVEMENT TRANSITIONS, USE WELDED WIRE FABRIC REINFORCING.

10. THE PREFERRED WIDTH OF SITE CURB CUTS IS 36' WITH ONE ENTRANCE LANE AND TWO (RIGHT TURN AND LEFT TURN) EXIT LANES.

11. DRIVEWAY CONSTRUCTION WITHIN ROAD RIGHT-OF-WAYS, INCLUDES RADIUS SIZES, PAVEMENT MARKINGS, DRIVEWAY WIDTHS, ETC., SHALL BE IN ACCORDANCE WITH JURISDICTIONAL REQUIREMENTS.

12. A 25' MINIMUM RADIUS SHALL BE USED FOR DRIVEWAY TURNOUTS AS SHOWN ON PLAN.

13. SITE PLANS SHALL UTILIZE DOLLAR GENERAL'S PROTOTYPICAL BUILDING DESIGN DIMENSIONS. SHOULD SITE CONSTRAINTS NOT ALLOW THE PROTOTYPICAL BUILDING DESIGN, DEVELOPER SHALL CONTACT DOLLAR GENERAL SITE COMPLIANCE COORDINATORS FOR OPTIONS AND APPROVAL. GROW BUILDING OUTWARD IF NECCESSARY TO MAINTAIN CLEAR SALES FLOOR AREA AS SHOWN ON SHEET A1.

14. THE BUILDING MAIN ENTRANCE SHALL BE ORIENTED ON THE SITE TO FACE THE MAIN ACCESS ROAD. PARKING SHOULD BE CONCENTRATED AT THE FRONT OF THE STORE.

15. THE ACTUAL LOCATION FOR THE PYLON SIGN SHALL BE SITUATED FOR OPTIMUM VISIBILITY ALONG THE MAIN FRONT TRAFFIC CORRIDOR.

16. THE LANE OR DRIVE BETWEEN PARKING SPACES SHALL HAVE A MINIMUM WIDTH OF 36' WHEN LANE IS HEAVY DUTY PAVEMENT AND USED FOR FREIGHT TRUCK MANEUVERING. THE LANE SHALL HAVE A MINIMUM WIDTH OF 24' WHEN THE LANE IS CONSTRUCTED OF STANDARD DUTY PAVEMENT AND NOT USED FOR FREIGHT TRUCK MANEUVERING.

17. BUILDING CORNERS ADJACENT TO PAVED AREAS SHALL BE BOLLARD PROTECTED. ABOVE GROUND UTILITY APPURTENANCES, SUCH AS METERS, TRANSFORMERS, FIRE HYDRANTS IN PAVED AREAS, ETC. SHALL BE BOLLARD PROTECTED.

18. CONCRETE SPLASH BLOCKS SHALL BE INSTALLED AT ALL BUILDING DOWNSPOUTS THAT ARE NOT ONTO IMPERVIOUS AREAS. DOWNSPOUTS SHALL NOT BE ALLOWED TO DISCHARGE ON CONCRETE SIDEWALKS. SEE DETAIL ON 2/C1.

19. DUMPSTER AND DELIVERY PADS SHALL BE CONSTRUCTED OF CONCRETE AS DETAILED ON THE DRAWINGS. AN ENCLOSURE SHALL BE PROVIDED ON THE DUMPSTER PAD IF REQUIRED BY JURISDICTIONAL REQUIREMENTS, OR IF VISIBLE BY CUSTOMER TRAFFIC OR ABUTTING RESIDENTIAL. SANITARY SEWER AND DOMESTIC HOT WATER SHALL BE PROVIDED AT DUMPSTER AREA IF REQUIRED BY JURISDICTIONAL REQUIREMENTS.

20. PUBLIC SANITARY SEWER CONNECTION REQUIRED.

21. SEPTIC SYSTEM NOT ALLOWED UNLESS WRITTEN APPROVAL IS OBTAINED FROM DOLLAR GENERAL STORE DESIGN.

22. HOLDING TANK SYSTEMS ARE NOT ALLOWED.

23. LIFT STATIONS ARE NOT ALLOWED WITHOUT DOLLAR GENERAL APPROVAL.

24. EXTERIOR WALLS AND FOUNDATION SHALL HAVE WATERPROOFING.

25. NOT USED.

26. ALL DOWNSPOUTS DISCHARGING ONTO NON PAVED AREAS ARE TO HAVE A MIN. 5' PERFORATED LANDSCAPE PIPE STRAPPED TO A MIN. 12"X24" CONCRETE SPLASH BLOCK.

27. FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON-PAVED AREAS.

28. FINISH FLOOR TO BE A MINIMUM OF 12" ABOVE 100 YEAR FLOOD PLAIN.

29. DESIGNER NOTE: IF AN UNOBSTRUCTED VIEW EXISTS OF A RESIDENTIAL BUILDING BETWEEN TENANT PARCEL AND ADJACENT PARCEL, THAN LESSOR SHALL CONSTRUCT A PRIVACY FENCE IN ACCORDANCE WITH TENANT'S CRITERIA SET PLANS AND ANY APPLICABLE GOVERNMENT REQUIREMENTS. SEE FENCE DETAIL ON SHEET C4.

D. SITE PARKING LOT:

1. USE PAVING SPECIFICATIONS NOTED ON SHEET C4 UNLESS A CERTIFIED GEOTECH REPORT SPECIFIES AN ALTERNATE REQUIREMENT (SEE PAGE C4 FOR DETAILS) AND IS APPROVED BY DOLLAR GENERAL STORE DESIGN DEPARTMENT.

2. PROVIDE PARKING LOT IN GOOD CONDITION, PROPERLY STRIPED PER SHEET C1 WITH YELLOW PAINT. MINIMUM OF 35 PARKING SPACES REQUIRED, INCLUDING A MINIMUM OF 2 HANDICAP ACCESSIBLE SPACES (PROPERLY MARKED, SIGNED, AND ADA COMPLIANT).

3. PROPER ACCESS FOR DOLLAR GENERAL'S FREIGHT TRUCKS (FREIGHT TRUCKS ARE APPROXIMATELY 73'-0" IN TOTAL LENGTH) ARE REQUIRED DURING NORMAL BUSINESS HOURS. THIS INCLUDES A TRUCK PATH THAT IS FREE OF LANDSCAPE ISLANDS, SIGNS, LIGHT POLES, AND OTHER BARRIERS WHILE MAINTAINING WIDE RADIUS CURVES ON ALL ENTRANCES AND EXITS. HEAVY DUTY PAVING (SEE PAGE C4 FOR SPECIFICATIONS) REQUIRED FOR TRUCK PATHS.

4. PROVIDE PROTECTION (BOLLARDS, GUARD RAILS, OR EQUIVALENT) FOR ELECTRIC, GAS, HVAC, AND WATER METERS THAT ARE IN POTENTIALLY HAZARDOUS LOCATIONS.

5. CONTRACTOR WILL COMPLETE ALL SITE WORK: FINAL GRADING, LANDSCAPING, SEEDING, PAVING, RETENTION, AND REMOVAL OF DEBRIS.

6. PROVIDE AND INSTALL CONCRETE SPLASH BLOCKS AT ALL UNPAVED DOWN SPOUT LOCATIONS.

7. ROUTE DOWNSPOUTS UNDER SIDEWALKS AS DETAILED IN 2/C1 AT ALL SIDEWALK LOCATIONS.

8. PLEASE NOTE THAT THERE SHOULD NOT BE ANY PARKING STOPS LOCATED DIRECTLY IN FRONT OF OR DIRECTLY ADJACENT TO THE BUILDING.

9. EROSION CONTROL AROUND PROPERTY IS REQUIRED BY CONTRACTOR.

10. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING ALL VEGETATION AND REGIONAL APPROPRIATE LANDSCAPING. ALL LOCAL LANDSCAPE REQUIREMENTS MUST BE MET.

11. THE GRADE FOR THE PAVED TRUCK RECEIVING LANE IS NOT TO EXCEED 2.5%. IF THIS CONDITION CANNOT BE MET, NOTIFY THE DOLLAR GENERAL STORE DESIGN DEPARTMENT IN WRITING WITH PROPOSED GRADING PLAN FOR APPROVAL.

12. THE GRADE FOR THE PAVED PARKING AREA IS NOT TO EXCEED 3.5%.

13. THE CONCRETE DELIVERY TRUCK RECEIVING PAD MUST BE A MINIMUM OF 16'X16'. THE CONCRETE PAD MUST SLOPE AWAY FROM THE BUILDING AT 1/8" PER FOOT.

14. THE CONCRETE DUMPSTER PAD MUST BE A MINIMUM OF 18' X 18'.

15. IF REQUIRED, THE DUMPSTER ENCLOSURE MUST BE 18' WIDE BY 12' DEEP.

16. CURBING OR CONCRETE PARKING STOPS SHOULD BE LOCATED AT PERIMETER PARKING ZONES ONLY.

17. LANDSCAPING AND SITE WORK SHALL BE FREE OF DEBRIS AND IN LIKE NEW CONDITION.

E. HVAC SECURITY FENCING:

PROVIDE THE FOLLOWING WHEN THE STORE IS DEFINED AS BOTH SELECT AND UTILIZING NNN LEASE. *(ONLY TO BE USED IF HVAC UNITS ARE GROUND MOUNTED)

1. PROVIDE 69 LINEAL FEET x 8'-0" HIGH 6 GAUGE CHAIN LINK FENCING. SCHEDULE 40 GALVANIZED PIPE.
2. PROVIDE POLYETHYLENE THERMOPLASTIC PRIVACY SLATS, COLOR TO MATCH BUILDING WITH UV INHIBITORS. USE WHEN UNITS ARE FACING STREET OR RESIDENTIAL.
3. PROVIDE (2) 30" GATES WITH COMMERCIAL GRADE HEAVY DUTY HINGES AND LOCKS, FRAMES TO BE SAME AS TOP RAIL.
4. MAINTAIN A MINIMUM OF 4'-0" IN-BETWEEN UNITS AND FENCING. FENCING IS TO BE 6" INSIDE OF THE EDGE OF CONCRETE PAD. ADJUST PAD AND FENCING DIMENSIONS ACCORDINGLY.
5. PROVIDE RAZOR COIL FULL LENGTH OF FENCING, 18" DIAMETER, GALVANIZED.
6. CONFIRM NUMBER OF UNITS AND SIZE OF UNITS AND ADJUST PAD AND FENCING ACCORDINGLY.

NOT APPLICABLE TO THIS PROJECT

VICINITY MAP
N.T.S.

REVISIONS:

No.	DESCRIPTION	DATE
1	PER REV	POSTED

Dollar General Notes
Springdale Project No: L22-07

Development Plans For:
Dollar General of Springdale (Wagon Wheel)
Springdale, AR
PB General Holdings, LLC
5110 Talley Road
Little Rock, AR 72204
(501) 219-8899

SEAL:

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

FIRM:
BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
3825 NORTH SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com
Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2021-01-20	21-10994
DRAWN BY:	REVIEWED BY:
A. Pope	W. Cody Sexton

DRAWING NAME:
21-10994 Civil 003 - Details.dwg

SHEET NUMBER:
C1-1

p:\21-10994 dg of springdale, ar (wagon wheel)\civil drawings\21-10994 civil 003 - details.dwg - Plotted on 1/20/2022 2:51:13 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Alexis Pope

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Setback Line
	Easement Line
	Zoning Limits
℄	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Firelane Striping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
X	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
20 SPACES	Parking Counter
	Storm Catch Basin(s)
	Storm Pipe (See Grading Plan For Type and Size)
	Retaining Wall
	See Utility Plan For Line Sizes
X"W	Water Line
	Tee, Cross, Bends, Gate Vale & Reducer
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
X"FM	Sanitary Sewer Force Main
X"SS	Sanitary Sewer Line
	Sanitary Sewer Service
	Sanitary Sewer Manhole
GAS	Gas Line
OHE	Overhead Electric Line
UGE	Underground Electric Line
C-TV	Cable Television Line
FO	Fiber Optic Line
OHT	Overhead Telephone Line
UGT	Underground Telephone Line
	Utility Pole
	Light Pole

Note:
- Only Symbols That Appear On This Sheet Are Shown In This Legend.
- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.

Site Information:

PROPERTY INFORMATION		
Gross Site Area:	51,390.78 sf	1.18 acres
Proposed Dedicated R.O.W:	3,370.76 sf	0.08 acres
Net Site Area:	48,020.02 sf	1.10 acres
Zoning:	C-2: General Commercial District	
ZONING REGULATIONS		
Front Setback:		30 ft
Front Setback (w/ Parking):		50 ft
Side Setback:		0 ft
Side Setback (when contiguous to res. district):		20 ft
Rear Setback		20 ft
SITE INFORMATION		
Total Paved Area:	20,455.22 sf	0.47 acres
Total Sidewalk Area:	1,938.90 sf	0.04 acres
Total Building Area:	11,001.89 sf	0.25 acres
Total Impervious Area:	33,396.01 sf	69.5%
Total Pervious Area:	14,624.01 sf	30.5%
PARKING REGULATIONS		
Required Spaces Ratio:		1 Space / 200 sf
Required Spaces (Total):		55
Provided Spaces (Total):		37
Provided Accessible Spaces:		2

Sign Legend

Symbol	Code	Description	Size	Post Type
	-	Handicap Sign	12 x 18	U-Channel
STOP	R1-1	Stop Sign	24 x 24	U-Channel

Site Plan Notes:

SN-01	Painted Traffic Markings
SN-02	Crosswalk and Curb Ramp with Truncated Dome Detectable Warnings per ADA and/or Municipal Specifications.
SN-04	4" Painted Yellow Striping
SN-06	4" Wide Painted Stripes, 2'-0" o.c. @ 45°
SN-07	4" Wide Painted Stripes, 4'-0" o.c. @ 45°
SN-08	4" Wide Single Lane Striping - Per M.U.T.C.D. (See Plan for Length and Color)
SN-09	4" Wide Double Lane Striping - Per M.U.T.C.D. (See Plan for Length and Color)
SN-12	Accessible Ramp in Sidewalk
SN-15	Painted Yellow "Loading Zone" @ 100' o.c. 24" High Max.

Site General Notes

1. Dimensions are measured from the Face of Curb, the Edge of Pavement, the Edge of Sidewalk the Face/Corner of the Building(s) or the Center/End of Stripe.
2. All radii shall be 5 foot at Face of Curb unless otherwise specified.
3. Layout of Site Plan is based on and limited to survey information.
4. All Curb & Gutter shall be 24" wide per detail sheet.
5. All Pavement Marking shall be applied in accordance with the requirements outlined in the most current edition of the "Manual on Uniform Traffic Control Devices" (MUTCD).
6. All Signs, Traffic Control Devices, etc. shall follow the guidelines of the MUTCD.
7. The Contractor shall refer to the Architectural drawings for Building Floor plans and Dimensions, Wall Sections, Door Openings, Building Utility Entrance Points, etc. The Contractor shall immediately notify the Architect and Engineer in the event that the Civil Site Plans Building Layout does not match the Architectural drawings.
8. All handicap spaces shall be striped / marked in accordance with the handicap striping detail.
9. All pavement indicated shall be standard duty bituminous pavement unless otherwise noted on plan. The pavement shall be constructed in accordance with the pavement section detail.
10. It is the Contractor's responsibility to calculate construction staking coordinates according to the dimensions shown on these plans. The Contractor shall verify the accuracy of the coordinates shown on the plans and notify the Engineer of any irregularities before construction starts.
11. All ramps shall have detectable truncated dome panels per A.D.A. and city standards and the detail sheet
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."

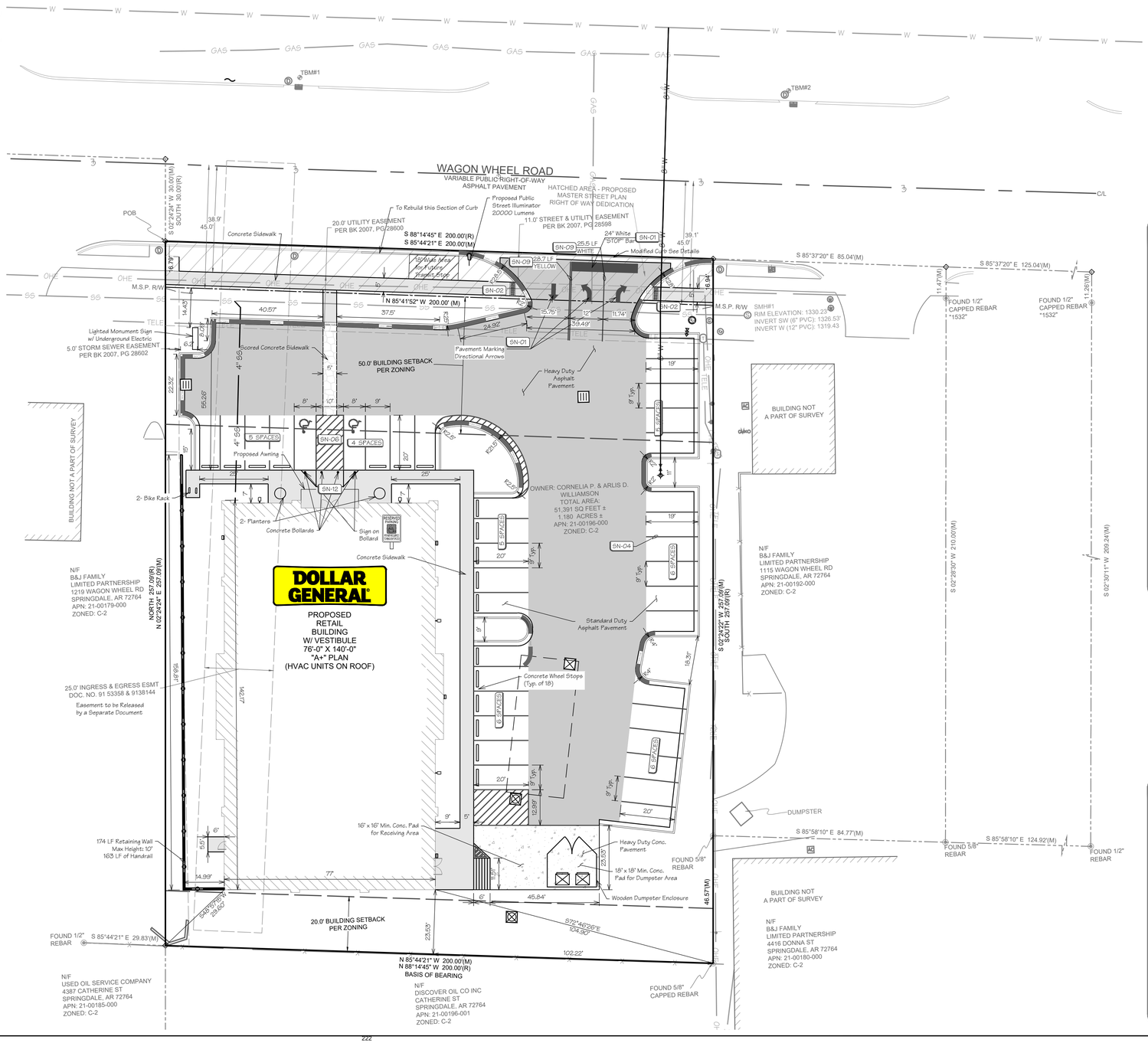
City of Springdale Notes:

1. All open storage areas must be screened with an 8' opaque screening fence.
2. 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.
3. All rooftop equipment shall be screened from public view with an architectural treatment that is compatible with the building architecture.
4. Sign design, materials, and placement should complement the overall architectural design of the building (if necessary).

Striping Specifications

YELLOW CURBING & BOLLARDS PARKING LOT	SURFACES SHOULD BE CLEAN & DRY. METAL SURFACES SHALL BE FREE OF HEAVY RUST. SURFACES SHALL RECEIVE 2 COATS OF SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300
STRIPING PARKING LOT	SURFACES SHOULD BE CLEAN & DRY. TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT YELLOW TM54985
HANDICAP STRIPING PARKING LOT	SURFACES SHOULD BE CLEAN & DRY. TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT "H.C." BLUE.

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



GRAPHIC SCALE

20' 0 10' 20' 40' 80'

(IN FEET)
1 inch = 20 ft

VICINITY MAP
N.T.S.

REVISIONS:

No:	DESCRIPTION	DATE:
1	PER REQ	. . . . .

Conceptual Site and Utility Plan
Springdale Project No: L22-07

Large Scale Development For:
Dollar General of Springdale
1153 Wagon Wheel Road Springdale, Arkansas
PB General Holdings, LLC
5110 Talley Road
Little Rock, AR 72204
(501) 219-8899

SEAL:

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

FIRM:
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CIVIL ENGINEERS & LAND SURVEYORS
3825 NORTH SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
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Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2021-01-20	21-10994
DRAWN BY:	REVIEWED BY:
A. Pope	W. Cody Sexton

DRAWING NAME: 21-10994 Civil 003.dwg

SHEET NUMBER: C2

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Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Setback Line
	Easement Line
	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Firelane Striping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
X	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
SCMH SCMH SCMH SCMH SCMH SCMH	Storm Catch Basin(s)
	Storm Pipe (See Grading Plan For Type and Size)
	Retaining Wall
	See Utility Plan For Line Sizes
XW	Water Line
	Tee, Cross, Bends, Gate Vale & Reducer
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
XFM	Sanitary Sewer Force Main
XSS	Sanitary Sewer Line
	Sanitary Sewer Service
S	Sanitary Sewer Manhole
GAS	Gas Line
OHE	Overhead Electric Line
UGE	Underground Electric Line
CTV	Cable Television Line
FO	Fiber Optic Line
OHT	Overhead Telephone Line
UGT	Underground Telephone Line
	Utility Pole
	Light Pole

Note:

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- See Survey For Existing Features Legend.
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Landscape Legend:

Key	Symbol	Qty.	Botanical/Common	Caliper	Comments
SHADE TREES					
CO RM		8	Quercus muehlenbergii Chinkapin Oak Acer rubra Red Maple	2" Cal 2" Cal	Balled & Burlapped Limbed 6 ft. from the ground
SMALL TREES					
SB PD GM		20	Amelanchier arborea Serviceberry Cornus alternifolia Pagoda Dogwood Magnolia grandiflora 'Little Gem' Little-Gem Magnolia	2" Cal 2" Cal 2" Cal	Balled & Burlapped
EVERGREEN SHRUBS					
AA		50	Thuja occidentalis 'Smaragd' American Arborvitae	5 Gal	Min. 6' Tall at time of planting
LARGE SHRUBS					
OH WA AW		64	Hamamelis vernalis Ozark Witch Hazel Fothergilla major Mt. Witch-Alder Viburnum dentatum Arrowwood	3 Gal 3 Gal 3 Gal	12 in Height
SMALL SHRUBS					
JW		34	Hypericum prolificum Shrubby St. Johns Wort	3 Gal	12 in Height
GRASSES					
LB		34	Schizachyrium scoparium Little Bluestem	3 Gal	Space as Shown on Plans
			Seeded / Sodded Grass Area		13,500 sf

*Variance Requested for Frontage and Perimeter Trees.
A variance is being requested for the Landscaped Street Frontage Buffer due to significant utility conflicts.
Sec. 56-31 (1) of the Code of Ordinances states that "A minimum buffer of ten feet width, planted with a minimum of one shade tree and seven shrubs per 25 linear feet of street frontage" be required for street frontage. It is requested that the trees be replaced with shrubs or hedges.

A variance is being requested for Perimeter Landscaping other than Street Frontage due to overhead utility conflicts along the entire east side of the property. In addition, a variance is being requested due to conflicts with spacing from walls. Sec. 56-37 SPACING states that large trees must be 20' from walls. On the west side of the property there is a proposed retaining wall and easements disabling the ability to plant trees. On the south side of the property, there is some obstruction due to building walls and underground storm drainage pipes.

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Total Sidewalk Area:	1,938.90 sf	0.04 acres
Total Building Area:	11,001.89 sf	0.25 acres
Total Impervious Area:	33,396.01 sf	69.5%
Total Pervious Area:	14,624.01 sf	30.5%
FRONTAGE LANDSCAPE BUFFER REQUIREMENTS:		
Frontage Length (minus Driveway):		160.51 ft
Req'd (1 Shade Tree & 7 Shrubs / 25 lf):	45 Shrub(s)	6 Tree(s)
Provided:	46 Shrub(s)	7 Tree(s)
PERIMETER LANDSCAPE BUFFER REQUIREMENTS:		
Perimeter Length:		680.45 ft
Req'd (1 Tree / 25 lf):		27 Tree(s)
Provided:	50 Shrub(s)	16 Tree(s)
INTERIOR LANDSCAPE REQUIREMENTS		
Parking Lot Area:		15,655.75 sf
Required (8%):		1,252.46 sf
Req'd (1 Shade Tree per Exterior Island):		4 Tree(s)
Provided:		1,293.29 sf
Provided:		6 Tree(s)

Tree Table

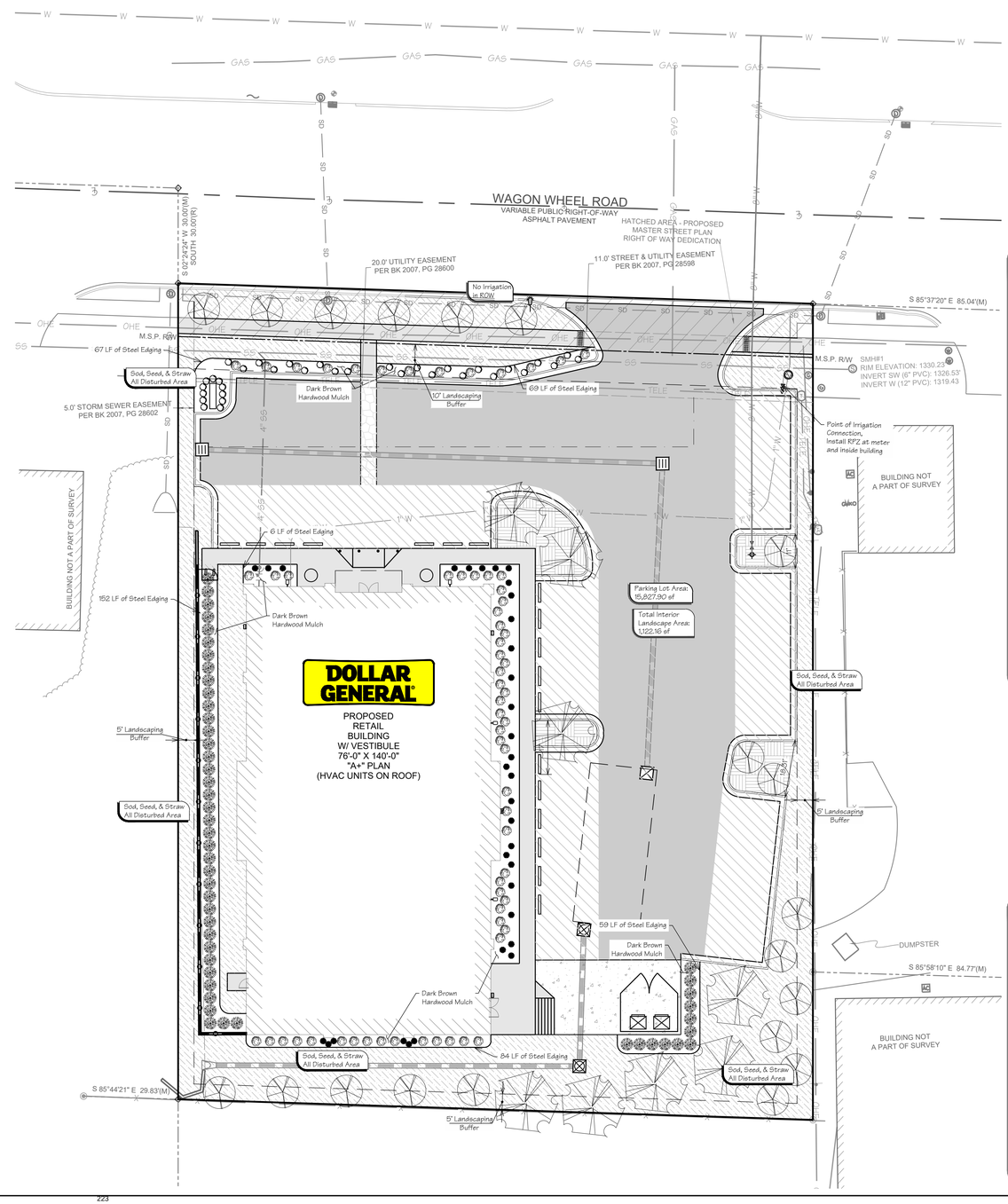
Tag	Trunk	Tree Type	Drip
T1	13"	MAPLE	15'
T2	13"	BIRCH	10'
T3	10"	MAPLE	11'
T4	13"	MAPLE	12'
T5	15"	BIRCH	12'
T6	14"	MAPLE	16'
T7	12"	CEDAR	15'
T8	12"	CEDAR	16'
T9	10"	ELM	6'
T10	12"	ELM	16'

Landscape Notes:

- DIMENSIONS ARE MEASURED FROM THE FACE OF CURB, THE FACE/CORNER OF THE BUILDING(S) OR THE CENTER OF STRIPE.
- LANDSCAPE CONTRACTOR SHALL CONTACT ARKANSAS ONE CALL FOR UTILITY LOCATIONS PRIOR TO BEGINNING LANDSCAPE WORK.
- GRASS AREAS SHALL BE SODDED WITH BERMUDA GRASS SOD.
- ALL LANDSCAPE BEDS ARE TO BE MULCHED WITH EITHER TANNED HARDWOOD BARK OR REDWOOD MULCH, WITH A THICKNESS OF 3" OVER ENTIRE BED.
- SOIL WITHIN LANDSCAPE BEDS IS TO BE AMENDED WITH EQUAL PARTS OF PERLITE (OR EQUITABLE SUBSTITUTE), PEAT MOSS AND CLEAN TOP SOIL. ALL LANDSCAPE BEDS ARE TO HAVE SOD REMOVED BEFORE INSTALLATION OF PLANT MATERIAL.
- IRRIGATION WATER METERS HAVE BEEN PROVIDED. DEVELOPER TO CONTACT IRRIGATION CONTRACTOR TO DESIGN AND INSTALL AUTOMATIC IRRIGATION SYSTEM.
- ALL PLANT MATERIALS SHALL MEET REQUIREMENTS ESTABLISHED BY THE AMERICAN STANDARD OF NURSERY STOCK.
- ALL PLANT AND LANDSCAPE MATERIALS SHALL BE INSTALLED PER CITY'S LANDSCAPE MANUAL (IF AVAILABLE).
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR TWO YEARS

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

GRAPHIC SCALE
20' 0 10' 20' 40' 80'
(IN FEET)
1 inch = 20 ft



REVISIONS:

No:	DESCRIPTION:	DATE:
1	2ND REV.	POST REV

Landscaping Plan
Springdale Project No: L22-07

Large Scale Development For:
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Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line

Note:
* See Survey For Existing Features Legend.
* See Cover Sheet For Abbreviation List.

Demolition Notes:

- Contractor shall be responsible for removal of the Existing Structures, Related Utilities, Paving, Underground Storage Tanks and any other existing improvements as noted. Contractor is to remove and dispose of all debris, rubbish, and other materials resulting from previous and current demolition operations. Disposal shall be in accordance with all Local, State and/or Federal Regulations Governing such operations.
- The General Contractor shall take all precautions necessary to avoid property damage to adjacent properties during the construction phases of this project. The contractor will be held solely responsible for any damages to the adjacent properties occurring during the construction phases of this project.
- The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. The contractor must call the appropriate utility company at least 48 hours prior to any excavation to request exact field location of utilities. It shall be the contractor's responsibility locate all existing utilities which conflict with the proposed improvements shown on the plans, whether shown or not shown at no additional cost to the owner.
- Contractor shall remove all buildings, pavement, curbs, trees, light poles, utility poles and lines from the site up to the limits of construction or the property line unless otherwise noted. Contractor shall cap/plug any water, gas, sanitary sewer or storm sewer line at the property line. Electric and Telephone lines whether overhead or underground shall be terminated at the closest utility pole or pedestal to the property line or per the Designated Utility Company's Requirements.
- It is the Contractor's responsibility to remove any and all asbestos or any other hazardous materials from the site per government guidelines and shall dispose of the hazardous materials in strict accordance to the guidelines.
- Contractor shall ensure that adequate measures are taken prior to the removal of any existing storm water / sanitary sewer systems so that the discharge of water remains uninterrupted both on and off the site.
- Contractor shall ensure that any utility service to the site that shall be removed will not interrupt service to the neighboring property owners. It is the contractors responsibility to coordinate with the neighboring property owners if service will be interrupted.

Erosion General Notes:

- The Storm Water Pollution Prevention Plan (SWPPP) is comprised of the Erosion Phase I & II construction drawings, the standard details and any related documents including City ordinance.
- Contractor shall implement best management practices as required by the SWPPP. Additional best management practices shall be implemented as dictated by conditions at no additional cost of owner throughout all phases of construction.
- Best Management Practices (BMP's) and controls shall conform to federal, state, or local requirements or manual of practice, as applicable, Contractor shall implement additional controls as directed by permitting agency or owner.
- Site map must clearly delineate all state waters. Permits for any construction activity impacting state waters or regulated wetlands must be maintained on site at all times.
- Contractor shall minimize clearing to the maximum extent practical or as required by the general permit.
- General Contractor shall denote on plan the temporary parking and storage area which shall also be used as the equipment maintenance and cleaning area, employee parking area, and area for locating portable facilities, office trailers, and toilet facilities.
- All wash water (concrete trucks, vehicle cleaning, equipment cleaning, etc.) shall be detained and properly treated or disposed.
- Sufficient oil and grease absorbing materials and flotation booms shall be maintained on site or readily available to contain and clean-up fuel or chemical spills and leaks.
- Dust on the site shall be controlled. The use of motor oils and other petroleum based or toxic liquids for dust suppression operations is prohibited.
- Rubbish, trash, garbage, litter, or other such materials shall be deposited into sealed containers. Materials shall be prevented from leaving the premises through the action of wind or storm water discharge into drainage ditches or Waters of the State or U.S.
- All storm water pollution prevention measures presented on this plan, and in the Storm Water Pollution Prevention Plan, shall be initiated as soon as practicable.
- Disturbed portions of the site where construction activity has stopped shall be temporarily seeded no later than 14 days after the last construction activity occurring in these areas.
- Disturbed portions of the site where construction activity has permanently stopped shall be permanently seeded. These areas shall be seeded no later than 14 days after the last construction activity occurring in these areas. Refer to the grading plan and/or landscape plan.
- If the action of vehicles traveling over the gravel construction entrances is not sufficient to remove the majority of dirt or mud, then the tires must be washed before the vehicles enter a public road. If washing is used, provisions must be made to intercept the wash water and trap the sediment before it is carried off the site.
- All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately.
- Contractors or Subcontractors will be responsible for removing sediment in the detention pond and any sediment that may have collected in the storm sewer drainage systems in conjunction with the stabilization of the site.
- On-site & offsite soil stockpile and borrow areas shall be protected from erosion and sedimentation through implementation of best management practices. Stockpile and borrow area locations shall be noted on the site map and permitted in accordance with general permit requirements.
- Slopes shall be left in a roughened condition during the grading phase to reduce runoff velocities and erosion.
- Due to the grade changes during the development of the project, the Contractor shall be responsible for adjusting the erosion control measures (silt fences, straw bales, etc.) to prevent erosion.
- All construction shall be stabilized at the end of each working day, this includes backfilling of trenches for utility construction and placement of gravel or bituminous paving for road construction.

Maintenance:

All measures stated on this erosion and sediment control plan, and in the storm water pollution prevention plan, shall be maintained in fully functional condition until no longer required for a completed phase of work or final stabilization of the site. All erosion and sedimentation control measures shall be checked by a qualified person in accordance with the contract documents or the applicable permit, whichever is more stringent, and repaired in accordance with the following:

1. Inlet protection devices and barriers shall be repaired or replaced if they show signs of undermining, or deterioration.
2. All seeded areas shall be checked regularly to see that a good stand is maintained. Areas should be fertilized, watered, and reseeded as needed.
3. Silt fence shall be repaired to their original conditions if damaged. Sediment shall be removed from the silt fences when it reaches one-half the height of the silt fence.
4. The construction entrances shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing of the construction entrances as conditions demand.
5. The temporary parking and storage area shall be kept in good condition (suitable for parking and storage). This may require periodic top dressing of the temporary parking as conditions demand.
6. Outlet structures in the sedimentation basins shall be maintained in operational conditions at all times. Sediment shall be removed from sediment basins or traps when the design capacity has been reduced by 50%.

Sequence of Construction:

SWPPP Phase I:

1. Pre-construction meeting.
2. Install stabilized construction exit(s) and concrete wash area(s).
3. Prepare temporary parking and storage area. Upon implementation and installation of the following areas:
   a. Trailer
   b. Parking & storage areas
   c. Lay down
   d. Porta potty
   e. Wheel wash &/or concrete washout
   f. Masons area
   g. Fuel and material storage containers
   h. Solid waste containers, etc.,

   denote them on the site maps immediately and note any changes in the locations as they occur throughout the construction process.
4. The following shall be shown on the erosion control site map upon implementation and installation:
   a. Construction trailer(s)
   b. Parking & storage areas
   c. Lay down
   d. Porta-potty
   e. Wheel wash &/or concrete washout
   f. Fuel and material storage containers
   g. Solid waste containers, etc.
5. Construct the silt fences on the site.
6. Contractor shall halt all ground disturbance activities and contact the civil engineer of record to perform inspection and certification of bmps. General contractor shall schedule and conduct storm water pre-construction meeting with engineer and all ground-disturbing contractors before proceeding with construction.
7. Construct the sediment basin(s) with outfall structure as shown on plan.
8. Clear and grub the site.
9. Start construction of building pad and structures, if any.
10. Begin grading the site.

SWPPP Phase II

1. Temporarily seed denuded areas.
2. Install utilities, underdrains, storm sewers, curbs and gutters.
3. Install rip rap around outlet structures where noted on plans.
4. Install inlet protection around all storm sewer structures.
5. Prepare site for paving.
6. Pave site.
7. Install inlet protection devices.
8. Complete grading and install permanent seeding and planting.
9. Remove all temporary erosion and sediment control devices (only if site is stabilized).

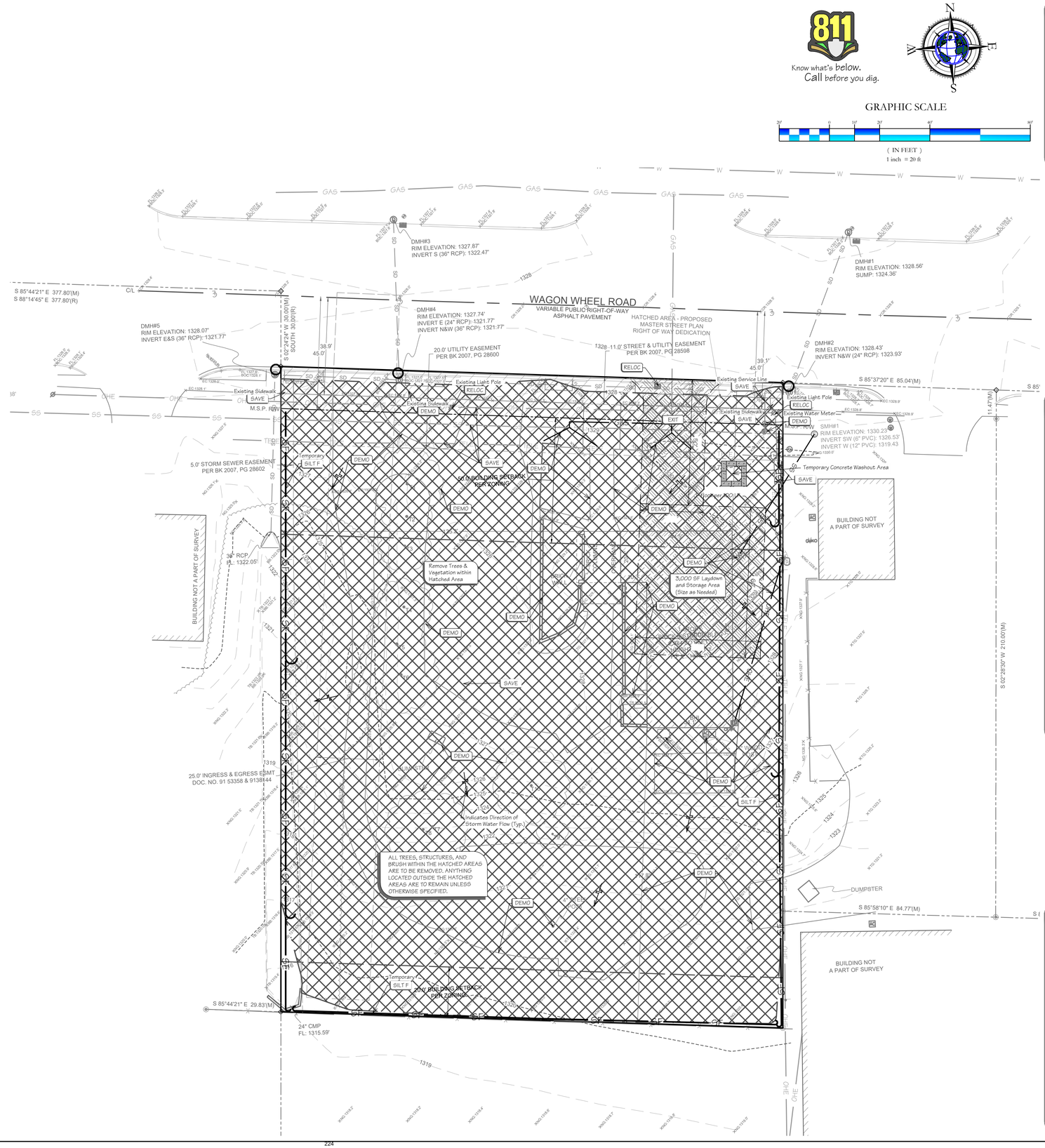
Temp & Perm Controls:

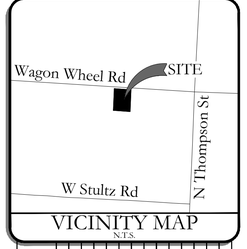
Feature	Key	Description
	EXIT	Temporary Gravel Construction Entrance / Exit
SF	SILT F	Silt Fence
	GRASS	Existing Grass (See Plan For Width)
TPF	TREE	Tree Preservation And Protection
TDD	DIVDIKE	Temporary Diversion Dike
WTL	WATTLE	Wattle
	RCD	Rock Check Dams
	RIPRAP	Rip-rap (see Plan For Size)
	INLET (TYPE)	Inlet Protection
	AVD	Anti-vortex Device

Note:
* Only symbols that appear on this sheet are shown in this legend.

Demolition Notes:

Key	Description
DEMO	Existing to be Removed / Demolished
ABNDN	Existing to Be Abandoned in Place. Refer to Governing Agency for requirements to abandon in place.
SAVE	Existing to Remain. In the case of vegetation, Contractor shall ensure survival of plants
RELOC	Existing to be Relocated.





No.	REVISIONS: DESCRIPTION	DATE

Demolition and Erosion Control Plan Ph 1
Springdale Project No: 1.22-07

Large Scale Development For:
Dollar General of Springdale
1153 Wagon Wheel Road Springdale, Arkansas
PB General Holdings, LLC
5110 Talley Road
Little Rock, AR 72204
(501) 219-8899

SEAL:

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

FROM:
BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
3825 NORTH SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com
Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2021-01-20	21-10994
DRAWN BY: A. Pope	REVIEWED BY: W. Cody Sexton

DRAWING NAME: 21-10994 Civil 003.dwg

SHEET NUMBER: C3

p:\21-10994 dg of springdale, ar (wagon wheel) \civil drawings\21-10994 civil 003.dwg - Plotted on 1/20/2022 4:20:21 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Alexis Pope

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Easement Line
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
X	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
DI/TYPE, CB/TYPE, GB/TYPE, JB/TYPE, MH/TYPE, CURB	Storm Catch Basin(s)
	Ditch Line
	Fault Line / Grade Change
	Storm Pipe (See Grading Plan For Type and Size)
	Retaining Wall
	See Utility Plan For Line Sizes
X"W	Water Line
	Tee, Cross, Bends, Gate Vale & Reducer
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
X"FM	Sanitary Sewer Force Main
X"SS	Sanitary Sewer Line
	Sanitary Sewer Service
S	Sanitary Sewer Manhole
GAS	Gas Line
OHE	Overhead Electric Line
UGE	Underground Electric Line
CATV	Cable Television Line
FO	Fiber Optic Line
OHT	Overhead Telephone Line
UGT	Underground Telephone Line
	Utility Pole
	Light Pole

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Erosion General Notes:

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8. Clear and grub the site.
9. Start construction of building pad and structures, if any.
10. Begin grading the site.

SWPPP Phase II

1. Temporarily seed denuded areas.
2. Install utilities, underdrains, storm sewers, curbs and gutters.
3. Install rip rap around outlet structures where noted on plans.
4. Install inlet protection around all storm sewer structures.
5. Prepare site for paving.
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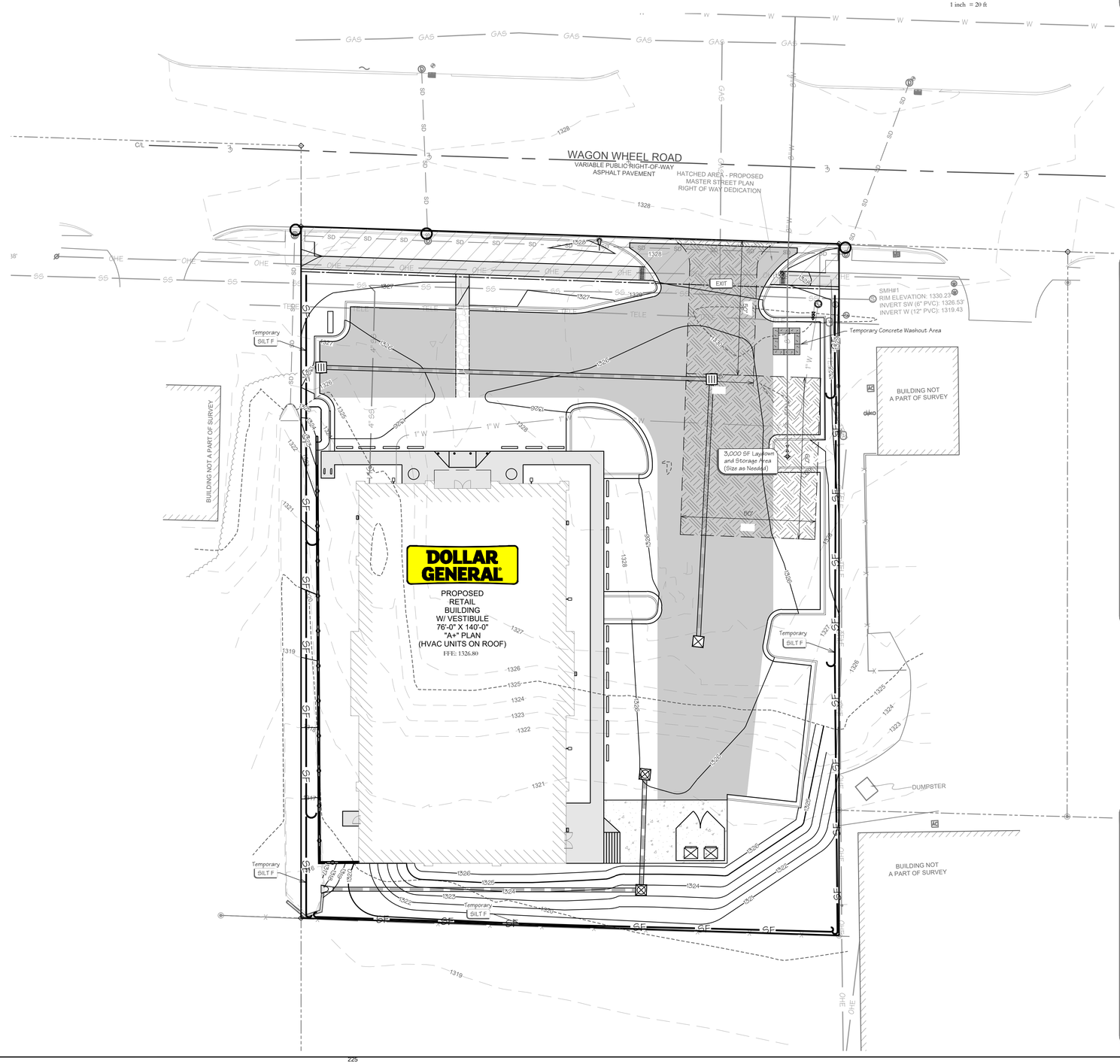

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft

VICINITY MAP
N.T.S.

REVISIONS:

No:	DESCRIPTION	POST BID / ADD BID	DATE

SEAL:

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

FIRM:
BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
3825 NORTH SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com
Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2021-01-20	21-10994
DRAWN BY: A. Pope	REVIEWED BY: W. Cody Sexton

DRAWING NAME: 21-10994 Civil 003.dwg

SHEET NUMBER: C3-1

Erosion Control Plan Ph 2
Springdale Project No: 1.22-07

Large Scale Development For:
Dollar General of Springdale
1153 Wagon Wheel Road Springdale, Arkansas
PB General Holdings, LLC
5110 Talley Road
Little Rock, AR 72204
(501) 219-8899

Know what's below. Call before you dig.

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Proposed Features:

Feature	Description
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	Offsite Property Line
	Right-Of-Way Line
	Easement Line
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
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	Board Fence Line
	Storm Catch Basin(s)
	Ditch Line
	Fault Line / Grade Change
	Storm Pipe (See Grading Plan For Type and Size)
	Retaining Wall
	See Utility Plan For Line Sizes
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	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
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X"SS	Sanitary Sewer Line
	Sanitary Sewer Service
	Sanitary Sewer Manhole
GAS	Gas Line
OHE	Overhead Electric Line
UGE	Underground Electric Line
C-TV	Cable Television Line
FO	Fiber Optic Line
OHT	Overhead Telephone Line
UGT	Underground Telephone Line
	Utility Pole
	Light Pole

Note:
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- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.

Grading Notes:

PRE-CONSTRUCTION:

- Prior to start of site grading, erosion control measures shall be installed in accordance to the erosion control plan. These erosion control measures, as a minimum, shall include all silt fencing, temporary sediment ponds, temporary construction entrance, and any other measures necessary to ensure that sediment does not leave the site.
- Contractor shall notify the appropriate Utility Companies and the State One-Call System a minimum of 48 hours prior to any excavation for the location of all underground utility lines that will be affected by this development. Please note that existing utilities noted on plan have been located with all available information and that exact location of utility lines may not be accurate.
- A pre-construction meeting shall be held on site once ALL Erosion Control Measures have been installed and prior to any site grading / construction / demolition.

GENERAL:

- Contractor shall install/use all required equipment so as to comply with all safety standards dictated by OSHA, Federal, State, and Local Regulations.
- Contractor shall coordinate with appropriate Utility Company as listed on the cover sheet for adjustment of utility lines affected by cut and fill.
- Areas to be graded shall be cleared and grubbed so as to remove all organic material including but not limited to vegetation, trees, roots, debris or other materials that would affect the stability of the fill. If uncertainty exists as to the suitability of any material, the contractor shall have a Registered Geotechnical Engineer make the final determination.
- Contractor shall ensure that the fill material be free of organic materials, frozen materials, muck, highly compressible materials, rocks, rubbish, timber, brush, stumps, building debris, and other materials that would negatively affect the fill material.
- Contractor shall stock pile and maintain all good top soil removed from areas to be graded and filled for use in final grading all critical / unpaved areas.
- Contractor shall proof roll subgrade of all areas to be paved prior to installation of paving materials. Any soft areas shall be removed and replaced with select fill and compacted as noted in the pavement section shown on the detail sheet.
- Contractor shall employ a Geotechnical Engineering / Inspection Firm registered with the State of Arkansas for inspection and testing of subgrade for proper compaction (95% standard proctor).

STORM SYSTEM:

- All drainage structures under paved areas and / or areas expecting heavy duty traffic loading shall be designed to meet AASHTO Heavy Duty (H20) traffic loading.
- Storm pipe / box shall be bedded in accordance with the bedding detail and in accordance with the specifications of ASTM D2321 (latest edition available at http://www.ASTM.org).
- Storm system is measured from the center of the box and from the end of the flared end sections.
- Drainage structures shall be constructed so that the appropriate section of the box, such as the gutter for curb inlets, the grate for drop inlets, is at an elevation that will allow for the maximum drainage into the box in accordance with proposed grades and spot elevation shown on the plan. The contractor shall notify the engineer of record in the event of a discrepancy.
- All drainage structures located within the State or Local Right of Way shall be constructed in accordance with the specifications and details of the Appropriate Governing Agency.

POST-CONSTRUCTION:

- Contractor shall scarify any area to receive top soil to a min. depth of 3".
- All unpaved disturbed areas shall be graded smooth and receive a minimum of 4" of topsoil. The area shall be seeded and / or sodded in accordance with the landscape plan. The area shall be watered until a hardy cover of grass has been established and 80% of the site has been stabilized in accordance with ADEQ's Construction General Permit (ARR150000).
- Once the site has reached final stabilization in accordance to the requirements set forth in ADEQ's Construction General Permit, the contractor shall file a notice of termination.

Storm Sewer Schedule [1,2]

Inlet Up	Top Elev.	Inv. Up	Length	Size	Type	Slope	Inv. Dn	Inlet Dn
STORM LINE "A"								
A-3	1326.04	1316.25	43 LF	12 in	RCP	@ 0.10%	1316.21	A-2
A-2	1323.70	1316.21	119 LF	12 in	HDPE	@ 0.50%	1315.62	A-1
STORM LINE "B"								
B-3	1325.44	1317.47	145 LF	18 in	RCP	@ 0.50%	1316.74	B-2
B-2	1325.49	1316.74	98 LF	18 in	RCP	@ 0.50%	1316.25	B-1

[1] - Storm Sewer Pipes shall be Reinforced Concrete Pipe, Class III per ASTM C-76, with flexible plastic bitumen gaskets at joints.

[2] - Pipes not located under pavement areas, in drainage easements, or in the public right-of-way are permitted to be High Density Poly Ethylene Pipe (HDPE) or Smooth Lined Metal Pipe (SLMP). Both types of pipes shall have a minimum Manning's "n" value of 0.013 to be verified by the Engineer of Record.

Know what's below. Call before you dig.

GRAPHIC SCALE

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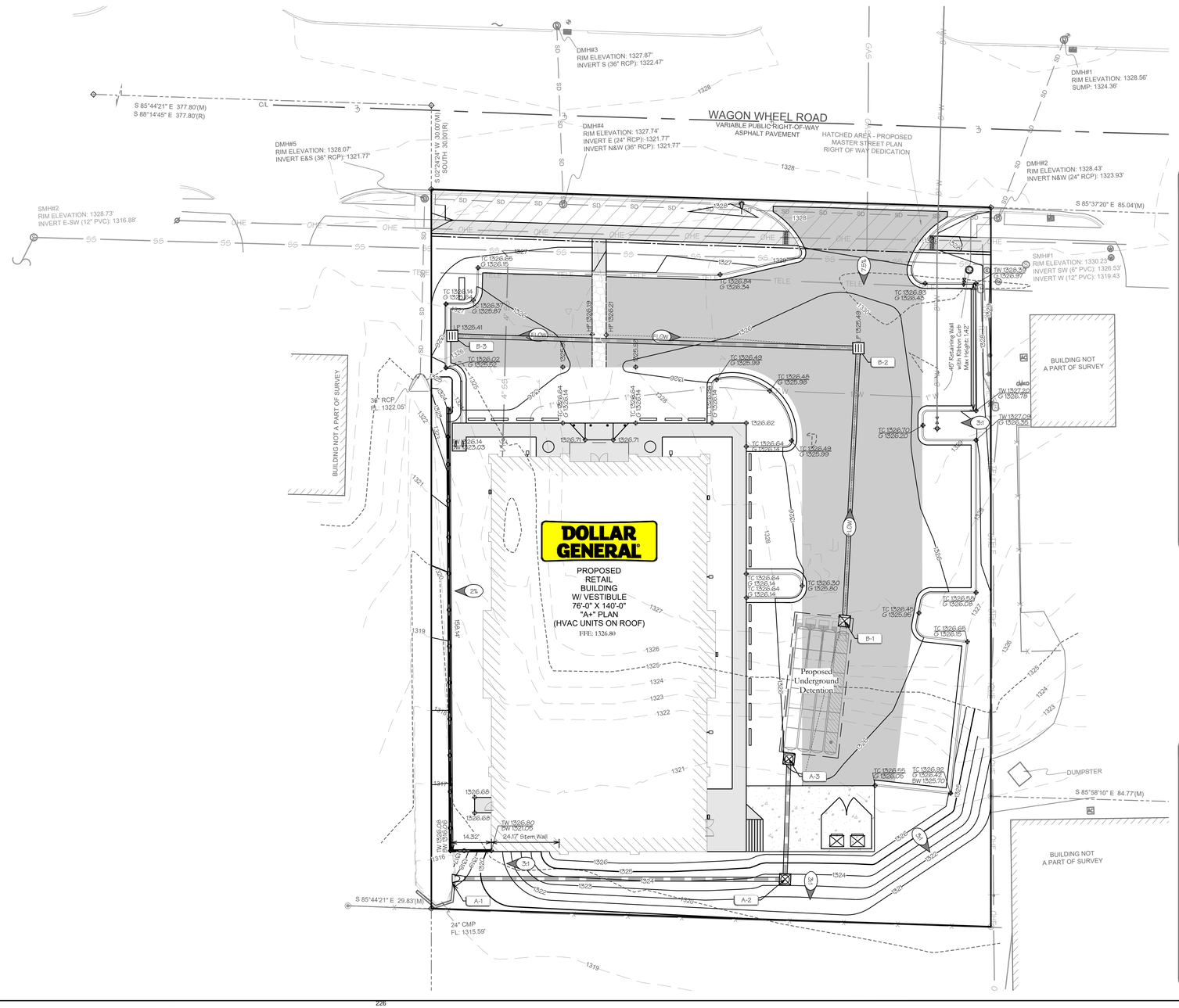

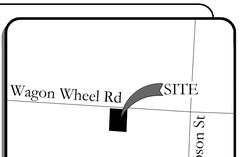

REVISIONS:

No:	DESCRIPTION:	PER REQ	DATE:

Grading and Drainage Plan
Springdale Project No: 1.22-07

Large Scale Development For:
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p:\21-10994 dg of springdale, ar (wagon wheel)\civil drawings\21-10994 civil 003.dwg - Plotted on 1/20/2022 4:26:37 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Alexis Pope

General Utility Notes:

- THE CONTRACTOR SHALL CONTACT "ARKANSAS ONE-CALL" AND/OR THE APPROPRIATE UTILITY COMPANY A MINIMUM OF 48 HOURS PRIOR TO EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY EXISTING UTILITY LINES AND SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY FOR REPAIR OF THE UTILITY.
- A PRE-CONSTRUCTION MEETING SHALL BE HELD PRIOR TO UTILITY CONSTRUCTION. THE CONTRACTOR SHALL SCHEDULE THE PRE-CONSTRUCTION MEETING WITH THE APPROPRIATE UTILITY AS REQUIRED AND WITH THE ENGINEER OF RECORD FOR THE PROJECT.
- WATER AND SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS PROVIDED WITH THIS PROJECT.
- WATER AND STORM LINES SHALL HAVE A MINIMUM OF EIGHTEEN (18) INCHES VERTICAL SEPARATION AND TEN (10) FOOT HORIZONTAL SEPARATION FROM SANITARY SEWER LINES. ENCASEMENTS MAY BE REQUIRED AS NOTED ON PLANS.
- ALL PLUGS, CAPS, TEES, AND BENDS SHALL BE PROVIDED WITH REACTION BACKING / THRUST BLOCKING OR SHALL BE RESTRAINED JOINT PIPE. THE FITTING MUST BE BRACED AGAINST UNEXCAVATED EARTH AT THE END THE TRENCH WITH 3000 psi PC CONCRETE. RETAINER GLANDS MAY BE REQUIRED, AS DETERMINED BY MOWA.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL OR PLUMBING DRAWINGS FOR UTILITY CONNECTION LOCATIONS FOR THE BUILDING.
- DIMENSIONS ARE TO THE FACE / CORNER OF THE BUILDING, FACE OF CURB, AND CENTERLINE OF PIPE AND FITTING.
- CONTRACTOR SHALL COORDINATE DISRUPTION OF UTILITY SERVICE(S) WITH ALL AFFECTED PROPERTY OWNERS.
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OR OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED LOCATION(S) ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN, AND ALL OTHER LINES NOT OF RECORD OR NOT SHONE ON THESE DRAWINGS BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INITIATION OF THE ACTUAL PORTION OF THEIR WORK.
- CONTRACTOR SHALL OBTAIN AUTHORIZATION FROM insert utility company here PRIOR TO CONNECTION TO ANY EXISTING WATER LINE.
- CONTRACTOR SHALL OBTAIN AUTHORIZATION FROM THE CITY OF SPRINGDALE PRIOR TO CONNECTION TO ANY EXISTING SEWER LINE, OR SEWER MANHOLE.
- PROPOSED UTILITIES THAT ARE TO BURIED WITHIN THE SAME TRENCH SHALL BE COORDINATED WITH AND APPROVED BY THE APPROPRIATE UTILITY COMPANIES.
- PROPOSED UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS / SPECIFICATIONS OF THE GOVERNING AGENCY.
- CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY FOR ADJUSTMENT OF UTILITY LINES AFFECTED BY CUT AND FILL.
- CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY FOR ROUTING OF GAS, TELEPHONE, CABLE, AND ELECTRICITY AS REQUIRED.
- CONTRACTOR SHALL MAINTAIN A MIN. OF 5 FOOT SEPARATION FROM WATER/SEWER AND STORM SEWER, GAS, ELECTRIC, STREET LIGHTS AND TELEPHONE IS REQUIRED.

Utility Notes:

WATER:

- All water lines shall have 3'-0" min. cover above top of pipe.
- All water lines shall be bedded in accordance with the specifications and details provided with this project as approved by the Arkansas Department of Health.
- All water lines shall be hydrostatically tested and disinfected in accordance with specifications provided for this project and approved from the Arkansas Department of Health.
- All fire hydrants shall have a gate valve installed within 5'-0" max. of the hydrant.
- Any cleanouts, valve boxes, and meter boxes in the pavement area shall be installed with a concrete apron in accordance with the detail sheet.
- Fire hydrants shall be installed in accordance with the standards / specifications provided with this project as approved by the Arkansas Department of Health.

SANITARY SEWER:

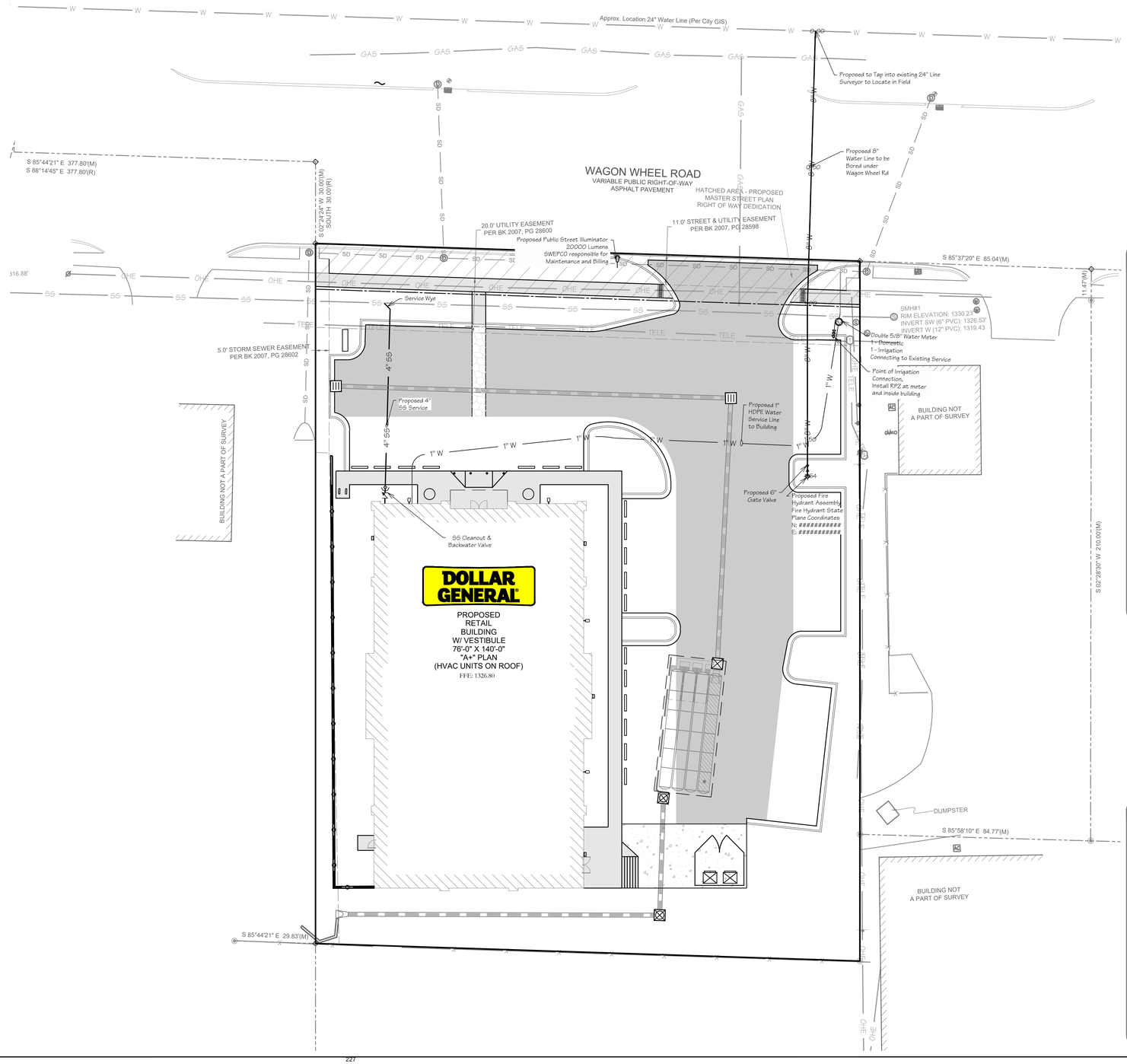
- All sanitary sewer lines shall have 3'-0" min. cover above top of pipe.
- All sanitary sewer lines shall be bedded in accordance with approved standards and bedding detail, see detail sheet(s).
- Sanitary sewer manholes located in grass area / non-paved area shall be constructed so that the rim is six (6) inches above proposed highest point of closest adjacent grade. In the event this can not be achieved then the manhole cover shall be water tight.
- Contractor shall match top of proposed sanitary sewer manhole to proposed grade. If a discrepancy occurs between the proposed grade and proposed structure tops, the grading shall govern. If the discrepancy is more than 4 inches the contractor shall contact the Engineer of Record.
- Sanitary Sewer Service to Existing 6" Sewer Main. At the time of design, we were unable to verify the flowing grade of the existing 6" sanitary sewer. The contractor shall excavate and expose the sanitary sewer at the southwest corner of the site in order to verify the flowline for the service connection and determine the proper option for the service from the building.
- OPTION 'A' - If there is adequate fall from the building to the existing sewer main, the gravity service can be constructed on site and will be able to tie into the existing main.
- OPTION 'B' - It is possible that the depth of the existing sanitary sewer on the site may not be deep enough to connect a gravity service from the building. However, the slope of the topography drops off rapidly across the site and the neighboring property. If an easement can be granted from the adjacent property, it should be very easy to connect the service at a deeper flowline on the neighbor's property.
- OPTION 'C' - If neither Options A or B are allowed, the contractor will have to install a grinder pump to pump wastewater to the gravity sewer.

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Easement Line
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
X	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Storm Catch Basin(s)
	Storm Pipe (See Grading Plan For Type and Size)
	Retaining Wall
X"W	Water Line
	Tee, Cross, Bends, Gate Vale & Reducer
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
X"FM	Sanitary Sewer Force Main
X"SS	Sanitary Sewer Line
	Sanitary Sewer Service
	Sanitary Sewer Manhole
GAS	Gas Line
OHE	Overhead Electric Line
UGE	Underground Electric Line
C-TV	Cable Television Line
FO	Fiber Optic Line
OHT	Overhead Telephone Line
UGT	Underground Telephone Line
	Utility Pole
	Light Pole

Note:

- Only Symbols That Appear On This Sheet Are Shown In This Legend.
- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.



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

GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft

REVISIONS:

No:	DESCRIPTION	DATE
1	PER REV.	
2	PER REV.	

Utility Plan
Springdale Project No: L22-07

Large Scale Development For:
Dollar General of Springdale
1153 Wagon Wheel Road Springdale, Arkansas
PB General Holdings, LLC
5110 Talley Road
Little Rock, AR 72204
(501) 219-8899

SEAL:

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

FROM:
BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
3825 NORTH SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com
Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2021-01-20	21-10994
DRAWN BY: A. Pope	REVIEWED BY: W. Cody Sexton

DRAWING NAME: 21-10994 Civil 003.dwg

SHEET NUMBER: C5

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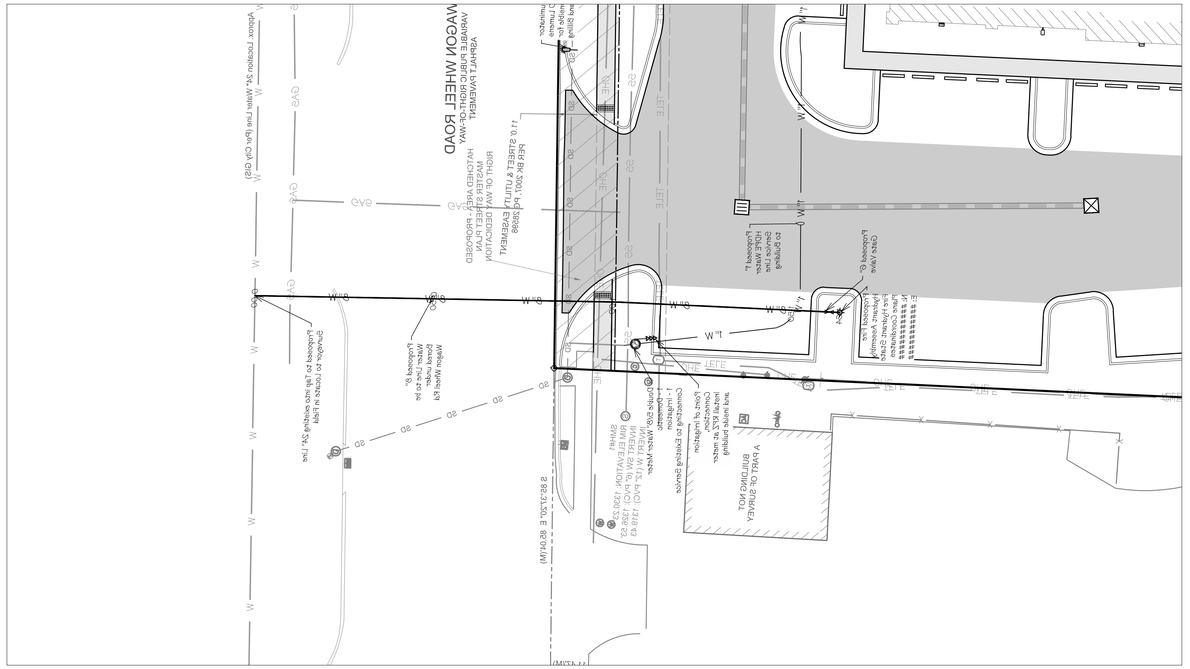
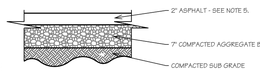

WAGON WHEEL ROAD
PROPOSED 10' UTILITY EASEMENT
PROPOSED 24" WATER MAIN
PROPOSED 8" WATER MAIN
EXISTING 24" WATER MAIN
EXISTING 8" WATER MAIN
EXISTING 12" SANITARY SEWER
EXISTING 24" STORM SEWER
EXISTING 8" GAS MAIN
EXISTING 2" GAS MAIN
EXISTING 4" GAS MAIN
EXISTING 6" GAS MAIN
EXISTING 8" GAS MAIN
EXISTING 12" GAS MAIN
EXISTING 20' UTILITY EASEMENT
EXISTING 30' UTILITY EASEMENT
EXISTING 40' UTILITY EASEMENT
EXISTING 50' UTILITY EASEMENT
EXISTING 60' UTILITY EASEMENT
EXISTING 70' UTILITY EASEMENT
EXISTING 80' UTILITY EASEMENT
EXISTING 90' UTILITY EASEMENT
EXISTING 100' UTILITY EASEMENT
EXISTING 110' UTILITY EASEMENT
EXISTING

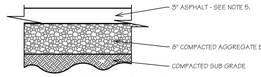
PAVEMENT DETAILS

1. DETAILS ARE DOLLAR GENERAL STANDARD REQUIREMENTS AND MAY INCREASE OR DECREASE WITH VARIOUS SOIL CONDITIONS. A GEOTECHNICAL INVESTIGATION WITH PAVEMENT DESIGN RECOMMENDATIONS SHALL BE COMPLETED FOR EACH DEVELOPMENT. THE FOLLOWING DETAILS SHALL BE USED AS DOLLAR GENERAL PAVEMENT REQUIREMENTS. INCREASED RECOMMENDATIONS ARE TO BE USED.
2. THE SUBGRADE MATERIALS SHALL BE PROOF ROLLED AND/OR SCARIFIED AND COMPACTED PRIOR TO PLACEMENT OF BASE MATERIAL. WHERE EXISTING SUBGRADE MATERIALS ARE UNSUITABLE, THEY SHALL BE REMOVED AND REPLACED WITH COMPACTED SELECT MATERIAL IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS.
3. HEAVY DUTY CONCRETE PAVEMENT AND STANDARD DUTY CONCRETE PAVEMENT (AS RECOMMENDED BY THE GEOTECHNICAL REPORT OR DOLLAR GENERAL MINIMUMS) SHALL BE STEEL REINFORCED. REINFORCEMENT TYPE SHALL BE PRIOR APPROVED BY DOLLAR GENERAL.
4. CONCRETE PAVEMENT PLAN SHALL BE PROVIDED TO DOLLAR GENERAL FOR PRIOR APPROVAL. ALL JOINTS MUST BE SEALED WITH AN APPROVED SEALANT. STEEL REINFORCING SHALL BE USED AT JOINTS. REFER TO ACI 330R (GUIDE FOR DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS) FOR JOINT DESIGN AND LAYOUT.
5. THE DENSITY OF ALL ASPHALT PAVING SHALL BE BETWEEN 90% AND 96% (ASTM D2041). TESTING BY GC.

ASPHALTIC PAVEMENT

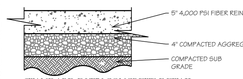


STANDARD DUTY ASPHALT DETAIL
SCALE: NOT TO SCALE



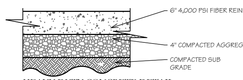
HEAVY DUTY ASPHALT DETAIL
SCALE: NOT TO SCALE

CONCRETE PAVEMENT



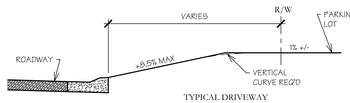
STANDARD DUTY CONCRETE DETAIL
SCALE: NOT TO SCALE

CONCRETE PAVEMENT



HEAVY DUTY CONCRETE DETAIL
SCALE: NOT TO SCALE

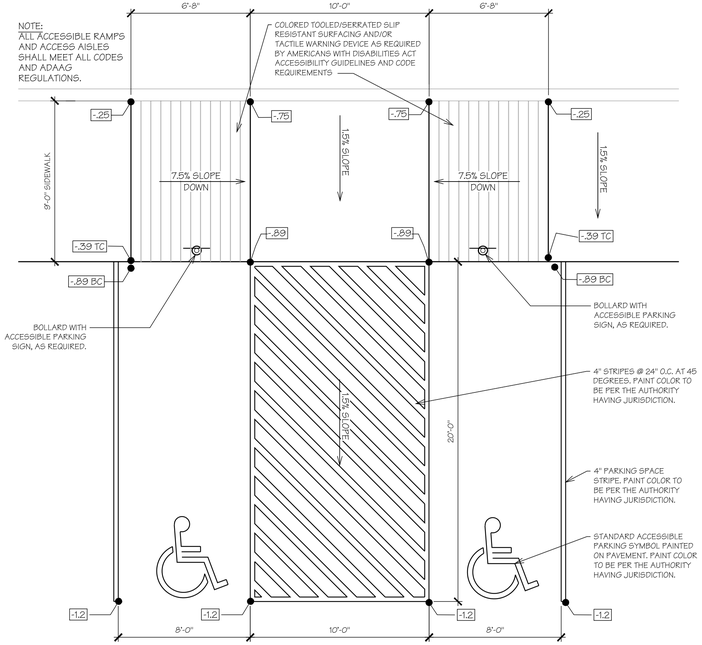
NOTE: SEE SOILS REPORT FOR PREPARATION AND COMPACTION UNDER BUILDING AND PAVING



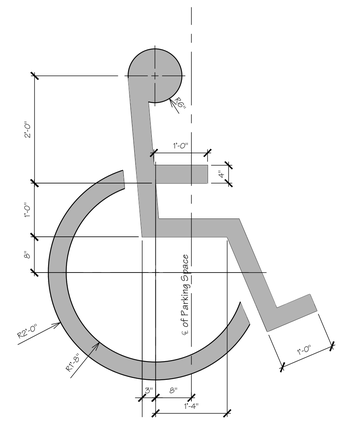
DRIVEWAY DETAIL NOTES:

1. DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH JURISDICTIONAL REQUIREMENTS AND DOLLAR GENERAL REQUIREMENTS SHOWN HEREIN. DRIVEWAY GRADES SHOWN HEREIN ARE DOLLAR GENERAL'S PREFERRED MAXIMUM AND MINIMUM GRADES. IT IS UNDERSTOOD THAT EXCEPTIONS TO THESE REQUIREMENTS MAY BE REQUIRED AT SOME SITES BASED ON ACCEPTABLE GRADING REQUIREMENTS AT DIFFERENT GEOGRAPHIC REGIONS THROUGHOUT THE USA. HOWEVER, ANY EXCEPTIONS SHALL BE SUBMITTED TO DOLLAR GENERAL ARCHITECTURAL AND ENGINEERING DEPARTMENT FOR PRIOR APPROVAL. SUBMITTAL SHALL INCLUDE DATA INDICATING THAT PROPOSED DESIGN IS IN ACCORDANCE WITH JURISDICTIONAL (CITY, COUNTY, STATE, ETC.) ACCEPTABLE STANDARDS. DATA SHALL INCLUDE DRAWING DETAILS, LOCAL JURISDICTIONAL APPROVALS (LETTERS, PERMITS, COPIES OF LOCAL DESIGN GUIDELINES, ETC.), AND ENGINEERING DATA THAT ILLUSTRATES THAT A TYPICAL DOLLAR GENERAL TRACTOR TRAILER DELIVERY TRUCK CAN ACCESS THE SITE WITHIN NORMAL OR REASONABLE MANEUVERING TOLERANCES. SUBMITTAL SHALL INCLUDE A SIGNED AND PROFESSIONALLY SEALED LETTER FROM A LICENSED CIVIL ENGINEER CERTIFYING THAT THE DESIGN IS IN ACCORDANCE WITH APPLICABLE GOVERNING AGENCY(IES) REQUIREMENTS. DOLLAR GENERAL DELIVERY TRUCK INGRESS AND EGRESS REQUIREMENTS SHOULD BE VERIFIED THROUGH DOLLAR GENERAL ARCHITECTURAL AND ENGINEERING DEPARTMENT. DEVELOPER SHALL CONTACT DOLLAR GENERAL ARCHITECTURAL AND ENGINEERING DEPARTMENT TO DETERMINE WHICH TYPE OF DELIVERY TRUCK THE DESIGN SHALL BE BASED UPON.
2. VERIFY JURISDICTIONAL REQUIREMENTS WILL ALLOW THE PAVEMENT TO SLOPE DIRECTLY TO THE ROAD AS SHOWN ON THE DETAIL WHERE THE PARKING LOT IS HIGHER THAN THE ROAD ELEVATION. MAINTAIN POSITIVE SLOPE AWAY FROM THE BUILDING TO PREVENT FLOODING.

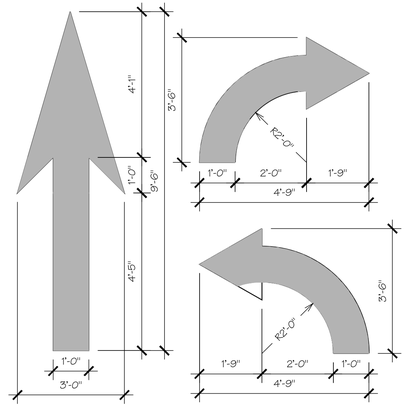
Driveway Detail
Scale: 1/8" = 1'-0"



Handicap Parking Space Detail
Scale: 1/4" = 1'-0"

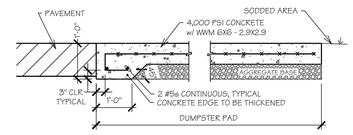


Accessible Striping Detail
Scale: 3/4" = 1'-0"

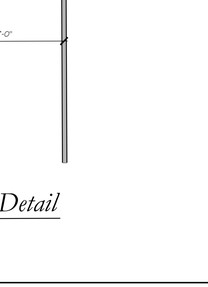


Traffic Arrows to be Solid White Reflective Traffic Paint

Traffic Flow Arrows Detail
Scale: 1/2" = 1'-0"

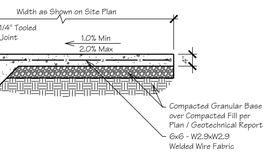


Dumpster Pad Cross Section Detail
Scale: 1/2" = 1'-0"

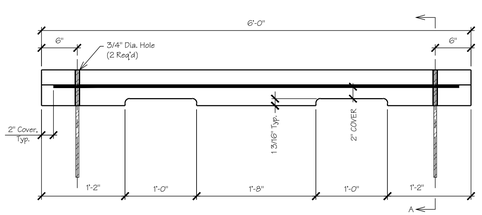


Handicap Sign Detail
Scale: 1/2" = 1'-0"

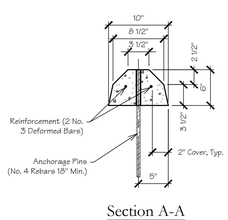
Downspout Detail
Scale: 3/4" = 1'-0"



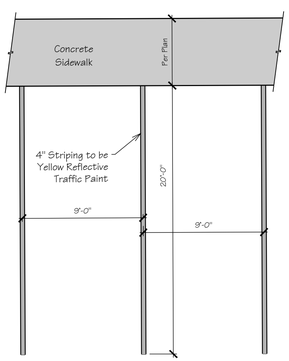
Widened Sidewalk Edge Detail
Scale: 1/2" = 1'-0"



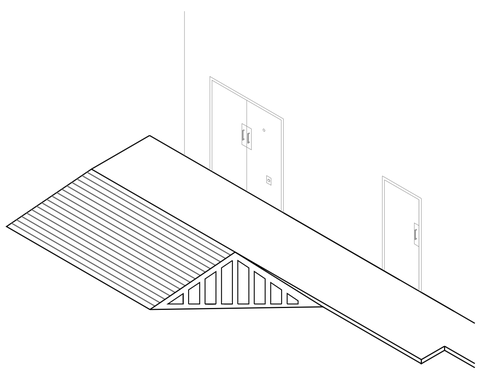
Concrete Wheel Stop Detail
Scale: 1" = 1'-0"



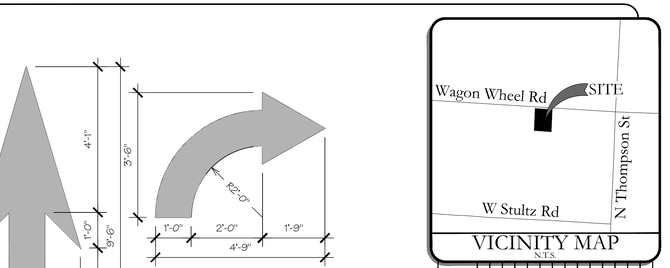
Section A-A



90° Parking Stall Detail
Scale: 3/16" = 1'-0"



Delivery Truck Parking Area Ramp Detail
Scale: N.T.S.



VICINITY MAP
N.T.S.

REVISIONS:

No:	DESCRIPTION	DATE:
1	PER REV	. . . . .

Details
Springdale Project No: L22-07

Development Plans For:
Dollar General of Springdale (Wagon Wheel)
Springdale, AR
PB General Holdings, LLC
5110 Talley Road
Little Rock, AR 72204
(501) 219-8899

SEAL:

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

FIRM:
BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
3825 NORTH SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com
Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2021-01-20	21-10994
DRAWN BY: A. Pope	REVIEWED BY: W. Cody Sexton

DRAWING NAME: 21-10994 Civil 003 - Details.dwg

SHEET NUMBER: C6

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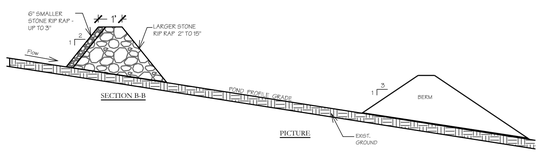
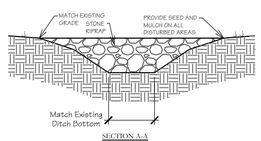
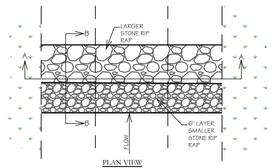






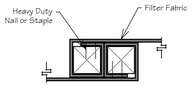
ROCK CHECK DAM

INSTALLATION:
1. EXCAVATE KEY-WAY (IF REQUIRED)
2. A GEOTEXTILE FABRIC SHALL BE INSTALLED OVER THE SOIL SURFACE WHERE THE ROCK IS TO BE PLACED (IF REQUIRED) AND BETWEEN LARGER STONE AREA AND 6" SMALLER STONE LAYER.
3. ROCK DIAMETERS SHOULD BE 2" TO 15" IN DIAMETER (3" MAXIMUM FOR SMALLER STONE)
4. PERMANENT ROCK DITCH CHECKS SHOULD NOT EXCEED 3 FEET.
5. STONES SHOULD BE PLACED ALL THE WAY TO THE BERM TO PREVENT WATER FROM CUTTING AROUND THE DITCH CHECK.
6. INSTALLATION SHALL BE PLACED EITHER BY HAND OR MECHANICALLY AND NOT JUST DUMPED TO ACHIEVE COMPLETE COVERAGE OF THE DITCH AND ENSURE THE CENTER OF THE DAMN IS LOWER THAN THE EDGES

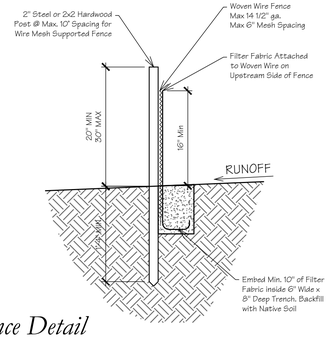
INSPECTION:
- INSPECT ROCK DITCH CHECKS EVERY (7) CALENDAR DAYS AND WITH-IN 24 HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2" PRECIPITATION DURING CONSTRUCTION.
- SEDIMENT SHOULD BE REMOVED WHEN IT REACHES 1/2 THE ORIGINAL CHECK HEIGHT

Rock Check Dam Detail
Scale: Not To Scale

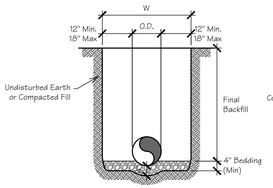
Notes and Specifications:
1. Posts shall be a minimum length of thirty-six (36) inches constructed of either of the following materials: Steel "T" or "U" type, or 2" x 2" hardwood.
2. Woven Wire used as additional fence support shall be Minimum 14.5 gauge with six (6) inch Maximum Mesh Spacing.
3. Woven Wire shall be placed along the uphill side of the fence and fastened with Wire Ties or one (1) inch staples along the uphill side of the posts.
4. Filter Fabric shall be fastened to Woven Wire according to Manufacturer's recommendation, or with ties every twenty four (24) inches at the top and mid-sections.
5. Where two pieces of Filter Fabric adjoin each other they shall be overlapped by six (6) inches and folded together.
6. Where two posts meet to join fence sections, the tops of the posts shall be secured together with wire.
7. The fence shall be constructed along the contour as much as possible.
8. Ends of fences shall be extended up the slope to prevent runoff from migrating around the end of the fence.
9. Inspection of the fence shall be performed weekly, or immediately after a rain event, or when bulges appear in the fence. accumulated silt shall not be allowed to exceed half the height of the fabric. repair and or replacement of damaged fence shall be completed promptly.
10. Accumulated silt shall be removed and disposed of in an approved site in such a manner that it will not contribute to off-site siltation.
11. All fencing shall be removed when the construction site is fully stabilized so as to not impede storm flow or drainage.
12. Pre-fabricated units do not require the use of woven wire fence.



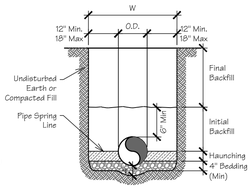
Scale: 3" = 1'-0"



Silt Fence Detail
Scale: 1" = 1'-0"



RIGID PIPE



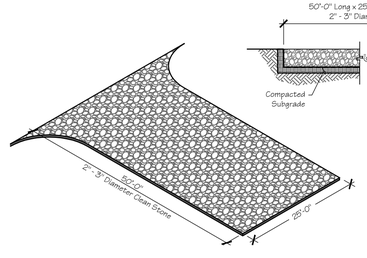
FLEXIBLE PIPE

GENERAL NOTES

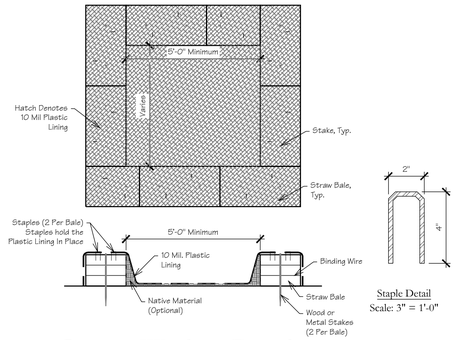
1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 95% STANDARD PROCTOR. (SEE SPECIFICATIONS FOR GRADATION)
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 85% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 95% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3. AND 4.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-00.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR THE SOIL TYPES LOCATED ON THE THIS SITE AND SHALL FOLLOW THE GEOTECH RECOMMENDATIONS.

STORM SEWER TRENCH AND BEDDING
NOT TO SCALE

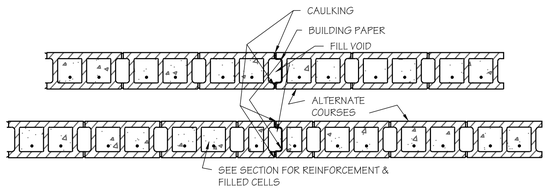


Construction Entrance Detail
Scale: 1/16" = 1'-0"



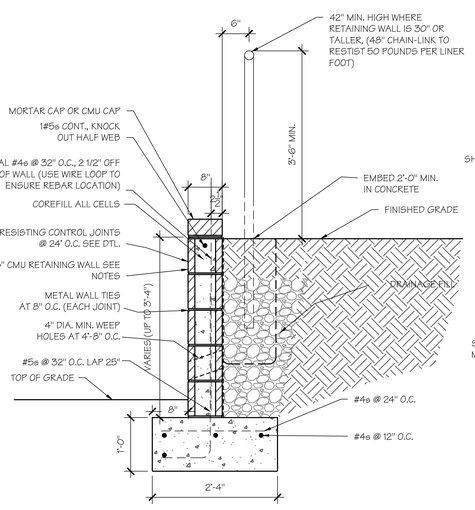
Concrete Washout Detail
Scale: 3/8" = 1'-0"

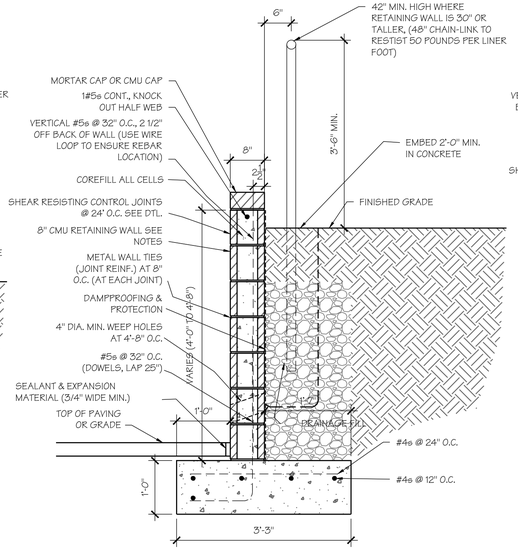
Staple Detail
Scale: 3" = 1'-0"

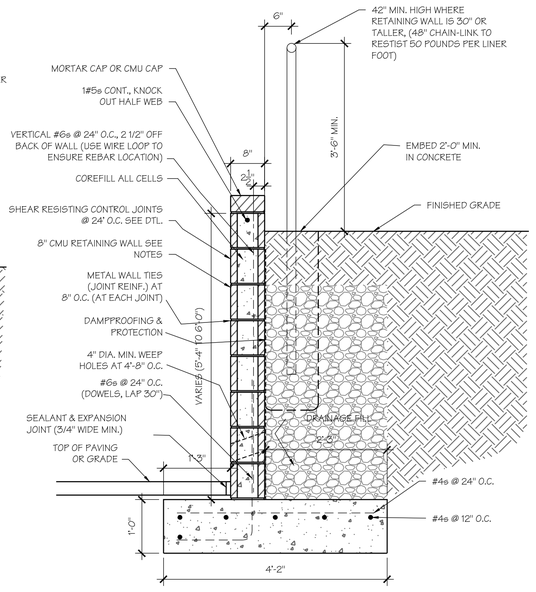


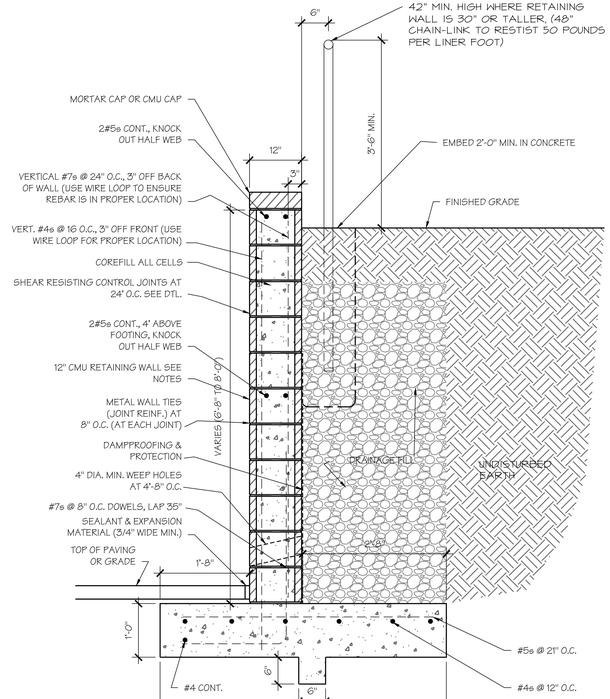
SHEAR-RESISTING CONTROL JOINT AT 24' O.C.

NOTES:
1. CONCRETE MASONRY UNITS: GRADE N HOLLOW LOAD-BEARING UNIT
2. MORTAR: TYPE PM OR PL CONFORMING TO ASTM C476
3. COREFILL: FINE OR COARSE GROUT (ASTM C476) WITH AN ULTIMATE COMPRESSION STRENGTH OF AT LEAST 2500 PSI.
4. CONCRETE IN FOOTING: 3,000 PSI
5. LAP REBARS PER CODE (40 DIA. MIN.)









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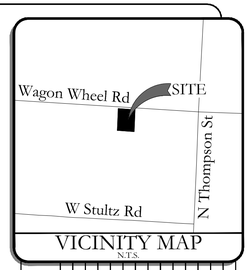

VICINITY MAP
N.T.S.

REVISIONS:

No:	DESCRIPTION	DATE:

Details
Springdale Project No: 1.22-07

Development Plans for:
Dollar General of Springdale (Wagon Wheel)
Springdale, AR
PB General Holdings, LLC
5110 Talley Road
Little Rock, AR 72204
(501) 219-8899

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

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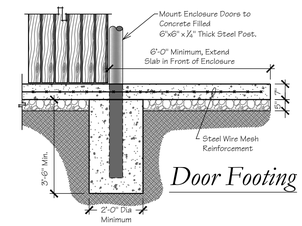
3825 NORTH SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com
Certificate of Authorization № 1534

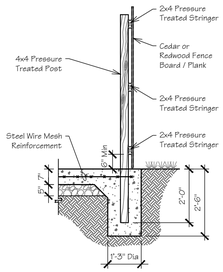
DATE:	JOB NUMBER:
2021-01-20	21-10994
DRAWN BY: A. Pope	REVIEWED BY: W. Cody Sexton

DRAWING NAME: 21-10994 Civil 003 - Details.dwg

SHEET NUMBER:
C6-1



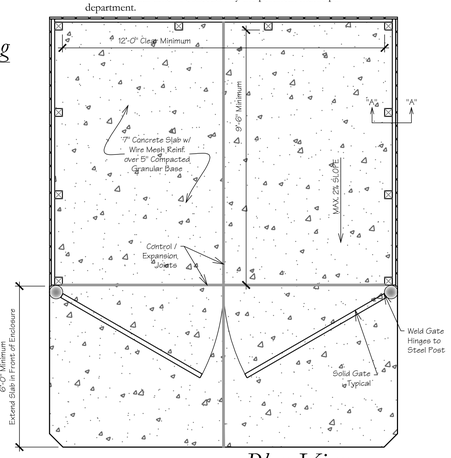
Door Footing



Section A-A

NOTES:

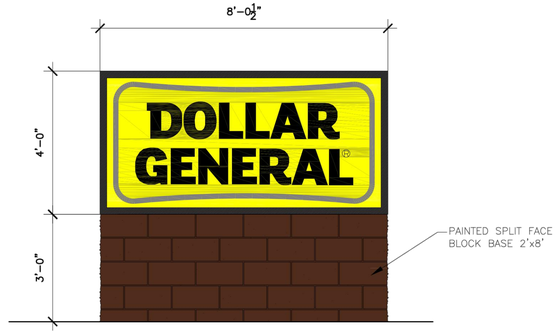
1) Gates are to be of solid construction.
2) Double swing gates shall have the swivel spots outside of the opening area of the enclosure. Swivel points shall be attached to concrete filled steel posts/ columns at ends of walls.
3) Minimum wall and gate height to be 6'-0"
4) Enclosure shall be on a level pad at ground level. The area between the pad and the pick up area shall be a paved area 6'-0" deep for the width of the enclosure and shall not exceed a grade of 2 percent.
5) Each bay shall have a separate pair of gates / doors that comply with #1 above.
6) Cardboard boxes will be stored within the Wooden Trash Enclosure until time of collection by the pertinent municipal department.

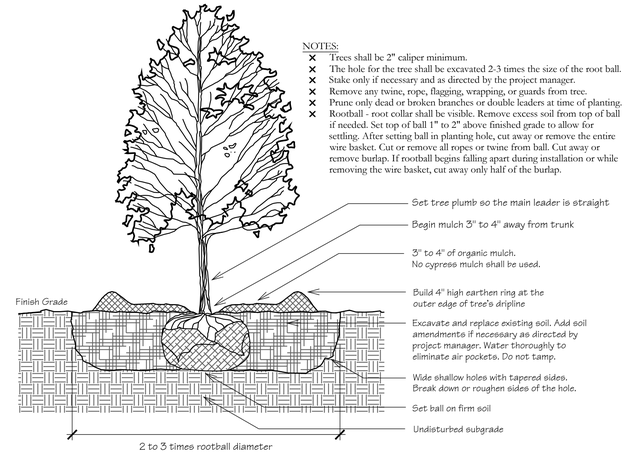


Plan View

WOODEN TRASH ENCLOSURE

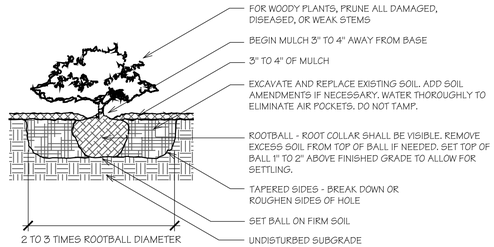
Scale: 3/8" = 1'-0"





TREE PLANTING DETAIL

Scale: N.T.S.



SHRUB PLANTING DETAIL

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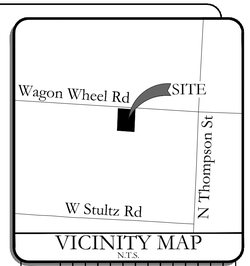

VICINITY MAP
N.T.S.

REVISIONS:

No:	DESCRIPTION	DATE:
1	PER REV	POST REV

Springdale Project No: L22-07

Development Plans For:

Dollar General of Springdale (Wagon Wheel)
Springdale, AR

PB General Holdings, LLC
5110 Talley Road
Little Rock, AR 72204
(501) 219-8899

SEAL:

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

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A. Pope	W. Cody Sexton

DRAWING NAME:
21-10994 Civil 003 - Details.dwg

SHEET NUMBER:

C6-2

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PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	

Advanced Drainage Systems, Inc.

SiteASSIST™
FOR STORMTECH INSTRUCTIONS, DOWNLOAD THE INSTALLATION APP

DG SPRINGDALE

SPRINGDALE, AR

SC-740 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-740.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-740 SYSTEM

1. STORMTECH SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-740 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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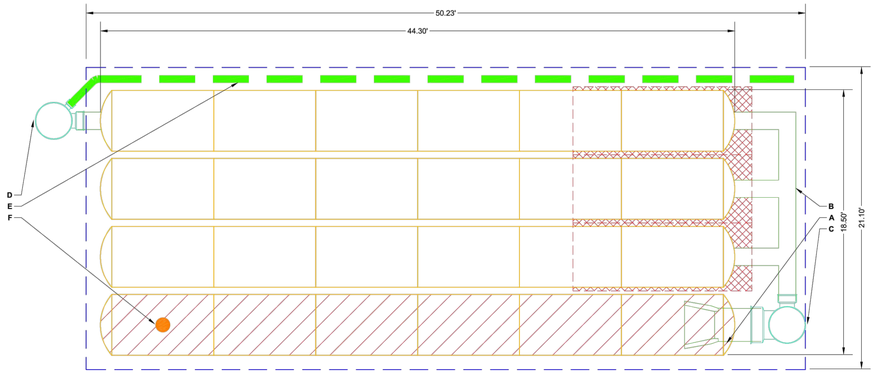
PROPOSED LAYOUT		PROPOSED ELEVATIONS	
24	STORMTECH SC-740 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	1327.00
6	STORMTECH SC-740 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	1321.00
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	1320.50
6	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	1320.50
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	1320.25
2146	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	1319.99
		TOP OF SC-740 CHAMBER:	1319.00
		12" x 12" TOP MANIFOLD INVERT:	1317.74
		12" BOTTOM CONNECTION INVERT:	1316.60
1060	SYSTEM AREA (SF)	24" ISOLATOR ROW PLUS INVERT:	1316.51
142.7	SYSTEM PERIMETER (ft)	BOTTOM OF SC-740 CHAMBER:	1316.50
		UNDERDRAIN INVERT:	1316.00
		BOTTOM OF STONE:	1316.00

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM PREFABRICATED END CAP, PART#: SC740EPE24BR / TYP OF ALL 24" ISOLATOR ROW PLUS CONNECTIONS	0.10"	
MANIFOLD	B	12" x 12" TOP MANIFOLD, ADS N-12	12.50"	
NYLOPLAST (INLET W/ ISO PLUS ROW)	C	30" DIAMETER (24.00" SUMP MIN)		5.7 CFS IN
NYLOPLAST (OUTLET)	D	30" DIAMETER (DESIGN BY ENGINEER)		2.0 CFS OUT
UNDERDRAIN	E	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		
INSPECTION PORT	F	4" SEE DETAIL		



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 12.50' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

DG SPRINGDALE
SPRINGDALE, AR
DATE: | PROJECT #: | DRAWN: JR | CHECKED: N/A

DATE	DRW	CHK	DESCRIPTION

StormTech® Chamber System
888-892-2694 | WWW.STORMTECH.COM

4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

0 5' 10'

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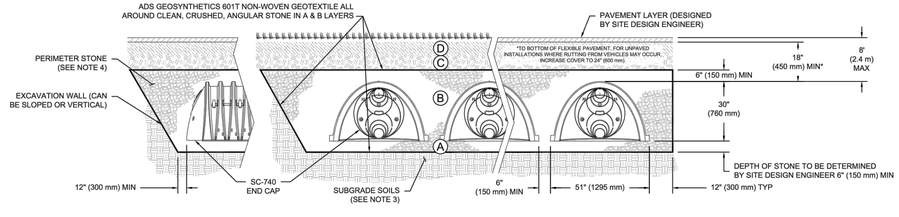
SHEET
2 OF 6

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

DG SPRINGDALE
SPRINGDALE, AR
DATE: | PROJECT #: | DRAWN: JR | CHECKED: N/A

DATE	DRW	CHK	DESCRIPTION

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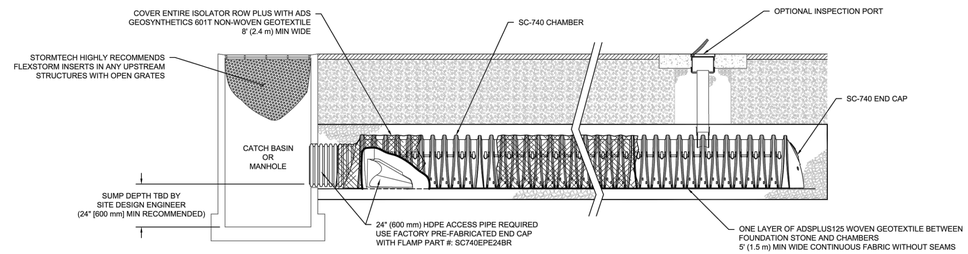
SHEET
3 OF 6



SC-740 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

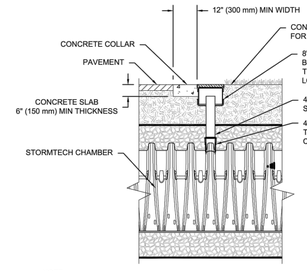
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.

4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)
NTS

DG SPRINGDALE
SPRINGDALE, AR
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SHEET
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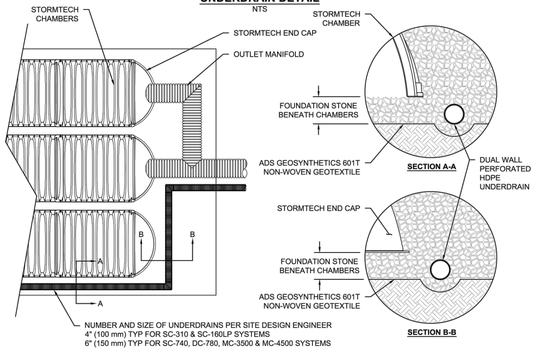
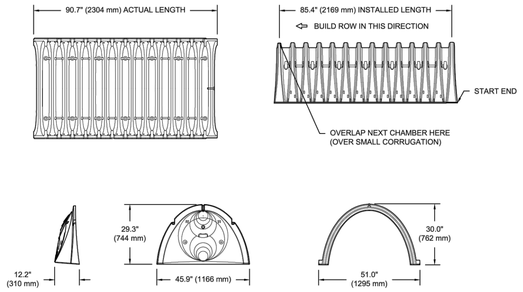
UNDERDRAIN DETAIL

NTS



SC-740 TECHNICAL SPECIFICATION

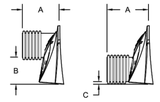
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4"	(1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	45.9 CUBIC FEET	(1.30 m³)
MINIMUM INSTALLED STORAGE*	74.9 CUBIC FEET	(2.12 m³)
WEIGHT	75.0 lbs.	(33.6 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS



PRE-FAB STUB AT BOTTOM OF END CAP WITH FLAMP END WITH "BR"
PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE-CORED END CAPS END WITH "PC"

PART #	STUB	A	B	C
SC740EPE06T / SC740EPE06TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	---
SC740EPE06B / SC740EPE06BPC			---	0.5" (13 mm)
SC740EPE08T /SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	---
SC740EPE08B / SC740EPE08BPC			---	0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	---
SC740EPE10B / SC740EPE10BPC			---	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	---
SC740EPE12B / SC740EPE12BPC			---	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	---
SC740EPE15B / SC740EPE15BPC			---	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	---
SC740EPE18B / SC740EPE18BPC			---	1.6" (41 mm)
SC740EPE24B*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)
SC740EPE24BR*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740EPE24B/SC740EPE24BR ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC740EPE24B/SC740EPE24BR THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

DG SPRINGDALE
SPRINGDALE, AR
DATE:
DRAWN: JR
CHECKED: N/A
PROJECT #:

DATE	DRW	CHK	DESCRIPTION

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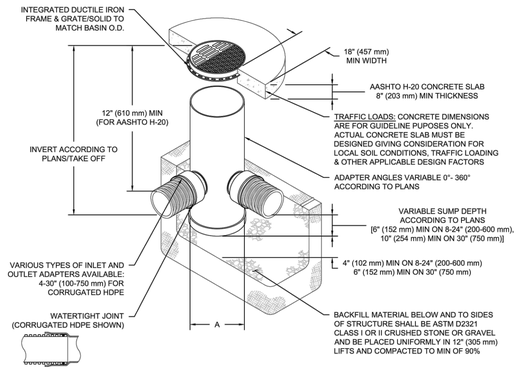
NYLOPLAST DRAIN BASIN

NTS



NOTES

1. 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: **WWW.NYLOPLAST-US.COM**
6. TO ORDER CALL: **800-821-6710**

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

DG SPRINGDALE
SPRINGDALE, AR
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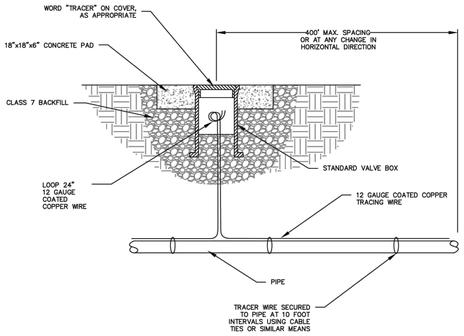


TRACING WIRE CONNECTION PORT

N.T.S.

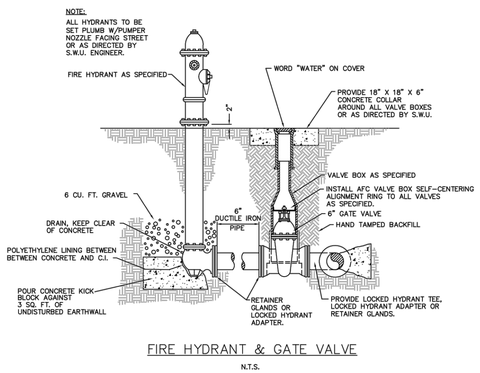
M-1

SPRINGDALE WATER UTILITIES

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

MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION

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



FIRE HYDRANT & GATE VALVE

N.T.S.

SPRINGDALE WATER UTILITIES

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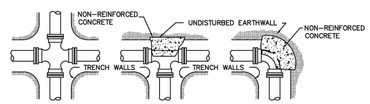
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

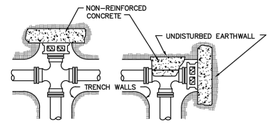
DRAWN BY: KMI | DRAWING NO: S-1 | DATE: MARCH 2008



CROSS TEE 90° BEND

45° BEND SIMILAR

22 1/2° BEND SIMILAR



CROSS W/PLUG TEE W/PLUG

NOTES:

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

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

REACTION BACKING

N.T.S.

SPRINGDALE WATER UTILITIES

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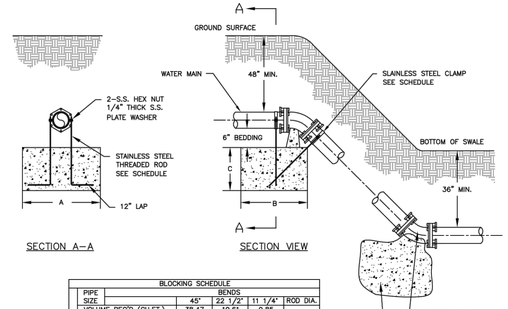
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



SECTION A–A SECTION VIEW

BLOCKING SCHEDULE					
	PIPE SIZE		BENDS 45°	22 1/2° 11 1/4°	ROD DIA.
DIMENSIONS A, B, C	8"	VOLUME REQ'D (CU.FT.)	38.47	19.61 9.85	3/4 IN.
		A (FT.)	4.00	4.00 4.00	
		B (FT.)	2.50	1.65 1.30	
		C (FT.)	4.00	3.00 2.00	
		CLAMP (2 EA.)	3/8 IN. X 1-1/2 IN.		
	12"	VOLUME REQ'D (CU.FT.)	86.56	44.13 22.17	7/8 IN.
		A (FT.)	5.00	5.00 5.00	
		B (FT.)	4.40	2.30 1.50	
		C (FT.)	4.00	4.00 3.00	
		CLAMP (2 EA.)	9/16 IN. X 2 IN.		
	20"	VOLUME REQ'D (CU.FT.)	240.43	125.25 65.66	1 IN.
		A (FT.)	6.00	6.00 6.00	
		B (FT.)	5.10	4.20 2.75	
		C (FT.)	8.00	5.00 4.00	
		CLAMP (2 EA.)	5/8 IN. X 2-9/16 IN.		
	24"	VOLUME REQ'D (CU.FT.)	346.25	180.39 94.58	1 IN.
		A (FT.)	6.00	6.00 6.00	
		B (FT.)	7.25	4.50 3.20	
		C (FT.)	8.00	7.00 5.00	
		CLAMP (2 EA.)	5/8 IN. X 3 IN.		

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

NOTES:

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

VERTICAL TIE-DOWN BLOCKING

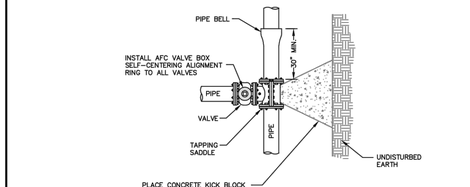
N.T.S.

SPRINGDALE WATER UTILITIES

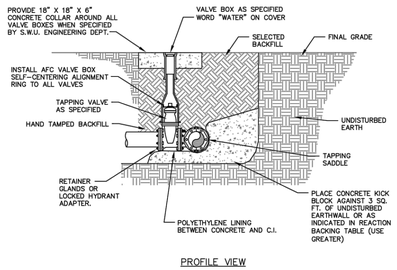
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-4 | DATE: MARCH 2008



PLAN VIEW



PROFILE VIEW

TAPPING SADDLE & VALVE

N.T.S.

S-5

SPRINGDALE WATER UTILITIES

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

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

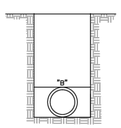
DRAWN BY: CAG | DRAWING NO: S-5 | DATE: AUGUST 2014

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

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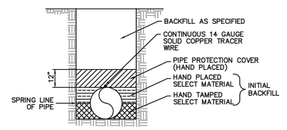
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

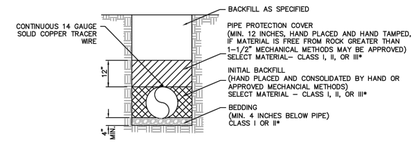
DRAWN BY: JNK | DRAWING NO: S-17 | DATE: MARCH 2008



D.I. PRESSURE WATER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 2")

N.T.S.



D.I. PRESSURE PIPE TRENCH FOR FORCE MAINS

(STANDARD LAYING CONDITION "TYPE 3")

N.T.S.

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

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

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

SPRINGDALE WATER UTILITIES

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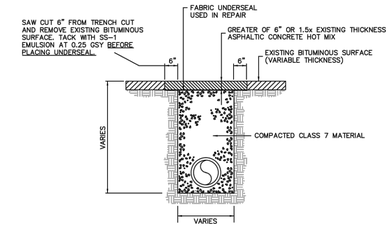
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

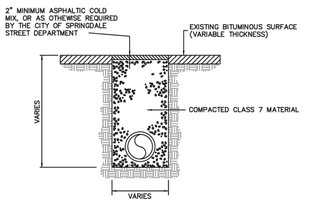
NOTES:

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



BITUMINOUS PAVEMENT REMOVAL WITH PERMANENT REPLACEMENT DETAIL

N.T.S.



BITUMINOUS PAVEMENT REMOVAL WITH TEMPORARY REPLACEMENT

N.T.S.

SPRINGDALE WATER UTILITIES

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

VICINITY MAP

N.T.S.

REVISIONS:

No:	DESCRIPTION:	POST BID	DATE:

SWU Details
Springdale Project No: L22-07

Development Plans For:
Dollar General of Springdale (Wagon Wheel)
Springdale, AR
PB General Holdings, LLC
5110 Talley Road
Little Rock, AR 72204
(501) 219-8899

SEAL:

FIRM:
BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
3825 NORTH SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com
Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2021-01-20	21-10994
DRAWN BY: A. Pope	REVIEWED BY: W. Cody Sexton

DRAWING NAME:
21-10994 Civil 003 - Details.dwg

SHEET NUMBER:
C7

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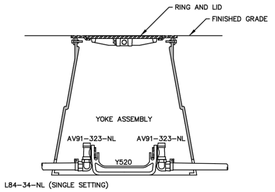
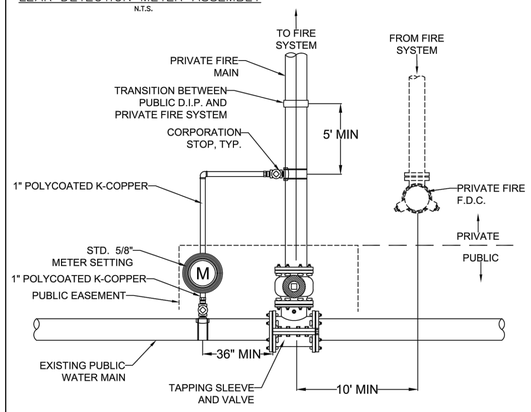
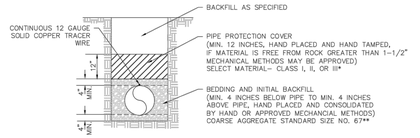


LEAK DETECTION METER ASSEMBLY
N.T.S.



FIRE SYSTEM CONNECTION
N.T.S.



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 PORT" FOR TRACER WIRE PORT SPACING

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

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

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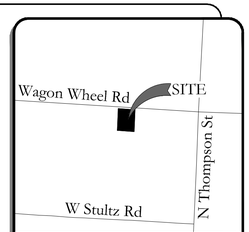
STANDARD DETAILS FOR WATER CONSTRUCTION

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



VICINITY MAP
N.T.S.

REVISIONS:

No:	DESCRIPTION	DATE:

SWU Details
Springdale Project No: L22-07

Development Plans For:
Dollar General of Springdale (Wagon Wheel)
Springdale, AR
PB General Holdings, LLC
5110 Talley Road
Little Rock, AR 72204
(501) 219-8899

SEAL:

FIRM:
BLEW & ASSOCIATES, PA
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3825 NORTH SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
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Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2021-01-20	21-10994
DRAWN BY: A. Pope	REVIEWED BY: W. Cody Sexton

DRAWING NAME: 21-10994 Civil 003 - Details.dwg

SHEET NUMBER: C7-1

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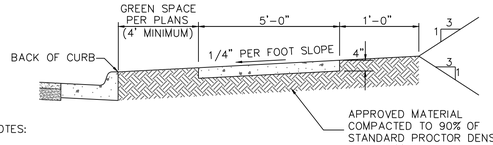


NOTES:

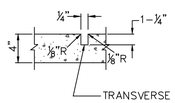
1. ½" ASPHALT IMPREGNATED W/ FIBERBOARD EXPANSION MATERIAL CONFORMING TO AASHTO M213 IS TO BE PLACED AT ALL DRIVEWAYS, AT MAXIMUM 200' INTERVALS, OR AS DIRECTED BY ENGINEER.

2. TRANSVERSE JOINTS TO BE PLACED AT 5' INTERVALS PERPENDICULAR TO SIDEWALK.

3. SAWED JOINTS MAY BE USED INSTEAD OF TOOLED JOINTS. ALL SAWED JOINTS SHALL BE SEALED USING AN APPROVED SEALANT.

4. OTHER JOINTS MAY BE REQUIRED IF DIRECTED BY THE ENGINEER.

5. CONCRETE FOR SIDEWALK TO BE CLASS A, 3000 PSI, 5.5 BAG MIX W/ 4-7% AIR ENTRAINMENT.



SIDEWALK DETAIL
NOT TO SCALE

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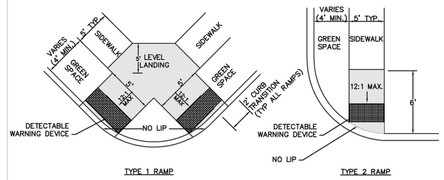
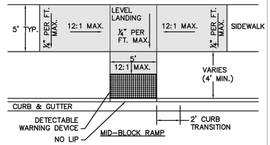


TYPE 1 RAMP TYPE 2 RAMP

NOTES:

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

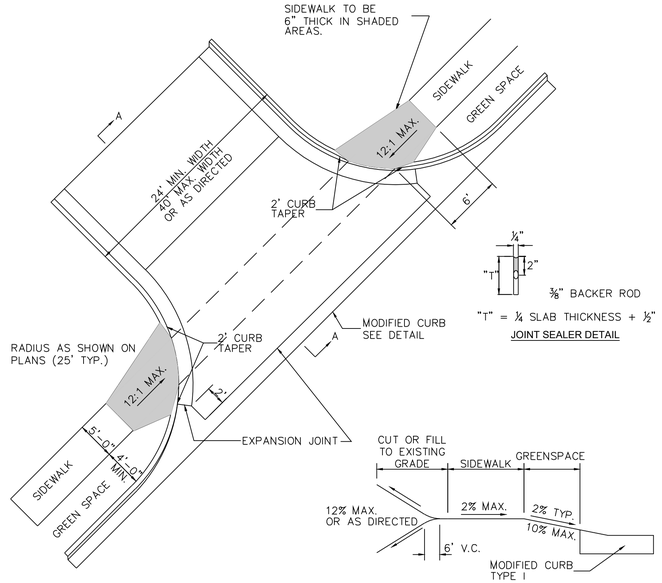


HANDICAP RAMP DETAILS
NOT TO SCALE

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-2

SPRINGDALE
WE'RE MAKING IT HAPPEN



SECTION A-A

⅜" BACKER ROD
"T" = ¼ SLAB THICKNESS + ½"
JOINT SEALER DETAIL

NOTES:

1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.

1. ½" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.

2. CONCRETE CURB TO BE SAWCUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.

3. HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.

4. CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.

5. DRIVEWAY SECTION TO BE 3" ASPHALT WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.

COMMERCIAL DRIVEWAY DETAIL
NOT TO SCALE

VICINITY MAP
N.T.S.

REVISIONS:

No:	DESCRIPTION	POST RED	DATE:

SWU Details
Springdale Project No: L22-07

Development Plans For:
Dollar General of Springdale (Wagon Wheel)
Springdale, AR
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DATE:	JOB NUMBER:
2021-01-20	21-10994
DRAWN BY: A. Pope	REVIEWED BY: W. Cody Sexton

DRAWING NAME:
21-10994 Civil 003 - Details.dwg

SHEET NUMBER:
C7-2

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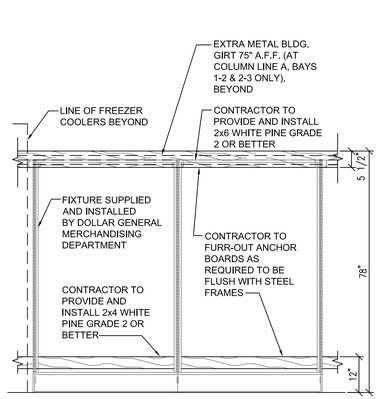
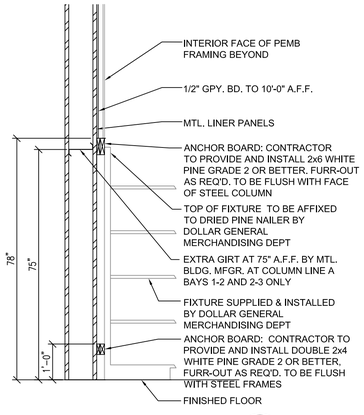
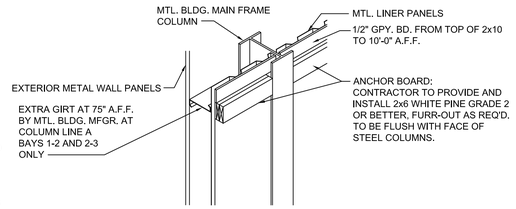




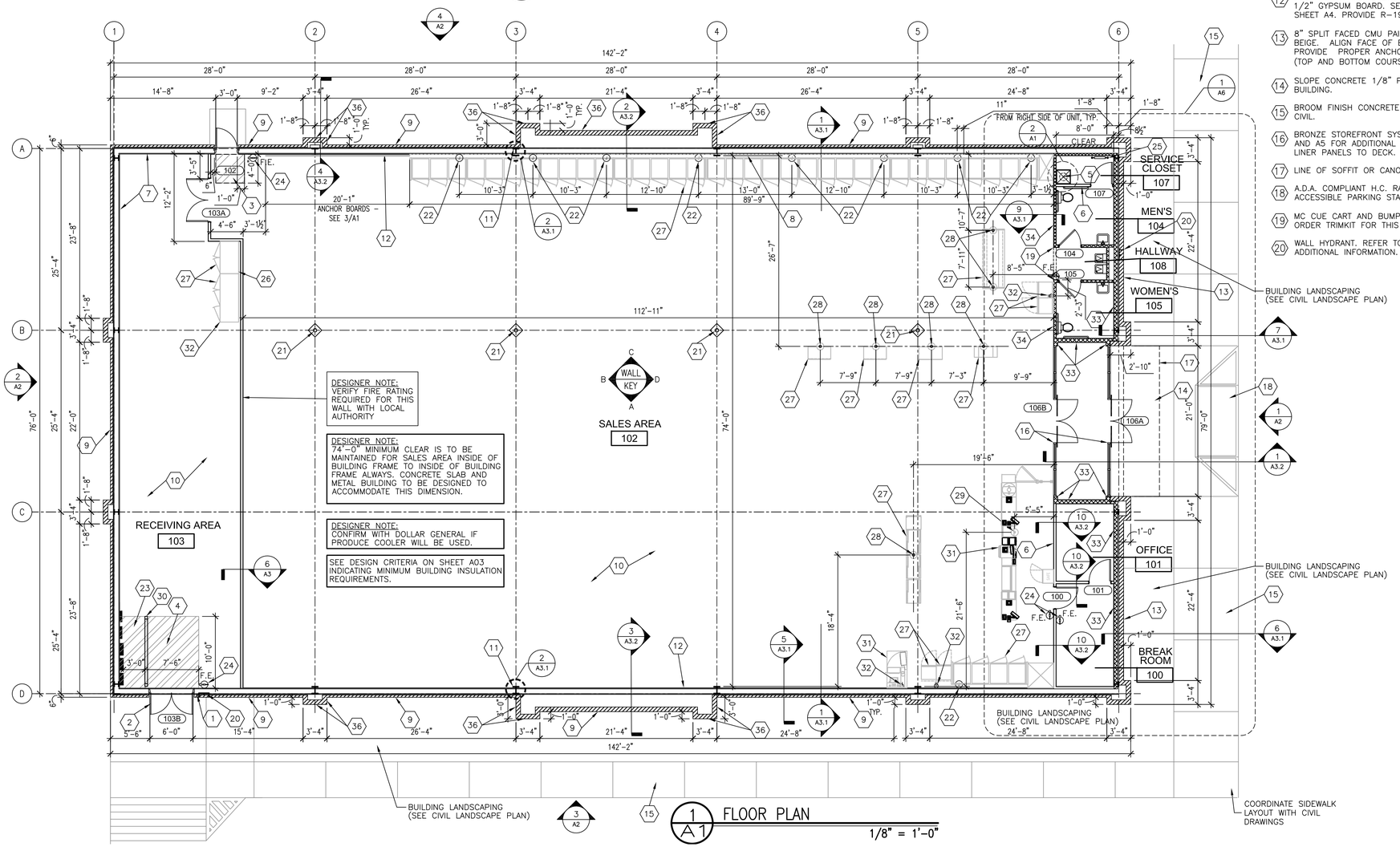
3 / A1 ANCHOR BD DETAILS
1/2"=1'-0"

DRINK FIXTURE WALL MOUNTING SUPPORT NOTES:

1. PROVIDE AND INSTALL 2X6 WHITE PINE - GRADE 2 OR BETTER.
2. PROVIDE AND INSTALL 2X4 WHITE PINE - GRADE 2 OR BETTER.
3. FASTEN THE 2X6 TO WALL WITH THE TOP EDGE OF THE BOARD AT 78" A.F.F. AND ANCHORED TO METAL BLDG. GIRT @ 75" A.F.F., REFER TO FIXTURE PLAN FOR LENGTH AND LOCATION OF BOARD.
4. FASTEN THE 2X4 TO THE WALL WITH THE TOP EDGE OF THE BOARD AT 12" A.F.F., REFER TO FIXTURE PLAN FOR LENGTH AND LOCATION OF BOARD.
5. PRE-DRILL PILOT HOLES IN ALL BOARDS PRIOR TO INSTALLATION TO PREVENT WOOD SPLITS.
6. SECURE THE 2X6 WITH TWO SELF-TAPPING SCREWS PER WALL STUD MINIMUM SCREW SIZE IS 4"x 1/4".
7. FASTEN THE 2X4 WITH WITH ONE SELF-TAPPING SCREW PER WALL STUD., MINIMUM SCREW SIZE IS 4"x 1/4".
8. CAULK THE EDGES OF THE 2x6 AT THE TOP AND BOTTOM WHERE IT MEETS THE WALL PRIOR TO PAINTING.
9. PRIME AND PAINT BOTH BOARDS TO MATCH WALL COLOR.



NOTE:
THE ALLOWABLE CLEAR DISTANCE BEHIND THE SALES FLOOR FIXTURES IS 1-½" MAXIMUM TO THE FACE OF DRYWALL. IF IT IS LARGER THAN THIS, PROVIDE HORIZONTAL WOOD FURRING STRIPS, PAINTED WALL COLOR, MOUNTED ON THE DRYWALL AT 78" AFF TO THE TOP OF THE STRIP TO REDUCE THE GAP TO LESS THAN 1-½".



1 / A1 FLOOR PLAN
1/8" = 1'-0"

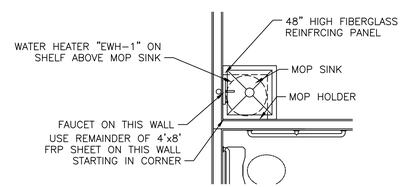
FLOOR PLAN KEYED NOTES

1. RECEIVING DOOR BUZZER
2. 2" DOOR SCOPE.
3. STRIP FLOOR FOR DESIGNATED ADA EGRESS PATH (PAINT YELLOW)
4. STRIPE FLOOR FOR DESIGNATED CLEAR EGRESS PATH (PAINT YELLOW)
5. PROVIDE AND INSTALL A TEN GALLON WATER HEATER ABOVE THE MOP SINK. SEE PLUMBING PLANS FOR MORE INFORMATION
6. 3 5/8", 20 GA. METAL STUDS @ 16" O.C. WITH 1/2" GYP. BOARD BOTH SIDES. SEE WALL SECTION SHEET A3. REFER TO ROOM FINISH SCHEDULE FOR GYPSUM BOARD HEIGHT AT ANY PARTICULAR WALL.
7. VERTICAL METAL LINER PANELS TO 8'-0" A.F.F. IN RECEIVING AREA (BY PRE-ENGINEERED BUILDING MANUFACTURER)
8. DIMENSIONS TO BE COLUMN LINE UNLESS OTHERWISE NOTED.
9. 4" SPLIT FACED CMU PAINTED SW #7037 BALANCED BEIGE. W/12 GA. RIGID WALL TIES (TIES @ EACH GIRT @ 24" O.C. HORZ. AND BETWEEN GIRTS @ 16" VERT. AND 36" HORIZ.) (TOP AND BOTTOM COURSE TO BE SMOOTH FACED)
10. CONCRETE SLAB, SEE SHEET S1 FOR MORE INFORMATION.
11. METAL BUILDING FRAME. REFER TO DETAIL 3/A3 FOR ADDITIONAL INFORMATION.
12. FULL HEIGHT METAL LINER PANELS (28/29 GAUGE) WITH 1/2" GYPSUM BOARD. SEE INTERIOR ELEVATIONS ON SHEET A4. PROVIDE R-19 METAL BUILDING INSULATION.
13. 8" SPLIT FACED CMU PAINTED SW #7037 BALANCED BEIGE. ALIGN FACE OF BLOCK WITH STEEL GIRT. PROVIDE PROPER ANCHORAGE TO STRUCTURE. (TOP AND BOTTOM COURSE TO BE SMOOTH-FACED)
14. SLOPE CONCRETE 1/8" PER FOOT AWAY FROM BUILDING.
15. BROOM FINISH CONCRETE SIDEWALK, TYP. REFER TO CIVIL.
16. BRONZE STOREFRONT SYSTEM. REFER TO SHEETS A4 AND A5 FOR ADDITIONAL INFORMATION. CONTINUE METAL LINER PANELS TO DECK.
17. LINE OF SOFFIT OR CANOPY ABOVE.
18. A.D.A. COMPLIANT H.C. RAMP WITH PAINTED SIDES TO ACCESSIBLE PARKING STALLS, REFER TO CIVIL.
19. MC CUE CART AND BUMPER GUARDS 3'-5" A.F.F., ORDER TRIMKIT FOR THIS PROTOTYPE.
20. WALL HYDRANT. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
21. ROUND STEEL PIPE COLUMN WITH RECESSED BASE PLATE-PAINT SECOND CONCRETE POUR SW6991 BLACK MAGIC. PAINT STEEL COLUMN SW7005 PURE WHITE. WRAP COLUMN WITH TIGHT LOOP CARPET (BLACK) 48" HIGH AT BASE.
22. J-BOXES FOR COOLERS AND FREEZERS, SEE ELECTRICAL FOR DETAILS
23. STRIPE FLOOR FOR 3'-0" DESIGNATED EMS PANEL CLEARANCE (PAINT RED)
24. FIRE EXSTINGUISHERS, PER CODE LOCATE PER LOCAL FIRE MARSHAL AND PER FINAL FIXTURE PLAN.
25. RPZ ASSEMBLY, SEE PLUMBING PLANS FOR MORE INFORMATION
26. MAINTAIN 2" AIR GAP BETWEEN THE WALK IN COOLER / FREEZER AND THE WALL FOR VENTILATION.
27. REFRIGERATION BY DOLLAR GENERAL.
28. FREESTANDING COOLER/FREEZERS (INCLUDING PRODUCE COOLER AND DISPLAY LIGHTING) TO BE HARDWIRED THROUGH SO CORD. GENERAL CONTRACTOR TO LEAVE BOTTOM OF CORD HANGING AT 80" A.F.F. (SEE ELECTRICAL). SO CORD ANCHORED TO PURLINS ABOVE. COORDINATE LOCATION WITH FINAL DOLLAR GENERAL FIXTURE PLAN.
29. POWER POLE. COORDINATE FINAL LOCATION WITH ELECTRICAL DRAWINGS AND FINAL DOLLAR GENERAL FIXTURE PLAN (F1).
30. MC CUE RAILING IN FRONT OF ELECTRICAL PANEL. 8'-0" LONG WITH TWP TOP RAILINGS AND NO MIDDLE POST.
31. NON-REFRIGERATION EQUIPMENT (REGISTERS, HIGI KIOSK, ATM, KEYME) BY DOLLAR GENERAL.
32. REFRIGERATION AND NON-REFRIGERATION EQUIPMENT ON WALLS TO BE POWERED THROUGH OUTLETS- SEE ELECTRICAL. COORDINATE LOCATION WITH FINAL DOLLAR GENERAL FIXTURE PLAN.
33. 6", 20 GA., METAL STUDS @16" O.C. WITH 1/2" GYP. BD., W/ R-19 FACED INSULATION AT FRONT WALL
34. 3 5/8", 20 GA. METAL STUDS @ 16" O.C., W/ 1/2" GYP. BD. AND R-13 INSULATION TO ROOF DECK.
35. (NOT USED)
36. 8" SPLIT FACED CMU PAINTED SW #7037 BALANCED BEIGE. W/ #4s @ 32" O.C., AT ENDS, CORNERS, THRU BOND BEAM. HOOK INTO FOOTING, LAPS 30" FILL CELLS W/ PORTLAND MAS. CEMENT (MIN. 3500 psi)(TOP AND BOTTOM COURSE TO BE SMOOTH-FACED)

CONSTRUCTION PLAN SYMBOLS

DOOR INSTALLATION. SEE DOOR SCHEDULE ON SHEET A4 FOR MORE INFORMATION.

NOTE:
METAL BUILDING COLUMNS SHALL BE STRAIGHT.



2 / A1 ENLARGED PLAN AT MOP SINK
3/8" = 1'-0"

L22-07

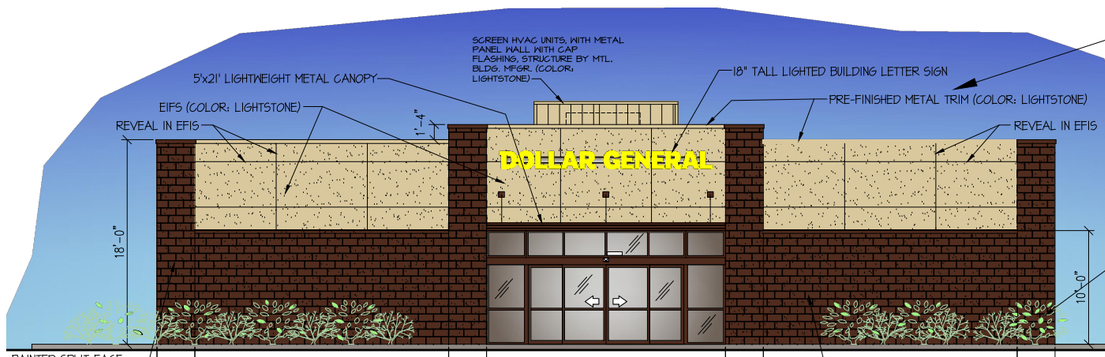
BARTLETT ARCHITECTURE, Inc.
DESIGNER
PLANNER
ARCHITECT
603 HWY #5 NORTH BENTON, ARKANSAS 72019
DANIEL BARTLETT A.I.A., NCARB 501-794-4448

REGISTERED ARCHITECT DANIEL R. BARTLETT 1-16-2020 10,2263 ARKANSAS

DOLLAR GENERAL (PLAN "A-DGP")
DGP21 PROTOTYPE PLAN "A-DGP"(10,640 sf) (Dated:9/14/2020)
WAGON WHEEL ROAD SPRINGDALE, ARKANSAS (STORE #23037)

FLOOR PLAN
PROJECT # 2144
JAN. 18, 2022

A1
SHEET 1 of 9



NORTH FACADE (FRONT/ WAGON WHEEL ROAD)
COMMERCIAL DESIGN STANDARD ELEMENTS:

STANDARD FACADE ELEMENTS: (MIN. OF 3)
1) COLOR CHANGE NO MORE THAN 30' HORIZ/VERT.
2) TEXTURE CHANGE NO MORE THAN 30' HORIZ. VERT.
3) 12" MINIMUM PROJECTIONS AT PILASTERS.

ENTRANCE ELEMENTS: (MIN. OF THREE)
1) DISPLAY/STOREFRONT WINDOWS
2) CANOPY AT ENTRANCE
3) RAISED PARAPET
4) RECESSED STOREFRONT DOOR

NORTH FACADE (FRONT/WAGON WHEEL ROAD)
TOTAL 1459 SF FACADE AREA

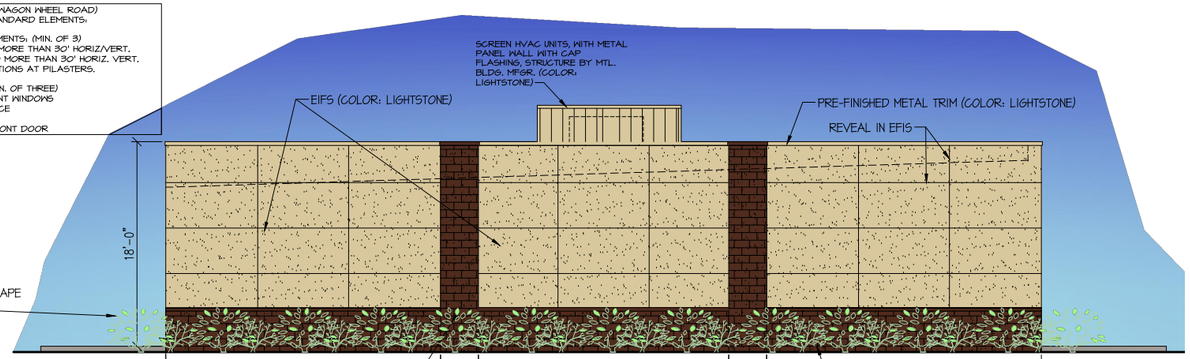
FACADE MATERIALS:
(PRIMARY MATERIALS)= 81.6% OF FACADE
690 SF PAINTED SPLIT FACE BLOCK (46.6% OF FACADE)
510 SF EIFS (35.0% OF FACADE)

(SECONDARY MATERIALS)= 18.4% OF FACADE
210 SF ALUM. STOREFRONT/DISPLAY WINDOWS (14.4% OF FACADE)
21 SF 18" TALL BUILDING LETTER SIGN (1.4% OF FACADE)
38 SF PRE-FINISHED METAL TRIM (2.6% OF FACADE)

1 / A2 NORTH ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"

SOUTH FACADE (REAR)
COMMERCIAL DESIGN STANDARD ELEMENTS:

STANDARD FACADE ELEMENTS: (MIN. OF 3)
1) COLOR CHANGE NO MORE THAN 30' HORIZ/VERT.
2) TEXTURE CHANGE NO MORE THAN 30' HORIZ. VERT.
3) 12" MINIMUM PROJECTIONS AT PILASTERS.

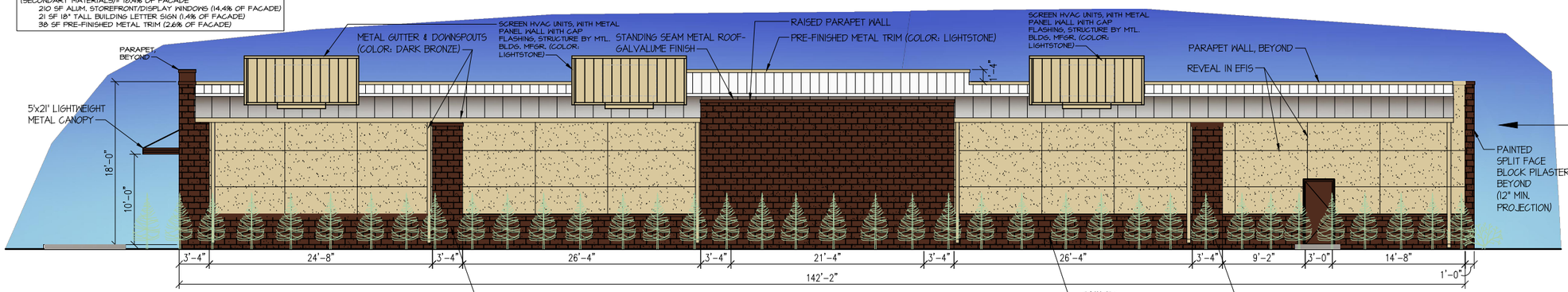


2 / A2 SOUTH ELEVATION (REAR)
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION FACADE (REAR)
1454 SF FACADE AREA

FACADE MATERIALS:
(PRIMARY MATERIALS)= 96.7% OF FACADE
373 SF PAINTED SPLIT FACE BLOCK (26.2% OF FACADE)
1005 SF EIFS (70.5% OF FACADE)

(SECONDARY MATERIALS)= 3.3% OF FACADE
47 SF PRE-FINISHED METAL TRIM (3.3% OF FACADE)



WEST FACADE (RIGHT SIDE)
COMMERCIAL DESIGN STANDARD ELEMENTS:

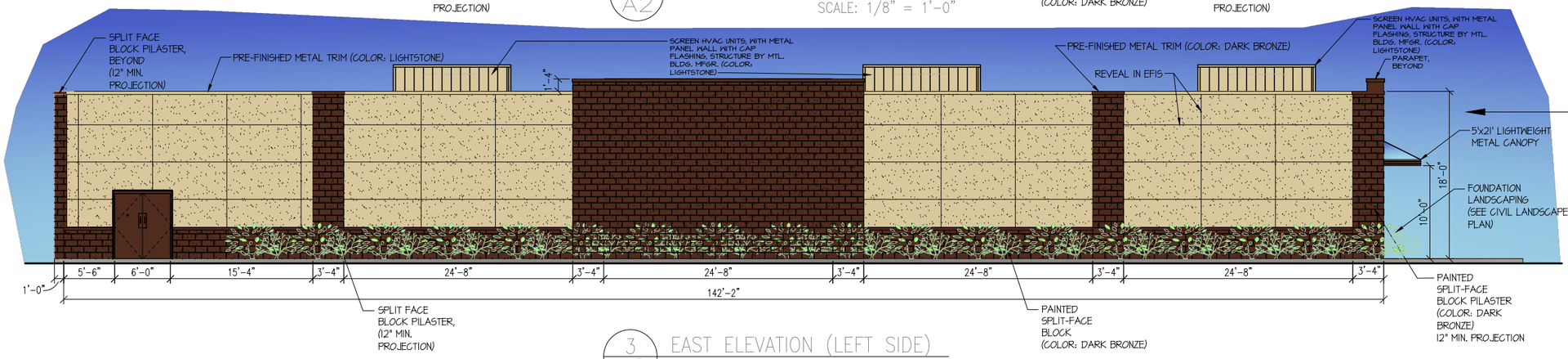
STANDARD FACADE ELEMENTS: (MIN. OF 3)
1) COLOR CHANGE NO MORE THAN 30' HORIZ/VERT.
2) TEXTURE CHANGE NO MORE THAN 30' HORIZ. VERT.
3) 12" MINIMUM PROJECTIONS AT PILASTERS.
4) WE HAVE RAISDED PARAPET FOR FACADES OVER 100' IN LINEAR LENGTH

WEST FACADE (RIGHT SIDE)
2130 SF FACADE AREA

FACADE MATERIALS:
(PRIMARY MATERIALS)= 92.8% OF FACADE
958 SF PAINTED SPLIT FACE BLOCK (44.9% OF FACADE)
1020 SF EIFS (47.9% OF FACADE)

(SECONDARY MATERIALS)= 7.2% OF FACADE
24 SF METAL DOOR AND FRAME (1.2% OF FACADE)
128 SF PRE-FINISHED METAL TRIM/ GUTTER/DOWNSPOUTS (6.0% OF FACADE)

3 / A2 WEST ELEVATION (RIGHT SIDE)
SCALE: 1/8" = 1'-0"



EAST FACADE (LEFT SIDE)
COMMERCIAL DESIGN STANDARD ELEMENTS:

STANDARD FACADE ELEMENTS: (MIN. OF 3)
1) COLOR CHANGE NO MORE THAN 30' HORIZ/VERT.
2) TEXTURE CHANGE NO MORE THAN 30' HORIZ. VERT.
3) 12" MINIMUM PROJECTIONS AT PILASTERS.
4) WE HAVE RAISDED PARAPET FOR FACADES OVER 100' IN LINEAR LENGTH

EAST FACADE (LEFT SIDE)
2596 SF FACADE AREA

FACADE MATERIALS:
(PRIMARY MATERIALS)= 95.2% OF FACADE
1063 SF PAINTED SPLIT FACE BLOCK (40.9% OF FACADE)
1410 SF EIFS (54.3% OF FACADE)

(SECONDARY MATERIALS)= 4.8% OF FACADE
47 SF METAL DOOR AND FRAME (1.8% OF FACADE)
76 SF PRE-FINISHED METAL TRIM (3.0% OF FACADE)

3 / A2 EAST ELEVATION (LEFT SIDE)
SCALE: 1/8" = 1'-0"

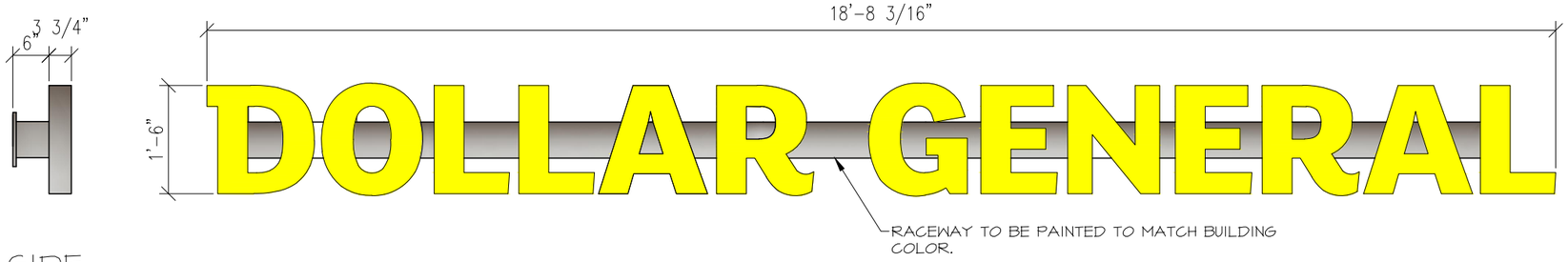
CR1
SHEET 1 of 1

RENDERING
PROJECT #
2144
JAN. 18, 2022

DOLLAR GENERAL (PLAN "A-DGP")
DGP21 PROTOTYPE PLAN "A-DGP"(10,640 sf) (Dated:9/14/2020)
WAGON WHEEL ROAD
SPRINGDALE, ARKANSAS (STORE #23037)

BARTLETT ARCHITECTURE, inc.
ARCHITECT PLANNER DESIGNER
603 HWY #5 NORTH BENTON, ARKANSAS 72019
DANIEL BARTLETT A.I.A., NCARB 501-794-4448

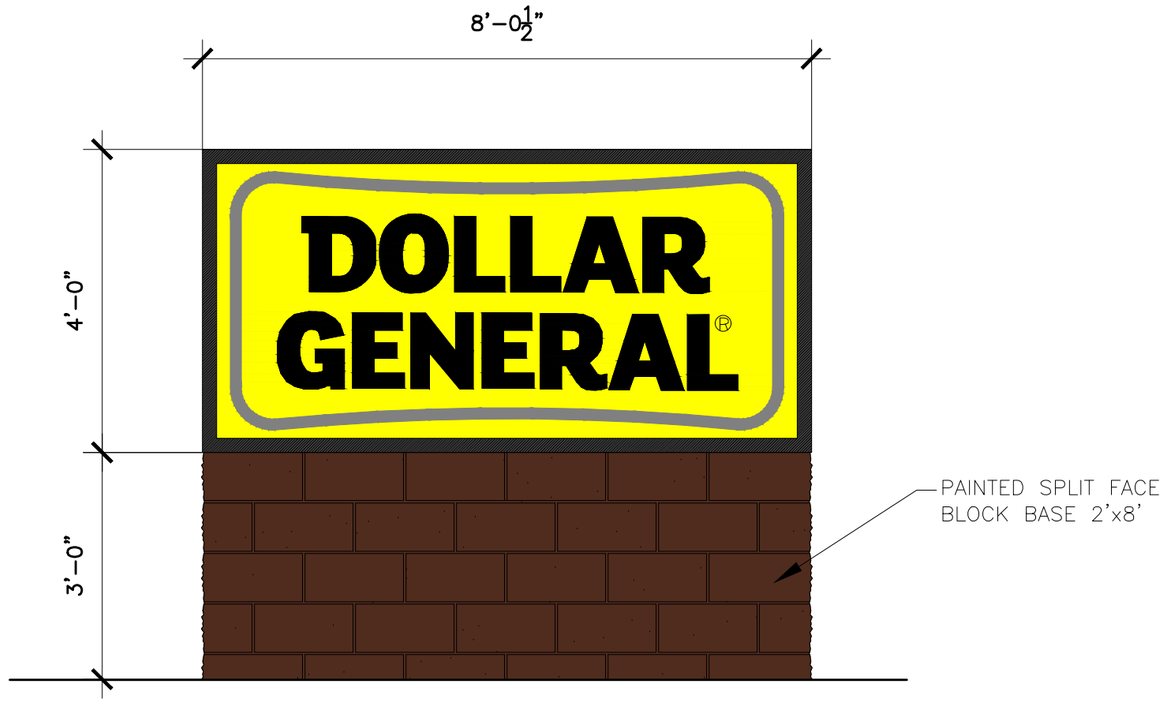
L22-07



SIDE

ELEVATION

LIGHTED BUILDING SIGN



LIGHTED MONUMENT SIGN

SD1
SHEET 1 of 1

SIGN DETAILS
PROJECT # 2144
JAN. 18, 2022

DOLLAR GENERAL (PLAN "A-DGP")
DGP21 PROTOTYPE PLAN "A-DGP"(10,640 sf) (Dated:9/14/2020)
WAGON WHEEL ROAD
SPRINGDALE, ARKANSAS (STORE #23037)

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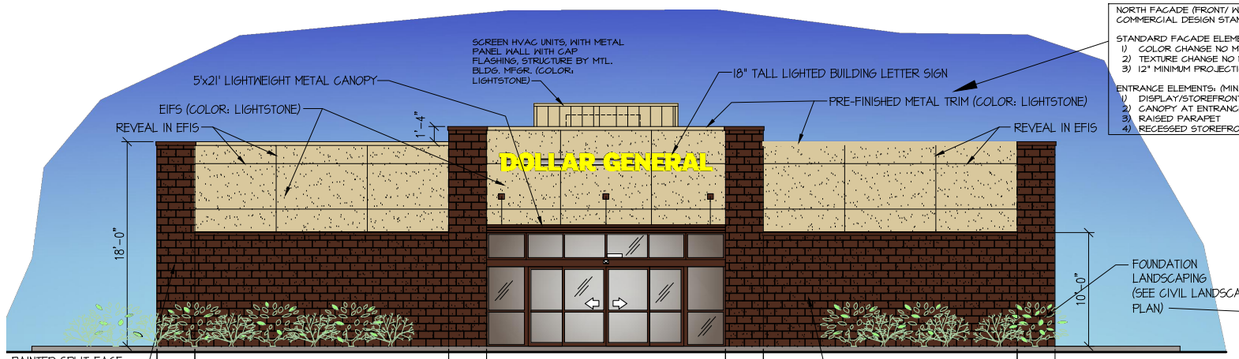


NORTH FACADE (FRONT/ WAGON WHEEL ROAD)
COMMERCIAL DESIGN STANDARD ELEMENTS:

STANDARD FACADE ELEMENTS: (MIN. OF 3)
1) COLOR CHANGE NO MORE THAN 30' HORIZ/VERT.
2) TEXTURE CHANGE NO MORE THAN 30' HORIZ. VERT.
3) 12" MINIMUM PROJECTIONS AT PILASTERS.

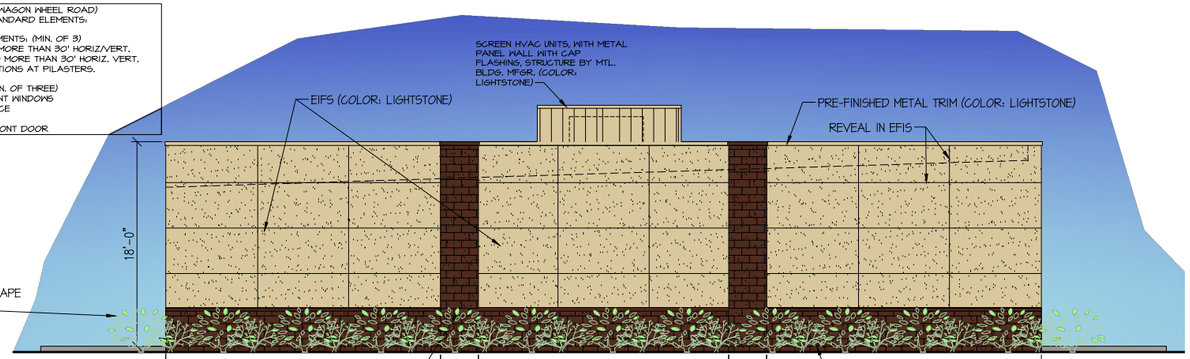
ENTRANCE ELEMENTS: (MIN. OF THREE)
1) DISPLAY/STOREFRONT WINDOWS
2) CANOPY AT ENTRANCE
3) RAISED PARAPET
4) RECESSED STOREFRONT DOOR

NORTH FACADE (FRONT/WAGON WHEEL ROAD)
TOTAL 1459 SF FACADE AREA

FACADE MATERIALS:
(PRIMARY MATERIALS)= 81.6% OF FACADE
690 SF PAINTED SPLIT FACE BLOCK (46.6% OF FACADE)
510 SF EIFS (35.0% OF FACADE)

(SECONDARY MATERIALS)= 18.4% OF FACADE
210 SF ALUM. STOREFRONT/DISPLAY WINDOWS (14.4% OF FACADE)
21 SF 18" TALL BUILDING LETTER SIGN (1.4% OF FACADE)
38 SF PRE-FINISHED METAL TRIM (2.6% OF FACADE)

1 A2 NORTH ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"



SOUTH FACADE (REAR)
COMMERCIAL DESIGN STANDARD ELEMENTS:

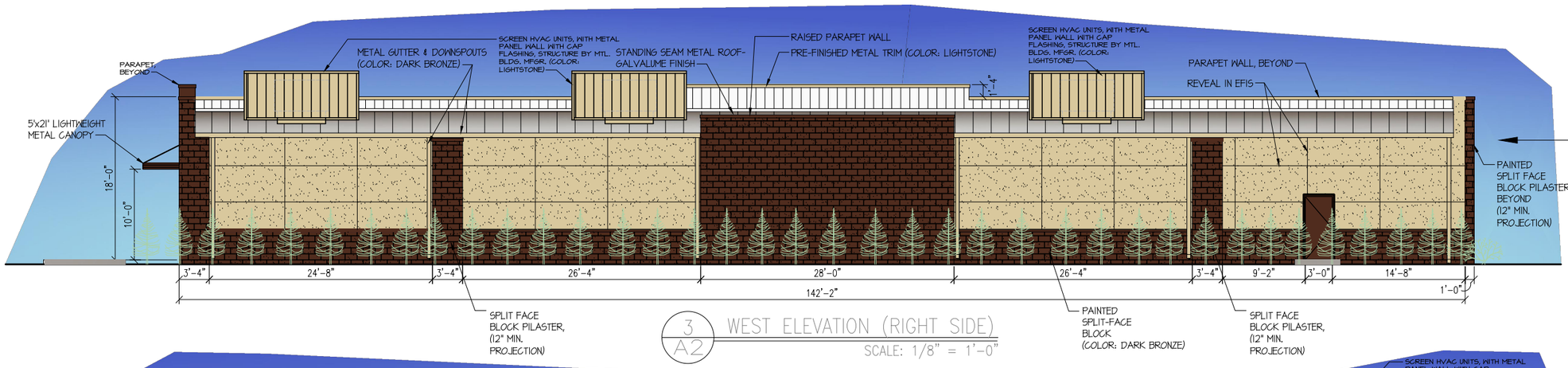
STANDARD FACADE ELEMENTS: (MIN. OF 3)
1) COLOR CHANGE NO MORE THAN 30' HORIZ/VERT.
2) TEXTURE CHANGE NO MORE THAN 30' HORIZ. VERT.
3) 12" MINIMUM PROJECTIONS AT PILASTERS.

SOUTH ELEVATION FACADE (REAR)
1454 SF FACADE AREA

FACADE MATERIALS:
(PRIMARY MATERIALS)= 96.7% OF FACADE
393 SF PAINTED SPLIT FACE BLOCK (26.2% OF FACADE)
1005 SF EIFS (70.5% OF FACADE)

(SECONDARY MATERIALS)= 3.3% OF FACADE
47 SF PRE-FINISHED METAL TRIM (3.3% OF FACADE)

2 A2 SOUTH ELEVATION (REAR)
SCALE: 1/8" = 1'-0"



WEST FACADE (RIGHT SIDE)
COMMERCIAL DESIGN STANDARD ELEMENTS:

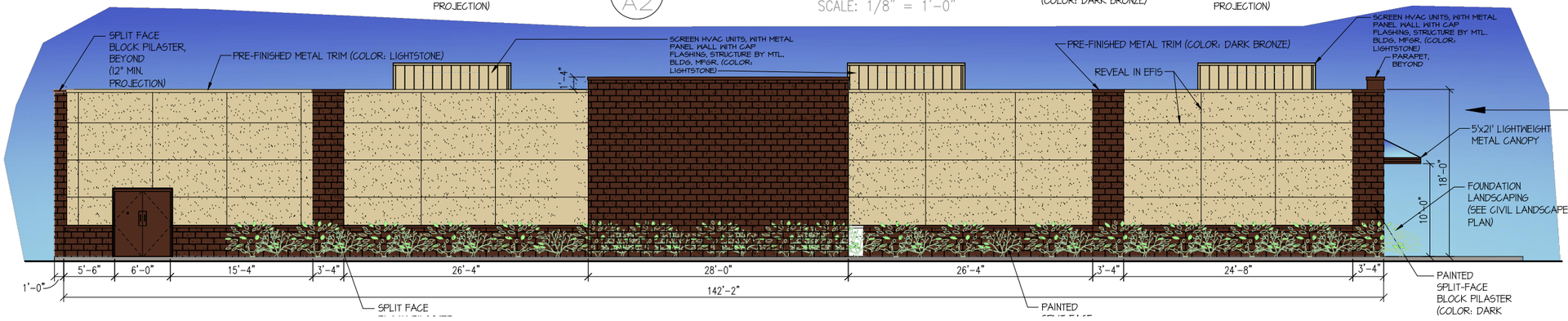
STANDARD FACADE ELEMENTS: (MIN. OF 3)
1) COLOR CHANGE NO MORE THAN 30' HORIZ/VERT.
2) TEXTURE CHANGE NO MORE THAN 30' HORIZ. VERT.
3) 12" MINIMUM PROJECTIONS AT PILASTERS.
4) WE HAVE RAISDED PARAPET FOR FACADES OVER 100' IN LINEAR LENGTH

WEST FACADE (RIGHT SIDE)
2130 SF FACADE AREA

FACADE MATERIALS:
(PRIMARY MATERIALS)= 92.8% OF FACADE
958 SF PAINTED SPLIT FACE BLOCK (44.9% OF FACADE)
1020 SF EIFS (47.9% OF FACADE)

(SECONDARY MATERIALS)= 7.2% OF FACADE
24 SF METAL DOOR AND FRAME (1.2% OF FACADE)
128 SF PRE-FINISHED METAL TRIM/ GUTTER/DOWNSPOUTS (6.0% OF FACADE)

3 A2 WEST ELEVATION (RIGHT SIDE)
SCALE: 1/8" = 1'-0"



EAST FACADE (LEFT SIDE)
COMMERCIAL DESIGN STANDARD ELEMENTS:

STANDARD FACADE ELEMENTS: (MIN. OF 3)
1) COLOR CHANGE NO MORE THAN 30' HORIZ/VERT.
2) TEXTURE CHANGE NO MORE THAN 30' HORIZ. VERT.
3) 12" MINIMUM PROJECTIONS AT PILASTERS.
4) WE HAVE RAISDED PARAPET FOR FACADES OVER 100' IN LINEAR LENGTH

EAST FACADE (LEFT SIDE)
2946 SF FACADE AREA

FACADE MATERIALS:
(PRIMARY MATERIALS)= 95.2% OF FACADE
1063 SF PAINTED SPLIT FACE BLOCK (40.9% OF FACADE)
1410 SF EIFS (54.3% OF FACADE)

(SECONDARY MATERIALS)= 4.8% OF FACADE
47 SF METAL DOOR AND FRAME (1.8% OF FACADE)
76 SF PRE-FINISHED METAL TRIM (3.0% OF FACADE)

CR1
SHEET 1 of 1

RENDERING
PROJECT #
2144
JAN. 18, 2022

DOLLAR GENERAL (PLAN "A-DGP")
DGP21 PROTOTYPE PLAN "A-DGP"(10,640 sf) (Dated:9/14/2020)
WAGON WHEEL ROAD
SPRINGDALE, ARKANSAS (STORE #23037)

BARTLETT ARCHITECTURE, inc.
ARCHITECT ⊕ PLANNER ⊕ DESIGNER
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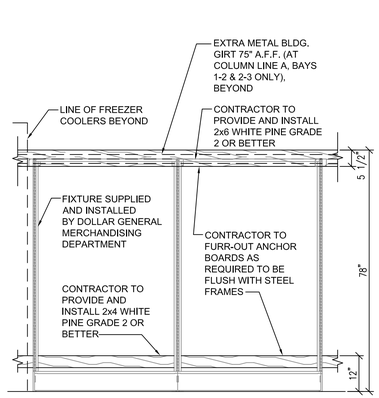
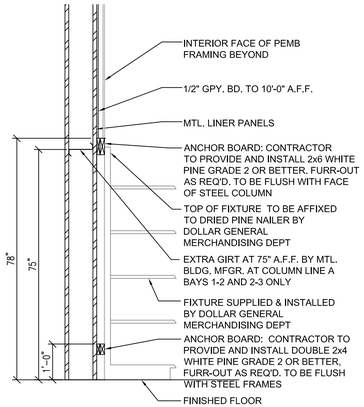
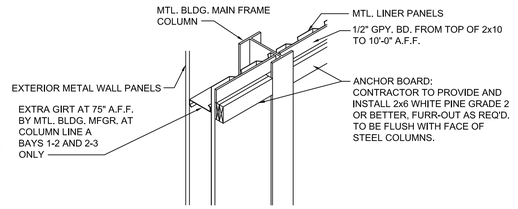




DRINK FIXTURE WALL MOUNTING SUPPORT NOTES:

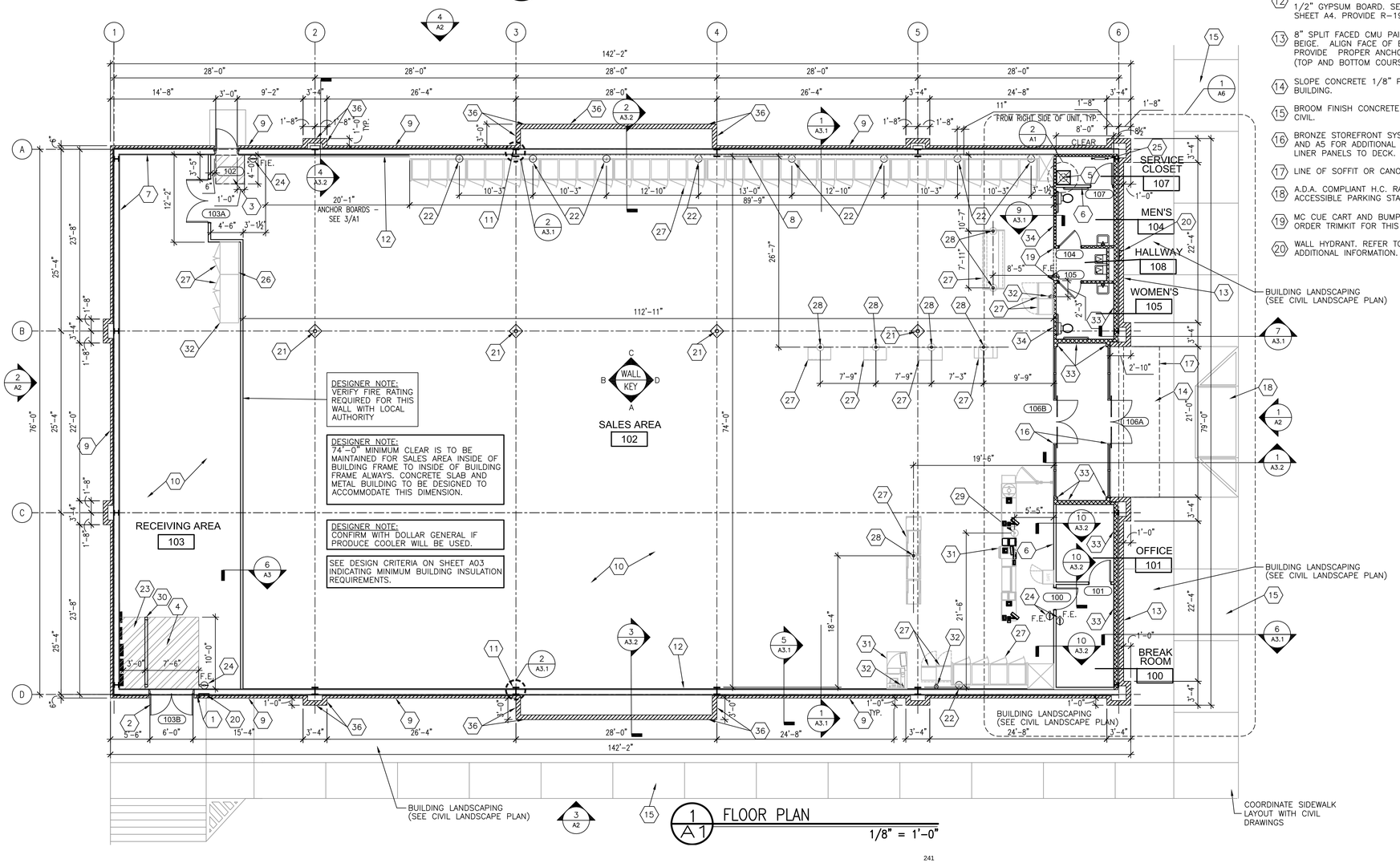
1. PROVIDE AND INSTALL 2X6 WHITE PINE - GRADE 2 OR BETTER.
2. PROVIDE AND INSTALL 2X4 WHITE PINE - GRADE 2 OR BETTER.
3. FASTEN THE 2X6 TO WALL WITH THE TOP EDGE OF THE BOARD AT 78" A.F.F. AND ANCHORED TO METAL BLDG. GIRT @ 75" A.F.F., REFER TO FIXTURE PLAN FOR LENGTH AND LOCATION OF BOARD.
4. FASTEN THE 2X4 TO THE WALL WITH THE TOP EDGE OF THE BOARD AT 12" A.F.F., REFER TO FIXTURE PLAN FOR LENGTH AND LOCATION OF BOARD.
5. PRE-DRILL PILOT HOLES IN ALL BOARDS PRIOR TO INSTALLATION TO PREVENT WOOD SPLITS.
6. SECURE THE 2X6 WITH TWO SELF-TAPPING SCREWS PER WALL STUD MINIMUM SCREW SIZE IS 4"x 1/4".
7. FASTEN THE 2X4 WITH WITH ONE SELF-TAPPING SCREW PER WALL STUD., MINIMUM SCREW SIZE IS 4"x 1/4".
8. CAULK THE EDGES OF THE 2x6 AT THE TOP AND BOTTOM WHERE IT MEETS THE WALL PRIOR TO PAINTING.
9. PRIME AND PAINT BOTH BOARDS TO MATCH WALL COLOR.



NOTE:

THE ALLOWABLE CLEAR DISTANCE BEHIND THE SALES FLOOR FIXTURES IS 1-½" MAXIMUM TO THE FACE OF DRYWALL. IF IT IS LARGER THAN THIS, PROVIDE HORIZONTAL WOOD FURRING STRIPS, PAINTED WALL COLOR, MOUNTED ON THE DRYWALL AT 78" AFF TO THE TOP OF THE STRIP TO REDUCE THE GAP TO LESS THAN 1-½".

3/A1 ANCHOR BD DETAILS
1/2"=1'-0"



1/A1 FLOOR PLAN
1/8" = 1'-0"

FLOOR PLAN KEYED NOTES

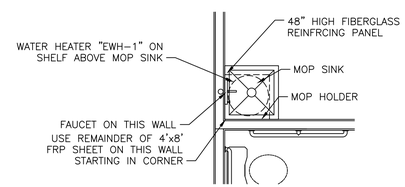
1. RECEIVING DOOR BUZZER
2. 2" DOOR SCOPE.
3. STRIP FLOOR FOR DESIGNATED ADA EGRESS PATH (PAINT YELLOW)
4. STRIPE FLOOR FOR DESIGNATED CLEAR EGRESS PATH (PAINT YELLOW)
5. PROVIDE AND INSTALL A TEN GALLON WATER HEATER ABOVE THE MOP SINK. SEE PLUMBING PLANS FOR MORE INFORMATION
6. 3 5/8", 20 GA. METAL STUDS @ 16" O.C. WITH 1/2" GYP. BOARD BOTH SIDES. SEE WALL SECTION SHEET A3. REFER TO ROOM FINISH SCHEDULE FOR GYPSUM BOARD HEIGHT AT ANY PARTICULAR WALL.
7. VERTICAL METAL LINER PANELS TO 8'-0" A.F.F. IN RECEIVING AREA (BY PRE-ENGINEERED BUILDING MANUFACTURER)
8. DIMENSIONS TO BE COLUMN LINE UNLESS OTHERWISE NOTED.
9. 4" SPLIT FACED CMU PAINTED SW #7037 BALANCED BEIGE. W/12 GA. RIGID WALL TIES (TIES @ EACH GIRT @ 24" O.C. HORZ. AND BETWEEN GIRTS @ 16" VERT. AND 36" HORIZ.) (TOP AND BOTTOM COURSE TO BE SMOOTH FACED)
10. CONCRETE SLAB, SEE SHEET S1 FOR MORE INFORMATION.
11. METAL BUILDING FRAME. REFER TO DETAIL 3/A3 FOR ADDITIONAL INFORMATION.
12. FULL HEIGHT METAL LINER PANELS (28/29 GAUGE) WITH 1/2" GYPSUM BOARD. SEE INTERIOR ELEVATIONS ON SHEET A4. PROVIDE R-19 METAL BUILDING INSULATION.
13. 8" SPLIT FACED CMU PAINTED SW #7037 BALANCED BEIGE. ALIGN FACE OF BLOCK WITH STEEL GIRT. PROVIDE PROPER ANCHORAGE TO STRUCTURE. (TOP AND BOTTOM COURSE TO BE SMOOTH-FACED)
14. SLOPE CONCRETE 1/8" PER FOOT AWAY FROM BUILDING.
15. BROOM FINISH CONCRETE SIDEWALK, TYP. REFER TO CIVIL.
16. BRONZE STOREFRONT SYSTEM. REFER TO SHEETS A4 AND A5 FOR ADDITIONAL INFORMATION. CONTINUE METAL LINER PANELS TO DECK.
17. LINE OF SOFFIT OR CANOPY ABOVE.
18. A.D.A. COMPLIANT H.C. RAMP WITH PAINTED SIDES TO ACCESSIBLE PARKING STALLS, REFER TO CIVIL.
19. MC CUE CART AND BUMPER GUARDS 3'-5" A.F.F., ORDER TRIMKIT FOR THIS PROTOTYPE.
20. WALL HYDRANT. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
21. ROUND STEEL PIPE COLUMN WITH RECESSED BASE PLATE-PAINT SECOND CONCRETE POUR SW6991 BLACK MAGIC. PAINT STEEL COLUMN SW7005 PURE WHITE. WRAP COLUMN WITH TIGHT LOOP CARPET (BLACK) 48" HIGH AT BASE.
22. J-BOXES FOR COOLERS AND FREEZERS, SEE ELECTRICAL FOR DETAILS
23. STRIPE FLOOR FOR 3'-0" DESIGNATED EMS PANEL CLEARANCE (PAINT RED)
24. FIRE EXSTINGUISHERS, PER CODE LOCATE PER LOCAL FIRE MARSHAL AND PER FINAL FIXTURE PLAN.
25. RPZ ASSEMBLY, SEE PLUMBING PLANS FOR MORE INFORMATION
26. MAINTAIN 2" AIR GAP BETWEEN THE WALK IN COOLER / FREEZER AND THE WALL FOR VENTILATION.
27. REFRIGERATION BY DOLLAR GENERAL.
28. FREESTANDING COOLER/FREEZERS (INCLUDING PRODUCE COOLER AND DISPLAY LIGHTING) TO BE HARDWIRED THROUGH SO CORD. GENERAL CONTRACTOR TO LEAVE BOTTOM OF CORD HANGING AT 80" A.F.F. (SEE ELECTRICAL). SO CORD ANCHORED TO PURLINS ABOVE. COORDINATE LOCATION WITH FINAL DOLLAR GENERAL FIXTURE PLAN.
29. POWER POLE. COORDINATE FINAL LOCATION WITH ELECTRICAL DRAWINGS AND FINAL DOLLAR GENERAL FIXTURE PLAN (F1).
30. MC CUE RAILING IN FRONT OF ELECTRICAL PANEL. 8'-0" LONG WITH TWP TOP RAILINGS AND NO MIDDLE POST.
31. NON-REFRIGERATION EQUIPMENT (REGISTERS, HIGI KIOSK, ATM, KEYME) BY DOLLAR GENERAL.
32. REFRIGERATION AND NON-REFRIGERATION EQUIPMENT ON WALLS TO BE POWERED THROUGH OUTLETS- SEE ELECTRICAL. COORDINATE LOCATION WITH FINAL DOLLAR GENERAL FIXTURE PLAN.
33. 6", 20 GA., METAL STUDS @16" O.C. WITH 1/2" GYP. BD., W/ R-19 FACED INSULATION AT FRONT WALL
34. 3 5/8", 20 GA. METAL STUDS @ 16" O.C., W/ 1/2" GYP. BD. AND R-13 INSULATION TO ROOF DECK.
35. (NOT USED)
36. 8" SPLIT FACED CMU PAINTED SW #7037 BALANCED BEIGE. W/ #4s @ 32" O.C., AT ENDS, CORNERS, THRU BOND BEAM. HOOK INTO FOOTING, LAPS 30" FILL CELLS W/ PORTLAND MAS. CEMENT (MIN. 3500 psi)(TOP AND BOTTOM COURSE TO BE SMOOTH-FACED)

CONSTRUCTION PLAN SYMBOLS

DOOR INSTALLATION. SEE DOOR SCHEDULE ON SHEET A4 FOR MORE INFORMATION.

NOTE:

METAL BUILDING COLUMNS SHALL BE STRAIGHT.



2/A1 ENLARGED PLAN AT MOP SINK
3/8" = 1'-0"

L22-07

BARTLETT ARCHITECTURE, Inc.
DESIGNER
PLANNER
ARCHITECT
603 HWY #5 NORTH BENTON, ARKANSAS 72019
DANIEL BARTLETT A.I.A., NCARB 501-794-4448

REGISTERED ARCHITECT DANIEL R. BARTLETT 1-16-2020 10-2263 ARKANSAS

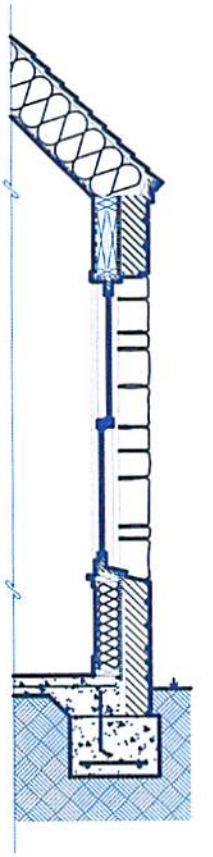
DOLLAR GENERAL (PLAN "A-DGP")
DGP21 PROTOTYPE PLAN "A-DGP"(10,640 sf) (Dated:9/14/2020)
WAGON WHEEL ROAD SPRINGDALE, ARKANSAS (STORE #23037)

FLOOR PLAN
PROJECT # 2144
JAN. 18, 2022

A1
SHEET 1 of 9

BARTLETT ARCHITECTURE, inc.
Architects ⊖ Planners ⊖ Designers

603 Hwy. #5 North
Benton, AR 72019
501-794-4448



December 30, 2021

Springdale Planning Department
Attn: Patsy Christie
201 Spring Street
Springdale, AR 72724

RE: Variance Application for Proposed Dollar General Store #24037
1153 Wagon Wheel Road
Springdale, AR

Dear Ms. Christie,

Enclosed is application for the variance request from the Board of Adjustments. We ask to be placed on the Feb. 1, 2022, Planning Commission meeting agenda for approval. The subject property is 1.18 acres and the is tract located at 1153 Wagon Wheel Road. The property is currently Zoned C-2, and all the property surrounding this tract are zoned C-2 as well.

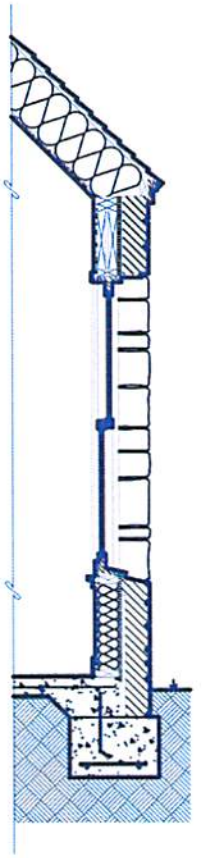
The proposed building will be a one-story building and will be 10,690 square feet (net floor area). The dumpster will be contained within a screened enclosure.

We are asking for (4) variances for this project. The variances are as follows:

1. We are requesting a variance for the required amount of parking spaces for this project.
    a. ***Chapter 130 (Zoning Code), Article 7, Section 7-, the required amount of parking for a building this size is 1 space per 200 square feet of net floor area.*** This calculation would put that number at 53 spaces required. We are asking for that number to be reduced to the 37 spaces we have shown on the attached site plan. Due to the size of the site, there is not enough room to add additional parking. (See attached parking variance exhibit)

2. We are requesting a variance for the requirement for trees on this site in the street frontage buffer as required by Code section:
    a. ***Chapter 56, Landscape and Buffers, Article II, Section 56-31, (1) Landscaped Street Frontage Buffer: "A minimum buffer of ten feet width, planted with a minimum of one shade tree and seven shrubs per 25 linear feet of street frontage".*** It is requested that the trees be replaced with shrubs or hedges, due to numerous utility conflicts in the buffer area. We are requesting the use of additional shrubs in place of the required tress. (See attached Proposed Landscape plan)

BARTLETT ARCHITECTURE, inc.
Architects ⊖ Planners ⊖ Designers
603 Hwy. #5 North
Benton, AR 72019
501-794-4448



3. We are requesting a variance for the requirement for trees along the East side and rear lot lines as required by the following code section:
   a. ***Chapter 56, Landscape and Buffers, Article II, Section 56-31, (3) Perimeter landscaping other than street frontage: "Perimeter landscaping requirements define parking areas and prevent two adjacent lots from becoming one large expanse of paving. When perimeter landscaping is required, the diagram below illustrates this concept. At minimum, a five-foot landscaped strip is required along the side and rear lot lines of a development with one tree per 25 linear feet required along lot lines.***
   This variance is requested due to the overhead utility conflicts along the entire East side of the property. There are also conflicts with underground stormwater drainage along the rear property lines as well, that prohibit the use of trees in that area. Planting trees along the East property would not be beneficial due the required clearance with overhead utilities. The appearance of cropped trees would not visually provide the appearance the landscape ordinance is trying to develop. We are asking that additional shrubs be used in place of the required trees. (See attached Proposed Landscape plan)

4. We are requesting a variance for the requirement for trees as required along the West property as required by Code Sections:
   a. *Chapter 56, Landscape and Buffers, Article II, Section 56-31, (3) Perimeter landscaping other than street frontage: "Perimeter landscaping requirements define parking areas and prevent two adjacent lots from becoming one large expanse of paving. When perimeter landscaping is required, the diagram below illustrates this concept. At minimum, a five-foot landscaped strip is required along the side and rear lot lines of a development with one tree per 25 linear feet required along lot lines.*
   b. *Chapter 56, Landscape and Buffers, Article II, Section 56-37 (Spacing) Large Trees must be 20' from walls.*
   On the west side of the property there is a proposed retaining wall and easements disabling the ability to plant trees. We are requesting that additional shrubs be used in place of the required trees. (See attached Proposed Landscape plan)

We feel the approval of these variance would allow development of this property, still meet the overall desired effect the landscape ordinance is intended to promote and provide the amount of parking for anticipated demand based on Dollar General national average.

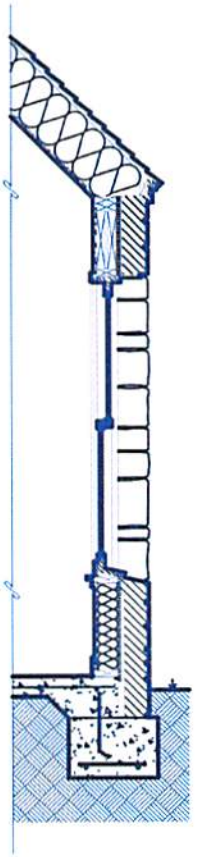
We are also submitting the Large-Scale Development Plans for this project by the December 30, 2021 for the February 1, 2022 Planning Commission meeting, for your reference.

BARTLETT ARCHITECTURE, inc.
Architects ⊖ Planners ⊖ Designers
603 Hwy. #5 North
Benton, AR 72019
501-794-4448

Please let us know if you need any additional information, concerning this application.

Sincerely,

Marcus McNeice



SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Board of Adjustment

STAFF USE ONLY

Date Application Submitted:_____

Date Accepted as Complete:_____ Project Number: B22-04

APPLICATION CONTACTS:
Indicate one person of contact for this request: _____ Property Owner ____X____ Representative

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Marcus McNeice (Bartlett Architecture, inc.)	Name: Cornelia P and Arlis D Williamson
E-mail: marcus@bartarch.net	E-mail:
Address: 603 Hwy 5 North, Benton, AR 72019	Address: 1153 Wagon Wheel Road, Springdale, AR
Phone: 501-214-1182/ 501-794-4448	Phone:
Site/ Location: 1153 Wagon Wheel Road	Current Zoning District: C-2
Assessor's Parcel Number(s): 21-00196-000	Rezone required: C-2
	Total Acreage: 1.180 Ac

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)
1. REDUCTION OF THE REQUIRED AMOUNT OF PARKING SPACES FROM 53 SPACE TO 37 SPACES
2. VARIANCE TO ALLOW THE USE OF SHRUBS IN PLACE OF TREES IN THE STREET FRONTAGE BUFFER.
3. VARIANCE TO ALLOW THE USE OF SHRUBS ALONG THE EAST AND REAR SIDES IN PLACE OF TREES.
4. VARIANCE TO ALLOW THE USE OF SHRUBS ALONG THE WEST SIDE OF PROPERTY IN PLACE OF TREES.

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)
DUE TO THE SIZE OF THE SITE, THERE IS NOT ENOUGH ROOM TO ADD THE REQUIRED AMOUNT OF PARKING. FOR THE USE OF SHRUBS IN PLACE OF TREES ALONG THE FOUR SIDES OF THE PROPERTY. THERE ARE NUMEROUS UTILITIES, BOTH OVERHEAD AND UNDERGROUND THAT WOULD PROHIBIT TREES FROM GROWING PROPERLY, AS WELL AS PROXIMITY TO RETAINING WALLS REQUIRED FOR THE BUILDING CONSTRUCTION.

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

THE APPROVAL OF THE VARIANCES WOULD ALLOW DEVELOPMENT OF THIS PROJECT. THE PARKING WOULD BE IN-LINE WITH THE AMOUNT ANTICIPATED DEMAND OF SITE, THE PROPOSED LANDSCAPE VARIANCES WOULD STILL ACCOMPLISH THE OVERALL INTENT OF THE LANDSCAPE ORDINANCE, BUT WOULD NOT INTERFERE WITH THE UTILITIES AND WOULD NOT LOOK OVERLY CROPPED IF TREES WOULD BE USED.

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

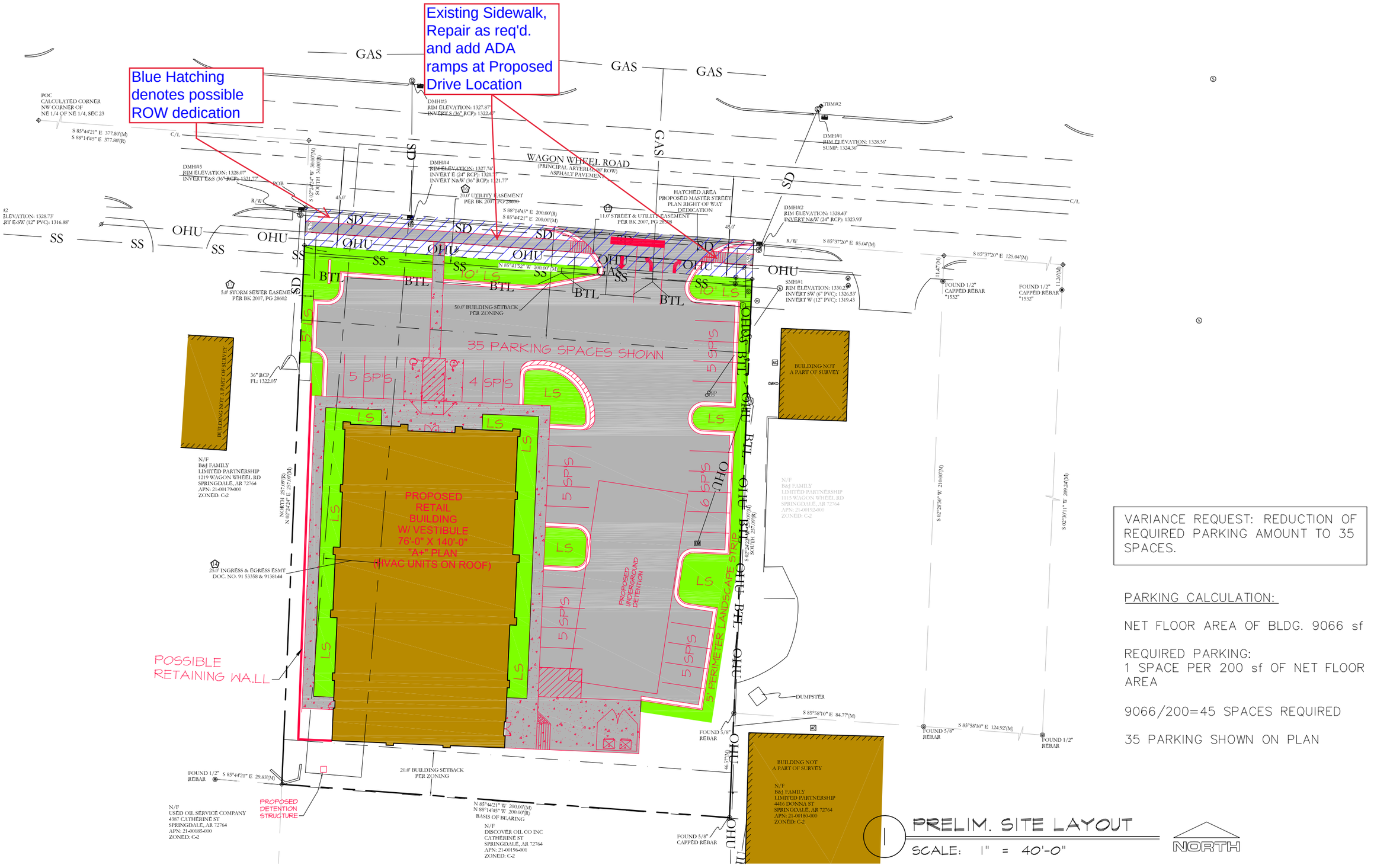
The **Applicant** understands that he/she must be present at the meeting to present the variance request and to answer questions. If the **Applicant** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on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

APPLICANT SIGNATURE(S) _____

_____

_____

DATE: 12-30-2021



VARIANCE REQUEST: REDUCTION OF REQUIRED PARKING AMOUNT TO 35 SPACES.

PARKING CALCULATION:

NET FLOOR AREA OF BLDG. 9066 sf

REQUIRED PARKING:
1 SPACE PER 200 sf OF NET FLOOR AREA

9066/200=45 SPACES REQUIRED

35 PARKING SHOWN ON PLAN

1 PRELIM. SITE LAYOUT

SCALE: 1" = 40'-0"

NORTH

DOLLAR GENERAL STORE #24037

1153 WAGON WHEEL ROAD, SPRINGDALE, AR

BARTLETT ARCHITECTURE, inc.

603 HWY #5 NORTH, BENTON, AR 72015 501-794-4448

PROJECT # 2144
DEC. 14, 2021

VR1
SHEET 1 of 1

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Setback Line
	Easement Line
	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Firelane Striping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
X	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
SCO SCO SCO SCO SCO SCO	Storm Catch Basin(s)
	Storm Pipe (See Grading Plan For Type and Size)
	Retaining Wall
	See Utility Plan For Line Sizes
XW	Water Line
	Tee, Cross, Bends, Gate Vale & Reducer
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
XFM	Sanitary Sewer Force Main
XSS	Sanitary Sewer Line
	Sanitary Sewer Service
S	Sanitary Sewer Manhole
GAS	Gas Line
OHE	Overhead Electric Line
UGE	Underground Electric Line
CTV	Cable Television Line
FO	Fiber Optic Line
OHT	Overhead Telephone Line
UGT	Underground Telephone Line
	Utility Pole
	Light Pole

Note:

- Only Symbols That Appear On This Sheet Are Shown In This Legend.
- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.

Site Information:

PROPERTY INFORMATION		
Gross Site Area:	51,390.78 sf	1.18 acres
Proposed Dedicated R.O.W:	3,370.76 sf	0.08 acres
Net Site Area:	48,020.02 sf	1.10 acres
Zoning:	C-2: General Commercial District	
SITE INFORMATION		
Total Paved Area:	20,455.22 sf	0.47 acres
Total Sidewalk Area:	1,938.90 sf	0.04 acres
Total Building Area:	11,001.89 sf	0.25 acres
Total Impervious Area:	33,396.01 sf	69.5%
Total Pervious Area:	14,624.01 sf	30.5%
FRONTAGE LANDSCAPE BUFFER REQUIREMENTS:		
Frontage Length (minus Driveway):		160.51 ft
Req'd (1 Shade Tree & 7 Shrubs / 25 lf):	45 Shrub(s)	6 Tree(s)
Provided:	46 Shrub(s)	7 Tree(s)
PERIMETER LANDSCAPE BUFFER REQUIREMENTS:		
Perimeter Length:		680.45 ft
Req'd (1 Tree / 25 lf):		27 Tree(s)
Provided:	50 Shrub(s)	16 Tree(s)
INTERIOR LANDSCAPE REQUIREMENTS		
Parking Lot Area:		15,655.75 sf
Required (8%):		1,252.46 sf
Req'd (1 Shade Tree per Exterior Island):		4 Tree(s)
Provided:		1,293.29 sf
Provided:		6 Tree(s)

Landscape Notes:

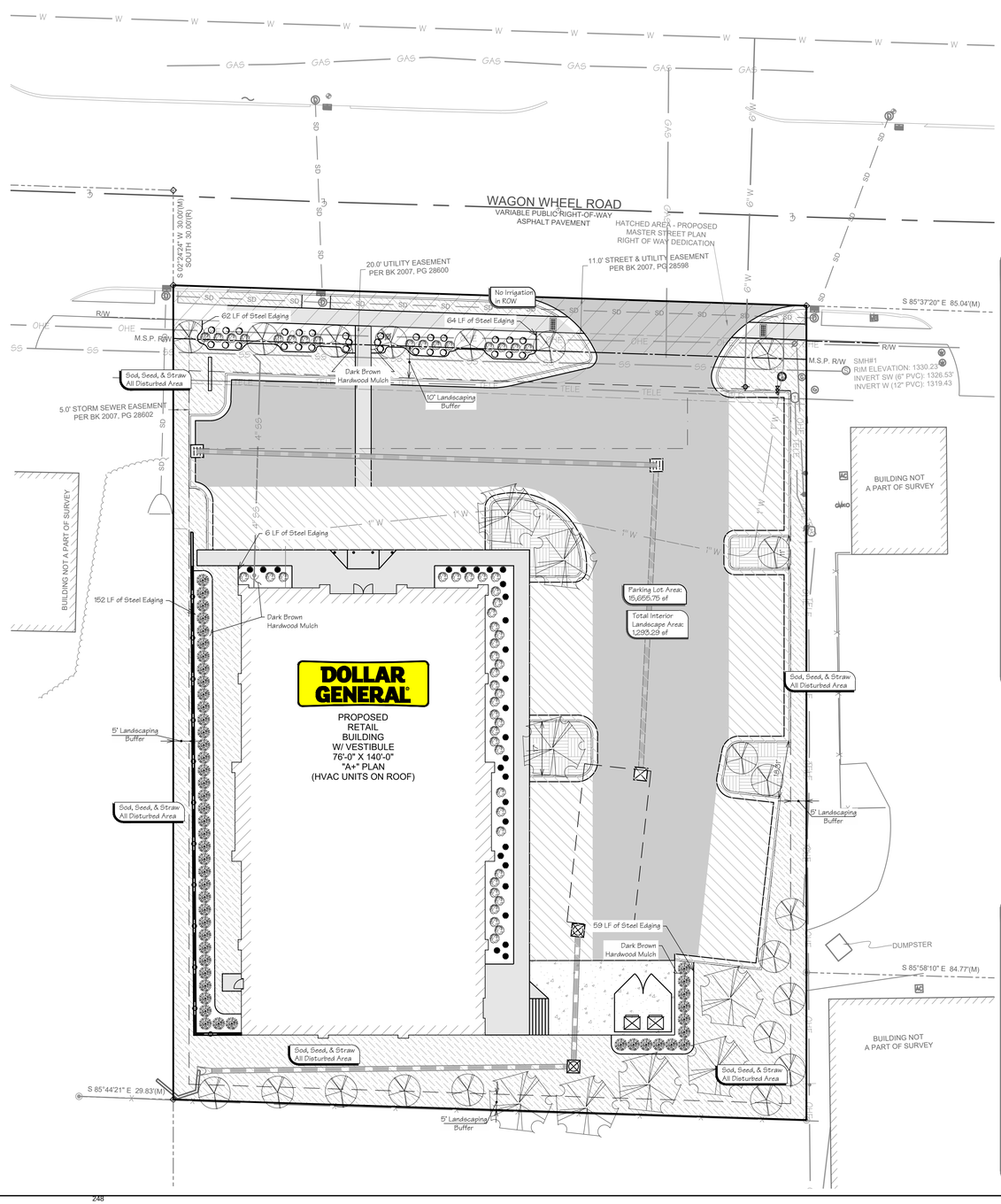
- DIMENSIONS ARE MEASURED FROM THE FACE OF CURB, THE FACE/CORNER OF THE BUILDING(S) OR THE CENTER OF STRIPE.
- LANDSCAPE CONTRACTOR SHALL CONTACT ARKANSAS ONE CALL FOR UTILITY LOCATIONS PRIOR TO BEGINNING LANDSCAPE WORK.
- GRASS AREAS SHALL BE SODDED WITH BERMUDA GRASS SOD.
- ALL LANDSCAPE BEDS ARE TO BE MULCHED WITH EITHER TANNED HARDWOOD BARK OR REDWOOD MULCH, WITH A THICKNESS OF 3" OVER ENTIRE BED.
- SOIL WITHIN LANDSCAPE BEDS IS TO BE AMENDED WITH EQUAL PARTS OF PERLITE (OR EQUITABLE SUBSTITUTE), PEAT MOSS AND CLEAN TOP SOIL. ALL LANDSCAPE BEDS ARE TO HAVE SOD REMOVED BEFORE INSTALLATION OF PLANT MATERIAL.
- IRRIGATION WATER METERS HAVE BEEN PROVIDED. DEVELOPER TO CONTACT IRRIGATION CONTRACTOR TO DESIGN AND INSTALL AUTOMATIC IRRIGATION SYSTEM.
- ALL PLANT MATERIALS SHALL MEET REQUIREMENTS ESTABLISHED BY THE AMERICAN STANDARD OF NURSERY STOCK.
- ALL PLANT AND LANDSCAPE MATERIALS SHALL BE INSTALLED PER CITY'S LANDSCAPE MANUAL (IF AVAILABLE).
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR TWO YEARS

Landscape Legend:

Key	Symbol	Qty.	Botanical/Common		Caliper	Comments
SHADE TREES						
CO		8	Quercus muehlenbergii	Chinkapin Oak	2" Cal	Balled & Burlapped Limbed 6 ft. from the ground
RM			Acer rubra	Red Maple	2" Cal	
SMALL TREES						
SB		21	Amelanchier arborea	Serviceberry	2" Cal	Balled & Burlapped
PD			Cornus alternifolia	Pagoda Dogwood	2" Cal	
GM			Magnolia grandiflora 'Little Gem'	Little-Gem Magnolia	2" Cal	
EVERGREEN SHRUBS						
AA		50	Thuja occidentalis 'Smaragd'	American Arborvitae	5 Gal	Min. 6' Tall at time of planting
LARGE SHRUBS						
OH		52	Hamamelis vernalis	Ozark Witch Hazel	3 Gal	12 in Height
WA			Fothergilla major	Mt. Witch-Alder	3 Gal	
AW			Viburnum dentatum	Arrowwood	3 Gal	
SMALL SHRUBS						
JW		30	Hypericum prolificum	Shrubby St. Johns Wort	3 Gal	12 in Height
GRASSES						
LB		28	Schizachyrium scoparium	Little Bluestem	3 Gal	Space as Shown on Plans
			Seeded / Sodded Grass Area			13,500 sf

*Variance Requested for Frontage and Perimeter Trees.
A variance is being requested for the Landscaped Street Frontage Buffer due to significant utility conflicts.
Sec. 56-31 (1) of the Code of Ordinances states that "A minimum buffer of ten feet width, planted with a minimum of one shade tree and seven shrubs per 25 linear feet of street frontage" be required for street frontage. It is requested that the trees be replaced with shrubs or hedges.

A variance is being requested for Perimeter Landscaping other than Street Frontage due to overhead utility conflicts along the entire east side of the property. In addition, a variance is being requested due to conflicts with spacing from walls. Sec. 56-37 SPACING states that large trees must be 20' from walls. On the west side of the property there is a proposed retaining wall and easements disabling the ability to plant trees. On the south side of the property, there is some obstruction due to building walls and underground storm drainage pipes.



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

GRAPHIC SCALE

20' 0 10' 20' 40' 80'

(IN FEET) 1 inch = 20 ft

VICINITY MAP N.T.S.

REVISIONS:

No:	DESCRIPTION:	DATE:
1	2ND REV.	POST REV

Landscaping Plan
Springdale Project No.:

Large Scale Development For:
Dollar General of Springdale
1153 Wagon Wheel Road Springdale, Arkansas
PB General Holdings, LLC
5110 Talley Road
Little Rock, AR 72204
(501) 219-8899

SEAL:

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

FIRM:
BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
3825 NORTH SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com
Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2021-12-30	21-10994
DRAWN BY: A. Pope	REVIEWED BY: W. Cody Sexton

DRAWING NAME: 21-10994 Civil 002.dwg

SHEET NUMBER: C2-1

p:\21-10994 dg of springdale, ar (wagon wheel)\civil drawings\21-10994 civil 002.dwg - Plotted on 12/30/2021 11:35:27 AM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Alexis Pope

N

0 30 60 120 180 240 Feet

For Location Reference Only

FILE NO. B22-04
APPLICANT: Dollar General
REQUEST: Variance for reduction of required parking spaces

PLANNING COMMISSION MEETING
February 1, 2022

Plymouth Engineering, PLLC
5714 Walden Street · Lowell, AR 72745
(479) 595-5934 · www.plymoutheng.com

December 30, 2021

Rick Barry
City of Springdale
206 Blair Avenue
Springdale, AR 72764

Re: Large-Scale Development Plans for A-Tech Building Expansion
LSD- (to be assigned)

Dear Mr. Barry:

Attached please find an application for large-scale development approval for the project we have discussed on Chapman Road. As you know, the property was purchased as two lots which have recently been combined through the City's informal plat process as LS21-62. Copies of the warranty deeds for both parcels are attached. We trust that you already have signed copies of LS21-62 – we would provide them to you but ours are not signed. A preliminary drainage report is also attached; along with a list of adjoining land owners, a list of variances and waivers requested, and a letter authorizing Plymouth Engineering to represent the Owner for the purposes of this large-scale development.

It is our understanding that building elevations were turned into Planning previously, but that the staff member who received them is no longer employed by the City and they may be hard to locate. We have requested that the building contractor obtain additional copies and submit them to you. Please let me know how we can assist in this process. It is my current understanding from the Owner that parking lot lighting will not be provided.

We appreciate your assistance with this project, and hope you will feel free to call at any time should you have any questions, comments, or concerns.

Sincerely,

David A. Gilbert, P.E.
Plymouth Engineering, PLLC

c: File

TABLED UNTIL MARCH PC

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: _____ Payment Method: _____

Date Accepted as Complete: _____ Project Number: L22-08

Must meet the below criteria for a Large Scale Submittal:

- [x] Pre-application meeting held with Springdale Planning Department. Date: October 4, 2021
- [x] Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

  (Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting.)
- [x] Submit three (3) hard copies and one pdf of plans as well as SWPPP/Drainage Docs [PDF only per Sharon Tromburg]
- [x] Submit complete architectural elevations. (If Applicable) [Previously submitted - see letter]
- [x] Submit a copy of the warranty deed showing ownership of property.
- [ ] Submit a unified lighting plan in pdf format. (If Applicable) [Per Owner, no site lighting is proposed]
- [x] Submit the approved authorization of representation form, if property owner will represented by anyone other than themselves.
- [x] Submit the $500.00 review fee

APPLICATION CONTACTS:

Indicate one person of contact for this request: _____ Applicant XX Representative

Applicant (person making request)

Name: Don Vlastuin

E-mail: don@atechappliance.com

Address: 2901 Chapman Ave.; Springdale, AR 72762

Phone: (479) 927-1700

Site/ Location: 2901 Chapman Avenue

Assessor's Parcel Number(s): 815-29111-040
815-29111-060

Development Point of Contact for Question & Staff Reviews

Name: David A. Gilbert, P.E.

E-mail: david@plymoutheng.com

Address: 5714 Walden Street; Lowell, AR 72745

Phone: (479) 595-5934

Current Zoning District: C-2

Rezone required: NO

Total Acreage: 1.457

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

Name (printed): DAVID A. GILBERT, P.E. Date: 12/30/2021

Signature:

Staff Notes:

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Pre-Application Meeting Notes

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

[Notes by Plymouth Engineering, PLLC. We have not received notes from the City regarding this meeting.]

Names of all persons present at pre-application meeting: Patsy Christie, Rick Barry, Katie Hollingsworth, Ed Stith, David Gilbert
Name of main point of contact for project: David Gilbert
Parcel Number(s): 815-29111-040, 815-29111-060
Acreage of the proposed development: 1.457
Type of project: Expansion of existing commercial building
When is the intended application date? December 30, 2021
Per the date above, the earliest Planning Commission meeting date would be: February 1, 2022

Is there a street address? If not, please complete the 911 Address Assignment form on the City of Springdale's GIS Department website. 2901 Chapman Avenue

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

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

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

All projects must meet the requirements of the Drainage Criteria Manual. Acknowledged

Are you intending to bond for any aspects of this project? (landscaping, sidewalks, etc) No

Is there a prepared photometric plan? Per the Owner, no exterior lighting is proposed.

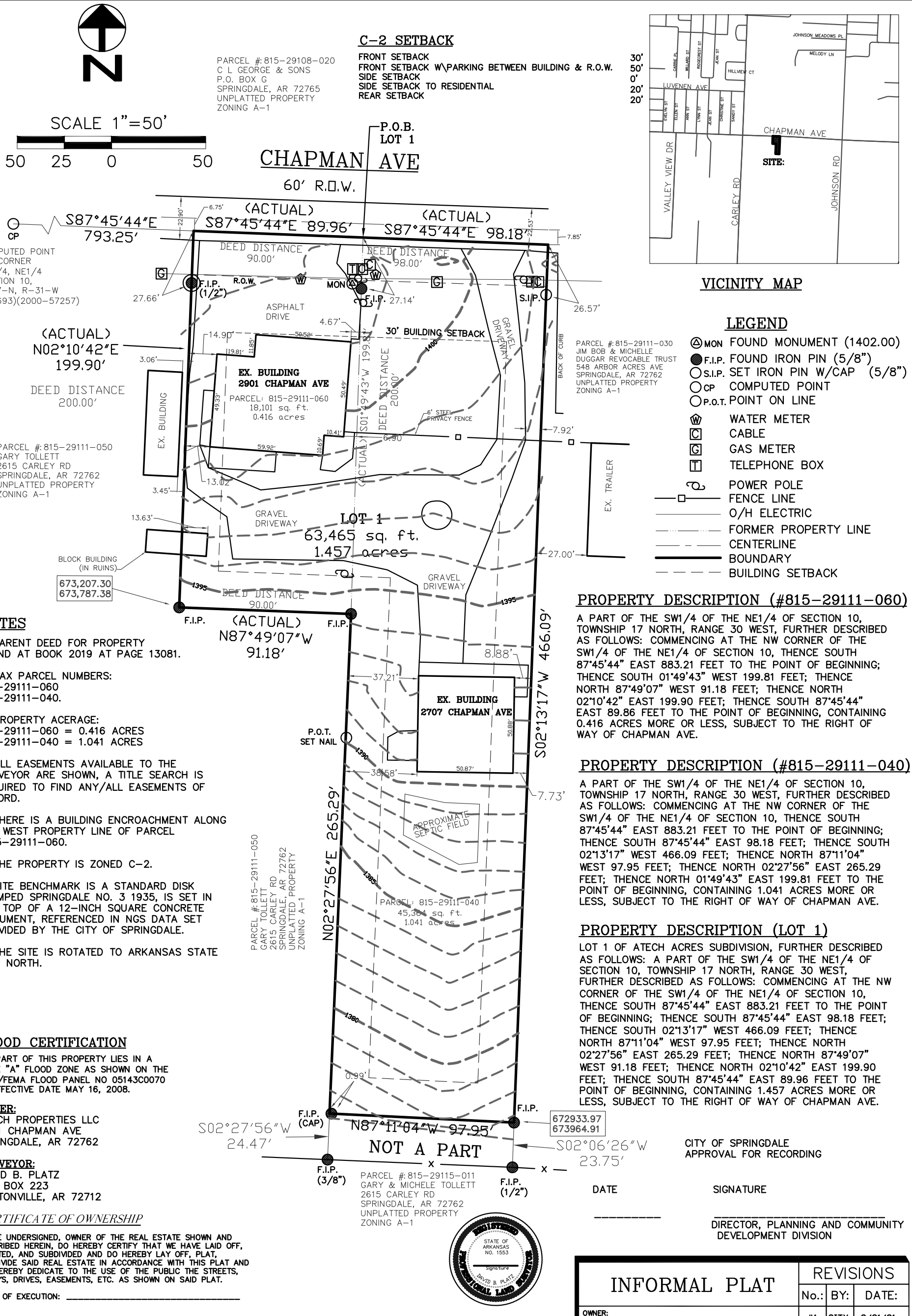
Is there a prepared landscaping plan featuring perimeter and frontage landscaping? Yes

Based upon this discussion, what variances/waivers will be required?

Waiver for street improvements. Existing nonconforming use for existing building with 30' setback and parking in front. Variances for driveway spacing (between properties and on property) and width of existing driveway. Variance on 25' min. radii. Variance for foundation landscaping on existing building. Please see attached list.

Please state all of the Fire Code issues mentioned.

Mr. Stith indicated that a fire hydrant may be required near the property on the opposite side of Chapman Ave. This has not yet been shown, as we have not received any notification in writing that it will be required (review comments, minutes, etc.)



NOTES

1. PARENT DEED FOR PROPERTY FOUND AT BOOK 2019 AT PAGE 13081.

2. TAX PARCEL NUMBERS:
815-29111-060
815-29111-040.

3. PROPERTY ACERAGE:
815-29111-060 = 0.416 ACRES
815-29111-040 = 1.041 ACRES

4. ALL EASEMENTS AVAILABLE TO THE SURVEYOR ARE SHOWN, A TITLE SEARCH IS REQUIRED TO FIND ANY/ALL EASEMENTS OF RECORD.

5. THERE IS A BUILDING ENCROACHMENT ALONG THE WEST PROPERTY LINE OF PARCEL #815-29111-060.

6. THE PROPERTY IS ZONED C-2.

7. SITE BENCHMARK IS A STANDARD DISK STAMPED SPRINGDALE NO. 3 1935, IS SET IN THE TOP OF A 12-INCH SQUARE CONCRETE MONUMENT, REFERENCED IN NGS DATA SET PROVIDED BY THE CITY OF SPRINGDALE.

8. THE SITE IS ROTATED TO ARKANSAS STATE GRID NORTH.

FLOOD CERTIFICATION

NO PART OF THIS PROPERTY LIES IN A ZONE "A" FLOOD ZONE AS SHOWN ON THE FIRM/FEMA FLOOD PANEL NO 05143C0070 F, EFFECTIVE DATE MAY 16, 2008.

OWNER:
ATECH PROPERTIES LLC
2901 CHAPMAN AVE
SPRINGDALE, AR 72762

SURVEYOR:
DAVID B. PLATZ
P.O. BOX 223
BENTONVILLE, AR 72712

PROPERTY DESCRIPTION (#815-29111-060)

A PART OF THE SW1/4 OF THE NE1/4 OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 30 WEST, FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF THE SW1/4 OF THE NE1/4 OF SECTION 10, THENCE SOUTH 87°45'44" EAST 883.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°49'43" WEST 199.81 FEET; THENCE NORTH 87°49'07" WEST 91.18 FEET; THENCE NORTH 02°10'42" EAST 199.90 FEET; THENCE SOUTH 87°45'44" EAST 89.86 FEET TO THE POINT OF BEGINNING, CONTAINING 0.416 ACRES MORE OR LESS, SUBJECT TO THE RIGHT OF WAY OF CHAPMAN AVE.

PROPERTY DESCRIPTION (#815-29111-040)

A PART OF THE SW1/4 OF THE NE1/4 OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 30 WEST, FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF THE SW1/4 OF THE NE1/4 OF SECTION 10, THENCE SOUTH 87°45'44" EAST 883.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°45'44" EAST 98.18 FEET; THENCE SOUTH 02°13'17" WEST 466.09 FEET; THENCE NORTH 87°11'04" WEST 97.95 FEET; THENCE NORTH 02°27'56" EAST 265.29 FEET; THENCE NORTH 01°49'43" EAST 199.81 FEET TO THE POINT OF BEGINNING, CONTAINING 1.041 ACRES MORE OR LESS, SUBJECT TO THE RIGHT OF WAY OF CHAPMAN AVE.

PROPERTY DESCRIPTION (LOT 1)

LOT 1 OF ATECH ACRES SUBDIVISION, FURTHER DESCRIBED AS FOLLOWS: A PART OF THE SW1/4 OF THE NE1/4 OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 30 WEST, FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF THE SW1/4 OF THE NE1/4 OF SECTION 10, THENCE SOUTH 87°45'44" EAST 883.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°45'44" EAST 98.18 FEET; THENCE SOUTH 02°13'17" WEST 466.09 FEET; THENCE NORTH 87°11'04" WEST 97.95 FEET; THENCE NORTH 02°27'56" EAST 265.29 FEET; THENCE NORTH 87°49'07" WEST 91.18 FEET; THENCE NORTH 02°10'42" EAST 199.90 FEET; THENCE SOUTH 87°45'44" EAST 89.96 FEET TO THE POINT OF BEGINNING, CONTAINING 1.457 ACRES MORE OR LESS, SUBJECT TO THE RIGHT OF WAY OF CHAPMAN AVE.

CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____

SIGNED: _____
NAME & ADDRESS

SOURCE OF TITLE: D.R.: _____

PAGE: _____

STATE OF ARKANSAS)
COUNTY OF WASHINGTON)

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 202__.

_____
NOTARY PUBLIC MY COMMISSION EXPIRES

CERTIFICATE OF ACCURACY

I, DAVID B. PLATZ, HEREBY CERTIFY THAT THIS PLAT CORRECTLY 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
NO. 1553
STATE OF ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1553
Signature
DAVID B. PLATZ

CITY OF SPRINGDALE
APPROVAL FOR RECORDING

DATE _____ SIGNATURE _____

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION

INFORMAL PLAT	REVISIONS		
	No.:	BY:	DATE:
OWNER: ATECH PROPERTIES LLC 3030 HOOK LN FARMINGTON, AR 72730	#1	CITY	9/21/21
	#2	DBP	10/7/21
	#3	CITY	11/8/21
273-7989 OR 366-7989 DAVID B. PLATZ LAND SURVEYOR P.O. BOX 223 BENTONVILLE, AR 72712	DRAWN BY: DP/ZS		DATE: 9/3/20
	CHECKED BY:		JOB No.: 2020146
	SCALE: 1"=50'		SHEET: 1

500-17N-30W-0-10-130-72-1553

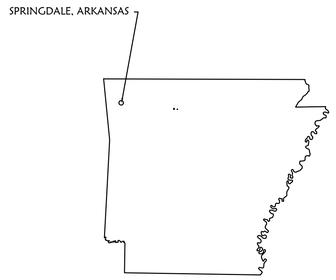
A-TECH APPLIANCES BUILDING EXPANSION

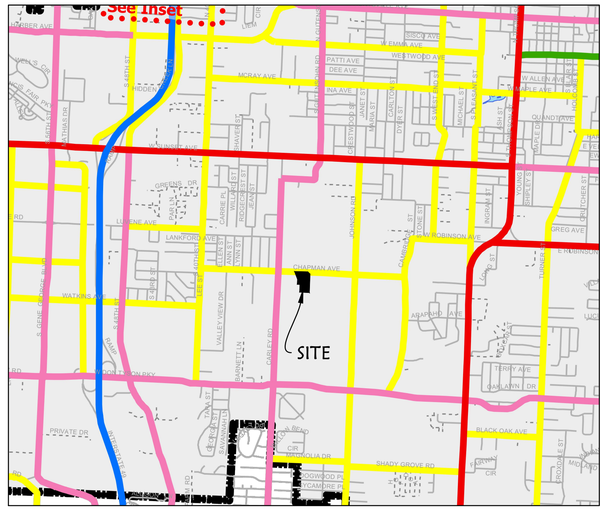
2901 CHAPMAN AVENUE

SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

A REPLATTING OF WASHINGTON COUNTY PARCELS #815-29111-040 AND 815-29111-060

LOT 1 OF ATECH ACRES SUBDIVISION, FURTHER DESCRIBED AS FOLLOWS: A PART OF THE SW1/4 OF THE NE1/4 OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 30 WEST, FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF THE SW1/4 OF THE NE1/4 OF SECTION 10, THENCE SOUTH 87°47'31" EAST 883.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°47'31" EAST 98.18 FEET; THENCE SOUTH 02°11'30" WEST 466.09 FEET; THENCE NORTH 87°12'51" WEST 97.95 FEET; THENCE NORTH 02°26'09" EAST 265.29 FEET; THENCE NORTH 87°50'54" WEST 91.18 FEET; THENCE NORTH 02°08'56" EAST 199.90 FEET; THENCE SOUTH 87°47'31" EAST 89.96 FEET TO THE POINT OF BEGINNING, CONTAINING 1.457 ACRES MORE OR LESS, SUBJECT TO THE RIGHT OF WAY OF CHAPMAN AVE.




See Inset
SITE
CHAPMAN AVE
W EMMA AVE
WESTWOOD AVE
DEE AVE
INA AVE
MCRAY AVE
W ALLEN AVE
LANGLEY AVE
MIDDLE RD
LUCAS ST
GREENS DR
LUCAS DR
LANGLEY DR
LUCAS LN
LUCAS CIR
LUCAS CT
LANGLEY CT
LANGLEY CIR
LANGLEY PL
LANGLEY LN
LUCAS PL
LUCAS RD
LUCAS TER
LUCAS WAY
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LUCAS RUN
LUCAS TRL
LUCAS VW
LUCAS WALK
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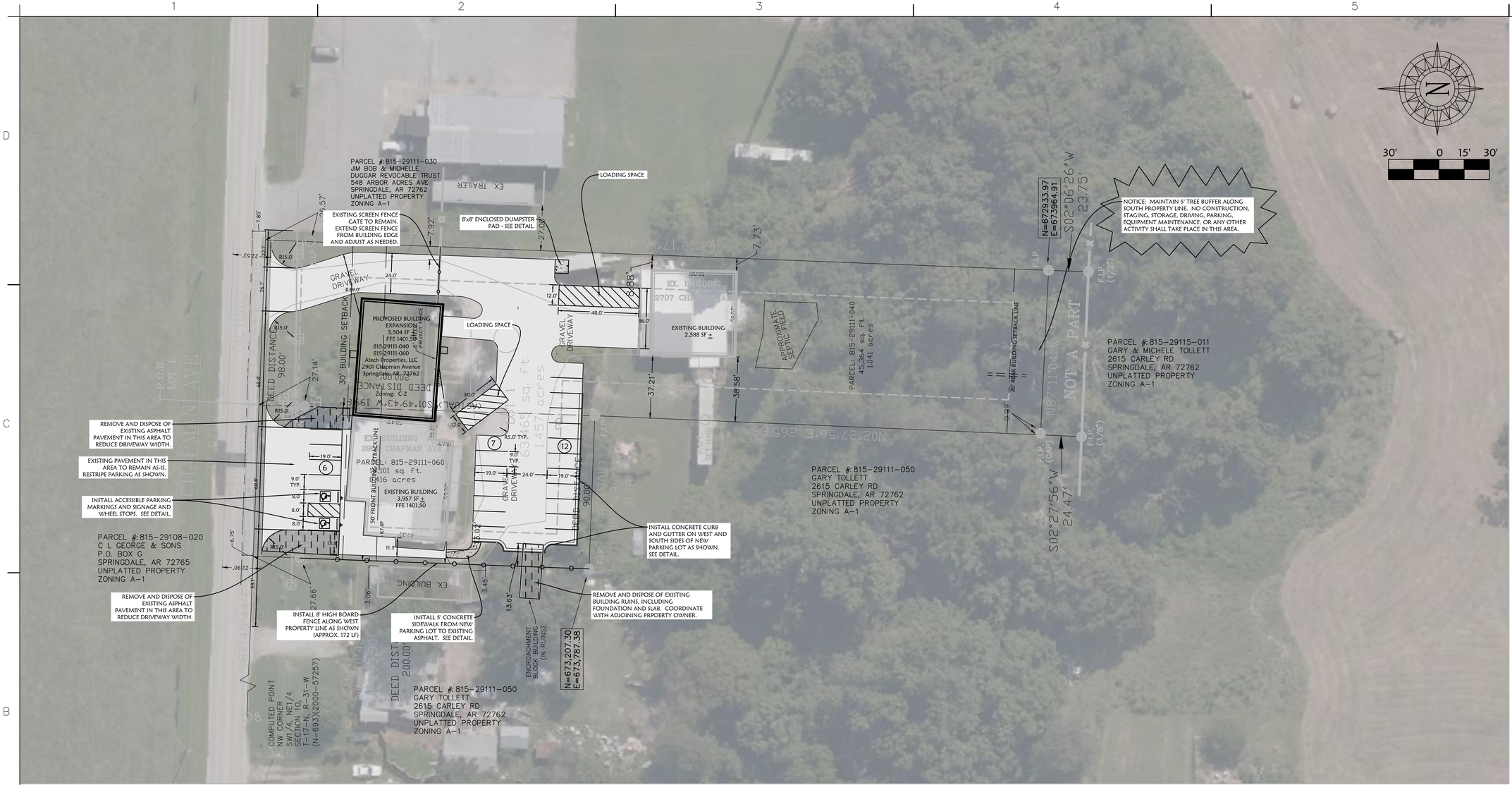

Plymouth Engineering, PLLC
5714 Walden Street
Lowell, Arkansas 72745
(479) 595-5934
www.plymouthengr.com

PRELIMINARY
NOT FOR CONSTRUCTION

Atech Properties, LLC
2901 Chapman Avenue
Springdale, AR 72762

A-Tech Appliances Building Expansion
Springdale ID# ____

Rev:	Date:
-	Initial LSD submittal 12/30/2021

Designed by: David A. Gilbert, P.E.
Drawn by: Cad by:
Design file no.
Drawing code:
File name: A-Tech expansion
Plot date:
Plot scale: 1"=30'

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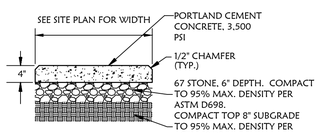
Site Plan

Sheet reference number:
C-102
Sheet 3 of 5



PROVIDE 1/2" FIBER EXPANSION JOINT BETWEEN SIDEWALK AND ALL FIXED OBJECTS.

MAXIMUM ALLOWABLE TRANSVERSE SLOPE IS 2%, WHICH IS LESS THAN 1/4" PER FOOT.

CONCRETE SIDEWALK SECTION

NOT TO SCALE

Site area as shown:
815-29111-040 - 1.041 acres, more or less
815-29111-060 - 0.416 acres, more or less
Total - 1.457 acres, more or less

Per the Owner, no parking lot lighting is proposed at this time.

Site Zoning: C-2

Front setback: 30' (50' if parking allowed in front of building)
Side setback: 0' (20' if adjacent to residential district, all surrounding districts are A-1)
Rear: 20'

No free-standing signage is proposed.

Required Parking

Retail Space: 1 space per 200 square feet
1,574 square feet = 8 spaces

Office Space: 1 space per 300 square feet
3,580 square feet = 12 spaces

Warehouse Space: 1 space per 1,200 square feet
Front building: 2,307 square feet = 2 spaces
Rear building: 2,588 square feet = 3 spaces

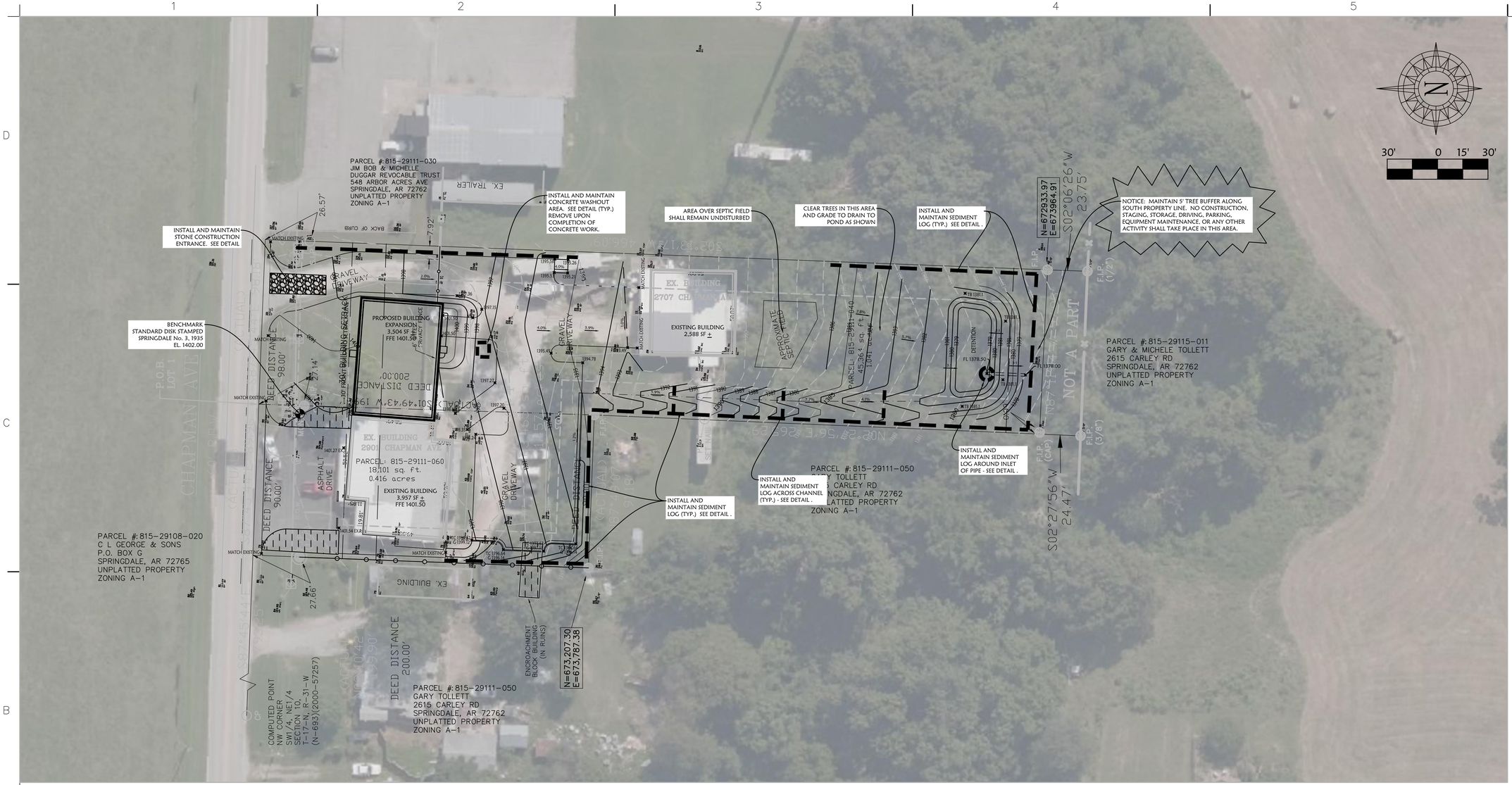
Total parking required = 25 spaces
Total parking provided = 25 spaces

Accessible parking:

Required spaces (25): 1
Van accessible required: 1

Accessible spaces provided: 2
Van accessible spaces provided: 2

SEE SHEET C-101 FOR ADDITIONAL NOTES.



SEE SHEET C-101 FOR ADDITIONAL NOTES.

Erosion Control Notes

1. It is the Contractor's responsibility to comply with local, state, and federal regulations regarding erosion control. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFORM WITH THE REQUIREMENTS OF THE OWNER'S STORM WATER POLLUTION PREVENTION PLAN AND THE PERMIT.

2. The Contractor shall be solely responsible for erecting, maintaining, and repairing all erosion control devices until the site is stabilized, and for removing these devices when stabilization is complete. The Contractor alone shall be liable for all penalties, fines, or other consequences of his failure to maintain erosion control.

3. Erosion control devices must remain in place until the upslope area has been permanently stabilized.

4. Permanent improvements such as streets, storm sewers, curb and gutter, and other features for control of runoff shall be scheduled coincidentally to removal of vegetative cover from the area, so that large areas are not left exposed which would overwhelm the capacity of temporary erosion control measures.

5. The Contractor shall incorporate temporary erosion control features before stripping the site, and shall incorporate permanent erosion control measures (e.g.: pavement) at the earliest practical time.

6. Contractor shall spray water on the site as needed to prevent airborne dust from leaving the site.

7. Concrete truck washout shall be limited to the designated on-site area.

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www.plymoutheng.com

PRELIMINARY
NOT FOR CONSTRUCTION

Atech Properties, LLC
2901 Chapman Avenue
Springdale, AR 72762

A-Tech Appliances Building Expansion
Springdale ID# ____

Initial LDD submittal	12/30/2021

Designed by: David A. Gilbert, P.E.
Drawn by: Ckd by:
Date: 8/31/2021
Design file no.
Drawing code:
Rev.: -
File name: A-Tech expansion
Plot date:
Plot scale: 1"=30'

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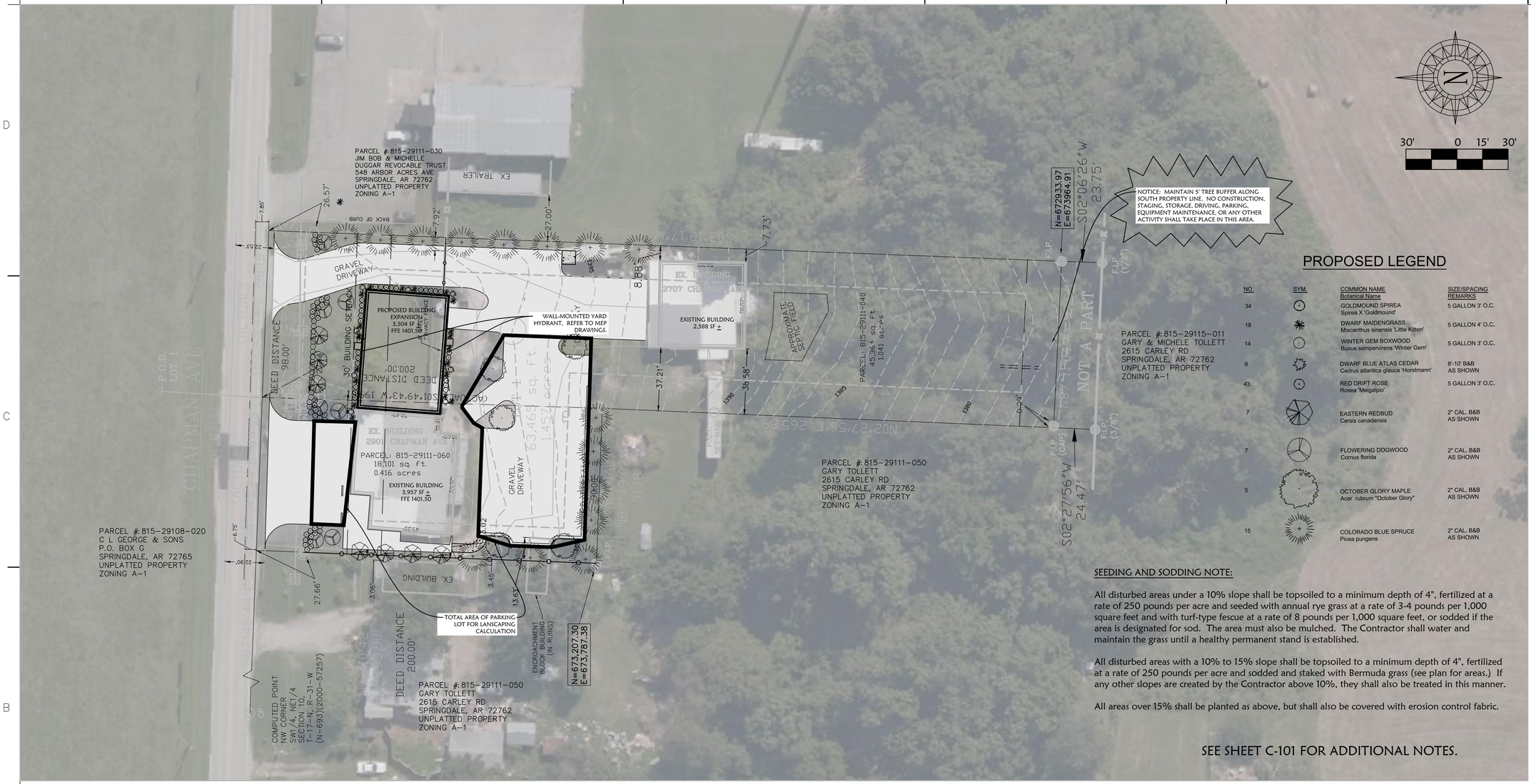
Grading / Erosion Control Plan

Sheet reference number:
C-102
Sheet 3 of 5



PROPOSED LEGEND

NO.	SYM.	COMMON NAME Botanical Name	SIZE/SPACING REMARKS
34		GOLDMOUND SPIREA Spirea X 'Goldmound'	5 GALLON 3' O.C.
18		DWARF MAIDENGRASS Miscanthus sinensis 'Little Kitten'	5 GALLON 4' O.C.
14		WINTER GEM BOXWOOD Buxus sempervirens 'Winter Gem'	5 GALLON 3' O.C.
9		DWARF BLUE ATLAS CEDAR Cedrus atlantica glauca 'Horstmann'	8'-10' B&B AS SHOWN
43		RED DRIFT ROSE Rosea 'Meigalpio'	5 GALLON 3' O.C.
7		EASTERN REDBUD Cersis canadensis	2" CAL. B&B AS SHOWN
7		FLOWERING DOGWOOD Cornus florida	2" CAL. B&B AS SHOWN
5		OCTOBER GLORY MAPLE Acer rubrum "October Glory"	2" CAL. B&B AS SHOWN
15		COLORADO BLUE SPRUCE Picea pungens	2" CAL. B&B AS SHOWN

SEEDING AND SODDING NOTE:

All disturbed areas under a 10% slope shall be topsoiled to a minimum depth of 4", fertilized at a rate of 250 pounds per acre and seeded with annual rye grass at a rate of 3-4 pounds per 1,000 square feet and with turf-type fescue at a rate of 8 pounds per 1,000 square feet, or sodded if the area is designated for sod. The area must also be mulched. The Contractor shall water and maintain the grass until a healthy permanent stand is established.

All disturbed areas with a 10% to 15% slope shall be topsoiled to a minimum depth of 4", fertilized at a rate of 250 pounds per acre and sodded and staked with Bermuda grass (see plan for areas.) If any other slopes are created by the Contractor above 10%, they shall also be treated in this manner.

All areas over 15% shall be planted as above, but shall also be covered with erosion control fabric.

SEE SHEET C-101 FOR ADDITIONAL NOTES.

Required Landscaping Calculations

Street frontage buffer - 10'
- Frontage length 188'
- 8 trees required, 8 provided
- 53 shrubs required, 57 provided

Area of parking lot (including existing): 9,042 SF
Interior landscaping required: 8% (724 SF)
Interior landscaping provided: 8.9% (805 SF)
5 parking lot trees provided

Perimeter landscaping other than street frontage
- West line 172'
- 7 trees required, 7 provided
- East line 197' to front of rear building
- 8 trees required, 8 provided
- South line 92' adjacent to parking
- 4 trees required, 4 provided

Total trees provided 32
4 species required, 4 provided

Building foundation landscaping provided per Commercial Design Standards
Not counted in any counts above

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

Notes

1. See cover for erosion control, topsoil, and seeding notes.
2. All plant materials shall be warranteed for two years.
3. All unsurfaced areas not covered by other plant material be covered with a healthy stand of grass. See cover for seeding notes.
4. All lansdscape material shall be in compliance with the American Standard for nursery stock.
5. Any plant substitutions shall be submitted to the Engineer for approval.
6. Plant material sizes shown are the minimum size requirement.
7. Plants which cannot be planted immediately upon delivery shall be stored in a protected area with the root balls covered with mulch or topsoil, and shall be watered regularly until planting.
8. Disfigured and/or damaged plant materials shall not be planted and shall be removed from the site.
9. Contractor shall rototill all planting beds to a minimum depth of twelve inches. Topsoil and peat moss shall be added at the following rates. Peat moss: one - 6 CF bale per 75 SF of bed area. Top soil: 1 CY per 150 SF of bed area.
10. Pre-emergent herbicide, such as Preen or Treflan, shall be applied to the top few inches of topsoil in accordance with the manufacturer's instructions to all plant beds prior to planting or mulching.

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PRELIMINARY NOT FOR CONSTRUCTION

Atoh Properties, LLC
2901 Chapman Avenue
Springdale, AR 72762

A-Tech Appliances Building Expansion
Springdale ID# ____

Rev:	Date:	Initial LSD submittal	12/30/2021
1			

Designed by: David A. Gilbert, P.E.
Date: 8/31/2021
Design file no.
Drawing code:
Cad by:
Dwn by:

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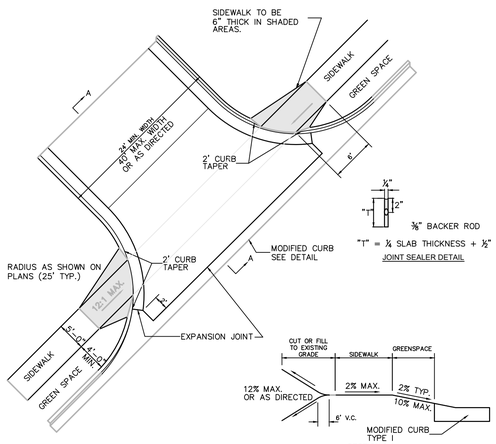
File name: A-Tech expansion
Plot date:
Plot scale: 1" = 30'

Landscaping Plan

Sheet reference number:
C-104

Sheet 4 of 5



NOTES:

1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.

1. ½" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.

2. CONCRETE CURB TO BE SAWCUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.

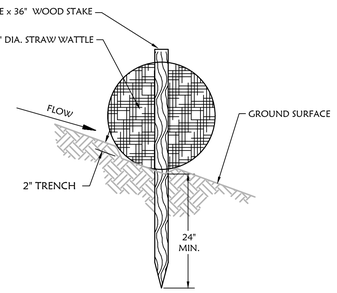
3. HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.

4. CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.

5. DRIVEWAY SECTION TO BE 3" ASPHALT WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.

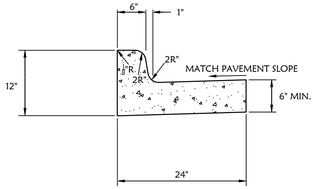
COMMERCIAL DRIVEWAY DETAIL

NOT TO SCALE



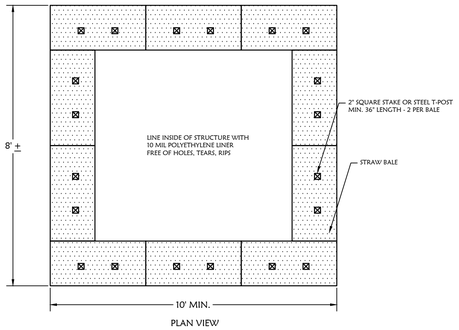
SEDIMENT LOG (STRAW WATTLE)

NOT TO SCALE



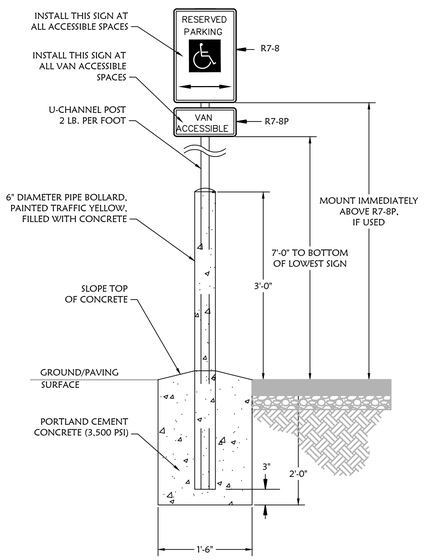
STANDARD CURB AND GUTTER

NOT TO SCALE



CONCRETE WASHOUT AREA

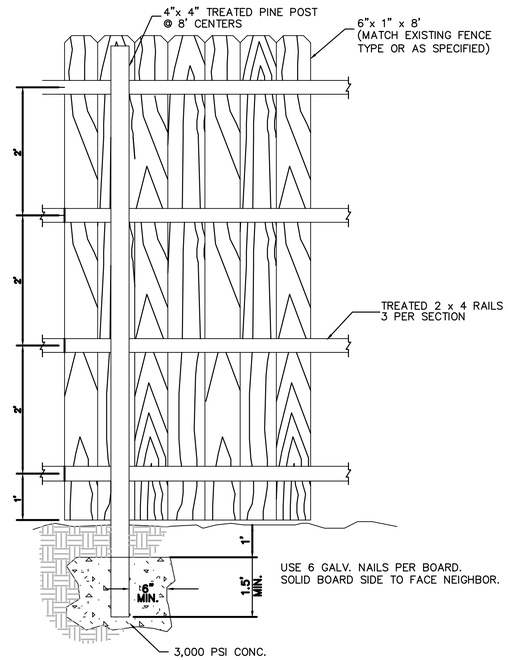
NOT TO SCALE



ACCESSIBLE PARKING SIGNAGE

NOT TO SCALE

SEE SHEET C-101 FOR ADDITIONAL NOTES.



8' PRIVACY FENCE DETAIL

NOT TO SCALE

WOODEN FENCE NOTES

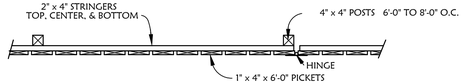
ALL POSTS AND STRINGERS SHALL BE OSMOSIS-TREATED OR PENTA-TREATED PINE, AS APPROVED BY THE ENGINEER.

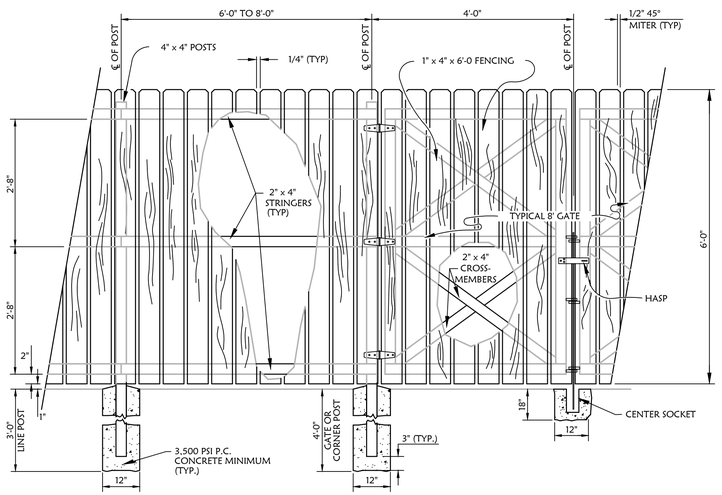
ALL PICKETS SHALL BE UNTREATED CEDAR.

ALL METAL FASTENERS (BOLTS, NAILS, HINGES, HASPS, ETC.) SHALL BE HOT-DIPPED GALVANIZED.

FENCE SHALL BE INSTALLED SO THAT THE FINISHED SIDE FACES OUTWARD, TOWARD ADJACENT PROPERTIES.

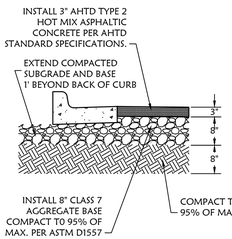
STRINGERS SHALL ONLY BE SPLICED AT POSTS.





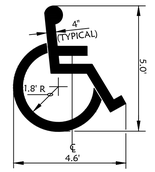
DUMPSTER ENCLOSURE

NOT TO SCALE



HMAC PAVEMENT SECTION

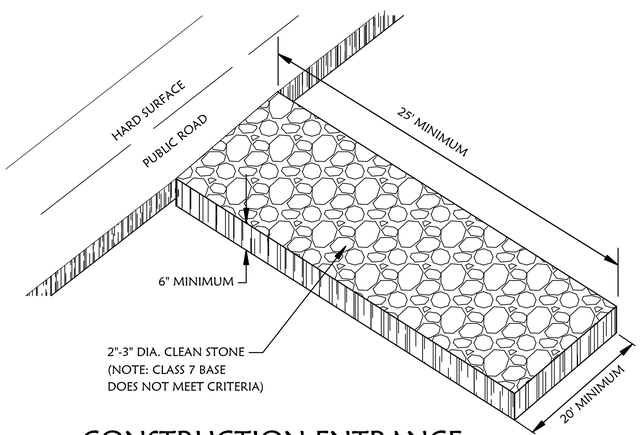
NOT TO SCALE



LOCATE IN CENTER OF PARKING SPACE
SYMBOL SHALL BE PAINTED IN TRAFFIC WHITE.
SYMBOL SHALL BE CENTERED IN A 6' SQUARE OF LIGHT BLUE

ACCESSIBLE PARKING SYMBOL

NOT TO SCALE



CONSTRUCTION ENTRANCE

N.T.S.

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5714 Walden Street
Lowell, Arkansas 72745
(479) 595-5934
www.plymouthengr.com

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2901 Dixieland Avenue
Springdale, AR 72762

A-Tech Appliances Building Expansion
Springdale ID# ____

Initial LDD submittal	12/30/2021

Date: 8/31/2021	Rev.: -
Design file nos.	
Drawing code:	
File name: A-Tech expansion	
Plot date:	
Plot scale: as noted	
Designed by: David A. Gilbert, P.E.	
Cad by:	
Dwn by:	

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Details

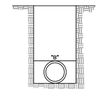
Sheet reference number: C-201

Sheet 5 of 5

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'-8"
36"	5'-0"
42"	5'-6"
48"	6'-0"

TRENCH WIDTH SCHEDULE

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



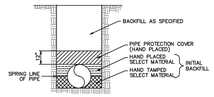
TYPICAL PIPE TRENCH

N.T.S.

SPRINGDALE WATER UTILITIES
526 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5701

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

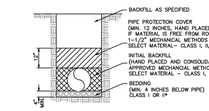
DRAWN BY: JNK | DRAWING NO. S-17 | DATE: MARCH 2008



D.I. PRESSURE WATER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 2")

N.T.S.



D.I. PRESSURE PIPE TRENCH FOR FORCE MAINS

(STANDARD LAYING CONDITION "TYPE 2")

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

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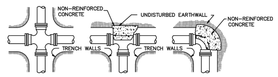
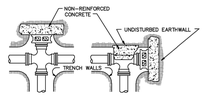
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO. S-18 | DATE: MARCH 2008





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

SIZE	REACTION BACKING TABLE: REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING, TYPE OF FITTINGS			
	TEE	90°	45°	22 1/2°
2"	1	1	1	1
3"	1	1	1	1
4"	1	2	1	1
6"	3	3	2	1
8"	5	5	3	2
10"	10	10	5	3
12"	13	13	7	4
14"	17	17	9	5
16"	21	21	12	6
20"	28	28	14	7
24"	38	38	20	10
30"	59	59	32	16
36"	85	85	46	23

REACTION BACKING

N.T.S.

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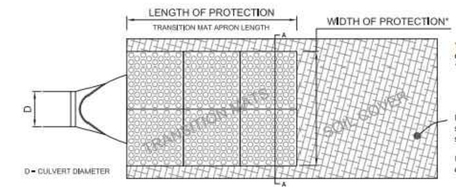
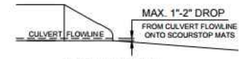
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

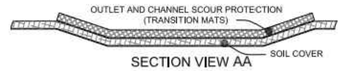
1. ScourStop mats must be installed over a soil cover: sod, seeded turf reinforcement mat (TRM), geotextile, or a combination thereof.
2. For steep slopes (>10%) or higher velocities (>10 ft/sec), sod is the recommended soil cover.
3. Follow manufacturer's **ScourStop Installation Guidelines** to ensure proper installation.
4. Install ScourStop mats at maximum 1-2" below flowline of culvert or culvert apron. (No waterfall impacts onto ScourStop mats.)
5. Performance of protected area assumes stable downstream conditions.



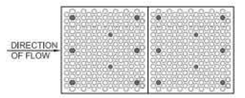
CULVERT OUTLET PROTECTION – PLAN VIEW



PROFILE VIEW

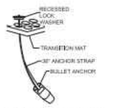


SECTION VIEW AA



ANCHOR PATTERN

Abut transition mats to end of culvert or culvert apron.
Adjacent mats abut together laterally and longitudinally.
Minimum 8 anchors per mat.
Extra anchors as needed for loose or wet soils.
Extra anchors as needed for uneven soil surface.

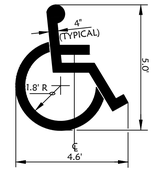


ANCHOR ILLUSTRATION

Install anchors per **ScourStop Installation Guidelines.**
Minimum depth 24" in compacted, cohesive soil.
Minimum depth 30" in loose, sandy, or wet soil.
Extra anchors as needed to secure mat tightly over soil cover.

SCOUR STOP

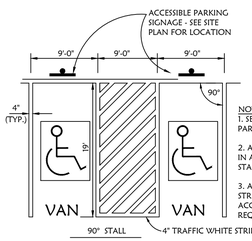
N.T.S.



ACCESSIBLE PARKING SYMBOL

NOT TO SCALE

LOCATE IN CENTER OF PARKING SPACE
SYMBOL SHALL BE PAINTED IN TRAFFIC WHITE.
SYMBOL SHALL BE CENTERED IN A 6' SQUARE OF LIGHT BLUE



NOTES:
1. SEE SITE PLAN FOR TOTAL PARKING LAYOUT.

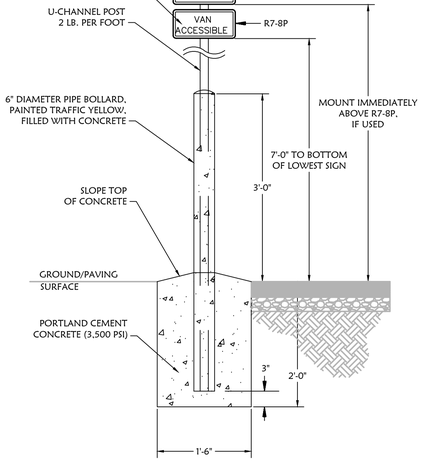
2. ACCESSIBLE STRIPING SHALL BE IN ACCORDANCE WITH ADA STANDARDS.

3. ALL PAVEMENT STRIPING/MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD REQUIREMENTS.

VAN ACCESSIBLE PARKING STRIPING DETAILS

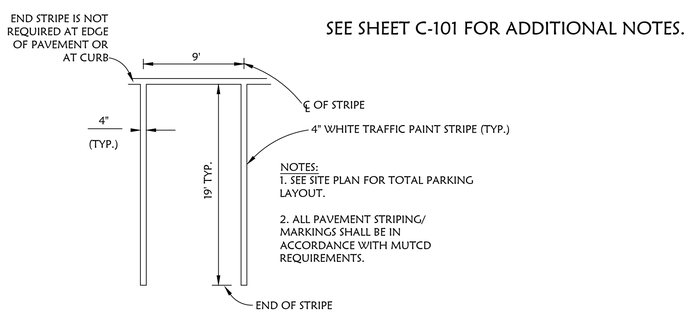
(N.T.S.)

SEE SHEET C-101 FOR ADDITIONAL NOTES.



ACCESSIBLE PARKING SIGNAGE

NOT TO SCALE

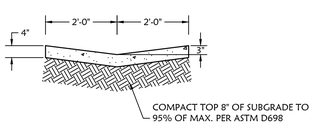


NOTES:
1. SEE SITE PLAN FOR TOTAL PARKING LAYOUT.

2. ALL PAVEMENT STRIPING/ MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD REQUIREMENTS.

PARKING SPACE STRIPING

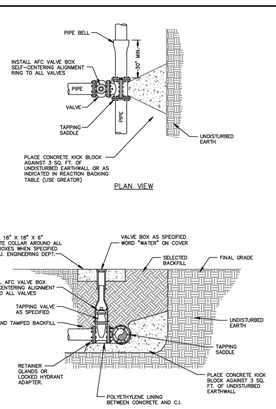
(N.T.S.)



CONCRETE TRICKLE CHANNEL

NOT TO SCALE

NOTE: CONCRETE AND TRANSVERSE JOINTS SHALL BE PER SIDEWALK DETAIL. REINFORCEMENT NOT USED.



TAPPING SADDLE & VALVE

N.T.S.

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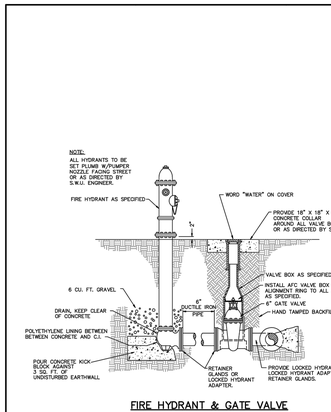
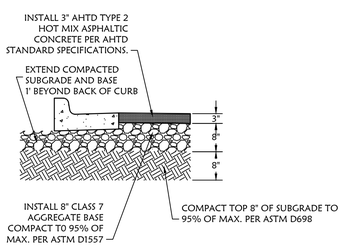
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: CAG | DRAWING NO. S-5 | DATE: MARCH 2008



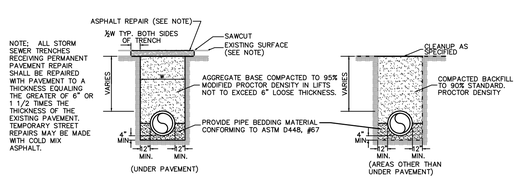
FIRE HYDRANT & GATE VALVE

N.T.S.



HMAC PAVEMENT SECTION

NOT TO SCALE



NOTE: ALL STORM SEWER TRENCHES RECEIVING PERMANENT PAVEMENT REPAIR SHALL BE REPAIRED WITH PAVEMENT TO A THICKNESS EQUALING THE GREATER OF 6" OR 1 1/2 TIMES THE THICKNESS OF THE EXISTING PAVEMENT. TEMPORARY STREET REPAIRS MAY BE MADE WITH COLD MIX ASPHALT.

STORM SEWER BEDDING AND BACKFILL

NOT TO SCALE

Plymouth Engineering, PLLC
5714 Walden Street
Lowell, Arkansas 72745
(479) 595-5934
www.plymoutheng.com

PRELIMINARY NOT FOR CONSTRUCTION

Atech Properties, LLC
2900 Commerce Avenue
Springdale, AR 72762

A-Tech Appliances Building Expansion
22-08

Rev.	Date	Tech review comments	1/20/2022
A		Initial LDP submittal	12/30/2021

Designed by: David A. Gilbert, P.E.
Drawn by:
Cked by:

Date: 8/31/2021
Design file nos.
Drawing code:

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File name: A-Tech expansion
Plot date:
Plot scale: as noted

Details

Sheet reference number:
C-202

Sheet 6 of 6

TABLED UNTIL MARCH PC

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SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Board of Adjustment

STAFF USE ONLY

Date Application Submitted:_____

Date Accepted as Complete:_____ Project Number: B22-07

APPLICATION CONTACTS:
Indicate one person of contact for this request: _____ Property Owner XX Representative

Applicant (person making request) REPRESENTATIVE	Property Owner (if other than Applicant):
Name: David Gilbert, P.E., Plymouth Engineering, PLLC	Name: Don Vlastuin
E-mail: david@plymoutheng.com	E-mail: don@atechappliance.com
Address: 5714 Walden Street; Lowell, AR 72745	Address: 2901 Chapman Ave.; Springdale, AR 72762
Phone: (479) 595-5934	Phone: (479) 927-1700
Site/ Location: 2901 Chapman Ave.; Springdale, AR 72762	Current Zoning District: C-2
Assessor's Parcel Number(s): 815-29111-040 815-29111-060	Rezone required: NO
	Total Acreage: 1.457

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

Setback requirements for existing building (130.4.3.4); Maximum driveway width requirements for existing driveway (130.7.3.11.2.d); 25-foot minimum radii for driveways (130.7.3.11.2.e); Minimum distance between drives on adjoining properties (130.7.3.11.2.f); Minimum distance between drives on single tract (130.7.3.11.2.g)

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

Please refer to the attached letter for explanations.

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

Site is an existing commercial site that is limited by existing conditions on this property and the property to the east. Please refer to the attached letter for detailed explanations.

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

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

APPLICANT SIGNATURE(S) _____

PLYMOUTH ENGINEERING, PLLC

DATE: 1/11/2022

Plymouth Engineering, PLLC
5714 Walden Street · Lowell, AR 72745
(479) 595-5934 · www.plymoutheng.com

December 30, 2021

Rick Barry
City of Springdale
206 Blair Avenue
Springdale, AR 72764

Re: Large-Scale Development Plans for A-Tech Building Expansion
LSD- (to be assigned)

Dear Mr. Barry:

The following is a list of waivers and variances the Owner wishes to request for this project. *This list is prepared prior to any City review, and additional items may be discovered as the approval process progresses.*

1. **Waiver for street improvements on Chapman Avenue (per 112.11(2)d.).** Chapman is shown on the City's master street plan as a proposed minor collector, with a pavement width of 36 feet and a right-of-way width of 60 feet. The street is currently two lanes wide, with a total width of 23 feet, with an existing right-of-way of 60 feet according to the survey. There are no curbs, gutters, or sidewalks for a distance of 700 feet to the west or 1,400 feet to the east of this project, spanning the block between Johnson Road and Carley Street. The property across the street, along the entire block, belongs to the George family and comprises part of their family's residential estate. No significant development has occurred on either side of Chapman for decades, and development on the north side is unlikely to ever occur. If Chapman is ever to be widened, it will most likely have to be part of the City's street bond program. This project represents 188 feet of frontage along the block length of 2,600 feet, and appropriate right-of-way already exists, so no further right-of-way dedications are needed. We respectfully request that the planning commission and city council waive these requirements as they are not necessary for the public interest and are inappropriate because connecting facilities on nearby or adjacent property are inadequate or lacking. Requiring this owner to install or pay for street improvements in this circumstance seems unnecessary and inappropriate

2. **Variance to setback requirements for existing building (130.4.3.4).** The existing building has been in place, along with its front-yard parking lot, for many years. The building lies outside a 30-foot setback line, but current C-2 regulations require a 50' setback if parking is allowed in the front. The proposed building expansion will line up with the current building, and no parking is proposed in front of the expansion. We respectfully request that a variance be granted to allow a 30-foot front setback on this property as long as no additional parking (beyond that which is existing) be installed.

3. **Variance to maximum driveway width requirements for existing driveway (130.7.3.11.2.d).** The existing parking and driveway entrance near the west end of the frontage currently has a width of 71 feet. We have attempted to reduce this width consistent with the principles of appropriate vehicular access to these spaces, and show a planned width of approximately 61 feet. This is in excess of the maximum driveway width of 40 feet allowed by Code. We respectfully request a variance to allow a maximum driveway width of 61 feet at this location.

4. **Variance to 25-foot minimum radius for driveways (130.7.3.11.2.e).** Should the project provide for a 25-foot radius on the east side of the eastern driveway, the radius would overlap onto existing property and interfere with an existing driveway on that lot. In the interest of symmetry, we have shown all of the driveway radii at 15 feet. We respectfully request a variance on this requirement.

5. **Variance to minimum distance between drives on adjoining properties (130.7.3.11.2.f).** The site is somewhat limited due to the existing parking and driveways on this property and adjacent property to the east. The parcel to the east has an existing driveway almost immediately adjacent to this parcel's eastern line. The current distance between that driveway and the existing gravel driveway on the east side of this parcel is approximately 24 feet. After the gravel driveway is paved as part of this project, the distance would be approximately 22 feet. The driveway on this tract cannot be moved any farther to the west due to site constraints (see below.) Both of the driveways in question have been in place for at least 20 years, and this site's eastern driveway is needed for everyday operation. Code calls for a spacing of 50 feet, and we respectfully request a variance to allow a distance of 22 feet between the two driveways on this single tract.

6. **Variance to minimum distance between drives on single tract (130.7.3.11.2.g).** The site is somewhat limited due to the existing parking and driveways on this property and adjacent property to the east. The existing parking and driveway entrance near the west end of the frontage currently has a width of 71 feet. We have attempted to reduce this width consistent with the principles of appropriate vehicular access to these spaces, and show a planned width of approximately 61 feet. This leaves a distance of approximately 68 feet between it and the proposed driveway (actually, paving of an existing gravel driveway that has been in place for 20 years) near the east side of the site. Both the existing parking and the eastern driveway are needed for everyday operation. It is not possible to move the either driveway to provide the required spacing of 150 feet, as the frontage is 188 feet. Due to geometric constraints caused by the need to provide adequate circulation for truck traffic and vehicular parking, it is not possible to combine the driveways into one. We respectfully request a variance to allow a distance of 68 feet between the two driveways on this single tract.

7. **Variance to foundation landscaping requirements for existing building (112.15, Commercial Design Standards).** The existing building has no foundation landscaping, as the building was constructed prior to this requirement. Pavement, both asphalt and

concrete, are already in place around most of the building perimeter (except for the east side, where the expansion is proposed.) Demolition of this pavement would be required to install foundation plantings, which would prove difficult and which could hamper existing drainage pathways. Foundation plantings are planned for the perimeter of the building expansion, and additional plantings have been provided along the street frontage to mitigate the lack of plantings along the existing building. We respectfully request a variance on this requirement.

We appreciate your assistance with this project, and hope you will feel free to call at any time should you have any questions, comments, or concerns.

Sincerely,

David A. Gilbert, P.E.
Plymouth Engineering, PLLC

c: File

N

0 30 60 120 180 240 Feet

For Location Reference Only

FILE NO. B22-07
APPLICANT: A-Tech Building Expansion
REQUEST: Variance for
(A) reduction of front setback from 30' to 50'
(B) driveway requirements

PLANNING COMMISSION MEETING
February 1, 2022

TABLED UNTIL MARCH PC

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SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Commercial Design Standards

STAFF USE ONLY

Date Application Submitted:_____

Date Accepted as Complete:_____ Project Number: B22-08

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

Applicant (person making request) REPRESENTATIVE	Property Owner (if other than Applicant):
Name: David Gilbert, P.E., Plymouth Engineering, PLLC	Name: Atech Properties, LLC - Don Vlastuin
E-mail: david@plymoutheng.com	E-mail: don@atechappliance.com
Address: 5714 Walden Street; Lowell, AR 72745	Address: 2901 Chapman Ave.; Springdale, AR 72762
Phone: (479) 595-5934	Phone: (479) 927-1700
Site/ Location: 2901 Chapman Ave.; Springdale, AR 72762	Current Zoning District: C-2
Assessor's Parcel Number(s): 815-29111-040 815-29111-060	Rezone required: NO
	Total Acreage: 1.457

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

Fee for Variance Application is $75

Check item(s) for which variance is requested:

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

☒ **STRUCTURE BACK AND SIDES**
- ☒ Minimum setback according to zoning district requirements
- ☐ Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan

☒ **PEDESTRIAN FLOW**
- ☒ Sidewalk along all sides of lot abutting public right-of-way required per Master Street Plan
- ☒ 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site
- ☐ 5' sidewalk along the full length of building on façade featuring customer entrance an façade abutting public parking areas 6' from façade of building
- ☐ Weather protection features within 30' of all customer entrances, constructed parallel to building façade
- ☒ Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort

☒ **CENTRAL FEATURES AND COMMUNITY SPACES**
- ☐ Provision of at least 2 central features
- ☒ Direct access to public sidewalk network

☐ **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**
- ☐ Use of similar building materials
- ☐ Use of similar architectural styles or theme

☐ **OUTDOOR STORAGE, TRASH COLLECTION AND LOADING AREAS**
- ☐ Not visible from public right-of-way, located within 20' of any public street, sidewalk or internal pedestrian way
- ☐ Incorporated into the overall design of the building
- ☐ Screening material similar to principal materials of the building and landscape
- ☐ Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets
- ☐ Landscaped so not attention is attached to the function by the use of screening material an no attention is attached to the function by the use

☐ **FACADES AND EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses
- ☐ Minimum 3' depth
- ☐ Minimum of 20 contiguous feet within each 100' of façade length
- ☐ Extends 20% of the façade

☐ **DETAIL FEATURES**
- ☐ Facades include a repeating pattern with no less than 3 elements (color change, texture change, material change)
- ☐ At least one element repeating horizontally
- ☐ Elements repeat at intervals of more than 30' horizontally or vertically
- ☐ Change in plane no less than 12" in width (offset, reveal or projecting rib)

☐ **ROOFS** – change in height every 100 liner feet in building length

☐ **MATERIALS AND COLORS**
- ☐ Predominate exterior materials high quality materials
- ☐ Façade color – low reflectance, subtle, neutral or earth tone

☐ **ENTRYWAYS** – 3 defined, highly visible customer entrances

☒ **LANDSCAPING**

- ☐ Entryway landscaping
- ☐ Parking lot landscaping
- ☐ Perimeter parking area landscaping
- ☒ Building foundation landscaping

☐ **SCREENING**

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

☒ **LIGHTING**

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

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

STRUCTURE BACK AND SIDES: Existing building to remain with 30' front setback and existing parking in front. PEDESTRIAN FLOW: Existing asphalt walkway at front to remain. Waiver has been requested for construction of public sidewalk on frontage. No other sidewalks in area to tie to. CENTRAL FEATURES: No public sidewalk in area to access. LANDSCAPING: Foundation landscaping required for existing building to be moved to frontage to avoid disruption of existing site pavement and drainage. Foundation landscaping is shown for the expansion. LIGHTING: Site is existing commercial use with nearby residential. Hours of operation are typically during daylight hours, except for short periods in later winter afternoons. Owner wishes to avoid increasing light pollution in the area unnecessarily.

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

Existing parking in front is needed for customer access and moving the existing building 20' is not possible. Removing existing asphalt walkway for sake of contrast would be disruptive and is not necessary. Waiver for street improvements, if granted, would make it impossible to provide sidewalk to existing public sidewalk, as nearest is over 700' away. Providing foundation landscaping at existing building would be disruptive and could lead to drainage problems. Site lighting is neither proposed nor desired, and would increase light pollution in the area, including on nearby residences, without providing any additional benefit to the Owner, nearby residents, or the general public (site is existing, and any existing site lighting is minimal and does not meet the requirements listed above.) This business has been operating in this location (ownership has changed once) for decades as it is.

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

This business has been in operation at this location for decades. The current owner wishes to expand his building in order to consolidate operations and stay in Springdale. These minor variances would alleviate difficulties which mostly exist due to the existing building's longevity, predating many Springdale codes, and allow the Owner to make many improvements where they may be done in a practical manner. Allowing the front parking to remain will allow easy access for customers to the entry, which is on the front of the building. There are no nearby sidewalks, and there won't be any in the forseeable future, so requiring tie-ins is not possible and should be waived. Allowing the foundation landscaping to be placed elsewhere on the site will improve the site's appearance without jeopardizing existing foundations or drainage. Waiving requirements for exterior lighting will reduce light pollution for nearby residents and maintain the lighting levels around the existing business.

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

The front parking variance would allow customers to continue to access the business as they are accustomed, while providing the bulk of the parking in the rear. Walkway access can be added if and when public sidewalks are built, but would serve no purpose now, as there is minimal pedestrian activity for some distance. No one will be inconvenienced. Moving the foundation landscaping to the frontage will provide better coverage and will still help shield the building from passing traffic. Maintaining existing site lighting without adding additional lighting will help reduce light pollution better than shielded fixtures, to the benefit of nearby residents. Parking lot lighting is not necesary, as business is normally limited to daylight hours, except for short periods during winter months. This project already represents a considerable upgrade, moving an existing commercial site much closer to what is desired. We consider these requests to be fairly minimal in the larger picture.

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

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

APPLICANT SIGNATURE(S) _____

DAVID GILBERT, PE

PLYMOUTH ENGINEERING, PLLC

DATE: 1/11/2022

N

0 30 60 120 180 240 Feet

For Location Reference Only

FILE NO. B22-08
APPLICANT: A-Tech Building Expansion
REQUEST: Variance for (A) pedestrian flow, (B) driveway requirements, (C) foundation landscaping (D) lighting

PLANNING COMMISSION MEETING
February 1, 2022

TABLED UNTIL MARCH PC

www.SpringdaleAR.gov

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Board of Adjustment

STAFF USE ONLY

Date Application Submitted:

Date Accepted as Complete: Project Number:

APPLICATION CONTACTS:
Indicate one person of contact for this request: _____ Property Owner Greg Heger Representative

Applicant (person making request)

Name: Greg Heger

E-mail: gregheger2@gmail.com

Address: 617 E. Emma, #C
Springdale, AR 72764

Phone: 479 301 7723

Site/ Location: 617 E. Emma Ave, Suite C

Assessor's Parcel Number(s): 815-24871-000

F+S Building LLC

Property Owner (if other than Applicant):

Name: Ken Hall

E-mail: Khall@nwabusinesslaw.com

Address: P.O. Box 8451
Fayetteville, AR 72703

Phone: 4794096021

Current Zoning District: NC2

Rezone required: No

Total Acreage: .25

Variance requested: (attach visual representation of request)
Signage of my business on SE corner of the building.

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)
We have very limited parking on the west side of the building so our customers will utilize the east side parking and this sign will point them to our entrance on the south side of the building, saving them from having to walk around the entire building to enter.

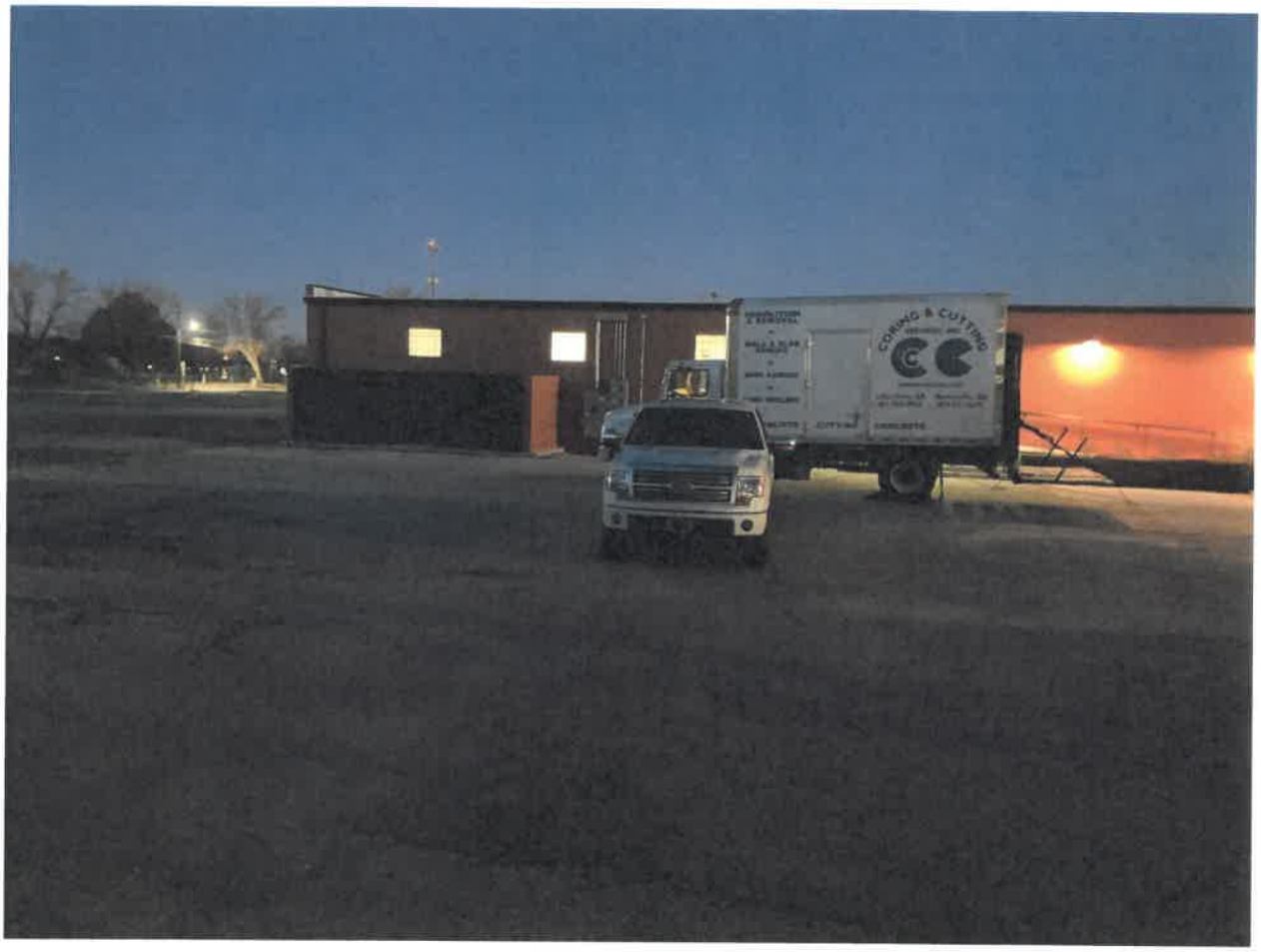
Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)
If our customers are forced to walk around the entire building the handicapped will struggle with the distance and all customers will have to deal with inclement weather and safety issues. 330' vs 40' to enter on SE corner

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

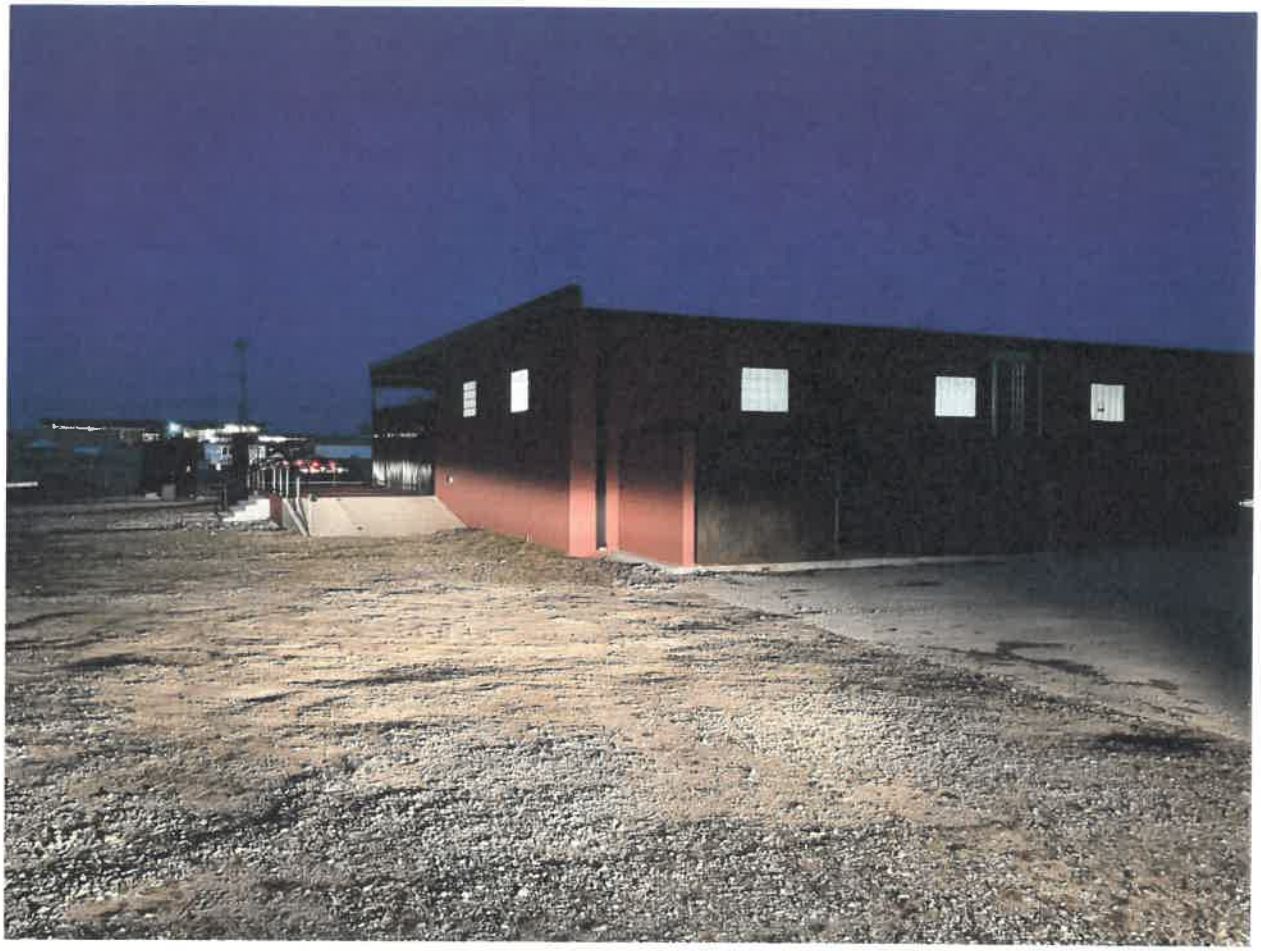
The Applicant understands that he/she must be present at the meeting to present the variance request and to answer questions. If the Applicant is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the applicant.

APPLICANT SIGNATURE(S) _____

DATE: 1/13/22



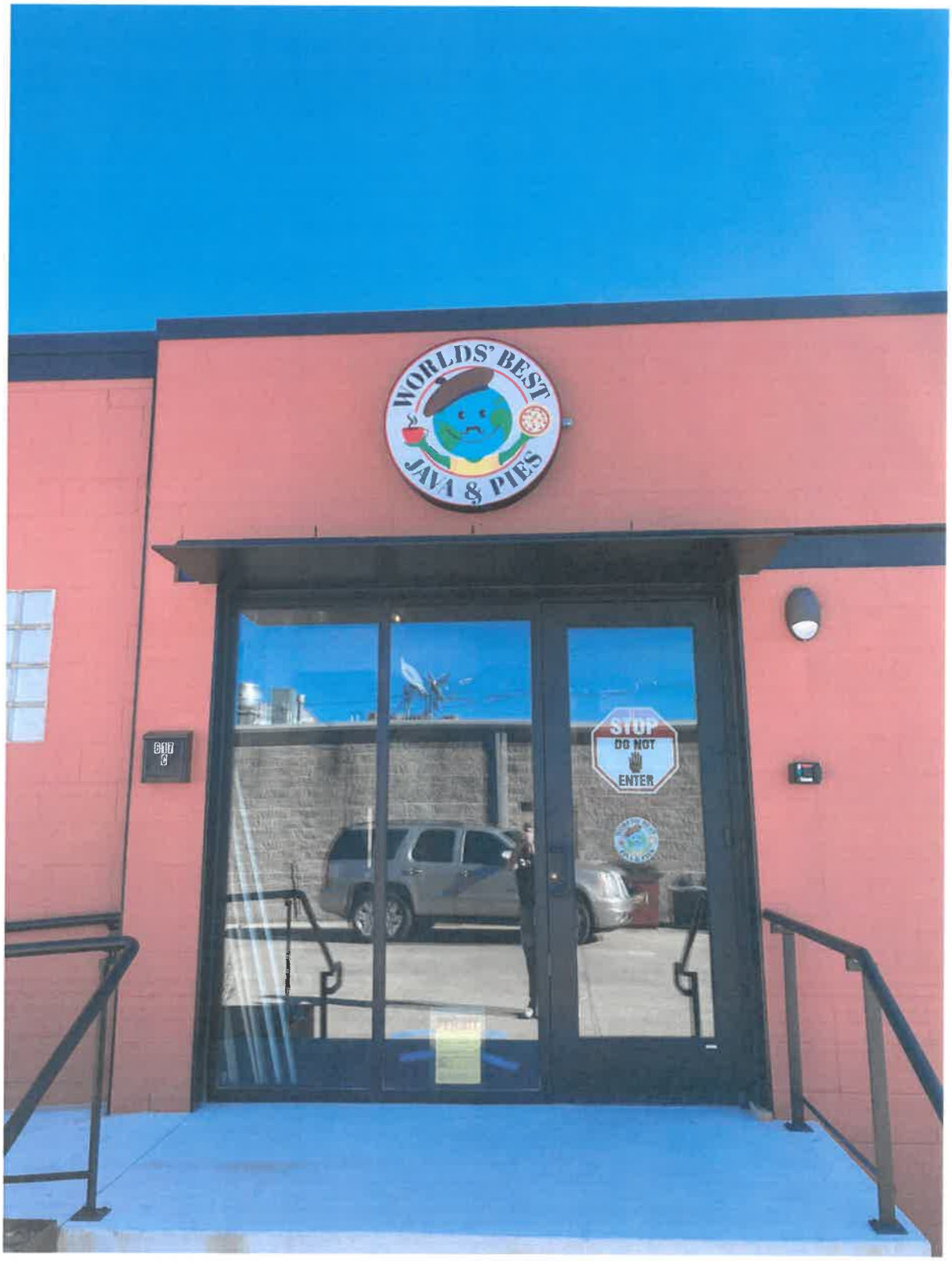
This is the East side parking lot. The SE corner of the building is on the left. As you see, it is very dark (even though this picture is right before sunrise) and there is nothing to indicate that customers can enter our business at the south end of the building.



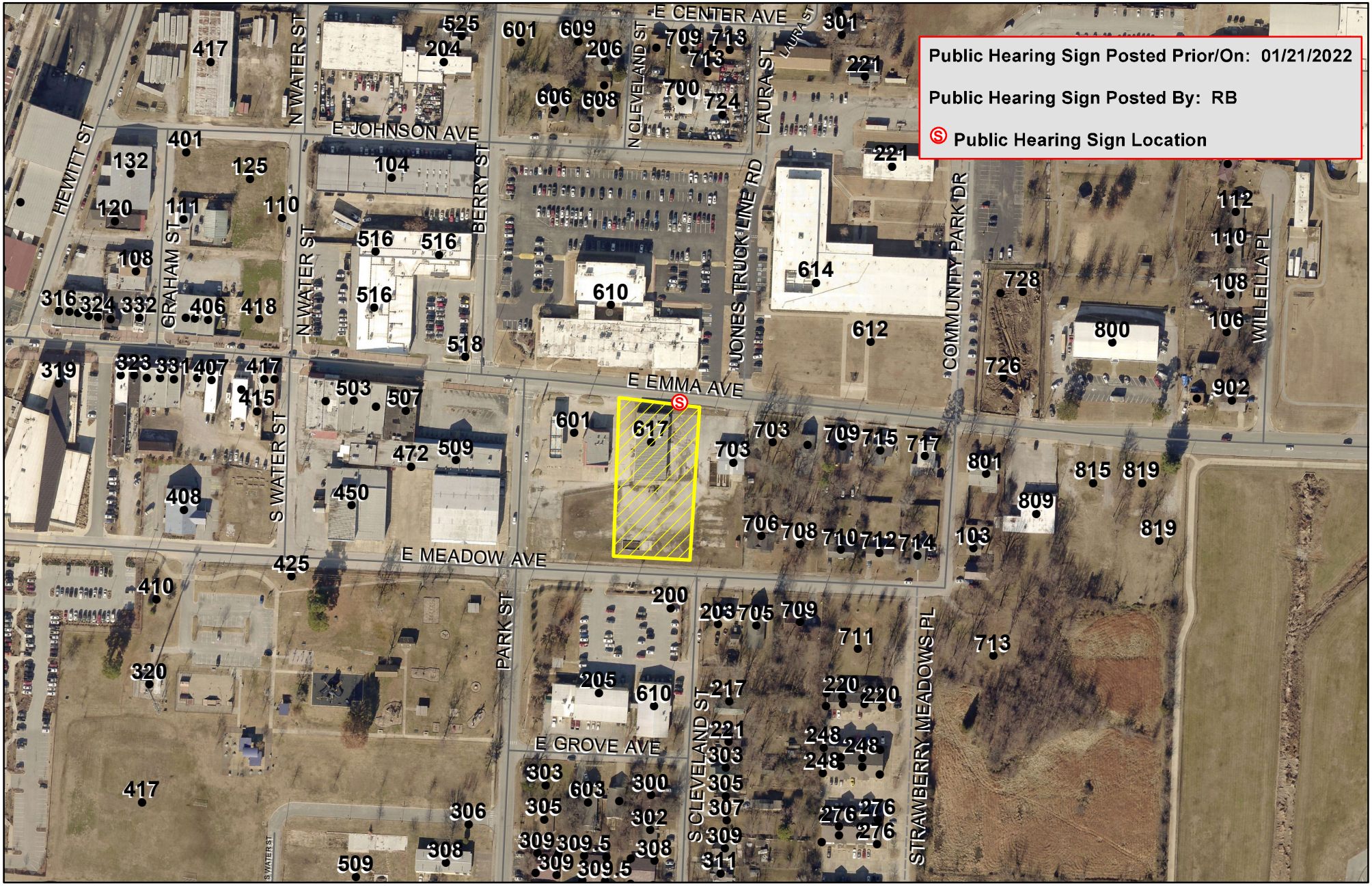
This picture also shows the SE corner of the building. My pickup lights are shining on the corner and showing the ramp and stairs the lead to the south entry of my business. If a customer were to park on the SE corner it is approx. 40' to our south entry. If they have to walk around the entire building it is approx. 330' to get to our west side entry. Without signage on this corner they would not know they have the option to enter on the south side and will have to walk the entire building in potentially dark/unsafe conditions as well as inclement weather.

This picture is of our south entry via our patio. The right side of the picture faces the parking lot on the east side of the building and the SE corner. This parking lot will be the primary parking lot for the building as it will have approx. 30 parking slots as compared to only 8 on the west side parking lot for our west entry. We will also be sharing the west parking lot with a large dentist office in the same building so we will struggle to have parking for our customers. Thus important that they can access our building from our south entry and the east side parking lot.

This is our entry on the west side of the building looking north. Only a few parking spots on this side of the building and shared with other tenants.



The proposed sign will be identical to this sign that we have over our west entry (36" in diameter) with a yellow (solid, not flashing) arrow at the bottom pointing customers to the south entry.



FILE NO. B22-15
APPLICANT: Greg Heger
REQUEST: Variance of sign ordinance

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PLANNING COMMISSION MEETING
February 1, 2022

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Application for Variance – Board of Adjustment

STAFF USE ONLY

Date Application Submitted: _____

Date Accepted as Complete: _____ Project Number: B23-16

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Robert Sanchez	Name:
E-mail: rsanchez4123@gmail.com	E-mail:
Address: 5962 W. County Line Rd. Springdale, Ar. 72762	Address:
Phone: 479-313-1194	Phone:
Site/ Location: 5962 W. County Line Rd. Springdale, Ar. 72762	Current Zoning District: Agri
Assessor's Parcel Number(s):	Rezone required: No
	Total Acreage: 5 acres

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)
I am requesting that I be granted a variance to the gravel provision so that I can extend my gravel drive to the back of the property.

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property) I am requesting this variance because I train dogs on the back of my property and I don't want vehicles tearing up the ground driving to the training area. On days when the ground is wet, access would be limited and it would restrict the reasonable use of the land without tearing the land up.

Planning and Community Development Division
(479) 750.8550 phone | (479) 750.8539 fax | 201 Spring Street | Springdale, Arkansas 72764

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

If this variance was granted, access would not be limited giving me the reasonable use o the entire property.

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

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

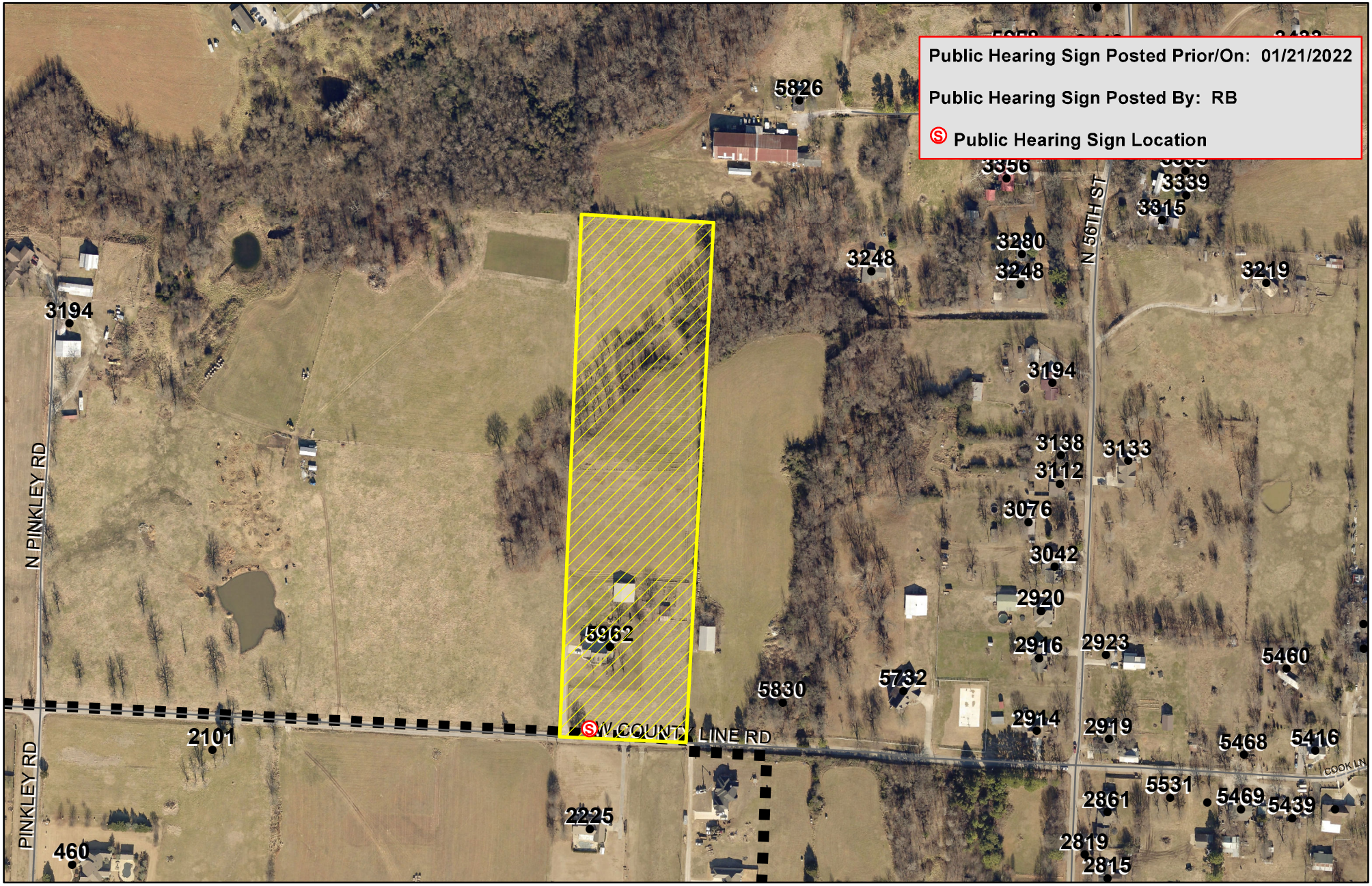
APPLICANT SIGNATURE(S) _____

_____

_____

DATE: January 13, 2022

AREA TO BE GRAVELED
W. COUNTY LINE RD
927B
Robs



N

0 70 140 280 420 560 Feet

For Location Reference Only

FILE NO. B22-16
APPLICANT: Robert Sanchez
REQUEST: Variance of pavement requirement

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PLANNING COMMISSION MEETING
February 1, 2022

From: Patsy Christie [mailto:pchristie@springdalear.gov]
Sent: Tuesday, January 18, 2022 1:03 PM
To: John Rick. Barry; Sharon Tromburg; Debbie Pounders; Sharon Tromburg
Subject: FW: Waiver for Sidewalks & Driveway

W22-03

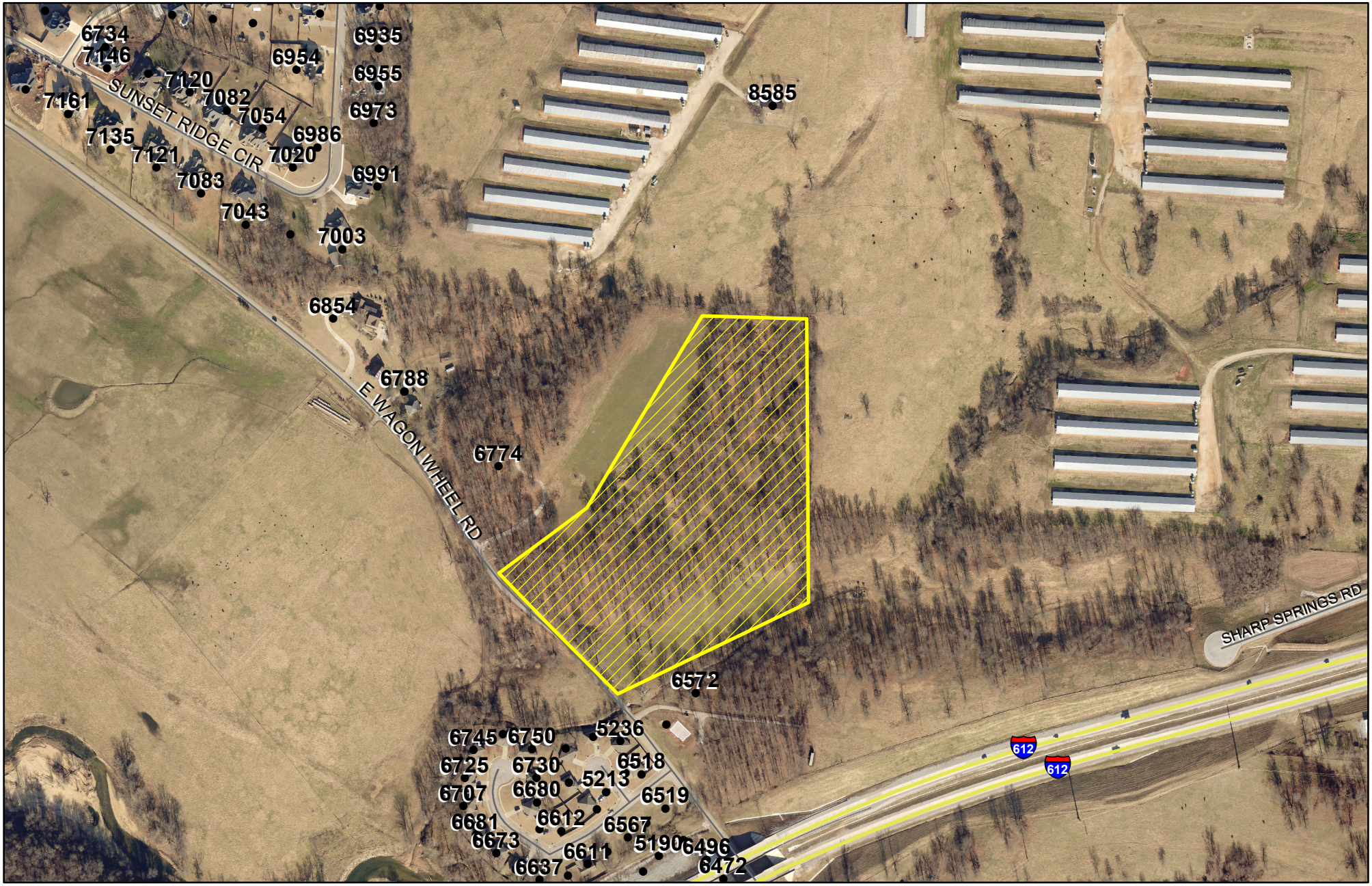
Waiver request for February 1st PC meeting.

Patsy Christie, Director
Planning & Community Development
201 Spring Street
Springdale, AR 72764
(479) 750-8588

From: Carla Burg [mailto:carla@elitetitle.com]
Sent: Monday, January 17, 2022 11:37 AM
To: pchristie@springdalear.gov
Cc: neil@colbyvalve.com
Subject: Waiver for Sidewalks & Driveway

Good morning, Patsy! I currently own 18.58 acres located at 6630 E. Wagon Wheel Road. I am building a barn for my two horses which is located approximately ½ mile off Wagon Wheel Rd. I respectfully request a waiver for having to put in sidewalks or a Driveway. This is rural area & there are no sidewalks to even connect to.
Thank you for your consideration.

Respectfully yours, Carla



N

0 87.5175 350 525 700 Feet

For Location Reference Only

FILE NO. W22-03
APPLICANT: Neil Johnson & Carla Burg
REQUEST: Waiver of sidewalk and driveway requirement

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PLANNING COMMISSION MEETING
February 1, 2022